



City of Colleyville City Council Agenda

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

Tuesday, May 4, 2021

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

WS-1 Discussion of the SH26 Gateway Project

WS-2 Discussion of the May 4, 2021, City Council regular agenda items

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

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150, and 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL

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

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

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

INVOCATION: Pastor Rich Green, Compass Christian

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

-
2. **EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4610**
 3. **ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
 - Announcements of civic and charitable events**
 - Presentation of calendar events and updates**
 - Announcements of awards and recognition**

Proclamation in recognition of National Public Works Week - Mayor Richard Newton and Public Works Director Ray Silva-Reyes

Proclamation in recognition of National Police Week and National Police Memorial Day - May 9-15, 2021 - Mayor Richard Newton and Police Chief Michael Miller
 4. **CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4611**
 - 4a Approval of the minutes of the regular City Council meeting of April 20, 2021
 - 4b Approval of the minutes of the Joint City Council and Planning and Zoning Commission Worksession of April 26, 2021
 5. **ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a **Ordinance O-21-2160**

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
 - 5b **Ordinance O-21-2161**

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
 - 5c **Ordinance O-21-2162**

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

6. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**6a Ordinance O-21-2158**

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

6b Ordinance O-21-2159

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

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a Resolution R-21-4612**

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

8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-21-4574**

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

8b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

9. CITIZEN COMMENTS**10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 4, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4613**

11. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, April 30, 2021* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Date 5/4/2021

Title

Discussion of the SH26 Gateway Project

Explanation

This agenda item provides for discussion of desired next steps for the SH26 Gateways project.

Attachments

1. Gateway Presentation

COLLEYVILLE BOULEVARD

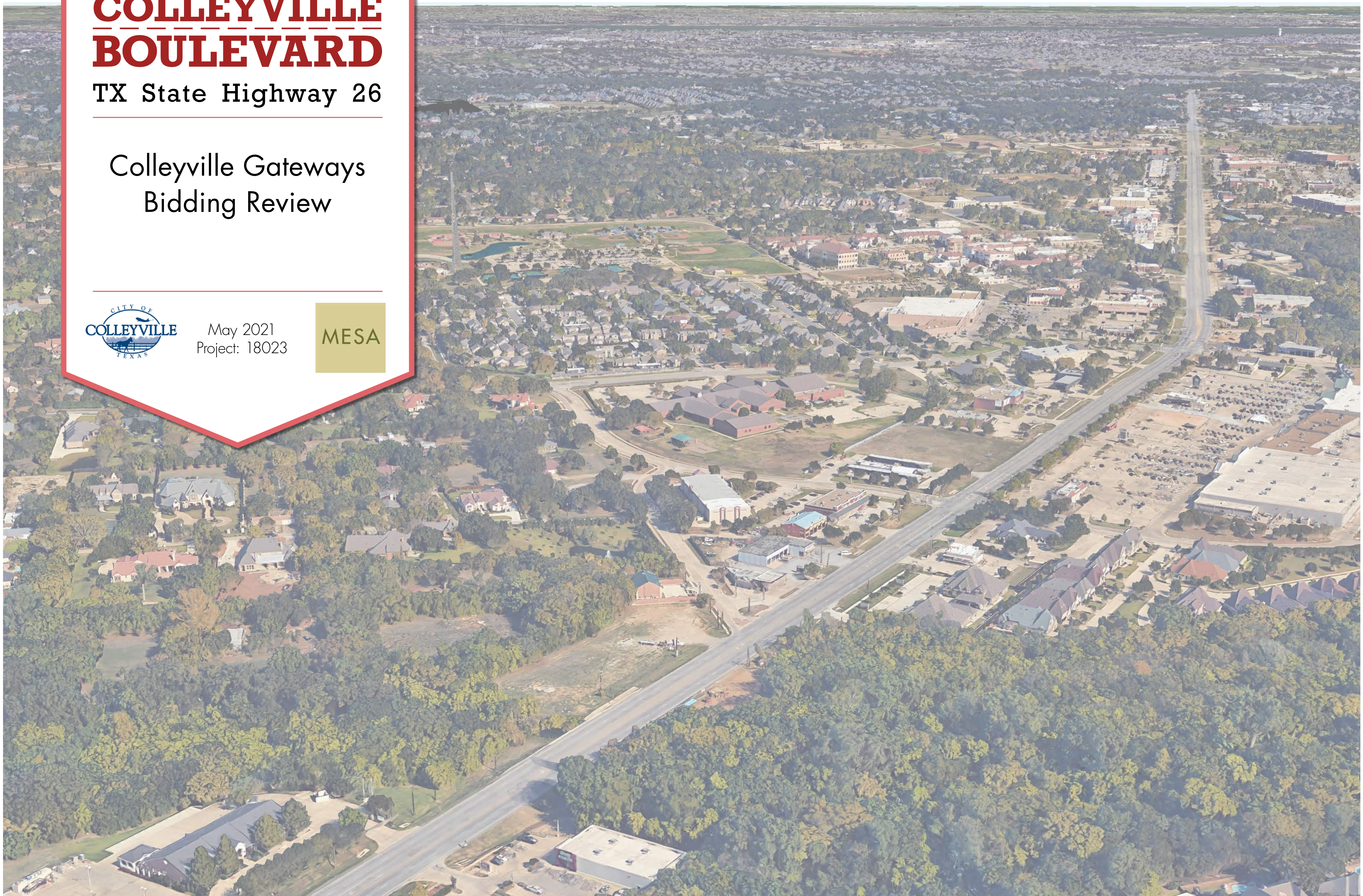
TX State Highway 26

Colleyville Gateways Bidding Review



May 2021
Project: 18023

MESA



COLLEYVILLE GATEWAYS | COST PROJECTIONS

Description	October 2020 MESA OPCC 30% CDS	January 2021 MESA OPCC 100% CDS	March 2021 FAIN BID				Description
Colleyville Boulevard Corridor Project	\$ 4,679,050						
Colleyville Boulevard Corridor Project - Maintenance	\$ 568,990						Year 1 and year 2 maintenance
Colleyville Boulevard Corridor Project - City Added Contingency	\$ 500,000						
TOTAL - CORRIDOR PROJECT	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040				October total is awarded contract
Northern (Pastoral) Gateway							
NW corner of SH26 & John McCain	\$ 1,278,059	\$ 1,693,968	\$ 2,576,338				Area moved to Additional Items
SW corner of SH26 & John McCain	\$ 1,747,479	\$ 1,633,457	\$ 2,631,939				Refer to exhibits for VE Alternates
Main Street Gateway	\$ 2,002,692	\$ 1,794,931	\$ 2,635,396				Refer to exhibits for VE Alternates
Southern (Creeside) Gateway	\$ 1,532,263	\$ 1,442,913	\$ 2,339,703				Refer to exhibits for VE Alternates
Price Escalation (2%/month for 3 months)							
TOTAL - GATEWAY PROJECT	\$ 6,560,493	\$ 7,065,269	\$ 10,183,376				
	500K Contingency Included in number above	500K Contingency Included in number above					
Landscape Maintenance		\$ 170,000	\$ 80,000				
City Added Contingency		\$ 600,000	\$ 600,000				
Additional Project Areas							
NW corner of SH26 & John McCain							Additional VE Alts. (MESA ADJ. OPCC +/- \$1.3M, FAIN BID +/- 1.2M)
Price Escalation (2%/month for 3 months)							
TOTAL - ADDITIONAL ITEMS	\$ -	\$ 770,000	\$ 680,000				
TOTAL - GATEWAY + ADDITIONAL ITEMS		\$ 7,835,269	\$ 10,863,376				
TOTAL - CORRIDOR + GATEWAY	\$ 12,308,533	\$ 13,583,309	\$ 16,611,416				
Additional Bidding Contingency (10%)	\$ 263,188						Remaining contingency after Corridor Contract Awarded
Landscape Bidding Price Escalation (1% per month for 6 months)	\$ -						
Gateway Bidding Price Escalation (1% per month for 9 months)	\$ -						
TOTAL WITH BIDDING CONTINGENCY	\$ 12,571,721	\$ 13,583,309	\$ 16,611,416				
Additional Projects							
5200 Colleyville Blvd.		\$ 124,815	\$ 384,651				
5117 Colleyville Blvd.		\$ 43,865	\$ 162,942				

*Costs presented are projections only. Projections can fluctuate due to market conditions including but not limited to supply chain, cost of labor and cost of materials.

COLLEYVILLE GATEWAYS | COST PROJECTIONS

Description	October 2020 MESA OPCC 30% CDS	January 2021 MESA OPCC 100% CDS	March 2021 FAIN BID	April 2021 MESA Adjusted OPCC			Description
Colleyville Boulevard Corridor Project	\$ 4,679,050						
Colleyville Boulevard Corridor Project - Maintenance	\$ 568,990						Year 1 and year 2 maintenance
Colleyville Boulevard Corridor Project - City Added Contingency	\$ 500,000						
TOTAL - CORRIDOR PROJECT	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040			October total is awarded contract
Northern (Pastoral) Gateway							
NW corner of SH26 & John McCain	\$ 1,278,059	\$ 1,693,968	\$ 2,576,338	\$ 2,405,110			Area moved to Additional Items
SW corner of SH26 & John McCain	\$ 1,747,479	\$ 1,633,457	\$ 2,631,939	\$ 2,390,506			Refer to exhibits for VE Alternates
Main Street Gateway	\$ 2,002,692	\$ 1,794,931	\$ 2,635,396	\$ 2,352,247			Refer to exhibits for VE Alternates
Southern (Creeside) Gateway	\$ 1,532,263	\$ 1,442,913	\$ 2,339,703	\$ 2,208,222			Refer to exhibits for VE Alternates
Price Escalation (2%/month for 3 months)				\$ 561,365			
TOTAL - GATEWAY PROJECT	\$ 6,560,493	\$ 7,065,269	\$ 10,183,376	\$ 9,917,450			
	500K Contingency Included in number above	500K Contingency Included in number above					
Landscape Maintenance		\$ 170,000	\$ 80,000	\$ 69,000			
City Added Contingency		\$ 600,000	\$ 600,000	\$ 600,000			
Additional Project Areas							
NW corner of SH26 & John McCain							Additional VE Alts. (MESA ADJ. OPCC +/- \$1.3M, FAIN BID +/- 1.2M)
Price Escalation (2%/month for 3 months)							
TOTAL - ADDITIONAL ITEMS	\$ -	\$ 770,000	\$ 680,000	\$ 669,000			
TOTAL - GATEWAY + ADDITIONAL ITEMS		\$ 7,835,269	\$ 10,863,376	\$ 10,586,450			
TOTAL - CORRIDOR + GATEWAY	\$ 12,308,533	\$ 13,583,309	\$ 16,611,416	\$ 16,334,490			
Additional Bidding Contingency (10%)	\$ 263,188						Remaining contingency after Corridor Contract Awarded
Landscape Bidding Price Escalation (1% per month for 6 months)	\$ -						
Gateway Bidding Price Escalation (1% per month for 9 months)	\$ -						
TOTAL WITH BIDDING CONTINGENCY	\$ 12,571,721	\$ 13,583,309	\$ 16,611,416	\$ 16,334,490			
Additional Projects							
5200 Colleyville Blvd.		\$ 124,815	\$ 384,651	\$ 161,771			
5117 Colleyville Blvd.		\$ 43,865	\$ 162,942	\$ 53,715			

*Costs presented are projections only. Projections can fluctuate due to market conditions including but not limited to supply chain, cost of labor and cost of materials.



Cost Projections | April 2021 MESA OPCC

May 4, 2021 | Project: 18023



COLLEYVILLE GATEWAYS | COST PROJECTIONS

Description	October 2020 MESA OPCC 30% CDS	January 2021 MESA OPCC 100% CDS	March 2021 FAIN BID	April 2021 MESA Adjusted OPCC	April 2021 MESA Adjusted OPCC With VE Alts.		Description
Colleyville Boulevard Corridor Project	\$ 4,679,050						
Colleyville Boulevard Corridor Project - Maintenance	\$ 568,990						Year 1 and year 2 maintenance
Colleyville Boulevard Corridor Project - City Added Contingency	\$ 500,000						
TOTAL - CORRIDOR PROJECT	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040		October total is awarded contract
Northern (Pastoral) Gateway							
NW corner of SH26 & John McCain	\$ 1,278,059	\$ 1,693,968	\$ 2,576,338	\$ 2,405,110			Area moved to Additional Items
SW corner of SH26 & John McCain	\$ 1,747,479	\$ 1,633,457	\$ 2,631,939	\$ 2,390,506	\$ 2,104,614		Refer to exhibits for VE Alternates
Main Street Gateway	\$ 2,002,692	\$ 1,794,931	\$ 2,635,396	\$ 2,352,247	\$ 1,950,531		Refer to exhibits for VE Alternates
Southern (Creeside) Gateway	\$ 1,532,263	\$ 1,442,913	\$ 2,339,703	\$ 2,208,222	\$ 1,525,791		Refer to exhibits for VE Alternates
Price Escalation (2%/month for 3 months)				\$ 561,365	\$ 334,856		
TOTAL - GATEWAY PROJECT	\$ 6,560,493	\$ 7,065,269	\$ 10,183,376	\$ 9,917,450	\$ 5,915,792		
	500K Contingency Included in number above	500K Contingency Included in number above					
Landscape Maintenance		\$ 170,000	\$ 80,000	\$ 69,000	\$ 69,000		
City Added Contingency		\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000		
Additional Project Areas							
NW corner of SH26 & John McCain					\$ 2,405,110		Additional VE Alts. (MESA ADJ. OPCC +/- \$1.3M, FAIN BID +/- 1.2M)
Price Escalation (2%/month for 3 months)					\$ 144,307		
TOTAL - ADDITIONAL ITEMS	\$ -	\$ 770,000	\$ 680,000	\$ 669,000	\$ 3,218,416		
TOTAL - GATEWAY + ADDITIONAL ITEMS		\$ 7,835,269	\$ 10,863,376	\$ 10,586,450	\$ 9,134,208		
TOTAL - CORRIDOR + GATEWAY	\$ 12,308,533	\$ 13,583,309	\$ 16,611,416	\$ 16,334,490	\$ 14,882,248		
Additional Bidding Contingency (10%)	\$ 263,188						Remaining contingency after Corridor Contract Awarded
Landscape Bidding Price Escalation (1% per month for 6 months)	\$ -						
Gateway Bidding Price Escalation (1% per month for 9 months)	\$ -						
TOTAL WITH BIDDING CONTINGENCY	\$ 12,571,721	\$ 13,583,309	\$ 16,611,416	\$ 16,334,490	\$ 14,882,248		
Additional Projects							
5200 Colleyville Blvd.		\$ 124,815	\$ 384,651	\$ 161,771	\$ 161,771		
5117 Colleyville Blvd.		\$ 43,865	\$ 162,942	\$ 53,715	\$ 53,715		

*Costs presented are projections only. Projections can fluctuate due to market conditions including but not limited to supply chain, cost of labor and cost of materials.

COLLEYVILLE GATEWAYS | COST PROJECTIONS

Description	October 2020 MESA OPCC 30% CDS	January 2021 MESA OPCC 100% CDS	March 2021 FAIN BID	April 2021 MESA Adjusted OPCC	April 2021 MESA Adjusted OPCC With VE Alts.	March 2021 FAIN BASE BID with VE Alts.	Description
Colleyville Boulevard Corridor Project	\$ 4,679,050						
Colleyville Boulevard Corridor Project - Maintenance	\$ 568,990						Year 1 and year 2 maintenance
Colleyville Boulevard Corridor Project - City Added Contingency	\$ 500,000						
TOTAL - CORRIDOR PROJECT	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040	\$ 5,748,040	October total is awarded contract
Northern (Pastoral) Gateway							
NW corner of SH26 & John McCain	\$ 1,278,059	\$ 1,693,968	\$ 2,576,338	\$ 2,405,110			Area moved to Additional Items
SW corner of SH26 & John McCain	\$ 1,747,479	\$ 1,633,457	\$ 2,631,939	\$ 2,390,506	\$ 2,104,614	\$ 2,260,216	Refer to exhibits for VE Alternates
Main Street Gateway	\$ 2,002,692	\$ 1,794,931	\$ 2,635,396	\$ 2,352,247	\$ 1,950,531	\$ 2,170,633	Refer to exhibits for VE Alternates
Southern (Creeside) Gateway	\$ 1,532,263	\$ 1,442,913	\$ 2,339,703	\$ 2,208,222	\$ 1,525,791	\$ 1,657,027	Refer to exhibits for VE Alternates
Price Escalation (2%/month for 3 months)				\$ 561,365	\$ 334,856	\$ 365,273	
TOTAL - GATEWAY PROJECT	\$ 6,560,493	\$ 7,065,269	\$ 10,183,376	\$ 9,917,450	\$ 5,915,792	\$ 6,453,148	
	500K Contingency Included in number above	500K Contingency Included in number above					
Landscape Maintenance		\$ 170,000	\$ 80,000	\$ 69,000	\$ 69,000	\$ 69,000	
City Added Contingency		\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	\$ 600,000	
Additional Project Areas							
NW corner of SH26 & John McCain					\$ 2,405,110	\$ 2,576,338	Additional VE Alts. (MESA ADJ. OPCC +/- \$1.3M, FAIN BID +/-1.2M)
Price Escalation (2%/month for 3 months)					\$ 144,307	\$ 154,580	
TOTAL - ADDITIONAL ITEMS	\$ -	\$ 770,000	\$ 680,000	\$ 669,000	\$ 3,218,416	\$ 3,399,918	
TOTAL - GATEWAY + ADDITIONAL ITEMS		\$ 7,835,269	\$ 10,863,376	\$ 10,586,450	\$ 9,134,208	\$ 9,853,066	
TOTAL - CORRIDOR + GATEWAY	\$ 12,308,533	\$ 13,583,309	\$ 16,611,416	\$ 16,334,490	\$ 14,882,248	\$ 15,601,106	
Additional Bidding Contingency (10%)	\$ 263,188						Remaining contingency after Corridor Contract Awarded
Landscape Bidding Price Escalation (1% per month for 6 months)	\$ -						
Gateway Bidding Price Escalation (1% per month for 9 months)	\$ -						
TOTAL WITH BIDDING CONTINGENCY	\$ 12,571,721	\$ 13,583,309	\$ 16,611,416	\$ 16,334,490	\$ 14,882,248	\$ 15,601,106	
Additional Projects							
5200 Colleyville Blvd.		\$ 124,815	\$ 384,651	\$ 161,771	\$ 161,771	\$ 384,651	
5117 Colleyville Blvd.		\$ 43,865	\$ 162,942	\$ 53,715	\$ 53,715	\$ 162,942	

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Cost Projections | April 2021 FAIN Base Bid with VE Alternates

May 4, 2021 | Project: 18023



October 2020



April 2021 VE Option

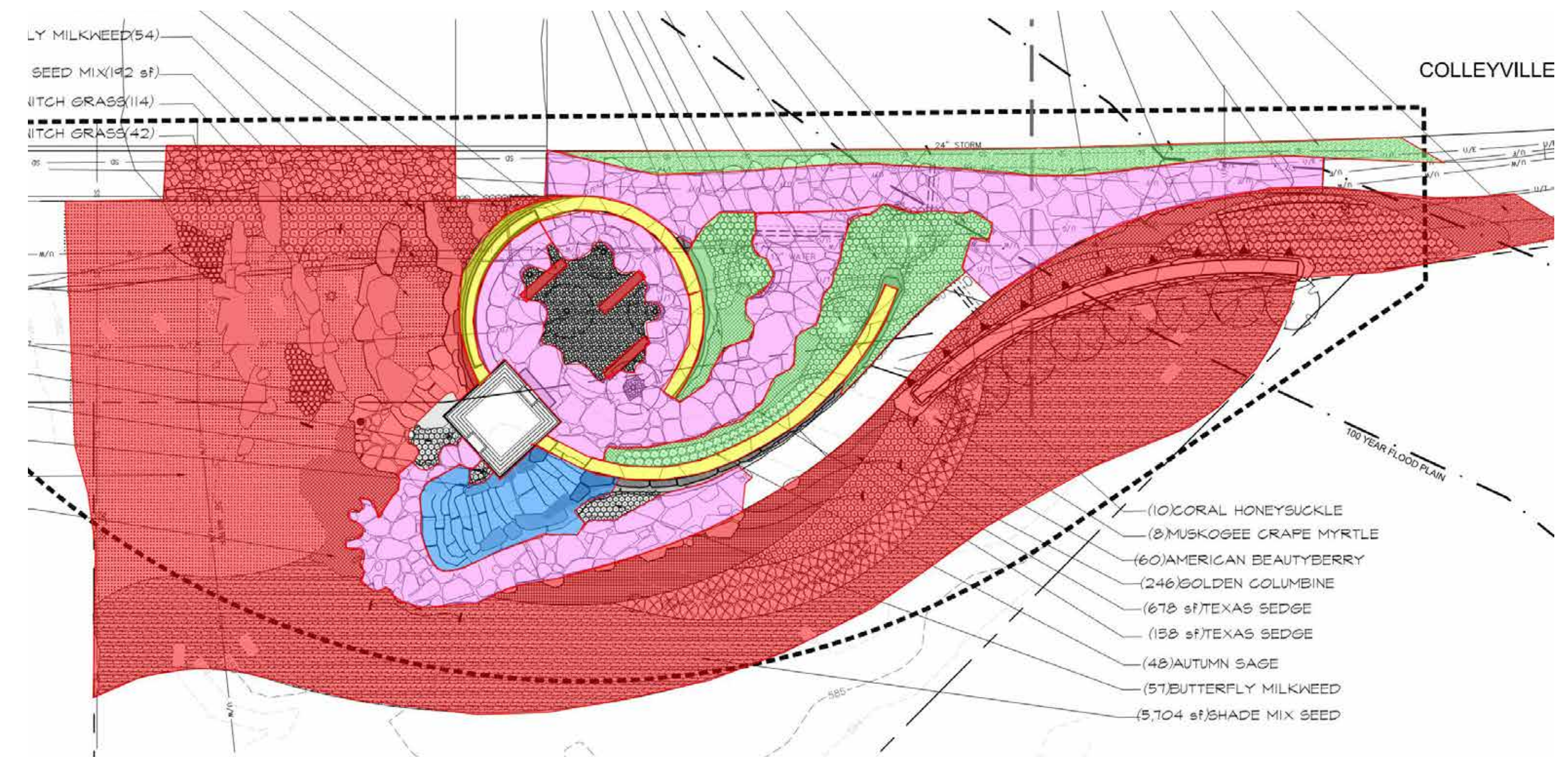


VE ALTERNATES

- CHANGE WALL CONSTRUCTION TO GRAVITY WALL
- CHANGE PLANTING TO TURF
- REDUCE SLAB SIZE
- CHANGE STONE PAVING TO CONCRETE
- MOVE TO ALTERNATES

ADDITIONAL ITEMS NOT SHOWN - LIGHTING FIXTURES CHANGED, DRINKING FOUNTAIN MOVED TO ALTERNATE

FAIN BASE BID	= \$2,339,704
MESA ADJUSTED OPCC	= \$2,208,222
MESA ADJUSTED OPCC WITH VE ALTERNATES	= \$1,525,791
FAIN BASE BID WITH VE ALTERNATES	= \$1,657,027



October 2020



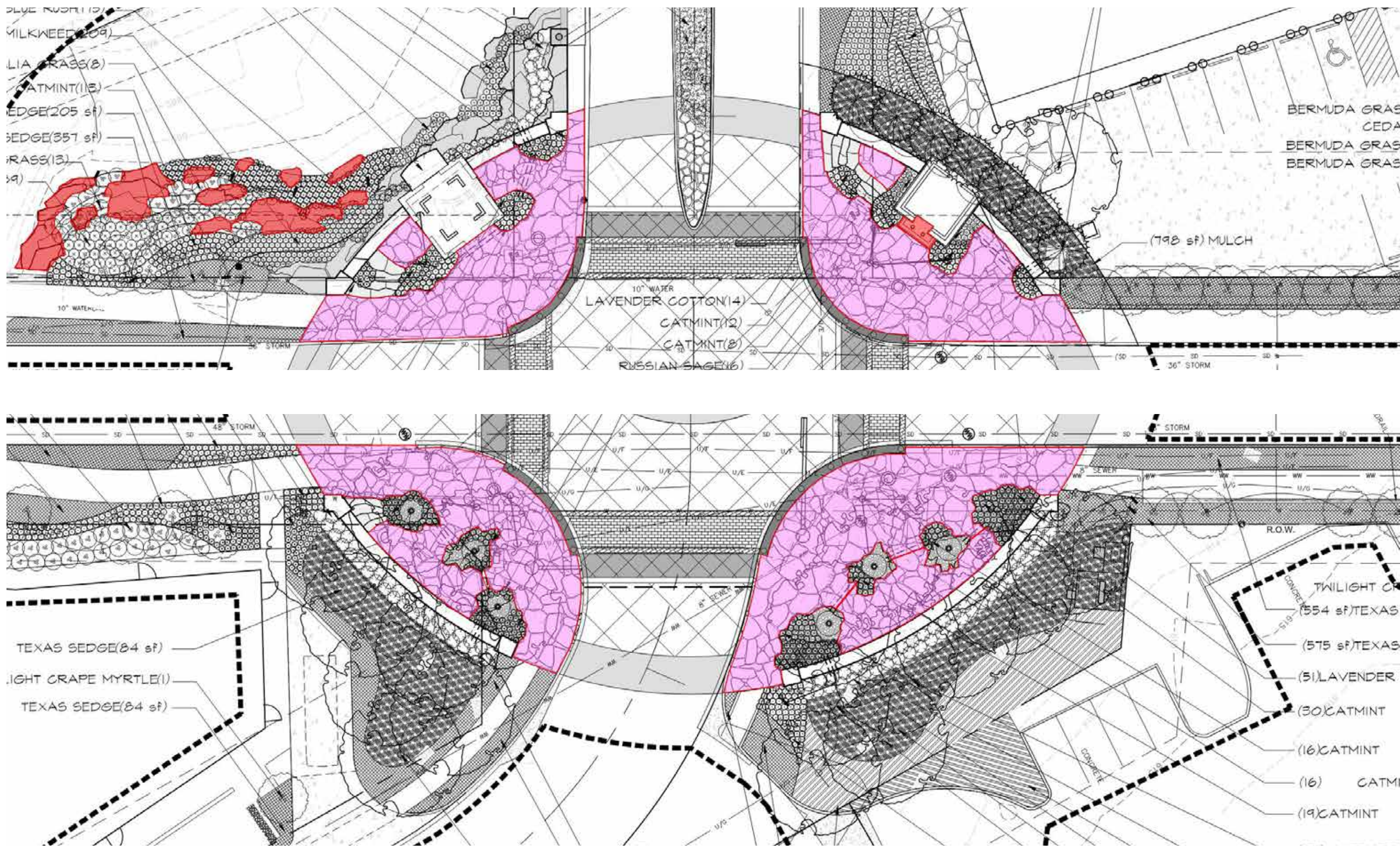
April 2021 VE Option



VE ALTERNATES

- CHANGE STONE PAVING TO CONCRETE
- MOVE TO ALTERNATES

ADDITIONAL ITEMS NOT SHOWN - LIGHTING FIXTURES CHANGED



FAIN BASE BID	= \$2,635,397
MESA ADJUSTED OPCC	= \$2,352,247
MESA ADJUSTED OPCC WITH VE ALTERNATES	= \$1,950,531
FAIN BASE BID WITH VE ALTERNATES	= \$2,170,633

December 2020



April 2021 VE Option

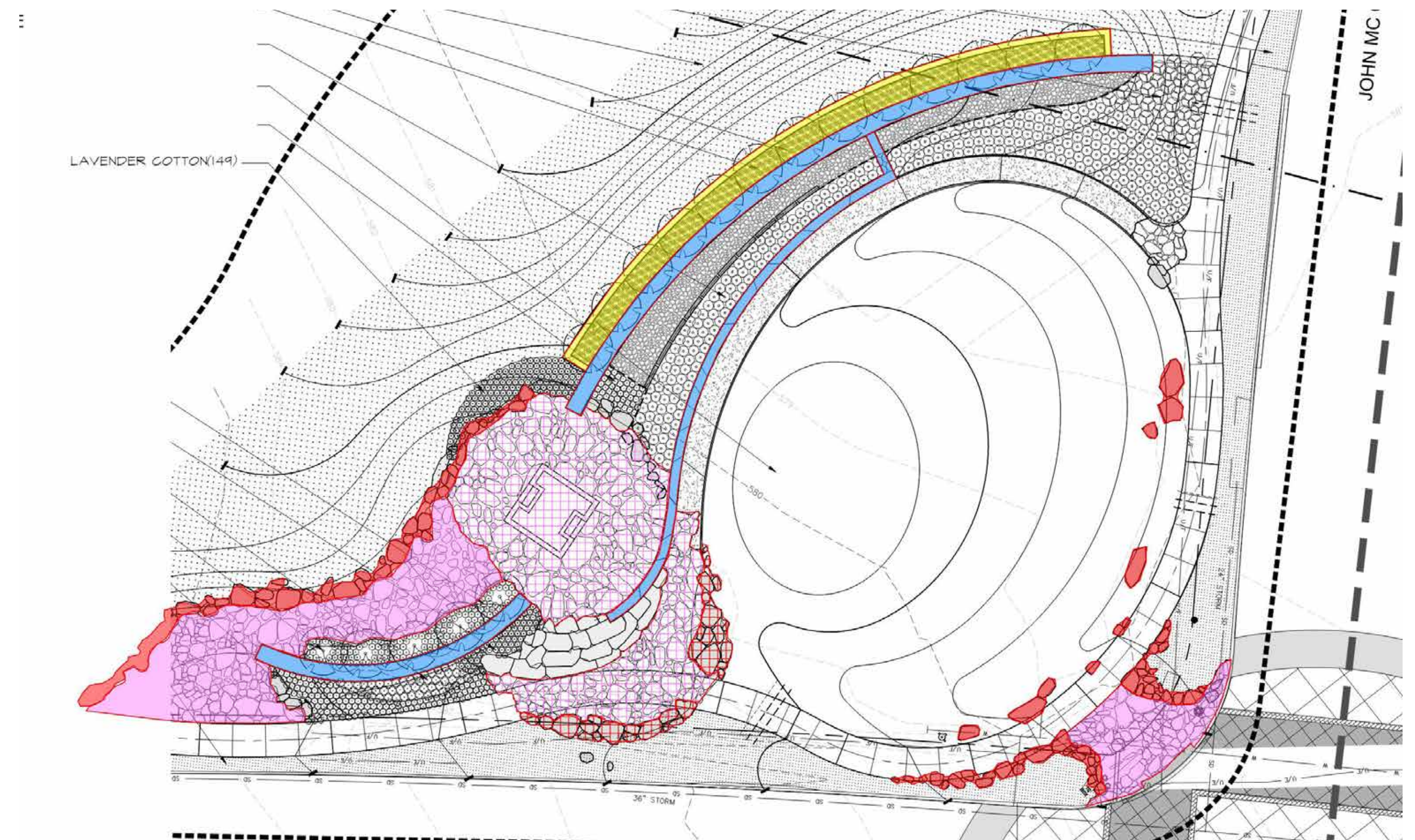


VE ALTERNATES

- CHANGE STONE PAVING TO CONCRETE
- MOVE TO ALTERNATES
- CHANGE WALL CONSTRUCTION TO SMALLER VENEER
- CHANGE WALL CONSTRUCTION TO GRAVITY WALL

ADDITIONAL ITEMS NOT SHOWN - LIGHTING FIXTURES CHANGED

FAIN BASE BID	= \$2,633,939
MESA ADJUSTED OPCC	= \$2,390,506
MESA ADJUSTED OPCC WITH VE ALTERNATES	= \$2,104,614
FAIN BASE BID WITH VE ALTERNATES	= \$2,260,216



December 2020



April 2021 VE Option

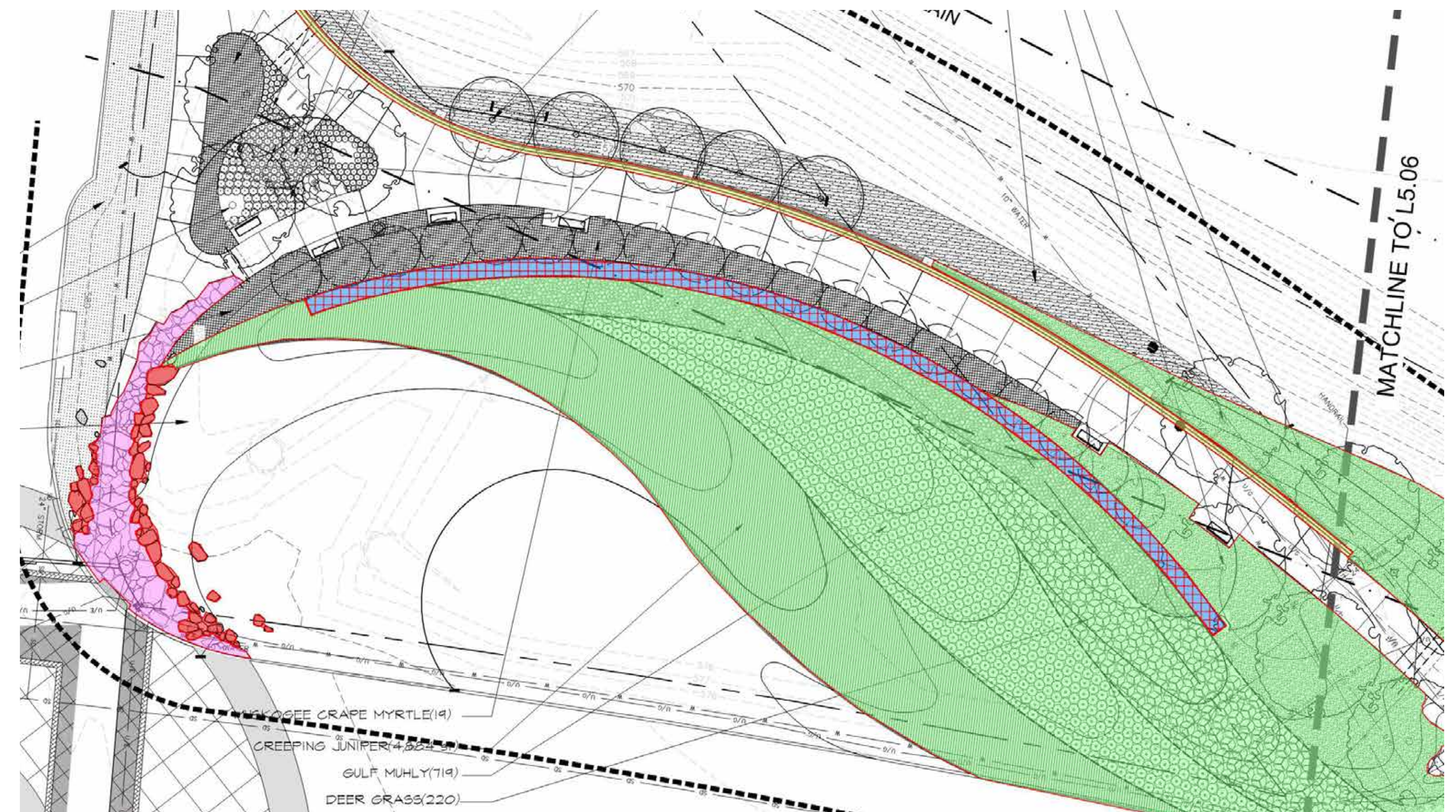


VE ALTERNATES

- CHANGE STONE PAVING TO CONCRETE
- MOVE TO ALTERNATES
- CHANGE PLANTING TO TURF
- CHANGE WALL CONSTRUCTION TO GRAVITY WALL

ADDITIONAL ITEMS NOT SHOWN - LIGHTING FIXTURES CHANGED

FAIN BASE BID	= \$2,577,338
MESA ADJUSTED OPCC	= \$2,405,110
MESA ADJUSTED OPCC WITH VE ALTERNATES	= \$1,026,766
FAIN BASE BID WITH VE ALTERNATES	= \$1,327,498



December 2020



April 2021 VE Option



VE ALTERNATES CONTINUED

- MOVE TO ALTERNATES
- CHANGE PLANTING TO TURF
- ADDITIONAL ITEMS NOT SHOWN - LIGHTING FIXTURES CHANGED





City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-2

Agenda Date 5/4/2021

Type Worksession

Department City Secretary

Title

Discussion of the May 4, 2021, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 5/4/2021

Type Executive Session

Department City Secretary

Title

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150, and 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL

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

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

Attachments

RESOLUTION R-21-4610

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MAY 4, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 3

Agenda Date 5/4/2021

Type Announcements, Proclamations, and Presentations

Department Public Works

Title

Proclamation in recognition of National Public Works Week - Mayor Richard Newton and Public Works Director Ray Silva-Reyes

Proclamation in recognition of National Police Week and National Police Memorial Day - May 9-15, 2021 - Mayor Richard Newton and Police Chief Michael Miller

Attachments

1. National Public Works Week Proclamation
2. National Police Week and National Police Officer Memorial Day Proclamation

Proclamation

CITY OF

Colleyville,
Texas

WHEREAS, public works services provided in our community are an integral part of our citizens' everyday lives; and

WHEREAS, public works employees work side by side with police and fire as first responders; and

WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, wastewater, streets, public buildings, fleet maintenance, and stormwater management; and

WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design, and construction, are vitally dependent upon the efforts and skill of public works officials; and

WHEREAS, the work performed by public works employees, directly impacts the quality of life for the residents and businesses of Colleyville; and

WHEREAS, the American Public Works Association annually sponsors National Public Works Week, and has chosen the theme "Stronger Together", to promote the 61st Annual National Public Works Week.

NOW, THEREFORE, I RICHARD NEWTON, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS, do hereby proclaim the week of May 16 - 22, 2021 as:

NATIONAL PUBLIC WORKS WEEK

in the City of Colleyville, and call upon all citizens to recognize the contributions our public works employees make every day to our health, safety, comfort, and quality of life.

IN WITNESS WHEREOF, I do hereby set my hand and seal of the City of Colleyville, affixed this 4th day of May 2021.





Mayor



Proclamation

CITY OF

Colleyville,
Texas

WHEREAS: the Congress of the United States of America has designated May 9-15, as National Police Week 2020, to recognize and honor the service and sacrifice of law enforcement officers who protect our communities and safeguard our democracy; and

WHEREAS, there are more than 900,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Colleyville Police Department; and

WHEREAS, in 2020, 295 officers were killed in the line of duty, and over 60,000 assaults against law enforcement officers are reported each year, resulting in over 18,000 injuries or death; and

WHEREAS, the men and women of the Colleyville Police Department unceasingly provide a vital public service; and

WHEREAS, in recognition of National Police Officer Memorial Day, May 15, 2021, the City of Colleyville will remember Colleyville Reserve Officer Dennis Harrell, who died in the line of duty on September 12, 1980, and will honor all Police Officers, who sacrificed their lives in the line of duty, by flying all flags at half staff at all City facilities.

NOW, THEREFORE, I, RICHARD NEWTON, MAYOR OF THE CITY OF COLLEYVILLE, TEXAS, on behalf of the Colleyville City Council, do hereby proclaim the week of May 9-15, 2021 as:

NATIONAL POLICE WEEK

in the City of Colleyville and call upon our citizens to honor, recognize, and show our sincere appreciation to the Police Officers of this City, and across the nation, by deed, remark and attitude.

IN WITNESS WHEREOF, I do hereby set my hand and seal of the City of Colleyville, Texas, affixed this 4th day of May 2021.



A blue ink signature of Richard Newton.

Mayor



RESOLUTION R-21-4611

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MAY 4, 2021**

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of April 20, 2021
 - b. Approval of the minutes of the Joint City Council and Planning and Zoning Commission Worksession of April 26, 2021

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF __ AYES, __ NAYS ON THIS THE 4TH DAY OF MAY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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

Tuesday, April 20, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, April 20, 2021, at 5:30 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Parks and Recreation Director Lisa Escobedo, Finance Director Kyle Lester, Community Development Director Ben Bryner, Public Works Director Ray Silva-Reyes, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of the City Hall and Library interior renovation

Public Works Director Ray Silva-Reyes provided an overview of the project, which provides for the replacement of carpet, VCT, ceramic tile, and Council Chamber seating at City Hall and carpet replacement on the second floor of the Library. Director Silva-Reyes stated the maintenance of City Hall and the Library was added to the Five-Year CIP in 2014 with the objective of sustaining the condition and functionality of the City's physical assets and preserve taxpayer's investment. He then introduced Gaylen Laing, President, GHLA, architecture firm engaged by the City. Mr. Laing's presentation explained how the buildings were assessed, provided information on the amount of wear showing in the buildings, and provided cost estimates.

There was general discussion regarding asbestos testing, seating in council chambers, and cause of material deterioration. Following discussion, City Council agreed three members of City Council would participate with the City's Design Committee to assist in selection of materials and color.

WS-2 Discussion of renovation of the Senior Center

Parks and Recreation Director Lisa Escobedo gave a brief recap of the renovation project and noted this item is a follow-up to the March 23, 2021 presentation. Director Escobedo turned the presentation over to Mick Massey and Melissa King, Barker Rinker Seacat Architecture (BRS). Mr. Massey stated this presentation was to confirm the project schedule and budget, and ensure City Council is in agreement with the project scope.

Mr. Massey and Ms. King reviewed the budget and provided views of the suggested renovations, which focus primarily on staying within the walls of the current building. Outside enhancements included connecting the annex building, a side patio, and changes to the front entrance.

There was general discussion regarding the building exterior, future potential uses for the property, and costs. Councilmember Dodson expressed his concern in that building material costs have increased 300-percent. City Council provided direction to move forward with two possible main entrance options, which were presented. BRS will return to Council on May 18, to provide updated designs based on the direction provided by Council.

WS-3 Discussion of the April 20, 2021, City Council regular agenda items

Mayor Newton stated the Old Grove Addition resolutions would remain tabled, but there has been forward progress. He said 151 Coffee would be tabled because they were not able to prepare new documents.

Mayor Newton adjourned the Worksession at 6:28 p.m. and called the Executive Session to order.

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

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

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150, and 62 Main Street LLC, Tap Realty, LLC, vs Neighborhood Management, Inc. ET AL

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

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

There was no action taken and Mayor Newton adjourned the Executive Session at 7:28 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:38 p.m. and called the roll.

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

INVOCATION: Pastor Lanre Sobo, Glory House

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4606

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Newton and the City Council made the following announcements:

COVID Update: Colleyville and Tarrant County COVID data remain in a downward trend. Hospital beds in Tarrant County occupied by COVID patients are at 3%, and the trauma service area E hospitalization percentage is at 3.42%. This means that 97% of hospital beds in Tarrant County as well as the 9-county service area are available for use by anything other than COVID. 25% of Tarrant County hospital beds are available for use, and 73% of ventilators in the County area available for use. The adult ICU bed availability in Tarrant County is at 18%. Tarrant County has the City at 63 active cases of coronavirus. All of these numbers are outstanding, and I am so thankful. In terms of vaccines, Colleyville continues to lead all Tarrant County cities with 50% of our population having received at least one dose. Overall, Tarrant County has 24% of residents that have received one dose and 15% that are fully vaccinated. If you want the vaccine and have not received it yet, contact Tarrant County or our fire department. Vaccines are available. As the COVID data remains low and steady, we will not include an update at every meeting, as has been the practice for over a year. If anything substantially changes, we will let you know.

Vaccination Update: The Fire Department has approximately 400 doses remaining of the 1170 Pfizer vaccines received two weeks ago. The department

will store these vaccines and they will be available for future needs, including second dose availability. The vaccines can remain stored in our specialized freezer up to six months. If you would like to receive the vaccine, please contact the Fire Department at 817-503-1465 <https://vaccinatecolleyville.timetap.com/>. Those needing assistance signing up should call 817-503-1465.

Election May 1, Early Voting Underway: The City of Colleyville will conduct a General Election on Saturday, May 1 to elect Councilmembers Places 5 and 6 to the City Council. Colleyville City Hall, 100 Main Street, 2nd floor training room, is one of 44 early voting sites in Tarrant County, from Monday, April 19 to Tuesday, April 27, and an Election Day voting site on May 1. For more information about this process, call the City Secretary's Office at 817.503.1130. For more information about the May 1 General Election, visit Colleyville.com.

Cupid's Cash Gift Cards Update: As of this week, 9,359 cards have been redeemed with a value of \$327,565. Of those redeemed, 2268 are from our local heroes: 609 First Responders; 238 Healthcare; and 1421 Educators.

Plaza Concerts: On Sunday May 2, the Fort Worth Symphony Orchestra's String ensemble will perform their spring concert program. This event will begin at 4:00 p.m.. Night Owl Coffee returns to provide free refreshments for all. On May 16, The Texas Trouble band will perform on the plaza stage from 4:30-6 p.m. Mark this date on your calendars because this is a honky-tonk country concert you will not want to miss. As an added treat, Texas Ice Cream truck will be serving free ice cream and frozen treats for all. This event was originally booked for last week (Friday) but was rescheduled due to inclement weather.

Colleyville City Fair Shaping Up: Colleyville's first annual Colleyville City Fair is scheduled for Saturday, May 22 from 5:30 p.m. - 9:30 p.m. at City Park. This family-friendly event will include a petting zoo, kid's games, face painting, pony rides, a patriotic-themed musical performance, and fireworks.

Stars & Guitars Scheduled for June 25: Country music legend Jo Dee Messina will be our featured artist at our annual Stars & Guitars event! This year's concert will take place at City Park on Friday, June 25. Some of Jo Dee's hits include: Heads Carolina, Tails California; Bring on the Rain; Bye Bye; I'm Alright; Lesson in Leavin'; Burn; Because You Love Me; and That's the Way. The show will conclude with a spectacular fireworks display.

Colleyville's Strong Financials Recognized by Bond Rating Agency - As part of a regular update, Fitch rating agency recently affirmed Colleyville's AAA bond rating, which is the highest rating available from the agency. In its report, Fitch stated, "The City's strong financial profile reflects a wealthy revenue base with solid growth prospects and a demonstrated ability to reduce expenditures during economic downturns." This strong validation is a testament to the conservative fiscal management of our City.

**Proclamation in recognition of April as Child Abuse Prevention Month
- Mayor Richard Newton and Katia Gonzalez, Director of Community
Engagement, Alliance for Children**

Mayor Newton presented Jamie Harton, Volunteer Coordinator, Alliance for Children with a proclamation in support of Child Abuse Prevention Month and expressed his appreciation for the work of Alliance for Children.

**Proclamation in recognition of Arbor Day in Colleyville - Mayor
Richard Newton and Parks and Recreation Director Lisa Escobedo**

Mayor Newton presented Parks and Recreation Director Lisa Escobedo with a proclamation in recognition of Arbor Day and noting the City has been a Tree City USA city for 23 years.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4607

- 4a** Approval of the minutes of the regular City Council meeting of April 6, 2021
- 4b** Approval of a Construction Services Agreement with Stripe-A-Zone, Inc. for the FY 2021 Miscellaneous Pavement Marking Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-21-4607 in its entirety.

Public Works Director Ray Silva-Reyes presented item 4b stating the FY 2021 Miscellaneous Pavement Marking Project was advertised for bid in August 2020 and the City received one sealed bid which was awarded to Winters and White at the October 20, 2020 City Council meeting. After numerous discussions with the contractor post-contract award, it became apparent the contractor does not have the equipment or resources to perform the work and the contract has not been executed. Staff recommends utilizing Stripe-A-Zone, Inc., under an Interlocal Agreement with Grand Prairie for best pricing. If approved, Stripe-A-Zone is able to start the project by June 2021 and complete the pavement marking work before the end of September, with a potential cost savings to the City.

Mayor Pro Tem Lindamood noted construction companies are busy right now and they pick and choose which jobs they bid. The demand for service and costs are high and he thanked Director Silva-Reyes for finding this time and cost saving solution.

Mayor Newton opened and closed the public hearing at 8:05 p.m., as there were no speakers.

Councilmember Wheat made a motion to approve Resolution R-21-4607, seconded by Councilmember Nakamura.

The motion to approve passed by the following vote:

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

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - March 2021

Finance Director Kyle Lester provided the financial report for March 2021. Director Lester's presentation reviewed all funds and noted the following highlights:

General Fund: through March, the Fund has collected 79% of its budgeted revenue and spent 49% of its budgeted expenditures. Cash flow is looking stronger than in previous years, led by higher revenue and lower spending in contractual costs due to later billing from Keller for our Police Jail/Dispatch contract. The Fund's surplus is almost \$7.9 million stronger than last year, although it is expected to decline steadily throughout the remainder of the fiscal year. The distribution of the second round of CARES Act funding will be deposited in the General Fund, which will skew the cash flow trajectory.

Sales tax revenue: the fifth collection of the fiscal year from February's sales brought in a large, 18.3% increase over February last year. This increases total YTD growth from 7.4% over FY20 to 9.1% over FY20, and makes for a total dollar gain of just under \$300,000. The City is still 11.7% ahead of the projections at the start of the year. This was the highest collection Colleyville has seen from February receipts.

Utility Fund: through the sixth month of the fiscal year, the Utility Fund has collected 40% of its budgeted revenue and spent 38% of its budgeted expenditures. The surplus of \$412,000 is weaker than last year but still well in positive territory. This year, higher costs from the Trinity River Authority are the largest contributor to the slightly lower position. However, if we net out the pass-through cost of water/sewer services from TRA, which the City does not control, spending for the City's direct costs are tracking a little under budget for this period.

Drainage Fund: the Fund has received 52% of its budgeted revenue and spent 56% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated

to this fund, overtime costs, and temporary help. The surplus of \$48,332 represents a \$30,000 increase from last month, as February tends to be the lowest cash-flow period for this fund. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although there is currently an approximate 1% growth.

