



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, April 12, 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 BEVILL
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

1a March 8, 2021 Planning and Zoning Commission Minutes

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Preliminary/Final Plat for Lots 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004

- 2b** Consideration of a Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case PC21-007
- 2c** Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single Family "Estate" Residential zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010
- 2d** Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008
- 2e** Consideration of a Special Use Permit for a Veterinarian Clinic on Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 140, Case ZC21-006
- 2f** Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback on Lot 14, Block 1, Kingston Addition, located at 6516 Kingston Drive, Case ZC21-007
- 2g** Consideration of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008
- 2h** Consideration of a Special Use Permit for a Veterinarian Clinic on Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case ZC21-011

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards April 9, 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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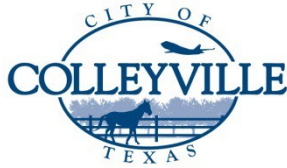
Agenda Number**Agenda Date** 4/12/2021**Type** Approval of Minutes**Department** Community Development

Title

March 8, 2021 Planning and Zoning Commission Minutes

Attachments

1. March 8, 2021 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
Colleyville, Texas 76034
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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 March 8, 2021, at 6:16 p.m.

Roll Call

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

Absent: George Bond

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

Also Present: Council Members Chuck Kelly

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 6:36 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 March 8, 2021, at 7:00 p.m.

Roll Call

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

Absent: George Bond

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

Also Present: Council Members Chuck Kelly

1 APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Minutes – February 8, 2021
Planning and Zoning Commission Minutes – February 22, 2021

Commissioner Holt-Gunderson made a motion to approve the February 8, 2021 and February 22, 2021 Planning and Zoning Commission Minutes. Commissioner Groves seconded the motion

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, 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, TABLED FROM THE FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING

Chair Bevill requested a motion to remove item from table.

Commissioner Koch made a motion to remove Case ZC20-032 from the table. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

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

There was general discussion amongst staff and the Commission regarding the applicant's request to table the case due unresolved comments related to flood plain, staff will notice surrounding property owners when applicant is ready to present, the request is to be table indefinitely and until further notice from the applicant.

Commissioner Groves made a motion to table Case ZC20-032

indefinitely. Commissioner Syed seconded the motion

The motion was carried by the following vote:

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

- 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

Chair Bevill requested a motion to remove item from table.

Commissioner Holt-Gunderson made a motion to remove Case PC20-012 from the table. Commissioner Syed seconded the motion

The motion was carried by the following vote:

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

Chair Bevill note the case is similar to Case ZC20-032 in regards the applicant's request to table the case due unresolved comments related to flood plain, staff will notice surrounding property owners when applicant is ready to present, the request is to be table indefinitely and until further notice from the applicant.

Commissioner Williamson made a motion to table Case PC20-012 indefinitely. Commissioner Groves seconded the motion

The motion was carried by the following vote:

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

- 2c** 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, TABLED FROM THE FEBRUARY 8, 2021 PLANNING AND ZONING COMMISSION MEETING

Chair Bevill requested a motion to remove item from table.

Commissioner Williamson made a motion to remove Case ZC21-002 from the table. Commissioner Syed seconded the motion

The motion was carried by the following vote:

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

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

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

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 general requirements of the PUD-C zoning, landscaping, monument sign placement, building design, setback reductions, fence regulations and placement, property's current zoning and future zoning, and masonry wall requirements.

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and answered questions of the Commission regarding masonry wall placement, agreement regarding masonry wall for potential future residential zoning, future development, zoning, overhead doors, large vehicle regulations, type of proposed uses, distance from north edge building to the fence, length of a pick-up truck, turn radius, project status with City of Hurst.

Commissioner Syed requested the City Engineer, Larry Wright come forward and brief the Commission on the progress with the City of Hurst regarding the case. Mr. Wright came forward and informed the Commission that no communication has been received from the City of Hurst regarding the approval of the drainage. Mr. Wright added that he is awaiting for a drainage approval letter from the City of Hurst in order to move forward with reviewing and approving the drainage as well.

There was general discussion among staff and the Commission regarding utilities and the city that will provide these services, trash collection, trash regulations, city limit sign, sale tax, property tax, business tax, and masonry fence.

The applicants, Roman Figueroa and Rick Figueroa, 959 Roxbury Way, Keller,

Texas, came forward and answered questions of the Commission regarding the total expense in placing a masonry fence, tree preservation, and parking.

Commissioner Groves made a motion to approve Case ZC21-002. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

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

2d Consideration of a zoning change 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 and Ben Bryner presented the item and briefed the Commission.

The applicant, Danny Giesbrecht, came forward and briefed the Commission. Mr. Giesbrecht answered question of the Commission regarding drive access, traffic flow, landscaping, fencing, parking spaces, business experience, roof sign, hours of operation, and restrooms.

The public hearing was open at 8:17 p.m. With no one wishing to speak, the public hearing was closed at 8:17 p.m.

Commissioner Holt-Gunderson made a motion to approve Case ZC21-003. Commissioner Groves seconded the motion

The motion was carried by the following vote:

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

2e Consideration of a Special Use Permit for Portable Storage Structure on Lot 3, Block 1, Colleyville Industrial Park, located at 1800 Industrial Boulevard, Case ZC210-004

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Alex Garcia and Paul Mody, 1800 Industrial Boulevard, came forward and briefed the Commission. Mr. Garcia and Mr. Mody addressed questions of the Commission regarding the time frame the container has sit on the property, type of business, purpose use of the container, content in the

container, ownership of the property and container, knowledge of permit requirements, location of the container, alternative options for the storage of the container, business name, and the required process for the propose use.

There was general discussion amongst staff and the Commission about the options the Commission has regarding the case.

The public hearing was open at 8:38 p.m. With no one wishing to speak, the public hearing was closed at 8:39 p.m.

There was general discussion amongst the Commission regarding the number of businesses on the subject property, proposed use and location of the container, and the recommendation of denial without prejudice.

Commissioner Koch made a motion to deny Case ZC21-004 without prejudice. Commissioner Syed seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Koch, Holt-Gunderson, and Bevill
Nay: 0 –

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Aaron Higareda, 1911 Diamond Cluster, Carrollton, TX, came forward and briefed the Commission. Mr. Higareda addressed question of the Commission regarding the ownership of the property, the projects being worked on the property, knowledge of permit process, number of covered parking structures.

The owners, Dr. Pierre Lavedan and Dr. Anna Lavedan, 1600 Oak Knoll Drive, came forward and briefed the Commission. Dr. Lavedan present a video of her father walking to and from the car in the garage and answered questions of the Commission regarding the number of covered parking in the property, purpose of the carport, number and type of vehicles, and number of children and ages living in the home.

The public hearing was open at 9:03 p.m.

Pooch Amy, 1601 Oak Knoll Drive, came forward and spoke in support of the case. Mr. Amy addressed the material of the carport and the carport aligning with the house and the aesthetics of the property.

The applicant, Aaron Higareda, 1911 Diamond Cluster, Carrollton, TX, came forward and addressed question of the Commission regarding the roof material for the carport.

With no one wishing to speak, the public hearing was closed at 9:05 p.m.

The following are citizens not wishing to speak on the case, but would like their support noted on record:

Mare' Amy – 1601 Oak Knoll Drive

There was general discussion amongst the Commission regarding setting a precedence by approving the request, types of hardships for variance request, the applicant seeking an alternative option, and the applicant not seeking a permit for the carport.

Commissioner Koch made a motion to deny Case ZC21-005. Commissioner Holt-Gunderson seconded the motion

The motion was carried by the following vote:

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

2g Consideration of a Replat for Lot 15R, Village at Colleyville, being Lots 15, 16, 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. Staff answered questions of the Commission regarding the applicant for the case and the information presented to the Commission.

The public hearing was open at 9:11 p.m. With no one wishing to speak, the public hearing was closed at 9:12 p.m.

Commissioner Williamson made a motion to approve Case PC21-002. Commissioner Holt-Gunderson seconded the motion

The motion was carried by the following vote:

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

3. CITIZEN COMMENTS

There were no citizens wishing to speak.

4. AJOURMENT

The meeting adjourned at 9:14 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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Agenda Number 2a	Agenda Date 4/12/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Preliminary/Final Plat for Lots 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004

Explanation

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

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

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

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

As submitted, the proposed plat meets the requirements of the R-20 zoning as

described in the Land Development Code.

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

Analysis: The proposed plat creates 12 single-family residential lots and two open space lots. Access for the subdivision will be off Pool Road. In 2018, the City Council approved a resolution for a Sidewalk Waiver for a 5' landscape easement to be required along the south property line of the plat.

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

DRC Review: The DRC met on March 22nd and offered the following comments to the applicant:

Planning and Zoning Comments

1. Per Resolution R-18-4270 for a Sidewalk Waiver approval, a 5' landscape easement is required on the south property line of the plat.

Engineering Comments

1. Per Resolution R-18-4270 for a Sidewalk Waiver approval, a 5' landscape easement is required on the south property line of the plat.

Urban Forestry Comments

Developers are required to meet two metrics for Urban Forestry in new developments.

1. One is to preserve 50% of the existing tree canopy. They are at 21%. After developments are ready for homes, we then let the builders deduct trees in the building footprints. In this case we went further and let the developer estimate closely which trees those would be. This brought them to 36% which is shown on the provided plans.

2. The second metric is mitigation for removal of Heritage Trees. For the entire development they will need about 30 large species tree plantings, so no more than 3 trees per residential lot. Staff sees no reason this would not be easily met.

A variance will need to be applied for and would then be heard by City Council to vary from the requirements for Chapter 5 of the Land Development Code. This may run

concurrently along with the Replat.

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

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

Staff Recommendation: Staff recommends approval of the replat if it receives approval for a waiver from Chapter 5, Urban Forestry of the Land Development Code by the City Council.

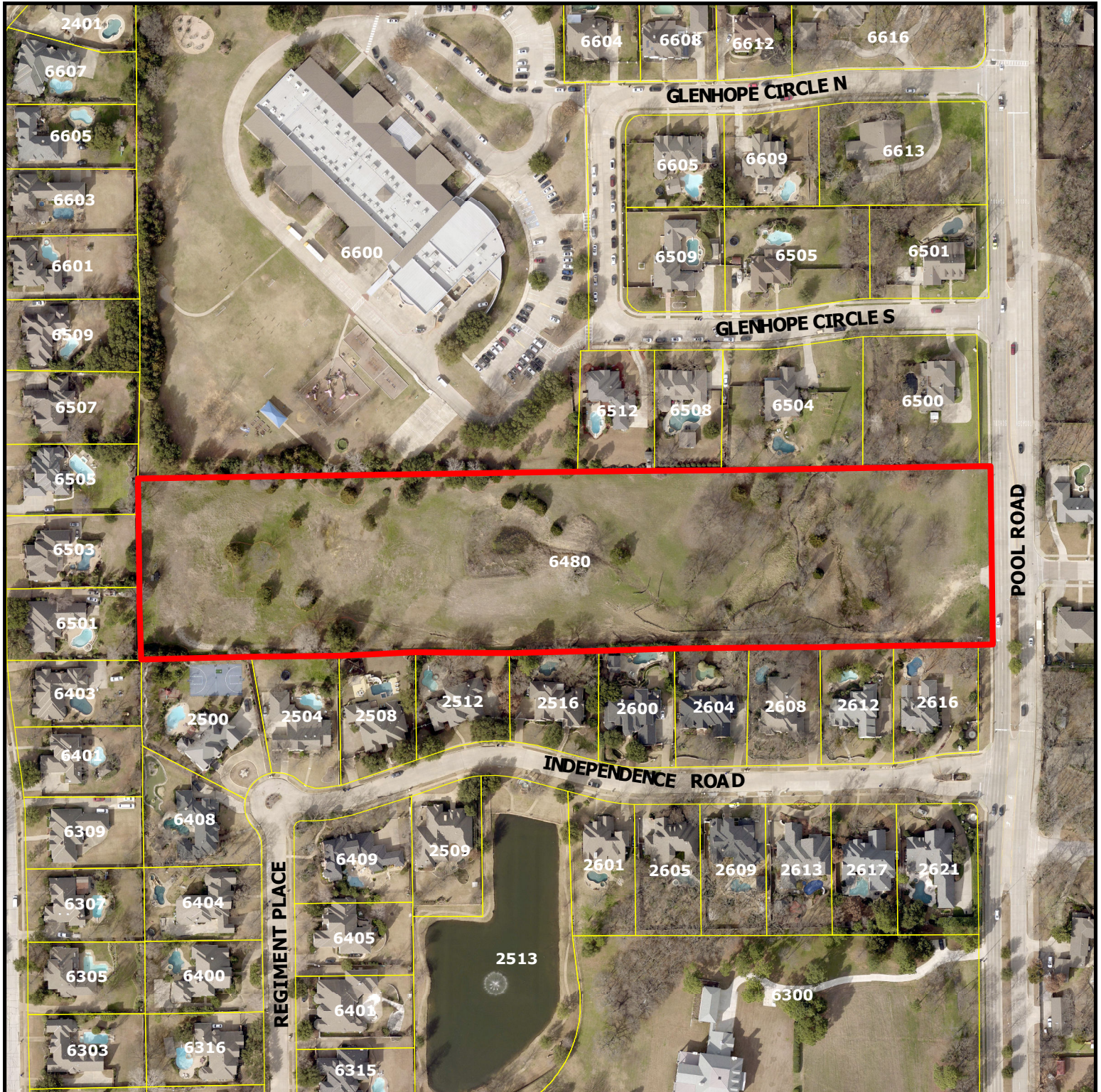
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Tree Preservation Plan
6. Construction Plans
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Draft Resolution

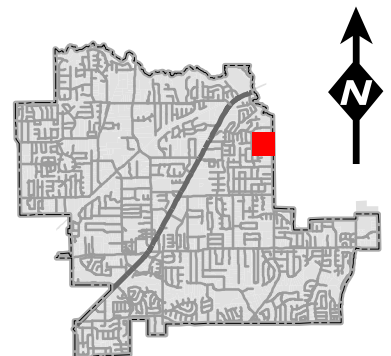
Aerial Map



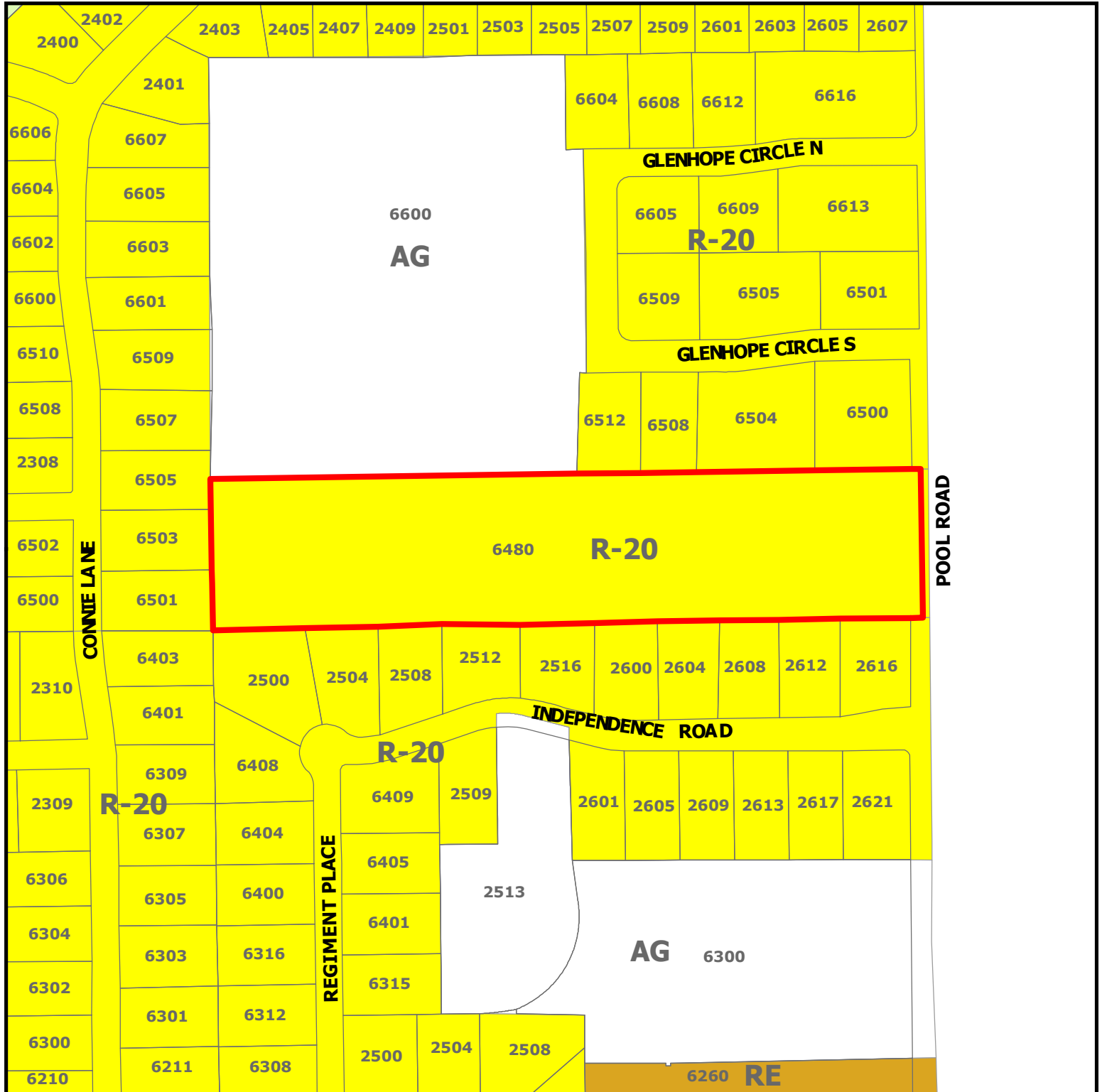
PC21-004
6480 Pool Road

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 Subject Property



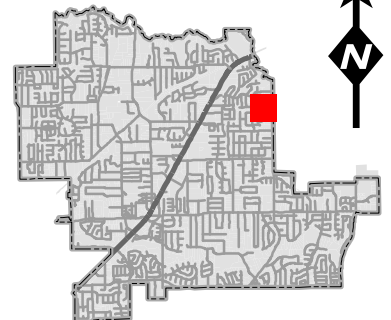
Zoning Map



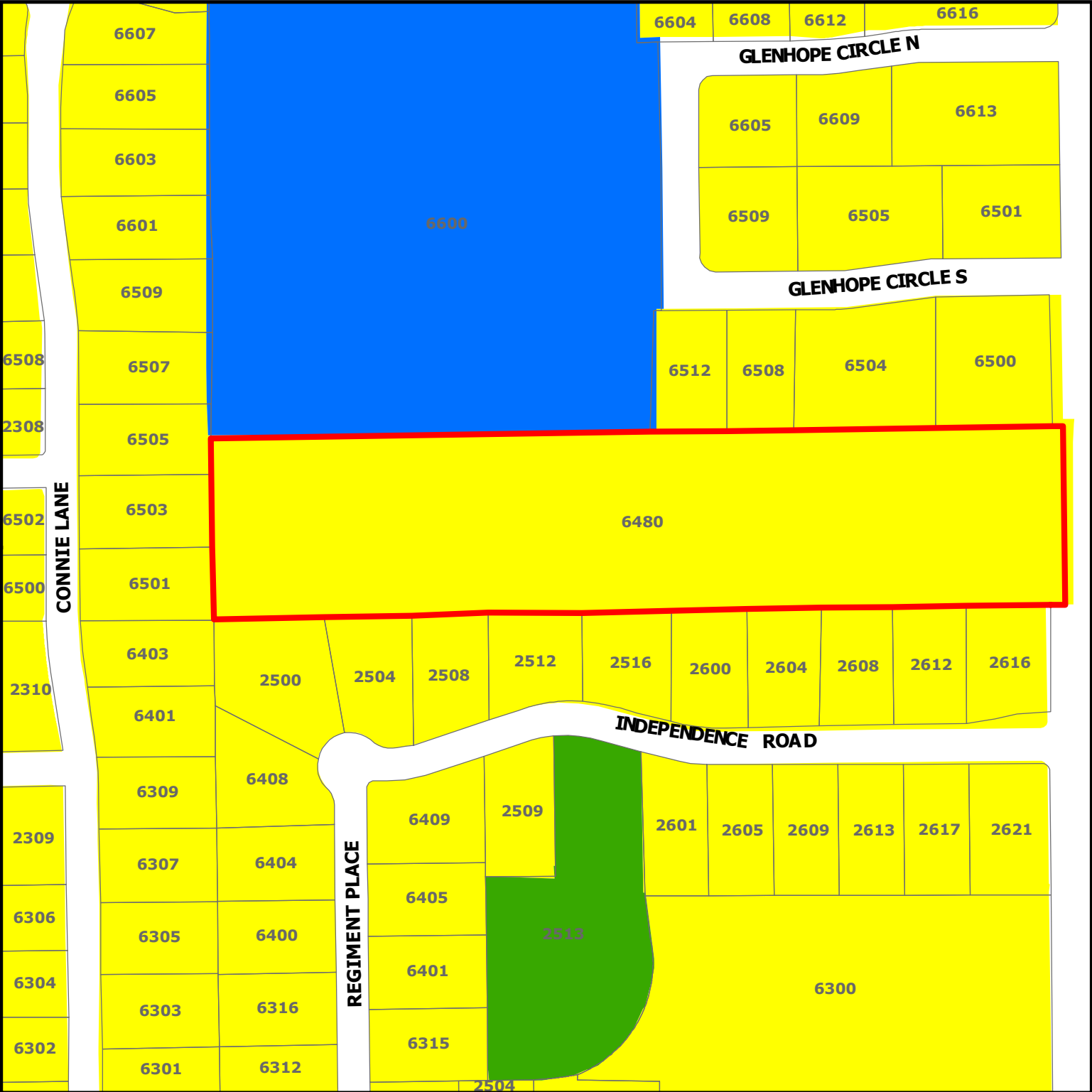
PC21-004
6480 Pool Road

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 Subject Property

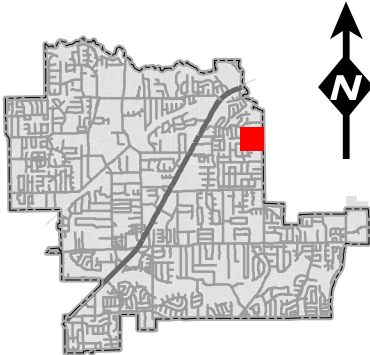


Future Land Use Map



PC21-004
6480 Pool Road

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



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NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

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

WITNESS OUR HANDS THIS THE ____ DAY OF _____,

OWNER'S AGENT

TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

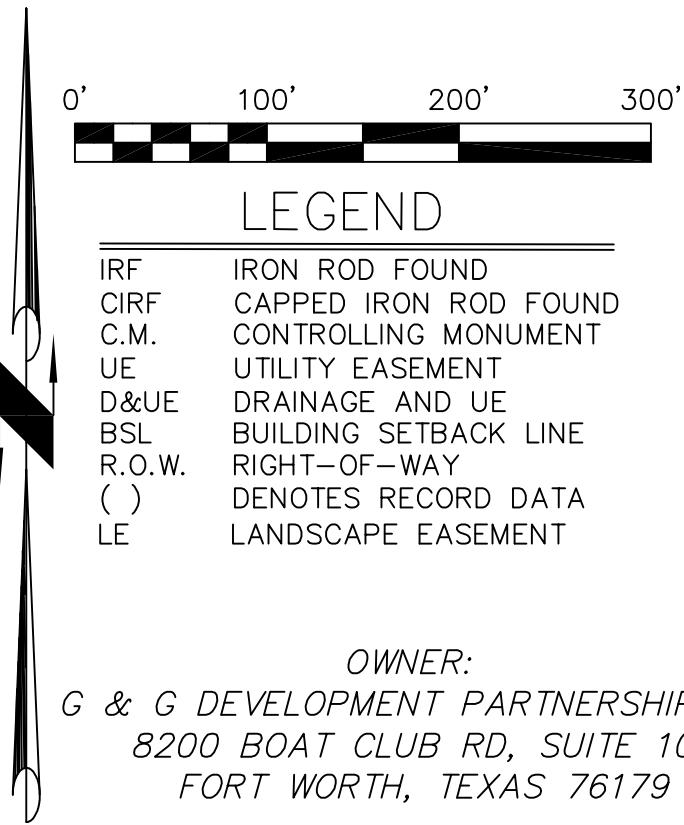
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND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

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

NOTARY PUBLIC

GENERAL NOTES:

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



UTILITY EASEMENT

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

DRAINAGE EASEMENT

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

PROPERTY DESCRIPTION

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

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

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

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

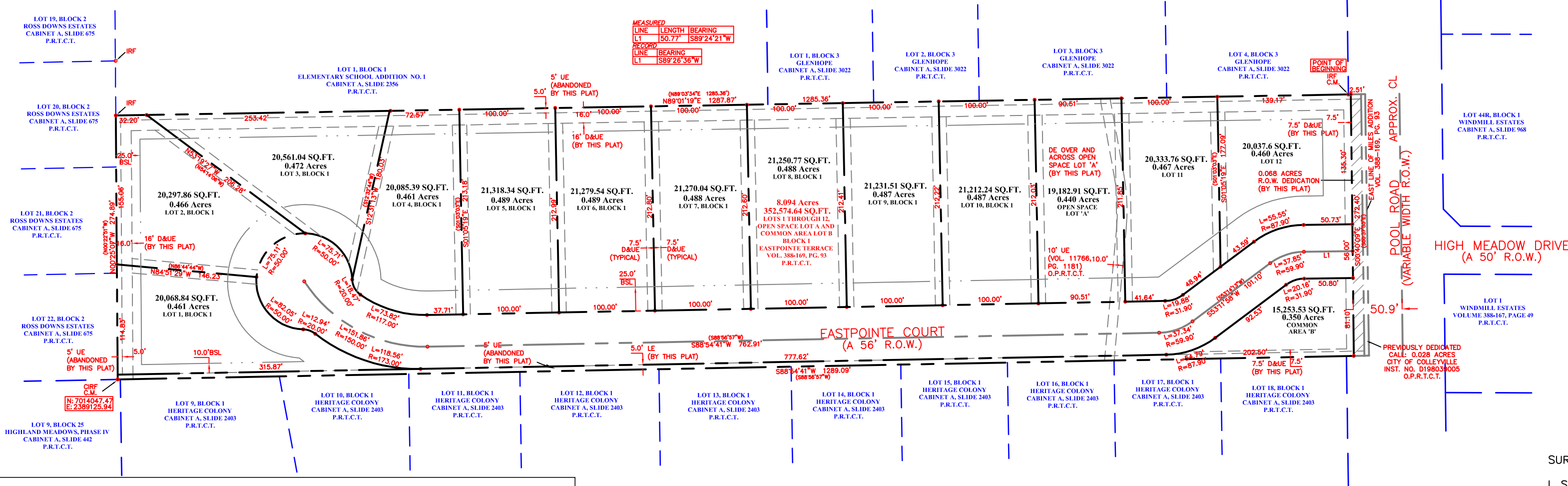
1. S 00°40'09" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1289.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPOINTE TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, AS RECORDED IN CABINET A, SLIDE 675, P.R.T.C.T.;

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

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

LANDSCAPE BUFFER EASEMENT

A 5' LANDSCAPE BUFFER EASEMENT HAS BEEN PLACED ON THE SOUTH SIDE OF THE PROPERTY. THIS EASEMENT SHALL BE USED TO PROVIDE LIGHT AND SOUND SCREENING ADEQUATE TO ENSURE THE PROPERTIES TO THE SOUTH ARE PROTECTED FROM LIGHT AND SOUND ORIGINATING FROM THE PROPERTY AS APPROVED BY THE CITY STAFF AS TO TYPE AND PLANTING. A ONE YEAR WARRANTY SHALL BE PROVIDED BY THE OWNER OF THE SUBJECT TRACT, FOR THE LANDSCAPE SCREEN, AFTER WHICH THE HOA WILL MAINTAIN THE LANDSCAPE BUFFER EASEMENT. A PERMANENT IRRIGATION SYSTEM, MAINTAINED BY THE HOA, ADEQUATE TO MAINTAIN THE LANDSCAPE SCREEN IS REQUIRED WITHIN THE EASEMENT.



PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____, 20__, TO APPROVE THIS PLAT.

MAYOR

ATTEST: CITY SECRETARY

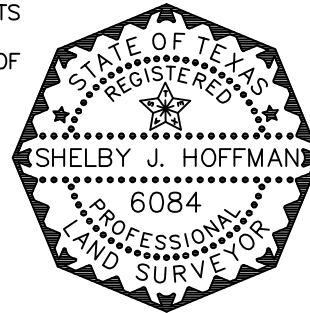
FINAL PLAT
EASTPOINTE TERRACE
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND
COMMON AREA LOT 'B', BLOCK 1
BEING A REPLAT OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION
TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169,
PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS R. CHOWNING
SURVEY A-294 CITY OF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

SURVEYOR'S CERTIFICATION

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

PRELIMINARY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084

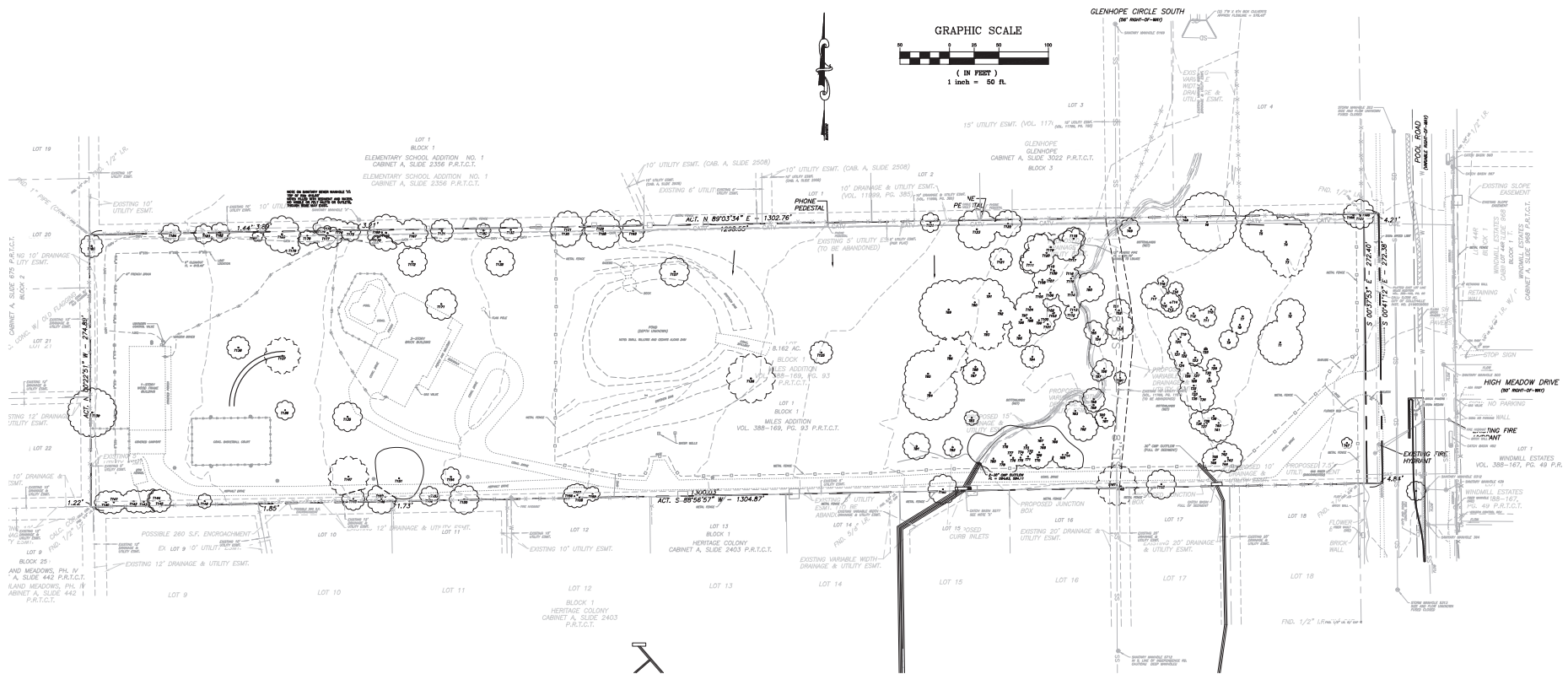


GEOMATIC SOLUTIONS, INC.

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

Scale: 1"=100'	Date: 04/06/21	DWG: 20201075-FINAL PLAT
Drawn: OF	Checked: SJH	Job: 2020-1075

Tree Preservation Plan



Tree Survey Worksheet Form

Eastpointe Terrace
(Left Area For Calculations To Work)

Column	Applicable Action or Status	Code to Enter
Preservation Status	Preserved Trees: Removal Trees: Unauthorized removal/Manager	PRETS REMTS UNRETS
Damage Type (from all calculations)	Fire Damage Only All other types in same permit OR projected Non protected trees & exempt species Dead/Dying/Unsound trees	FIREDMG OTHER NOUNP DEADDMG
Exempt (from preservation calc.)	Residential Building Exempt + (SR) Commercial Building Exempt (Exempt + SR) Normal Mitigation (Mitigation Trees Only) Violation/Unauthorized Removal Mitigation	SR CBE NMTGTS NMTGTS

[illegible]

	name	id	year	sex	age	
1	female	14	1994	female	14	
2	male	15	1994	male	15	
3	male	16	1994	male	16	
4	male	17	1994	male	17	
5	female	18	1994	female	18	
6	female	19	1994	female	19	
7	female	20	1994	female	20	
8	female	21	1994	female	21	
9	female	22	1994	female	22	
10	female	23	1994	female	23	
11	female	24	1994	female	24	
12	female	25	1994	female	25	
13	female	26	1994	female	26	
14	female	27	1994	female	27	
15	female	28	1994	female	28	
16	female	29	1994	female	29	
17	female	30	1994	female	30	
18	female	31	1994	female	31	
19	female	32	1994	female	32	
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23	female	36	1994	female	36	
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26	female	39	1994	female	39	
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30	female	43	1994	female	43	
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35	female	48	1994	female	48	
36	female	49	1994	female	49	
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38	female	51	1994	female	51	
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23						

#	NAME	UNIT	YEAR	SEX	STATUS	REMARKS
1	ABDULLAH ALI	25	1982	M		
2	ABDULLAH ALI	25	1982	M		
3	ABDULLAH ALI	25	1982	M		
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100	ABDULLAH ALI	25	1982	M		

T	year	SZ	4Q	80k		90k			
1	American elm	15	167	95k		98k			
200	pear	30	395	100%					multi-year (10%)
201	eastern redcedar	7	124	95k		90k-9			
202	eastern redcedar	7	120	100%		90k-9			
203	eastern redcedar	7	124	100%		90k-9			

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

OWNER:
G&G DEVELOPMENT PARTNERSHIP, LTD.
JARED BAKER
8200 BOAT CLUB RD, SUITE 200
FORT WORTH, TX 76179
PHONE (817) 237-2077
FAX (817) 236-6426
EMAIL: jared@garybakercorpanies.com

LEGEND

DIXIE TREE

**SHEET
L1.0
TREE
SURVEY**

ORDINANCE
MENTS

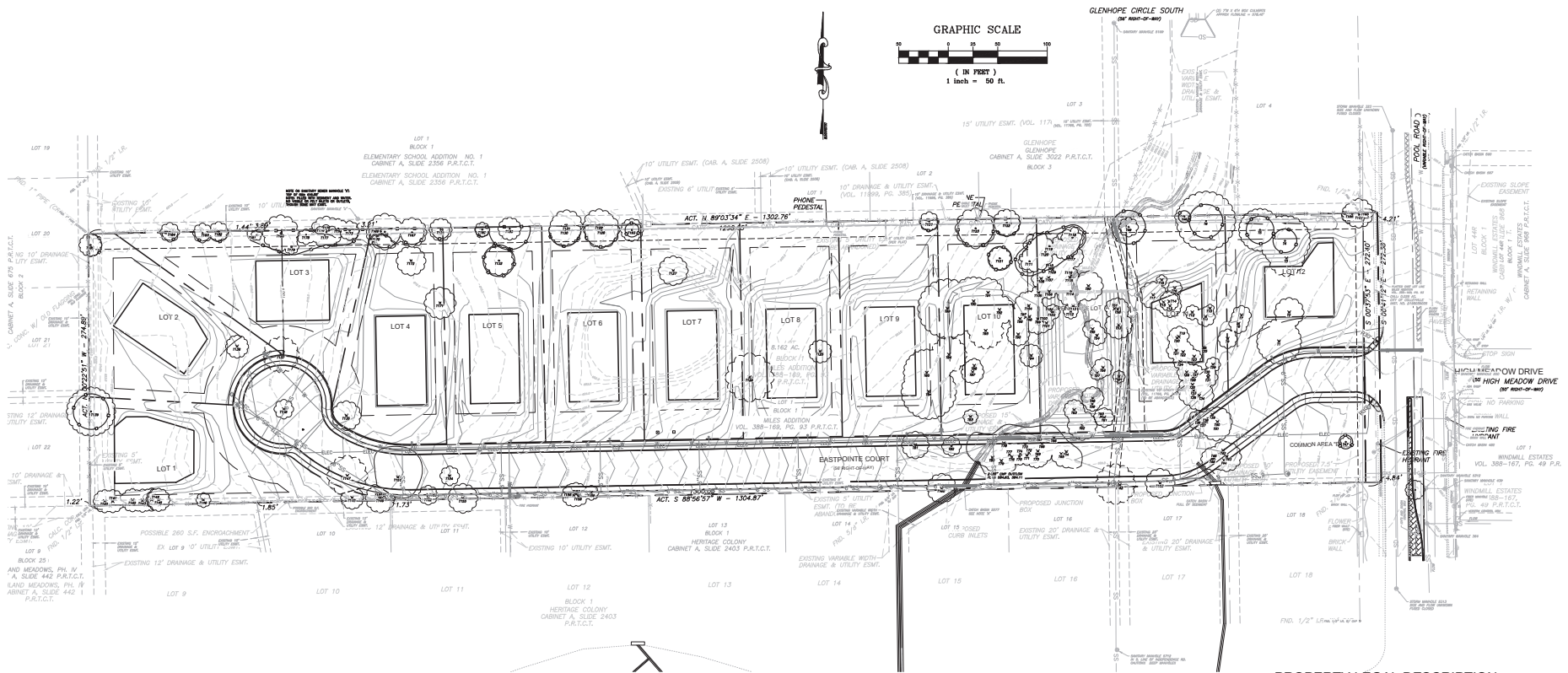
EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

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



SHEET SCALED AT
24 X 36 PAGE SIZE

Tree Preservation Plan



PROPERTY LEGAL DESCRIPTION:
EASTPOINTE TERRACE, BLOCK 1, LOTS 1-12, OPEN SPACE LOT A,
AND COMMON AREA LOT B

OWNER:
G&G DEVELOPMENT PARTNERSHIP, LTD.
JARED BAKER
8200 BOAT CLUB RD, SUITE 200
FORT WORTH, TX 76179
PHONE (817) 237-2077
FAX (817) 236-6426
EMAIL: jared@garybakercorponies.com

LEGEND



Tree Preservation and Mitigation Summary Form: Eastpointe Terrace				
Tree Preservation Summary (includes building canopy)				
Total Tree Canopy	%	#	Acre	
Required Preservation of Tree Canopy	50%	20,438	0.945	
Provided Credits for Preservation of Tree Canopy	13.6%	5,567	0.246	
Netted Credits for Preservation of Tree Canopy		5,451	0.241	
Tree Mitigation Summary				
Required Mitigation for Heritage Tree Removal		65,882	\$13,000	
Required Mitigation for Unharmed/Removed Tree			\$0	
Total Provided Tree Mitigation			\$0	
Net Canopy Summary				
%	#	Acre		
Policy/LEI/AEA Area		1	0.000	
Relaxing Envelope Area (primary structures only)				
Required Tree Canopy (includes building envelope)	50%			
Provided Credits for Tree Preservation		15,070		
Provided Credits for Tree Mitigation				
Additional Tree Planting Required:				

Tree Species Summary	Tree Species	Tree Species	Tree Species	2001 Index	2006 Index
Common name or species	2001	2006	Index	2001	2006
American elm	20	4	27	41.3	16
American larch	0	0	1	14	0
Bald cypress	1	0	1	30	0
Bald poplar	0	1	0	0	14
Black oak	1	1	0	23	17
Bur oak	0	0	0	0	13
European larch	0	0	40	136	27
European redwood	0	0	1	26	0
European spruce	0	0	1	16	0
Giant redwood	0	0	1	16	0
Japanese larch	0	0	1	148	103
gum-basilife	0	0	0	0	0
Japanese cedar	0	0	1	177	26
gum-basilife	22	1	12	177	26
Japanese cedar	0	0	0	0	20
Japanese cedar	1	1	0	13	13
white mulberry	1	1	0	13	13
Total	131	25	104	1,363	324

³Tree Preservation Summary does NOT include trees in the building envelope

[illegible]

1	0000	1	1	000		NONE	
2	0000000000000000	16	000			NONE	
3	0000000000000000	1	000			NONE	
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1				

Construction Plans

CONSTRUCTION PLANS
FOR
EASTPOINTE TERRACE

AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING SURVEY, ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 CONVEYED TO G&G DEVELOPMENT PARTNERSHIP, LTD.

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PREPARED BY:

EVOLVING TEXAS
4220 THROCKMORTON ST., STE 620
FORT WORTH, TX 76102
PHONE: (817) 529-2700
FAX: (817) 529-2709
EMAIL: crobertson@evolvingtexas.com

OWNER:

G&G DEVELOPMENT PARTNERSHIP, LTD.
JARED BAKER
8200 BOAT CLUB RD, SUITE 200
FORT WORTH, TX 76178
PHONE: (817) 237-2077
FAX: (817) 236-6426
EMAIL: jared@ggpartnercompanies.com

CITY OF COLLEYVILLE
COMMUNITY DEVELOPMENT DEPT.

100 MAIN ST.
COLLEYVILLE, TX 76034
PHONE: (817) 503-1050
FAX: (817) 503-1059

SURVEYOR:

PIONEER MAPPING
STUART WARNOCK
P.O. BOX 136078
FORT WORTH, TX 76136
PHONE: (817) 233-2550
EMAIL: INFO@PIONEERMAPPING.COM

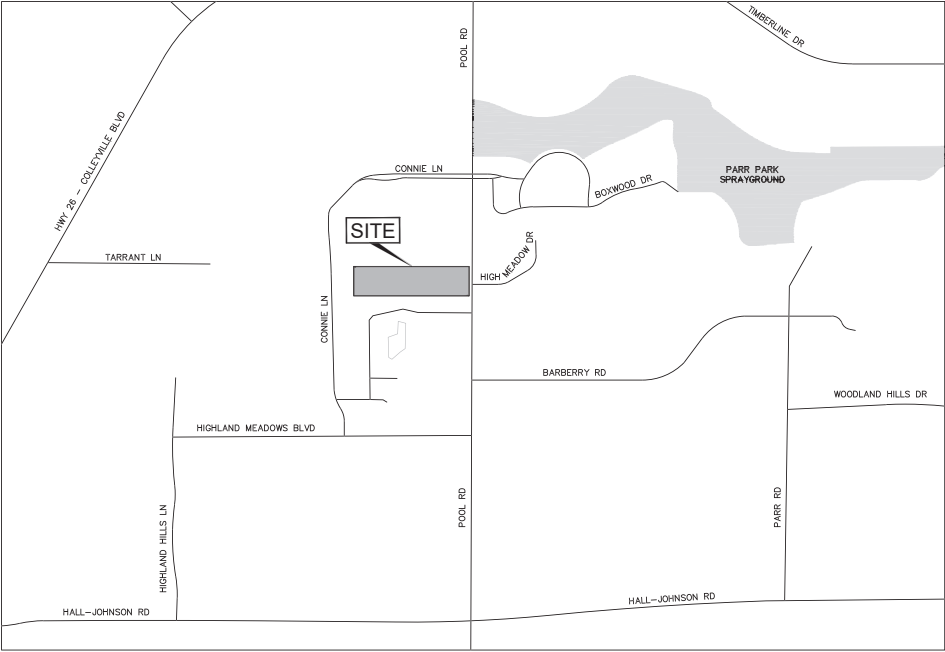
BENCHMARKS

BENCHMARK NO. 89 - A 2" BRASS DISC IN CONCRETE FOUND ON AN INLET IN THE SOUTH ROW OF INDEPENDENCE ROAD 16.2' SOUTH OF CENTERLINE AND 352' EAST OF ROAD CENTERLINE. CITY OF COLLEYVILLE COORDINATES.
NORTHING: 7,013,882.81'
EASTING: 2,390,578.33'
ELEVATION: 604.02'

CONTROL POINT #1 - A 5/8" IRON ROD WITH ORANGE CONTROL CAP SET APPROXIMATELY 10.6 FEET FROM THE BACK OF A CONCRETE RETAINING WALL ON THE WEST SIDE OF POOL ROAD. LOCATED APPROXIMATELY 90 FEET SOUTH OF THE INTERSECTION OF POOL ROAD AND HIGH MEADOW DRIVE.
NORTHING: 7,014,092.72'
EASTING: 2,390,417.02'
ELEVATION: 597.97'

CONTROL POINT #2 - A 5/8" IRON ROD WITH ORANGE CONTROL CAP SET APPROXIMATELY 3.0 FEET FROM THE BACK OF A CONCRETE RETAINING WALL ON THE EAST SIDE OF POOL ROAD. LOCATED APPROXIMATELY 37 FEET NORTH OF THE INTERSECTION OF POOL ROAD AND HIGH MEADOW DRIVE.
NORTHING: 7,014,227.58'
EASTING: 2,390,505.70'
ELEVATION: 596.43'

COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), ZONE 1601, ZONE 4205 (TX-NAD). DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83) AS DETERMINED BY GPS OBSERVATION.



LOCATION MAP
NOT TO SCALE

Sheet Index

Sheet No.	Sheet Title
1	COVER SHEET
1a	PLAT
2	GENERAL NOTES
3	SITE & DIMENSION CONTROL PLAN
4	EASTPOINTE COURT PLAN AND PROFILE
5	OVERALL GRADING & DRAINAGE PLAN
6	GRADING & DRAINAGE WEST
7	GRADING & DRAINAGE EAST
8	PRE-DEVELOPMENT DRAINAGE AREA MAP
9	POST-DEVELOPMENT DRAINAGE AREA MAP
10	STORM DRAIN PLAN & PROFILE
11	DETENTION FACILITY
11a	DRAINAGE & HYDRAULIC CALCULATIONS
12	EROSION CONTROL PLAN
13	OVERALL UTILITY PLAN
14	SANITARY SEWER PLAN & PROFILE 1
15	SANITARY SEWER PLAN & PROFILE 2
16	TREE SURVEY DATA
16a	TREE PRESERVATION
17	CONSTRUCTION DETAILS 1
18	CONSTRUCTION DETAILS 2
19	STORM DRAIN DETAILS 1
20	STORM DRAIN DETAILS 2
21	STORM DRAIN DETAILS 3
22	EROSION CONTROL DETAILS
23	UTILITY DETAILS 1
24	UTILITY DETAILS 2
25	TXDOT DETAILS 1 OF 4
26	TXDOT DETAILS 2 OF 4
27	TXDOT DETAILS 3 OF 4
28	TXDOT DETAILS 4 OF 4

GENERAL NOTES:		GENERAL NOTES – SANITARY SEWER IMPROVEMENTS																																	
1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION. 2. A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (MAY 2017) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE: WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDEDETAILS 3. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS. 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. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. UNDERGROUND FACILITY OWNER 811 (214) 869-8352 AT&T (214) 745-2964 AT&T TEXAS (CALL DIGTEST) (800) 344-8377 ATMOS ENERGY (817) 359-1313 CHARTER COMMUNICATIONS (817) 822-8745 CITY OF COLLEYVILLE (817) 748-8082 DIGTEST (LINE LOCATES) (800) 344-83778 LEVEL (3) COMMUNICATIONS (877) 366-8344 ONCOR ELECTRIC DELIVERY (817) 215-6688 ONE SOURCE COMMUNICATIONS (817) 692-6042 TRI COUNTY ELECTRIC (817) 431-1541 VERIZON ENGINEERING (972) 578-3354 7. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE INSPECTOR AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT. 8. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 – 137, AND ANY AMENDMENTS THERETO. 9. THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION. CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDINGS, SODDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL. 10. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, SPRINKLER SYSTEMS, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. 11. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS. 12. RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER. 13. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS AND AN ELECTRONIC COPY TO THE CONSTRUCTION MANAGER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS. 14. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER. 15. THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION. 16. PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-COTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF. 17. ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE.		GENERAL NOTES – SANITARY SEWER IMPROVEMENTS 1. SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'. 2. PIPE SHALL HAVE CL. B ((S-B) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. 3. AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS. 4. A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT. 5. CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK. 6. RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED. 7. MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER. 8. ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4. 9. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK. 10. ALL MANHOLES SHALL BE VACUUMED TESTED. 11. CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE. 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 AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY. 2. ALL STREETS, UNLESS ALTERNATIVE 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 (6") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE (95%) PERCENT DENSITY AS PER AASHTO DESIGNATION T150. DENSITY TESTS SHALL BE TAKEN EVERY 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR. TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT PLASTICITY INDEX (PI) (ASSUMED UNIT DRY WEIGHT (PCF) <table border="1"><caption>TABLE 1 – RECOMMENDED % AND QUANTITIES OF LIME/CEMENT</caption><thead><tr><th>Plasticity Index (PI)</th><th>Assumed Unit Dry Weight (pcf)</th><th>% Lime</th><th>Quantity of Lime (lbs./sy)</th><th>% Cement</th><th>Quantity of Cement (lbs./sy)</th></tr></thead><tbody><tr><td>0 - 15</td><td>120</td><td>0</td><td>0</td><td>5</td><td>36*</td></tr><tr><td>16 - 25</td><td>116</td><td>3</td><td>21</td><td>5</td><td>35</td></tr><tr><td>26 - 35</td><td>112</td><td>4</td><td>27</td><td>5</td><td>34</td></tr><tr><td>36 - 45</td><td>100</td><td>5</td><td>30</td><td>6</td><td>36</td></tr></tbody></table> 3. THE SUB-GRADE SHALL BE PROOF ROLLED AND OBSERVED BY THE CONSTRUCTION INSPECTOR PRIOR TO AND AFTER SUB- GRADE STABILIZATION. 4. CURB AND GUTTER SHALL CONSIST OF STEEL REINFORCED CONCRETE AND SHALL BE SIX (6") INCHES HIGH AND THIRTY (30") INCHES WIDE. 5. THE PARKWAYS AND STREETS SHALL BE ROUGH CUT TO A PLUS OR MINUS ONE-TENTH (0.1') FEET OF THEIR RESPECTIVE FINAL GRADES. 6. CONSTRUCTION OF WHEEL CHAIR RAMPS WILL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR AT THE TIME OF PUBLIC IMPROVEMENTS. 7. INDIVIDUAL 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 WIDTH. 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. 8. THE CONTRACTOR SHALL PROCEED WITH PAVING NO MORE THAN SEVENTY-TWO (72) HOURS AFTER DENSITY I MOISTURE TESTS HAVE BEEN TAKEN AND PASSED BY THE CITY'S TESTING FIRM. IN THE EVENT PAVING OPERATIONS HAVE NOT COMMENCED WITHIN THE SEVENTY-TWO-(72) HOUR LIMIT, A RETEST SHALL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. 9. MANHOLE RIM ELEVATIONS, CLEAN-OUTS, VALVE BOXES, FIRE HYDRANTS, ETC. SHALL BE ADJUSTED		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	TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED. 10. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURVEY REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT ALL BOUNDARY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT. 11. HMAC 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. GENERAL NOTES – STORM DRAINAGE IMPROVEMENTS 1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK. 2. BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY. 3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS. 4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM. 5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL. 6. NO PRE-CAST IN	
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																														

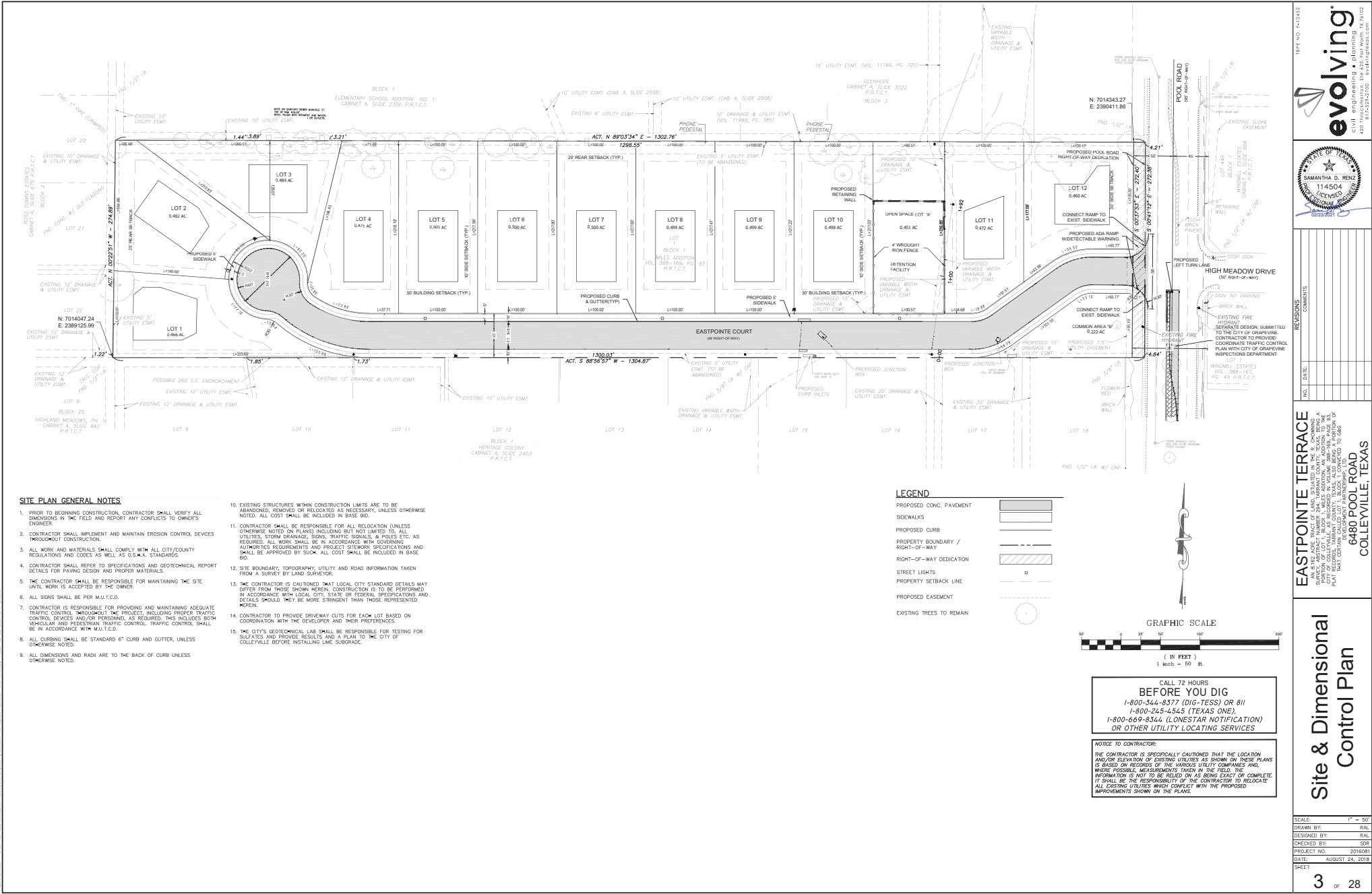
[illegible]

TTP POINTE TERRACE
ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING
DISTRICT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A
CERTAIN PORTION OF BLOCK 1 CONVEYED TO GAO
DEVELOPMENT PARTNERSHIP, L.P.
G480 POOL ROAD
COLLEVILLE, TEXAS

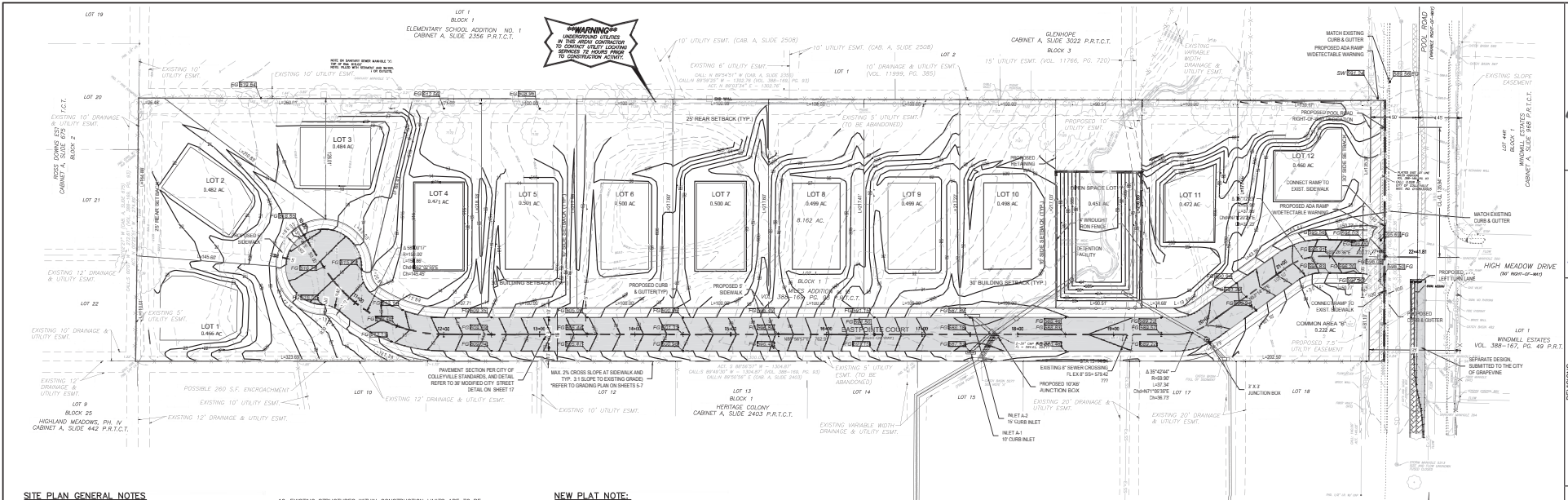
General Notes

SCALE:	N.T.S.
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SOR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018
SHEET:	

Construction Plans



Construction Plans



SITE PLAN GENERAL NOTES

- 1. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY CONFLICTS TO OWNER'S ENGINEER.
- 2. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. STANDARDS.
- 4. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- 6. ALL SIGNS SHALL BE PER M.U.C.D.
- 7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.C.D.
- 8. ALL CURBING SHALL BE STANDARD 6" CURB AND GUTTER, UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY, UNLESS OTHERWISE NOTED. ALL COST SHALL BE INCLUDED IN BASE BID.
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, & POLES ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY S.U.M. ALL COST SHALL BE INCLUDED IN BASE BID.
- 12. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY LAND SURVEYOR.
- 13. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
- 14. CONTRACTOR TO PROVIDE DRIVEWAY CUTS FOR EACH LOT BASED ON COORDINATION WITH THE DEVELOPER AND THEIR PREFERENCES.
- 15. THE CITY'S GEOTECHNICAL LAB SHALL BE RESPONSIBLE FOR TESTING FOR SULFATES AND PROVIDE RESULTS AND A PLAN TO THE CITY OF COLLEVILLE BEFORE INSTALLING LIME SUBGRADE.

NEW PLAT NOTE:

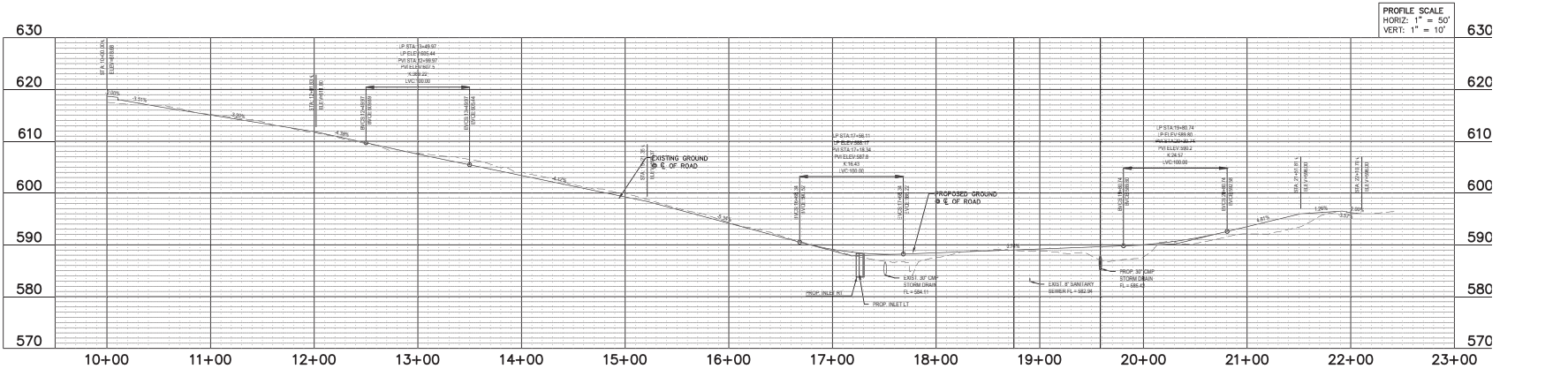
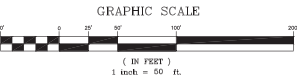
- 1. IN ORDER TO COMPLY WITH RESOLUTION 8-18-4220, INSTALL A 6" WOOD PRIVACY FENCE TO PROVIDE CONTINUOUS SCREENING LOCATED WITHIN THE 25' LANDSCAPE BUFFER AS SHOWN ON THE SOUTH PROPERTY LINE OF THIS SUBDIVISION.

LEGEND

- PROPOSED CURB
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- PROPERTY SETBACK LINE
- PROPOSED EASEMENT
- FINISHED GROUND
- EXISTING GROUND
- SIDEWALK
- FLOW LINE
- FLOW ARROW
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION

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

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



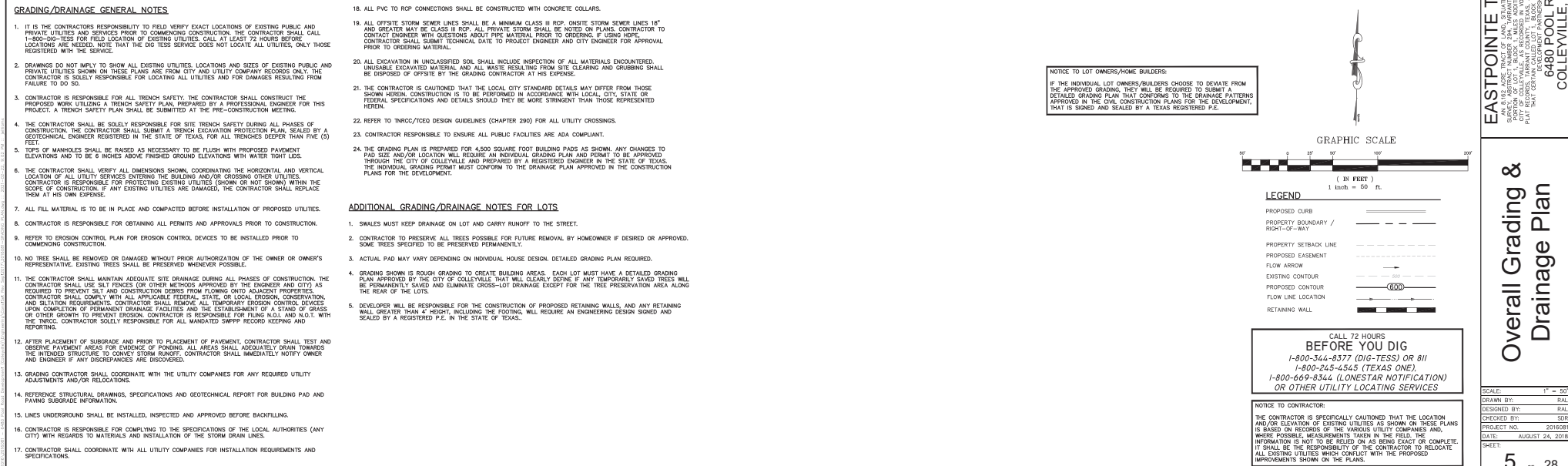
NO.	DATE	REVISIONS	COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

Eastpointe Court
Plan and Profile

SCALE: 1" = 50'
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDP
PROJECT NO.: 2016081
DATE: AUGUST 24, 2016
SHEET: 4 OF 28

****WARNING****
UNDERGROUND UTILITIES
IN THIS AREA!! CONTRACTOR
TO CONTACT UTILITY LOCATION
SERVICES 72 HOURS PRIOR
TO CONSTRUCTION ACTIVITY



 **evolving**
civil engineering • planning
420 Throckmorton, Ste 420, Fort Worth, TX 76102
817-529-2700 evolvingtexas.com

[illegible]

EASIPONE TERRACE
 AN 8.162 AC. TRACT OF LAND, SITUATED IN THE E. CORNER OF
 SURVEY ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A
 PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE
 CITY OF COLLEVILLE, AS RECORDED IN VOLUME 398-169, PAGE 93,
 OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, AND THAT
 THAT CERTAIN CALLED LOT 1, BLOCK 1, CONVERTED TO 0360
 DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEVILLE, TEXAS

Overall Grading & Drainage Plan

SCALE:	1" = 50'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018
SHEET:	

5 OF 28

ELEMENTARY SCHOOL ADDITION NO. 1
 CABINET A, SLIDE 2356 P.R.T.C.T.

TREE PRESERVATION NOTE:
 CONTRACTOR TO PRESERVE ALL TREES POSSIBLE FOR FUTURE
 REMOVAL BY HOMEOWNER IF DESIRED OR APPROVED. SOME
 TREES SPECIFIED TO BE PRESERVED PERMANENTLY.

NOTE ON SANITARY SEWER MANHOLE "X":
 TOP OF RIM 610.00'
 NOTE: FILLER AND SEDIMENT AND WATER
 REMOVAL BY HOMEOWNER IF DESIRED OR APPROVED. SOME
 TREES SPECIFIED TO BE PRESERVED PERMANENTLY.

OVER-EXCAVATION MAY BE REQUIRED
 FOR THE EXISTING POND.
 REFER TO GEOTECH REPORT

LOT 1
 0.460 AC
 X=6124.00

LOT 2
 0.469 AC
 X=622.50

LOT 3
 0.469 AC
 X=6179.50

LOT 4
 0.469 AC
 X=6179.20

LOT 5
 0.501 AC
 X=611.00

LOT 6
 0.500 AC
 X=605.50

LOT 7
 0.500 AC
 X=602.50

LOT 8
 0.500 AC
 X=601.7

LOT 9
 0.460 AC
 X=6124.00

LOT 10
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 X=6124.00

LOT 11
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 X=6124.00

LOT 12
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LOT 13
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LOT 91
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LOT 92
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LOT 93
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LOT 96
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LOT 97
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 X=6124.00

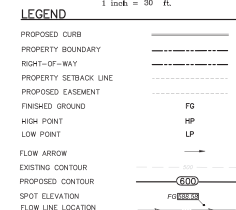
LOT 98
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 X=6124.00

LOT 99
 0.460 AC
 X=6124.00

LOT 100
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 X=6124.00

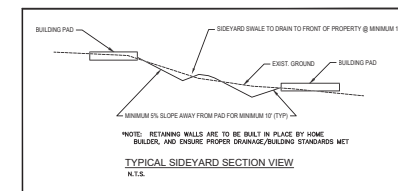
LOT 101
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 X=6124.00

LOT 102
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 X=6124.



