



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, March 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 HOLT
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Minutes - February 8, 2021
Planning and Zoning Commission Minutes - February 22, 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 FEBRUARY 8, 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 FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2c** 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, TABLED FROM THE FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2d** Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003
- 2e** Consideration of a Special Use Permit for a Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC21-004
- 2f** Consideration of a Special Use Permit for Carport on Lot 11, Block 3, Stafford Heights, located at 1600 Oak Knoll Drive, Case ZC21-005
- 2g** Consideration of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC2-002

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 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

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Agenda Number**Agenda Date** 3/8/2021**Type** Approval of Minutes**Department** Community Development

Title

Planning and Zoning Commission Minutes - February 8, 2021

Planning and Zoning Commission Minutes - February 22, 2021

Attachments

1. February 8, 2021 P&Z Minutes
2. February 22, 2021 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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Monday, February 8, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair Bevill on February 8, 2021, at 6:15 p.m.

Roll Call

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

Absent: Kimberly Holt-Gunderson

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

Also Present: Council Members Chuck Kelly and George Dodson

Chair Bevill made general announcements regarding the upcoming joint meeting for City Council and the Planning and Zoning Commission. Council Member Dodson announced and congratulated Commissioner Groves for serving 35 years as Captain with American Airlines and now entering into retirement.

There was general discussion amongst staff and the Commission about agenda items to be presented at the regular meeting.

Chair Bevill adjourned the Pre Commission Meeting at 6:54 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on February 8, 2021, at 7:01 p.m.

Roll Call

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

Absent: Kimberly Holt-Gunderson

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

1 APPROVAL OF MINUTES

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

Commissioner Syed made a motion to approve the January 11, 2021 and January 25, 2021 Planning and Zoning Commission Minutes. Commissioner Bond seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill

Nay: 0

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, **and**
- 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

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 Koch seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0

2c Consideration of a Preliminary/Final Plat for Lot 1-12 and Lots A & B, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC20-013

Chair Bevill requested a motion to remove item from table.

Commissioner Koch made a motion to remove Case PC20-013 from the table. Commissioner Syed seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0

Chair Bevill requested staff present the case.

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff informed the Commission regarding attempts by staff to communicate with the applicant and owner, outstanding staff comments and request for information, and staff's recommendation of denial of the case.

The public hearing was opened at 7:10 p.m. With no one wishing to speak, the public hearing was closed at 7:11 p.m.

There was general discussion amongst the Commission regarding outstanding staff comments not addressed by the applicant, lack of communication with staff regarding the case, and the consideration of denial of the case.

Commissioner Groves made a motion to deny Case PC20-013. Commissioner Koch seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0

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

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

The applicant, Russell Eubank, 311 W. Glade Road, came forward and briefed the Commission. Mr. Eubank answered questions of the Commission regarding the proposed use of the greenhouse, the size of the building structure, sale of vegetables, road safety concerns, and the permit process.

The public hearing was open at 7:19 p.m. With no one wishing to speak, the public hearing was closed at 7:19 p.m.

There was general discussion amongst staff and the Commission regarding the keeping of the agricultural heritage, food shortage, limitations for a farm stand, traffic concerns, the size of the property, seasonal vegetable sale, and any water well on property.

Commissioner Williamson made a motion to approve Case ZC21-001. Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill

Nay: 0 -

2e Consideration of a zoning change from R-40 Single Family Residential district to PUD-C Planned Unit Development-Commercial district on Lots B1A & B2A, Reagan Estates West, located at 7720 Precinct Line Road, Case ZC21-002

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and briefed the Commission.

Chair Bevill made a note that the property is split between the City of Colleyville and City of Hurst.

The public hearing was open at 7:33 p.m. With no one wishing to speak, the public hearing was closed at 7:33 p.m.

There was general discussion amongst staff and the Commission regarding the general requirements of the PUD-C zoning, tax revenue, and materials used, history of the property, drainage, fence requirements, and requirements from the City of Hurst.

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and answered questions of the Commission regarding the applicant's request, used of the existing buildings, 24 hour operation, type of businesses proposed for the property, the tax revenue, setbacks, building elevations, drainage plan, Commission's request for alternate plans for compliance, fence regulations, addressing, parking requirements, and lighting.

Commissioner Koch made a motion to table Case ZC21-002 to the March 8, 2021 Planning and Zoning Commission Meeting. Commissioner Syed seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Bond, and Bevill
Nay: 0 -**

3. CITIZEN COMMENTS

There were no citizens wishing to speak.

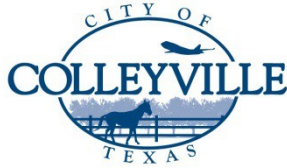
4. AJOURMENT

The meeting adjourned at 8:13 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

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Monday, February 22, 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 February 22, 2021, at 6:15 p.m.

Roll Call

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

Absent: Matt Koch

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

2. WORKSESSION AGENDA ITEMS

- 2 a** Presentation and discussion of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC21-002

Jacquelyn Reyff presented the item and briefed the Commission.

- 2b** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003

Jacquelyn Reyff, Ben Bryner, and Larry Wright presented and briefed the Commission. Staff answered questions of the Commission regarding the number and location of the driveways for the property, traffic, drive-through, uses that require a drive-through and require a Special Use Permit, plan for high volume of traffic, direction and number of required parking, maximum building occupancy, building material, company building models, type of zoning request, and replacement of the current PUD ordinance.

- 2c** Presentation and discussion of a Special Use Permit for a Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC21-004

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding if the storage structure is currently permitted for the current location, location of the storage, type of business, purposed of the storage structure, type of structure, the time the structure has remained on the property, any complaints, the use of the structure as advertisement or model, the owner of the container, the business plan for the storage structure, and number of business own by the applicant.

- 2d** Presentation and discussion of a Special Use Permit for Carport on Lot 11, Block 3, Stafford Heights, located at 1600 Oak Knoll Drive, Case ZC21-005

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff answered questions of the Commission regarding when the carport was constructed, if the structure is in compliance, the purpose of the carport, the location of the carport, the regulations not met by the structure, history of the structure, permit requirements, permit hold on other onsite structures, and enforcement of code process.

3. AJOURMENT

The meeting adjourned at 6:49 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
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Agenda Number 2a	Agenda Date 3/8/2021	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 FEBRUARY 8, 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 comment 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
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

Subject:

FW: Questions from Work Session Cases PC20--012 & ZC20-032

From: bhull**Sent:** Tuesday, March 2, 2021 10:28 AM**To:** Jackie Reyff**Cc:** 'Manager Ryan Wayne'**Subject:** RE: Questions from Work Session Cases PC20--012 & ZC20-032

Jackie,

As we discussed this morning, our engineers and the city engineer are still working on the FEMA conditions and the subsequent replat modifications.

Please continue to table the application until we have consensus with the engineers.

Thank you.

Regards,

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

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Aerial Map



ZC20-032

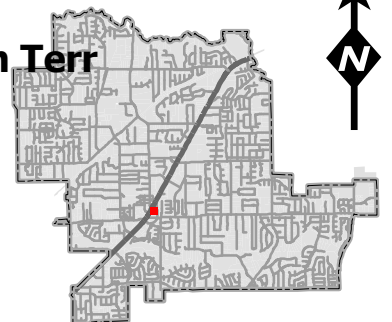
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

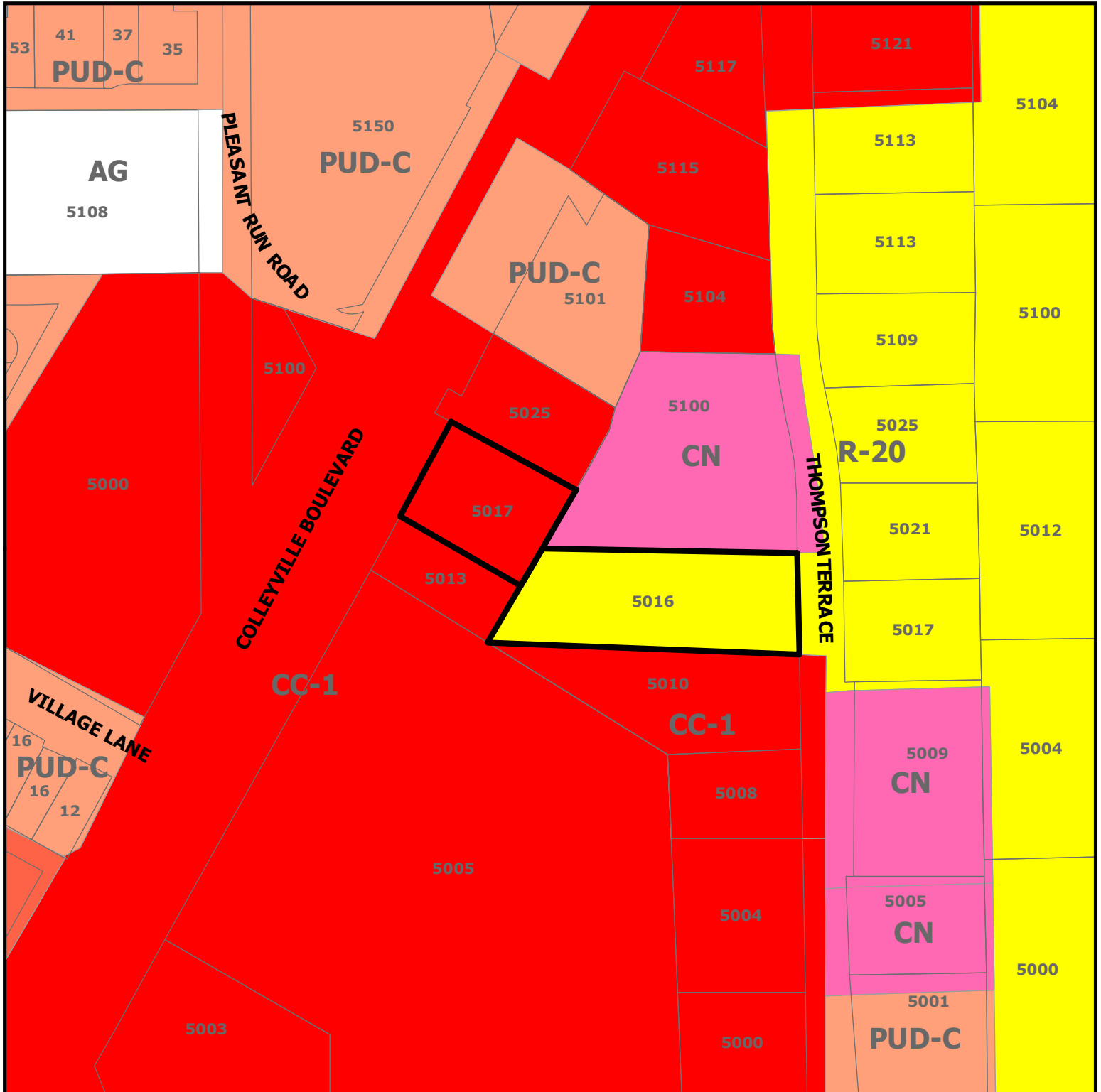
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC20-032



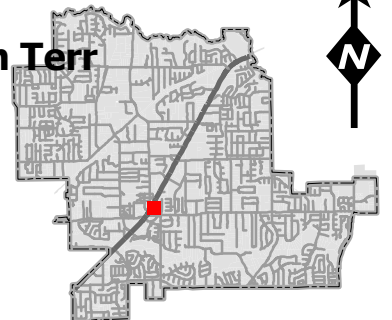
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

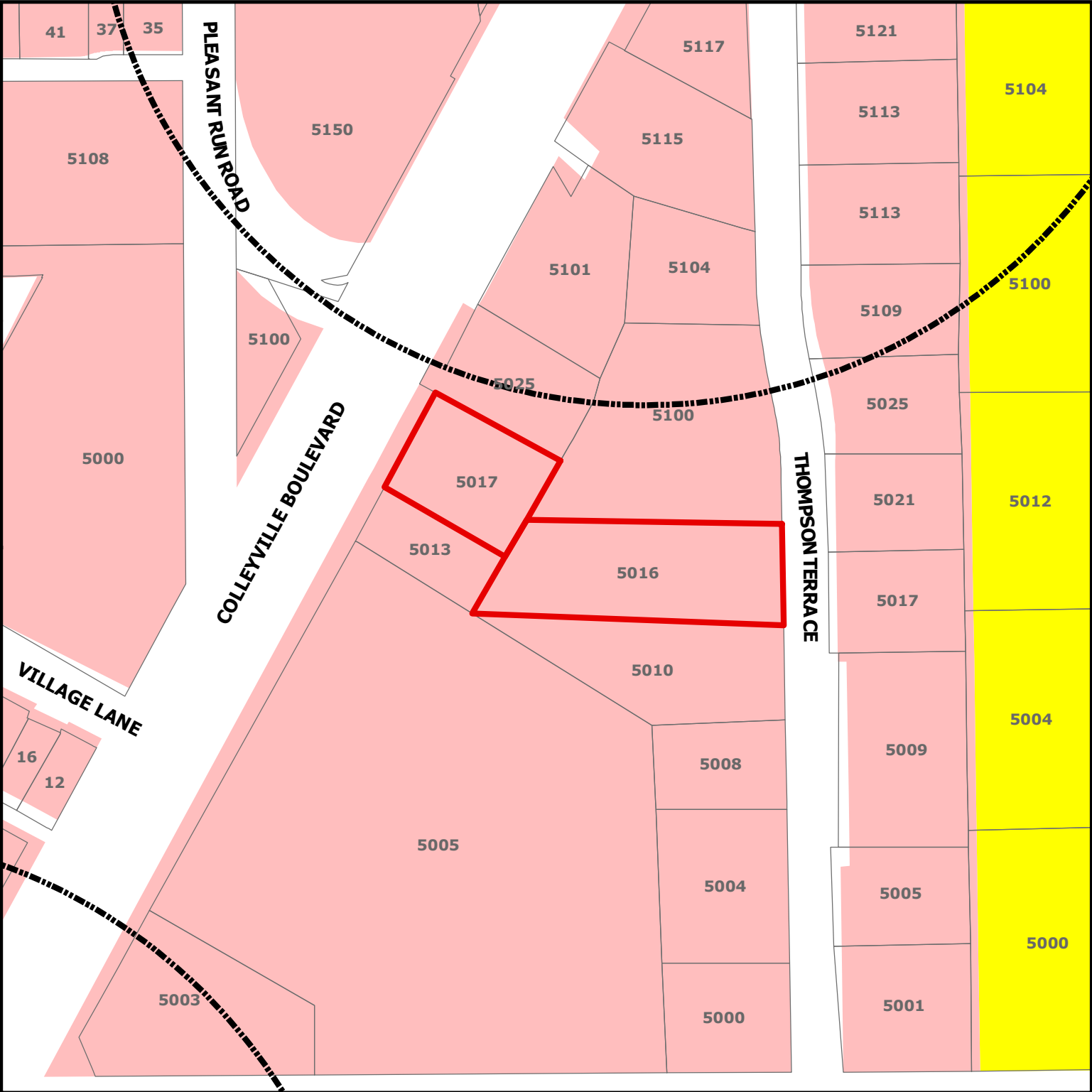
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Subject Property



Future Land Use Map

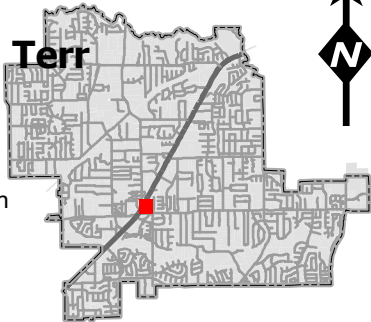


ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr

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





12/8/2020

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

Regarding:

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

STATEMENT OF PLANNING OBJECTIVES

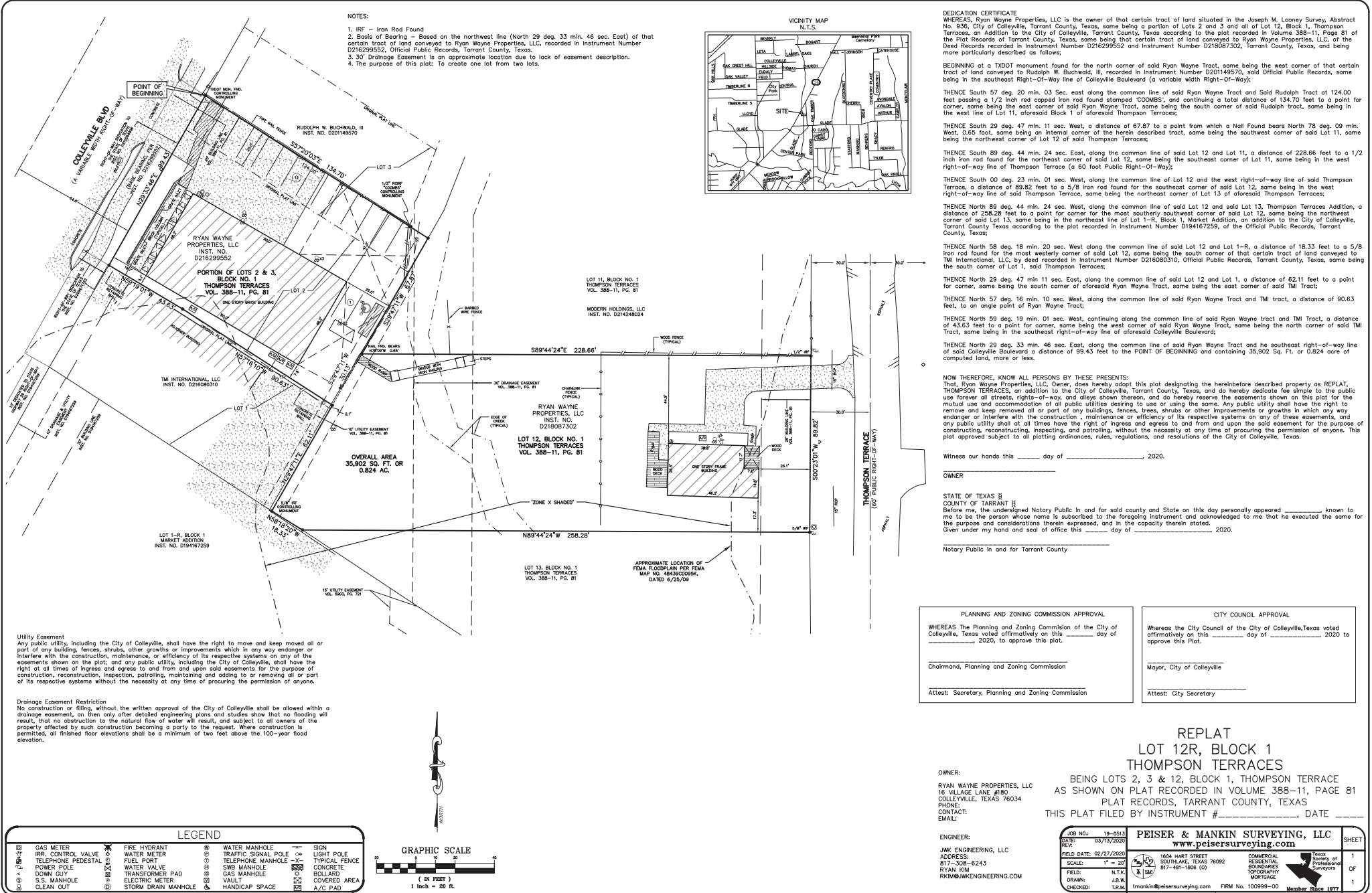
The objectives of the proposed zone change, replat and planned development applications for this project are:

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

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

Thank you for your consideration.

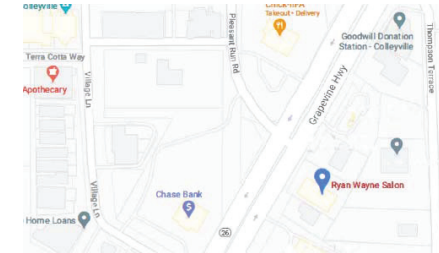
Plat Exhibit



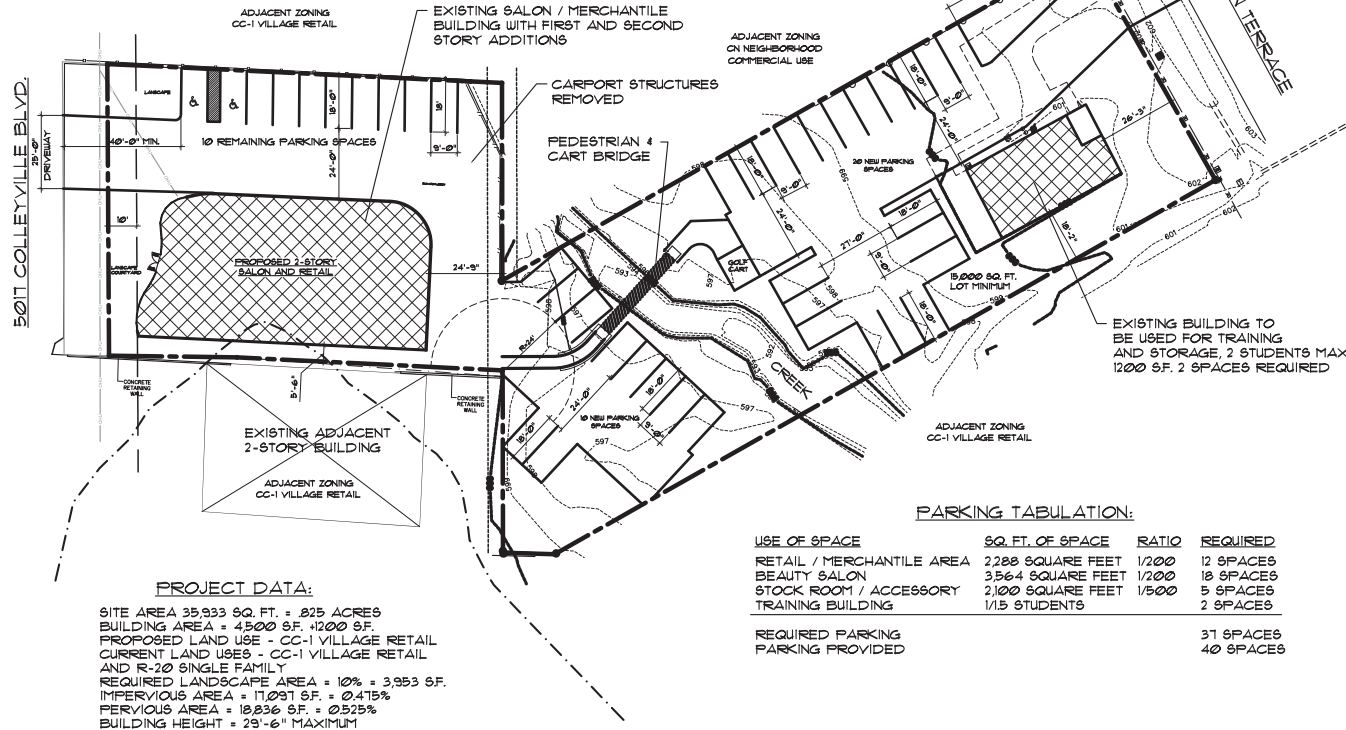
Site Plan

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 plans must be submitted directly to TxDOT for review.
5. A permit is required to cut a city street or work within the right-of-way. The permit is issued by the Public Works Department, contact number 817-503-1366.
6. The location of underground facilities indicated on the plans is taken from public records.
7. It is the contractor's responsibility to make arrangements with the owners of such underground facilities prior to working in the area to confirm their exact location and to determine whether the City of Collegeville has any utilities or facilities that may be present. The contractor shall preserve and protect all underground facilities. If existing underground utilities are damaged, the contractor will be responsible for the cost of repairing the utility.

UNDERGROUND FACILITY OWNER 811 (214) 869-8352

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

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

Last updated: 5/2017

City of Colleyville General Notes

alignm

4. All excavations, trenching and shoring operations shall comply with the requirements of the U.S. Department of Labor, OSHA, "Construction Safety and Health Regulations," Vol. 29, Subpart P, §§ 126 - 137, and any amendments thereto.
5. 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 basins 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 silt fences 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 dikes, and other methods, sedimentation basins, silt fences, and other measures. The contractor shall install construction entrances, seeding, sodding, mulching, silt retention basins (other than other structural or non-structural storm water pollution control).
6. The Contractor shall restore all areas disturbed by construction to original condition or better. The Contractor shall install and maintain a trench backfill, side slopes, apron or 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. Trenches, ditches, and other areas disturbed by construction shall be restored to original condition or better. The Contractor shall obtain written approval from the City Engineer and the City of Public Works to approve any deviations from state regulations.
7. 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.
8. 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.
9. The contractor must field verify existing service locations prior to installing new service. When installing a new water line, all existing services must be connected to the new line or a new line must be installed to the City Engineer's satisfaction.
10. The contractor shall keep records for Record Drawings and shall submit materials to the city inspector prior to scheduling a final walkthrough inspection.
11. Project's 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.
12. 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 is installed and certify by an approved soils laboratory.
- 1.1.1. Unless otherwise approved in writing, the design is submitted by lab, designed by the triaxial method as specified in Texas Highway Department requirements and approved by the City of Colleyville, and shall be constructed on a minimum of (8") inches of stabilized subgrade (lime and/or cement) as soils tests indicate. Compaction shall be ninety-five (95%) percent density as per AASHTO designation TSO. Density tests shall be taken every 1,000 square yards or less, as required by City Inspector.

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

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

- The sub-grade shall be proof rolled and observed by the construction inspector prior to and after sub-grade stabilization.
- Curbs and gutter shall consist of steel reinforced concrete and shall be six (6") inches high and thirty (30") inches wide.
- The parkways and streets shall be rough cut to a plus or minus one percent (0.1) feet of their respective finish elevations.
- Construction of wheel chair ramps will be the responsibility of the paving Contractor at the time of public Improvements.
- Install water and sewer services and water valves shall have a suitable marker ("W") for water, "S" for sanitary sewer and "V" for valves stamped on the face of the curb, or if no curb is constructed, on the top of the pavement. The marks shall be a minimum of two (2") inches in height and the water services shall be located 10' upstream from the sanitary sewer service, with the sewer service at the center of the front of the lot.
- The Contractor shall proceed with paving no more than seventy-two (72) hours after density / moisture tests have been taken and passed by the City's testing firm. In the event paving operations have not been completed within the seventy-two (72) hour time frame, 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

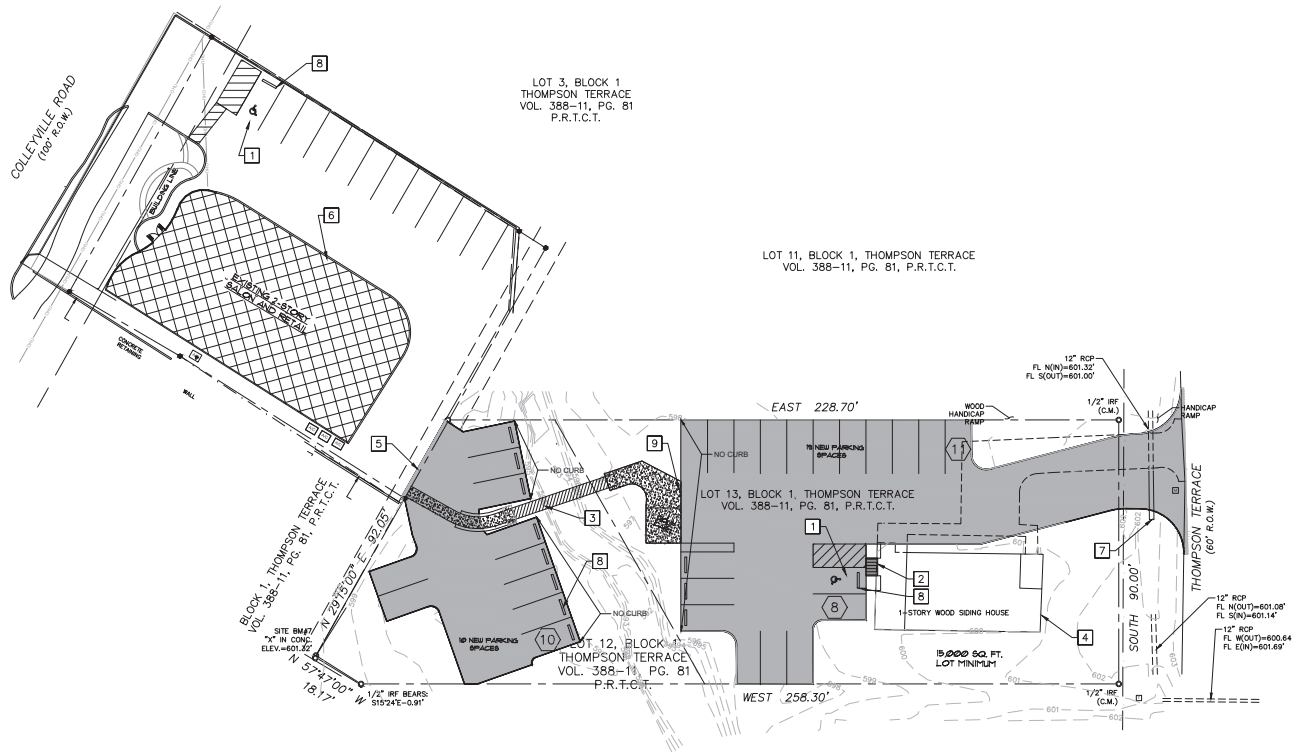
REVISIONS:

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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 CORRECTNESS OF THE INFORMATION PROVIDED AND DOES NOT GUARANTEE THAT ALL UNDERGROUND UTILITIES ARE SHOWN OR ARE LOCATED PRECISELY AS INDICATED.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE OWNER OF EACH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
3. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES FOUND.
4. NOTIFY JWK ENGINEERING IF ANY UNDERGROUND UTILITIES ARE NOT IN THE LOCATIONS INDICATED ON THESE PLANS (HORIZONTALLY AND VERTICALLY) OR CONFLICT WITH ANY PROPOSED IMPROVEMENTS ASSOCIATED WITH THESE PLANS.
5. ANY EXISTING UTILITY APPURTENANCES (MH, VALVES, METER BOXES, ETC.) TO BE ADJUSTED TO MATCH THE PROPOSED FINISHED GRADES AS INDICATED ON THE PLANS SHALL BE THE RESPONSIBILITY OF JWK ENGINEERING, INC. IF THERE IS A PROBLEM MAKING SAID ADJUSTMENTS.

NOTES BY SYMBOL

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

LEGEND

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

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

CAUTION !!!!

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

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



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



SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

DATE: 11/01/20

REVISIONS:

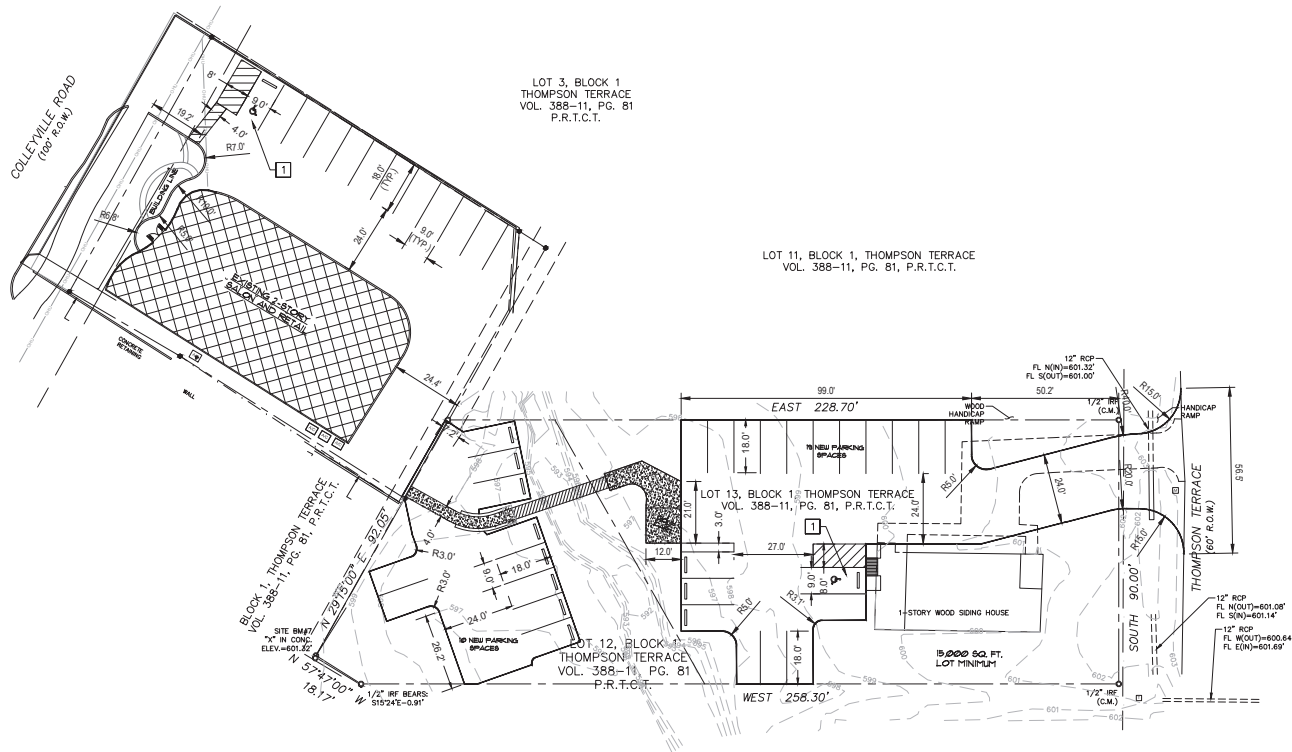
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SHEET TITLE:

SHEET NO. :

SITE PLAN
C1.0

Grading and Parking Plan



CAUTION !!!!

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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:

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DATE: 11/1

REVISIONS:

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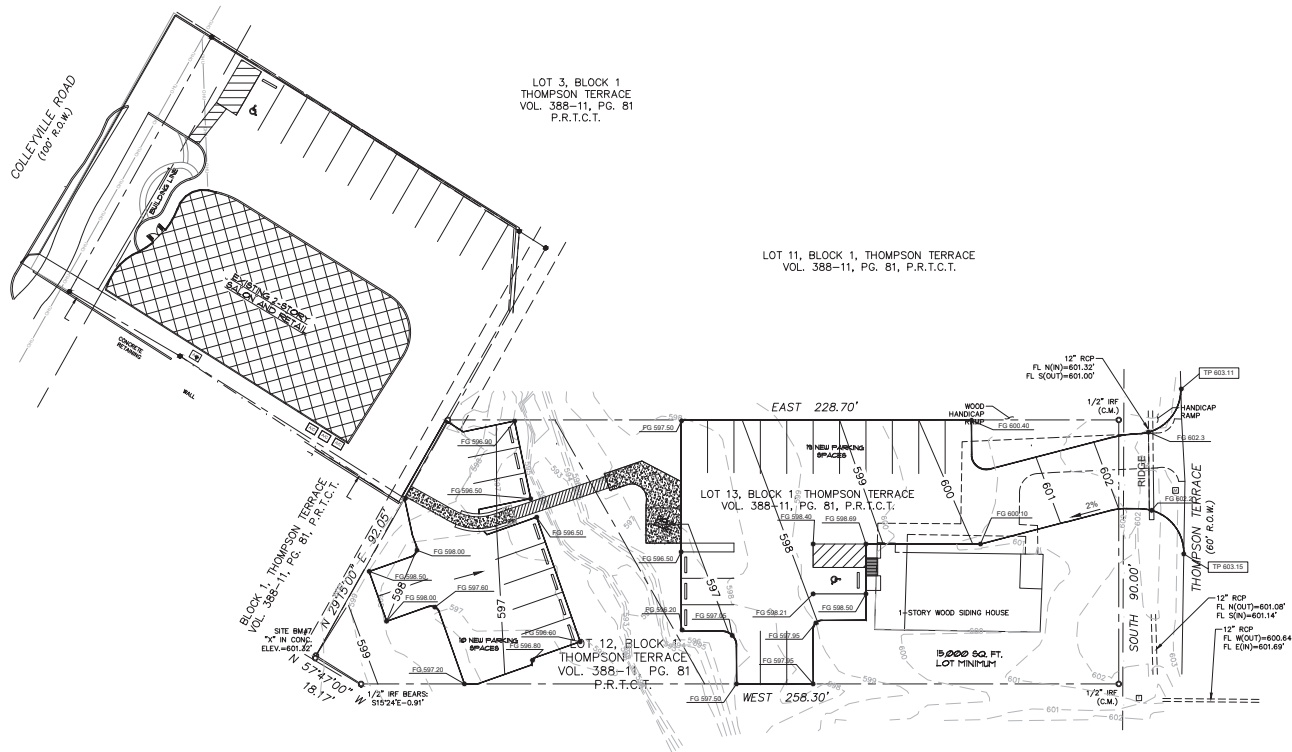
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C2.0

Grading and Parking Plan



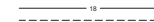
LEGEND



PROPOSED HANDICAP PARKING SPACE



PROPOSED CONCRETE SURFACE
(WALK OR PAD)



PROPOSED CONTOUR LINE
PROPOSED GRADE BREAKLINE



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

GENERAL NOTES

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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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4128 BEACON STREET
FLOWER MOUND, TX 75028
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FIRM #8280



SALON / RETAIL
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

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DATE: 11/01/20

REVISIONS:

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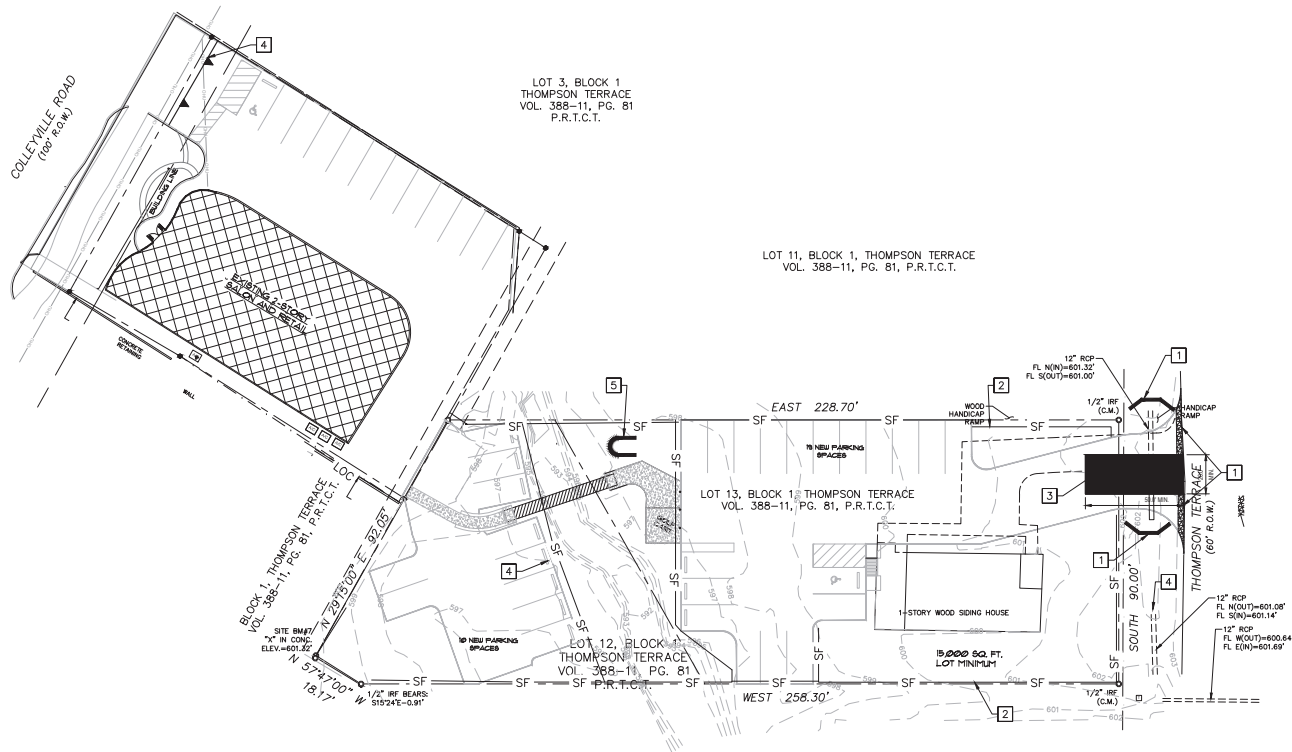
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CLOSING

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C3.0

Grading and Parking Plan

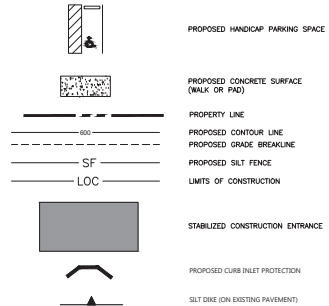


CAUTION !!!!

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LEGEND



GENERAL NOTES

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NOTES BY SYMBOL

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

SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND VEHICLE WASHDOWN IN THE LOCATION SHOWN. SEE EROSION AND SEDIMENTATION CONTROL DETAILS.
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 COVERED 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
FLOWER MOUND, TX 75028
TEL: 817.308.6243
FIRM #8280



SALON
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

DATE: 11/22/19

REVISIONS:

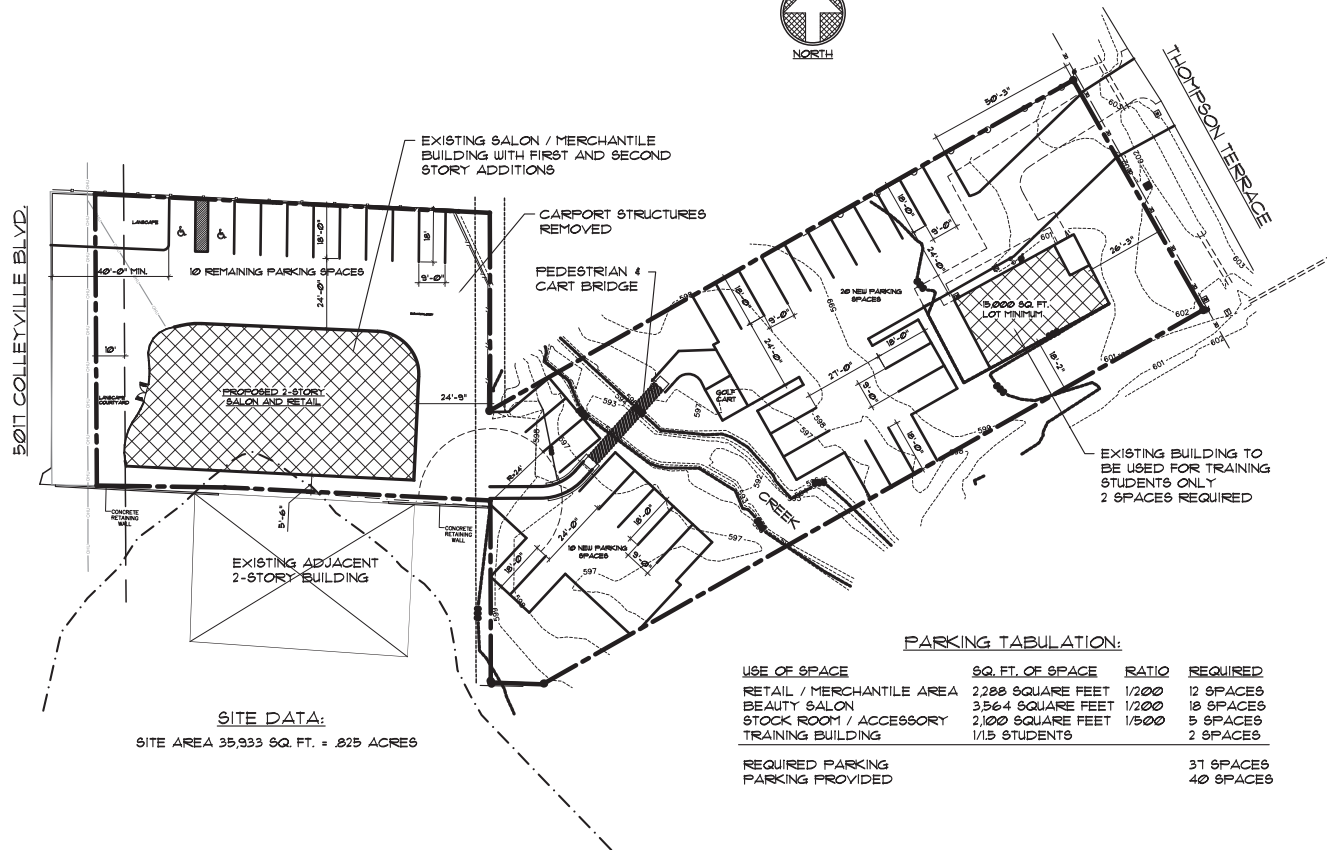
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SHEET TITLE:
DIMENSIONAL

SHEET NO.:

11/11/2016

5017 COLLEYVILLE BLVD, COLLEYVILLE, TX 76034



<u>PARKING TABULATION:</u>			
USE OF SPACE	SQ. FT. OF SPACE	RATIO	REQUIRED
RETAIL / MERCHANTILE AREA	2288 SQUARE FEET	1/200	12 SPACES
BEAUTY SALON	3564 SQUARE FEET	1/200	18 SPACES
STOCK ROOM / ACCESSORY	2100 SQUARE FEET	1/500	5 SPACES
TRAINING BUILDING	1/15 STUDENTS		2 SPACES
REQUIRED PARKING			31 SPACES
PARKING PROVIDED			40 SPACES

SITE PLAN
SCALE 1"=20'

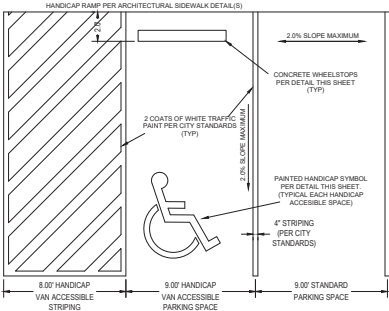
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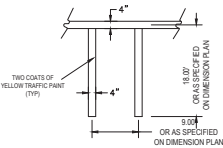
ADDITION, REPLAT AND ZONE CHANGE
FOR
RYAN WAYNE SALON
5017 COLLEYPARK BLVD., COLLEYPARK, TX 76004

DATE	9/2020
SCALE	NOTED
DRAWN	STAFF
JOB#	19-4586
SHEET#	A-1
OF	SHEETS

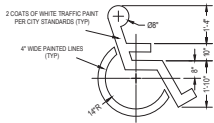
Grading and Parking Plan



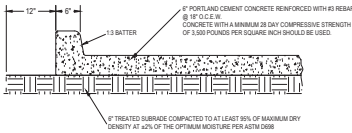
1 HANDICAPPED PAVEMENT STRIPING DETAIL



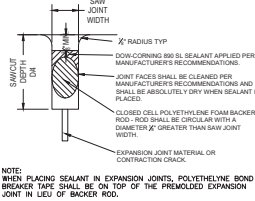
2 PAVEMENT STRIPING DETAIL



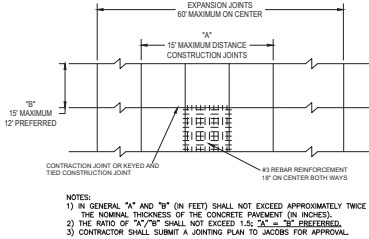
3 HANDICAPPED PAINTED SYMBOL



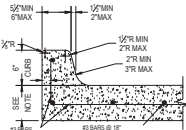
4 PAVEMENT SECTION



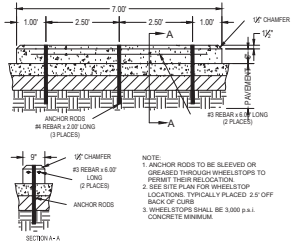
5 CONSTRUCTION JOINT AT SEALANT CONDITION



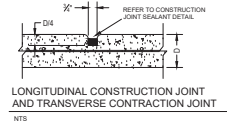
6 TYPICAL CONCRETE PAVEMENT JOINT LAYOUT



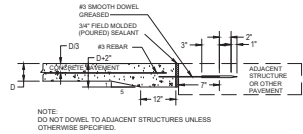
7 PAVEMENT SECTION - MONOLITHIC CURB



8 WHEELSTOP DETAIL



9 EXPANSION JOINT



10 EXPANSION JOINT AT EXISTING CONDITION



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FIRM #8280



SALON
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

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REVISIONS:

SHEET TITLE:

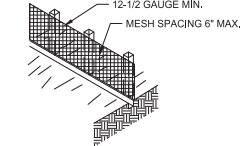
GENERAL DETAILS

SHEET NO.:

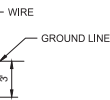
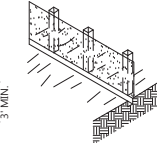
C5.0

Grading and Parking Plan

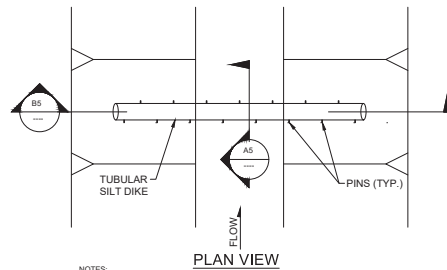
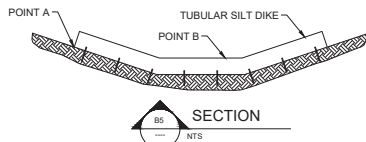
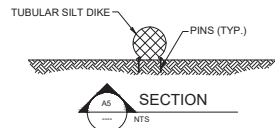
2. STAPLE WIRE FENCING TO THE POSTS.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



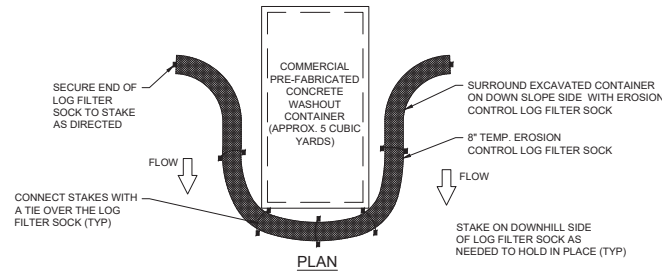
1 SILT FENCE
NTS



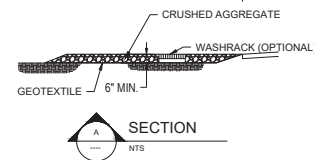
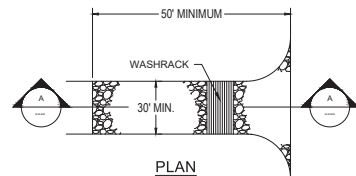
NOTES:

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

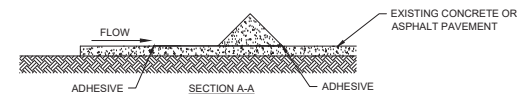
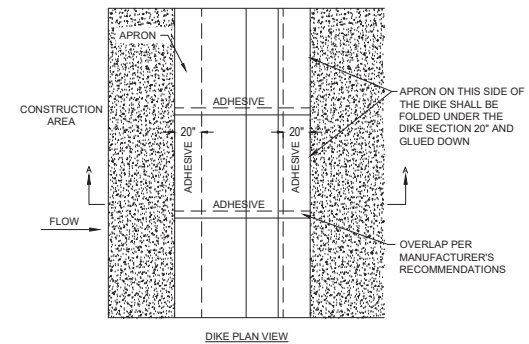
2 TUBULAR SILT DIKE DETAILS



3 CONCRETE WASHOUT CONTAINER
WITH LOG FILTER SOCK



4 STABILIZED CONSTRUCTION EXIT



- NOTES:

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

SILT DIKE (ON EXISTING PAVEMENT)