Hotel Fund: The fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, the other half to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Revenue to this fund is once each quarter, and typically averages \$60,000 every payment. However, COVID appears to still be taking its toll on this industry, as our first quarter payment took a large hit. Current fund balance is at \$233,000 as of the end of this month.

Debt Service Fund: the Fund has received a substantial portion of its property taxes this year. Cash flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually. As of February's figures, the fund is running a surplus of about \$111,000. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to a pumper lease and an ambulance lease. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

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

6a Ordinance O-21-2158

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

Mayor Newton read the caption of Ordinance O-21-2158.

Community Development Director Ben Bryner presented this request to rezone from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial district on property, which has a boundary split with the cities of Colleyville and Hurst. Director Bryner stated the applicant is seeking to change zoning to the PUD-C district to allow the five total buildings to operate with a base zoning of CC-1 Village Retail to allow for flexibility in uses while also balancing the layout and design of the small business park. In addition, several ML Light Manufacturing uses are included to provide the applicant with the flexibility in finding tenants looking for office showroom and similar uses.

Director Bryner stated staff had met with the applicant and the following updates are being presented: Applicant agrees to add a regulation that no auto repair or auto body repair would be permitted, no supplies, equipment, or material would

be stored outside. Applicant desires a 24-hour operation, but agrees to a regulation, which states, "no building located on the Property shall be open to the public for business on any day of the week between 7:00 p.m. and 7:00 a.m.; provided, the owner of the property may request to modify the foregoing business hours by applying for a specific use permit (SUP)." Added language that the buildings would need to meet the required setbacks if the buildings are removed or remodeled more than 50%. The applicant is proposing two options for screening along north property line and buffer/landscape area provided along the majority of the north property line.

There was lengthy discussion regarding the property lines, the masonry wall on the north side, buffering, fencing, CC-1 uses, hours of operation, SUP requirements per business within the business park, the lack of landscaping on the Colleyville side of the property, the back drive width, and reasonable use of an overhead door, parking, and uses.

Applicant Roman Figueroa, 959 Ranchberry Way, Keller, came forward to address the Council's questions. Mr. Figueroa went over his proposals for the north side of the property, his request for additional uses, and desire for extended hours of operation. During discussion of fencing and the masonry wall, Mr. Figueroa expressed his concern for the number of trees that would be removed to accommodate both.

As a result of the multiple changes proposed in the ordinance, Mayor Newton did not think these changes could be written without preparation. He suggested the ordinance be tabled so the applicant and Council could see all changes in writing before having to vote on approval or disapproval.

Mayor Newton opened and closed the public hearing at 9:22 p.m., as there were no speakers.

Mayor Newton made a motion to table Ordinance O-21-2158, seconded by Councilmember Dodson.

The motion to table was approved by the following vote:

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

6b Ordinance O-21-2159

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

Mayor Newton stated the applicant has not been able to provide updated information regarding this item.

Councilmember Rigney made a motion to table Ordinance O-21-2159, seconded by Councilmember Kelley.

The motion to table was approved by the following vote:

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-21-4608

Denial of Oncor Electric Delivery Company LLC's application for approval of a Distribution Cost Recovery Factor (DCRF) seeking to increase electric distribution rates within the City

Mayor Newton read Resolution R-21-4608 in its entirety.

Assistant City Manager Adrienne Lothery noted the resolution is very specific and needs very little explanation. The purpose of the resolution is to deny Oncor's rate increase request and approve joining other cities in renegotiation of the rates. As Assistant City Manager Lothery noted this is an annual application from Oncor and in this case, the request seeks an increase in distribution revenues of \$97,826,277 by increasing distribution rates within each of the cities in their service area. This equals an approximate \$1.04 increase to the average residential customer's bill.

Mayor Newton opened and closed the public hearing at 9:32 p.m., as there were no speakers.

Councilmember Dodson made a motion to approve Resolution R-21-4608, seconded by Councilmember Rigney.

The motion to table was approved by the following vote:

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

8. TABLED RESOLUTION(S): READING AND PUBLIC HEARING

These resolutions remained tabled.

8a Resolution R-21-4574

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X,

Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

8b Resolution R-21-4575

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

9. CITIZEN COMMENTS

Kathleen Hennessey, 5301 Stonebridge Drive, spoke regarding stormwater and run off damage to homes from The Preservation.

10. REPORTS

Colleyville Library Board Minutes - February 8, 2021
Planning and Zoning Commission Minutes - March 8, 2021

There was no action taken on this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 20, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4609

This resolution was not needed.

12. ADJOURNMENT

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

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 4TH DAY OF MAY 2021.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



Joint City Council and Planning & Zoning Commission Worksession Minutes - Draft

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

Monday, April 26, 2021
5:00 p.m.

Executive Conference Room
City Hall – Third Floor

Mayor Richard Newton called the Joint City Council and Planning and Zoning Commission Worksession to order at 5:00 p.m. Mayor Newton called the roll of City Council and Planning and Zoning Commission Chair Claudia Bevill called the roll for the Planning and Zoning Commission.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney. Planning and Zoning Chair Claudia Bevill, and Commissioners David Groves, Larry Williamson, Sayeda Syed, Matt Koch, and George Bond.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Community Development Director Ben Bryner, Principal Planner Jackie Reyff, Planning Technician Araceli Botello, Fire Marshal Rob McKeown, City Attorney Nicole Corr, and City Secretary Christine Loven.

2. PRESENTATION AND DISCUSSION

2a Discussion of the applicant review processes and decision-making matrix

Mayor Newton thanked everyone for attending and stated this is an informal and open discussion about the roles of City Council and Planning and Zoning Commission. He noted he understands the time and effort involved in serving and the job of each Councilmember and Commissioner is critical to the success of the City. Mayor Newton stated the critical success factors of the City are low density, high quality, great City services, open space and green areas, high quality of life, transparency, and conservative finances. He further added that these factors have not changed for over 30 years. He said it takes the work of the City Council and the Commission to achieve these successes, maintain the community, and make it better.

Mayor Newton reviewed the City's mission statement and stated the City's vision is reflected in the comprehensive plan, which is policy. The comprehensive plan policies drive ordinances, which are the laws written by City Council to achieve the objectives stated in the comprehensive plan. Mayor Newton highlighted several portions of the comprehensive plan and stated this is why he treats variances to ordinances very seriously, because the ordinances are written to ensure policy is followed.

There was general discussion regarding both roles. Mayor Newton stated staff does a good job in providing staff briefings on each of the projects, but encouraged

everyone to continue to ask questions, find out everything they want to know or is being asked so when the vote is taken, the Commissioners are comfortable with their recommendations and vote. Mayor Newton stated the Commission's vote is a recommendation to City Council, and City Council also asks many questions and redirects applicants on many issues.

Mayor Newton and the commissioners spoke generally regarding specific projects and the ability to work with applicants to achieve the desired result. There was also brief discussion regarding short-term rentals. Mayor Newton stressed how important it is for the Commission and the Council to insist on quality and remain consistent.

3. ADJOURNMENT

There being no further business, Mayor Newton adjourned the Worksession at 6:00 p.m.



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 5/4/2021

Number Ordinance O-21-2160

Type Ordinance

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

Strategic Plan

Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

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 a.m. to 6:00 p.m. Monday-Friday
- 9:00 a.m. to 5:00 p.m. Saturday
- Closed on Sundays

Parking: The Land Development Code does prescribe a specific number of parking spaces for the proposed land use of one per 300 s.f. Utilizing this ratio, ten parking spaces will be required for the proposed Center. 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 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 Special Use Permit. The proposed zoning change is generally consistent with the City’s comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their April 12, 2021 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

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. Ordinance O-21-2160

Aerial Map



ZC21-006

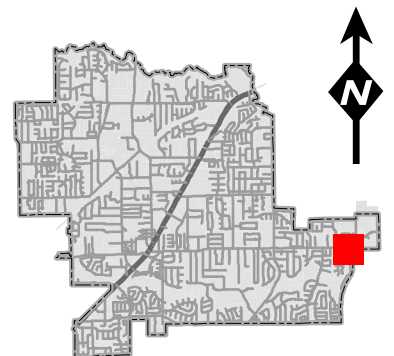
3825 Glade Rd

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Subject Property



Zoning Map



ZC21-006

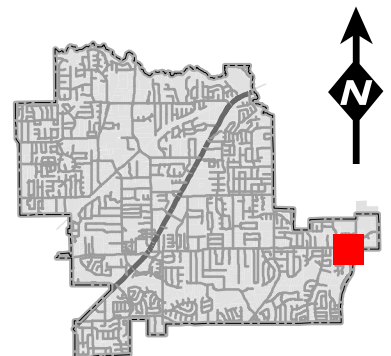
3825 Glade Rd

DISCLAIMER:

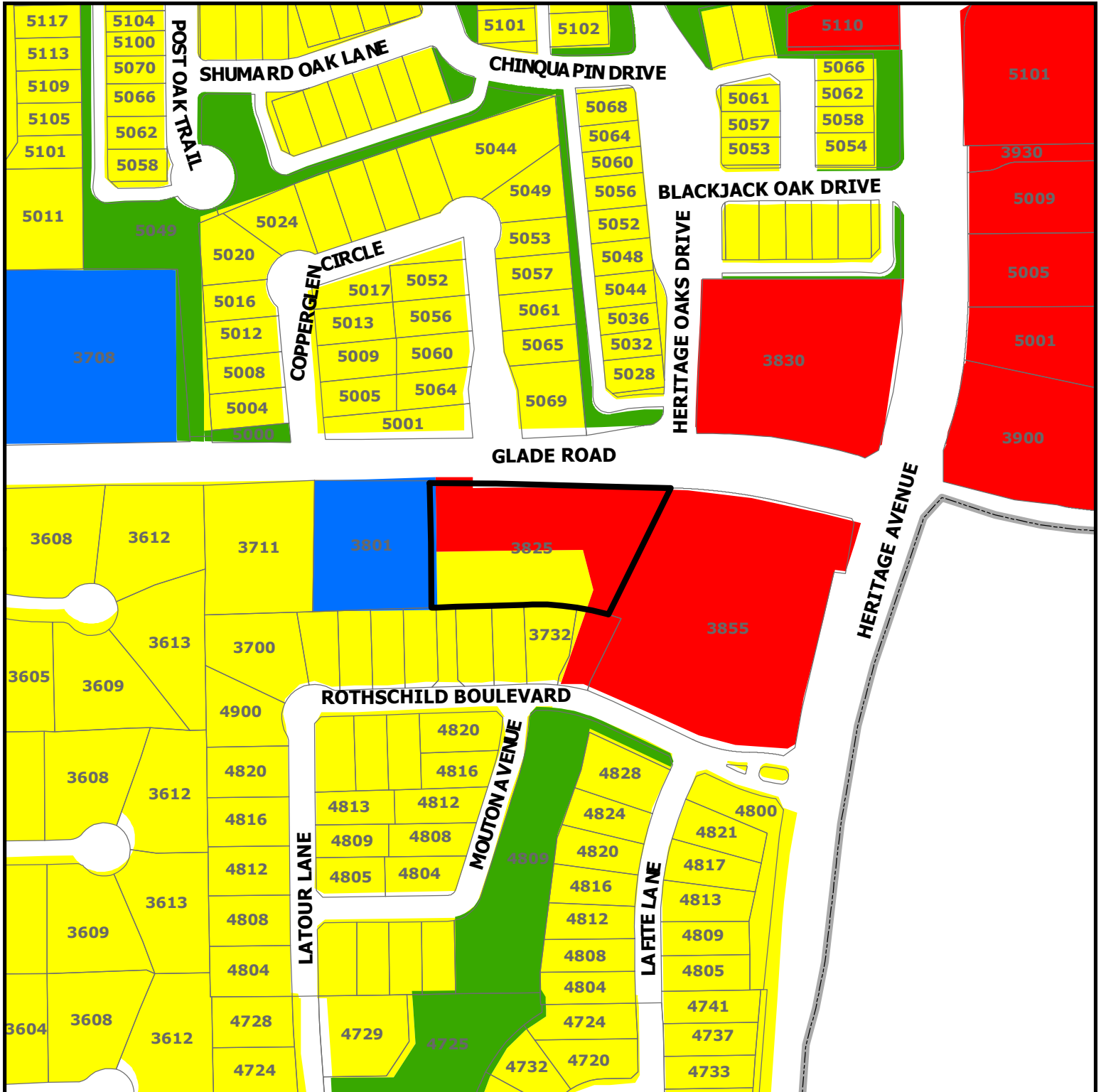
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Subject Property



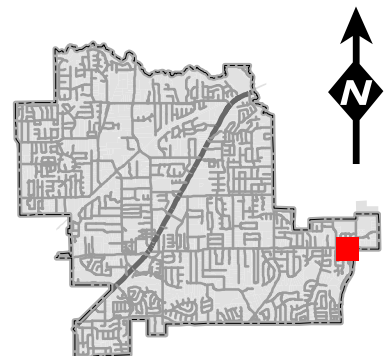
Future Land Use Map



ZC21-006

3825 Glade Rd

-  Subject Property
 Residential
 Commercial
 Institutional
 Open Space; Parks



DISCLAIMER:

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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.

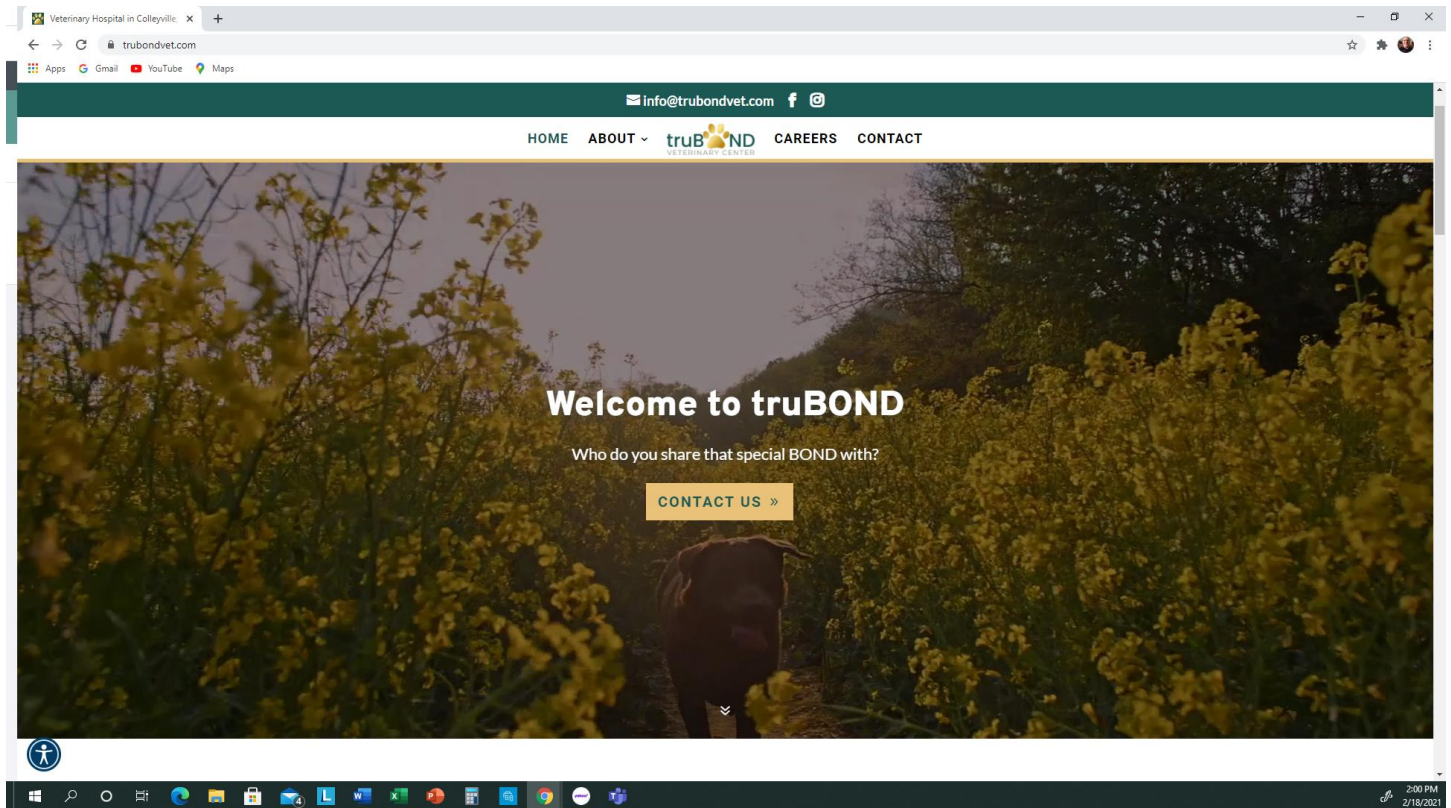
Thank you,



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

Statement of Planning Objectives

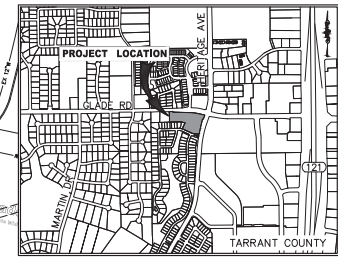
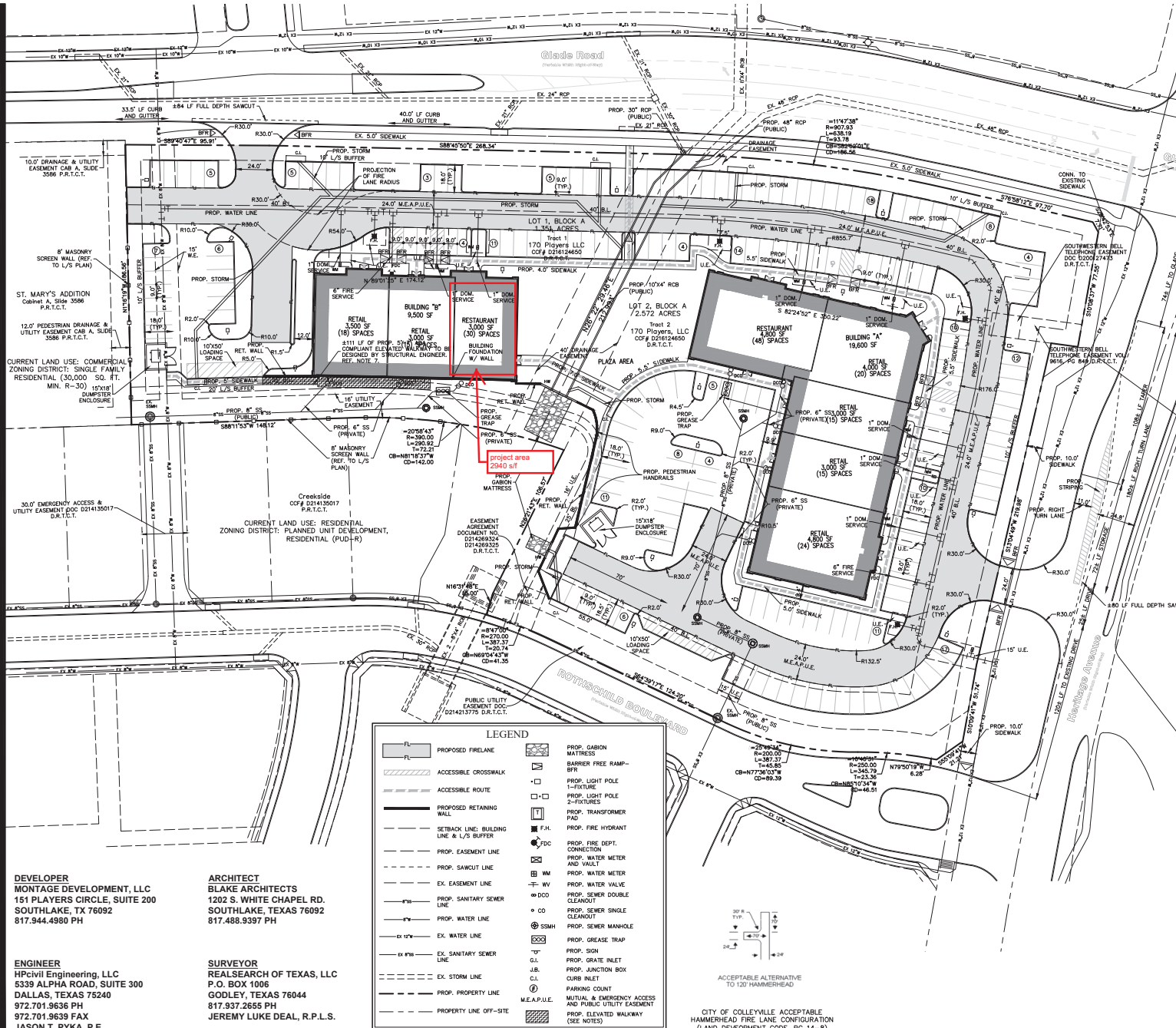
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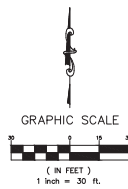
Logo:



Site Plan



VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C0.1 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	19,600 SF
BLDG. A	9,500 SF
BLDG. B	10,100 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED:	34,181 SF / 0.78 AC
PARKING REQUIRED	78 SPACES
RETAIL - 1 SP / 200 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 Pricing / Bidding
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

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM F-12600
www.civilsolutions.com

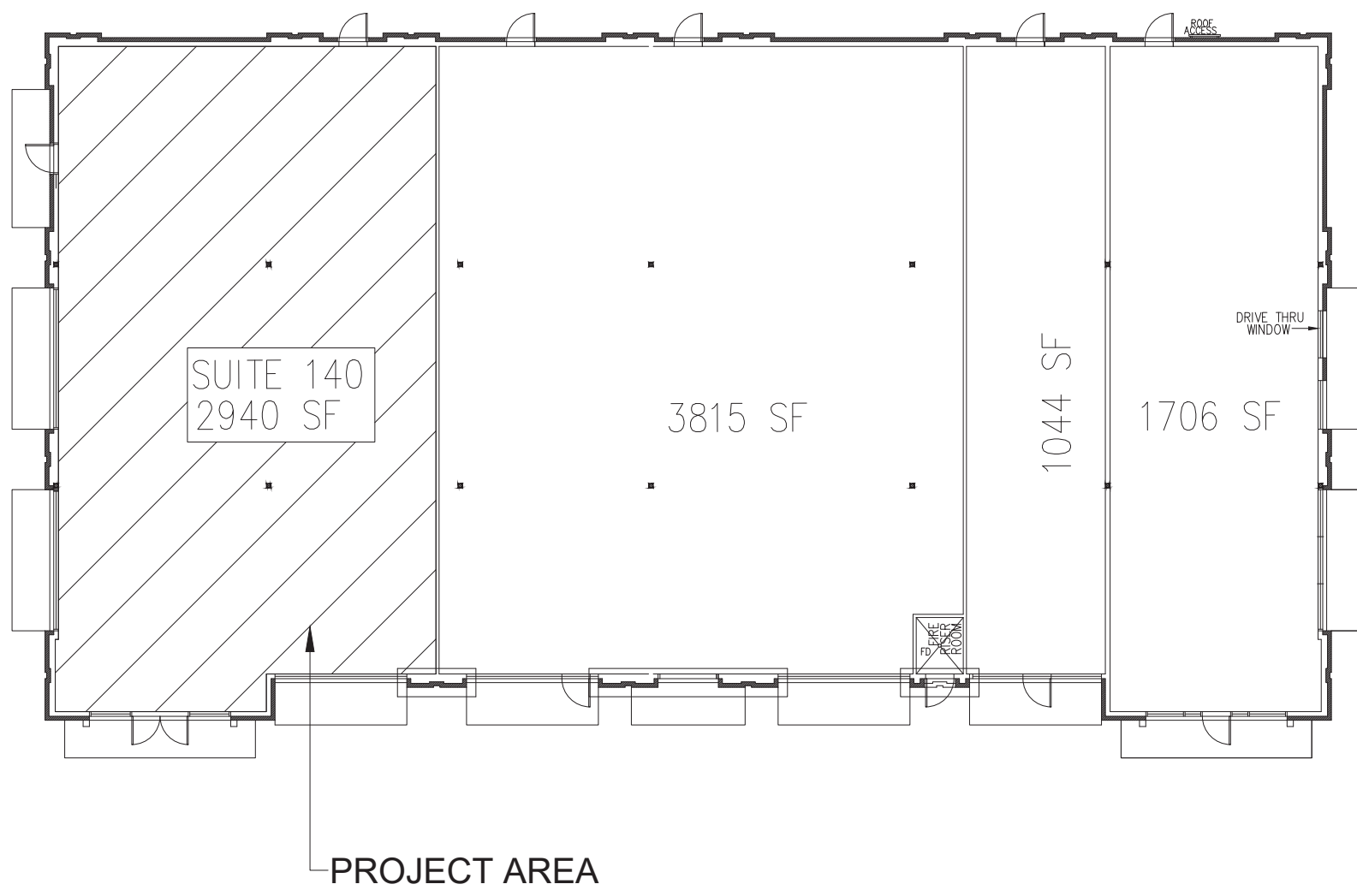
JOSHUA A. LINCOLN
114389
5/15/2019
"Fire Construction"

SHEET TITLE
SITE PLAN

SHEET NO.
C0.4

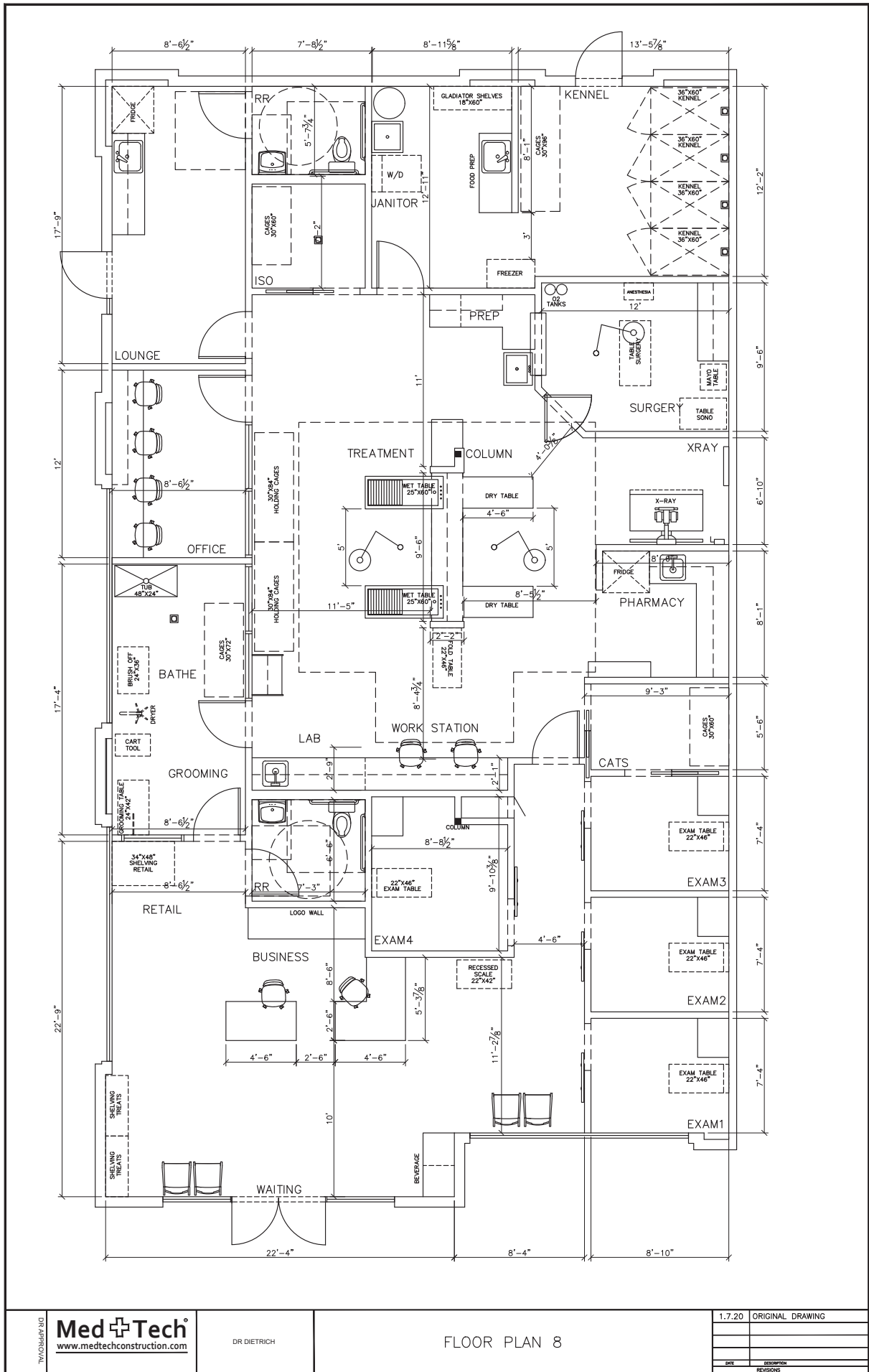
HPCE #17-316

Site Plan



01.25.21	02.04.21	02.05.21	02.06.21	02.07.21	02.08.21	02.09.21	02.10.21	02.11.21	02.12.21	03.01.21	03.02.21	03.03.21	03.04.21	03.05.21	03.06.21	03.07.21	03.08.21	03.09.21	03.10.21	03.11.21	03.12.21	04.01.21	04.02.21	04.03.21	04.04.21	04.05.21	04.06.21	04.07.21	04.08.21	04.09.21	04.10.21	04.11.21	04.12.21	05.01.21	05.02.21	05.03.21	05.04.21	05.05.21	05.06.21	05.07.21	05.08.21	05.09.21	05.10.21	05.11.21	05.12.21	06.01.21	06.02.21	06.03.21	06.04.21	06.05.21	06.06.21	06.07.21	06.08.21	06.09.21	06.10.21	06.11.21	06.12.21	07.01.21	07.02.21	07.03.21	07.04.21	07.05.21	07.06.21	07.07.21	07.08.21	07.09.21	07.10.21	07.11.21	07.12.21	08.01.21	08.02.21	08.03.21	08.04.21	08.05.21	08.06.21	08.07.21	08.08.21	08.09.21	08.10.21	08.11.21	08.12.21	09.01.21	09.02.21	09.03.21	09.04.21	09.05.21	09.06.21	09.07.21	09.08.21	09.09.21	09.10.21	09.11.21	09.12.21	10.01.21	10.02.21	10.03.21	10.04.21	10.05.21	10.06.21	10.07.21	10.08.21	10.09.21	10.10.21	10.11.21	10.12.21	11.01.21	11.02.21	11.03.21	11.04.21	11.05.21	11.06.21	11.07.21	11.08.21	11.09.21	11.10.21	11.11.21	11.12.21	12.01.21	12.02.21	12.03.21	12.04.21	12.05.21	12.06.21	12.07.21	12.08.21	12.09.21	12.10.21	12.11.21	12.12.21	13.01.21	13.02.21	13.03.21	13.04.21	13.05.21	13.06.21	13.07.21	13.08.21	13.09.21	13.10.21	13.11.21	13.12.21	14.01.21	14.02.21	14.03.21	14.04.21	14.05.21	14.06.21	14.07.21	14.08.21	14.09.21	14.10.21	14.11.21	14.12.21	15.01.21	15.02.21	15.03.21	15.04.21	15.05.21	15.06.21	15.07.21	15.08.21	15.09.21	15.10.21	15.11.21	15.12.21	16.01.21	16.02.21	16.03.21	16.04.21	16.05.21	16.06.21	16.07.21	16.08.21	16.09.21	16.10.21	16.11.21	16.12.21	17.01.21	17.02.21	17.03.21	17.04.21	17.05.21	17.06.21	17.07.21	17.08.21	17.09.21	17.10.21	17.11.21	17.12.21	18.01.21	18.02.21	18.03.21	18.04.21	18.05.21	18.06.21	18.07.21	18.08.21	18.09.21	18.10.21	18.11.21	18.12.21	19.01.21	19.02.21	19.03.21	19.04.21	19.05.21	19.06.21	19.07.21	19.08.21	19.09.21	19.10.21	19.11.21	19.12.21	20.01.21	20.02.21	20.03.21	20.04.21	20.05.21	20.06.21	20.07.21	20.08.21	20.09.21	20.10.21	20.11.21	20.12.21	21.01.21	21.02.21	21.03.21	21.04.21	21.05.21	21.06.21	21.07.21	21.08.21	21.09.21	21.10.21	21.11.21	21.12.21	22.01.21	22.02.21	22.03.21	22.04.21	22.05.21	22.06.21	22.07.21	22.08.21	22.09.21	22.10.21	22.11.21	22.12.21	23.01.21	23.02.21	23.03.21	23.04.21	23.05.21	23.06.21	23.07.21	23.08.21	23.09.21	23.10.21	23.11.21	23.12.21	24.01.21	24.02.21	24.03.21	24.04.21	24.05.21	24.06.21	24.07.21	24.08.21	24.09.21	24.10.21	24.11.21	24.12.21	25.01.21	25.02.21	25.03.21	25.04.21	25.05.21	25.06.21	25.07.21	25.08.21	25.09.21	25.10.21	25.11.21	25.12.21	26.01.21	26.02.21	26.03.21	26.04.21	26.05.21	26.06.21	26.07.21	26.08.21	26.09.21	26.10.21	26.11.21	26.12.21	27.01.21	27.02.21	27.03.21	27.04.21	27.05.21	27.06.21	27.07.21	27.08.21	27.09.21	27.10.21	27.11.21	27.12.21	28.01.21	28.02.21	28.03.21	28.04.21	28.05.21	28.06.21	28.07.21	28.08.21	28.09.21	28.10.21	28.11.21	28.12.21	29.01.21	29.02.21	29.03.21	29.04.21	29.05.21	29.06.21	29.07.21	29.08.21	29.09.21	29.10.21	29.11.21	29.12.21	30.01.21	30.02.21	30.03.21	30.04.21	30.05.21	30.06.21	30.07.21	30.08.21	30.09.21	30.10.21	30.11.21	30.12.21	31.01.21	31.02.21	31.03.21	31.04.21	31.05.21	31.06.21	31.07.21	31.08.21	31.09.21	31.10.21	31.11.21	31.12.21	32.01.21	32.02.21	32.03.21	32.04.21	32.05.21	32.06.21	32.07.21	32.08.21	32.09.21	32.10.21	32.11.21	32.12.21	33.01.21	33.02.21	33.03.21	33.04.21	33.05.21	33.06.21	33.07.21	33.08.21	33.09.21	33.10.21	33.11.21	33.12.21	34.01.21	34.02.21	34.03.21	34.04.21	34.05.21	34.06.21	34.07.21	34.08.21	34.09.21	34.10.21	34.11.21	34.12.21	35.01.21	35.02.21	35.03.21	35.04.21	35.05.21	35.06.21	35.07.21	35.08.21	35.09.21	35.10.21	35.11.21	35.12.21	36.01.21	36.02.21	36.03.21	36.04.21	36.05.21	36.06.21	36.07.21	36.08.21	36.09.21	36.10.21	36.11.21	36.12.21	37.01.21	37.02.21	37.03.21	37.04.21	37.05.21	37.06.21	37.07.21	37.08.21	37.09.21	37.10.21	37.11.21	37.12.21	38.01.21	38.02.21	38.03.21	38.04.21	38.05.21	38.06.21	38.07.21	38.08.21	38.09.21	38.10.21	38.11.21	38.12.21	39.01.21	39.02.21	39.03.21	39.04.21	39.05.21	39.06.21	39.07.21	39.08.21	39.09.21	39.10.21	39.11.21	39.12.21	40.01.21	40.02.21	40.03.21	40.04.21	40.05.21	40.06.21	40.07.21	40.08.21	40.09.21	40.10.21	40.11.21	40.12.21	41.01.21	41.02.21	41.03.21	41.04.21	41.05.21	41.06.21	41.07.21	41.08.21	41.09.21	41.10.21	41.11.21	41.12.21	42.01.21	42.02.21	42.03.21	42.04.21	42.05.21	42.06.21	42.07.21	42.08.21	42.09.21	42.10.21	42.11.21	42.12.21	43.01.21	43.02.21	43.03.21	43.04.21	43.05.21	43.06.21	43.07.21	43.08.21	43.09.21	43.10.21	43.11.21	43.12.21	44.01.21	44.02.21	44.03.21	44.04.21	44.05.21	44.06.21	44.07.21	44.08.21	44.09.21	44.10.21	44.11.21	44.12.21	45.01.21	45.02.21	45.03.21	45.04.21	45.05.21	45.06.21	45.07.21	45.08.21	45.09.21	45.10.21	45.11.21	45.12.21	46.01.21	46.02.21	46.03.21	46.04.21	46.05.21	46.06.21	46.07.21	46.08.21	46.09.21	46.10.21	46.11.21	46.12.21	47.01.21	47.02.21	47.03.21	47.04.21	47.05.21	47.06.21	47.07.21	47.08.21	47.09.21	47.10.21	47.11.21	47.12.21	48.01.21	48.02.21	48.03.21	48.04.21	48.05.21	48.06.21	48.07.21	48.08.21	48.09.21	48.10.21	48.11.21	48.12.21	49.01.21	49.02.21	49.03.21	49.04.21	49.05.21	49.06.21	49.07.21	49.08.21	49.09.21	49.10.21	49.11.21	49.12.21	50.01.21	50.02.21	50.03.21	50.04.21	50.05.21	50.06.21	50.07.21	50.08.21	50.09.21	50.10.21	50.11.21	50.12.21	51.01.21	51.02.21	51.03.21	51.04.21	51.05.21	51.06.21	51.07.21	51.08.21	51.09.21	51.10.21	51.11.21	51.12.21	52.01.21	52.02.21	52.03.21	52.04.21	52.05.21	52.06.21	52.07.21	52.08.21	52.09.21	52.10.21	52.11.21	52.12.21	53.01.21	53.02.21	53.03.21	53.04.21	53.05.21	53.06.21	53.07.21	53.08.21	53.09.21	53.10.21	53.11.21	53.12.21	54.01.21	54.02.21	54.03.21	54.04.21	54.05.21	54.06.21	54.07.21	54.08.21	54.09.21	54.10.21	54.11.21	54.12.21	55.01.21	55.02.21	55.03.21	55.04.21	55.05.21	55.06.21	55.07.21	55.08.21	55.09.21	55.10.21	55.11.21	55.12.21	56.01.21	56.02.21	56.03.21	56.04.21	56.05.21	56.06.21	56.07.21	56.08.21	56.09.21	56.10.21	56.11.21	56.12.21	57.01.21	57.02.21	57.03.21	57.04.21	57.05.21	57.06.21	57.07.21	57.08.21	57.09.21	57.10.21	57.11.21	57.12.21	58.01.21	58.02.21	58.03.21	58.04.21	58.05.21	58.06.21	58.07.21	58.08.21	58.09.21	58.10.21	58.11.21	58.12.21	59.01.21	59.02.21	59.03.21	59.04.21	59.05.21	59.06.21	59.07.21	59.08.21	59.09.21	59.10.21	59.11.21	59.12.21	60.01.21	60.02.21	60.03.21	60.04.21	60.05.21	60.06.21	60.07.21	60.08.21	60.09.21	60.10.21	60.11.21	60.12.21	61.01.21	61.02.21	61.03.21	61.04.21	61.05.21	61.06.21	61.07.21	61.08.21	61.09.21	61.10.21	61.11.21	61.12.21	62.01.21	62.02.21	62.03.21	62.04.21	62.05.21	62.06.21	62.07.21	62.08.21	62.09.21	62.10.21	62.11.21	62.12.21	63.01.21	63.02.21	63.03.21	63.04.21	63.05.21	63.06.21	63.07.21	63.08.21	63.09.21	63.10.21	63.11.21	63.12.21	64.01.21	64.02.21	64.03.21	64.04.21	64.05.21	64.06.21	64.07.21	64.08.21	64.09.21	64.10.21	64.11.21	64.12.21	65.01.21	65.02.21	65.03.21	65.04.21	65.05.21	65.06.21	65.07.21	65.08.21	65.09.21	65.10.21	65.11.21	65.12.21	66.01.21	66.02.21	66.03.21	66.04.21	66.05.21	66.06.21	66.07.21	66.08.21	66.09.21	66.10.21	66.11.21	66.12.21	67.01.21	67.02.21	67.03.21	67.04.21	67.05.21	67.06.21	67.07.21	67.08.21	67.09.21	67.10.21	67.11.21	67.12.21	68.01.21	68.02.21	68.03.21	68.04.21	68.05.21	68.06.21	68.07.21	68.08.21	68.09.21	68.10.21	68.11.21	68.12.21	69.01.21	69.02.21	69.03.21	69.04.21	69.05.21	69.06.21	69.07.21	69.08.21	69.09.21	69.10.21	69.11.21	69.12.21	70.01.21	70.02.21	70.03.21	70.04.21	70.05.21	70.06.21	70.07.21	70.08.21	70.09.21	70.10.21	70.11.21	70.12.21	71.01.21	71.02.21	71.03.21	71.04.21	71.05.21	71.06.21	71.07.21	71.08.21	71.09.21	71.10.21	71.11.21	71.12.21	72.01.21	72.02.21	72.03.21	72.04.21	72.05.21	72.06.21	72.07.21	72.08.21	72.09.21	72.10.21	72.11.21	72.12.21	73.01.21	73.02.21	73.03.21	73.04.21	73.05.21	73.06.21	73.07.21	73.08.21	73.09.21	73.10.21	73.11.2
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Floor Plan



DR APPROVAL

Med+Tech
www.medtechconstruction.com

DR DIETRICH

FLOOR PLAN 8

1.7.20 ORIGINAL DRAWING

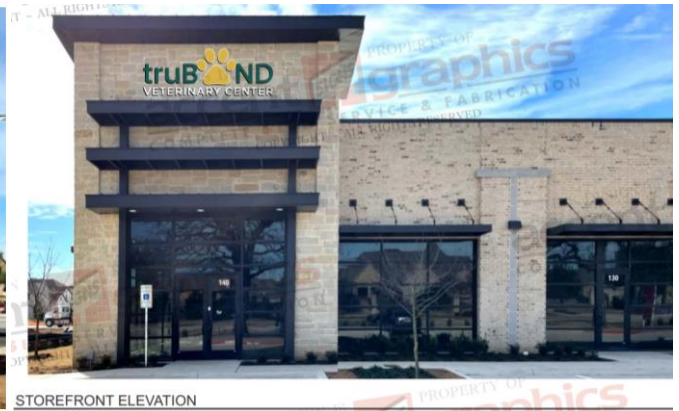
DATE DESCRIPTION REVISIONS

Building Elevations

Building:



Proposed signage:



Logo Wall in Lobby:



Notification Map



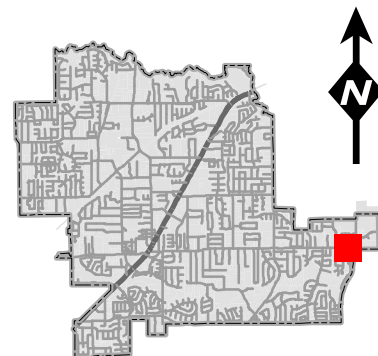
ZC21-006

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, COURNTEY	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-21-2160

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".
- c. The hours of operation are: Monday – Friday 8:00 a.m. – 6:00 pm; Saturday 9:00 a.m.- 5:00 p.m.; and closed on Sundays.
- d. 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.
- e. 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

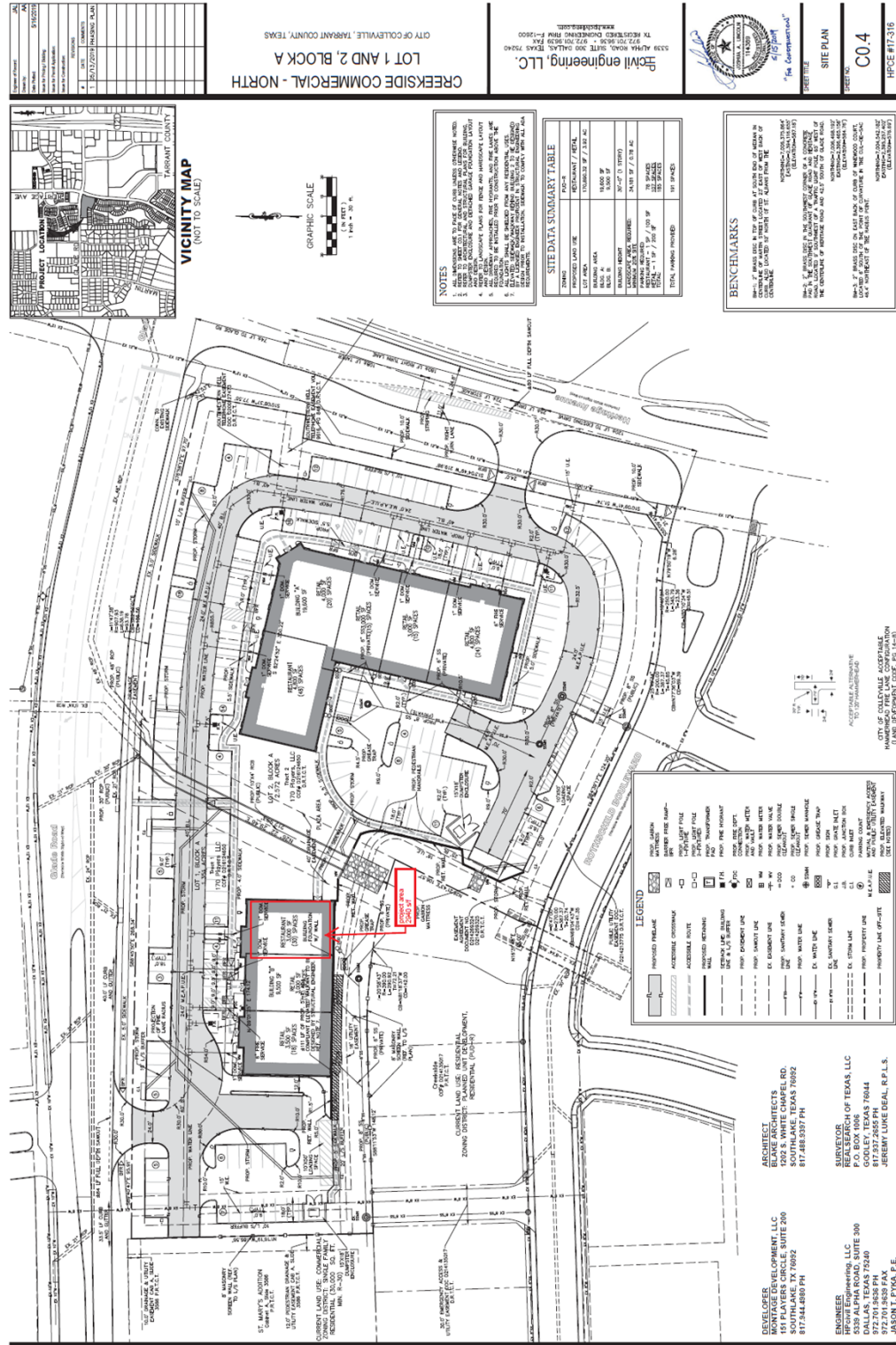
Richard Newton
Mayor

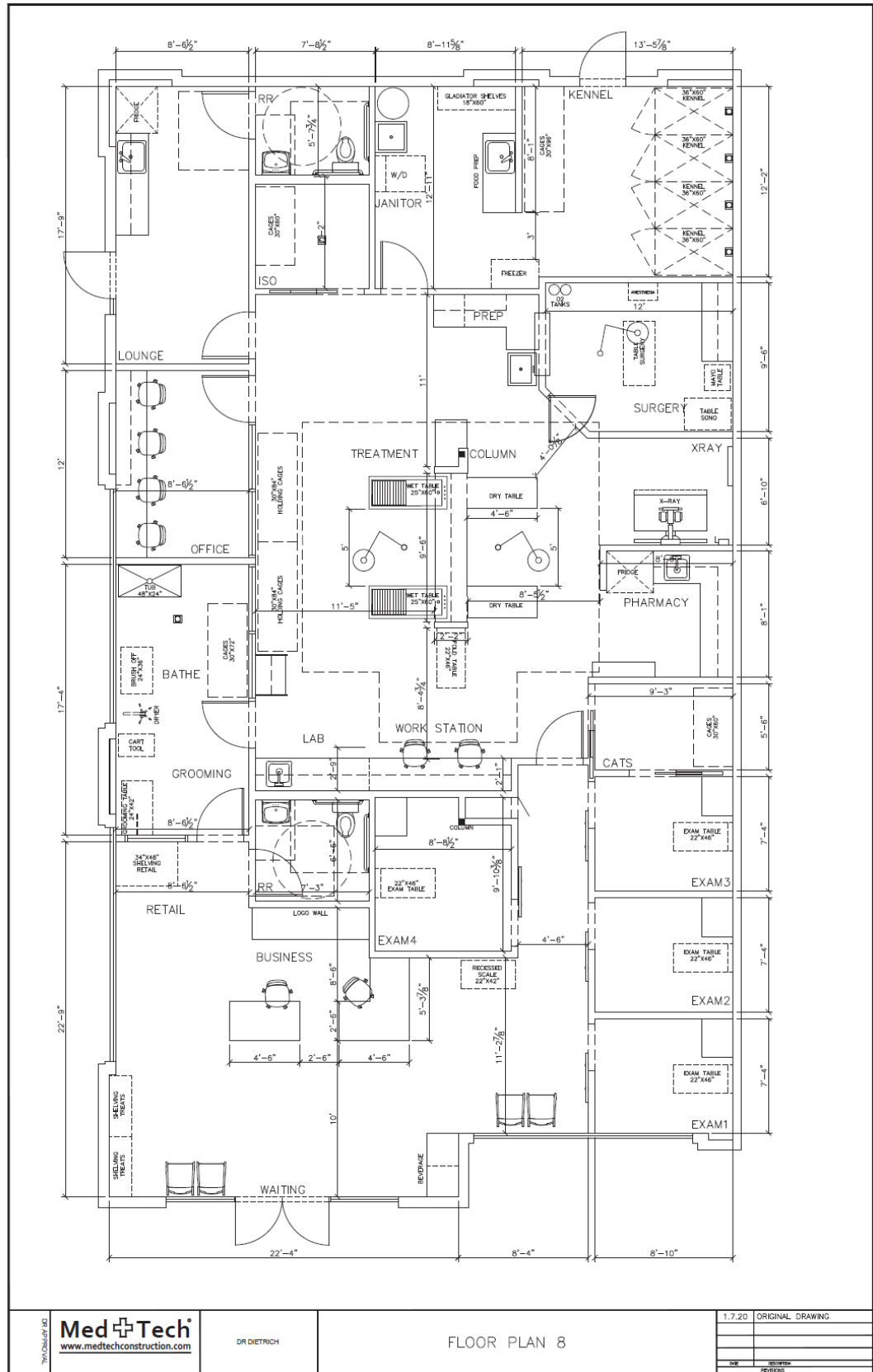
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]