NOTICE TO CONTRACTOR:

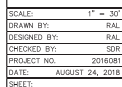
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. IT SHALL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

[illegible]

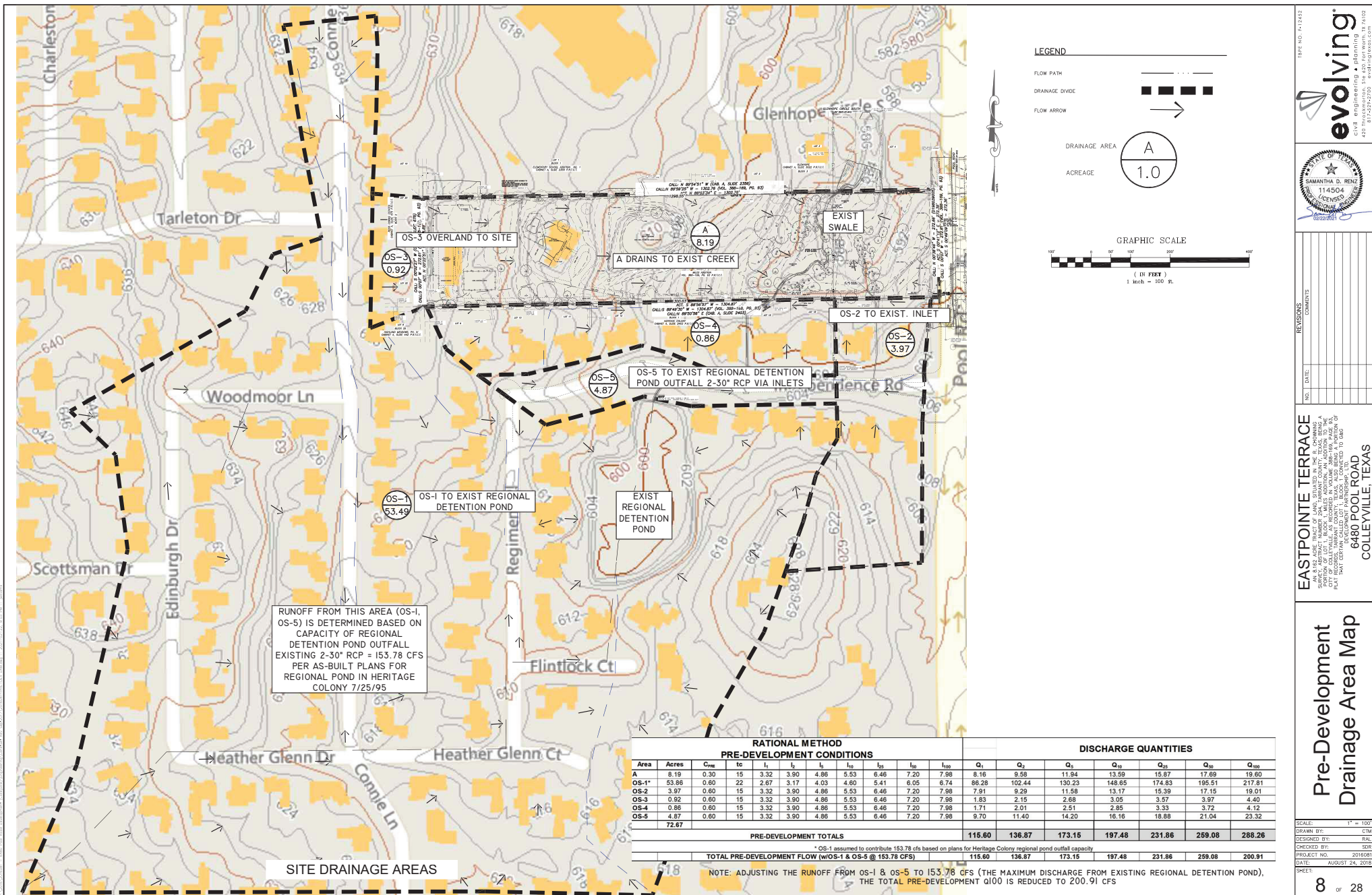
EASTPOINTE TERRACE
AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWING
SUBDIVISION, BEING A PORTION OF LOT 1, BLOCK 1, LIES ADJACENT TO A
PORTION OF LOT 1, BLOCK 1, LIES ADJACENT TO A
CITY OF COLLEVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93.
PLAT RECORDS, COUNTY OF COLLEVILLE, TEXAS. A PORTION OF
THAT CERTAIN CALL LOT 1, BLOCK 1, COMESED TO 6867
DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEVILLE, TEXAS

Grading & Drainage
West

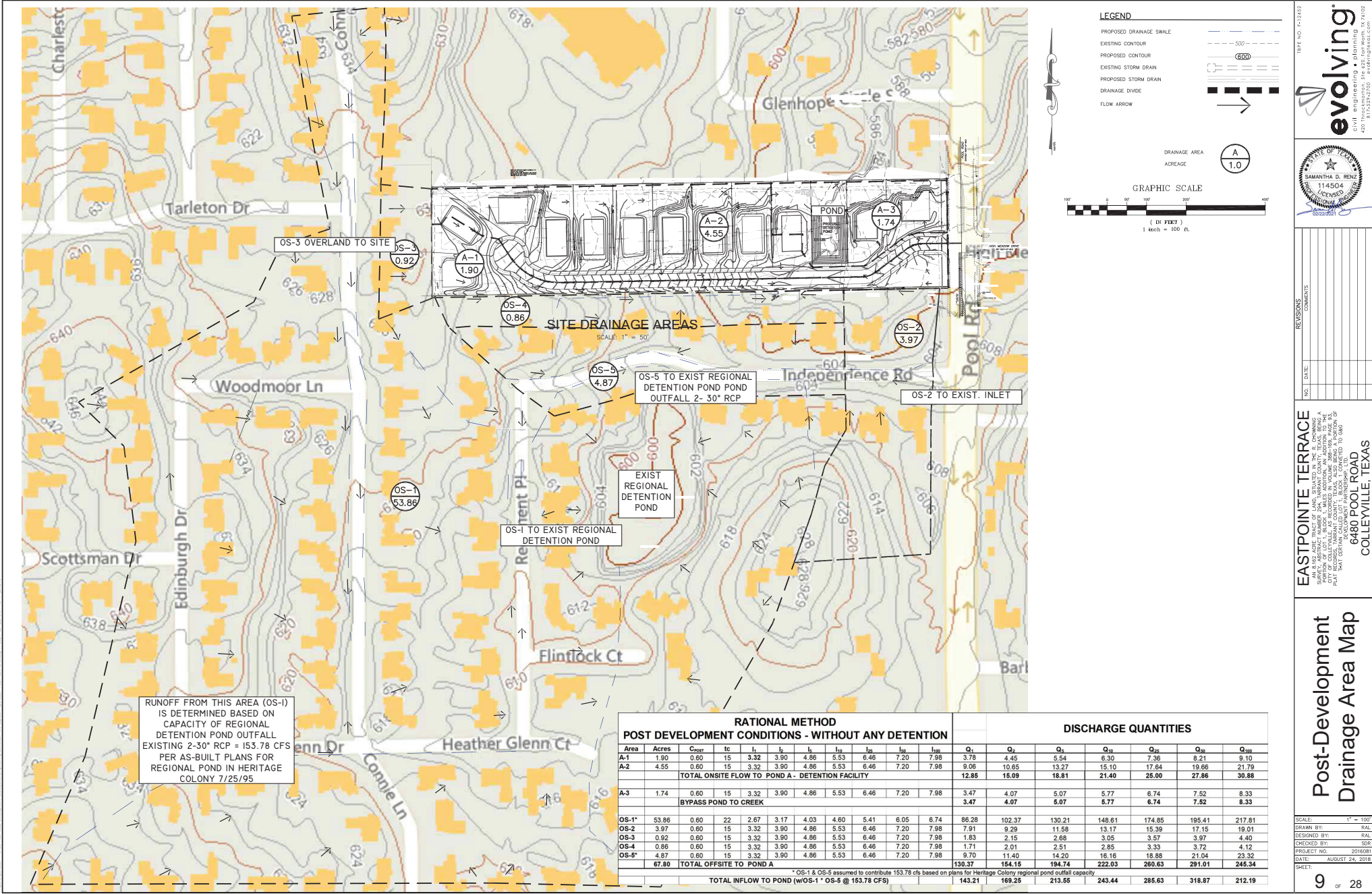
SCALE:	1" = 30'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SOR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018
SHEET:	



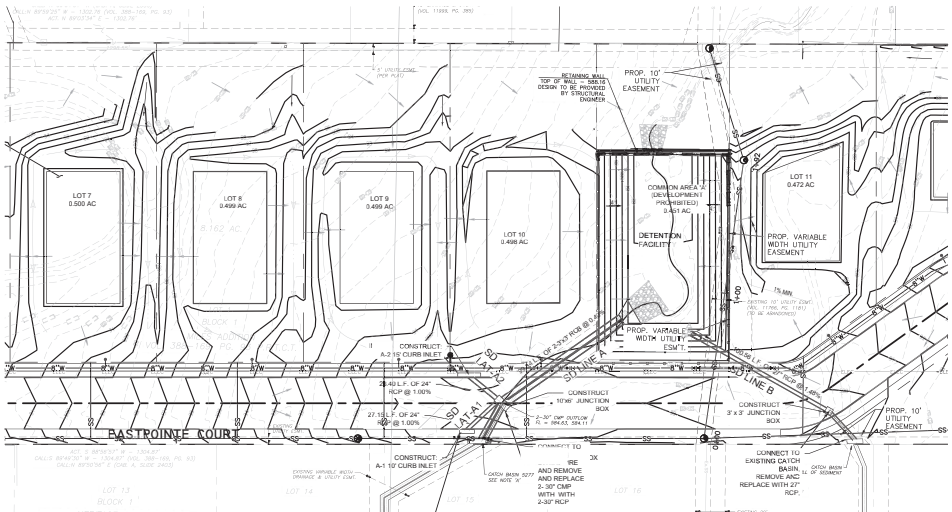
Construction Plans



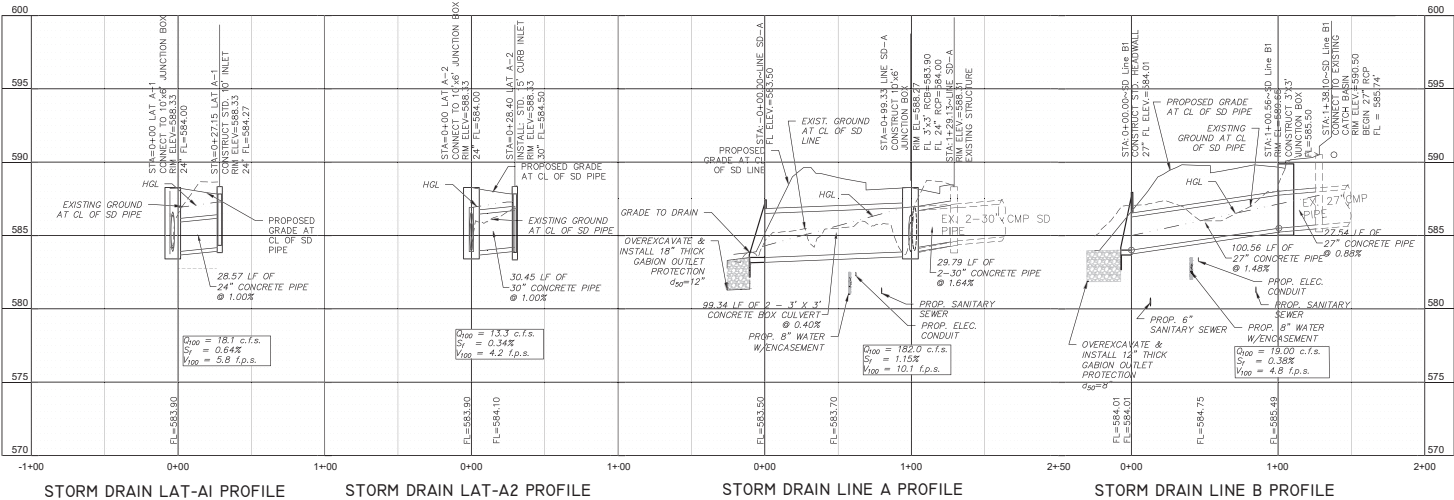
Construction Plans



Construction Plans



STORM DRAIN PLAN



STORM DRAIN LAT-A1 PROFILE

STORM DRAIN LAT-A2 PROFILE

STORM DRAIN LINE A PROFILE

STORM DRAIN LINE B PROFILE

GRAPHIC SCALE
1 inch = 40' ft.

CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4345 (TEXAS ONE)
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:
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LEGEND

EXISTING SANITARY SEWER & MH
EXISTING WATER
EXISTING GAS
EXISTING OVERHEAD ELECTRIC
EXISTING CABLE TV
EXISTING TREE
PROPOSED GAS
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER SERVICE
PROPOSED WATER
PROPOSED WATER SERVICE
PROPOSED PUBLIC STORM DRAIN
PROPOSED WATER MAIN
PROPOSED PUBLIC STORM DRAIN INLET
PROPOSED SD JUNCTION BOX

TIME NO. 1-1452

evolving
civil engineering • planning
420 Hutchinson Street, Suite 200, Fort Worth, TX 76102
817-222-2222
evolvingtx.com

STATE OF TEXAS
SAMANTHA D. RENZ
114504
C.E.C.
Professional Engineer

REVISIONS

NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

PLAN & PROFILE
Storm Drain

SCALE: 1" = 40'
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDP
PROJECT NO.: 2016081
DATE: AUGUST 24, 2016
SHEET: 10 OF 28

Construction Plans

100-YEAR STORM PIPE HYDRAULIC CALCULATIONS																															
ACTUAL PIPE SLOPE FOR PARTIAL FLOW (FT/FT)	MANHOLE OR INLET DESIGN POINT		DISTANCE BETWEEN POINTS (FEET)	DRAINAGE AREA			RUNOFF COEFF. C	INCRE-MENTAL CA	TOTAL CA	TIME OF CONCENTRATION			DESIGN FREQ-UENCY (YR)	INTEN-SITY (IN/HR)	PEAK FLOW IN PIPE (CFS)	PIPE SIZE (IN)	FRICTION SLOPE S _f (FT/FT)	HYDRAULIC GRADIENT ELEVATIONS		HEAD LOSS AT CHANGE IN SECTION							ELEV. OF HYD. GRADE (FT)	ELEV. OF INVERT AT DESIGN POINT		REMARKS	
				INCREMENTAL AREA	AREA (ACRE)	TOTAL AREA (ACRE)				INLET TIME (MIN)	FLOW TIME IN SEWER (MIN)	TOTAL TIME (MIN)						UP-STREAM (FT MSL)	DOWN-STREAM (FT MSL)	V1 FLOW IN (FPS)	V2 FLOW OUT (FPS)	V2**2 2g (FT)	V1**2 2g (FT)	KJ (CONST)	KJV1**2 2g (FT)	HEAD LOSS H _j (FT)		PIPE IN (FT MSL)	PIPE OUT (FT MSL)		
	FROM	TO																													NO.
0.0148	1+00.56	+00	100.56	OS-2	3.97	3.97	0.60	2.38	2.38	0.0	—	0.00	100	7.98	19.01	27	0.0038	587.74	585.00	0.0	4.8	—	—	1.25	—	P.F.	587.74	585.49	584.00	LINE B	
0.0040	+99.33	+00	99.34	OS-1/OS-4	58.73		0.60	35.24	39.53	15.0	0.20	15.20	100	6.74	112.17	BOX	0.0174	586.90	584.25	3.6	12.5	—	—	1.25	—	FULL	586.90	583.90	583.50	LINE A	
0.0100	+27.15	+00	27.15	OS-3/A-1	2.82	2.82	0.60	1.69	1.69	15.0	—	15.00	100	7.98	13.50	24	0.0036	586.99	586.90	0.0	4.3	0.29	—	1.25	—	0.29	587.28	584.17	583.90	LAT A-1	
0.0100	+28.40	+00	28.40	A-2	4.55	4.55	0.60	2.73	2.73	15.0	—	15.00	100	7.98	21.79	30	0.0028	586.98	586.90	4.4	0.31	—	—	1.25	—	0.31	587.28	584.18	583.90	LAT A-2	

Sag Inlets - 100-Year																					
INLET		DRAINAGE AREA				FLOW			PARABOLIC STREET						INLET LENGTH						NOTES
STATION	TYPE	D.A. NO.	AREA A	RUN COEF C	INTENSITY I	STREET Q S	CARRYOVER Q CO	TOTAL Q T	SECTION WIDTH (F-F)	Crown Height in	S L	K	T	Depth y	L R	L A	CARRYOVER Q CO	INTERCEPT Q I	CARRYOVER DESIGN POINT ID		
			ACRES		IN/HR	CFS	CFS	CFS	FT	FT/FT	FT	FT	FT	FT	FT	FT	CFS	CFS			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
A-1	C.I.	A-1	2.82	0.60	7.98	13.50	-	13.50	36	6	0.0200	SAG	SAG	SAG	8.10	10	0.00	13.50	-	SAG	
A-2	C.I.	A-2	4.55	0.60	7.98	21.79	-	21.79	36	6	0.0200	SAG	SAG	SAG	13.07	15	0.00	21.79	-	SAG	



REVISIONS	
NO.	DATE

EASTPOINTE TERRACE
SURVEY, ABSTRACT NUMBER 284, TARRANT COUNTY, TEXAS, BEING A
SUBDIVISION OF THE EASTPOINTE TERRACE, BEING A
CITY OF COLLEVILLE, AS RECORDED IN VOLUME 380-188, PAGE 115,
PLAT FOR CERTAIN CALLED LOT 1, BEING A CONVEY TO GAG
COLLEVILLE, TEXAS

Drainage and
Hydraulic Calculations

SCALE: NTS
DRAWN BY: JBR
DESIGNED BY: RAL
CHECKED BY: SRP
PROJECT NO: 2016081
DATE: AUGUST 24, 2016
SHEET:

EROSION CONTROL NOTES

- ALL CONTRACTORS WILL COMPLY WITH REQUIREMENTS AND INTENT OF THE N.P.D.E.S. GENERAL PERMIT FOR STORM WATER DISCHARGES.
- EACH PRIME CONTRACTOR SHALL SUBMIT A NOTICE OF INTENT (NOI) FOR STORM WATER DISCHARGE PERMIT COVERAGE. THIS SUBMITTAL SHALL BE COORDINATED WITH THE ENGINEER AND SHALL OCCUR NO LESS THAN 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
- EACH PRIME CONTRACTOR SHALL OBTAIN AND SUBMIT TO OWNER/ENGINEER A POLLUTION PREVENTION CERTIFICATION FROM EACH SUBCONTRACTOR WHOSE WORK IMPACTS THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PRIOR TO THE PERFORMANCE OF ANY WORK BY SAID SUBCONTRACTOR. THESE CERTIFICATIONS SHALL BECOME A PART OF THE STORM WATER POLLUTION PREVENTION PLAN.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES, AS INDICATED ON THE PLANS AND AS FIELD CONDITIONS WARRANT, PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. REPAIRS OR MODIFICATIONS TO THE MEASURES WILL BE MADE BY THE CONTRACTOR IF THE CONTROL MEASURES PROVE INEFFECTIVE OR IF ADDITIONAL CONTROL MEASURES ARE NECESSARY.
- AT A MINIMUM, PERIMETER CONTROLS SUCH AS SILT FENCE OR STRAW BALES SHALL BE INSTALLED AT ALL DOWN SLOPE BOUNDARIES AND AS WARRANTED WHERE PAVEMENT REMOVAL, UTILITY CONSTRUCTION, GRADING OR OTHER CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED. THE CONTRACTOR SHALL AT ALL TIMES TAKE SUCH MEASURES AS NECESSARY TO MINIMIZE OFF SITE TRACKING OR TRANSPORT OF SEDIMENT AND SOILS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO ADJACENT PROPERTY OR TO RECEIVING WATERS CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY SILT DEPOSITS OR TRACKING BEYOND THE LIMITS OF CONSTRUCTION CAUSED BY HIS OPERATIONS AND/OR FAILURE OF THE EROSION CONTROL MEASURES.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SILT AND SEDIMENT FROM EROSION CONTROL MEASURES WHEN IT REACHES A DEPTH OF SIX (6) INCHES OR IMPAIRS THE EFFECTIVENESS OF THE MEASURES.
- THE OWNER'S REPRESENTATIVE WILL INSPECT THE PROJECT AT A MINIMUM OF EVERY SEVEN DAYS AND AFTER EVERY RAINFALL OF 0.5 INCHES, OR GREATER TO DETERMINE THE INTEGRITY AND EFFECTIVENESS OF THE EROSION CONTROL MEASURES. A WRITTEN INSPECTION REPORT WILL BE SUBMITTED TO THE ENGINEER. THIS INSPECTION DOES NOT RELIEVE THE CONTRACTOR'S RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE EROSION CONTROL MEASURES OR HIS DUTY TO COMPLY WITH THE INTENT AND CONDITIONS OF THE N.P.D.E.S. GENERAL PERMIT.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION OF STORM DRAIN INLETS USING STRAW BALE CHECKS OR OTHER MEASURES AS SPECIFIED. WHERE INLETS ARE BEING REMOVED OR INSTALLED, THE CONTRACTOR SHALL PREVENT MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
- ALL OFF-SITE STOCKPILED SOILS WILL BE SURROUNDED BY A STRAW BALE DIKE, SILT FENCE, SEDIMENT CONTROL SWALE, OR EQUIVALENT MEASURE, AS APPROVED BY ENGINEER, TO PROPERLY CONTROL SEDIMENT RUNOFF.
- THE CONTRACTOR SHALL STABILIZE ANY AREA WHERE CONSTRUCTION ACTIVITY IS TEMPORARILY OR PERMANENTLY CEASED FOR MORE THAN 14 DAYS.
- THE LOCATION SHOWN FOR THE TEMPORARY CONSTRUCTION ENTRANCE IS THE OPINION OF THE DESIGN ENGINEER. THE CONTRACTOR MAY RELOCATE THE ENTRANCE IF APPROVED BY THE CITY AND THE OWNER.
- CONTRACTOR SHALL IMPLEMENT SLOPE STABILIZATION CONTROL MEASURES (SUCH AS BIRDOLES) WHEN SLOPES ARE 4:1 OR GREATER.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT RISK OF CONSTRUCTION. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGE WAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE PROTECTED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.

LEGEND

EXISTING CONTOUR
EXISTING STORM DRAIN
PROPOSED STORM DRAIN
FLOW ARROW
STABILIZED CONSTRUCTION ENTRANCE
INLET PROTECTION
SILT FENCE
ROCK CHECK DAM
EROSION CONTROL MATTING

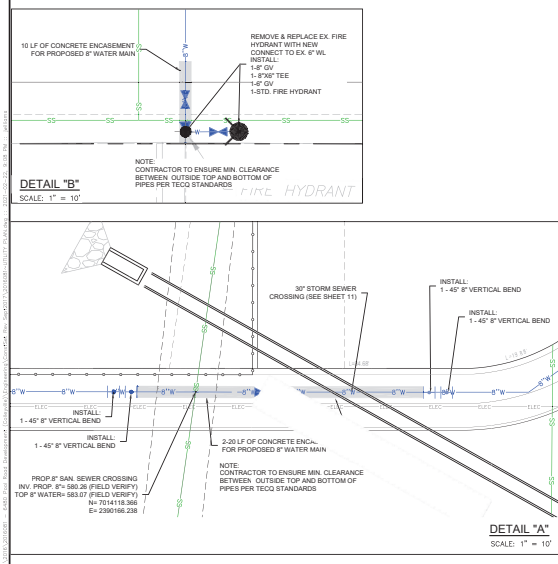
GRAPHIC SCALE
1" = 50' ft

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

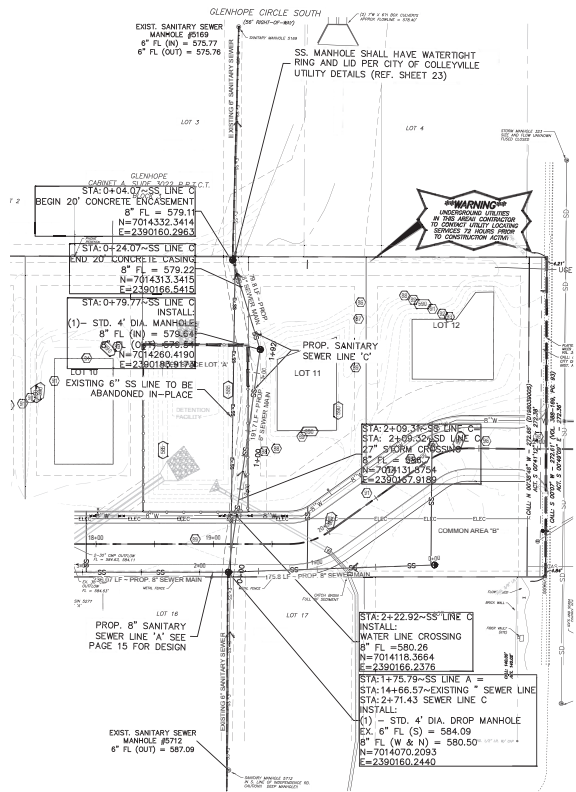
NOTICE TO CONTRACTOR:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT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

Scale: 1" = 50'
Drawn by: RAL
Designed by: RAL
Checked by: SOR
Project No.: 2016081
Date: AUGUST 24, 2016
Sheet: 12 OF 22

SCALE:	1" = 50'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018
SHEET:	
13 OF 28	



Construction Plans



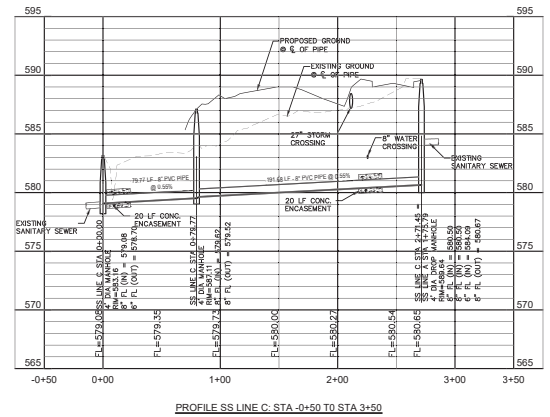
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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

EXISTING SANITARY SEWER	—E-S—
EXISTING STORM DRAIN	—SD—
EXISTING WATER	—E-W—
EXISTING GAS	—GAS—
PROPOSED SANITARY SEWER	—S-S—
PROPOSED WATER	—W-W—
PROPOSED PUBLIC STORM DRAIN	—P-S—
PROPOSED PRIVATE STORM DRAIN	—P-S—
PROPOSED SS MANHOLE	⊙



TYPE NO. 1-12452

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civil engineering • planning
4200 Macomber, Suite 400 Fort Worth, TX 76102
817-222-2222 • evolvingtx.com

STATE OF TEXAS
SAMANTHA D. RENZI
114504
C.E.C.
Surveyor

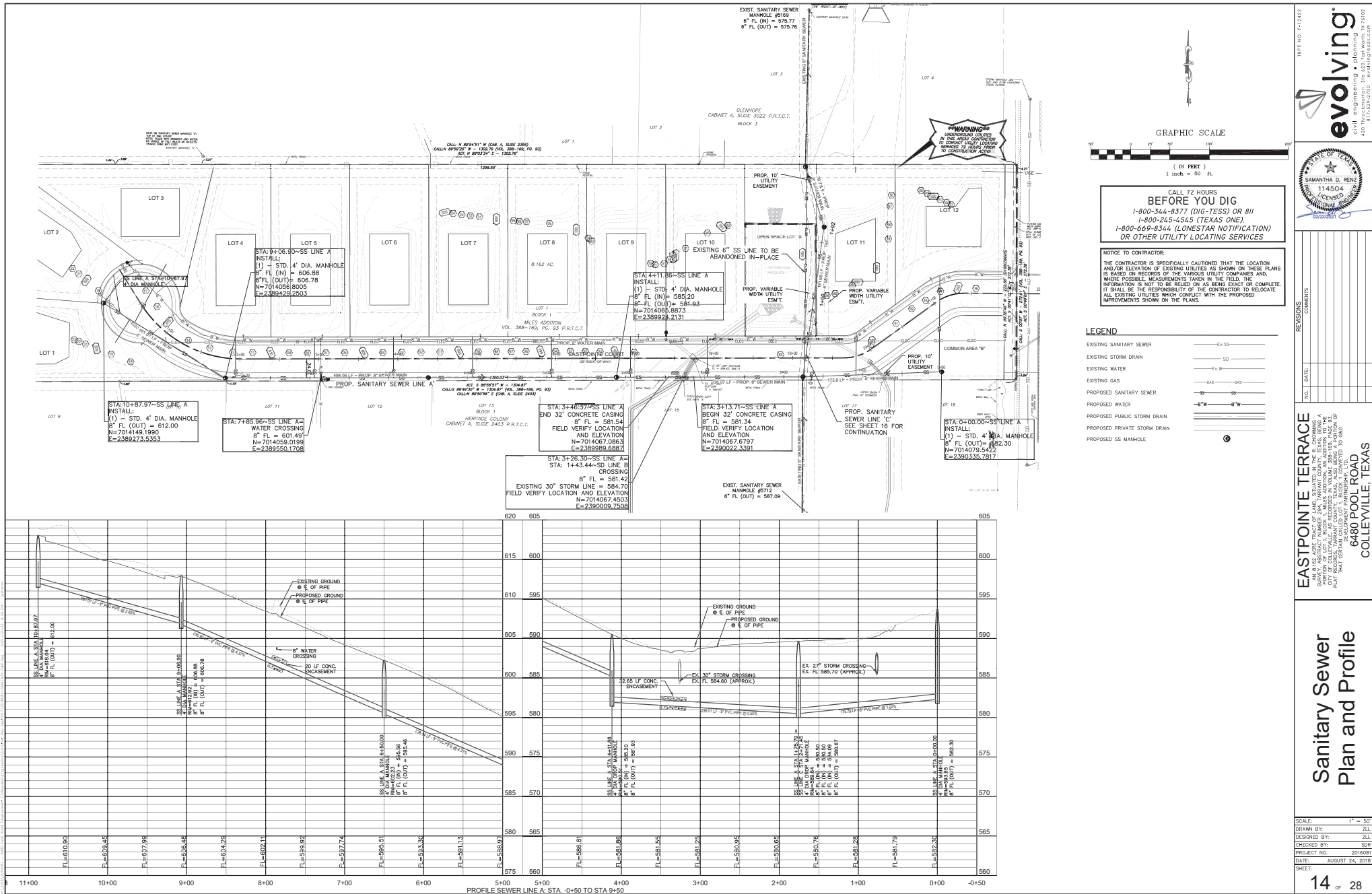
NO. | DATE | REVISIONS | COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

Sanitary Sewer
Plan and Profile

SCALE: 1" = 50'
DRAWN BY: ZLL
DESIGNED BY: ZLL
CHECKED BY: SDR
PROJECT NO.: 2016081
DATE: AUGUST 24, 2016
SHEET: 15 OF 28

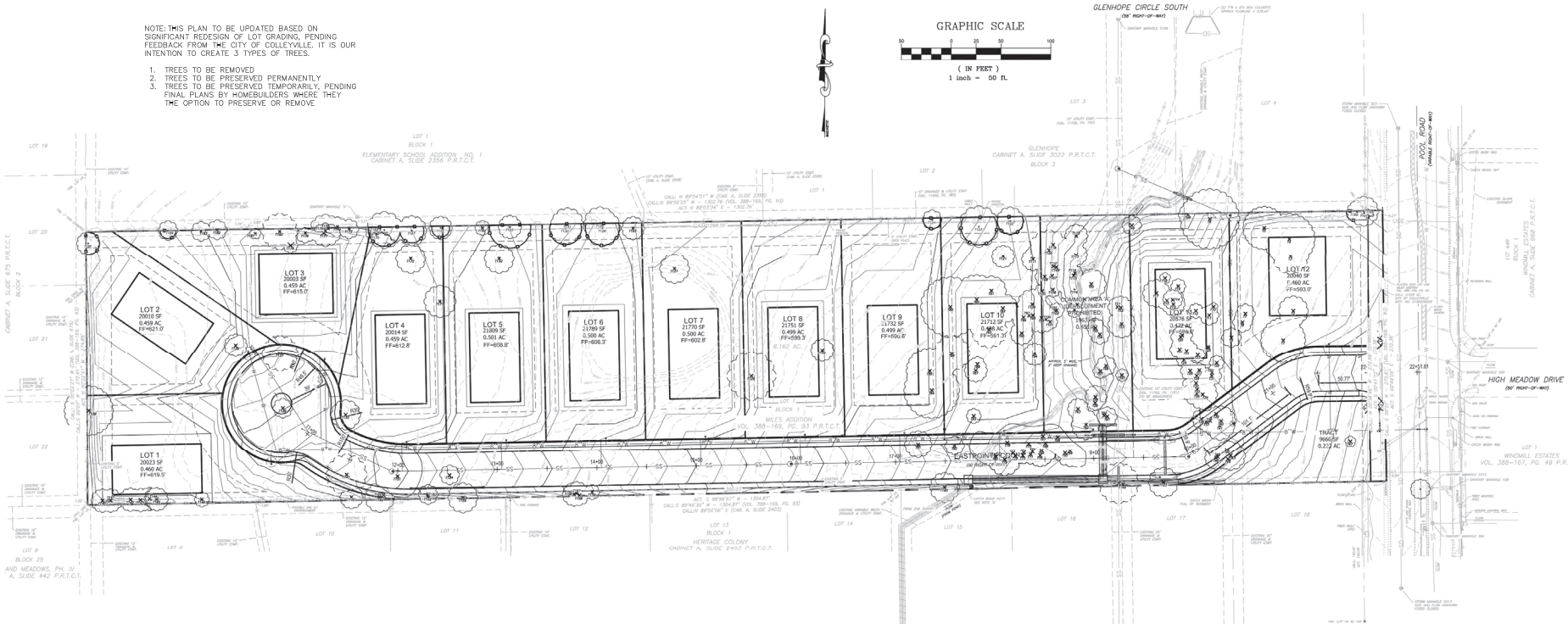
Construction Plans



Construction Plans

NOTE: THIS PLAN TO BE UPDATED BASED ON SIGNIFICANT REDISIGN OF LOT GRADING, PENDING FEEDBACK FROM THE CITY OF COLLEYSVILLE. IT IS OUR INTENTION TO CREATE 3 TYPES OF TREES.

1. TREES TO BE REMOVED
2. TREES TO BE PRESERVED PERMANENTLY
3. TREES TO BE PRESERVED TEMPORARILY, PENDING FINAL PLANS BY HOMEBUILDERS WHERE THEY THE OPTION TO PRESERVE OR REMOVE



TREE #	CALIPER (INCHES)	TREE SPECIES	CANOPY (SF)	STATUS	EXCLUSIONS	EXEMPTIONS
1	28	PECAN	2463	REMOVE		
2	12	PECAN	452	REMOVE	RSE	
3	15	ELM	707	REMOVE	RSE	
4	12	ELM	452	REMOVE	RSE	
5	14	BLACKJACK OAK	636	REMOVE	RSE	
6	14	CEDAR ELM	636	REMOVE	RSE	
7	7	ELM	154	REMOVE	RSE	
8	9	ELM	254	REMOVE	RSE	
9	12	ELM	452	REMOVE	RSE	
10	7	ELM	154	REMOVE	RSE	
11	8	ELM	201	REMOVE	RSE	
12	8	ELM	201	REMOVE	RSE	
13	12	CEDAR ELM	452	REMOVE	RSE	
14	15	UNKNOWN HARDWOOD	707	REMOVE	RSE	
15	8	ELM	201	REMOVE	RSE	
16	7	ELM	154	REMOVE	RSE	
17	17	ELM	908	REMOVE	RSE	
18	14	BLACKJACK OAK	636	REMOVE	DECLINE	
19	9	CEDAR ELM	254	REMOVE	RSE	
20	9	CEDAR ELM	254	REMOVE	RSE	
21	8	CEDAR ELM	201	REMOVE	RSE	
22	10	CEDAR ELM	314	REMOVE	RSE	
23	7	ELM	154	REMOVE	RSE	
24	6	ELM	113	REMOVE	RSE	
25	7	ELM	154	REMOVE	DECLINE	
26	8	ELM	201	REMOVE	RSE	
27	9	SMOOTH ELM	254	REMOVE	RSE	
28	12	BLACKJACK OAK	452	REMOVE	RSE	
29	7	ELM	154	REMOVE	RSE	
30	8	ELM	201	REMOVE	RSE	
31	7	ELM	154	REMOVE	RSE	
32	9	ELM	254	REMOVE	RSE	
33	15	PECAN	452	REMOVE	RSE	
34	12	BLACKJACK OAK	452	REMOVE	RSE	
35	7	CEDAR ELM	154	REMOVE	RSE	
36	12	EASTERN REDCEDAR	452	REMOVE	ROW	
37	8	EASTERN REDCEDAR	201	REMOVE	ROW	
38	6	PECAN	154	REMOVE	ROW	
39	6	BLACKJACK OAK	113	REMOVE	ROW	
40	12	POST OAK	452	REMOVE	ROW	
41	10	BLACKJACK OAK	314	REMOVE	ROW	
42	6	UNKNOWN HARDWOOD	154	REMOVE	ROW	
43	12	POST OAK	452	REMOVE	ROW	
44	9	UNKNOWN HARDWOOD	254	REMOVE	ROW	
45	12	CEDAR ELM	452	REMOVE	ROW	
46	10	CEDAR ELM	314	REMOVE	ROW	
47	7	LIVE OAK	154	REMOVE	RSE	
48	6	MONYER LOCUST	113	REMOVE	RSE	
49	17	SMOOTH ELM	908	REMOVE	RSE	
50	15	ELM	707	REMOVE	RSE	

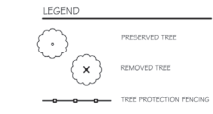
51	7	HACKBERRY	154	REMOVE	NP	
52	9	CEDAR ELM	254	REMOVE		
53	7	EASTERN REDCEDAR	154	REMOVE	NP	
54	7	HACKBERRY	154	REMOVE		
55	10	ELM	314	REMOVE		
56	8	CEDAR ELM	201	REMOVE		
57	7	PECAN	154	REMOVE		
58	10	UNKNOWN HARDWOOD	254	REMOVE		
59	8	CEDAR ELM	201	REMOVE		
60	10	CEDAR ELM	314	REMOVE		
61	13	CEDAR ELM	314	REMOVE		
62	12	ELM	452	REMOVE	DECLINE	
63	11	CEDAR ELM	380	REMOVE		
64	9	CEDAR ELM	254	REMOVE	ROW	
65	11	CEDAR ELM	380	REMOVE	ROW	
66	6	CEDAR ELM	113	REMOVE	ROW	
67	8	CEDAR ELM	201	REMOVE	ROW	
68	16	CEDAR ELM	804	REMOVE	ROW	
69	13	CEDAR ELM	804	REMOVE	ROW	
70	10	CEDAR ELM	314	REMOVE	ROW	
71	8	CEDAR ELM	201	REMOVE	ROW	
72	10	CEDAR ELM	314	REMOVE	ROW	
73	10	CEDAR ELM	314	REMOVE	ROW	
74	11	CEDAR ELM	380	REMOVE	ROW	
75	6	CEDAR ELM	113	REMOVE	ROW	
76	11	CEDAR ELM	380	REMOVE	ROW	
77	11	CEDAR ELM	380	REMOVE	ROW	
78	11	CEDAR ELM	380	REMOVE	ROW	
79	12	CEDAR ELM	452	REMOVE	ROW	
80	11	CEDAR ELM	380	REMOVE	ROW	
81	17	SMOOTH ELM	908	REMOVE	RSE	
82	10	PECAN	314	REMOVE	RSE	
83	9	CEDAR ELM	254	REMOVE	RSE	
84	27	SMOOTH ELM	2290	REMOVE	RSE	
85	14	PECAN	452	REMOVE	RSE	
86	18	PECAN	1058	REMOVE	RSE	
87	14	SMOOTH ELM	616	REMOVE	RSE	
88	10	PECAN	452	REMOVE	RSE	
89	27	SMOOTH ELM	2290	REMOVE	RSE	
90	15	PECAN	1058	REMOVE	RSE	
91	13	PECAN	531	REMOVE	RSE	
92	13	CEDAR ELM	531	REMOVE	RSE	
93	15	PECAN	1058	REMOVE	RSE	
94	14	SMOOTH ELM	616	REMOVE	RSE	
95	9	PECAN	254	REMOVE	RSE	
96	8	CEDAR ELM	201	REMOVE	RSE	
97	8	CEDAR ELM	201	REMOVE	RSE	
98	7	CEDAR ELM	154	REMOVE	RSE	
99	10	POST OAK	314	REMOVE	RSE	
100	8	CEDAR ELM	201	REMOVE	RSE	
101	7	CEDAR ELM	154	REMOVE	DECLINE	

102	6	CEDAR ELM	113	REMOVE	RSE	
103	12	CEDAR ELM	452	REMOVE	RSE	
104	7	CEDAR ELM	154	REMOVE		
105	7	POST OAK	314	REMOVE		
106	8	POST OAK	201	REMOVE		
107	11	EASTERN REDCEDAR	380	REMOVE	ERC	
108	11	EASTERN REDCEDAR	380	REMOVE		
109	14	EASTERN REDCEDAR	616	REMOVE		
110	6	CEDAR ELM	113	REMOVE		
111	6	CEDAR ELM	113	REMOVE		
112	10	ELM	314	REMOVE		
113	6	HACKBERRY	113	REMOVE	NP	
114	8	HACKBERRY	201	REMOVE	NP	
115	10	HACKBERRY	314	REMOVE	NP	
116	13	MULBERRY	531	REMOVE		
117	14	EASTERN REDCEDAR	616	REMOVE		
118	18	ELM	1018	REMOVE		
119	12	EASTERN REDCEDAR	452	REMOVE	ERC	
120	13	BLACKJACK OAK	531	PRESERVE		
121	18	BLACKJACK OAK	1018	PRESERVE		
122	9	SMOOTH ELM	254	PRESERVE		
123	18	EASTERN REDCEDAR	1018	PRESERVE		
124	25	COTTONWOOD	1963	REMOVE	RSE	
125	7	WILLOW	254	REMOVE	RSE	
126	17	LIVE OAK	908	PRESERVE		
127	12	COTTONWOOD	452	PRESERVE		
128	14	LIVE OAK	804	PRESERVE		
129	16	COTTONWOOD	804	PRESERVE		
130	16	LIVE OAK	804	PRESERVE	RSE	
131	17	LIVE OAK	908	PRESERVE		
132	10	LIVE OAK	254	PRESERVE		
133	22	EASTERN REDCEDAR	1521	REMOVE	DECLINE	
134	13	EASTERN REDCEDAR	531	REMOVE	ROW	
135	18	CEDAR ELM	1018	REMOVE		
136	18	SMOOTH ELM	1018	REMOVE		
137	22	EASTERN REDCEDAR	1521	REMOVE		
138	12	EASTERN REDCEDAR	452	REMOVE		
139	13	EASTERN REDCEDAR	452	REMOVE		
140	9	AMERICAN HOLLY	254	REMOVE		
141	30	BALE OAKS	2537	REMOVE	ROW	
142	8	AMERICAN HOLLY	314	REMOVE		
143	8	MULBERRY	201	REMOVE	ROW	
144	7	MULBERRY	154	REMOVE	ROW	
145	29	LIVE OAK	2642	REMOVE	NP	
146	10	POST OAK	314	REMOVE		
147	8	PECAN	201	REMOVE	ROW	
148	10	SMOOTH ELM	314	REMOVE	ROW	

149	11	MULBERRY	380	REMOVE	ROW	
150	8	HACKBERRY	201	REMOVE	ROW	
151	8	MULBERRY	201	REMOVE	ROW	
152	6	MULBERRY	113	REMOVE	ROW	
153	8	AMERICAN HOLLY	201	REMOVE	ROW	
154	18	EASTERN REDCEDAR	1018	REMOVE	ROW	
155	17	ELM	908	REMOVE	ROW	
156	11	ELM	380	REMOVE	ROW	
157	18	ELM	1018	REMOVE	ROW	
158	14	ELM	616	PRESERVE	ROW	
159	10	ELM	314	PRESERVE	ROW	
160	12	ELM	452	PRESERVE	ROW	
161	17	ELM	908	REMOVE	ROW	
162	11	ELM	380	REMOVE	ROW	
163	18	ELM	1018	REMOVE	ROW	
164	8	REDBUD	201	PRESERVE	ROW	
165	14	ELM	616	PRESERVE	ROW	
166	10	ELM	314	PRESERVE	ROW	
167	12	ELM	452	PRESERVE	ROW	
168	16	LIVE OAK	804	PRESERVE	DECLINE	
169	10	COTTONWOOD	314	PRESERVE	DECLINE	
170	7	EASTERN REDCEDAR	154	PRESERVE	DECLINE	
171	13	EASTERN REDCEDAR	531	REMOVE	ERC	
172	10	EASTERN REDCEDAR	314	REMOVE	ERC	
173	10	ORNAMENTAL PEACH	314	REMOVE	ERC	
174	6	EASTERN REDCEDAR	113	REMOVE	ERC	
175	10	COTTONWOOD	314	REMOVE	COT	
176	12	LIVE OAK	452	REMOVE		
177	10	COTTONWOOD	314	REMOVE		
178	7	EASTERN REDCEDAR	154	REMOVE	ERC	
179	7	EASTERN REDCEDAR	154	REMOVE	ERC	
180	16	ORNAMENTAL PEACH	804	REMOVE	ERC	
181	7	EASTERN REDCEDAR	154	REMOVE	ERC	
182	10	EASTERN REDCEDAR	314	REMOVE	ERC	
183	8	EASTERN REDCEDAR	201	REMOVE	DECLINE	
184	8	LIVE OAK	201	PRESERVE	ROW	
185	11	PECAN	380	PRESERVE	ROW	
186	7	EASTERN REDCEDAR	154	REMOVE	ERC	
187	7	EASTERN REDCEDAR	154	REMOVE	ERC	
188	7	EASTERN REDCEDAR	154	REMOVE	ERC	

PROPERTY LEGAL DESCRIPTION:
AN 8.162 (GROSS)/4.698 (NET) ACRE TRACT OF LAND, SITUATED IN THE R. CHOWING SURVEY, ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MILES ADDITION AN ADDITION TO THE CITY OF COLLEYSVILLE, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 CONVEYED TO G&G DEVELOPMENT PARTNERSHIP, L.P.

OWNER:
G&G DEVELOPMENT PARTNERSHIP, L.P.
8200 BOAT CLUB RD, SUITE 200
FORT WORTH, TX 76116
PHONE (817) 237-2077
FAX (817) 236-6426
EMAIL: jared@ggdevelopment.com



TREE PRESERVATION CALCULATIONS:
EXISTING TREE CANOPY COVER = 81,830
EXISTING EXEMPT TREE CANOPY COVER = 49,125
TOTAL EXISTING TREE CANOPY COVER = 130,955
MINIMUM TREE PRESERVATION (75%) = 98,216
PENDING PRESERVATION:
1. EXEMPT = 1,131
2. NON-EXEMPT = 6,250
3. TOTAL = 9,381

TREE SURVEY AND MITIGATION TABLE

NUMBER OF TREES ON	TOTAL CALIPER	NUMBER OF EXEMPT TREES	CALIPER INCHES EXEMPT TREES	CALIPER INCHES EXEMPT PRESERVED	NUMBER NON-EXEMPT TREES	CALIPER INCHES NON-EXEMPT PRESERVED	CALIPER INCHES NON-EXEMPT REMOVED	PRESERVATION CREDITS	MITIGATION REQUIRED	REPLACEMENT TREES TO BE PLANTED BY CALPER
100	1111	103	1170	38	90	170	589	4	51	51 TREES

* TREES REQUIRED DUE TO MITIGATION SHALL BE PROVIDED IN COMMON AREAS AND EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT TO THE EXTENT PRACTICAL.

GENERAL TREE PROTECTION PLAN NOTES:
1. TREE FENCING SHOWN MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION AND NO TRENCHES FOR DOMESTIC WATER, IRRIGATION, ELECTRIC, TELECOMMUNICATIONS, OR GAS MAY BE WITHIN THESE AREAS WITHOUT REVIEWING IF POST WITH THE JUDICIAL FORESTRIER. SUCH DAMAGE TO TREES MAY CONSTITUTE REMOVAL WITHOUT A PERMIT.

SHEET SCALED AT 24 x 36 SCALE 5/8"

SHEET

L1.1

TREE

PRESERVATION

ISSUE REVISION RECORD	DATE	DESCRIPTION
RESUBMITAL TO CITY	03-17-17	
RESUBMITAL TO CITY	08-03-17	
RESUBMITAL TO CITY	08-18-17	



EASTPOINTE TERRACE

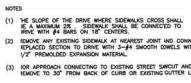
6480 POOL RD

COLLEYSVILLE, TX

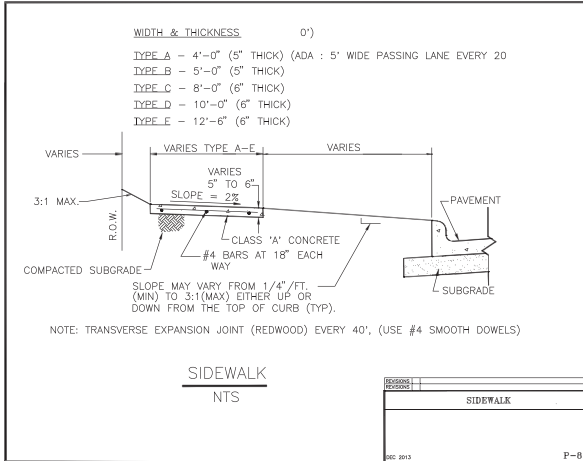
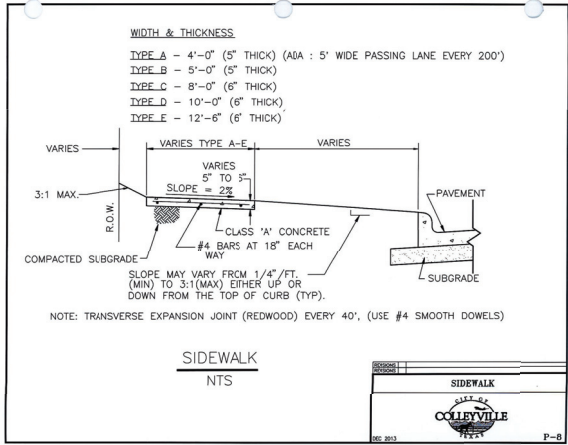
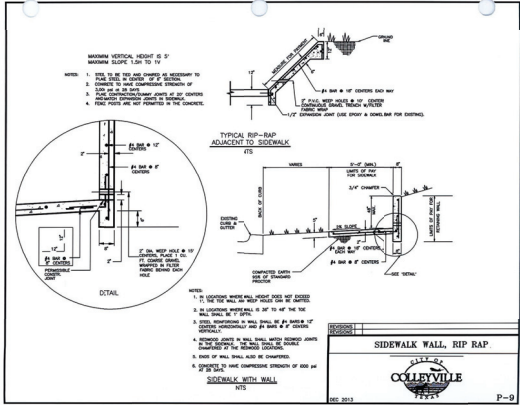
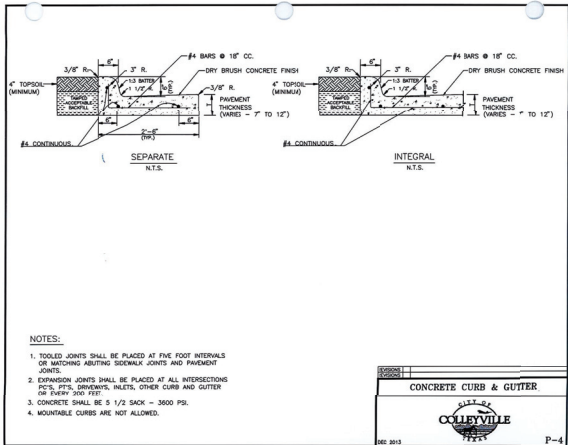
G. I. Joseph Vaughn
480 Cloud View Ct
Prosper, TX 75078
t 972-827-5677



\\2016\2016045 - 648) Fujit Road Development* (C:\civill\Engineering\Course\Res Sep\2017\2016\641-COR5\TRACTION DETAILS.Dwg :: 2021-02-22, 9:11 PM :: jwilliams



Construction Plans



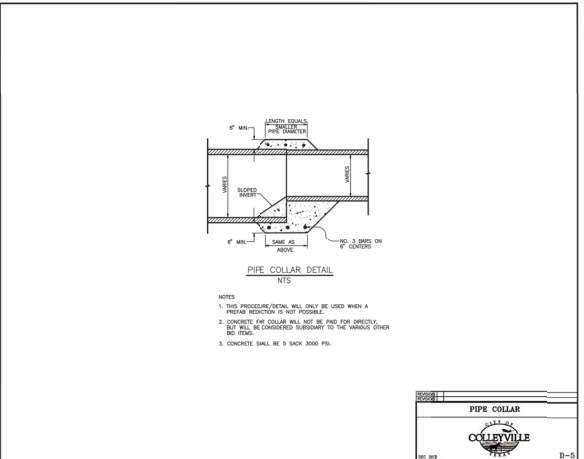
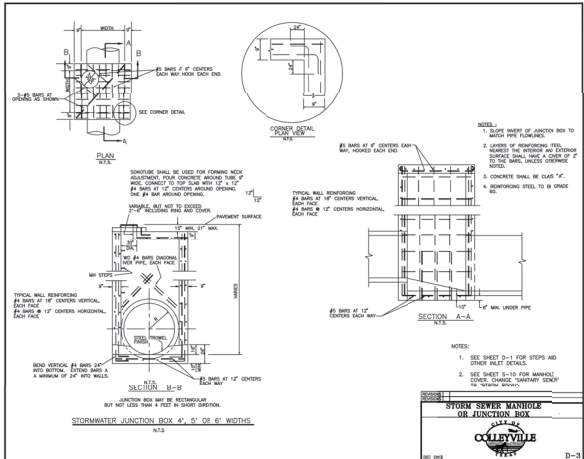
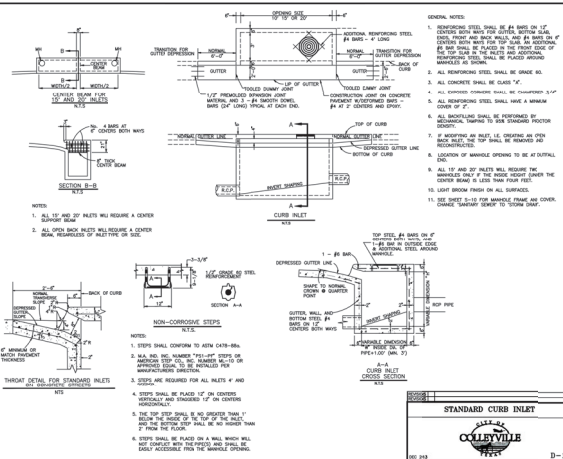
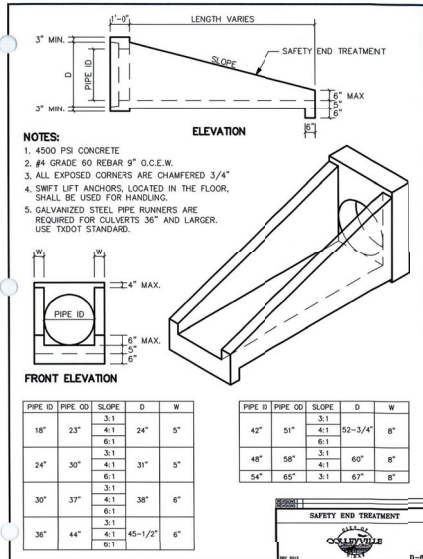
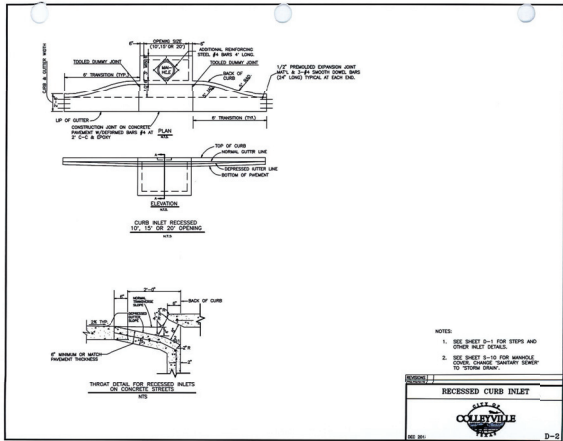
NO.	DATE	REVISIONS	COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

Construction Details 2

SCALE:	N.T.S.
DRAWN BY:	RAI
DESIGNED BY:	RAI
CHECKED BY:	SR
PROJECT NO.	2016001
DATE:	AUGUST 24, 2016
SHEET:	18 OF 28

Construction Plans



evolving

civil engineering • planning

1115 S. 11TH AVE. SUITE 100

COLLEGEVILLE, PA 19307

610-262-2200

evolvingpa.com

STATE OF TEXAS

AMANTHA D. RYAN

114504

LICENSED PROFESSIONAL ENGINEER

EXPIRATION DATE: 08/24/2018

NO.

DATE

REVISIONS

COMMENTS

EASTPOINTE TERRACE

6480 POOL ROAD

COLLEGEVILLE, TEXAS

Storm Drain Details 1

SCALE: N.T.S.

DRAWN BY: RAL

DESIGNED BY: RAL

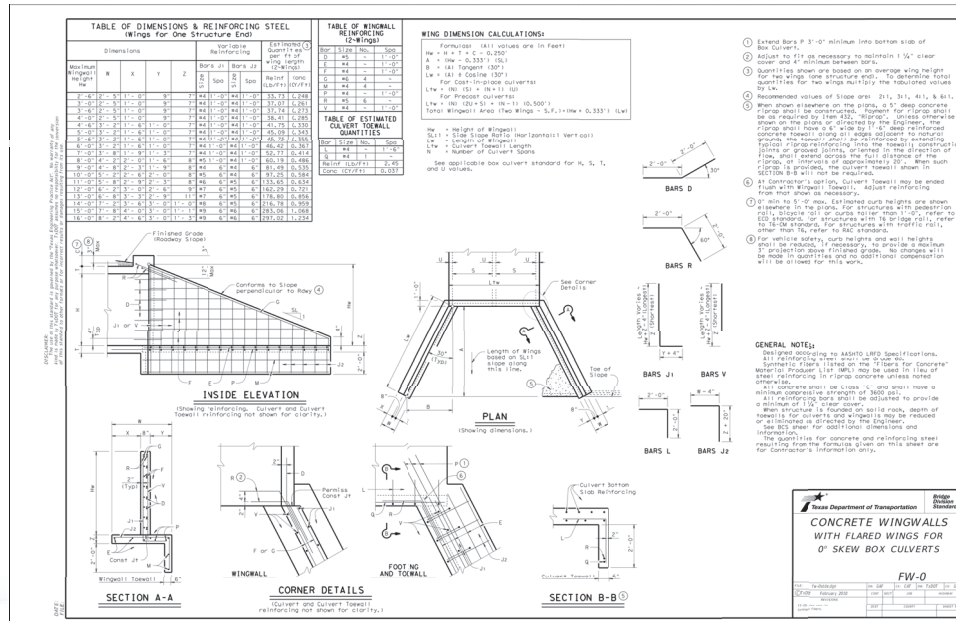
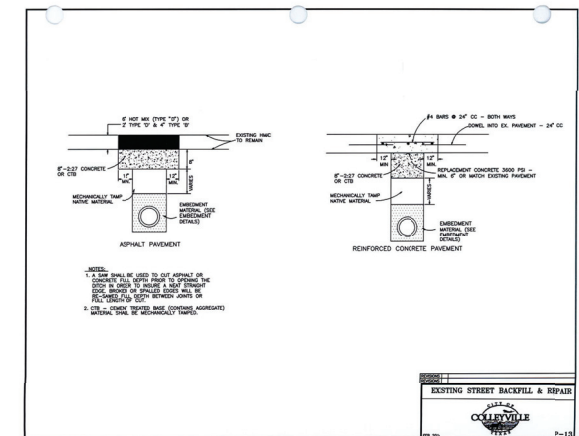
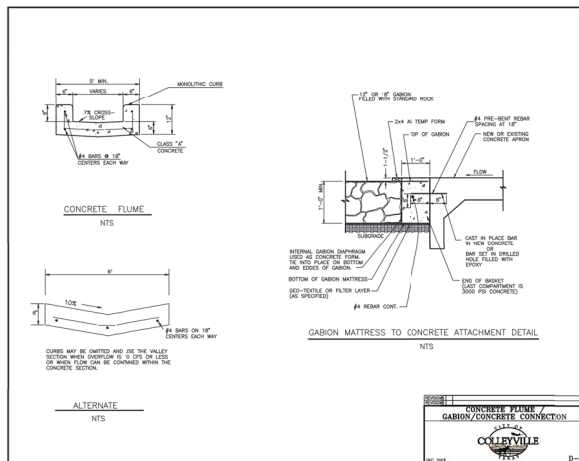
CHECKED BY: SR

PROJECT NO.: 2016091

DATE: AUGUST 24, 2018

SHEET: 19 OF 28

Construction Plans



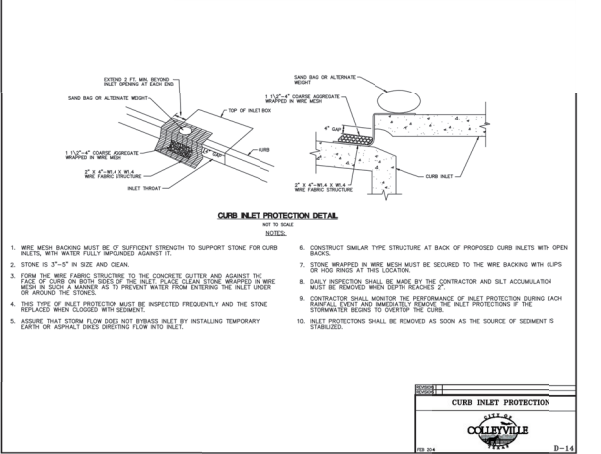
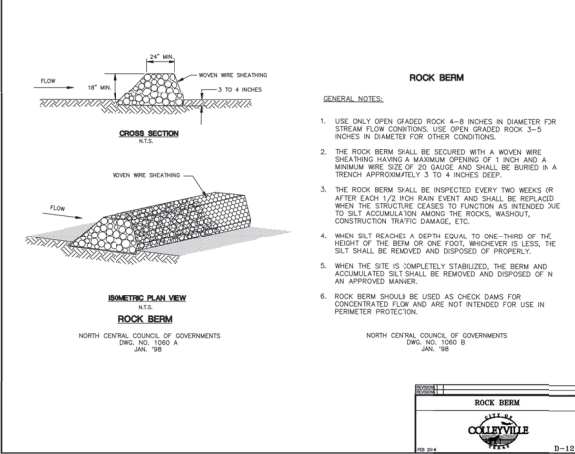
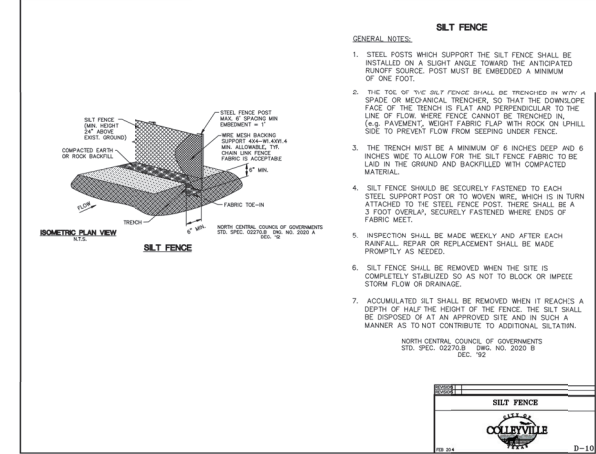
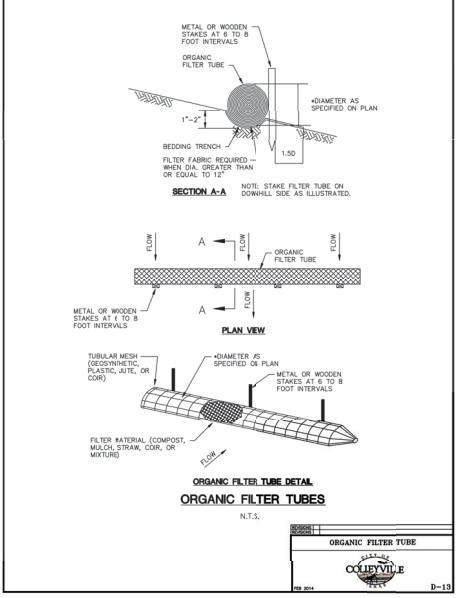
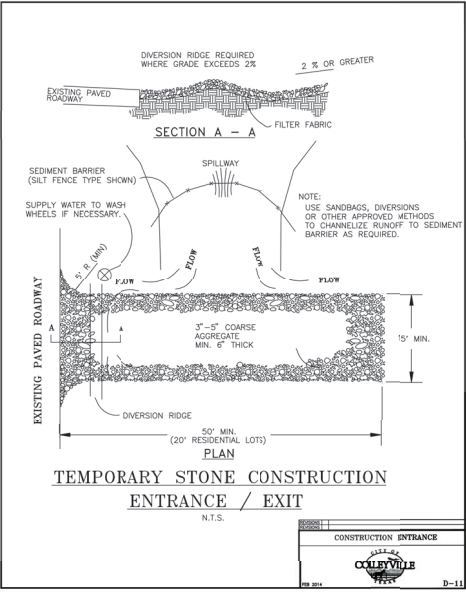
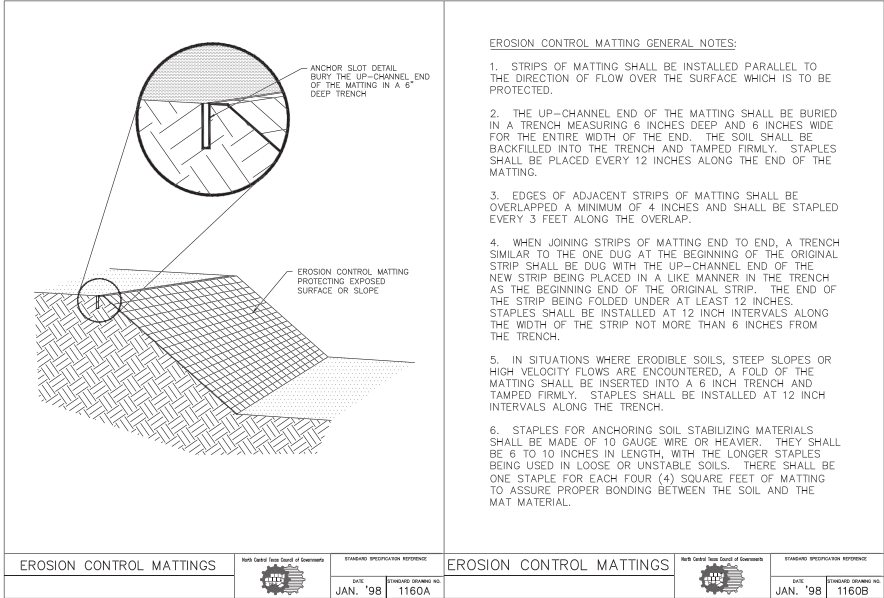


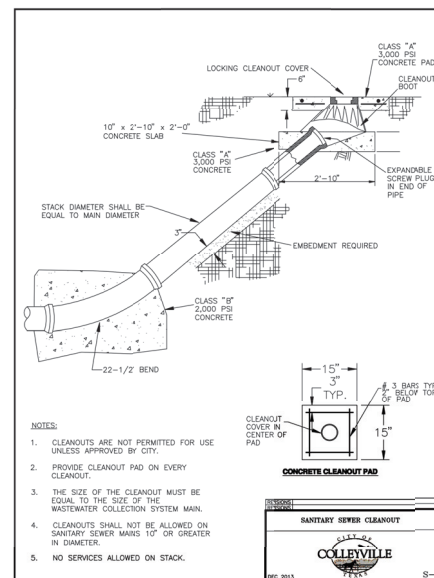
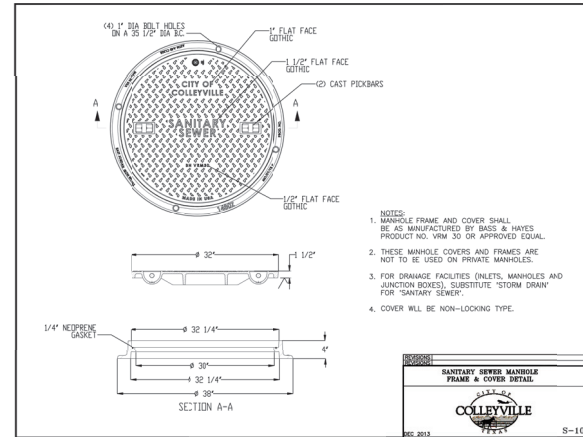
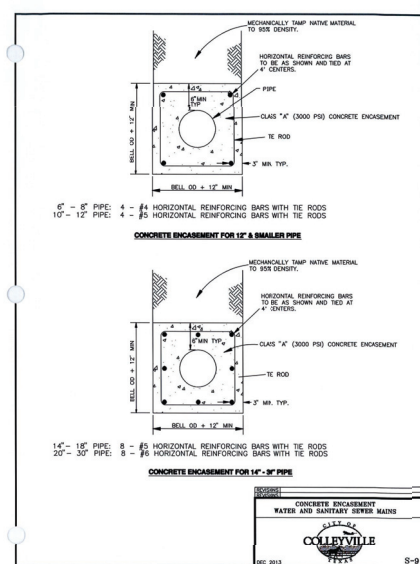
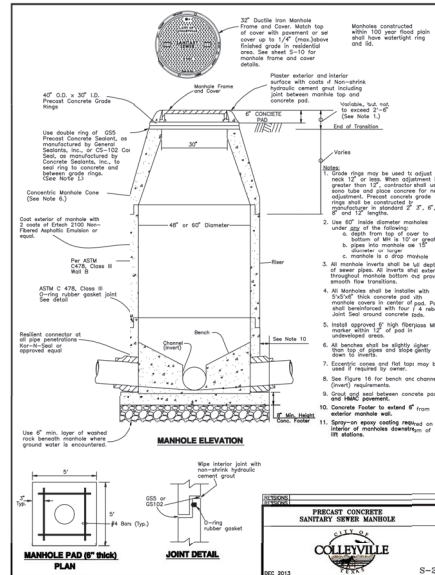
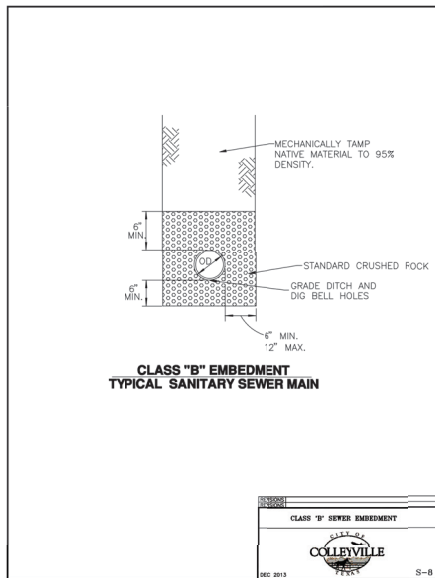
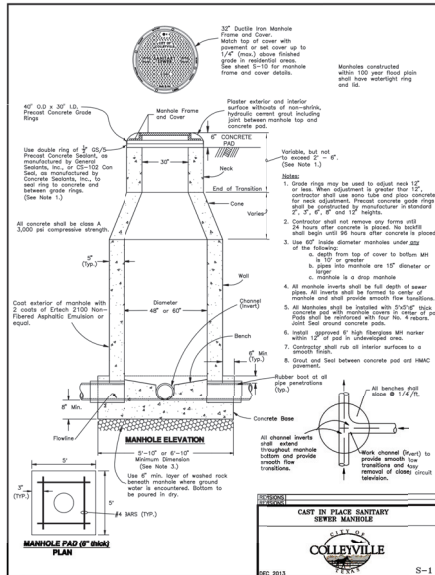
Deformed welded wire reinforcement (WWR) meeting the requirements of ASTM A186 may be used to replace conventional reinforcement shown at the Contractor's option. The area of required reinforcement may be provided by a combination of WWR and conventional reinforcement. WWR is limited to 4" Min and 18" Max. When required, provide WWR in 12" Min. and 18" Max. spacing. The area required for the equivalent bar size, rounded up, for wire sizes between conventional bar sizes.

Example Conversion: Replacement of No. 6 Gr 60 at 6" Spacing with WWR
WWR required = $(0.44 \text{ sq ft/in. } 0.5' \times 160 \text{ ksf}/70 \text{ ksi}) \times 1.25 \text{ ft} \times 12 \text{ in./ft}$
= 2.97 sq ft
= 3.57 sq ft to meet the 0.754 sq ft/wfz requirement in this example, the required spacing is $12 \text{ in.} \times 3.57 \text{ sq ft} / (0.44 \text{ sq ft/in. } 0.5' \times 160 \text{ ksf}/70 \text{ ksi}) \times 1.25 \text{ ft} = 4.87' \text{ Max spacing.}$
Required lap length for the provided D30.6 wire is 2'-2" (see Table 1 for uncoated No. 5 bars, as shown in Item 401).

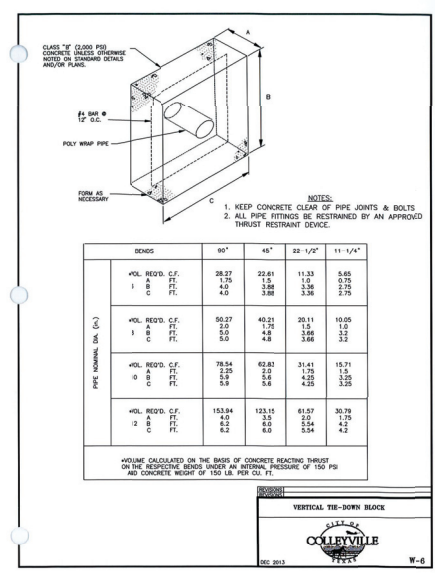
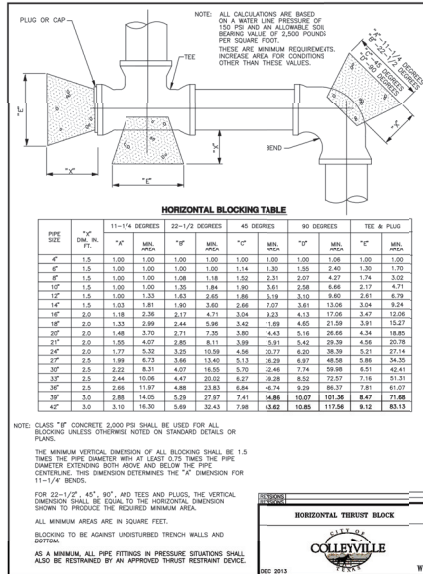
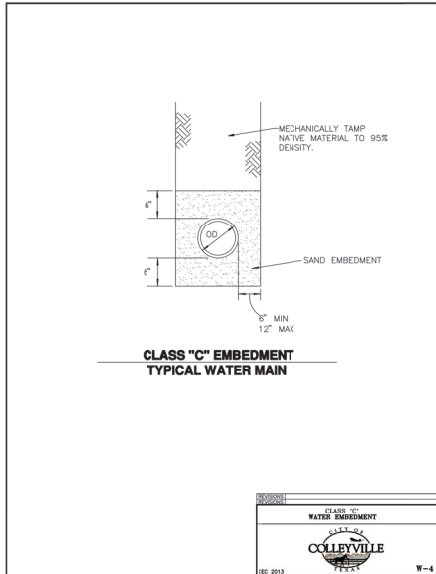
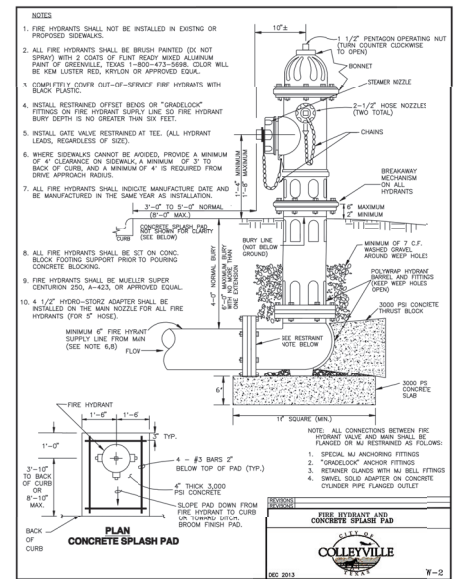
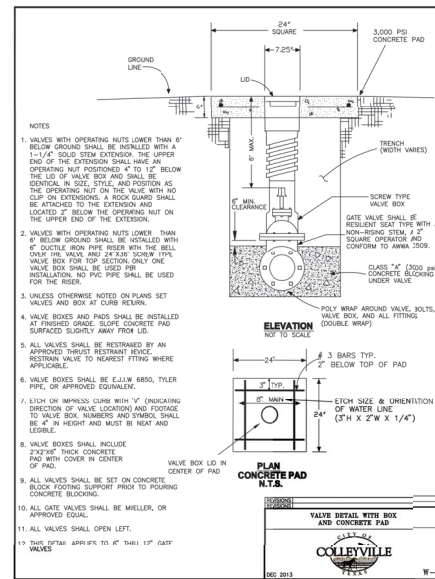
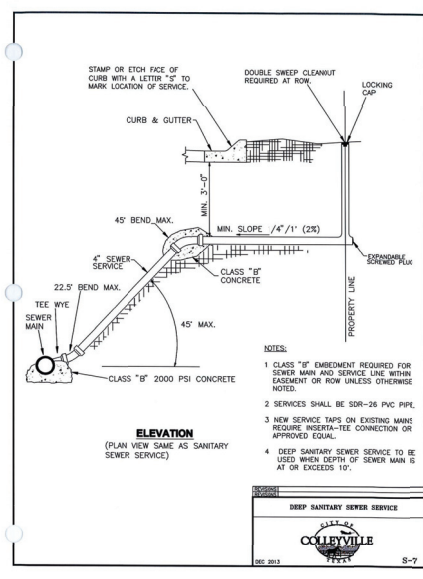
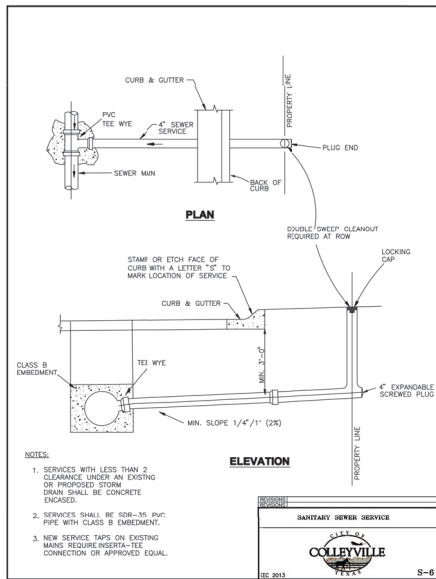


Construction Plans



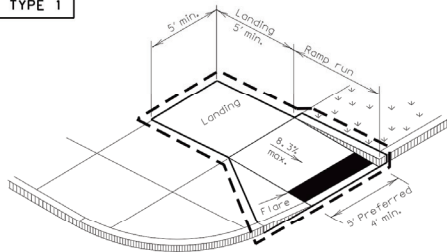


Construction Plans



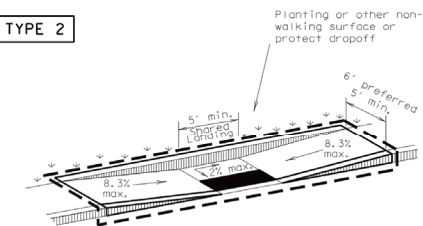
Construction Plans

TYPE 1



PERPENDICULAR CURB RAMP

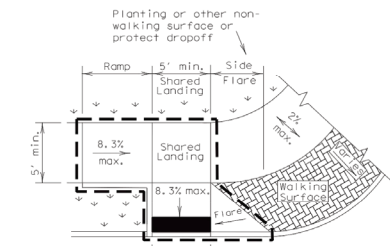
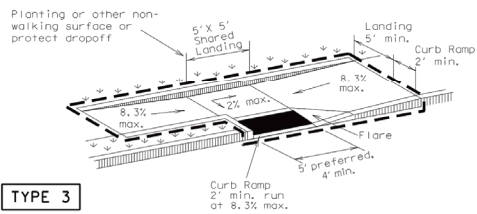
TYPE 2



PARALLEL CURB RAMP

(Use only where water will not pond in the landing.)