④ SCALE: NTS



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



SALON
5017 COLLEYVILLE
COLLEYVILLE, TEXAS 76034

DRAWN BY:

CHECKED BY:

DATE: 11/22/19

REVISIONS:	

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SHEET TITLE:

GENERAL DE	

C6.0

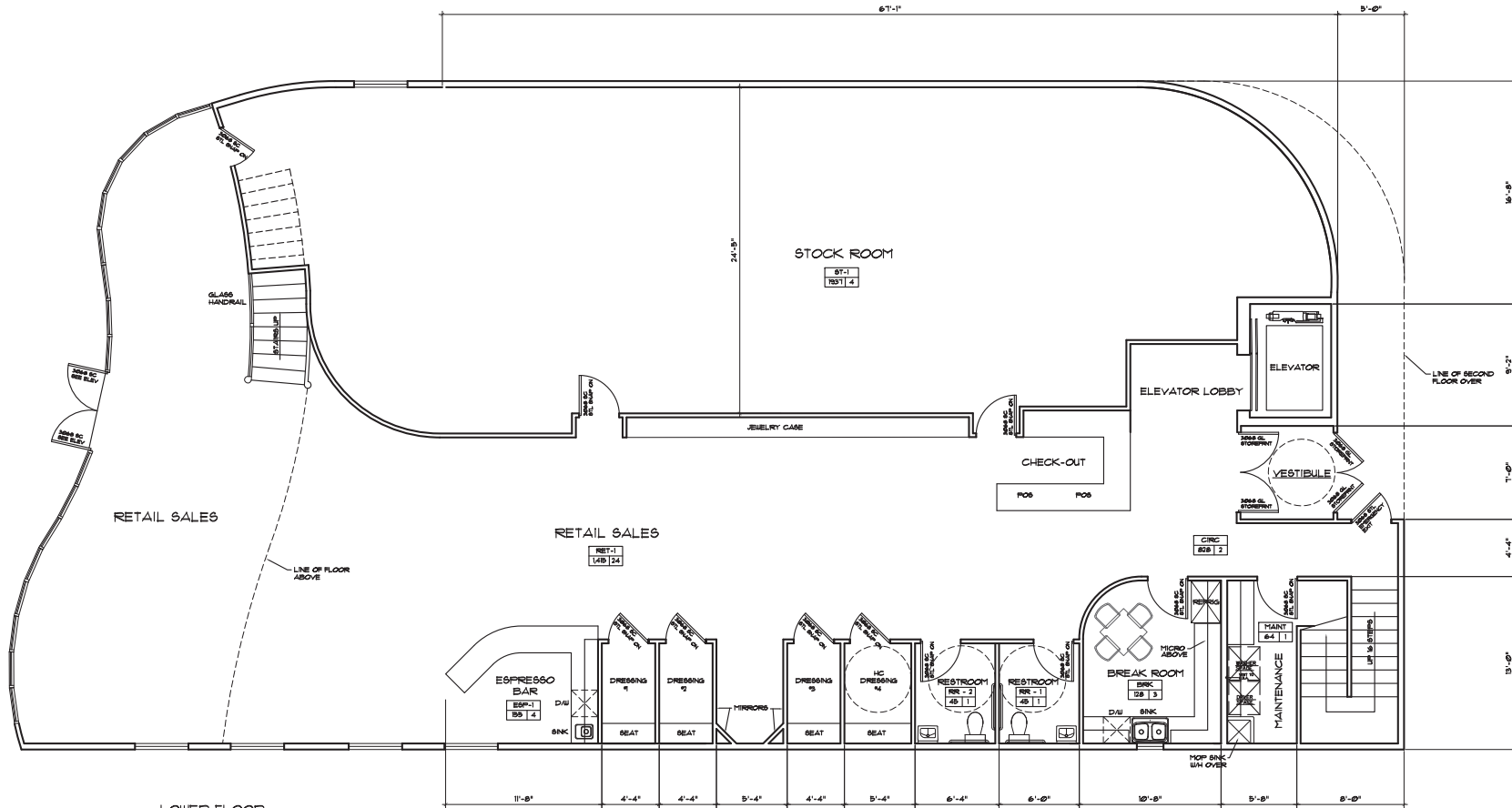
Floor Plan

REVISIONS



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

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

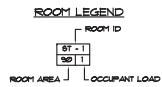


LOWER FLOOR OCCUPANT LOAD CALCULATIONS:

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

M OCCUPANCY - FULLY FIRE SPRINKLED

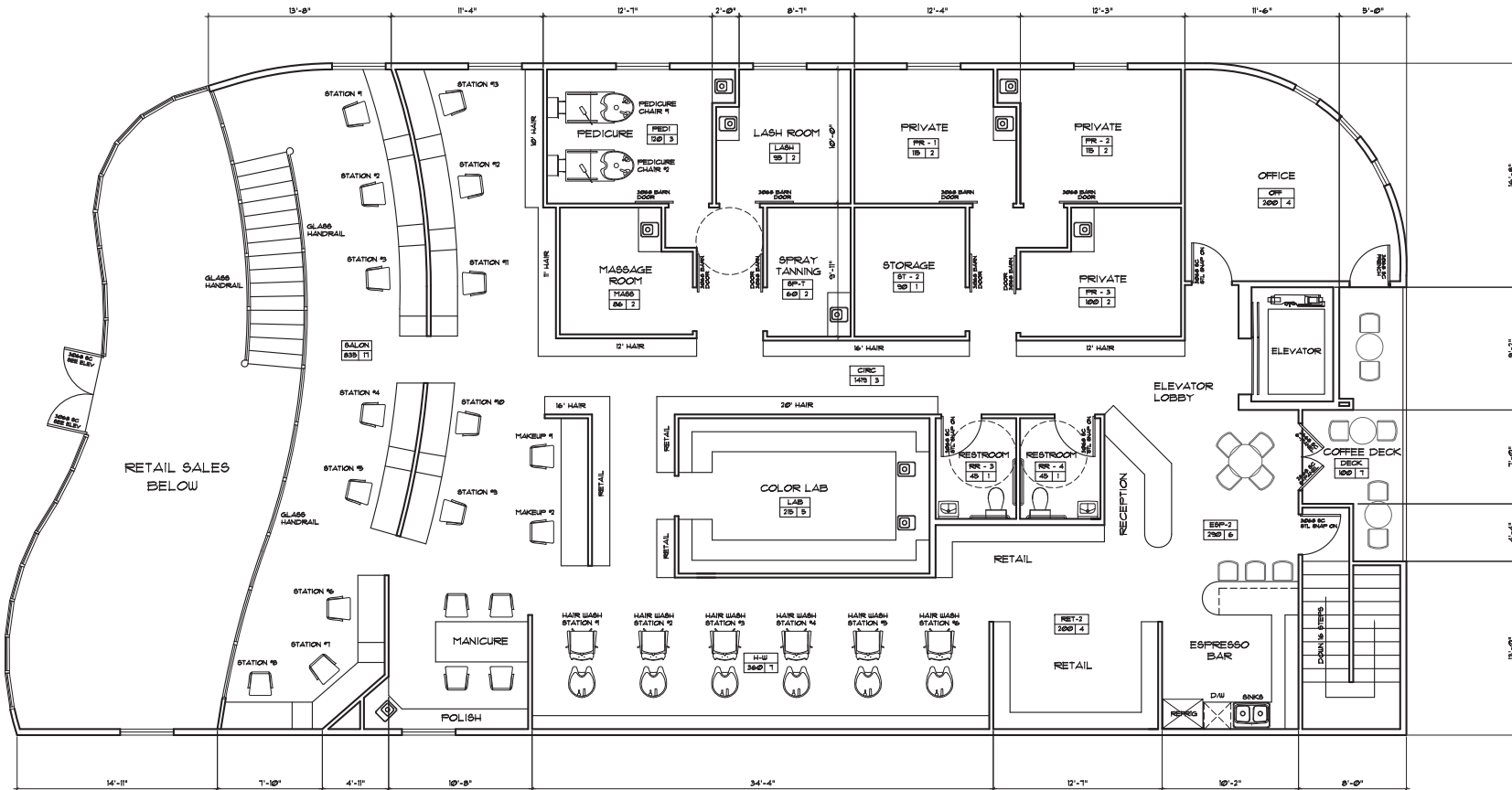
4,900 SQUARE FEET LOWER FLOOR AREA
4,400 SQUARE FEET UPPER FLOOR AREA
9,200 SQUARE FEET TOTAL AREA



LOWER FLOOR PLAN

SCALE 1/4" = 1'-0"

Floor Plan



UPPER FLOOR OCCUPANT LOAD CALCULATIONS:

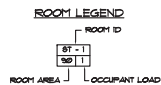
ROOM ID	SF. AREA	LOAD FACTOR	TOTAL LOAD
SALON	835	1 / 50 SQ. FT.	17 PERSONS
PED1	120	1 / 50 SQ. FT.	3 PERSONS
LASH	95	1 / 50 SQ. FT.	2 PERSONS
PR-1	115	1 / 50 SQ. FT.	2 PERSONS
PR-2	115	1 / 50 SQ. FT.	2 PERSONS
PR-3	100	1 / 50 SQ. FT.	2 PERSONS
MASS	86	1 / 50 SQ. FT.	2 PERSONS
ST-1	60	1 / 50 SQ. FT.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

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

4,400 SQUARE FEET UPPER FLOOR AREA

UPPER FLOOR PLAN

SCALE 1/4"=1'-0"



REVISIONS

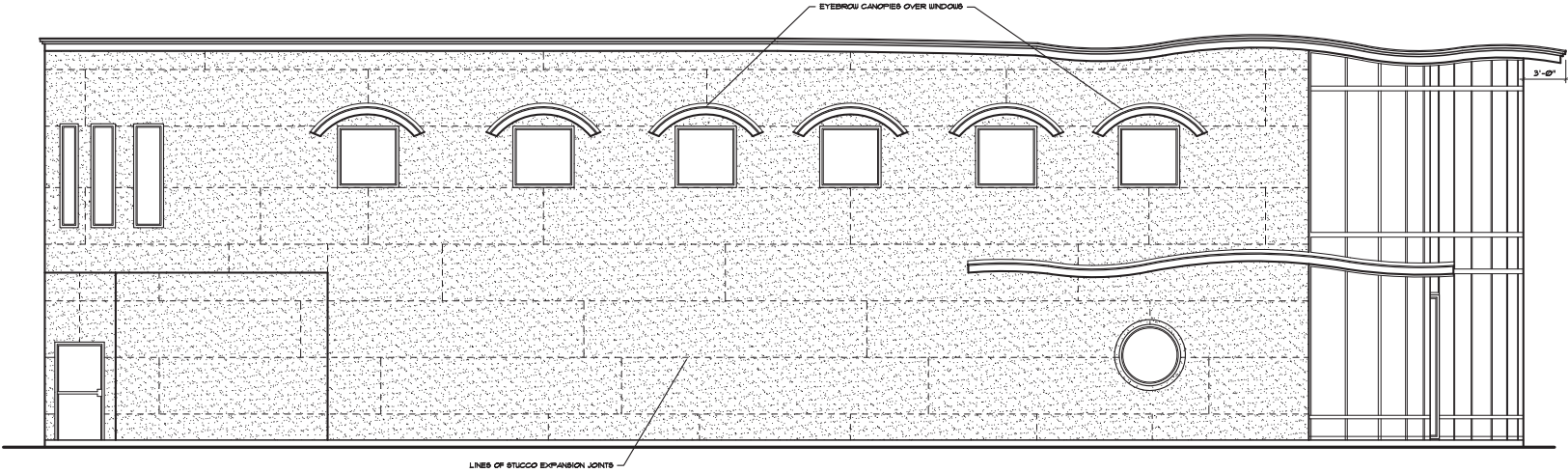


ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON

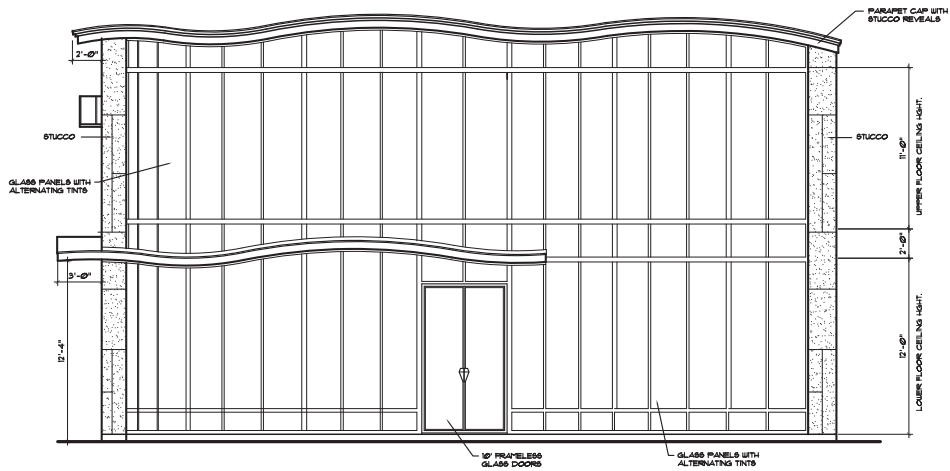
5017 COLLEYVILLE BLVD. COLLEYVILLE, TX 76034

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

Building Elevations and Renderings



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



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

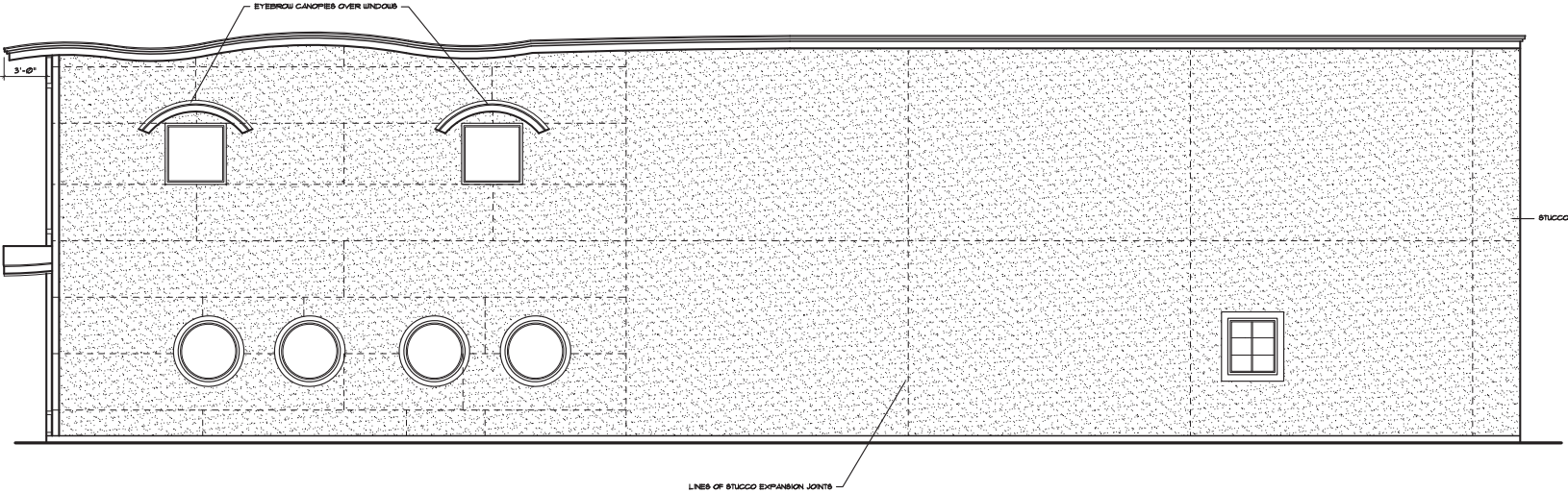
REVISIONS



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

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

Building Elevations and Renderings



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



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

REVISIONS



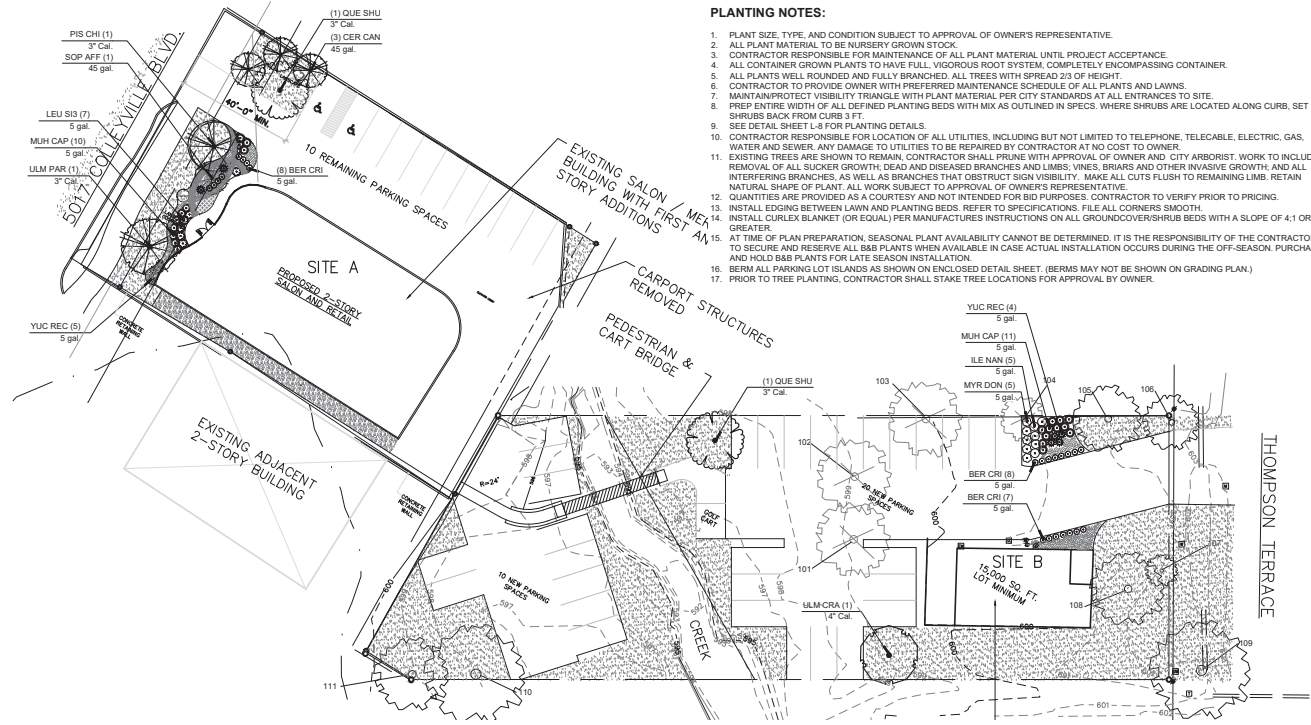
ADDITION, REPLAT AND ZONE CHANGE
for
RYAN WAYNE SALON
5017 COLLEYVILLE BLVD. COLLEYVILLE, TX 76034

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

Building Elevations and Renderings



Landscape Plan



PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER, ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH, DEAD AND DISEASED BRANCHES AND LIMBS, VINES, BRIARS AND OTHER INVASIVE GROWTH, AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/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	Platanus chinensis	Chinese Platanus	3" Cal	12' Height Min	As Shown	B&B Single straight trunk
	QUE SHU	2	Quercus shumardii	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	Cotula	Cotula	---	---	---	
	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 Tail'	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)

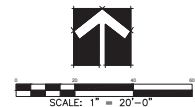
Tree #	Common name or species	DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions	Tree Mitigation	Penalty	Comments (ex. list multi-trunk measurements)
101	Elm	11	380	REM					
102	Elm	11	380	REM					
103	Elm	16	804	REM					
104	Linden	8	201	REM					
105	Elm	17	987	PRES					
106	Pecan	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	Codes for Table 1 (omit case sensitive)	Enter Code
Lot or Project Area	Totals	Preservation Status	Preserved trees:	PRES
22,737	22,737	Removed trees:	Removal:	REM
7,276	7,276	Illegally removed/damaged:	Illegally removed/damaged:	ILREM
Protected Tree Canopy in Exempt Areas	0	Heritage Trees	Heritage trees - see chart (one trunk dbh)	HERITAGE
Required Canopy Preservation	50%	Utility easement - (new installation only)	Utility easement - (new installation only)	UE
Preserved Non-Exempt Canopy	6,412	Trees in street ROW (or private street lot)	Trees in street ROW (or private street lot)	ROW
Preserved Exempt Tree Canopy	6,412	Dead/Declining/Hazard trees	Dead/Declining/Hazard trees	DDH
Total Preservation Credit	80%	Non-protected trees	Non-protected trees	NON-P
DBH Removed (all non-exempt/in.)	38	Residential Setback Envelope	Residential Setback Envelope	RSE
DBH Removed (Heritage/in.)	0	Commercial Building Footprint (1-5ft)	Commercial Building Footprint (1-5ft)	CBF
Mitigation Planting Required (in.)	0	Off-site (not in same permit DB property)	Off-site (not in same permit DB property)	OFFSITE
Mitigation Payment Required	\$0.00	Tree Mitigation	Mitigate by planting	PLANT
Violation Planting Required (in.)	0	Penalty (For City Use Only)	Mitigate by planting	PLANT
Violation Payment Required	\$0.00		Mitigate by payment	PAY
Tree Preservation Deficit (lowest that will round up to whole %)	0			

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:



THIS DOCUMENT IS THE PROPERTY OF RYAN WAYNE SALVO LANDSCAPE ARCHITECTS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND FOR THE CLIENT'S USE. IT IS NOT TO BE REPRODUCED, COPIED, OR DISTRIBUTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF RYAN WAYNE SALVO LANDSCAPE ARCHITECTS, LLC. ANY VIOLATION OF THIS AGREEMENT WILL BE SUBJECT TO LEGAL ACTION.

RYAN WAYNE SALVO
507 COLLEYVILLE BLVD
COLLEYVILLE, TEXAS 76034

Sheet No.

L-1

OF 4

OF 4

Landscape Plan

SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

A. Scope

1. Bed prep
2. Mulch edging
3. Topsoil
4. Planting
5. Mulching
6. Guarantee

B. Related Work Specified Elsewhere

1. General Requirements – All locations
2. Section 02740 – Irrigation Trenching
3. Section 02750 – Irrigation
4. Section 02800 – Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Baled & Burlaped (B&B) Plants

- a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
 - b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
 - c. Ball size and ratios conform to American Association of Nurserymen standards unless otherwise shown on plant list.
2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
 3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
 4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season: Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- B. Protection: Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stockpiled.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (ie. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf, with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scaled, windburn, injuries, disfigurement, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
 - a. Single, straight trunks, unless indicated otherwise
 - b. Trees with weak, thin trunks not capable of support will not be accepted.
 - c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yuccas to be female. Grape myrtle color selection by Landscape Architect.

8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.

10. Seasonal color:

- a. Annuals in 4" pots or as specified
- b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones 1/2" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):
 - a. Available nitrogen
 - b. Available phosphorus
 - c. Available potash
 - d. Iron
 - e. Ph. 5.5 to 7.0
 - f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch – Shredded cypress or hard wood only
2. Soil prep – 3 Parts native soil to 1 Part composted landscape mix.
3. In pre-packaged bags only, bulk shredded material is unacceptable

D. Peat Moss

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

E. Staking Material

1. Stakes for tree support:
 - a. Construction grade yellow pine, stain brown
 - b. Size as noted on plans
2. Wires:
 - a. Padded with rubber hose to protect tree
 - b. Galvanized
 - c. With galvanized turnbuckle
 - d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
 2. Location: Furnish temporary hoses and connections on site.
- Sand – Washed builders sand
- Antidesicant – "Will-proof" or equal.
- I. Edging – 3/16" X 4" green, new and unused; with stakes.

2.02 MIXES

A. Planting Mixture

1. Existing topsoil – 50%
 2. Shredded pine bark – 50%
 3. Fertilizer 10-20-10 at 30 lb./1000 SF
- Planting Mix for Annuals/Perennials
1. Prepare above mix
 2. Add 2" of sand
- Asoles mix: acid peat moss in hole 6" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.
- D. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

1. UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to be staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape - Vertical hand scaffold sides and flat bottom.
2. Size for trees – 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs – Size of planting bed as shown on drawings.
4. Rotate soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not rotate fill beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
 2. If underground obstructions cannot be removed, notify Owner's representative for instruction.
- Excess Soil: Dispense of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desiccant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Baled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not put wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and suckers; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

- A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

- A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

- B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

END OF SECTION

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



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507 COLLEVILLE BLVD
COLLEVILLE, TEXAS 76004

Sheet No.

L-3

OF 4

PLANTING SPECS

Landscape Plan

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART I - GENERAL

1.01 DESCRIPTION

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

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

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

2.02 FERTILIZER

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

2.03 GRASS SEED

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

2.04 MULCHING

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

2.05 HYDROMULCHING

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

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

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

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

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

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

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

3.02 GRASS SEEDING

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

3.03 WILD FLOWERS

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

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

3.04 MULCH

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

3.05 PROTECTION

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

3.06 MAINTENANCE

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

3.07 REHYDROMULCHING

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

3.08 FINAL CLEAN-UP

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

END OF SECTION

SECTION 02922 SODDING

PART I - GENERAL

1.01 DESCRIPTION

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

1.02 REFERENCE STANDARDS

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

1.03 SUBMITTALS

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

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

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

1.05 JOB CONDITIONS

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

PART II - PRODUCTS

2.01 MATERIALS

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

PART III - EXECUTION

3.01 SOD BED PREPARATION

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

3.02 SODDING

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

3.05 MAINTENANCE AND MANAGEMENT

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

END OF SECTION

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



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RYAN WAYNE SALTON
507 COLLEVILLE BLVD
COLLEVILLE, TEXAS 76034

Sheet No.

L-4

OF 4

TURF SPECS

Notification Map



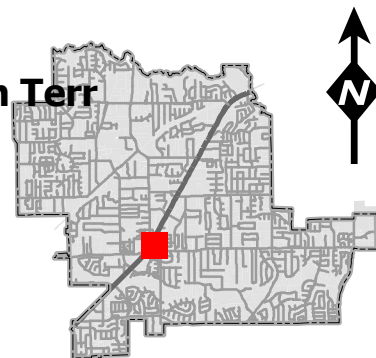
ZC20-032

5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

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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 & Tuesday, February 16, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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

Zoning Case: ZC20-032

Applicant: Bryan Hull

Owner: Ryan Wayne Properties

Location: 5017 Colleyville Boulevard and 5016 Thompson Terrace

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

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

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

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

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC20-032; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning being a portion of on Lots 2A, 3A, and 12, Block 1, Thompson Terraces subdivision, being 0.8361 acres, from the CC-1 Village Retail and R-20 Single

Family Residential districts to PUD-C Planned Unit Development – Commercial district, as depicted on the attached as Exhibit “A”.

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit “A”, Exhibit “B” Exhibit “C” , and Exhibit “D” .
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 19th day of January 2021.

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

The map displays the following zoning designations and parcel numbers:

- AG (Agriculture):** Parcel 5108.
- PUD-C (Planned Urban Development - Community):**
 - Parcels 5150, 5101, 5000, 5003, 5005, 5000, 5000, 5001.
- CC-1 (Community Center):**
 - Parcels 5000, 5013, 5005, 5000, 5000, 5000.
- R-20 (Residential Single-Family):**
 - Parcels 5121, 5113, 5109, 5025, 5021, 5017, 5009, 5005, 5001.
- CN (Community Neighborhood):**
 - Parcels 5100, 5016, 5009, 5005.

Major roads shown include Pleasant Run Road, Colleyville Boulevard, Village Lane, and Thompson Terrace. A thick black border highlights a specific area in the center-right of the map, encompassing parcels 5017, 5013, 5016, and 5010.

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.J&MENGINEERING.COM



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

SALON / RETAIL
5017 COLLEVILLE
COLLEVILLE, TEXAS 76034

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

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

GENERAL NOTES

1. THE LOCATION OF ALL UNDERGROUND UTILITIES AS INDICATED ON THE EXISTING SITE PLAN AND AS SHOWN ON THE EXISTING UTILITY MAPS ARE NOT TO BE CONSIDERED AS GUARANTEED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF ANY UTILITIES. THE LOCATION OF ANY UTILITIES SHOWN ON THE EXISTING SITE PLAN AND AS SHOWN ON THE EXISTING UTILITY MAPS ARE NOT TO BE CONSIDERED AS GUARANTEED. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY TO VERIFY THE LOCATION OF ANY UTILITIES.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE ARRANGEMENTS WITH THE UTILITY COMPANIES TO LOCATE AND DETERMINE THE LOCATION OF ANY UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND THE CITY OF COLLEVILLE.

3. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR MODIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND THE CITY OF COLLEVILLE.

4. NOTIFY THE CITY OF COLLEVILLE OF ANY UNDERGROUND UTILITIES THAT ARE NOT TO BE REMOVED OR MODIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND THE CITY OF COLLEVILLE.

5. ANY EXISTING UTILITY INTERFERENCES WITH THE PROPOSED BUILDING SHALL BE REMOVED OR MODIFIED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND THE CITY OF COLLEVILLE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE UTILITY COMPANIES AND THE CITY OF COLLEVILLE.

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 #1 1/2" DIAM. BAR @ EVERY 12"

☐ EXISTING ONE-STORY BUILDING TO BE ADDED

☐ EXISTING 12" CURB TO BE EXTENDED 1/2" @ 800.00

☐ CONCRETE WHEEL STOP

☐ 8" BOLLARD

LEGEND

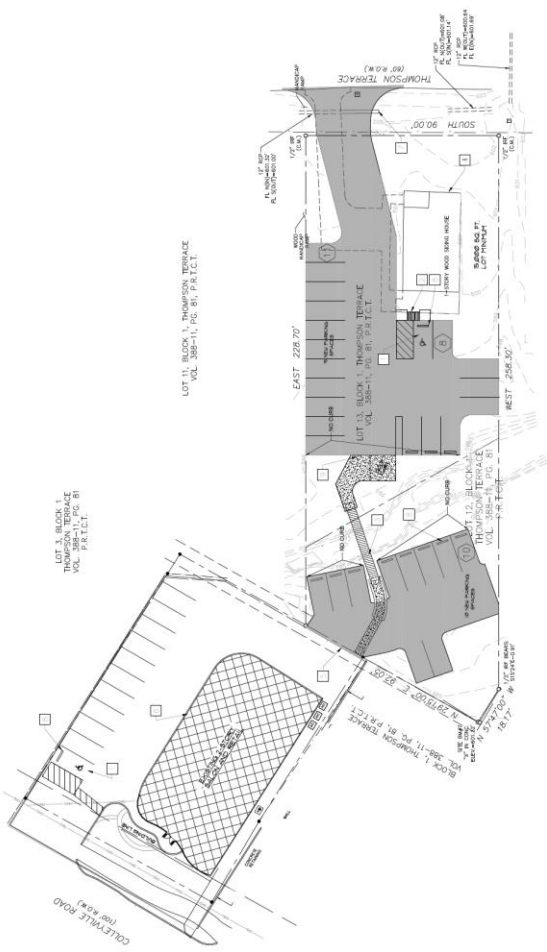
1. CONCRETE PARAPET WITH #1 REBAR 1/2" DIAM. BAR @ EVERY 12"

2. EXISTING BUILDING TO BE REMAIN

3. EXISTING ONE-STORY BUILDING TO BE ADDED

4. CONCRETE WHEEL STOP

5. 8" BOLLARD

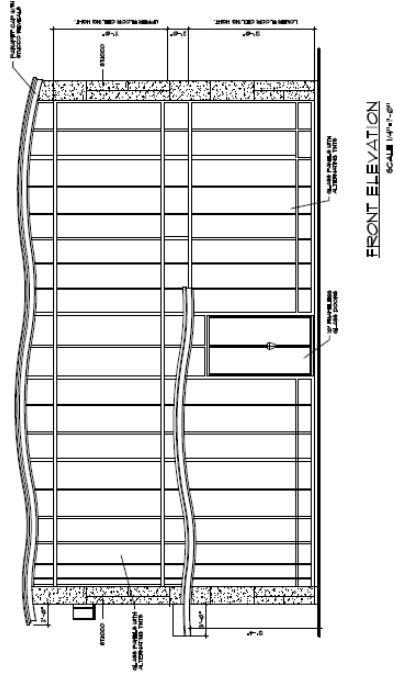


PARKING TABLE		
PROPOSED USE	PARKING REQ'D	PARKING PROVIDED
SALON (6,000 SF)	30	30
ACCESSIBLE PARKING	(2)	(2)
TOTAL	30 (2 REQ)	30 (2 REQ)

CAUTION !!!

THE CITY OF COLLEVILLE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF COLLEVILLE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE CITY OF COLLEVILLE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

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**

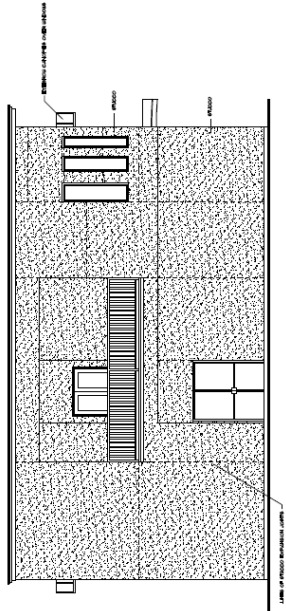


ADDITION, REPLAT AND ZONE CHANGE
 RYAN WAYNE SALON
 800 COLLETTA BLVD. COLLETTA, IL 60110

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

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

1/8"=1'-0"



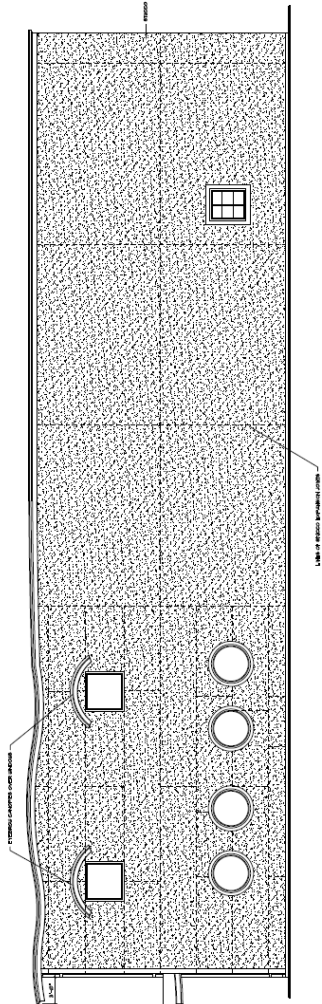
REAR ELEVATION
SCALE 1/8"=1'-0"

1/8"=1'-0"

1/8"=1'-0"

DESIGN
 REAL ESTATE

1/8"=1'-0"



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



Exhibit “D” - Landscape Plan



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 3/8/2021	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 FEBRUARY 8, 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
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

Subject:

FW: Questions from Work Session Cases PC20--012 & ZC20-032

From: bhull**Sent:** Tuesday, March 2, 2021 10:28 AM**To:** Jackie Reyff**Cc:** 'Manager Ryan Wayne'**Subject:** RE: Questions from Work Session Cases PC20--012 & ZC20-032

Jackie,

As we discussed this morning, our engineers and the city engineer are still working on the FEMA conditions and the subsequent replat modifications.

Please continue to table the application until we have consensus with the engineers.

Thank you.

Regards,

BRYAN HULL
REB DESIGN
469-426-6906



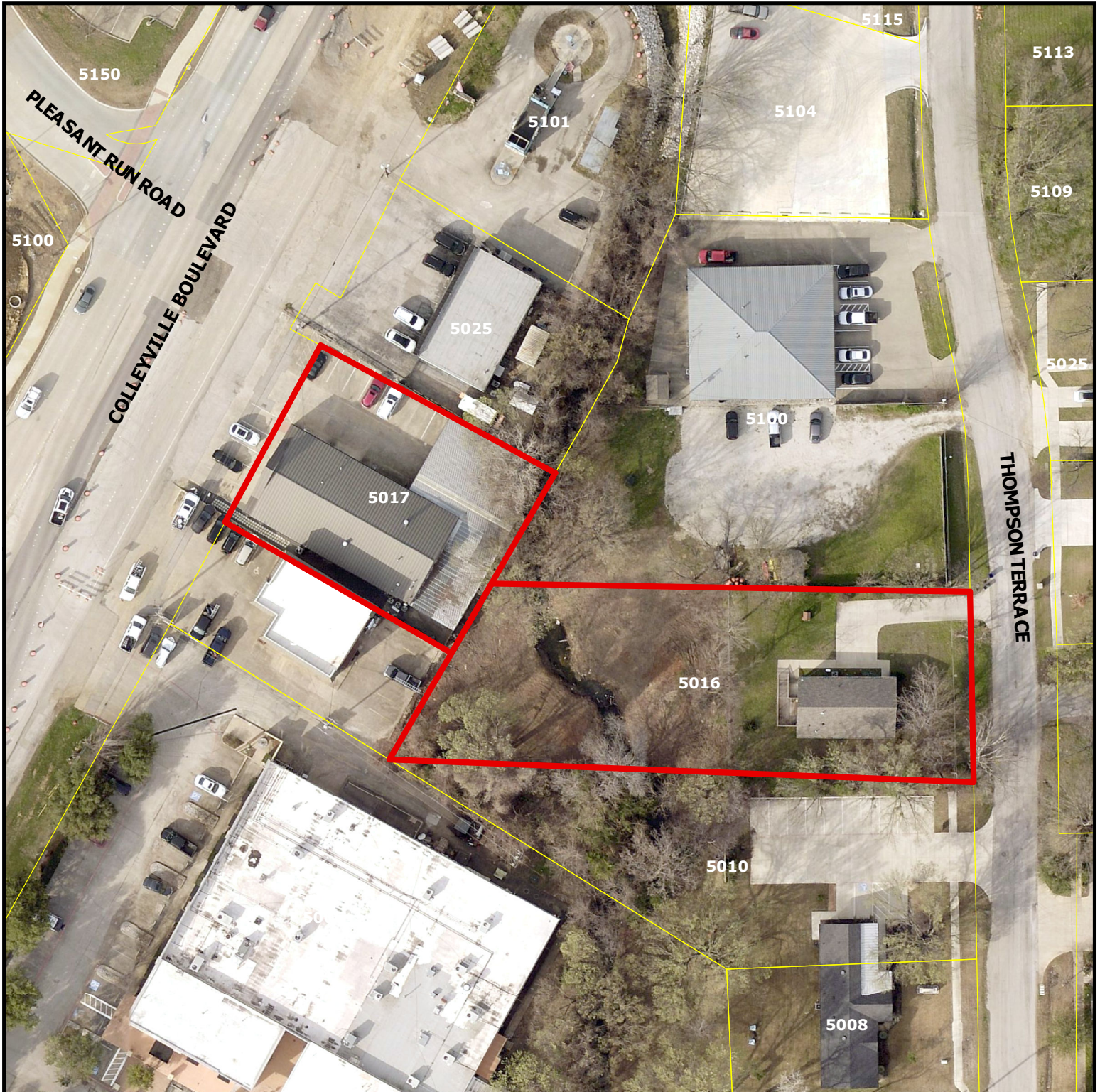
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Aerial Map



PC20-012

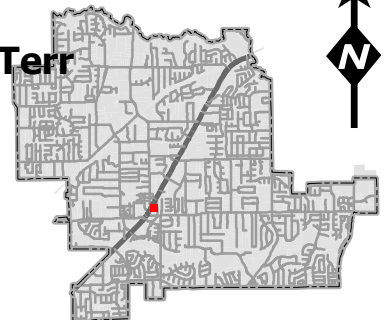
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

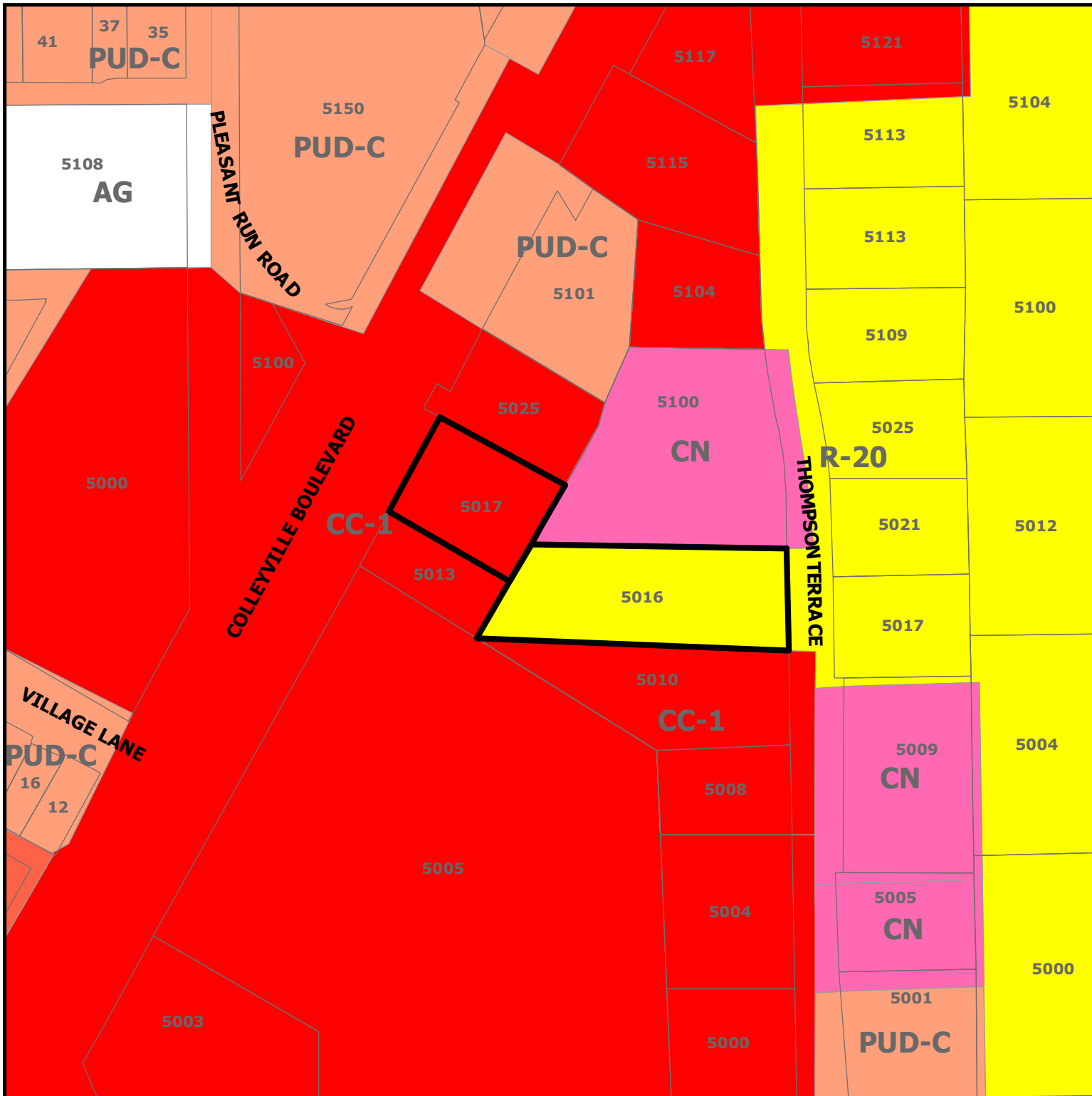
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Subject Property



Zoning Map



PC20-012

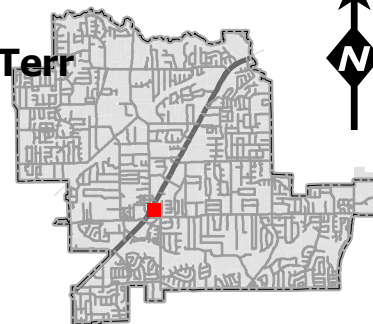
5017 Colleyville Blvd and 5016 Thompson Terr

DISCLAIMER:

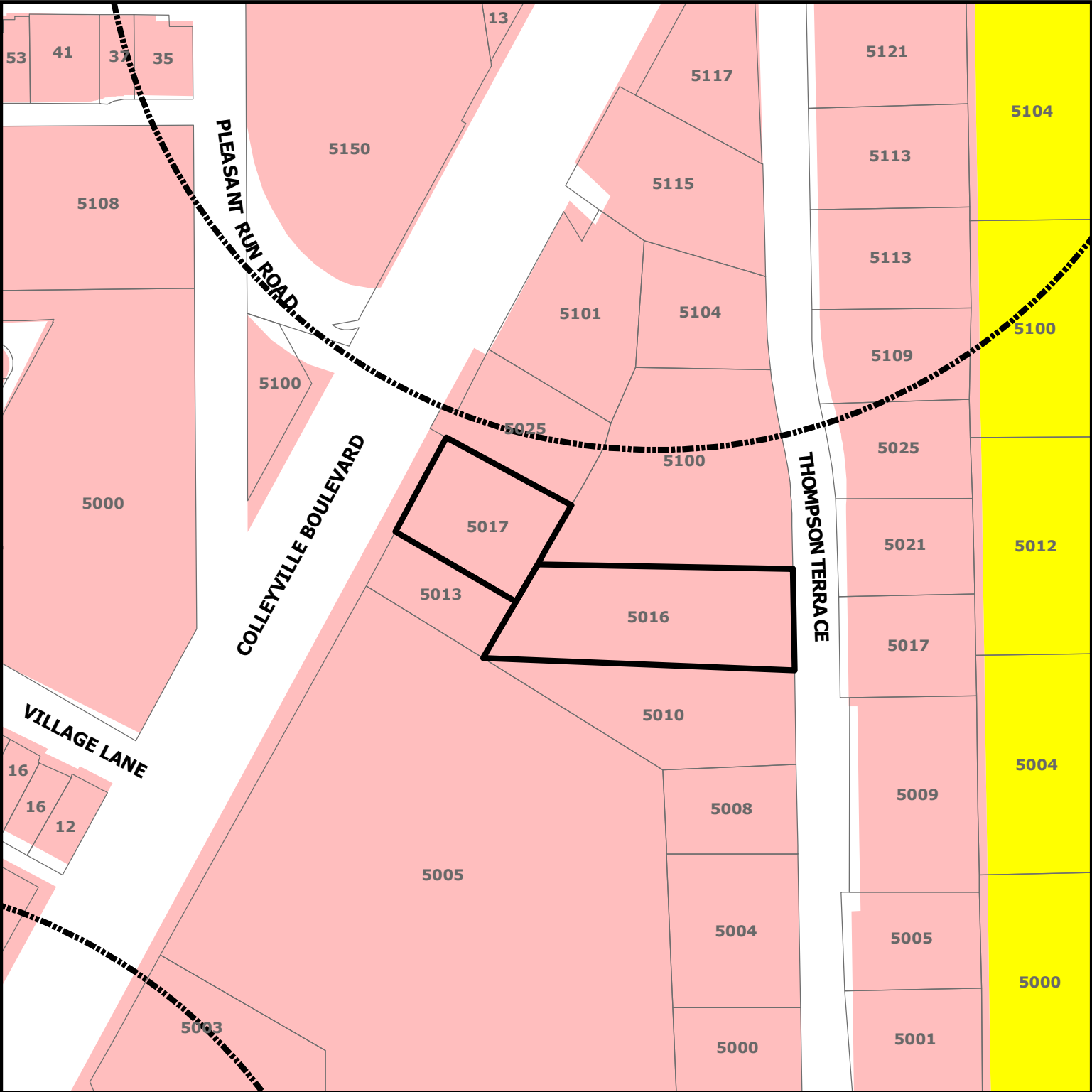
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Subject Property



Future Land Use Map

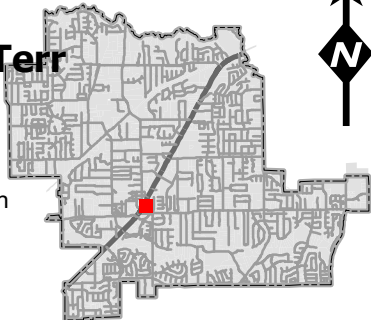


PC20-012

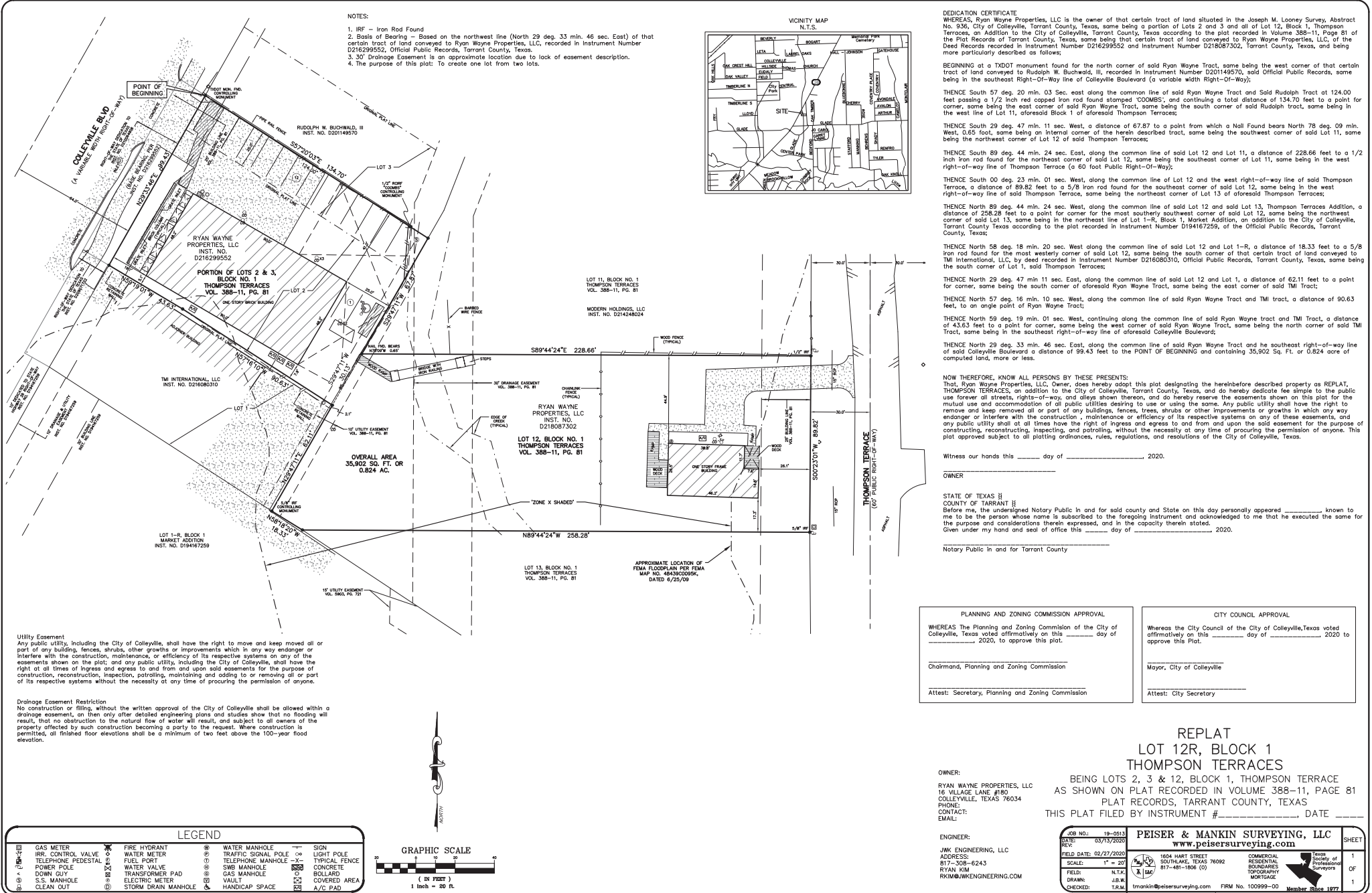
5017 Colleyville Blvd and 5016 Thompson Terr

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
- 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



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

IN GOD WE TRUST.