Exhibit "B" – Site Plan Exhibits







City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 5/4/2021

Number Ordinance O-21-2161

Type Ordinance

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of a wrought iron fence at a 10-foot setback from the street side property line at their April 12, 2021 meeting by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

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. Ordinance O-21-2161

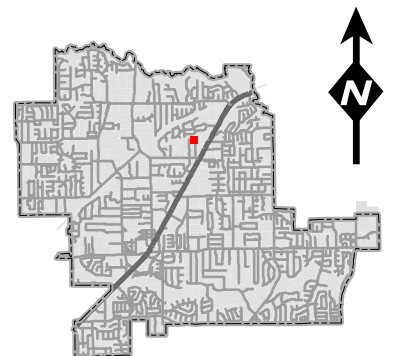
Aerial Map



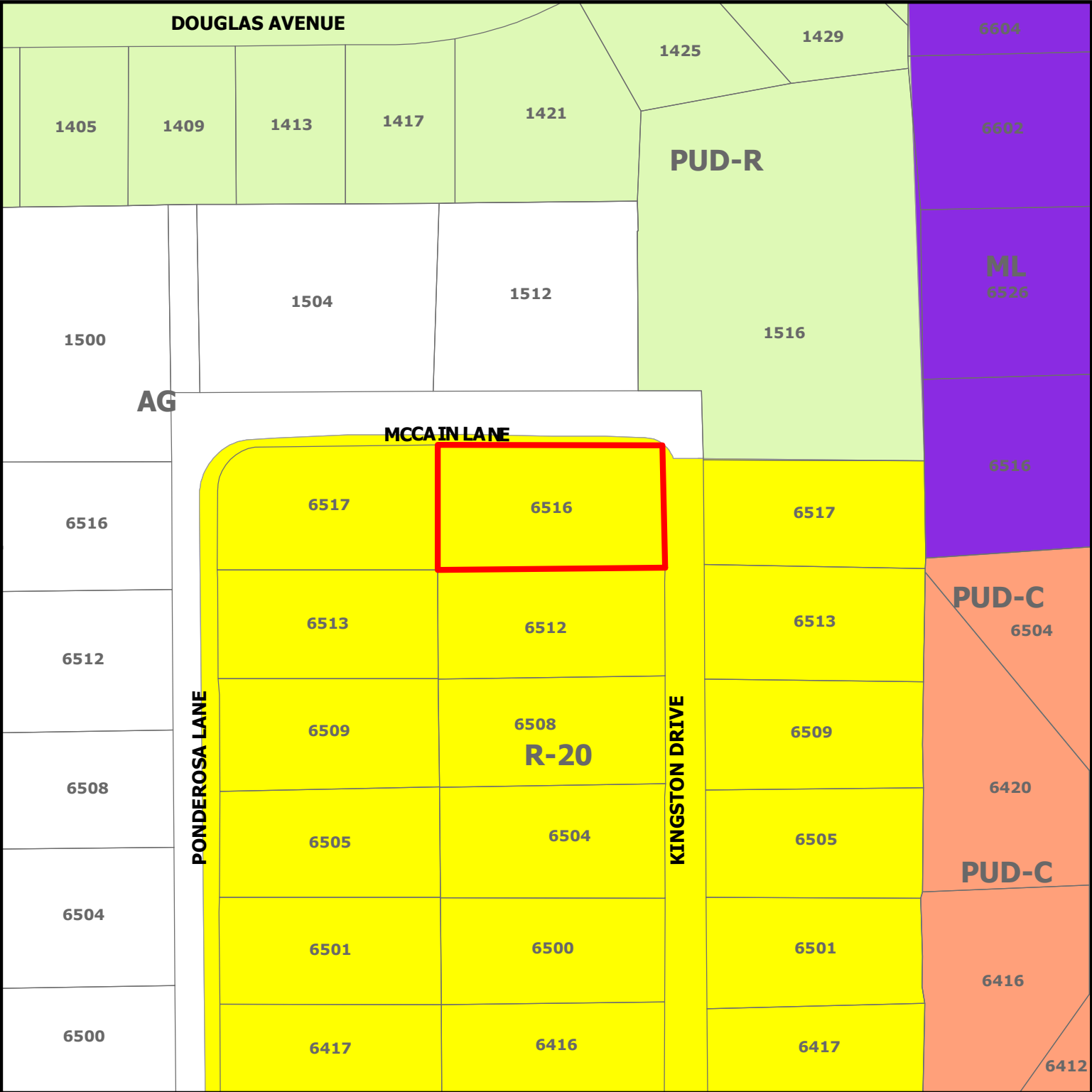
ZC21-007
6516 Kingston Drive

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



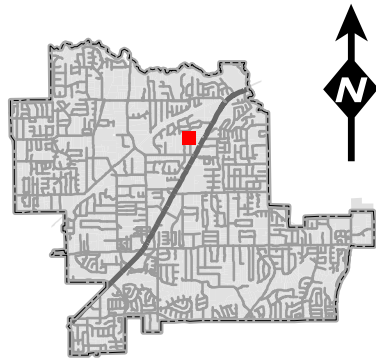
Zoning Map



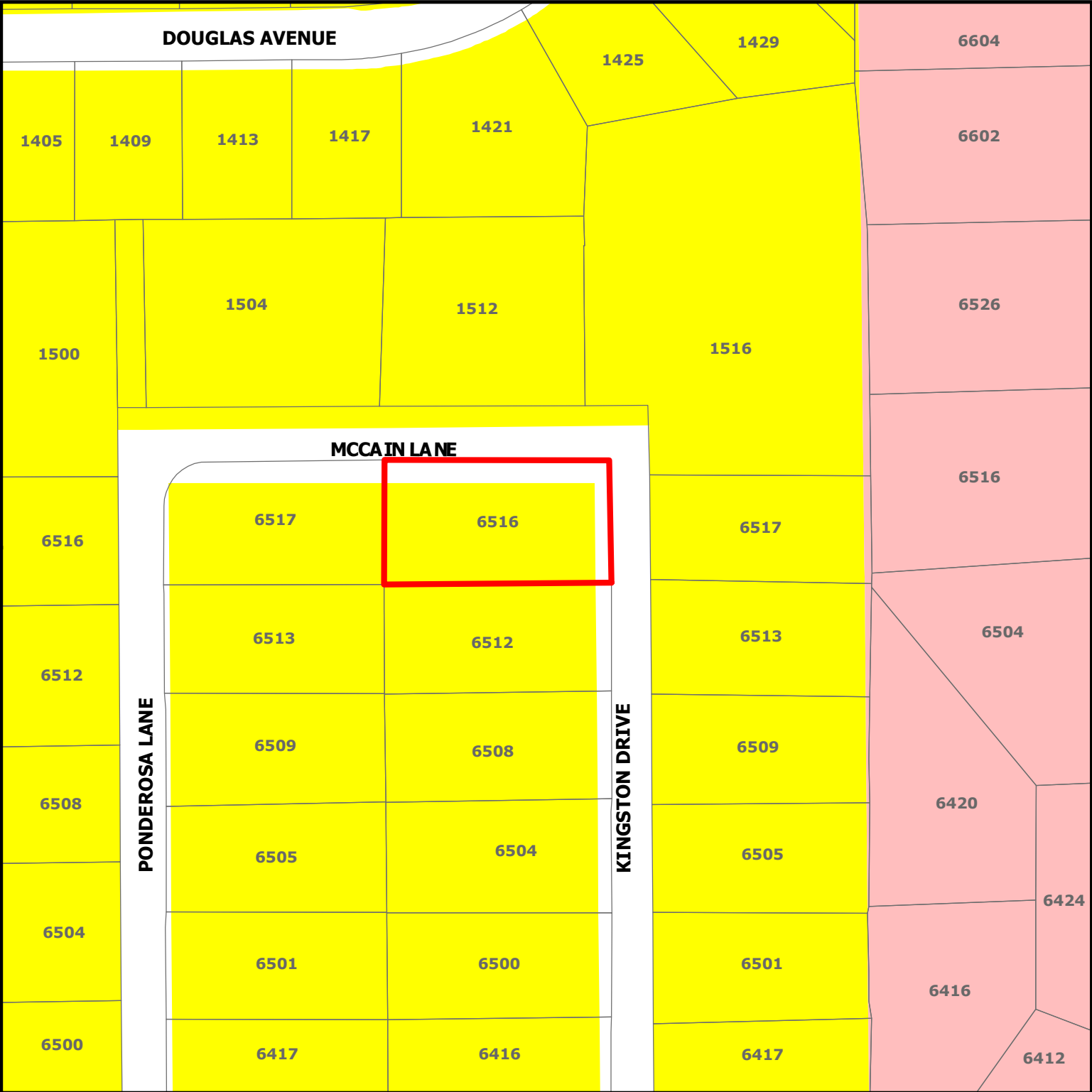
ZC21-007
6516 Kingston Drive

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 Subject Property



Future Land Use Map

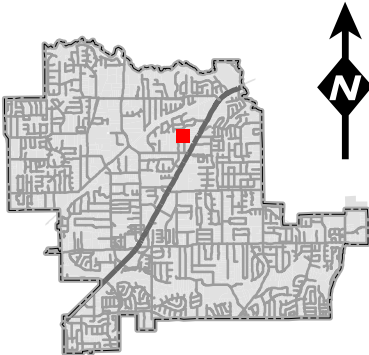


ZC21-007

6516 Kingston Drive

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



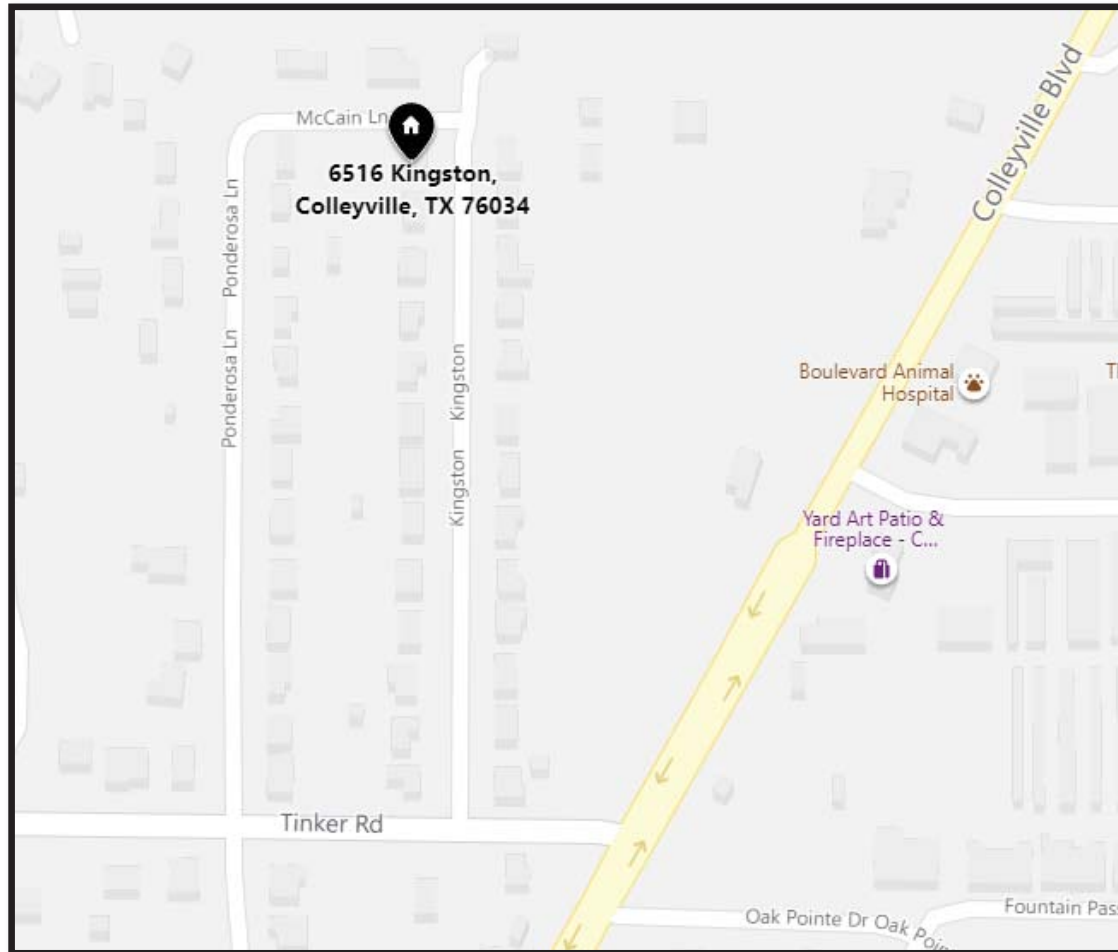
Fence Project- Special Use Permit

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



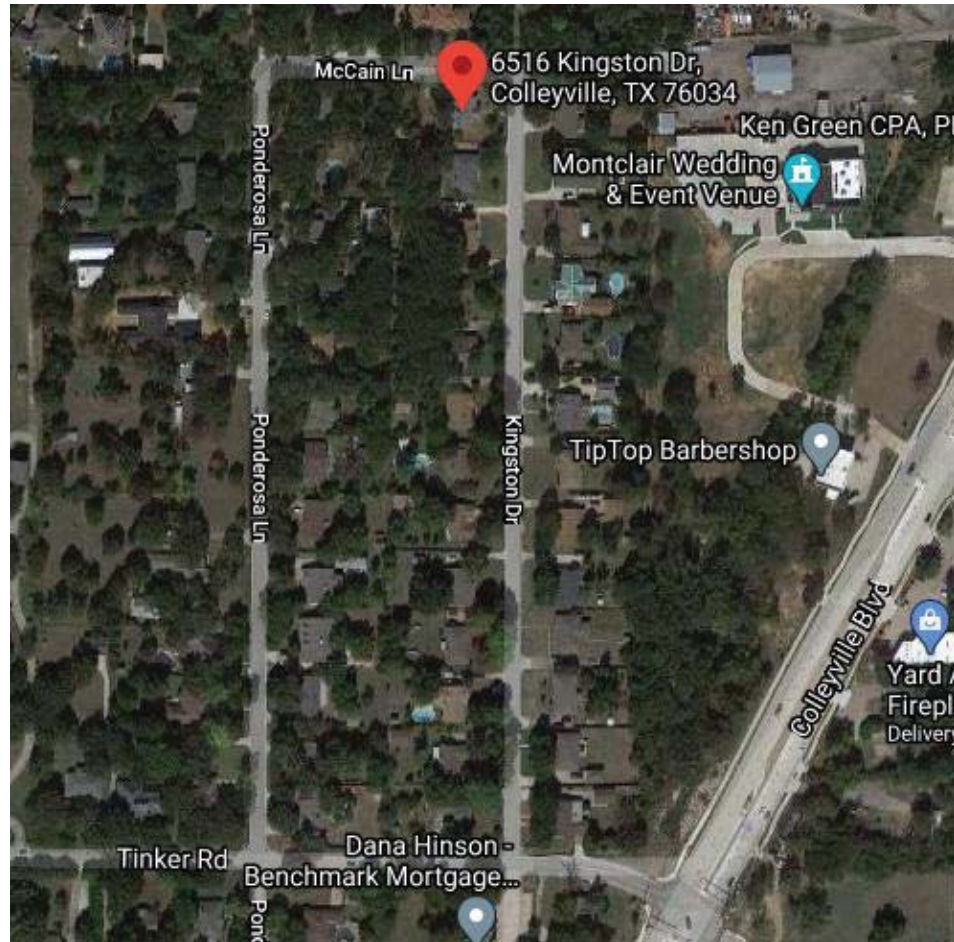
Statement of Planning Objectives

Map of area



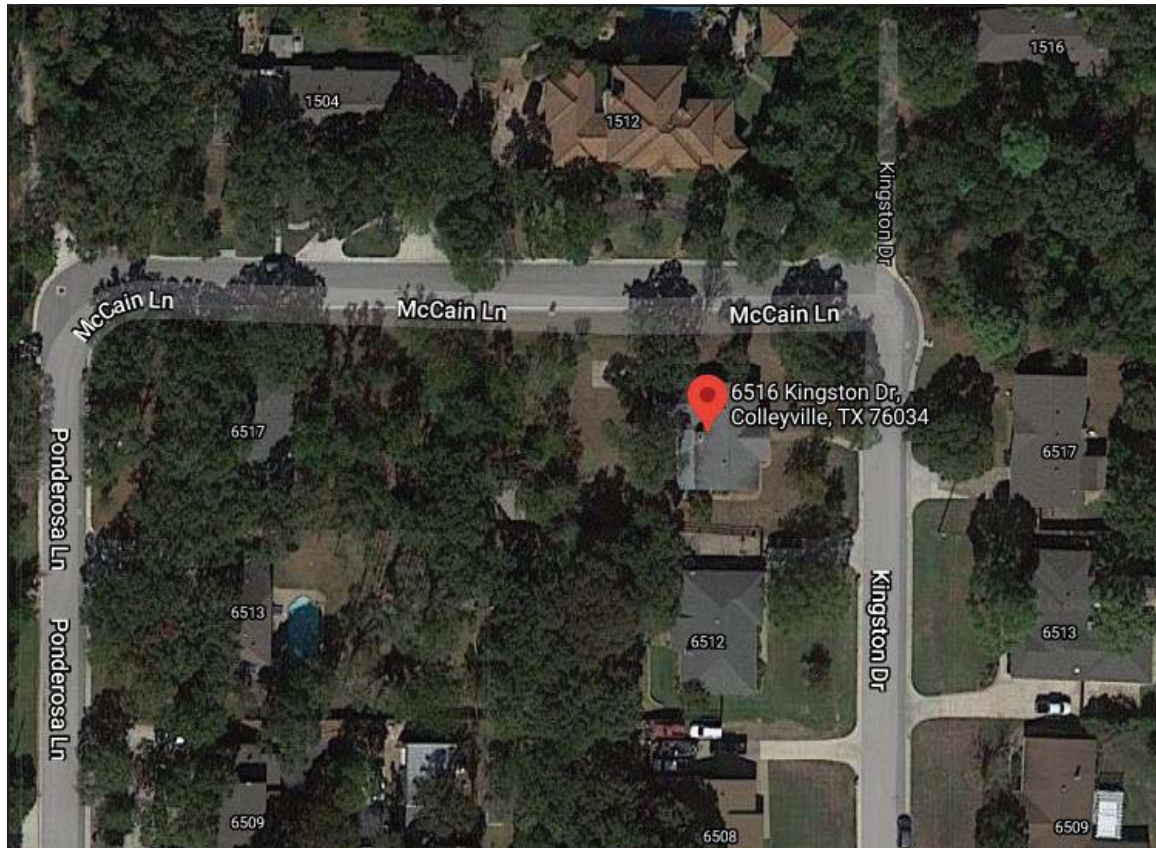
Statement of Planning Objectives

Live arial map of area



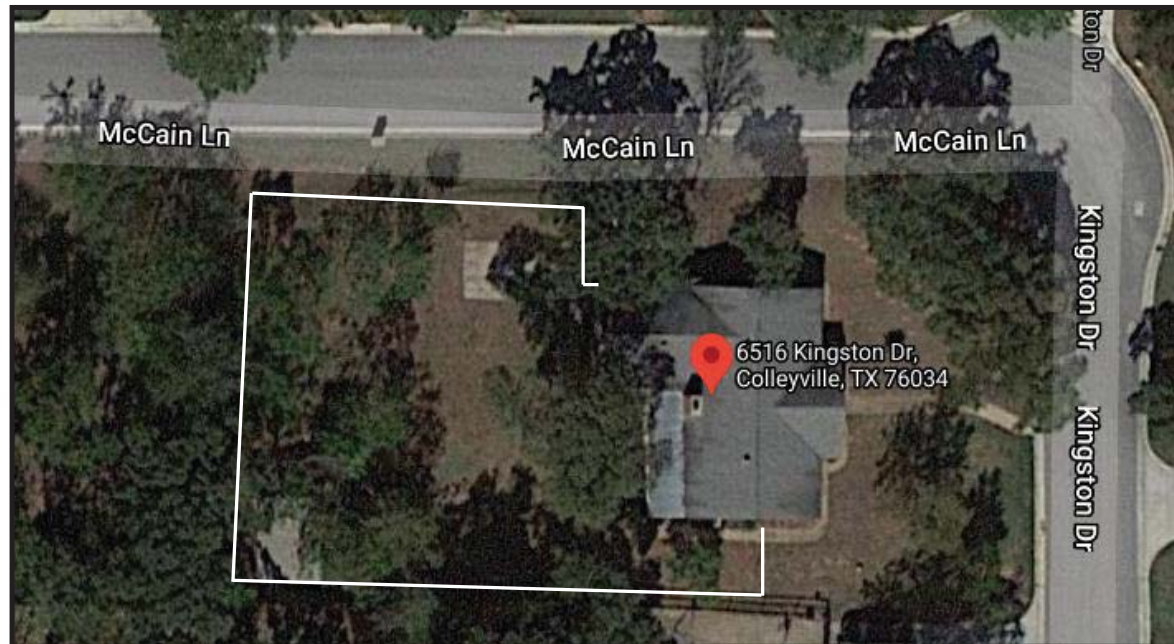
Statement of Planning Objectives

Live arial view of neighborhood



Statement of Planning Objectives

Fence layout live arial view – Not to Scale



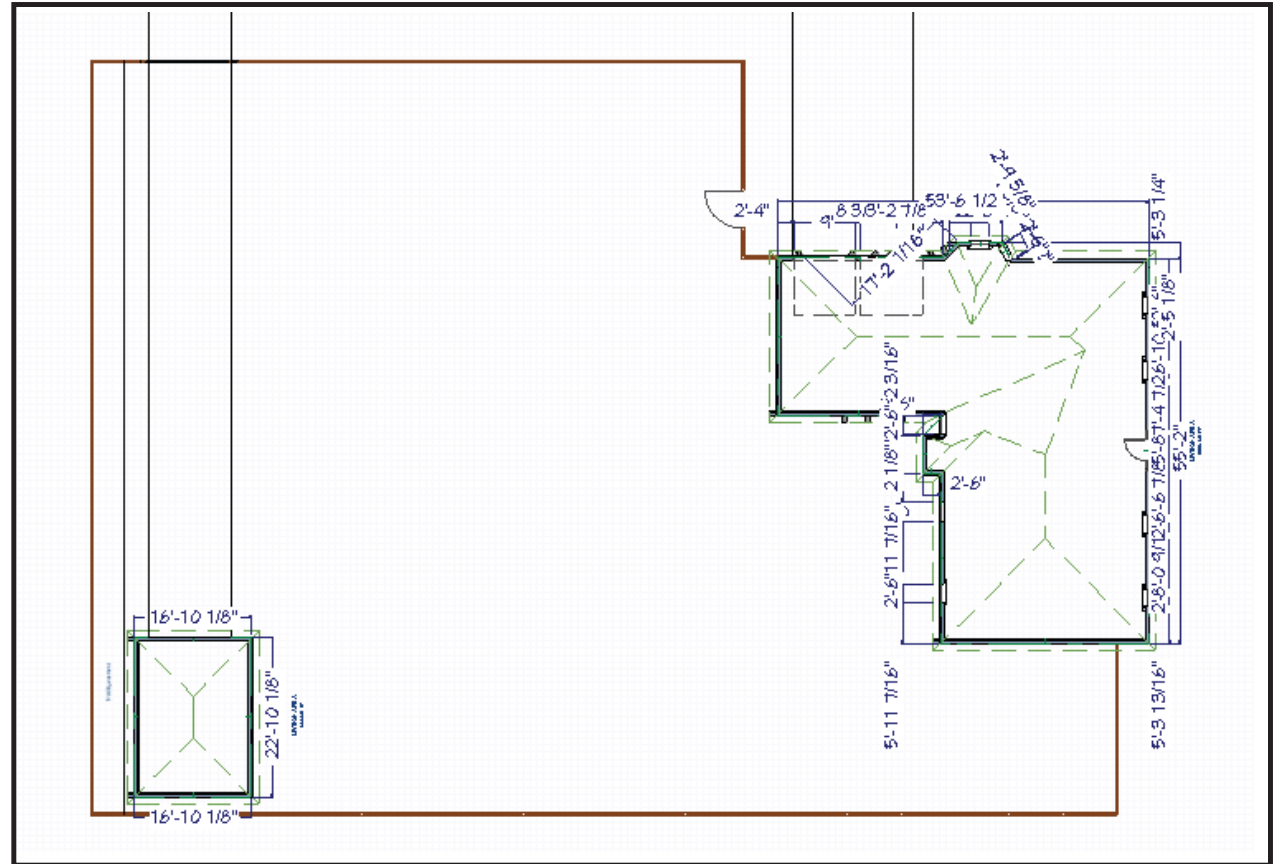
Statement of Planning Objectives

Survey draft-Not to Scale

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

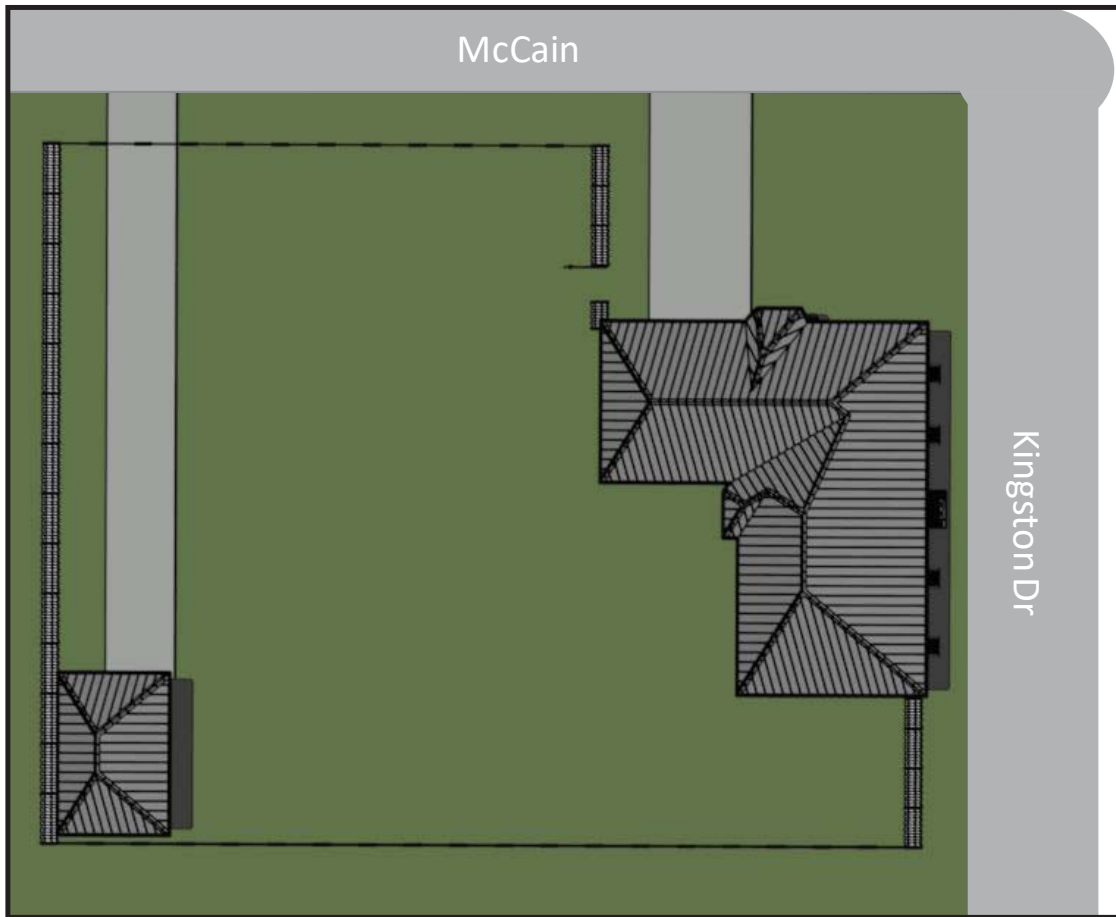
*Property is a corner lot located on McCain and Kingston Dr.

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



Statement of Planning Objectives

Special Use Permit Request - Reasons

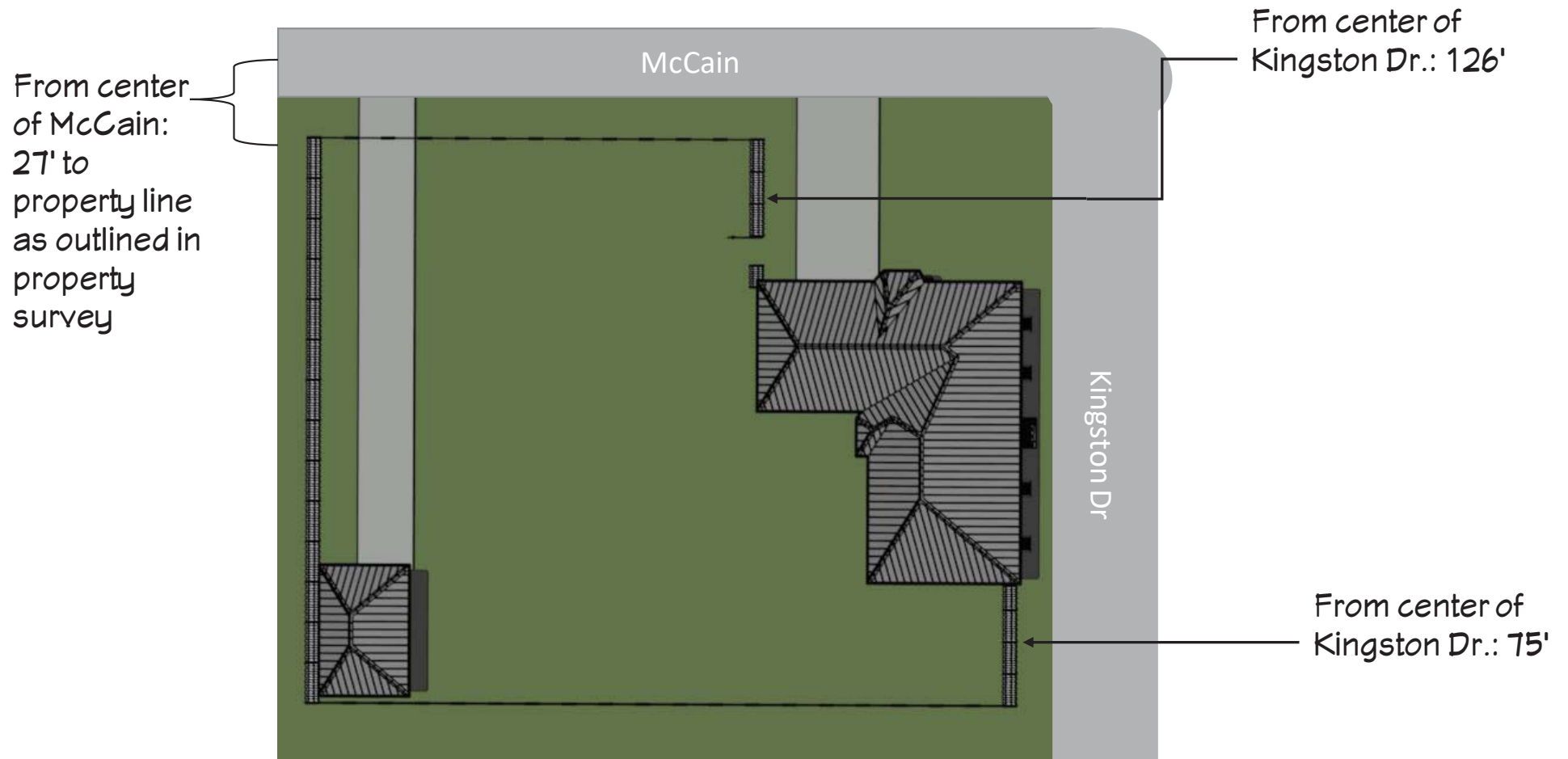


Reasons:

- *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

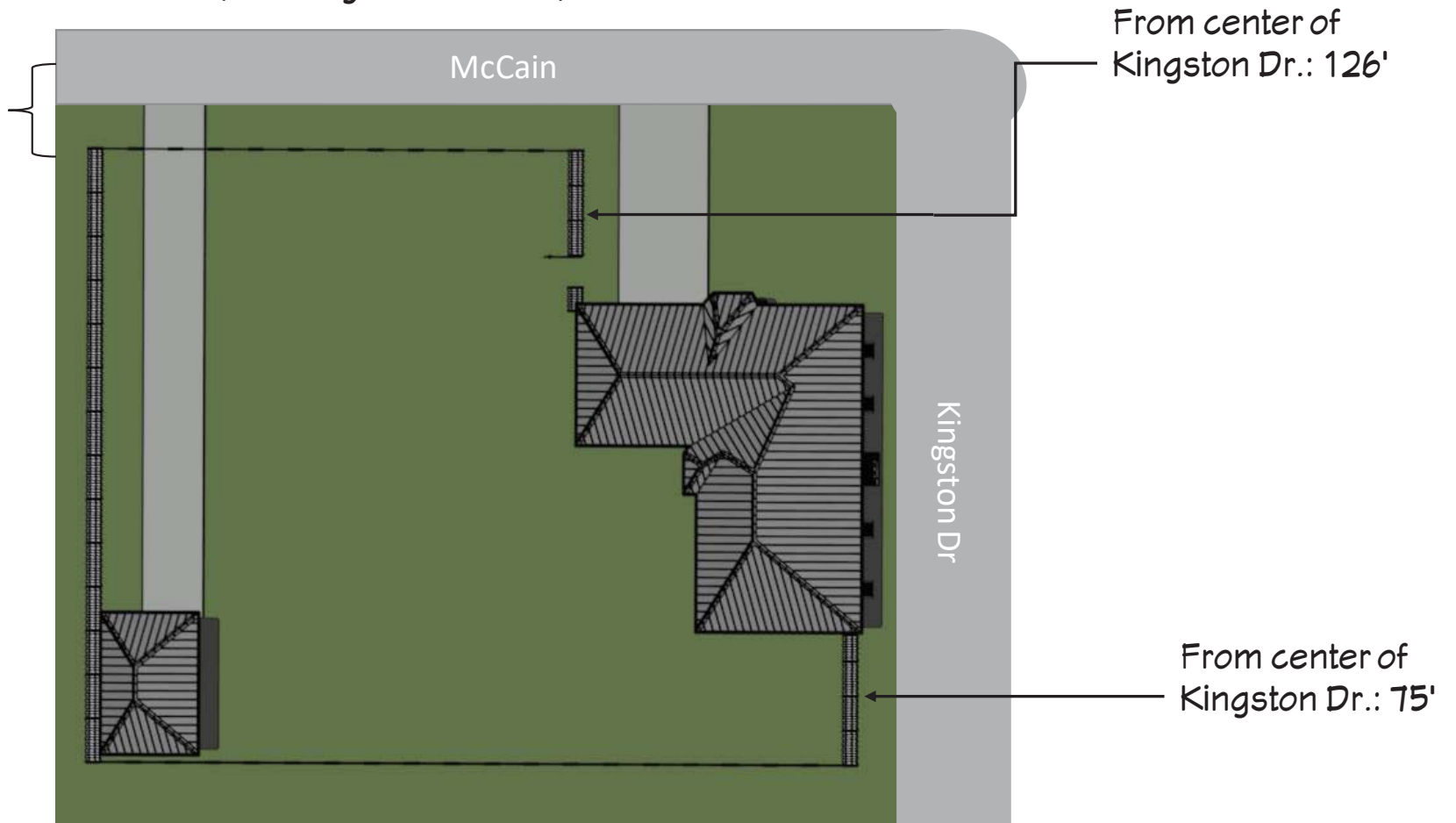
Opt. 1 - Build fence on property line (Drawing not to scale)



Statement of Planning Objectives

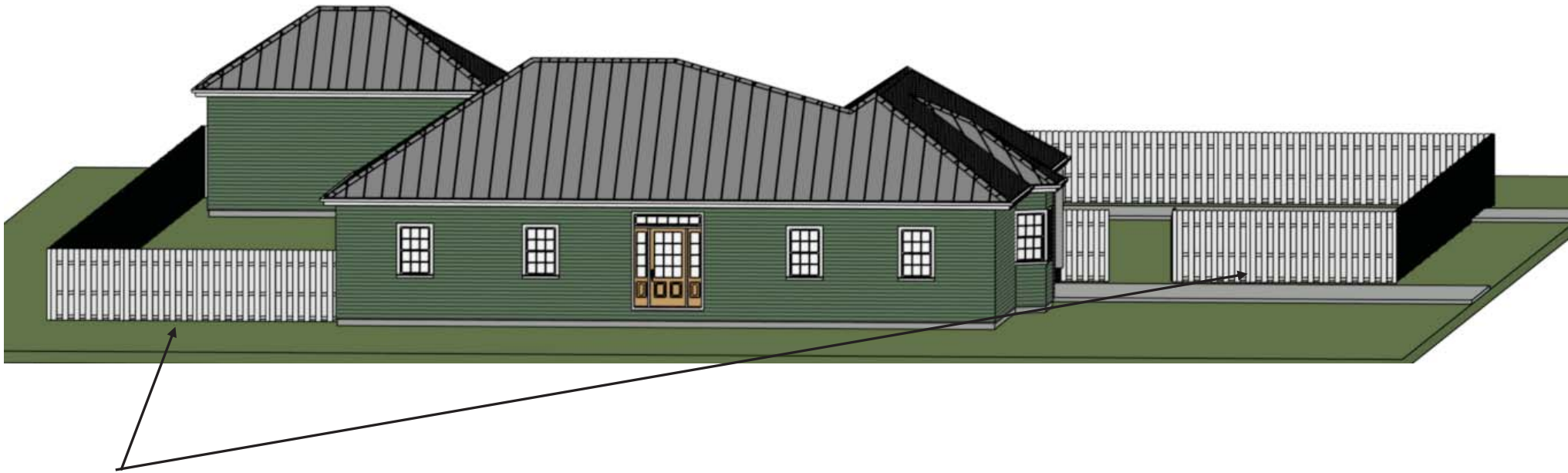
Opt. 2 - Build fence on building line
(Drawing not to scale)

From center
of McCain:
40' to
building line



Statement of Planning Objectives

Front view - not to scale

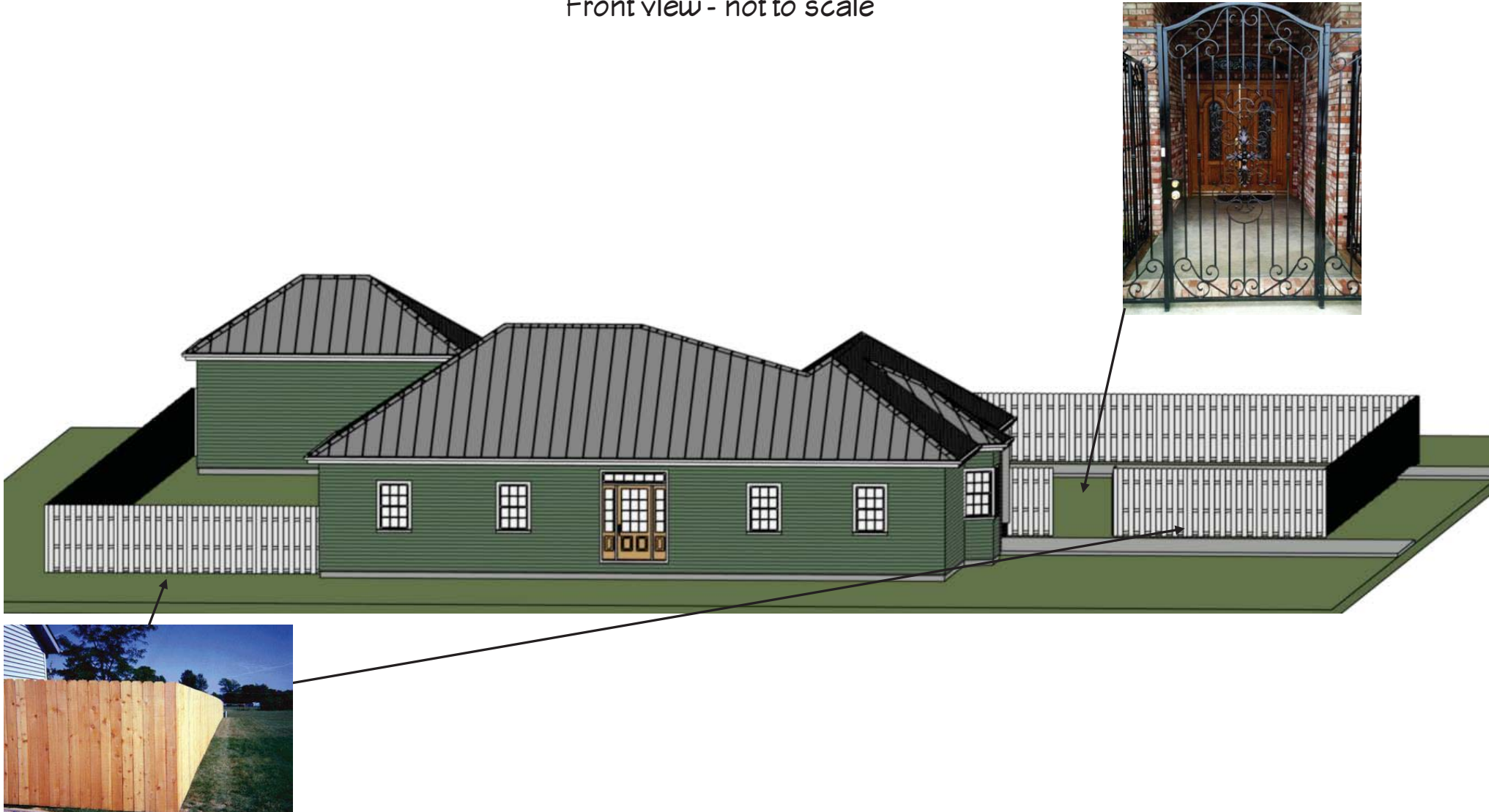


-6'H, Stained Wood fence

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

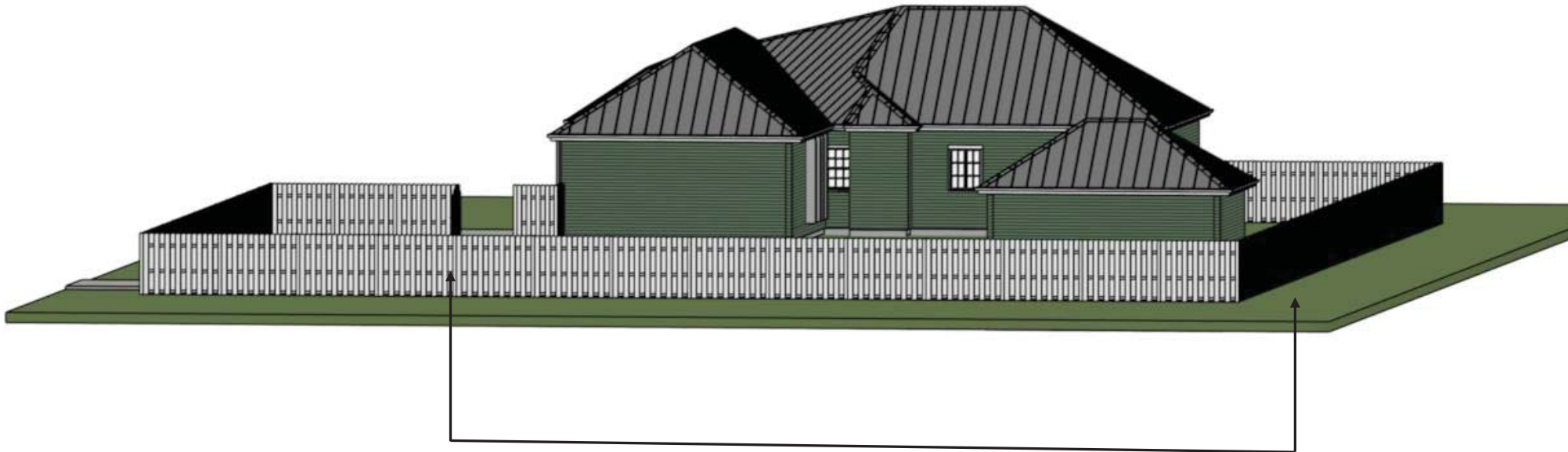
Statement of Planning Objectives

Front view - not to scale



Statement of Planning Objectives

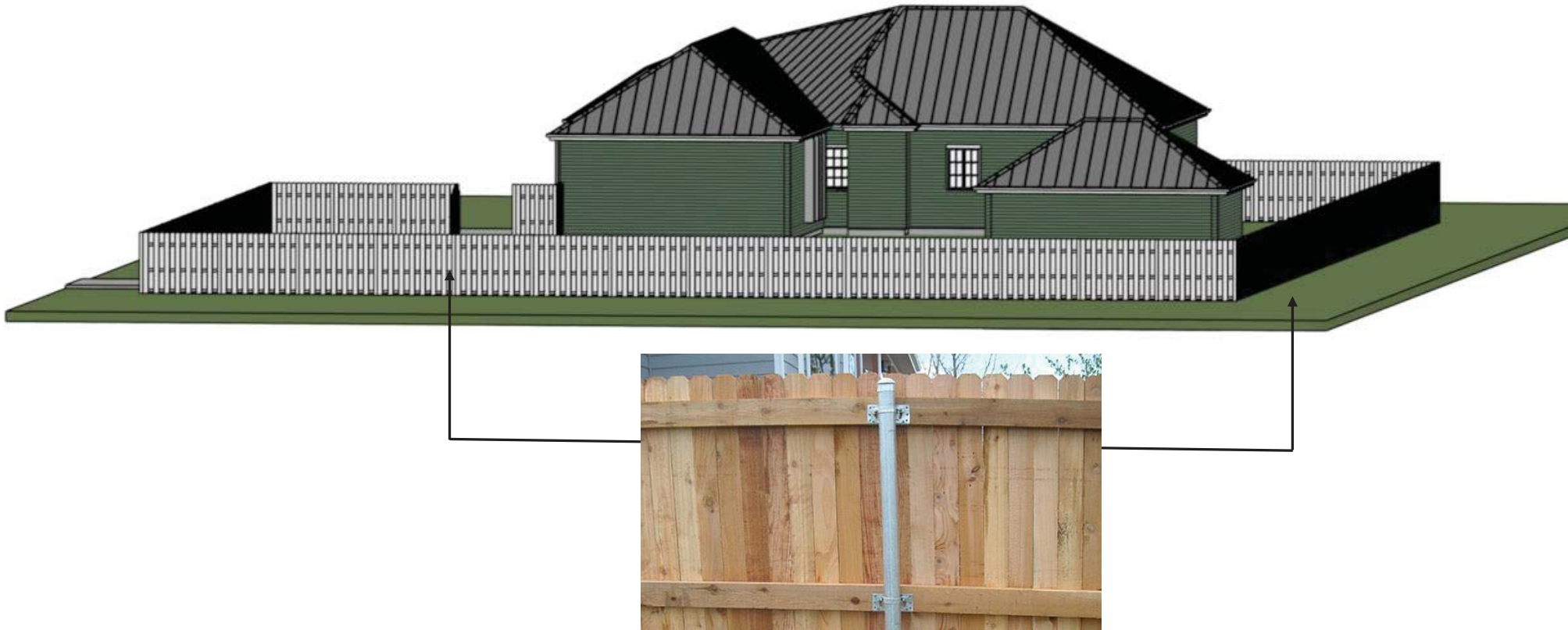
Rear view not to scale



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

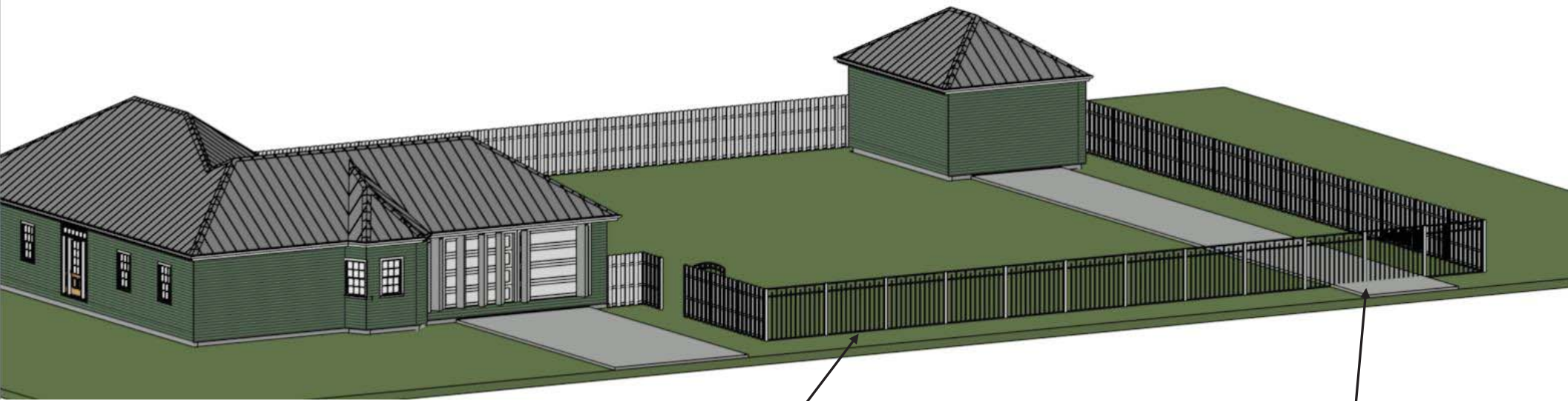
Statement of Planning Objectives

Rear view not to scale



Statement of Planning Objectives

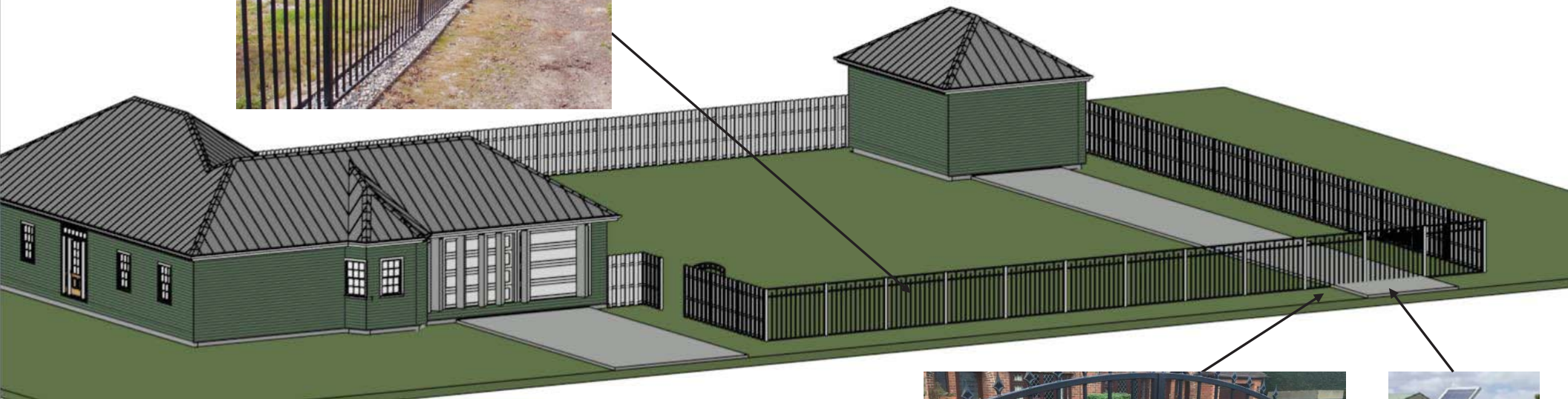
Right Side View Facing McCain opt. 1 with wrought iron fence— Not to Scale (Opt. 1)