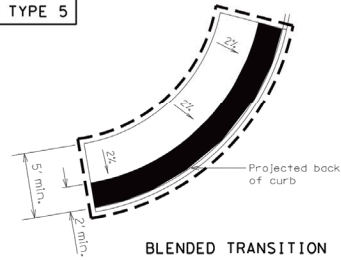
TYPE 3



TYPE 6

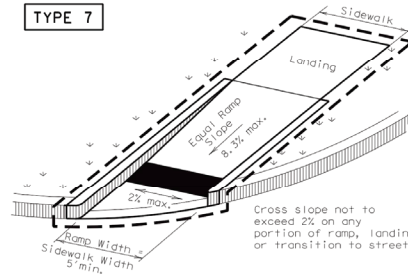
COMBINATION CURB RAMPS

TYPE 5



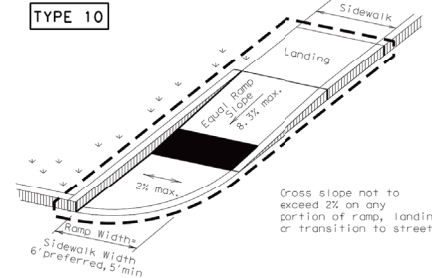
BLENDED TRANSITION

TYPE 7



(Sidewalk set back from curb)

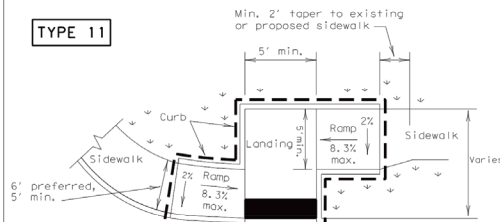
TYPE 10



(Sidewalk adjacent to curb)

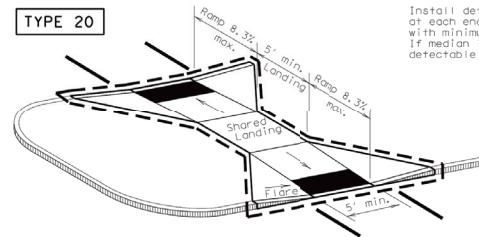
DIRECTIONAL RAMPS WITHIN RADIUS

TYPE 11



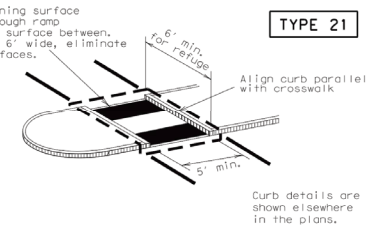
OFFSET PARALLEL CURB RAMP

TYPE 20



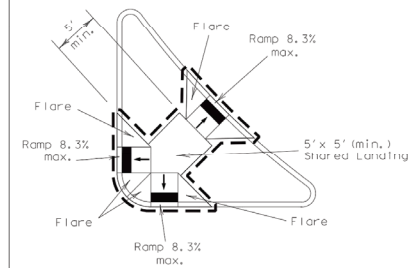
CURB RAMPS AT MEDIAN ISLANDS

TYPE 21



Curb details are shown elsewhere in the plans.

TYPE 22



COMBINATION ISLAND RAMPS

NOTES / LEGEND:

See General Notes on sheet 2 of 4 for more information.

Denotes planting or non-walking surface not part of pedestrian circulation path.

--- Ramp Limits of Payment

■ Detectable Warning Surface

SHEET 1 OF 4

		Design Division Standard	
PEDESTRIAN FACILITIES CURB RAMPS PED-12A			
FILE: ped12a.dgn	DATE: 06/13/2012	DESIGNED BY: RAL	CHECKED BY: SSR
VP: June 13, 2012	REVISED: 06/13/2012	PROJECT NO: 2009000	SHEET NO: 1 OF 4

General Notes

3. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk is adjacent to the back of curb, a 6' sidewalk width is desirable. Where a 5' sidewalk cannot be provided due to site constraints, sidewalk width may be reduced to 4' for short distances. 5' x 5' passing areas at intervals not to exceed 200' are required.
4. Landings shall be 5' x 5' minimum with a maximum 2% slope in any direction.
7. Maneuvering space at the bottom of curb ramps shall be a minimum of 4' x 4' wholly contained within the crosswalk and wholly outside the parallel vehicular travel path.
6. Maximum allowable cross slope on sidewalk and curb ramp surfaces is 2%.
7. Provide flared sides where the pedestrian circulation path crosses the curb ramp. Flared sides shall be sloped at 10% maximum, measured parallel to the curb. Returned curbs may be used only where pedestrians would not normally walk across the ramp, either because the adjacent surface is planted, substantially obstructed, or otherwise protected.
8. Additional information on curb ramp location, design, light reflective value and texture may be found in the current edition of the Texas Accessibility Standards (TAS) and 16 TAC 68.102.
9. To serve as a pedestrian refuge area, the median should be a minimum of 6' wide, measured from back of curbs. Medians should be designed to provide accessible passage over or through them.
10. Small channelization islands, which do not provide a minimum 5' x 5' landing at the top of curb ramps, shall be cut through level with the surface of the street.
11. Crosswalk dimensions, crosswalk markings and stop bar locations shall be as shown elsewhere in the plans. At intersections where crosswalk markings are not required, curb ramps shall align with theoretical crosswalks unless otherwise directed.
12. Handrails are not required on curb ramps. Provide curb ramps wherever on accessible route crosses (penetrates) a curb.
13. Curb ramps and landings shall be constructed and paid for in accordance with Item 531 "Sidewalks".
14. Place concrete at a minimum depth of 5" for ramps, flares and landings, unless otherwise directed.
15. Provide a smooth transition where the curb ramps connect to the street.
16. Curbs shown on sheet 1 within the limits of payment are considered part of the curb ramp for payment, whether it is concrete curb, gutter, or combined curb and gutter.
17. Existing features that comply with TAS may remain in place unless otherwise shown on the plans.

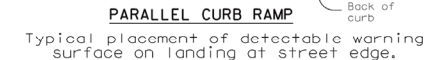
18. Curb ramps must contain a detectable warning surface that consists of raised truncated domes complying with Section 705 of the IAS. The surface must contrast visually with adjoining surfaces, including side flares. Furnish and install an approved cast-in-place dark brown or dark red detectable warning surface material adjacent to uncolored concrete, unless specified elsewhere in the plans.
19. Detectable Warning Materials must meet TxDOT Departmental Materials Specification DMS 4350 and be listed on the Material Producer List. Install products in accordance with manufacturer's specifications.
20. Detectable warning surfaces must be slip resistant and not allow water to accumulate.
21. Detectable warning surfaces shall be a minimum of 24" in depth in the direction of pedestrian travel, and extend the full width of the curb ramp or landing where the pedestrian access route enters the street.
22. Detectable warning surfaces shall be located so that the edge nearest the curb line is at the back of curb. Align the rows of domes to be perpendicular to the grade break between the ramp run and the street. Detectable warning surfaces may be curved along the corner radius.
23. Shaded areas on Sheet 1 of 4 indicate the approximate location for the detectable warning surface for each curb ramp type.



curb

DIRECTIONAL CURB RAMP

Typical placement of detectable warning surface on sloping ramp run.

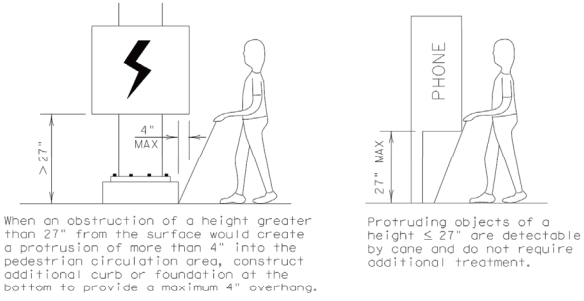
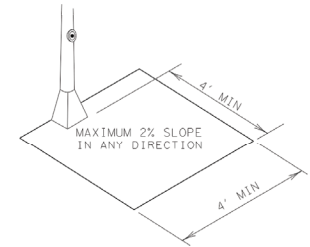
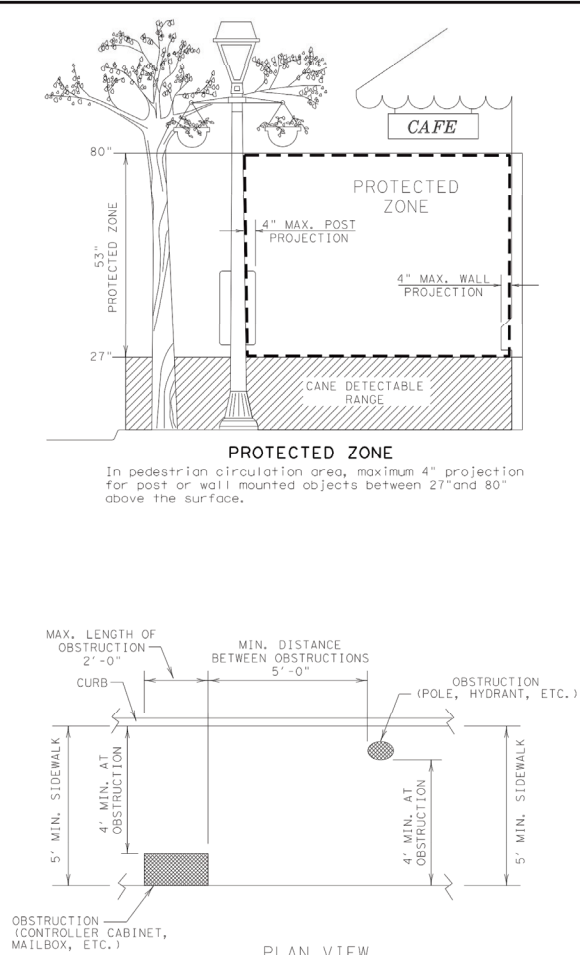
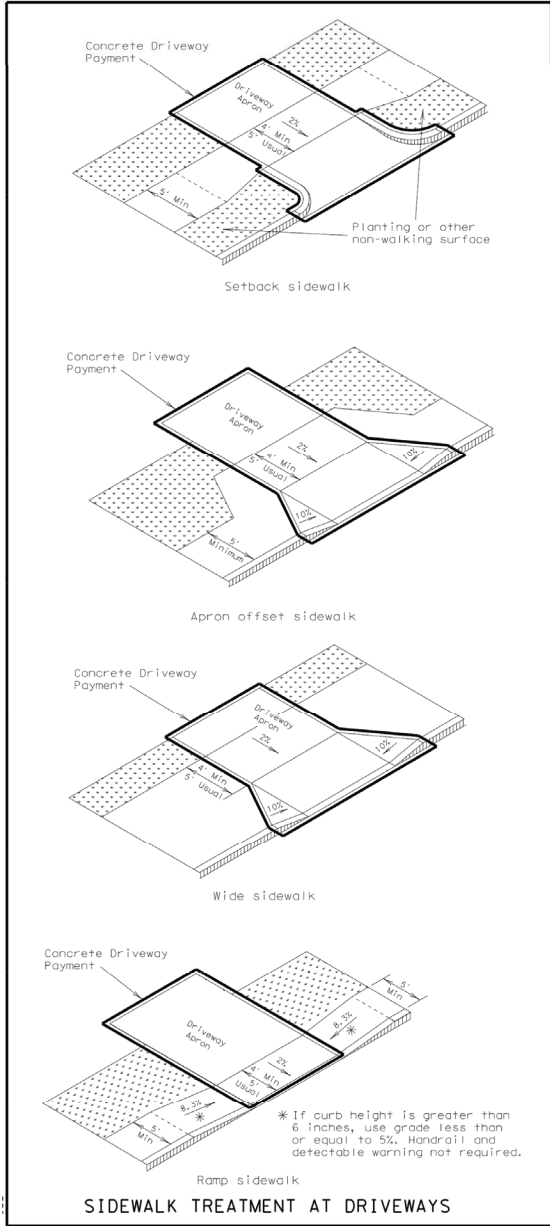


24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power saw.

26. Provide clear ground space at operable parts, including pedestrian push buttons. Operable parts shall be placed within one or more reach ranges specified in TAS 308.
27. Place traffic signal or illumination poles, ground boxes, controller boxes, signs, drainage facilities and other items so as not to obstruct the pedestrian access route or clear ground space.
28. Street grades and cross slopes shall be as shown elsewhere in the plans.
29. Changes in level greater than 1/4 inch are not permitted.
30. The least possible grade should be used to maximize accessibility. The running slope of sidewalks and crosswalks within the public right of way may follow the grade of the parallel roadway. Where a continuous grade greater than 5% must be provided, handrails may be desirable to improve accessibility. Handrails may also be needed to protect pedestrians from potentially hazardous conditions. If provided, handrails shall comply with TAS 505.
31. Handrail extensions shall not protrude into the usable loading area or into intersecting pedestrian routes.
32. Driveways and turnouts shall be constructed and paid for in accordance with Item "Intersections, Driveways and Turnouts". Sidewalks shall be constructed and paid for in accordance with Item, "Sidewalks".
33. Sidewalk details are shown elsewhere in the plans.

SHEET 2 OF 4		<i>Design Innovation Standard</i>																				
 Texas Department of Transportation																						
PEDESTRIAN FACILITIES CURB RAMPS PED-12A																						
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⑥ TXDOT Moran 2002	CONT	SECT	JOB	HIGHWAY																		
REVISIONS																						
VP 04/13/2012		DIST COUNTY		SHEET NO.																		

Construction Plans



SHEET 3 OF 4

Texas Department of Transportation

Design Division Standard

PEDESTRIAN FACILITIES

CURB RAMPS

PED-12A

FILE: ped12a.dgn	DW: TxDOT	CHK: PK	DW: TxDOT	CHK: HD
© TxDOT March 2002	CONT: SECT	JOB: HIGHWAY		
REVISIONS				
VP June 13, 2012	DIST:	COUNTY:	SHEET NO.	

TYPE NO. 1-12422

evolving

civil engineering • planning

4205 Inwood, Suite 420, Fort Worth, TX 76102

817-291-2700 • info@evolvingmax.com

SAMANTHA D. RENZ

114504

PROFESSIONAL ENGINEER

EASTPOINTE TERRACE

TXDOT Details 3 of 4

6480 POOL ROAD

COLLEEVILLE, TEXAS

SCALE: N.T.S.

DRAWN BY: RAL

DESIGNED BY: RAL

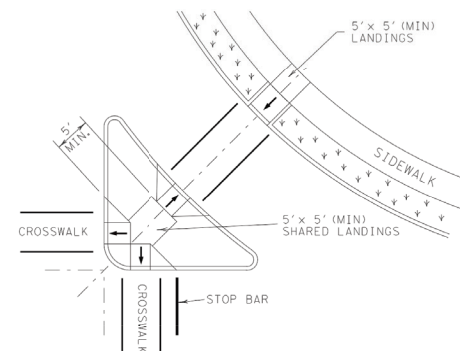
CHECKED BY: ISR

PROJECT NO: 2016001

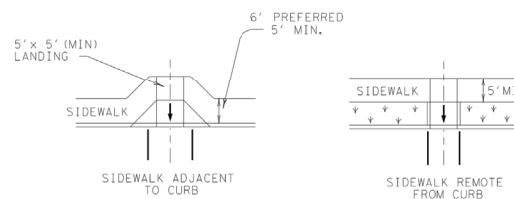
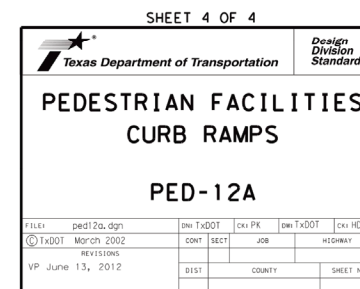
DATE: AUGUST 24, 2018

SHEET: 27 of 28

— 6480 Prod Road Development (Collegeville) \Engineering\Cons\Sa Rev 5a\2017\201605-CONSTRUCTION DETAILS.dwg -- 2021-02-22, 9:14 PM :: vllsmr



AT INTERSECTION
W/FREE RIGHT TURN & ISLAND

MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS

TYPICAL CROSSING LAYOUTS

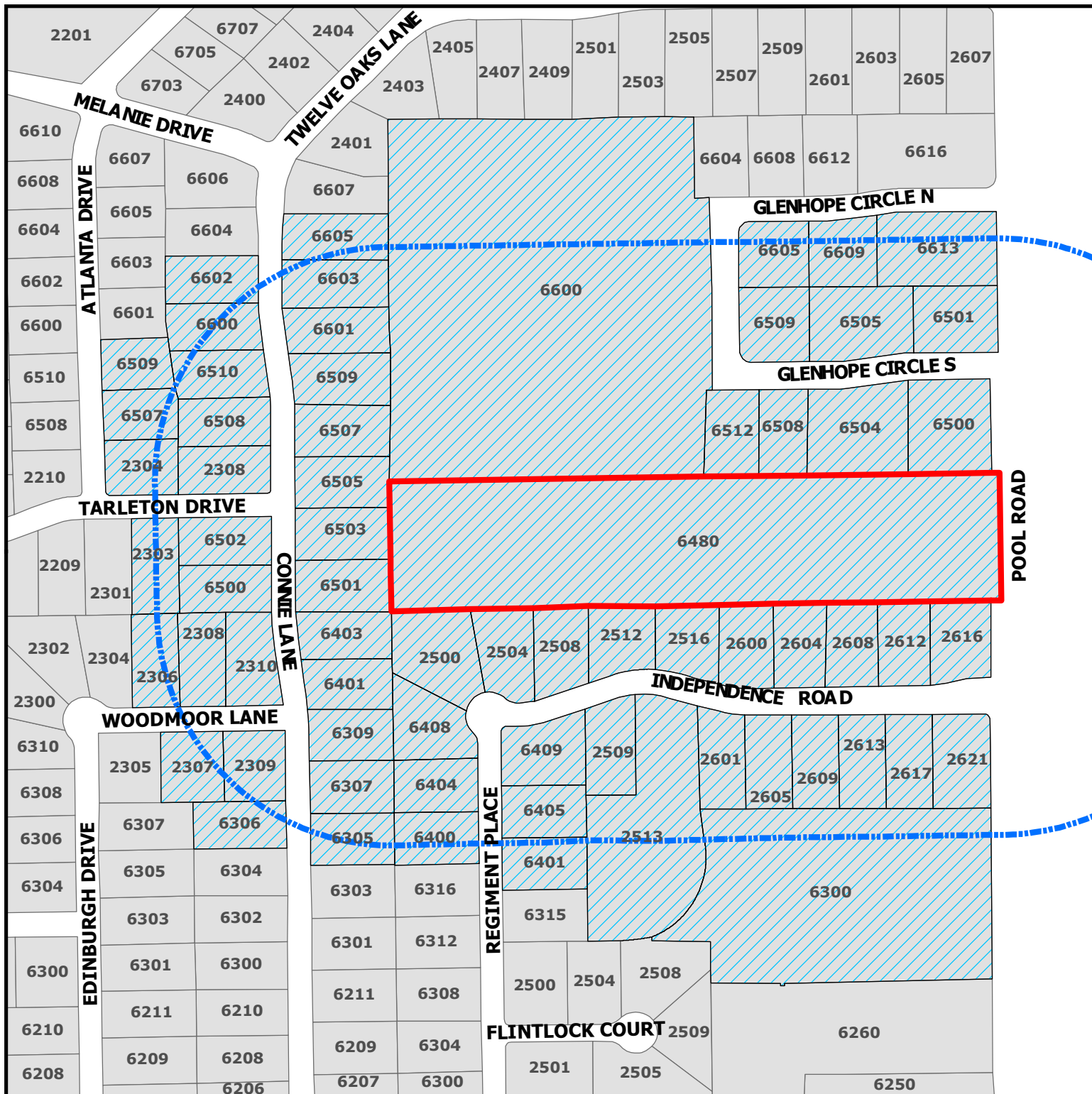
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EASTPOINTE TERRACE
AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWING A SUBDIVISION OF THE CITY OF COLLEGEVILLE, TEXAS, A PORTION OF LOT 1, BLOCK 1, MEETS ADDITION, AN ADDITION TO THE CITY OF COLLEGEVILLE, AS RECORDED IN VOLUME 398-169, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN PARTNERSHIP, LTD. DEVELOPMENT PARTNERSHIP, LTD.

6480 POOL ROAD
COLLEGEVILLE, TEXAS

TXDOT Details 4 of 4

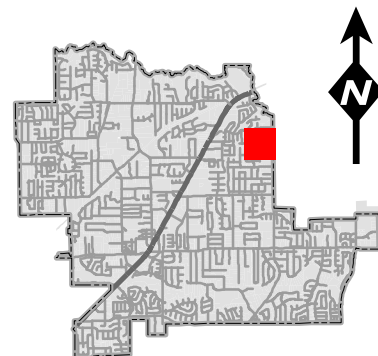
Notification Map



PC21-004
6480 Pool Road

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



Notification List

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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 12, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, May 4, 2021 at 7:30 p.m.

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

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

Zoning Case: PC20-004

Applicant: Samantha Renz

Owner: G&G Development Partnership LTD

Location: 6480 Pool Road

Property Description: Lot 1, Miles Addition

Present Zoning: R-20 Single Family Residential

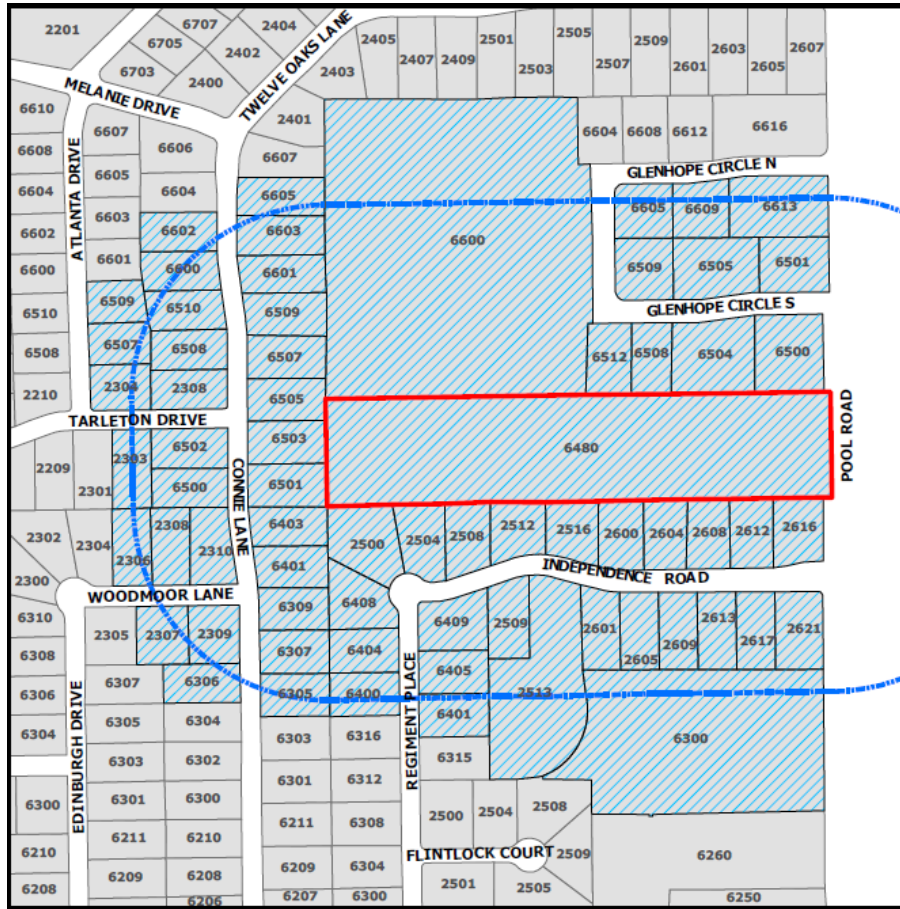
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-21-XXXX

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

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for the Eastpointe Terrace Addition on April 12, 2021.

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

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

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 4th DAY OF MAY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 4/12/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case PC21-007

Explanation

Roman Figueroa, the applicant, has submitted a request for a Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West (City Boundary Split); being approximately 3.42 acres and zoned R-40 Single Family Residential on the Colleyville boundary side. The purpose is to combine the two lots into one single commercial lot and allow for the development of commercial offices and showroom buildings.

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.

Lot Dimensions and Setbacks: As submitted, the proposed plat meets the requirements of the PUD-C zoning per Case ZC21-002.

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.

Analysis: The proposed lot is compatible with the proposed PUD-C Planned Unit Development - Commercial zoning district and meets the intent of the City's Comprehensive Master Plan.

Plat Status: The property is identified as Lots B1A & B2A, Regan Estates West, Addition.

DRC Review: The DRC met on March 22nd and offered the following comments to the

applicant:

1. Please indicate the building setback lines as dashed lines on all lots in accordance with the applicable zoning district (PUD-C as proposed).
2. The lot is over 200 feet deep from frontage, so a 16-foot drainage and utility easement along the eastern property line is required by Land Development Code. Please also provide a 7.5-foot Drainage and utility easement along the North Property line.
3. Floodway easements need to be updated based on current FEMA proposed mapping, contact FEMA Region 6 for new mapping and redefine Floodway easements with all required notes.
4. All proposed utilities need to have utility easements unless they are to serve the private site only.

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

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

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

Staff Recommendation: Staff recommends approval of the 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

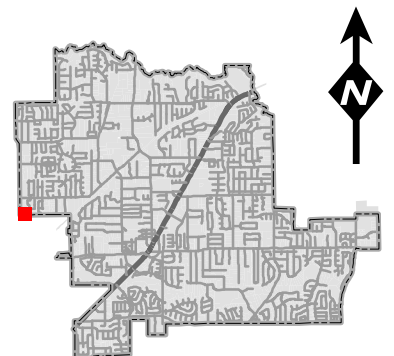
Aerial Map



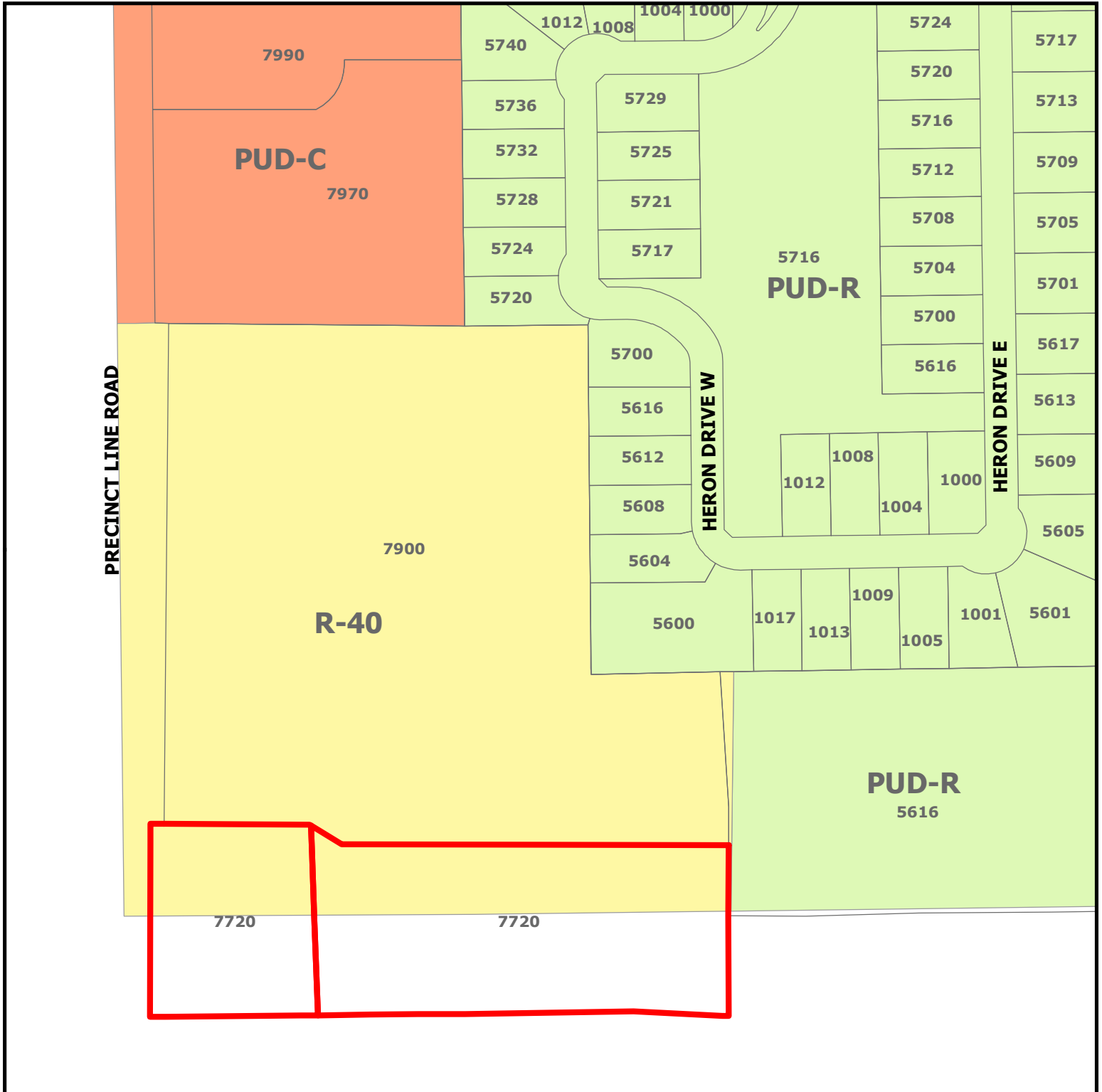
PC21-007
7720 Precinct Line Road

DISCLAIMER:
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 Subject Property



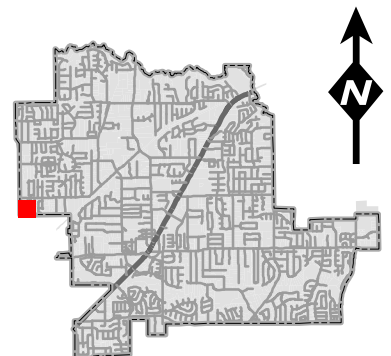
Zoning Map



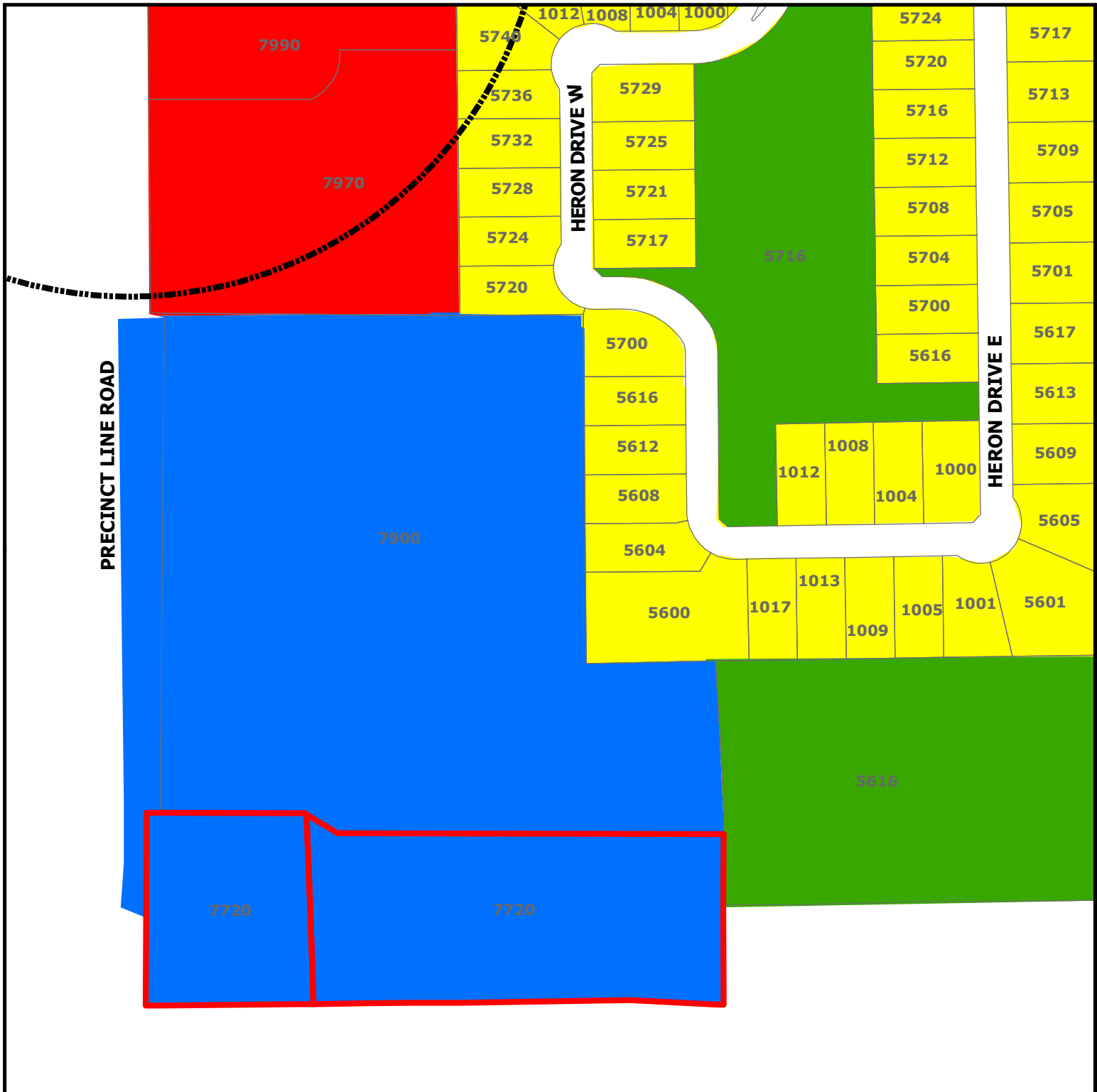
PC21-007
7720 Precinct Line Road

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 Subject Property



Future Land Use Map



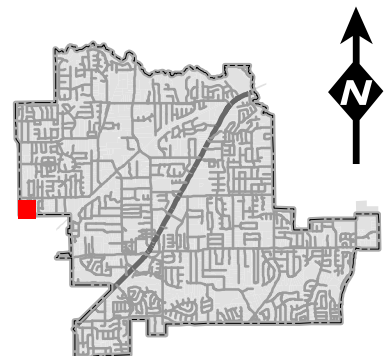
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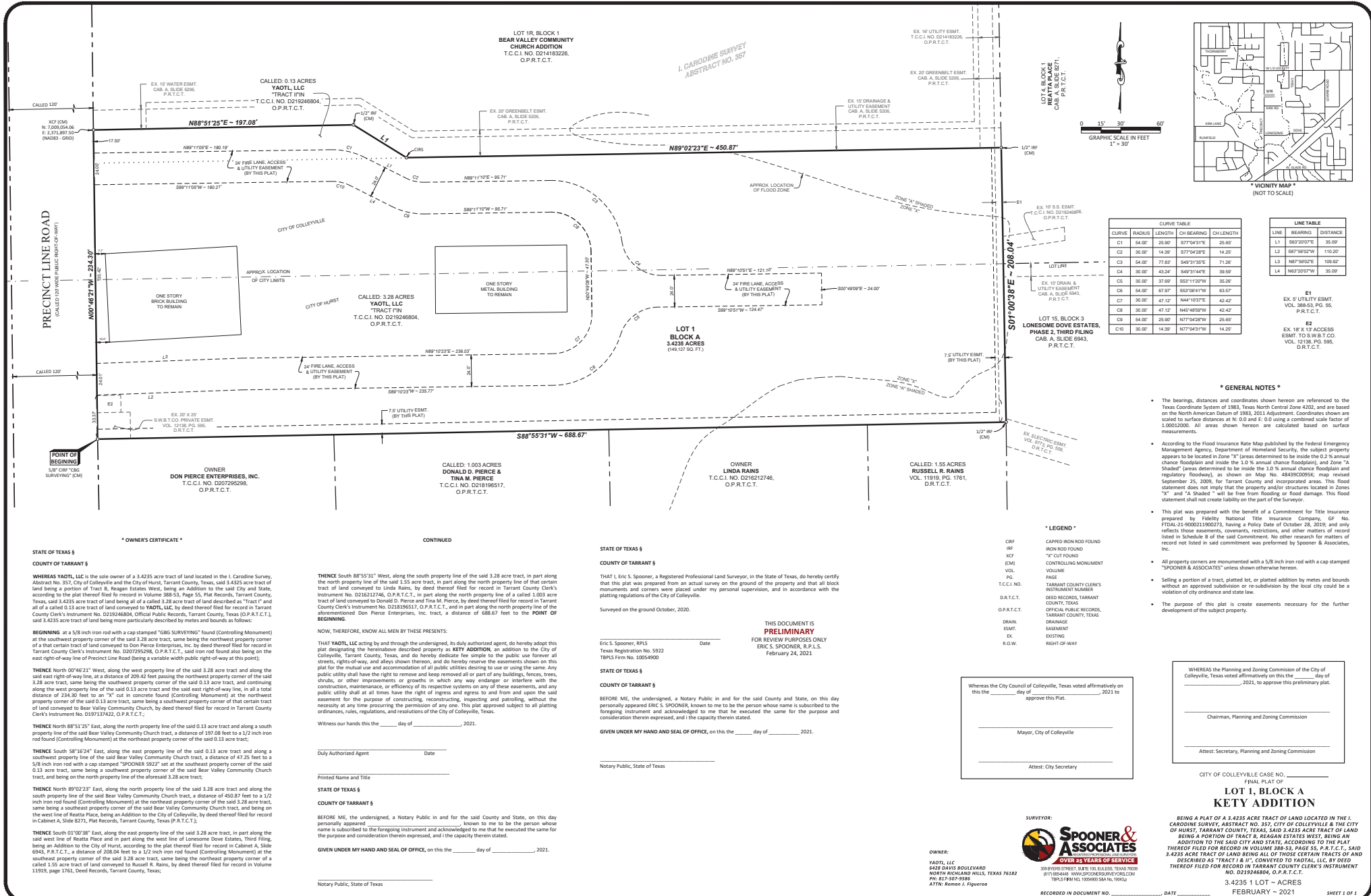
PC21-007

7720 Precinct Line Road

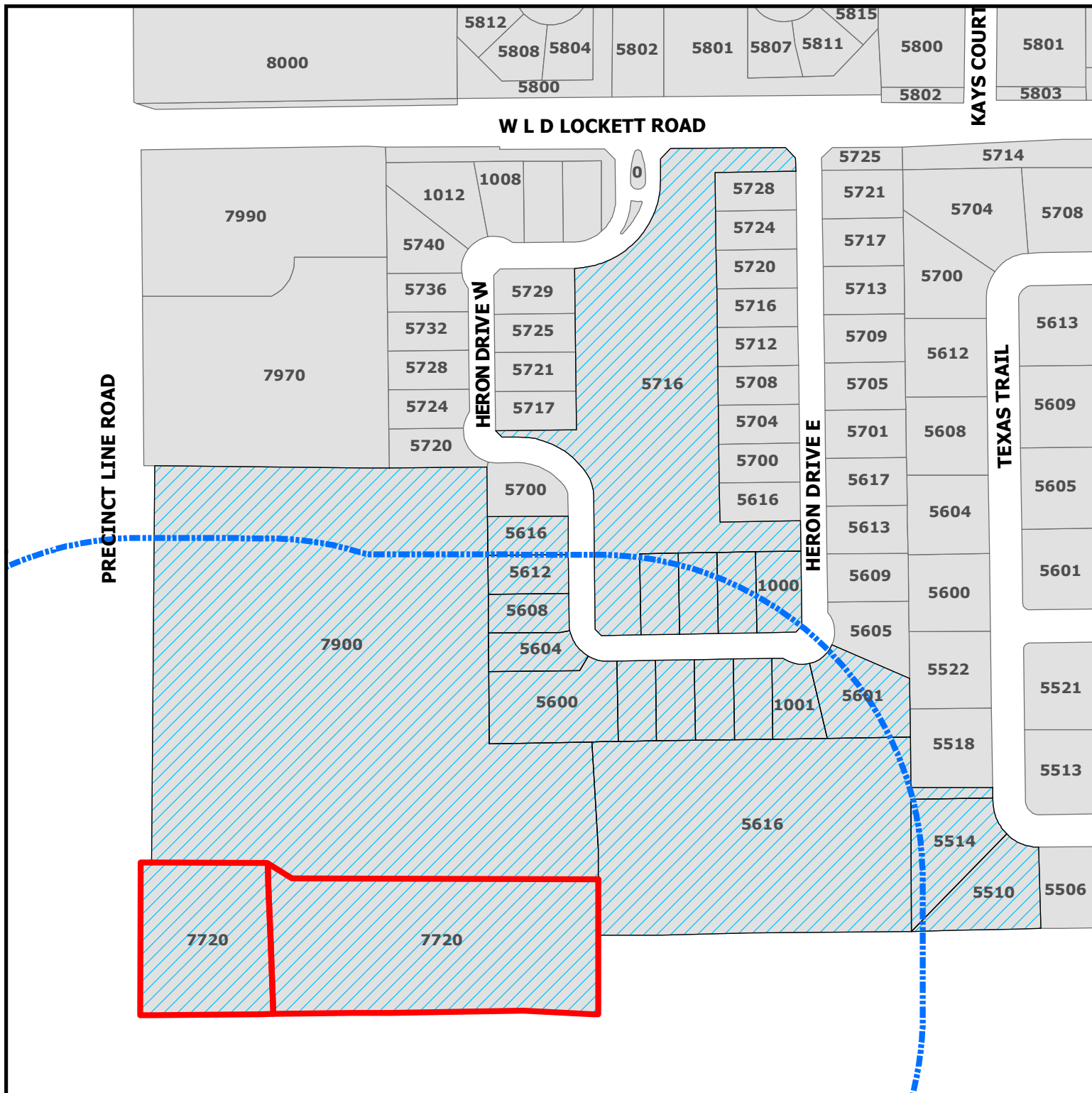
-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Commercial
-  Institutional
-  Open Space; Parks



Plat Exhibit



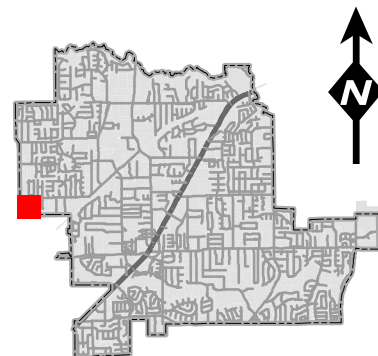
Notification Map



PC21-007 7720 Precinct Line Road

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-  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
REATTATTA 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
REATTATTA 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 March 26, 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, April 12, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, May 4, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West, City Boundary Split. The purpose is to combine the two properties into one (1) commercial lot and allow for the development of commercial and office-showroom buildings. No new lots are proposed.

Zoning Case: PC21-007

Applicant: Roman Figueroa

Owner: YOATL LLC

Location: 7720 Precinct Line Road

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

Present Zoning: R-40 Single Family Residential

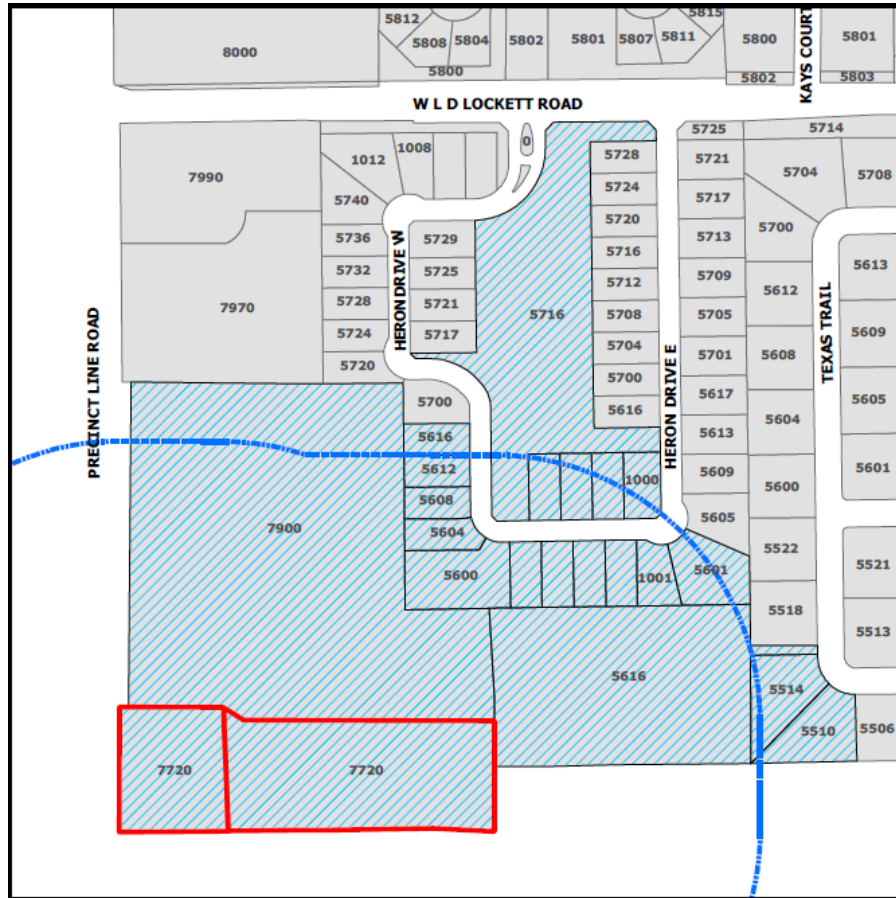
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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 1, BLOCK A, OF THE
KETY ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1, Block A, of the Kety Addition, on April 12, 2021.

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

Sec. 1. THAT the Replat, for Lot 1, Block A, Kety Addition on approximately 3.42 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 4th DAY OF MAY 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]



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 4/12/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single Family "Estate" Residential zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

Explanation

Tamara Spicer, the applicant, has submitted a request for a zoning change on Lot 1R, Block 1, Village Court, being approximately 1.93 acres, and zoned PUD-C Planned Unit Development - Commercial. The purpose is to rezone from the PUD-C Planned Unit Development - Commercial district to the RE Single-Family 'Estate' Residential district for one new single-family home. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along Pleasant Run Road on the east side of the street and north of Veranda Lane. The proposed combination of the two lots would conform to the RE district standards. The lots currently are not improved, but have flood plain located within their eastern portions.

Proposed Zoning:

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

Minimum Lot Size	80,000 square feet	84,148 s.f.
Minimum Lot Width	200 feet	219.95 ft.
Minimum Lot Depth	300 feet	346 ft.
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The current size of the property does comply with all the minimum standards of the RE zoning district.

Plat Status: The property is platted as Lots 1 A & 2A, Block 1, Village Court.

DRC Review: The DRC reviewed the request during their March 22, 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 property to the north is zoned AG Agricultural and is improved with a single-family home and accessory buildings. The properties located to the south and east are located in the Village and are improved with commercial and residential uses in a mixed-use setting. Properties to the west are located in the Village improved with single-family attached uses and AG Agricultural improved with a metal building.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property within the Colleyville Boulevard Corridor.

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

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

Aerial Map



ZC21-010

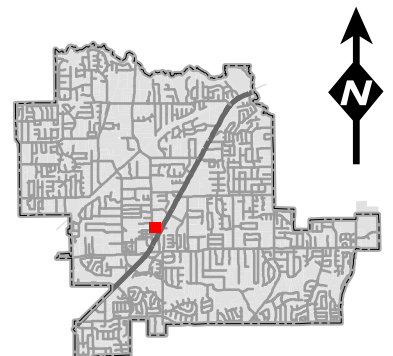
5217 and 5201 Pleasant Run Road

DISCLAIMER:

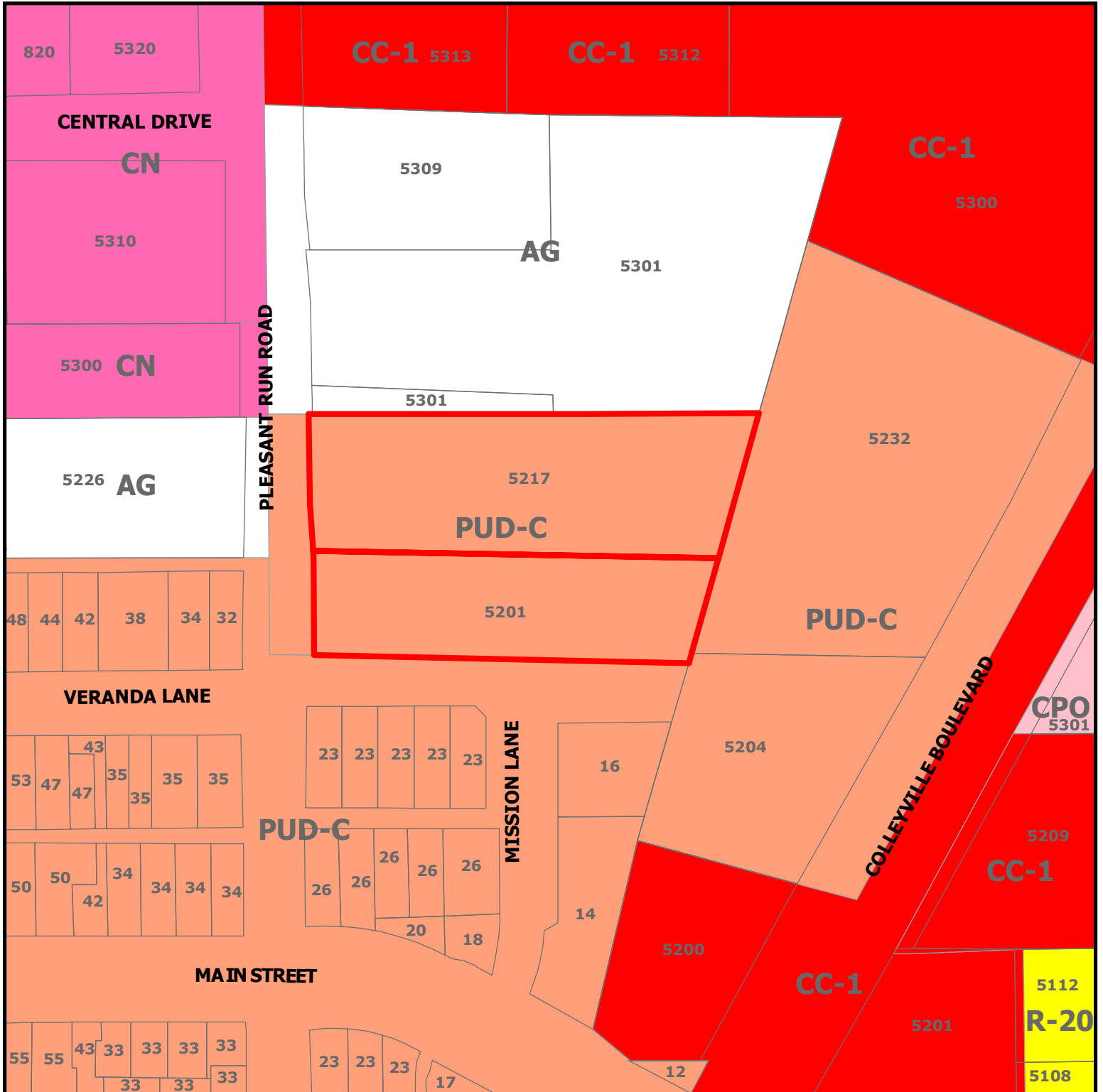
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Subject Property



Zoning Map



ZC21-010

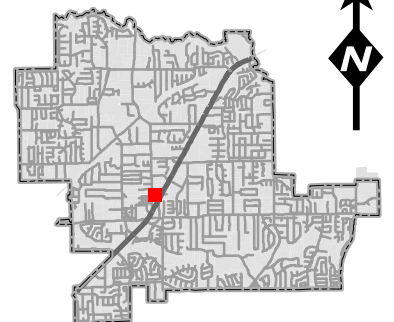
5217 and 5201 Pleasant Run Road

DISCLAIMER:

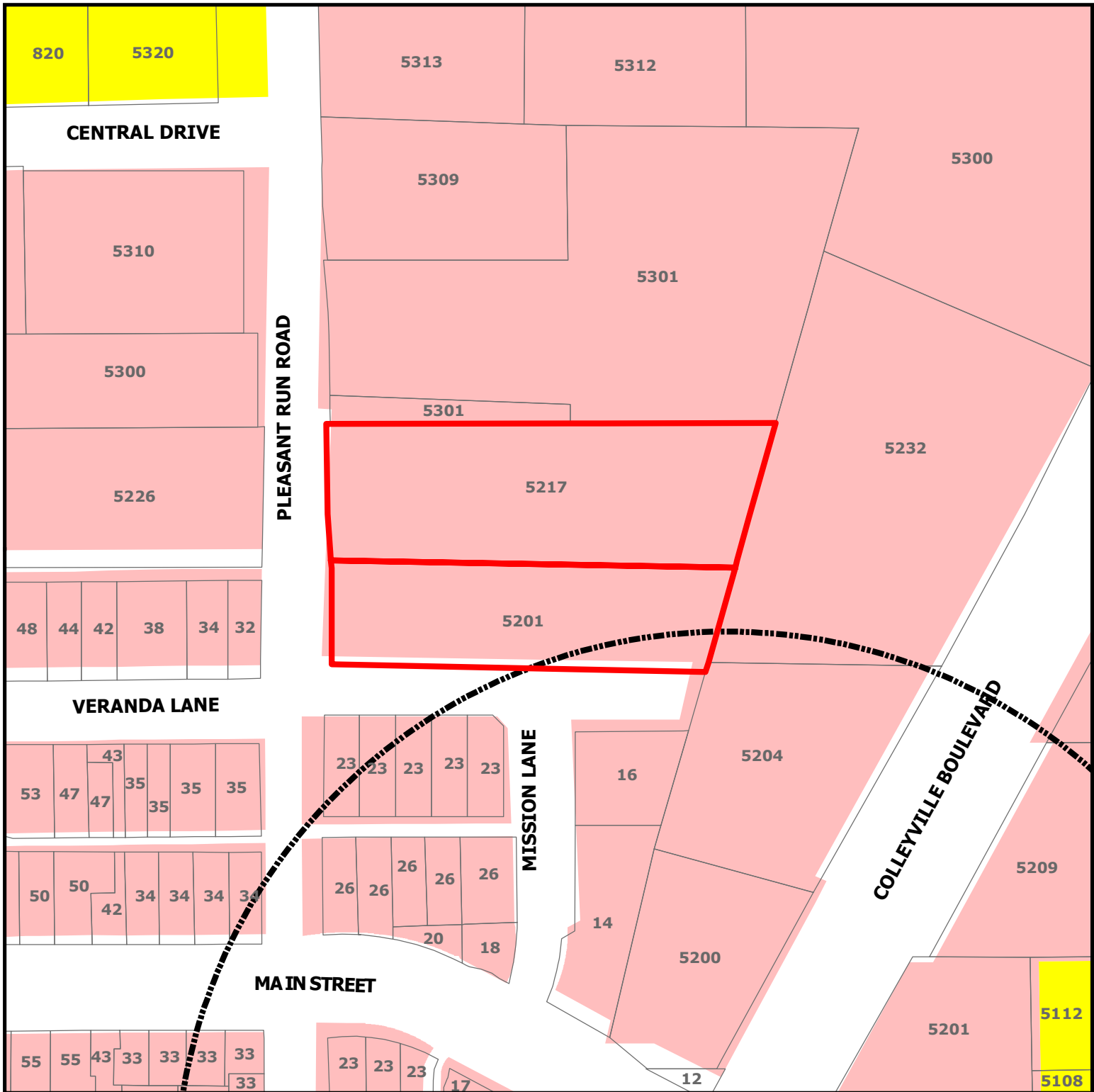
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Subject Property



Future Land Use Map



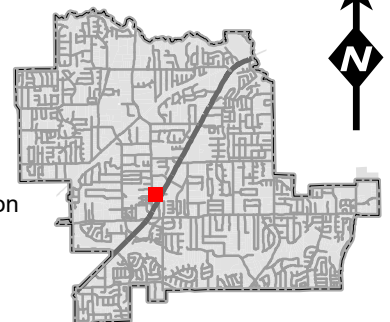
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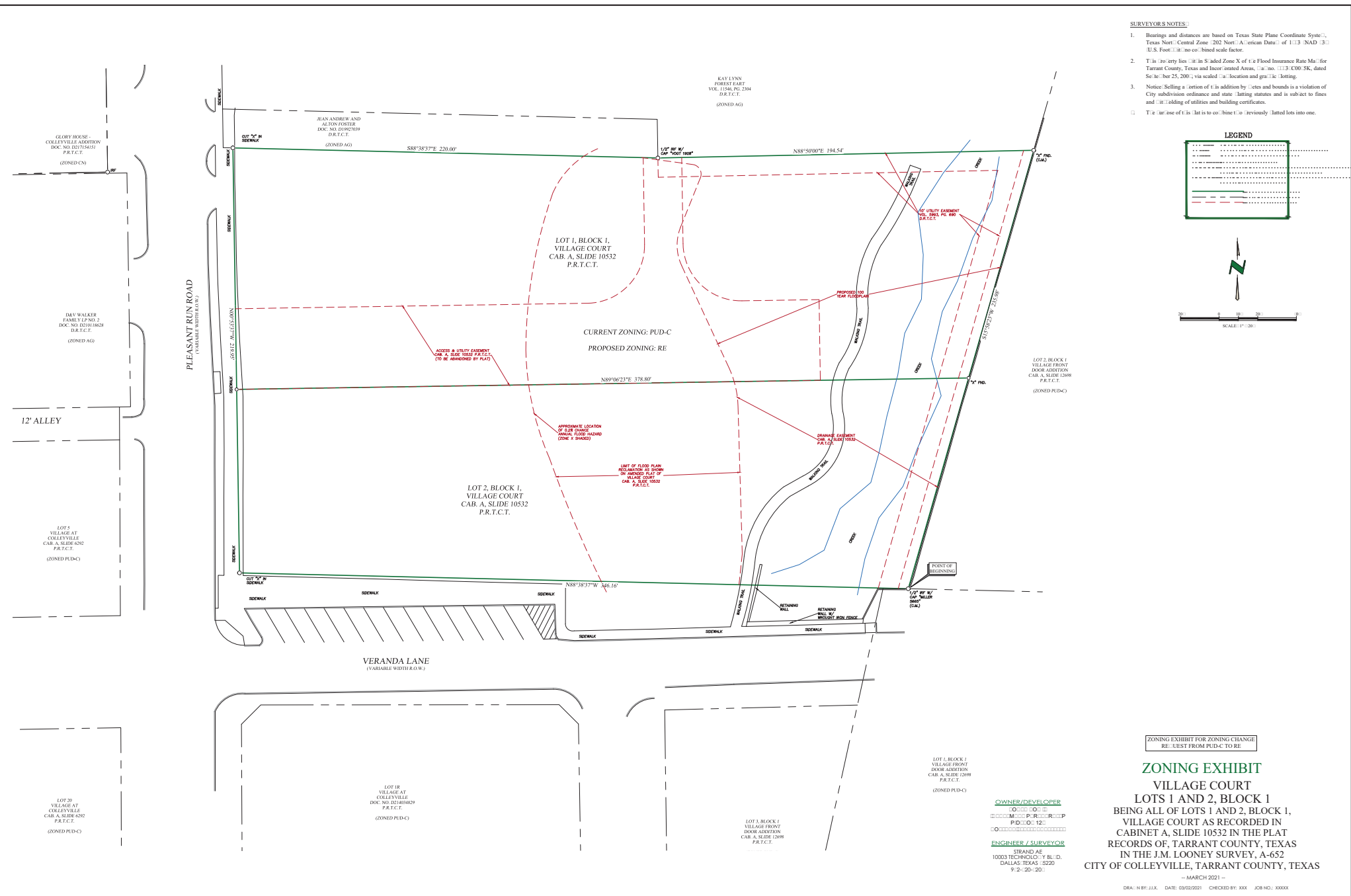
ZC21-010

5217 and 5201 Pleasant Run Road

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



Zoning Exhibit



Zoning Exhibit

ZONING EXHIBIT

Lots 1 and 2, Block 1, Village Court
J.M. Looney Survey, Abstract No. 652
City of Colleyville, Tarrant County, Texas

PROPERTY DESCRIPTION:

WHEREAS, South Bowie Investment Partners, LP, is the owner of all that certain 1.93 acres tract of land, by the Deed recorded in Document Number D215006002 in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), which is known as all of Lots 1 & 2, Block 1, Amended Plat of Village Court, as recorded in Cabinet A, Slide 10532 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the J.M. Looney Survey, Abstract Number-652, City of Colleyville, Tarrant County, Texas and more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "MILLER 5665" found for the southeast corner of the herein described tract, common to the southwest corner of Lot 2, Block 1, Village Front Door Addition recorded in Cabinet A, Slide 12698 P.R.T.C.T., being a point in the North line of Lot 1, of said Block 1, Village Front Door Addition;

THENCE North 88° 38' 37" West - 346.16' along the North line of said Village Front Door Addition and with the North line of Veranda Lane (Variable Width Right-Of-Way) and along the South line of the herein described tract to an "X" cut in concrete for the southwest corner of the herein described tract, which is at the intersection of the East line Pleasant Run Road (Variable Width Right-Of-Way), and the North line of Veranda Lane;

THENCE North 00° 53' 39" West - 219.95' with the East right-of-way line of said Pleasant Run Road, to an "X" cut in concrete for the northwest corner of the herein described tract, common to a point in the South line of a tract of land conveyed to Jean Andrew and Alton Foster by the Deed recorded in Document Number D19927039 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 88° 38' 37" East - 220.00' along the South line of said Jean Andrew and Alton Foster tract, to a 1/2" iron rod with a cap stamped "VOGT 1928" found for a point for corner of the herein described tract, common to the southern most southwest corner of a tract of land conveyed to Kaylynn Forest Eart by the Deed recorded in Volume 11546, Page 2304 D.R.T.C.T.;

THENCE North 88° 50' 00" East - 194.54' along the South line of said Kaylynn Forest Eart tract, to an "X" found for the northeast corner of the herein described tract, being a point in the West line of said Lot 2, Block 1, Village Front Door Addition;

THENCE South 15° 58' 23" West along the West line of said Lot 2, Block 1, Village Front Door Addition, passing at 122.56' an "X" found and continuing for a total distance of 235.98', to the POINT OF BEGINNING and containing 1.93 acres of land.

RPLS No. 6459

ZONING EXHIBIT

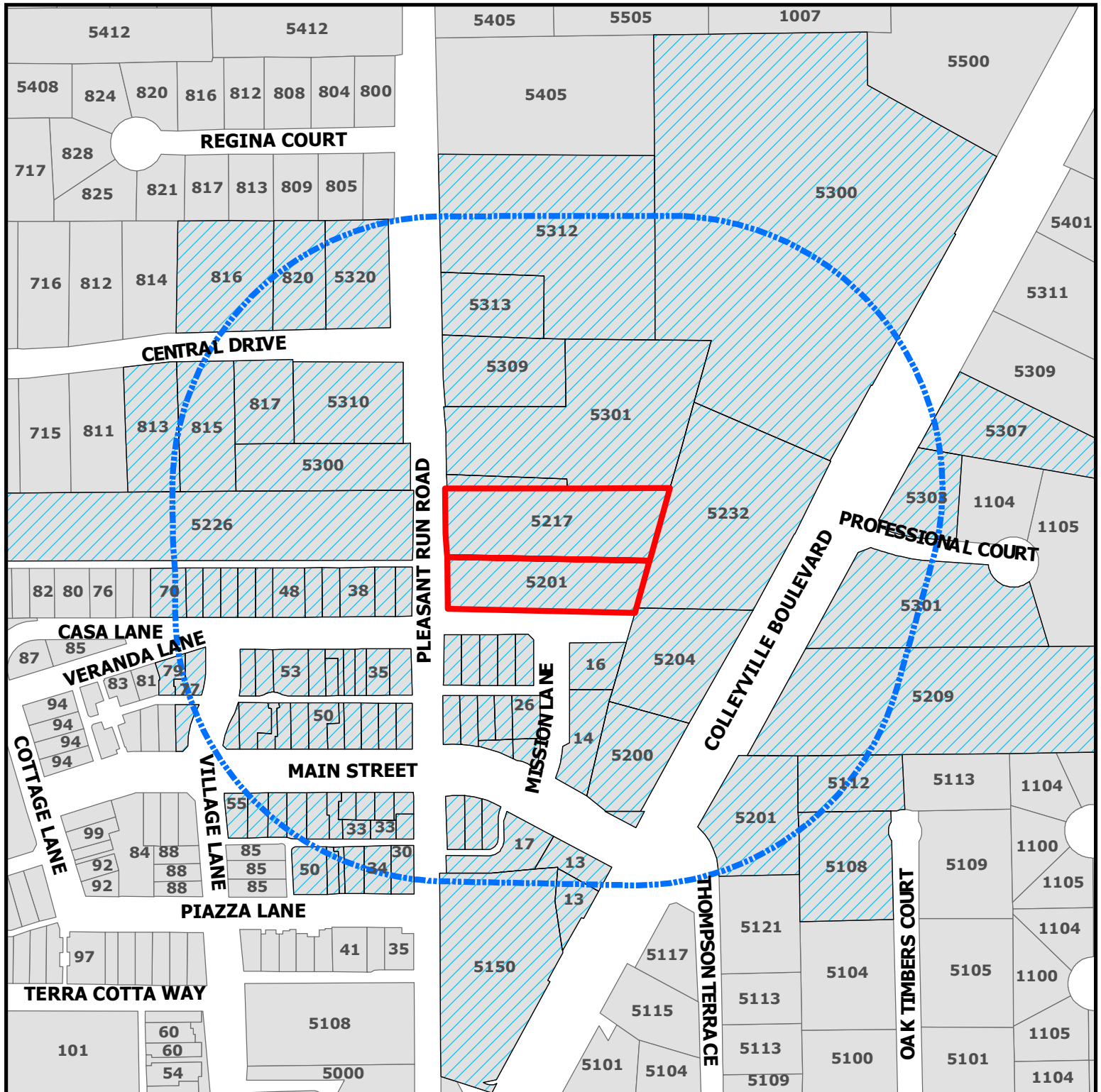
VILLAGE COURT

LOTS 1 AND 2, BLOCK 1

BEING ALL OF LOTS 1 AND 2, BLOCK 1,
VILLAGE COURT AS RECORDED IN
CABINET A, SLIDE 10532 IN THE PLAT
RECORDS OF, TARRANT COUNTY, TEXAS
IN THE J.M. LOONEY SURVEY, A-652
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

-- MARCH 2021--

Notification Map

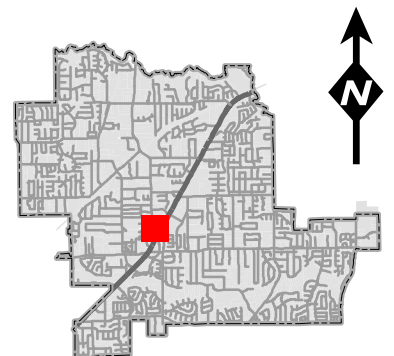


ZC21-010

5217 and 5201 Pleasant Run 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
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
BURDETTE, MARK L	77 VERANDA LN	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
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
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
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX	76034	816 CENTRAL DR
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX	76034	5320 Pleasant Run RD
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
FEAGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE JV LLC	610 DEFOREST CT	COPELL, TX	75019	76 MAIN ST
C & S SKY BLUE CORPORATION	2127 SERENE CT	KELLER, TX	76248	5307 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
LFA PROPERTIES LLC	7904 SHEFFIELD CT	NORTH RICHLAND HILLS, TX	76182	
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
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5313 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX	76034	820 CENTRAL DR
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5310 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DDK REAL ESTATE INV LLC	7212 THAMES TRL	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX	76034	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
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX	76034	817 CENTRAL DR
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
WILLIAMS, ALFLOYD	33 MAIN ST 210	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
MCR VENTURES LLC	3716 BLOSSOM HEATH RD	DAYTON, OH	45419	33 MAIN ST
TULLY, SUSAN	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
COLLEYVILLE HEIGHTS	825 REGINA COURT	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
SPICER, TAMARA L	90 CASA LANE	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, April 12, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, May 4, 2021 & Tuesday, May 18, 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 RE Single Family ‘Estate’ Residential zoning district. The purpose of the request is to allow for the development of one (1) new single-family residential home. No new lots are proposed.