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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



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Notification Map

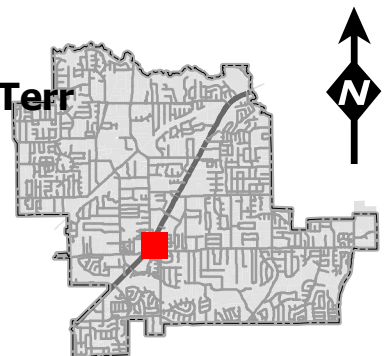


PC20-012

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

NOTES

1. The plat is based on the survey of the property of the City of Dallas, Texas, as shown on the plat.
2. The plat is based on the survey of the property of the City of Dallas, Texas, as shown on the plat.
3. The plat is based on the survey of the property of the City of Dallas, Texas, as shown on the plat.
4. The purpose of the plat is to create one lot from two lots.

CITY OF DALLAS

PLANNING AND ZONING COMMISSION APPROVAL

RECEIVED: _____

DATE: _____

APPROVED: _____

DATE: _____

NOTES

1. The plat is based on the survey of the property of the City of Dallas, Texas, as shown on the plat.
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CITY OF DALLAS

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4. The purpose of the plat is to create one lot from two lots.

CITY OF DALLAS

PLANNING AND ZONING COMMISSION APPROVAL

RECEIVED: _____

DATE: _____

APPROVED: _____

DATE: _____



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 3/8/2021	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, TABLED FROM THE FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING

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.

Updates to the plans include the following:

A new landscaping plan has been provided.

The masonry screening fence to be 8' when adjacent to residential.

The dumpster enclosure to be 8' in height.

Building #1 the north and south elevations now include brick.

Building #2 the north elevation is now 100% brick and stone.

Building #3 the north elevation is now brick and stucco.

Provided examples of elevations of buildings from projects in other communities.

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.
- No overnight parking allowed for larger vehicles, trailers, and overnight equipment.
- 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 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. Statement of Planning Objectives - Buildings
8. Building Elevations
9. Propose Building Style by Applicant
10. Buildings Constructed by Metcon
11. Landscape and Tree Preservation Plan
12. Drainage Plan
13. Irrigation Plan
14. Photometric Plan
15. Notification Map
16. Notification List
17. Property Owner Notification
18. Draft Ordinance

Aerial Map

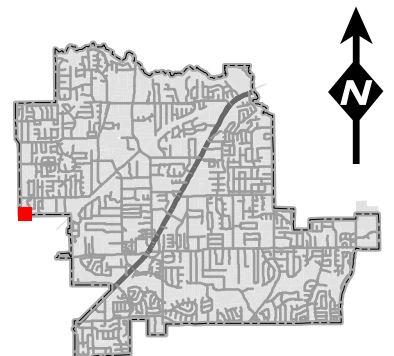


ZC21-002

7720 Precinct Line Road



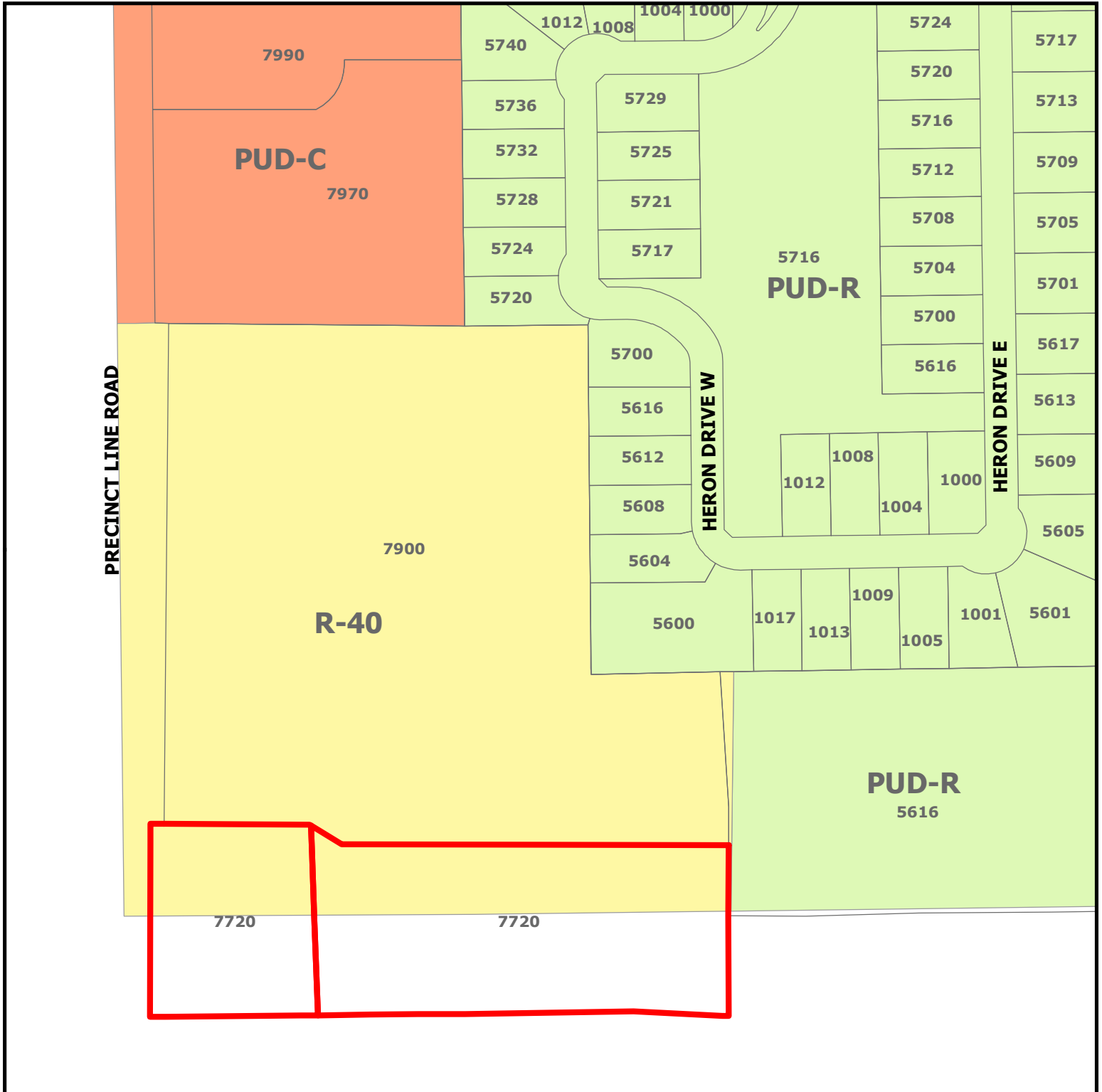
Subject Property



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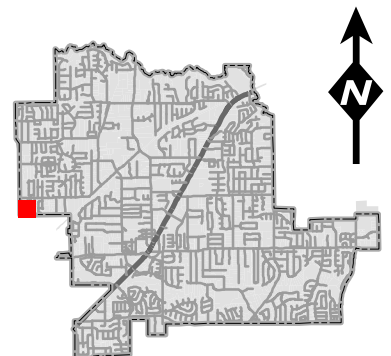
Zoning Map



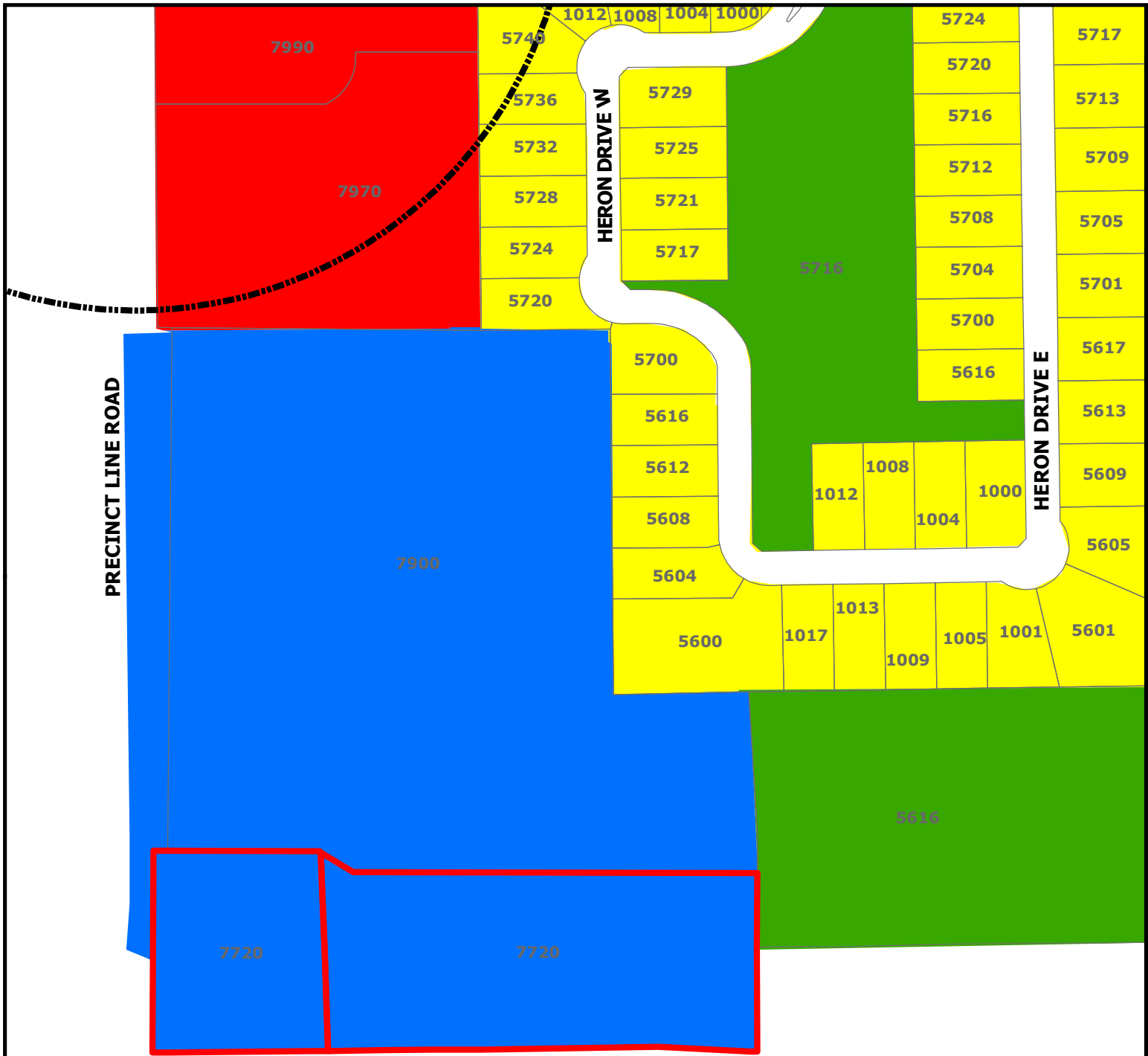
ZC21-002
7720 Precinct Line Road

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 Subject Property



Future Land Use Map



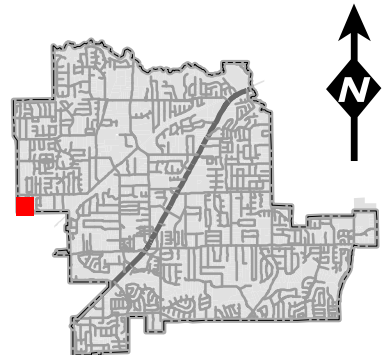
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ZC21-002

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 "

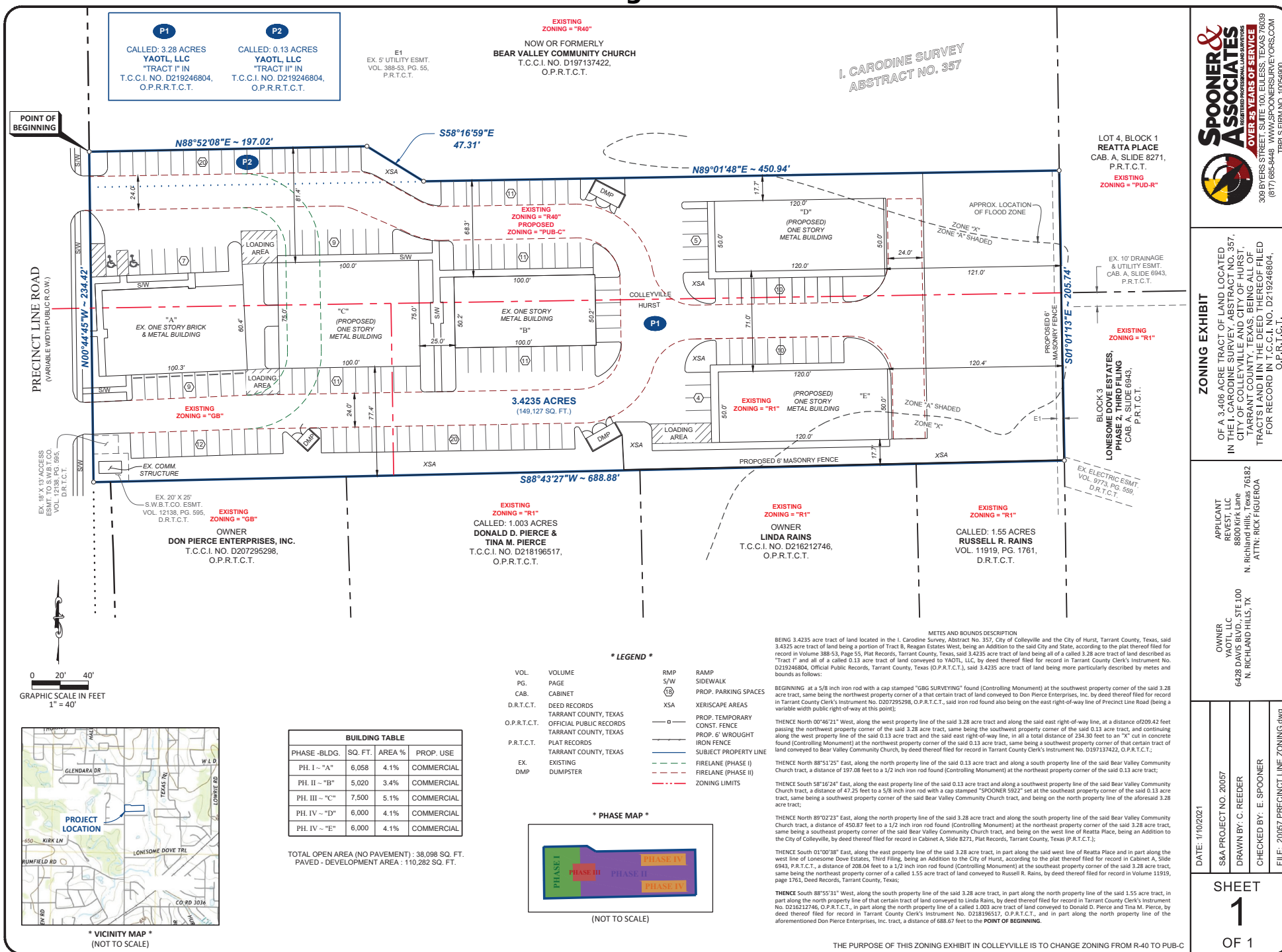
**Statement of Planning Objectives
City Line Business Park**

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



Colleyville Architect Drawings

Overall Concept:

The Business Park will be home for various types of businesses that will include trade professionals, as such, we want to have a concept that has traces of the industrial look. The park is not conceived as a pure retail type of business park.

We have reviewed the drawings we submitted and have made modifications to address the P&Z concerns on the Exterior look of buildings 1 through 5.

The following are the modifications that we have made on the revised drawings:

Building #1. (Existing)

We have added articulation consistent with the existing building structure on the North and South Elevations. This articulation is covered with stucco and rock finish. Please note that all the surface under the suspended awning on the North elevation is covered with brick.

The West elevation remains as we had previously submitted. It gives the building a modern and attractive look for the Business Park.

A question here is that the Code may not apply because it is an existing building and the cost of the modification will not be more than 50 % of the existing value.

Building #2. (New)

We have added articulation on the South Elevation consisting of five bump outs that are veneered with stucco and a rock Wayne's coat on the bottom. The articulation wraps around the east and west corners. It should be noted that the East, West and South elevations are not fully visible from Precinct Line Road.

Building #3. (Existing)

We have added articulation five features on the North Elevation this will enhance the look that is most prominent to the public. The East and West elevations have a very large area finished in stucco. We have added articulation five features on the South elevation. The articulation is covered with stucco and rock finish. Please note that the East, West and South elevations are not fully visible from Precinct Line Rd.

Buildings #4 and #5.

Please note that the North and South Elevations of these two buildings that will be their primary elevations are very attractively designed and have a minimum of exposed metal paneling.

We have added more rock coverage on the West Elevations even though these parts of the building will not be viewed from Precinct Line

The remaining elevations of these two buildings will not be visible from Precinct Line Rd.

Conclusion

We feel that the additional articulation on these buildings will provide an attractive place to do business for entrepreneurs. It is not a typical retail space offering. This is " Flex Space " and as such has features for office and warehouse that will allow future Tenants to conduct their

Colleyville Architect Drawings

business with accessibility of overhead doors. The doors will not be a visible distraction because they will be finished in the same color as the adjacent panels of the buildings.

We feel that the proposed exterior design and finish of the existing and new buildings meet the spirit of the Colleyville Building code requirements and are consistent with recent new construction along Highway 26

Building Elevations



EXTERIOR RENOVATION FOR :

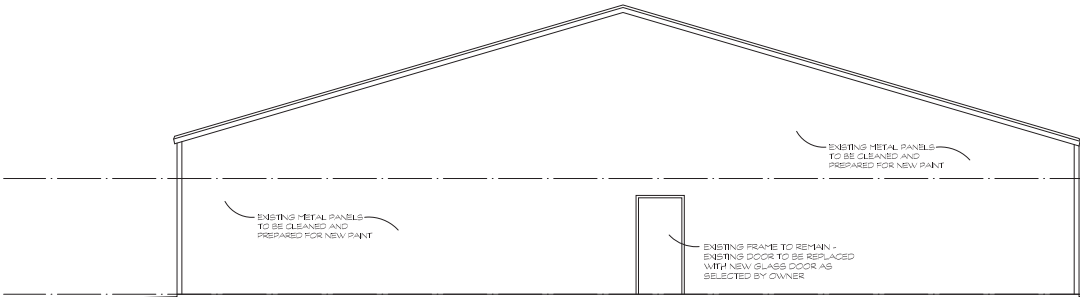
CITYLINE BUSINESS PARK

7720 PRECINCT LINE RD

COLLEYVILLE, TEXAS

FEBRUARY 28, 2021

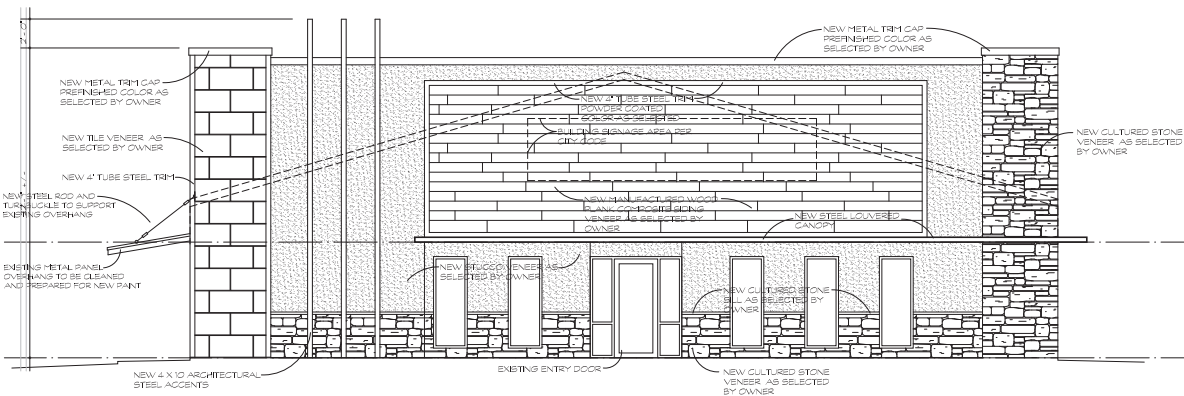
Building Elevations



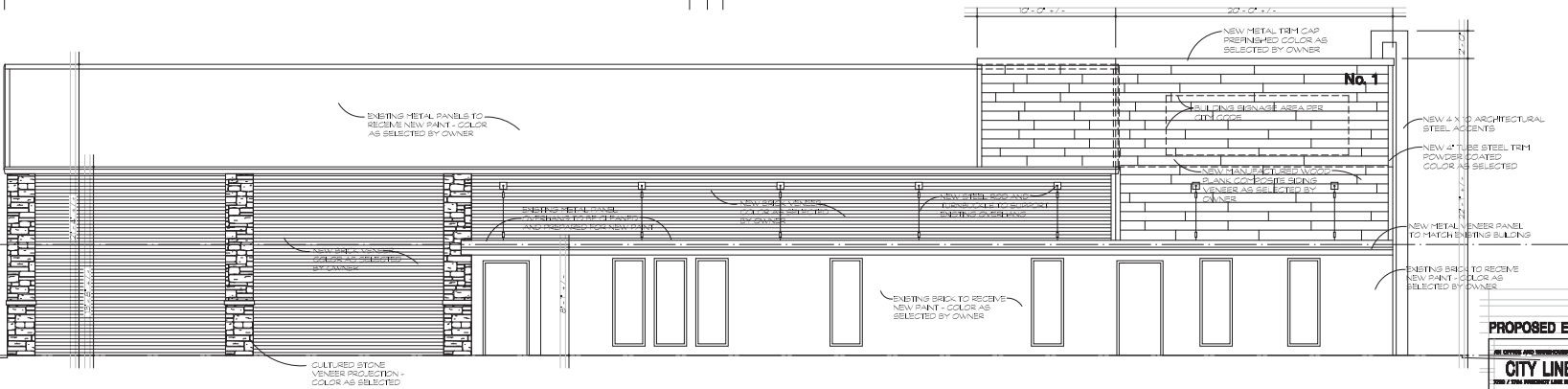
A EAST EXTERIOR ELEVATION



1 PROPOSED RENDERING



B WEST EXTERIOR ELEVATION

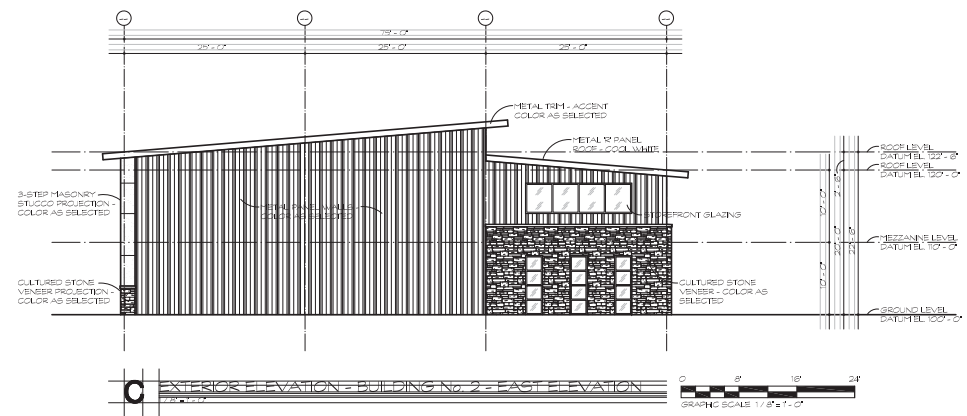
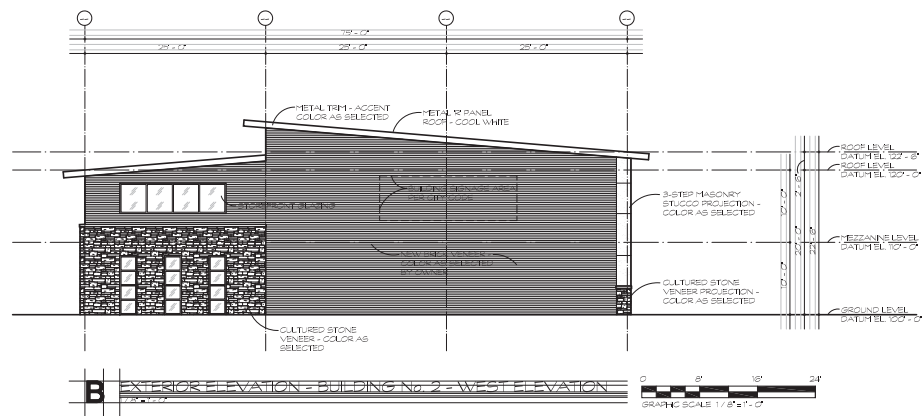


C NORTH EXTERIOR ELEVATION (SOUTH ELEVATION SIMILAR)

PROPOSED EXTERIOR ELEVATIONS - BUILDING No. 1

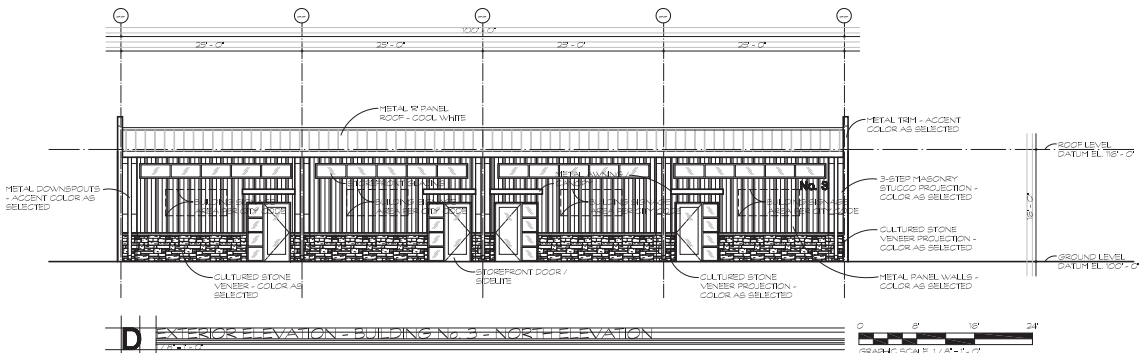
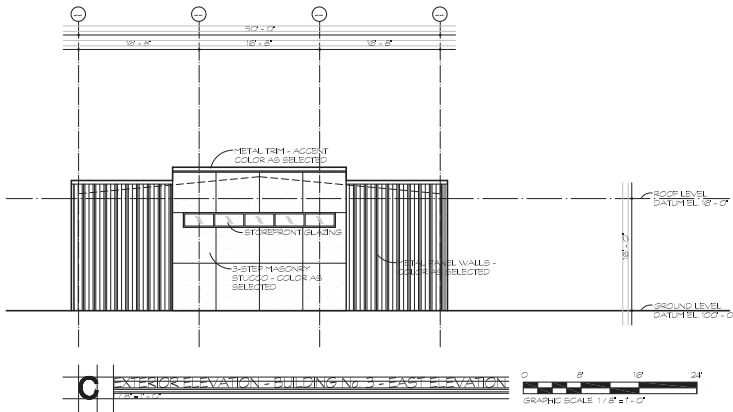
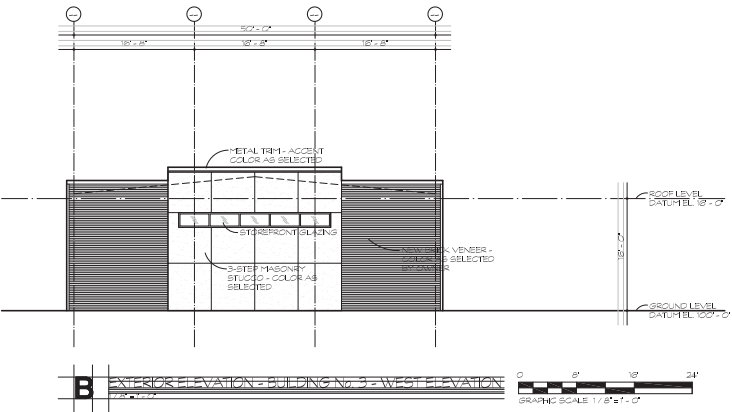
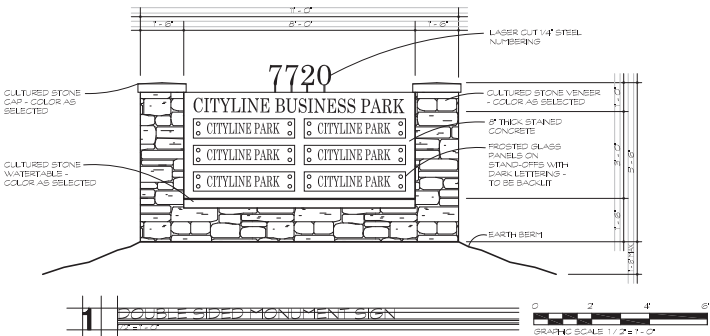
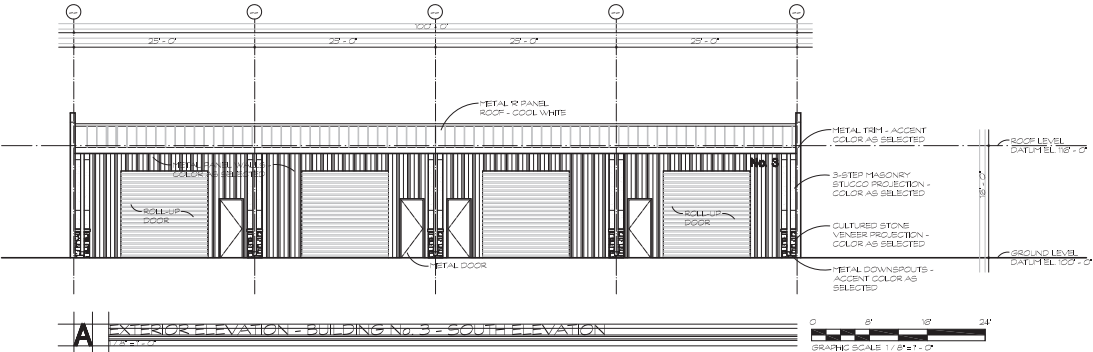
FOR REVIEW AND APPROVAL ONLY		PROJECT NUMBER
CITY LINE BUSINESS PARK		A2
3000 / 3000 PROJECT LINE DR		COLLEENVILLE, TENNESSEE
FOR: DELTA CAPITAL		
BRANDY LORINE COW		
1714 / 1714 PROJECT LINE DR		
TENNESSEE 37063		
TEL: 615-444-1111		

Architectural drawing of the exterior elevation of Building No. 2, South Elevation. The drawing shows a long, low building with a flat roof. The facade is composed of vertical panels and doors. From left to right, there is a 'METAL PANEL' section, followed by a 'METAL 12 PANEL ROOF - COOL WHITE' section. Below the roof, there are four 'METAL DOOR' sections, each with a 'SCULPT DOOR' below it. The building is flanked by '3-STEP MASONRY STUCCO PROJECTION - COLOR AS SELECTED' on the left and 'CLUTTERED STONE MASONRY PROJECTION - COLOR AS SELECTED' on the right. The drawing includes a scale bar (0 to 24 feet) and a north arrow. The title 'EXTERIOR ELEVATION - BUILDING No. 2 - SOUTH ELEVATION' is at the bottom.

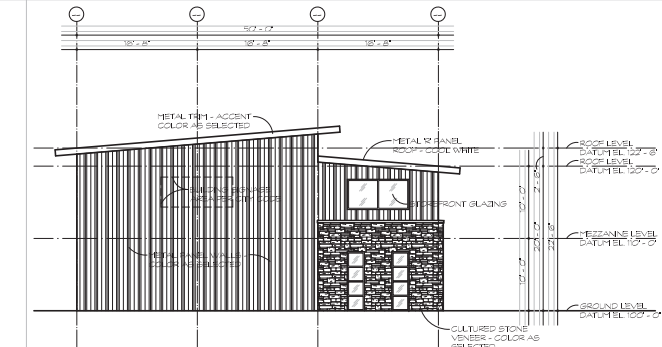


A3

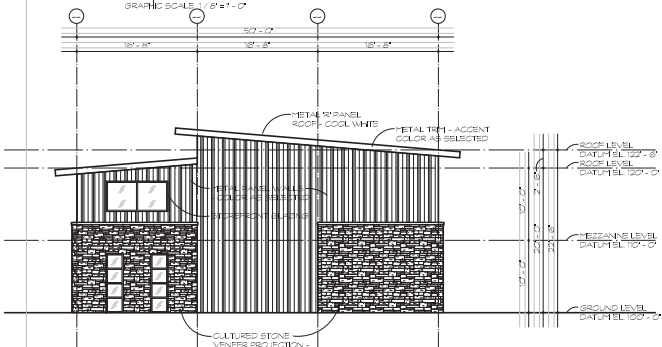
Building Elevations



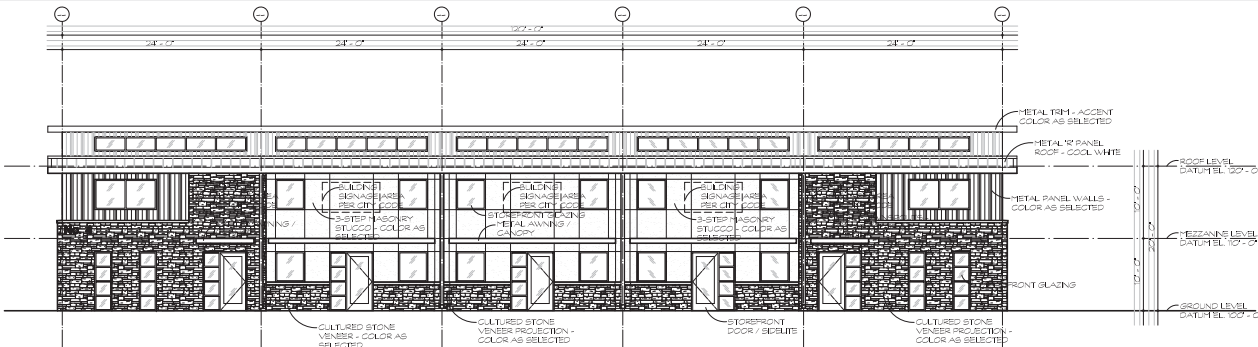
Building Elevations



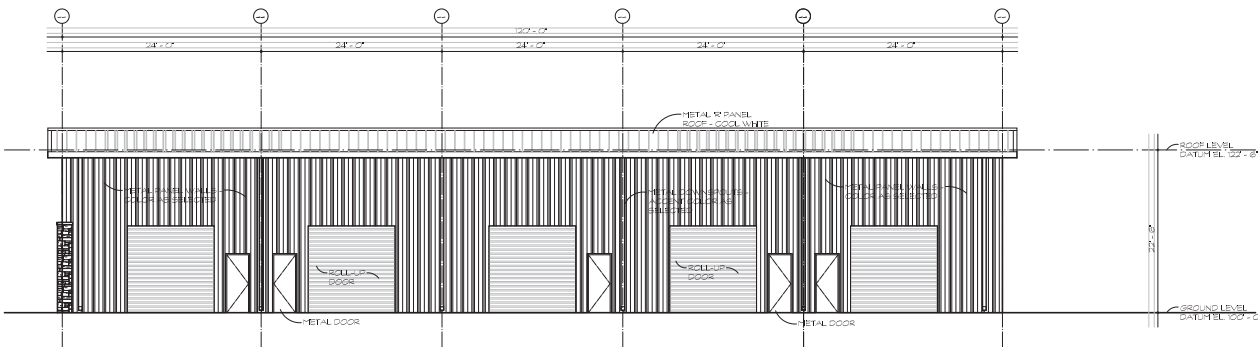
C EXTERIOR ELEVATION - BUILDINGS 4 & 5 - WEST ELEVATION



D EXTERIOR ELEVATION - BUILDINGS 4 & 5 - EAST ELEVATION



A EXTERIOR ELEVATION - BUILDINGS 4 & 5 - SOUTH ELEVATION



B EXTERIOR ELEVATION - BUILDINGS 4 & 5 - NORTH ELEVATION



Propose Building Style by Applicant



Propose Building Style by Applicant



Propose Building Style by Applicant



Propose Building Style by Applicant



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



SCALE: N.T.S.

LANDSCAPE PLAN

[illegible]

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.

CONTACT NUMBERS:

ONCOR ELECTRIC CALL BEFORE YOU DIG: 800 344-8377
CABLE CALL BEFORE YOU DIG: 800-545-6005
LONE STAR GAS : 1-800 669-8344
AT & T: 1-800 344-8377

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[illegible]

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817 332-7913
WWW.LTSDESIGN.COM



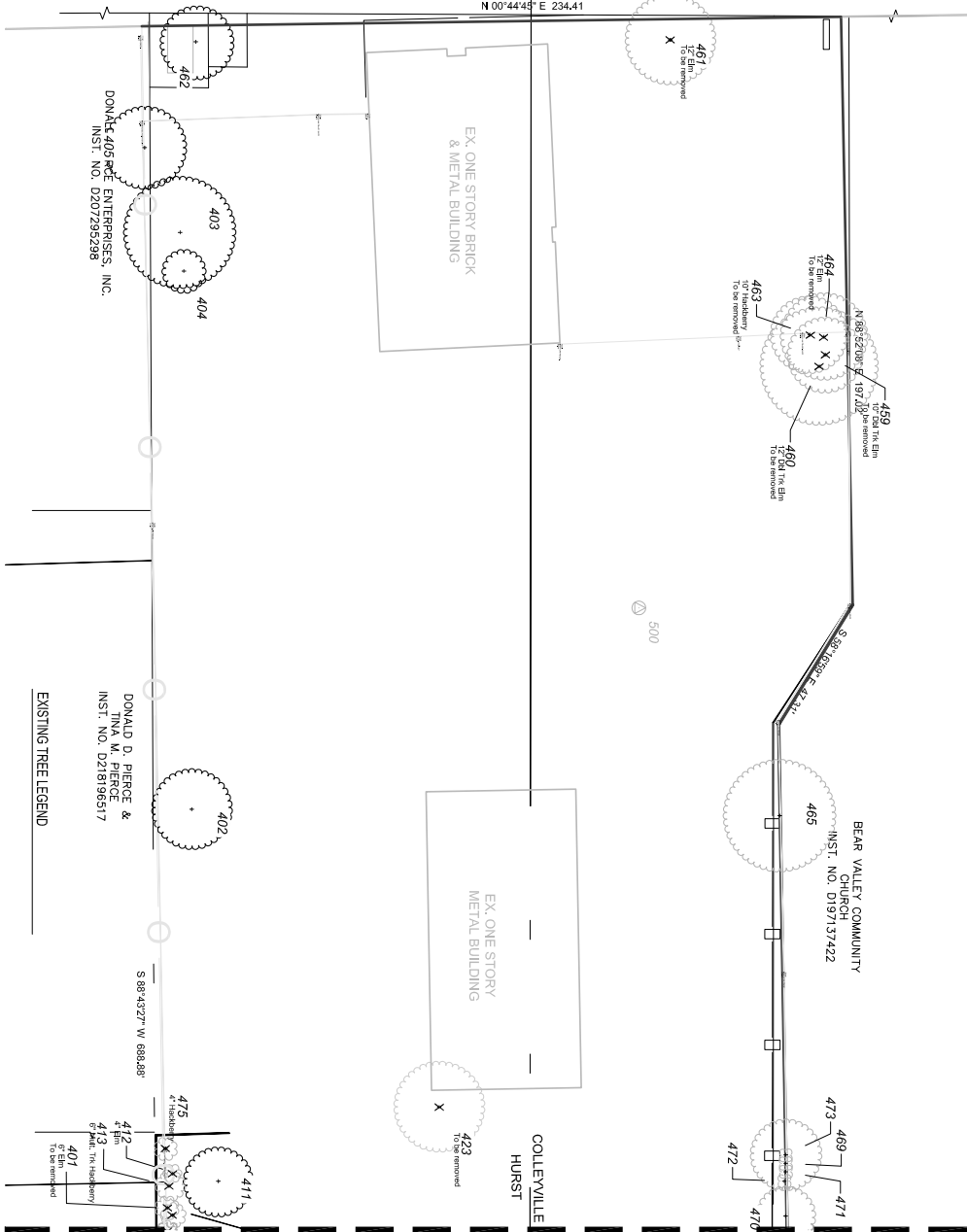
SCALE: 1" = 20'

Landscape and Tree Preservation Plan

PRECINCT LINE ROAD

VARIABLE WIDTH R.O.W.

N 00°44'45" E 234.41'

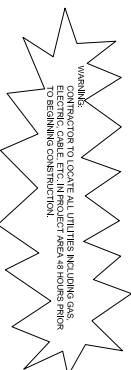


EXISTING TREE LEGEND

- 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.

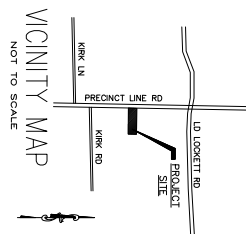
CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG- 800 344-8377
CABLE CALL BEFORE YOU DIG- 800-545-5005
LOVE STAR GAS : 1-800 668-8344
AT 811 : 1-800 344-8377

FORESTRY PLAN



402 Hackberry
Denotes Existing tree to be removed (X), (O) tree number and Name)
Denotes Existing tree to remain.

MATCHLINE SEE SHEET LND-02



EXISTING TREES			
NO.	DESCRIPTION	DATE	
401	Hackberry	12"	
402	Hackberry	12"	
403	Hackberry	12"	
404	Hackberry	12"	
405	Hackberry	12"	
406	Hackberry	12"	
408	Hackberry	12"	
409	Hackberry	12"	
410	Hackberry	12"	
411	Hackberry	12"	
412	Hackberry	12"	
423	Hackberry	12"	
425	Hackberry	12"	
431	Hackberry	12"	
432	Hackberry	12"	
433	Hackberry	12"	
434	Hackberry	12"	
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498	Hackberry	12"	
499	Hackberry	12"	
500	Hackberry	12"	

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW AND NOT FOR CONSTRUCTION	05/21/2021

NOT FOR CONSTRUCTION

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

DESIGN GROUP
LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

Landscape and Tree Preservation Plan

MATCHLINE SEE SHEET LND-01

FORESTRY PLAN

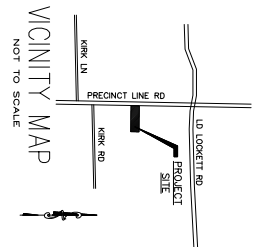
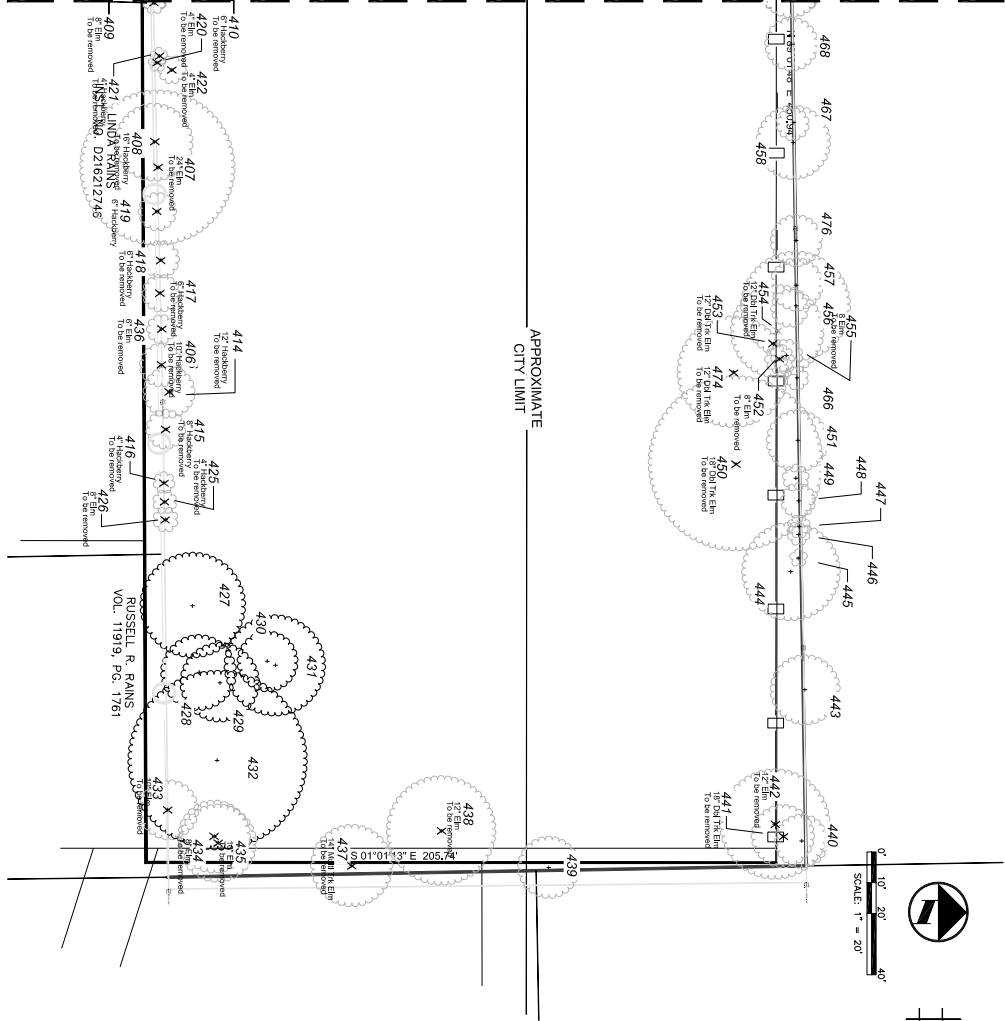
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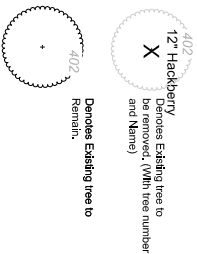
CONTACT NUMBERS:
ONCOR ELECTRIC COMPANY: 800-344-6377
LONE STAR GAS: 1-800-666-8344
AT 811: 1-800-344-6377



- 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
A	Gross area of property	→	151,566.7
B	Building envelope area	→	30,578.2
C	Regulated utility easements and other deductible area	→	0.0
D	Net Urban Forestry Area	(A-B)	120,988.5
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%)	60,384.7
F	Additional 5% preservation if required	(E x .05)	0.0
G	Total required canopy coverage for site	(E + F)	60,384.7
Preservation/Retention of Existing Canopy			
H	Preserve a minimum of 50% existing tree canopy area	→	36,451.6
I	Preservation requirement (50%)	(H x .5)	13,225.8
J	Additional 5% of existing preservation	(I x .25)	3,306.4
K	Total required canopy coverage for existing trees	(I + J)	16,532.2
L	Removal of trees 3" or less in diameter (DBH) (DBH > 3" = 308.642, 30.7, 20.5, 48.895, 5.4)	(K - L)	3,112.8
M	Total preservation requirement - 50% plus 5% Heritage canopy area removal	(K - L)	7,955.35
N	Area of existing canopy preserved	(M + N)	29,076.9
New Tree Planting			
P	Total required canopy coverage for site	(G)	60,384.7
Q	Large canopy trees @ 2000 sq ft per tree	(Q x 2000)	60,000.0
R	Medium canopy trees @ 1000 sq ft per tree	(R x 1000)	10,000.0
S	Small canopy trees @ 500 sq ft per tree	(S x 500)	4,384.7
T	Total New Planting Canopy Area	(Q + R + S)	74,384.7
Fulfillment of Requirements			
W	Total required canopy coverage for site	(G)	60,384.7
X	Total canopy coverage provided for site	(T + W)	134,769.4
Y	Gross deficit in canopy	(X - Y)	8,616.9



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

COLLEEVILLE, TEXAS

LT DESIGN GROUP
LANDSCAPE - IRRIGATION - WATER MANAGEMENT
7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817.332-7913
WWW.LTSDSIGN.COM

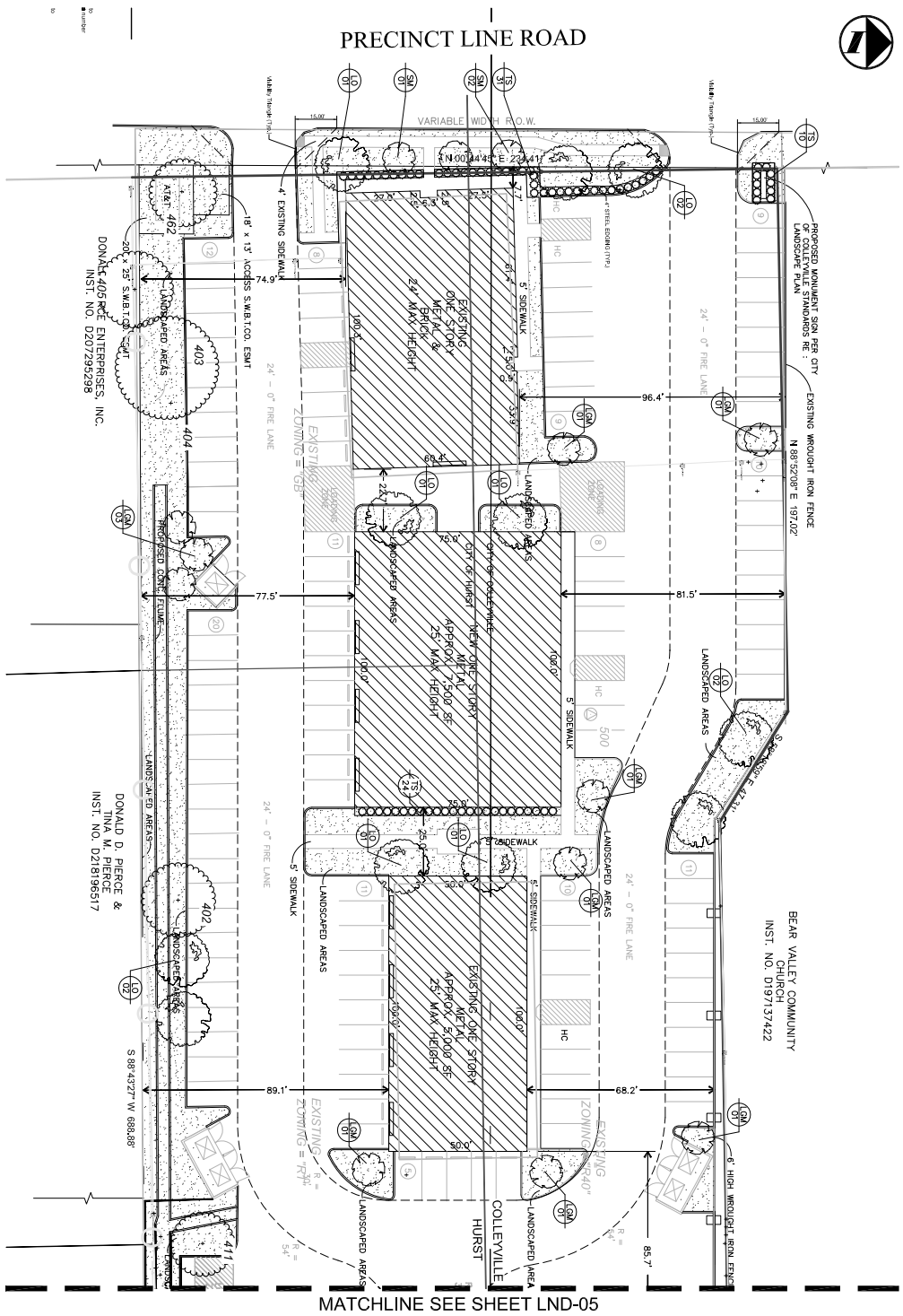
**SHEET NO.
LND-02
OF
SHEETS**

**DATE: 01/29/21
BY: MHS
CHECKED: MHS
PROJECT: CITYLINE BUSINESS PARK
W.C.**

REVISIONS	
NO.	DESCRIPTION

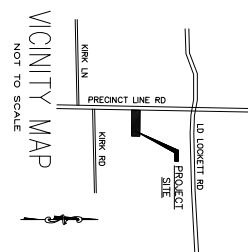
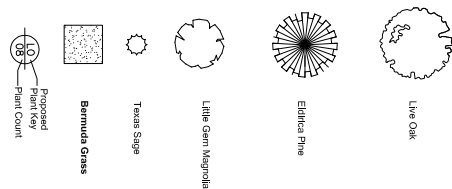
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Landscape and Tree Preservation Plan



MATCHLINE SEE SHEET LND-05

PLANT LIST



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NO.	REVISIONS	DATE
1	1. SEE SHEET LND-01 FOR FORESTRY PLANS.	
2	2. SEE SHEET LND-03 FOR FORESTRY DETAILS.	
3	3. SEE SHEET LND-06 LANDSCAPE DETAILS.	