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

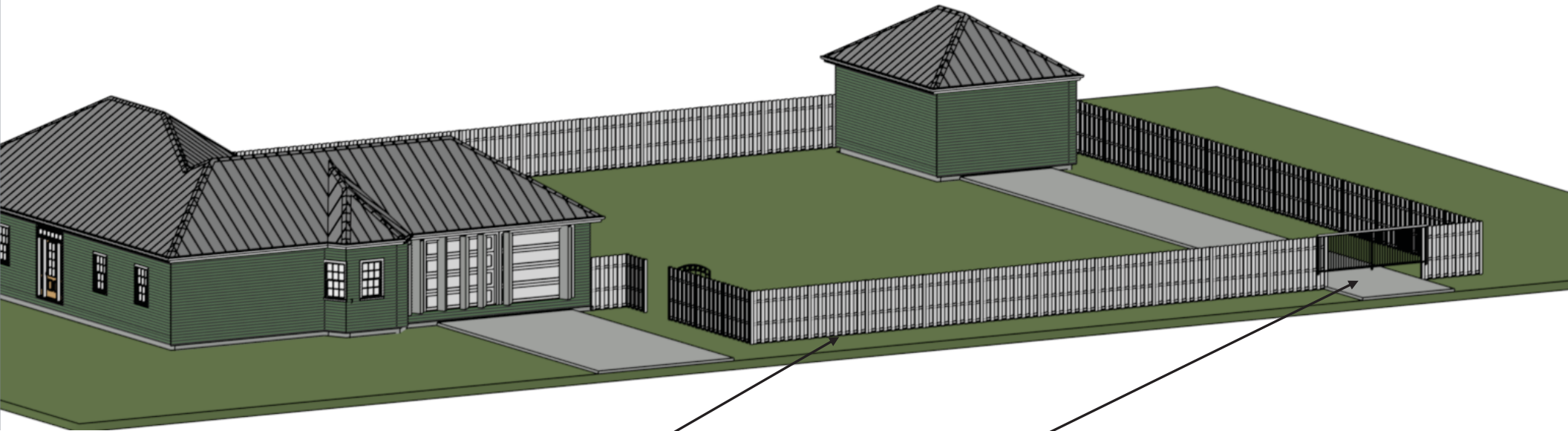
Statement of Planning Objectives

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



Statement of Planning Objectives

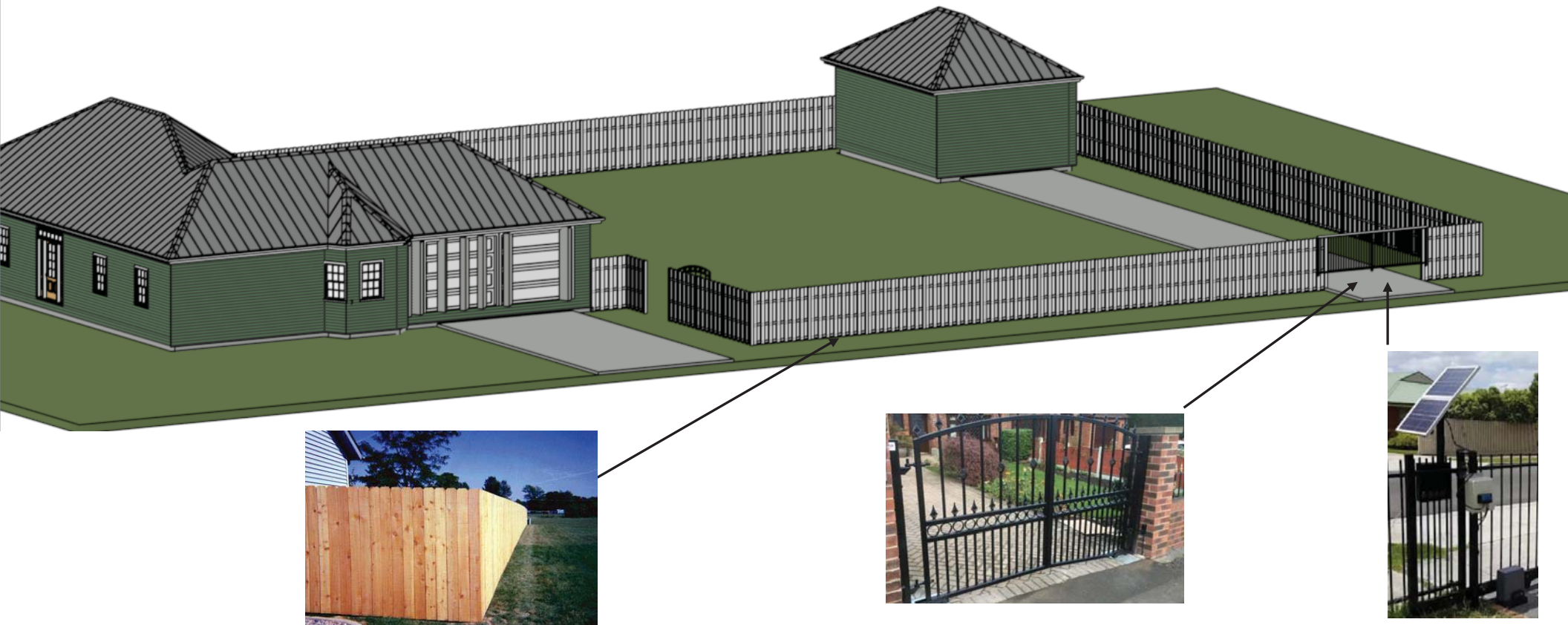
Right Side View Facing McCain with wood fence – Not to Scale (Opt. 2)



- 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)



SURVEY PLAT

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.



By: [Signature] Date: 08/26/2019

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

JOB # 1911076 SCALE 1:30 DRAWN BY WSS CHECKED BY SC

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
Once Underground Elec.		Another 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

2154 W. Northwest Highway
Dallas, Texas 75220
PH: (214) 919-7883
Texas Firm Registration No. 10014600
www.ssctx.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 pHylate pH7.4 1 Liter	1.00
			EWXRAY5 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



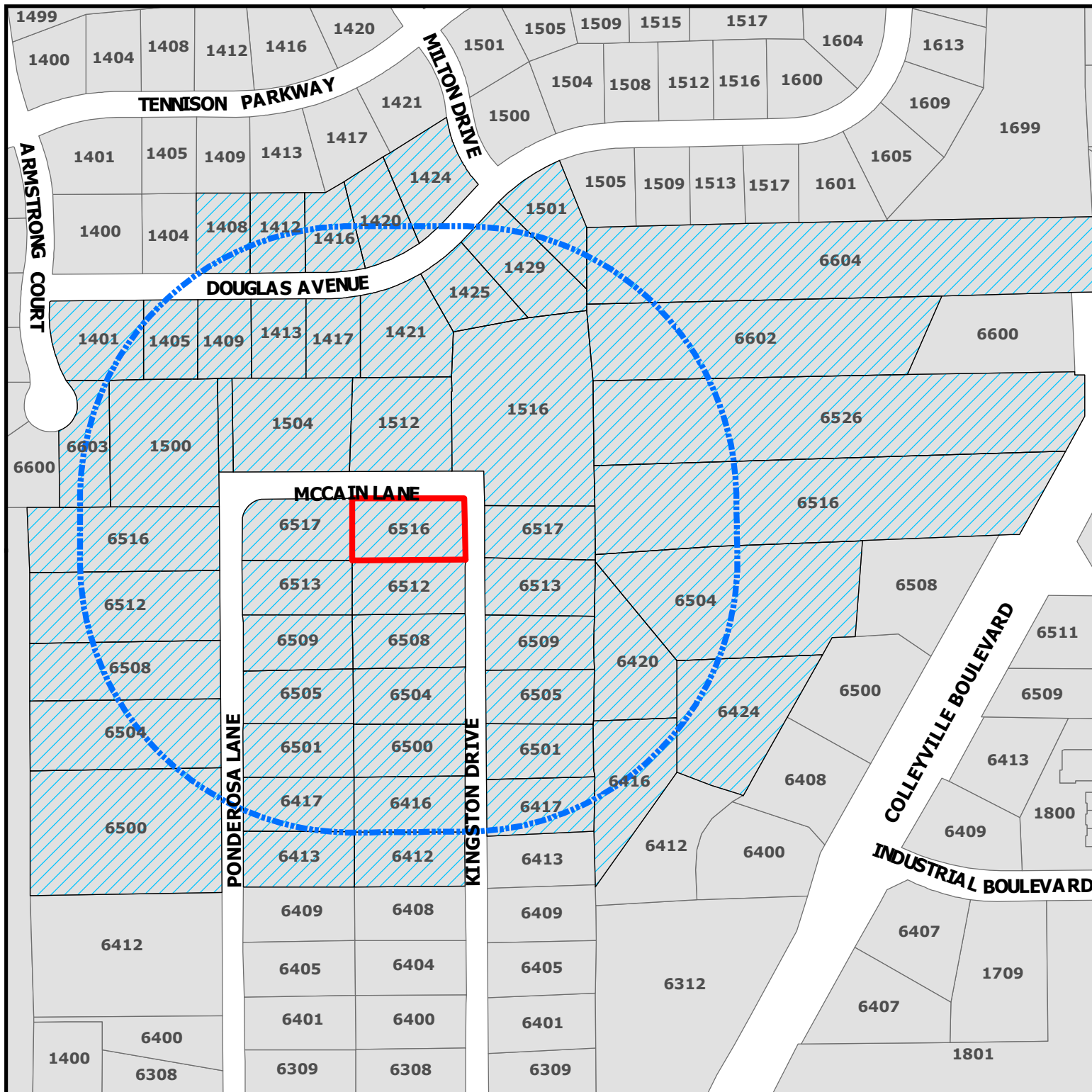
GO
LIVE

1:00 AM

1:30

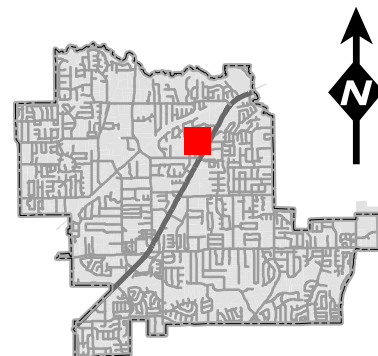
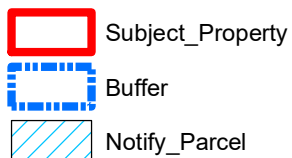
^
EVENTS

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-21-2161

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 A 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 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 wrought iron fence to encroach into the street side yard setback for a corner lot and be allowed at a 10-foot setback from the street side 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	_____	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

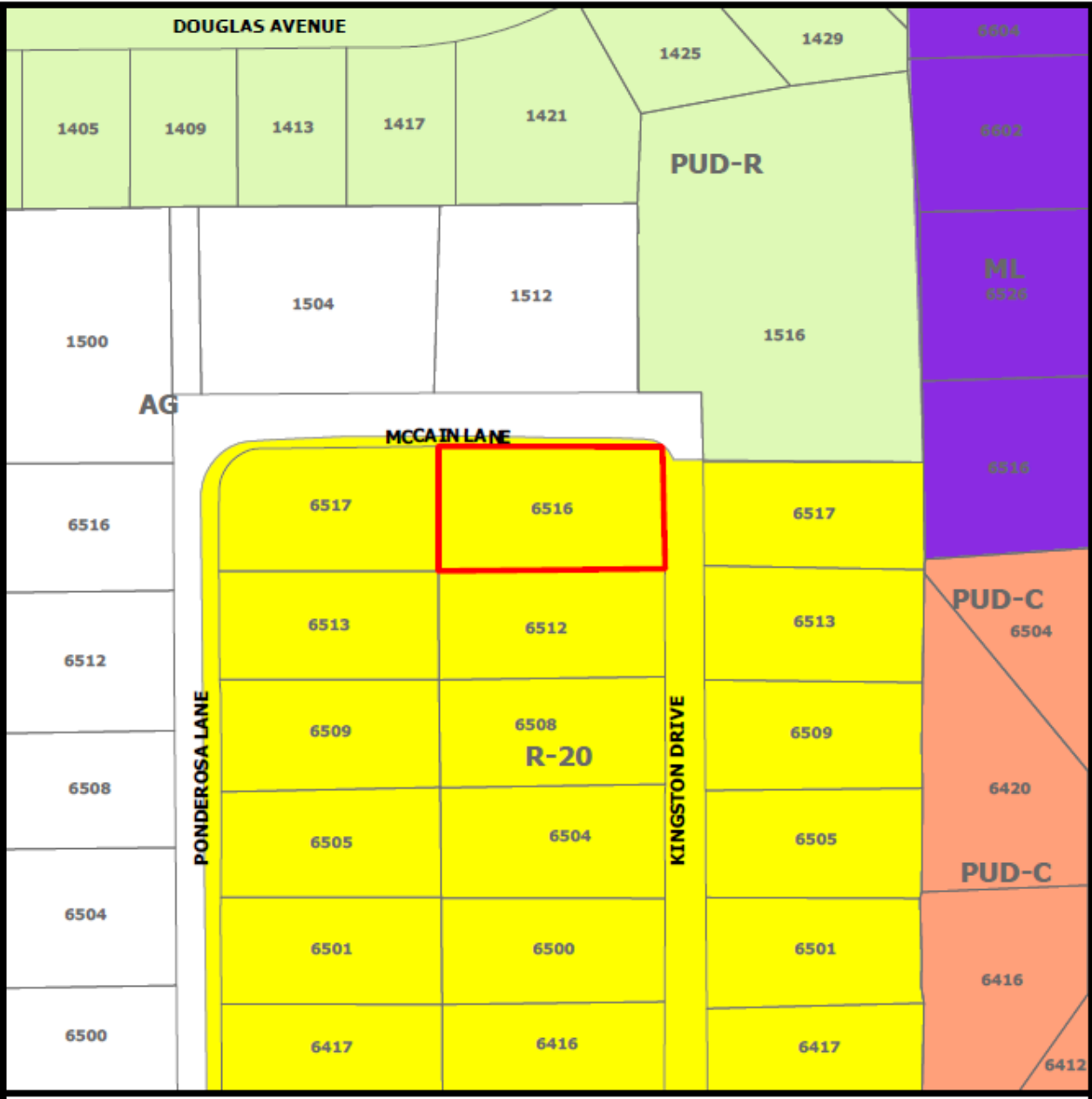
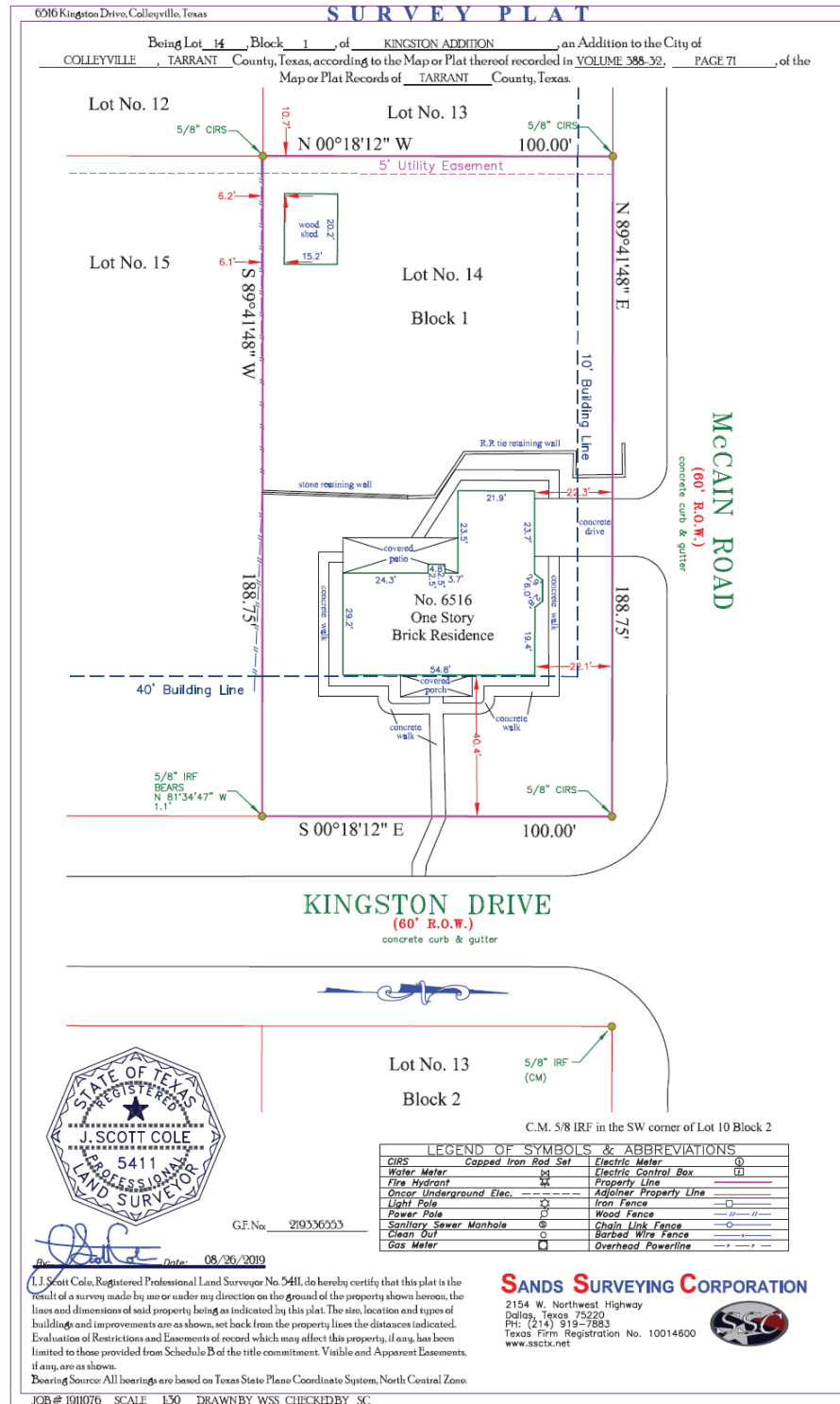
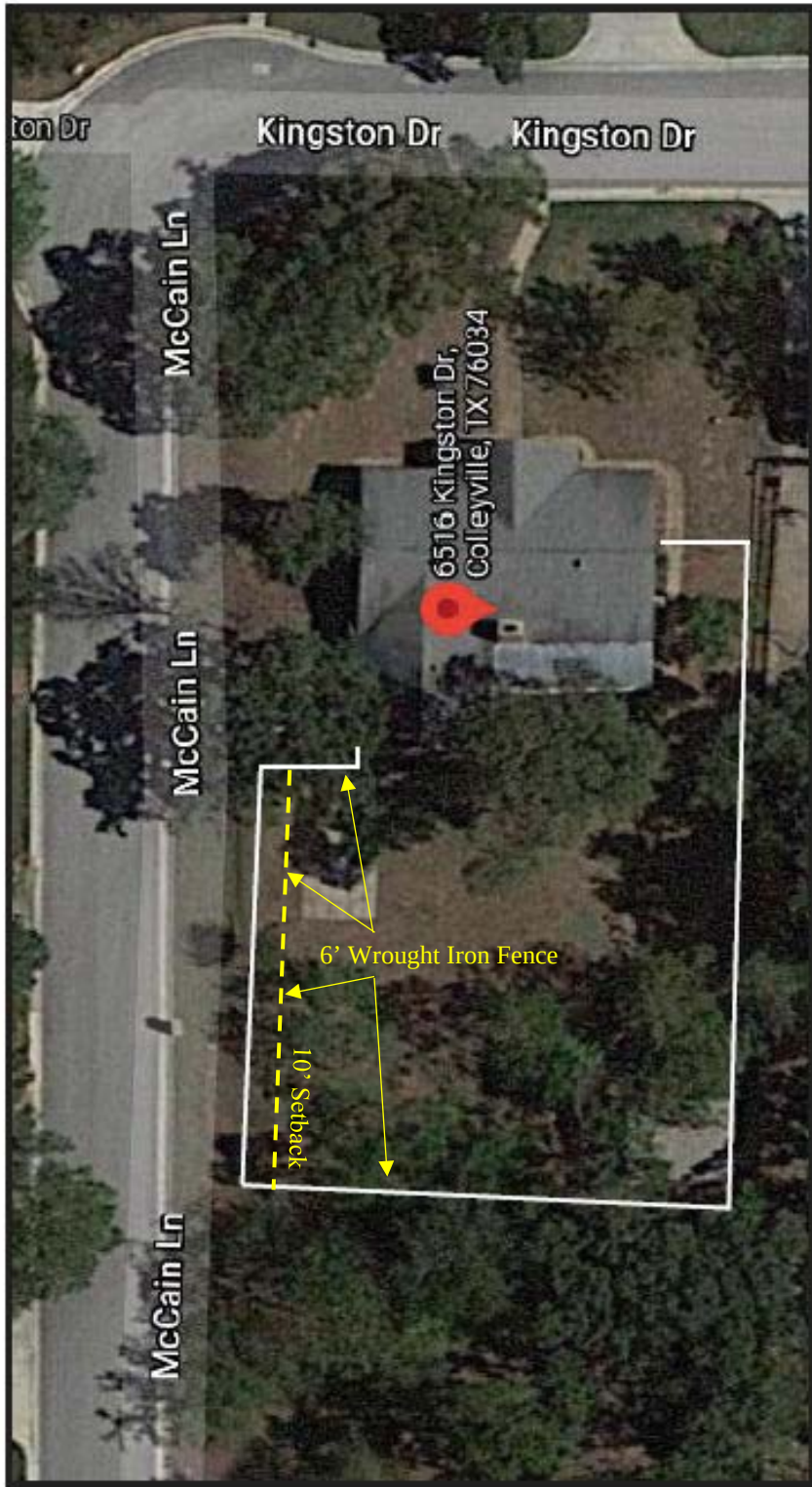


Exhibit "B" – Site Plan

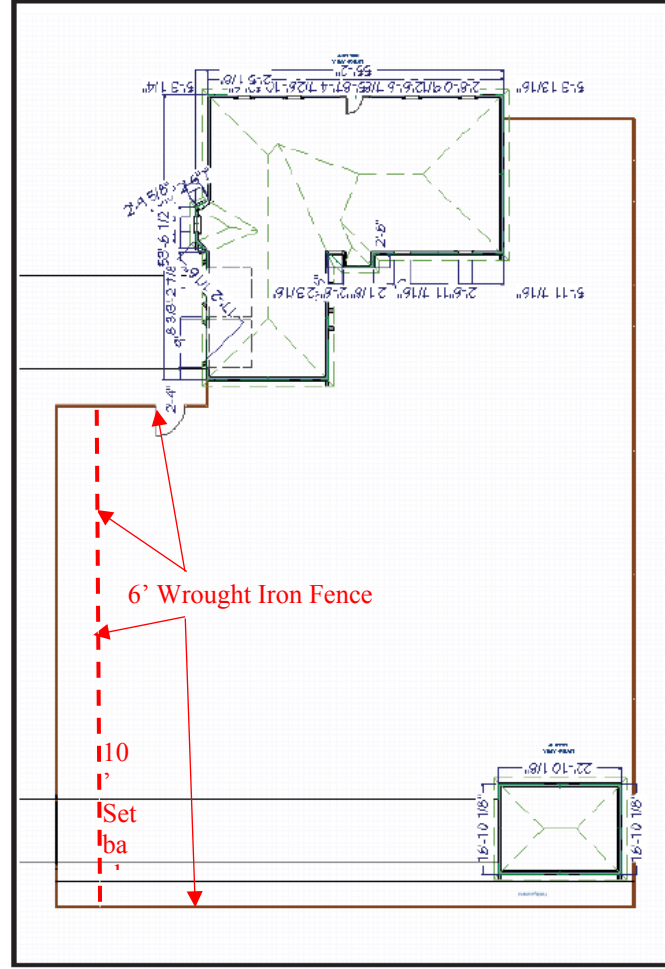




*Special Use Permit is being requested to build wood or wrought iron fence on property line.

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

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





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 5/4/2021

Number Ordinance O-21-2162

Type Ordinance

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

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 be 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 a.m. – 6:00 p.m. Monday-Friday and Saturday 8:00 a.m. -12:00 p.m. 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 one 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 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 Special Use Permit. The proposed zoning change is generally consistent with the City's Comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their April 12, 2021 meeting by a vote of 5-1.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Site Plan Exhibits - 04.26.2021
7. Floor Plan
8. Building Elevations
9. Building Elevations
10. Dumpster Exhibit
11. Deed Restrictions
12. Notification Map
13. Notification List
14. Property Owner Notification
15. Letter of Opposition
16. Ordinance O-21-2162

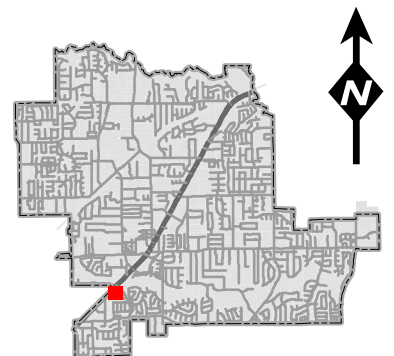
Aerial Map



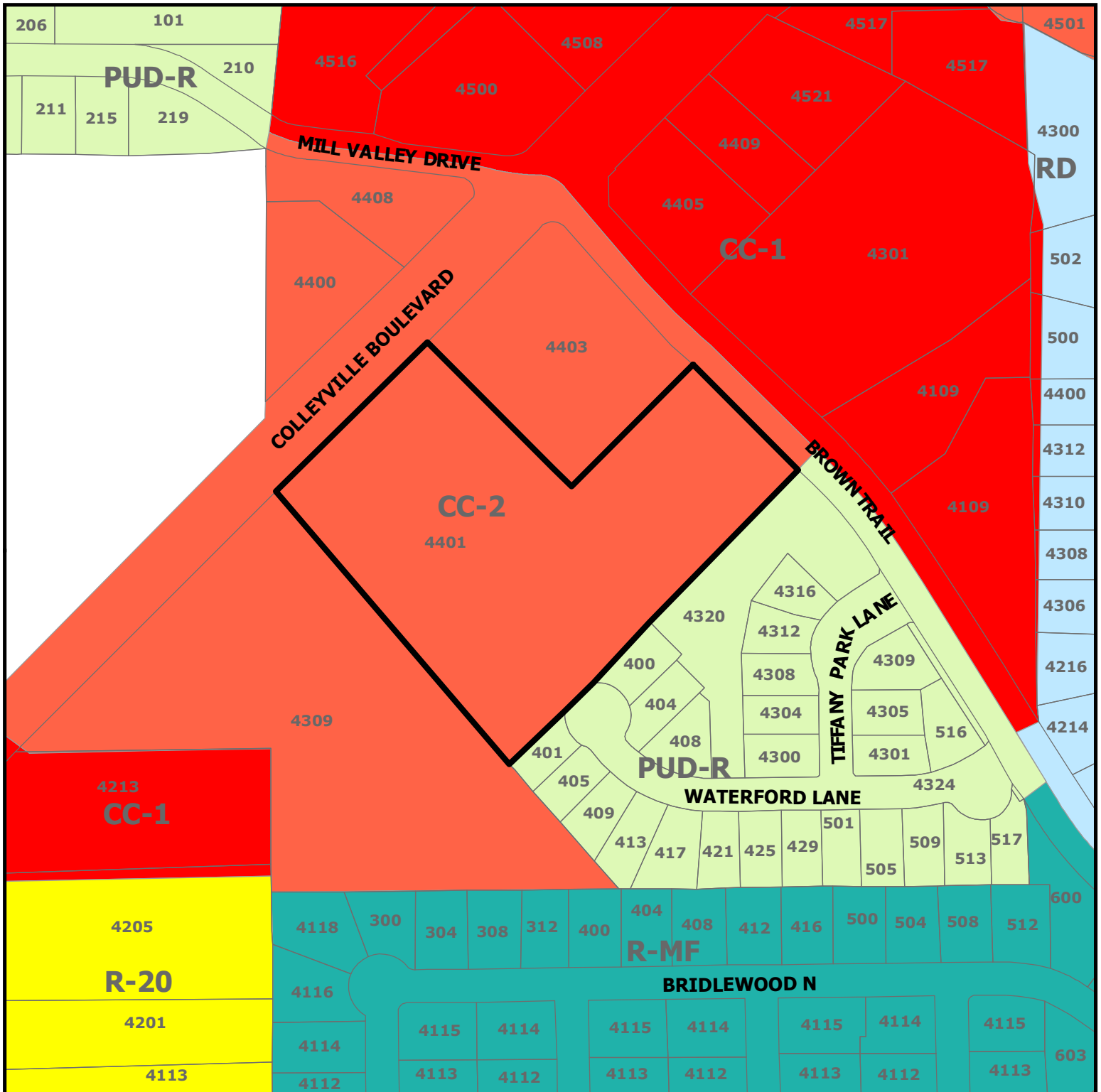
ZC21-011
4401 Colleyville Blvd

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



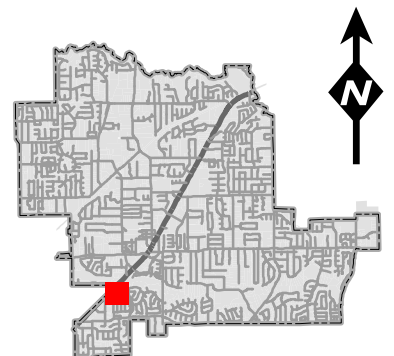
Zoning Map



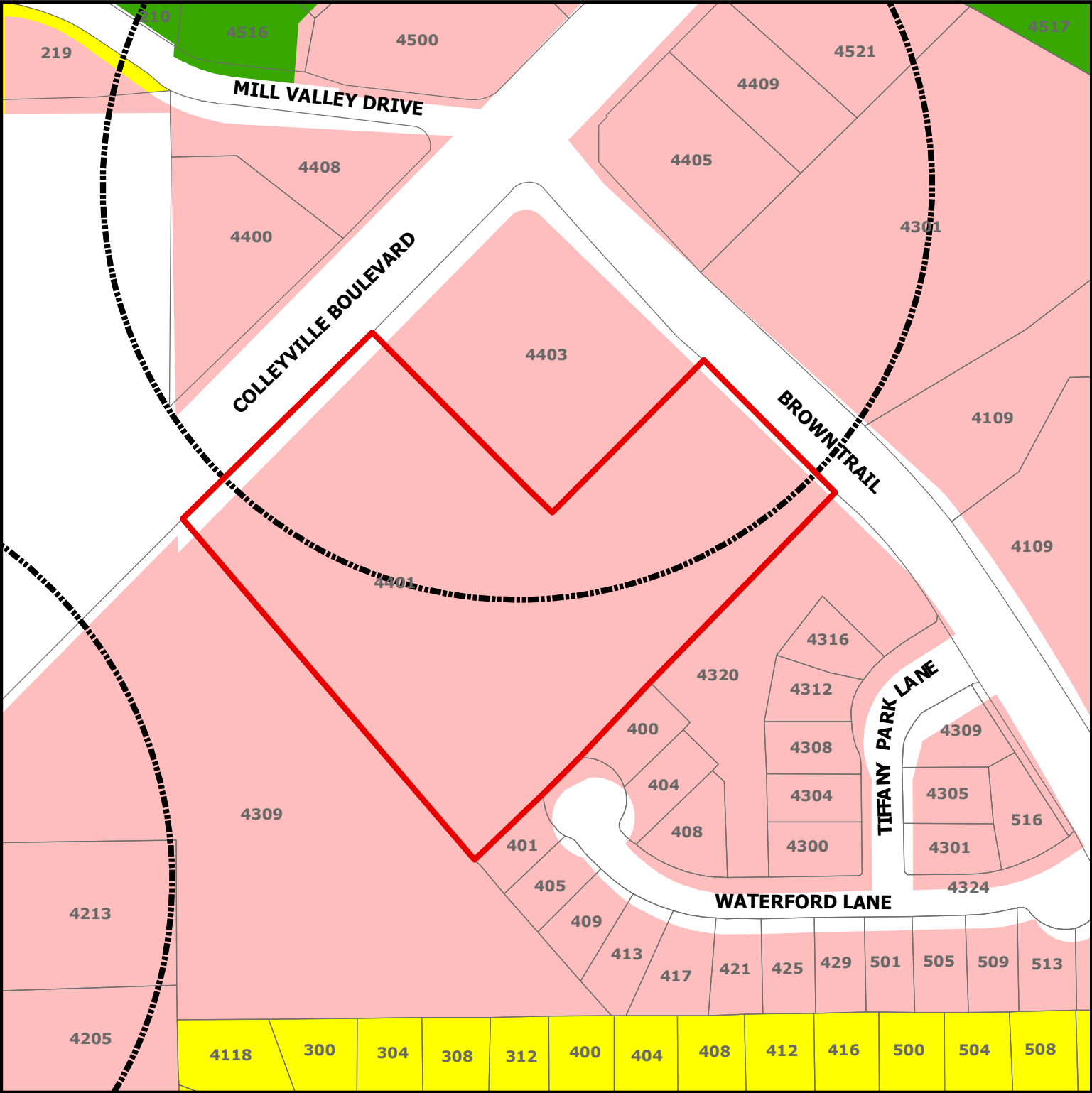
ZC21-011
4401 Colleyville Blvd

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 Subject Property



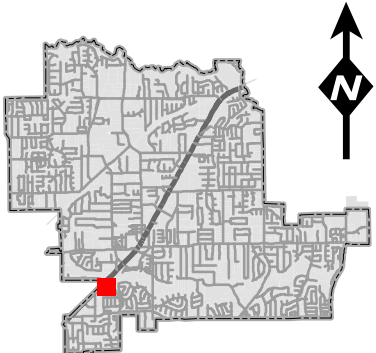
Future Land Use Map



DISCLAIMER:
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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 in this schedule 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 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) seeking 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 will 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, alk 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.
RELEASED 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. 48439CA040C, 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 name 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.

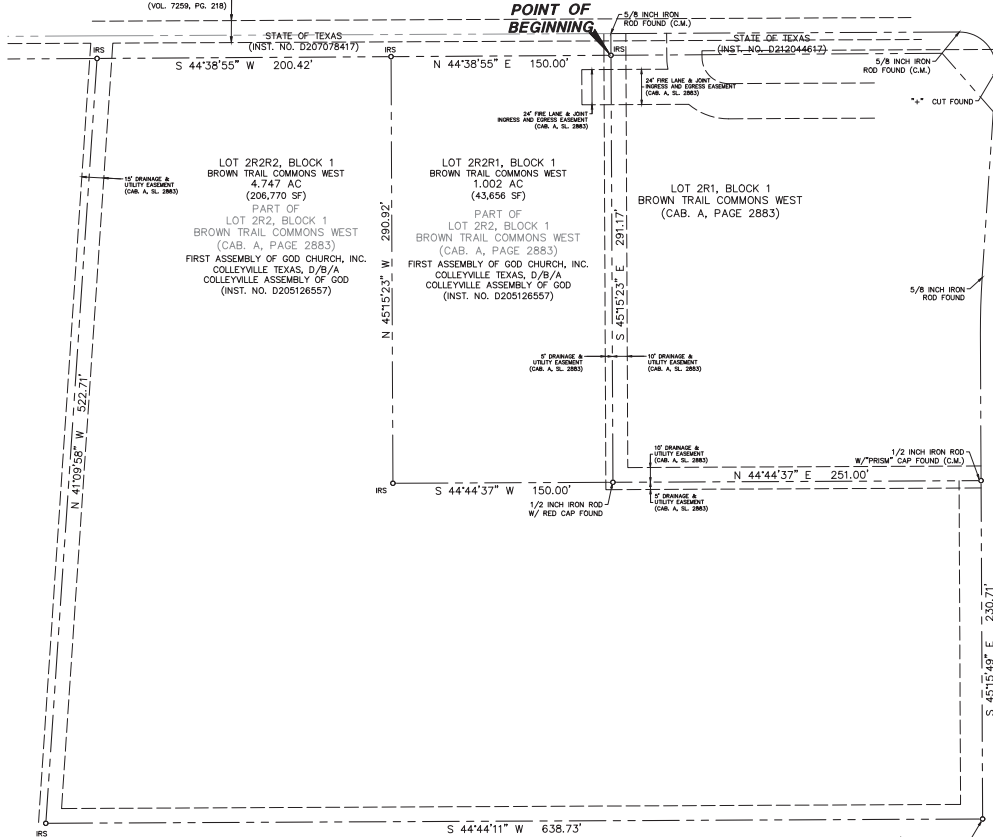
Notary Public in and for the State of Texas
My Commission Expires: _____

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 12,864 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 12,864 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 2R2R1, 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

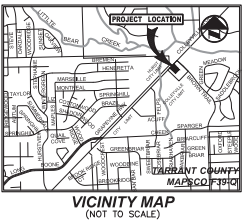
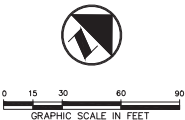
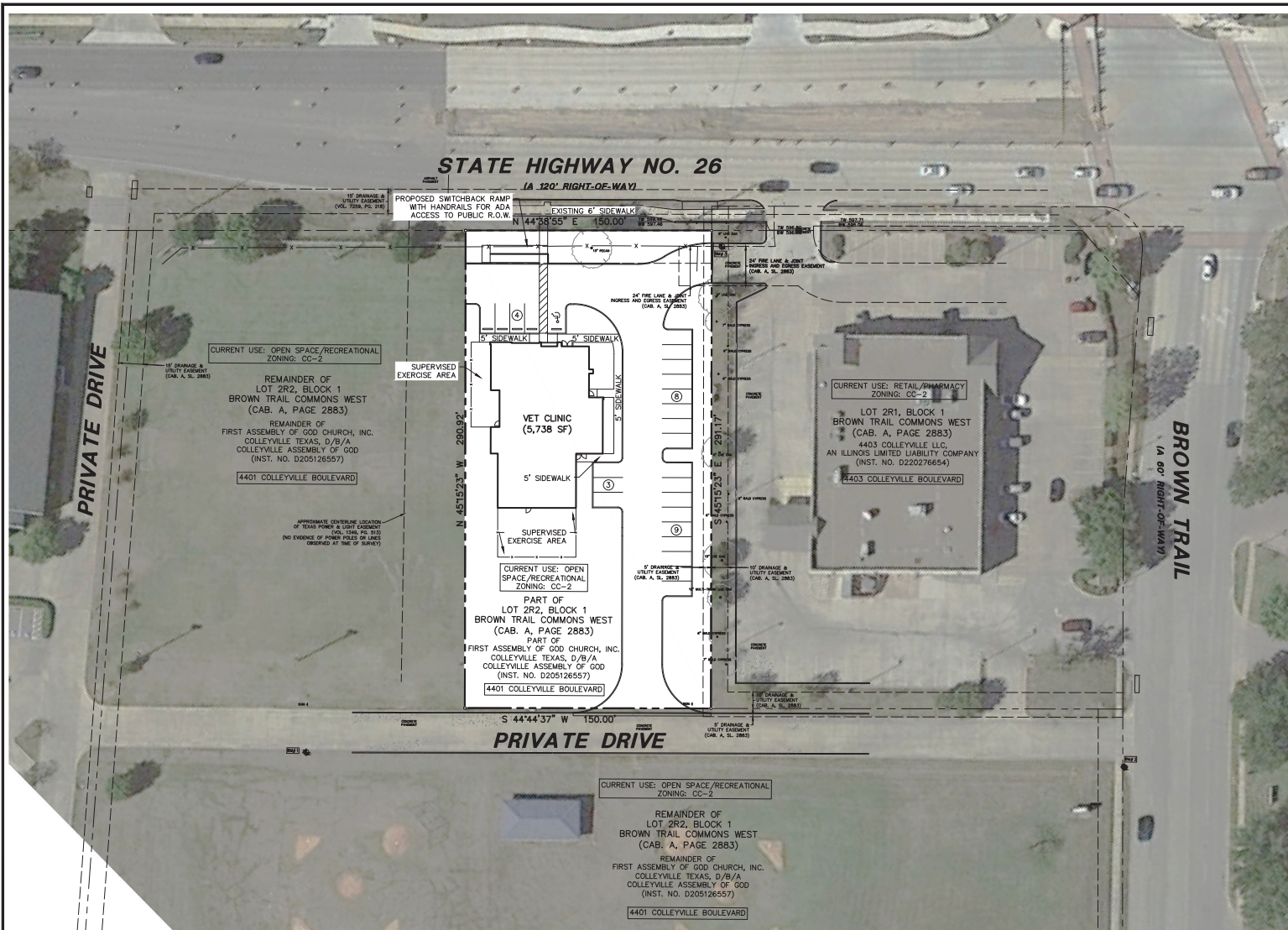
DRAWN BY DEW	CHECKED BY DCP	SCALE 1"=20'	DATE 01/07/2021	JOB NUMBER 4828-20.660
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LOT 2R2R1, BLOCK 1
BROWN TRAIL COMMONS WEST
REF. CASE NO. FP-21-

FINAL PLAT: NEW ANIMAL CLINIC

PREPARED BY: DUSTIN C. PUSZTAJEWSKY, RPLS, NO. 6680
DATE: 01/07/2021
PROJECT: LOT 2R2R1, BLOCK 1, BROWN TRAIL COMMONS WEST, TARRANT COUNTY, TEXAS
DRAWN BY: DEW, CHECKED BY: DCP, SCALE: 1"=20', DATE: 01/07/2021, JOB NUMBER: 4828-20.660

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

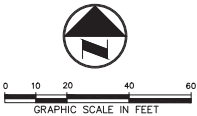
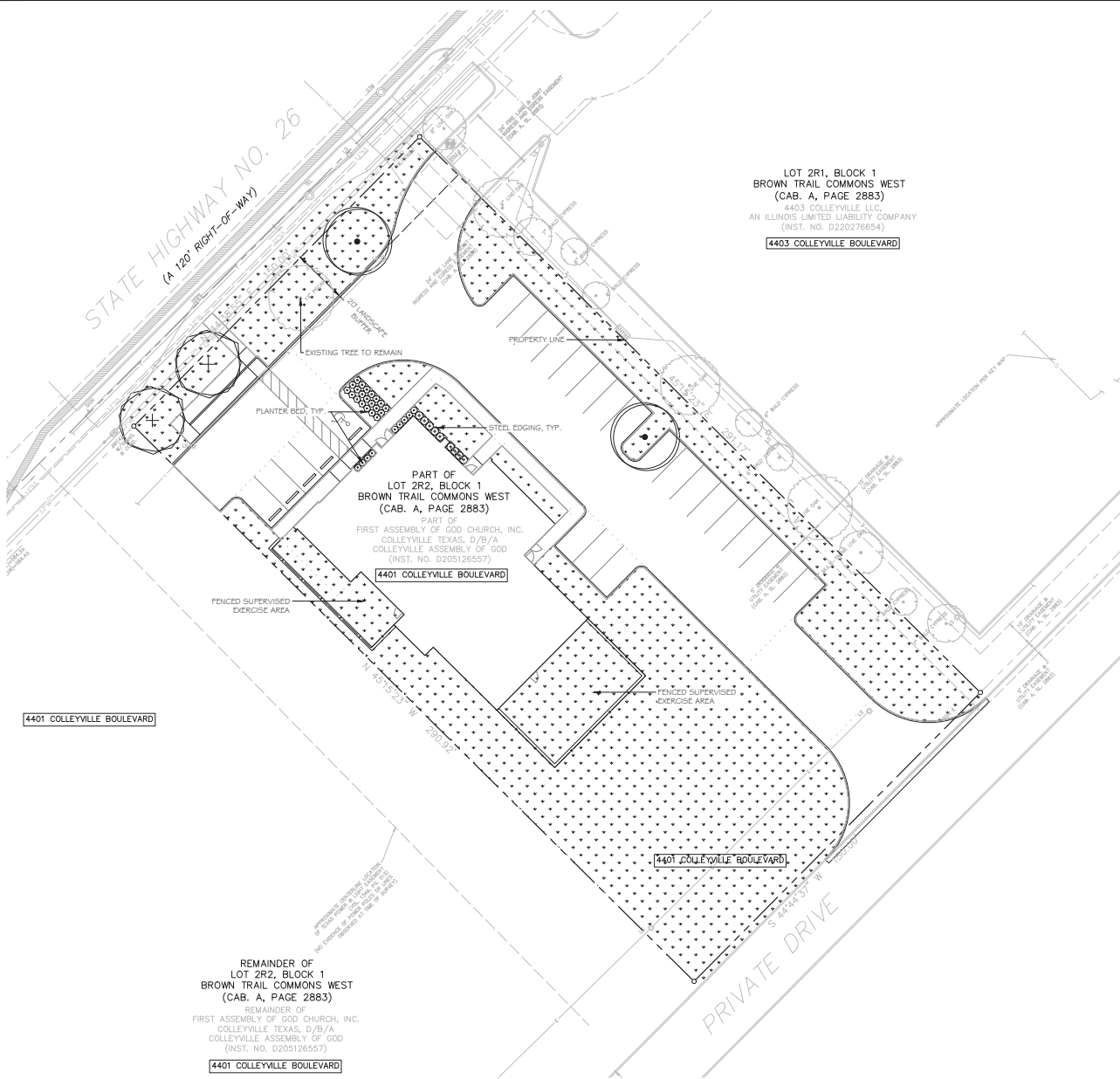
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1000800

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
	150 LF		
SHRUBS: 18" OR 5 GAL MUST BE PLANTED FOR EACH 5 LF OF R-O-W ADJACENT TO PROPERTY		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-10080001

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

NEW ANIMAL CLINIC

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;

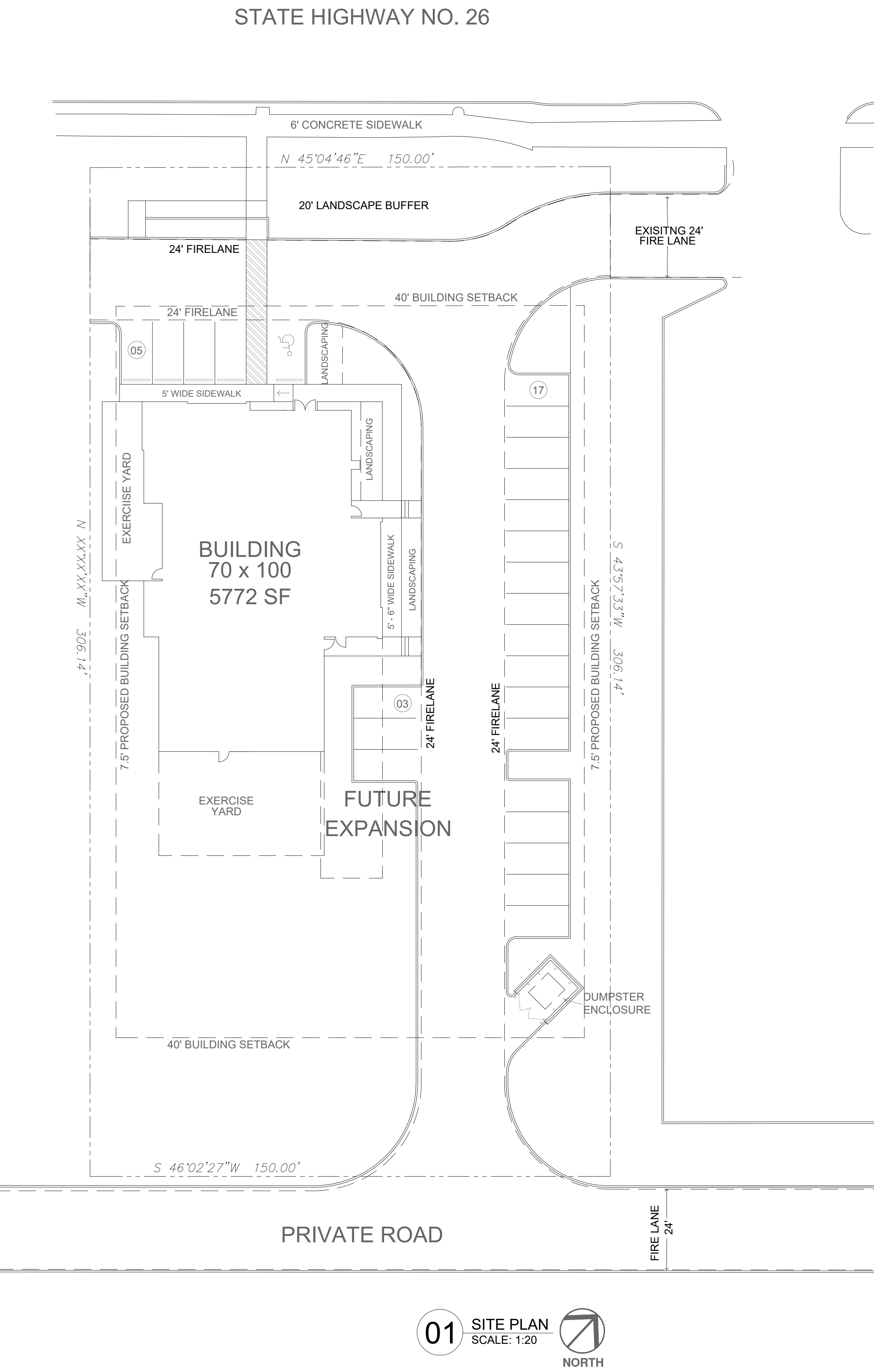
THENCE, South 45 degrees, 15 minutes, 23 seconds East, continuing along the said northeast line of Lot 2R2 and the said southwest line of Lot 2R1, a distance of 291.17 feet to a 1/2-inch iron rod found for an inner ell corner of said Lot 2R2 and the south corner of said Lot 2R1; from said point a 1/2-inch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

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;

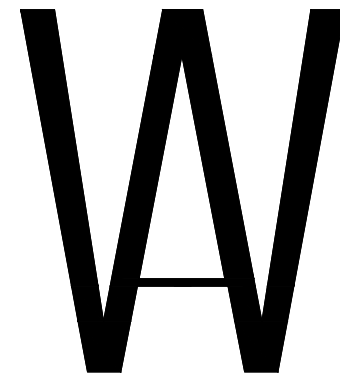
THENCE, North 44 degrees, 38 minutes, 55 seconds East, along the said southeast line of said State of Texas tract, a distance of 150 feet to the POINT OF BEGINNING;

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



01 SITE PLAN
SCALE: 1:20

NORTH



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
SITE PLAN

A2.00

Sheet Number

FOR REVIEW 01-28-2021



	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 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:

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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.