Zoning Case: ZC21-010

Applicant: Tamara L. Spicer

Owner: South Bowie Investment Partners, LP

Location: 5217 & 5201 Pleasant Run Road

Property Description: Lot A1 & A2, Block 1, Village Court

Present Zoning: PUD-C Planned Unit Development-Commercial

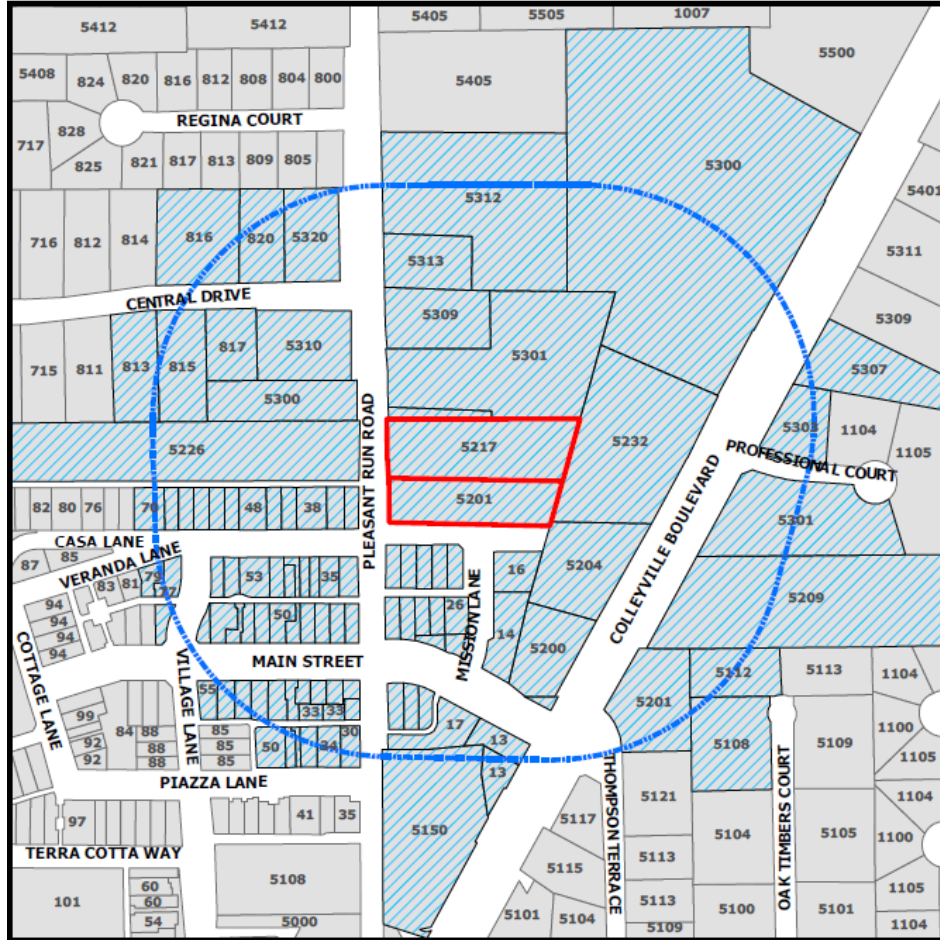
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.93 ACRES BEING, LOTS 1A & 2A, BLOCK 1, IN THE VILLAGE COURT ADDITION, LOCATED AT 5217 & 5201 PLEASANT RUN ROAD, FROM THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL TO THE RE SINGLE-FAMILY RESIDENTIAL 'ESTATE' DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from PUD-C Planned Unit Development - Commercial to RE Single Family 'Estate' Residential district for Case No. ZC21-010; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from PUD-C Planned Unit Development – Commercial to RE Single-Family 'Estate' Residential district on 1.93 acres, being Lots 1A & 2A, Block 1,

Village Court, located at 5217 & 5201 Pleasant Run Road as depicted on the attached as Exhibit "A".

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

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

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

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of May 2021.

The second reading and public hearing being conducted on the 18th day of May 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 18TH DAY OF MAY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

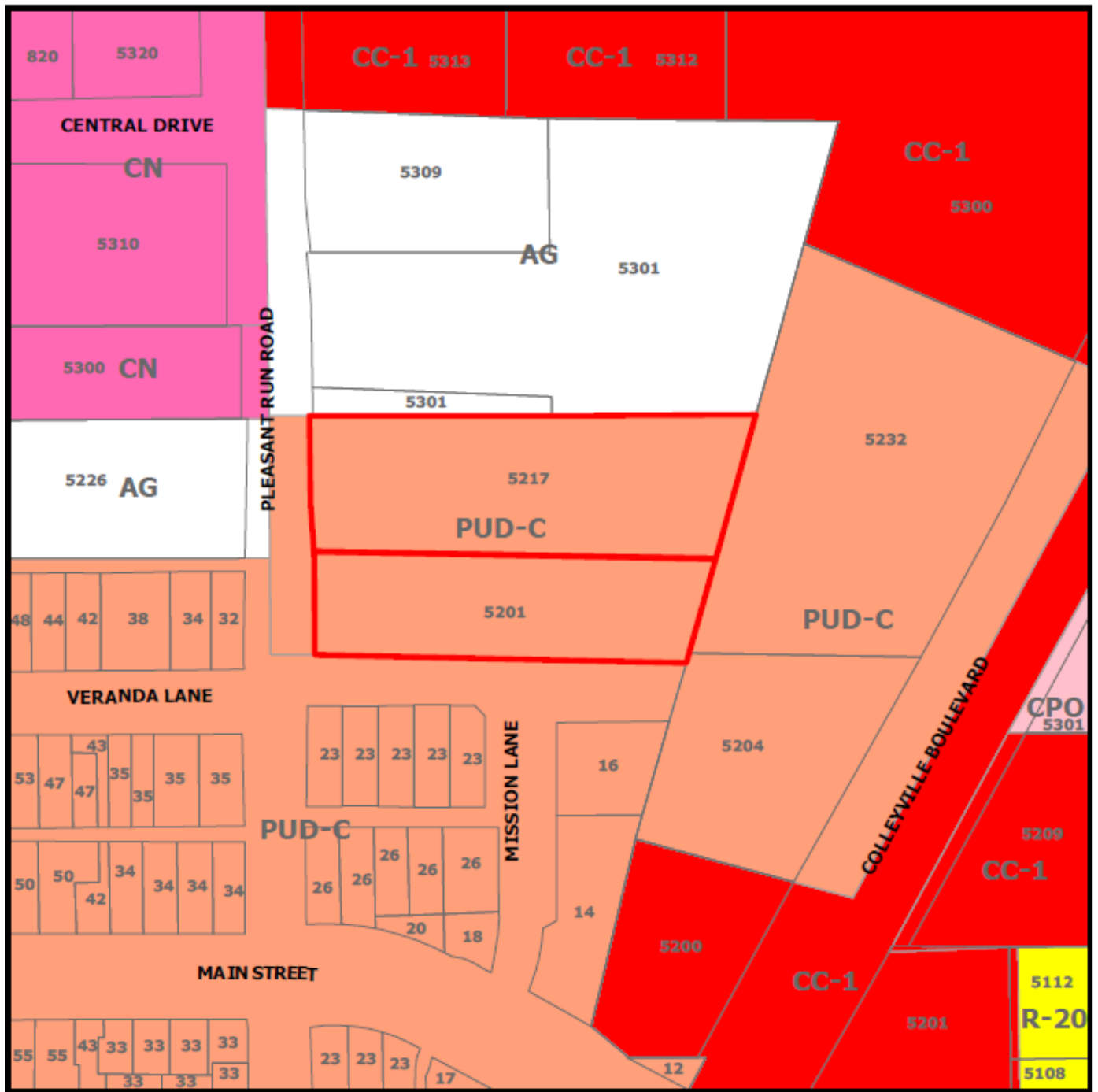
Christine Loven, TRMC
City Secretary

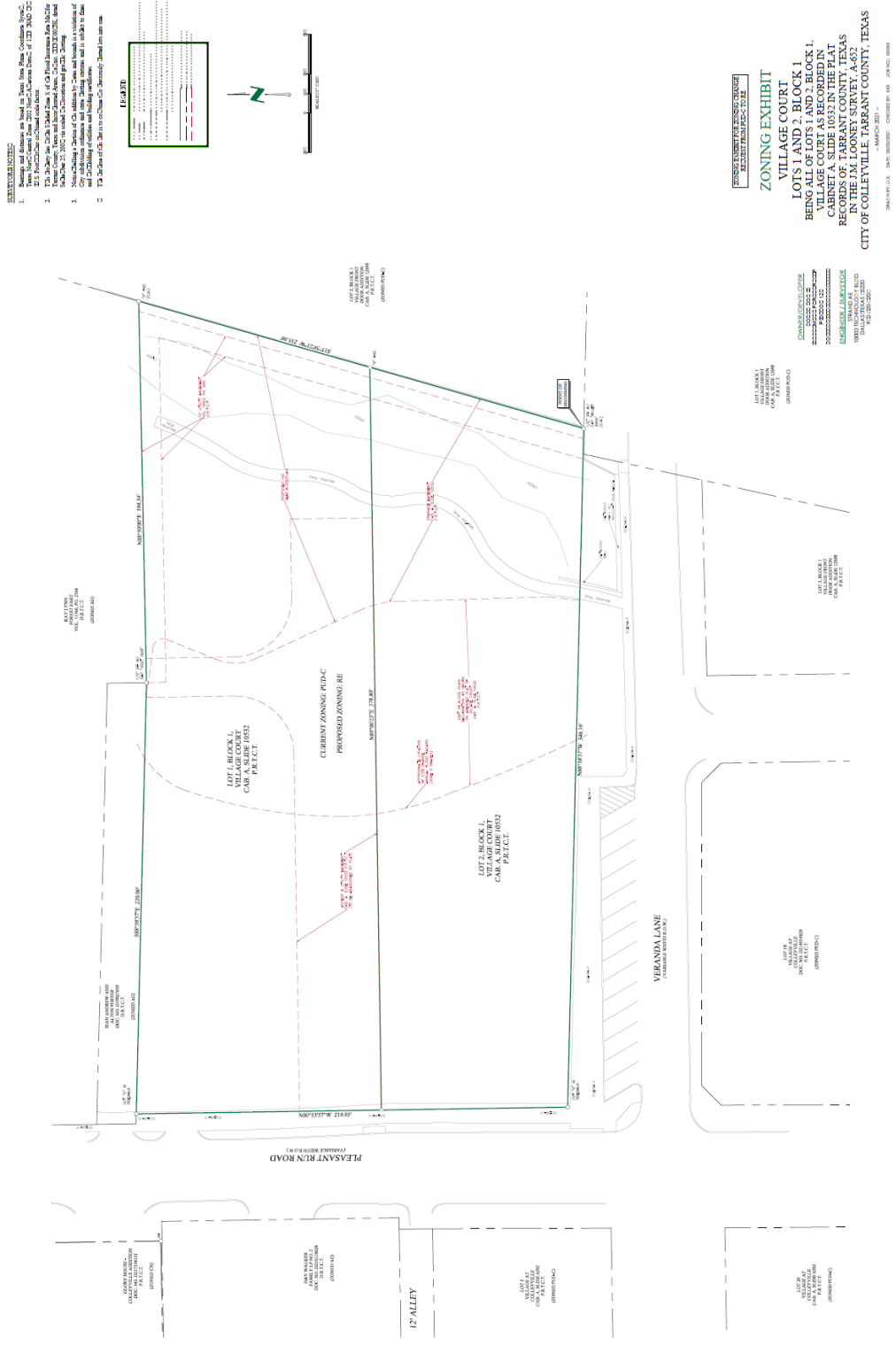
Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 4/12/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008

Explanation

Tamara L. Spicer, the applicant, has submitted a request for a Replat for Lot 1R, Block 1, Village Court, being Lots 1A & 2A, Block 1, Village Court; being approximately 1.93 acres; and zoned RE Single-Family 'Estate' Residential. The purpose is to combine the two lots into one single residential lot and allow for the development of a new single-family home.

Existing Conditions/Background: The subject property is located along Pleasant Run Road on the east side of the street and north of Veranda Lane. The proposed combination of the two lots would conform to the RE district standards. The lots currently are not improved, but have flood plain located within their eastern portions.

Proposed Zoning:

Request – The applicant requests to rezone the properties from PUD-C Planned Unit Development – Commercial to RE district. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 sf.	84,148 sf.
Minimum Lot Width	200 feet	219.95 feet
Minimum Lot Depth	300 feet	346 feet
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Surrounding Development: The property to the north is zoned AG Agricultural and is improved with a single-family home and accessory buildings. The properties located to the south and east are located in the Village and are improved with commercial and residential uses in a mixed-use setting. Properties to the west are located in the Village improved with single-family attached uses and AG Agricultural improved with a metal building.

Analysis: The proposed lot is compatible with the RE zoning district and meets the intent of the City's Comprehensive Master Plan.

Plat Status: The property is identified as Lots 1A & 2A, Block1, Village Court.

DRC Review: The DRC met on March 22nd and offered the following comments to the applicant:

1. Provide the distance to the centerline of Pleasant Run Road.
2. We need a 37.5 feet ROW from the Centerline of Pleasant Run Rd. Current right of way varies from 65.0 feet and 61.7 feet and for a Major Collector it needs to be 75 feet, therefore this owners fair share would be 37.5 feet from centerline.
3. Lot is over 200 feet deep from both frontages, so a 16-foot drainage and utility easement along the rear, or eastern property line is required by Land Development Code.
4. Floodway easements need to be updated based on current FEMA proposed mapping, contact FEMA Region 6 for new mapping and redefine Floodway easements with all required notes.
5. Provide information from the franchise utilities for the abandonment of easements.

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

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

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

required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the replat contingent on approval of the requested zoning change.

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

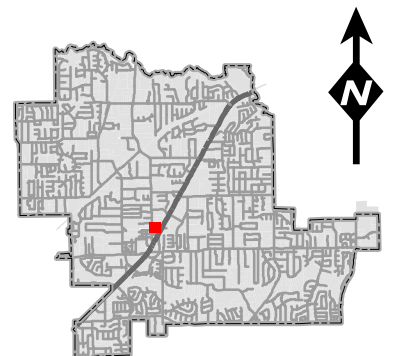


PC21-008

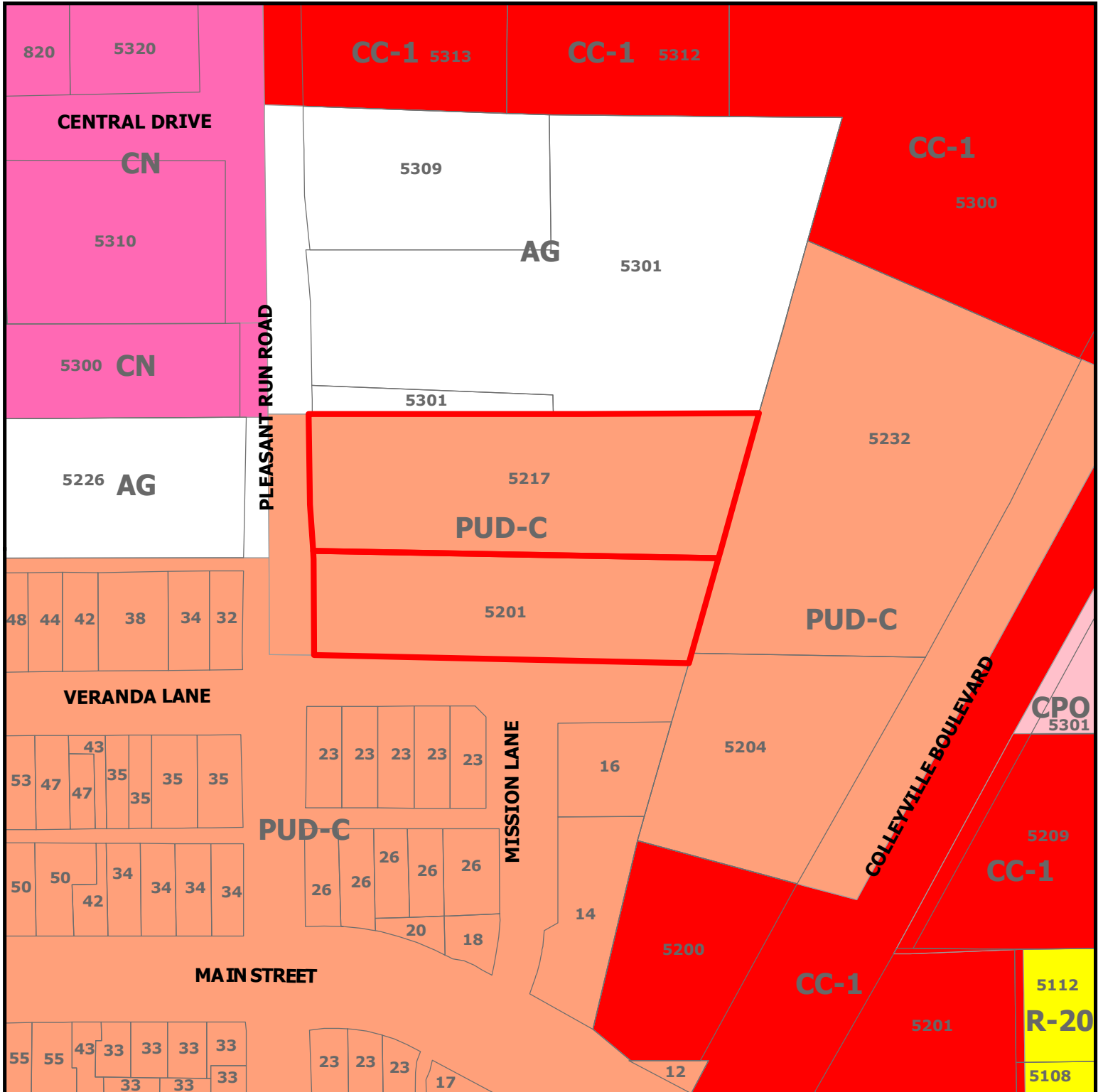
5217 and 5201 Pleasant Run Road

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

 Subject Property



Zoning Map



PC21-008

5217 and 5201 Pleasant Run Road

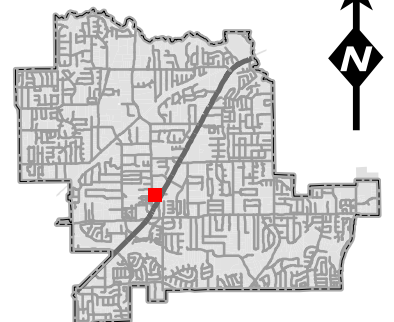


DISCLAIMER:

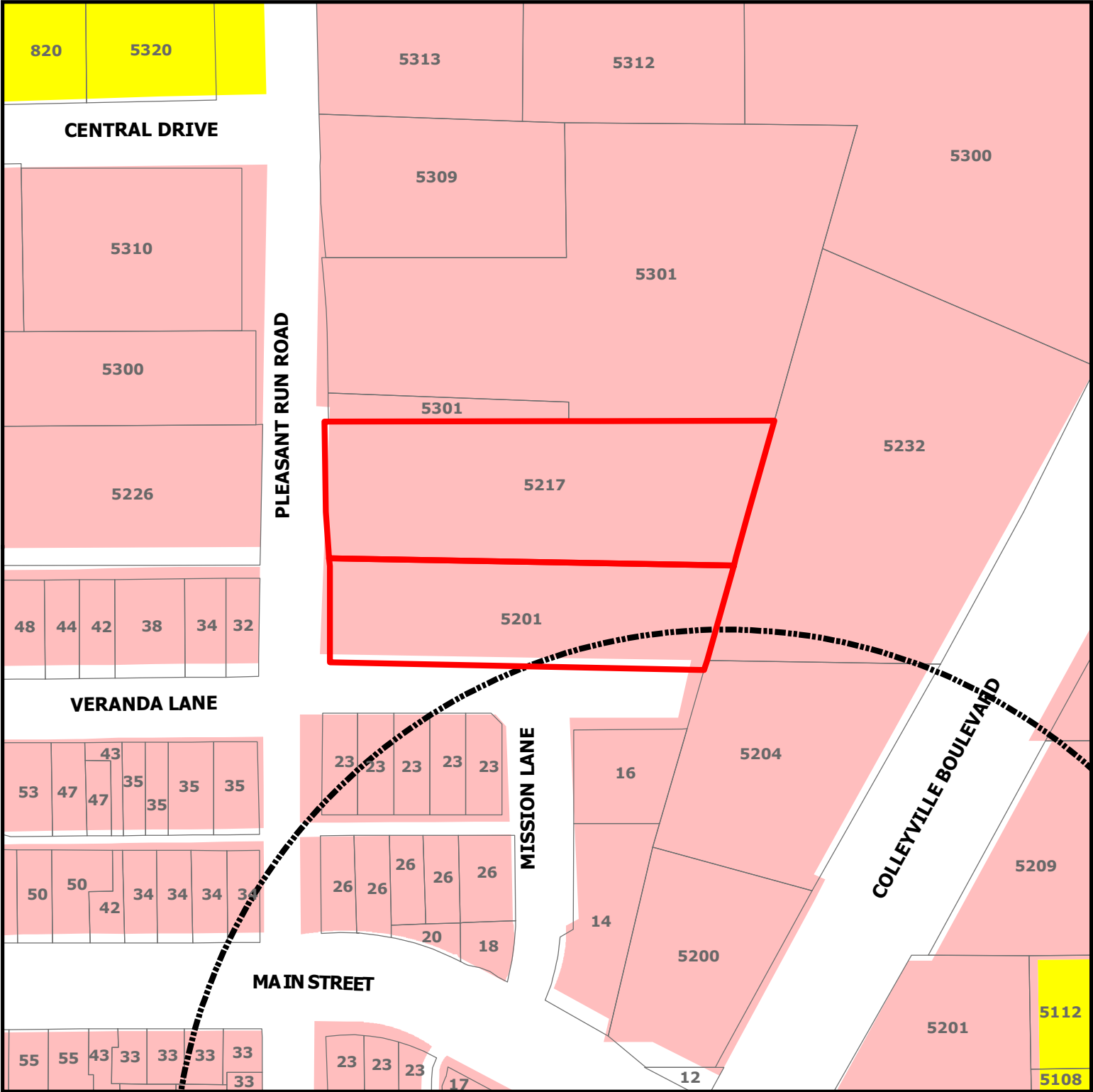
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Subject Property



Future Land Use Map

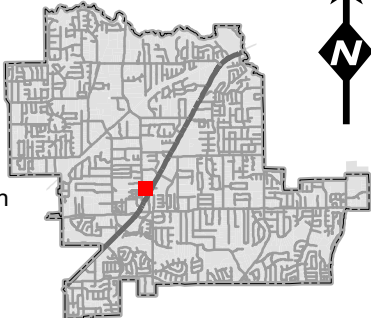


PC21-008

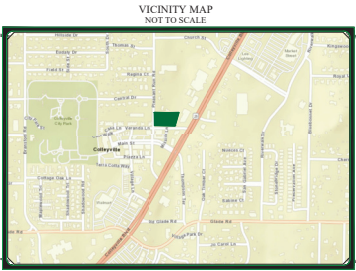
5217 and 5201 Pleasant Run Road

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

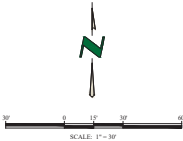


Plat Exhibit



SURVEYOR'S NOTES:

- 1. Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with no combined scale factor.
- 2. This property lies within Shaded Zone X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, dated September 25, 2009, via scaled map location and graphic plotting.
- 3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- 4. The purpose of this plat is to combine two previously platted lots into one.



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, CRAIG D. BARTOSHI, a Registered Professional Land Surveyor of the State of Texas, have planned the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE RECORDED UNTIL AFTER THE DATE OF THE DOCUMENT DATED 3/1/2021

CRAIG D. BARTOSHI, R.P.L.S.
No. 6459

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared CRAIG D. BARTOSHI, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF XXXXXX §

WHEREAS, XXXXXXXXXXXXXXXXXXXX, is the owner of all that certain 1.93 acres tract of land, by the Deed recorded in Document Number XXXXXXXXXXXXXXXXXXXX in the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.), which is known as all of Lots 1 & 2, Block 1, Amended Plat of Village Court, as recorded in Cabinet A, Slide 10532 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the J.M. Looney Survey, Abstract Number 652, City of Colleyville, Tarrant County, Texas and more particularly described by the metes and bounds as follows:

BEGINNING at a 1/2" iron rod with a cap stamped "MILLER 5665" found for the southeast corner of the herein described tract, common to the southwest corner of Lot 2, Block 1, Village Front Door Addition recorded in Cabinet A, Slide 12698 P.R.T.C.T., being a point in the North line of Lot 1, of said Block 1, Village Front Door Addition;

THENCE North 88° 38' 37" West - 346.16' along the North line of said Village Front Door Addition and with the North line of Veranda Lane (Variable Width Right-Of-Way) and along the South line of the herein described tract to an "X" cut in concrete for the southwest corner of the herein described tract, which is at the intersection of the East line Pleasant Run Road (Variable Width Right-Of-Way), and the North line of Veranda Lane;

THENCE North 00° 53' 33" West - 219.95' with the East right-of-way line of said Pleasant Run Road, to an "X" cut in concrete for the northwest corner of the herein described tract, common to a point in the South line of a tract of land conveyed to Jean Andrew and Alton Foster by the Deed recorded in Document Number D19927039 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.);

THENCE South 88° 38' 37" East - 220.00' along the South line of said Jean Andrew and Alton Foster tract, to a 1/2" iron rod with a cap stamped "VOGT 1528" found for a point for corner of the herein described tract, common to the southern most southwest corner of a tract of land conveyed to Kaylynn Forest Eart by the Deed recorded in Volume 11546, Page 2304 D.R.T.C.T.;

THENCE North 88° 50' 00" East - 194.54' along the South line of said Kaylynn Forest Eart tract, to an "X" found for the northeast corner of the herein described tract, being a point in the West line of said Lot 2, Block 1, Village Front Door Addition;

THENCE South 15° 58' 23" West along the West line of said Lot 2, Block 1, Village Front Door Addition, passing at 122.50' an "X" found and continuing for a total distance of 235.95', to the POINT OF BEGINNING and containing 1.93 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That XXXXXXXXXXXX, the Owner, does hereby adopt this plat designating the herein before described property as LOT 1R, BLOCK 1, VILLAGE COURT, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate for simple to the public use forever any street, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 2021

By: _____

XXXXXXXX - Owner

STATE OF TEXAS §
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, 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 she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL:

WHEREAS, The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2021, to approve this plat

Chairman, Planning and Zoning Commission _____

Attest Secretary, Planning and Zoning Commission _____

CITY COUNCIL APPROVAL:

WHEREAS, The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2021, to approve this plat

Chairman, Planning and Zoning Commission _____

Attest Secretary, Planning and Zoning Commission _____

REPLAT
VILLAGE COURT
LOT 1R, BLOCK 1

A REPLAT OF LOTS 1 AND 2, BLOCK 1, VILLAGE COURT AS RECORDED IN CABINET A, SLIDE 10532 IN THE PLAT RECORDS OF, TARRANT COUNTY, TEXAS IN THE J.M. LOONEY SURVEY, A-652 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

OWNER/DEVELOPER

SOUTH BOWIE
INVESTMENT PARTNERS, LP
P.O. BOX 126
COLLEYVILLE, TEXAS, 76034

ENGINEER / SURVEYOR

STRAND AE
10003 TECHNOLOGY BLVD.
DALLAS, TEXAS 75220
972-620-8204

— MARCH 2021 —

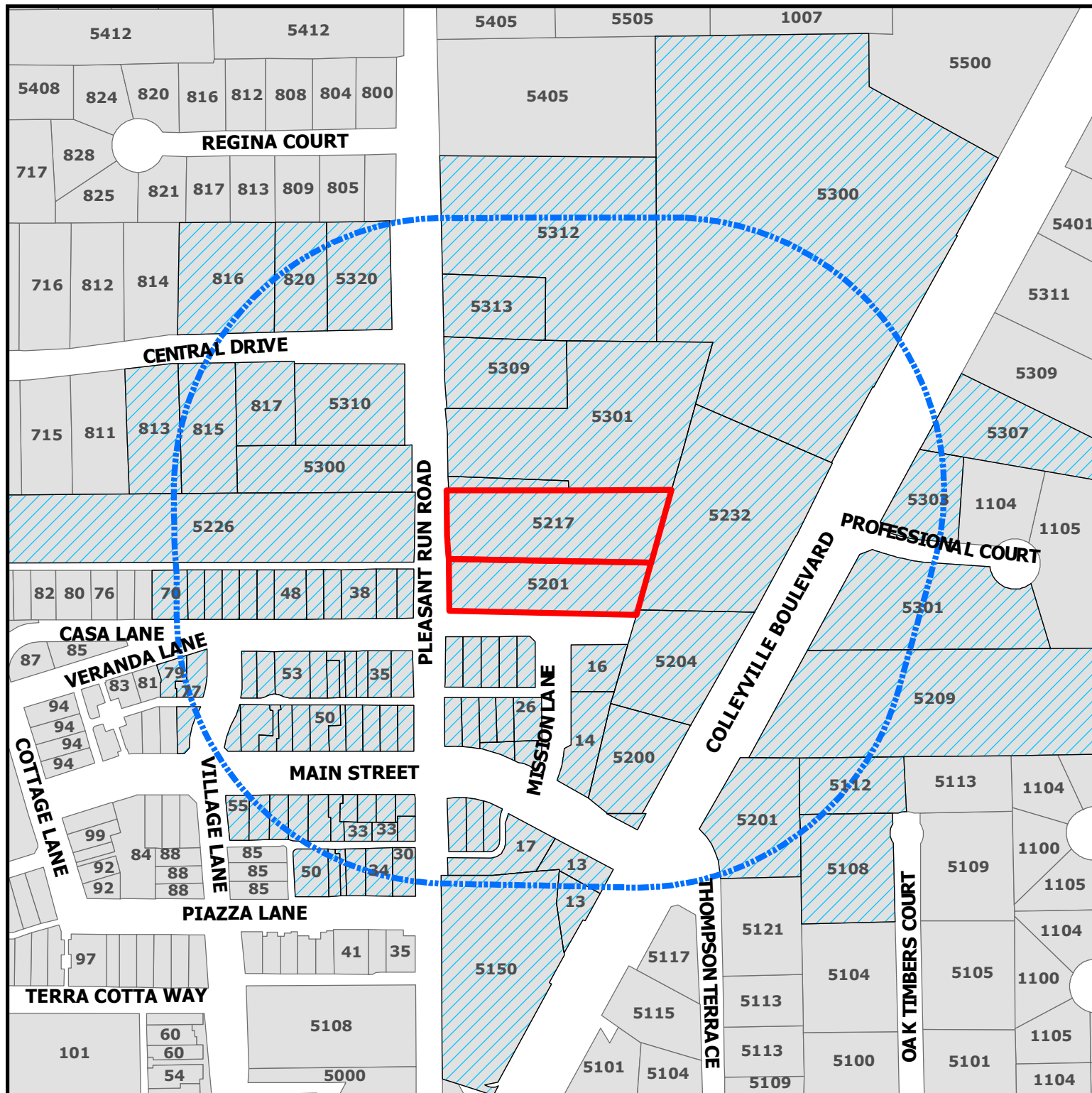
ZONED: RE-40

DRAWN BY: J.L.X. DATE: 03/02/2021 CHECKED BY: XXX JOB NO.: XXXXX

LEGEND

ROW	RIGHT-OF-WAY
CM	CONTROLLING MONUMENT
BM	BENCHMARK
50 FT.	SQUARE FEET
D.P.R.C.T.	DEED PUBLIC RECORDS
P.R.C.T.	PUBLIC RECORDS COLLIN COUNTY TEXAS
	COUNTY TEXAS
---	BOUNDARY
---	ADJACENT
---	EASEMENT

Notification Map



PC21-008

5217 and 5201 Pleasant Run Road

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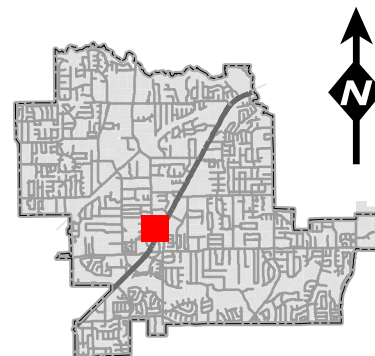
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
BURDETTE, MARK L	77 VERANDA LN	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
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
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
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX	76034	816 CENTRAL DR
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX	76034	5320 Pleasant Run RD
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
FEAGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE JV LLC	610 DEFOREST CT	COPELL, TX	75019	76 MAIN ST
C & S SKY BLUE CORPORATION	2127 SERENE CT	KELLER, TX	76248	5307 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
LFA PROPERTIES LLC	7904 SHEFFIELD CT	NORTH RICHLAND HILLS, TX	76182	
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
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5313 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX	76034	820 CENTRAL DR
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5310 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DDK REAL ESTATE INV LLC	7212 THAMES TRL	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX	76034	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
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX	76034	817 CENTRAL DR
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
WILLIAMS, ALFLOYD	33 MAIN ST 210	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
MCR VENTURES LLC	3716 BLOSSOM HEATH RD	DAYTON, OH	45419	33 MAIN ST
TULLY, SUSAN	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
COLLEYVILLE HEIGHTS	825 REGINA COURT	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
SPICER, TAMARA L	90 CASA LANE	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, April 12, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, May 4, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lots A1 & A2, Block 1, Village Court. The purpose is to combined the two properties into a one (1) single-family residential lot and allow for the development of a new home. No new lots are proposed.

Zoning Case: PC21-008

Applicant: Tamara L. Spicer

Owner: South Bowie Investment Partners, LP

Location: 5217 & 5201 Pleasant Run Road

Property Description: Lot A1 & A2, Block 1, Village Court

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.

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 1R, BLOCK 1,
VILLAGE COURT**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1R, Block 1, Village Court, on April 12, 2021.

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

Sec. 1. THAT the Replat, for Lot 1R, Block 1, Village Court on approximately 1.93 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 4th DAY OF MAY 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



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 4/12/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Veterinarian Clinic on Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 140, Case ZC21-006

Explanation

Dervish Krasnic, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for Veterinary Clinic Services at 3825 Glade Road, Suite 140. The subject property is zoned Planned Unit Development – Residential district. A Veterinary Clinic business is only allowed in commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is currently known as Creekside North and is developed as a retail shopping center with commercial retail uses. The proposed use would be to operate a 3,000 s.f. Veterinary Clinic, truBond Veterinary Center.

Surrounding Development: The properties to the east and south are zoned PUD-R Planned Unit Development - Residential and are improved with retail commercial uses and single-family homes. The property to the east is in part of the Creekside North Commercial and is currently building a new retail building.

Proposed Business: Per the attached Statement of Planning Objectives, the proposed name of the business is "truBond Veterinary Center" and is a new veterinary business. There will be no outdoor kennels, no vacation boarding services, and no pet daycare services. They will offer spa-style pet grooming services. They will also install sound-proof walls.

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

"The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood."

Analysis Existing and Proposed – The Special Use Permit request up for consideration is consistent with the land uses located on the subject property and the

governing zoning district.

Plat Status: The property is platted as Lot 1, Block A, 170 Players Addition.

DRC Review: The DRC reviewed the request during their March 22, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Hours of Operation: According to the statement of planning objectives, the hours of operation of the business will be:

- 8:00 am to 6:00 pm Monday-Friday
- 9:00 am to 5:00 pm Saturday
- Closed on Sundays

Parking: The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 per 300 s.f.. Utilizing this ratio, 10 parking spaces will be required for the proposed. Sufficient parking exists within the Creekside North development for the proposed use.

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Recommendation

Approve

Attachments

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

4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Building Elevations
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Draft Ordinance

Aerial Map



ZC21-006

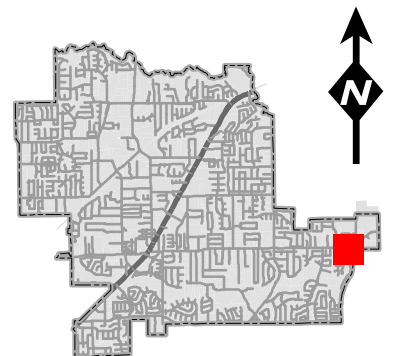
3825 Glade Rd

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Subject Property



Zoning Map



ZC21-006

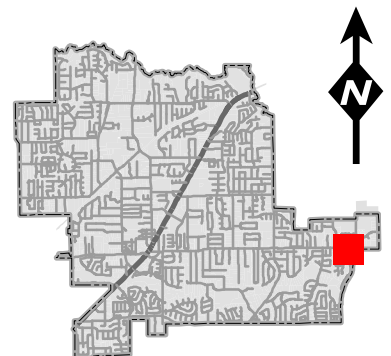
3825 Glade Rd

DISCLAIMER:

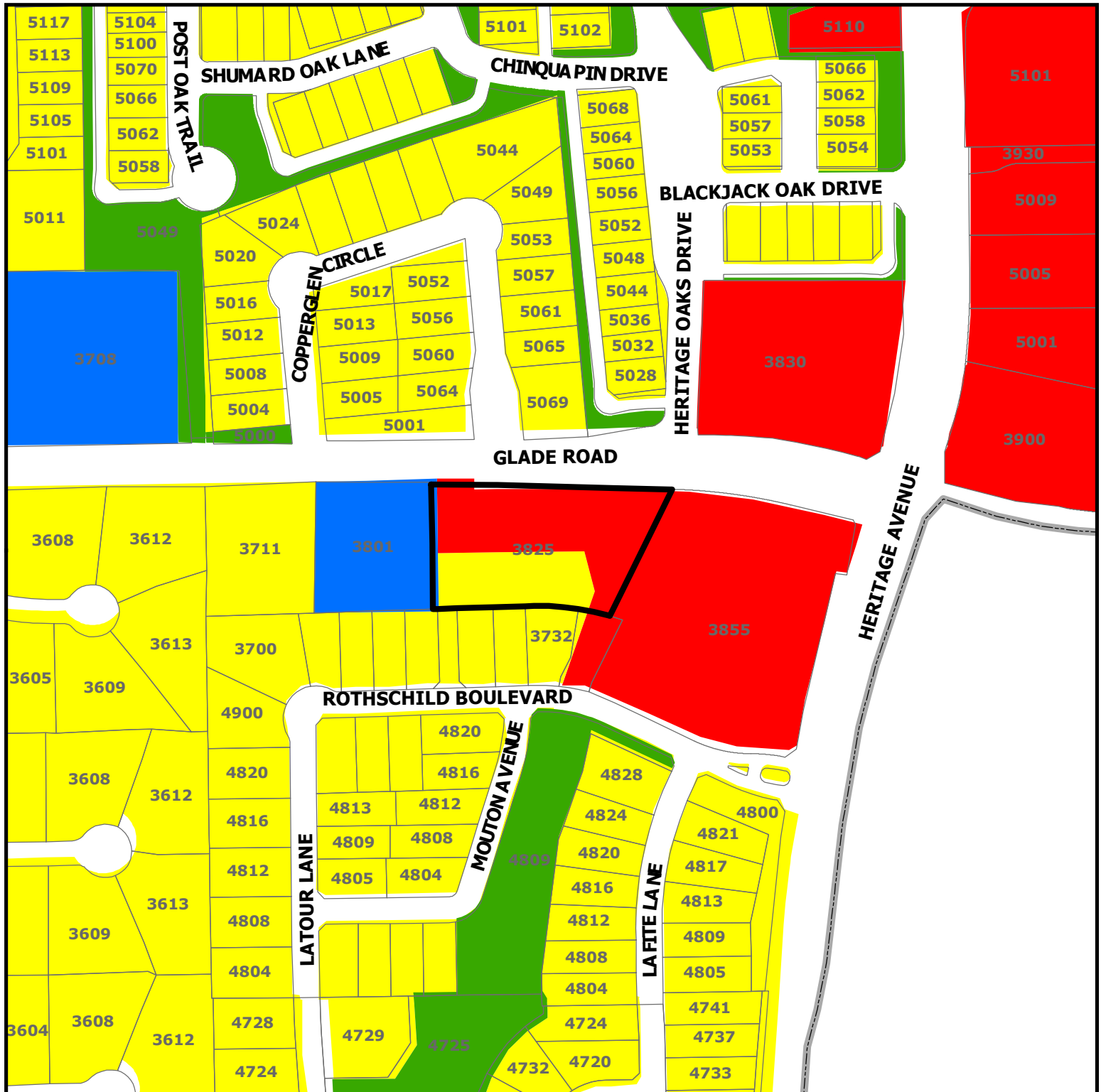
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Subject Property



Future Land Use Map



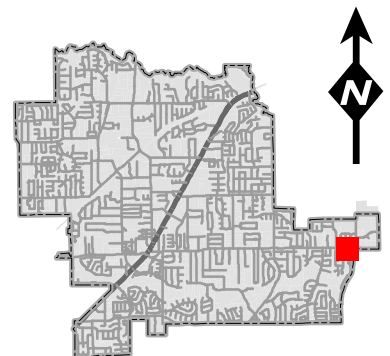
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ZC21-006

3825 Glade Rd

-  Subject Property
 Residential
 Commercial
 Institutional
 Open Space; Parks



Statement of Planning Objectives

February 18th, 2021

Statement of Planning Objectives - truBOND Veterinary Center

My name is Dr. Chris Dietrich, and I'm the owner of truBOND Veterinary Center. My wife, Michelle Dietrich, and I have been Colleyville residents since 2016. We live in the Thornbury subdivision at Glade and Jackson. We have 2 sons at Colleyville Heritage High School, a senior and junior, and another son at Colleyville Middle School, 7th grade. We are actively involved in school activities, and in the youth/community groups at Compass Christian Church. I have extensive experience in veterinary hospital operations from my prior experience leading 180 hospitals and over 600 veterinarians as a Vice President within Mars Veterinary Services (Mars is the world leader in veterinary practice ownership/operation).

In 2020, I decided to start a veterinary practice focused on educating clients to ensure their pets get the gold standard in care, and after looking at many locations/cities in DFW, we decided to open in Colleyville. We love this area and want to help pets and their families in our own community. The pet owning population has been booming for many years, and COVID-19 has accelerated this growth in every community including Colleyville. With this significant rise in pet ownership, many pets are not getting the care they need due to shortages of veterinarians and/or lack of education on needed preventive care. Our mission is to help the residents of Colleyville, and the surrounding cities, gain access to excellent quality, comprehensive care at a conveniently located, locally owned veterinary hospital. We also have a strong desire to partner with local groups on volunteer projects helping shelters or similar non-profit groups. The location at Glade and Heritage is ideal for many reasons. Home values/annual income are high, and traffic counts are strong due to proximity to schools, Glade Parks Shopping Center, Walgreens, Albertsons, and HWY-121.

truBOND Veterinary Center will be a high quality and technologically advanced small animal veterinary hospital. We are a general practice focused on comprehensive preventive care as well as primary care for acute illness and management of chronic conditions. We will operate during daytime hours, 6 days a week (8am-6pm M-F, 9am-5pm Sa, closed Su). We will refer true emergencies to the local veterinary emergency hospitals, and we will not offer vacation boarding. We will partner closely with local referral veterinary hospitals for advanced specialty care. We have no outdoor kennels or runs, and the indoor pet enclosures are designated for pets hospitalized for anesthesia or dropped off for treatment/preventive care. We will be well equipped with modern aesthetic, high-end finishes, and sound-proof walls. We will also offer spa-style pet grooming services to our clients and patients.

We have many goals at truBOND, but the first goal is to be an excellent place to work. We know that providing great care starts with having a great team, so we will select a team of veterinary professionals, or aspiring veterinary professionals, that exhibit a strong motivation toward helping people and their pets. I enjoy training and mentoring, and while people we hire will be highly experienced in veterinary medicine, we will also have opportunities for those that are new to the field or aspiring to be veterinarians. Our initial team will be approximately 10 people including 2 veterinarians and 1 groomer. In addition to managing the office, I will work in the hospital providing care along-side a full-time associate veterinarian. Our business plan is written for truBOND Veterinary Center to grow into a 4 doctor practice in 2 years.

We look forward to the opportunity to serve our community and appreciate your consideration of our special use permit.

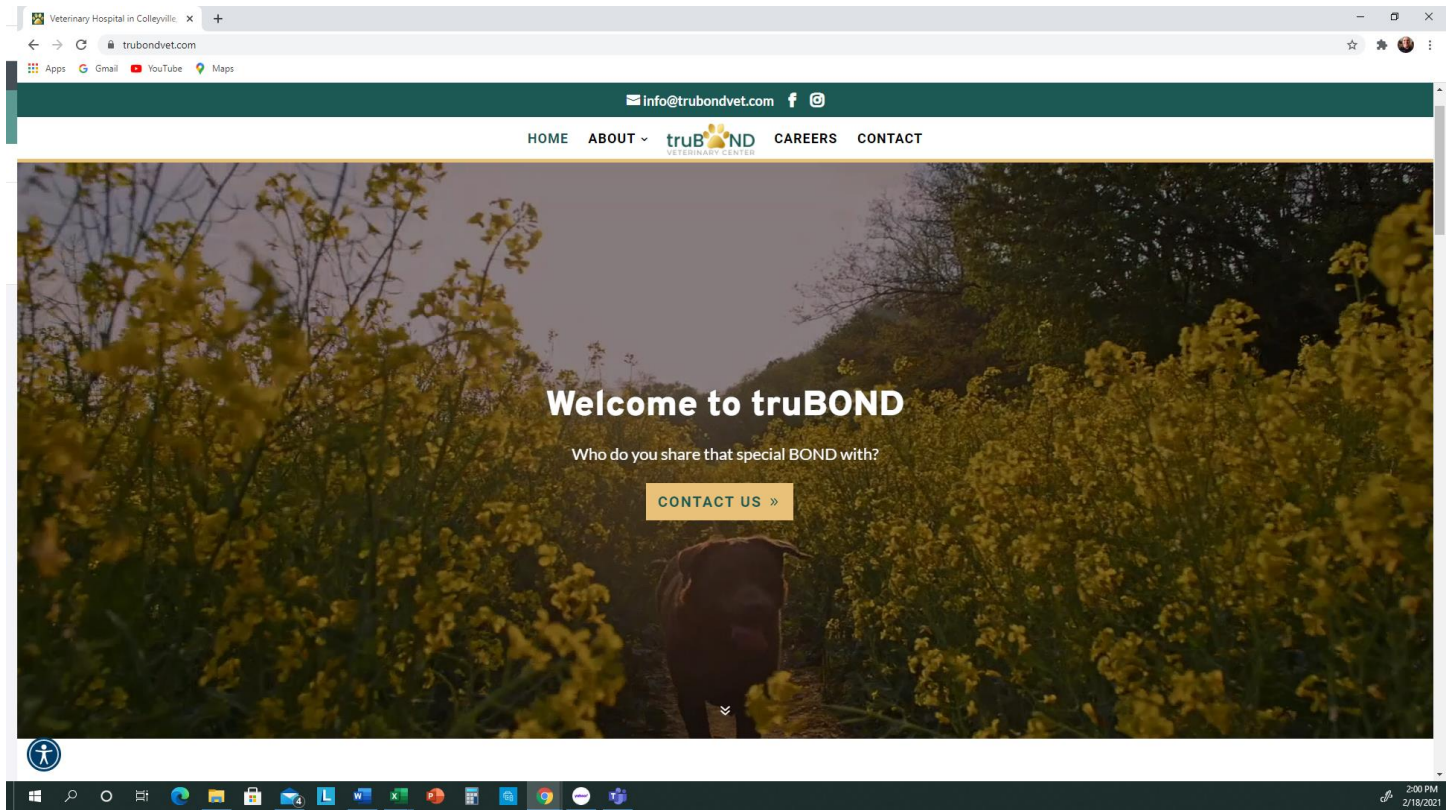
Thank you,



Chris Dietrich, DVM
truBOND Veterinary Center – President
817-713-4790

Statement of Planning Objectives

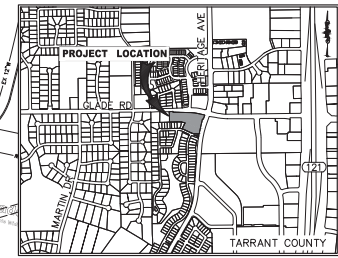
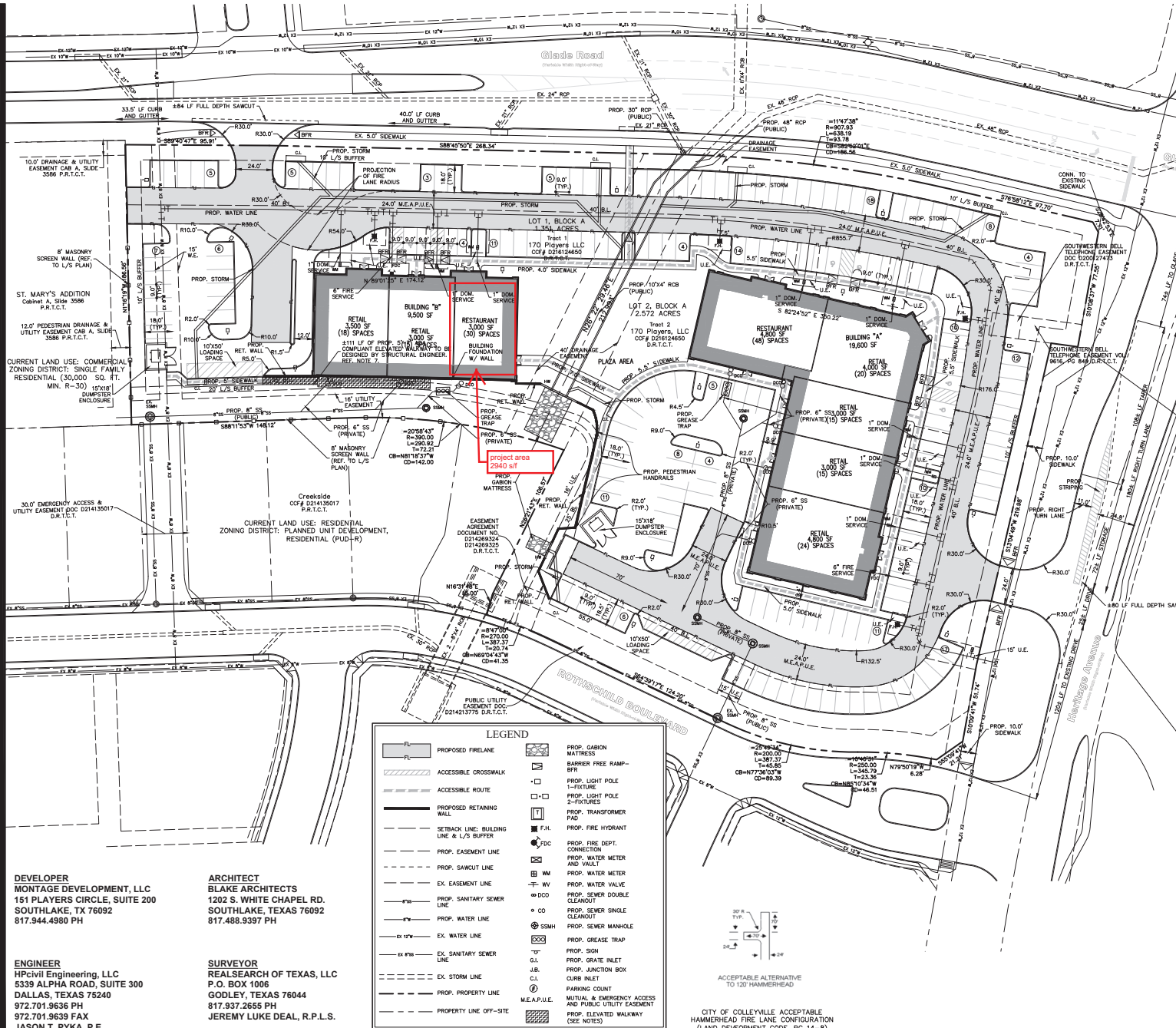
Website:



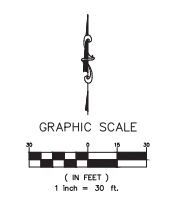
Logo:



Site Plan



VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C01 FOR GENERAL NOTES AND LEGEND.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
 4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 5. ALL DRIVEWAY APPROACHES, FIRE HYDRANTS, AND FIRE LINES ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 6. ALL LIGHTS SHALL BE SHIELDED FROM ANY RESIDENTIAL USES. ELEVATED SIDEWALK/WALKWAY BEHIND BUILDING 2 TO BE DESIGNED BY A LICENSED ENGINEER PROFICIENT IN STRUCTURAL ENGINEERING DESIGN PRIOR TO INSTALLATION. SIDEWALK TO COMPLY WITH ALL ADA REQUIREMENTS.

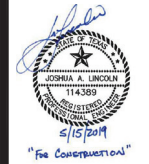
SITE DATA SUMMARY TABLE	
ZONING	PUD-R
PROPOSED LAND USE	RESTAURANT / RETAIL
LOT AREA	170,890.32 SF / 3.92 AC
BUILDING AREA	
BLDG. A:	19,600 SF
BLDG. B:	9,500 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED:	34,181 SF / 0.78 AC
PARKING REQUIRED	
RETAIL - 1 SP / 200 SF	78 SPACES
RESTAURANT - 1 SP / 100 SF	102 SPACES
TOTAL:	180 SPACES
TOTAL PARKING PROVIDED	191 SPACES

BENCHMARKS	
BM-1: 2" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 23' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.	NORTHING=7,006,375.864' EASTING=2,394,116.850' (ELEVATION=587.18')
BM-2: 2" BRASS DISC IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAGE ROAD. LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE. 60' WEST OF THE CENTERLINE OF HERITAGE ROAD AND 42.5' SOUTH OF GLADE ROAD.	NORTHING=7,006,498.192' EASTING=2,396,465.156' (ELEVATION=584.19')
BM-3: 2" BRASS DISC ON EAST BACK OF CURB OF WINWOOD COURT, LOCATED 6' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC 46.4' NORTHEAST OF THE RADIUS POINT.	NORTHING=7,004,542.182' EASTING=2,395,257.402' (ELEVATION=578.69')

Engineer of Record:		JAL
Drawn by:		AA
Date Plotted:		5/16/2019
Issue for Permit Application:		
Issue for Construction:		
#	DATE	COMMENTS
1	05/13/2019	PHASING PLAN

CREEKSIDE COMMERCIAL - NORTH
LOT 1 AND 2, BLOCK A
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ccivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTRED ENGINEERING FIRM F-12600
www.ccivilfirm.com

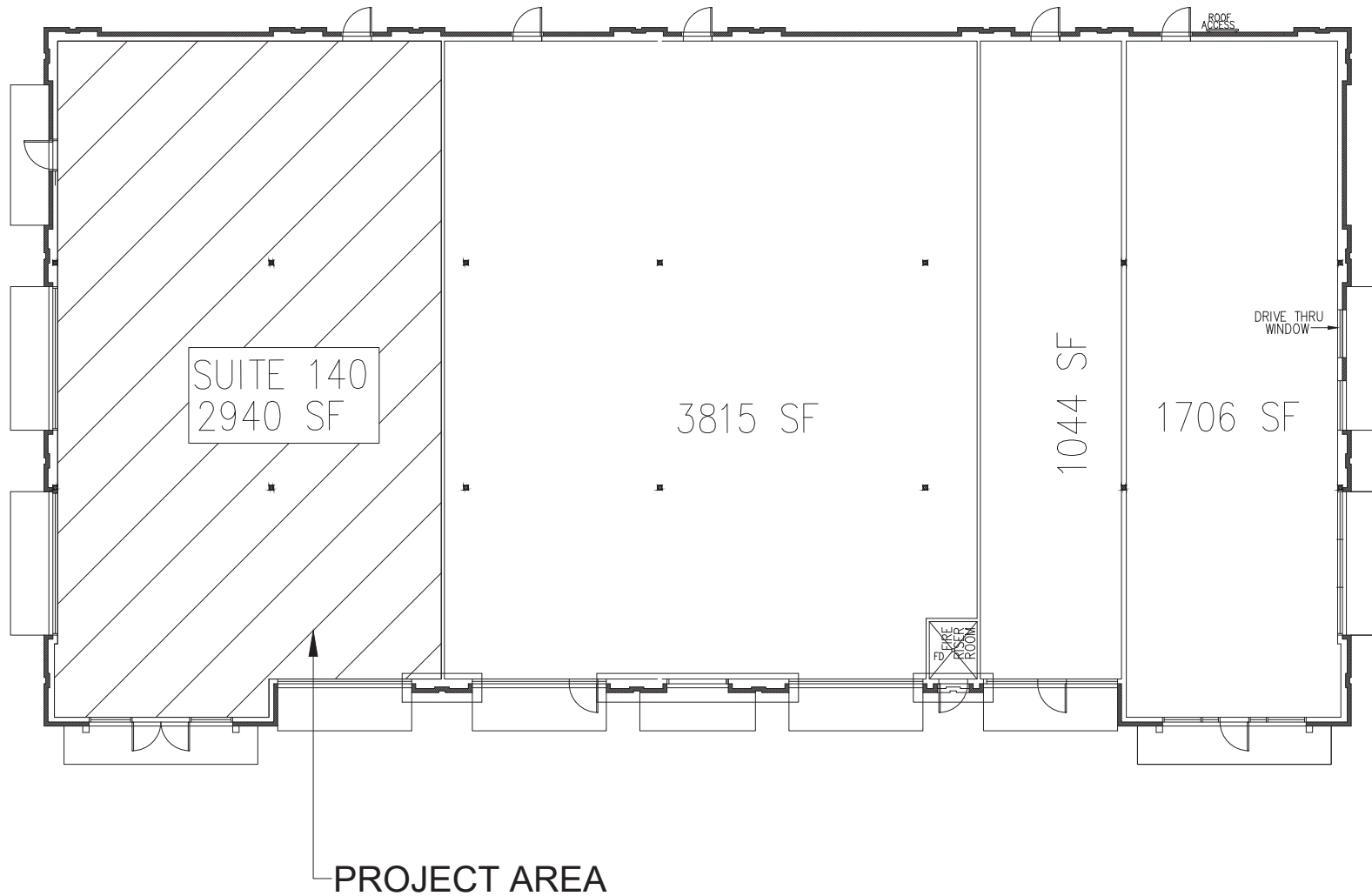


SHEET TITLE
SITE PLAN

SHEET NO.
C0.4

HPCE #17-316

Site Plan

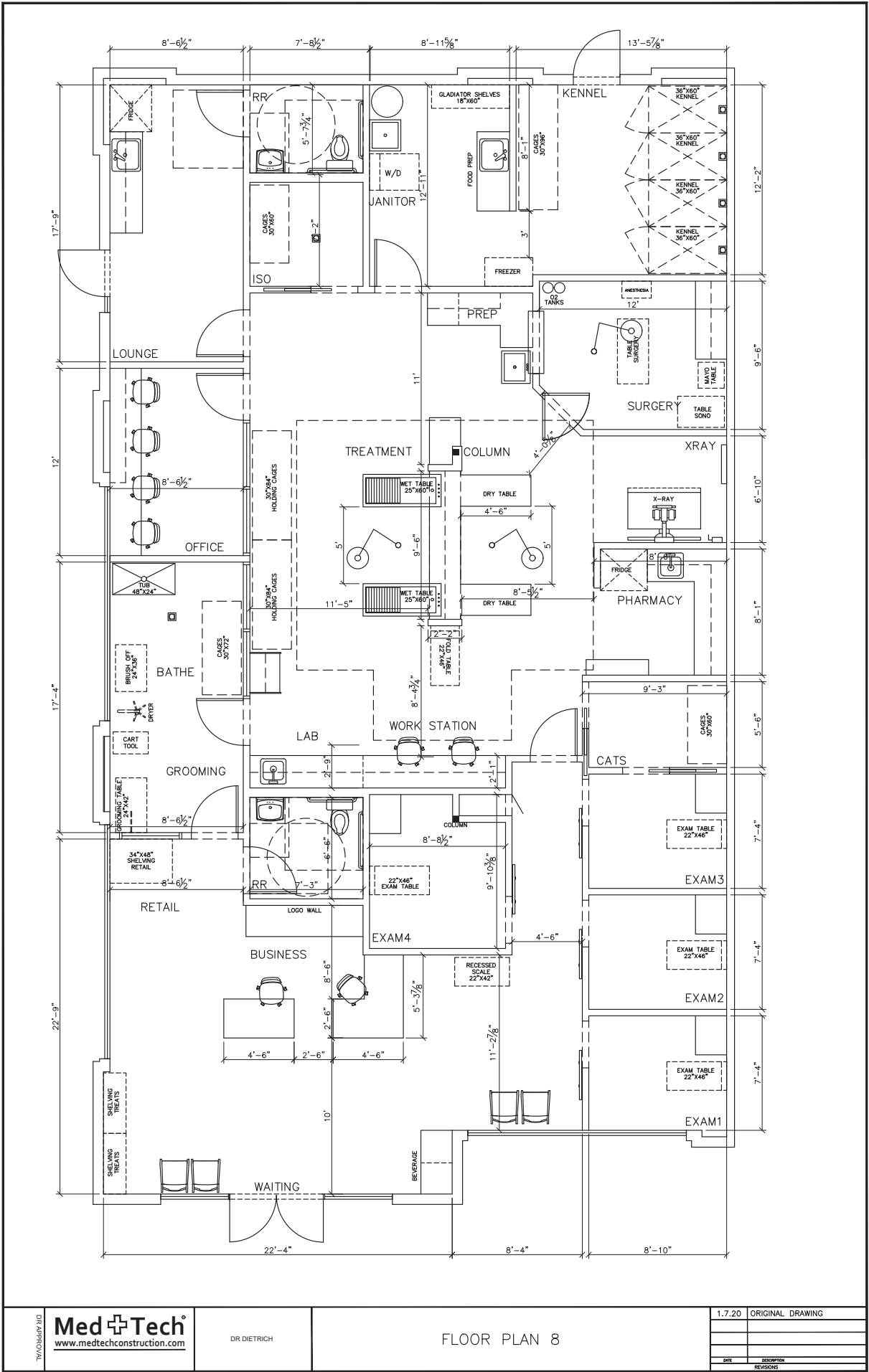


SITE PLAN

SCALE: 3/16" = 1'-0"

SITE PLAN		DATE: 01.25.21	
REVISION	DATE	BY	DESCRIPTION
01	01.25.21	DK	PERMIT SET
02	02.04.21	DK	CONSTRUCTION SET
03	02.05.21	DK	CONSTRUCTION SET
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Floor Plan

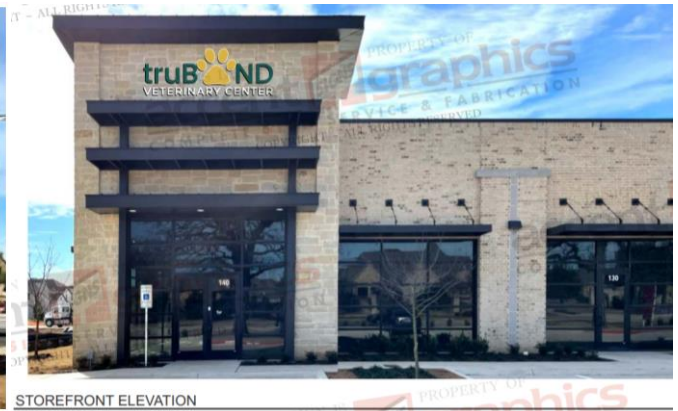


Building Elevations

Building:



Proposed signage:



Logo Wall in Lobby:



Notification Map



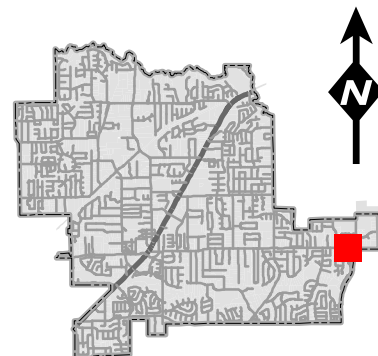
ZC21-006

3825 Glade Rd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ALLICK, SUZETTE	3913 BLACKJACK OAK DR	COLLEYVILLE, TX	76034	3913 BLACKJACK OAK DR
VOTAW, ROBERT B	5032 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5032 HERITAGE OAKS DR
FROST, HOWARD M	5009 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5009 COPPERGLEN CIR
BRADFORD TRUST	5005 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5005 COPPERGLEN CIR
SHA, CHANG	5056 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5056 HERITAGE OAKS DR
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034	5001 COPPERGLEN CIR
MCCASKEY, SANFORD	5004 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5004 COPPERGLEN CIR
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034	5047 HERITAGE OAKS DR
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034	5069 COPPERGLEN CIR
LUCAS, TAMA	5060 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5060 HERITAGE OAKS DR
GREENWAY GLADE PARTNERS LP	2808 FAIRMOUNT ST STE 100	DALLAS, TX	75201	3900 GLADE RD
KUEN I TANG TRUST	1204 LEAWOOD DR	EDMOND, OK	73034	5008 COPPERGLEN CIR
RECTOR, BEVERLY	5060 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5060 COPPERGLEN CIR
SZABO, STEVE	5040 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5040 COPPERGLEN CIR
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034	5000 COPPERGLEN CIR
ALI, AHMED	3917 BLACKJACK OAK DR	COLLEYVILLE, TX	76034	3917 BLACKJACK OAK DR
MAI, NGAN	5024 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5024 COPPERGLEN CIR
ANSLEY, SAMUEL	5036 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5036 COPPERGLEN CIR
BENDER, JEFFERY	5020 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5020 COPPERGLEN CIR
SUBLETT, CHAS L	3608 WEXFORD CT	COLLEYVILLE, TX	76034	3608 WEXFORD CT
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034	3909 BLACKJACK OAK DR
BRYANT, ROSIE	5064 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5064 COPPERGLEN CIR
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	COLLEYVILLE, TX	76034	3708 GLADE RD
BIBEAU, GUY R	5052 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5052 COPPERGLEN CIR
MILLER, DEBRA	5028 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5028 HERITAGE OAKS DR
TUTTLE, TODD E	5044 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5044 HERITAGE OAKS DR
PITTS, WALLACE J	3612 AMBERLEY CT	COLLEYVILLE, TX	76034	3612 AMBERLEY CT
O'SHELL, HOWARD C	5012 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5012 COPPERGLEN CIR
MINDIOLA, JUAN C	3925 BLACKJACK OAK DR	COLLEYVILLE, TX	76034	3925 BLACKJACK OAK DR
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034	3937 BLACKJACK OAK DR
RODRIGUEZ, SARA	5032 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5032 COPPERGLEN CIR
SCHNEIDER, JOHN	5028 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5028 COPPERGLEN CIR
NAGUBOINA, RAMESH	3929 BLACKJACK OAK DR	COLLEYVILLE, TX	76034	3929 BLACKJACK OAK DR
SANDOVAL, ALEXANDER	5036 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5036 HERITAGE OAKS DR
WEAKLEY, JERRY	5016 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5016 COPPERGLEN CIR
WANG, JULIE	5065 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5065 COPPERGLEN CIR
BHAIDANI, SALIM	4437 LAFITE LN	COLLEYVILLE, TX	76034	5053 HERITAGE OAKS DR
ROSSO, PATRICK	3933 BLACKJACK OAK DR	COLLEYVILLE, TX	76034	3933 BLACKJACK OAK DR
POLAKALA, REKHA	5048 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5048 HERITAGE OAKS DR
SHARP, LINDA CAROLYN	5061 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5061 COPPERGLEN CIR
HOLDER, JAMES	5053 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5053 COPPERGLEN CIR
BHAT, PREVEEN KUMAR	5052 HERITAGE OAKS DR	COLLEYVILLE, TX	76034	5052 HERITAGE OAKS DR
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX	75062	5049 POST OAK TR
SOHN, TAESIK	3608 AMBERLEY CT	COLLEYVILLE, TX	76034	3608 AMBERLEY CT
PIRANI, SALIMA	5013 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5013 COPPERGLEN CIR
COMER, CLARENCE	5056 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5056 COPPERGLEN CIR
BRACEVILLE LLC	2501 KENSINGTON PL	COLLEYVILLE, TX	76034	5001 HERITAGE AVE
SCOTT, LARRY P	PO BOX 1159	DEERFIELD, IL	60015	3830 GLADE RD
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX	75062	5050 HERITAGE AVE
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034	5044 COPPERGLEN CIR
JEANS, COURTNEY	5049 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5049 COPPERGLEN CIR
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX	76034	5017 COPPERGLEN CIR
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034	5012 HERITAGE OAKS DR
WARD, IRVING B	5057 COPPERGLEN CIR	COLLEYVILLE, TX	76034	5057 COPPERGLEN CIR
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX	75034	5030 HERITAGE OAKS DR
SAINT MARY'S ROMANIAN ORTH CH	3801 GLADE RD	COLLEYVILLE, TX	76034	3801 GLADE RD
HASAN, AARESH	3713 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3713 ROTHSCHILD BLVD
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPELL, TX	75019	3720 ROTHSCHILD BLVD
MAGAN, KRISHAN	4817 LAFITE LN	COLLEYVILLE, TX	76034	4817 LAFITE LN
ROY, MATHEW	4820 MOUTON AVE	COLLEYVILLE, TX	76034	4820 MOUTON AVE
JAYARAM, SHANKAR	4820 LAFITE LN	COLLEYVILLE, TX	76034	4820 LAFITE LN
CHARANIA, AMEEN	4828 LAFITE LN	COLLEYVILLE, TX	76034	4828 LAFITE LN
SIDDIQUI, IRMAN	3713 MOUTON AVE	COLLEYVILLE, TX	76034	3713 MOUTON AVE
NGUYEN, LISA HONG	4809 LATOUR LN	COLLEYVILLE, TX	76034	4809 LATOUR LN
PURDY, JULIE	4808 LAFITE LN	COLLEYVILLE, TX	76034	4808 LAFITE LN
KRUSH, ANDREW	4808 MOUTON AVE	COLLEYVILLE, TX	76034	4808 MOUTON AVE
PALMER, STACY	3712 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3712 ROTHSCHILD BLVD
BAUGH, BYRON	4809 LAFITE LN	COLLEYVILLE, TX	76034	4809 LAFITE LN
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPELL, TX	75019	3800 ROTHSCHILD BLVD
SAMANT, VIPUL	4805 LATOUR LN	COLLEYVILLE, TX	76034	4805 LATOUR LN
NAGABHUSHAN, MEGHNA	3709 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3709 ROTHSCHILD BLVD
PATEL, CHANDRAKALA	2520 NE 28TH ST	FORT WORTH, TX	76106	3700 ROTHSCHILD BLVD
SHI, LILI	3732 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3732 ROTHSCHILD BLVD
GUPTA, PRATEEK	4813 LAFITE LN	COLLEYVILLE, TX	76034	4813 LAFITE LN
PATEL, PREMAL	4816 LATOUR LN	COLLEYVILLE, TX	76034	4816 LATOUR LN
PRESSON, ERIC W	3717 MOUTON AVE	COLLEYVILLE, TX	76034	3717 MOUTON AVE
HUNTINGTON BEACH PROPERTIES LL	151 PLAYERS CIR	SOUTHLAKE, TX	76092	3825 GLADE RD
HOUGHTON, JUSTIN	3728 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3728 ROTHSCHILD BLVD
MARTINS VERAS FAMILY REVOCABLE	3705 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3705 ROTHSCHILD BLVD
BESSE, DANIEL	4900 LATOUR LN	COLLEYVILLE, TX	76034	4900 LATOUR LN
STANDARD PACIFIC OF TEXAS INC	1707 MARKET PL STE 100	IRVING, TX	75063	4824 LAFITE LN
UEBELE, ROBERT	4808 LATOUR LN	COLLEYVILLE, TX	76034	4808 LATOUR LN
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPELL, TX	75019	4800 LAFITE LN
MOSS, SCOTT	4816 MOUTON AVE	COLLEYVILLE, TX	76034	4816 MOUTON AVE
MOHAMED, ABDUL-AZIZ	3704 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3704 ROTHSCHILD BLVD
RAMIREDDY, CHANDRASEKHAR	3709 MOUTON AVE	COLLEYVILLE, TX	76034	3709 MOUTON AVE
WINSTEAD, SCOTT	4812 LAFITE LN	COLLEYVILLE, TX	76034	4812 LAFITE LN
HUNTINGTON BEACH PROPERTIES LL	151 PLAYERS CIR	SOUTHLAKE, TX	76092	3855 GLADE RD
CORDELL, ELLEN A	4804 MOUTON AVE	COLLEYVILLE, TX	76034	4804 MOUTON AVE
GUO, JINGHUA	3708 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3708 ROTHSCHILD BLVD
LAKHANI, SAHANAWAZ	4813 LATOUR LN	COLLEYVILLE, TX	76034	4813 LATOUR LN
SAINT MARY'S ROMANIAN ORTH CH	3801 GLADE RD	COLLEYVILLE, TX	76034	3711 GLADE RD
COLLINS, DARREN	4820 LATOUR LN	COLLEYVILLE, TX	76034	4820 LATOUR LN
NEO, ALAN	4812 LATOUR LN	COLLEYVILLE, TX	76034	4812 LATOUR LN
RASHID, KARIM	4812 MOUTON AVE	COLLEYVILLE, TX	76034	4812 MOUTON AVE
BENAVIDES, GABRIEL	4816 LAFITE LN	COLLEYVILLE, TX	76034	4816 LAFITE LN
CALATLANTIC HOMES OF TEXAS INC	1707 MARKET PL SUITE 100	IRVING, TX	75063	3705 MOUTON AVE
ALAGARSAMY, LAKKUREDDI	3724 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3724 ROTHSCHILD BLVD
ACOSTA, JOHNNY	3716 ROTHSCHILD BLVD	COLLEYVILLE, TX	76034	3716 ROTHSCHILD BLVD
PATEL, SAGAR	4821 LAFITE LN	COLLEYVILLE, TX	76034	4821 LAFITE LN
TRAN, TAM THI	3613 AMBERLEY CT	COLLEYVILLE, TX	76034	3613 AMBERLEY CT
SHADMAN FAMILY REVOCABLE TRUST	3612 WEXFORD CT	COLLEYVILLE, TX	76034	3612 WEXFORD CT
CROWLEY, BRIAN	3609 AMBERLEY CT	COLLEYVILLE, TX	76034	3609 AMBERLEY CT
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPELL, TX	75019	4804 ROTHSCHILD BLVD
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPELL, TX	75019	4802 ROTHSCHILD BLVD
CREEKSIDE AT COLLEYVILLE HOA I	106 N DENTON TAP RD # 210-375	COPELL, TX	75019	4809 MOUTON AVE
CITY OF EULESS	201 N. ECTOR DRIVE	EULESS, TX	76039	COURTESY NOTICE
COPPERGLEN ADDITION	P.O. BOX 323	COLLEYVILLE, TX	76034	COURTESY NOTICE
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	106 N DENTON TAP RD # 210-375	COPELL, TX	75019	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KRASNIC, DERSVISH	P.O. BOX 2497	ROCKWALL, TX	75087	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, April 12, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, May 4, 2021 & Tuesday, May 18, 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 Veterinarian Clinic. The purpose of the request is to allow for veterinary clinic services, truBOND Veterinary Center, within a new commercial building.