SHEET NO.
LND-04
OF
SHEETS

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817-332-7913
WWW.LTSDSGROUP.COM

LANDSCAPE PLAN

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

CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG- 800-344-8377
CABLE CALL BEFORE YOU DIG- 800-544-6005
LOVE STAR GAS- 1-800-888-5344
AT 817-1400-344-8377

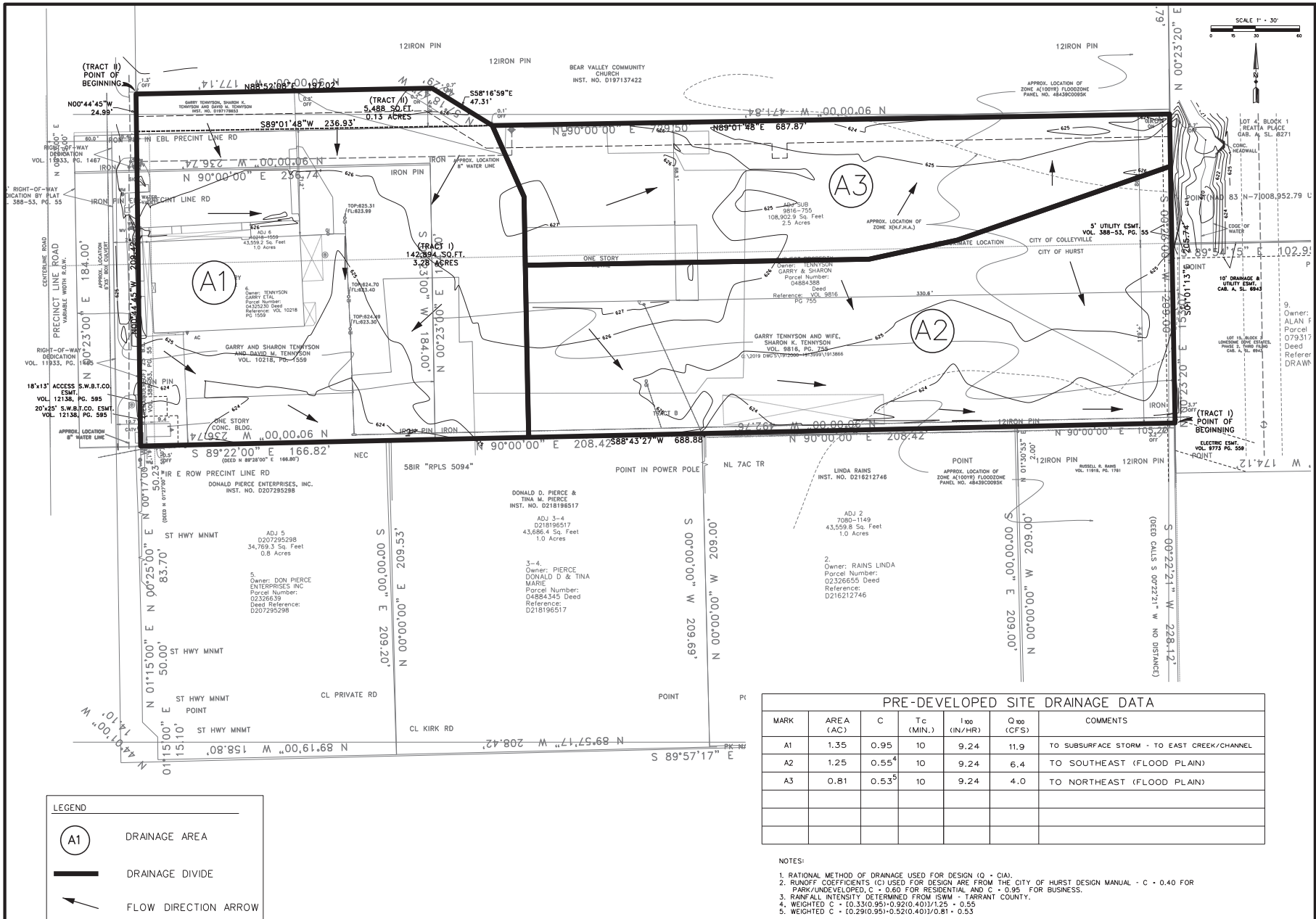


GENERAL NOTES:
1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
2. SEE SHEET LND-03 FOR FORESTRY DETAILS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.

DONALD D. PIERCE &
TINA M. PIERCE
INST. NO. D218196517

DONALD D. PIERCE ENTERPRISES, INC.
INST. NO. D207295298

Drainage Plan



HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
2000 W. HURST BLVD., SUITE 100
HURST, TEXAS 76053
PHONE: 817-298-8400
WWW.HAMILTONDUFFY.COM

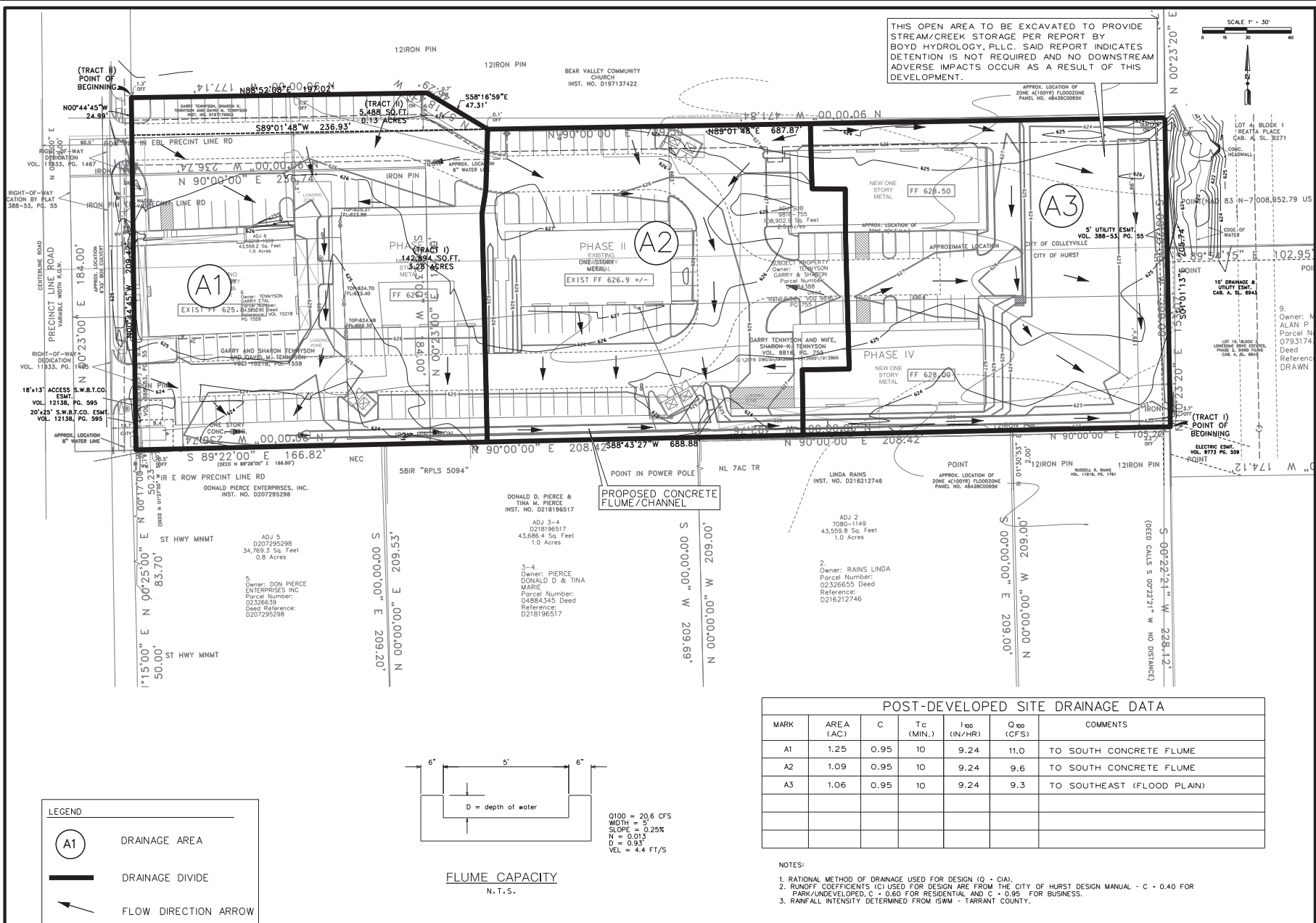
7720 PRECINCT LINE ROAD
CITY OF COLLEYVILLE, TEXAS
PRE-DEVELOPED DRAINAGE AREA MAP

PRELIMINARY FOR REVIEW ONLY
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KEITH M. HAMILTON, P.E., DATE

NO.	REVISION	DATE	BY
1	1/6/2021	J.A.B.	
2		J.A.B.	
3		J.A.B.	
4		J.A.B.	
5		J.A.B.	

SHEET
C1.01

Drainage Plan



**HAMILTON
DUFFY, PC**
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS • PLANNERS • CONSTRUCTION MANAGERS

POST-DEVELOPED DRAINAGE AREA MAP

7720 PRECINCT LINE ROAD

CITY OF COLLEYVILLE, TEXAS

PRELIMINARY
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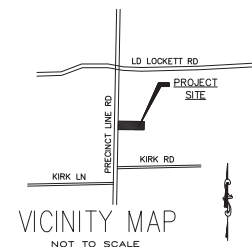
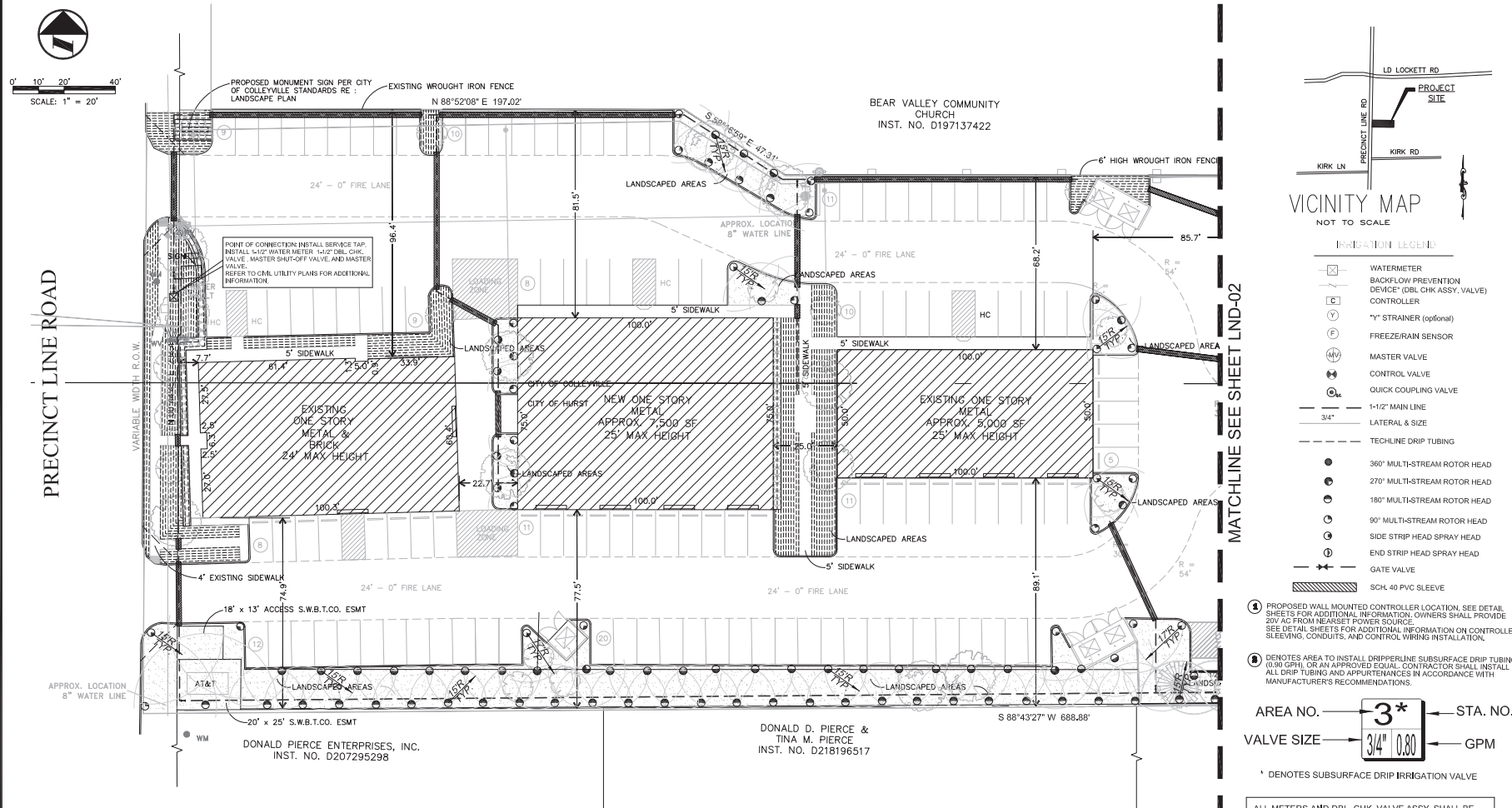
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PE NO.	DATE
--------	------

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

Irrigation Plan



- IRRIGATION LEGEND**
- WATERMETER
 - BACKFLOW PREVENTION DEVICE* (DBL CHK ASSY. VALVE)
 - CONTROLLER
 - *Y* STRAINER (optional)
 - FREEZE/RAIN SENSOR
 - MASTER VALVE
 - CONTROL VALVE
 - QUICK COUPLING VALVE
 - 1-1/2" MAIN LINE
 - LATERAL & SIZE
 - TECHLINE DRIP TUBING
 - 360° MULTI-STREAM ROTOR HEAD
 - 270° MULTI-STREAM ROTOR HEAD
 - 180° MULTI-STREAM ROTOR HEAD
 - 90° MULTI-STREAM ROTOR HEAD
 - SIDE STRIP HEAD SPRAY HEAD
 - END STRIP HEAD SPRAY HEAD
 - GATE VALVE
 - SCH. 40 PVC SLEEVE
- ④ PROPOSED WALL MOUNTED CONTROLLER LOCATION. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION. OWNERS SHALL PROVIDE 20V AC FROM NEAREST POWER SOURCE. SEE DETAIL SHEETS FOR ADDITIONAL INFORMATION ON CONTROLLER SLEEVING, CONDUITS, AND CONTROL WIRING INSTALLATION.
- ⑤ DENOTES AREA TO INSTALL DRIPPERLINE SUBSURFACE DRIP TUBING (0.90 GPH), OR AN APPROVED EQUAL. CONTRACTOR SHALL INSTALL ALL DRIP TUBING AND APPURTENANCES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

AREA NO. **3*** STA. NO.

VALVE SIZE **3/4" 0.80** GPM

* DENOTES SUBSURFACE DRIP IRRIGATION VALVE

ALL METERS AND DBL CHK. VALVE ASSY. SHALL BE 1-1/2". MAINLINES SHALL BE 1-1/2" UNLESS OTHERWISE NOTED OR SPECIFIED IN THESE PLANS.

IRRIGATION CONCEPT PLAN

SCALE: 1"=20'



CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG: 800 344-8377
CABLE CALL BEFORE YOU DIG: 800-545-6005
LONE STAR GAS: 1-800 669-8344
AT & T: 1-800 344-8377

SLEEVING NOTE:
NO SAW-CUTTING WILL BE ALLOWED ON DRIVES OR PAVED AREAS. WHERE IRRIGATION PIPING IS SHOWN ON THE PLANS TO RUN UNDER EXISTING DRIVEWAYS, DRIVEPITS, OR OTHER PAVED AREAS, THE PIPING SHALL BE ENCASED IN A SCH. 40 PVC SLEEVE SIZED AS SHOWN.
ALL SCH. 40 PVC SLEEVES SHALL BE INSTALLED THROUGH A BORING METHOD. THE INSTALLATION OF THE ENCASEMENT SHALL BE CONSIDERED AS NECESSARY TO THE CONSTRUCTION OF THE IRRIGATION SYSTEM.



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**CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
IRRIGATION CONCEPT PLAN**
TEXAS
HURST.

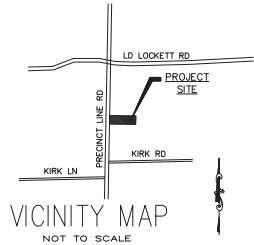
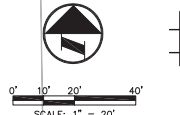
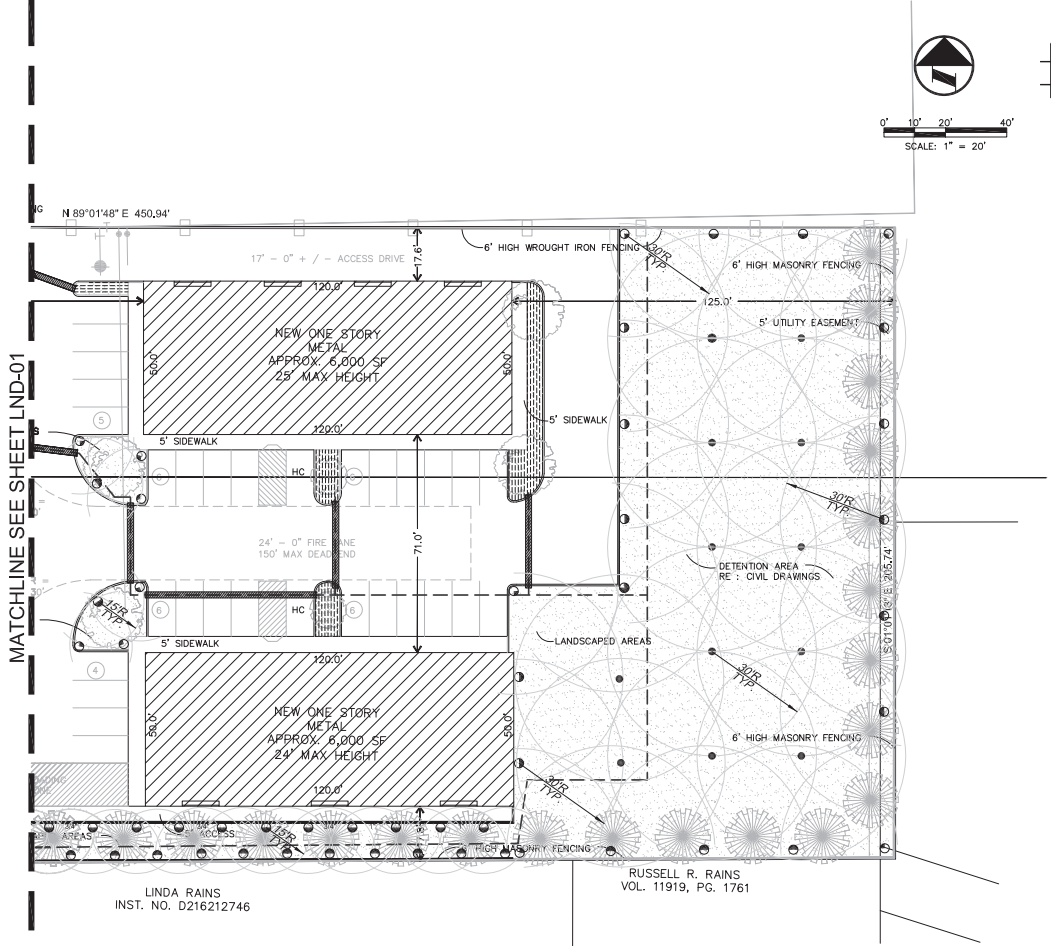
REVISIONS		
NO.	DESCRIPTION	DATE

DATE 01-18-21 JOB NO. 2020-23 DRAWN BY LTS	CADD LTS DESIGNER WCL PROJECT MGR. WCL
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**SHEET NO.
IRR-01
OF SHEETS**

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Irrigation Plan

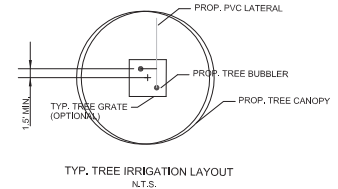


MP ROTATOR 2000 SERIES ROTOR HEAD DATA*			
RADIUS	NOZZLE	GPM	PRESSURE
15' R 360° W/ STD. TRAJ.	15A-360°-F	1.12	25 PSI
15' R 270° W/ STD. TRAJ.	15A-270°-TQ	0.84	25 PSI
15' R 210° W/ STD. TRAJ.	15A-210°-H	0.65	25 PSI
15' R 180° W/ STD. TRAJ.	15A-180°-H	0.55	25 PSI
15' R 90° W/ STD. TRAJ.	15A-90°-Q	0.27	25 PSI
5' X 30' SST W/ STD. TRAJ.	MPSS530	0.41	30 PSI
5' X 15' SST W/ STD. TRAJ.	MPSS515	0.21	30 PSI
5' X 15' MPL W/ STD. TRAJ.	MPLS515	0.22	30 PSI

MP ROTATOR 3000 SERIES ROTOR HEAD DATA			
RADIUS	NOZZLE	GPM	PRESSURE
30' R 360° W/ STD. TRAJ.	30° - 360°	3.64	40 PSI
30' R 270° W/ STD. TRAJ.	30° - 270°	2.73	40 PSI
30' R 210° W/ STD. TRAJ.	30° - 210°	2.12	40 PSI
30' R 180° W/ STD. TRAJ.	30° - 180°	1.82	40 PSI
30' R 90° W/ STD. TRAJ.	30° - 90°	0.86	40 PSI

HUNTER BUBBLER HEAD DATA			
RADIUS	NOZZLE	GPM	PRESSURE
FLOOD BUBBLER*	PCB-10	1.00	30 PSI

*INSTALL 17' R MP ROTATOR STREAM NOZZLES IN ALL AREAS REQUIRING 17' R STREAM NOZZLES. ADJUST COVERAGE PATTERN FOR 17' R STREAM NOZZLES AS NECESSARY FOR PROPER COVERAGE AND TO MINIMIZE OVERSPRAY ONTO PAVED AREAS.



SPECIAL NOTE !!!!

IRRIGATION CONTRACTOR SHALL INSTALL PIPING AND ALL RELATED APPURTENANCES AS NECESSARY TO PROVIDE IRRIGATION FOR ALL PROPOSED TREES. REFER TO IRRIGATION DETAIL SHEET IRR-03 FOR ADDITIONAL INFORMATION. (APPROX. 6 STATIONS)

811 Know what's below. Call before you dig.

CONTACT NUMBERS:

ONCOR ELECTRIC CALL BEFORE YOU DIG: 800 344-8377

CABLE CALL BEFORE YOU DIG: 800-545-6005

LONE STAR GAS : 1-800 669-8344

AT & T: 1-800 344-8377

WARNING:

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

IRRIGATION CONCEPT PLAN

SCALE: 1"=20'



ISSUED FOR REVIEW AND BID NOT FOR CONSTRUCTION

This document is released for the purpose of review and bidding only under the authority of Will C. Leonard, Texas LI No. 1280, date 01/18/2021. It is not to be used for construction.

DESIGN GROUP
LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
IRRIGATION CONCEPT PLAN
TEXAS
HURST.

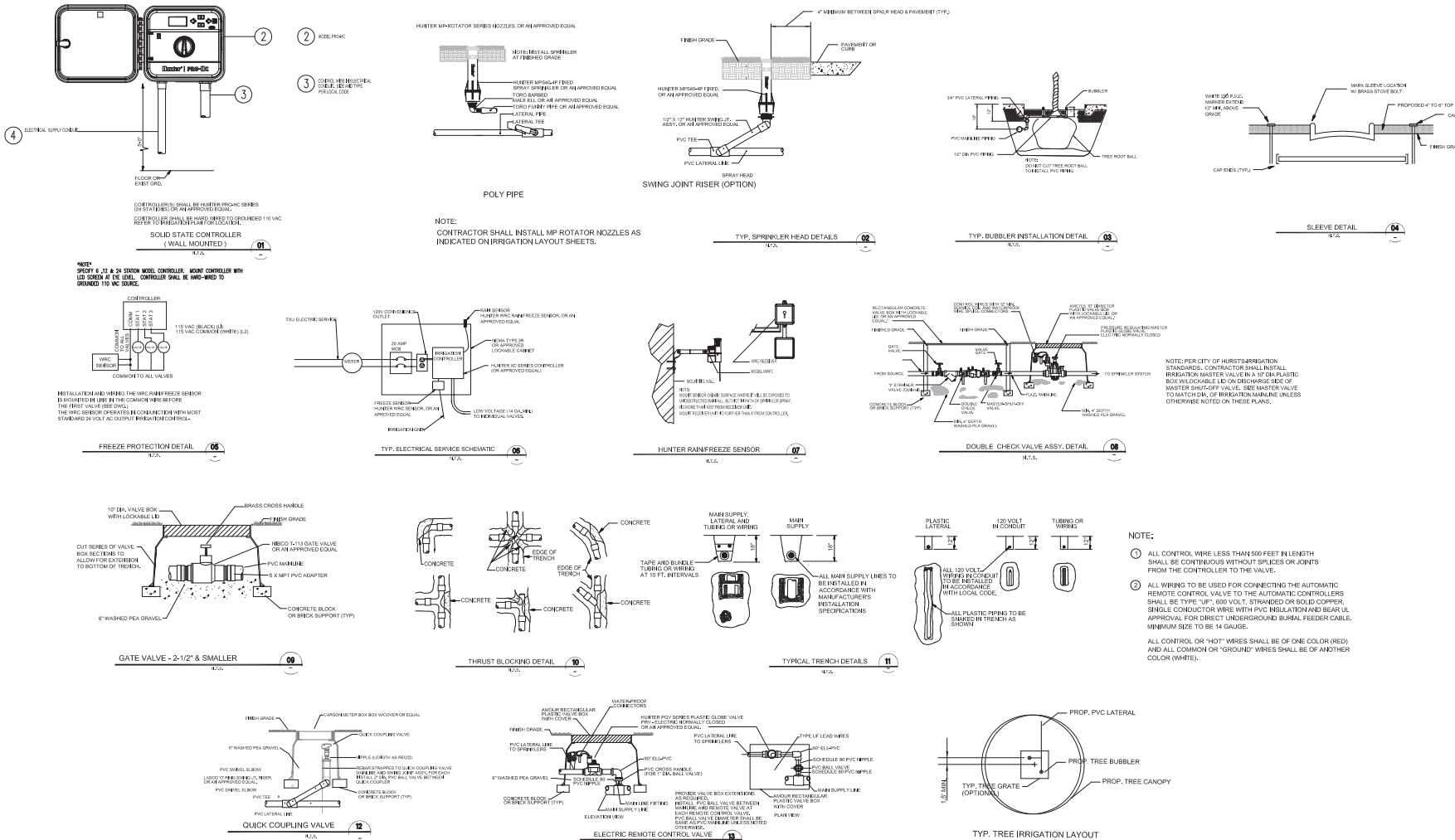
REVISIONS		
NO.	DESCRIPTION	DATE

DATE 01-18-21	CADD LTS
JOB NO. 2020-23	DESIGNER WCL
DRAWN BY LTS	PROJECT MGR. WCL

SHEET NO.
IRR-02
OF SHEETS

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Irrigation Plan



IRRIGATION DETAILS

SCALE: N.T.S.

DESIGN GROUP
LANDSCAPE IRRIGATION-WATER MANAGEMENT
7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817.332.7777
WWW.LTDESIGN.COM

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY DETAILS
TEXAS
HURST.

REVISIONS		
NO.	DESCRIPTION	DATE

DATE: 07/18/21
JOB NO.: 2020-23
DRAWN BY: L.T.S.

CADD: L.T.S.
DESIGNER: W.C.L.
PROJECT MGR.: W.C.L.

SHEET NO. 1RR-03
OF SHEETS

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SPECIAL NOTE !!!
IRRIGATION CONTRACTOR SHALL INSTALL PIPING AND ALL RELATED APPURTENANCES AS NECESSARY TO PROVIDE IRRIGATION FOR ALL PROPOSED TREES. REFER TO IRRIGATION CONCEPT LAYOUT SHEETS IRR-01 AND IRR-02 FOR ADDITIONAL INFORMATION. (APPROX. 8 STATIONS)

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NOT FOR CONSTRUCTION**
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Irrigation Plan



SCALE: N.T.S.

NOTES:

1. SEE SHEET 1 FOR IRRIGATION LEGEND AND QUANTITIES.
2. SEE SHEETS 2 THRU 15 FOR IRRIGATION PLANS.
3. SEE SHEET 16 FOR IRRIGATION DETAILS.
4. SEE SHEET 18 FOR GENERAL IRRIGATION NOTES.



EPA WaterSense PARTNER

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NOT FOR CONSTRUCTION**

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[illegible]

DATE 01-18-21	CADD LTS
JOB NO. 2020-23	DESIGNER WCL
DRAWN BY LTS	PROJECT MGR. WCL

SHEET NO.
IRR-04
OF SHEETS

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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
DRIP IRRIGATION DETAILS
HURST, TEXAS

DESIGN GROUP
LANDSCAPE-IRRIGATION-WATER MANAGEMENT
7101 BRYANT IRVIN RD. #33229
FORT WORTH, TX 76132
817.332.7913
WWW.LTSDSIGN.COM

SUBSURFACE IRRIGATION GENERAL NOTES

- ## 14. SOIL STAPLES

15. VALVE AND VALVE BOX PLACEMENT

16. ELECTRIC REMOTE CONTROL VALVES

17. FINAL ADJUSTMENT

- ## **18. GUARANTEE AND MAINTENANCE**

19. THE MISPLACEMENT, ADDITION OR OMISSION ON ANY LETTER, WORD, PUNCTUATION, MARK, OR DRAWING SYMBOL IS NOT TO DAMAGE THE TRUE SPIRIT, INTENT OR MEANING OF THESE PLANS AND SPECIFICATIONS.

- ### 13. PVC PIPE AND FITTING ASSEMBLY:

- THE MISPLACEMENT, ADDITION OR OMISSION ON ANY LETTER, WORD, PUNCTUATION MARK, OR DRAWING SYMBOL IS NOT TO DAMAGE THE TRUE SPIRIT, INTENT OR MEANING OF THESE PLANS AND SPECIFICATIONS, A LICENSED IRRIGATOR OR LICENSED IRRIGATION TECHNICIAN SHALL BE ON-SITE AT ALL TIMES DURING IRRIGATION SYSTEM INSTALLATION.

NOTES:

- 

ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION

SCALE: N.T.S.

LTDS
DESIGN GROUP
LANDSCAPE • IRRIGATION • WATER MANAGEMENT

7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817 332-7913
WWW.LTDSDESIGN.COM

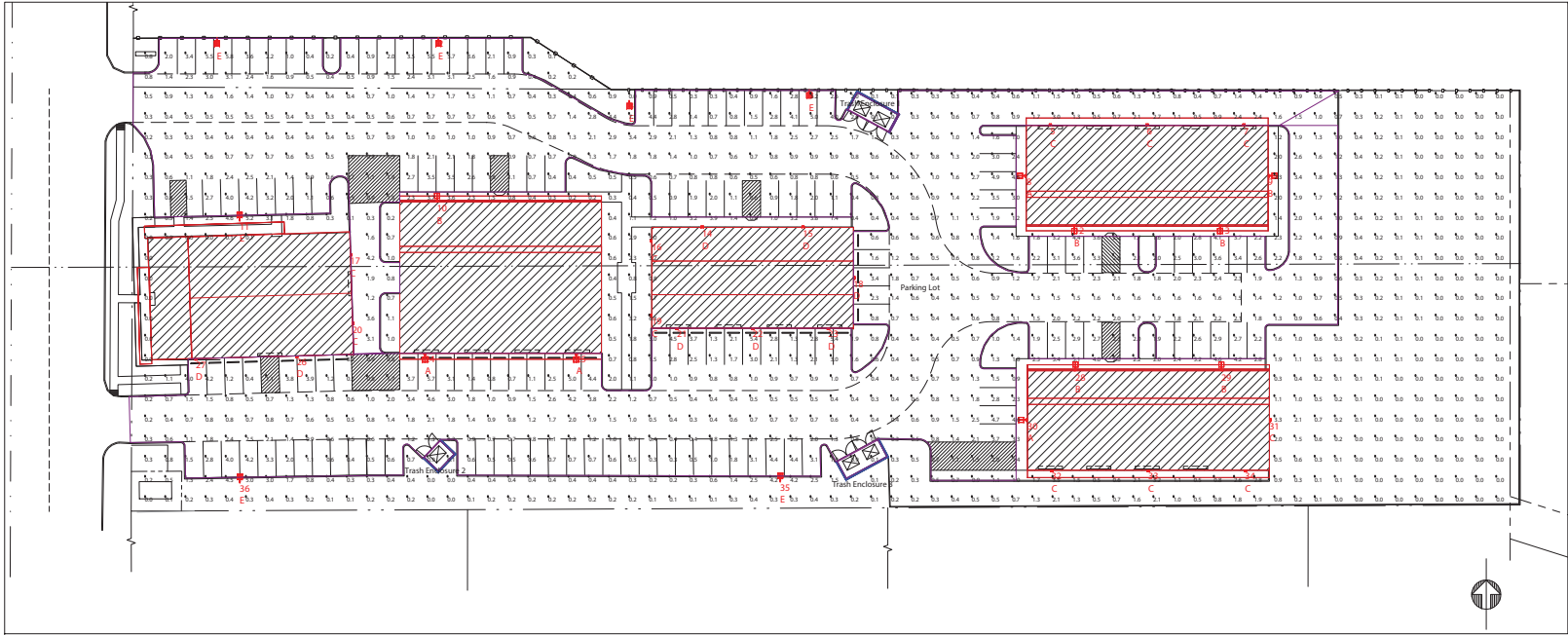
CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
IRRIGATION GENERAL NOTES
COLLEYVILLE, TEXAS

[illegible]

DATE 01-18-21 JOB NO. 2020-23 DRAWN BY LTS	CADD LTS DESIGNER WCL PROJECT MGR. WCL
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SHEET NO.
IRR-05
OF SHEETS

Photometric Plan



Scale: 1 inch= 30 Ft.

Prepared For:
Burrus & Matthews - Irving
2221 Vancor Drive
Irving, TX 75061
Tel: 972-438-8881

RAB®
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • rablighting.com

Job Name:
Cityline Business Park
Hurst, TX

Lighting Layout
Version A

Scale: as noted	PROJECT # 168358
Date: 2/19/2021	CASE # 00588111

Filename: Cityline Business Park Layout 00588111.dwg

[illegible]

Photometric Plan

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Site	Illuminance	Fc	1.16	7.1	0.0	N.A.	N.A.	readings taken at 0'-0" AFG	10	10	Horizontal
Parking Lot	Illuminance	Fc	1.50	5.8	0.2	7.50	29.00	statistical area			
Trash Enclosure 1	Illuminance	Fc	0.40	0.7	0.1	4.00	7.00	statistical area			
Trash Enclosure 2	Illuminance	Fc	0.50	0.9	0.1	5.00	9.00	statistical area			
Trash Enclosure 3	Illuminance	Fc	0.50	0.9	0.1	5.00	9.00	statistical area			

Luminaire Schedule							
All quotes/orders generated from this layout must be forwarded to the Local Rep Agency							
Symbol	Qty	Tag	Label	Arrangement	LLF	Description	BUG Rating
	4	A	WPLED4T50N	SINGLE	1.000	WALL MOUNT (TYPE IV)	B1-U0-G2
	6	B	WPLED3T50N	SINGLE	1.000	WALL MOUNT (TYPE III)	B1-U0-G2
	11	C	SLIM12N D10	SINGLE	1.000	WALL MOUNT	B1-U0-G0
	8	D	SLIM18N D10	SINGLE	1.000	WALL MOUNT	B1-U0-G0
	7	E	ALED3T50N	SINGLE	1.000	POLE MOUNT (TYPE III)	B1-U0-G2

Expanded Luminaire Location Summary						
LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	E	115.742	299.015	15	270	0
2	E	225.513	299.015	15	270	0
3	E	409.416	273.323	15	270	0
4	E	320.155	268.018	15	270	0
5	C	529.005	257.212	16	90	0
6	C	577.005	257.212	16	90	0
7	C	625.005	257.212	16	90	0
8	A	514.91	232.054	21	180	0
9	B	639.101	232.054	20	0	0
10	B	224.872	221.136	17.5	90	0
11	E	126.938	211.367	15	90	0
12	B	540.848	205.614	17.5	270	0
13	B	613.163	205.614	17.5	270	0
14	D	356.365	206.602	15	90	0
15	D	406.365	206.6	15	90	0
16	C	331.192	199.94	12	180	0
17	C	182.064	192.829	12	1.528	0
18	D	431.615	181.44	16.5	0	0
19	C	331.191	162.94	12	180	0
20	C	183.105	158.829	12	1.528	0
21	D	343.865	156.273	15	269.993	0
22	D	381.365	156.273	15	269.993	0
23	D	418.865	156.282	15	270	0
24	A	218.872	141.895	20	270	0
25	A	293.872	141.897	20	270	0
26	D	155.283	142.54	12.5	270	0
27	D	105.283	141.199	12.5	270	0
28	B	541.456	137.444	17.5	90	0
29	B	613.796	137.444	17.5	90	0
30	A	515.513	111.015	21	180	0
31	C	637.876	111.015	16	0	0
32	C	529.626	85.855	16	270	0
33	C	577.626	85.855	16	270	0
34	C	625.626	85.855	16	270	0
35	E	395.018	82.029	15	90	0
36	E	127.031	81.508	15	90	0
Total Quantity: 36						

Tag	Qty
A	4
B	6
C	11
D	8
E	7

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) is included to calculate the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

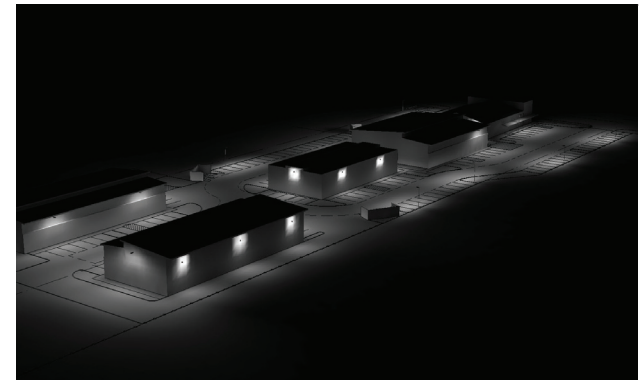
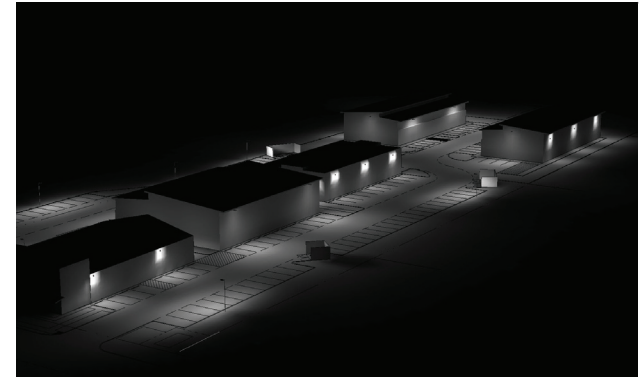
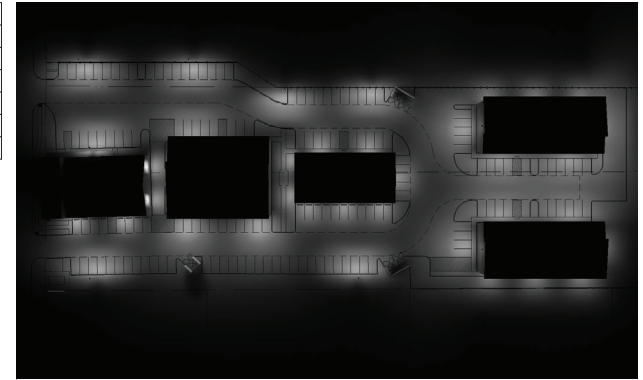
* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* It is the Owner's responsibility to confirm the suitability of the existing or proposed poles and bases to support the proposed fixtures, based on the weight and EPA of the proposed fixtures and the owner's site soil conditions and wind zone. It is recommended that a professional engineer licensed to practice in the state the site is located be engaged to assist in this determination.

* The landscape material shown hereon is conceptual, and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting design model. RAB is not responsible for any inaccuracies caused by incomplete information on the part of the customer, and reserves the right to use best judgement when translating customer requests into photometric studies.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending apply.

[illegible]

Scale: as noted	PROJECT # 168358
Date: 2/19/2021	CASE # 00588111

Filename: Cityline Business Park Layout 00588111A.AGI
 Drawn By: KD, Sullivan, LC

Job Name:
Cityline Business Park
Hurst, TX
Lighting Layout
Version A

Prepared For:
Burns & Matthews - Irving
2221 Vanco Drive
Irving, TX 75061
Tel: 972-438-8881

RAB®
170 Ludlow Avenue, Northvale, NJ 07647
888 722-1000 • rablighting.com

File name: D:\PRE-JOBS\2-17 Civiline Business Park\Civiline Business Park Layout 00588111A.AGI



Color: Bronze

Weight: 32.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.5W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	6,617
Efficacy	121.4 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000178V

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

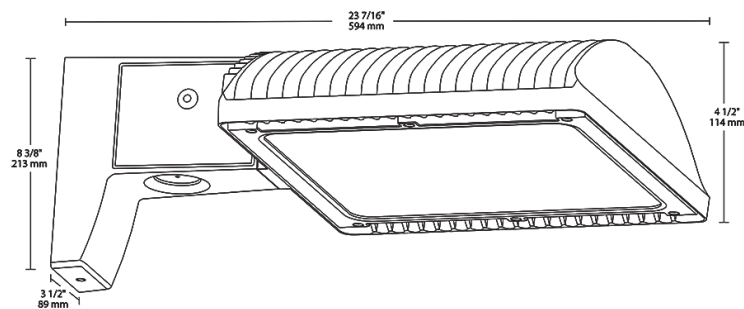
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Mounting	Color Temp	Finish	Driver Options	Options	Other Options
ALED	3T	50		N				
	4T = Type IV	50 = 50W 78 = 78W	Blank = Pole mount	Blank = 5000K (Cool)	Blank = Bronze	Blank = 120-277V	Blank = No Option	Blank = Standard
	3T = Type III	105 = 105W	SF = Slipfitter	N = 4000K (Neutral)	RG = Roadway Gray	/480 = 480V	/LC = Lightcloud® Controller	USA = BAA Compliant
	2T = Type II	125 = 125W 150 = 150W		Y = 3000K (Warm)	W = White K = Black	/BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V, 0-10V Dimming	/PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCT = 120-277V Twistlock Photocell /PCS4 = 480V Swivel Photocell /PCT4 = 480V Twistlock Photocell /WS2 = Multi-Level Motion Sensor 20 ft. /WS4 = Multi-Level Motion Sensor 40 ft.	



Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze

Weight: 105.8 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

46,000 p.s.i. minimum yield.

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

Slotted base plates 36,000 p.s.i.

Shipping Protection:

All poles are shipped in individual corrugated cartons to prevent finish damage

Color:

Bronze powder coating

Height:

15 FT

Weight:

106 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)**Construction****Anchor Bolt:**

Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates:

WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available [online](#).

Pre-Shipped Anchor Bolts:

Bolts can be pre-shipped upon request for additional freight charge

Max EPA's/Max Weights:

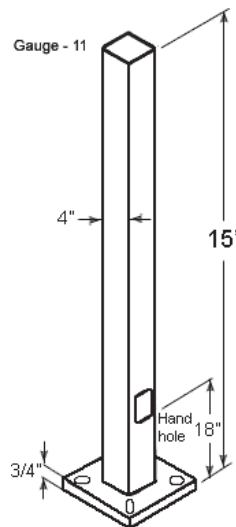
70MPH 17.4 ft./450 lb.
 80MPH 12.5 ft./440 lb.
 90MPH 9.0 ft./440 lb.
 100MPH 6.6 ft./440 lb.
 110MPH 4.8 ft./435 lb.
 120MPH 3.4 ft./435 lb.
 130MPH 2.3 ft./435 lb.
 140MPH 1.4 ft./430 lb.
 150MPH 0.8 ft./420 lb

Other**Terms of Sale:**

Pole Terms of Sale is available [online](#).

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions**Features**

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.12A
208V	0.08A
240V	0.07A
277V	0.06A
Input Watts	14.1W

LED Info

Watts	12W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000 Hours
Lumens	1,818
Efficacy	128.9 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PR03RC5Q

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other

Equivalency:

Equivalent to 70W Metal Halide

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.14A, 208V: 0.08A, 240V: 0.07A, 277V: 0.06A

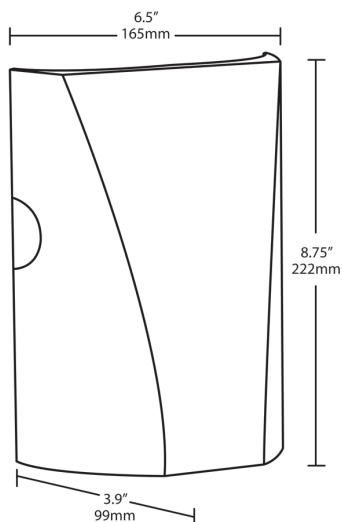
THD:

8.5% at 120V, 18.1% at 277V

Power Factor:

98.2% at 120V, 84.3% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	12	N		/D10	
12 = 12W Blank = 5000K (Cool) Blank = Bronze Blank = Standard (120-277V) Blank = No Option					
18 = 18W N = 4000K (Neutral) W = White /D10 = Dimmable /PC = 120V Button					
26 = 26W Y = 3000K (Warm) /PC2 = 277V Button /LC = Lightcloud® Controller					



12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.18A
208V	0.11A
240V	0.09A
277V	0.08A
Input Watts	21W

LED Info

Watts	18W
Color Temp	4000K (Neutral)
Color Accuracy	74 CRI
L70 Lifespan	100,000 Hours
Lumens	2,507
Efficacy	119.4 lm/W

Technical Specifications

Compliance

UL Listed:

Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. DLC Product Code: PKURTMUN

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Other

Equivalency:

Equivalent to 100W Metal Halide

Patents:

The design of the SLIM™ is protected by patents in U.S. Pat D681,864, and pending patents in Canada, China, Taiwan and Mexico.