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

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

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NO.	DATE	<i>REVISION</i>
Pacheco Koch		

4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817-412-7155
 TX REG. ENGINEERING FIRM E-469
 TX REG. SURVEYING FIRM J S=10080001

ZONING EXHIBIT FOR SUP
NEW ANIMAL CLINIC
TOWNE CENTER ANIMAL HOSPITAL
4401 COLLEYVILLE BOULEVARD
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

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

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	JWS
Checked By	HPB
Project No:	20-69
Issue Date	

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Sheet Title

**ZONING EXHIBIT
FOR SUP**

EXHB

Sheet Number



**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	JWS
Checked By	HPB
Project No:	20-69
Issue Date	

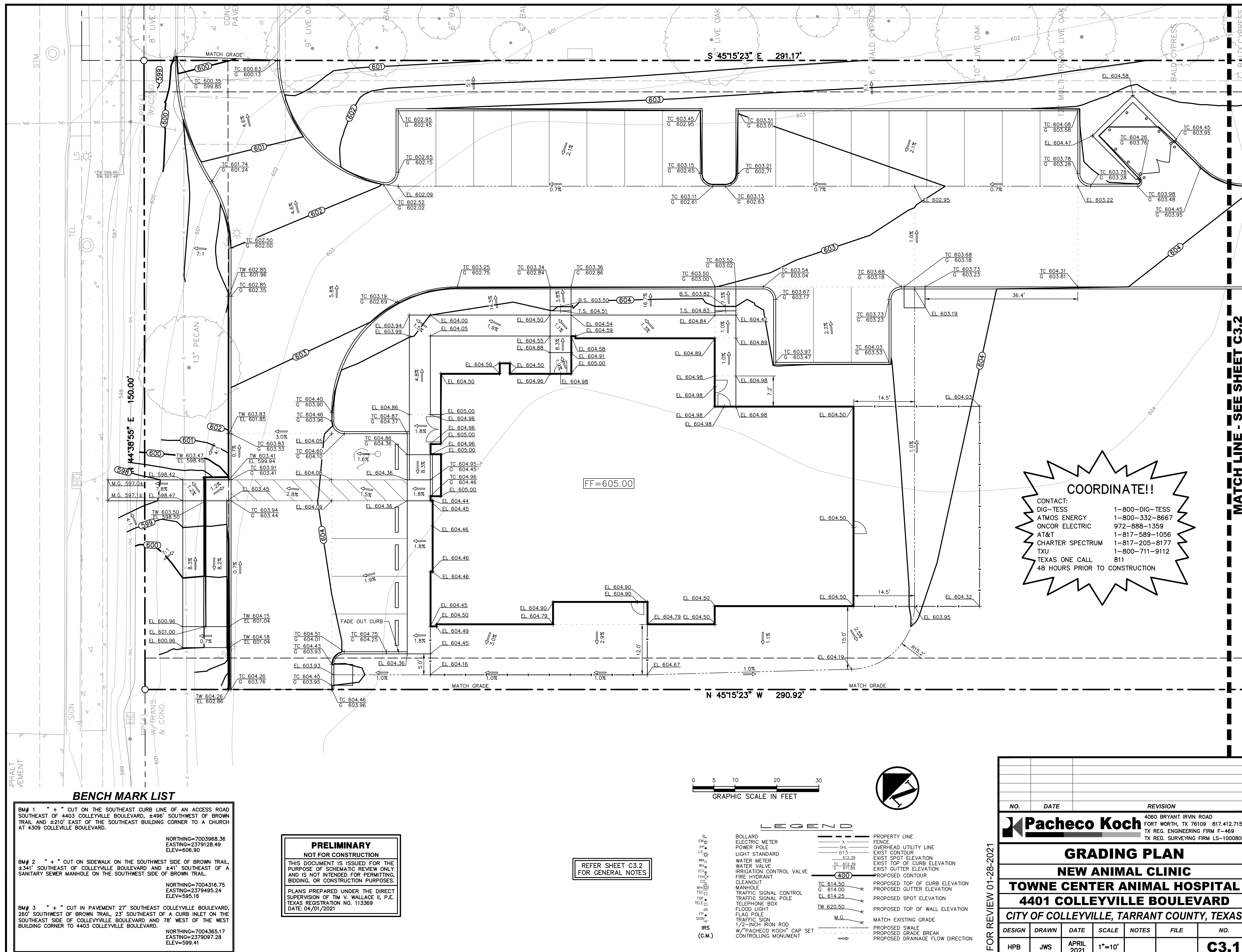
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Sheet Title

GRADING PLAN

C3.1

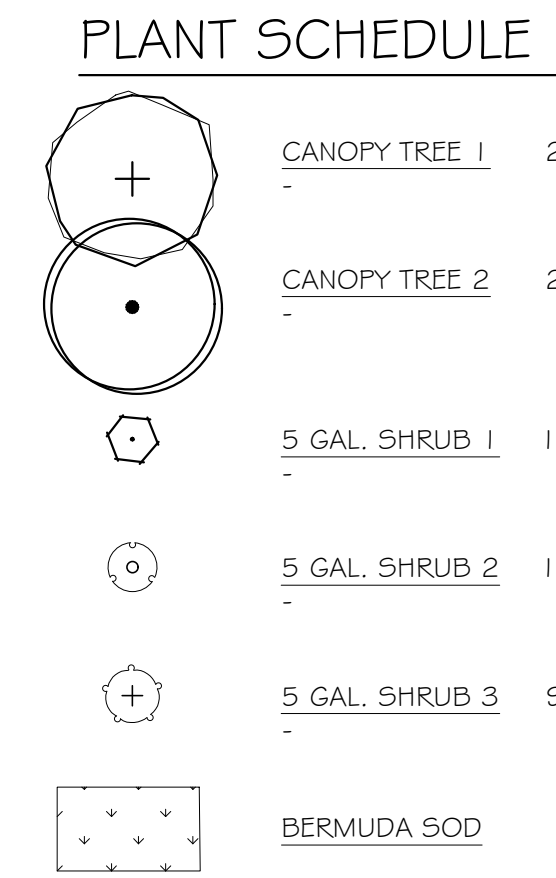
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FOR REVIEW 01-28-2021

PK-4828-20.660GRAD.DWG PK FILE: 4828-20.660



LANDSCAPE TABULATIONS - CHAPTERS 4 (COLLEYVILLE) -NEW ANIMAL CLINIC			
STREET YARD LANDSCAPING			
STANDARD	TOATAL LAND AREA SF	REQUIRED	PROVIDED
MIN. 20% SHALL BE LANDSCAPED	43,656 SF	43,656 x 20% = 8,731 8,731 SF (20%)	21,696SF
NOTE: 50% OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN THE STREET YARD			
REQUIRED LANDSCAPE MIXTURE			
STANDARD	RIGHT-OF-WAY LF	REQUIRED	PROVIDED
	150 LF		
SHRUBS: 18" OR 5 GAL MUST BE PLANTED FOR EACH 5 LF OF R-O-W ADJACENT TO PROPERTY		150 / 5 = 30	39
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	7,744 SF SURPLUS

- ## PLANTING GENERAL NOTES
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 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.
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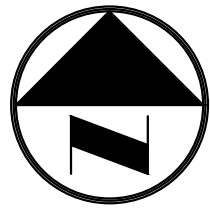
<i>NO.</i>	<i>DATE</i>	<i>ISSUE</i>
<i>NO.</i>	<i>DATE</i>	<i>REVISION</i>


Pacheco Koch
4060 BRYANT IRVIN ROAD
FORT WORTH, TX 76109 817.412.7155
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008001

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

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

PK FILE: 4828-20.660



W

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5004 THOMPSON TERRACE
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(817) 281-5600
WARDARCHITECTURE@SBCGLOBAL.NET

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**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	

[illegible]

Sheet Title

Sheet Number

FOR REVIEW 01-28-2021

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
REGULATORY APPROVAL, PERMITTING, OR
CONSTRUCTION.

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. TATTON
TEXAS REGISTRATION NUMBER 296

PLANTING PLAN

$$1'' = 20'-0''$$

5738 SF TOTAL BUILDING

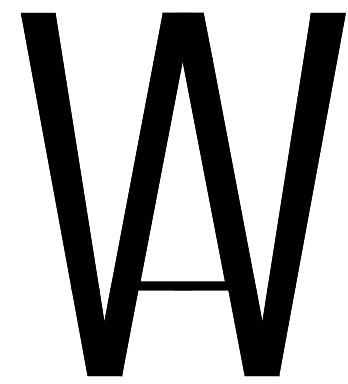
01 FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

FOR REVIEW 01-28-2021

Sheet Number

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

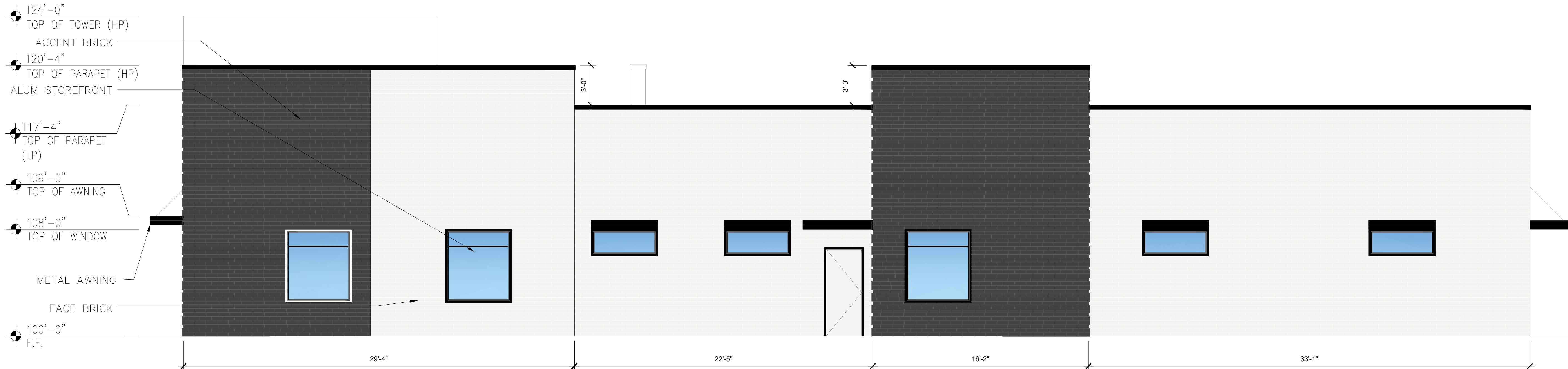
No.	Date	Description
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Sheet Title

EXTERIOR
ELEVATIONS

A3.01

Sheet Number



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

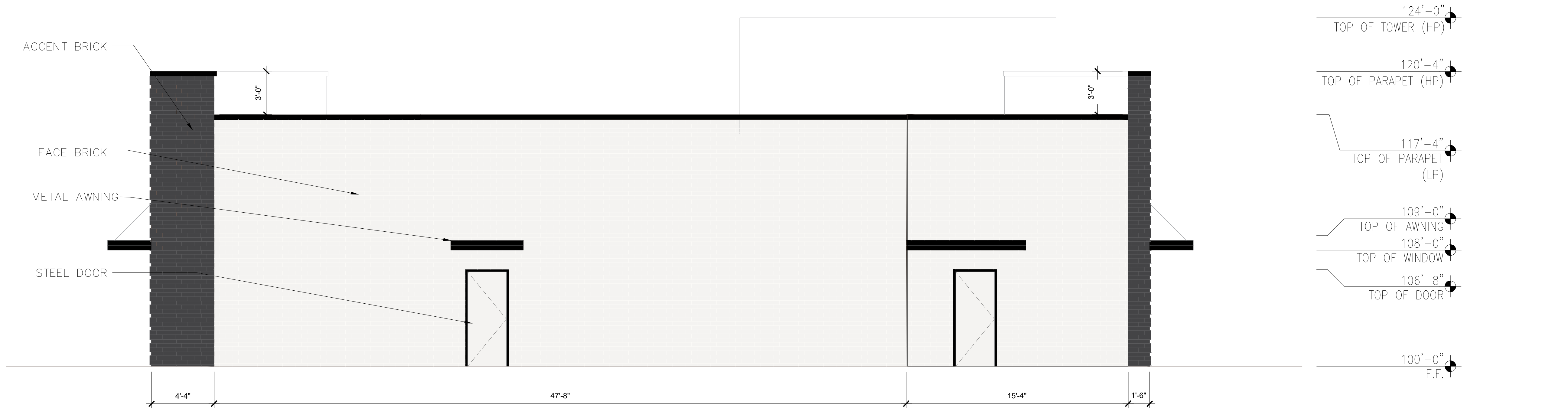


02 NORTH-EAST ELEVATION (SECONDARY)
SCALE: 1/4"=1'0"

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



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%
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W

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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

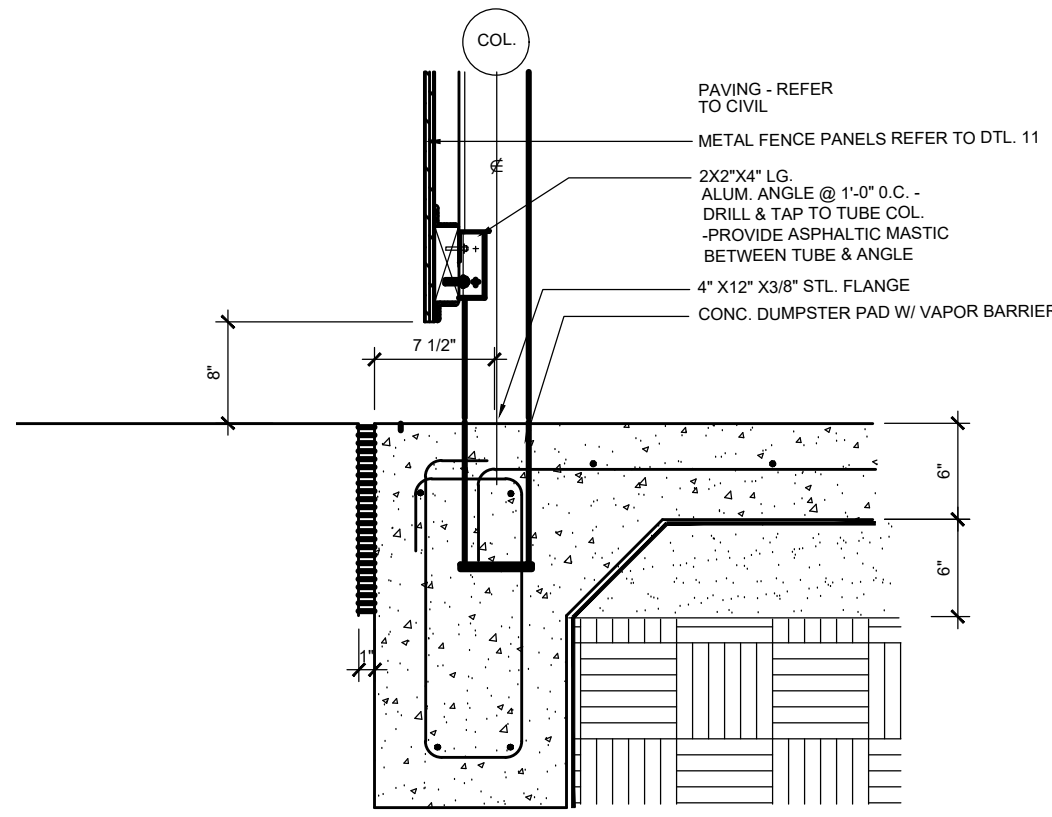
Sheet Title

EXTERIOR
ELEVATIONS

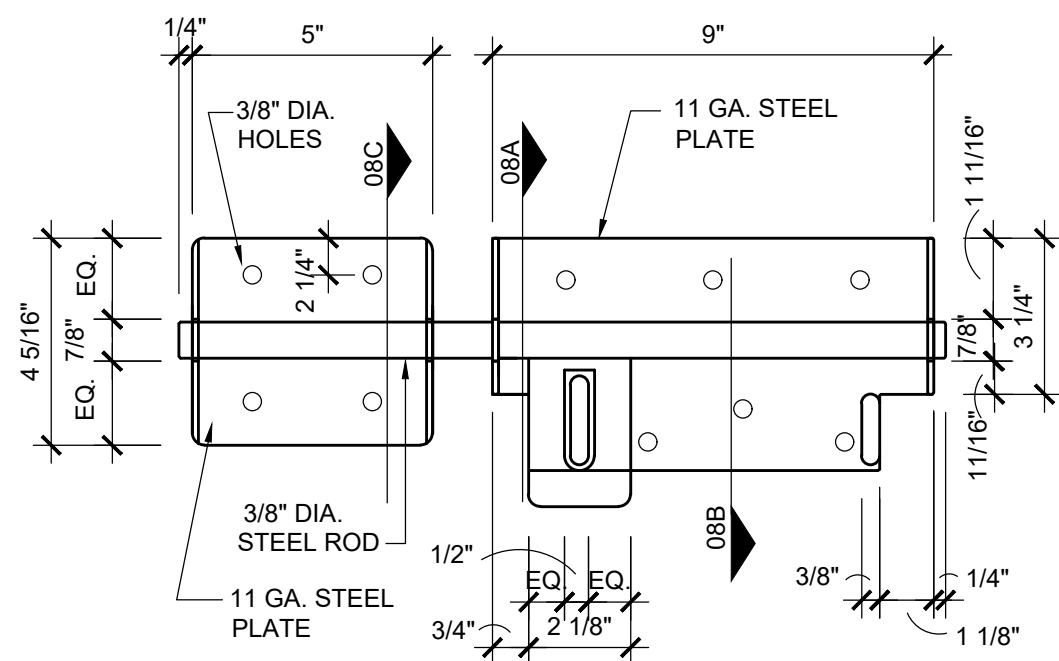
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Sheet Number

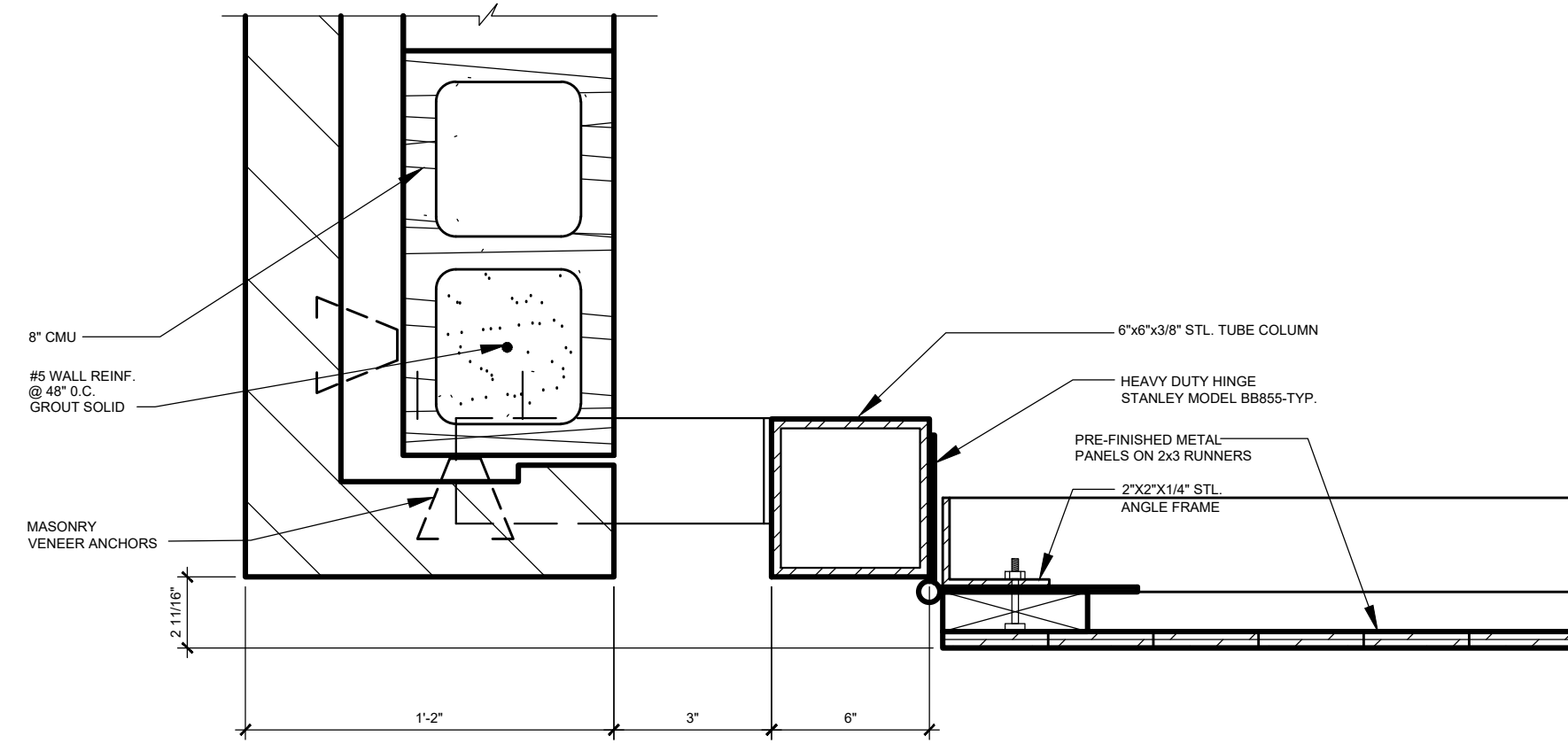
FOR REVIEW 01-28-2021



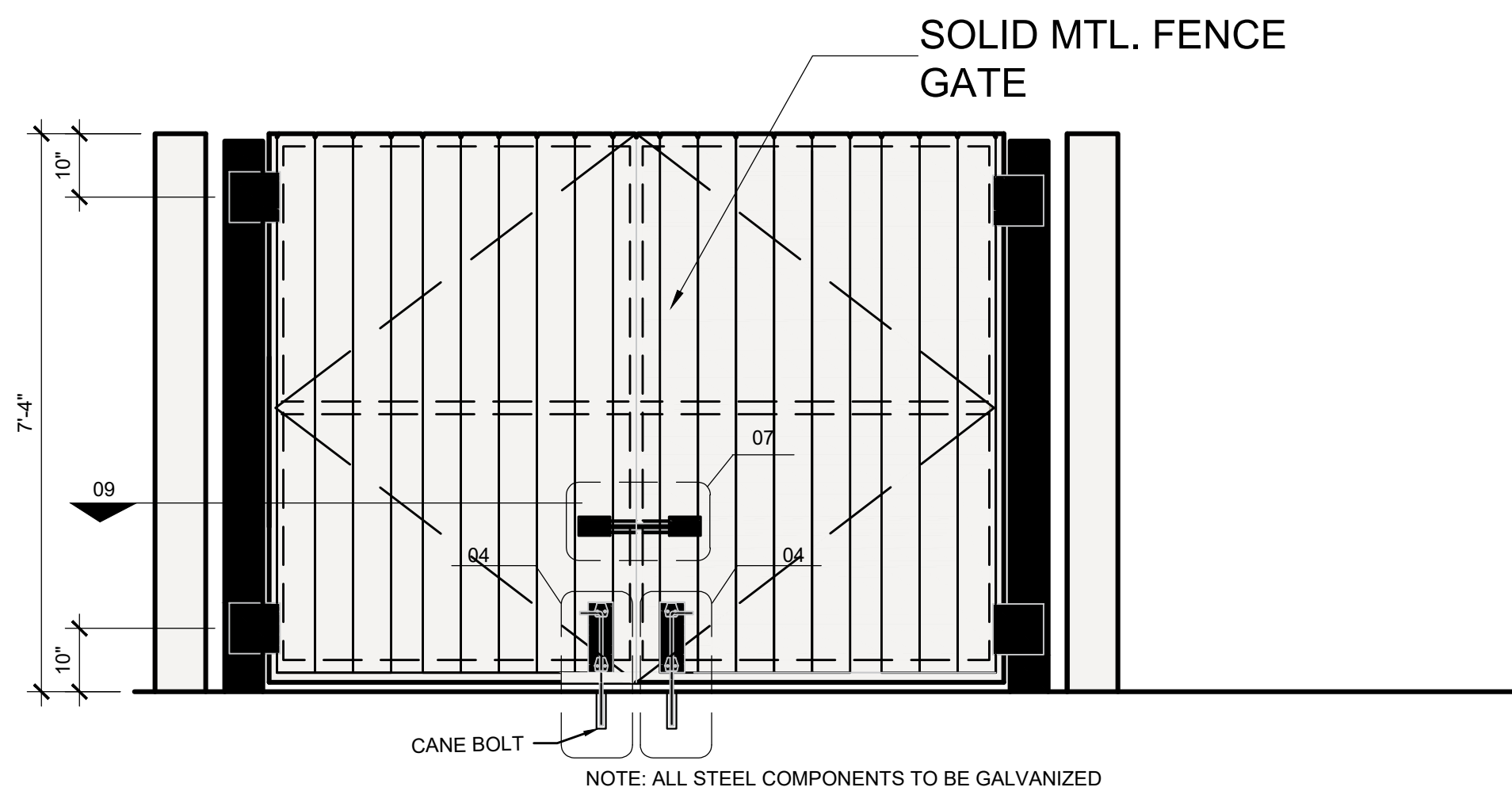
10 SCREEN WALL SECTION
SCALE: 1" = 1'-0"



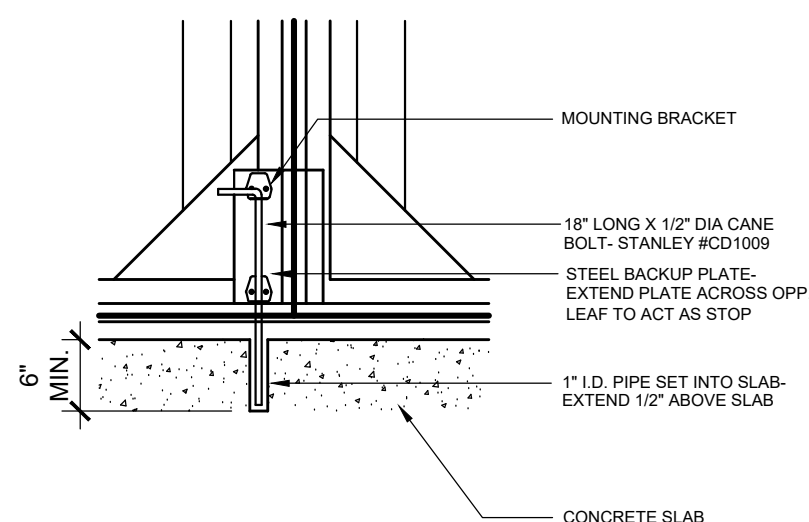
07 LATCH DETAIL
SCALE: 3" = 1'-0"



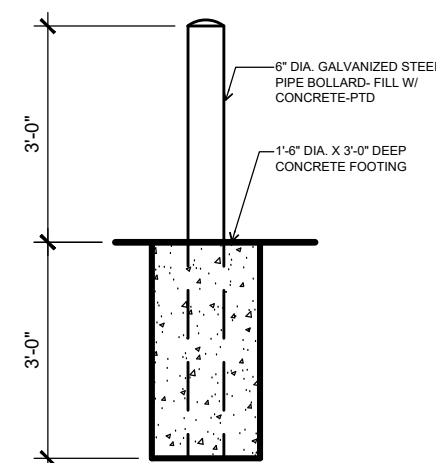
09 GATE JAMB DETAIL
SCALE: NTS



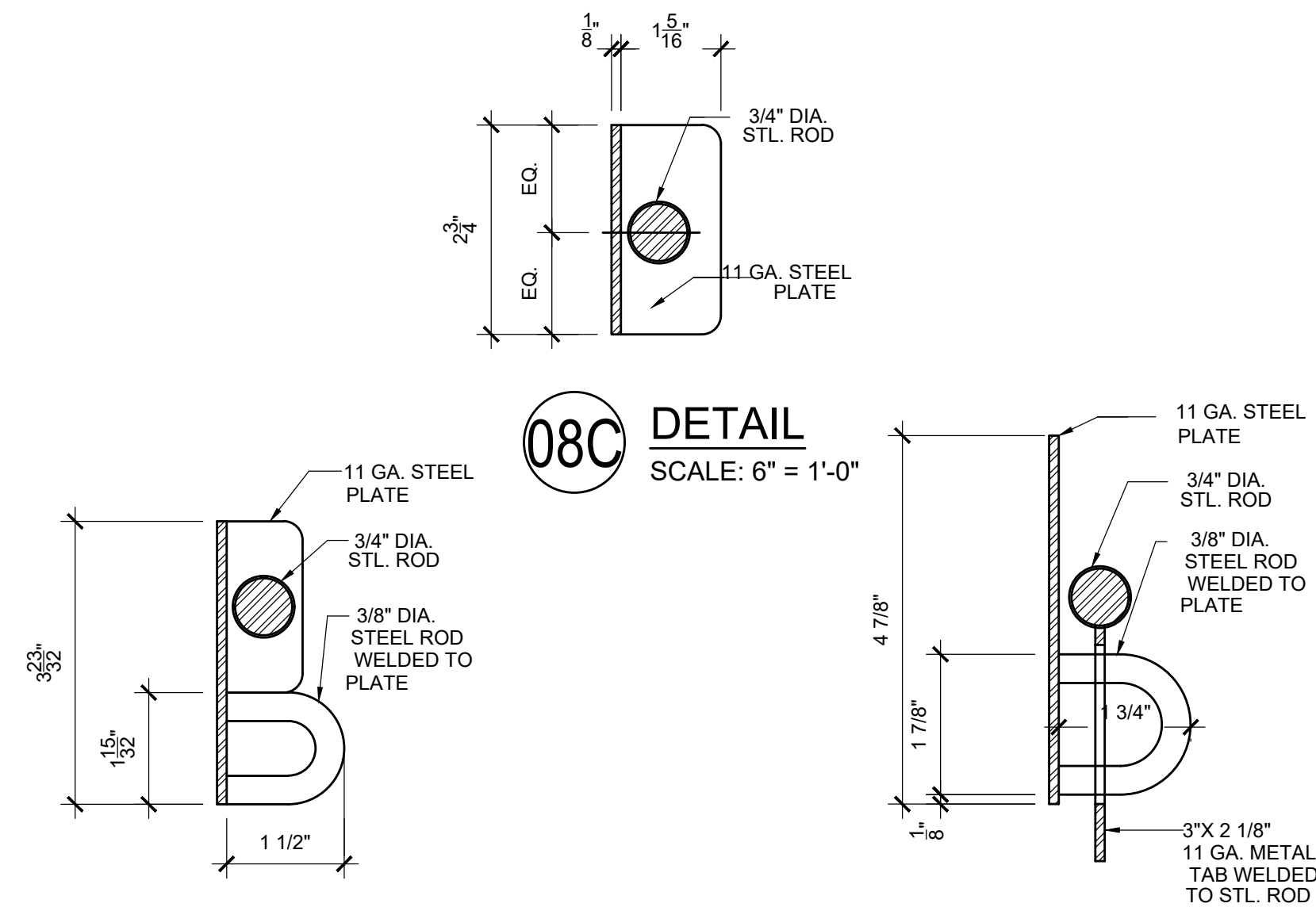
06 FRONT SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



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

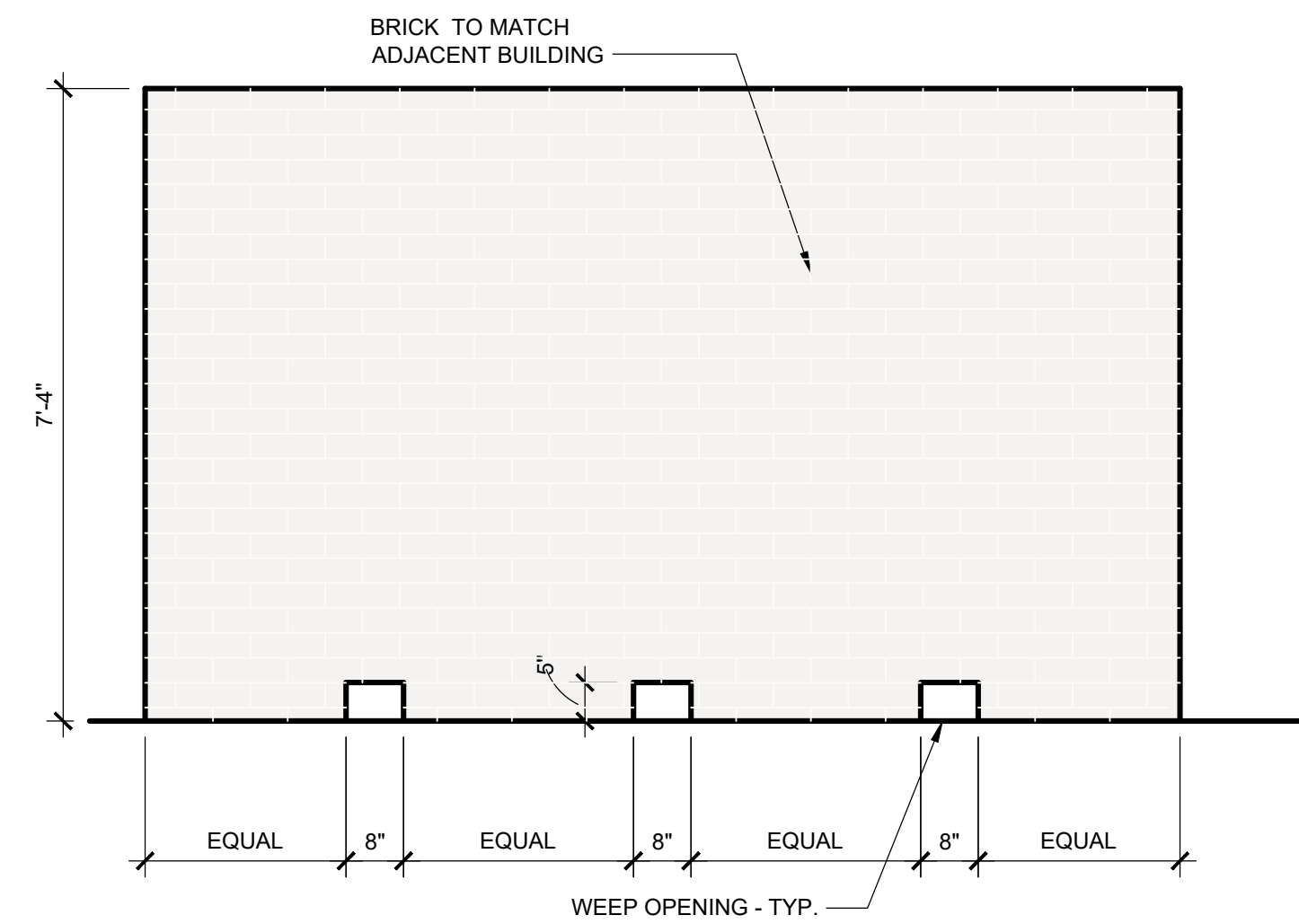


02 BOLLARD ELEVATION
SCALE: 3/4" = 1'-0"

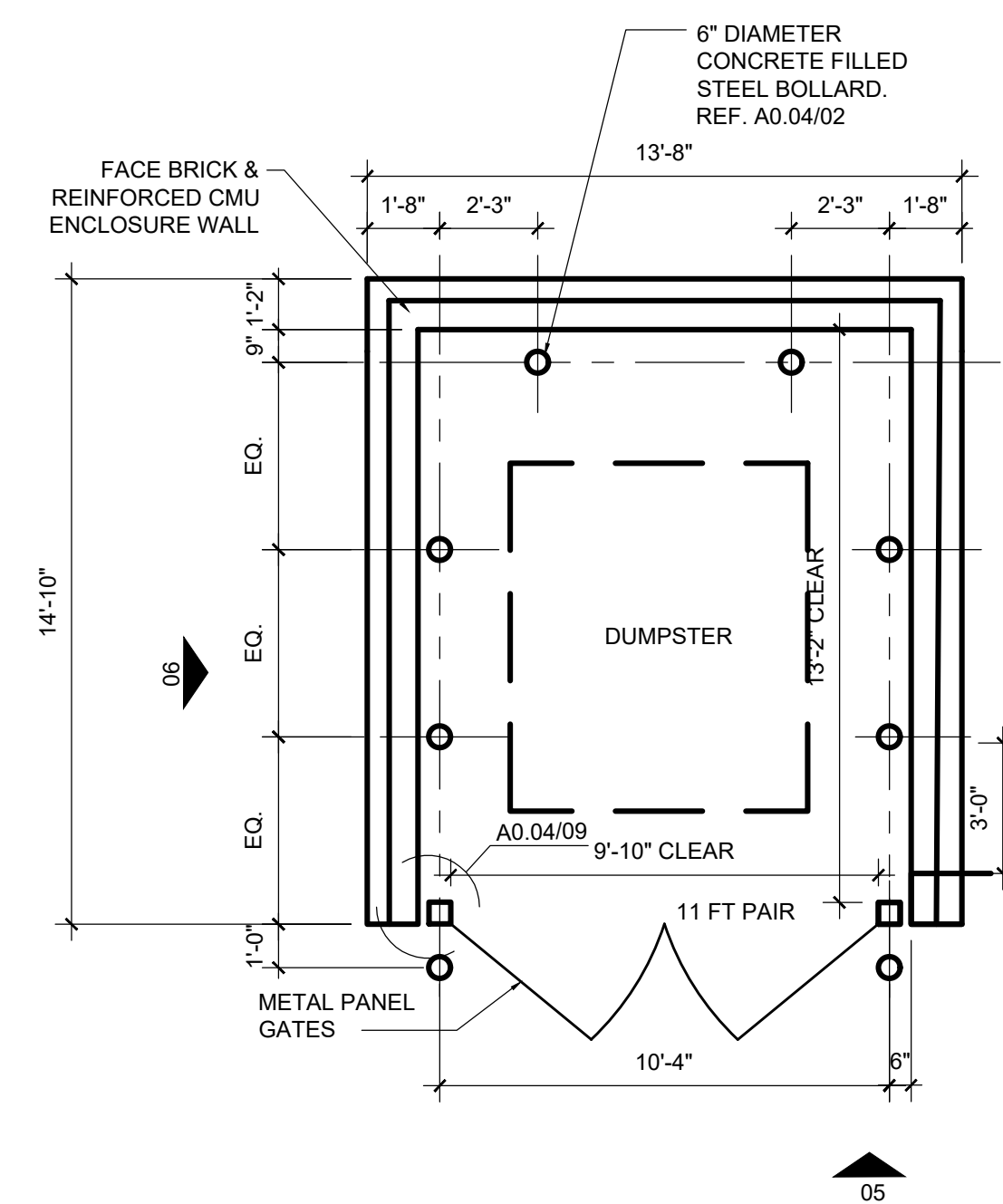


08A DETAIL
SCALE: 6" = 1'-0"

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

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.

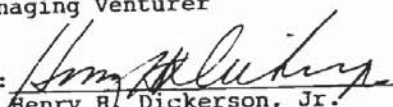
13. Complete Agreement. This Agreement embodies the entire agreement between Venture and HPBC with respect to the subject matter hereof and supersedes all prior agreements, written or oral, with respect to the subject matter hereof.

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

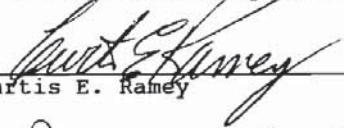
H-E-B HOSPITAL PROFESSIONAL
BUILDING CORP.

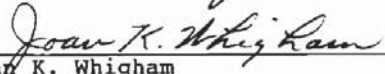
By: 
Printed Name: R. W. Wineman
Title: President

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

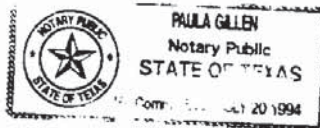

Joan K. Whigham

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

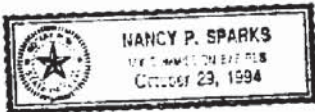
Printed Name: Paula Gillen
My Commission Expires: 7-20-94



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.