Zoning Case: ZC21-006

Applicant: Dervish Krasnic

Owner: Derick Murway

Location: 3825 Glade Road, Suite 140

Property Description: Lot 1, Block A, 170 Players Addition

Present Zoning: PUD-R Planned Unit Development-Residential

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

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 1.35 ACRES, BEING LOT 1, BLOCK A, 170 PLAYERS ADDITION, LOCATED AT 3825 GLADE ROAD, SUITE 140, BY AUTHORIZING A SPECIAL USE PERMIT FOR VETERINARY CLINIC SERVICES FOR THE BUSINESS KNOWN AS TRUBOND; 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 veterinary clinic services business Case No. ZC21-006; 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 Veterinary Clinic on 1.35 acres, being Lot 1, Block A, of the 170 Players Addition, located at 3825 Glade Road, Suite 140, for the business known as truBond Veterinary Center, 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 Veterinary Clinic business only.
- b. The name of the business authorized for Veterinary Clinic by this Special Use Permit shall be called "truBond Veterinary Center". The hours of operation are Monday – Friday 8:00 am – 6:00 pm; Saturday 9:00 am- 5:00 pm; and Closed on Sundays.
- 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 4th day of May 2021.

The second reading and public hearing being conducted on the 18th day of May 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18TH DAY OF MAY 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

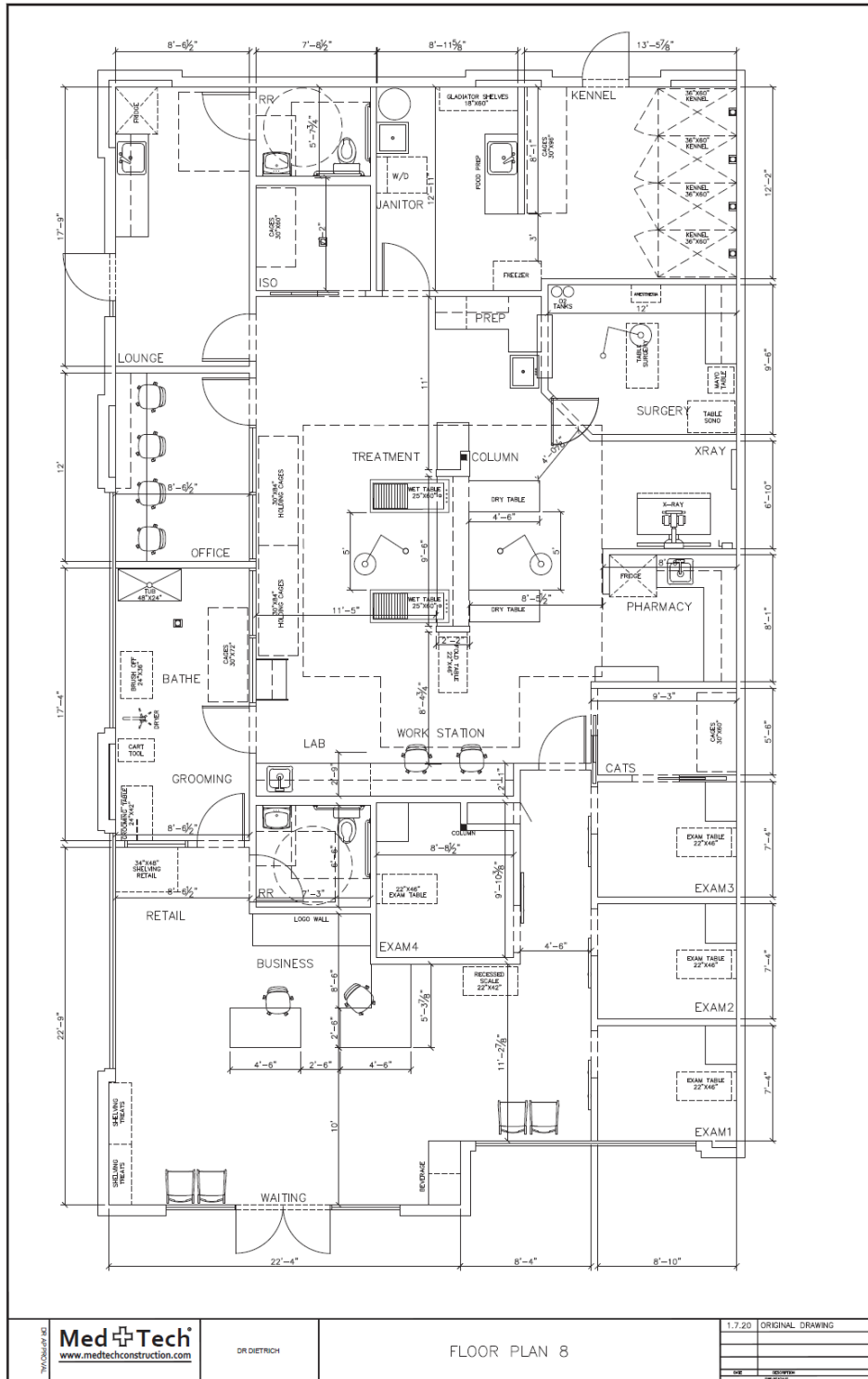
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays a residential area with various streets and zoning designations. Key streets include Roberts Road, Post Oak Trail, Shumard Oak Lane, Chiquar Drive, Heritage Oaks Drive, Glade Road, Prestwick Drive, Wexford Court, Cotswold Court, Latour Lane, Mouton Avenue, Rothschild Boulevard, and Heritage Avenue. Zoning designations include AG, PUD-R, R-30, CC-1, CC-2, and CPO. Lot numbers are provided for many of the parcels. A red outline highlights a specific lot at the intersection of Glade Road and Heritage Avenue, labeled 3825.

[illegible]





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 4/12/2021**Type** Presentation and Discussion**Department** Community Development

Title

Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback on Lot 14, Block 1, Kingston Addition, located at 6516 Kingston Drive, Case ZC21-007

Explanation

Maria Gonzalez, the applicant, has submitted a request for a Special Use Permit (SUP) for a six-foot wooden fence or six-foot wrought iron fence to encroach into the street side yard setback for a corner lot on Lot 14, Block 1, Kingston Addition being approximately 0.4007 acres, and zoned R-20 Single-Family Residential district.

Existing Conditions/Background: The subject property, 6516 Kingston Drive, has R-20 zoning and is located on the southwest corner at the intersection of McCain Lane and Kingston Drive. The subject property has a single-family residence and two accessory buildings.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 6-foot wooden fence (or as an alternative a wrought iron fence) within the corner street side yard setback. The proposed fence is requested to be placed on the street side property line.

Ordinance – *Section 3.26 Fences, Free Standing Walls, and Screening Materials* Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard, which is 30 feet per the R-20 zoning. The applicant proposes to locate a 6 foot wood fence (or wrought iron fence) to encroach into the street side yard setback. The Land Development Code provides the opportunity to request an SUP

to modify from the requirements:

Special Use Permit Provision: The application may apply for an SUP as follows.

Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing a six-foot fence to be located within the street side yard setback. They are proposing two options; the first is for a six-foot wooden fence. The second option would be for a six-foot wrought iron fence.

Plat Status: The property is platted as Lot 14, Block 1, in the Kingston Subdivision.

DRC Review: The DRC met on March 22nd and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south, east and west are zoned R-20 and contain single-family residential development. The properties to the north are zoned PUD-R Planned Unit Development – Residential and AG Agricultural 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 requested SUP as it does not meet the technical requirements of the Land Development Code.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Property Owner Exhibit - Sparky Gonzalez Records
7. Property Owner - Coyote Image
8. Notification Map
9. Notification List

10. Property Owner Notification
11. Draft Ordinance

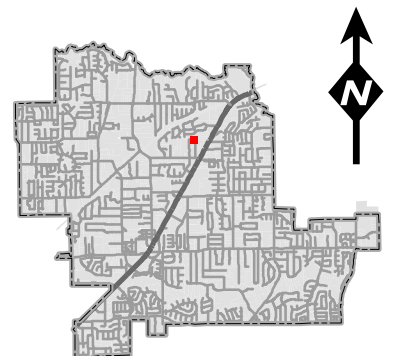
Aerial Map



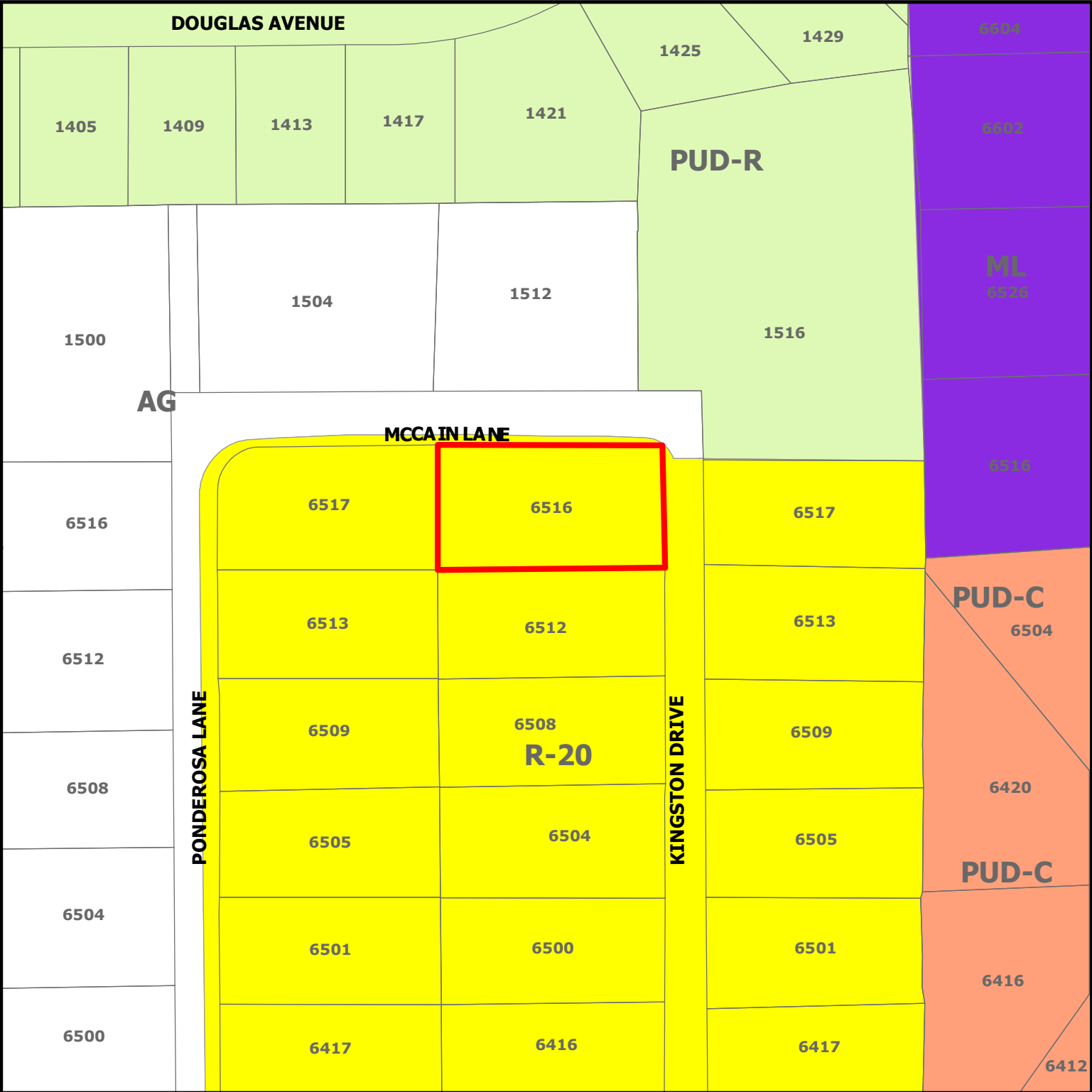
ZC21-007
6516 Kingston Drive

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

 Subject Property



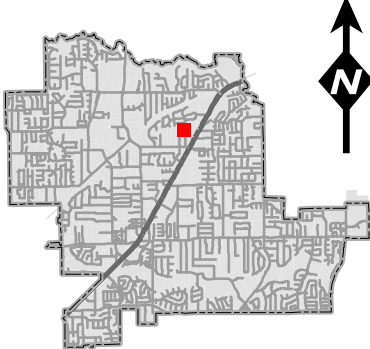
Zoning Map



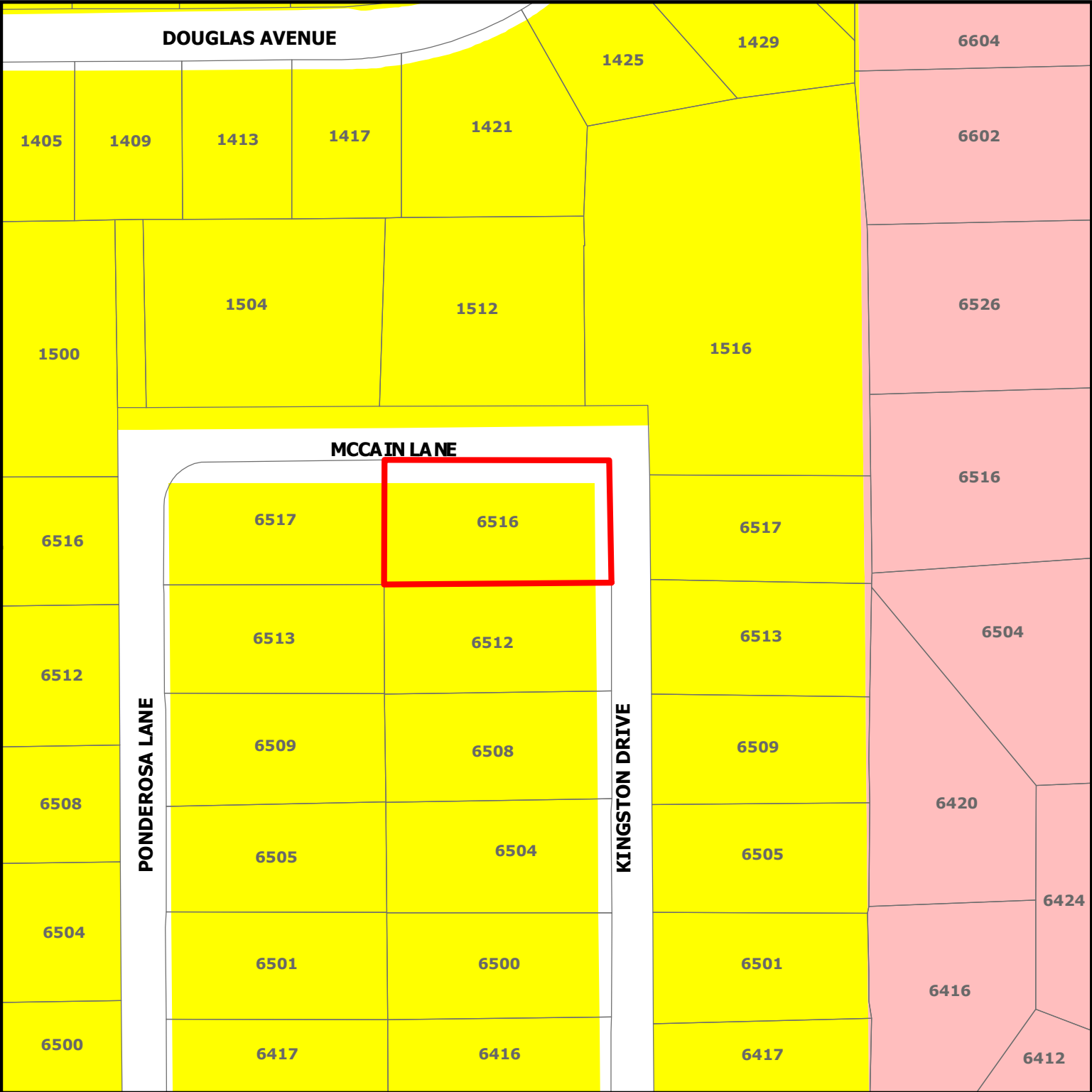
ZC21-007
6516 Kingston Drive

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 Subject Property



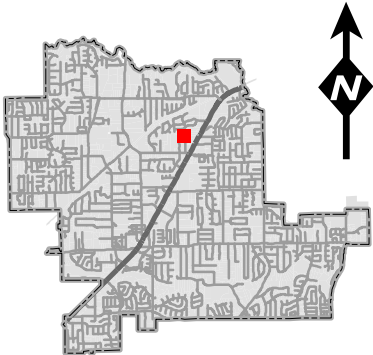
Future Land Use Map



ZC21-007
6516 Kingston Drive

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



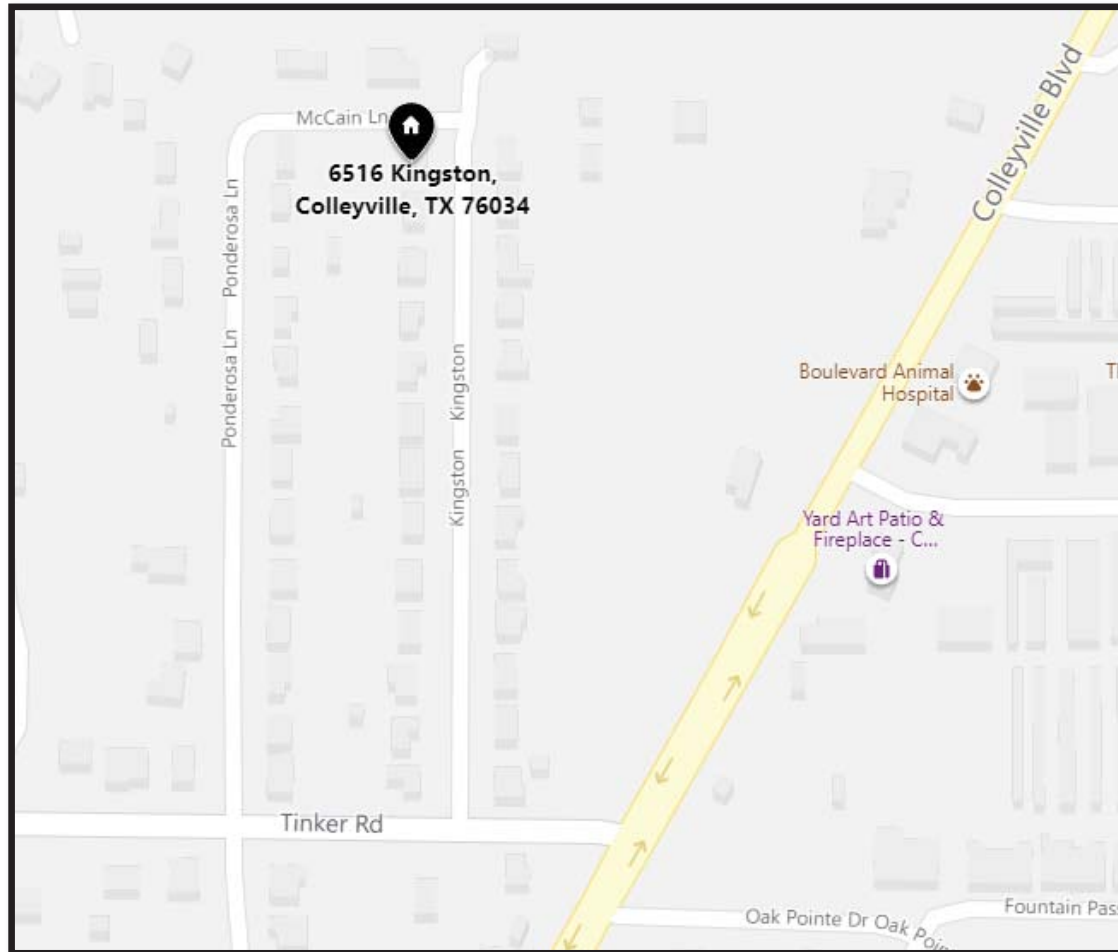
Fence Project- Special Use Permit

Alejandro Gonzalez & Maria D. Gonzalez
6516 Kingston Dr. Colleyville



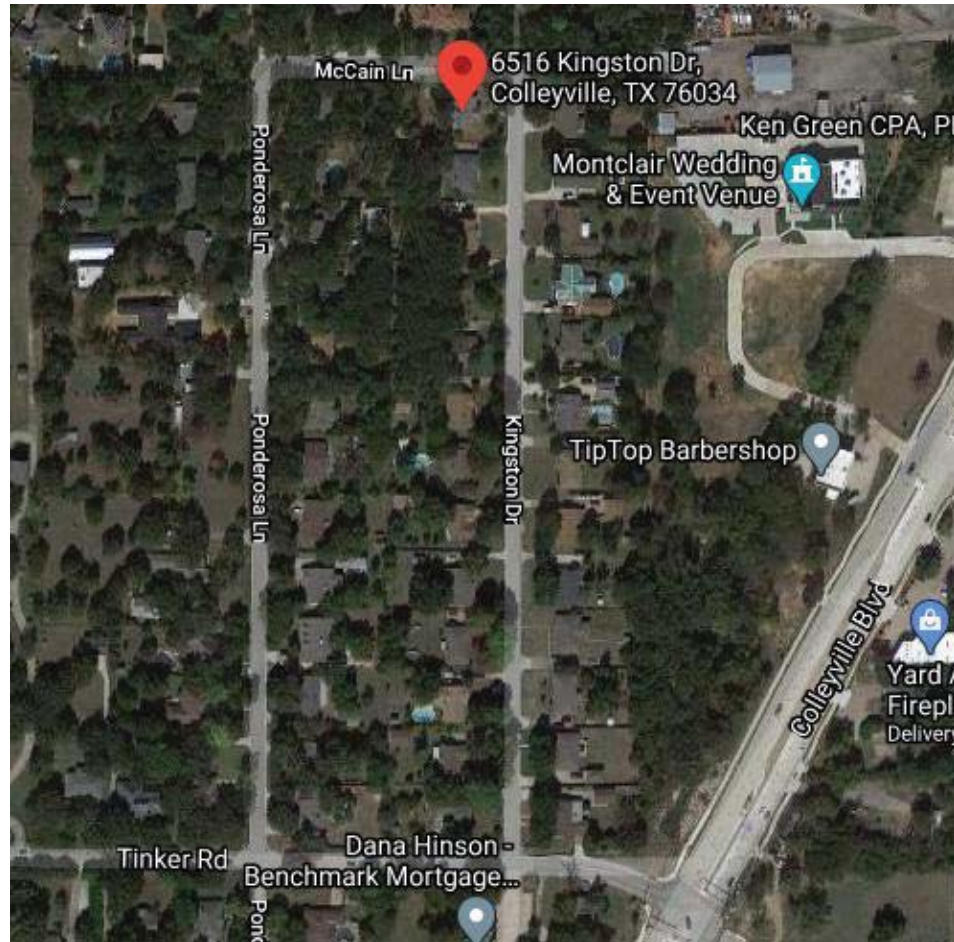
Statement of Planning Objectives

Map of area



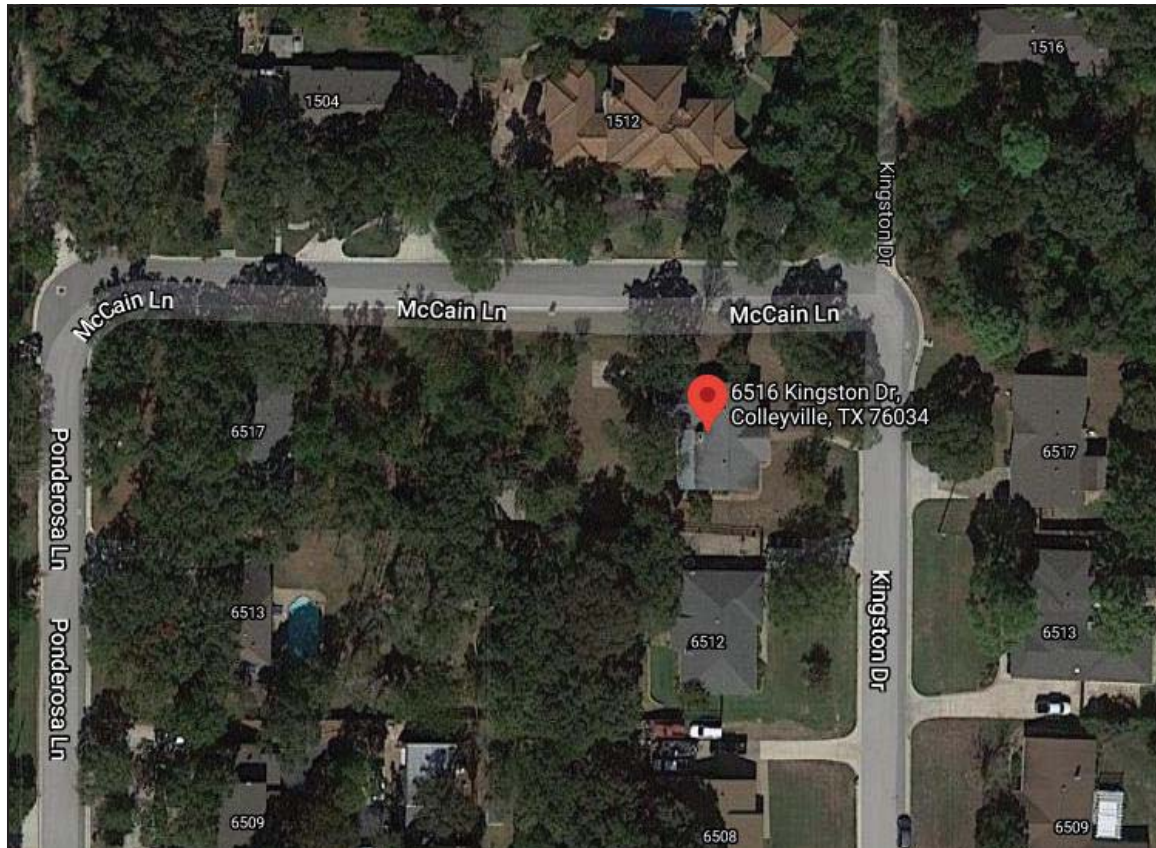
Statement of Planning Objectives

Live arial map of area



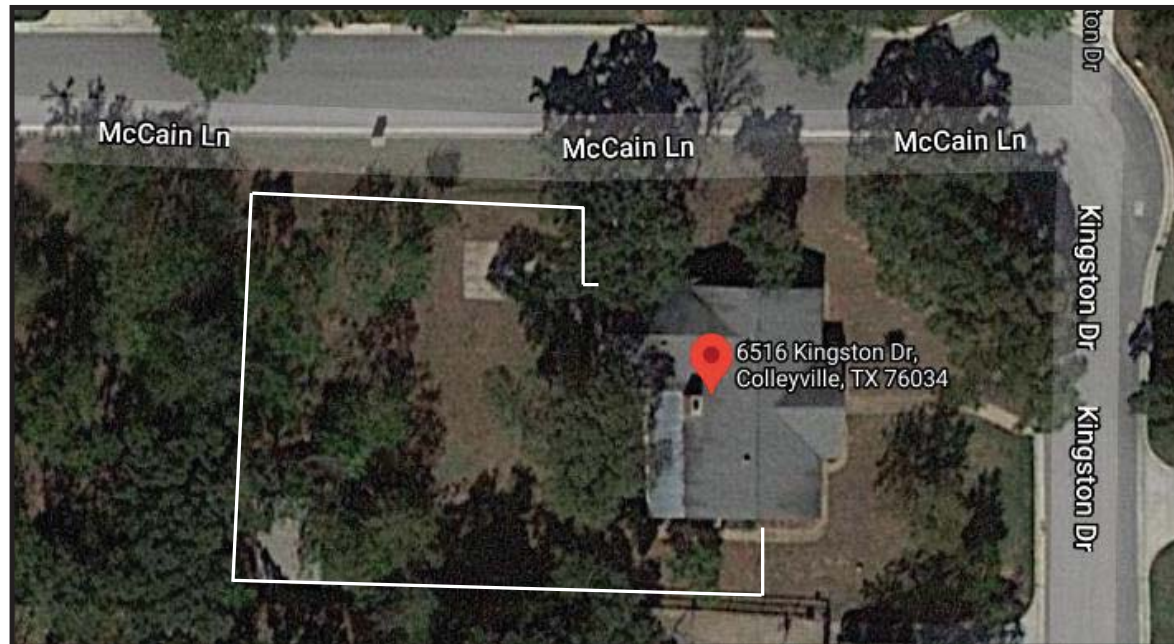
Statement of Planning Objectives

Live arial view of neighborhood



Statement of Planning Objectives

Fence layout live arial view – Not to Scale



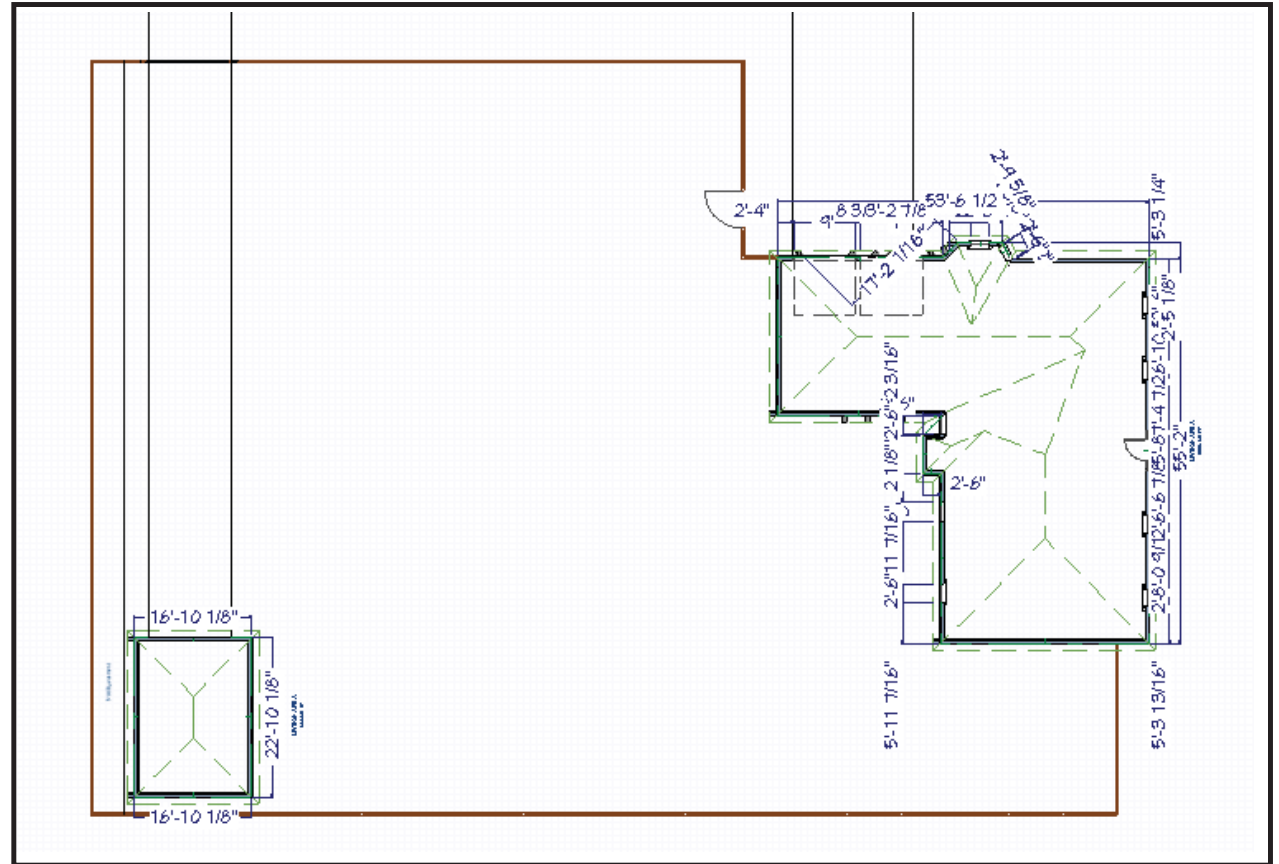
Statement of Planning Objectives

Survey draft-Not to Scale

*Special Use Permit is being requested to build wood or wrought iron fence on property line.

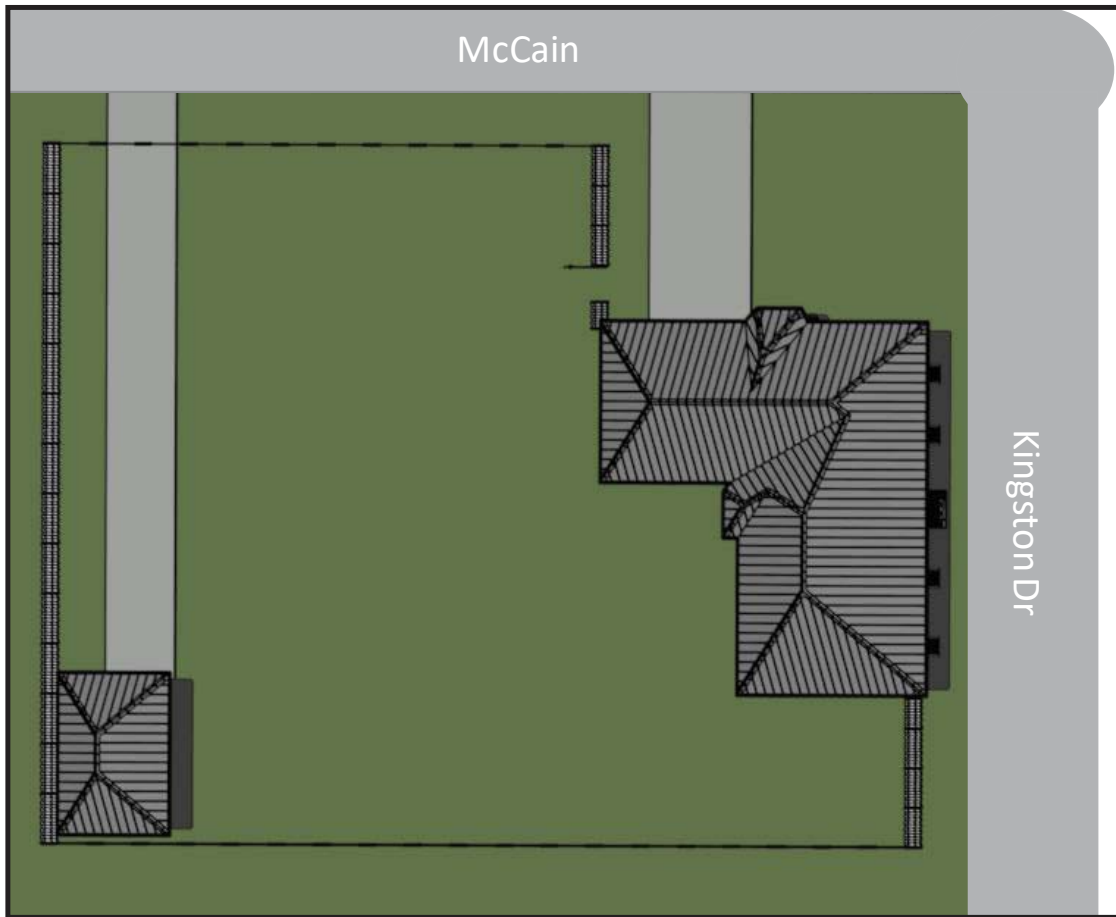
*Property is a corner lot located on McCain and Kingston Dr.

*Property requires Special Use Permit to build on property/build line



Statement of Planning Objectives

Special Use Permit Request - Reasons

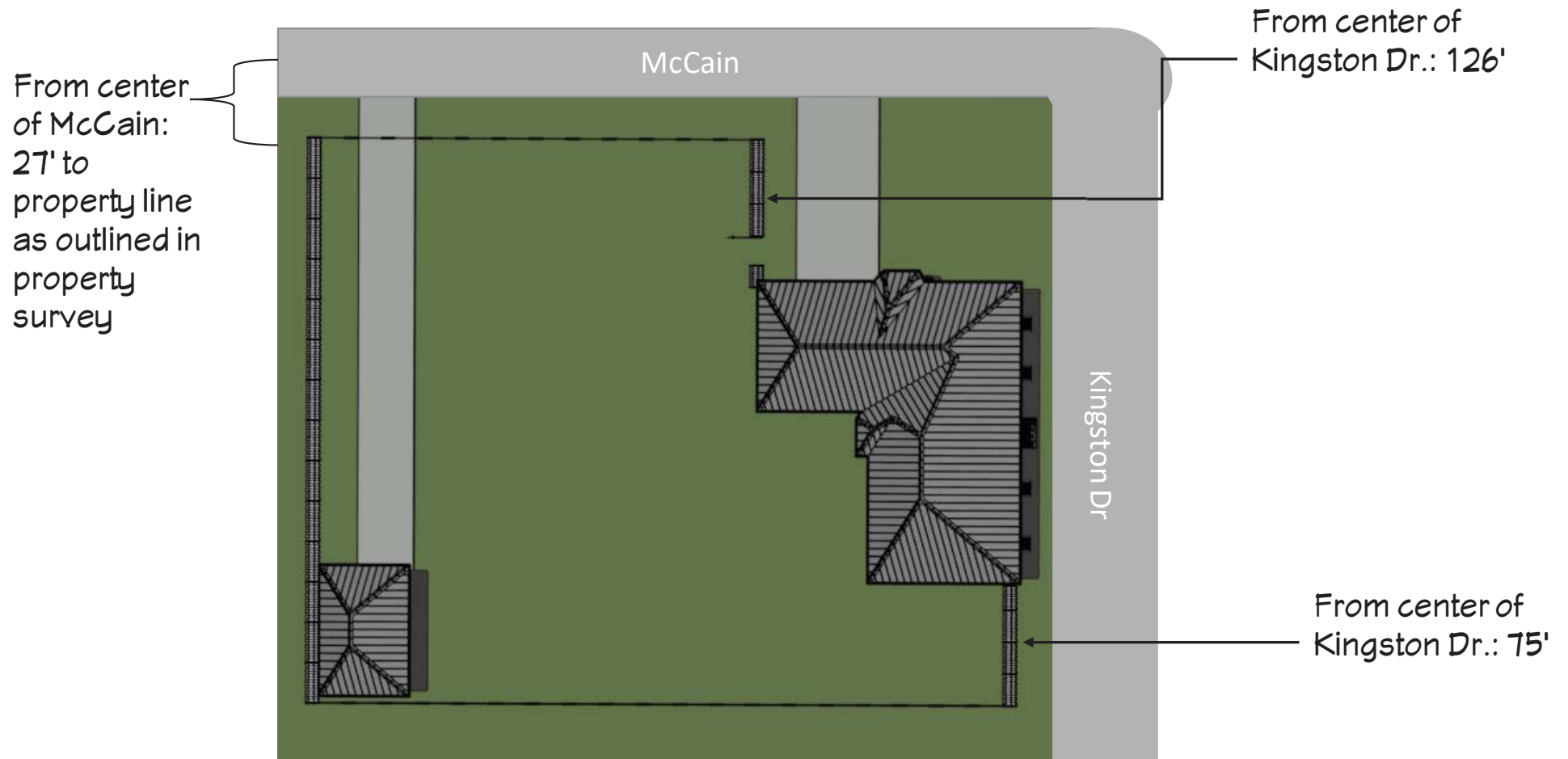


Reasons:

- *Security for our children & pets
- *Privacy
- *Optimize the use of the large yard for family & friend engagements
- *Future plans of an outdoor office & underground pool

Statement of Planning Objectives

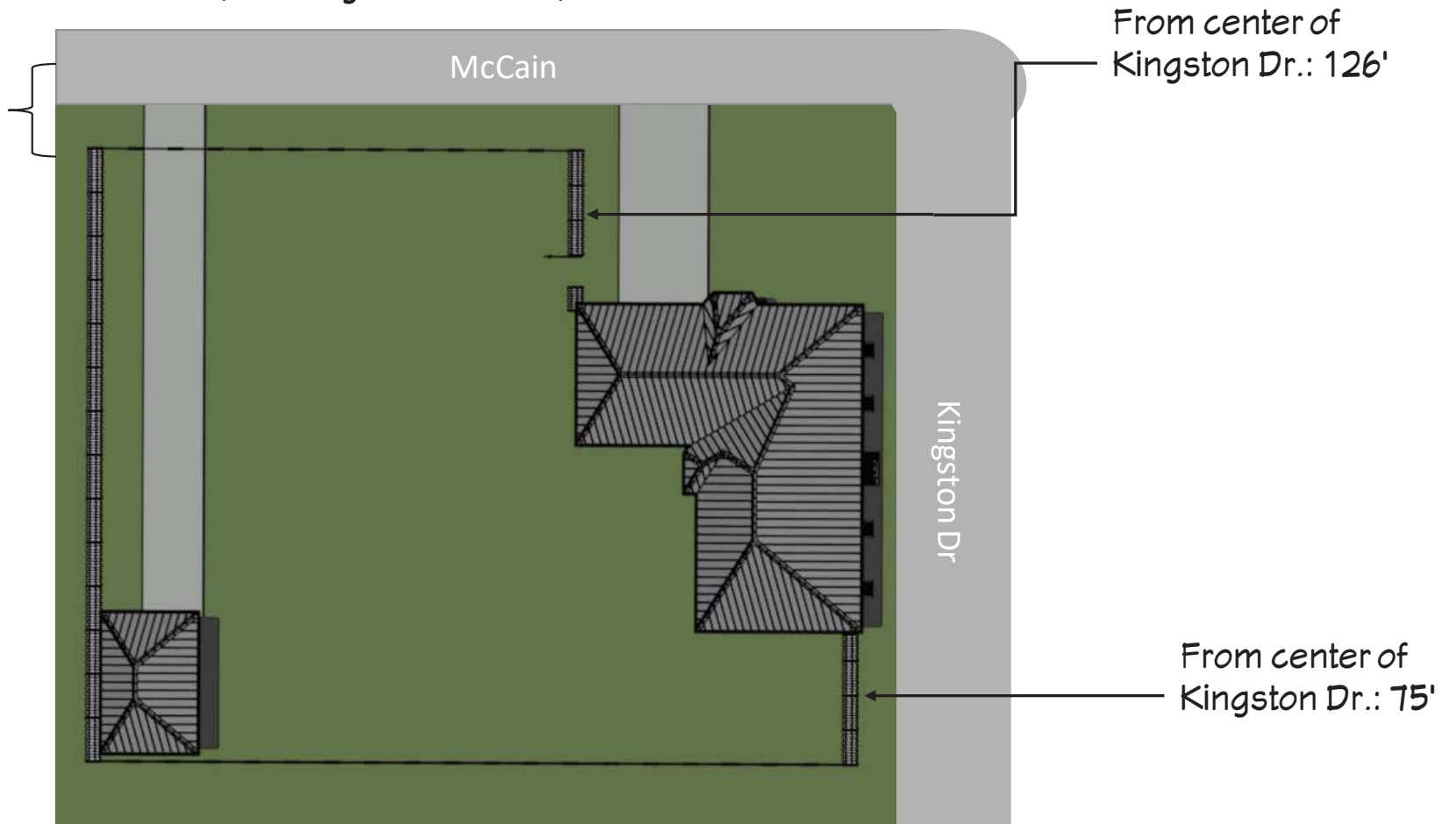
Opt. 1 - Build fence on property line (Drawing not to scale)



Statement of Planning Objectives

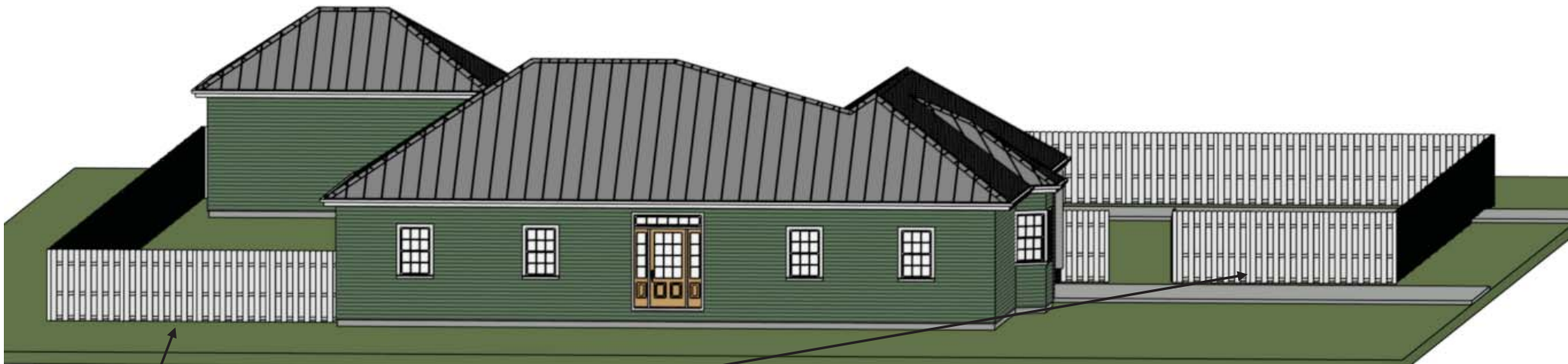
Opt. 2 - Build fence on building line
(Drawing not to scale)

From center
of McCain:
40' to
building line



Statement of Planning Objectives

Front view - not to scale

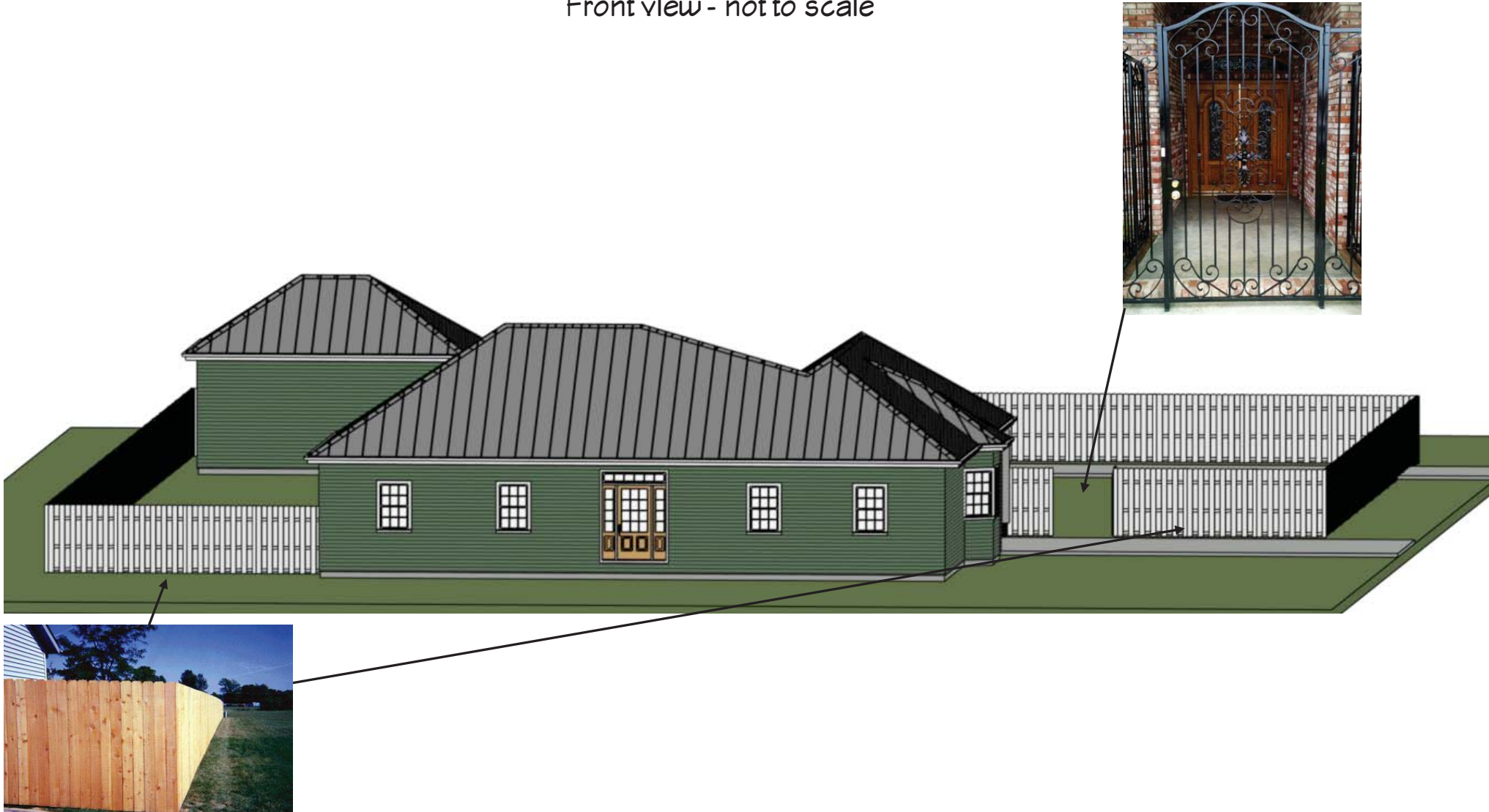


-6'H, Stained Wood fence

-Neighbors adjacent to the left from front view, Neighbors across the street on Kingston Dr

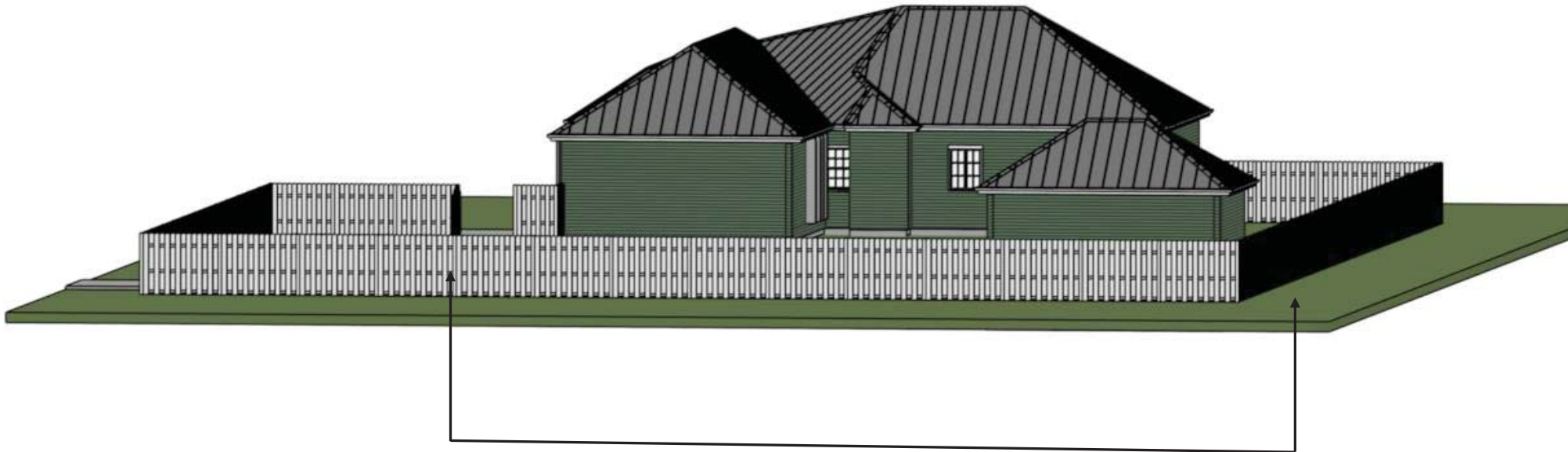
Statement of Planning Objectives

Front view - not to scale



Statement of Planning Objectives

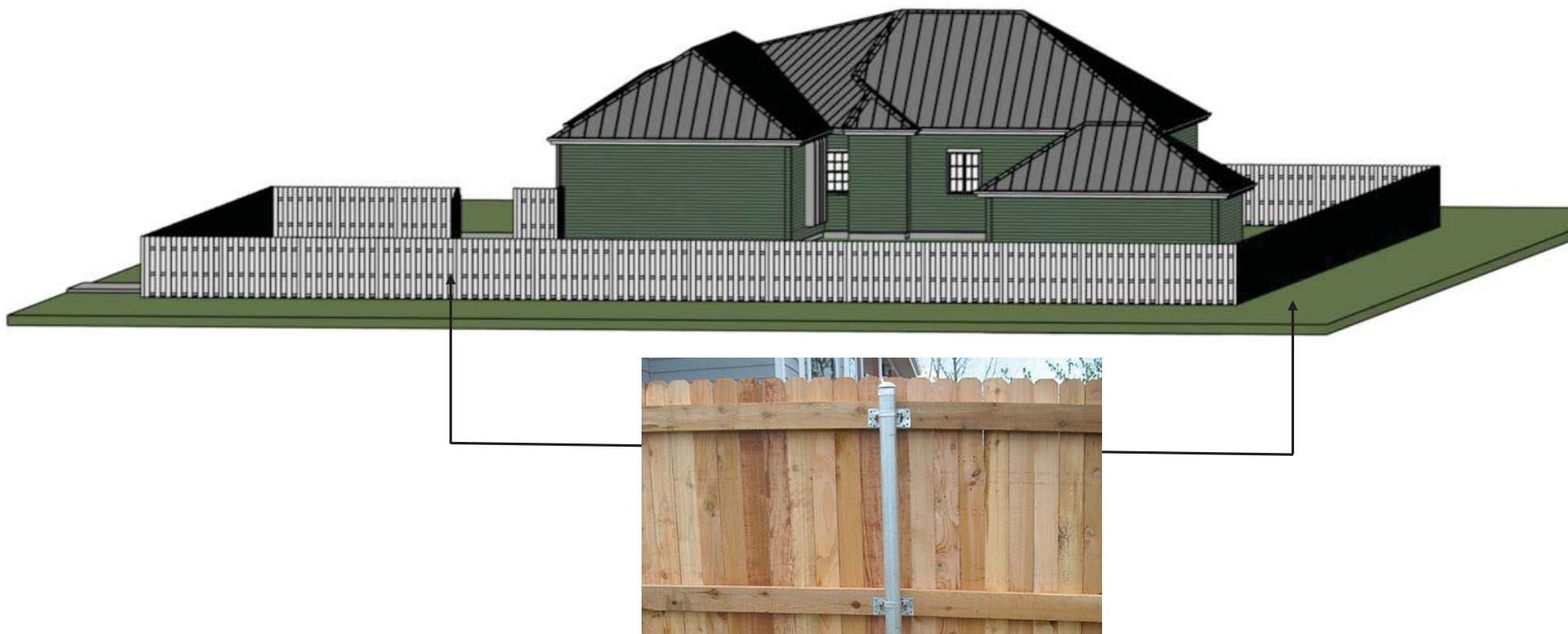
Rear view not to scale



- 6'H Stained wood Fence
- 8' Metal post w/2' in ground w/concrete, every eight feet
- Neighbors adjacent to the rear of home

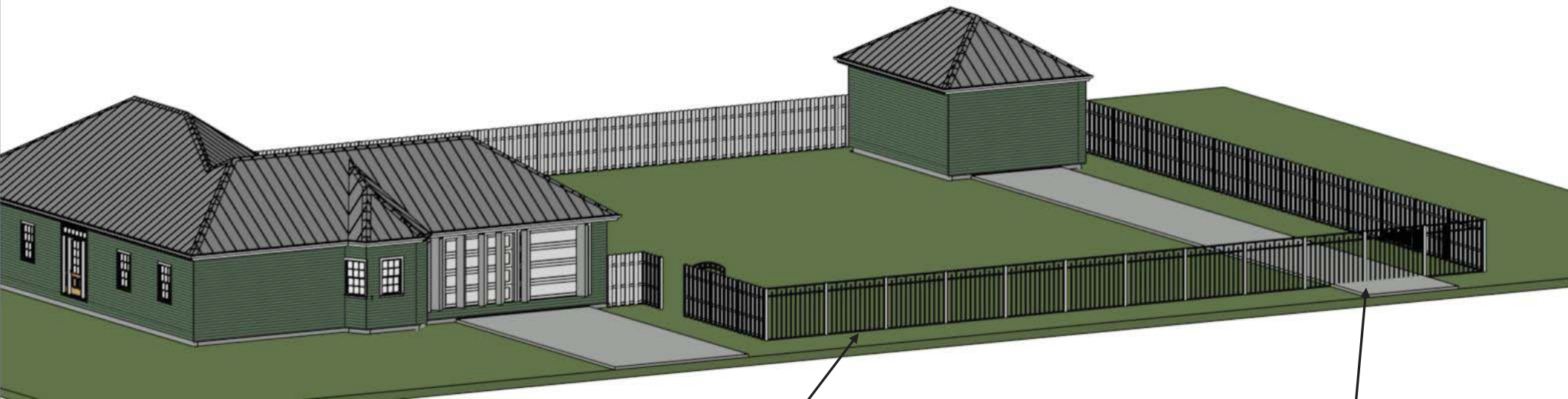
Statement of Planning Objectives

Rear view not to scale



Statement of Planning Objectives

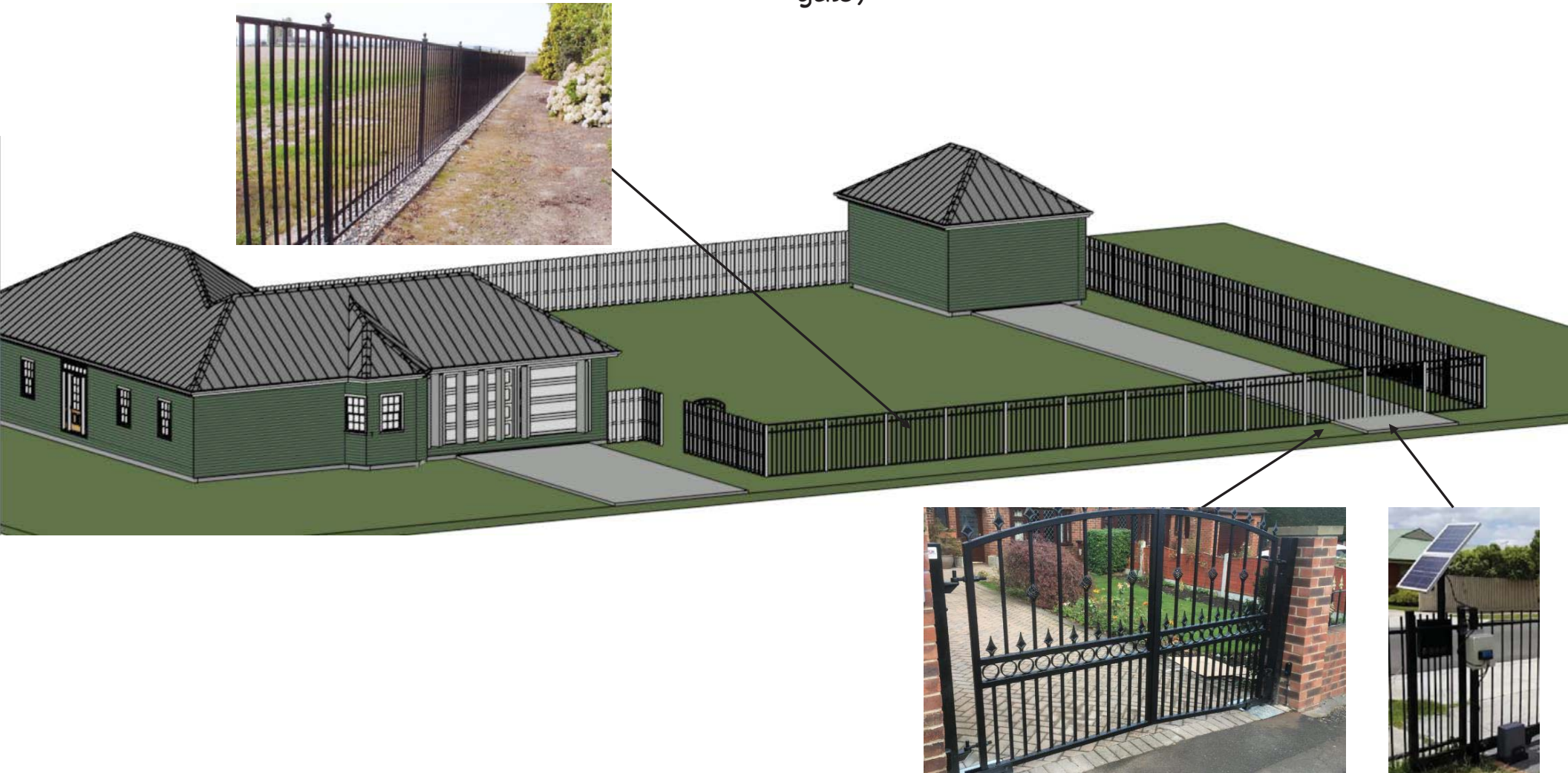
Right Side View Facing McCain opt. 1 with wrought iron fence— Not to Scale (Opt. 1)



- 6' Wrought iron fence
- Side opening gate solar paneled, two brick columns for gate support
2' LX2W' X6H'
- Neighbors across the street from McCain

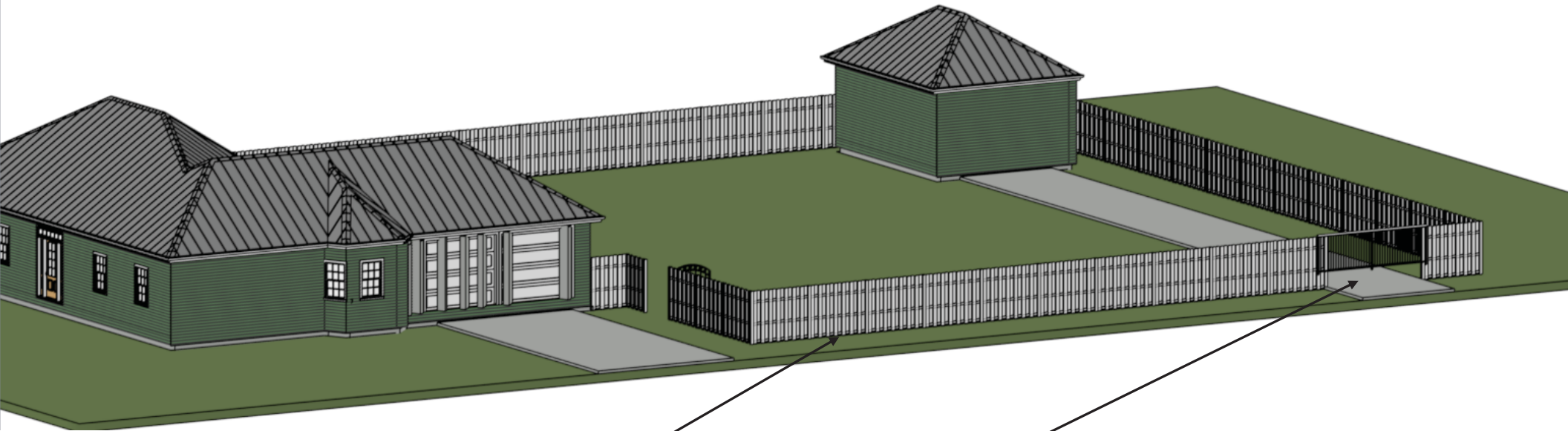
Statement of Planning Objectives

Right Side View Facing McCain – Not to Scale (Opt. 1-Material for wrought iron fence & gate)



Statement of Planning Objectives

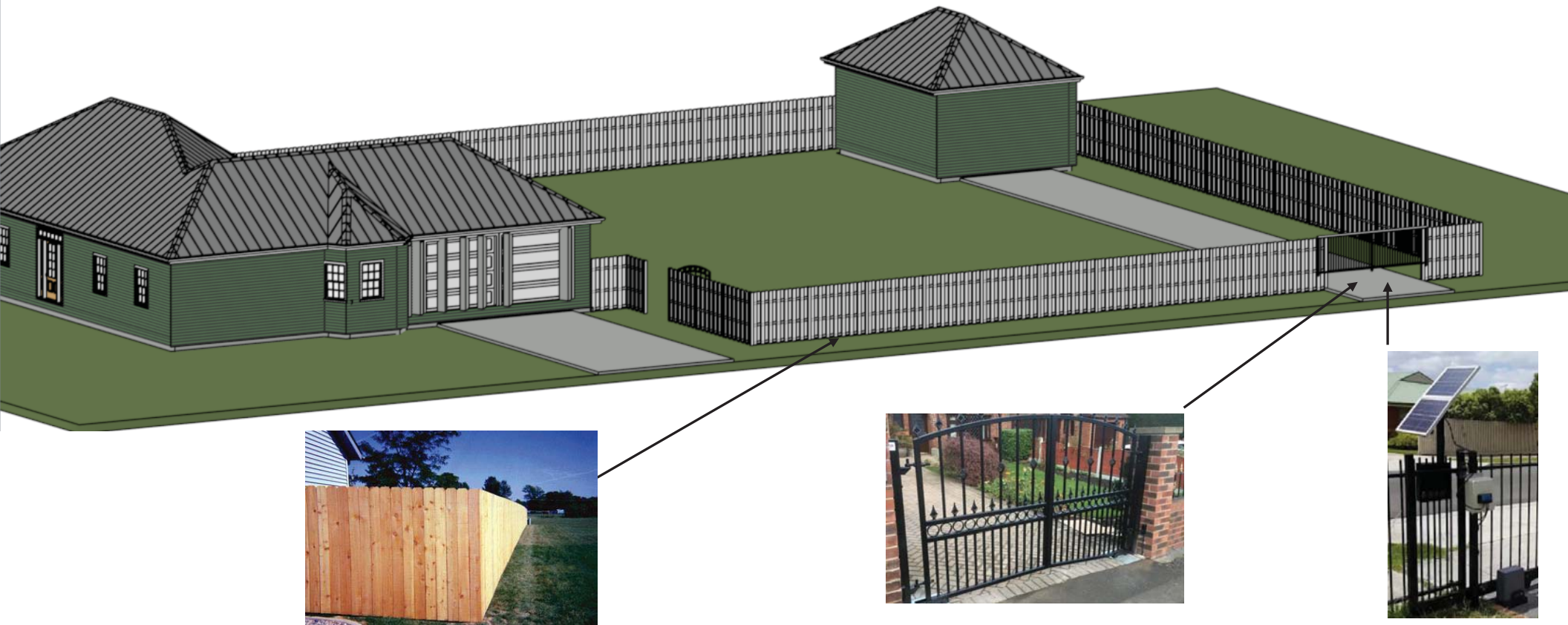
Right Side View Facing McCain with wood fence – Not to Scale (Opt. 2)



- 6'H Stained wood fence
- Solar powered wrought iron gate (opens to side)
- two brick columns to support gate

Statement of Planning Objectives

Right Side View Facing McCain – Not to Scale (Opt. 2-Material)

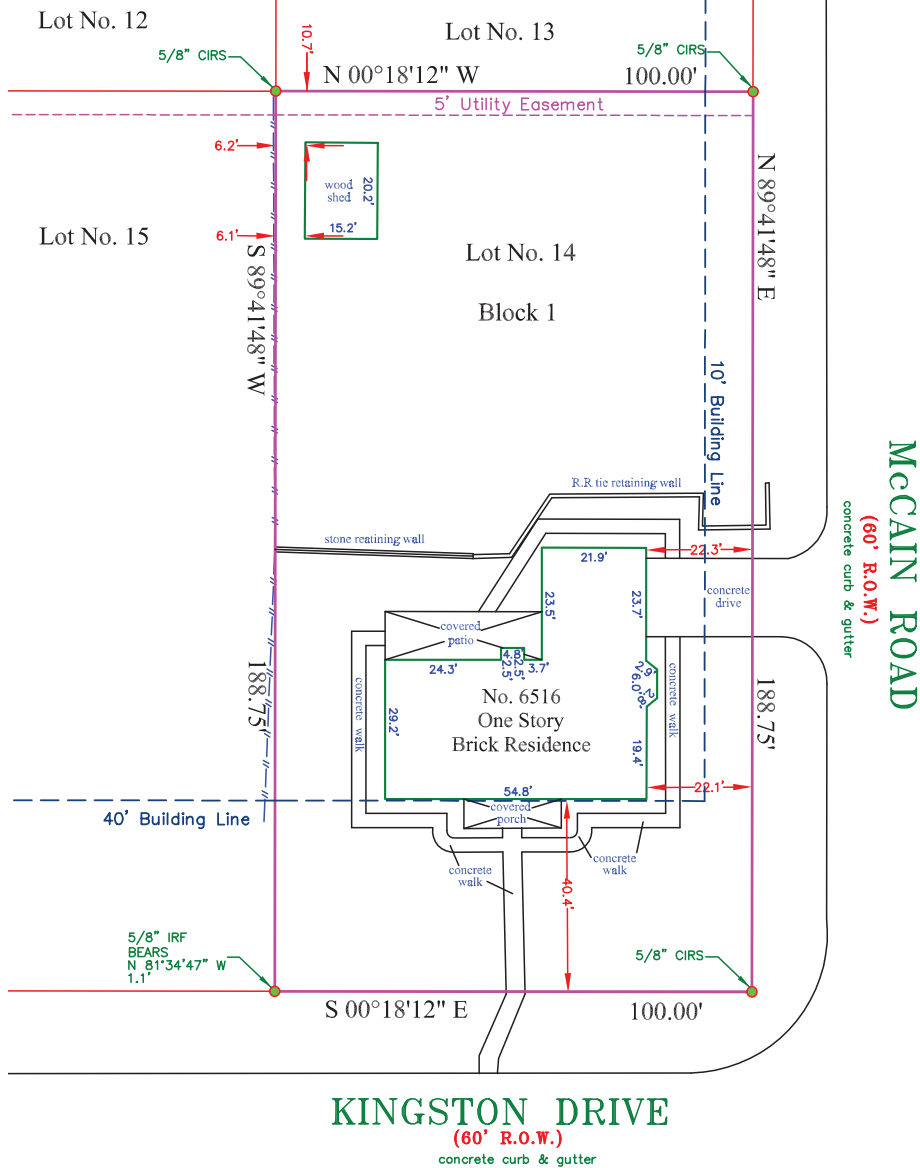


Site Plan

SURVEY PLAT

6516 Kingston Drive, Colleyville, Texas

Being Lot 14, Block 1, of KINGSTON ADDITION, an Addition to the City of COLLEYVILLE, TARRANT County, Texas, according to the Map or Plat thereof recorded in VOLUME 388-32, PAGE 71, of the Map or Plat Records of TARRANT County, Texas.



G.F. No: 219336553

By: *J. Scott Cole* Date: 08/26/2019

I, J. Scott Cole, Registered Professional Land Surveyor No. 5411, do hereby certify that this plat is the result of a survey made by me or under my direction on the ground of the property shown hereon, the lines and dimensions of said property being as indicated by this plat. The size, location and types of buildings and improvements are as shown, set back from the property lines the distances indicated. Evaluation of Restrictions and Easements of record which may affect this property, if any, has been limited to those provided from Schedule B of the title commitment. Visible and Apparent Easements, if any, are as shown.

Bearing Source: All bearings are based on Texas State Plane Coordinate System, North Central Zone.