HID Replacement Range:

Replaces 100W Metal Halide

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

Constant Current, Class 2, 100-277V, 50/60 Hz., 4KV surge protection, 120V: 0.19A, 208V: 0.11A, 240V: 0.10A, 277V: 0.08A

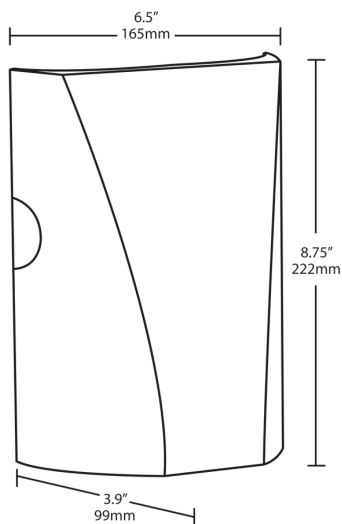
THD:

5% at 120V, 11.3% at 277V

Power Factor:

99.6% at 120V, 91.4% at 277V

Dimensions



Features

- Full cutoff, fully shielded LED wall pack
- Can be used as a downlight or uplight
- Contractor friendly features for easy installation
- 100,000-hour LED Life
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Driver	Options
SLIM	18	N		/D10	
12 = 12W Blank = 5000K (Cool) Blank = Bronze Blank = Standard (120-277V) Blank = No Option					
18 = 18W N = 4000K (Neutral) W = White /D10 = Dimmable /PC = 120V Button					
26 = 26W Y = 3000K (Warm) /PC2 = 277V Button /LC = Lightcloud® Controller					



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.5W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	6,617
Efficacy	121.4 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001793

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**IES Classification:**

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

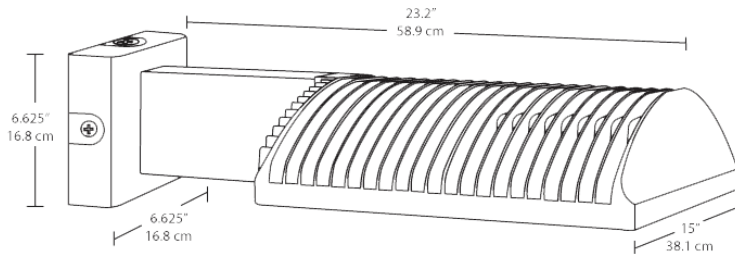
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	3T	50	N				
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.46A
208V	0.27A
240V	0.23A
277V	0.20A
Input Watts	54.74W

LED Info

Watts	50W
Color Temp	4000K (Neutral)
Color Accuracy	72 CRI
L70 Lifespan	100,000 Hours
Lumens	7,256
Efficacy	132.6 lm/W

Technical Specifications**Compliance****UL Listed:**

Suitable for wet locations as a downlight

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001796

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Performance**Lifespan:**

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction**IES Classification:**

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

Suitable for use in up to 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:

Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

Patents:

The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

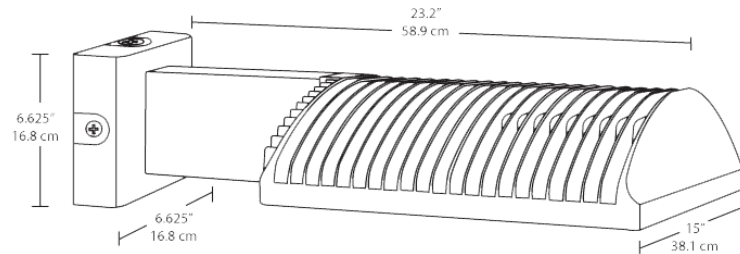
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



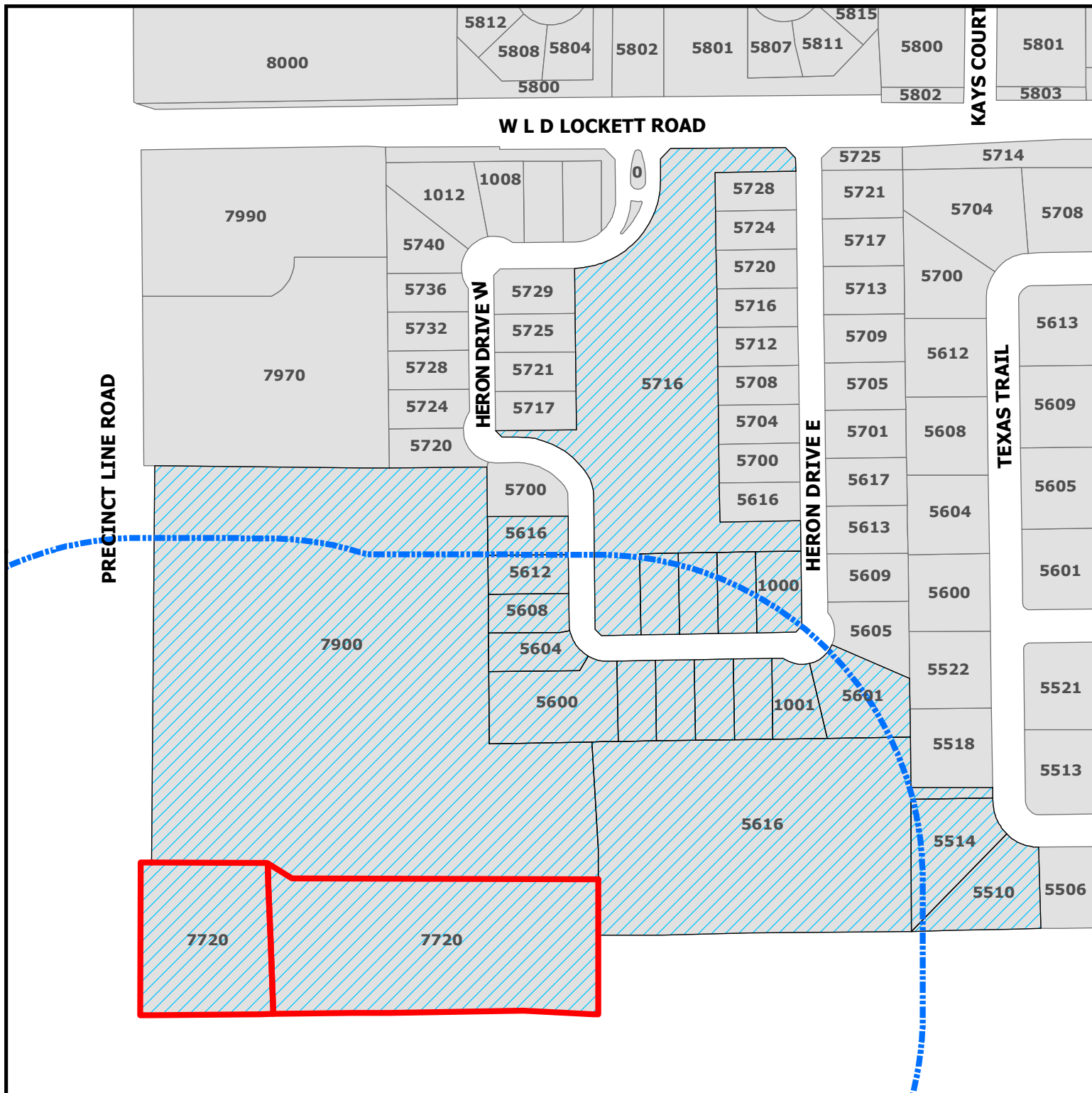
Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	50	N				
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller

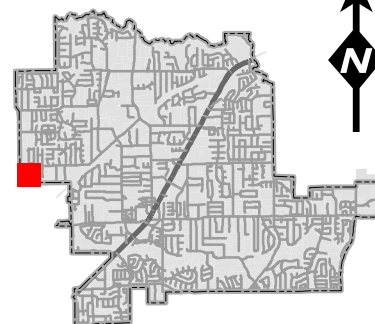
Notification Map



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

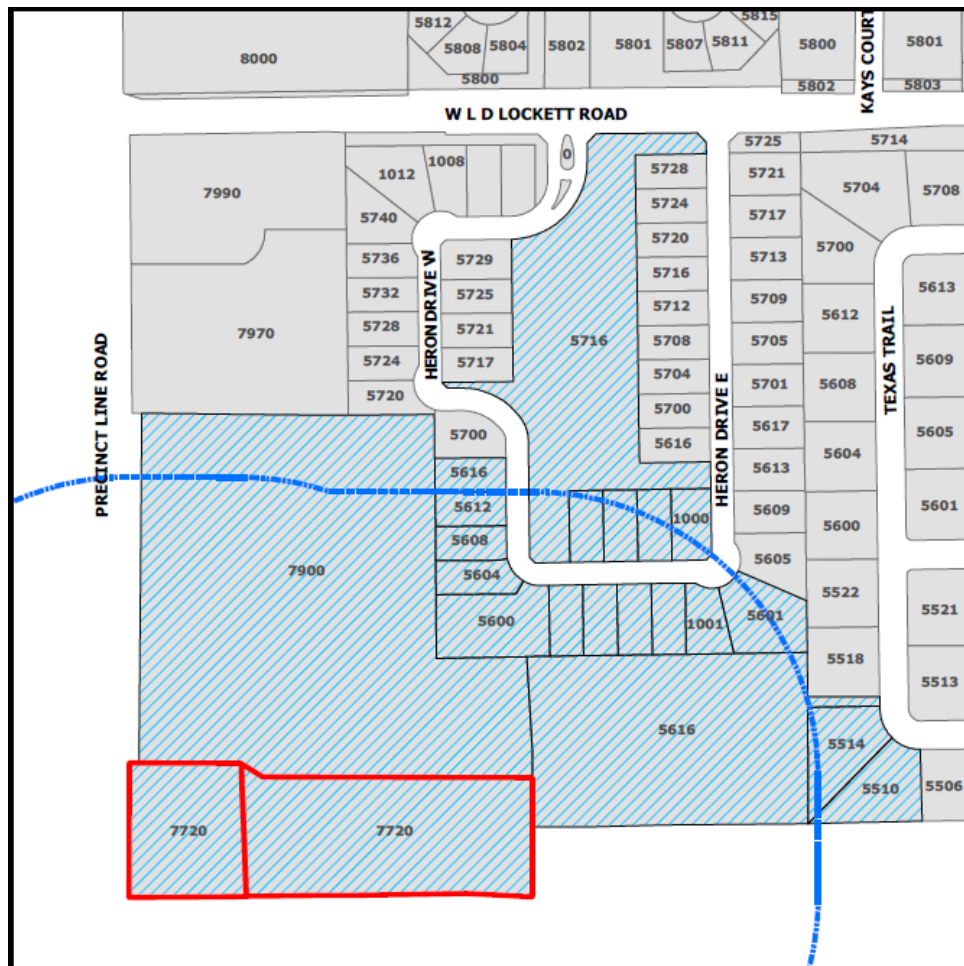
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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.
- c. No outdoor overnight parking allowed for larger vehicles, trailers, and overnight equipment.
- 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 8 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

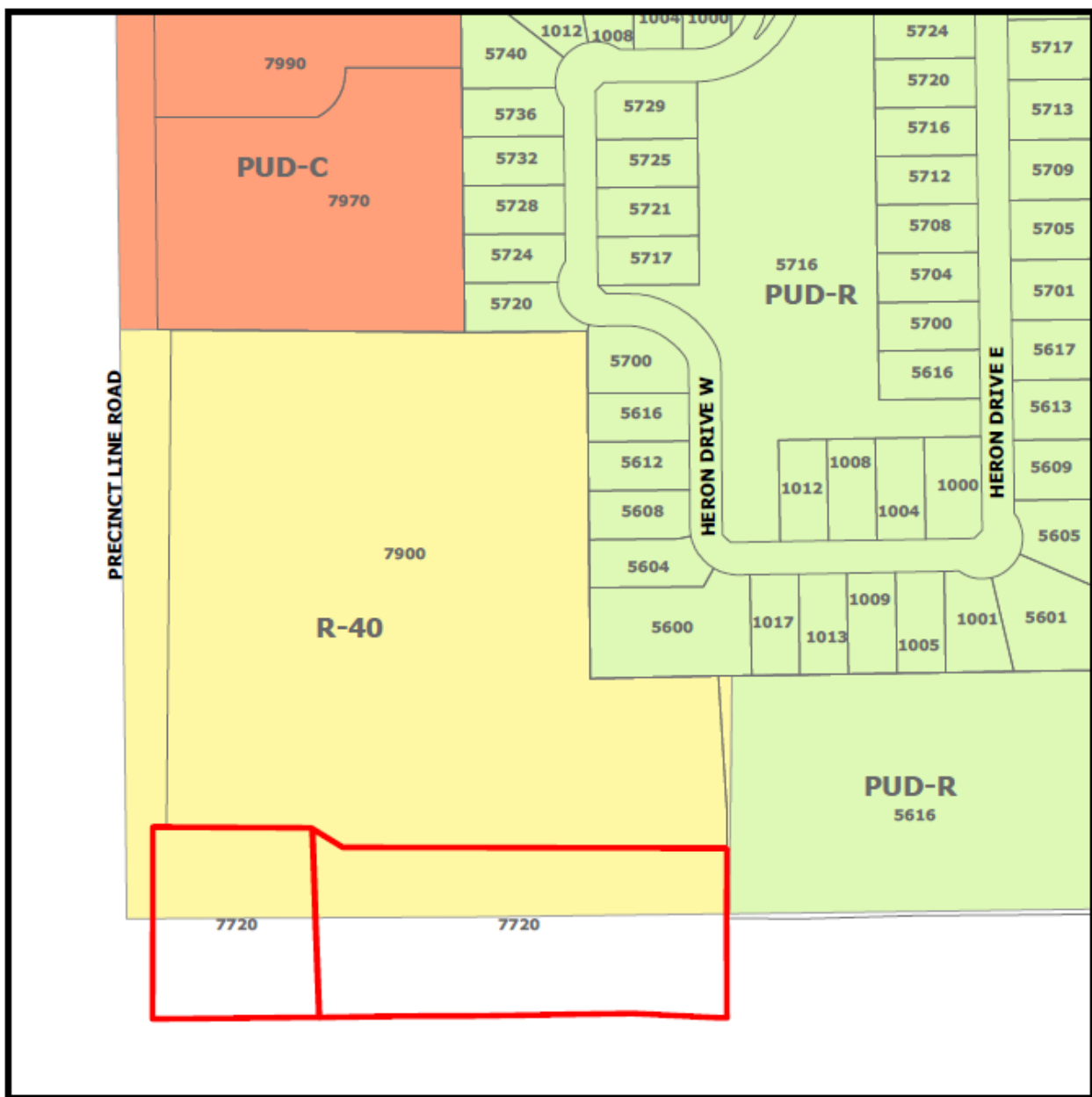


Exhibit “B” – Statement of Program Objectives

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.

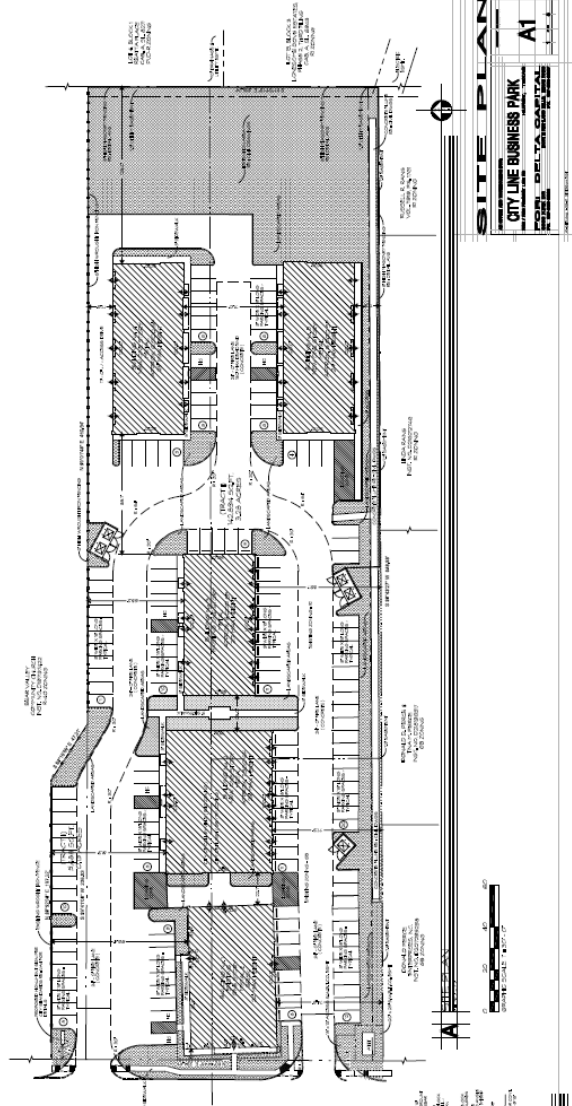
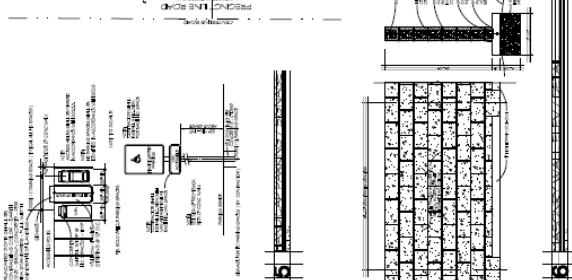
It is anticipated that there is a large number of Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The Owner is excited about the project 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 “

[illegible]

[illegible]

SITE PLAN

CITY LINE BUSINESS PARK

FOR: DELTA CAPITAL

1001 DELTA BLVD.

WILSONVILLE, OR 97158

A1

1 PROPOSED RENDERING

A EAST EXTERIOR ELEVATION

B WEST EXTERIOR ELEVATION

C NORTH EXTERIOR ELEVATION (SOUTH ELEVATION SHOWN)

PROPOSED EXTERIOR ELEVATIONS - BUILDING NO. 1

CITY LINE BUSINESS PARK

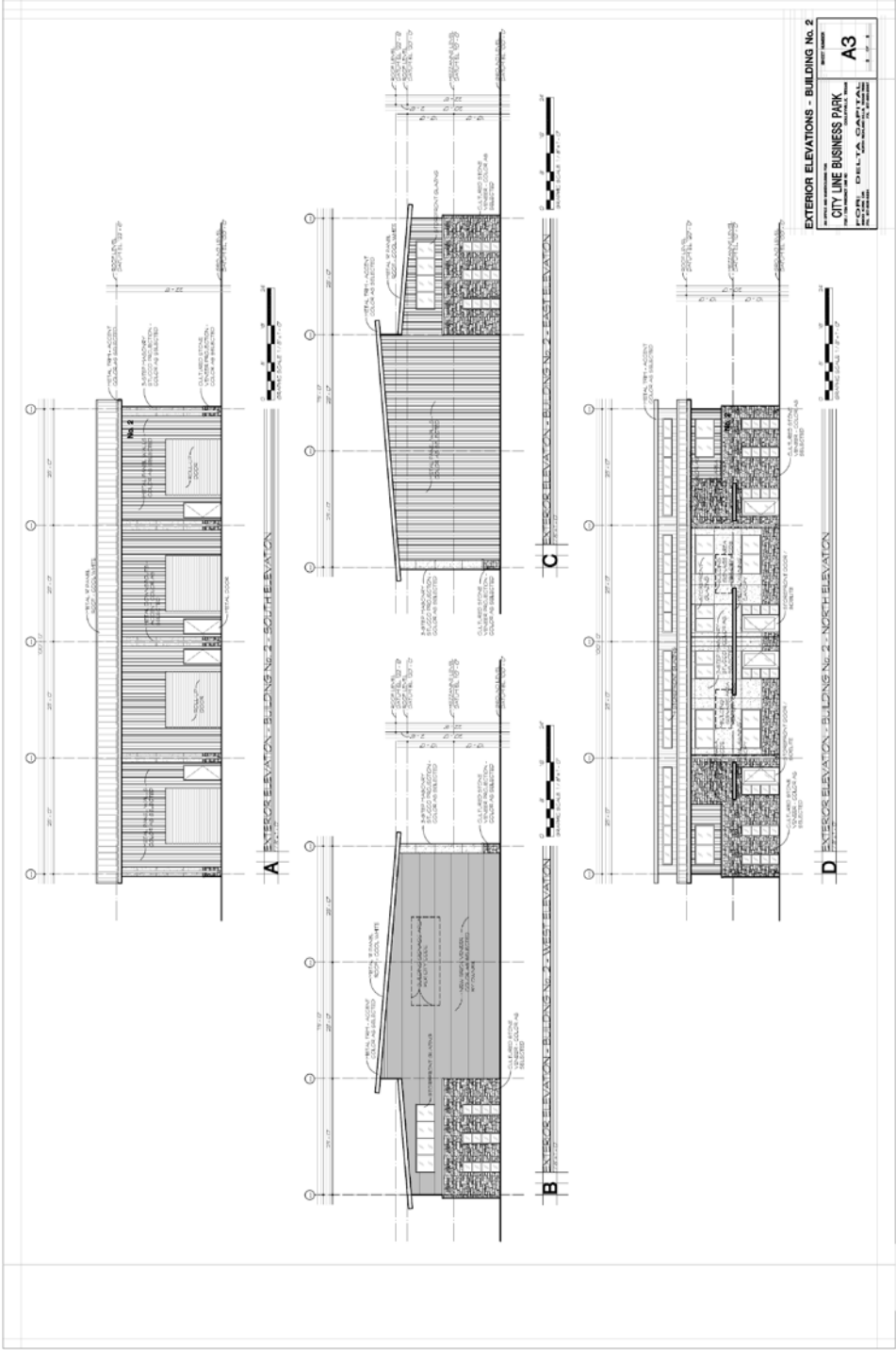
CON. CHRYSLER CAPITAL

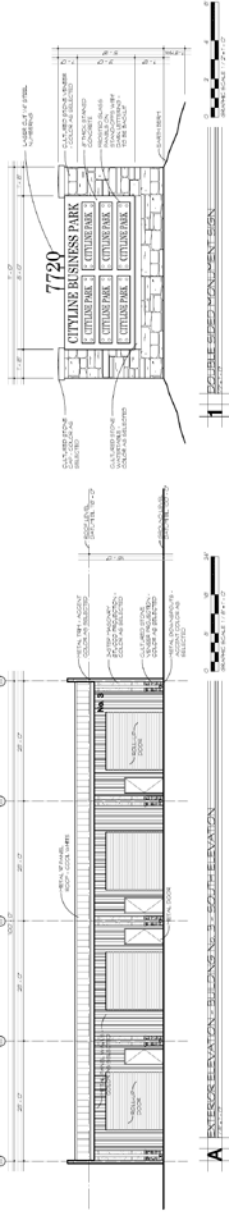
A2

DATE: 10/1/11

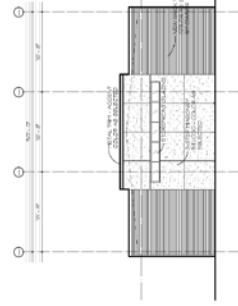
BY: [Signature]

10/1/11





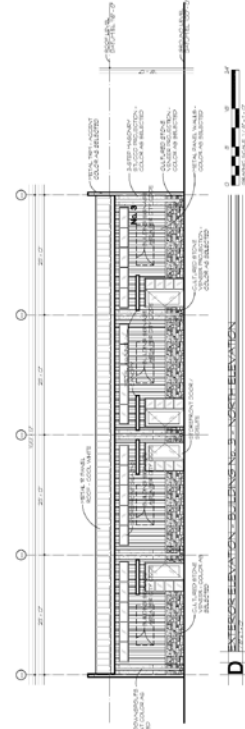
A INTERIOR ELEVATION - BUILDING NO. 3 - SOUTH ELEVATION



B INTERIOR ELEVATION - BUILDING NO. 3 - WEST ELEVATION



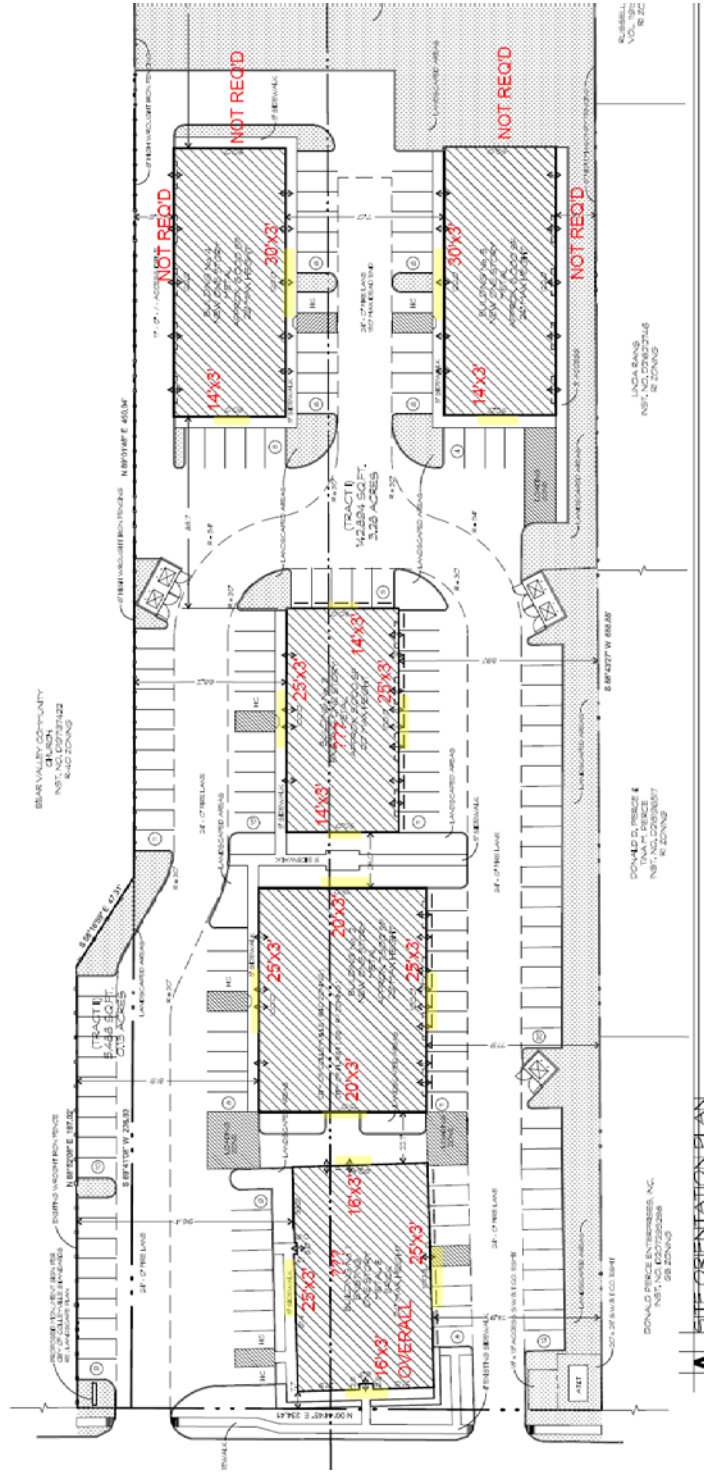
C INTERIOR ELEVATION - BUILDING NO. 3 - EAST ELEVATION



D INTERIOR ELEVATION - BUILDING NO. 3 - NORTH ELEVATION



EXTERIOR ELEVATIONS - BUILDINGS 4 & 5
CITY LINE BUSINESS PARK
A5
A. P. 1

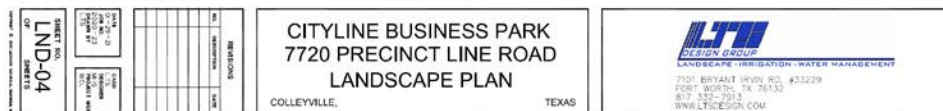


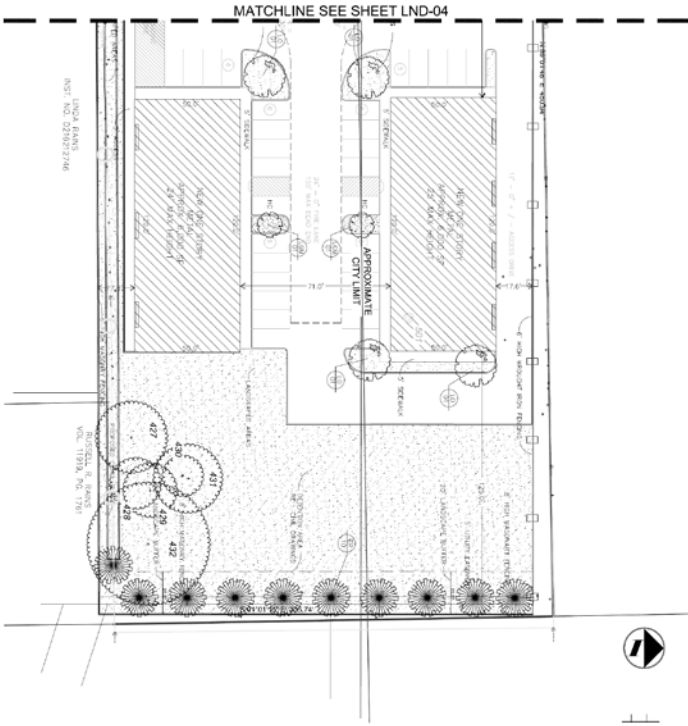
1 SITE ORIENTATION PLAN

[illegible]

LT
DESIGN GROUP
LANDSCAPE • IRRIGATION • WATER MANAGEMENT

7101 BRYANT IRVIN RD. #33229
FORT WORTH, TX 76132
817.332-7913
WWW.LTSDSGROUP.COM





CONTACT NUMBERS:
 CALL & CALL SERVICE YOU TO GO 800-246-0055
 800-246-0055
 AT 811 1-800-246-0055



GENERAL NOTE:
 1. SEE SHEET LND-04 FOR CONSTRUCTION PLAN.
 2. SEE SHEET LND-05 FOR CONSTRUCTION DETAILS.
 3. SEE SHEET LND-06 FOR CONSTRUCTION DETAILS.

DESIGN FOR REVIEW AND APPROVAL
 THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT MEETS THE REQUIREMENTS OF THE CLIENT AND THE CITY OF FORT WORTH. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE MAINTENANCE OF THE PROJECT.

PLANT LIST			
NO.	SYMBOL	COMMON NAME	REMARKS
1	101	Small Tree	Small Tree
2	102	Medium Tree	Medium Tree
3	103	Large Tree	Large Tree
4	104	Shrub	Shrub
5	105	Groundcover	Groundcover
6	106	Grass	Grass
7	107	Flower Bed	Flower Bed
8	108	Water Feature	Water Feature
9	109	Lighting	Lighting
10	110	Signage	Signage



CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN
 COLLEEVILLE, TEXAS

LTD
DESIGN GROUP
 LANDSCAPE ARCHITECTURE/WATER MANAGEMENT
 7101 BRYANT IRVING RD, #33229
 FORT WORTH, TX 76132
 817-332-7933
 WWW.LTDESIGN.COM

DESIGN FOR REVIEW AND APPROVAL
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REVISIONS	
NO.	DESCRIPTION
1	101
2	102
3	103
4	104
5	105
6	106
7	107
8	108
9	109
10	110

DESIGN FOR REVIEW AND APPROVAL
 THE DESIGNER'S RESPONSIBILITY IS TO PROVIDE A DESIGN THAT MEETS THE REQUIREMENTS OF THE CLIENT AND THE CITY OF FORT WORTH. THE DESIGNER IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT OR THE MAINTENANCE OF THE PROJECT.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
2d	3/8/2021	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district on Tract 2C03, Abstract 206, BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC21-003

Explanation

Robbie Killingsworth, the applicant, has submitted a request to rezone from Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Tract 2C03, Abstract 206, BBB & C RY Survey, being approximately 0.46 acres, and addressed as 4917 Colleyville Boulevard. The purpose is to allow for a 845 s.f. drive-thru coffee shop with 1,020 s.f. of outside covered patio.

Existing Conditions/Background: The subject property is currently an unplatted 0.46 acre tract known as Tract 2C03, Abstract 206, in the BBB & C RY Survey. The current zoning of CC-1 Village Retail allows for retail commercial uses. The applicant proposes to develop the property into a restaurant (coffee shop) with a drive-thru along Colleyville Boulevard, which is not allowed in the CC-1 district.

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.

Proposed PUD-C Ordinance:

Request – The applicant requests to change zoning to the PUD-C district to allow for a 845 s.f. drive-thru coffee shop with a covered patio seating area of 1,020 s.f. for a total lot coverage of 1,856 s.f.

Analysis: The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along Colleyville Boulevard. Approval of this

PUD would mean an approval of the drive-thru restaurant use for this property.

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
- Allowance for a drive-thru restaurant for 151 Coffee
- There is a required 20' of landscaping along Colleyville Boulevard. The applicant is requesting no landscaping as a condition of the PUD Ordinance.
- The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance.
- The horizontal and vertical articulation of all elevations vary from the requirements of Chapter 6. The building is non-compliant on all elevations.
- The outdoor seating area is considered in calculating the required number of parking spaces and makes the parking requirement 19 parking spaces. 15 proposed parking spaces are proposed and recognized as a condition of the PUD Ordinance.
- The maximum impervious coverage to vary from the CC-1 Village Shopping Center district requirement of 80% to 96.27% and be recognized as a condition of the PUD Ordinance.

Plat Status: The property is unplatted and is recognized as Tract 2C03, Abstract 206, BBB & C RY Survey. A formal plat will be required prior to building permits being issued.

DRC Review: The Development Review Committee reviewed the request at their February 18, 2021 meeting and the following comments were provided to the applicant:

1. Provide a Statement of Planning Objectives.
2. Provide a Development Schedule.
3. Provide Economic Development Information per the Zoning Application.
4. Provide a landscaping plan for review.
5. There is a required 20' of landscaping along Colleyville Boulevard. It is 10' wide and this will be a condition of the PUD Ordinance.
6. Provide an elevation of the dumpster enclosure.
7. Additional site data is required: existing zoning is PUD-C; percentage of landscape area and non-landscape area; and percentage of lot coverage.

8. Provide the percentage of materials for the elevations. Chapter 6 of the Land Development Code requires 90% of the materials to be brick, native stone, cast stone.
9. The post for the covered patio is required to be clad in brick.
10. The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance.
11. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code.
12. Provide information on lighting of the site.
13. Rename W. Glade Road to Old Glade Road.

Engineering Comments

1. At the Time of platting access easements to the adjacent properties for future development of off highway traffic circulation. Site plan should be developed in a manor to facilitate this future traffic flow.

Fire Marshal Comments

1. Due to the Colleyville Blvd drive approach gone. A 24 ft. clear fire lane is required throughout the site. Traffic may not stack into the fire lane. The radius on the submittal is in conflict with the Land Development Code. If approved the fire lanes are required to meet the LDC Standards. This includes existing concrete that does not meet the LDC standards.
2. Future comments may be needed when building plans are submitted for permitting.

Urban Forestry/Landscaping Comments

1. Please provide a Landscape Plan meeting chapter's 4 & 5 of the City's Land Development Code.
2. Without seeing that, there are a few items that are an issue.
 - a. First, there is a required 20 ft. buffer inside the property line along Colleyville Blvd. You cannot count the green space in the street right-of-way. Currently you show zero buffer except a small area in the south corner.
 - b. Second, you will need 15-20% open space/landscape area, which doesn't look

like it will be met.

- c. Any item not being met will need to be spelled out in the PUD language for consideration and approval by P&Z and City Council. The suggestion is getting as close as you can.

Second Submittal Review February 26, 2021

1. There is a required 20' of landscaping along Colleyville Boulevard. It is 10' wide and this will be a condition of the PUD Ordinance.
2. The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance
3. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code and will be recognized as a condition of the PUD Ordinance.
4. The outdoor seating area being attached to the building and makes the parking requirement 19 parking spaces. 15 proposed parking spaces to be recognized as a condition of the PUD Ordinance.
5. Verify the height of the dumpster enclosure is 8' in height.

Engineering Comments

1. At the Time of platting access easements to the adjacent properties for future development of off highway traffic circulation. Site plan should be developed in a manor to facilitate this future traffic flow.

Fire Marshal Comments

1. Turning Radius – Fire lanes shall have a minimum inside turning radius of thirty (30) feet and a minimum outside turning radius of fifty (50) feet.
2. Construction Specifications – Fire lanes shall be constructed of seven (7) inch concrete with #3 rebar on eighteen (18) inch centers on chairs over a modified subgrade as per the Geotechnical Soils Report; or seven (7) inch asphalt over a modified subgrade as per the Geotechnical Soils Report. The construction shall be capable of supporting a minimum of 75,000 pounds gross vehicle weight.

Urban Forestry/Landscaping Comments

1. Provide a landscaping plan for review.

Drainage: The lot currently has 100% impervious coverage and the changes proposed

therefore do not affect the existing impact to adjacent properties.

Surrounding Development: Property immediately to the north has CC-1 Village Retail zoning and has developed with a commercial use. Property to the south has CC-1 Village Retail zoning and has developed with a restaurant use. Property to the west has CC-2 Shopping Center zoning and has developed primarily with commercial uses. Property to the east has CC-1 Village Retail zoning and has mostly developed with commercial uses.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The Land Development Code only allows a restaurant with a drive-thru in the CC-2 Shopping Center zoning district. The proposed rezoning request complies with the commercial land use designation stated in 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 a PUD-C zoning change. The proposed ordinance recognizes the challenges of the site along with the use of a drive-thru restaurant fitting into the Colleyville Boulevard Corridor. Staff attempted to identify the areas where not in compliance with the Land Development Code.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Building Elevations
5. Site Plan
6. Drainage Plan
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Draft Ordinance

Aerial Map

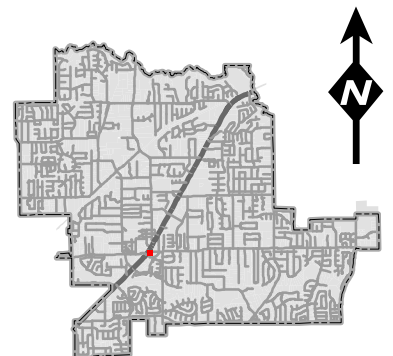


ZC21-003
4917 Colleyville Blvd

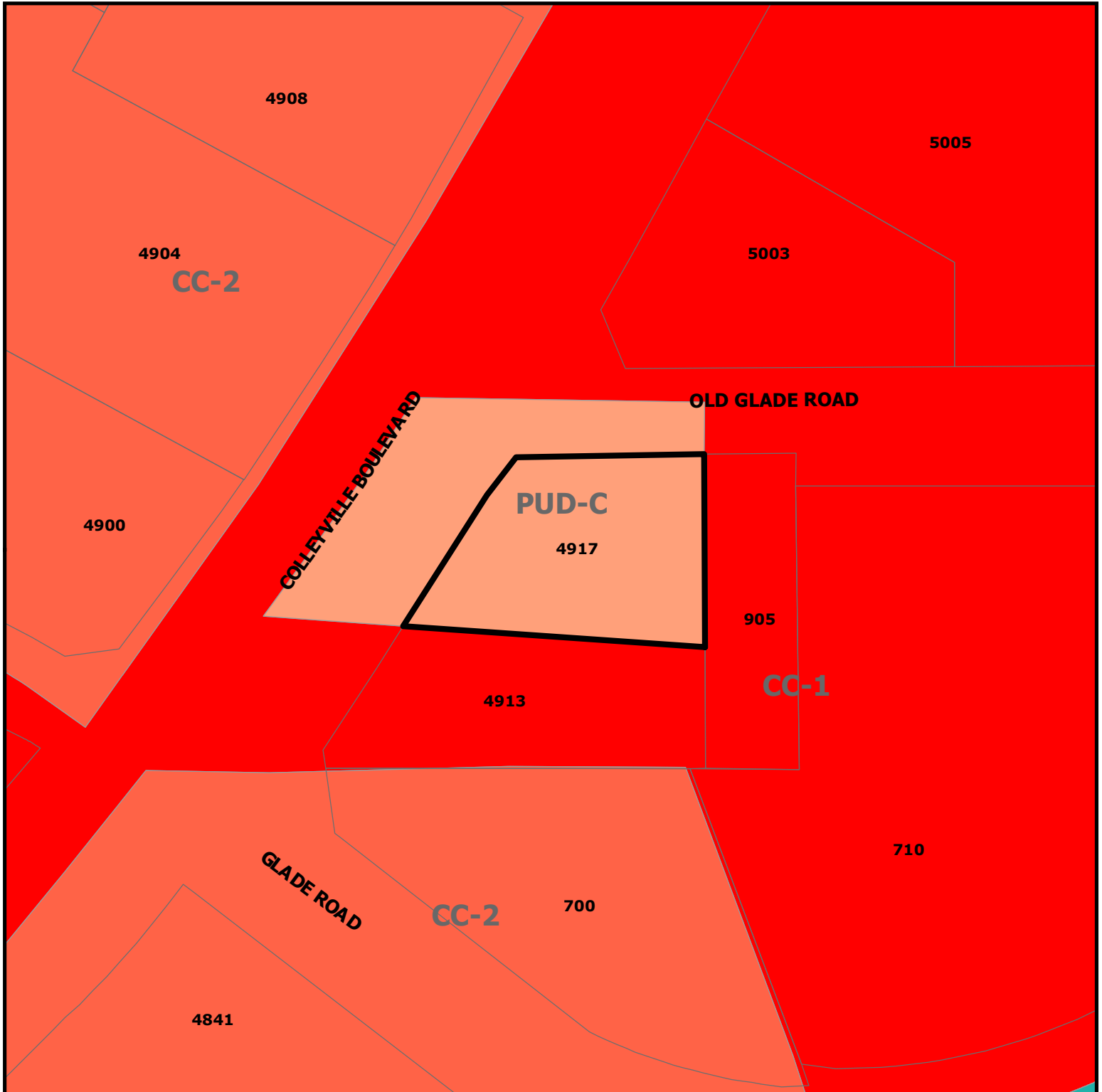
DISCLAIMER:
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Subject Property



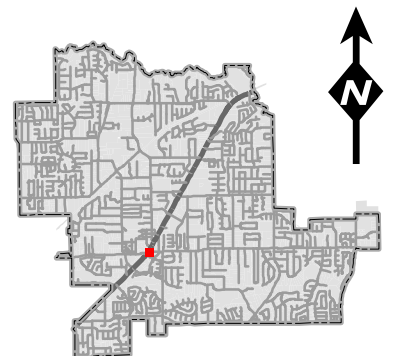
Zoning Map



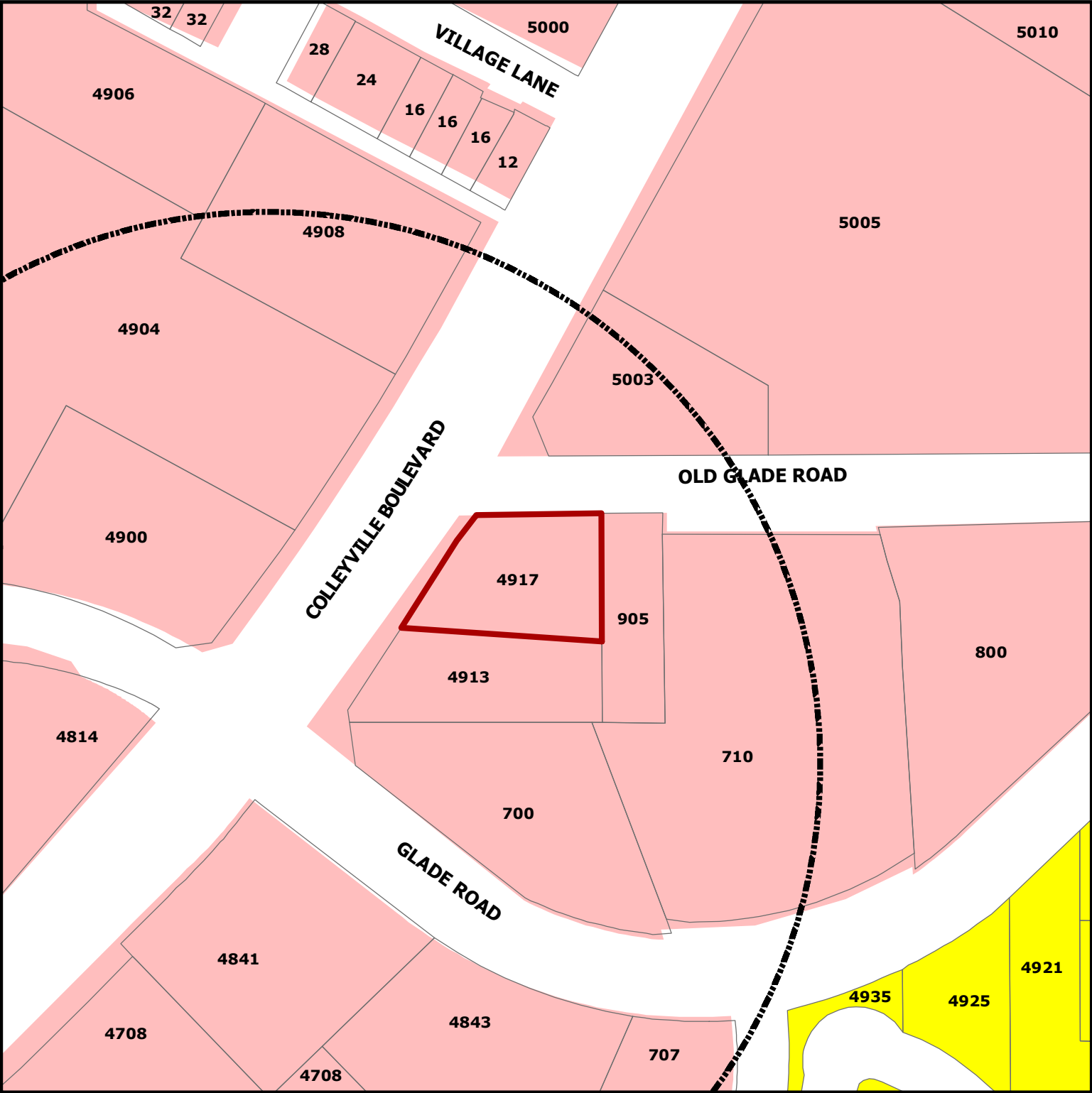
ZC21-003
4917 Colleyville Blvd

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 Subject Property



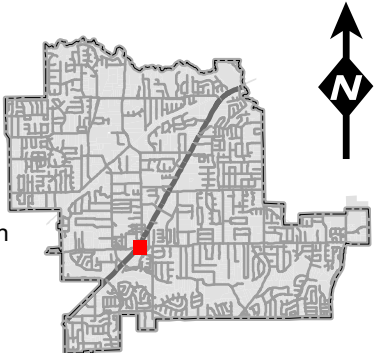
Future Land Use Map

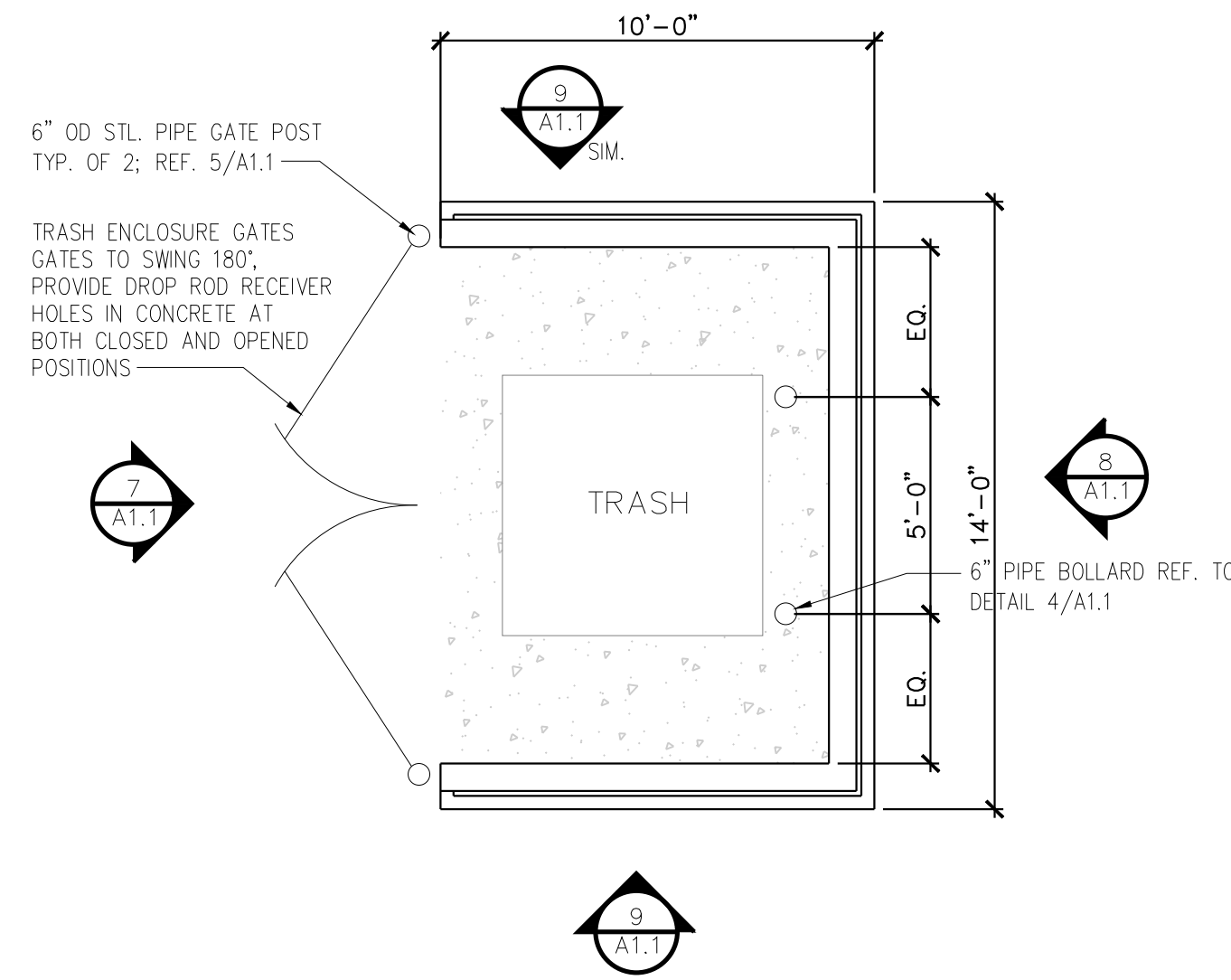


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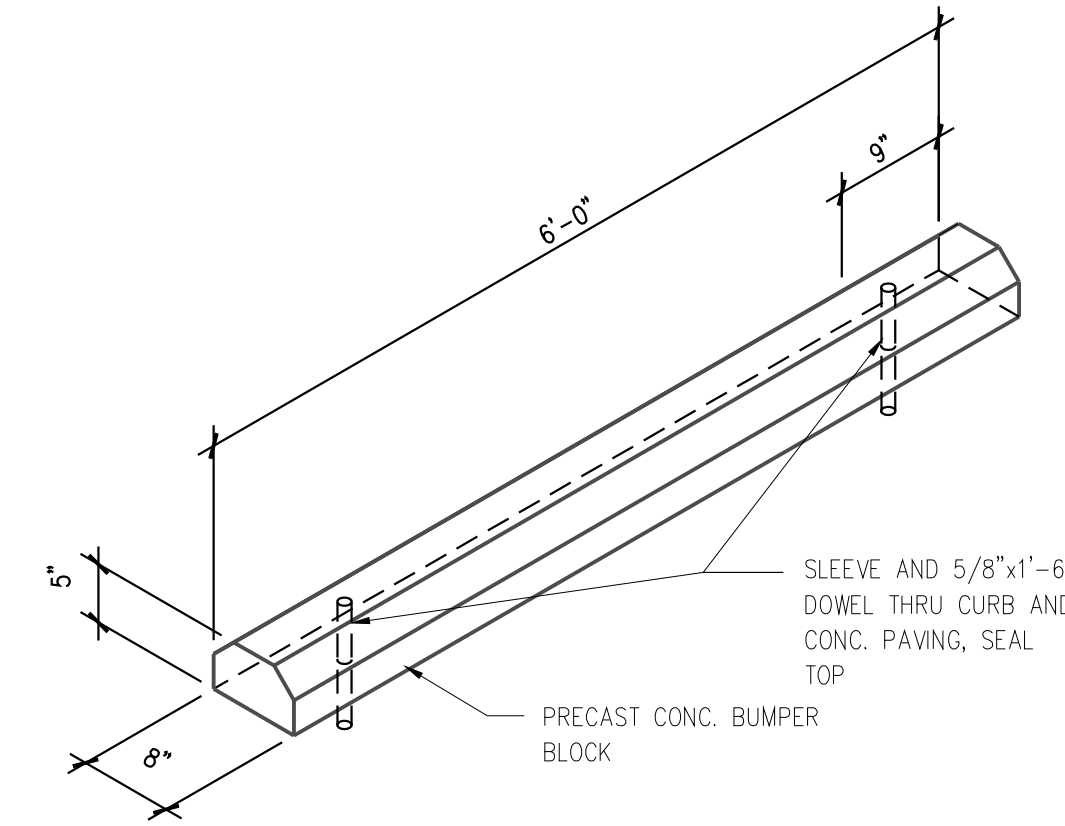
ZC21-003
4917 Colleyville Blvd