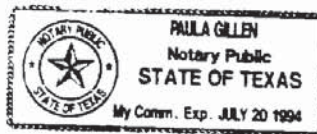


Nancy P. Sparks
Notary Public, State of Texas
Printed Name: Nancy P. Sparks
My Commission Expires: 10/29/94

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



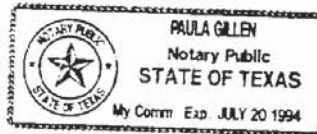
Deed Restrictions

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

Deed Restrictions

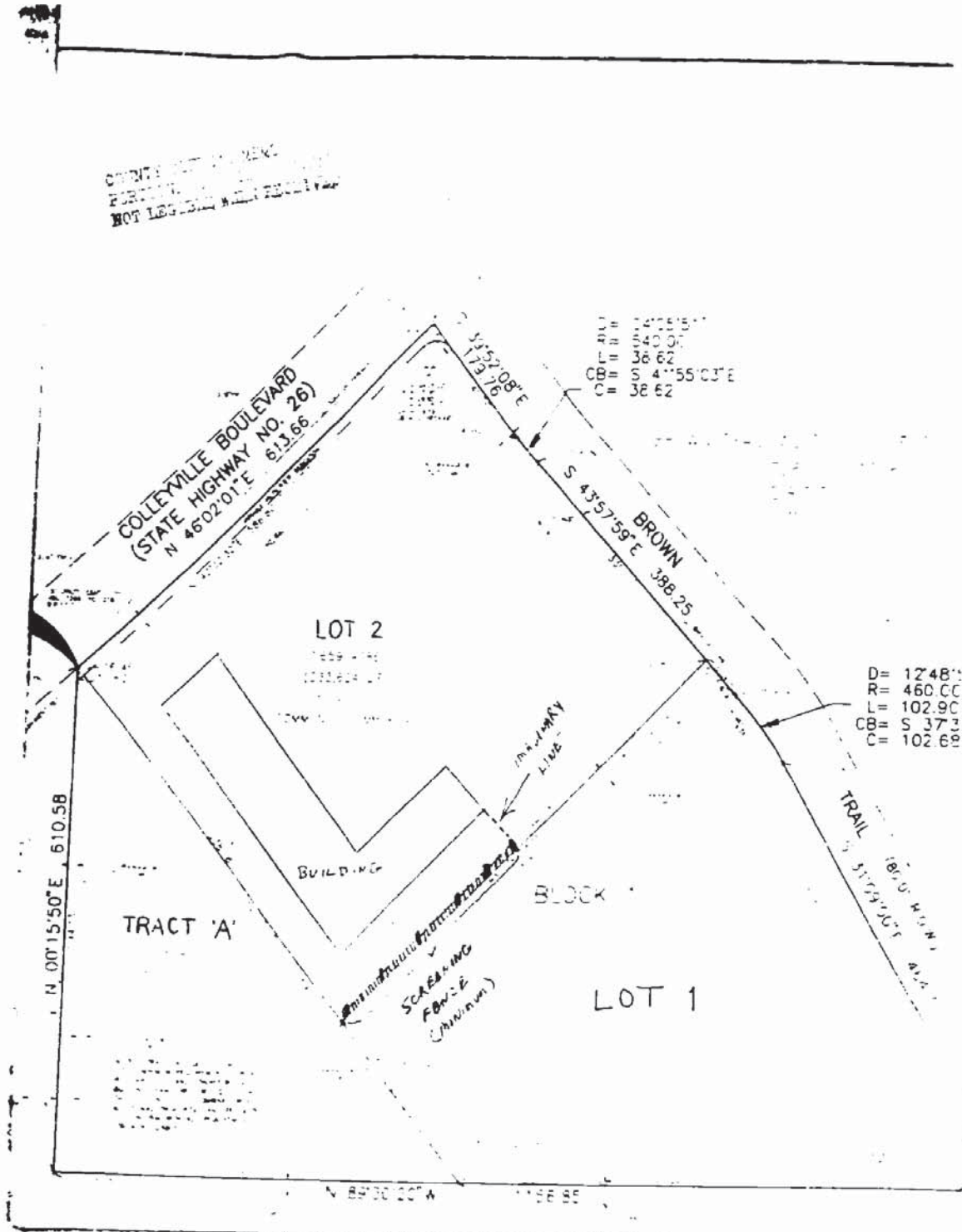


EXHIBIT B-1

10464 0935

Deed Restrictions

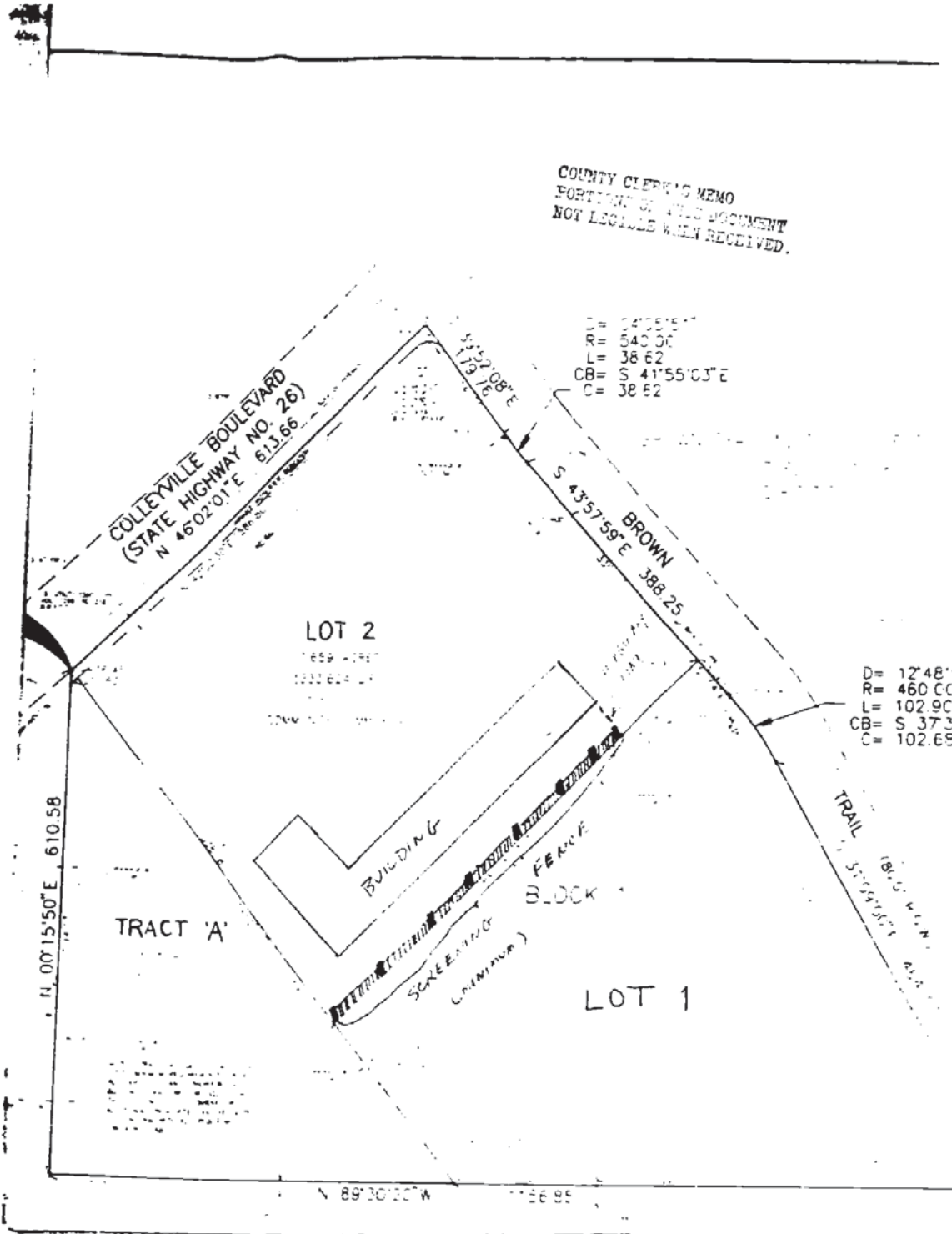


EXHIBIT B-2

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

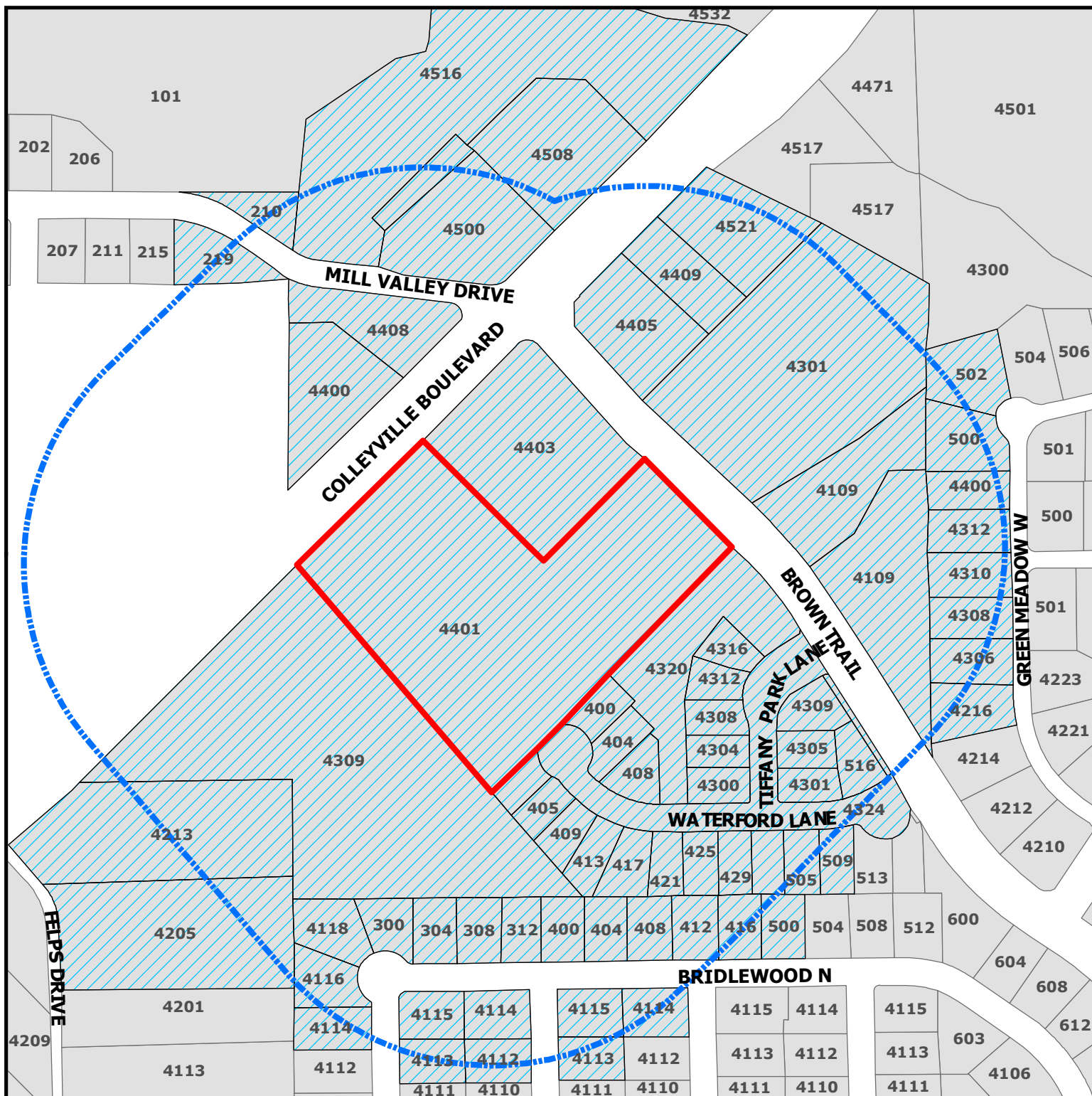
T O T A L : D O C U M E N T S : 01 F E E S : 36.00

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.



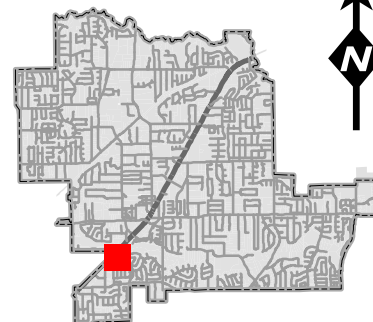
Subject Property



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

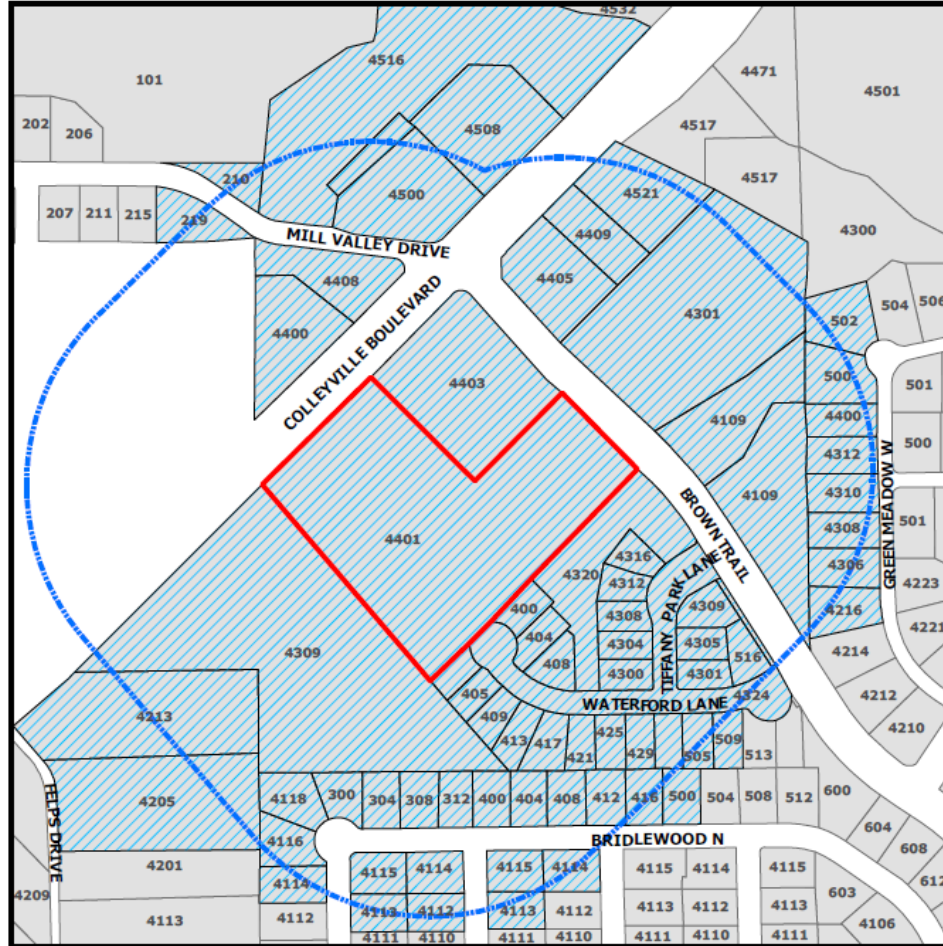
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

Jacqueline Reiff

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-21-2162

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 VETERINARIAN 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 Veterinarian 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 Veterinarian Clinic business only. Indoor pet boarding will also be allowed.
- b. The name of the business authorized for Veterinarian Clinic by this Special Use Permit shall be called "Towne Center Animal Hospital".
- c. The hours of operation are: 8:00 a.m. - 6:00 p.m. Monday-Friday; Saturday 8:00 a.m. - 12:00 p.m.; and Closed Sunday.
- d. 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.
- e. 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

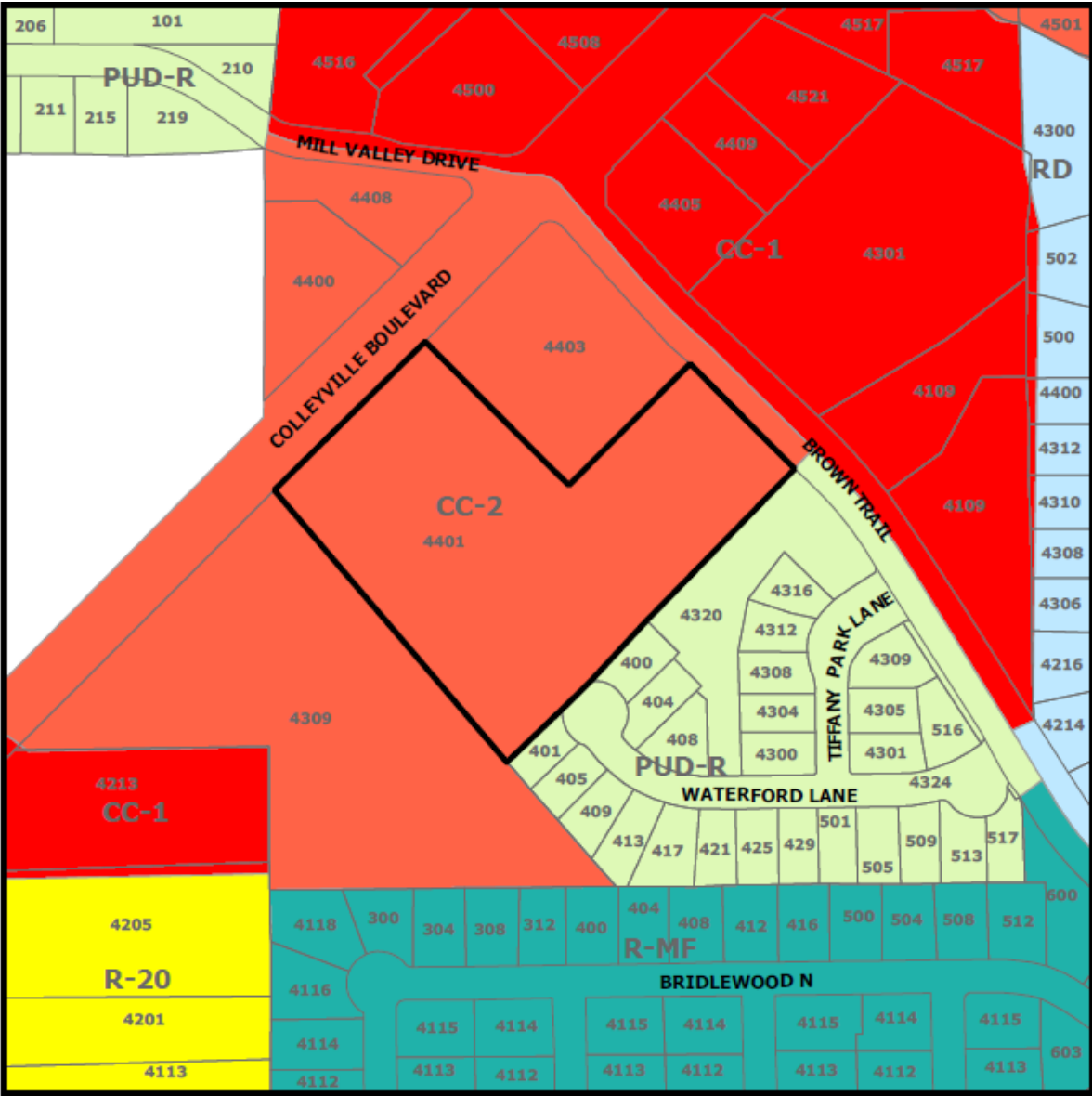
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

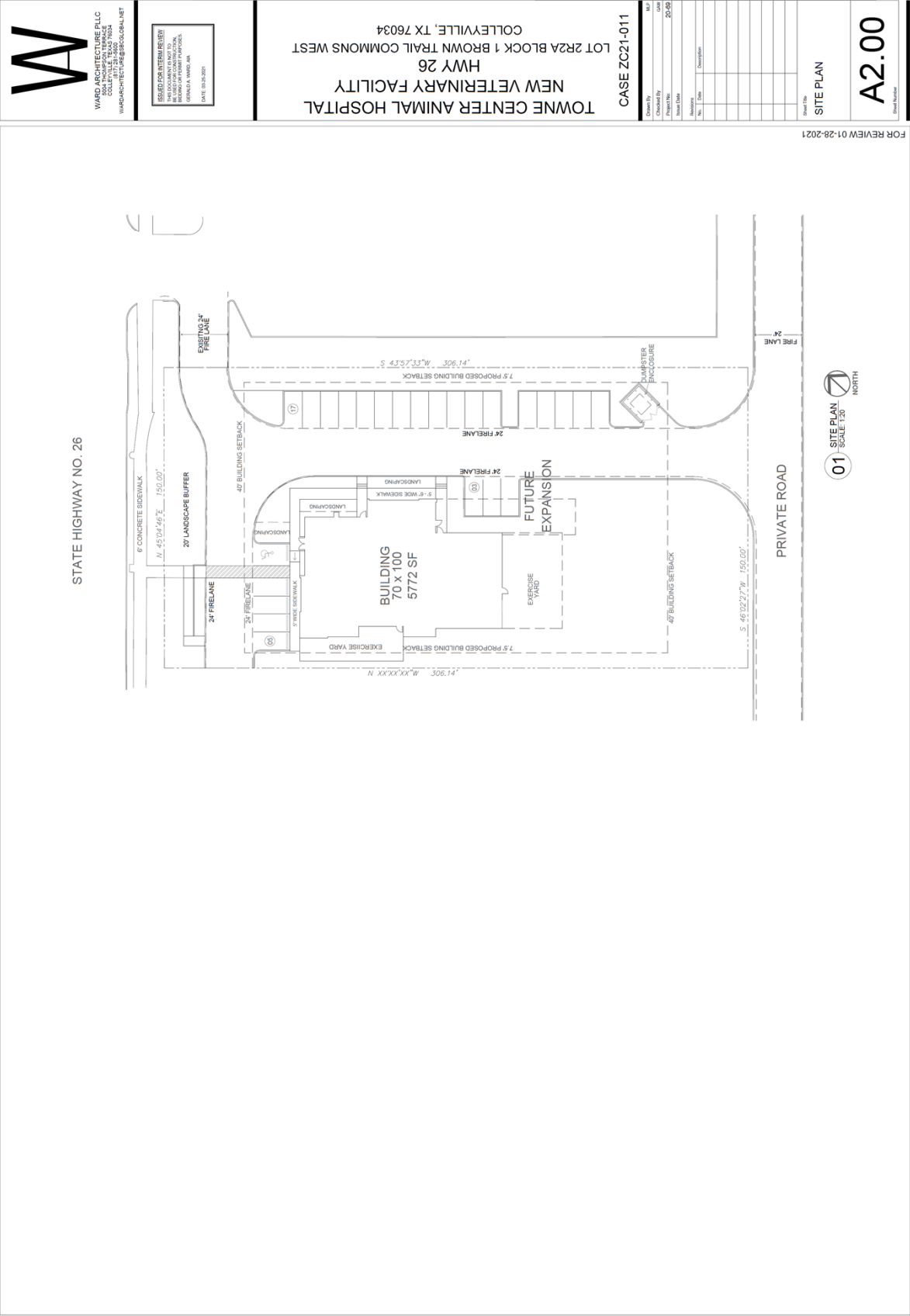
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]



FOR REVIEW 01-28-2021

A2.00

SITE PLAN

No.	Date	Description
1	01-28-2021	Initial Design
2	02-10-2021	Revised Design
3	03-15-2021	Final Design
4	04-20-2021	Construction Documents
5	05-25-2021	As-Built

CASE ZC21-011

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

DESIGNED FOR INTERIM ARCHITECTS
10000 W. 100TH STREET, SUITE 100
OVERLAND PARK, KS 66210
TEL: 913.241.1000
WWW.INTERIMARCHITECTS.COM

WARD ARCHITECTURE, LLC
10000 W. 100TH STREET, SUITE 100
OVERLAND PARK, KS 66210
TEL: 913.241.1000
WWW.WARDARCHITECTURE.COM



WARD ARCHITECTURE PLLC
10000 WARD DRIVE, SUITE 200
COLLEGEVILLE, TEXAS 78034
WWW.WARDARCHITECTURE.COM

ISSUED FOR EXTERIOR ARCHITECT
THIS DRAWING IS A PART OF THE
PROJECT AND IS NOT TO BE
REPRODUCED OR COPIED
WITHOUT THE WRITTEN
CONSENT OF WARD ARCHITECTURE
DATE: 01-28-2021

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

CASE ZC21-011

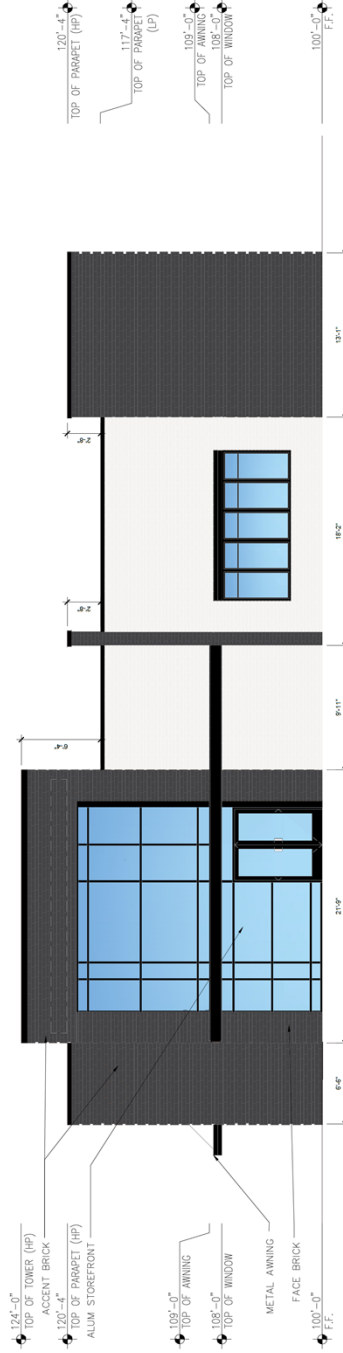
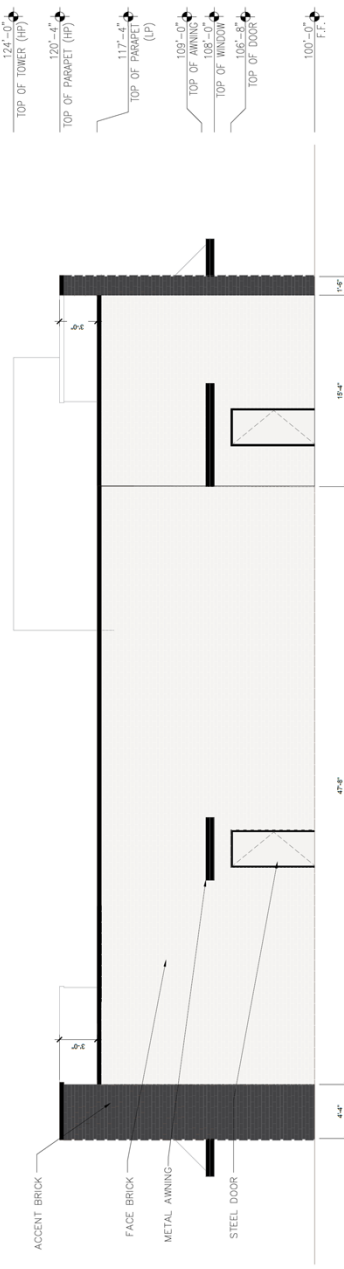
Drawn By	Checked By	Date
Project No.	Case	20-09
Issue No.	Issue Date	
No.	Date	Description

Sheet No.
EXTERIOR
ELEVATIONS

A3.00

Drawn By

FOR REVIEW 01-28-2021



EXTERIOR MATERIAL CALCULATIONS

FACADE	NORTH-WEST ELEVATION				SOUTH-EAST ELEVATION				TOTAL OF ALL ELEVATIONS			
	PRIMARY	SECONDARY	AREA S.F.	PERCENTAGE	PRIMARY	SECONDARY	AREA S.F.	PERCENTAGE	PRIMARY	SECONDARY	AREA S.F.	PERCENTAGE
MATERIALS												
TOTAL AREA	1,430 SQ FT	--	1,200 SQ FT	--	1,705 SQ FT	--	1,898 SQ FT	--	6,212 SQ FT	--	6,212 SQ FT	--
DOORS & WINDOWS	377 SQ FT	--	40 SQ FT	--	141 SQ FT	--	128 SQ FT	--	684 SQ FT	--	684 SQ FT	--
ELEV. SQ. FOOTAGE	1,053 SQ FT	100%	1,160 SQ FT	100%	1,564 SQ FT	100%	1,770 SQ FT	100%	5,528 SQ FT	100%	5,528 SQ FT	100%
ACCENT BRICK	418 SQ FT	40%	118 SQ FT	10%	244 SQ FT	21%	558 SQ FT	32%	1,338 SQ FT	27%	1,338 SQ FT	27%
BRICK	588 SQ FT	51%	1,051 SQ FT	89%	1,224 SQ FT	79%	1,184 SQ FT	68%	4,007 SQ FT	73%	4,007 SQ FT	73%



FOR REVIEW 01-28-2021

REVISIONS

NO. DATE DESCRIPTION

PROJECT NO. 20-09

CHECKED BY

DATE

CASE ZC21-011

TOWNE CENTER ANIMAL HOSPITAL

HWY 26

LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST

COLLEYVILLE, TX 76034

WARD ARCHITECTURE PLLC

10000 DAWSON BLVD, SUITE 200

COLLEYVILLE, TEXAS 76034

WARDARCHITECTURE@GMAIL.COM

DATE: 02-26-2021

DESIGNED FOR INTERIOR ARCHITECTURE

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES

WITHOUT THE WRITTEN CONSENT OF WARD ARCHITECTURE

WARD ARCHITECTURE

W

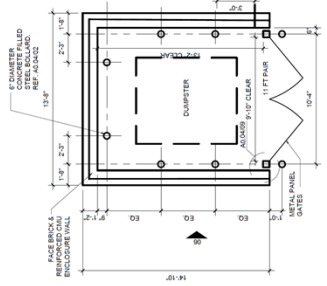
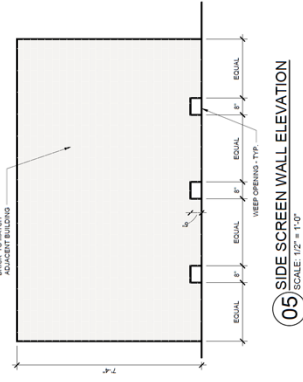
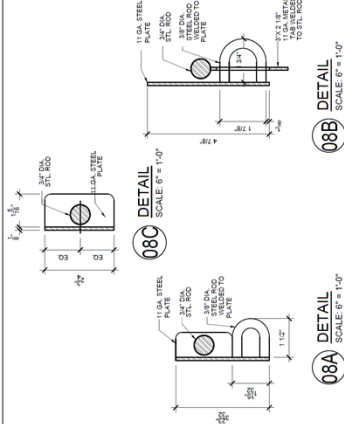
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EXTERIOR ELEVATIONS

Sheet Title

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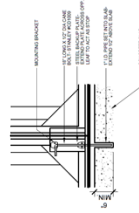
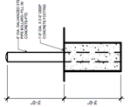
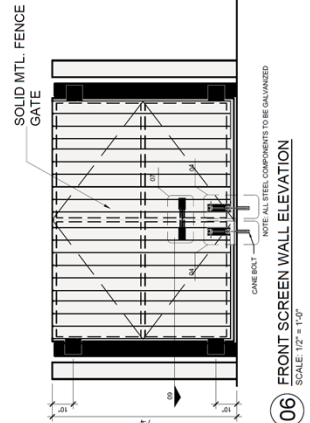
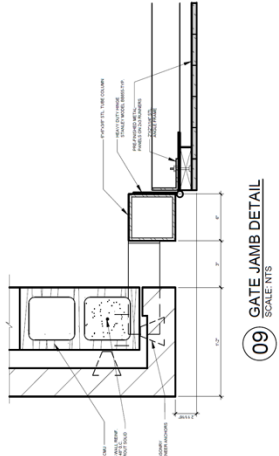
9
FOR REVIEW 01-28-2021



NOTE: REFER TO CIVIL PLANS FOR LOCATION

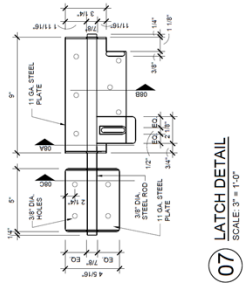
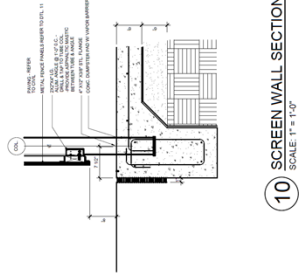
01 DUMPSTER ENCLOSURE FLOOR PLAN

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



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

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



07

06 **FRONT SCREEN WALL ELEVATION**
SCALE: 1/2" = 1'-0"
NOTE: ALL STEEL COMPONENTS TO BE GALVANNEAL



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 5/4/2021

Number Ordinance O-21-2158

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

UPDATE: The item was tabled to the May 10, 2021 meeting to allow for modifications to the site plan and the ordinance with regard to the masonry wall and landscaping along the north property line and uses to be allowed by a Special Use Permit (SUP). An updated plan has been submitted. An updated listing of uses to be allowed by SUP has also been included in this report.

The applicant was present to speak on the project at the first reading. The City Council discussion focused on the following items: a masonry wall along the north property line; buffering and landscaping along the north property line and possible increased landscaping adjacent to the buildings; clarifying that no auto repair or auto body repair would be permitted; clarifying that no equipment would be stored outside; adding a regulation that the front building would need to meet the front setback if the building is removed or remodeled more than 50%; and reducing the hours of operation (e.g. 7 a.m. to 7 p.m.). The applicant has submitted an updated use list, photos of the existing landscaping along the north property lines, and photos of a similar business park. The applicant is preparing a revised site plan exhibit to address the screening and buffering to present at the second reading.

The applicant is requesting that the following uses be allowed in addition to the previously requested uses: Trade or Business School; Dog Grooming; Locksmiths; Roller or Ice Skating Rinks; Auto Alarm/Stereo/Window Tinting Stores; Auto Upholstery Shops/Detailing; Appliance Repair Shops; Printing and Publishing - Commercial; and Research and Development Labs.

First Reading and Public Hearing

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

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

Proposed Amendment:

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

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

Updates to the plans include the following:

A new landscaping plan has been provided.

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

The dumpster enclosure to be 8' in height.

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

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

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

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

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

- Permitted uses being subject to the CC-1 Village Retail uses
- Additional ML Light Manufacturing uses to include Contractor Office without storage yard; Office Showroom; Plumbing, HVAC, and Electrical Trade Shops; Upholstery; Auto Detailing; and Furniture Repair Shops. According to the applicant, this allows for the flexibility in finding tenants.
- No overnight parking allowed for larger vehicles, trailers, and overnight equipment.
- A "drive-thru" use will require a Special Use Permit
- The exterior building material design includes a combination of metal, stucco and stone per the building elevation drawings submitted. The Land Development Code requires 90% brick or stone.
- The buildings do not comply with the required articulation requirements required in the design of new commercial buildings.
- Building 1 is an existing building on the site and has a 7.7 foot setback from the front property line which does not meet the required front setback of 40 feet.
- Building 4 on the site plan is proposed to be 17.7 feet from the north property line which does not meet the required 25 feet setback adjacent to residentially zoned property.
- The minimum landscape area between the front building and the street is 5.5%, reduced from the required 10% the overall site area.
- The location of the monument sign is proposed to be approximately 7 feet from the north property line which does not meet the required 30 foot setback from the side property line.

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

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

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

southern boundaries due to residential adjacency.

3. Replace PUB-R with PUD-R where appropriate.

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

5. The land uses will be listed in the PUD-C will accommodate commercial offices and office showrooms.

6. What would the hours of operation be for the businesses?

7. The dumpster enclosure gate is proposed to be cedar material and not the solid metal as per the Chapter 3 of the Land Development Code.

8. Shade the landscape/pervious areas to delineate from the impervious; show dimensions for the 30' radii for the fire lane; and dimension easements.

9. There's not enough space from the north property line to the existing building #3 for parking, fire lane, and sidewalk 65' is needed.

10. The drive approaches do not comply for fire/emergency access. Label the paved surfaces to be used; parking space dimensions (min. 9'X18'), see comment '9' above.

11. The sign location does not comply.

12. Building #1 does not meet the front setback.

13. The sidewalk needs to extend to the limits of the property along Precinct Line Road.

Engineering Comments

1. Site Plan, City of Colleyville Engineering needs verification of acceptance by the City of Hurst of the no detention drainage plan.

2. Final Platting, Plat needs review. Must submit and obtain approval for construction of engineered public improvements. Pay all development and inspection fees, obtain all required bonds and insurance and schedule a preconstruction meeting with the City of Colleyville staff prior to construction. All public improvements must be completed and accepted prior to filing of final plat.

Second Submittal Review February 1, 2021

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

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

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

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

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

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

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 8, 2021 meeting by

a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Site Plan - Updated 4-22-21
2. Use Changes From 04.20.2021 CC Meeting
3. Response to Council 4.25.2021
4. Colleyville Uses
5. Colleyville Additional land uses
6. Existing Vegetation Along North Property Line
7. Similar Industrial Business Park Photos
8. Aerial Map
9. Zoning Map
10. Future Land Use Map
11. Statement of Planning Objectives
12. Zoning Exhibit
13. Site Plan
14. Statement of Planning Objectives - Buildings
15. Bulding Elevations
16. Propose Building Style by Applicant
17. Buildings Constructed by Metcon
18. Landscape and Tree Preservation Plan
19. Drainage Plan
20. Irrigation Plan
21. Photometric Plan
22. Notification Map
23. Notification List
24. Property Owner Notification
25. Ordinance O-21-2158

LEGAL DISCRPTION

TRACT 1:
Being a tract of land situated in the I. Caroline Survey, Abstract No. 357, City of Hurst, Tarrant County, Texas, and being part of Tract 'B' of Reagan Estates West, an Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Volume 388-53, Page 55, Map Records, Tarrant County, Texas, said being a part of those tracts of land conveyed to Garry Tennyson and wife, Sharon K. Tennyson by Warranty Deed recorded in Volume 9816, Page 755, Deed Records, Tarrant County, Texas, less that tract of land conveyed to the State of Texas by Deed recorded in Volume 11933, Page 1467, Deed Records, Tarrant County, Texas, and Garry and Sharon Tennyson and David M. Tennyson by Warranty Deed recorded in Volume 10216, Page 1559, Tarrant County, Texas, less that tract conveyed to the State of Texas by Deed recorded in 11933, Page 1463, Deed Records, Tarrant County, Texas, and the remainder being more particularly described together by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Russell R. Rains by Deed recorded in Volume 11939, Page 1761, Deed Records, Tarrant County, Texas, said point being on the West line of Lot 15, Block 3, of Lanesome Dove Estates, Phase 2, Third Filing, an Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Cabinet A, Slide 6943, Map Records, Tarrant County, Texas;

THENCE South 88 degrees 43 minutes 27 seconds West, along the North line of said Rains tract, a distance of 656.66 feet to a 1/2 inch iron rod with a yellow cap stamped 'C86' Surveying, set at the Northwest corner of a tract of land conveyed to Donald Pierce Enterprises, Inc., by Deed recorded in Instrument No. D207295298, Official Public Records, Tarrant County, Texas, said point being on the East right-of-way line of Precinct Line Road (20 foot right-of-way);

THENCE North 00 degrees 44 minutes 45 seconds West, a distance of 209.42 feet to a point for corner at the Southwest corner of a tract of land conveyed to Garry Tennyson, Sharon K. Tennyson and David M. Tennyson by Deed recorded in Instrument No. D19776653, Official Public Records, Tarrant County, Texas, from which an 'X' found for witness at the common Northwest corner of said Tennyson tract and the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D197137422, Official Public Records, Tarrant County, Texas, has a bearing and distance of North 00 degrees 44 minutes 45 seconds West, 24.99 feet;

THENCE North 89 degrees 01 minutes 48 seconds East, along the South line of said Tennyson tract, a distance of 687.87 feet to a 1/2 inch iron rod found at the Southeast corner of said Bear Valley Community Church tract, said point being on the West line of Lot 4, Block 1 of Rains Place, an Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Cabinet A, Slide 6271, Map Records, Tarrant County, Texas;

THENCE South 01 degrees 01 minutes 13 seconds East, along said West line of Lot 4, Block 1, a distance of 205.74 feet to the POINT OF BEGINNING and containing 142,694 square feet or 3.28 acres of land.

TRACT II:
Being a tract of land situated in the I. Caroline Survey, Abstract No. 357, City of Hurst, Tarrant County, Texas, and being part of Tract 'B' of Reagan Estates West, an Addition to the City of Hurst, Tarrant County, Texas, according to the map recorded in Volume 388-53, Page 55, Map Records, Tarrant County, Texas, being that same tract of land conveyed to Garry Tennyson, Sharon K. Tennyson and David M. Tennyson by Deed recorded in Instrument No. D19776653, Official Public Records, Tarrant County, Texas, and the remainder being more particularly described together by metes and bounds as follows:

D
BEGINNING at an 'X' found at the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D197137422, Official Public Records, Tarrant County, Texas, said point being on the East right-of-way line of Precinct Line Road (20 foot right-of-way);

THENCE traversing along said Bear Valley Community Church as follows:

North 88 degrees 52 minutes 08 seconds East, a distance of 197.02 feet to a 5/8 inch iron rod found for corner;

South 59 degrees 16 minutes 59 seconds East, a distance of 47.31 feet to a point for corner at the most Southern Southwest corner of said Bear Valley Community Church tract, said point being on the North line of a tract of land conveyed to Garry Tennyson and wife, Sharon K. Tennyson by Deed recorded in Volume 9816, Page 755, Deed Records, Tarrant County, Texas;

THENCE South 89 degrees 01 minutes 48 seconds East, along said North line of Tennyson tract, a distance of 236.93 feet to a point for corner on the aforementioned East right-of-way line of Precinct Line Road;

THENCE North 00 degrees 44 minutes 45 seconds West, along said East right-of-way line of 24.99 feet to the POINT OF BEGINNING and containing 5,488 square feet or 0.13 of an acre of land.

TRUNCATED DOME SHALL BE CONTRASTING COLOR - EARTH TONE - BROWN CONCRETE - PER ADA STANDARDS - FULL WIDTH AND DEPTH OF LANDING

NOTE: CONTRACTOR SHALL INSTALL ALL HC SIGN FOR EACH HC SPACE

NOTE: CONTRACTOR SHALL SET SIGN INTO 12" CONCRETE 3'-0" DEEP POST / C PARKING SPACE

NOTE: CONTRACTOR SHALL SET SIGN 8" FROM BACK SIDE OF CONC. WALK

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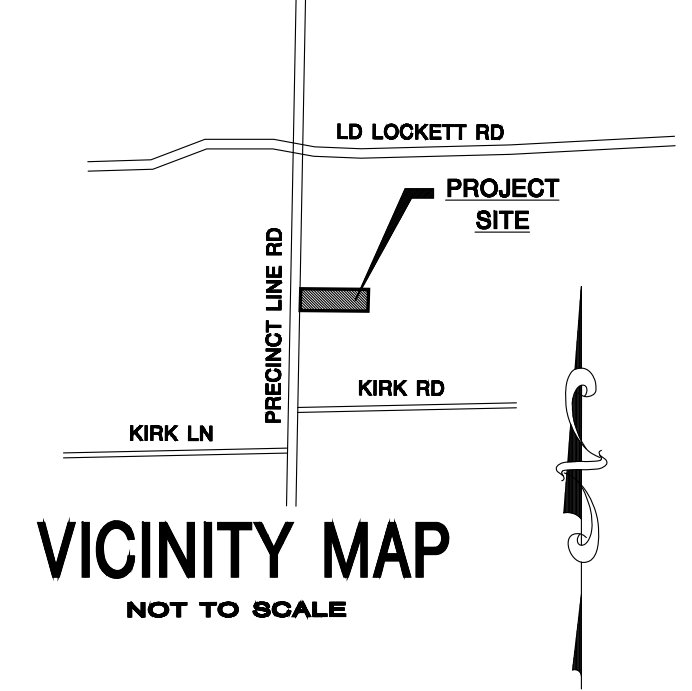
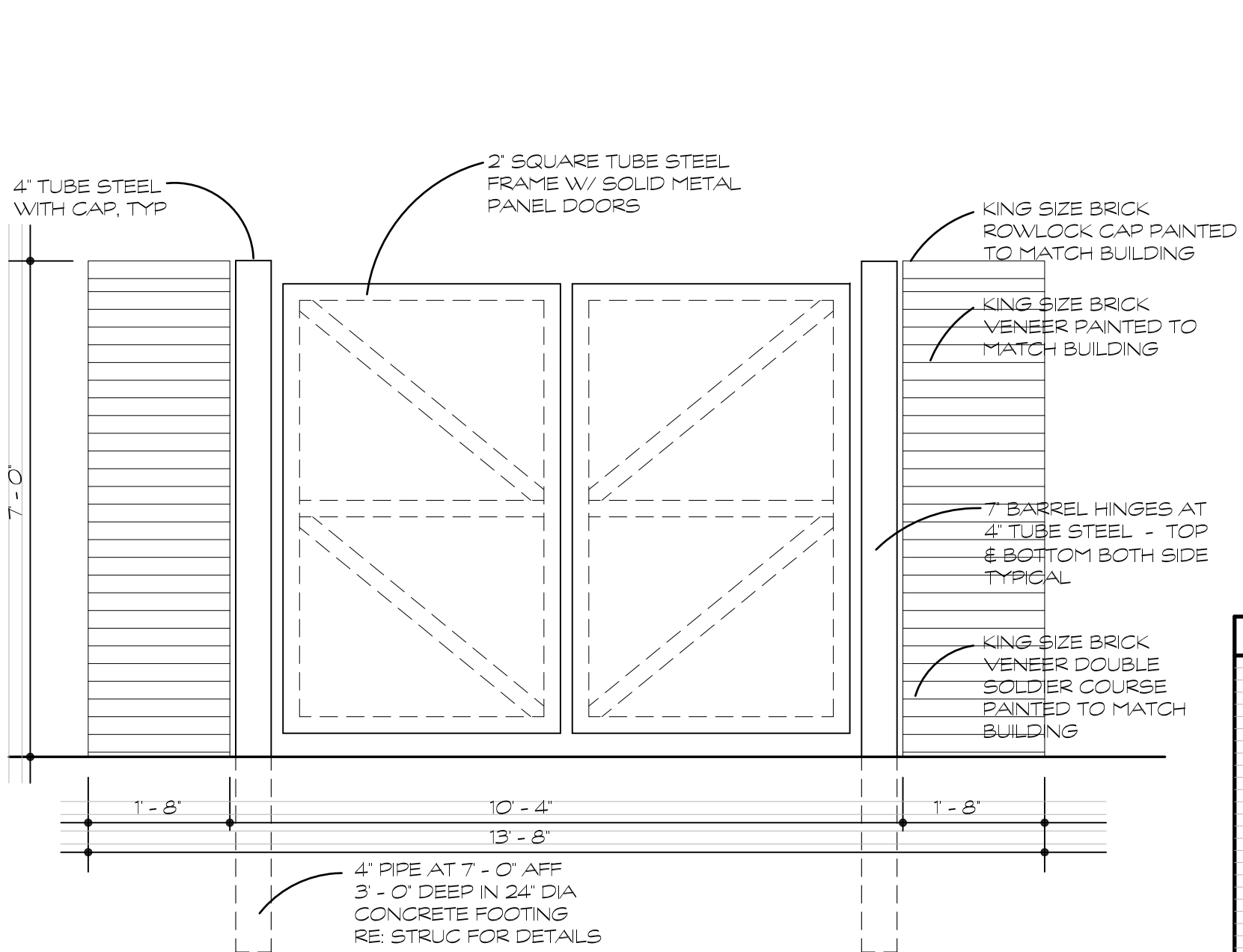
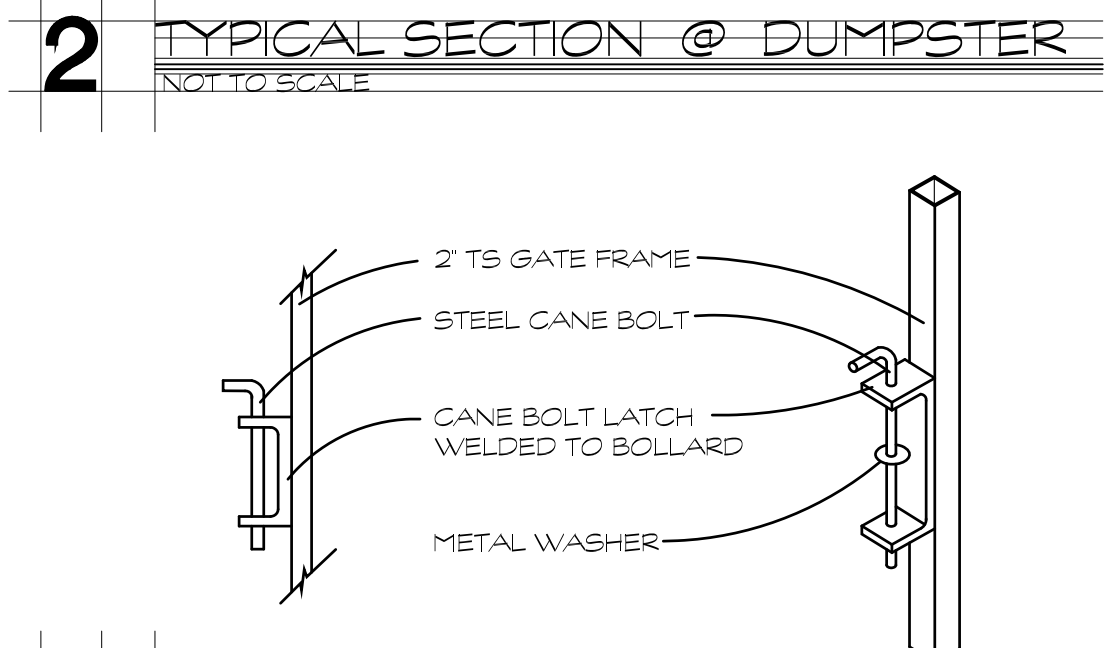
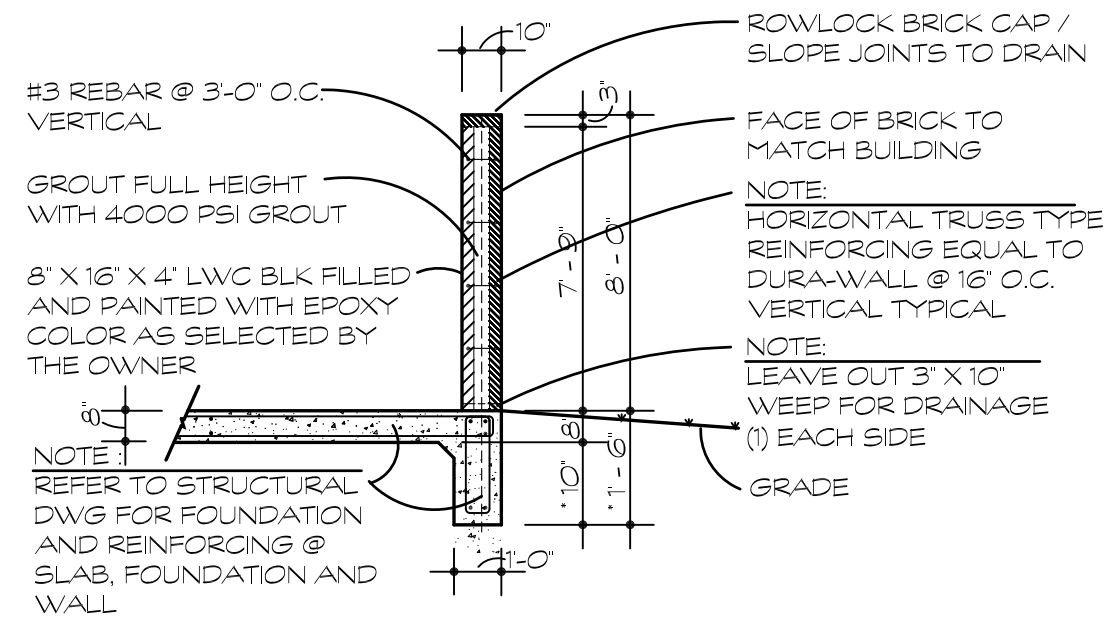
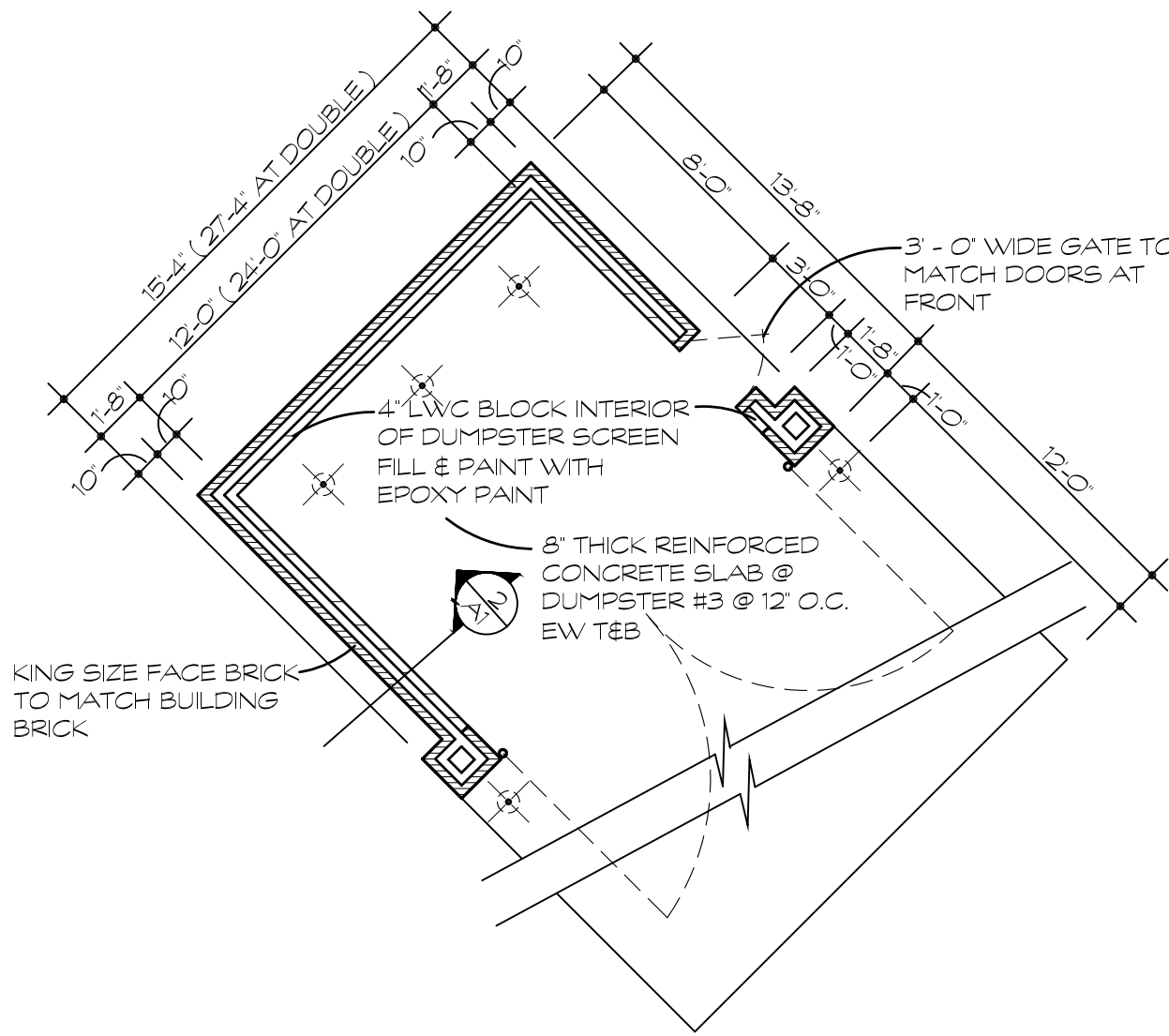
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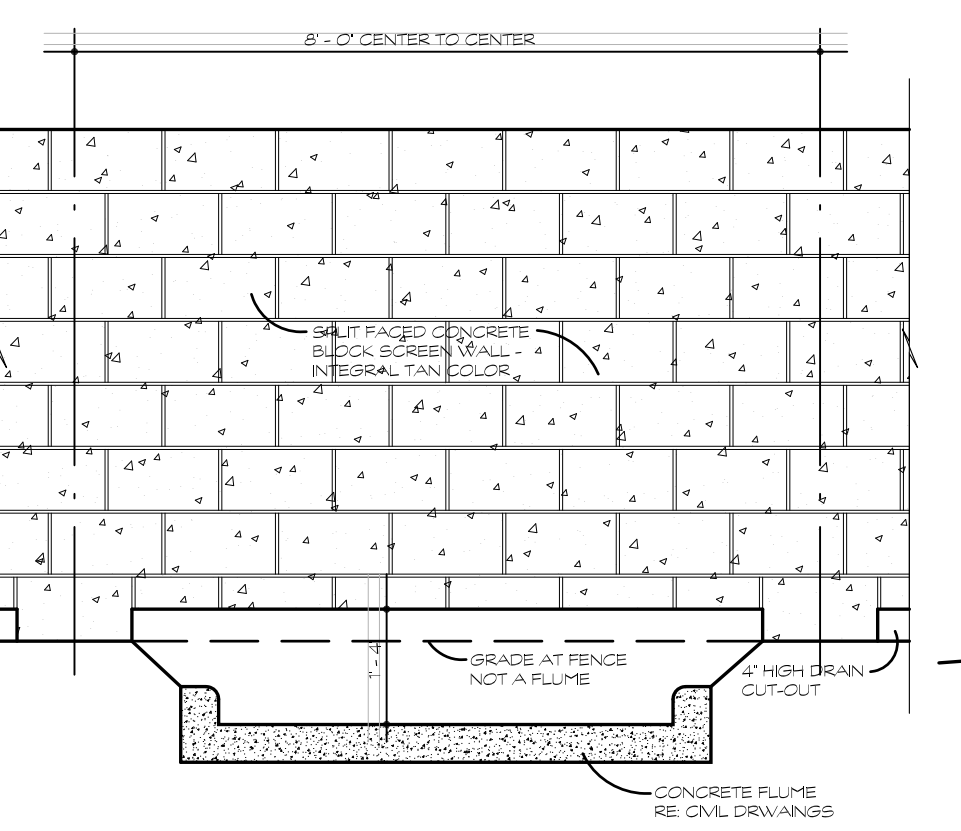
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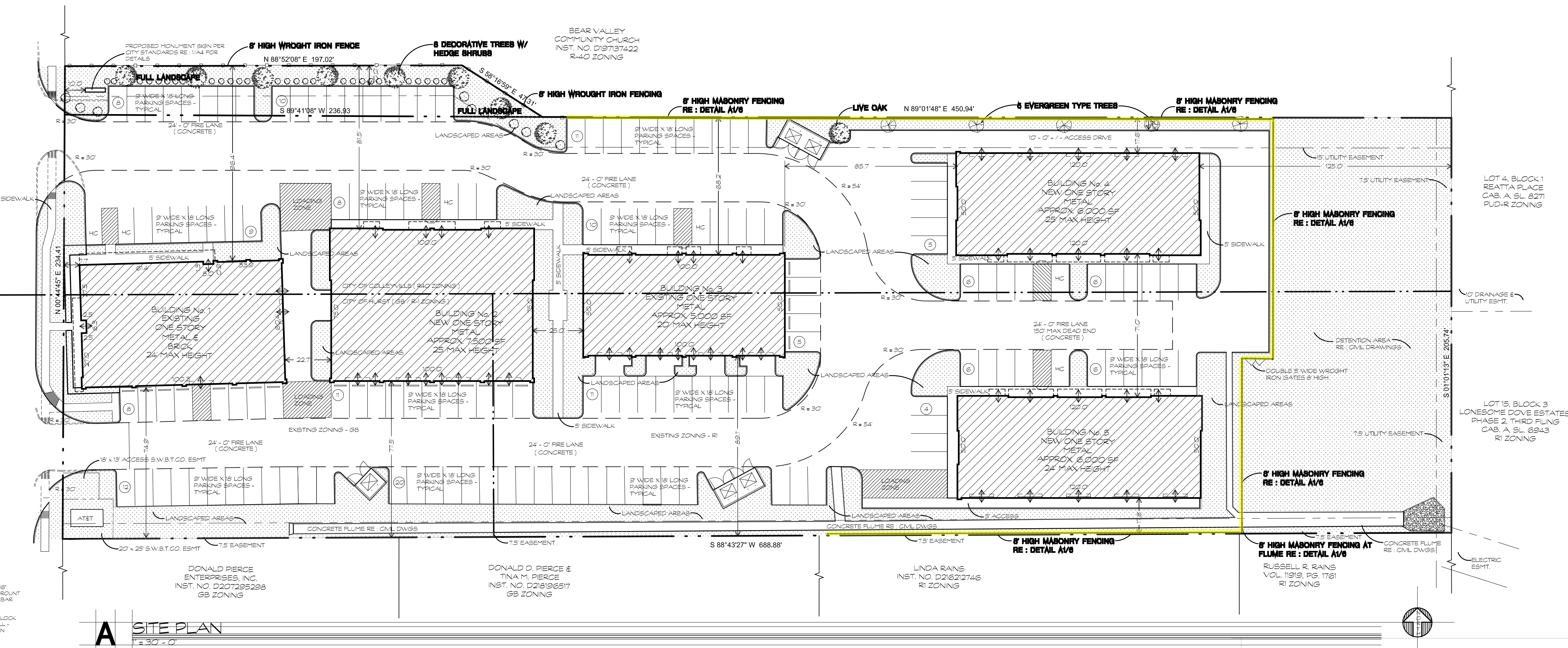
SITE DATA SUMMARY CHART	
ZONING:	R40
CURRENT LAND USE:	R40 - COMMERCIAL
PROPOSED LAND USE:	COMMERCIAL / PUD-C
TOTAL LOT AREA:	3.4235 ACRES (148,382 SQ FT)
BUILDING AREA:	30,500 SQ FT
BUILDING HEIGHT:	25' MAX
PAVED SURFACES AREA:	75,828 SQ FT
PAVING & BUILDING AREA:	106,328 SQ FT
PERCENT OF LOT COVERAGE:	71.8%
REQUIRED PARKING:	
WAREHOUSE (1:1,300 SF)	
TOTAL PARKING REQUIRED:	102 SPACES
TOTAL PARKING PROVIDED:	156 SPACES (6 HANDICAP)
TOTAL PARKING AREA:	25,864 SQ FT
LANDSCAPE AREA REQUIRED:	29,876 SQ FT (20% LOT AREA)
LANDSCAPE AREA PROVIDED:	42,054 SQ FT (28.2% LOT AREA)