JOB # 1911076 SCALE 1:50 DRAWN BY WSS CHECKED BY SC

Lot No. 13

Block 2

C.M. 5/8 IRF in the SW corner of Lot 10 Block 2

LEGEND OF SYMBOLS & ABBREVIATIONS		
CIRS	Capped Iron Rod Set	Electric Meter
Water Meter	⊗	Electric Control Box
Fire Hydrant	⊗	Property Line
Oncoor Underground Elec.	---	Adjoiner Property Line
Light Pole	⊗	Iron Fence
Power Pole	⊗	Wood Fence
Sanitary Sewer Manhole	⊗	Chain Link Fence
Clean Out	⊗	Barbed Wire Fence
Gas Meter	⊗	Overhead Powerline

SANDS SURVEYING CORPORATION

2154 W. Northwest Highway
Dallas, Texas 75220
PH: (214) 919-7883
Texas Firm Registration No. 10014600
www.sstx.net



Creekside Pet Care Center

Patient Chart

8820 Davis Blvd.
Keller, TX 76248
817 421-5850

Printed: 3/31/2021 at 3:14p

CLIENT INFORMATION

Name	Mr/Mrs. Maria Gonzalez (0)	Spouse	Alex
Address	6516 Kingston Dr. Colleyville, TX 76034		
Phone	214 870-7638		
Cell	214-870-7638		
Email			

PATIENT INFORMATION

Name	Sparky (69693) (Record - 81676)	Species	Canine
Sex	Male	Breed	Chihuahua Mix
Deceased	3/29/2021	Age	D@10y
ID		Rabies	
Color	Light Brown	Weight	9.50 lbs
Reminded	(none)	Codes	D

Reminders for: **Sparky** Last done

3/30/2018 Senior Screen Panel - Annual

MEDICAL HISTORY

Date	By	Code	Description	Qty (Variance)
3/29/2021	JMS	279	Home Burial	
		1178	Catheter Intravenous (euthanasia)	
	Items used:	1810	Catheter Caps box/100 MWI# 007110	1.00
		EUTHINJ	Euthanasia Inj Only(exam already done)	
	Items used:	10007	bBeuthanasia-d Special 100ml	2.00
		038839	pPropoFlo 28 USE TX CODE	2.00
3/29/2021	DM	730	Inj Cerenia 10 mg/ml	
	Items used:	10071	cCerenia Inj 20ml USE TX CODE	0.50
3/29/2021	CPC	PHONE	Phone Call	
Reason for call: Checking on scratch pay/ care credit status. O says she is still working on it, will call back in an hour to hour and half (10:30pm).				
Number(s) called: 214 870 7638				
Outcome: waiting for O to call with deposit				
Timestamp: LRY: 3/29/2021 at 8:51p:				
3/29/2021	DM	139	Inj Ampicillin	
	Items used:	869	aAmpicillin 1gm bottle x 10 bottles	0.52

Creekside Pet Care Center
8820 Davis Blvd.
Keller, TX 76248
817 421-5850

Patient Chart for Sparky
Date: 3/31/2021, Time: 3:14p

Client: Mr/Mrs. Maria Gonzalez
Page: 2

Date	By	Code	Description	Qty (Variance)
3/29/2021	DM	311	Inj Baytril 22.7mg/ml	
	Items used:	10006	bBaytril 22.7mg/ml USE TX CODE	2.80
		PUMP	IV Fluid Pump Administration	
		4010	Bio-Hazard Waste Disposal Level 2	
		254	Hospitalization 2 / day IV fluids	
		192	Inj Buprenorphine	
	Amount 0.22			
	Reason pain			
	DVM DM / Tech LRY			
	Items used:	872	Buprenorphine 0.3mg/ml 1ml vial	0.22
		71	Fluids IV 1000ml EACH BAG USED	
	Fluid type: Phyl			
	Fluid Additive: none			
	3/31/2021 : 3:14p			
	Items used:	9033	Hospira Primary Fluid Drip Set Macro 78"	2.00
		9058	T PORT MACROBORE 054123	1.00
		3165	Hospira Iv Set: 30"" Extension	2.00
		064388	IV Fluids pHyLyte ph7.4 1 Liter	1.00
		EWXRAY1	EWING Radiology STAT FEE- M-F before 5pm	
		EWXRAY2	EWING Radiology Consult-M-F before 5pm	
		IVLSO	Requisition 81676-4389925	

Test	Result	Flag	Normal Range		Measure		
			Low	High			
ProCyte_Dx 3/29/2021 11:56a							
RBC	5.10	L	5.65	8.87	M/ μ L		
HCT	32.0	L	37.3	61.7	%		
HGB	12.0	L	13.1	20.5	g/dL		
MCV	62.7		61.6	73.5	fL		
MCH	23.5		21.2	25.9	pg		
MCHC	37.5		32.0	37.9	g/dL		
RDW	15.0		13.6	21.7	%		
%RETIC	0.3				%		
RETIC	16.3		10.0	110.0	K/ μ L		
RETIC-HGB	24.5		22.3	29.6	pg		
WBC	9.32		5.05	16.76	K/ μ L		
%NEU	* 9.0				%		
%LYM	* 38.7				%		
%MONO	* 51.8				%		
%EOS	0.4				%		
%BASO	0.1				%		
NEU	* 0.83		2.95	11.64	K/ μ L		
BAND	* Suspected						
LYM	* 3.61		1.05	5.10	K/ μ L		
MONO	* 4.83		0.16	1.12	K/ μ L		
EOS	0.04	L	0.06	1.23	K/ μ L		
BASO	0.01		0.00	0.10	K/ μ L		
PLT	* 161		148	484	K/ μ L		
MPV	16.8	H	8.7	13.2	fL		
PDW	--		9.1	19.4	fL		

Creekside Pet Care Center
8820 Davis Blvd.
Keller, TX 76248
817 421-5850

Patient Chart for Sparky
Date: 3/31/2021, Time: 3:14p

Client: Mr/Mrs. Maria Gonzalez
Page: 3

Date	By	Code	Description	Qty (Variance)	
PCT	0.27		0.14 0.46	%	
Test	Result	Flag	Normal Range	Measure	
			Low High		
Catalyst_Dx 3/29/2021 12:05p					
GLU	81		70 143	mg/dL	
CREA	0.5		0.5 1.8	mg/dL	
BUN	28	H	7 27	mg/dL	
BUN/CREA	56				
PHOS	4.0		2.5 6.8	mg/dL	
CA	8.3		7.9 12.0	mg/dL	
TP	6.0		5.2 8.2	g/dL	
ALB	2.5		2.2 3.9	g/dL	
GLOB	3.5		2.5 4.5	g/dL	
ALB/GLOB	0.7				
ALT	296	H	10 125	U/L	
ALKP	309	H	23 212	U/L	
GGT	0		0 11	U/L	
TBIL	0.7		0.0 0.9	mg/dL	
CHOL	219		110 320	mg/dL	
AMYL	907		500 1500	U/L	
LIPA	274		200 1800	U/L	
Na	145		144 160	mmol/L	
K	3.9		3.5 5.8	mmol/L	
Na/K	37				
Cl	105	L	109 122	mmol/L	
Osm Calc	291			mmol/kg	
3/29/2021	DM	11	DR X-ray Additional Films (each)		
		382	DR X-ray 1 View		
		VTGENQ	Catalyst GHP Che 17 CBC Lytes SICK		
Items used:		035551	cCatalyst cChem 17 Clip		1.00
		037972	cCatalyst lLyte 4 Clip		1.00
		038689	cCatalyst Lithium Whole Blood Separator		1.00
		035554	cCatalyst DX TM Pipette Tip		1.00
		039487	Idexx Procyte Reagent Pack *non-return*		0.05
		039488	Procyte Stain Pack *non returnable*		0.05
		TECHTIME	Tech Time total for each lab tst run		1.00
		MEDCON	Medical Condition Record		

Age: 10y **Weight:** 9.50 **Temp:** 102.70

OBJECTIVE SECTION

BCS - 3/5
BAR, MM=pink/moist, CRT < 2 sec
Coat & Skin - puncture noted on the dorsum of the thoracolumbar area and left ventrolateral abdomen has a bite wound that is possibly communicating with the abdominal cavity.
Eyes - Normal in appearance and symmetry. Normal PLR and menace response.
Ears - Normal
Nose/Throat - Normal in appearance
Oral - moderate dental calculus, gingivitis noted
Resp - lungs sound clear in all quadrants on auscultation

Creekside Pet Care Center
 8820 Davis Blvd.
 Keller, TX 76248
 817 421-5850

Patient Chart for Sparky
 Date: 3/31/2021, Time: 3:14p

Client: Mr/Mrs. Maria Gonzalez
 Page: 4

Date	By	Code	Description	Qty (Variance)
Cardiovascular - pulses strong and synchronous; no murmurs auscultated; normal sinus rhythm Abdominal - no masses or organomegaly on abdominal palpation; no pain elicited on abdominal palpation Urinary- Normal on external exam Reproductive- Normal on external exam Musculoskeletal - Normal ambulation on all four limbs. Neurological - Normal mentation Behavioral - good Peripheral lymph nodes palpate wnl				
A:Bite wounds; Dehydrated; broken ribs; fractured lumbar vertebral transverse process.				
P: Physical exam, x-rays radiology consult chem 17, cbc and Lytes Hospitalization IV catheter IV fluids 100 ml in 30 min and 20 ml/hour there after. Inj. Baytril 2.8 ml SID IV INj. Ampicillin 0.52 ml IV inj. Buprenorphine 0.23 ml IV BID				
Wound repair is scheduled for later possibly tomorrow to be performed when the P is stable.				
JMS: 3/29/2021 at 11:59p: Sparky became hypoglycemia (56 mg/dL). Administered 0.5 mL/kg 50% Dextrose - 2mL diluted with saline and started 2.5% Dextrose solution. Sparky also became hypothermic (95°F). Started active warming. Discussed clinical signs with owner and concerns for worsening sepsis. Recommended QOL/humane euthanasia. Owner elected euthanasia and home burial. 1. Propofol 2.0 mL IV 2. Euthasol 2.0 mL IV				
3/29/2021	DM	170	Exam Diagnostic	
3/29/2021	CPC	CWT	CLIENT WAIT TIME	
		MEDREC	Patient check-in	
got out of yard yesterday and has swelling on one side and maybe some dried blood				

7:42



TODAY



1:11:15 AM

1X



GO
LIVE

1:00 AM

1:30

^
EVENTS

7:42



TODAY



1:11:09 AM

1X



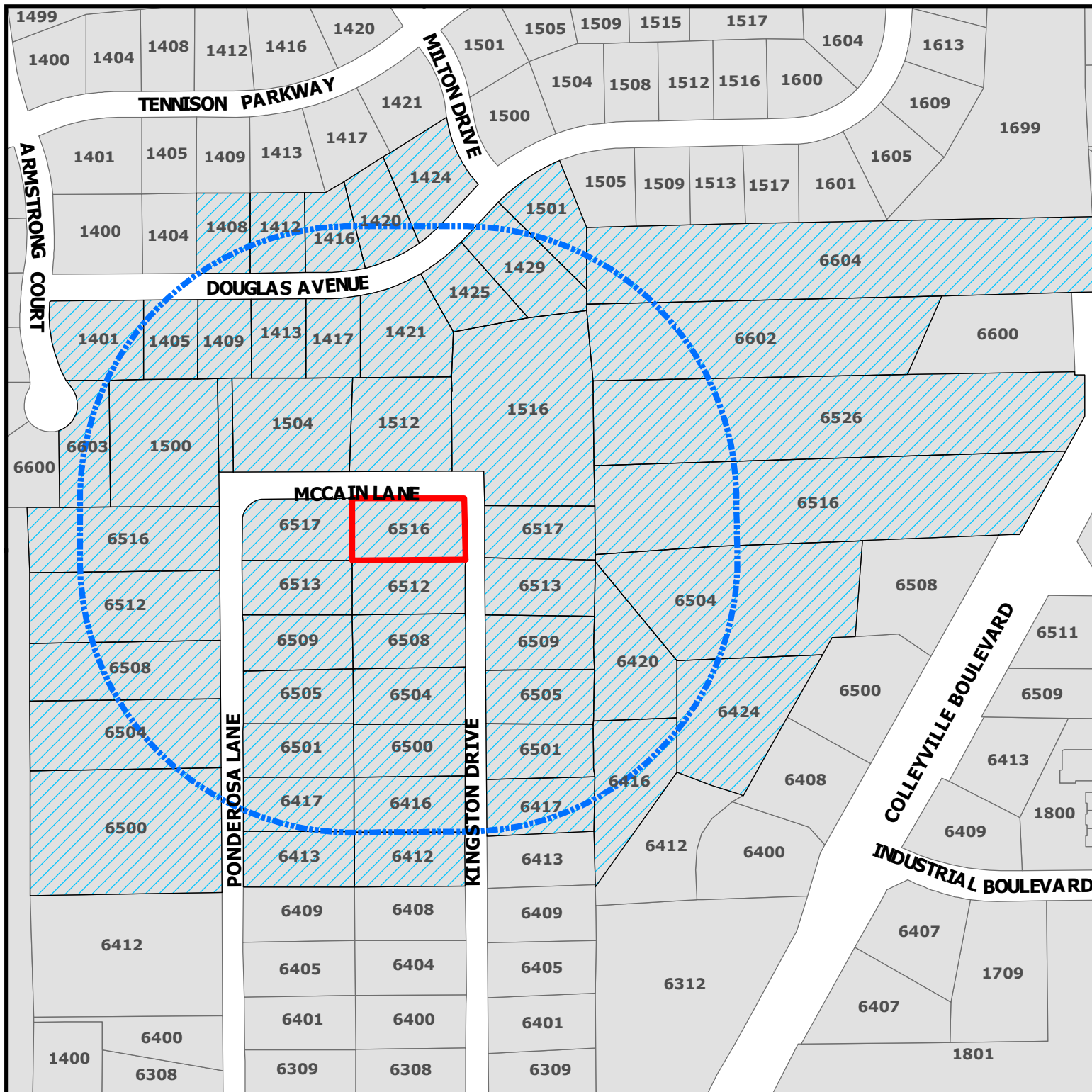
GO
LIVE

1:00 AM

1:30

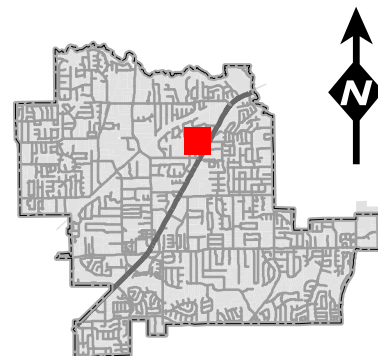
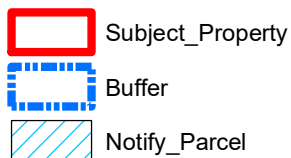
^
EVENTS

Notification Map



ZC21-007
6516 Kingston Drive

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
RYAN, ARTHUR FRANCIS	6516 PONDEROSA LN	COLLEYVILLE, TX	76034	6516 PONDEROSA LN
MOELLER, KARLA S	6501 PONDEROSA LN	COLLEYVILLE, TX	76034	6501 PONDEROSA LN
SURANI, RAFIQ	1409 DOUGLAS AVE	COLLEYVILLE, TX	76034	1409 DOUGLAS AVE
SMITH, CHARLES L	6417 PONDEROSA LN	COLLEYVILLE, TX	76034	6417 PONDEROSA LN
SIMS, REX A	6505 KINGSTON	COLLEYVILLE, TX	76034	6505 KINGSTON DR
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6420 COLLEYVILLE BLVD
BAILEY, ARVEL W	PO BOX 747	COLLEYVILLE, TX	76034	1504 MCCAIN LN
DIMITROV, LACHEZAR P	6509 KINGSTON	COLLEYVILLE, TX	76034	6509 KINGSTON DR
FENNEMA, SEAN	6513 KINGSTON DR	COLLEYVILLE, TX	76034	6513 KINGSTON DR
KERR, SEAN M	1405 DOUGLAS AVE	COLLEYVILLE, TX	76034	1405 DOUGLAS AVE
CAVINS, ANDREW	6513 PONDEROSA LN	COLLEYVILLE, TX	76034	6513 PONDEROSA LN
JACKSON, SHANE Q	1512 MCCAIN LN	COLLEYVILLE, TX	76034	1512 MCCAIN LN
MCCAIN, TERRY M	1500 MCCAIN LN	COLLEYVILLE, TX	76034	1500 MCCAIN LN
REYNOLDS, LESLIE	6604 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6604 COLLEYVILLE BLVD
JACKSON, STEVEN P	1501 DOUGLAS AVE	COLLEYVILLE, TX	76034	1501 DOUGLAS AVE
FRANKLIN, THOMAS C	6413 PONDEROSA LN	COLLEYVILLE, TX	76034	6413 PONDEROSA LN
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6526 COLLEYVILLE BLVD
GIFFORD, EDDIE R	1420 DOUGLAS AVE	COLLEYVILLE, TX	76034	1420 DOUGLAS AVE
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6416 COLLEYVILLE BLVD
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6504 COLLEYVILLE BLVD
MARS, MARK	1429 DOUGLAS AVE	COLLEYVILLE, TX	76034	1429 DOUGLAS AVE
GARRETT, KENNETH	6517 KINGSTON	COLLEYVILLE, TX	76034	6517 KINGSTON DR
KARNES, ROBERT M	1413 DOUGLAS AVE	COLLEYVILLE, TX	76034	1413 DOUGLAS AVE
HOUSTON, WILLIAM R	1408 DOUGLAS AVE	COLLEYVILLE, TX	76034	1408 DOUGLAS AVE
DACUS, MICHELE R	1417 DOUGLAS AVE	COLLEYVILLE, TX	76034	1417 DOUGLAS AVE
BOWDEN, GERALD W	850 AVENIDA SERENA	MARBLE FALLS, TX	78654	6516 COLLEYVILLE BLVD
GUNDEL, CINDY	6500 PONDEROSA LN	COLLEYVILLE, TX	76034	6500 PONDEROSA LN
PULLEN, TIMOTHY B	6501 KINGSTON	COLLEYVILLE, TX	76034	6501 KINGSTON DR
WINDING CREEK VILLAGE LLC	1801 PRECINCT LINE RD STE A	HURST, TX	76054	6424 COLLEYVILLE BLVD
MCCAIN, NORMA	PO BOX 92185	SOUTHLAKE, TX	76092	1516 MCCAIN LN
ROSSER, OBIE RAY	1401 DOUGLAS AVE	COLLEYVILLE, TX	76034	1401 DOUGLAS AVE
FUQUA, WILLIAM L	6517 PONDEROSA LN	COLLEYVILLE, TX	76034	6517 PONDEROSA LN
BIERIG, KELLY D	1425 DOUGLAS AVE	COLLEYVILLE, TX	76034	1425 DOUGLAS AVE
RYAN, GERALD CASEY	6509 PONDEROSA LN	COLLEYVILLE, TX	76034	6509 PONDEROSA LN
REYNOLDS, DOUGLAS	6417 KINGSTON	COLLEYVILLE, TX	76034	6417 KINGSTON DR
GABLE, STEPHAN D	6412 KINGSTON	COLLEYVILLE, TX	76034	6412 KINGSTON DR
HANZELKA, JOSEPH R	6508 KINGSTON	COLLEYVILLE, TX	76034	6508 KINGSTON DR
SHEARS, THOMAS T TR EST	PO BOX 33349	FORT WORTH, TX	76162	6504 KINGSTON DR
NOORANI, WAZIR A	1416 DOUGLAS AVE	COLLEYVILLE, TX	76034	1416 DOUGLAS AVE
MCCAIN, TERRY MACK	1500 MCCAIN LN	COLLEYVILLE, TX	76034	1500 MCCAIN LN
LOPEZ, KENNETH G	1412 DOUGLAS AVE	COLLEYVILLE, TX	76034	1412 DOUGLAS AVE
BOYLES, MARTIN	6505 PONDEROSA LN	COLLEYVILLE, TX	76034	6505 PONDEROSA LN
ISAAC, CHRISTOPHER W	1112 SABINE CT	COLLEYVILLE, TX	76034	6504 PONDEROSA LN
TONDRE, ZACHARY	6512 KINGSTON DR	COLLEYVILLE, TX	76034	6512 KINGSTON DR
WODRICH, JULIE	6603 ARMSTRONG CT	COLLEYVILLE, TX	76034	6603 ARMSTRONG CT
JUSTISS, JAMES E	6508 PONDEROSA LN	COLLEYVILLE, TX	76034	6508 PONDEROSA LN
MARTIN DON V AND IRIS A MARTIN	109 BREMEN DR	HURST, TX	76054	6516 KINGSTON DR
THOMAS, MATHEW	6416 KINGSTON ST	COLLEYVILLE, TX	76034	6416 KINGSTON DR
NAIK, YATINKUMAR	1424 DOUGLAS AVE	COLLEYVILLE, TX	76034	1424 DOUGLAS AVE
HARRISON, MARK	1421 DOUGLAS AVE	COLLEYVILLE, TX	76034	1421 DOUGLAS AVE
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6602 COLLEYVILLE BLVD
CROCKER, RHONDA	6500 KINGSTON	COLLEYVILLE, TX	76034	6500 KINGSTON DR
GORDON, TRACY	6512 PONDEROSA LN	COLLEYVILLE, TX	76034	6512 PONDEROSA LN
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
SAPPHIRE ENCLAVE ADDITION, THE	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GONZALEZ, MARIA	6516 KINGSTON DRIVE	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on March 26, 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, April 12, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, May 4, 2021 & Tuesday, May 18, 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 Fence to encroach into the street side yard setback. The purpose of the request is to allow for a 6 ft. wood or wrought iron fence to encroach into the 30 ft. required street side yard setback of a corner lot.

Zoning Case: ZC21-007

Applicant: Maria Gonzalez

Owner: Maria Gonzalez

Location: 6516 Kingston Drive

Property Description: Lot 14, Block 1, Kingston Addition

Present Zoning: R-20 Single Family Residential

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn 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 0.4007 ACRES, ON LOT 14, BLOCK 1, KINGSTON ADDITION, LOCATED AT 6516 KINGSTON DRIVE BY AUTHORIZING A SPECIAL USE PERMIT FOR AN 6 FOOT WOOD (OR WROUGHT IRON) FENCE TO ENCROACH INTO THE 30-FOOT STREET SIDE YARD SETBACK LINE FOR A CORNER LOT; 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 6 foot wood (or 6 foot wrought iron) fence to encroach into the street side yard setback for a corner lot under Case No. ZC21-007; 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 6 foot wood (or 6 foot wrought iron) fence to encroach into the street side yard property line for a corner lot on 0.4007 acres, being Lot 14 Block 1, Kingston

Addition, located at 6516 Kinston Drive, as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to a 6 foot wood (or 6 foot wrought iron) fence to encroach into the street side yard setback for a corner lot and be allowed on the property line.
 - b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
 - c. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of May 2021.

The second reading and public hearing being conducted on the 18th day of May 2021.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 18th DAY OF MAY 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" - Location and Zoning Map

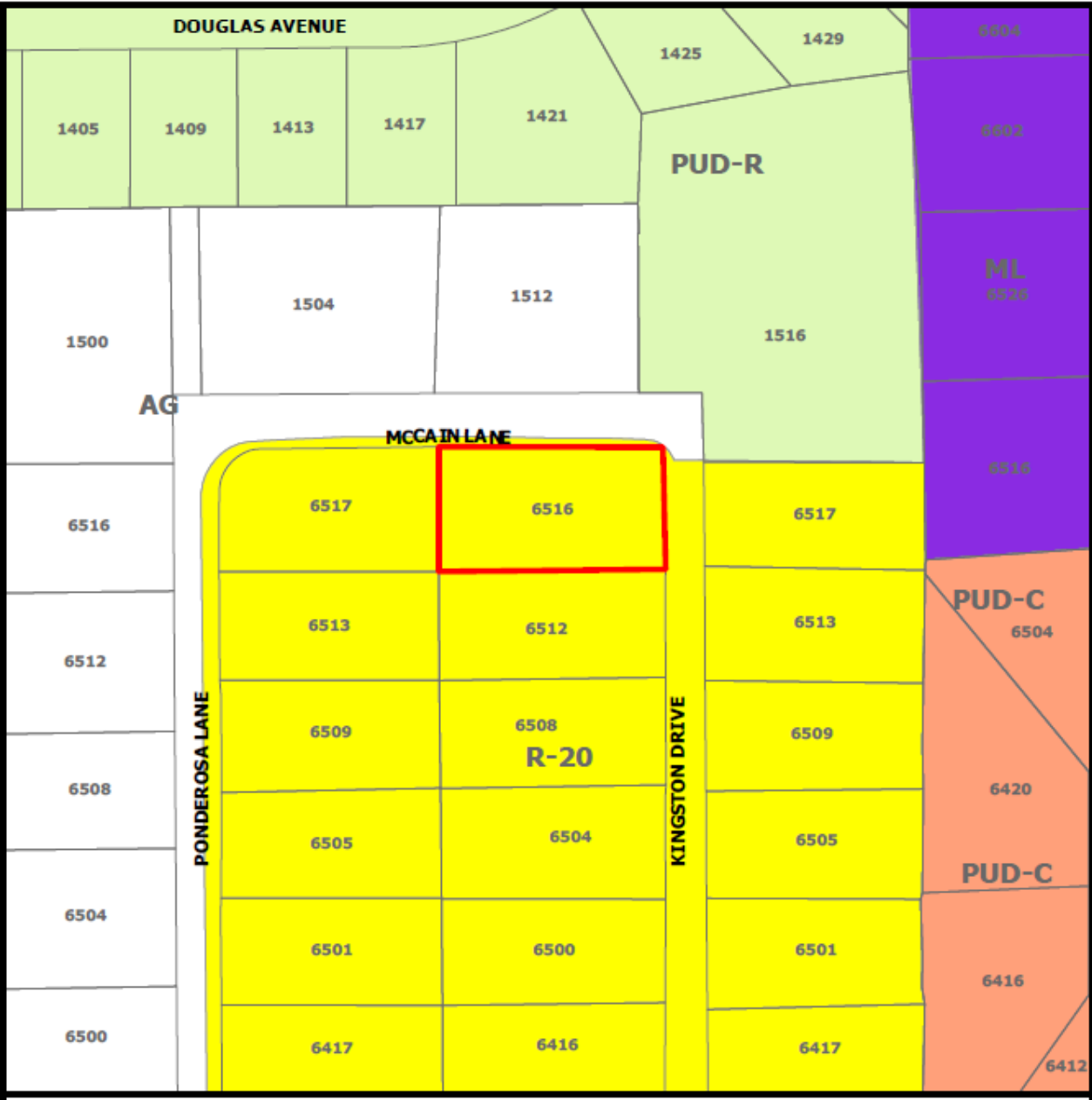
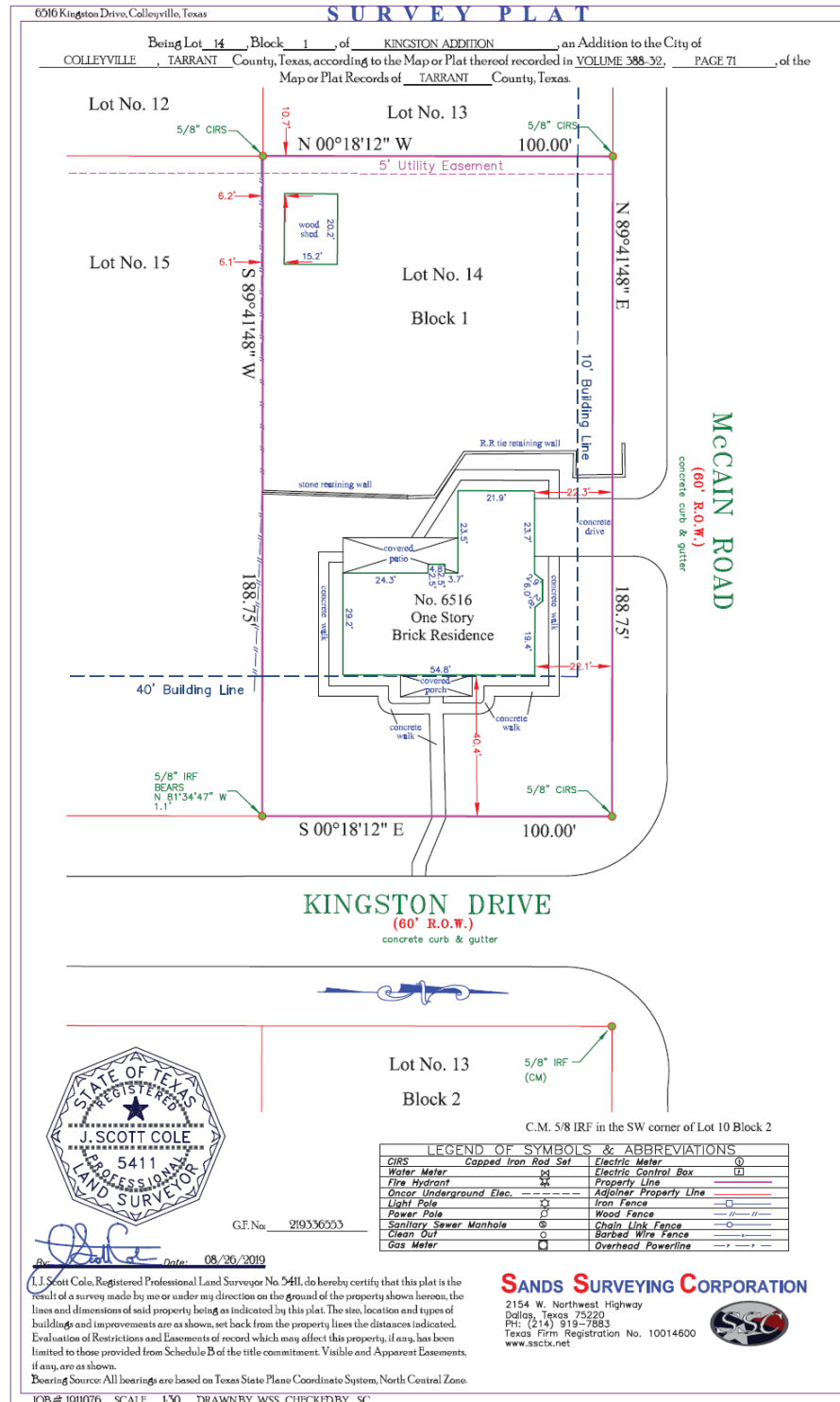


Exhibit "B" – Site Plan





[illegible]

The diagram shows a detailed architectural floor plan of a building. The main structure is a large rectangle with several internal partitions. Dimensions are provided for various sections:

- Main Structure Dimensions:**
 - Top horizontal dimension: 5'-8" 13/16"
 - Right vertical dimension: 5'-11" 7/16"
- Internal Partitions and Features:**
 - A central area contains dashed green lines forming a cross shape.
 - Dimensions along the top edge include: 2'-8" 0/9", 12'-6"-6", 7'10"-5"-7", 4", 7'10"-6"-1", 2'-5"-1'10".
 - Along the right edge: 2'-8" 11/16", 2'-6" 11/16", 2'-11/8" 12'-8" 2'31/8".
 - Along the bottom edge: 2'-8" 11/16", 2'-6" 11/16", 2'-11/8" 12'-8" 2'31/8".
 - Along the left edge: 2'-8" 11/16", 2'-6" 11/16", 2'-11/8" 12'-8" 2'31/8".
 - Small rectangular features are labeled with dimensions like 2'-8" 11/16", 2'-6" 11/16", 2'-11/8" 12'-8" 2'31/8".
- Inset Diagram:**
 - Location: Bottom right corner.
 - Title: "Main Area" (rotated).
 - Dimensions: 22'-10" 1/8" (horizontal), 16'-10" 1/8" (vertical).
 - Content: A simplified version of the main floor plan showing the overall layout with dashed green lines.

[illegible]



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
2g	4/12/2021	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008

Explanation

Yan Luo, of Galaxy Massage, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use at 5200 Colleyville Boulevard, Suite C. Massage Therapy is allowed in the CC-1 Village Retail district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-1 and generally located on the west side of Colleyville Boulevard, north of Main Street, and adjacent to the Village development. The subject property is a platted lot and currently developed with a multi-tenant commercial building. A Massage Therapy business currently occupies Suite C, and the reason for the SUP request is due to a change in the ownership.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location. The applicant is requesting to continue operating as a Massage Therapy business with a new ownership and a new name, Galaxy Massage.

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

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

- a. Shall be located not less than 300 feet from another Massage Therapy establishment
- b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is

required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP due to a change in ownership of the business. The hours of operation will be Monday-Sunday 10:00 am to 9:00 pm. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 1R1, Block 1, of the Foster Addition.

DRC Review: The DRC reviewed the request during their March 22, 2020 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and west are located in the Village, zoned PUD-R, and developed with a mixture of office/retail/and residential uses. The property to the east is zoned CC-1 and is improved with a commercial restaurant use. The property to the north is zoned PUD-R and developed with a commercial building.

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 approval of the Special Use Permit (SUP) to authorize a Massage Therapy use for Galaxy Massage at 5200 Colleyville Boulevard, Suite C. The proposed business should not adversely affect surrounding uses.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Property and Lease Information
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Draft Ordinance

Aerial Map



ZC21-008

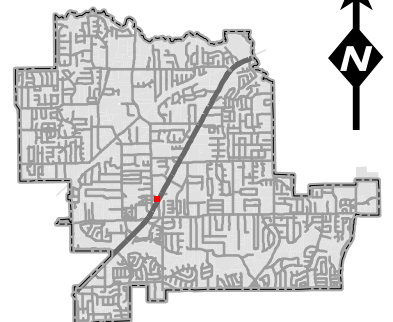
5200 Colleyville Blvd, Suite C

DISCLAIMER:

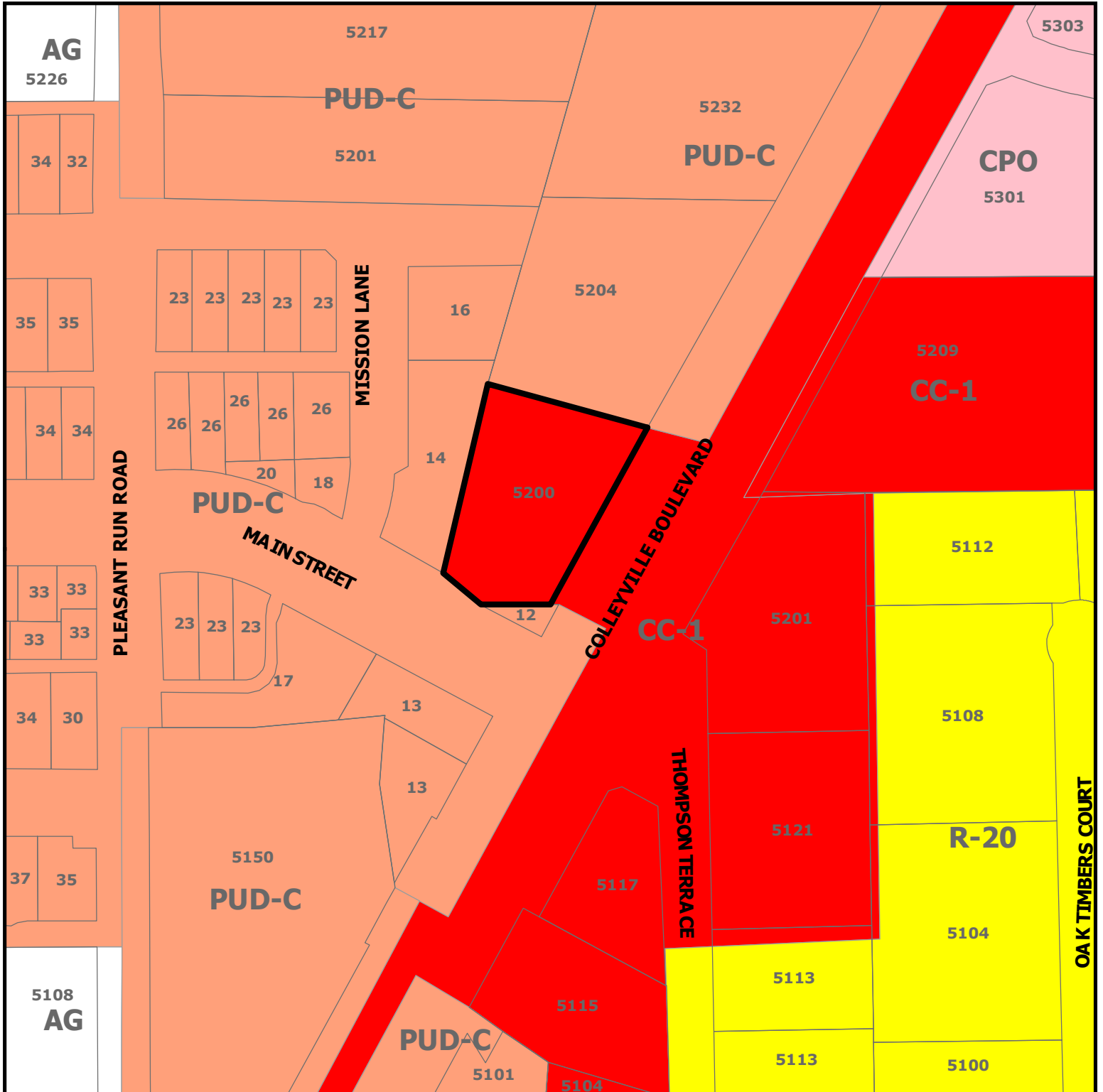
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Subject Property



Zoning Map



ZC21-008

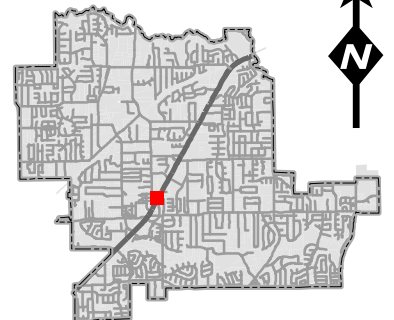
5200 Colleyville Blvd, Suite C

DISCLAIMER:

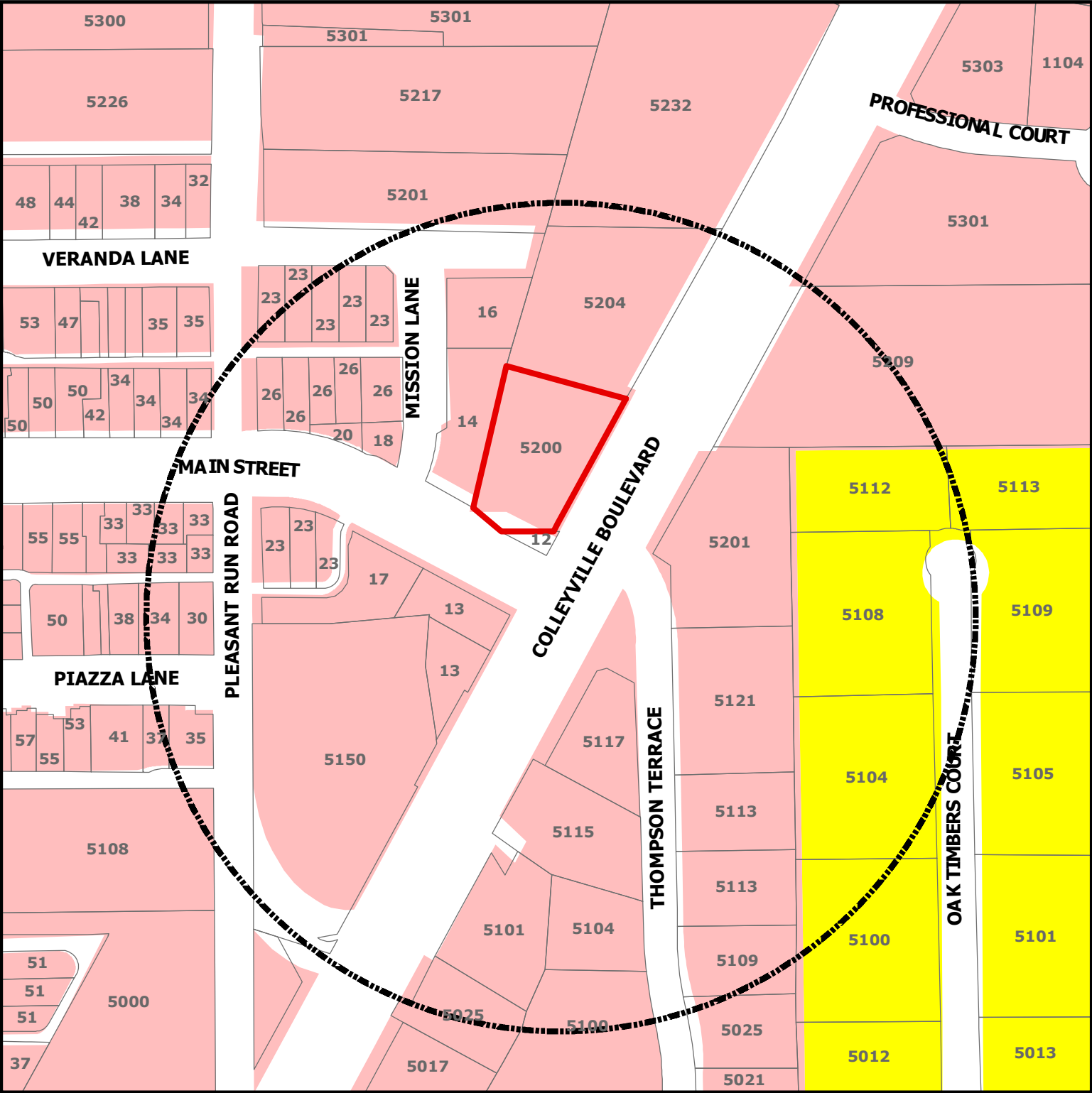
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Subject Property



Future Land Use Map



ZC21-008

5200 Colleyville Blvd, Suite C



Subject Property

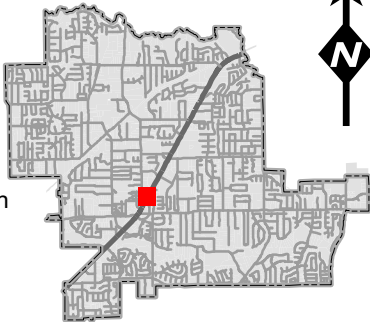
Sales Tax Preferred Intersection



Residential



Colleyville Blvd Corridor



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Statement of Planning Objectives

Galaxy Massage

5200 Colleyville Blvd. Ste. C
Colleyville , TX 76034

Date: March 09, 2021

Statement of Planning Objectives

Our mission is to run a profitable business by providing high-end therapeutic massage in professional environment. we offer massage in a variety of styles- traditional Swedish Massage, Sports Massage, Deep Tissue Work, Hot Stone Massage, and Reflexology.

Our Goal is to tailor the client's experience based on initial interview information, as well as feedback during the treatments, to ensure the client's comfort and satisfaction, and to increase repeat business. we are mindful of the overall experience - using only the finest oils and lotions, special lighting, music, décor, and textiles are used throughout the spa to complete the comfortable, plush environment and enhance the client's overalls spa experience.

We are going to open daily from 10:00am to 9:00pm.

Sincerely,

YanLuo

The owner of *Galaxy Massage*



Rick Figueroa
Chair

Thomas F. Butler
Vice Chair

Gerald R. Callas, M.D., F.A.S.A.
Helen Callier
Nora Castañeda
Joel Garza
Gary F. Wesson, D.D.S., M.S.

Licensed Massage Therapist

JIAQI LIANG

License Number: MT128968

Attach a
Current
Photograph
Here

The person named above is licensed by the Texas Department of Licensing and Regulation.

License Expires: May 31, 2021

Brian E. Francis
Executive Director

Site Plan



01 PROPOSED FLOOR PLAN - SUITE #C

SUITE #D - TURNER FORTUNE - REAL ESTATE

- FLAME SPREAD

1. VERIFY SITE CONDITIONS AND ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION AT THIS PROJECT.
2. ALL NEW EXTERIOR PARTITION WALLS MAY BE FRAMED W/ 4" 2S-GAGE METAL STUDS AT 16" O.C. MAXIMUM PER CURRENT LOCAL BUILDING CODES.

3. LECTURE

-  CHIPPING WALL TO REMAIN
 EXISTING STONE FRAMT WALL TO REMAIN
 CHIPPING INTERIOR WALL PG BC DEMOLISHED IF ANY
 PROPOSED INTERIOR PARTITION WALL UP TO BRICK CEILING
 PROPOSED HALF-WALL, 4'0" A.F.F. ON URB
 EXISTING DOOR TO REMAIN
 NEW DOOR
 FLOOR DRAWS, FB, IF ANY

[illegible]

and

2. FIELD REPRESENTATIVE POWER HANDOVERS: CALL, CORRESPONDENCE PER CITY'S REQUIREMENTS AND SUBMIT NAME AFTER OUR ABILITY TO CITY FOR APPROVAL.

INTERIOR FINISH SCHEDULE						Remarks
Room Name	Floor	Base	Wall	Ceiling		
LIVING/DINING ROOM	CEMENT TILE	# CEAMING TILE	BRICKLAY W/TEXTURE	BUSHPORED ONE ACCURATE CEILING PLASTER 4" x 4" x 4" x 4"		
HALLWAY	CEMENT TILE	# CEAMING TILE	BRICKLAY W/TEXTURE	BUSHPORED ONE ACCURATE CEILING PLASTER 4" x 4" x 4" x 4"		
SLEEPING ROOM	CEMENT TILE	# CEAMING TILE	BRICKLAY W/TEXTURE	BUSHPORED ONE ACCURATE CEILING PLASTER 4" x 4" x 4" x 4"		
KITCHEN	CEMENT TILE	# CEAMING TILE	BRICKLAY W/TEXTURE	BUSHPORED ONE ACCURATE CEILING PLASTER 4" x 4" x 4" x 4"		
BATHROOM	CEMENT TILE	# CEAMING TILE	BRICKLAY W/TEXTURE	BUSHPORED ONE ACCURATE CEILING PLASTER 4" x 4" x 4" x 4"		
UTILITY CLOSET	CEMENT TILE	# CEAMING TILE	BRICKLAY W/TEXTURE	BUSHPORED ONE ACCURATE CEILING PLASTER 4" x 4" x 4" x 4"		

12

1. WHITE-CHARTER CEMENT TILE OR BOND SYSTEM BOARD CEILING ARE REQUIRED IN ALL WHITE ROOMS, SUCH AS LABORATORY.
2. FLOORING SHALL BE POLISHED 4" MINIMUM THICKNESS WHITE TILE OR BOND SYSTEM BOARD CEILING ARE REQUIRED IN ALL WHITE ROOMS, SUCH AS LABORATORY.

- Source: *Journal of the American Medical Association*, 2000, 284:1033-1038.

NOTES PER IBC 2012 SECTIONS:

714.3.1.1 FIRE-RESISTANCE-RATED ASSEMBLIES.
PENETRATIONS SHALL BE INSTALLED AS TESTED IN AN
APPROVED FIRE-RESISTANCE-RATED ASSEMBLY.

714.3.1.2 THROUGH-PENETRATION FIRESTOP SYSTEM.
THROUGH PENETRATIONS SHALL BE PROTECTED BY AN
APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS
TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479,
WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF
0.01 INCH (249 Pa) OF WATER AND SHALL HAVE AN F
RATING OF NOT LESS THAN THE REQUIRED
FIRE-RESISTANCE RATING OF THE WALL PENETRATED.



-

1977 *Science* 196: 100-101.

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Phone: 604-696-1111, or 1-800-368-7442. 475
 Columbia Street, Suite 100, Vancouver, BC V6B 1A1.

INTERIOR FINISH-OUT FOR:

JM MESSAGE

35200 COLLEYPVILLE BLVD., SUITE 30, TEXAS, COLLEYPVILLE, TEXAS 78034



REVISIONS		
NO.	DATE	DESCRIPTION

06-24-2017
PROJECT NO.
2017-B071-01

FLOOR PLAN

A-1

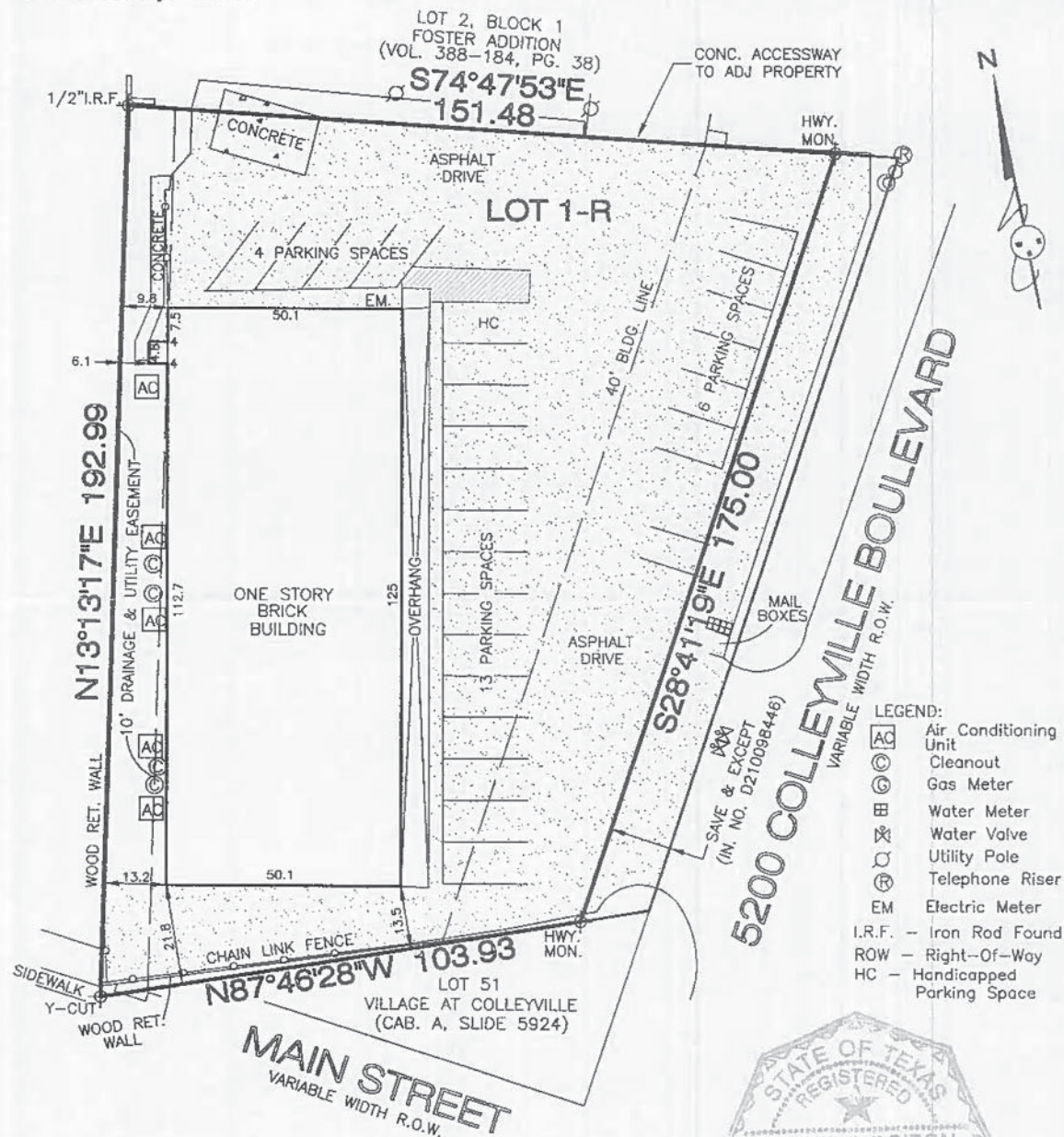
Site Plan

SURVEY PLAT

THIS IS TO CERTIFY THAT I HAVE, THIS DATE, MADE A CAREFUL AND ACCURATE SURVEY ON THE GROUND OF THE PROPERTY LOCATED AT 5200 COLLEYVILLE BOULEVARD IN THE CITY OF COLLEYVILLE, TEXAS. DESCRIBED AS FOLLOWS:

Being Lot 1-R, Block 1 of Foster Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-184, Page 38, Plat Records, Tarrant County, Texas.

SAVE AND EXCEPT that portion of subject property awarded to the State of Texas by Agreement Judgement under Cause No. 07-54137-1, County Court At Law No. 1, Tarrant County, Texas, filed 04/28/2010, recorded under cc# D210098456, Real Property Records of Tarrant County, Texas.



TO: FIRST AMERICAN TITLE INSURANCE CO. AND BEAM REAL ESTATE, LLC

THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER AND TITLE COMPANY ONLY AND IS MADE RELYING ON THE INFORMATION PROVIDED BY SAID TITLE COMPANY IN CONNECTION WITH THE TRANSACTION DESCRIBED IN G.F.11R05473 #MC6 USE OF THIS SURVEY BY ANY OTHER PARTIES AND/OR FOR OTHER PURPOSES SHALL BE AT USER'S OWN RISK AND ANY LOSS RESULTING FROM OTHER USE SHALL NOT BE THE RESPONSIBILITY OF THE UNDERSIGNED. THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE PROPERTY LINES AND DIMENSIONS ARE AS INDICATED; LOCATION AND TYPE OF BUILDINGS ARE AS SHOWN; AND EXCEPT AS SHOWN, ALL IMPROVEMENTS ARE LOCATED WITHIN THE BOUNDARIES AND THE DISTANCES INDICATED, AND THERE ARE NO VISIBLE AND APPARENT ENCROACHMENTS OR PROTRUSIONS ON THE GROUND. THIS SURVEY IS ONLY VALID WITH ORIGINAL SIGNATURE AND DATE. UNAUTHORIZED USE IS NOT PERMITTED WITHOUT WRITTEN PERMISSION OF THE SURVEYOR. SURVEY IS PROTECTED BY UNITED STATES COPYRIGHT LAW. ALL RIGHTS RESERVED.

THIS PROPERTY APPEARS TO LIE WITHIN ZONE X & X-SHADED
ACCORDING TO FLOOD INSURANCE RATE MAP FOR
TARRANT COUNTY, TEXAS, COMMUNITY PANEL NO.
48439C0095 K, DATED SEPTEMBER 25, 2009

SCALE: 1"=30'
DATE: 3/21/2011
JOB NO: 31511
DRAWN BY: DRD

VEACH LAND SURVEYING CO.
(972) 790-5581
FAX (214) 204-9222
109 N. MacARTHUR BLVD.
IRVING, TX. 75061

Property and Lease Information

Account #: 05878381

Location

Property Address: 5200 COLLEYVILLE BLVD [Interactive Map](#)

City: COLLEYVILLE

Zipcode: 76034

Georeference: [14585-1-1R1](#)

Neighborhood Code: [RET-The Villages of Colleyville](#)

Latitude: 32.8851457291

Longitude: -97.1531489707

TAD Map: [2102-440](#)

MAPSCO: [TAR-039M](#)

Property Data

Legal Description: FOSTER ADDITION Block 1
Lot 1R1

Jurisdictions: 005 CITY OF COLLEYVILLE
220 TARRANT COUNTY
906 GRAPEVINE-COLLEYVILLE
ISD
224 TARRANT COUNTY
HOSPITAL
225 TARRANT COUNTY
COLLEGE

State Code: F1 Commercial

Personal Property Account: [14280715](#)

Agent: [HEGWOOD GROUP \(00813\)](#)

Site Number: [80504108](#)

Site Name: STRIP CENTER / MT

Site Class: RETNBHD - Retail-Neighborhood
Shopping Center

of Parcels: 1

Primary Building:

Building Name: STRIP CENTER / 05878381

Building Type: Commercial

Year Built: 1981

Gross Building Area †††: 6,250

Net Leasable Area †††: 6,250

Land Sqft ♦: 22,683

Land Acres ♦: 0.5207

Pool: N

††† Rounded

♦ This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated

Property and Lease Information



Owner Information

Current Owner:BEAM REAL ESTATE LLC14455 WEBB CHAPEL RDFARMERS BRANCH, TX 75234-2240**Deed Date:** 04-21-2011**Deed Page:** 0000000**Deed Volume:** 0000000**Instrument:** D211096927**Previous Owners:**

Name	Date	Instrument	Deed Vol	Deed Page
DAVIDSON CHARLES W;DAVIDSON VELMA	03-06-2009	<u>D212103452</u>	0000000	0000000
DAVIDSON CHARLES	01-01-1985	0000000000000000	0000000	0000000



Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information

Year	Improvement Market	Land Market	Total Market	Total Appraised †
2021	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)	\$0 (Pending)
2020	\$616,584	\$260,854	\$877,438	\$877,438
2019	\$616,584	\$260,854	\$877,438	\$877,438
2018	\$539,146	\$260,854	\$800,000	\$800,000
2017	\$539,146	\$260,854	\$800,000	\$800,000
2016	\$573,691	\$260,854	\$834,545	\$834,545

A zero value indicates that the property record has not yet been completed for the indicated tax year
† Appraised value may be less than market value due to state-mandated limitations on value increases



Exemptions

Property and Lease Information

Beam Real Estate LLC

NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®

ADDENDUM "F" TO LEASE

GUARANTY

Address of the Premises: 5200 Colleyville Blvd, Ste C, Colleyville, TX 76034-5865

1. In order to induce Beam Real Estate LLC
("Landlord") to execute the Commercial Lease Agreement (the "Lease") with Yan Luo
("Tenant") for the Premises
described above in Tarrant County, State of Texas, the undersigned (the
"Guarantor," whether one or more than one) has guaranteed and by this instrument does hereby
guarantee the full payment and performance of all liabilities, obligations, and duties (including but not
limited to maintenance and the payment of Rent) imposed upon Tenant under the terms of the Lease,
as if Guarantor had executed the Lease as Tenant.

2. Guarantor hereby waives notice of acceptance, modification, extension and default of this
Guaranty and all other notices in connection with this Guaranty or in connection with the liabilities, obligations,
and duties guaranteed hereby, including notices of default by Tenant under the Lease, and waives diligence,
presentment, and suit on the part of Landlord in the enforcement of any liability, obligation, or duty guaranteed
hereby. Guarantor waives all rights arising under Chapter 34 of the Texas Business and Commerce Code.
Guarantor waives all rights to claim any defense arising out of lack of diligence; any failure to pursue Tenant;
loss or impairment of any right of subrogation or reimbursement; release of any other guarantor or collateral;
death, insolvency, or lack of corporate authority of Tenant; and waiver, release, or election, based on
Landlord's or Tenant's rights and obligations under the Lease and the enforcement of its terms.

3. Landlord will not be first required to enforce against Tenant or any other person any liability,
obligation, or duty guaranteed hereby before seeking enforcement thereof against Guarantor. This Guaranty
is a primary, irrevocable, and unconditional guaranty of payment and performance and not of collection and is
independent of Tenant's obligations under the Lease. Suit may be brought and maintained against
Guarantor by Landlord to enforce any liability, obligation, or duty guaranteed hereby without joinder of Tenant
or any other person. The liability of Guarantor will not be affected by any indulgence, compromise, settlement,
or variation of terms that may be extended to Tenant by Landlord or agreed upon by Landlord and Tenant,
and will not be impaired, modified, changed, released, or limited in any manner whatsoever by any
impairment, modification, change, release, or limitation of the liability of Tenant or its estate in bankruptcy, or
of any remedy for the enforcement thereof, resulting from the operation of any present or future provision of
the United States Bankruptcy Code, or any similar law or statute of the United States or any state thereof.
Guarantor will not be released by any extensions, amendments, assignments, subleases, or other
modifications of the Lease that Landlord and Tenant may enter into at any time without notice to or consent
by Guarantor. Guarantor will remain fully liable for the payment and performance of all liabilities, obligations,
and duties of Tenant under the Lease as so extended, amended, assigned, subleased, or otherwise
modified.

4. Other agreements similar to this Guaranty may, at Landlord's sole option and discretion, be executed
by other persons with respect to the Lease. This Guaranty will be cumulative of any such agreements and the
liabilities and obligations of Guarantor under this Guaranty will not be affected or diminished by reason of
such other agreements. Moreover, if Landlord obtains signatures of more than one guarantor on this
Guaranty, or Landlord obtains additional guaranty agreements, or both, Guarantor agrees that Landlord, in
Landlord's sole discretion, may (i) bring suit against all guarantors of the Lease, jointly and severally, or
against any one or more of them, (ii) settle with any one or more of the guarantors for such consideration as
Landlord may choose, and (iii) release one or more of the guarantors from liability. No such action will impair
the rights of Landlord to enforce this Guaranty against any Guarantor.



Property and Lease Information

COMMERCIAL LEASE AGREEMENT

[Throughout this Lease, complete all blanks and check all boxes that apply. Blanks not completed and boxes not checked do not apply.]

For good and valuable consideration, the parties to this Commercial Lease Agreement (the "Lease") agree as follows:

ARTICLE ONE

DEFINED TERMS

As used in this Lease, the terms set forth in this Article One have the following meanings:

1.01 Effective Date: The last date beneath the signatures of Landlord and Tenant on this Lease.

1.02 Landlord: Beam Real Estate LLC

Address: Beam Real Estate LLC

1455 Webb Chapel RD

Telephone: (972)484-6644

Fax: (972)484-6677

Email: _____

1.03 Tenant: Yan Luo

Address: 4009 Linwood Drive

Aledo, TX 76008

Telephone: (415)722-2758

Fax: _____

Email: _____

1.04 Premises [include Suite or Unit No., if applicable]: Suite C

A. Building Name: _____

B. Street address: 5200 Colleyville Blvd, Ste C

Colleyville, TX 76034-5865

in _____

Tarrant

County, Texas.

C. Legal description: The property on which the Premises are situated is described as: _____

FOSTER ADDITION Block 1 Lot 1R1

and may be more particularly described on the attached Exhibit "A", Survey or Legal Description (the "**Property**"). The term "**Property**" includes the land described on Exhibit "A", and any improvements on the land (including the Premises).

D. Floor Plan or Site Plan: Being a floor area of approximately 1200 square feet, or a land area of approximately N/A square feet or approximately N/A acres, and being more particularly shown in outline form on the attached Exhibit "B", Floor Plan or Site Plan.

Property and Lease Information

E. Tenant's Pro Rata Share: _____ %.

1.05 Term: 5 years and 0 months beginning on February 1, 2021 (the "Commencement Date") and ending on January 31, 2026 (the "Expiration Date"). Unless the context requires otherwise, references in this Lease to the "Term" include any renewal or extension of this Lease. [See **Addendum "A", Renewal Options**, if applicable].

1.06 **Base Rent:** Base Rent is due and payable in monthly installments during the Term of this Lease as set forth in this Section. Base Rent and all other sums due or payable by Tenant to Landlord under this Lease are collectively referred to in this Lease as the "**Rent**."

Base Rent Payment Schedule

On or before the first day of each month during the Term of this Lease, Tenant shall pay monthly installments of Base Rent as follows:

<u>Dates</u>	<u>Monthly Base Rent</u>
From <u>February 1, 2021</u> to <u>September 30, 2022</u>	\$ <u>1,800.00</u> ;
From <u>October 1, 2022</u> to <u>September 30, 2024</u>	\$ <u>1,900.00</u> ;
From <u>October 1, 2024</u> to <u>January 31, 2026</u>	\$ <u>2,000.00</u> ;
From _____ to _____	\$ _____ ;
From _____ to _____	\$ _____ ;
From _____ to _____	\$ _____ .

[Rent for any Renewal Term is determined pursuant to a separate Addendum, if applicable, and should not be set forth here.]

1.07 **Percentage Rental Rate:** _____ %. [See **Addendum "D", Percentage Rental and Gross Sales Reports**, if applicable]

1.08 **Security Deposit:** \$ 2,729.16 (due upon execution of this Lease). [See **Section 3.04**]

1.09 **Expense Reimbursements:**

A. Tenant shall pay Landlord as additional Rent (or pay the charges directly to the service provider, if applicable) the following expenses (or a portion of the expenses, if applicable) (each an "**Expense Reimbursement**" and collectively the "**Expense Reimbursements**") that are incurred by or assessed against the Premises (as each of these terms is defined in this Lease)

[check all boxes that apply]:

- ☒ Real Estate Taxes;
- ☒ Insurance Premiums;
- ☒ Common Area Maintenance (CAM) Expenses;
- ☒ Operating Expenses;
- ☐ Roof and Structural Maintenance Expenses;
- ☐ Electricity;
- ☐ Cable;
- ☐ Gas;
- ☐ Internet Access;

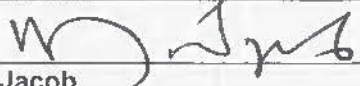
Property and Lease Information

16.18 Consult an Attorney. This Lease is an enforceable, legally binding agreement. Read it carefully. The Brokers involved in the negotiation of this Lease cannot give you legal advice. Landlord and Tenant acknowledge that they have been advised by the Brokers to have this Lease reviewed by competent legal counsel of their choice before signing this Lease. By executing this Lease, Landlord and Tenant each agree to the provisions contained in this Lease.

This Lease has been executed as of the Effective Date (as defined in Section 1.01).

LANDLORD:

Beam Real Estate LLC

By [Signature]: 

Name: Mani P. Jacob

Title: Managin Member

Date of Execution: _____

LANDLORD:

By [Signature]: _____

Name: _____

Title: _____

Date of Execution: _____

TENANT:

Yan Luo

By [Signature]: _____

Name: Yan Luo

Title: _____

Date of Execution: _____

TENANT:

By [Signature]: _____

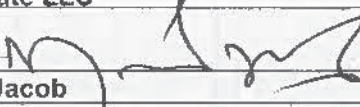
Name: _____

Title: _____

Date of Execution: _____

PRINCIPAL BROKER:

Beam Real Estate LLC

By [Signature]: 

Name: Mani P Jacob

Title: Agent / Broker

Address: 1455 Webb Chapel RD., Farmers Branch, TX 75234

Broker's License No.: 0480204

Tax ID No.: _____

COOPERATING BROKER:

By [Signature]: _____

Name: _____

Title: _____

Address: _____

Broker's License No.: _____

Tax ID No.: _____

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Notification Map



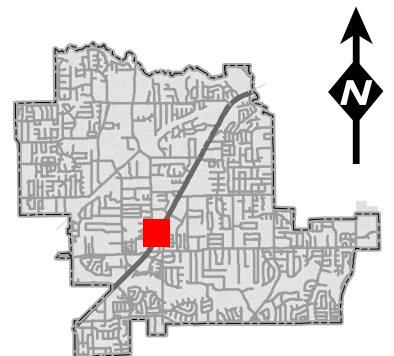
ZC20-008

5200 Colleyville Blvd, Suite C

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DUCIC, KIMBERLY	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
BOES, MARK	67761 S 311 WAY	WAGONER, OK	74467	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
ANTHONY & VIVIAN MCNOSKY REVOC	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
NEWLIN, TAMRA	6115 NE CLACKAMAS ST	PORTLAND, OR	97213	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 111
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
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
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
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5109 OAK TIMBERS CT
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
DDK REAL ESTATE INV LLC	229 ODESSA DR	HASLET, TX	76052	5204 COLLEYVILLE BLVD
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
BENNETT, RENA-MARIE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
LAPOSTA, MATTHEW	5113 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5113 OAK TIMBERS CT
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
NGUYEN, DIEM THUY	510 QUEENSBURY TURN	SOUTHLAKE, TX	76092	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
WILLIAMS, ALFLOYD	33 MAIN ST 210	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
CARDINI, ANTOINETTE	33 MAIN ST 230	COLLEYVILLE, TX	76034	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
PILGRIM, DEBBIE K	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
LUO, YAN	4009 LINWOOD DRIVE	ALEDO, TX	76008	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, April 12, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, May 4, 2021 & Tuesday, May 18, 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 Massage Therapy use. The purpose is to allow for massage therapy services for a new business, Galaxy Massage. This is a change of ownership to the business.

Zoning Case: ZC21-008

Applicant: Yan Luo

Owner: Mani Jacob

Location: 5200 Colleyville Blvd, Suite C

Property Description: Lot 1R1, Block 1, Foster Addition

Present Zoning: CC-1 Village Retail

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.527 ACRES, BEING LOT 1R1, BLOCK 1, OF THE FOSTER ADDITION, LOCATED AT 5200 COLLEYVILLE BOULEVARD, SUITE C, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS GALAXY MESSAGE; 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 Massage Therapy for the business known as Galaxy Massage, Case No. ZC21-008; 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 Massage Therapy on 0.527 acres, being Lot 1R1, Block 1, of the Foster Addition, located at 5200 Colleyville Boulevard, Suite C, for the business known as Galaxy Massage, 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 Massage Therapy.
- b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Galaxy Massage". The hours of operation are Monday–Sunday 10:00 am to 9:00 pm.
- 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 4th day of May 2021.

The second reading and public hearing being conducted on the 18th day of May 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 18TH DAY OF MAY 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

The map displays the following land use zones and lot numbers:

- AG (Agriculture):** 5226, 5108
- PUD-C (Planned Urban Development - Community):** 5217, 5201, 5232, 5204, 5150, 5101, 5104
- CPO (Community Planned Ordinance):** 5301, 5303
- CC-1 (Community Center):** 5200, 5209, 5201, 5117, 5115, 5104
- R-20 (Residential Single-Family):** 5112, 5108, 5104, 5100

Streets shown include Pleasant Run Road, Mission Lane, Main Street, Colleyville Boulevard, Thompson Terrace, and Oak Timbers Court. A red-shaded area is highlighted in the center-right of the map, encompassing lots 5200, 5209, 5201, 5117, 5115, and 5104.





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number**Agenda Date** 4/12/2021**Type** Presentation and Discussion**Department** Community Development

Title

Consideration of a Special Use Permit for a Veterinarian Clinic on Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, Case ZC21-011

Explanation

Judd Johnston, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for Veterinary Clinic Services at 4401 Colleyville Boulevard. The subject property is zoned CC-2 Shopping Center district. A Veterinary Clinic business is only allowed in commercial districts with the approval of an SUP.

Existing Conditions/Background: The subject property is proposed to be located to the southwest of the existing Walgreens at Brown Trail and Colleyville Boulevard. The proposed use would be to build and operate a 5,287 s.f. Veterinary Clinic, Towne Center Animal Hospital.

Surrounding Development: The properties to the north and east are zoned CC-2 Shopping Center and are improved with retail commercial uses. The property to the southeast is zoned PUD-R Planned Unit Development – Residential and is improved with single-family residences. The property to the south/southwest is zoned CC-2 and developed with a church.

Proposed Business: Per the attached Statement of Planning Objectives, the proposed name of the business is "Towne Center Animal Hospital" and is a new veterinary business. There will indoor boarding facilities and supervised dog exercise areas outdoors. The proposed new building is a modern one-story with a tailored rustic charm.

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

"The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood."

Analysis Existing and Proposed – The Special Use Permit request up for

consideration is consistent with the land uses located adjacent to the subject property and the governing zoning district. The submitted site, building, and landscaping plan meet the requirements of the land development code. Additionally, the project will need to go through the platting, site plan, and building permit approval processes.

The hours of operation will be 8:00 am – 6:00 pm Monday-Friday and Saturday 8:00 am -12:00 pm and closed on Sundays.

Plat Status: The property is platted as Lot 2R2A, Block 1, Brown Trail Commons West.

DRC Review: The DRC reviewed the request during their March 22, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Parking: The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of 1 per 300 s.f. Utilizing this ratio, 19 parking spaces will be required and 25 parking spaces are proposed.