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

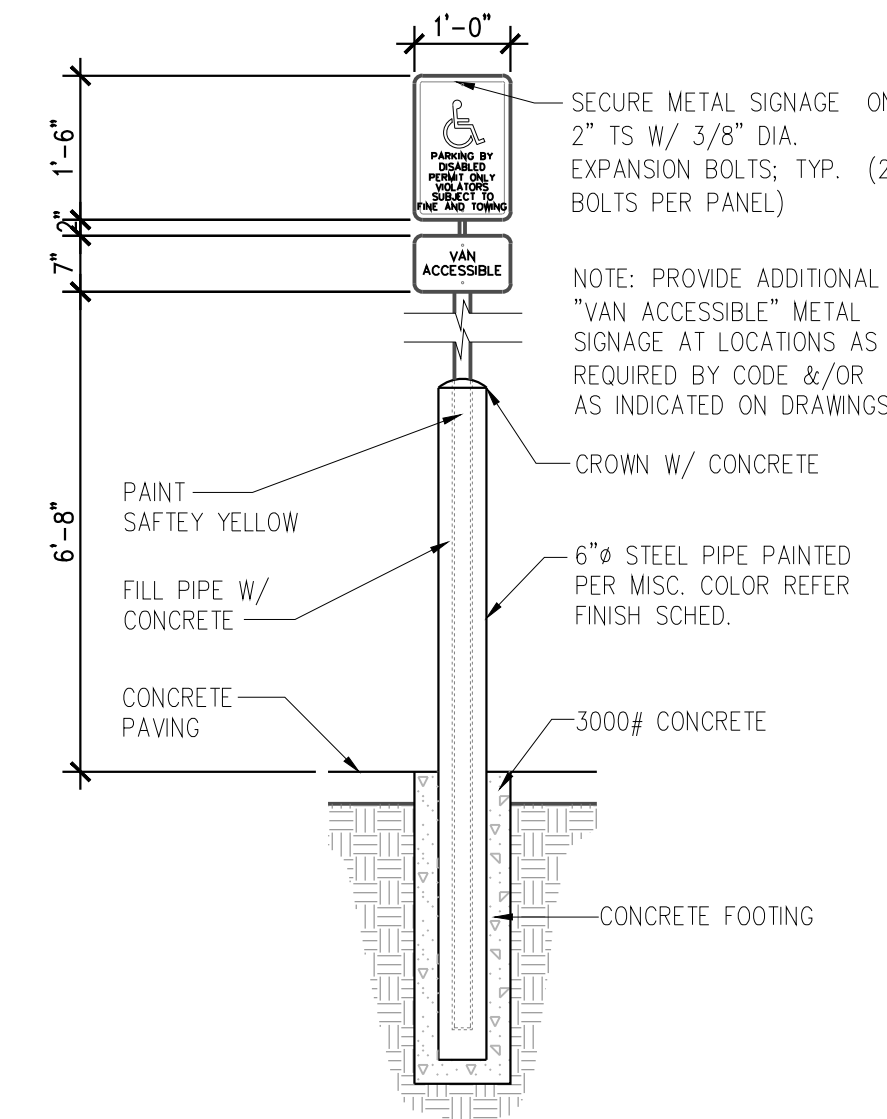




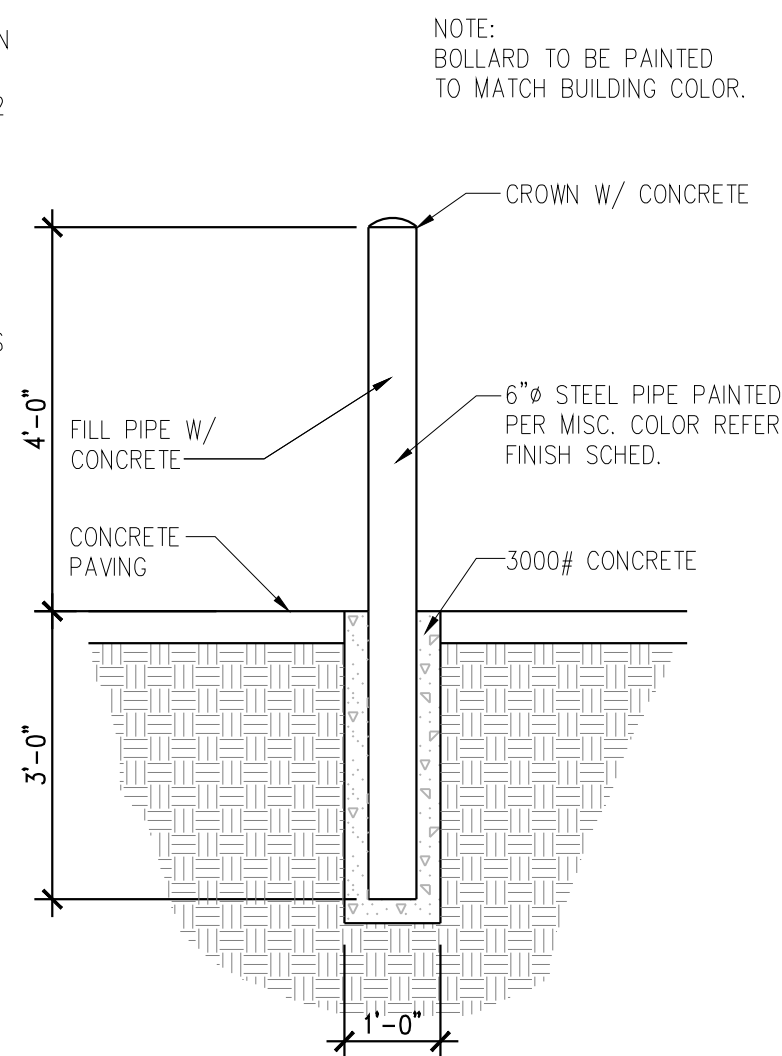
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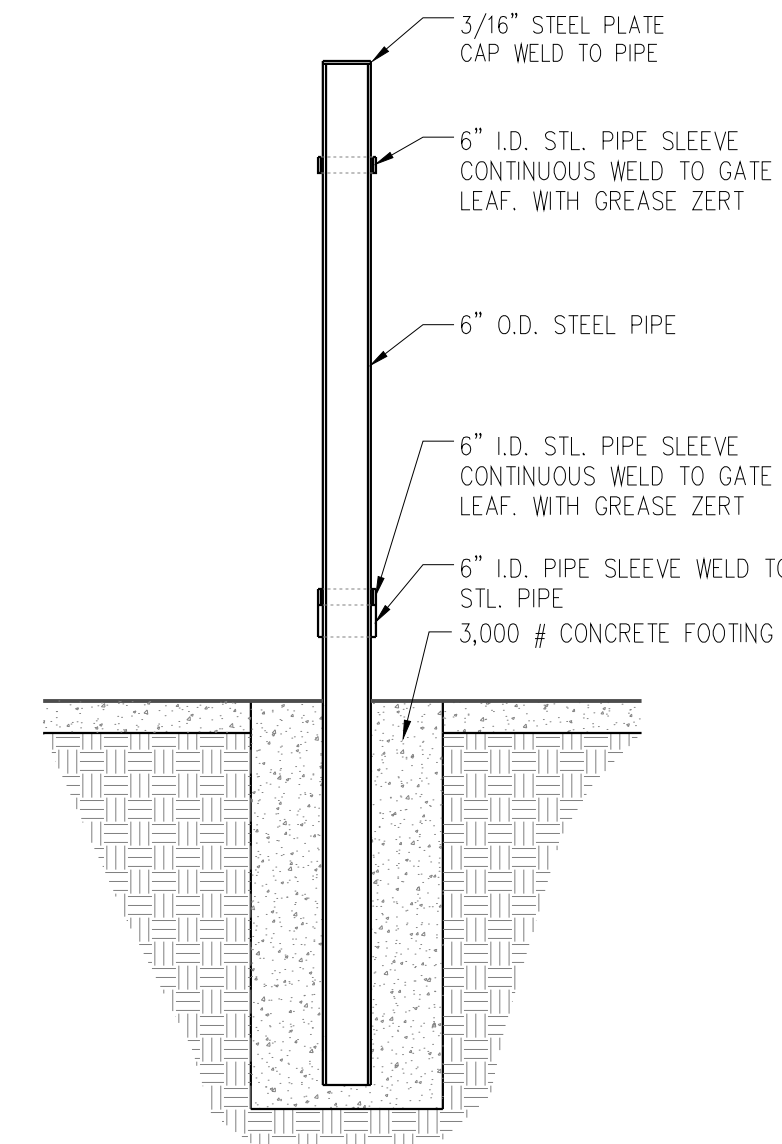
2 PRECAST PARKING BUMPER
SCALE: 1 1/2" = 1'-0"



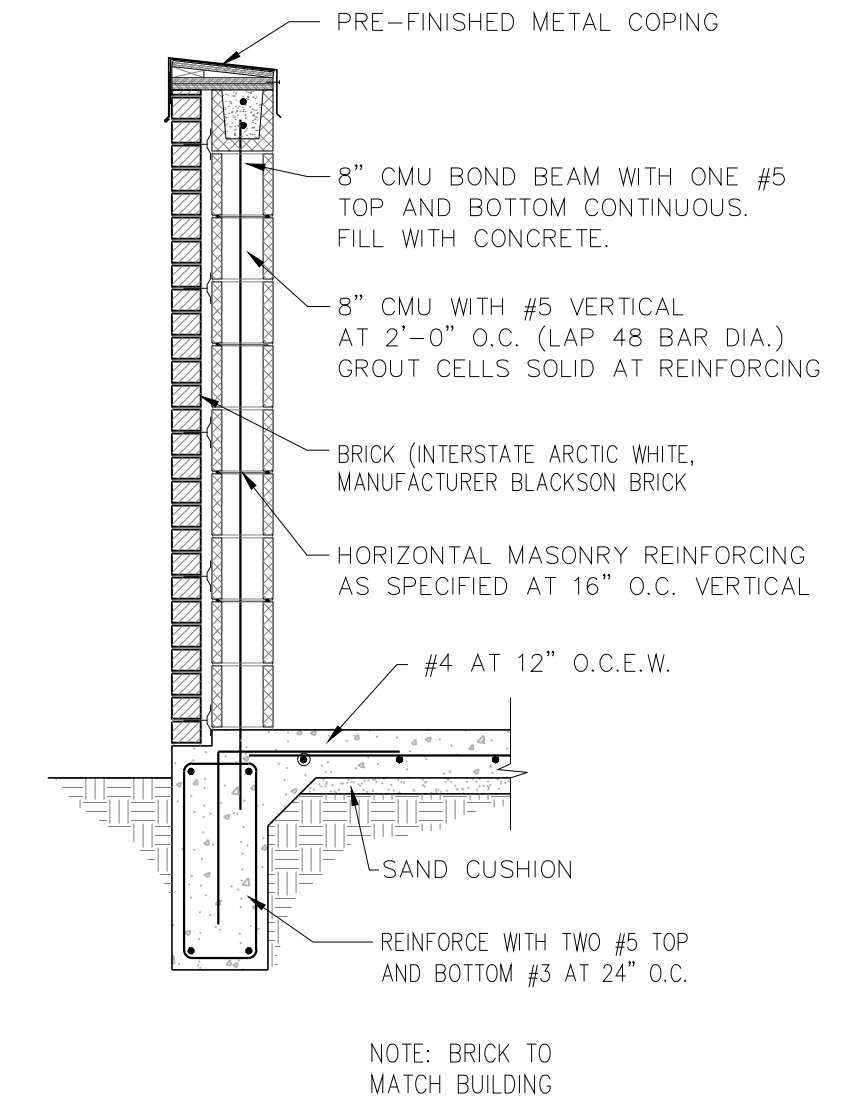
3 H.C. SIGN DETAIL
SCALE: 1/2" = 1'-0"



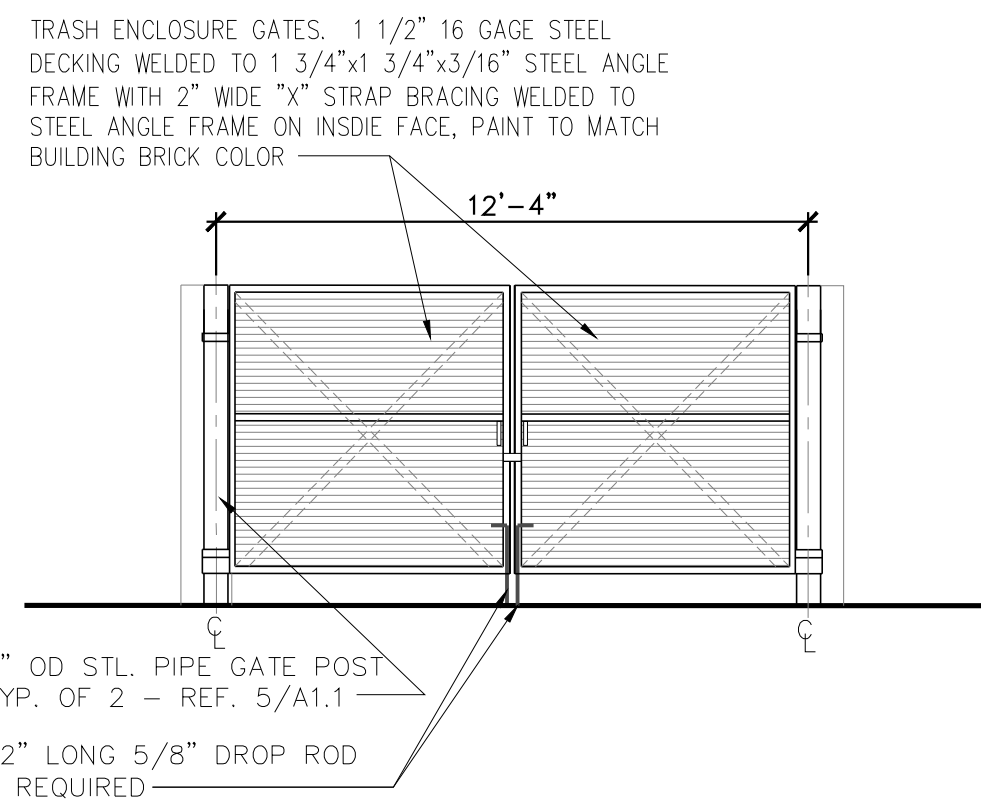
4 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



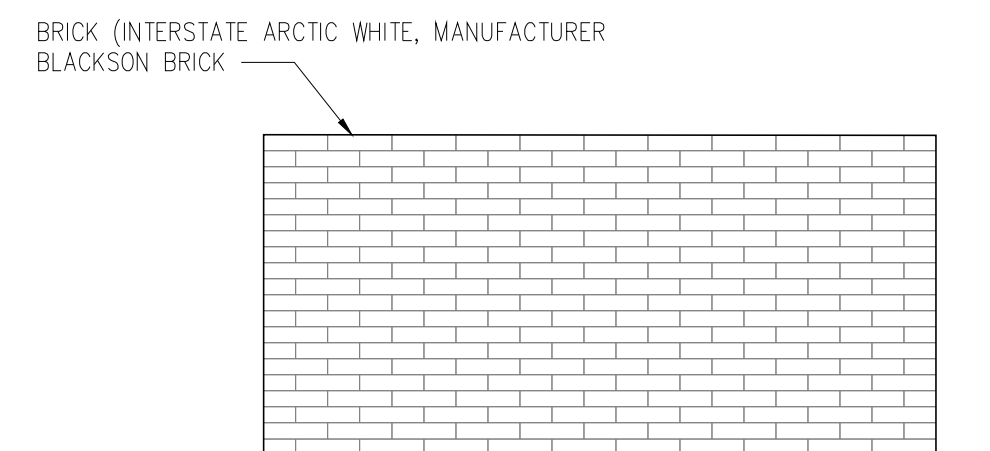
5 GATE POST
SCALE: 1/2" = 1'-0"



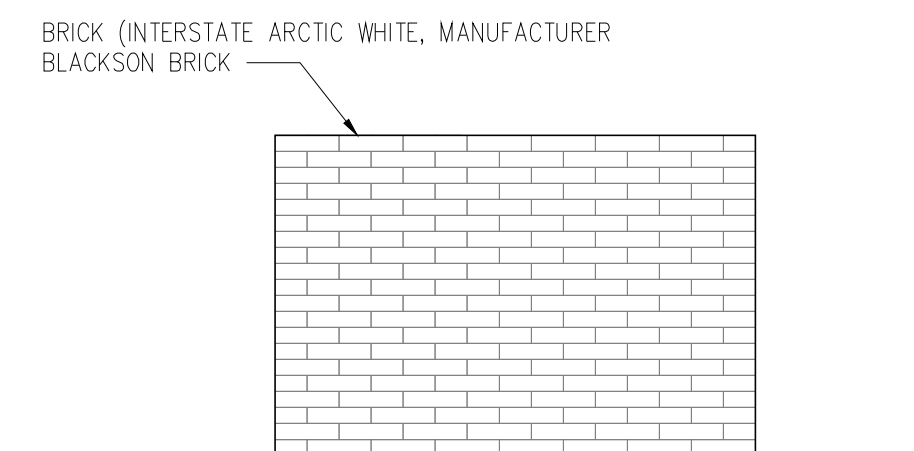
6 SECTION
SCALE: 1/2" = 1'-0"



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



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



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



151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

Revisions:

File Name: 21045- A.O.O.
Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET
A1.0
SITE PLAN



151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

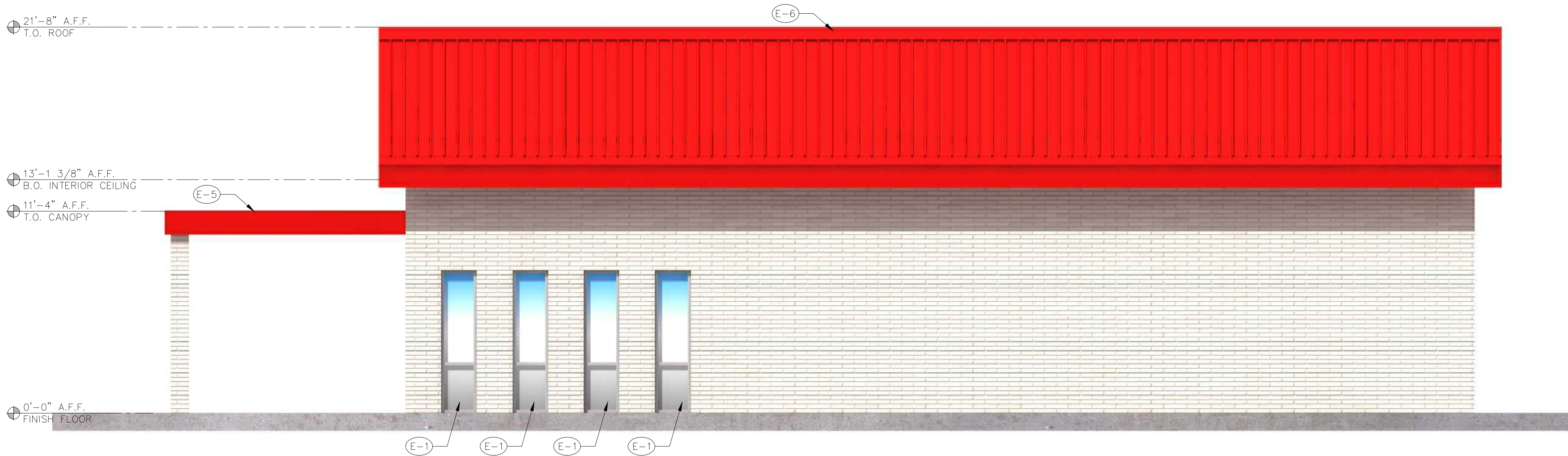
Revisions:

File Name: 21045-A3.1
Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET
A3.1
EXTERIOR ELEVATIONS

EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR:	MANUFACTURER:	REMARKS:
E-1	STOREFRONT GLAZING	ALUMIMUM		CLEAR ANODIZED ALUMIMUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK	
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-4	R PANEL METAL ROOF	BRITE RED	LILLY INDUSTRIES	MUELLER MSL STANDING SEAM ROOF
E-5	METAL AWNING	BRITE RED	ARCHFAB	MATCH MBCI BRITE RED
E-6	STANDING SEAM PANEL	BRITE RED	LILLY INDUSTRIES	MUELLER MSL STANDING SEAM ROOF
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	



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

MATERIAL CALCULATION
BRICK VENEER = 694 SQ. FT. = 100%



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATION
BRICK VENEER = 407 SQ. FT. = 100%

EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR:	MANUFACTURER:	REMARKS:
E-1	STOREFRONT GLAZING	ALUMIMUM		CLEAR ANODIZED ALUMIMUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK	
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-4	R PANEL METAL ROOF	BRITE RED	LILLY INDUSTRIES	MUELLER MSL STANDING SEAM ROOF
E-5	METAL AWNING	BRITE RED	ARCHFAB	MATCH MBCI BRITE RED
E-6	STANDING SEAM PANEL	BRITE RED	LILLY INDUSTRIES	MUELLER MSL STANDING SEAM ROOF
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	



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

MATERIAL CALCULATION
BRICK VENEER = 690 SQ. FT. = 100%



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL CALCULATION
BRICK VENEER = 423 SQ. FT. = 100%

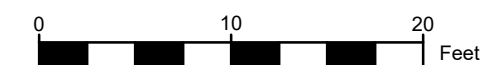


151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

Revisions:

File Name: 21045- A3.2
Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET
A3.2
EXTERIOR ELEVATIONS



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

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

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

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

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

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

6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.

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

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

02-03-21	SCALE BAR
TX, P.E. FIRM #11525	

SITE DATA SUMMARY TABLE	
NUMBER OF LOTS:	1
GROSS SITE ACREAGE:	0.46 ACRES OR 20,254 S.F.
EXISTING ZONING:	PUD-C
PROPOSED USE:	DRIVE THRU RESTAURANT
PROPOSED BUILDING AREA:	845 S.F.
PROPOSED NUMBER OF STORIES:	1
LOT COVERAGE:	4.17%
FLOOR AREA RATIO:	0.04
PROPOSED BUILDING HEIGHT:	20'-3"
REGULAR PARKING REQUIRED: (1 SP PER 100 S.F.)	9 PARKING SPACES
REGULAR PARKING PROVIDED:	14 PARKING SPACES
HANDICAP PARKING REQUIRED:	1 (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	15 PARKING SPACES
IMPERVIOUS AREA:	19,499 S.F. OR 96.27%
PERVIOUS AREA:	755 S.F. OR 3.73%

DON NOBLIT &
BARBARA NOBLIT
INST. NO. D203049124

[illegible]

BY

DATE

P



TRIANGLE

ENGINEERING LLC

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com

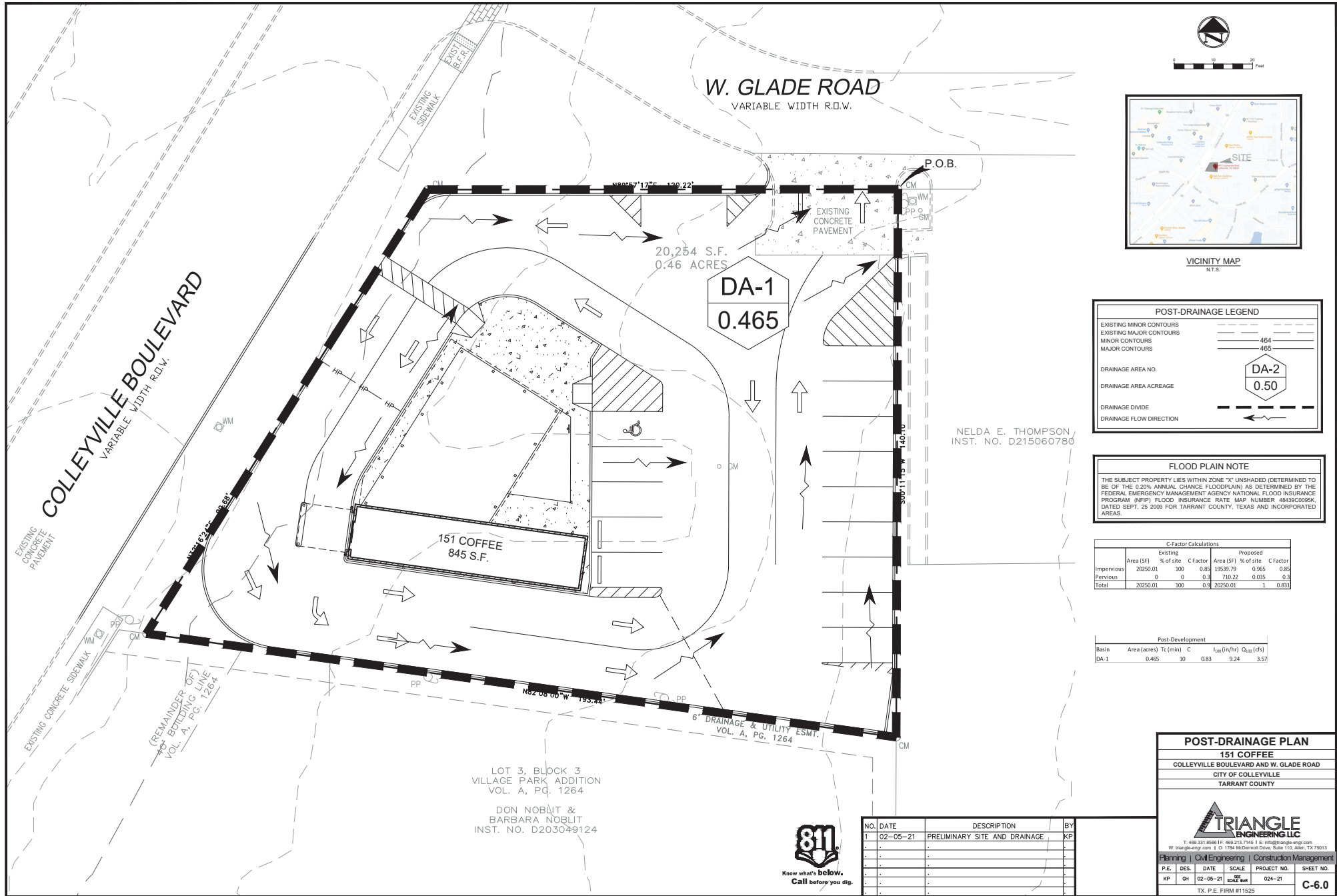
W: triangle-engr.com | O: 1784 W. McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering

Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	GH	02-05-21	SEE SCALE BAR	024-21	C-3.0
TX. P.E. FIRM #11525					

Drainage Plan



VICINITY MAP
N.T.S.

POST-DRAINAGE LEGEND

EXISTING MINOR CONTOURS	---
EXISTING MAJOR CONTOURS	---
MINOR CONTOURS	464
MAJOR CONTOURS	465
DRAINAGE AREA NO.	DA-2
DRAINAGE AREA ACREAGE	0.50
DRAINAGE DIVIDE	---
DRAINAGE FLOW DIRECTION	→

FLOOD PLAIN NOTE

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" UNSHADED (DETERMINED TO BE OF THE 0.20% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM (NFIP). FLOOD INSURANCE RATE MAP NUMBER: 48439C0096K, DATED SEPT. 25 2009 FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS.

C-Factor Calculations						
	Existing			Proposed		
	Area (SF)	% of site	C Factor	Area (SF)	% of site	C Factor
Impervious	20250.01	100	0.85	19539.79	0.965	0.85
Pervious	0	0	0.3	710.22	0.035	0.3
Total	20250.01	100	0.9	20250.01	1	0.831

Post-Development					
Basin	Area (acres)	Tc (min)	C	I ₃₀ (in/hr)	Q ₁₀₀ (cfs)
DA-1	0.465	30	0.83	9.24	3.57

POST-DRAINAGE PLAN

151 COFFEE
COLLEYVILLE BOULEVARD AND W. GLADE ROAD
CITY OF COLLEYVILLE
TARRANT COUNTY



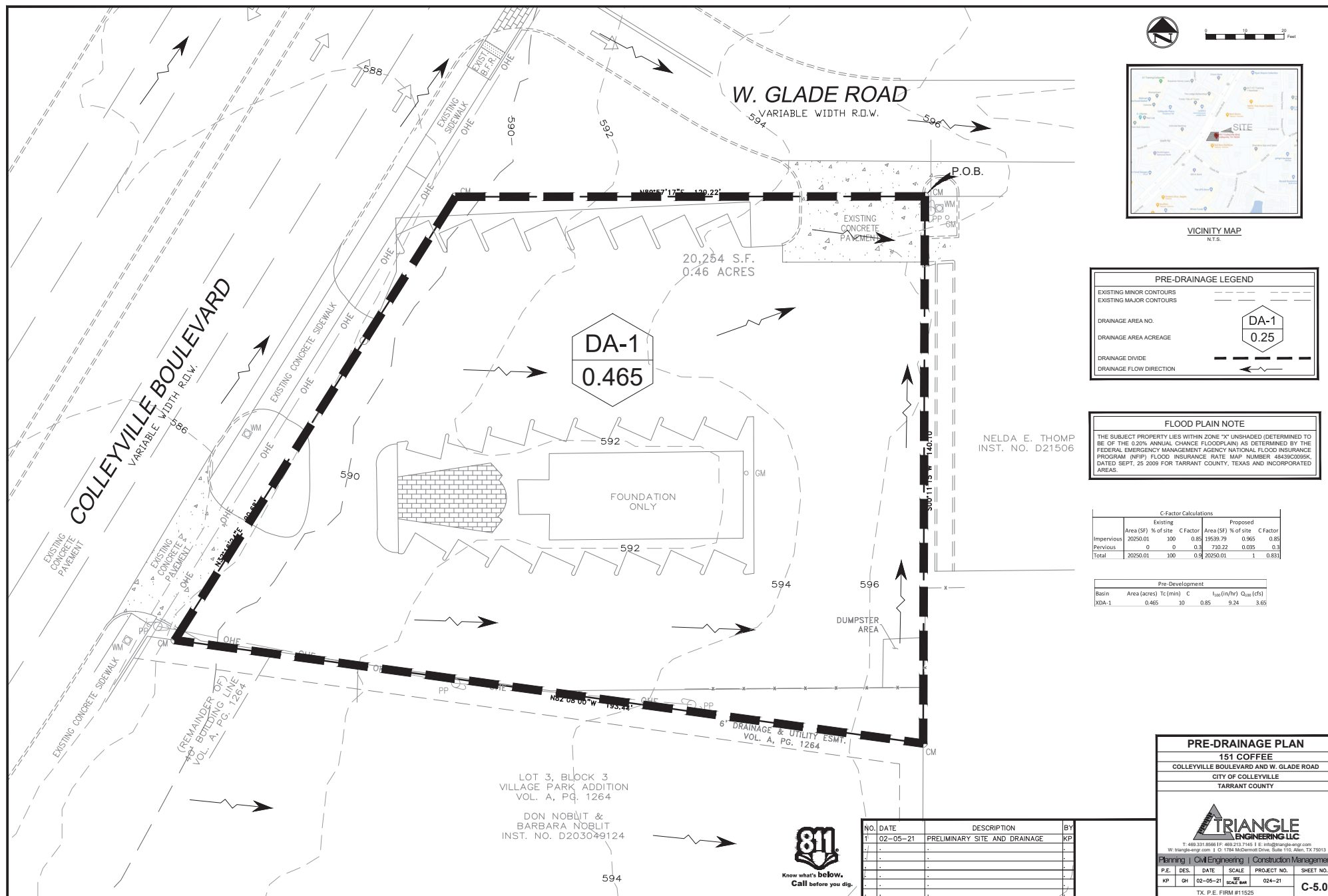
T: 469.331.8556 F: 469.213.7145 E: info@triangleeng.com
W: triangle-eng.com | 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

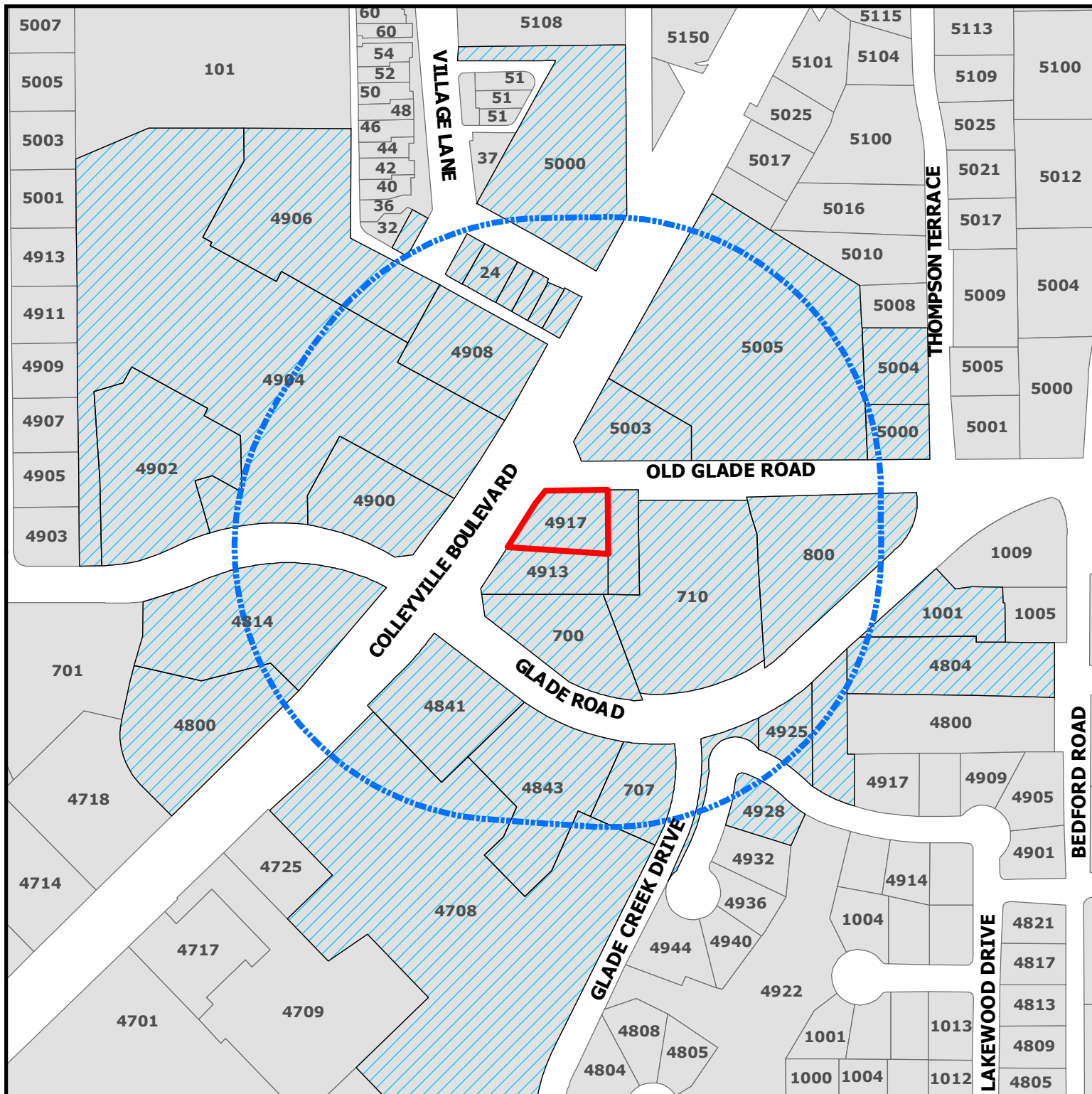
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	GH	02-05-21	AS SHOWN	024-21	C-6.0

TX, P.E. FIRM #11525

Drainage Plan



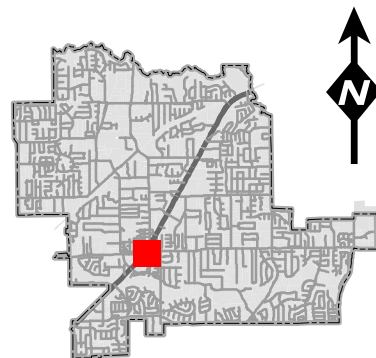
Notification Map



ZC21-003
4917 Colleyville Blvd

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STR RD	FORT WORTH, TX	76112	4921 LAKEWOOD DR
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4900 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4906 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
				1001 GLADE RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
BONEY, TRAVIS	4925 LAKEWOOD DR	COLLEYVILLE, TX	76034	4925 LAKEWOOD DR
				4800 COLLEYVILLE BLVD
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX	76034	4804 BEDFORD RD
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX	76034	905 OLD GLADE RD
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX	76182	4913 COLLEYVILLE BLVD
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
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX	75251	4935 LAKEWOOD DR
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
BOWDEN, WILLIAM	4928 LAKEWOOD DR	COLLEYVILLE, TX	76034	4928 LAKEWOOD DR
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
PP COLLEYVILLE I LLC	8350 N CENTRAL EXPWY STE 1313	DALLAS, TX	75206	4917 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4902 COLLEYVILLE BLVD
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE, TX	75137	700 GLADE RD
WORTHINGTON NATIONAL BANK	500W MAIN ST	FORT WORTH, TX	76102	4814 COLLEYVILLE BLVD
FAIRWAY INDEPENDENT MORTGAGE	4750 S BILTMORE LN	MADISON, WI	53718	32 VILLAGE LN
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4708 GLADE CREEK DR
COMPASS BANCSHARES INC	PO BOX 10566	BIRMINGHAM, AL	35296	4841 COLLEYVILLE BLVD
HERITAGE PERSONAL TRAINING INC	1208 CREST DR	COLLEYVILLE, TX	76034	707 GLADE RD
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4843 GLADE CREEK DR
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KILLINGSWORTH, ROBBIE	4055 INTERNATIONAL PLAZA, SUITE 100	FORT WORTH, TX	76109	APPLICANT

Public hearing notices were mailed on February 19, 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, March 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, April 6, 2021 & Tuesday, April 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to PUD-C Planned Unit Development-Commercial zoning district. The purpose of the request is to change the zoning from PUD-C for car rental to PUD-C zoning that allows for construction of the drive-through coffee shop, 151 Coffee.

Zoning Case: ZC21-003

Applicant: Robbie Killingsworth

Owner: Brendon Hollier

Location: 4917 Colleyville Boulevard

Property Description: Tract 2C03, Abstract 206, BBB & C RY Survey

Present Zoning: PUD-C Planned Unit Development-Commercial

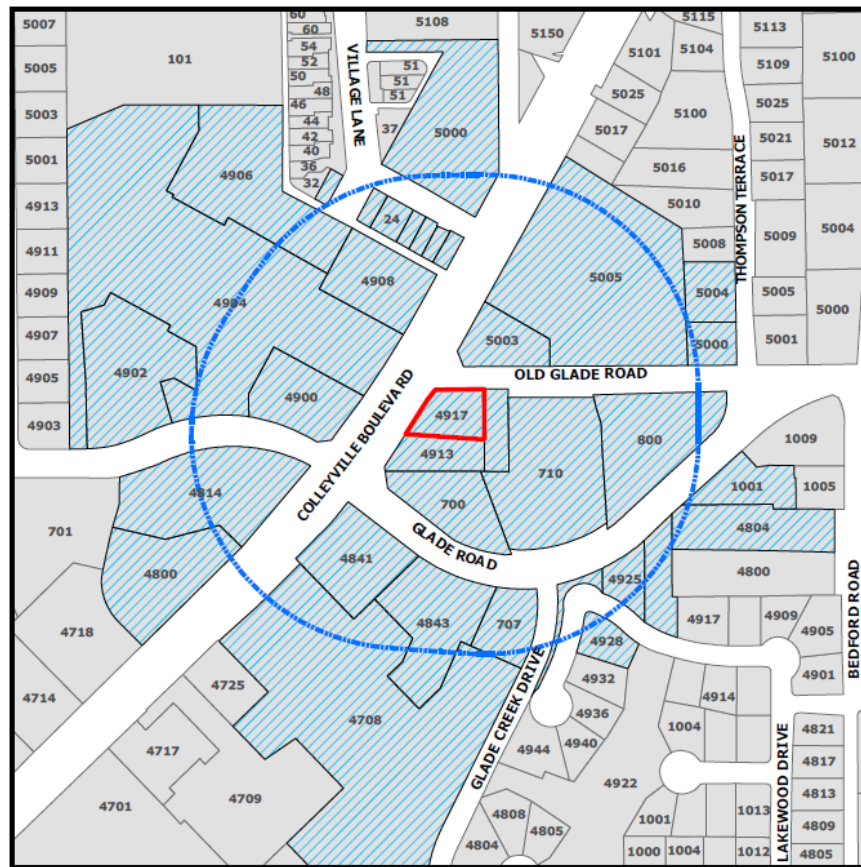
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERICAL DISTRICT ON TRACT 2C03, ABSTRACT 206, BBB & C RY SURVEY LOCATED AT 4917 COLLEYVILLE BOULEVARD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development – Commercial, Case No. ZC21-003; 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 an 865 s.f. drive-thru

restaurant (151 Coffee) with a covered patio seating area of 1,020 s.f.

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 site 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. A drive thru restaurant for 151 coffee shall be allowed.

4. PARKING & LOT COVERAGE

- a. The number of parking spaces to be 15 and not the required 19 spaces.
- b. The maximum impervious lot coverage to be 96.27%.

5. BUILDING DESIGN

- a. The buildings shall be generally consistent with the elevations, materials, and articulation as depicted in Exhibit "D".
- b. The building does not meet the articulation requirements due to the restriction of the lot size.
- c. A waiver of the exterior surface color to allow for the roof of the structure to be red.

6. LANDSCAPING

- a. No landscaping area along Colleyville Boulevard shall be required. A waiver of the required 20' landscaping buffering along Colleyville Boulevard is granted.
- b. A reduction of the required pervious area is approved down to approximately 3%. A waiver of the 15-20% open space/landscape area.

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

Sec. 3. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 4. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 5. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

Sec. 6.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of April 2021.

The second reading and public hearing being conducted on the 20th day of April 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20th DAY OF APRIL 2021.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit



Exhibit “B” – Statement of Program Objectives

STATEMENT OF PLANNING OBJECTIVES:

The objective of the proposed Zoning Change and Site & Landscape Plan request for Tract 2C03, Abstract 206, BBB & C RY Survey, is to change the zoning from PUD-C for car rental (Enterprise) to PUD-C zoning that allows for construction of the drive-through coffee shop, 151 Coffee. Due to the size of the lot, this project will require certain variances to move forward.

The lot currently sits abandoned, covered in concrete, and in a state of disrepair. Our vision is to transform this parcel into a friendly, inviting place and make it the home of 151 Coffee in Colleyville. Our building design includes a drive-through and a covered patio area. This covered patio area will serve as a walk-up order area and also have a few tables/chairs to sit at while you wait for your drinks to be made.

We are requesting the following variances:

1. Due to the size of the lot, we are restricted in our building design. Because of this, we are requesting a variance for the building articulation to allow for adequate flow of drive-through traffic around the building.
2. Due to the size of the lot, we are not able to maintain the 20’ of landscaping along Colleyville Blvd. We are requesting a variance to waive the 20’ landscaping requirement.
3. Due to the size of the lot, we are not able to meet the 15-20% open space/landscape area. We are requesting a variance to waive this requirement.
4. Our company color is red. Because of this we are requesting a variance to allow for a red roof.

We are excited to bring 151 Coffee to the Colleyville!

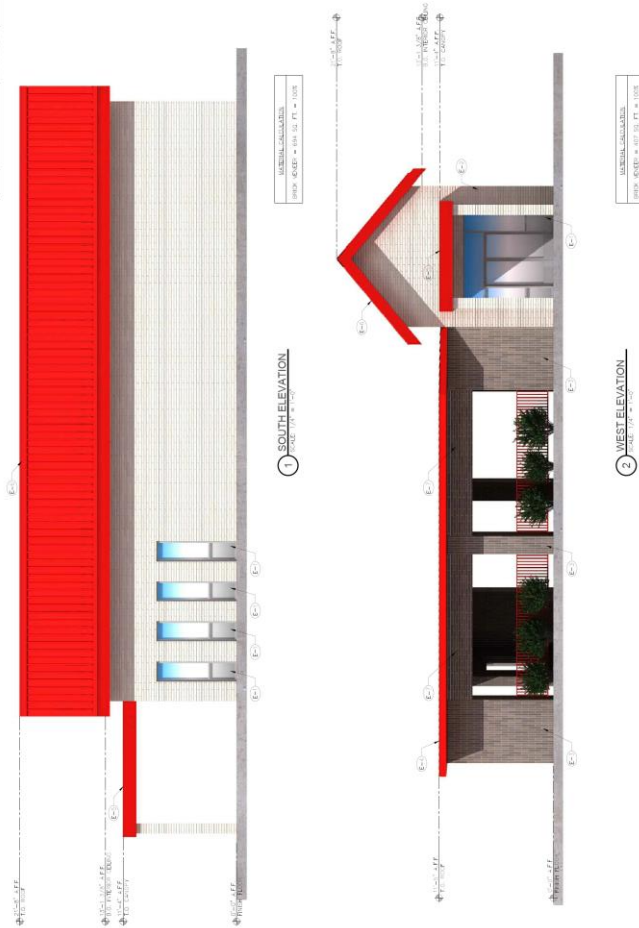
DEVELOPMENT SCHEDULE:

Upon approval from the City of Colleyville, we would immediately begin developing the project. We anticipate a 120-day construction period.

ECONOMIC DEVELOPMENT INFORMATION:

Total Building Square Feet	845 sqft
Estimated Sales Per Square Foot	\$2,011
Estimated Sales Per Year	\$1,700,000

[illegible]

[illegible]



151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS

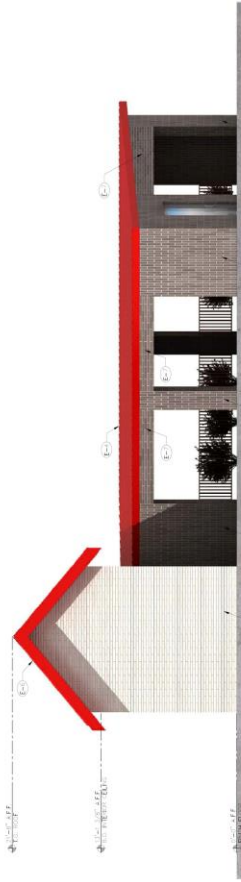
Project No. 22-0001
Date 02/20/23
Drawn By JH
Scale 1/8" = 1'-0"

Sheet
A3.2
151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.

EXTERIOR MATERIAL LEGEND:				
CODE	ITEM	QUANTITY	MANUFACTURER	REMARKS
E-1	STAINLESS STEEL	ALUMINUM	ALUMINUM	CLASH AWAYED ALUMINUM CLASHAWAY BY POLYURETHANE
E-2	4" X 8" BRICKWORK	BRICKWORK	BRICKWORK	BRICKWORK
E-3	4" X 8" BRICKWORK	BRICKWORK	BRICKWORK	BRICKWORK
E-4	4" X 8" BRICKWORK	BRICKWORK	BRICKWORK	BRICKWORK
E-5	4" X 8" BRICKWORK	BRICKWORK	BRICKWORK	BRICKWORK
E-6	4" X 8" BRICKWORK	BRICKWORK	BRICKWORK	BRICKWORK
E-7	4" X 8" BRICKWORK	BRICKWORK	BRICKWORK	BRICKWORK



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



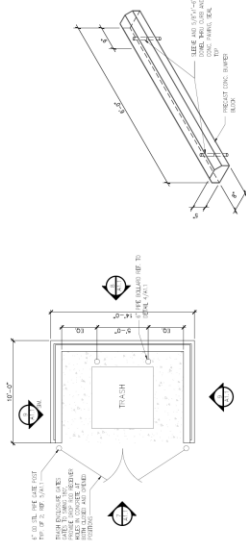
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



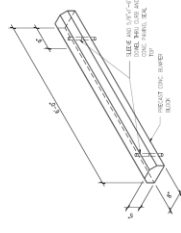
151 COFFEE
COLLEVILLE BLVD & W GLADE RD.
COLLEVILLE, TEXAS

Project No. 151-01
Date: 01/20/17
Drawn By: JH

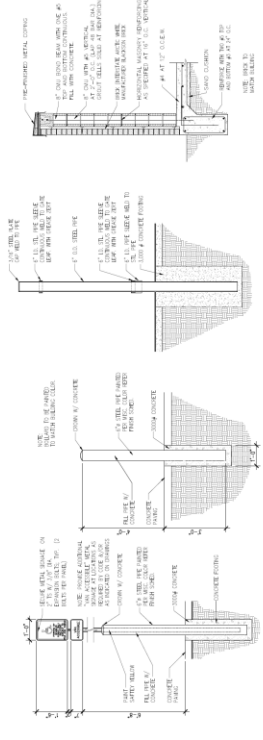
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A1.0
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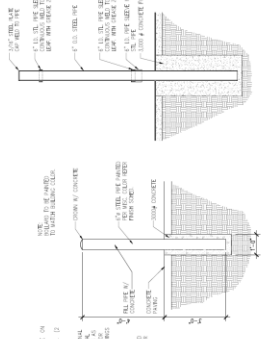
1 TRASH ENCLOSURE PLAN
Scale: 1/4" = 1'-0"



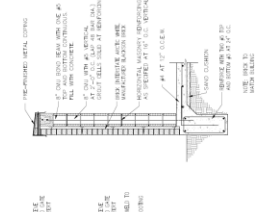
2 PRECAST PARKING BUMPER
Scale: 1/4" = 1'-0"



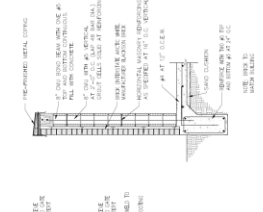
3 M.C. SIGN DETAIL
Scale: 1/4" = 1'-0"



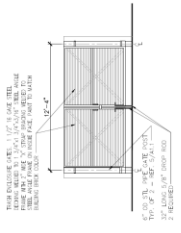
4 BOLLARD DETAIL
Scale: 1/4" = 1'-0"



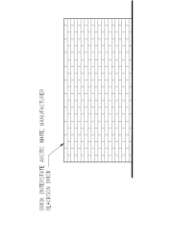
5 GATE POST
Scale: 1/4" = 1'-0"



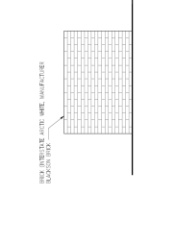
6 SECTION
Scale: 1/4" = 1'-0"



7 ELEVATION
Scale: 1/4" = 1'-0"



8 ELEVATION
Scale: 1/4" = 1'-0"



9 ELEVATION
Scale: 1/4" = 1'-0"



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 3/8/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC21-004

Explanation

Piyush Mody, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a portable storage structure to remain on the property and within a drive lane of the parking lot, located at 1800 Industrial Boulevard.

Existing Conditions/Background: The subject property is zoned ML and generally located on the north side of Industrial Boulevard and east of the intersection of Industrial Boulevard and Colleyville Boulevard. The subject property is a platted lot and is currently developed with several Light Manufacturing businesses located in the two buildings located on the property.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a portable storage container use at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

15. Portable Storage Structures – A portable storage structure is any container, storage unit, shed-like container or other portable structure, other than an accessory building as defined in Chapter Two of the Land Development Code, complying with all building codes and Land Development Code requirements, that can or is used for the storage of personal property of any kind and which is located for such purposes outside an enclosed building.

The use of portable storage structures are allowed under the following conditions:

a. Seven Day Provision: Portable storage structures placed on private property for a period of not more than seven (7) days are hereby exempt from these regulations provided the view of any vehicular traffic is not impeded in any way. A permit shall be required per the provisions of sub-section “b”. However, there shall be no fee required

for structures that are placed for seven (7) or fewer days.

b. A temporary use permit for a portable storage structure shall be obtained from the Community Development Department prior to placement for any portable storage structure.

c. There shall be no more than one (1) portable storage structure per property.

d. The portable storage structure shall be no larger than ten (10) feet wide, twenty (20) feet long and ten (10) feet high.

e. Notwithstanding the requirements of sub-sections "k" and "l" below, a portable storage structure shall not remain at a property in any zoning district in excess of thirty (30) consecutive days, and shall not be placed at any one property in a zoning district in excess of thirty (30) days in any calendar year.

f. The portable storage structure shall be set back a minimum of five (5) feet from all property lines.

g. The portable storage structure shall be set back a minimum of five (5) feet from the nearest wall of a building.

h. Where a side facing garage or a garage that is located behind the principal structure exists, the portable storage structure shall be located behind the front line of the principal structure.

i. The portable storage structure shall be placed on an asphalt or concrete surface. A gravel surface is permitted if the portable storage structure is located behind the principal structure.

j. The portable storage structure shall not be placed upon any street or within any rights-of-way. Exception: Portable storage structures located in mixed-use, townhome, multifamily, or similar residential developments may locate within existing, striped on-street parking spaces provided there are no public safety or vehicular traffic issues caused by the location of the structure.

k. Portable storage structures associated with construction of a new principal building at a site where a new building permit has been issued are permitted for the duration of construction and shall be removed from the site within fourteen (14) days of the end of construction. Portable storage structures associated with new construction are exempt from the aforementioned conditions.

l. Portable storage structures associated with any construction that is not part of the construction of a new principal building, and only in conjunction with the issuance of a building permit, may be placed for a maximum period of 180 days or upon

completion of construction, whichever occurs first. The fee assessment for a portable storage structure associated with this sub-section shall be as follows:

- 0 to 30 days: standard fee
- 30 to 60 days: double the standard fee
- 60 to 90 days: three times the standard fee
- 90 to 120 days: four times the standard fee
- 120 to 180 days: six times the standard fee

m. Any waivers to the conditions of this section shall be considered by Special Use Permit (SUP) in accordance with Section 3.25 Special Use Permit of the Land Development Code.

Analysis: During an inspection across the street from 1800 Industrial Boulevard in January 2021, Staff saw the portable storage container parked within the drive lane of the parking lot and spoke with the applicant. At that time the applicant was given 10 days to remove the storage container or apply for the SUP. The applicant is requesting the SUP to allow for a portable storage structure to remain on the property and to exceed the permitted thirty (30) consecutive days per calendar year per the Land Development Code.

Plat Status: The property is platted as Lot 3, Block 1, of the Colleyville Industrial Park.