5 HANDICAP PARKING / SIGNAGE



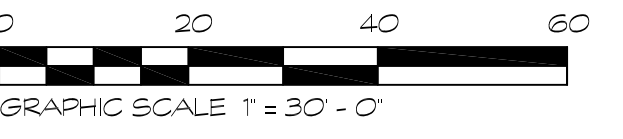
6 MASONRY WALL ELEV / DETAIL (AT FLUME)

NOT TO SCALE



A SITE PLAN

1" = 30' - 0"



SITE PLAN

AN OFFICE AND WAREHOUSING FOR:	
CITY LINE BUSINESS PARK	
7720 / 7724 PRECINCT LINE RD	HURST, TEXAS
FOR: DELTA CAPITAL	
5900 KIRK DR	NORTH RICHLAND HILLS, TEXAS 76180
PH. 817-808-8224	FX. 817-881-2367

SHEET NUMBER

A1

1 OF 6

“Use” changes proposed from last meeting:

- Require uses in section E. Public and Institutional Uses shown with a ‘P’ to only be allowed with an SUP *{‘P’ changes to ‘S’ so that all uses in this section requires an SUP}*
- ‘Trade or Business Schools’ as an SUP
- The following Retail and Service Uses as an SUP:
 - Bakery Stores
 - Banks, Credit Unions and Financial Institutions
 - Civic, Social or Fraternal Organizations
 - Dog Grooming
 - Grocery Stores
 - Locksmiths
 - Meat or Fish Market
 - Restaurants, Cafes and Cafeterias
- The following Recreational and Entertainment Uses as an SUP:
 - Amusement Centers (indoors)
 - Fitness Centers
 - Roller or Ice Skating Rinks
 - Theaters
- The following Automotive and Transportation Uses as an SUP:
 - Auto Alarm/Stereo/Window Tinting Stores
 - Auto Upholstery Shops
 - Auto Detailing
- The following Heavy Commercial, Industrial & Manufacturing Uses as an SUP:
 - Contractor Office without storage yard
 - Plumbing, HVAC and Electrical Trades Shops
 - Printing and Publishing – Commercial
 - Research and Development Labs
 - Upholstery and Furniture Repair Shops

At the last council meeting on March 19, 2021 there were three broad issues that were of concern to the Colleyville City Council Members. We would like to address each of these to highlight thoughts and or facts that will allow the Council to make the best decision for all parties involved and be able to vote on the Ordinance that would approve the PUD-C case No. Z2021-00001 proposed.

Our perception is that the City Council's concerns are centered around the potential for the development of an R-40 district in the future, should the Bear Creek church decide to sell a portion of their land to a residential developer. The types of uses and the operating hours that will be included in the ordinance. We would ask that you give consideration to the following:

The North property line fence and landscaping.

1. Bear Creek church uses the mentioned property for recreational uses for their constituents. They have soccer and baseball fields and they also have outside Gym classes, these activities last until 9 pm or more when they occur. These activities produce significant levels of sound and bright lights currently and are much closer to the neighbors that we will be.
2. The amount of land that the Church would have available to sell would be approximately three acres and would allow no more than two R-40 Lots from a preliminary layout that is attached.

We will build the fence as requested, and have submitted an updated site plan indicating the changes of the extended masonry wall and additional landscaping / hedge row requested.

Zoning and permitted uses.

1. The concept of the proposed Business Park is to offer flexible space to small businesses that will have office space and warehouse space. The standard office space is not our primary space offering. The real estate industry is going through a transformation that will generally reduce demand for the typical office space and create new demand for flexible space in the foreseeable future.
2. We are asking that the CC-1 permitted uses should be maintained as permitted and the other uses that we are requesting can be categorized as Special Use Permit type uses. Specifically the CC-1 permitted uses of restaurants, cafes, and fitness centers. The broadened uses that we have requested such as Contractors offices without storage yard, plumbing, HVAC, Electrical trade shops, printing and sign businesses,
3. If the use of the Special Permit designation is to be included then, consideration for the fees for the special use permit applications should be waived, and an approval process that allows the applicant to go directly to the City Council for approval / denial, should be implemented as part of the ordinance to lessen the time involved and the negative financial impact on the Business Park while allowing the City Council a review of Special use Permits in the future.
4. If the more limiting uses and hours as suggested by a member of the City Council are to be used, then they should **apply only** to building #4 that is entirely located in Colleyville and is the closest building to the property line and not to the entire property.

Hours of Operation

We believe that the proposed operating hours of 7AM to 7PM would not allow the individual businesses the latitude to meet their business needs.

There are existing noise standards in Colleyville and Hurst that would address any concerns about noise levels emitting from the park during hours of operation.

There is one Business Park in the City, that from our knowledge has no restrictions on the operating hours and may have a broader band of permitted uses. Our business park would be placed at a competitive disadvantage.

The nearest Colleyville neighbor is approx. 260 feet from the future building # 4.

We have been approved by Hurst for 24/7 operating hours and their Zoning of (GB) General Business.

We believe that the limiting of the operating hours further impacts the viability the project due to excluding small business that we believe need the broader band of operating hours.

In Summary

The City Council concerns are warranted but it is very doubtful that the property to the North will ever be partially developed for R-40. If it does there are norms in place to protect the potential future neighbors.

There has been zero negative comments received or voiced during this process from the Colleyville and Hurst neighbors. This speaks to the acceptance of the project by the public and neighbors.

Placing significant limitations on the operating hours and additional restrictions on the types of uses would severely impact the competitiveness of the business park and negatively impact the long term economic viability of the project.

The following items that we would offer to mitigate the City Council Concerns:

As stated above , we will build the fence and landscape as requested by the City Council.

We would amend our request for operating hours to 5AM to 10PM seven days per week. This window would most likely satisfy a large percentage of the potential businesses that would be allowed to operate in the location. Should it not, then perhaps the use of a Special Use Permit procedure would be appropriate.

Please consider the items and issues for each of the three broad concerns before making your decision, we will respect your decision and adhere to the approved ordinance whichever way you decide.

ordinances to the City's preceding zoning ordinance and Land Development Code, including accompanying plans and supporting documents, shall remain in full force and effect with respect to this Chapter and shall not be made to comply with the provisions of this Chapter. Where a prior ordinance fails to provide specific information regarding minimum lot sizes, lot width, lot depth, set backs, building heights and maximum lot coverage, the requirements contained in Section 3.24.G shall prevail.

Section 3.24 Schedule of Permitted Uses

- A. General Requirement and Symbols Used – Land and buildings may be used in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses* and the additional requirements of this section. The following symbols are used in Table 3.24.C, *Schedule of Permitted Principal Uses*:
1. *Permitted Uses* – A "P" in a cell indicates that the use is allowed by right as the principal use in the applicable zoning district in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses*.
 2. *Specific Uses* – An "S" in a cell indicates that the use may be allowed with the approval by the City Council of a Special Use Permit following the applicable review and approval procedures.
 3. *Prohibited Uses* – An empty cell indicates that the land use is prohibited in the applicable zoning district, unless otherwise allowed with the approval by the City Council of an ordinance establishing a Planned Unit Development District, or authorized by a Special Use Permit, or in conformance with the provisions contained in Section 3.6.B-*Classification of New and Unlisted Uses*.

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
A. RESIDENTIAL ACCOMODATION USES																		
Single Family Detached Dwelling	P	P	P	P	P	P	P	P	P							6	3	
Duplex – Attached Dwelling							P	S								6	2	
Townhome – Attached Dwellings								S								6	4	
Multi-family – Attached Dwellings								S								6	4	
HUD Code Manufactured Housing									P							6	2	
Assisted Living Facilities	PUD only																17	
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,6	18	
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P								5	
B. ACCESSORY USES																		
Accessory Building	P	P	P	P	P	P	P	P	P							Sec. 3.27	n.a.	
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.	
Home Occupations Uses	P	P	P	P	P	P	P	P	P							6	n.a.	
Accessory Dwelling	P	P	S	S											S	11	1	
C. AGRICULTURAL USES																		
Commercial equestrian boarding stable and school	P	S															25	
Crop Farming	P	P															n.a.	
Livestock raising and breeding	P	P														8	n.a.	
Private horse stables for domestic use	P	P	P	S	S												n.a.	
Roadside produce stands (year round)	S	S															n.a.	
D. UTILITY USES																		
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21	
Public Utility Supply and Storage Yards	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Telecommunications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	2	21	
Water Pumping Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	
Wind Driven Generators	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	14	n.a.	
E. PUBLIC AND INSTITUTIONAL USES																		
Colleges or Universities										S	S	S	S	S	S		12	
Community Centers or Recreation Centers	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		5	
Government Buildings, Offices and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		8	
Fire Stations / Police Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		16	
Golf Courses – Public Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		22	
Government Maintenance Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25	
Libraries										P	P	P	P	P	P		9	
Museums										P	P	P	P	P	P		8	
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		10	
Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25	
Public Maintenance and Storage Buildings	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		25	
Private Schools – Elementary and Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		13	
Private Schools – High School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		14	
Public Schools – Elementary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		13	
Public Schools – High School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		14	
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18	
F. OFFICE USES																		
Accountant's Offices										P	P	P	P	P	S		8	
Advertising Agencies										P	P	P	P	P	S		8	

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Attorney Offices										P	P	P	P	P	S		8
Chiropractic Clinics										P	P	P	P	P	S		8
Emergency Clinic (24 hrs.)												S	P	P	S	7	6
Engineering, Architect's, and Surveyor's Offices										P	P	P	P	P	S		8
General Business Offices not elsewhere listed										P	P	P	P	P	S		8
Insurance Agencies										P	P	P	P	P	S		8
Management and Public Relations Services Offices										P	P	P	P	P	S		8
Optometrist Office										P	P	P	P	P	S		8
Psychologist Offices										P	P	P	P	P	S		8
Physician's or Dentist's Offices										P	P	P	P	P	S	4	7
Real Estate Agency Offices										P	P	P	P	P	S		8
Security Broker Offices										P	P	P	P	P	S		8
Telemarketing Offices												P	P	P	S		5
Title Abstract Offices										P	P	P	P	P	S		8
Trade or Business Schools													S	S	P		15
Travel Agency / Airline Ticket Offices										P	P	P	P	P	S		8
G. RETAIL AND SERVICE USES																	
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption												S	S	S		9	n.a.
Alcoholic Beverage Sales – On-premises Consumption												S	S	S		9	n.a.
Package Store Sales – Off-premises Consumption												S	S	S		9	n.a.
Alcohol or Drug Treatment Center										S	S	S	S	S	S		24
Antique Stores												P	P	P			7

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Apparel and Accessory Stores												P	P	P			7	
Arts and Crafts Stores and Hobby Shops												P	P	P			7	
Bakery Stores												P	P	P			7	
Banks, Credit Unions and Financial Institutions											P	P	P	P			8	
Barber Shops and Beauty Shops											P	P	P	P			7	
Bicycle Shops												P	P	P			7	
Book, Stationary or Greeting Card Shops												P	P	P			7	
Camera or Music Stores												P	P	P			7	
Carnivals and Circuses												S	S				24	
CBD Store													S	S			7	
Cemeteries or Mausoleums										S	S	S	S	S	S		24	
Charitable Donation Station												S	S	S			24	
Civic, Social or Fraternal Organizations										S	S	P	P				7	
Convenience Stores with gasoline sales												S	S	S	S		7	
Copy Centers/Print Shops										S	S	P	P	P	P		7	
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities											S	P	P	P	P		7	
Day Care Centers										S	S	S	S	S			11	
Department Stores												P	P	P			7	
Dog Boarding with indoor and/or outdoor kennels													S	S	S		8	
Dog Grooming													S	S	S		8	
Dry Cleaner Pick-up Stations											S	P	P	P			7	
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P	P			7	
Equipment Rental and Leasing Stores														S	P		7	

Table 3.24.B - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Florist Shops											P	P	P	P			7
Food Catering													S	S	P		8
Funeral Homes												S	S	S			24
Furniture and Appliance Stores												P	P	P			9
General Retail Store (not listed elsewhere)												S	S	S			7
Grocery Stores												P	P	P		12	7
Hardware, electrical & plumbing w/o outside display											P	P	P	P			
Hardware , electrical & plumbing with outside display													S	P	P		
Hospitals												S	S	S			24
Hotels and Motels												S	P	P			19
Home Decoration Stores											P	P	P	P			7
Jewelry Stores											P	P	P	P			7
Locksmiths											S		S	S	P		8
Massage Therapy (Licensed and Unlicensed)												S	S	S		16	7
Mailing and Shipping Stores											P	P	P	P	P		7
Meat or Fish Market												P	P	P			7
Nurseries and Greenhouses with outside display													S	P	P		16
Pawn Shops															S		7
Pet Stores												P	P	P			7
Pharmacy											S	P	P	P			7
Photography Studios										P	P	P	P	P	P		8
Purchasing and/or resale of precious metals including jewelry, gem stones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas															S		7
Restaurants, Cafes and Cafeterias												P	P	P			5

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Restaurants with drive-in or drive-thru service													P	P			5	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	
Short Term Loans (Title/Payday)															S		7	
Sporting Goods Store												P	P	P				
Shoe Repair Shops												P	P	P			8	
Tailor and Alteration Shops											P	P	P	P			8	
Veterinarian Clinic with indoor and/or outdoor kennels													S	S	S	3, 4	8	
Video Rental and Sales Stores												P	P	P			7	
Wedding Chapels												S	S	S	S		24	
H. RECREATIONAL AND ENTERTAINMENT USES																		
Adult Entertainment Establishments	See section 22-5 Code of Ordinances																5	
Amusement Centers (indoors)												P	P	P	S		7	
Archery and Firearms Ranges														S	S	5	24	
Billiard Parlors												S	S	S		13	23	
Commercial Recreation (outdoor)	S										S	S	S	S	S		24	
Fitness Centers											S	P	P	P	P		7	
Golf Courses – Privately Owned	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		22	
Golf Driving Ranges											S	S	S	S	S		22	
Miniature Golf Courses												S	S	S			20	
Roller or Ice Skating Rinks												S	S	S			24	
Theaters												P	P	P	S		18	
I. AUTOMOTIVE AND TRANSPORTATION USES																		
Airports and Heliports	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Auto Alarm / Stereo / Window Tinting Stores													S	S	P	10	7	
Auto Lube Shops													S	S	P	10	9	
Automotive and Motor Vehicle Sales													S	S	S	10	8	
Auto Parts and Accessory Stores												P	P	P	P	10	7	
Auto, Truck or Trailer Rental													S	S	S	10	8	
Auto Upholstery Shops / DETAILING														S	P	10	9	
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S		n.a.	
Auto Repair Shop													S	S	S	10	9	
Boat and Water-craft Sales and Service													S	S	S	10	8	
Bus or Passenger Train Stations												S	S	S	S		24	
Car Wash (self-service and automatic)														S	S		9	
Commuter Transit Stations												S	S	S	S		24	
Gasoline Service Stations														S	S	10	7	
LPG / CNG Dispensing Stations														S	S		24	
Motorcycle Sales and Service														S	S	10	8	
Paint and Body Shops														S	S	10	9	
Park and Ride Facilities												S	S	S	S		24	
Railroad or Motor Freight Terminals															S		24	
Recreational Vehicle Sales and Service														S	S	10	8	
Tire and Battery Stores													S	S	S	10	7	
Truck and Heavy Equipment Sales and Service														S	S	10	8	
Vehicle Storage Yards or Facilities												S	S	S	S		24	
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																		

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Appliance Repair Shops														S	S		8	
Building Material Sales with outside storage														S	S		7	
Commercial Laundry														S	S		24	
Contractor Office with storage yard														S	S		24	
Contractor Office without storage yard	✓											✓		P	P		8	
Electronic Assembly or Manufacturing															P		25	
Exterminator Shop														S	S		24	
Food Packaging and Manufacturing															S		24	
Furniture and Cabinet Manufacturing															P		25	
Office Showroom															P		25	
Oil and Gas Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Ch. 3.1	24	
Plumbing, HVAC and Electrical Trades Shops	✓											✓		P	P		8	
Printing and Publishing - Commercial	✓											✓			P		8	
Research and Development Labs	✓											✓			P		8	
Scientific Instrument Assembly and Manufacturing															P		8	
Self-Storage Facilities (mini-warehouse)															S		24	
Upholstery and Furniture Repair Shops	✓											✓		P	P		8	
Warehouse and Distribution Facilities															S		24	
Wood, Paper or Leather Products															P		25	
Manufacturing not elsewhere listed															S		24	
Welding or Machine Shop															P		25	
Wholesale Store/Supply															P		25	
Wholesale Store/Supply with outdoor storage															S		24	

PUD-C Additional Uses Not Listed

Pool service providers
Bakery shops
Audio - Visual - Sales and services
Trade Schools for Health, Welding, Medical Assistants, Medical coding and billing, Cyber security and others.
Health Studios
Yoga Studios
School Supplies / Books Stores
Document shredding services
Computer / Phones / Electronic Sales and Services.
Floor supplies and Installation Services (Tile, Carpeting, etc)
Home Door Supply and Repair Services.
Residential and Commercial Glass Supply and Repair Services
Painting Contractors / Residential and Commercial
Framing and Carpentry Services
Physical Therapy Services
Reprographic Supplies and Services.
Sign Shops
Auto detailing
House Remodeling Services
Roofing Contractor Offices and Show Room
Irrigation Supply Services
Art Education and Studio
House Cleaning Services
Holiday Lighting Services
Health Supply Sales and Services
Non Profits Home Offices
Discount Retailers
Internet Sales and Services
Home Security Supply and Services
Home Lighting Installation Services
Cloud Computer Services.
Software Development (Apps) Entrepreneurs. Think (Pay Pal)
Internet Game developers
Cyber \$ Mining
Last Mile Supply Chain Services
Metal Art Shop
Whole Sales Supply and Services
Overhead Door Supply and services
Professional Services (Some examples may be a longer list)

- Consulting
- Accounting / Tax
- Real Estate

PUD-C Additional Uses Not Listed

- Engineering
- Surveying
- Financial Advisory
- Audit

Ghost Kitchens

Home inspector Services

Plumbing Contractors

A/C Contractors and sales.

We can probably identify at least twice this list. The main concept of the City Line Business Park will be to offer Flexible Space to small business that need that kind of space.

We understand that the City does NOT WANT business like the following at this location:

Massage Parlors

Body and Fender

Auto Repair or Body and Fender Shops

No outside storage

And I am sure that there are many others.

We will work with the City to insure that the Business Park is a positive asset and something that they would recommend to potential new small businesses that want to be in the City.



































POLK DESIGN BUILD GROUP

CORONA COUNCIL - CRUST

MATTRESS BY APPOINTMENT

TEK NEK TOYS

1904

Tek Nek Toys	GSS, INC
COOKIES CRUMBS & CRUST	Barse & Company
SERVICE FUSION, INC.	ACCUTEST LABORATORIES
SMART PARTS CRAFTS	Consolidated Consulting Group
MATTRESS BY APPOINTMENT	POLK DESIGN BUILD GROUP
LEASING INFO: 817 605 9922	



1900

Beautiful Image	USHEALTH ADVISORS
Texas Beauty Institute	
MEYER'S POOL CARE	BLUDOOR STUDIOS
	ARMFLAGS/SUPPORT HOSE STORE
LEASING INFO: 817.605.9922	

AEROTECHNICAL SYSTEMS





100

101

102

103

PARKING



FIRE LANE - NO PARKING



ADRENALINE DANCE

ADRENALINE DANCE

BLUDOOR STUDIOS

MEYER'S POOL CARE

206

207







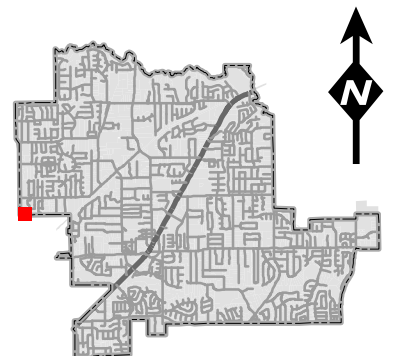
1900
Beautiful Image
Texas Beauty Institute
MEYER'S POOL CARE
USHEALTH ADVISORS
BLUDOOR STUDIOS
ARMFLAGS/SUPPORT HOSE STORE
LEASING INFO 817.605.9922

Aerial Map



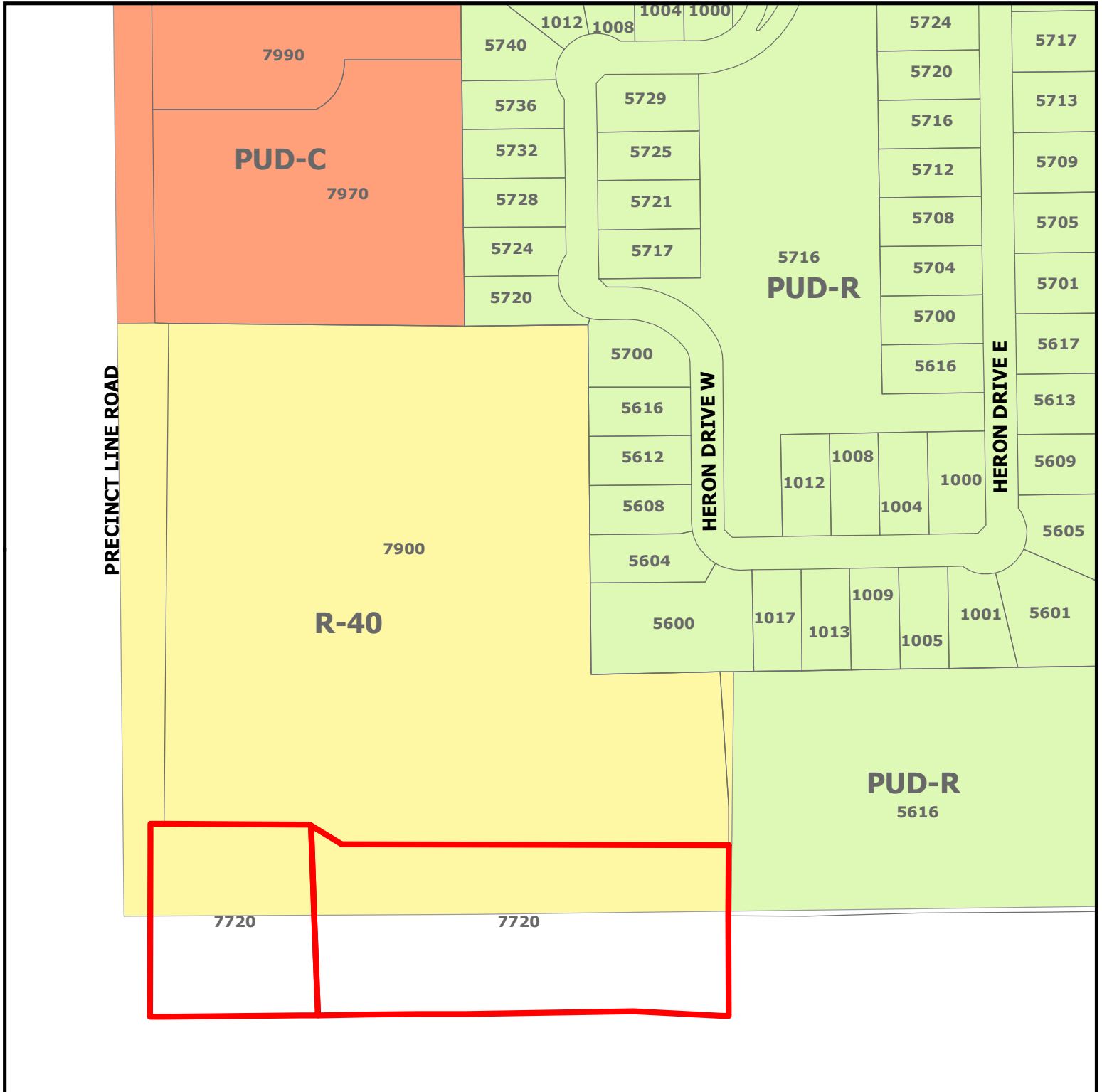
ZC21-002
7720 Precinct Line Road

 Subject Property



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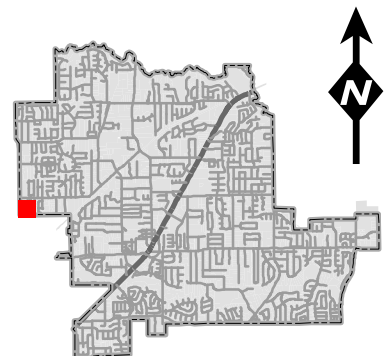
Zoning Map



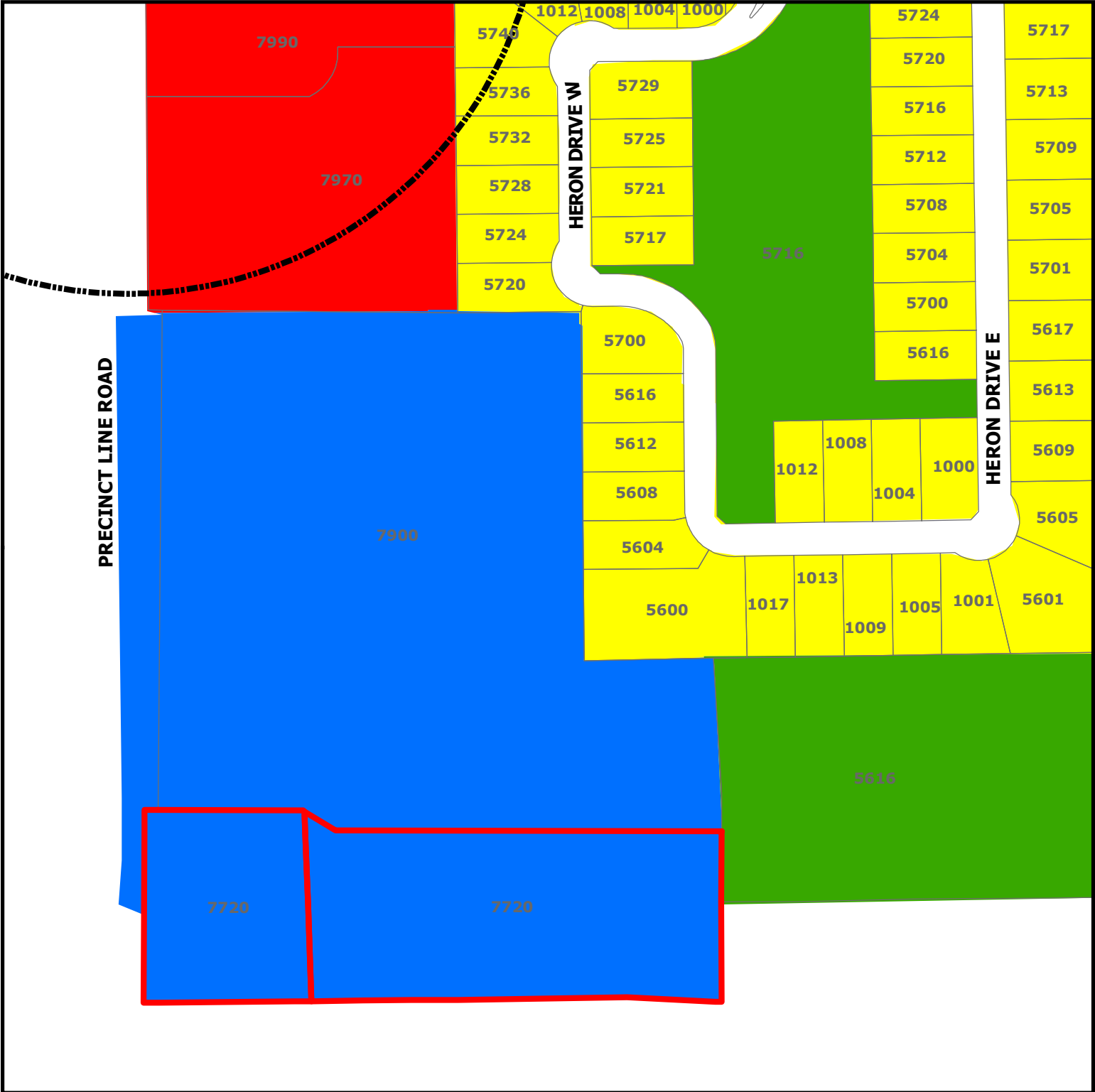
ZC21-002 7720 Precinct Line Road

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 Subject Property



Future Land Use Map

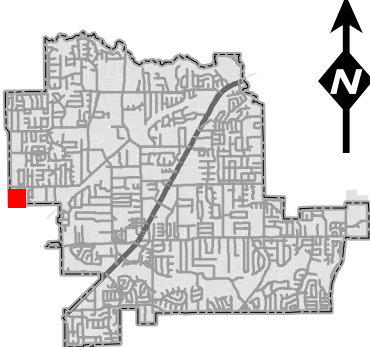


ZC21-002

7720 Precinct Line Road

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

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Statement of Planning Objectives

City Line Business Park

Statement of Planning Objectives:

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

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

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

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

Development Schedule :

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

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

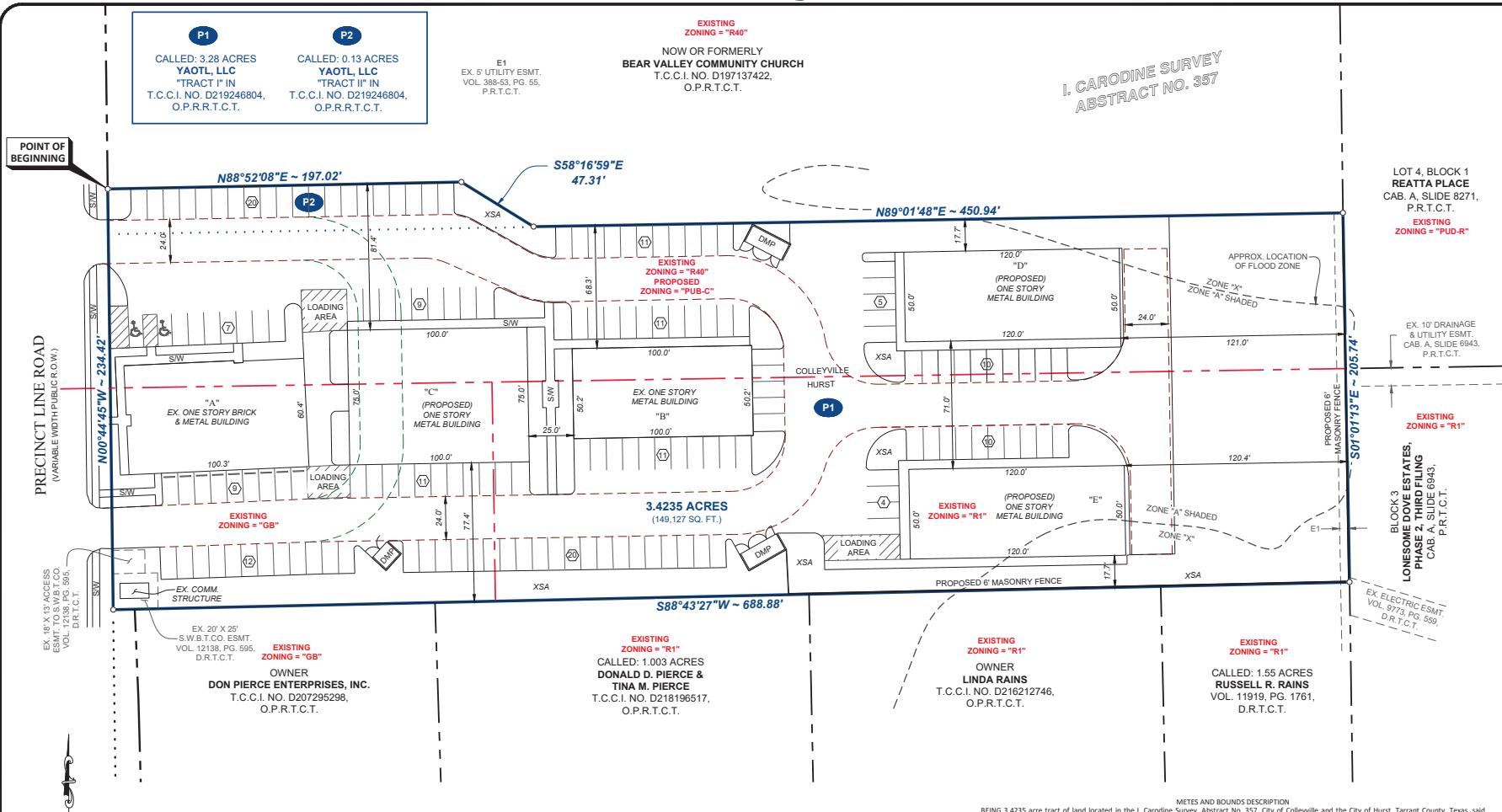
**Statement of Planning Objectives
City Line Business Park**

Economic Development Information :

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

Traffic Impact Analysis : Not Applicable

Zoning Exhibit



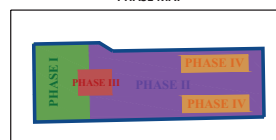
BUILDING TABLE			
PHASE -BLDG.	SQ. FT.	AREA %	PROP. USE
PH. I ~ "A"	6,058	4.1%	COMMERCIAL
PH. II ~ "B"	5,020	3.4%	COMMERCIAL
PH. III ~ "C"	7,500	5.1%	COMMERCIAL
PH. IV ~ "D"	6,000	4.1%	COMMERCIAL
PH. IV ~ "E"	6,000	4.1%	COMMERCIAL

TOTAL OPEN AREA (NO PAVEMENT) : 38,098 SQ. FT.
PAVED - DEVELOPMENT AREA : 110,282 SQ. FT.

* **LEGEND** *

- | PG. | VOLUME | RMP | RAMP |
|--------------|--|-----|---------------------------------|
| VOL. | PAGE | S/W | SIDEWALK |
| CAB. | CABINET | | PROP. PARKING SPACES |
| D.T.C.T.C. | DEED RECORDS | XSA | XERISCAPE AREAS |
| O.P.R.T.C.T. | TARRANT COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS | | PROP. TEMPORARY
CONST. FENCE |
| P.R.T.C.T. | TARRANT COUNTY, TEXAS
PLAT RECORDS | | PROP. 6" WROUGHT
IRON FENCE |
| EX. | EXISTING | | SUBJECT PROPERTY LINE |
| DMP | DUMPSTER | | FIRELINE (PHASE I) |
| | | | FIRELINE (PHASE II) |
| | | | ZONING LIMITS |

* PHASE MAP *



(NOT TO SCALE)

METES AND BOUNDS DESCRIPTION

BENING 34235 acre tract of land located in the l. Caroline Survey, Abstract No. 357, City of Colleyville and the City of Hurst, Tarrant County, Texas, said 34235 acre tract of land being a portion of Tract B, Reagan Estates West, being an Addition to the said City and State, according to the plat thereof filed for record in Volume 388-53, Page 55, Plat Records, Tarrant County, Texas, said 34235 acre tract of land being all of a called 3.28 acre tract of land described as "Tract F" and all of a called 0.13 acre tract of land conveyed to YADT, LLC, by deed thereof filed for record in Tarrant County Clerk's Instrument No. 021834680, Tarrant County, Texas, said 34235 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch iron rod with a cap stamped "GBG SURVEYING" found (Controlling Monument) at the southwest property corner of the said 3.28 acre tract, same being the northwest property corner of a that certain tract of land conveyed to Don Pierce Enterprises, Inc. by deed thereof filed for record in Tarrant County Clerk's Instrument No. D207295298, O.P.R.T.C.T., said iron rod found also being on the east right-of-way line of Precinct Line Road (being a variable width public right-of-way at this point);

THENCE North 00°46'21" West, along the west property line of the said 3.28 acre tract and along the said east right-of-way line, at a distance of 209.42 feet passing the northwest property corner of the said 3.28 acre tract, same being the southwest property corner of the said 0.13 acre tract, and continuing along the west property line of the said 0.13 acre tract and the said east right-of-way line, in all a total distance of 234.30 feet to an "X" cut in concrete found (Controlling Monument) at the northwest property corner of the said 0.13 acre tract, same being a southwest property corner of that certain tract of land conveyed to Bear Valley Community Church, by deed there filed for record in Tarrant County Clerk's Instrument No. D197137422, O.P.R.T.C.;

THENCE North 88°51'25" East, along the north property line of the said 0.13 acre tract and along a south property line of the said Bear Valley Community Church tract, a distance of 197.08 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast property corner of the said 0.13 acre tract;

THENCE South 58°16'24" East, along the east property line of the said 0.13 acre tract and along a southwest property line of the said Bear Valley Community Church tract, a distance of 47.25 feet to a 5/8 inch iron rod with a cap stamped "SPOONER 5922" set at the southeast property corner of the said 0.13 acre tract, same being a southwest property corner of the said Bear Valley Community Church tract, and being on the north property line of the aforesaid 3.28 acre tract;

THENCE North 89°02'23" East, along the north property line of the said 3.28 acre tract and along the south property line of the said Bear Valley Community Church tract, a distance of 450.87 feet to a 1/2 inch iron rod found (Controlling Monument) at the northeast property corner of the said 3.28 acre tract, same being a southeast property corner of the said Bear Valley Community Church tract, and being on the west line of Reatta Place, being an Addition to the City of Colleyville, by deed thereof filed for record in Cabinet A, Slide 8271, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 01°00'38" East, along the east property line of the said 3.28 acre tract, in part along the said west line of Reatta Place and in part along the west line of Lonesome Dove Estates, Third Filing, being an Addition to the City of Hurst, according to the plat thereof filed for record in Cabinet A, Slide 6943, P.R.T.C., a distance of 208.04 feet to a 1/2 inch iron rod found (Controlling Monument) at the southeast property corner of the said 3.28 acre tract, same being the northeast property corner of a called 1.55 acre tract of land conveyed to Russell R. Rains, by deed thereof filed for record in Volume 11919, page 1761, Deed Records, Tarrant County, Texas;

THENCE South 88°55'31" West, along the south property line of the said 3.28 acre tract, in part along the north property line of the said 1.55 acre tract, in part along the north property line of that certain tract of land conveyed to Linda Rains, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D216212746, O.P.R.T.C., in part along the north property line of a called 1.003 acre tract of land conveyed to Donald D. Pierce and Tina M. Pierce, by deed thereof filed for record in Tarrant County Clerk's Instrument No. D218196517, O.P.R.T.C., and in part along the north property line of the aforementioned Don Pierce Enterprises, Inc. tract, a distance of 688.67 feet to the **POINT OF BEGINNING**.

THE PURPOSE OF THIS ZONING EXHIBIT IN COLLEYVILLE IS TO CHANGE ZONING FROM R-40 TO PUB-C.



**SPOONER &
ASSOCIATES**
REGISTERED PROFESSIONAL LAND SURVEYORS
OVER 25 YEARS OF SERVICE

309 BYERS STREET, SUITE 100, EULESS, TEXAS 76039
(817) 685-9448 WWW.SPOONERSURVEYORS.COM
TBLPS FIRM NO. 10054900

ZONING EXHIBIT

OF A 3.408 ACRE TRACT OF LAND LOCATED
IN THE I. CAROLINE SURVEY, ABSTRACT NO. 357,
CITY OF COLLEYSVILLE AND CITY OF HURST,
TARRANT COUNTY, TEXAS, BEING ALL OF
TRACTS I AND II IN THE DEED THEREOF FILED
FOR RECORD IN T.C.C.I. NO. D219246804,
O.P.R.T.C.T.

OWNER	APPLICANT
YAOTL, LLC	REVEST, LLC
5428 DAVIS BLVD., STE 100	8800 Kirk Lane
N. RICHLAND HILLS, TX	N. Richland Hills, Texas 76182
	ATTN: RICK FIGUEROA

DATE: 1/10/2021
S&A PROJECT NO. 20057
DRAWN BY: C. REEDER
CHECKED BY: E. SPOONER
FILE: 20057 PRECINCT LINE ZONING.dwg

SHEET
1
OF 1

Site Plan

LEGAL DESCRIPTION

TRACT:
Being a tract of land situated in the 1st, Cordova Survey, Acreage No. 357, City of Mount Terrant County, Texas, and being a part of Tract #60 of Glenn Barthes West, an Addition to the City of Mount Terrant County, Texas, according to maps recorded in Volume 89, Page 148, Deeds, Records, Terrant County, Texas, said being a part of said tract having been conveyed to George Timmerman and William C. Timmerman by James W. Timmerman, Volume 2816, Page 755, Deed Records, Terrant County, Texas, less that tract of land conveyed to the State of Texas by deed recorded in Volume 1933, Page 1487, Deed Records, Terrant County, Texas, and Glenn and Sharon Timmerman, Volume 1433, Page 1483, Deed Records, Terrant County, Texas, less that tract of land conveyed to the State of Texas by deed recorded in 1933, Page 1483, Deed Records, Terrant County, Texas, and the remainder being more particularly described together by map and sound as follows:

BEGINNING at a 1/2 inch iron rod found at the Northeast corner of a tract of land conveyed to Russell R. Rahn by Deed recorded in Volume 1919, Page 758, Deed Records, Tarrant County, Texas, said point being on the West line of Lot 15, Block 3 of Lakeside Drive Subdiv., Phase 2, Third Flt., an Addition to the City of Munsie, Tarrant County, Texas, according to the map recorded in Exhibit A, Sile 6943, Map Records, Tarrant County, Texas;

5885S South 88 degrees 43 minutes 27 seconds West, along the North line of said Right-of-Way, a distance of 1.00000 feet to a 1/2 inch iron rod with a yellow cap stamped "CS9 Survey" set at the Northwest corner of a tract of land owned by Donald Florence B-Herrell, Inc., by Deed recorded in Instrument No. 02073395238, Caddo Parish Records, Torrance, Texas, said point being on the East right-of-way line of Preston Line Road (120 feet right-of-way).