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan Exhibit
7. Floor Plan

8. Building Elevations
9. Building Elevations
10. Roof Plan
11. Dumpster Exhibit
12. Deed Restrictions
13. Notification Map
14. Notification List
15. Property Owner Notification
16. Letter of Opposition
17. Draft Ordinance

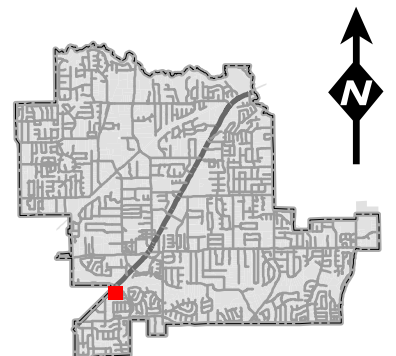
Aerial Map



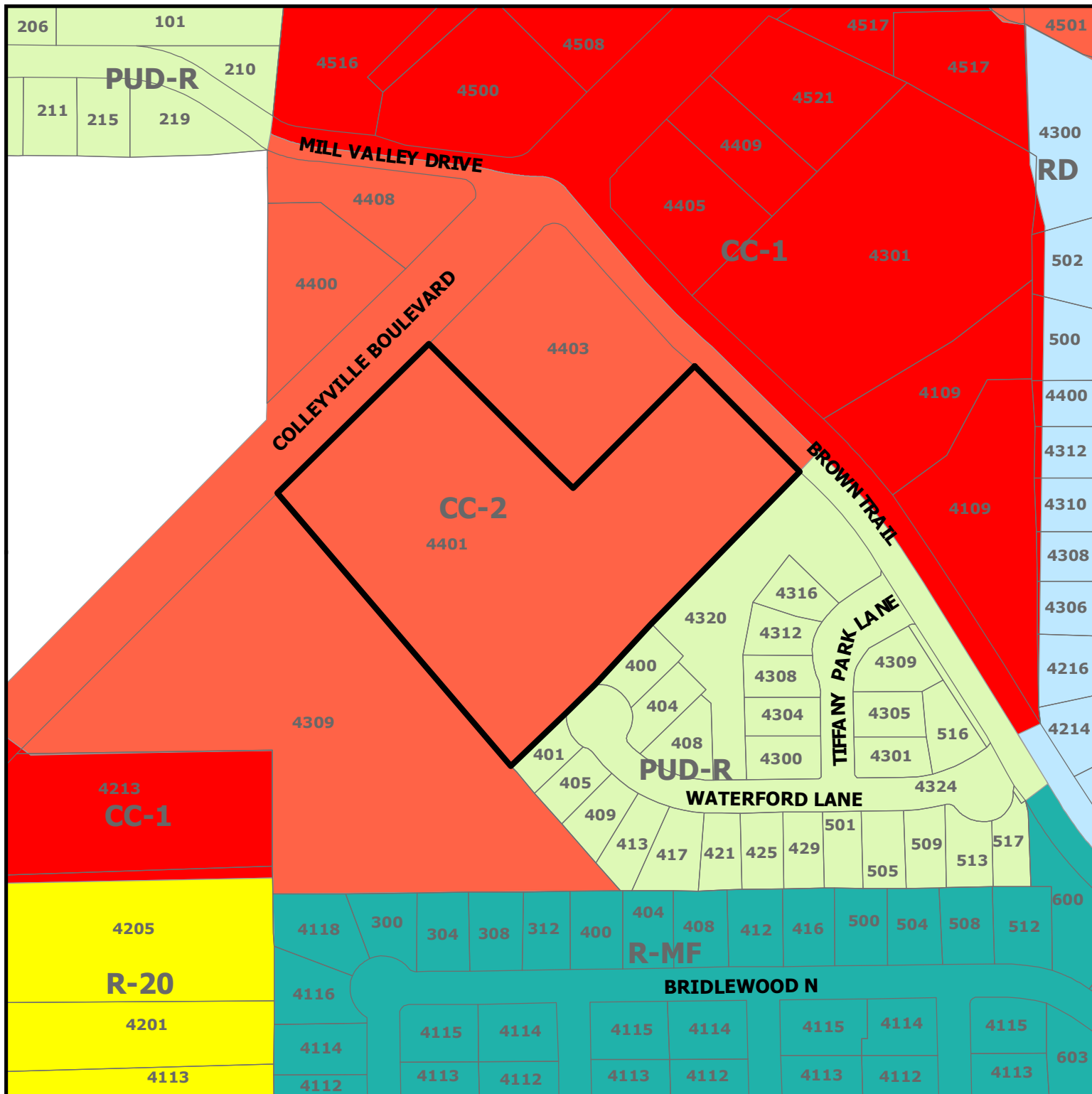
ZC21-011
4401 Colleyville Blvd

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

 Subject Property



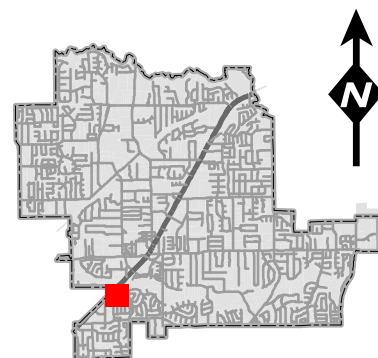
Zoning Map



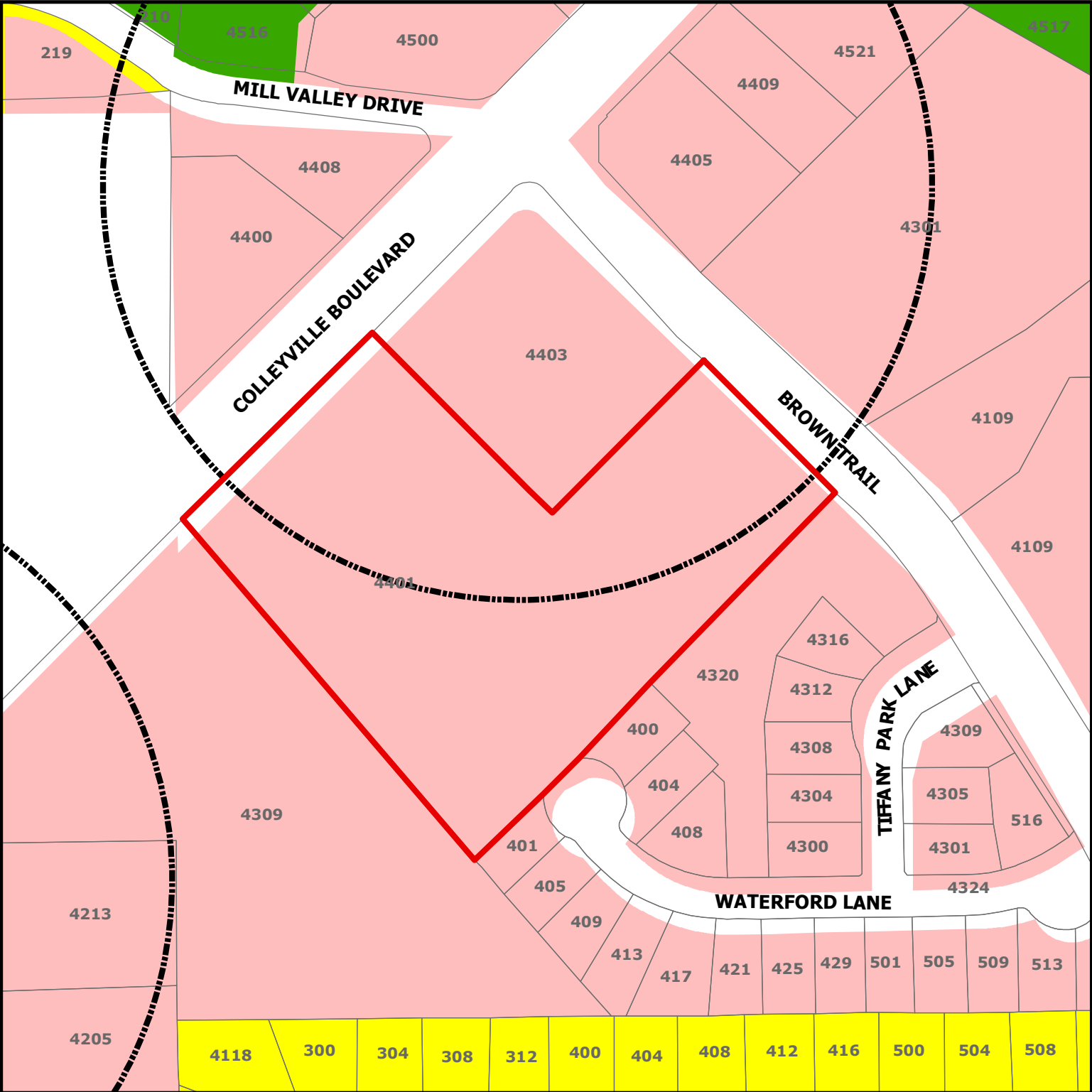
ZC21-011
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 Subject Property



Future Land Use Map

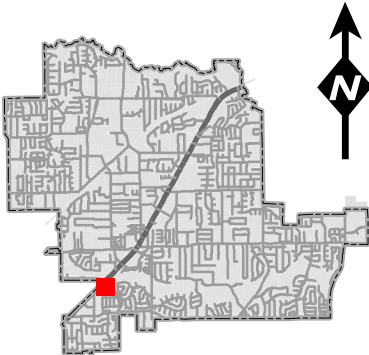


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ZC21-011

4401 Colleyville Blvd

-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks





STATEMENT OF PLANNING OBJECTIVES – SUP APPLICATION

Ward Architecture PLLC
Gerald Ward
5004 Thompson Terrace, Suite 107
Colleyville, TX 76034
817-281-5600

Date: March 31, 2021

TO: The City of Colleyville – Planning Services Department
100 Main Street
Colleyville, Texas 76034

Project Name: Towne Center Animal Hospital
Project Address: 4401 Colleyville Blvd. Colleyville, Texas 76034

To whom it may concern:

Towne Center Animal Hospital is a state-of-the-art veterinary hospital focusing on providing the best care for dogs and cats in the Colleyville area. Opening in early 2022, Towne Center Animal Hospital will bring a much needed skill set to the community of Colleyville. As the population of Colleyville increases so does its population of pets and people are constantly on the lookout for the very best care for their furry companions. This veterinary facility will also offer indoor boarding facilities and supervised dog exercise areas, making boarding a positive and stress-free experience for both people and their pets.

The building is a modern one-story building offering a clean, sleek style. The color pallet and materials used on this building lend to a tailored rustic industrial charm that enhances the strong modern lines in the black anodized aluminum and glass windows and keeps the exterior warm, inviting, and approachable. The mixture of masonry and stucco give visual interest to the building. Stucco accents break up the texture of brick and brick accents keeping the eye moving around the structure while also subtly reinforcing the modern rectangular themes repeated throughout the building. The articulation of the building also enhances the rectangular theme and provides opportunities for contrast of textures through the exterior materials. The flat awnings over the windows add another modern element and work to enhance the rectangular patterns seen reoccurring through the architectural features of the structure. The accent color of the awnings brings in another layer of welcoming warmth to the building complementing the rustic texture of the brick. The large expanse of glass and black anodized aluminum store front at the corner tower element provides a strong visual cue leading visitors to know where to go to enter the building. The abundance of natural light and high ceilings in the public space leaves visitors in a relaxed open and airy environment allowing a space for the visitor's mind to breathe and be more relaxed in a potentially stressful situation with their pets. Ample parking is provided around the building for guests and the veterinary staff of the animal hospital. Greenery and complementing landscaping will be provided to anchor the building within the site and provide the organic visual interest that lends to a softer welcoming affect to the site overall. The fire lane will adjoin to the existing fire lane of the Walgreens on the corner of Brown Trail and Highway 26 Colleyville Boulevard. This shared access of the fire lane will provide an adequate approach for all emergency vehicles.

Overall, Towne Center Animal Hospital will provide a modern and brilliant display of architectural features and visual interest to the everchanging landscape of Colleyville along Highway 26/Colleyville Boulevard. With its warm rustic color pallet, it will complement existing buildings in the area in a seamless transition between old and new structures around the city. Towne Center Animal Hospital is dedicated to providing exceptional care in a state-of-the-art facility for all Colleyville residents and their pets.

Please contact our office if you have any questions. Thank you for your time.

Sincerely,

Gerald A. Ward
Architect, No. 11748

Ward Architecture PLLC.
PO BOX 1230 (5004 Thompson Terrace, Suite 107) Colleyville, Texas 76034
Office: (817) 281-5600 Cell: (817) 522-8752
Gerald@WardArchitecturePLLC.com
www.wardarchitecturepllc.com

Zoning Exhibit

Water / Wastewater Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recordation date of this plat application, based upon schedule 1 of the current impact fee ordinance. The amount for the fee is determined under Schedule B then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system. Private P.U.V.'s will be required, water pressure exceeds 80 P.S.I..

Utility Easements

Any public or private utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on this plat, and may shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining, and adding to or removing all or part of its respective systems without the necessity of any notice of procuring the permission of anyone.

Building Permits

No building permits shall be issued for any lot in this Subdivision until an appropriate CPA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks and paving improvements, and approval is obtained from the City of Fort Worth.

Site Drainage Study

A site drainage study, showing conformance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be adequate). If the site does not conform, then a drainage study may be required along with a CPA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating awareness that a Site Drainage Study will be required before any lot is issued. The current owner will inform each buyer of the same.

Sidewalks

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per City Development Design Standards.

Construction Prohibited Over Easements

No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

Transportation Impact Fees

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the recordation date of this application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of this plat. The amount to be collected is determined under Schedule 2 of said ordinance and is due on the date a building permit is issued.

Parkway Permit

Parkway improvements such as curb & gutter, pavement base, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.

Private Maintenance

The City of Fort Worth shall not be responsible for maintenance of private streets, drains, emergency access easements, recreation areas, open spaces and drainage basins, and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from claims, damages and losses arising out of or from performance of the obligations of said owners set forth in this paragraph.

Floodplain Restriction

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvement, satisfactory to the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

Floodplain/Drainageway Maintenance

The existing street, stream, river or drainage channel traversing along or across portions of this addition, will remain undisturbed at all times and all be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth shall not be responsible for the maintenance, erosion control and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clear and free of debris, all or other obstructions, which would result in unsanitary conditions, and the city shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to stormwater overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damage resulting from the occurrence of those phenomena, nor the failure of any structure within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on this plat.

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, XXXX does hereby adopt this plat as BROWN TRAIL COMMONS WEST, on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.

Executed this ____th day of _____, 2021.

By:
Name: Dave Harrison
Title: President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dave Harrison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2021.

Notary Public in and for the State of Texas
My Commission Expires: _____

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, Dustin C. Pusztajewsky, Registered Professional Land Surveyor, do hereby certify that the plat shown hereon accurately represents the property as determined by an on the ground survey, made under my direction and supervision on July 6, 2020 and that all corners are shown hereon.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. RELEASE 2/11/21.
Dustin C. Pusztajewsky
Registered Professional Land Surveyor
No. 6680

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on February 26, 2020 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0450C, Community-Name: Jia, 480506 (CAZ) & Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Flood zones are defined on said map as follows:

Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pusztajewsky, known to me to be the person and officer who is subscribing to the foregoing instrument and acknowledged to me that the same was the act of said Dustin C. Pusztajewsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2020.

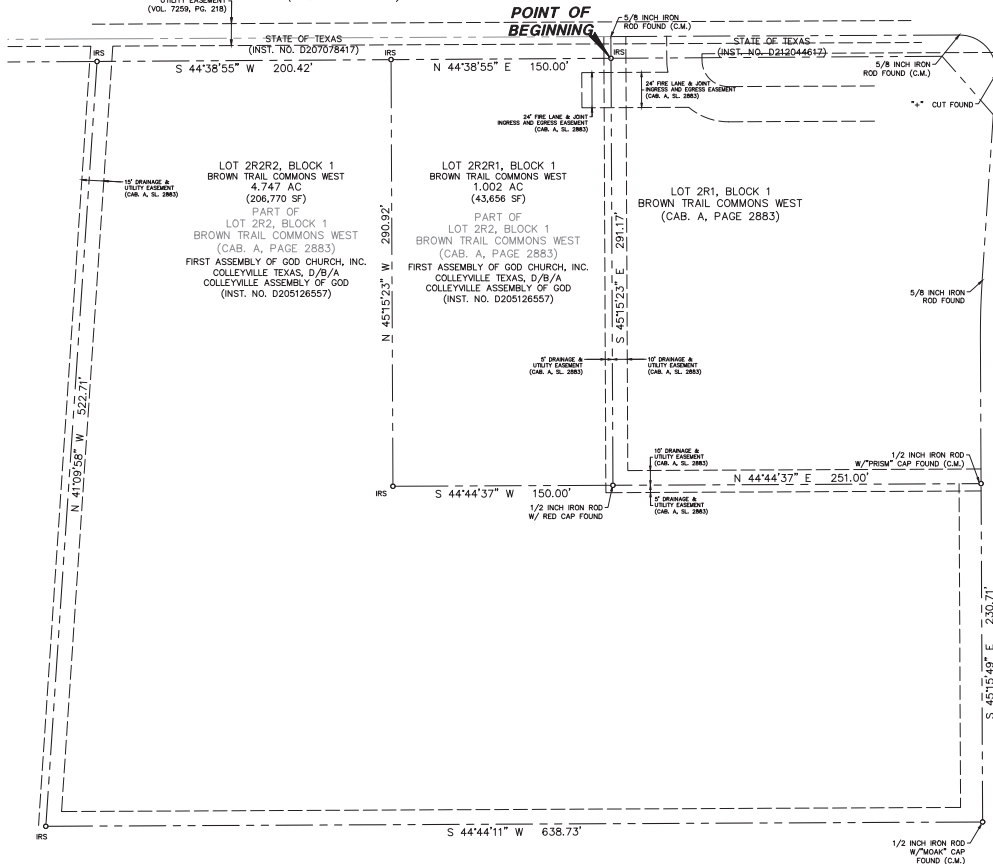
Notary Public in and for the State of Texas
My Commission Expires: _____

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____

COLLEYVILLE BOULEVARD

(A 120' RIGHT-OF-WAY)

POINT OF BEGINNING



BROWN TRAIL

(A 60' RIGHT-OF-WAY)

OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

DESCRIPTION: of a 73.399 acre (3,197,265 square foot) tract of land situated in the George Hamilton Survey, Abstract No. 751, City of Fort Worth, Tarrant County, Texas, sold tract being all of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridger Development, LLC recorded in instrument No. 020707644 of the Official Public Records of Tarrant County, Texas, sold 73.399 acre (3,197,265 square foot) tract being more particularly described as follows:

BEGINNING, at a 1-inch iron pipe found at the northeast corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the south line of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridger Development, LLC recorded in instrument No. 021718440 of the Official Public Records; said point being in the north line of County Road No. 1078 (a generally recognized public road, no record of dedication found);

THENCE, South 00 degrees, 14 minutes, 09 seconds East, with the east line of said Di Fort Worth Logistics Hub Phase I, LP tract and along the approximate center of County Road 1078, a distance of 2,203.80 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap found for the southeast corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the north future 110-foot right-of-way line of Ridger South (a variable width right-of-way);

THENCE, South 09 degrees, 30 minutes, 49 seconds West, along the south line of said Di Fort Worth Logistics Hub Phase I, LP tract and the said north future 110-foot wide right-of-way line of Ridger Road, a distance of 1,296.56 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for the southwest corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the east right-of-way line of Technology Boulevard (a variable width right-of-way) delineated by the plat of Lot 2, Block 1, Ridger Road Industrial Complex, an addition to the City of Fort Worth, Texas according to the plat recorded in District A, Sheet 87 of the Plat Records of Tarrant County, Texas;

THENCE, with the said east line of Technology Boulevard and the west line of said Di Fort Worth Logistics Hub Phase I, LP tract, the following four (4) calls:

North 00 degrees, 16 minutes, 18 seconds West, a distance of 10.35 feet to a point for corner; from said point a "x" cut in concrete found bears South 64 degrees, 28 minutes East, a distance of 1.7 feet;

North 08 degrees, 43 minutes, 52 seconds East, a distance of 256.70 feet to a 1/2-inch iron rod with "SMLS 4224" cap found for corner;

North 11 degrees, 41 minutes, 22 seconds West, a distance of 116.26 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for corner;

North 08 degrees, 43 minutes, 52 seconds West, a distance of 737.39 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for corner; said point being in the most southerly south line of that called 12.864 acre tract of land described in Special Warranty Deed to Barnett Outhriving, LP recorded in instrument No. 0208163428 of the said Official Public Records;

THENCE, North 89 degrees, 32 minutes, 53 seconds East, departing the said east line of Technology Boulevard, a distance of 30.21 feet to point for corner at the most southerly southeast corner of said 12.664 acre tract; from said point a 5/8-inch iron rod found bears North 08 degrees, 12 minutes, 53 seconds West, a distance of 0.3 feet;

THENCE, North 09 degrees, 13 minutes, 43 seconds West, with the east line of said 12.664 acre tract, a distance of 1,102.61 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap found for the northwest corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the south line of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridger Development, LLC tract recorded in instrument No. 021718440 of the said Official Public Records; from said point a 5/8-inch iron rod with "XIA" red cap found for corner bears South 09 degrees, 22 minutes, 41 seconds West, a distance of 443.61 feet;

THENCE, North 89 degrees, 22 minutes, 41 seconds East, with the north line of said Di Fort Worth Logistics Hub Phase I, LP tract and the said south line of the Fort Worth Everman/Ridger Development, LLC tract, a distance of 1,608.07 feet to the POINT OF BEGINNING;

CONTAINING: 3,197,265 square feet or 73.399 acres of land, more or less.

SHEET 1 OF 1

FINAL PLAT

LOT 2R2R2, BLOCK 1 BROWN TRAIL COMMONS WEST

LOCATED IN THE CITY OF COLLEYVILLE

AND BEING OUT OF THE

BBB & C RR CO SURVEY, ABSTRACT NO. 228,

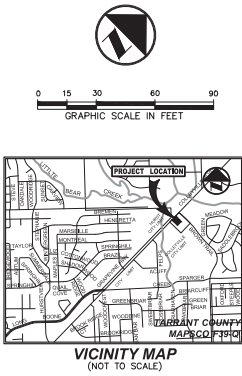
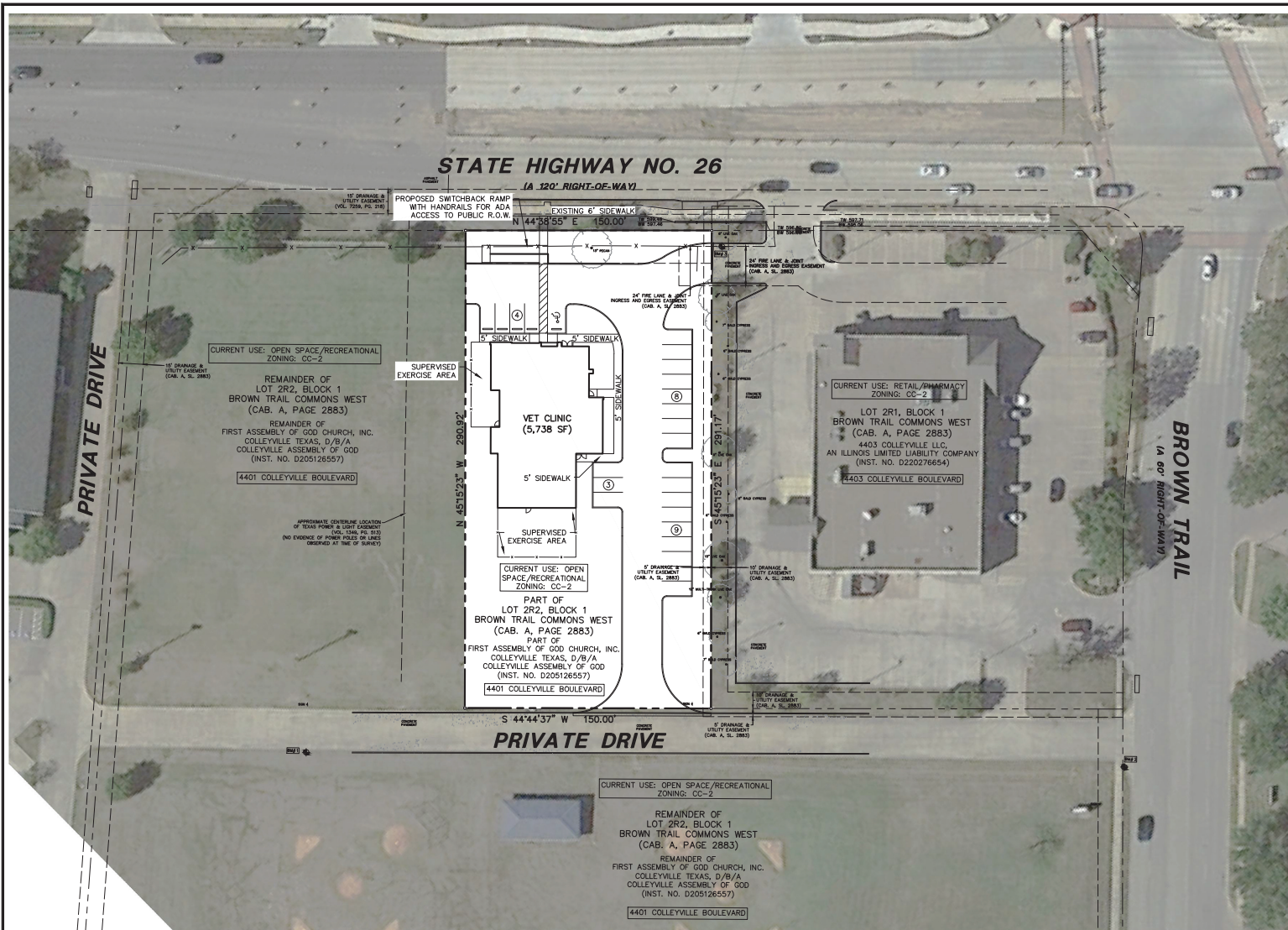
TARRANT COUNTY, TEXAS

Pacheco Koch		4080 DEYANT BURN ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX RES. SURVEYING FIRM LS-10020801	
DRAWN BY DEW	CHECKED BY DCP	SCALE 1"=20'	DATE 01/07/2021
JOB NUMBER 4828-20.660			

LOT 2R2R1, BLOCK 1
BROWN TRAIL COMMONS WEST
REF. CASE NO. FP-21-

FINAL PLAT: NEW ANIMAL CLINIC

Zoning Exhibit



SITE DATA TABLE		
	AREA	% OF TOTAL AREA
LOT	43,656 SF	-
PAVED AREA	16,525 SF	38%
OPEN SPACE	21,393 SF	49%
BUILDING	5,738 SF	13%

DESCRIPTION OF PROPERTY SURVEYED

DESCRIPTION, of a 1.002 acre (43,656 square foot) tract of land situated in the BBB & C RR Co Survey, Abstract No. 228, City of Colleyville, Tarrant County, Texas; said tract being a part of Lot 2R2, Block 1, Brown Trail Commons West, an addition to the City of Colleyville according to the plat recorded in Cabinet A, Slide 2883 of the Plat Records of Tarrant County, Texas; said tract also being a part of that tract of land described in Special Warranty Deed to First Assembly of God Church, Inc., Colleyville Texas, D/B/A Colleyville Assembly of God recorded in Instrument No. D205126557 of the Official Public Records of Tarrant County, Texas; said 1.002 acre (43,656 square foot) tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod found for the north corner of said Lot 2R2 and the west corner of Lot 2R1 of said Block 1;

THENCE, South 45 degrees, 15 minutes, 23 seconds East, along the northeast line of said Lot 2R2 and the southwest line of said Lot 2R1, a distance of 14.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the POINT OF BEGINNING;

THENCE, South 45 degrees, 15 minutes, 23 seconds East, continuing along the said northeast line of Lot 2R2 and the said southwest line of Lot 2R1, a distance of 291.17 feet to a 1/2-inch iron rod found for an inner corner of said Lot 2R2 and the south corner of said Lot 2R1; from said point a 1/2-inch iron rod with "PRISM" cap found bears North 44 degrees, 44 minutes, 37 seconds East, a distance of 251.00 feet for the east corner of said Lot 2R1;

THENCE, South 44 degrees, 44 minutes, 37 seconds West, a distance of 150.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 45 degrees, 15 minutes, 23 seconds West, a distance of 290.92 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner in the southeast line of that tract of land described in Deed to the State of Texas recorded in Instrument No. D207078417 of the said Official Public Records;

THENCE, North 44 degrees, 38 minutes, 55 seconds East, along the said southeast line of said State of Texas tract, a distance of 150 feet to the POINT OF BEGINNING;

CONTAINING: 43,656 square feet or 1.002 acres of land, more or less.

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

APPLICANT: JUDD JOHNSTON
ADDRESS: 82 GRAPEVINE HWY
HURST, TX 76054

OWNER OF RECORD: FIRST ASSEMBLY OF GOD CHURCH, INC.
ADDRESS: PO BOX 98
COLLEYVILLE, TX 76034

SURVEYOR: DUSTIN PUSTEJOVSKY, RPLS
ADDRESS: 4060 BRYANT IRVIN RD
FORT WORTH, TX 76109

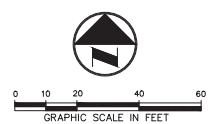
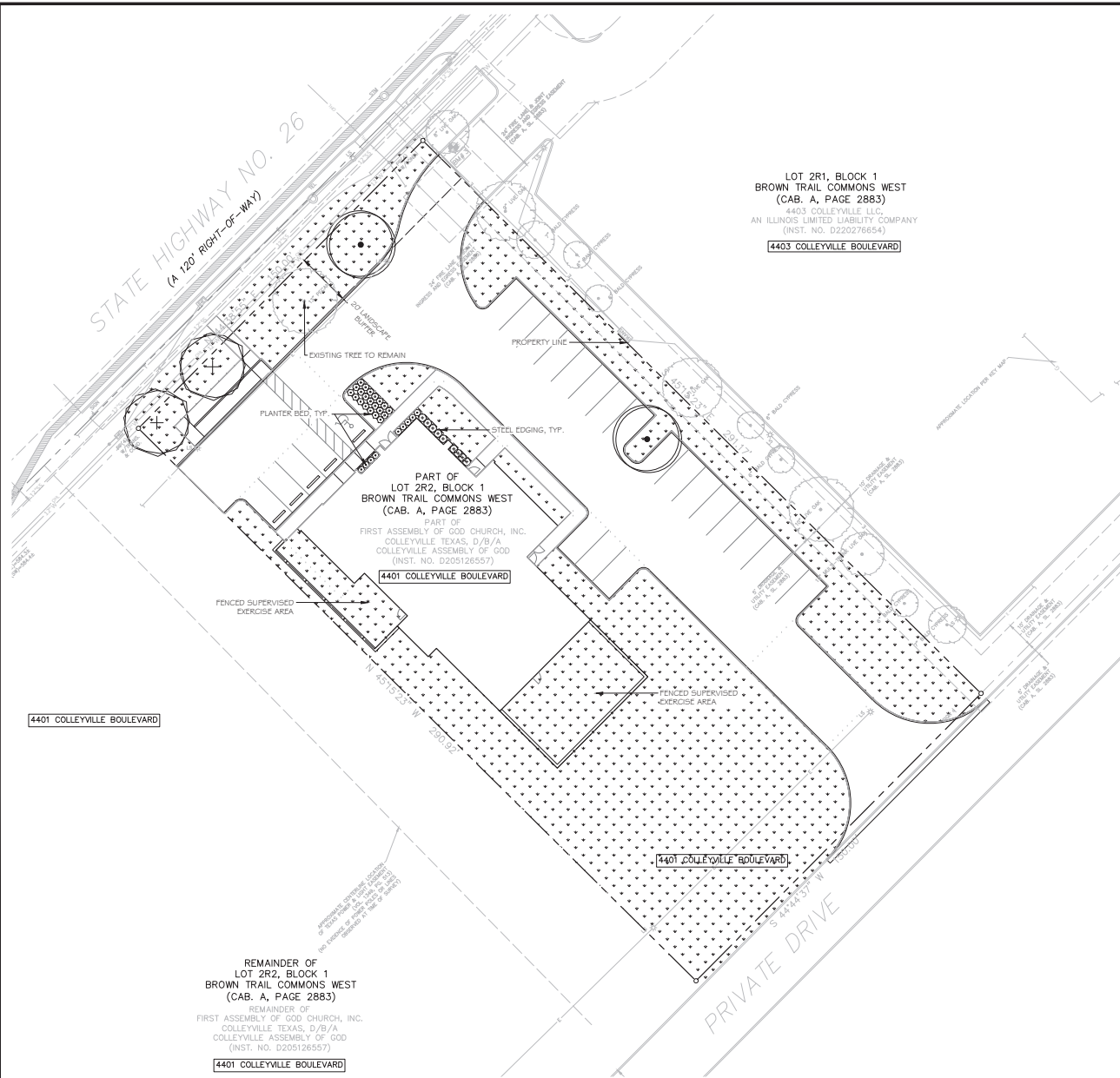


4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

TOWNE CENTER ANIMAL HOSPITAL
ZONING EXHIBIT FOR SUP

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
----	HPB	MAR 2021	1"=30'			EXHB

Zoning Exhibit



PLANTING GENERAL NOTES

- 1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- 2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- 3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- 4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- 5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- 6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTORS EXPENSE.
- 7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- 8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

PLANT SCHEDULE

	CANOPY TREE 1	2
	CANOPY TREE 2	2
	5 GAL SHRUB 1	15
	5 GAL SHRUB 2	14
	5 GAL SHRUB 3	9
	BERMUDA SOD	

LANDSCAPE TABULATIONS - CHAPTERS 4 (COLLEYVILLE) -NEW ANIMAL CLINIC

STREET YARD LANDSCAPING			
STANDARD	TOTAL LAND AREA SF	REQUIRED	PROVIDED
MIN. 20% SHALL BE LANDSCAPED	21,848 SF	21,848 ± 20% = 4,370	22,852 SF
NOTE: 80% OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN THE STREET YARD			
REQUIRED LANDSCAPE MIXTURE			
STANDARD	RIGHT-OF-WAY LF	REQUIRED	PROVIDED
SHRUBS: 18" OR 5 GAL MUST BE PLANTED FOR EACH 5 LF OF R-O-W ADJACENT TO PROPERTY	150 LF	150 / 5 = 30	38
TREES: 1 TREE PER 40 LF OF STREET FRONTAGE		150/40 = 3.75	3 NEW, 1 EXISTING
NOTE: ALL IMPERMEABLE SPACES MUST BE PLANTED. TREES SHALL BE A MINIMUM 3" CAL AND BE PLANTED ALONG STREET FRONTAGE			
PARKING AREA LANDSCAPING			
STANDARD	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
140 SF LANDSCAPE ISLAND PER EACH 18 CONTIGUOUS SPACES	25	1	1
NOTE: LANDSCAPE ISLAND MUST CONTAIN ONE 3" CAL. MINIMUM TREE. NO PARKING SHALL BE LOCATED FURTHER THAN 90' TO A TREE WITHIN A LANDSCAPED ISLAND			
LANDSCAPING ADJACENT TO COLLEYVILLE BOULEVARD			
STANDARD		REQUIRED	PROVIDED
20' MINIMUM LANDSCAPE BUFFER		YES	YES
TREE MITIGATION			
STANDARD	CANOPY SF REMOVED	CANOPY SF REPLACED	DIFFERENCE
	256 SF	8,000 SF	7744 SF SURPLUS

NO.	DATE	ISSUE
NO.	DATE	REVISION

4080 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM E-469
TX REG. SURVEYING FIRM LS-10008001

SUP PLANTING PLAN
NEW ANIMAL CLINIC
TOWNE CENTER ANIMAL HOSPITAL
4401 COLLEYVILLE BOULEVARD
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
CJT	AJW	MARCH 2021	AS SHOWN			C8.1

1 PLANTING PLAN
1" = 20'-0"

INTERIM REVIEW
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION.
REVISIONS: 1. TOTAL
SCALE REGISTRATION NUMBER 2069

Zoning Exhibit

PROPERTY DESCRIPTION

1.002 Acre Tract

Part of Lot 2R2, Block 1, Brown Trail Commons West
BBB & C RR Co Survey, Abstract No. 228
City of Colleyville, Tarrant County, Texas

DESCRIPTION, of a 1.002 acre (43,656 square foot) tract of land situated in the BBB & C RR Co Survey, Abstract No. 228, City of Colleyville, Tarrant County, Texas; said tract being a part of Lot 2R2, Block 1, Brown Trail Commons West, an addition to the City of Colleyville according to the plat recorded in Cabinet A, Slide 2883 of the Plat Records of Tarrant, County, Texas; said tract also being a part of that tract of land described in Special Warranty Deed to First Assembly of God Church, Inc., Colleyville Texas, D/B/A Colleyville Assembly of God recorded in Instrument No. D205126557 of the Official Public Records of Tarrant, County, Texas; said 1.002 acre (43,656 square foot) tract being more particularly described as follows:

COMMENCING, at a 5/8-inch iron rod found for the north corner of said Lot 2R2 and the west corner of Lot 2R1 of said Block 1;

THENCE, South 45 degrees, 15 minutes, 23 seconds East, along the northeast line of said Lot 2R2 and the southwest line of said Lot 2R1, a distance of 14.84 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for the POINT OF BEGINNING;

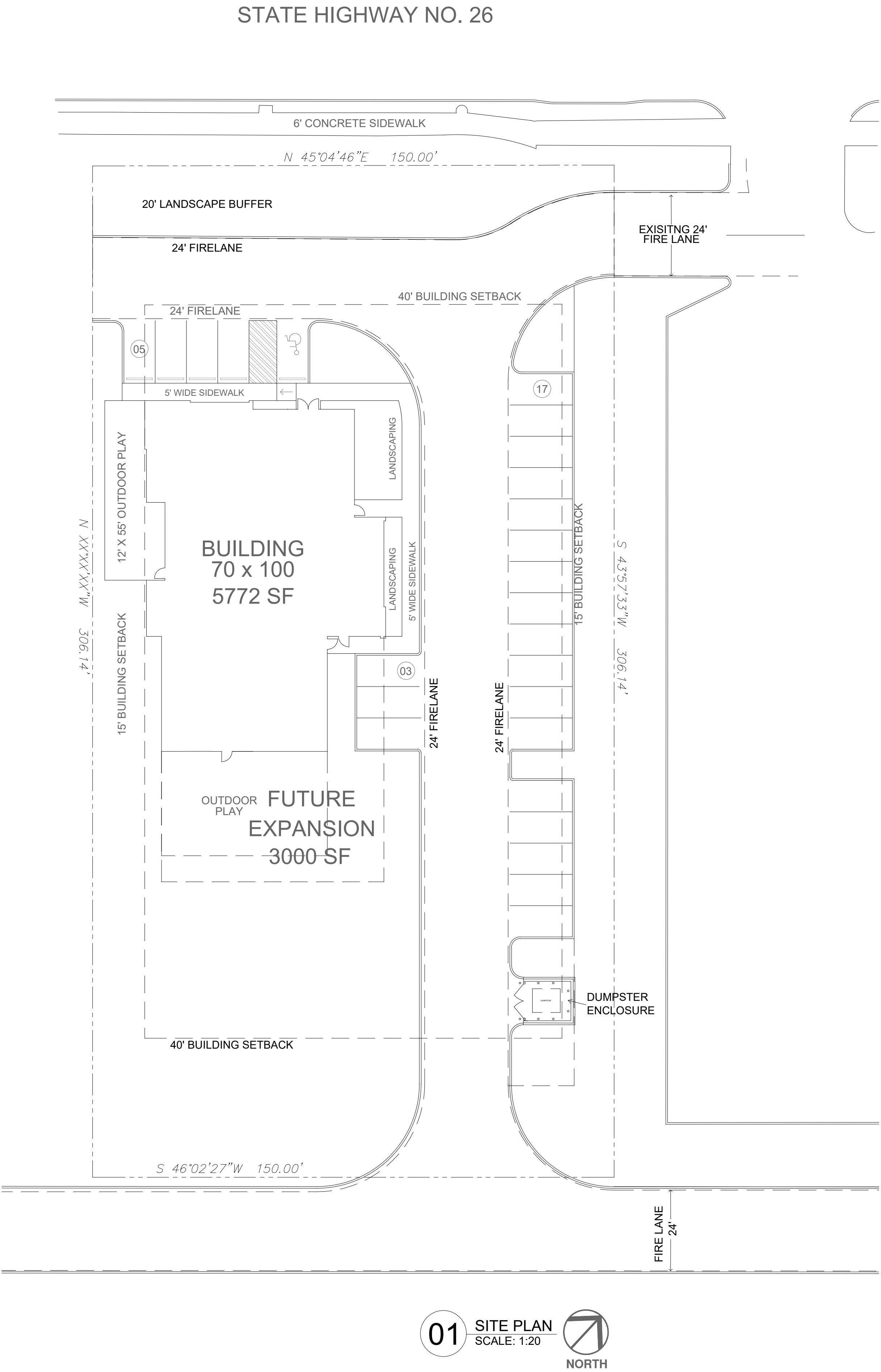
THENCE, South 45 degrees, 15 minutes, 23 seconds East, continuing along the said northeast line of Lot 2R2 and the said southwest line of Lot 2R1, a distance of 291.17 feet to a 1/2-inch iron rod found for an inner ell corner of said Lot 2R2 and the south corner of said Lot 2R1; from said point a 1/2-inch iron rod with "PRISM" cap found bears North 44 degrees, 44 minutes, 37 seconds East, a distance of 251.00 feet for the east corner of said Lot 2R1;

THENCE, South 44 degrees, 44 minutes, 37 seconds West, a distance of 150.00 feet to a 1/2-inch iron rod with "PACHECO KOCH" cap set for corner;

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THENCE, North 44 degrees, 38 minutes, 55 seconds East, along the said southeast line of said State of Texas tract, a distance of 150 feet to the POINT OF BEGINNING;

CONTAINING: 43,656 square feet or 1.002 acres of land, more or less.



01 SITE PLAN
SCALE: 1:20

NORTH

FOR REVIEW 01-28-2021

W

WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
(817) 281-5600
WARDARCHITECTURE@SBCGLOBAL.NET

ISSUED FOR INTERIM REVIEW

THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

DATE: 03-25-2021

TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY

LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST
HWY 26
COLLEYVILLE, TX 76034

CASE ZC21-011

Drawn By		MLP
Checked By		GAW
Project No:		20-69
Issue Date		
Revisions		
No.	Date	Description

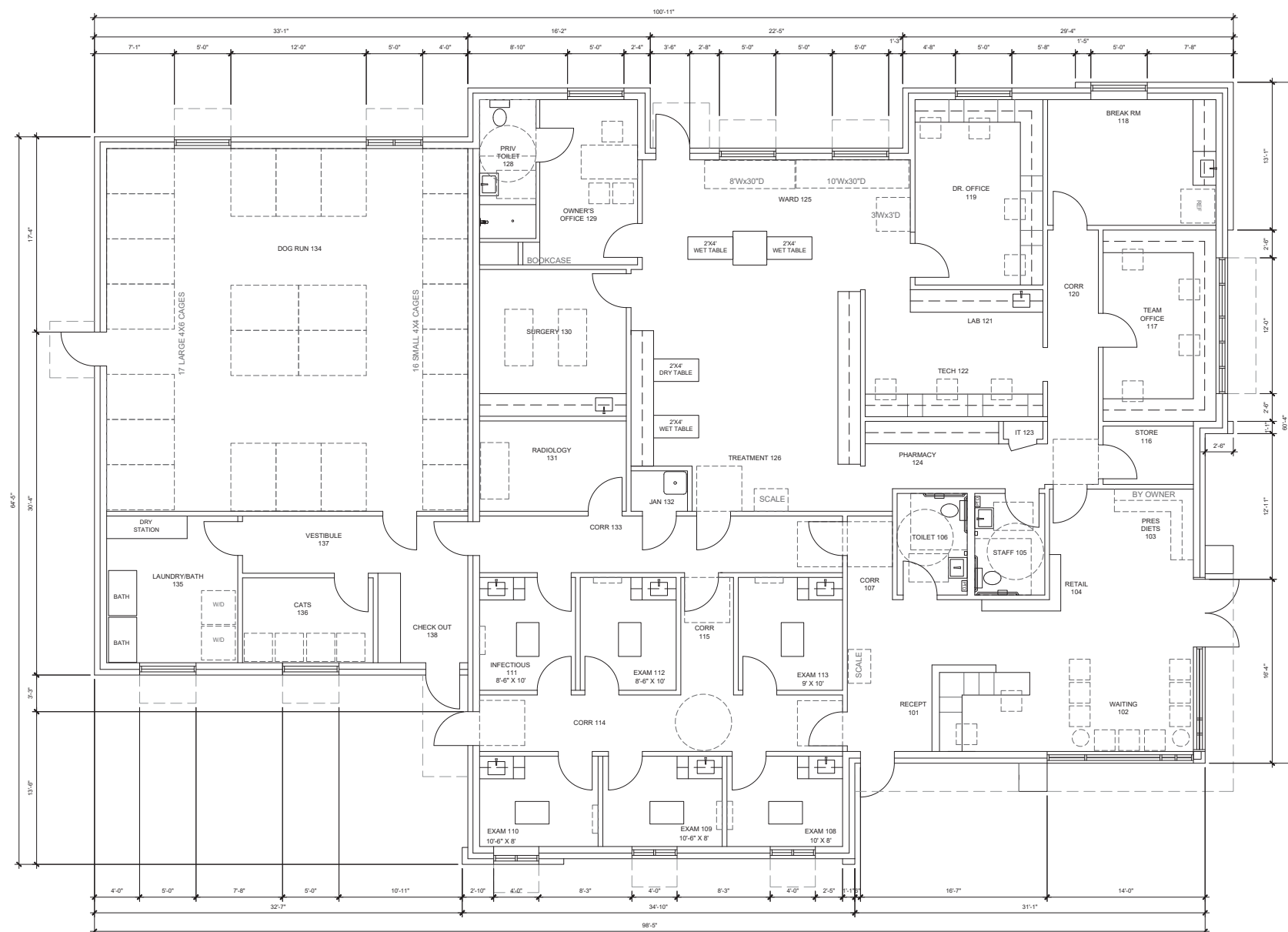
Sheet Title

SITE PLAN

A2.00

Sheet Number

Floor Plan



5738 SF TOTAL BUILDING

01 FLOOR PLAN
SCALE: 1/4"=1'0"



FOR REVIEW 01-28-2021

W

WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
(817) 281-5600
WARDARCHITECTURE@SBCGLOBAL.NET

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GERALD A. WARD, AIA

DATE: 01-08-2021

TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY
XXXX HWY 26
COLLEYVILLE, TX 76034

Drawn By	M
----------	---

Drawn by	
Checked by	

Project No:	20
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Project No.	201
Issue Date	

	1. NAME OF THE COMPANY: _____ 2. DATE OF THE REPORT: _____ 3. REPORTING PERIOD: _____ 4. REPORTING OFFICER: _____ 5. REPORTING OFFICER'S TITLE: _____ 6. REPORTING OFFICER'S SIGNATURE: _____ 7. REPORTING OFFICER'S ADDRESS: _____ 8. REPORTING OFFICER'S PHONE NUMBER: _____ 9. REPORTING OFFICER'S FAX NUMBER: _____ 10. REPORTING OFFICER'S E-MAIL ADDRESS: _____ 11. REPORTING OFFICER'S BUSINESS CARD: _____ 12. REPORTING OFFICER'S PHOTOGRAPH: _____ 13. REPORTING OFFICER'S RESUME: _____ 14. REPORTING OFFICER'S CURRICULUM VITAE: _____ 15. REPORTING OFFICER'S BIOGRAPHY: _____ 16. REPORTING OFFICER'S EDUCATION: _____ 17. REPORTING OFFICER'S EMPLOYMENT HISTORY: _____ 18. REPORTING OFFICER'S REFERENCES: _____ 19. REPORTING OFFICER'S REFERENCES: _____ 20. REPORTING OFFICER'S REFERENCES: _____
--	--

Revisions		
No.	Date	Description

No.	Date	Description

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Sheet Title

FLOOR PLAN

RESULTS

Table 1

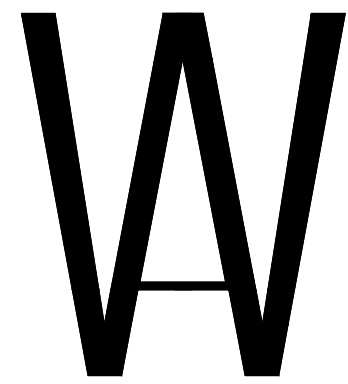
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ALCO



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
(817) 281-5600
WARDARCHITECTURE@SBCGLOBAL.NET

ISSUED FOR INTERIM REVIEW

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BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

DATE: 03-25-2021

TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY
HWY 26
LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST
COLLEYVILLE, TX 76034

CASE ZC21-011

Drawn By MLP

Checked By GAW

Project No: 20-69

Issue Date

Revisions

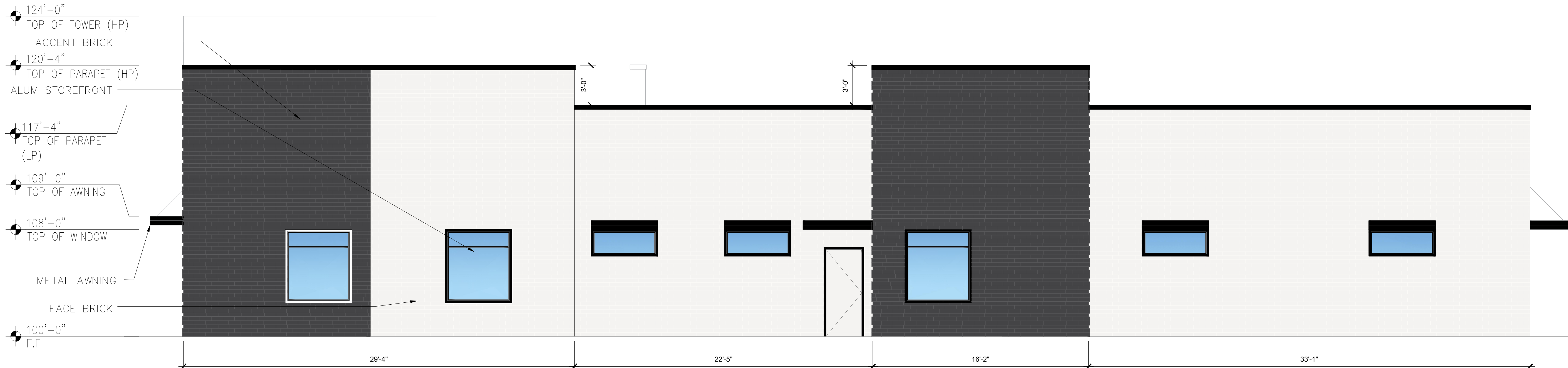
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Sheet Title

EXTERIOR
ELEVATIONS

A3.01

Sheet Number



03 SOUTH-WEST ELEVATION (SIDE)
SCALE: 1/4"=1'0"

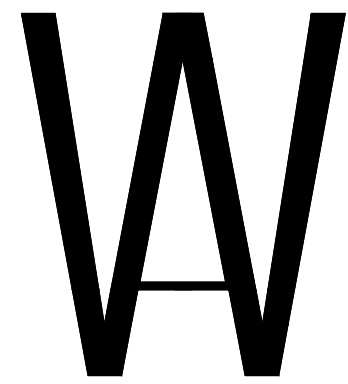


02 NORTH-EAST ELEVATION (SECONDARY)
SCALE: 1/4"=1'0"

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	NORTH-WEST ELEVATION		SOUTH-EAST ELEVATION		NORTH-EAST ELEVATION		SOUTH-WEST ELEVATION		TOTAL OF ALL ELEVATIONS	
	PRIMARY FACADE		PRIMARY FACADE		PRIMARY FACADE		PRIMARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,430 SQ FT	--	1,209 SQ FT	--	1,705 SQ FT	--	1,868 SQ FT	--	6,212 SQ FT	--
DOORS & WINDOWS	377 SQ FT	--	40 SQ FT	--	141 SQ FT	--	126 SQ FT	--	684 SQ FT	--
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,053 SQ FT	100%	1,169 SQ FT	100%	1,564 SQ FT	100%	1,742 SQ FT	100%	5,528 SQ FT	100%
ACCENT BRICK	419 SQ FT	49%	118 SQ FT	10%	244 SQ FT	21%	558 SQ FT	32%	1,339 SQ FT	27%
BRICK	538 SQ FT	51%	1051 SQ FT	90%	1,234 SQ FT	79%	1,184 SQ FT	68%	4,007 SQ FT	73%

FOR REVIEW 01-28-2021



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
(817) 281-5600
WARDARCHITECTURE@SBCGLOBAL.NET

ISSUED FOR INTERIM REVIEW

THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA

DATE: 03-25-2021

TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY
HWY 26
LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST
COLLEYVILLE, TX 76034

CASE ZC21-011

Drawn By MLP

Checked By GAW

Project No: 20-69

Issue Date

Revisions

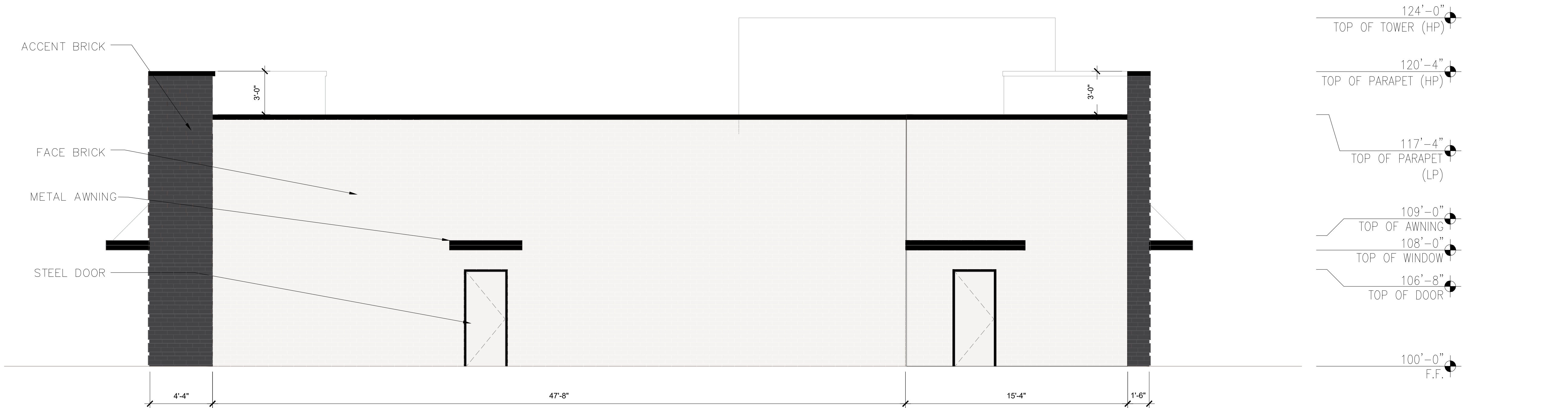
No. Date Description

Sheet Title

EXTERIOR
ELEVATIONS

A3.00

Sheet Number



04 SOUTH-EAST ELEVATION (BACK)
SCALE: 1/4"=1'0"

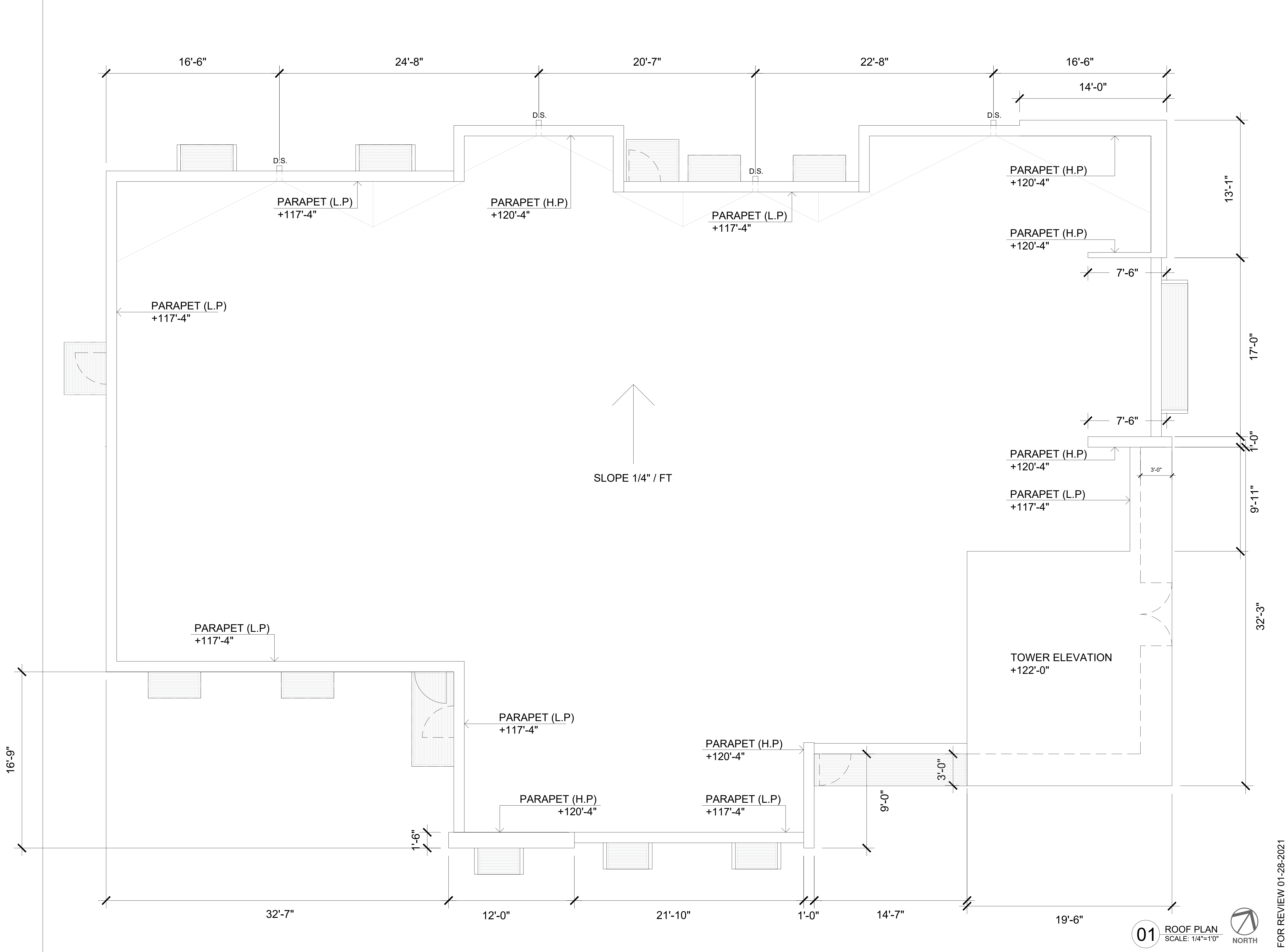


01 NORTH-WEST ELEVATION (PRIMARY)
SCALE: 1/4"=1'0"

EXTERIOR MATERIAL CALCULATIONS

FACADE PRIMARY / SECONDARY	NORTH-WEST ELEVATION		SOUTH-EAST ELEVATION		NORTH-EAST ELEVATION		SOUTH-WEST ELEVATION		TOTAL OF ALL ELEVATIONS	
	PRIMARY FACADE		PRIMARY FACADE		PRIMARY FACADE		PRIMARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,430 SQ FT	--	1,209 SQ FT	--	1,705 SQ FT	--	1,868 SQ FT	--	6,212 SQ FT	--
DOORS & WINDOWS	377 SQ FT	--	40 SQ FT	--	141 SQ FT	--	126 SQ FT	--	684 SQ FT	--
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,053 SQ FT	100%	1,169 SQ FT	100%	1,564 SQ FT	100%	1,742 SQ FT	100%	5,528 SQ FT	100%
ACCENT BRICK	419 SQ FT	49%	118 SQ FT	10%	244 SQ FT	21%	558 SQ FT	32%	1,339 SQ FT	27%
BRICK	538 SQ FT	51%	1051 SQ FT	90%	1,234 SQ FT	79%	1,184 SQ FT	68%	4,007 SQ FT	73%

FOR REVIEW 01-28-2021



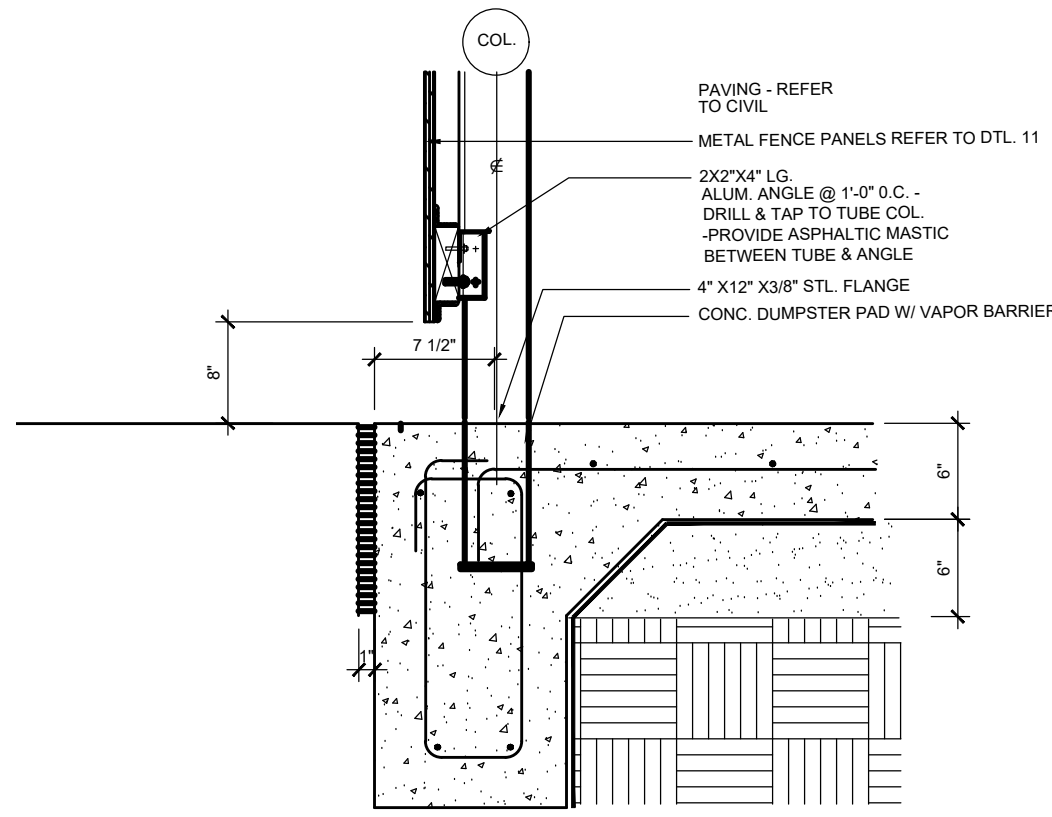
ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA
DATE: 03-25-2021

**TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY**
LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST
COLLEYVILLE, TX 76034
HWY 26
CASE ZC21-011

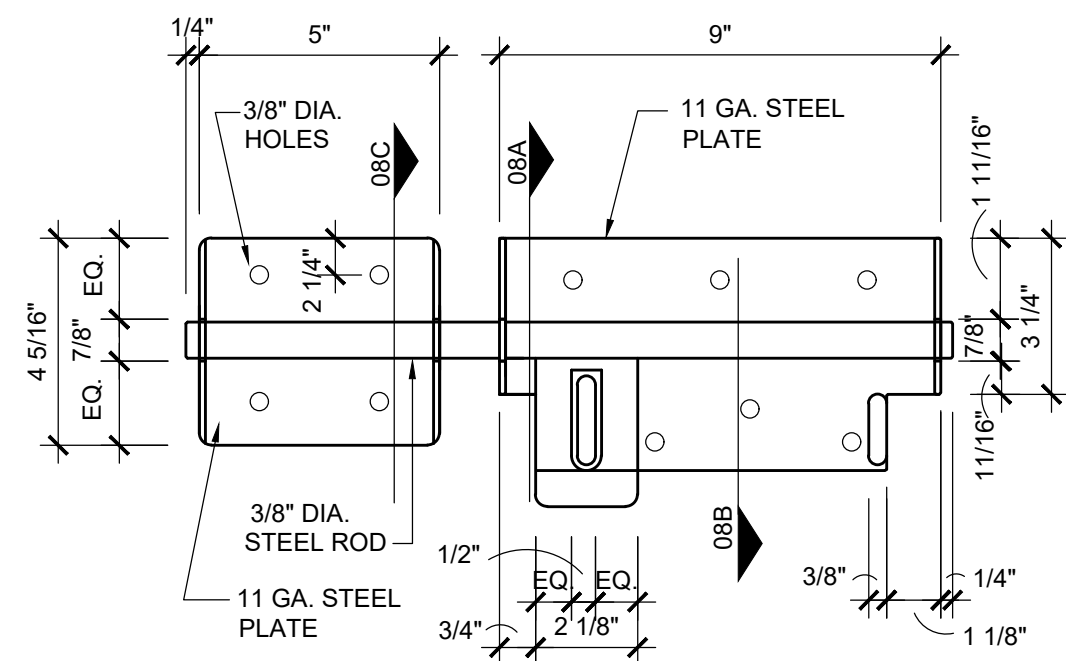
Drawn By	MLP
Checked By	GAW
Project No:	20-69
Issue Date	

Revisions		
No.	Date	Description

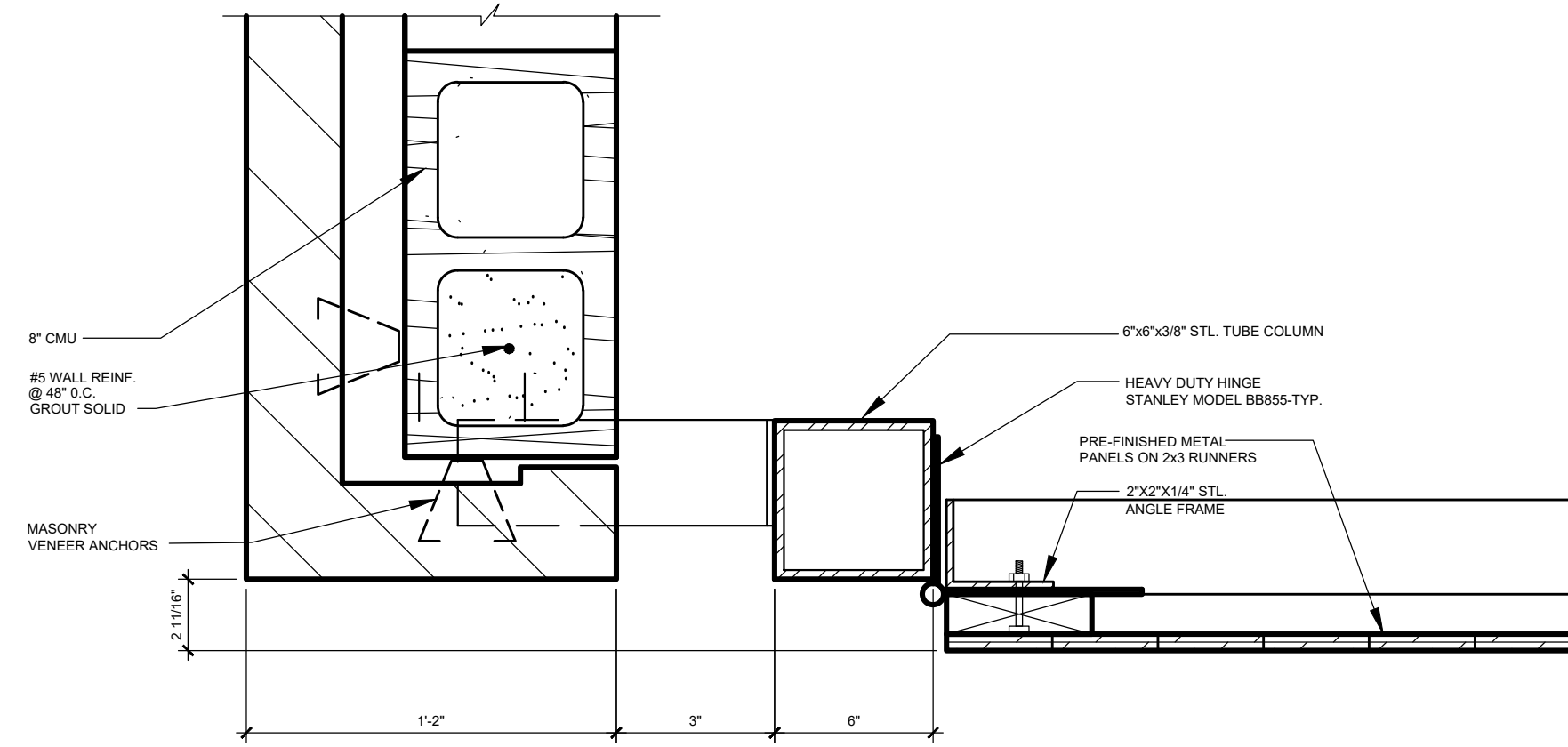
FOR REVIEW 01-28-2021



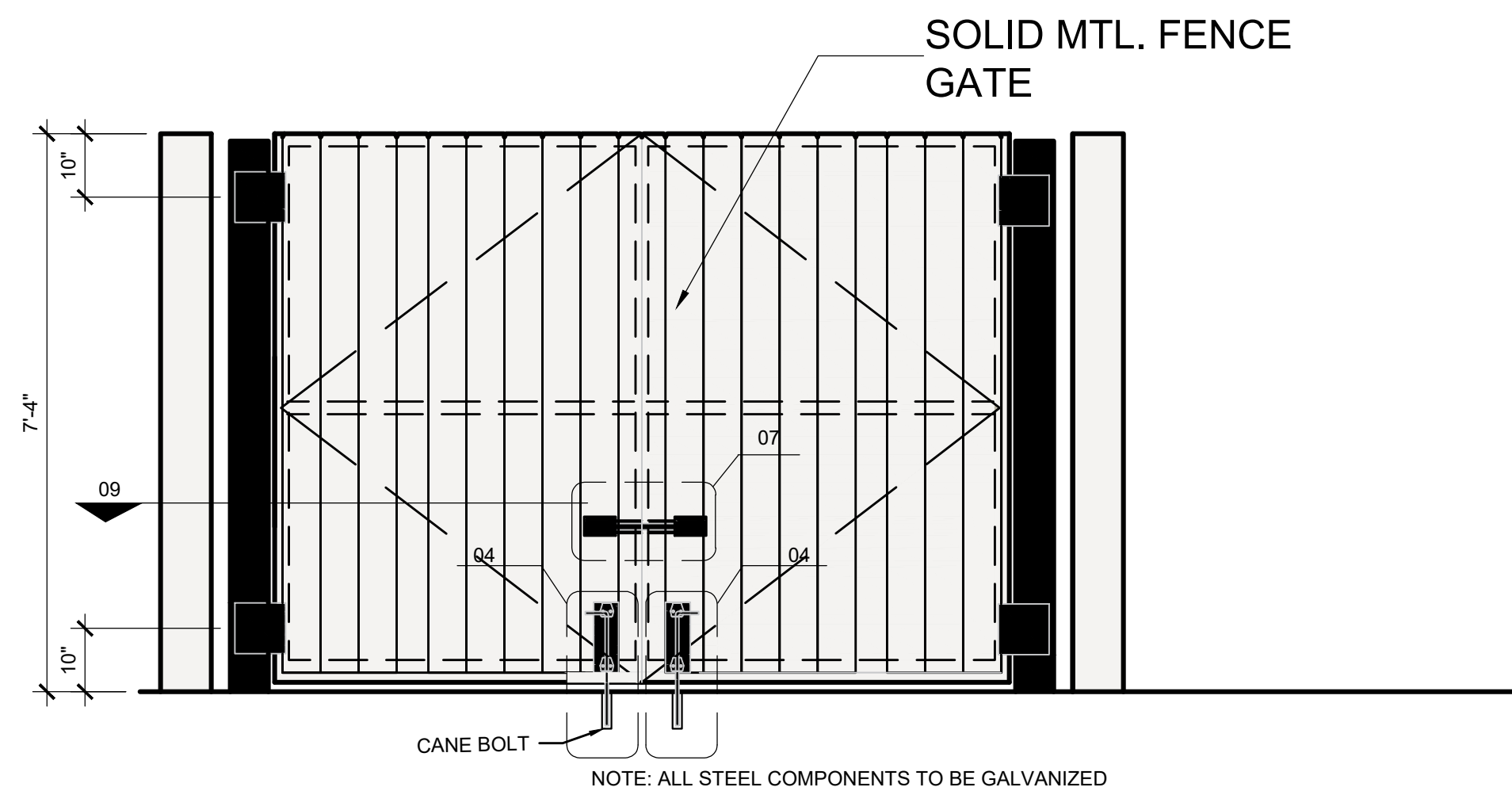
10 SCREEN WALL SECTION
SCALE: 1" = 1'-0"



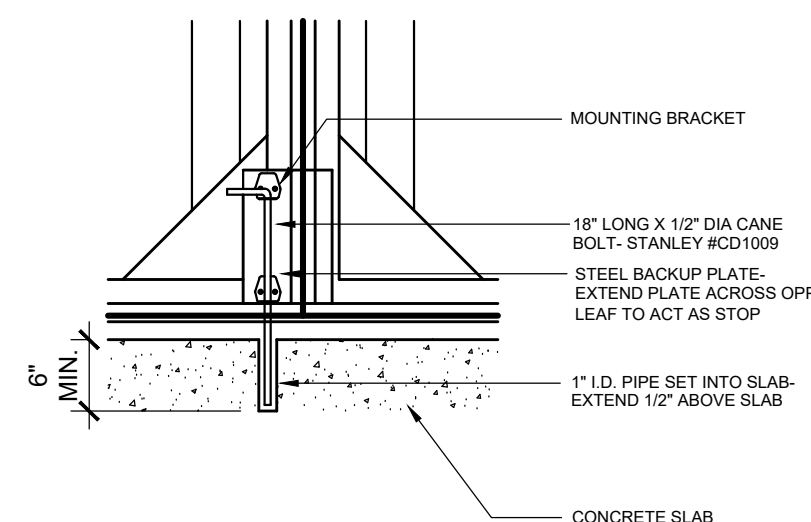
07 LATCH DETAIL
SCALE: 3" = 1'-0"