DRC Review: The DRC reviewed the request during their February 18, 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 north, east and west are zoned ML Light Manufacturing and developed with a mixture of Light Manufacturing uses. The property to the south is zoned PUD-C Planned Unit Development - Commercial and is improved with a commercial self-storage use.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 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 denial of the Special Use Permit (SUP) for the portable storage structure for 1800 Industrial Boulevard due to it not meeting the technical requirements of the Land Development Code.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Photos Provided by Applicant
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Letter of Opposition
11. Draft Ordinance

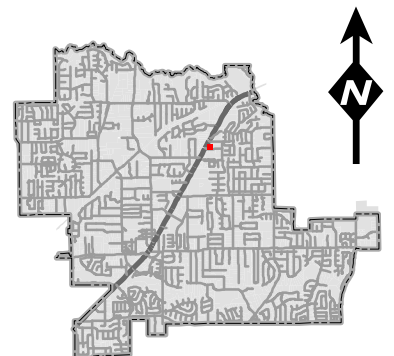
Aerial Map



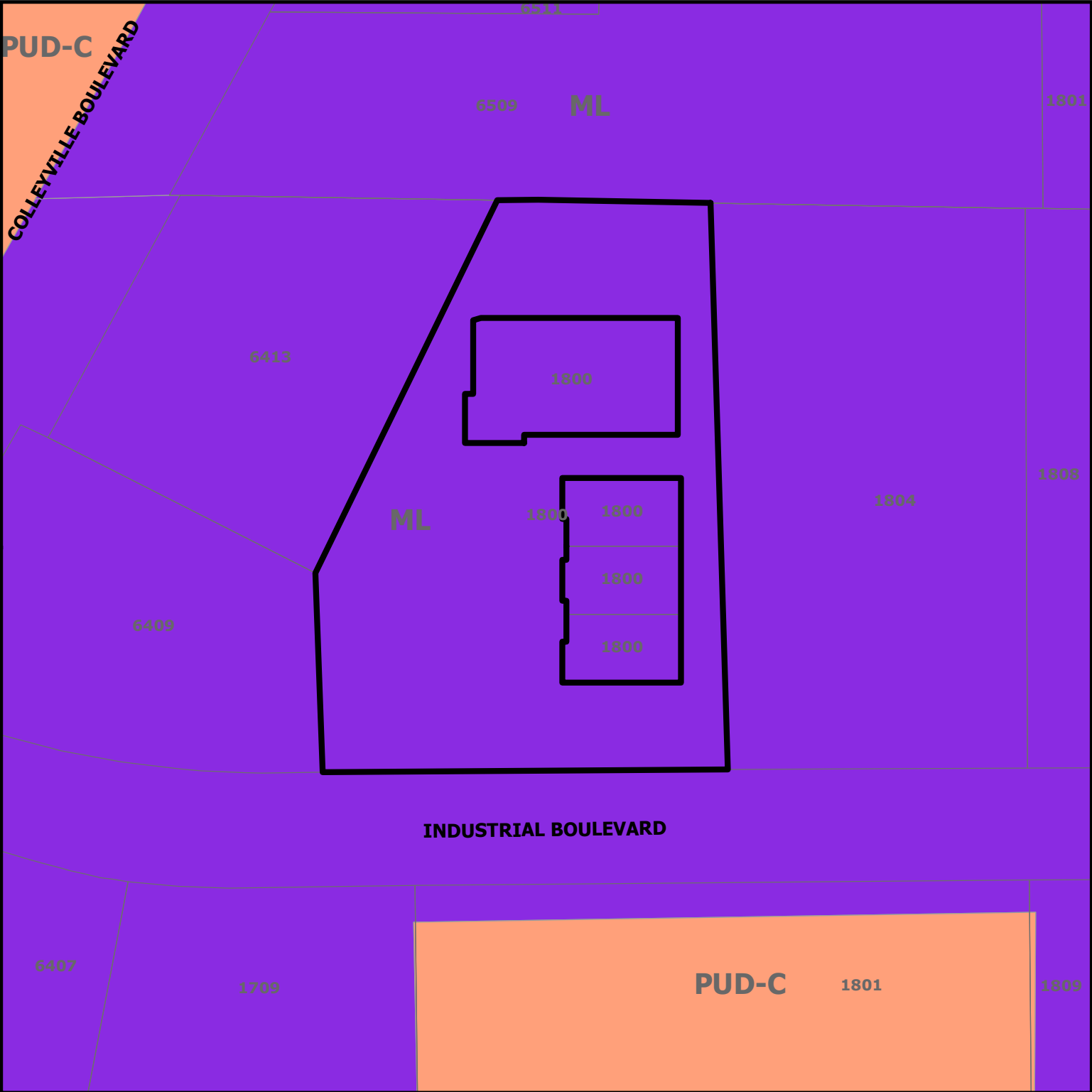
ZC21-004
1800 Industrial Blvd

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

 Subject Property



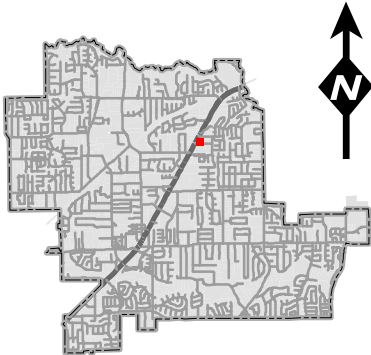
Zoning Map



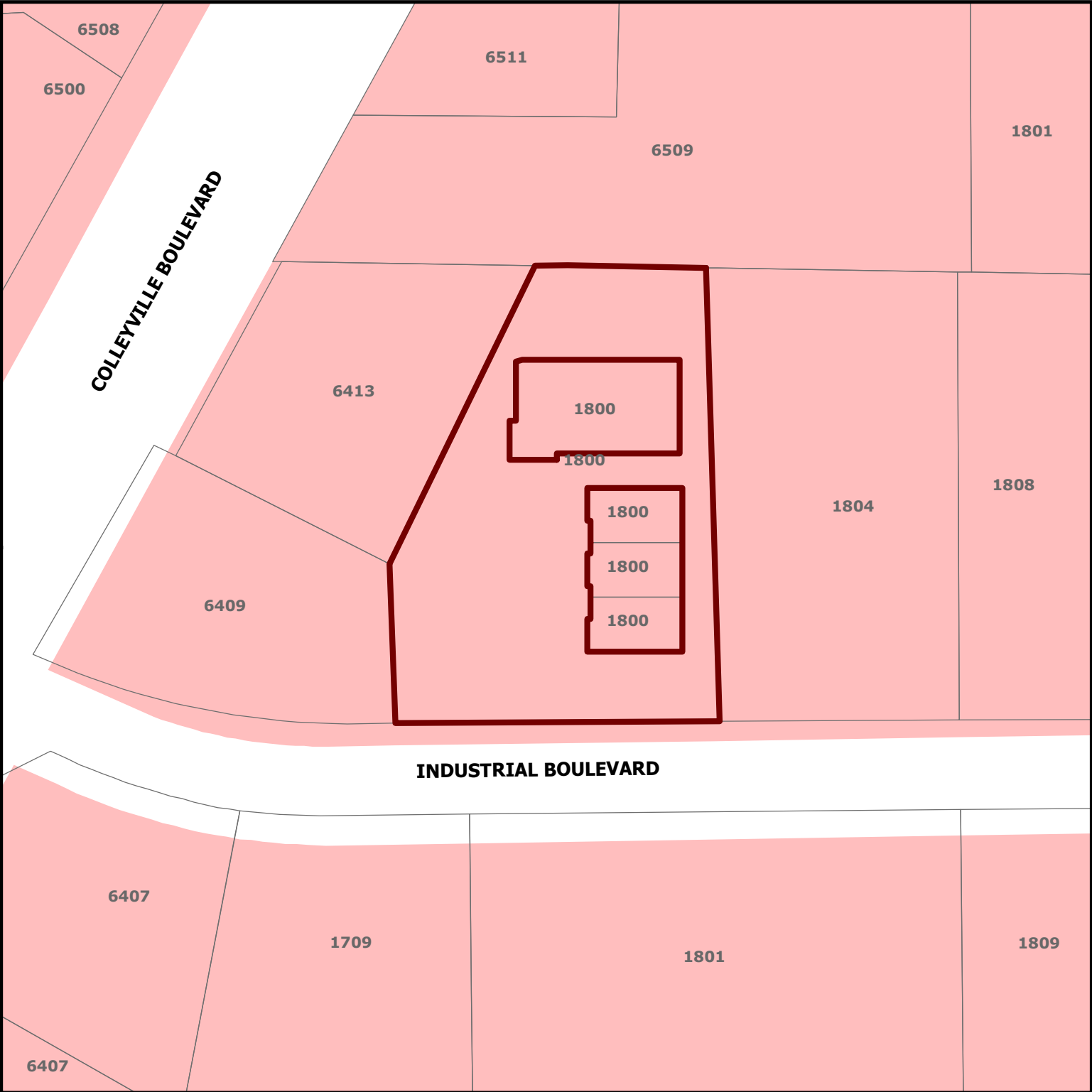
ZC21-004
1800 Industrial Blvd

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 Subject Property



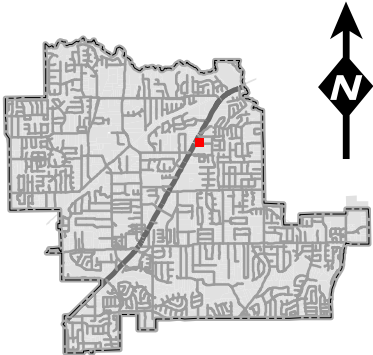
Future Land Use Map



ZC21-004 1800 Industrial Blvd

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-  Subject Property
-  Colleyville Blvd Corridor



Statement of Planning Objectives

American Solar Wind LLC

- 1802 Industrial Blvd., Ste 1

Colleyville, TX. 76034

To: Community Development Services – Zoning Department

City of Colleyville

Statement of Planning Objectives:

I am requesting approval for a Special Use Permit to allow one storage container on the southwest side of the parking lot at 1802 Industrial Blvd., where my business, American Solar Wind is located.

The storage container measures 20 x 8. I am proposing to modify the storage container by adding windows, a door and a solar panel on the roof. The intent is to show potential clients who may be interested in purchasing a storage container with modifications allowing it to be placed on a remote piece of property, thus allowing for off grid living. Someone may also decide to use one of these storage containers as a hobby/work shed that would not require any electrical wiring.

The location of the storage container is on a corner of my business parking lot. The parking space is rarely used. There is ample parking space for cars as well as for foot traffic to get to the storage container.

The container is portable enough to be moved if required. There are no fences surrounding the business property or parking lot. The container does not block any sidewalks or entry/exit from the parking lot.

Please the attached photos.

Thank you for your consideration of this request.

Sincerely,

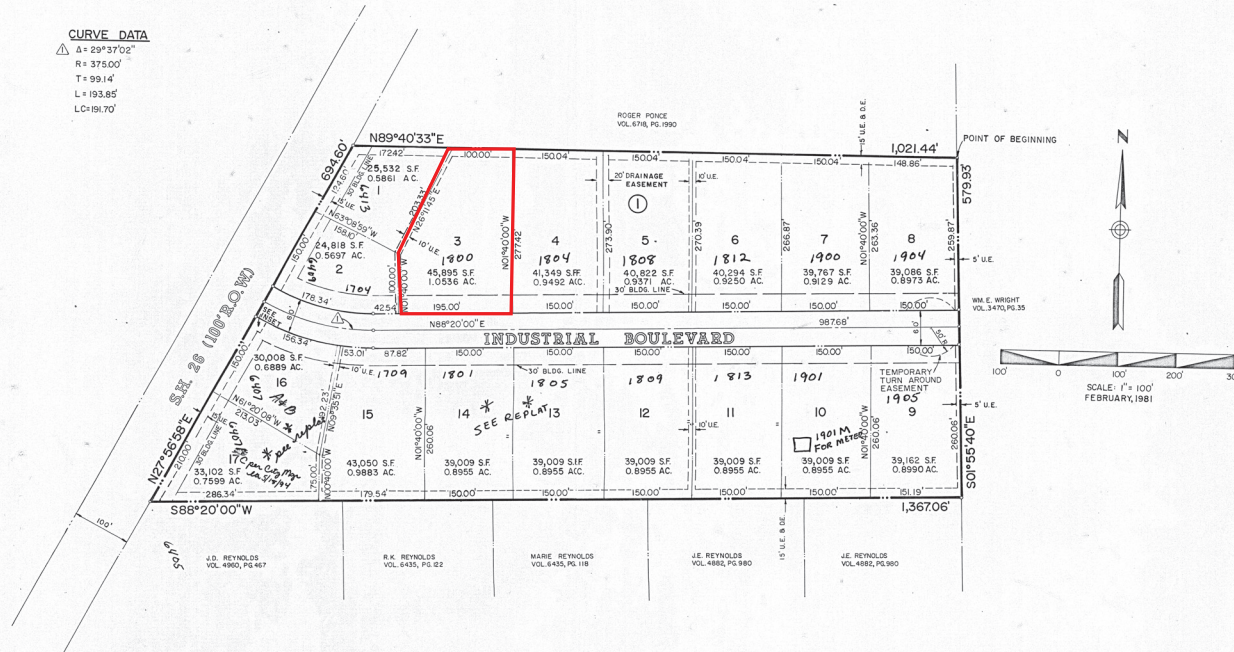
Paul Mody

Alex Garcia

Site Plan

CURVE DATA

⚠ $\Delta = 29^{\circ}37'02''$
 $R = 375.00'$
 $T = 99.14'$
 $L = 193.85'$
 $LC = 191.70'$



Being a 16.2723 acre tract of land out of the A.J. Lott Survey, Abstract No. 963, situated in the City of Colleyville, Tarrant County, Texas, said 16.2723 acre tract of land being that certain tract of land described to Lancaster Investment Company Ltd. as recorded in Volume 6783, Page 1018 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

THENCE S 01°55'40" E along a fence line 579.93 feet to a 1/2" iron pin found at a fence corner for the Southeast boundary corner of herein described tract and the Northeast boundary corner of the J.E. Reynolds tract of land as recorded in Volume 4882, Page 981 of the Deed Records of Tarrant County, Texas;

THENCE N 27°56'58" E along said Highway No. 26 East R.O.W. line 694.60 feet to a 5/8" iron pin set for the Northwest corner of herein described tract and the Southwest corner of said Roger Ponce tract of land;

KNOW ALL MEN BY THESE PRESENTS"

 *Charles G. Starnes*
CHARLES G. STARNES
Registered Public Surveyor No. 2466



Before me, the undersigned Notary Public, in and for said county and state, on this day personally appeared CHARLES G. SPARNES, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the person and that he executed the same for the purposes and considerations herein expressed and in the capacity therein stated.

Bl. 11. 11. 11



THAT, EARL MORSE does hereby adopt this plat designating the hereinabove described real property as COLLEYVILLE INDUSTRIAL PARK, an Addition to the City of Colleyville, Tarrant County, Texas and he does hereby dedicate to the public's use the streets and easements shown thereon.

Earl Morse

Before me, the undersigned Notary Public, in and for said county and state, on this day personally appeared EARL MORSE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the person and that he executed the same for the purposes and considerations therein expressed.

Wm. S. Shedd, Jr.

Colleyville, Tarrant County, Texas

1

Colleyville, Tarrant County

By: _____

COLLEYVILLE INDUSTRIAL PARK
CITY OF COLLEYVILLE
OWNED AND DEVELOPED BY
EARL MORSE

Starnes & Associates
Consulting Engineers
801 EAST BORDER STREET
ARLINGTON, TEXAS 76010
817/265-2681

Site Plan

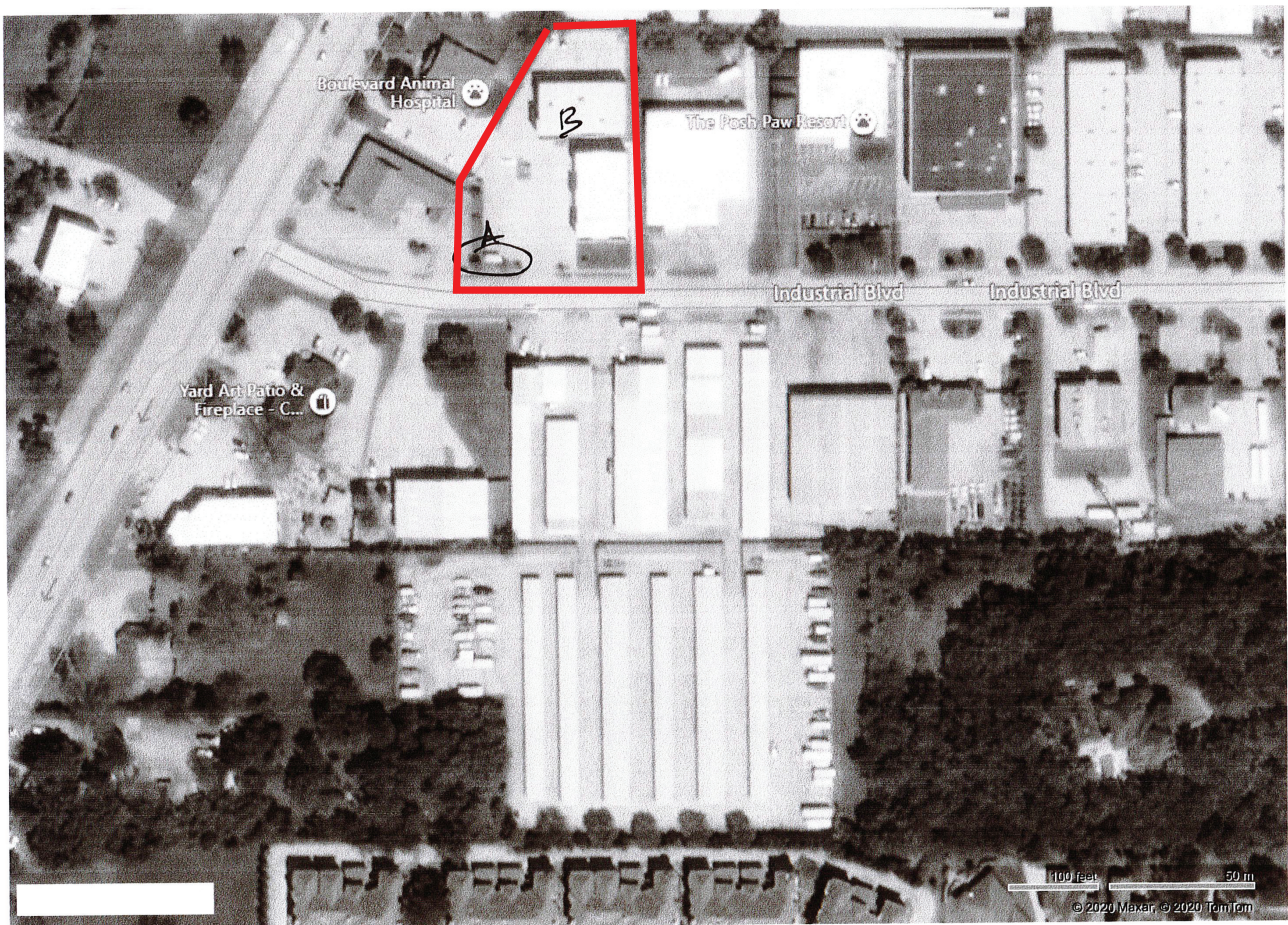
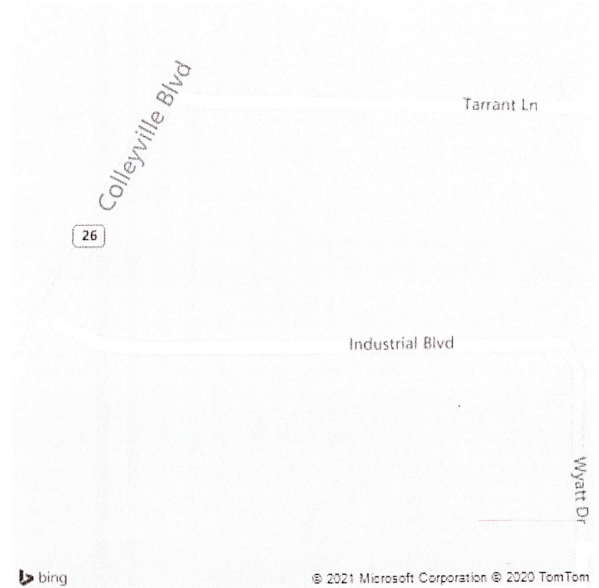
1/21/2021

Aerial View - Bing Maps

bing maps

Notes

Special Use Permit
American Solar
Wind LLC



A - location of storage container
B - Office Building -

Photos Provide By Applicant



Photos Provide By Applicant



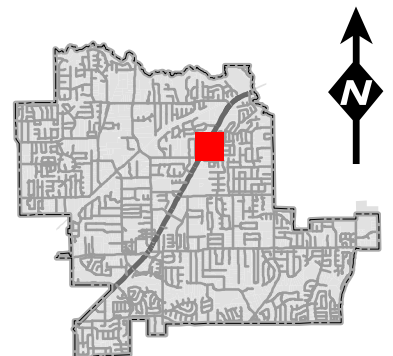
Notification Map



ZC21-004
1800 Industrial Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6513 TARRANT LN
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX	75234	1801 INDUSTRIAL BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX	75219	6511 COLLEYVILLE BLVD
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6413 COLLEYVILLE BLVD
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
COLLEYVILLE INDUSTRIAL CENTER	5605 TYLER ST	PEARLAND, TX	77581	1900 INDUSTRIAL BLVD
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
HORN, BILLY J	2604 FM 514	YANTIS, TX	75497	1809 INDUSTRIAL BLVD
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1808 INDUSTRIAL BLVD
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX	76054	6409 COLLEYVILLE BLVD
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6504 COLLEYVILLE BLVD
LAND, BRAD	6811 CURTIS RD	COLLEYVILLE, TX	76034	1813 INDUSTRIAL BLVD
LOFTIN, STACEY B	6306 WYATT DR	COLLEYVILLE, TX	76034	6306 WYATT DR
LUERS FAMILY REVOCABLE TRUST	3509 WINDVIEW CT	GRAPEVINE, TX	76051	1901 INDUSTRIAL BLVD
MEDI-DYNE HEALTHCARE PRODUCTS	1812 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1812 INDUSTRIAL BLVD
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX	76092	6407 COLLEYVILLE BLVD
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX	76021	6312 COLLEYVILLE BLVD
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1804 INDUSTRIAL BLVD
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX	75062	6500 COLLEYVILLE BLVD
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX	75019	6407 COLLEYVILLE BLVD
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MODY, PIYUSH	1802 INDUSTRIAL BLVD, SUITE 1	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on February 19, 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, March 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, April 6, 2021 & Tuesday, April 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Portable Storage Structure. The purpose is to allow for a portable storage structure to remain on the property and exceed the permitted thirty (30) consecutive days per calendar year, per the Land Development Code.

Zoning Case: ZC21-004

Applicant: Piyush Mody

Owner: Piyush Mody

Location: 1800 Industrial Boulevard

Property Description: Lot 3, Block 1, Colleyville Industrial Park

Present Zoning: ML Light Manufacturing

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

From: [Dennis Luers](#)
To: [Jackie Reyff](#)
Cc: [Richard Newton](#)
Subject: Lot3 Block1 Colleyville Industrial park
Date: Thursday, February 25, 2021 11:32:23 AM

Dear Jacquelyn

Per our recent conversation, please note that I am firmly against allowing the portable storage structure on the above referenced site.

I enjoyed our conversation and appreciate your commitment to maintaining Colleyville's exceptional reputation.

Dennis Luers Owner
1901 Industrial Blvd.

Sent from my iPhone

Letter of Opposition

From: [Brad Land](#)
To: [Jackie Reyff](#)
Subject: 1800 Industrial Blvd - Public Hearing Notification
Date: Saturday, February 27, 2021 3:30:59 PM

Jacquelyn,

I am opposed to the Portable Storage Structure (Fancy phrase for shipping container) SUP being granted for the above mentioned site. Please file my stance of opposition.

Thank you.

Brad Land
Allscapes Inc.
1813 Industrial Blvd
Colleyville, TX 76034
State of Texas LI6456
State of Texas BP12007
(817)421-0884 Office
(817)688-8824 Mobile
(817)251-0859 Fax

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 1.05 ACRES, BEING LOT 3, BLOCK 1, COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 1800 INDUSTRIAL BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A PORTABLE STORAGE STRUCTURE TO REMAIN ON THE PROPERTY AND EXCEED THE PERMITTED 30 CONSECUTIVE DAYS PER CALENDAR YEAR; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a Portable Storage Structure for the business known as American Solar Wind, Case No. ZC21-004; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Portable Storage Structure to remain on the property and exceed the 30 consecutive days per calendar year on 1.05 acres, being Lot 3, Block 1, Colleyville Industrial Park located at 1800 Industrial Boulevard, Suite C, for

the business known as American Solar Wind, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

- a. The Special Use Permit shall apply to the Portable Outside Storage Structure and for it to remain on the property and for it to exceed the 30 consecutive days per calendar year.
- b. The name of the business authorized for the Portable Outside Storage Structure by this Special Use Permit shall be called "American Solar Wind".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of April 2021.

The second reading and public hearing being conducted on the 20th day of April 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 20TH DAY OF APRIL 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

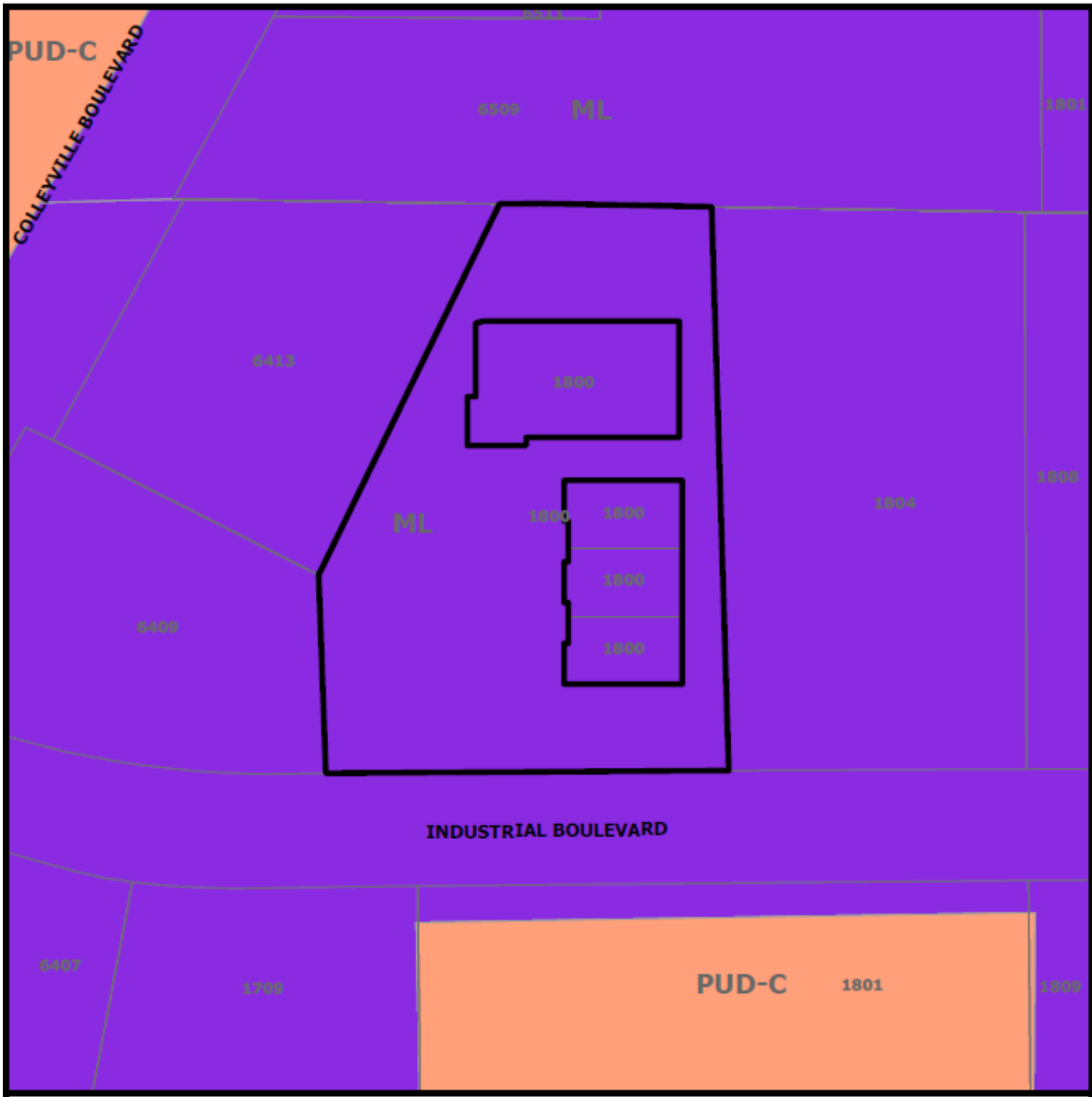
Christine Loven, TRMC
City Secretary

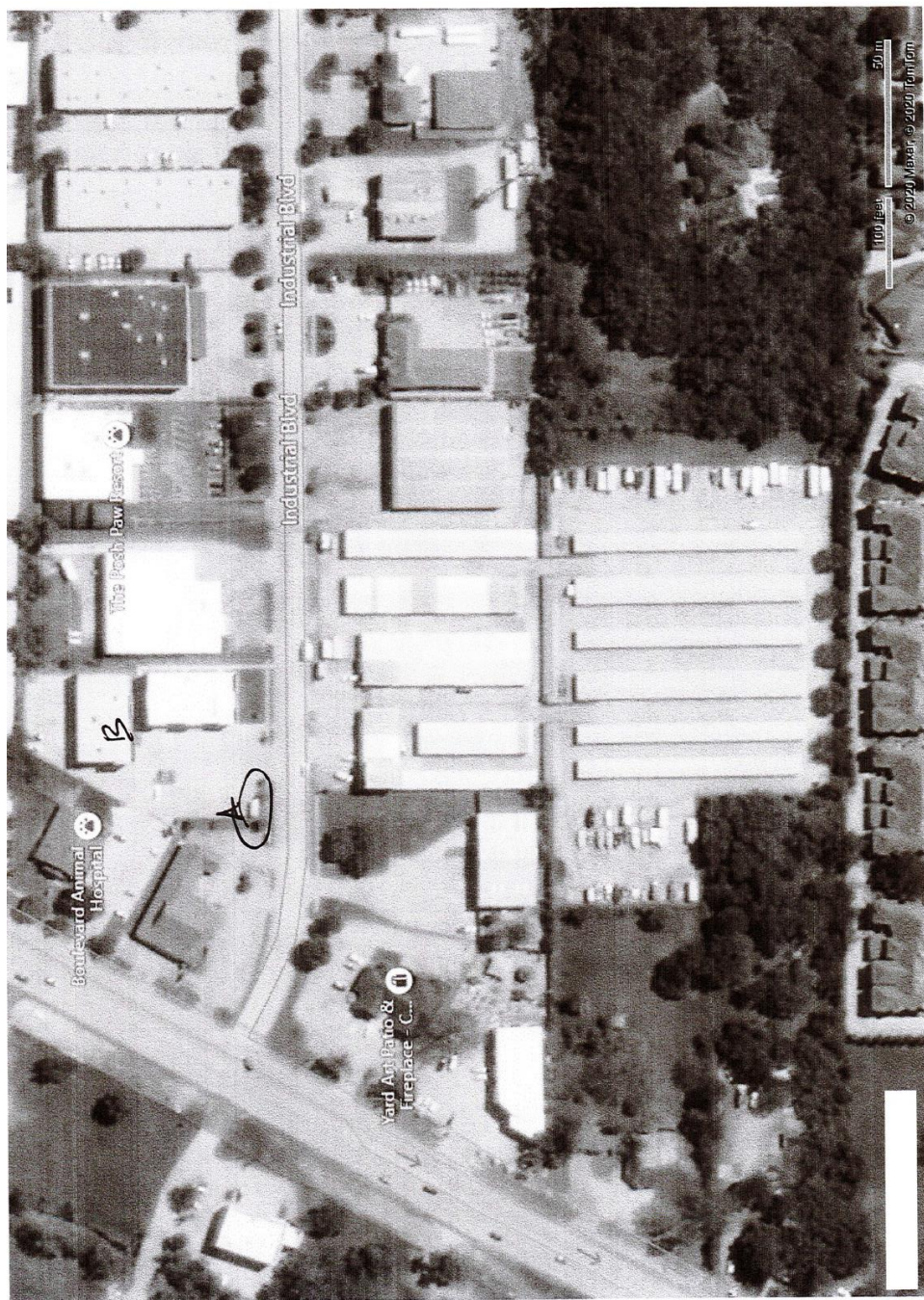
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





A - location of storage container
B - Office Building -





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2f	Agenda Date 3/8/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for Carport on Lot 11, Block 3, Stafford Heights, located at 1600 Oak Knoll Drive, Case ZC21-005

Explanation

Aaron Higareda, the applicant, has submitted a request for a Special Use Permit (SUP) for a carport to remain and encroach into the required 40 foot street side yard on a corner lot on Lot 1, Block 3, of the Stafford Heights Addition, being approximately 0.8645 acres, and zoned R-40 Single Family Residential district.

Existing Conditions/Background: The subject property, 1600 Oak Knoll Drive, has R-40 Single Family Residential district zoning and is located on and the northeast corner of the intersection of and Oak Knoll Drive Manning Drive. The subject property has an existing single family home and an accessory building.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a carport to remain and to encroach into the required 40 foot street side yard. The building is approximately 17 feet from the street side (west) property line.

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

"C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other

requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

1. Every part of such carport is unenclosed except for necessary structural supports;
2. No part of the carport is less than five (5) feet from a side or rear lot line, and
3. The carport is located completely within the rear yard area as defined in these zoning regulations.

d. Maximum Number Per Lot: one

e. Paving and Street Access:

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. Design Criteria:

i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped

using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

g. Adequacy of Plans and Specifications:

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.

The applicant is requesting to allow for the use of an existing carport structure, which was built without approval of an SUP or a building permit. It was discovered by a Building Inspector during an inspection on the property for another project. The inspector alerted the homeowner that the carport was not in compliance with the Land Development Code and suggested they remove the carport or apply for an SUP.

Analysis: Any request for a carport is required to obtain a Special Use Permit. This carport was built without receiving approval of an SUP and it encroaches into the required 40-foot street side yard. It also is deficient in the required materials and was built without the posts being clad or finished in brick, stone, cedar or decorative metal, such as metal lattice.

Plat Status: The property is platted as Lot 11, Block 3, in the Stafford Heights Subdivision.

DRC Review: The DRC met on February 18th and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south and west are zoned PUD-R Planned Unit Development Residential and contain single-family residential development. The properties to the east are zoned R-15 Single Family Residential and contain single-family residential development.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends denial of the carport due to technical

non-compliance with the Land Development Code.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Building Elevations
7. Photos Taken by Staff
8. Photos Provided by Applicant
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Draft Ordinance
13. Letter of Support

Aerial Map

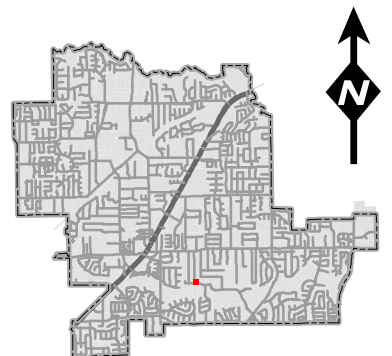


ZC21-005
1600 Oak Knoll Drive

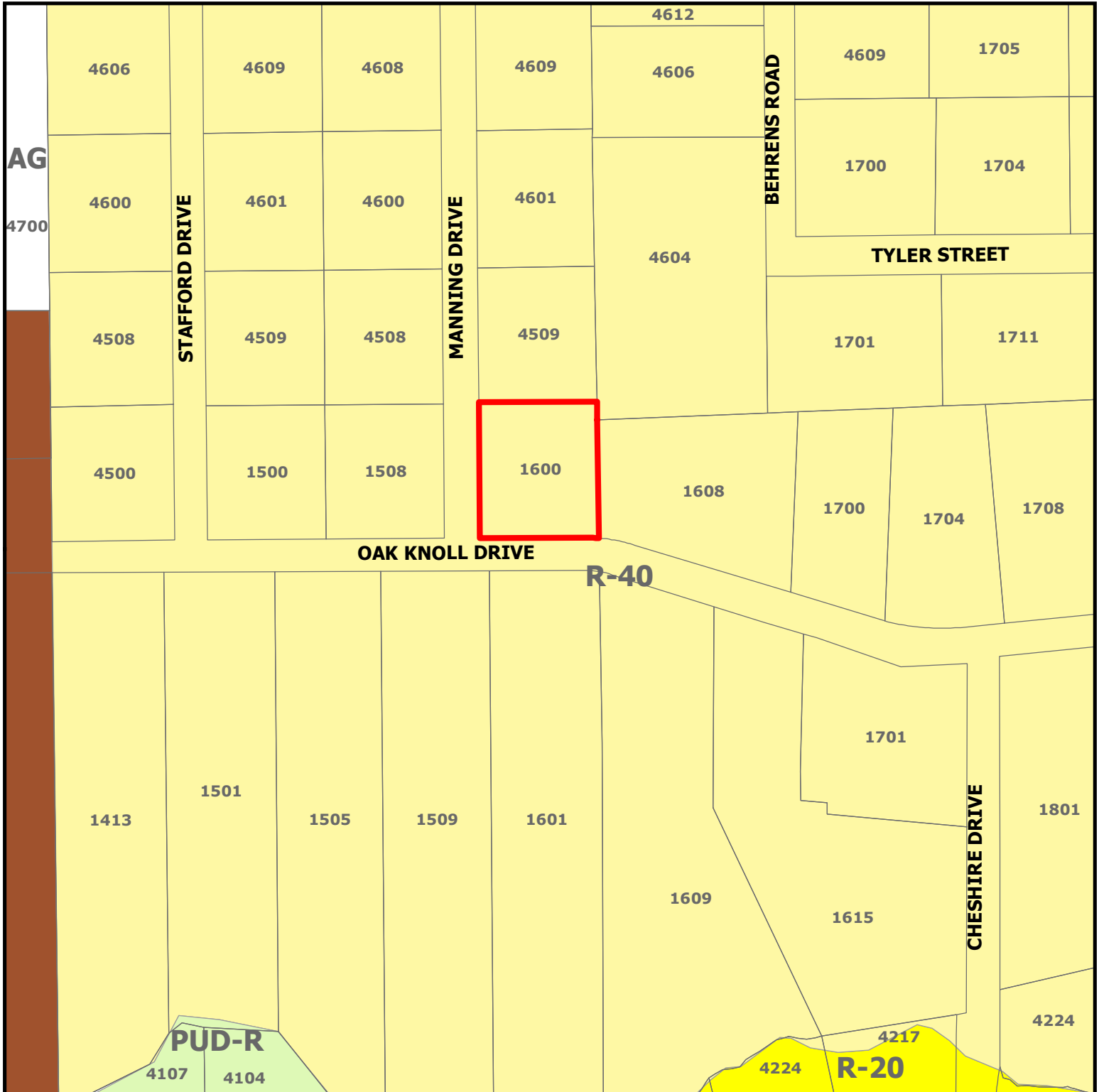
DISCLAIMER:
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Subject Property



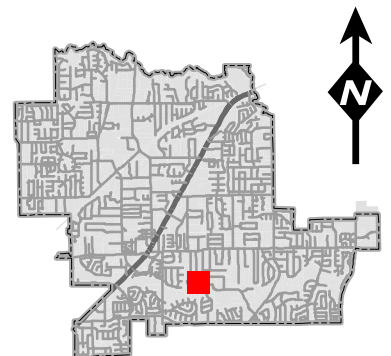
Zoning Map



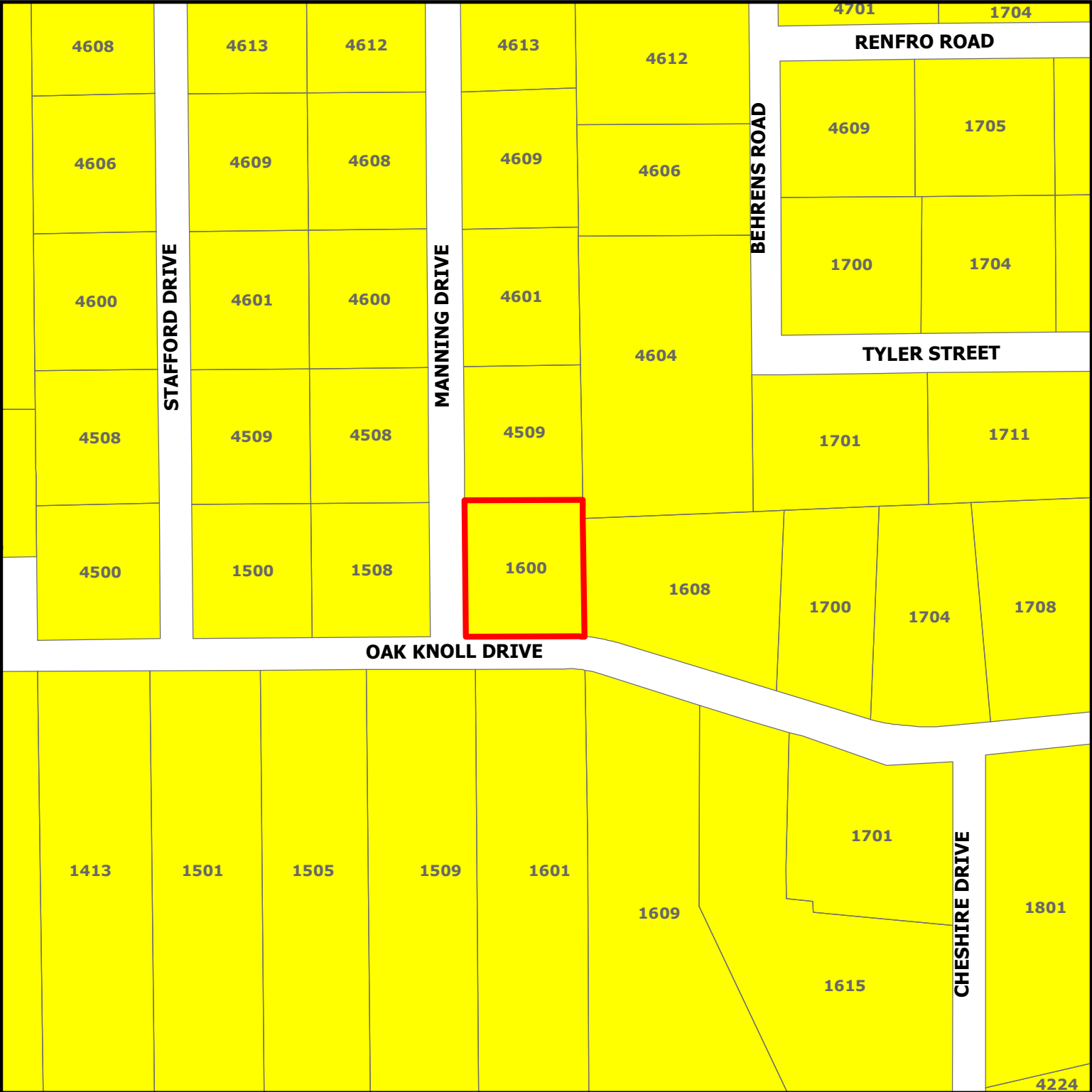
ZC21-005
1600 Oak Knoll Drive

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 Subject Property



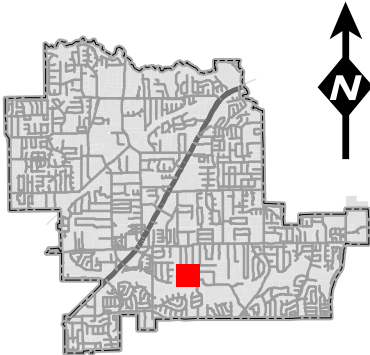
Future Land Use Map



ZC21-005
1600 Oak Knoll Drive

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-  Subject Property
-  Residential



Statement of Planning Objectives

To whom it may concern.

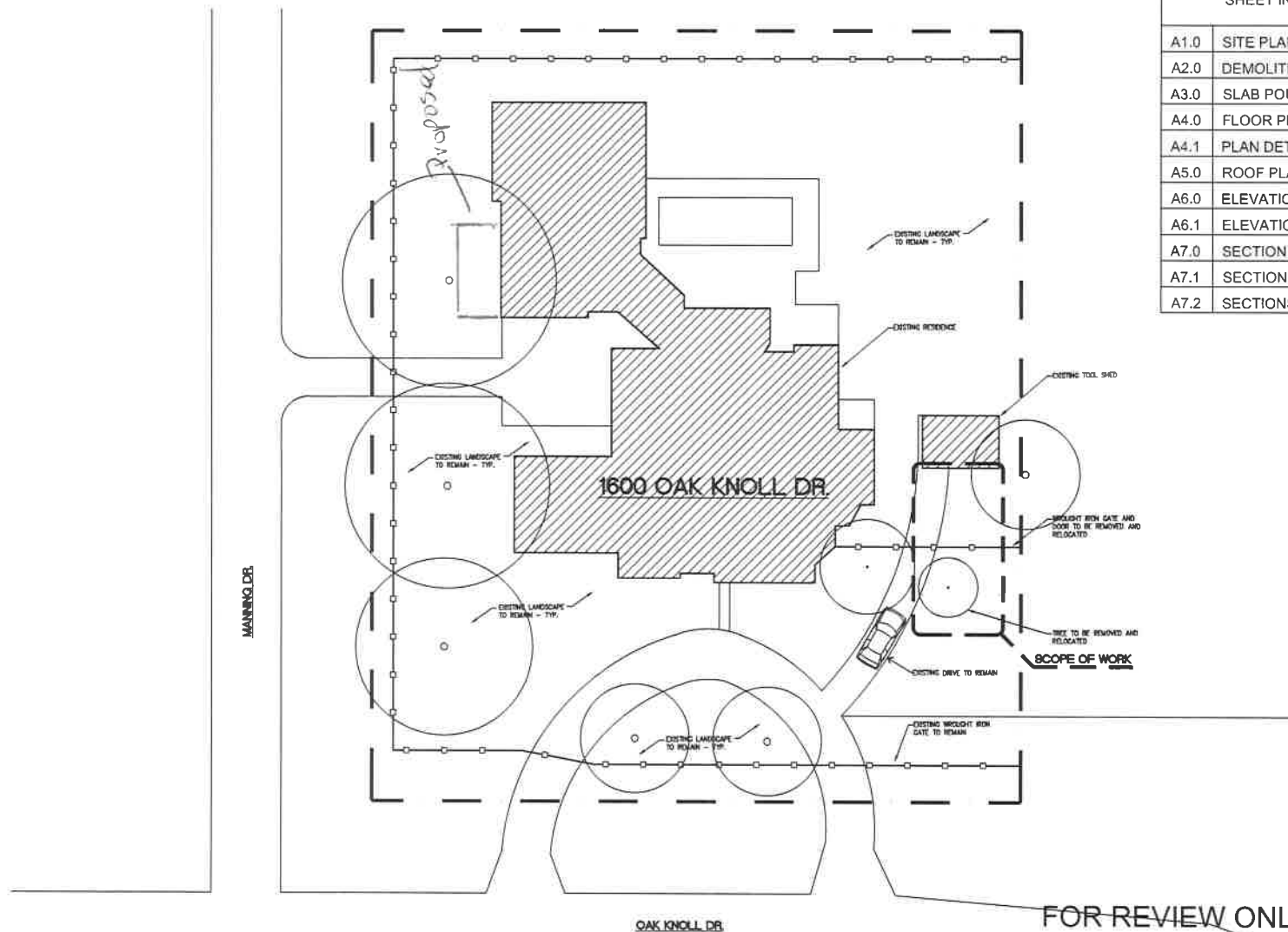
The reasons for this car port is for the Lavedans father . They need the space to be able to have only one vehicle to be able to have the space to open door and transfer father to physician's appointments. Anna's father has Parkinson's like disease and it is very difficult to lift him and or transport him because of his frail condition. This would help them tremendously.

Thank you

Aaron Higareda

DFW R and C LLC

Site Plan



SHEET INDEX	
A1.0	SITE PLAN
A2.0	DEMOLITION
A3.0	SLAB POUR
A4.0	FLOOR PLAN
A4.1	PLAN DETAILS
A5.0	ROOF PLAN
A6.0	ELEVATIONS
A6.1	ELEVATIONS
A7.0	SECTION DETAILS
A7.1	SECTION DETAILS
A7.2	SECTIONS

NWS Enterprise
1893 FM 1385 #840
AUBREY, TX 76227
RROGENTZ@GMAIL.COM

CLIENT
DFW R AND C LLC,
3814 Marquis Dr., Suite 108
Garland, TX 75042
www.dfwrandc@gmail.com

PROJECT
1600 OAK KNOLL RESIDENCE
COLLEYVILLE, TX
GARAGE ADDITION

SUBMITAL LOG

DATE	DESCRIPTION
6/22/20	Owner Review
7/03/20	Owner Review

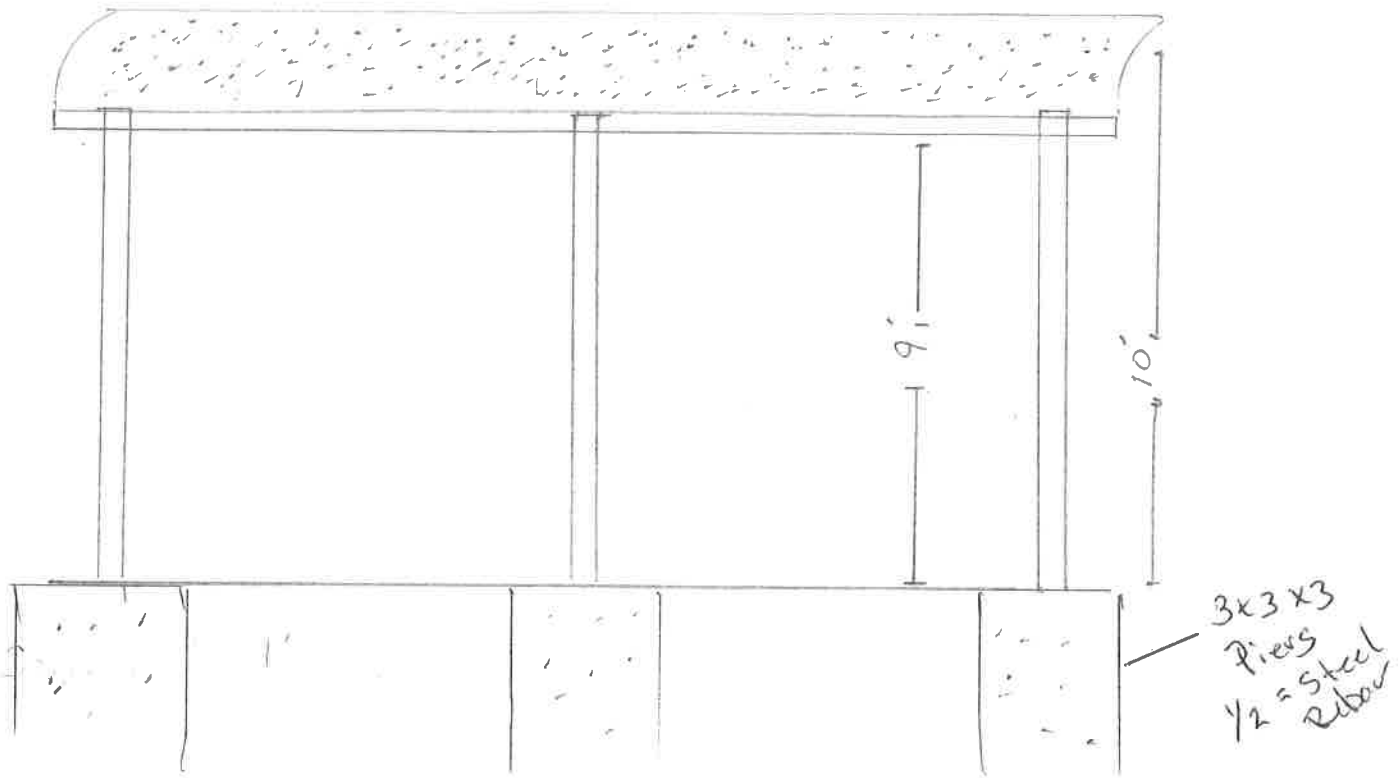
SHEET
A1.0
SITE PLAN

EXISTING SITE PLAN
SCALE: 1"=30'-0"

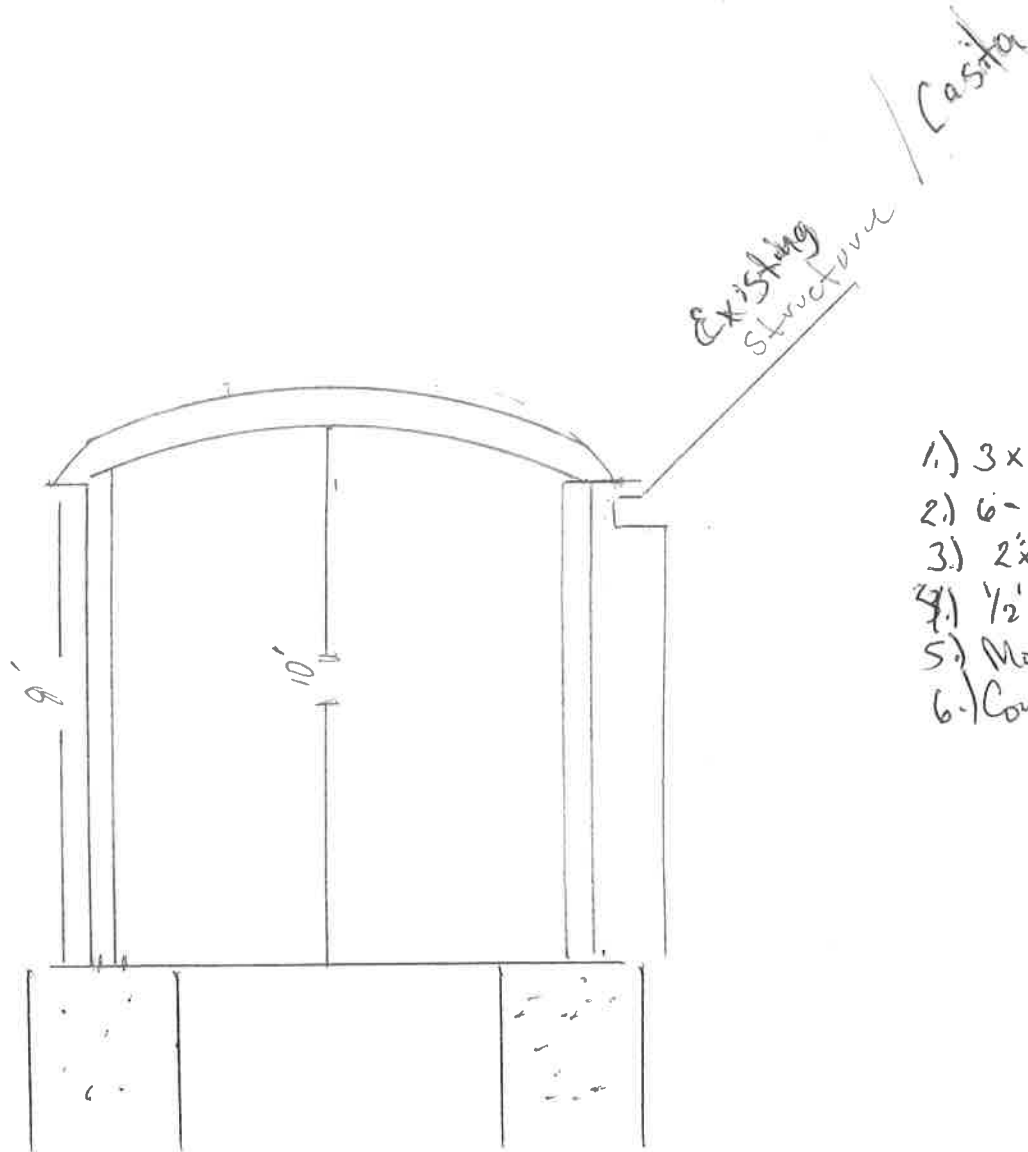
**FOR REVIEW ONLY
NOT FOR PERMIT OR
CONSTRUCTION**

Building Elevations

Elevation A



Building Elevations



- 1.) 3x3x3 - Piers
- 2.) 6 - 6"x6" Posts
- 3.) 2x6" Rafters
- 4.) 1/2" decking
- 5.) Moisture barrier / Tar Paper
- 6.) Composite Roll on Roof

Photos Taken By Staff



Photos Taken By Staff



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



Photos Provide By Applicant



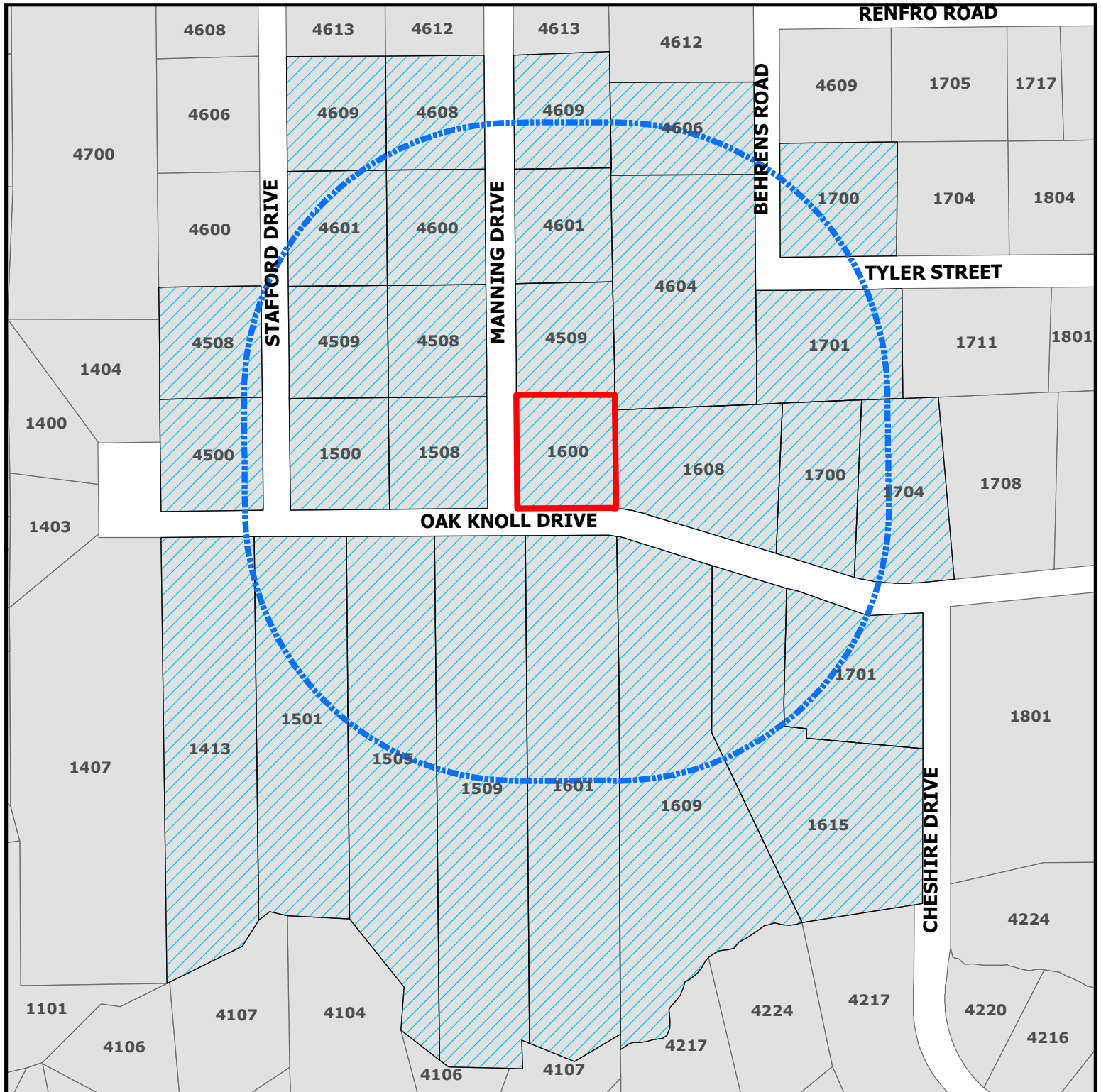
Photos Provide By Applicant



Photos Provide By Applicant



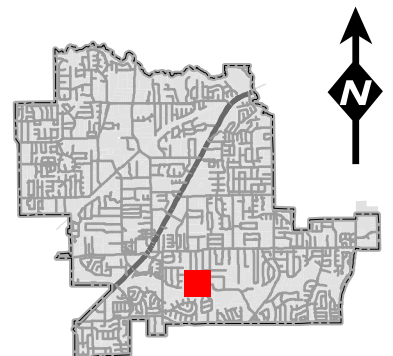
Notification Map



ZC21-005
1600 Oak Knoll Drive

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
STARKEY, BRUCE	4608 MANNING DR	COLLEYVILLE, TX	76034	4608 MANNING DR
MCLEMORE, SHEILA	4508 MANNING DR	COLLEYVILLE, TX	76034	4508 MANNING DR
CHAMY, W JOSEPH	1608 OAK KNOLL DR	COLLEYVILLE, TX	76034	1608 OAK KNOLL DR
ALVAREZ, CHAD	1508 OAK KNOLL DR	COLLEYVILLE, TX	76034	1508 OAK KNOLL DR
LEIGH, BRYCE N	4509 MANNING DR	COLLEYVILLE, TX	76034	4509 MANNING DR
CARIS REAL ESTATE LLC	750 W CARPENTER FWY # 800	IRVING, TX	75039	1505 OAK KNOLL DR
GABEL, LARRY	1701 OAK KNOLL DR	COLLEYVILLE, TX	76034	1701 OAK KNOLL DR
DOMINGUEZ, SANTIAGO	1615 OAK KNOLL DR	COLLEYVILLE, TX	76034	1615 OAK KNOLL DR
SCHOLTZHAUER, CHRIS	4601 MANNING DR	COLLEYVILLE, TX	76034	4601 MANNING DR
LAVEDAN, PIERRE	1600 OAK KNOLL DR	COLLEYVILLE, TX	76034	1600 OAK KNOLL DR
SMITH, MICHAEL R	1700 TYLER ST	COLLEYVILLE, TX	76034	1700 TYLER ST
BASSETT, MARY E	4609 STAFFORD DR	COLLEYVILLE, TX	76034	4609 STAFFORD DR
CARTER, TONY A	4600 MANNING DR	COLLEYVILLE, TX	76034	4600 MANNING DR
BACA, RICHARD	4713 BEHRENS RD	COLLEYVILLE, TX	76034	4509 STAFFORD DR
O'NEAL, MICHAEL R	1500 OAK KNOLL DR	COLLEYVILLE, TX	76034	1500 OAK KNOLL DR
QUOTT INVESTMENTS LTD	4605 WESTBURY DR	COLLEYVILLE, TX	76034	1509 OAK KNOLL DR
AMY, MARE' ELLEN	1601 OAK KNOLL DR	COLLEYVILLE, TX	76034	1601 OAK KNOLL DR
HARGROVE, MICHAEL G	1701 TYLER ST	COLLEYVILLE, TX	76034	1701 TYLER ST
COWLEY, THOMAS C	4604 BEHRENS RD	COLLEYVILLE, TX	76034	4604 BEHRENS RD
CARIS REAL ESTATE LLC	750 W CARPENTER FWY # 800	IRVING, TX	75039	1501 OAK KNOLL DR
VARUGHESE, ELEZEBETH	4508 STAFFORD DR	COLLEYVILLE, TX	76034	4508 STAFFORD DR
COWLEY, CHAD	4606 BEHRENS RD	COLLEYVILLE, TX	76034	4606 BEHRENS RD
HASSEMER, JODY	4500 STAFFORD DR	COLLEYVILLE, TX	76034	4500 STAFFORD DR
MCOMBER, ROGER B	1609 OAK KNOLL DR	COLLEYVILLE, TX	76034	1609 OAK KNOLL DR
MCNUTT, GERALD L	305 GLADE RD	COLLEYVILLE, TX	76034	4601 STAFFORD DR
CARIS REAL ESTATE LLC	750 W CARPENTER FWY # 800	IRVING, TX	75039	1413 OAK KNOLL DR
CALVERT, JIM	1704 OAK KNOLL DR	COLLEYVILLE, TX	76034	1704 OAK KNOLL DR
NAIK, MITESH	4609 MANNING DR	COLLEYVILLE, TX	76034	4609 MANNING DR
NEECE, MICHAEL	1700 OAK KNOLL DR	COLLEYVILLE, TX	76034	1700 OAK KNOLL DR
TARA PLANTATION ADDITION	P.O. BOX 565	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAKES OF SOMERSET	1104 CHATSWORTH COURT WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
HIGAREDA, AARON	3814 MARQUIS DR, SUITE 108	GARLAND, TX	75042	APPLICANT

Public hearing notices were mailed on February 19, 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, March 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, April 6, 2021 & Tuesday, April 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Carport. The purpose of the request is to allow for the new carport to remain on the property.

Zoning Case: ZC21-005

Applicant: Aaron Higareda

Owner: Pierre & Anna Lavedan

Location: 1600 Oak Knoll Drive

Property Description: Lot 11, Block 3, Stafford Heights

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 Reyst

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 0.8645 ACRES, BEING LOT 11, BLOCK 3, OF THE STAFFORD HEIGHTS ADDITION, LOCATED AT 1600 OAK KNOLL DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESIDENTIAL CARPORT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a residential carport under Case No. ZC21-005; and

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a residential carport to remain and to encroach into the required street side yard setback on lot on

0.8645 acres, being Lot 11, Block 3, of the Stafford Heights Addition attached as Exhibit "A".

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

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

1. GENERAL

a. The Special Use Permit shall apply to the existing approximately 48.45 s.f. carport to encroach into the street side yard setback. The carport is to be approximately (17) feet from the street side (west) property line.

b. The carport shall be generally consistent with the site plan as depicted on the attached Exhibit "B".

c. The carport shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of April 2021.

The second reading and public hearing being conducted on the 20th day of April 2021.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 20TH DAY OF APRIL 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

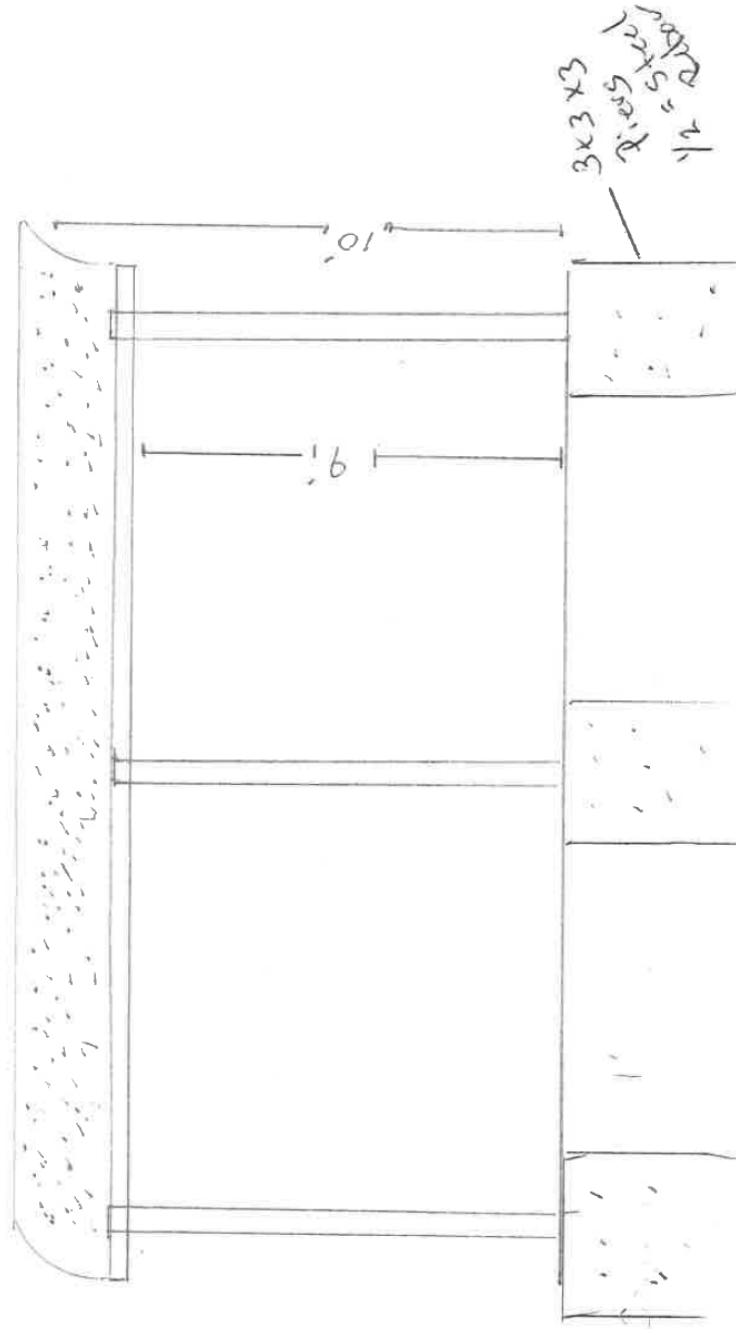
Exhibit "A" - Location and Zoning Map

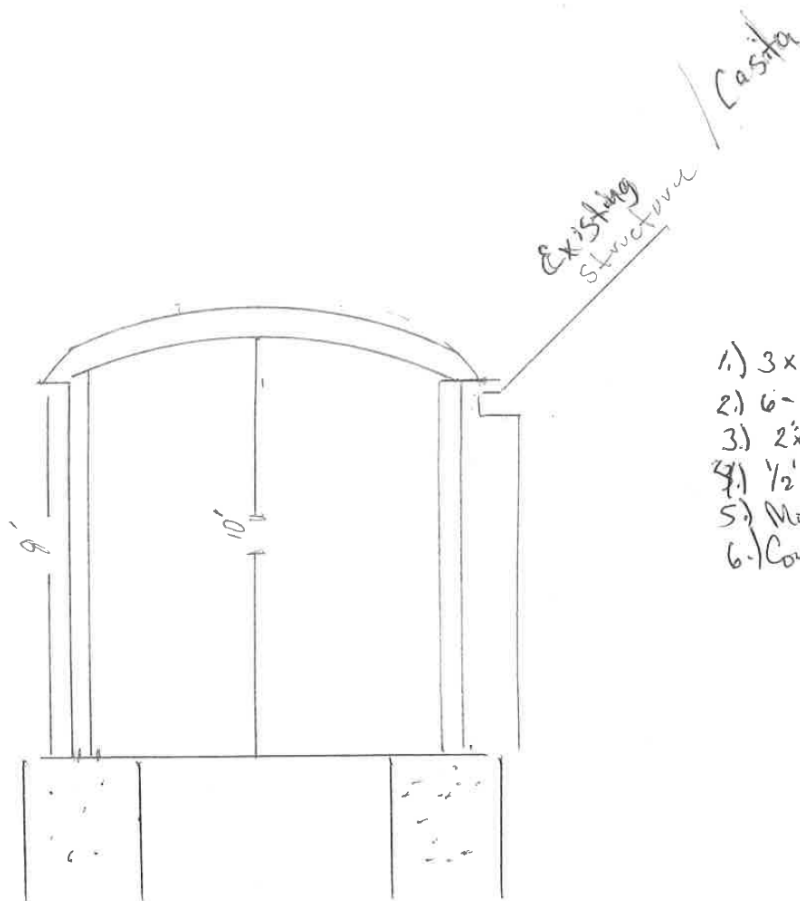


[illegible]

Exhibit "C" - Building Elevations

Elevation A





- 1.) 3x3x3 - Piers
- 2.) 6- 6"x6" Posts
- 3.) 2"x6" Rafters
- 4.) 1/2" decking
- 5.) Moisture barrier / Tar Paper
- 6.) Composite Roll on Roof

Letter of Support

From: [mh](#)
To: [Jackie Reyff](#)
Subject: Zoning Case: ZC21-005
Date: Wednesday, March 3, 2021 11:07:20 AM

In regards to Zoning Case: ZC21-005 - Special Use Permit for Carport at 1600 Oak Knoll Drive:

I have seen and have no issues or concerns regarding the carport that was constructed at this residence, and it remaining on the property.

Thanks,
Mike Hargrove
1701 Tyler St.
Colleyville, TX 76034
817-253-4165



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2g	Agenda Date 3/8/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville, located at 94 & 86 Main Street and 89 Veranda Lane, Case PC2-002

Explanation

The City of Colleyville, the applicant, has submitted a request of a replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, of the Village at Colleyville, being approximately 0.7852 acres, and zoned PUD-C Planned Unit Development - Commercial district. The purpose is to reconfigure multiple properties into one single lot for the City's new plaza. No new lots are proposed.

Existing Conditions/Background: The subject properties, 94 and 85 Main Street and 89 Veranda Lane, reside on the east side of City Hall and the City Library between Veranda Lane and Main Street.

Lot Dimensions and Setbacks: As submitted, the proposed plat meets the requirements of the PUD-C zoning and for plats as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned PUD-C Planned Unit Development - Commercial district to the north, south, east, and west and are improved with a combination of single family homes, condominiums, commercial businesses, the City Library, and City Hall.

Analysis: The proposed lots are where the City's new plaza has been constructed. The replat is a final step in having the individual lots combined into one lot. There is also right-of-way to be abandoned through a separate process and in a separate case, which goes to the City Council and will be considered during the same meeting as the replat.

Plat Status: The property is currently platted as lots 15, 16, and 25, of the Village at Colleyville.

DRC Review: The DRC met on February 18th and offered a few minor comments. The plat has been resubmitted with all requested changes being made.

Staff Recommendation: Staff recommends approval of the replat.

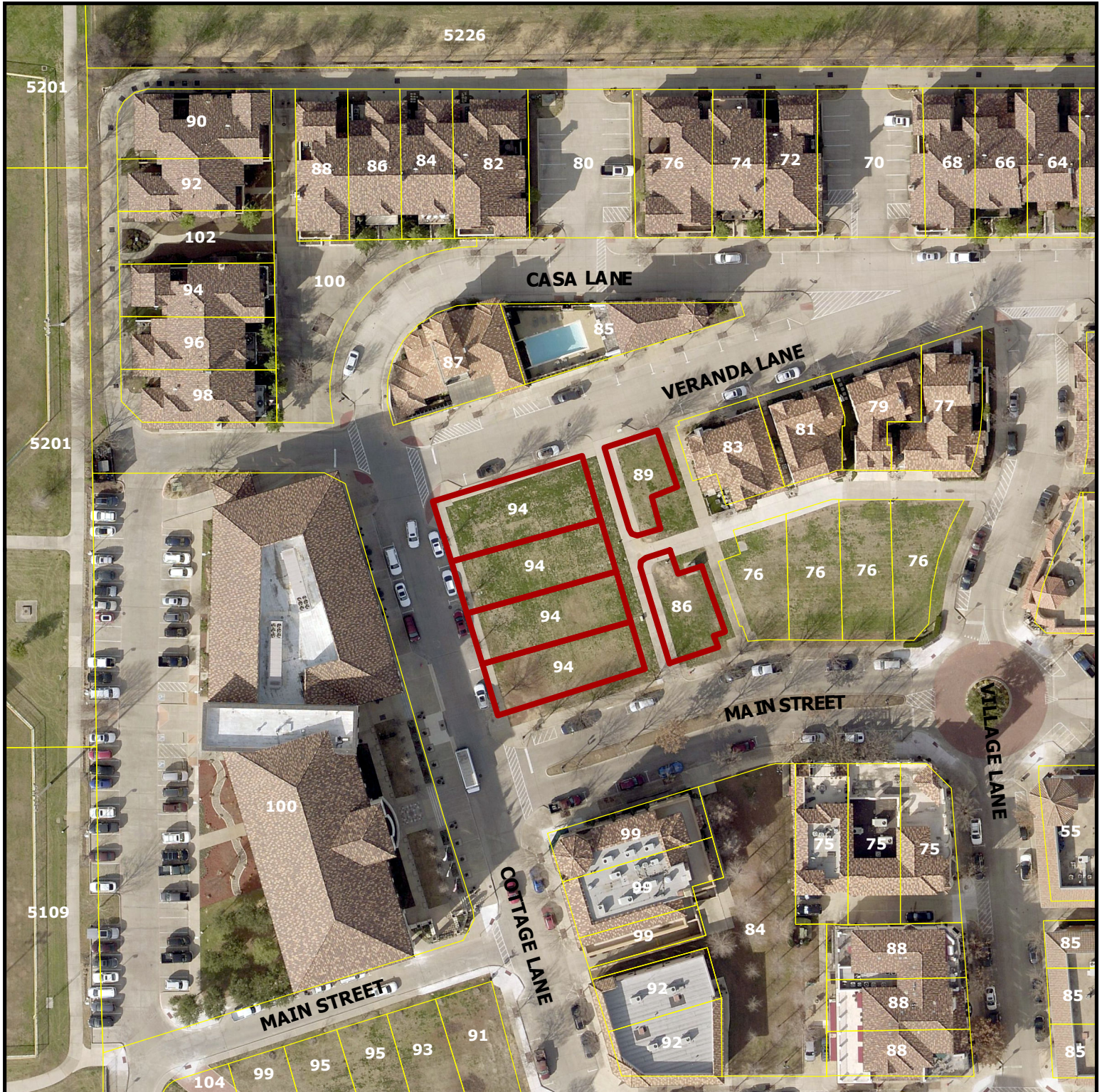
Recommendation

Approve

Attachments

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

Aerial Map

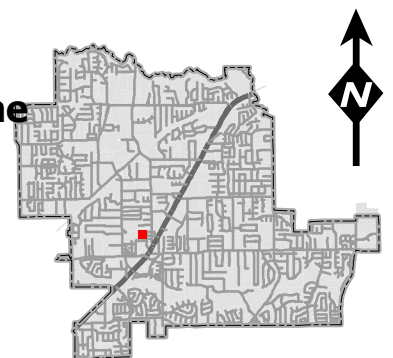


PC21-002

98 & 86 Main Street and 89 Veranda Lane

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 Subject Property



Zoning Map

5226

AG

5201

5201

5109



PC21-002

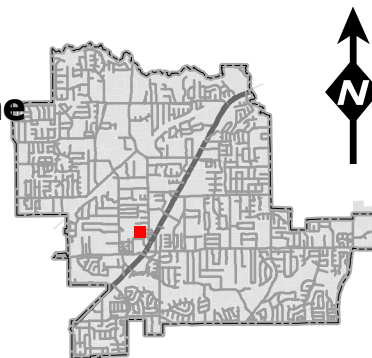
98 & 86 Main Street and 89 Veranda Lane

DISCLAIMER:

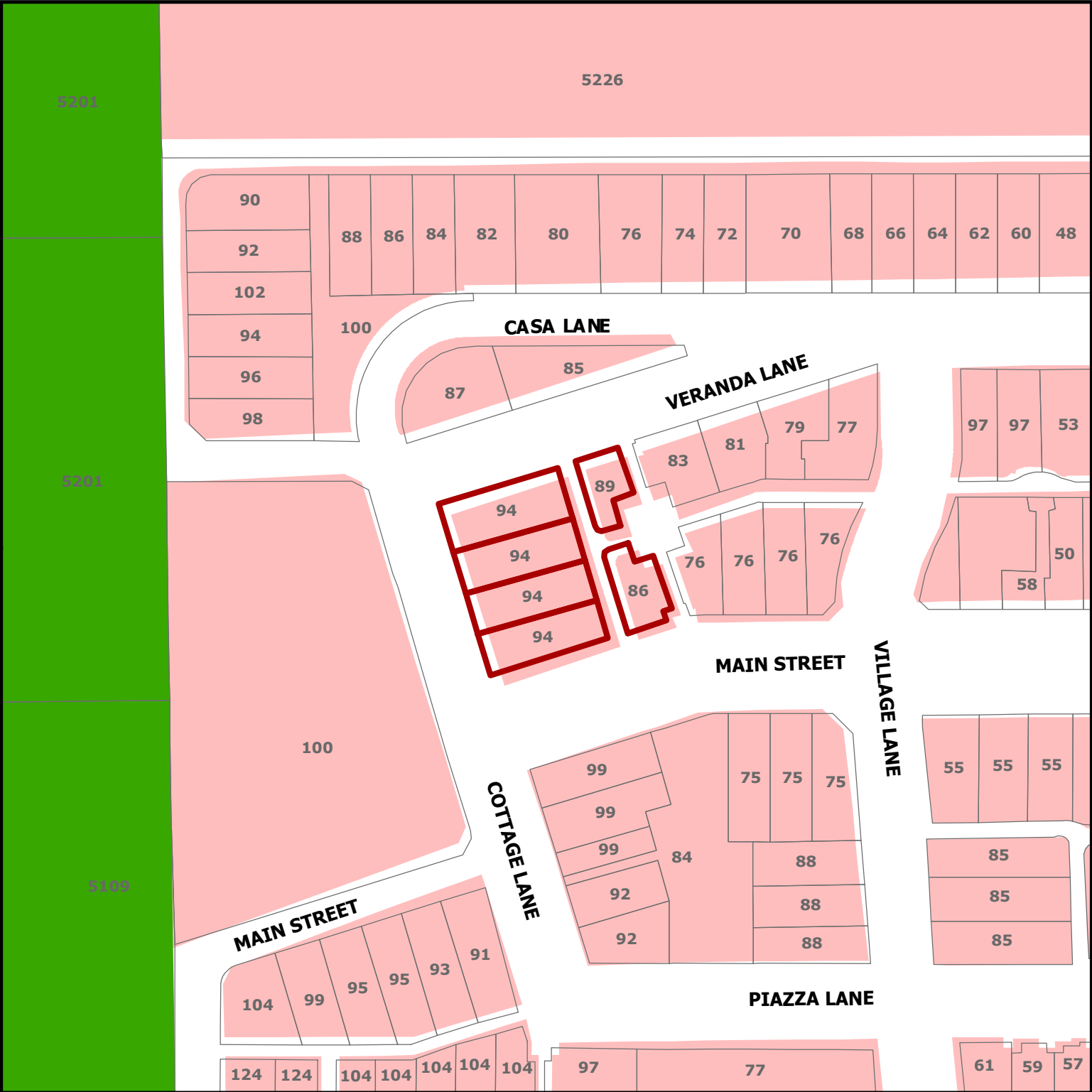
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Subject Property



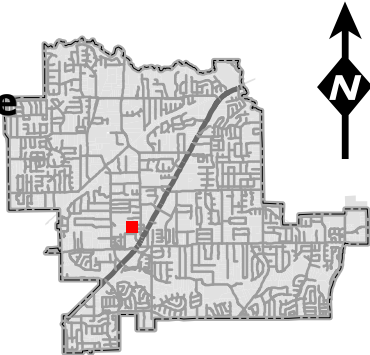
Future Land Use Map



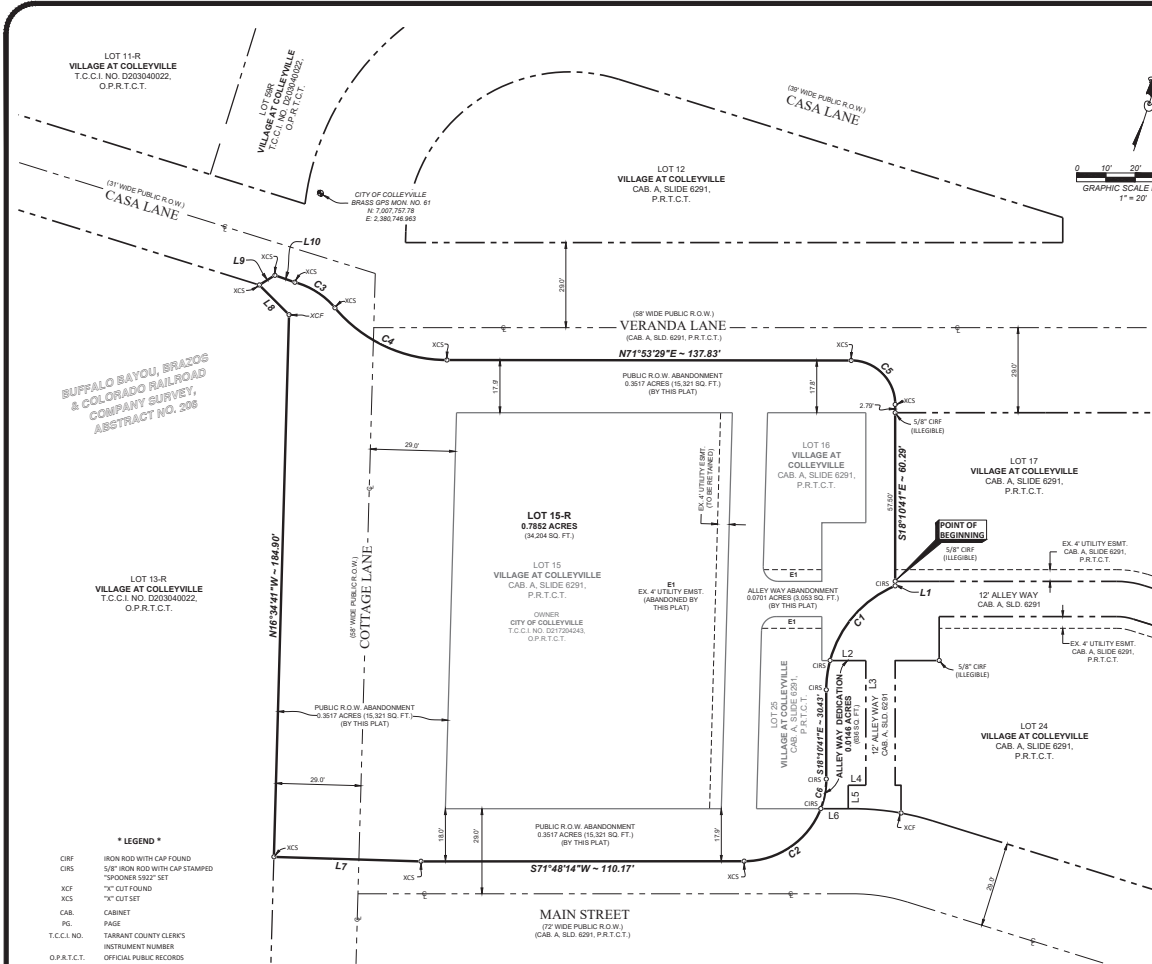
PC21-002
98 & 86 Main Street and 89 Veranda Lane

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- Subject Property
- Colleyville Blvd Corridor
- Open Space; Parks

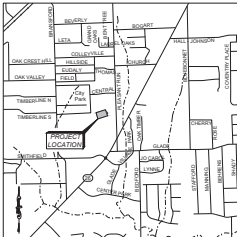


Plat Exhibit



BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 206

- * LEGEND *
- CRF IRON ROD WITH CAP FOUND
- CRS 5/8" IRON ROD WITH CAP STAMPED
- "SPOONER 5922" SET
- KCF "X" CUT FOUND
- KCS "X" CUT SET
- CAB CABINET
- PS PAGE
- T.C.C.I. NO. TARRANT COUNTY CLERK'S INSTRUMENT NUMBER
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
- P.A.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ESMT. EASEMENT



* VICINITY MAP * (NOT TO SCALE)

CURVE TABLE				
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH
C1	38.50'	34.95'	S22°53'50"W	33.79'
C2	28.00'	33.67'	N37°21'11"E	31.68'
C3	27.00'	16.44'	N75°43'56"W	16.19'
C4	50.00'	43.49'	S83°11'32"E	42.13'
C5	15.00'	23.54'	N63°08'36"W	21.20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°10'41"E	1.54'
L2	N71°49'19"E	12.18'
L3	N18°10'41"W	42.50'
L4	N71°49'19"E	6.00'
L5	N18°10'41"W	8.00'
L6	S71°48'14"W	9.37'
L7	S73°34'13"W	50.19'
L8	N63°08'36"W	14.36'
L9	N52°12'13"E	6.32'
L10	S88°46'37"E	7.21'

- * GENERAL NOTES *
- The bearings, distances and coordinates shown hereon are referenced to the Texas Coordinate System of 1983, Texas North Central Zone, and are based on the North American Datum of 1983, 2011 Adjustment. Coordinates shown are scaled to surface distances at the City of Colleyville GPS Benchmark No. 61, using a combined scale factor of 1.0004483285. All areas shown hereon are calculated based on surface measurements.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency, Department of Homeland Security, the subject property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as shown on Map No. 48439C0090K; map revised September 25, 2008, for Tarrant County and incorporated areas. This flood statement does not imply that the property and/or structures located in Zone "X" will be free from flooding or flood damage. This flood statement shall not create liability on the part of the Surveyor.
- Unless shown otherwise hereon, all lot corners are monumented with a 5/8 inch iron rod with a cap stamped "SPOONER 5922".
- Selling a portion of this addition by metes and bounds description, without a replat being approved by the City of Colleyville, is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

OWNER:
THE CITY OF COLLEYVILLE
200 MAIN STREET
COLLEYVILLE, TEXAS 76004
(817) 501-1000
ATTN: RAY SILVA-REYES

ENGINEER:
FREESE & NICHOLS
4055 INTERNATIONAL PLAZA, SUITE 200
FORT WORTH, TEXAS 76106
(817) 735-7300
ATTN: DAVID RETZSCH, P.L.A., A.S.L.A.

SURVEYOR:
SPOONER & ASSOCIATES
COLLEYVILLE, TEXAS
4080 BERRY STREET, SUITE 100, DALLAS, TEXAS 75209
(972) 484-4848 WWW.SPOONERANDASSOCIATES.COM
TIF@SPOONERANDASSOCIATES.COM

STATE OF TEXAS §
COUNTY OF DENTON §
WHEREAS THE CITY OF COLLEYVILLE is the sole owner of a 0.7998 acre tract of land located in the Buffalo Bayou, Brazos & Colorado Railroad Company Survey, Abstract No. 206, City of Colleyville, Tarrant County, Texas, said 0.7998 acre tract of land being all of LOTS 15, 16 and 25, VILLAGE OF COLLEYVILLE, being an Addition to the said City and State, according to the plat thereof filed for record in Cabinet A, Slide 6291, Plat Records, Tarrant County, Texas (P.A.T.C.T.) said 0.7998 acre tract of land also being all of that certain tract of land conveyed to the CITY OF COLLEYVILLE, by deed thereof filed for record in Tarrant County Clerk's instrument No. 0217204243, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) said 0.7998 acre tract of land being more particularly described by metes and bounds as follows:
BEGINNING at a 5/8 inch iron rod with an illegible cap found at the southwest lot corner of Lot 17, of said plat of Village at Colleyville;
THENCE, South 18°10'41" East, 1.54 feet to an iron rod with cap stamped "SPOONER 5922" set (hereinafter referred to as an iron rod set) at the beginning of a non-tangent curve to the left;
THENCE along the said curve to the left having a radius of 38.50 feet, an arc length of 45.07, across a chord which bears South 15°21'24" West and a chord length of 42.54 to an iron rod set on the north lot line of said Lot 25 same being a south line of an existing alleyway as shown on and delineated by said plat of Village at Colleyville;
THENCE along the easterly lot lines of said Lot 25 and the said alleyway the following bearings and distance:
North 71°49'19" East, 12.18 feet;
South 18°10'41" East, 42.50 feet;
South 71°49'19" West, 6.00 feet;
South 18°10'41" East, 8.00 feet to the north right-of-way line of Main Street, being a 72 feet wide public right-of-way as shown on and delineated by said plat of Village at Colleyville;
THENCE, South 71°49'19" West, along the south lot line of said Lot 25 and along the said north right-of-way line of Main Street, 9.37 feet to an iron rod set at the beginning of a non-tangent curve to the right;
THENCE departing the said lot line, departing the said right-of-way line and over and across the public right-of-way of Main Street the following courses and distances:
Along the said curve to the right having a radius of 28.00 feet, an arc length of 33.67, across a chord which bears South 37°21'11" West and a chord length of 31.68 to an "X" scribed in concrete set;
South 71°48'14" West, 110.17 feet to an "X" scribed in concrete set;
South 72°34'13" West, 50.15 feet to an "X" scribed in concrete set on the east lot line of Lot 13-R, Village at Colleyville, being an Addition to the City of Colleyville, Tarrant County, Texas by plat thereof filed for record in Ins. No. 020040022 (O.P.R.T.C.T.) said "X" set being on the west right-of-way line of Cottage Lane, being a 58 feet wide public right-of-way conveyed by said plat of Village at Colleyville (Cab. A, Slide 6291).
THENCE, North 16°34'41" West, along the east lot line of said Lot 13-R and along the said west right-of-way line of Cottage Lane, 184.90 feet to an "X" scribed in concrete found at a northeast lot corner of said Lot 13-R, said "X" found being at the south end of a right-of-way corner clip located at the southwest intersection of the said west right-of-way line of Cottage Lane with the south right-of-way line of Veranda Lane, being a 58 feet wide public right-of-way as shown on and delineated by said plat of Village at Colleyville (Cab. A, Slide 6291).
THENCE, North 63°10'41" West, along the northeast property line of said Lot 13-R and along the said right-of-way corner clip, 14.34 feet to a "X" scribed in concrete set;
THENCE, departing the said lot line and over and across the said right-of-way line of Veranda Lane the following courses and distances:
North 39°52'13" East, 6.25 feet to a "X" scribed in concrete set;
South 88°46'37" East, 7.21 feet to a "X" scribed in concrete set at the beginning of a non-tangent curve to the right;
along the said curve to the right having a radius of 27.00 feet, an arc length of 16.44, across a chord which bears South 75°43'06" East and a chord length of 16.19 to a "X" scribed in concrete at the beginning of a reverse curve to the left;
along the said reverse curve to the left having a radius of 50.00 feet, an arc length of 43.49, across a chord which bears South 83°11'32" East and a chord length of 42.13 to a "X" scribed in concrete set;
North 15°12'29" East, 137.83 feet to the beginning of a curve to the right;
along the said curve to the right having a radius of 15.00 feet, an arc length of 23.54, across a chord which bears South 63°08'36" East and a chord length of 21.20;
THENCE, South 18°10'41" East, at a distance of 2.79 feet passing a 5/8" iron rod with an illegible cap found at the northwest lot corner of said Lot 17, continuing along the west lot line of said Lot 17 in a total distance of 60.29 feet to the point of beginning containing 0.7998 acres (34,840 square feet) of land more or less.

NOW, THEREFORE KNOWN BY ALL MEN THESE PRESENTS:
THAT We, The City of Colleyville, do hereby adopt this plat designating the hereinbefore described property as VILLAGE AT COLLEYVILLE, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, right-of-ways, 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 or using the same, 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 planning ordinances, rules and regulations of the City of Colleyville, Texas.
Witness our hands this _____ day of _____, 2020.
THE CITY OF COLLEYVILLE
Duly Authorized Agent of the City of Colleyville, Texas

Printed Name and Title
STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2020.
Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF TARRANT §
THAT, I, Eric S. Spooner, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby state 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.
Surveyed on the ground during the month of October, 2019.

Eric S. Spooner, R.P.L.S.
Texas Registration No. 5922
Date _____
STATE OF TEXAS §
COUNTY OF TARRANT §
BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared ERIC S. SPOONER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, and in the capacity therein stated.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this _____ day of _____, 2020.
Notary Public, State of Texas

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

Mayor, City of Colleyville

Attest: City Secretary

REPLAT
LOT 15R
VILLAGE AT COLLEYVILLE
BEING A REPLAT OF A 0.6590 ACRE TRACT OF LAND LOCATED IN THE BUFFALO BAYOU, BRAZOS & COLORADO RAILROAD COMPANY SURVEY, ABSTRACT NO. 206, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, SAID 0.6590 ACRE TRACT OF LAND BEING ALL OF LOTS 15, 16, AND 25, VILLAGE AT COLLEYVILLE, BEING AN ADDITION TO THE SAID CITY AND STATE, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN CABINET A, SLIDE 6291, PLAT RECORDS, TARRANT COUNTY, TEXAS.
1 LOT - 0.7852 ACRES (34,204 SQ. FT.)
JANUARY 2020
SHEET 2 OF 2

Notification Map



PC21-002

98 & 86 Main Street and 89 Veranda Lane

DISCLAIMER:

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



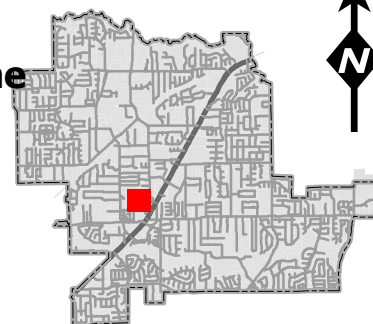
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
LAKE, WILLIAM D	6814 TULIP LN	DALLAS, TX	75230	53 PIAZZA LN # 111
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
TAMLYN PROPERTIES LLC	90 CASA LN # 10	COLLEYVILLE, TX	76034	88 CASA LN # 412
GADE, MATTHEW	64 VERANDA LN UNIT 410	COLLEYVILLE, TX	76034	64 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX	76034	815 CENTRAL DR
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX	76034	92 PIAZZA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	99 MAIN ST # 29
POWELL, MICKEY	82 CASA LN	COLLEYVILLE, TX	76034	82 CASA LN # 111
				94 MAIN ST
HANDLEY, RICHARD	88 VILLAGE LN #200	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 610
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
GOODMAN, BENJAMIN	98 CASA LN STE 310	COLLEYVILLE, TX	76034	98 CASA LN # 312
NEW, JOE	61 PIAZZA LN	COLLEYVILLE, TX	76034	61 PIAZZA LN # 510
WILLIAMS, DAVID H	75 MAIN ST # 200	COLLEYVILLE, TX	76034	75 MAIN ST # 28 310
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
HOLTSHOUSER LONDON LIVING TRUS	74 CASA LN	COLLEYVILLE, TX	76034	74 CASA LN # 212
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	80 CASA LN
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
				94 MAIN ST
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX	76034	81 VERANDA LN
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY # 150	IRVING, TX	75039	85 VILLAGE LN
ANTHONY & VIVIAN MCNOSKY REVOC	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX	76248	72 CASA LN # 112
SCRUGGS, ALBERT	86 CASA LN	COLLEYVILLE, TX	76034	86 CASA LN # 312
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX	75033	99 MAIN ST
NEWLIN, TAMRA	6115 NE CLACKAMAS ST	PORTLAND, OR	97213	46 PIAZZA LN # 36 110
				94 MAIN ST
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	PO BOX 1567	ALLEN, TX	75013	85 VERANDA LN # 110
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX	76034	77 VERANDA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 210
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	48 VERANDA LN
ROBBINS, PHILLIP	55 PIAZZAL LN #210	COLLEYVILLE, TX	76034	55 PIAZZA LN # 212
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	101 TERRA COTTA WAY
				86 MAIN ST
SCHMIDT, JUDITH	96 CASA LN	COLLEYVILLE, TX	76034	96 CASA LN # 210
GUNNIP, MATTHEW	87 CASA LN UNIT 210	COLLEYVILLE, TX	76034	87 CASA LN
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX	76034	715 CENTRAL DR
HALEY, JASON B	711 CENTRAL DR	COLLEYVILLE, TX	76034	711 CENTRAL DR
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
				94 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	84 PIAZZA LN
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
DUNAGAN, KETRINA	57 PIAZZA LN # 310	COLLEYVILLE, TX	76034	57 PIAZZA LN # 310
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 BRANSFORD RD
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX	76034	94 CASA LN # 112
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
YOUNG, CLINT	811 CENTRAL DR	COLLEYVILLE, TX	76034	811 CENTRAL DR
JACOBS, KERRY K	PO BOX 7399	BRECKENRIDGE, CO	80424	92 CASA LN # 211
O'BRIEN, PETER	88 VILLAGE LN #28 411	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 410
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX	76092	55 MAIN ST
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
BROOKS, FRANCES B	55 MAIN ST STE 350	COLLEYVILLE, TX	76034	55 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 510
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	76 MAIN ST
SHERWOOD, LESLIE	84 CASA LN	COLLEYVILLE, TX	76034	84 CASA LN # 210
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 112
				89 VERANDA LN # 111
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BELL, WILLIAM M	5900 E LANCASTER AVE	FORT WORTH, TX	76112	60 VERANDA LN # 210
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 211
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX	76034	44 VERANDA LN
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX	76034	66 VERANDA LN # 510
SPICER TAMARA REVOCABLE TRUST	90 CASA LN UNIT 110	COLLEYVILLE, TX	76034	90 CASA LN # 112
BROOKS, ADAM	83 VERANDA LN	COLLEYVILLE, TX	76034	83 VERANDA LN
ZAVODNICK, TODD	76 CASA LN # 310	COLLEYVILLE, TX	76034	76 CASA LN # 310
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
FADDEN, MARK	59 PIAZZA LN	COLLEYVILLE, TX	76034	59 PIAZZA LN # 411
AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK	74137	35 VERANDA LN # 211
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY # 150	IRVING, TX	75039	85 VILLAGE LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
BENNETT, RENA-MARIE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	100 CASA LN
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX	75033	99 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
NGUYEN, DIEM THUY	510 QUEENSBURY TURN	SOUTHLAKE, TX	76092	33 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	102 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 BRANSFORD RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX	76034	713 CENTRAL DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX	76210	77 PIAZZA LN
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY # 150	IRVING, TX	75039	85 VILLAGE LN
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX	76034	92 PIAZZA LN
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 211
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
SALA LIFE TRUST	700 LAKE CARILLON LN	SOUTHLAKE, TX	76092	33 MAIN ST
BROWN FABIO, RITA	33 MAIN #220	COLLEYVILLE, TX	76034	33 MAIN ST
CARDINI, ANTOINETTE	33 MAIN ST 230	COLLEYVILLE, TX	76034	33 MAIN ST
PILGRIM, DEBBIE K	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5109 BRANSFORD RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	36 VILLAGE LN
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 212
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	100 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	97 PIAZZA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	91 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	95 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	93 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	124 TERRA COTTA WAY # 212
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	95 COTTAGE LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	124 TERRA COTTA WAY # 110
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	99 COTTAGE LN
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 8, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, April 6, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, and 25, Village at Colleyville. The Purpose to plat the properties into two single-family residential lots. The purpose of the Replat is to reconfigure 6 properties into a single lot for the City's Village Plaza. The Right-of-way is proposed to be abandoned as part of the Village at Colleyville Plat.

Zoning Case: PC21-002

Applicant: Eric Spooner

Owner: City of Colleyville

Location: 94 & 86 Main Street and 89 Veranda Lane

Property Description: Lots 15, 16, and 25, Village at Colleyville

Present Zoning: PUD-C Planned Unit Development-Commercial

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 15R, VILLAGE AT COLLEYVILLE

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 15R, of the Village at Colleyville, on March 8, 2021.

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

Sec. 1. THAT the Replat, for Lot 15R, Village at Colleyville on approximately 0.7852 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 6th DAY OF APRIL 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

[illegible]