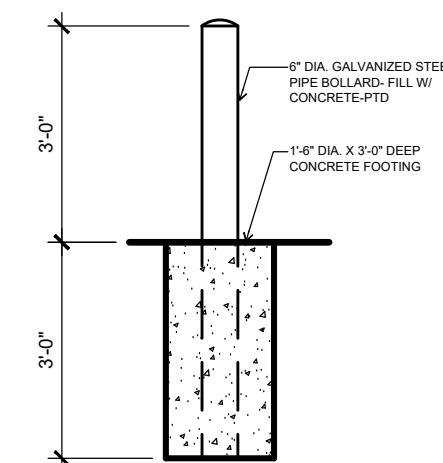
09 GATE JAMB DETAIL
SCALE: NTS



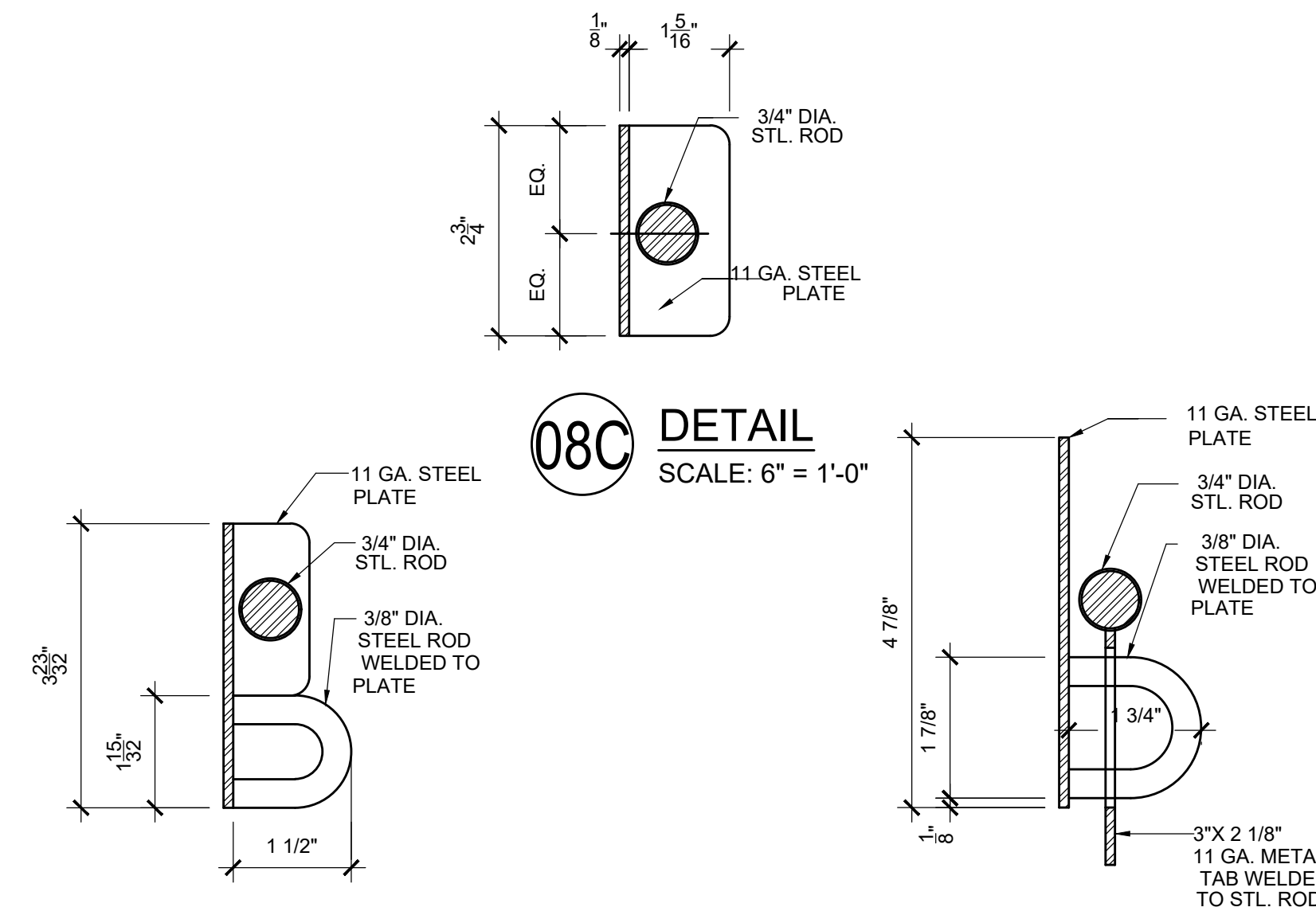
06 FRONT SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



04 GATE DETAIL
SCALE: 3/4" = 1'-0"

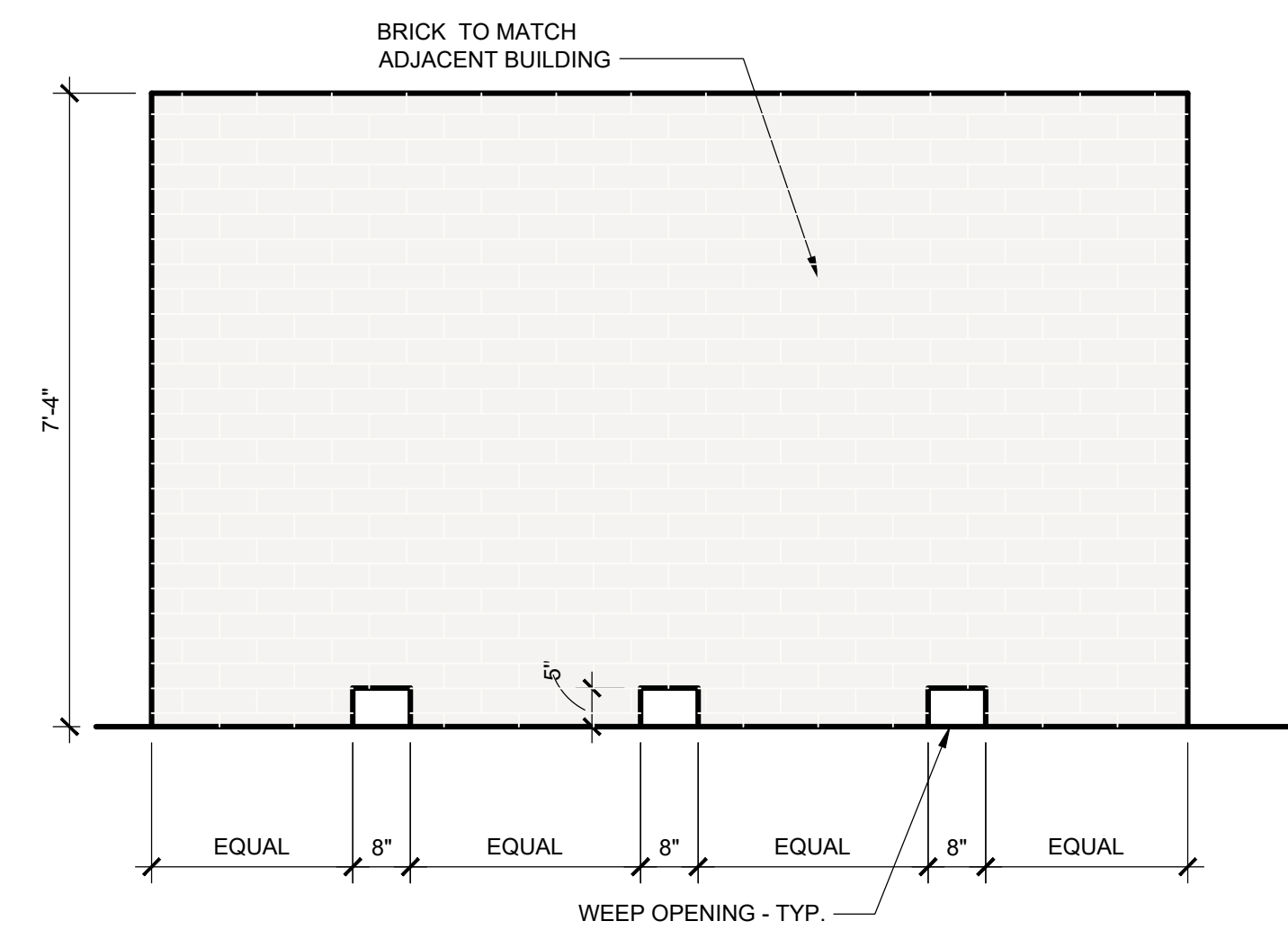


02 BOLLARD ELEVATION
SCALE: 3/4" = 1'-0"

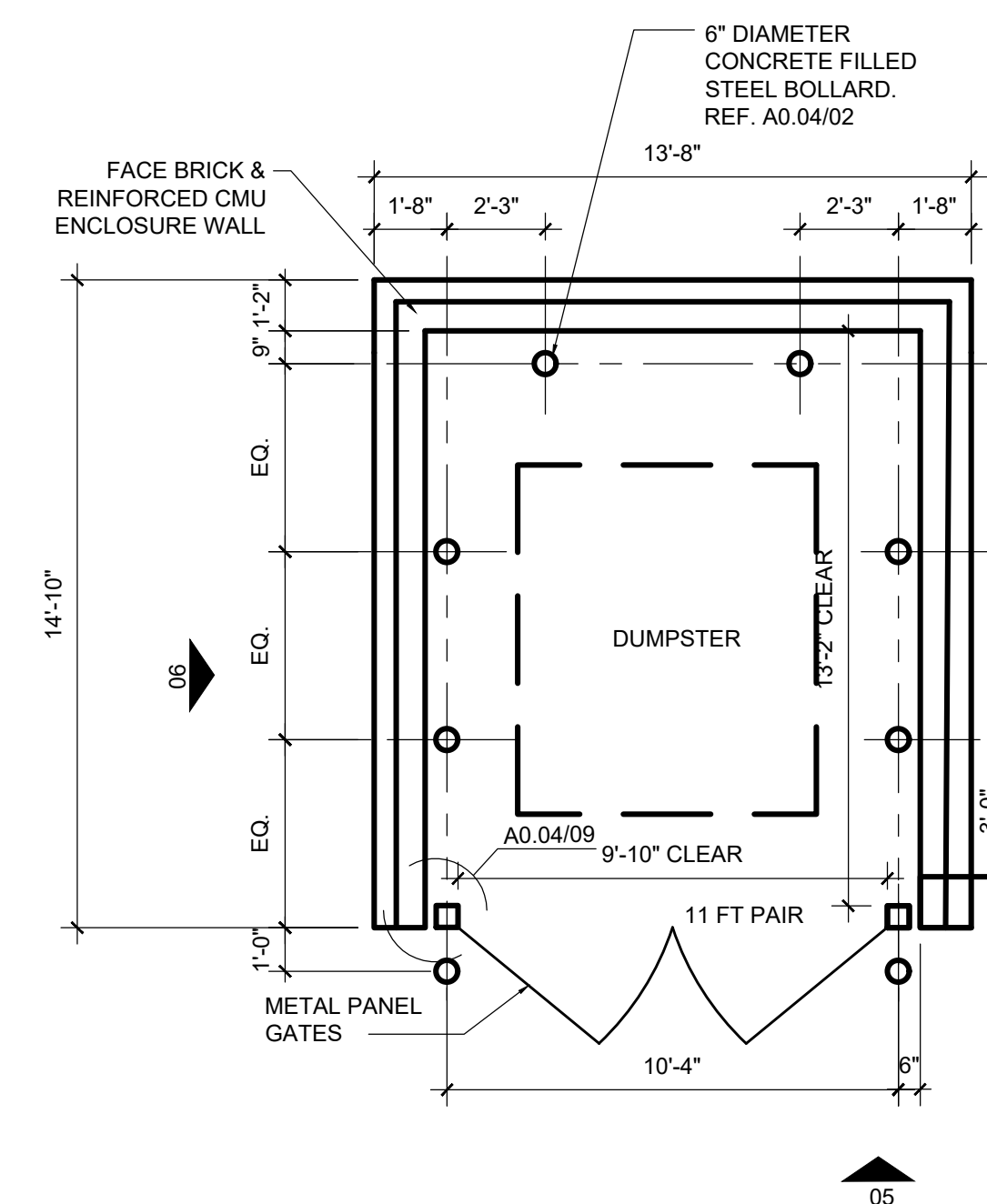


08A DETAIL
SCALE: 6" = 1'-0"

08B DETAIL
SCALE: 6" = 1'-0"



05 SIDE SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



NOTE: REFER TO CIVIL PLANS FOR LOCATION

01 DUMPSTER ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"

W

WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
(817) 281-5600
WARDARCHITECTURE@SBCGLOBAL.NET

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
GERALD A. WARD, AIA
DATE: 03-25-2021

TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY
HWY 26
LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST
COLLEYVILLE, TX 76034

CASE ZC21-011

Drawn By: MLP
Checked By: GAW
Project No: 20-69
Issue Date:

Revisions		
No.	Date	Description

Sheet Title

DUMPSTER
DETAILS

A0.04

Sheet Number

6 FOR REVIEW 01-28-2021

Deed Restrictions

MUTUAL DEVELOPMENT AGREEMENT

This Mutual Development Agreement ("Agreement") is made and entered into to be effective as of the 5TH day of DECEMBER, 1991, between BROWN TRAIL WEST JOINT VENTURE, a Texas joint venture ("Venture"), acting by and through its duly authorized venturer, and H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation ("HPBC"), acting by and through its duly authorized officer.

W I T N E S S E T H:

WHEREAS, on the date hereof Venture has sold and conveyed to HPBC that certain tract of land described as Lot 1, Block 1, of Brown Trail Commons West, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas (hereinafter sometimes referred to as "Lot 1" or the "HPBC Tract") pursuant to that certain Contract of Sale, as amended, between Venture and HPBC; and

WHEREAS, the HPBC Tract is contiguous to properties owned by Venture, more particularly described as (i) Lot 2, Block 1, of Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas ("Lot 2"), and (ii) Tract A, Block 1, of the Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas ("Tract A") (Lot 2 and Tract A are hereinafter collectively referred to as the "Venture Tracts"); and

WHEREAS, Venture acknowledges that it, as an investor, does not have any immediate construction plans for the Venture Tracts, but to enhance the future investment value of the Venture Tracts, Venture has agreed to enter into this Agreement; and

WHEREAS, as a material inducement to HPBC to purchase the HPBC Tract, Venture and HPBC have agreed to enter into this Agreement.

NOW, THEREFORE, for and in consideration of the premises and of the agreements contained herein, Venture and HPBC agree as follows:

1. Fill Agreement. Until July 1, 1992 (the "Fill Completion Date"), HPBC shall have the non-exclusive right, but not the obligation, to excavate fill material from the Venture Tracts and to place and grade such fill material upon the HPBC Tract and the

Deed Restrictions

Venture Tracts. Such excavation, placing and grading of the fill material shall be performed without material deviation from that certain Preliminary Grading Plan dated October 23, 1991, prepared by Washington & Associates, Inc, as Job No. 018-015 (the "Grading Plan") and previously furnished to Venture by HPBC. In performing such excavation work, HPBC shall not excavate fill material on the Venture Tracts below the minimum elevation levels as shown on the Grading Plan. Upon completion of HPBC's excavation and fill work, upon the Venture Tracts, if any, HPBC shall rough-grade the Venture Tracts so that such Venture Tracts shall not have any "cuts" or abrupt grade changes. Further, upon completion of the excavation, fill work and grading as contemplated by this Development Agreement, HPBC agrees to execute and deliver to Venture a partial release of its excavation and grading rights hereunder by an instrument in form and content as described and attached hereto as Exhibit "A". HPBC agrees to indemnify and hold Venture harmless from any claims, liability or damages for personal injuries and/or personal property damages arising out of HPBC's excavation, filling and grading upon the Venture Tracts. The foregoing notwithstanding if at any time prior to the Fill Completion Date, Venture executes a bona fide contract of sale for the sale of Lot 2, Venture may terminate HPBC's excavation and grading rights under this Agreement by providing HPBC with ninety (90) days' prior written notice of Venture's (i) execution of a bona fide contract of sale of said Lot 2, and (ii) Venture's election to exercise its termination rights as set forth herein. Such 90-day notice of termination shall be accompanied by an executed copy of the bona fide contract of sale for the sale of said Lot 2. Provided, however, during such 90-day period of time HPBC's rights of excavation, grading and filling shall not be restricted or limited but shall continue in full force and effect, including HPBC's obligation to rough-grade the Venture Tracts upon completion of its grading of the subject property.

2. Restrictive Covenants - Screening Fence. Venture does hereby declare that Lot 2 shall be held, sold, transferred, conveyed, and occupied subject to the following covenants, conditions and restrictions which shall be binding upon all parties having or acquiring any right, title or interest in or to any portion of said Lot 2, and which shall inure to the benefit of HPBC or any successor owner of the fee simple title to Lot 1. The purpose of the covenants, conditions and restrictions contained herein is to protect said Lot 1, and any owner of all or any part thereof, from the potential visual blight created by the rear elevation of future development upon said Lot 2. Accordingly, Venture does hereby covenant and agree that no building shall be constructed upon the aforesaid Lot 2 unless and until a Screening Fence (herein so called) is constructed along the common property line of said Lot 1 and Lot 2 (or inside such common property line upon Lot 2) as provided herein. Such Screening Fence shall be constructed of masonry pillars no greater than 30 feet apart with a suitable and durable wood infill between such masonry pillars.

Deed Restrictions

Such Screening Fence shall be a minimum of 8 feet in height and shall run along the common property line between Lot 1 and Lot 2 (or inside such common property line upon Lot 2) beginning at the common point which constitutes the most westerly corner of Lot 1 and the most southerly corner of Lot 2 (terminus a quo) (or, if the Screening Fence is constructed inside such common property line upon Lot 2, then beginning at a point in the common property line of Lot 2 and Tract A northwesterly of the terminus a quo) and shall extend in a northeasterly direction along the common property line (or inside such common property line upon Lot 2) between said Lot 1 and Lot 2 for such a length (at a minimum) as is equal to, and coextensive with, the length of any building or buildings to be constructed upon Lot 2 having rear elevations facing towards Lot 1. The eastern terminal point (terminus ad quem) of such Screening Fence shall be (at a minimum) a point determined by the intersection at a 90-degree angle of an imaginary line running from the easternmost corner of the proposed buildings to be constructed upon Lot 2 to the common property line between said Lots 1 and 2. Exhibits "B-1" and "B-2" attached hereto set forth examples of the determination of the minimum length of such Screening Fence.

3. Access Easement. HPBC hereby covenants and agrees to execute and deliver an access easement to the First Assembly of God of Colleyville in form and content as is described in Exhibit "C" attached hereto and made a part hereof, concurrently with Venture's conveyance of Tract A, to the said First Assembly of God of Colleyville in order to provide said church with access across the HPBC Tract to Brown Trail Boulevard.

4. Enforcement. If Venture or HPBC breaches any of the duties or obligations imposed upon the applicable party under the terms, provisions, conditions, covenants, and agreements contained herein (the applicable party, the "Defaulting Party"), the other party (the "Non-Defaulting Party") shall have the right to: (i) seek injunctive relief to require the Defaulting Party to perform such duties or obligations, (ii) seek compensation for damages arising or resulting from the failure of the Defaulting Party to perform such duties or obligations, (iii) cause such duties or obligations to be performed in which event all sums expended by the Non-Defaulting Party in causing such duties or obligations to be performed shall become a demand obligation owed by the Defaulting Party to the Non-Defaulting Party from the dates such sums are expended by the Non-Defaulting Party, shall bear interest at the lesser of the highest lawful contractual rate of interest or eighteen percent (18%) per annum from the date expended by the Non-Defaulting Party until repaid by the Defaulting Party, and shall be subject to collection by suit in any court of competent jurisdiction, or (iv) exercise all rights or remedies otherwise available at law, in equity or by statute. All rights and remedies shall be cumulative and not exclusive. In any legal or equitable proceeding for the enforcement of any of the terms, provisions,

Deed Restrictions

conditions, covenants, or agreements contained herein or for damages for the breach of any of the terms, provisions, conditions, covenants, or agreements contained herein, the losing party shall pay the attorneys' fees and court costs of the prevailing party.

5. Covenants Running with Land. As used herein, Venture means and includes Venture and all subsequent parties who from time to time own or hold legal or equitable title to all or portions of the Venture Tracts. As used herein, HPBC means and includes HPBC and all subsequent parties who from time to time own or hold legal or equitable title to all or portions of the HPBC Tract. The terms, provisions, conditions, covenants, and agreements contained in this Agreement are covenants running with the land and shall bind and inure to the benefit of Venture and HPBC and their respective heirs, devisees, personal representatives, successors, or assigns who from time to time own or hold legal or equitable title to all or portions of the HPBC Tract or the Venture Tracts.

6. Expiration of Agreement. This Agreement shall expire on December 31, 2011. Upon the expiration of this Agreement, all rights, duties, obligations, and liabilities imposed by this Agreement shall lapse and become null and void.

7. Severability. If any term, provision, condition, covenant, or agreement contained herein is held to be illegal, invalid or unenforceable, the legality, validity and enforceability of the remaining terms, provisions, conditions, covenants, and agreements contained herein shall not be affected thereby, and in lieu of each such illegal, invalid or unenforceable term, provision, condition, covenant, or agreement, there shall be added to this Agreement a legal, valid and enforceable term, provision, condition, covenant, or agreement as similar as possible to the term, provision, condition, covenant, or agreement declared illegal, invalid or unenforceable.

8. No Waiver. No waiver of any of the terms, provisions, conditions, covenants, or agreements contained herein shall be effective unless in writing and executed by the party for whose benefit the applicable term, provision, condition, covenant, or agreement is intended. No waiver of any term, provision, condition, covenant, or agreement contained herein under a particular circumstance shall be deemed a waiver of such term, provision, condition, covenant, or agreement under a different circumstance.

9. Captions. The captions contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

10. Gender. Within this Agreement words of any gender shall be held and construed to include any other gender, and words in the

Deed Restrictions

singular number shall be held and construed to include the plural and vice versa, unless the context otherwise requires.

11. Exhibits. All exhibits attached hereto are incorporated herein by reference for all purposes wherever reference is made to the same.

12. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and Venture and HPBC both irrevocably agree that venue for any dispute involving this Agreement shall be in any court of competent jurisdiction in Tarrant County, Texas.

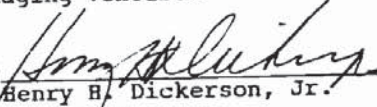
13. Complete Agreement. This Agreement embodies the entire agreement between Venture and HPBC with respect to the subject matter hereof and supersedes all prior agreements, written or oral, with respect to the subject matter hereof.

14. Amendment. This Agreement may not be amended, varied or terminated except by an agreement in writing executed by all parties then owning or holding a legal or equitable interest in the HPBC Tract and the Venture Tracts.

EXECUTED to be effective as of the day, month and year first above written.

BROWN TRAIL WEST JOINT VENTURE

By: Dickerson Investments, Inc.
Managing Venturer

By: 
Henry B. Dickerson, Jr.
President

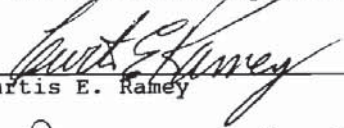
H-E-B HOSPITAL PROFESSIONAL
BUILDING CORP.

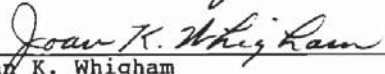
By: 
Printed Name: R. W. Wineman
Title: President

Deed Restrictions

RATIFICATION OF LIENHOLDERS

CURTIS E. RAMEY and JOAN K. WHIGHAM, the owners and holders of liens covering the Venture Tracts, have executed this Development Agreement to evidence their joinder in, consent to, and ratification of the imposition of the foregoing terms, covenants, conditions, and restrictions of this Mutual Development Agreement.


Curtis E. Ramey


Joan K. Whigham

STATE OF TEXAS

§

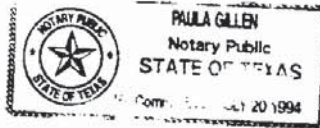
COUNTY OF TARRANT

§

This instrument was acknowledged before me on the 5th day of Dec, 1991, by Henry B. Dickerson, Jr., President of Brown Trail West Joint Venture, a Texas joint venture, on behalf of said joint venture.


Notary Public, State of Texas

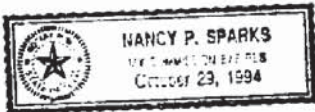
Printed Name: Paula Gillen
My Commission Expires: 7-20-94



Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 4th day of December, 1991, by R. William Whitman, President of H-E-B Hospital Professional Building Corporation, a Texas non-profit corporation, on behalf of said corporation.

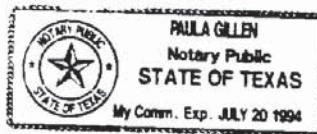


Nancy P. Sparks
Notary Public, State of Texas
Printed Name: Nancy P. Sparks
My Commission Expires: 10/29/94

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 5th day of Dec, 1991, by Curtis E. Ramey.

Paula Gillen
Notary Public, State of Texas
Printed Name: Paula Gillen
My Commission Expires: 7-20-94



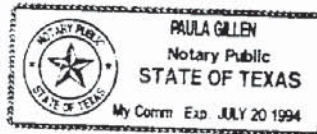
Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the 2nd day
of Dec, 1991, by Joan K. Whigham.

Paula Gillen
Notary Public, State of Texas

Printed Name: PAULA Gillen
My Commission Expires: 7-20-94



jws\hmhs-heb.da

Deed Restrictions

RELEASE OF FILL AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This Release of Fill Agreement is entered into by and between H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation ("HBPC"), acting by and through its duly authorized officer, and BROWN TRAIL WEST JOINT VENTURE, a Texas joint venture ("Venture"), acting by and through its duly authorized venturer.

W I T N E S S E T H:

WHEREAS, on _____, 1991, Venture and HPBC entered into that certain Mutual Development Agreement (herein so called) duly recorded in Volume _____, Page _____, of the Real Property Records of Tarrant County, Texas; and

WHEREAS, HPBC has completed its excavation and fill work upon the Venture Tracts (as defined in said Mutual Development Agreement) and has completed its rough grading of the Venture Tracts so that same do not have any "cuts" or abrupt grade changes; and

WHEREAS, Venture desires HPBC to execute this instrument to evidence HPBC's release of the excavation and grading rights granted to it pursuant to Section 1 of the Mutual Development Agreement entitled "Fill Agreement."

NOW, THEREFORE, for good and valuable consideration, being the completion of the excavation, fill work and grading by HPBC upon the Venture Tracts as contemplated by the Mutual Development Agreement, the receipt and sufficiency of which are hereby acknowledged, HPBC does hereby release and discharge the Venture Tracts from the excavation and grading rights granted to HPBC by Venture as more particularly set forth in Section 1 of the Mutual Development Agreement. Provided, however, it is expressly agreed and understood that this is a release of the "Fill Agreement" rights as set forth in Section 1 of the Mutual Development Agreement only, and that the same shall in no wise release, affect or impair the other terms, provisions, duties, obligations, requirements, covenants, and/or other matters contained in the Mutual Development Agreement against any other properties covered by said instrument.

EXHIBIT A

- 1 -

10454 0933

EXHIBIT A
10454

Deed Restrictions

EXECUTED this _____ day of _____, 199__.

H-E-B HOSPITAL PROFESSIONAL
BUILDING CORPORATION

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of H.E.B. Hospital Professional Building Corporation, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

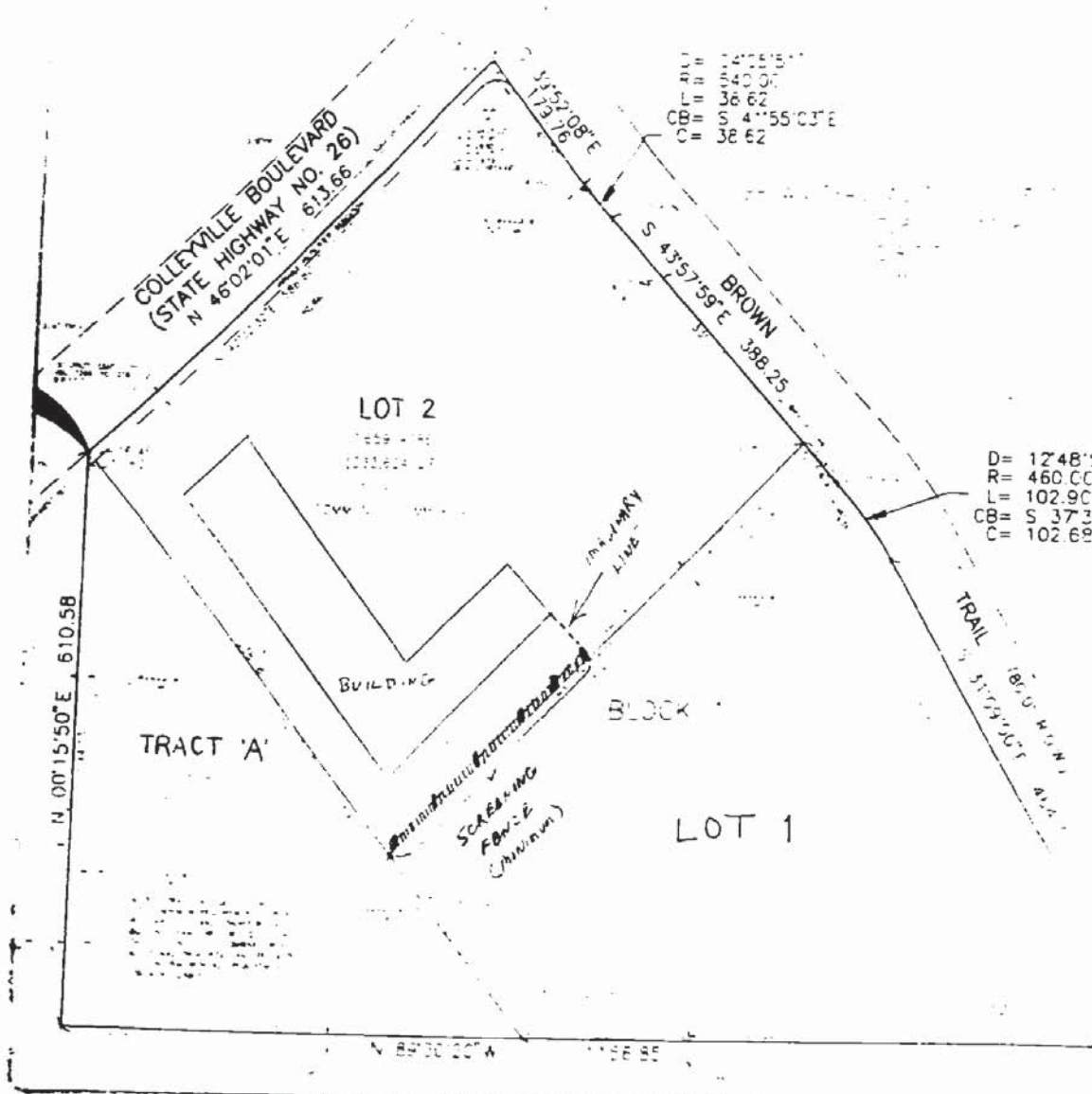
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1991.

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

jws\hmhs-heb.pr

CONFIDENTIAL
FOR EYES ONLY
NOT LEGAL ATTORNEY ONLY



10464 0935

Deed Restrictions

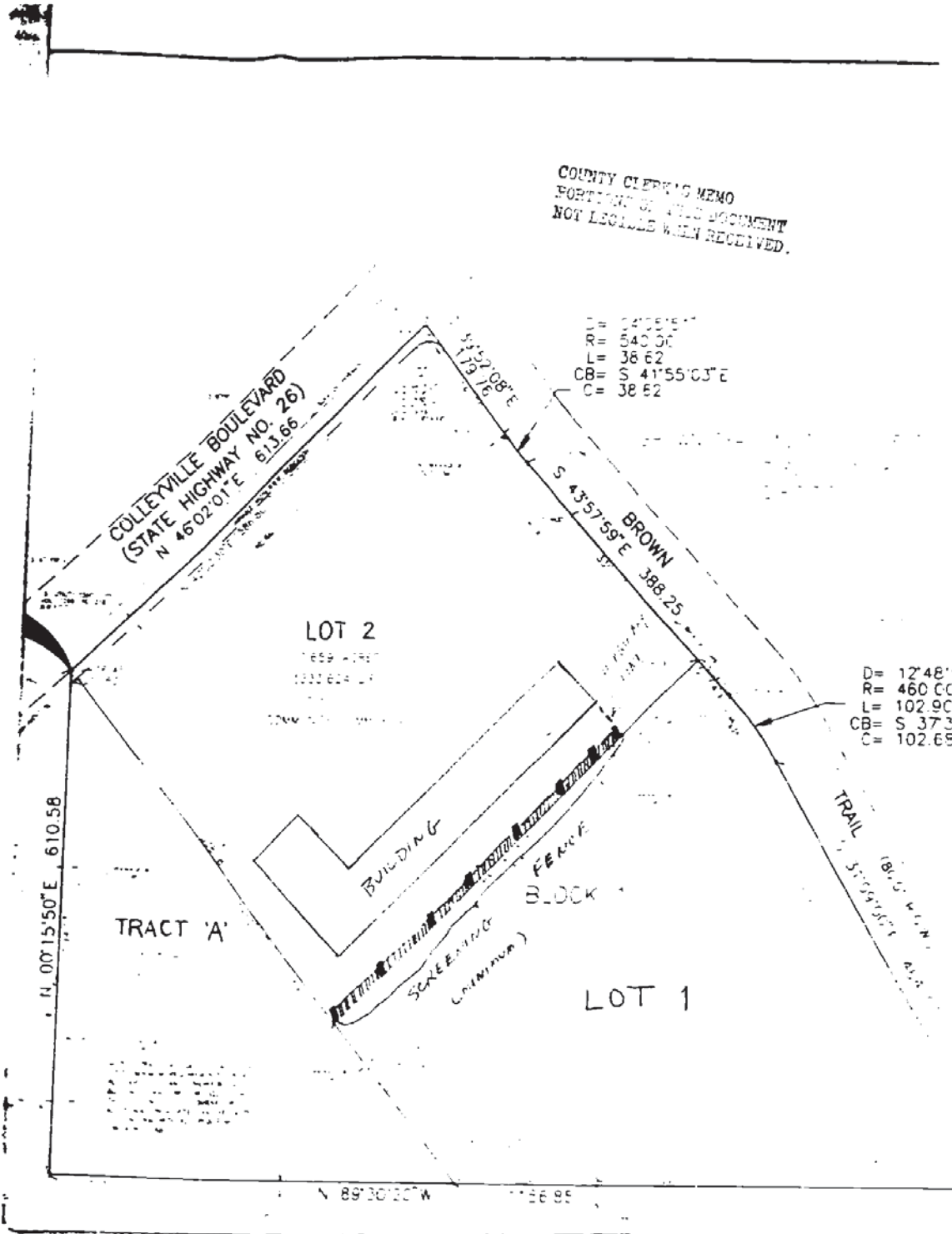


EXHIBIT B-2

10464 0936

Deed Restrictions

ACCESS EASEMENT

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation ("Grantor"), acting by and through its duly authorized officer, for good and valuable consideration, to Grantor in hand paid by FIRST ASSEMBLY OF GOD OF COLLEYVILLE ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant and convey unto Grantee a non-exclusive easement for the passage and accommodation of vehicular and pedestrian traffic over and upon that certain strip of land 24 feet in width more particularly described in Addendum A attached hereto and made a part hereof for all purposes (hereinafter called the "Access Easement").

TO HAVE AND TO HOLD the above-described Access Easement together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns.

This Access Easement is granted, and accepted (a) subject to all encumbrances, liens, and other matters (i) of record in Tarrant County, Texas, and/or (ii) visible and on the ground or that a correct survey would reveal, to the full extent same exist and affect the Access Easement herein granted; and (b) without express, implied or statutory warranties, which are hereby excluded; and/or (c) all rules, regulations, ordinances, and laws of any and all governmental authorities, if any, relating to the Access Easement.

The Access Easement shall be utilized by Grantee and Grantee's congregation, guests, employees, and other invitees to provide access, ingress and egress to and from Brown Trail Boulevard and Grantee's property, which includes a certain 3.618-acre tract of land owned or to be owned by Grantee, to be known as Tract A, Block 1, of the Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof duly recorded in Cabinet A, Slide 855, of the Plat Records of Tarrant County, Texas.

Grantor expressly reserves unto itself and its successors and assigns the right to use and enjoy the land covered by the Access Easement for any purposes whatsoever, including, without limitation, the right to grant additional easements or rights-of-way upon or across the Access Easement to such other persons or entities and for such purposes as Grantor may desire, provided said use, enjoyment, and additional easements do not unreasonably interfere with the Access Easement hereby granted to Grantee.

Deed Restrictions

Grantor further hereby grants to Grantee permission to construct a concrete driveway (the "Driveway") within the boundaries of the Access Easement, provided (i) such Driveway does not interfere with Grantor's development of Grantor's property, being Lot 1, Block 1, of Brown Trail Commons West Addition to the City of Colleyville, Tarrant County, Texas; (ii) Grantee obtains Grantor's prior written approval of the plans, design, materials, and specifications of such Driveway (which approval will not be unreasonably withheld by Grantor); and (iii) the construction of such Driveway does not interfere with any work, construction, or development of Grantor's property.

In addition to the Access Easement herein granted, during the initial construction of the Driveway only, Grantee shall have a temporary right to use a temporary work area consisting of a strip of land not to exceed 20 feet in width located parallel to and adjacent to the Access Easement upon Grantor's land to allow adequate operation of equipment and workmen for the construction of the Driveway. Upon completion of the Driveway, all rights granted within the above-described temporary work area shall cease, and all operations, maintenance, and repairs conducted by Grantee shall be confined to the Access Easement. After construction of the Driveway, Grantee shall promptly remove any and all trash, material, and debris from the Access Easement and Grantor's property, and shall restore Grantor's property within the temporary work area to the same level and condition that it was in prior to Grantee's entry upon same. In the event that any such entry should cause or produce damage to any improvements that may be situated on Grantor's land, or cause or produce damages to the surface of the land of Grantor, Grantee shall promptly pay to Grantor any and all damages that may be caused by reason of such entry. Said Driveway shall be constructed at Grantee's sole expense and, at a minimum, in accordance with construction standards, rules, and regulations of the City of Colleyville, Texas, and in accordance with engineering plans prepared at the sole expense of Grantee and approved by Grantor, as set forth hereinabove. Further, Grantee, by acceptance of the Access Easement, shall and hereby agrees to indemnify, defend, and hold harmless Grantor, its successors, and assigns from and against all liabilities, claims, damages, suits, actions, costs, and expenses of whatsoever nature (including reasonable attorneys' fees) to persons or property caused by or arising, directly or indirectly, out of Grantee's construction of the Driveway and use of the Access Easement granted herein by Grantee, Grantee's congregation, guests, employees, and other invitees, and by Grantee's agents, contractors, or subcontractors.

After construction of the Driveway as aforesaid, Grantee agrees to repair and maintain, as reasonably required, said Driveway constructed by Grantee, at Grantee's sole cost and expense.

Deed Restrictions

All persons entering upon the Access Easement under this grant shall confine themselves to the purposes contemplated herein, and no trespassing or other uses shall be permitted by Grantee or its agents.

It is understood and agreed that this agreement is an easement only and in no way grants or conveys any part of the underlying fee simple estate of any lands owned by Grantor.

The Access Easement herein granted shall terminate upon the abandonment or non-usage of same by Grantee, unless sooner terminated in writing by recorded instrument executed by Grantor and Grantee.

The Access Easement granted herein is an Easement appurtenant to the real property of Grantee adjoining said Easement, and all of the terms and conditions herein shall be covenants running with the land, and shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed and delivered this instrument the _____ day of _____, 199__.

H-E-B HOSPITAL PROFESSIONAL
BUILDING CORPORATION

By: _____
Printed Name: _____
Title: _____

All of the terms and conditions of the hereinbefore-specified Access Easement are hereby expressly accepted and approved as written.

FIRST ASSEMBLY OF GOD OF COLLEYVILLE

By: _____
Printed Name: _____
Title: _____

Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of H-E-B HOSPITAL PROFESSIONAL BUILDING CORPORATION, a Texas non-profit corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1991.

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____ of FIRST ASSEMBLY OF GOD OF COLLEYVILLE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1991.

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

jws\hmhs-heb.ae

Deed Restrictions

AFTER RECORDING RETURN TO:

MR. JIM SHELL
POPE, HARDWICKE, CHRISTIE
901 FT. WORTH CLUB BUILDING
FT. WORTH, TEXAS 76102-4995

10464 0941

Deed Restrictions

D191209527
POPE HARDWICKE CHRISTIE
901 FT WORTH CLUB BLDG
MR JIM SHELL
FT WORTH, TX 76102 4995

-W A R N I N G-T H I S I S P A R T O F T H E O F F I C I A L R E C O R D--D O N O T D E S T R O Y

F I L E D -- T A R R A N T C O U N T Y T E X A S
S U Z A N N E H E N D E R S O N -- C O U N T Y C L E R K
O F F I C I A L R E C E I P T
T O : C O M M O N W E A L T H L A N D T I T L E C O

RECEIPT NO	REGISTER	PRINTED DATE	TIME
192052289	DR93	12/06/91	13:16

	INSTRUMENT	FEECD	AMOUNT	FILED	TIME	
1	D191209527	WD	33.00	911206	13:16	CK 1040

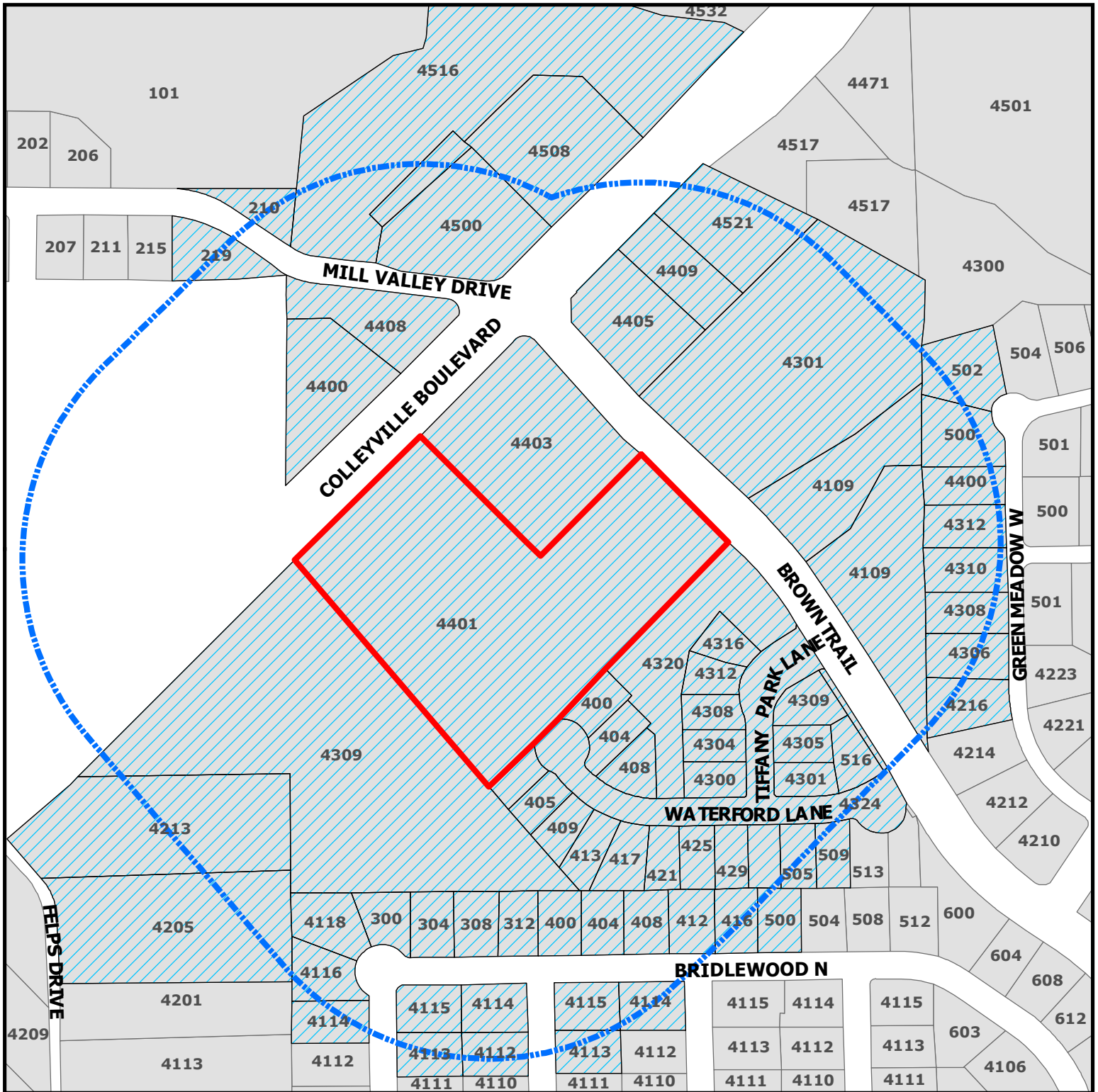
T O T A L : D O C U M E N T S : 01 F E E S : 36.00

B Y: 

ANY PROVISION WHICH RESTRICTS THE SALE RENTAL OR USE
OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE
IS INVALID AND UNFORCEABLE UNDER FEDERAL LAW.

10464 0942

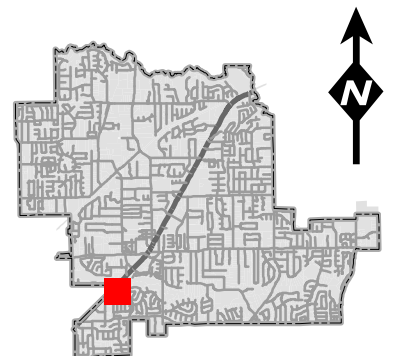
Notification Map



ZC21-011
4401 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
REED, BRADLEY	421 WATERFORD LN	COLLEYVILLE, TX	76034	421 WATERFORD LN
PIFER, GEORGE	425 WATERFORD LN	COLLEYVILLE, TX	76034	425 WATERFORD LN
BURRI, ALFRED	4316 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4316 TIFFANY PARK LN
JOHNSON, JOHNNY W	408 WATERFORD LN	COLLEYVILLE, TX	76034	408 WATERFORD LN
FOSTER, JON K	4308 GREEN MEADOW ST W	COLLEYVILLE, TX	76034	4308 GREEN MEADOW W
HANSEN SCOTT CAPITAL LLC	4200 BRIAR RIDGE DR	COLLEYVILLE, TX	76034	4508 COLLEYVILLE BLVD
TAYLOR, MARK	505 WATERFORD LN	COLLEYVILLE, TX	76034	505 WATERFORD LN
MCGARRY, TRACY	4310 GREEN MEADOW W	COLLEYVILLE, TX	76034	4310 GREEN MEADOW W
SANTOSA, TERESA	4115 WELLINGTON DR	COLLEYVILLE, TX	76034	4115 WELLINGTON DR
IMTIAZI, VASIF	405 WATERFORD LN	COLLEYVILLE, TX	76034	405 WATERFORD LN
ANTONISSE, HENDRIK	4301 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4301 TIFFANY PARK LN
SMITH, JAROD	4312 GREEN MEADOW ST W	COLLEYVILLE, TX	76034	4312 GREEN MEADOW W
SCHWEITZER, JON W	4216 GREEN MEADOW ST W	COLLEYVILLE, TX	76034	4216 GREEN MEADOW W
PAACASI LLC	PO BOX 820054	NORTH RICHLAND HILLS, TX	76182	4408 COLLEYVILLE BLVD
NGUYEN, TOMMY	417 WATERFORD LN	COLLEYVILLE, TX	76034	417 WATERFORD LN
GHORMLEY, JAMES G	502 GREEN MEADOW ST N	COLLEYVILLE, TX	76034	502 GREEN MEADOW N
LONG, MATTHEW W	412 BRIDLEWOOD N	COLLEYVILLE, TX	76034	412 BRIDLEWOOD NORTH
LIM LEE INC	4409 COLLEYVILLR RD	COLLEYVILLE, TX	76034	4409 COLLEYVILLE BLVD
WHITE, JEANNE	4306 GREEN MEADOW ST W	COLLEYVILLE, TX	76034	4306 GREEN MEADOW W
HOELSCHER, KEVIN	4116 STEEPLECHASE DR	COLLEYVILLE, TX	76034	4116 STEEPLECHASE DR
JOHNSON, RANDAL D	215 MILL VALLEY DR	COLLEYVILLE, TX	76034	219 MILL VALLEY DR
BALLARD, JASON	312 BRIDLEWOOD N	COLLEYVILLE, TX	76034	312 BRIDLEWOOD NORTH
REID, JAMES R	4115 STEEPLECHASE DR	COLLEYVILLE, TX	76034	4115 STEEPLECHASE DR
CHERNOFF, ALAN SCOTT	400 WATERFORD LN	COLLEYVILLE, TX	76034	400 WATERFORD LN
TIFFANY PARK HA INC	400 COUNTRY PL	COLLEYVILLE, TX	76034	4317 TIFFANY PARK LN
FIRST ASSEMBLY OF GOD CH INC	PO BOX 98	COLLEYVILLE, TX	76034	4401 COLLEYVILLE BLVD
PHELPS, MICHAEL	304 BRIDLEWOOD N	COLLEYVILLE, TX	76034	304 BRIDLEWOOD NORTH
3M INVESTMENT GROUP LLC	500 BRIDLEWOOD DR N	COLLEYVILLE, TX	76034	4405 COLLEYVILLE BLVD
M L US HOLDINGS LTD & C HEPFER	PO BOX 9167	SPRINGFIELD, MO	65801	4521 COLLEYVILLE BLVD
SPRANG, CHRIS I	400 BRIDLEWOOD N	COLLEYVILLE, TX	76034	400 BRIDLEWOOD NORTH
TIFFANY PARK HA INC	400 COUNTRY PL	COLLEYVILLE, TX	76034	4320 TIFFANY PARK LN
FOERTSCH, ROBERT J	4300 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4300 TIFFANY PARK LN
PERRY, JOHN	4113 STEEPLECHASE DR	COLLEYVILLE, TX	76034	4113 STEEPLECHASE DR
TABONE, FRANK G	501 WATERFORD LN	COLLEYVILLE, TX	76034	501 WATERFORD LN
RETAIL BUILDINGS INC	3000 NE 63RD ST	OKLAHOMA CITY, OK	73121	4500 COLLEYVILLE BLVD
VALTMAN, DEBRA ANN	509 WATERFORD LN	COLLEYVILLE, TX	76034	509 WATERFORD LN
THE BRUCE WISHARD AND DALIA WI	437 CARRILLO ST	SANTA ROSA, CA	95401	4109 BROWN TR
SCHRIMSHER, FREDERICK	500 GREEN MEADOW ST N	COLLEYVILLE, TX	76034	500 GREEN MEADOW N
CATIPON, CELSO	4400 GREEN MEADOW ST W	COLLEYVILLE, TX	76034	4400 GREEN MEADOW W
MINGENBACK, MATTHEW	4113 WLLINGTON DR	COLLEYVILLE, TX	76034	4113 WELLINGTON DR
MERKLE, CHARLES	4114 PADDINGTON LN	COLLEYVILLE, TX	76034	4114 PADDINGTON LN
LAWSON, DAVID S	4114 STEEPLECHASE DR	COLLEYVILLE, TX	76034	4114 STEEPLECHASE DR
YOKUM, MARK	308 BRIDLEWOOD N	COLLEYVILLE, TX	76034	308 BRIDLEWOOD NORTH
DUFF, JOEL B	408 BRIDLEWOOD N	COLLEYVILLE, TX	76034	408 BRIDLEWOOD NORTH
TOWNE, JEFFREY	300 BRIDLEWOOD N	COLLEYVILLE, TX	76034	300 BRIDLEWOOD NORTH
PRINS, CATHY	4309 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4309 TIFFANY PARK LN
BAUMANN, DIRK	413 WATERFORD LN	COLLEYVILLE, TX	76034	413 WATERFORD LN
JOHNSON, GEORGE	4304 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4304 TIFFANY PARK LN
LITTLE, JACKIE	516 WATERFORD LN	COLLEYVILLE, TX	76034	516 WATERFORD LN
MCCUTCHON, HELEN	401 WATERFORD LN	COLLEYVILLE, TX	76034	401 WATERFORD LN
GAUNTT, TURNER	409 WATERFORD LN	COLLEYVILLE, TX	76034	409 WATERFORD LN
PROVLEPSI LLC	7417 WELLCREST DR	DALLAS, TX	75230	4301 BROWN TR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	4520 COLLEYVILLE BLVD
BENCHMARK AMERICAN HOMES LLC	9001 GLENDARA DR	NORTH RICHLAND HILLS, TX	76182	4213 COLLEYVILLE BLVD
ASHQEEN, MUHAMMAD	4312 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4312 TIFFANY PARK LN
AIRYA REALITY LLC	820 S MACARTHUR BLVD STE 105-1	COPPELL, TX	75019	4400 COLLEYVILLE BLVD
GERABAGI, SAFAR	4308 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4308 TIFFANY PARK LN
THE BRUCE WISHARD AND DALIA WI	437 CARRILLO ST	SANTA ROSA, CA	95401	4109 BROWN TR
KANDIMALLA, RAM	416 BRIDLEWOOD N	COLLEYVILLE, TX	76034	416 BRIDLEWOOD NORTH
SMITH, OTIS M	4305 TIFFANY PARK LN	COLLEYVILLE, TX	76034	4305 TIFFANY PARK LN
SUMMERS, ROBERT E	4114 WELLINGTON DR	COLLEYVILLE, TX	76034	4114 WELLINGTON DR
SHAIKH, SAJID	4112 WELLINGTON DR	COLLEYVILLE, TX	76034	4112 WELLINGTON DR
RASMUSSEN, RICK	404 WATERFORD LN	COLLEYVILLE, TX	76034	404 WATERFORD LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	210 MILL VALLEY DR
BRANSFORD PARKLAND TRUST	5400 BRANSFORD RD	COLLEYVILLE, TX	76034	4516 COLLEYVILLE BLVD
ELLIS, EVA F	404 BRIDLEWOOD N	COLLEYVILLE, TX	76034	404 BRIDLEWOOD NORTH
KNIGHT, WANDA	21619 OLD HWY 105	CLEVELAND, TX	77328	4205 FELPS DR
4403 COLLEYVILLE LLC	444 N MICHIGAN AVE STE 3450	CHICAGO, IL	60611	4403 COLLEYVILLE BLVD
HENARY, ATEF H	500 BRIDLEWOOD N	COLLEYVILLE, TX	76034	500 BRIDLEWOOD NORTH
LEBAILLIF, LAURENT J	429 WATERFORD LN	COLLEYVILLE, TX	76034	429 WATERFORD LN
WIEGMANN, PAULA L	4118 STEEPLECHASE DR	COLLEYVILLE, TX	76034	4118 STEEPLECHASE DR
FIRST ASSEMBLY OF GOD CH INC	PO BOX 98	COLLEYVILLE, TX	76034	4309 COLLEYVILLE BLVD
TIFFANY PARK HA INC	400 COUNTRY PL	COLLEYVILLE, TX	76034	4324 TIFFANY PARK LN
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST, TX	76054	COURTESY NOTICE
SADDLEBROOK ADDITION	P.O. BOX 382	COLLEYVILLE, TX	76034	COURTESY NOTICE
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX	76034	COURTESY NOTICE
TIFFANY PARK	1264 HARWOOD ROAD	BEDFORD, TX	76021	COURTESY NOTICE
CAMBRIDGE PLACE - COLLEYVILLE	821 CREEKVIEW LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
JOHNSTON, JUDD	82 GRAPEVINE HWY	HURST, TX	76054	APPLICANT

Public hearing notices were mailed on March 26, 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, April 12, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, May 4, 2021 & Tuesday, May 18, 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 Veterinarian Clinic. The purpose of the request is to allow for veterinary clinic and indoor boarding services at a proposed new facility for the business known as Towne Center Animal Hospital.

Zoning Case: ZC21-011

Applicant: Judd Johnson

Owner: Jeff Strickland

Location: 4401 Colleyville Boulevard

Property Description: Lot 2R2A, Block 1, Brown Trail Commons West

Present Zoning: CC-2 Shopping Center

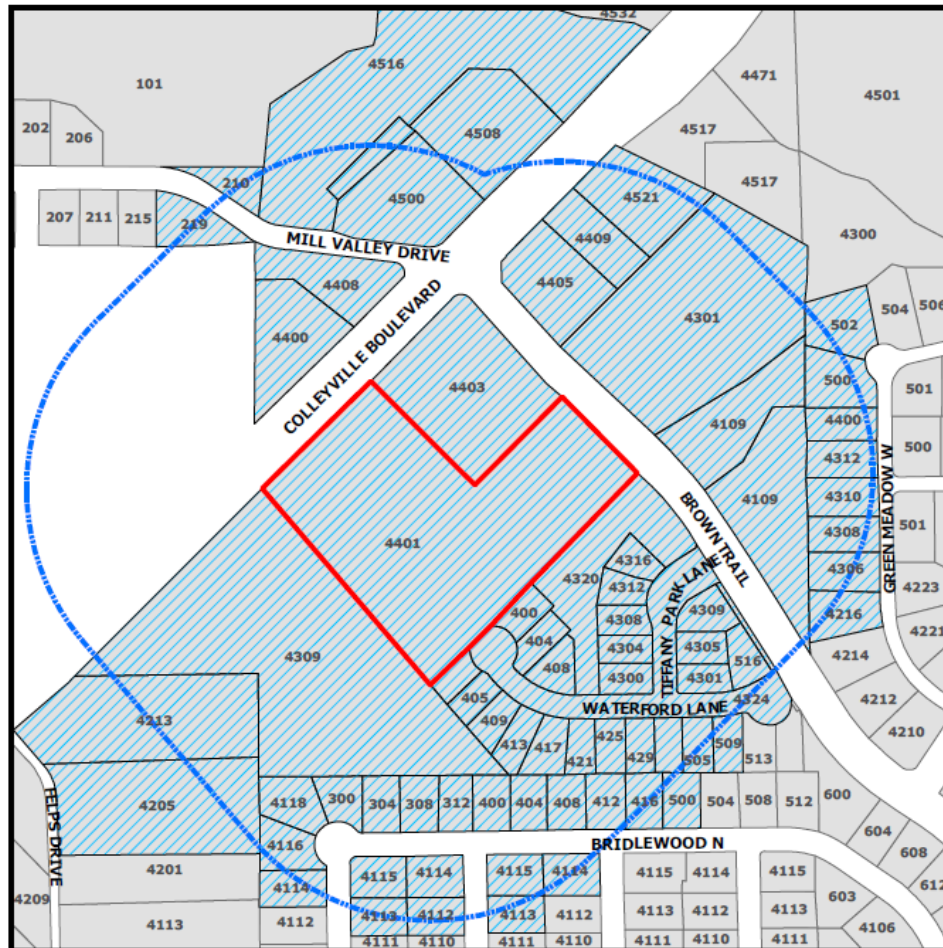
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Letter of Opposition

Teresa Santosa

4115 Wellington Drive

Colleyville, TX 76034

March 30, 2021

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

RE: Zoning Case # **ZC21-011 – Written Protest**

Dear Community Development Department,

I am writing this letter to express my strong opposition to allowing a Special Use Permit for a Veterinarian Clinic and indoor boarding services at a proposed new facility for the business known as Towne Center Animal Hospital (Lot 2R2A, Block 1, Brown Trail Commons West).

My primary concerns are the animal waste hazard, noise and increased traffic on the road from the proposed veterinary clinic and indoor boarding services, which would be within 200 feet from my property line. This new proposed new facility will cause inherent and non-inherent adverse effects in the use, peaceful enjoyment, and economic value of my neighborhood.

In summary, the current zoning should remain as it is. Please do not modify it to allow a Special Use Permit for a Veterinarian Clinic.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Teresa Santosa', with a stylized, flowing script.

Teresa Santosa

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 5.74 ACRES, BEING LOT 2R2A, BLOCK 1, BROWN TRAIL COMMONS WEST, LOCATED AT 4401 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR VETERINARY CLINIC SERVICES FOR THE BUSINESS KNOWN AS TOWNE CENTER ANIMAL HOSPITAL; 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 veterinary clinic services business Case No. ZC21-011; 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 Veterinary Clinic on 5.74 acres, being Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, for the business known as Towne Center Animal Hospital, 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 Veterinary Clinic business only.
- b. The name of the business authorized for Veterinary Clinic by this Special Use Permit shall be called "Towne Center Animal Hospital". The hours of operation are 8:00 am-6:00 pm Monday-Friday, Saturday 8:00 am-12:00 pm, and Closed Sunday.
- 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 4th day of May 2021.

The second reading and public hearing being conducted on the 18th day of May 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 18TH DAY OF MAY 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

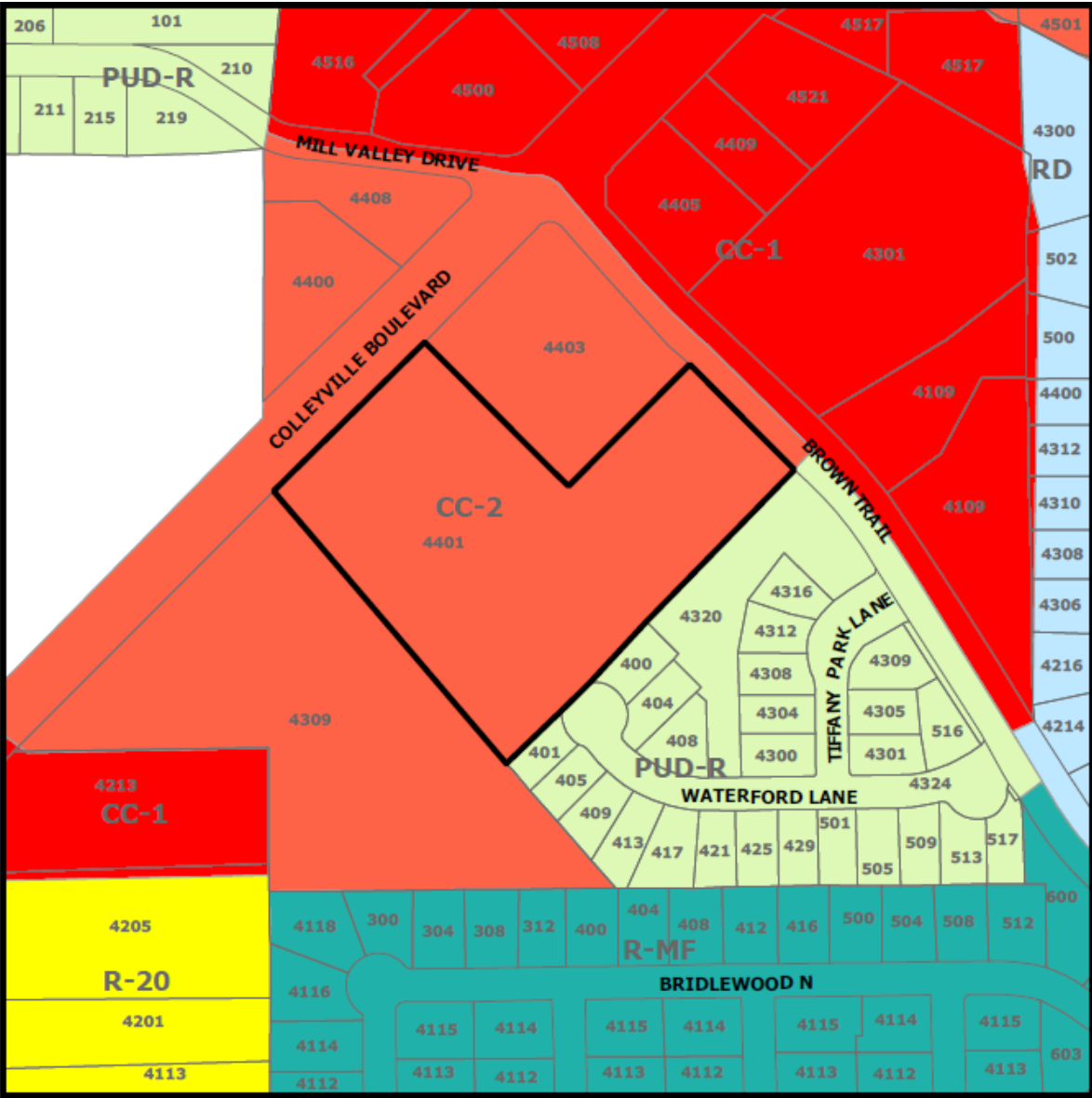
Christine Loven, TRMC
City Secretary

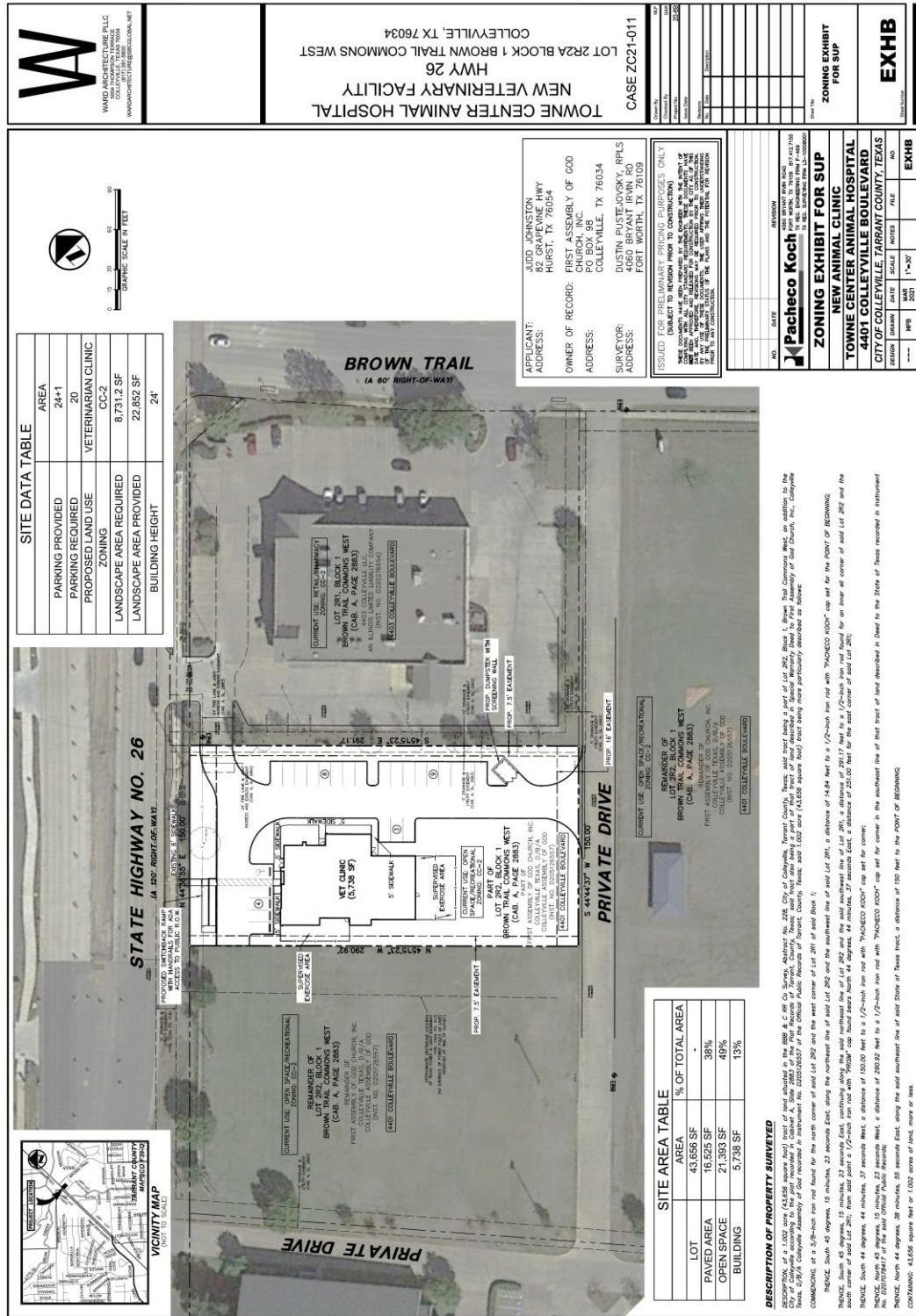
Richard Newton
Mayor

APPROVED AS TO FORM:

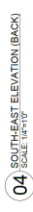
Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





EXTERIOR MATERIAL CALCULATIONS															
FACADE PRIMARY / SECONDARY	NORTH-WEST ELEVATION			SOUTHWEST ELEVATION			NORTH-EAST ELEVATION			SOUTHWEST ELEVATION			TOTAL OF ALL ELEVATIONS		
	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE
TOTAL AREA	1,430.52 FT	--	1,289.52 FT	--	1,795.52 FT	--	1,868.52 FT	--	6,712.52 FT	--					
DOORS & WINDOWS	377.52 FT	--	48.52 FT	--	41.52 FT	--	105.52 FT	--	684.52 FT	--					
BLESS. 50' FOOTAGE	1,053.02 FT	100%	1,169.52 FT	100%	1,564.52 FT	100%	1,742.52 FT	100%	5,828.52 FT	100%					
ACCENT BRICK	418.52 FT	4%	118.52 FT	9%	124.52 FT	7%	558.52 FT	32%	1,339.52 FT	27%					
ACCENT BRICK	538.52 FT	41%	193.52 FT	15%	244.52 FT	21%	118.52 FT	6%	1,077.52 FT	73%					



EXTERIOR MATERIAL CALCULATIONS														
FACADE PRIMARY / SECONDARY	NORTH-WEST ELEVATION			SOUTHWEST ELEVATION			NORTH-EAST ELEVATION			SOUTHWEST ELEVATION			TOTAL OF ALL ELEVATIONS	
	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,430.52 FT	--	1,289.52 FT	--	1,795.52 FT	--	1,868.52 FT	--	6,712.52 FT	--				
DOORS & WINDOWS	377.52 FT	--	48.52 FT	--	41.52 FT	--	105.52 FT	--	684.52 FT	--				
BLESS. 50' FOOTAGE	1,053.02 FT	100%	1,169.52 FT	100%	1,564.52 FT	100%	1,742.52 FT	100%	5,828.52 FT	100%				
ACCENT BRICK	418.52 FT	4%	118.52 FT	9%	124.52 FT	7%	558.52 FT	32%	1,339.52 FT	27%				
ACCENT BRICK	538.52 FT	41%	193.52 FT	15%	244.52 FT	21%	118.52 FT	6%	1,077.52 FT	73%				

Sheet Title
EXTERIOR
ELEVATIONS
A3.00
Sheet Number

A3.00

TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY
HWY 26
LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST
COLLEEVILLE, TX 76034

CASE ZC21-011

[illegible]

WARD ARCHITECTURE P.L.L.C.
8004 THOMPSON TERRACE
COLLETTVILLE, TEXAS 76034
(817) 281-6500
WARDARCHITECTURE.COM

ISSUED FOR INTERIM REVIEW
THIS DOCUMENT IS NOT TO
BE USED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
OSWALD A. RAND, AIA
DATE: 10-22-2021

LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST
COLLEEVILLE, TX 76034

Checked By	Cost
Project No	20-09
Issue Date	
Revisions	

[illegible]

A3.01

Abstract Number:

WARD ARCHITECTURE PLLC
5024 THOMPSON TERRACE
COLLEEVILLE, TEXAS 76034
(817) 281-9500
WARDARCHITECTURE@SBCGLOBAL.NET

ISSUED FOR INTERIM REVIEW

GERALDO A. MARO, AM

02 NORTH-EAST ELEVATION (SECONDARY)
SCALE: 1/4"=1'0"

FLOOR AREA	NORTHWEST ELEVATION		SOUTHEAST ELEVATION		NORTHEAST ELEVATION		SOUTHWEST ELEVATION		TOTAL OF ALL ELEVATIONS	
	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
PRIMARY SECONDARY MATERIALS	1,430 S.F.	—	129 S.F.	—	1,705 S.F.	—	1,689 S.F.	—	—	—
TOTAL AREA	1,430 S.F.	—	40 S.F.	—	1,705 S.F.	—	129 S.F.	—	6,212 S.F.	—
DOORS & WINDOWS	377 S.F.	26%	—	—	—	—	—	—	548 S.F.	9%
ELECTRICAL	1,053 S.F.	100%	1,109 S.F.	100%	1,541 S.F.	100%	1,742 S.F.	100%	6,282 S.F.	100%
MECHANICAL	418 S.F.	29%	115 S.F.	28%	324 S.F.	21%	555 S.F.	32%	1,339 S.F.	21%
ACCESS BRICK	519 S.F.	41%	105 S.F.	27%	—	—	1,184 S.F.	69%	2,007 S.F.	32%