THENCE North 00 degrees 44 minutes 45 seconds West, a distance of 203.42 feet to a point for corner of the Southwest corner of a tract of land conveyed to Gorm Termon, Sharon K. Termon and Gail P. Termon by Deed recorded in Instrument No. D1876665, Gail P. Termon, Termon County, Texas, from which an "X" found for a witness of the common Northwest corner of said Termon tract and the most Western Southwest corner of a tract of land conveyed to Bear Valley Community Church by Deed recorded in Instrument No. D1873422, Gail P. Termon, Termon County, Texas, has a bearing and distance of North 00 degrees 44 minutes 45 seconds West, 24.99' feet.

THENCE North 88 degrees 01 minutes 48 seconds East, along the South line of said Tennyson tract, a distance of 637.87 feet to a 1/2 inch iron rod found at the Southeast corner of said Bear Valley Community Church tract, said point being on the West line of Lot 4, Block 1 of Repto Race, an Addition to the City of Murch, Tarrant County, Texas, according to the map recorded in Cockett A. 816 827, Map Records, Tarrant County, Texas.

THENCE South 01 degree 01 minutes 13 seconds East, along said West line of Lot 4, Block 1, a distance of 205.74 feet to the POINT OF BEGINNING and containing 342,894 square feet or 3.28 acres of land.

TRACT 1

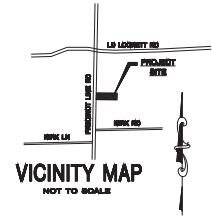
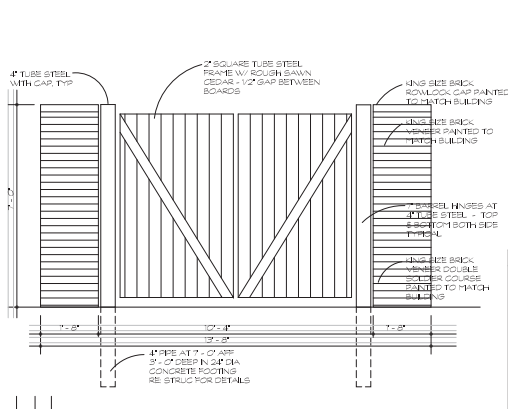
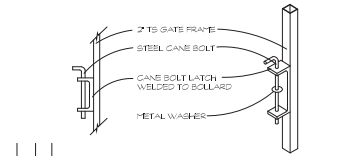
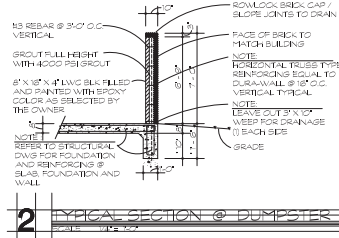
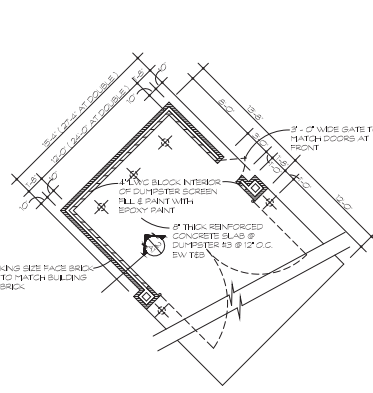
Being a tract of land situated in the E. Coradine Survey, Acrefoot No. 357, City of Murfreesboro, Tarrant County, Texas, and being part of Tract "A" of Reagon Estates West, an Addition to the City of Murfreesboro, Tarrant County, Texas, according to the map recorded in Volume 288-53, Page 55, Map Records, Tarrant County, Texas, being that same tract of land conveyed to Gerry Tarmann, Sharon K. Tarmann and David M. Tarmann by Deed recorded in Instrument No. D197176553, (City of Murfreesboro) Records, Tarrant County, Texas, and the remainder being more particularly described together by metes and bounds as follows:

THENCE traversing along said Bear Valley Community Church as follows:

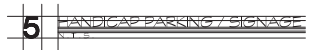
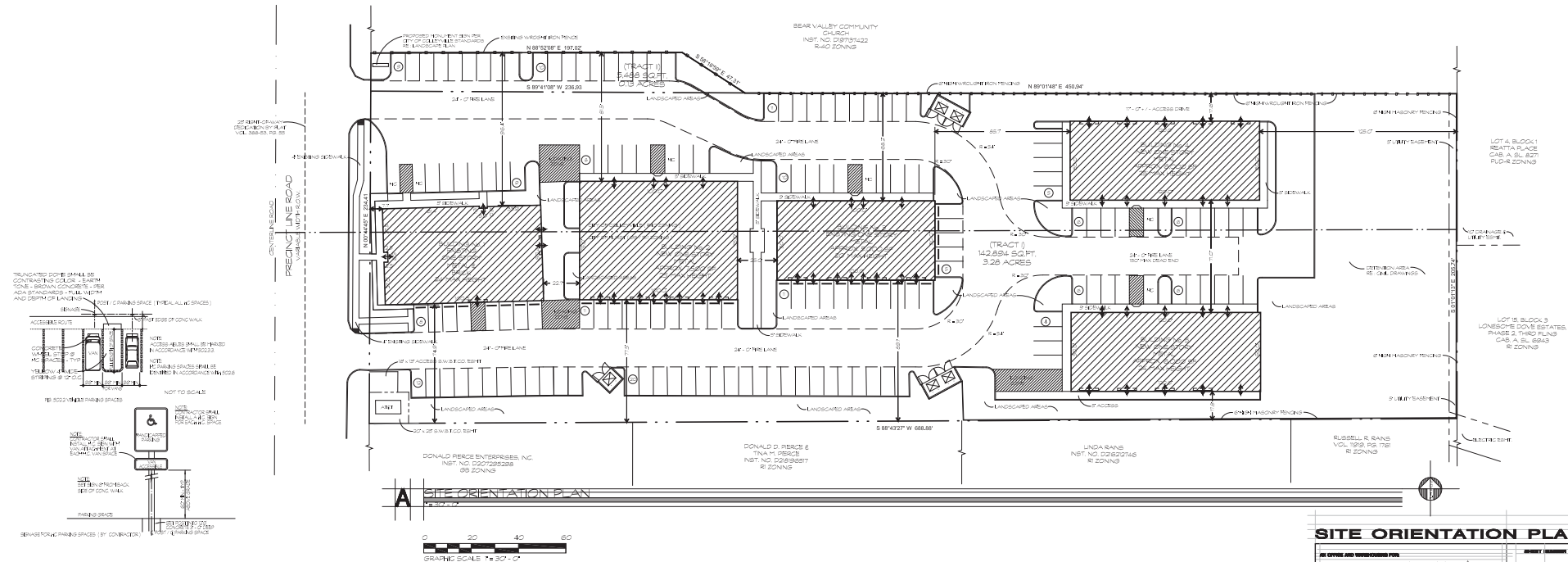
North 88 degrees 52 minutes 08 seconds East, a distance of 187.02 feet to a 5/8 inch iron rod found far corner;

South 58 degrees 16 minutes 50 seconds East, a distance of 47.31 feet to a point for corner at the most Southern Southwest corner of said Bear Valley Community Church tract, said point being on the North line of a tract of land conveyed to Garry Tennyson and wife, Sharon K. Tennyson by Deed recorded in Volume 8836, Page 735, Deed Records, Tarrant County, Texas.

THENCE South 82 degrees 01 minutes 48 seconds West, along said North line of Tennyson tract, a distance of 236.93 feet to a point for corner on the aforementioned East right-of-way line of Predator Line Road.



SITE DATA SUMMARY CHART	
ZONING	R40
CURRENT LAND USE	R40 - GARAGE
PROPOSED LAND USE	COMMERCIAL - 7,920 SQ. FT.
TOTAL LOT AREA	3.405 ACRES (146,582 SQ. FT.)
BUILDING AREA	30,800 SQ. FT.
BUILDING HEIGHT	28' MAX.
PAVED SURFACE AREA	75,990 SQ. FT.
PAVING IN BUILDING AREA	106,490 SQ. FT.
PERCENT OF LOT COVERAGES	7.6%
REQUIRED PARKING	
- WAREHOUSE (1,300 SF)	
- TOTAL PARKING REQUIRED:	102 SPACES
- TOTAL PARKING PROVIDED:	187 SPACES (6 HANDICAP)
LANDSCAPE AREA REQUIRED	28,676 SQ. FT. (20% LOT AREA)
LANDSCAPE AREA PROVIDED	40,892 SQ. FT. (27.5% LOT AREA)



AN OFFICE AND TRANSCORPORATE FOR CITY LINE BUSINESS PARK 7000 / 5000 PERSIMMON LANE SW HUNTSVILLE, TENNESSEE		AGENT / BROKER A1
FOR: DELTA CAPITAL 6600 JORDAN DR. P.O. BOX 400000 NORTH HAVENLAND, MISSISSIPPI 38901 P.O. BOX 400000		1 OF 8

Colleyville Architect Drawings

Overall Concept:

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

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

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

Building #1. (Existing)

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

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

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

Building #2. (New)

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

Building #3. (Existing)

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

Buildings #4 and #5.

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

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

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

Conclusion

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

Colleyville Architect Drawings

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

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

Building Elevations



EXTERIOR RENOVATION FOR :

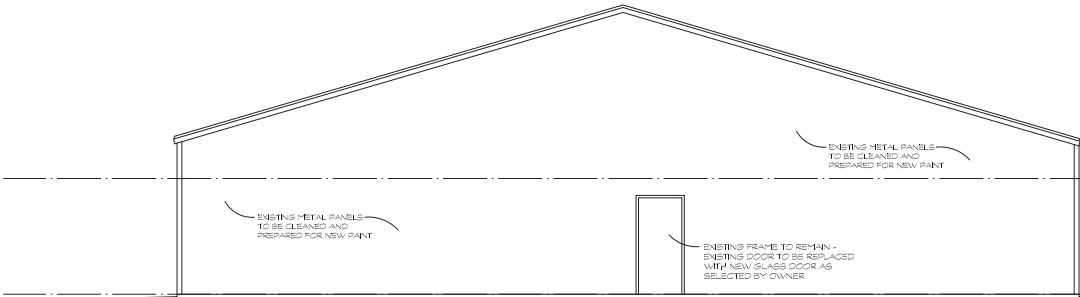
CITYLINE BUSINESS PARK

7720 PRECINCT LINE RD

COLLEYVILLE, TEXAS

FEBRUARY 28, 2021

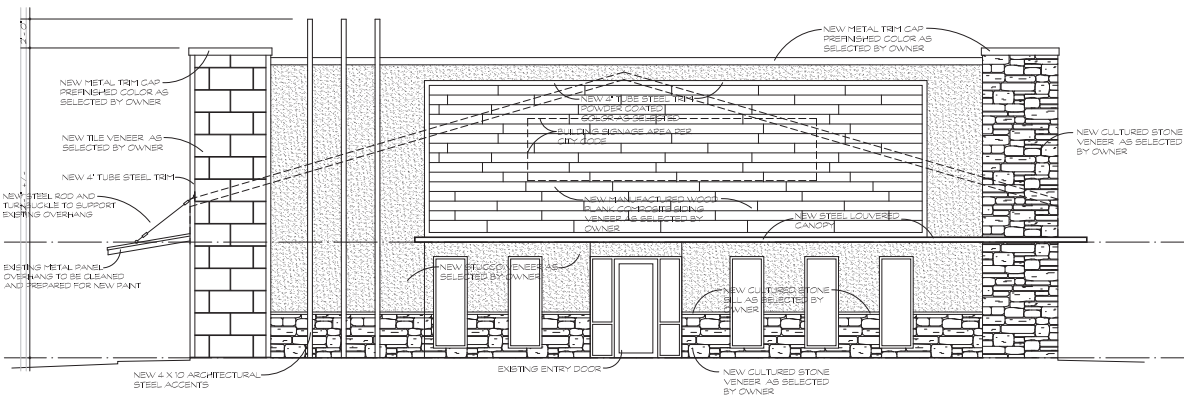
Building Elevations



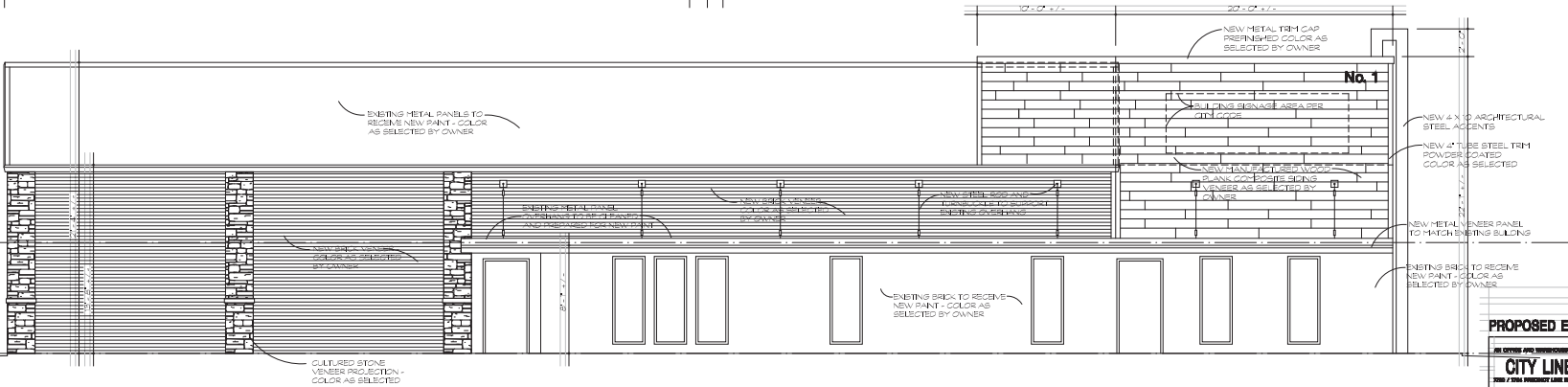
A EAST EXTERIOR ELEVATION



1 PROPOSED RENDERING



B WEST EXTERIOR ELEVATION



C NORTH EXTERIOR ELEVATION (SOUTH ELEVATION SIMILAR)

PROPOSED EXTERIOR ELEVATIONS - BUILDING No. 1

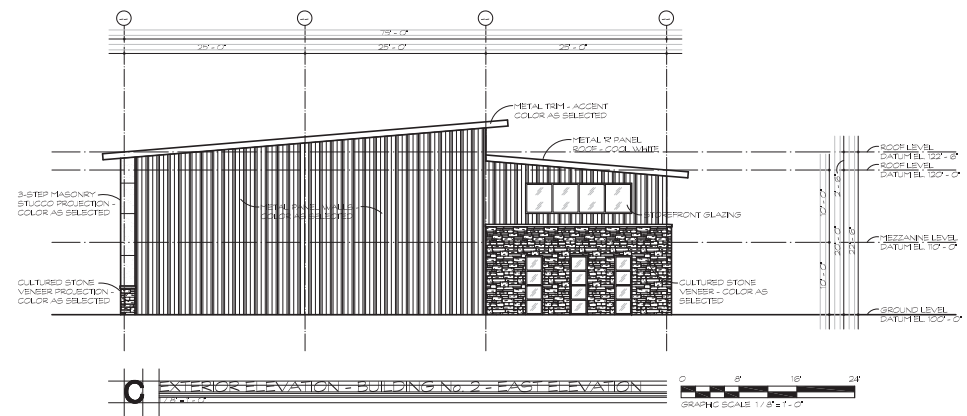
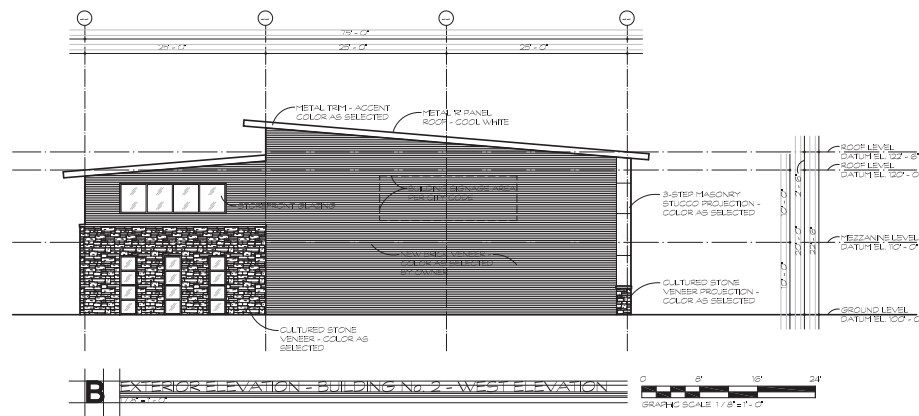
ALL ELEVATIONS AND DIMENSIONS FOR
CITY LINE BUSINESS PARK
3000 / 3000 PROJECT LINE 00
COLLEGEVILLE, TENNESSEE
FOR: **DELTA CAPITAL**
3000 / 3000 PROJECT LINE 00
NORTH RICHLAND HILLS, TEXAS 76180
P.O. BOX 1000000

PROJECT NUMBER

A2

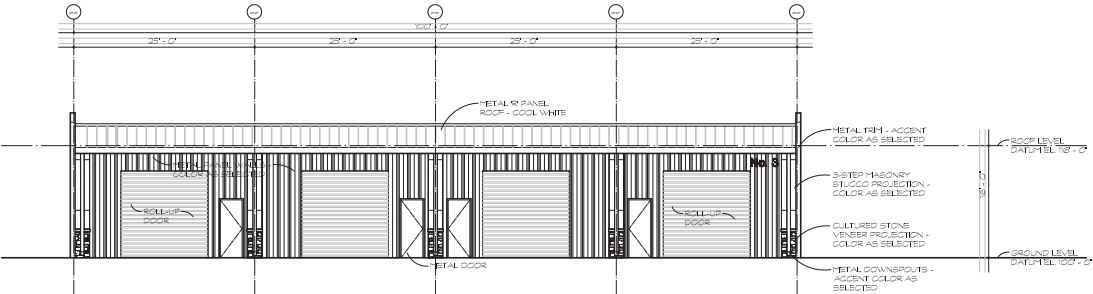
1 OF 2

Architectural drawing of the exterior elevation of Building No. 2, South Elevation. The drawing shows a long, low building with a flat roof. The facade is composed of vertical elements: a central section with a 'METAL DOOR' and 'SCULPT DOOR' flanked by 'METAL PANEL' and 'METAL DOOR' sections. The roof is labeled 'METAL 12 PANEL ROOF - COOL WHITE'. The walls are labeled '3-STEP MASONRY STUCCO PROJECTION - COLOR AS SELECTED' and 'CLUTTERED STONE MASONRY PROJECTION - COLOR AS SELECTED'. The drawing includes a scale bar (0 to 24 feet) and a north arrow. The title 'EXTERIOR ELEVATION - BUILDING No. 2 - SOUTH ELEVATION' is at the bottom.

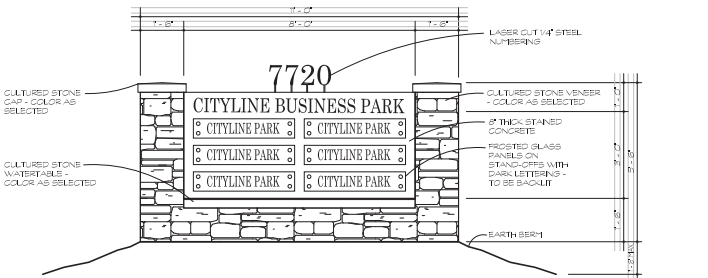


A3

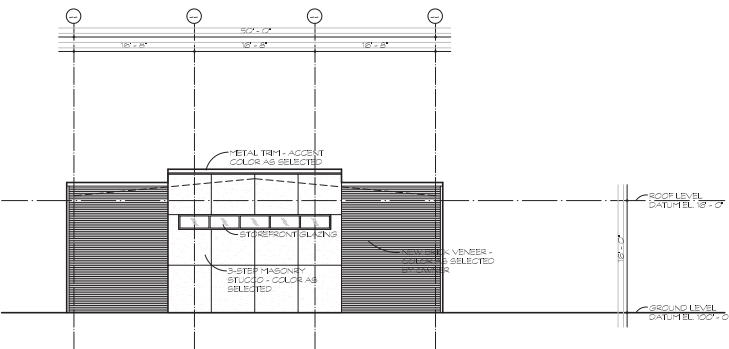
Building Elevations



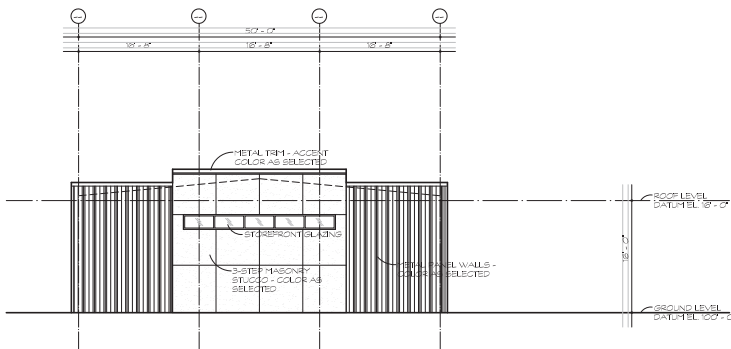
A EXTERIOR ELEVATION - BUILDING No. 3 - SOUTH ELEVATION



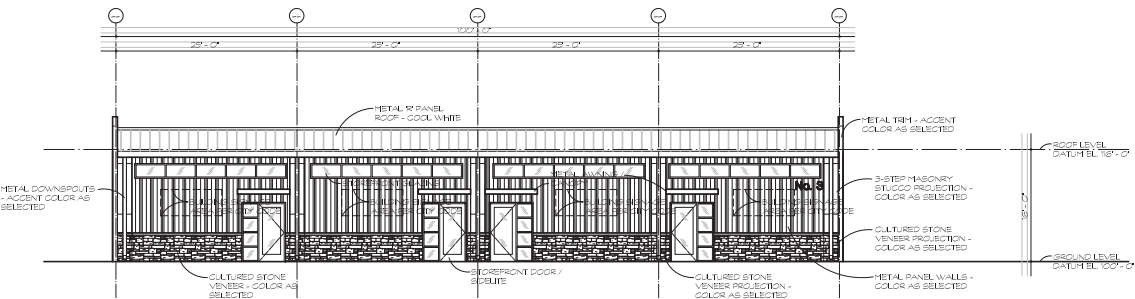
1 DOUBLE SIDED MONUMENT SIGN



B EXTERIOR ELEVATION - BUILDING No. 3 - WEST ELEVATION

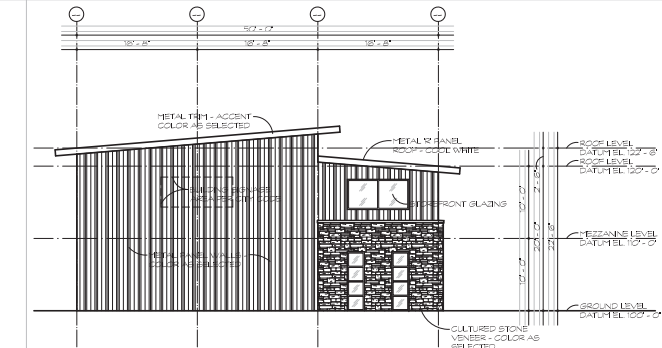


C EXTERIOR ELEVATION - BUILDING No. 3 - EAST ELEVATION

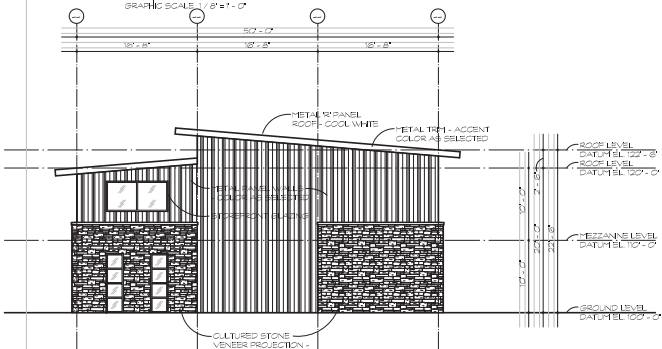


D EXTERIOR ELEVATION - BUILDING No. 3 - NORTH ELEVATION

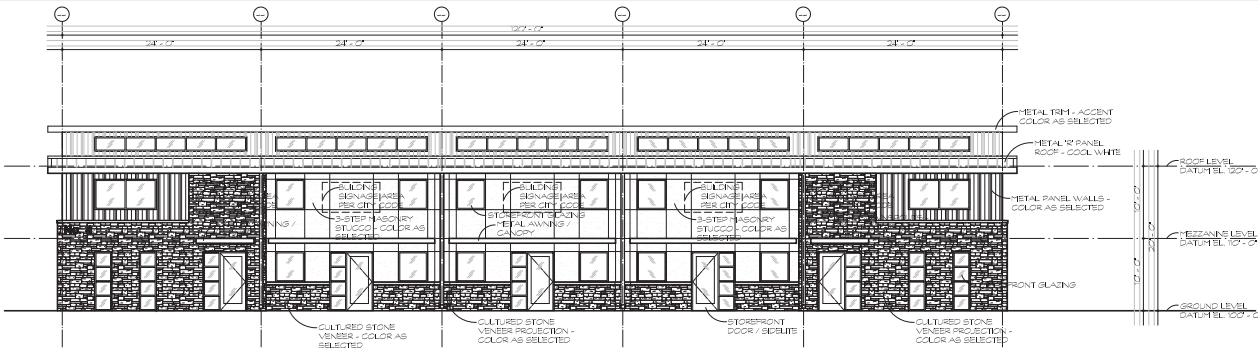
Building Elevations



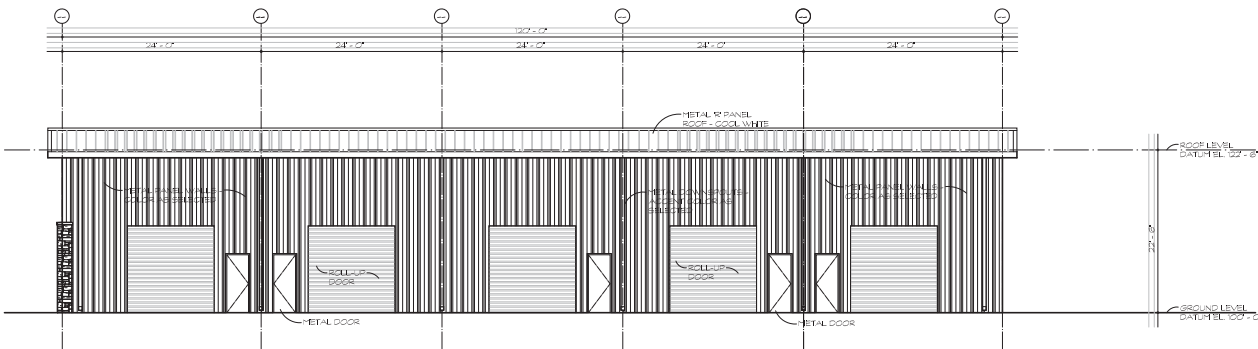
C EXTERIOR ELEVATION - BUILDINGS 4 & 5 - WEST ELEVATION



D EXTERIOR ELEVATION - BUILDINGS 4 & 5 - EAST ELEVATION



A EXTERIOR ELEVATION - BUILDINGS 4 & 5 - SOUTH ELEVATION



B EXTERIOR ELEVATION - BUILDINGS 4 & 5 - NORTH ELEVATION



EXTERIOR ELEVATIONS - BUILDINGS 4 & 5

FOR OFFICE AND INFORMATION ONLY
CITY LINE BUSINESS PARK
3000 / 3000 PROJECT LINE IN
COLLEENVILLE, TEXAS
FOR: DELTA CAPITAL
ARCHITECTURAL
NORTH ROCKLAND HILLS, TEXAS 78150
TEL: 281-450-0000

A5

Propose Building Style by Applicant



Propose Building Style by Applicant



Propose Building Style by Applicant



Propose Building Style by Applicant



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



Buildings Constructed by Metcon



SCALE: N.T.S.

LANDSCAPE PLAN

[illegible]

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

GENERAL NOTES:

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

**ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION**

This document is released for the purpose of review and bidding only, under the authority of Mark H. Swafford, P.L.A. Texas No. 1240, dated 01/28/2021.

[illegible]

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

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



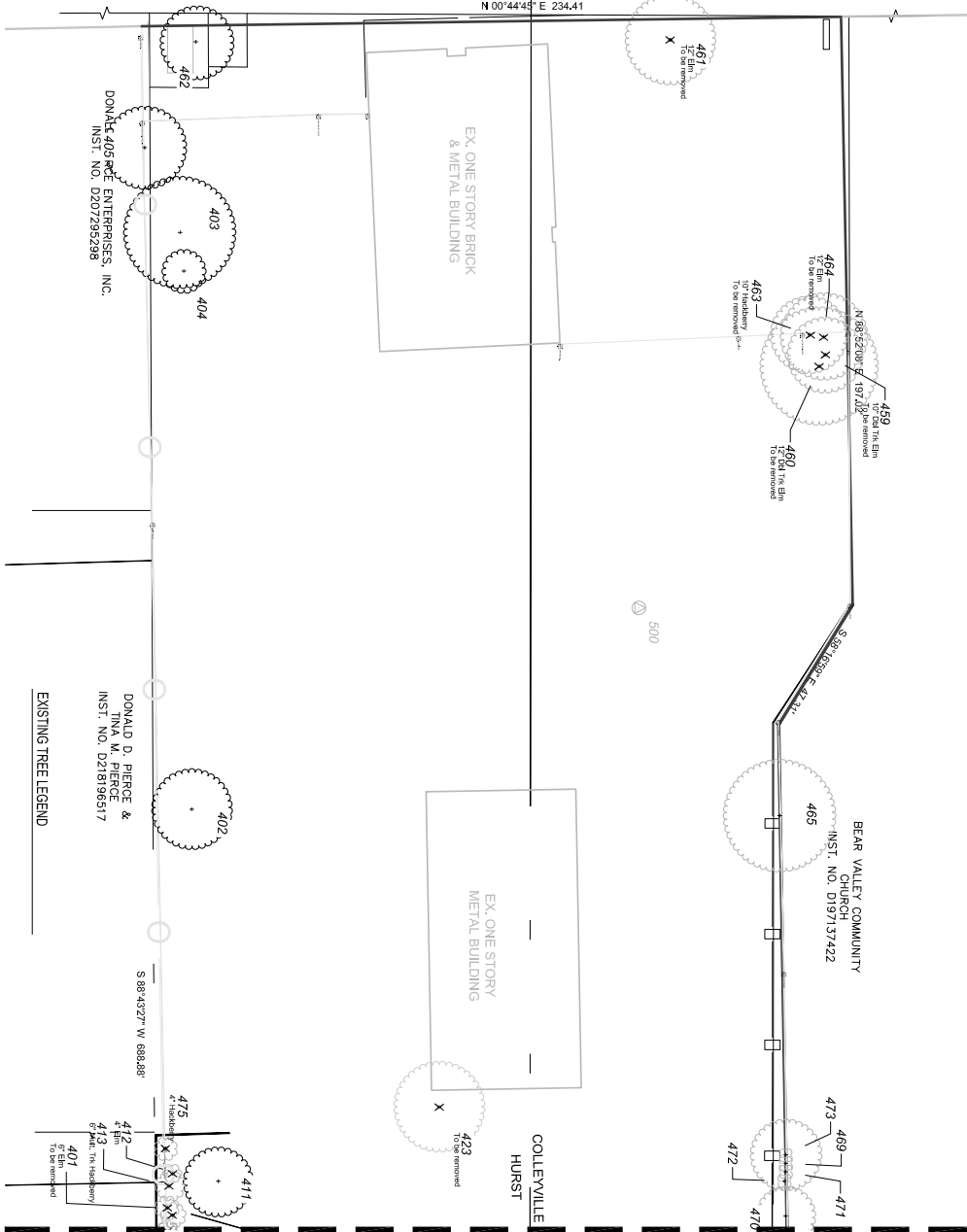
SCALE: 1" = 20'

Landscape and Tree Preservation Plan

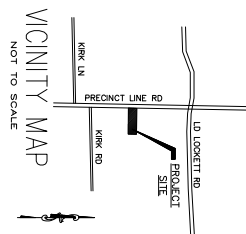
PRECINCT LINE ROAD

VARIABLE WIDTH R.O.W.

N 00°44'45" E 234.41'



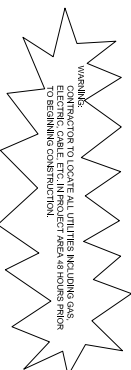
MATCHLINE SEE SHEET LND-02



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

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

FORESTRY PLAN



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

Denotes Existing tree to remain (O)

REVIEWED FOR REVIEW AND NOT FOR CONSTRUCTION

This document is released for the purpose of review and bidding only, under the authority of the City of Colleyville, Texas. It is not to be used for any other purpose without the written consent of the City of Colleyville, Texas.

NO.	DESCRIPTION	DATE
1	REVISIONS	
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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY PLAN
COLLEYVILLE, TEXAS



SHEET NO. LND-01 OF SHEETS

DATE: 10-10-21
DRAWN BY: [Signature]
CHECKED BY: [Signature]

Landscape and Tree Preservation Plan

MATCHLINE SEE SHEET LND-01

FORESTRY PLAN

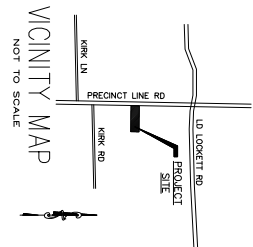
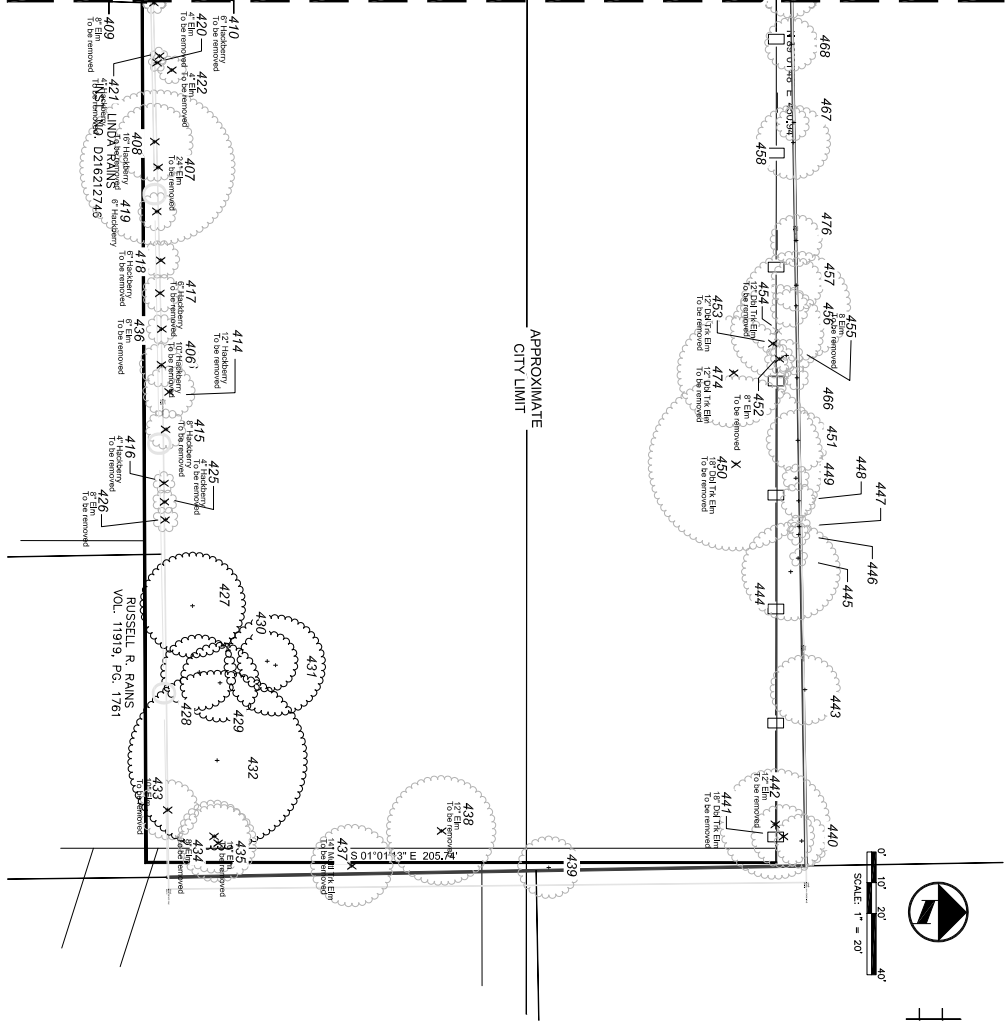
SCALE: 1" = 20'



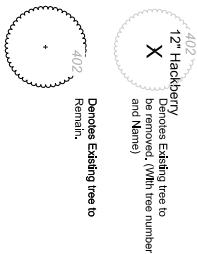
CONTACT NUMBERS:
ONCOR ELECTRIC COMPANY: 800-344-6377
LONE STAR GAS: 1-800-668-8344
AT 811: 1-800-344-6377



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



CITYLINE BUSINESS PARK FORESTRY CALCULATIONS			
Net Urban Forestry Area	Calculation	Square Feet	Acres
A. Gross area of property	→	151,566.7	3.47
B. Building envelope area	→	30,578.2	0.70
C. Regulated utility easements and other deductible area	→	0.00	0.00
D. Net Urban Forestry Area	(A-B)	120,988.5	2.77
Required Tree Canopy Area			
Minimum Canopy Coverage Requirement:			
50% of protected tree canopy outside the commercial envelope			
E. Net residential Commercial area (50%)	(D x 50%)	60,388.47	1.39
F. Additional 5% preservation if required	(E x .05)	0.00	0.00
G. Total required canopy coverage for site	(E + F)	60,388.47	1.39
Preservation/Retention of Existing Canopy			
H. Total existing canopy coverage for site	(H x .9)	106,451.16	2.42
I. Preserve a minimum of 50% existing tree canopy area of 50% Canopy	(H x .50)	13,252.88	0.30
J. Preservation requirement (50%)	(H x .50)	13,252.88	0.30
K. Additional 5% of existing canopy coverage for site	(J x .05)	3,063.22	0.07
L. Total existing canopy coverage for site	(J + K)	16,316.10	0.37
M. Removal of trees 3" or less trees (100% of 213 ft) = 208,642, 307.2, 205,488, 547	(L - M)	31,121.8	0.72
N. Total preservation requirement - 50% plus 5% Heritage canopy area removal	(I - M)	7,955.35	0.18
O. Total preservation credit	(N + M)	29,076.9	0.67
New Tree Planting			
P. Total required canopy coverage for site	(G)	60,388.47	1.39
Q. Large canopy trees @ 2000 sq ft per tree	(Q x 2000)	60,000.00	1.38
R. Medium canopy trees @ 1000 sq ft per tree	(R x 1000)	10,000.00	0.23
S. Small canopy trees @ 500 sq ft per tree	(S x 500)	7,000.00	0.16
T. Total New Tree Planting Canopy Area	(Q + R + S)	77,000.00	1.75
Fulfillment of Requirements			
W. Total required canopy coverage for site	(G)	60,388.47	1.39
X. Total existing canopy coverage for site	(L + O)	70,000.00	1.54
Y. Gross deficit in total canopy	(X - W)	9,611.53	0.22



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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY PLAN

COLLEEVILLE,

TEXAS

LT DESIGN GROUP
LANDSCAPE - IRRIGATION - WATER MANAGEMENT
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FORT WORTH, TX 76132
817.332-7913
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SHEET NO.
LND-02
OF
SHEETS

DATE: 01/29/21
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: [Number]

NO.	REVISIONS	DATE

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SCALE: N.T.S.

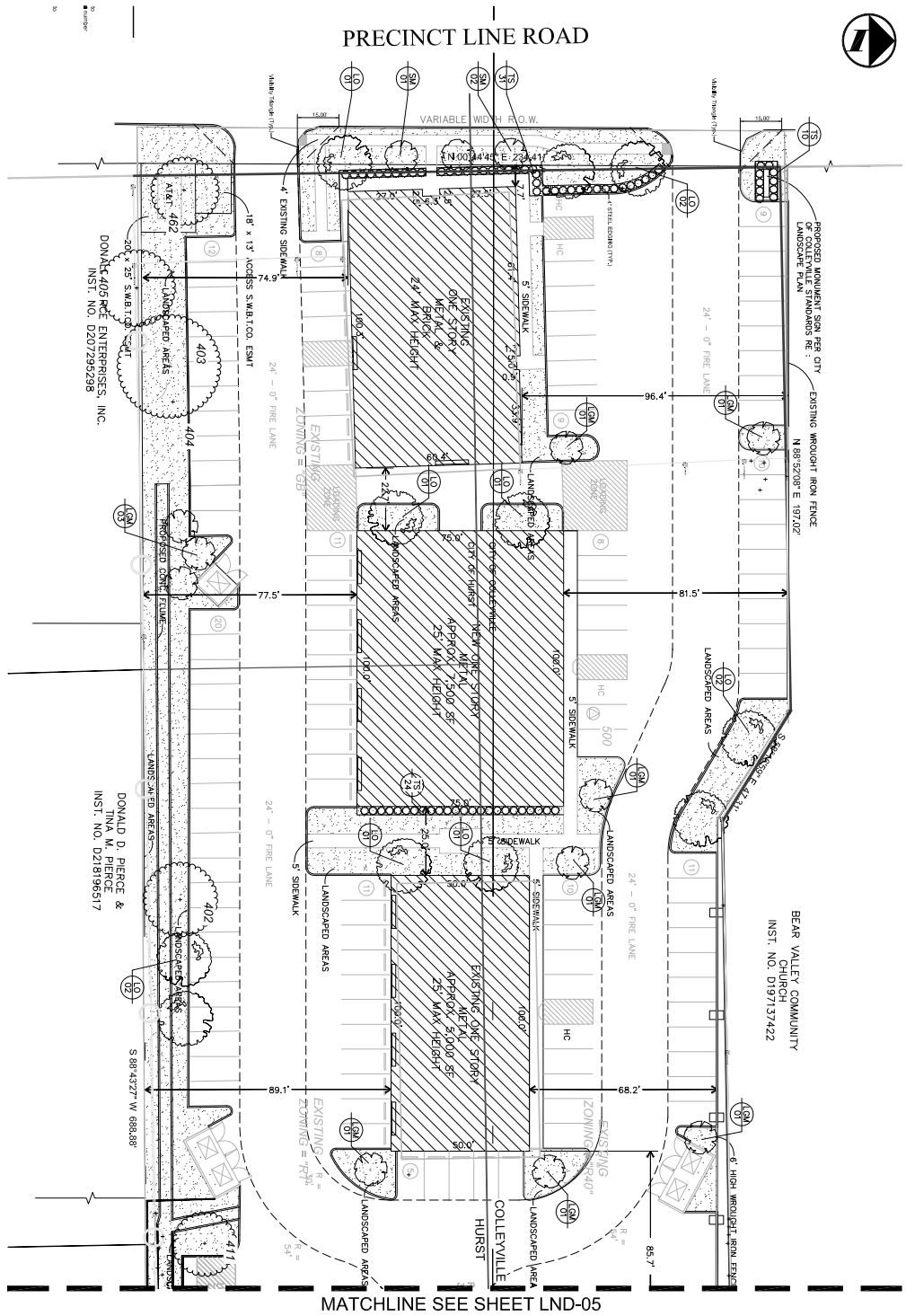
LANDSCAPE PLAN



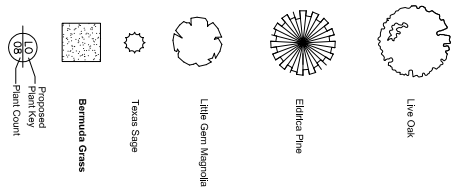
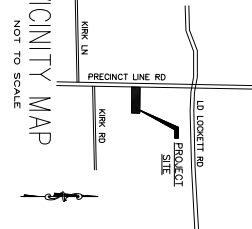
WARNING: CONTRACTOR TO LOCATE ALL UTILITIES INCLUDING GAS, ELECTRIC, CABLE, ETC. IN PROJECT AREA 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

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

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



MATCHLINE SEE SHEET LND-05

VICINITY MAP
NOT TO SCALE

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[illegible]

DATE 01-29-21
JOB NO. 2020-23
DRAWN BY LTS
CADD LTS
DESIGNER MHS
PROJECT MGR WCL

SHEET NO.
LND-04
OF SHEETS

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE,

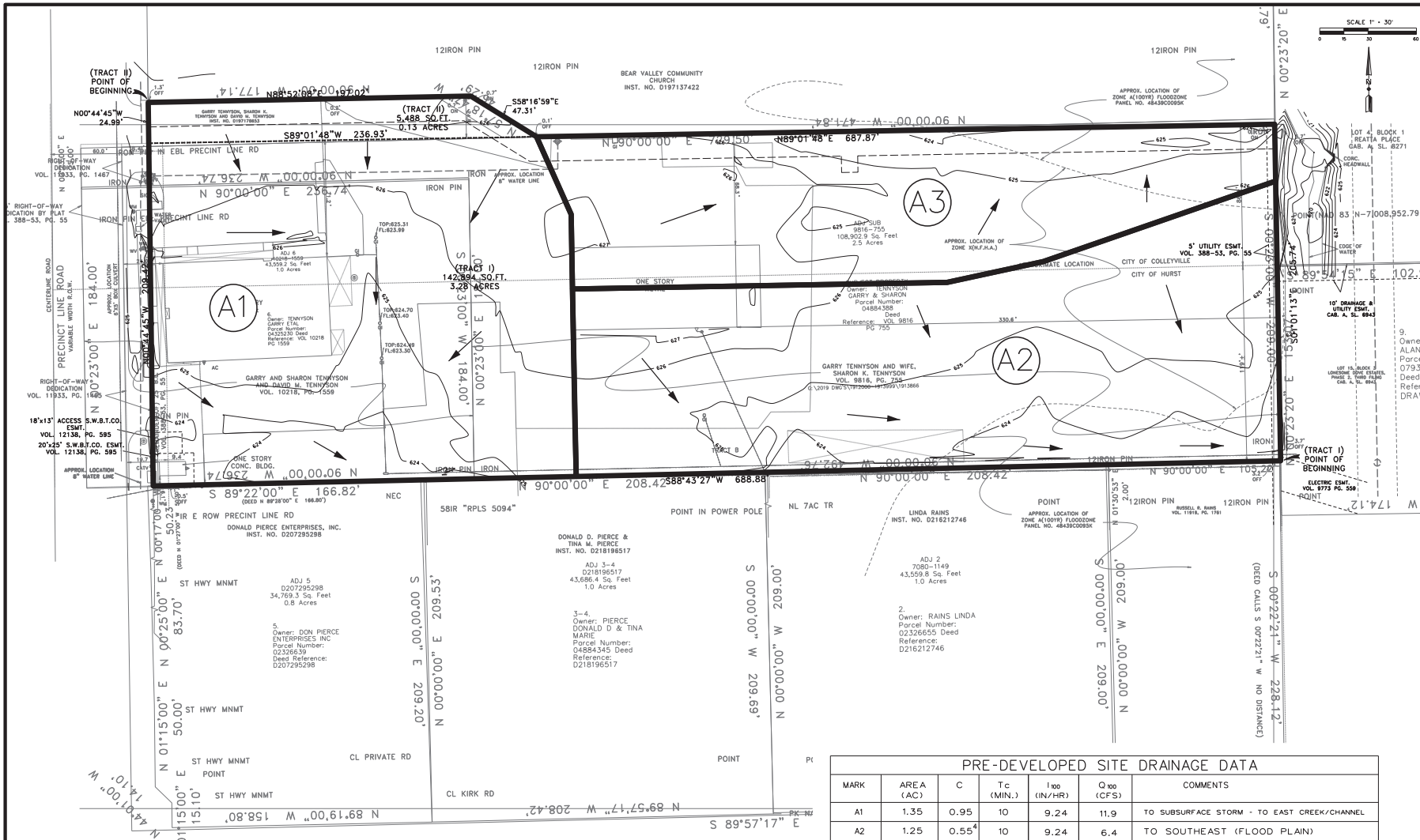
TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

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Drainage Plan



LEGEND

(A1) DRAINAGE AREA

— DRAINAGE DIVIDE

→ FLOW DIRECTION ARROW

PRE-DEVELOPED SITE DRAINAGE DATA						
MARK	AREA (AC)	C	Tc (MIN.)	I ₁₀₀ (IN/HR)	Q ₁₀₀ (CFS)	COMMENTS
A1	1.35	0.95	10	9.24	11.9	TO SUBSURFACE STORM - TO EAST CREEK/CHANNEL
A2	1.25	0.55 ⁴	10	9.24	6.4	TO SOUTHEAST (FLOOD PLAIN)
A3	0.81	0.53 ⁵	10	9.24	4.0	TO NORTHEAST (FLOOD PLAIN)

- NOTES:
1. RATIONAL METHOD OF DRAINAGE USED FOR DESIGN (Q - CIA).
 2. RUNOFF COEFFICIENTS (C) USED FOR DESIGN ARE FROM THE CITY OF HURST DESIGN MANUAL - C - 0.40 FOR PARK/UNDEVELOPED, C - 0.60 FOR RESIDENTIAL AND C - 0.85 FOR BUSINESS.
 3. RAINFALL INTENSITY DETERMINED FROM ISWM - TARRANT COUNTY.
 4. WEIGHTED C = $(0.33(0.95) + 0.92(0.40) + 1.25 \cdot 0.55)$
 5. WEIGHTED C = $(0.29(0.95) + 0.52(0.40) + 0.81 \cdot 0.53)$

HAMILTON DUFFY, PC
 CONSULTING
 CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
 1000 WEST 10TH STREET
 SUITE 100
 FORT WORTH, TEXAS 76102
 PHONE: 817-338-8400
 WWW.HAMILTONDUFFY.COM

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

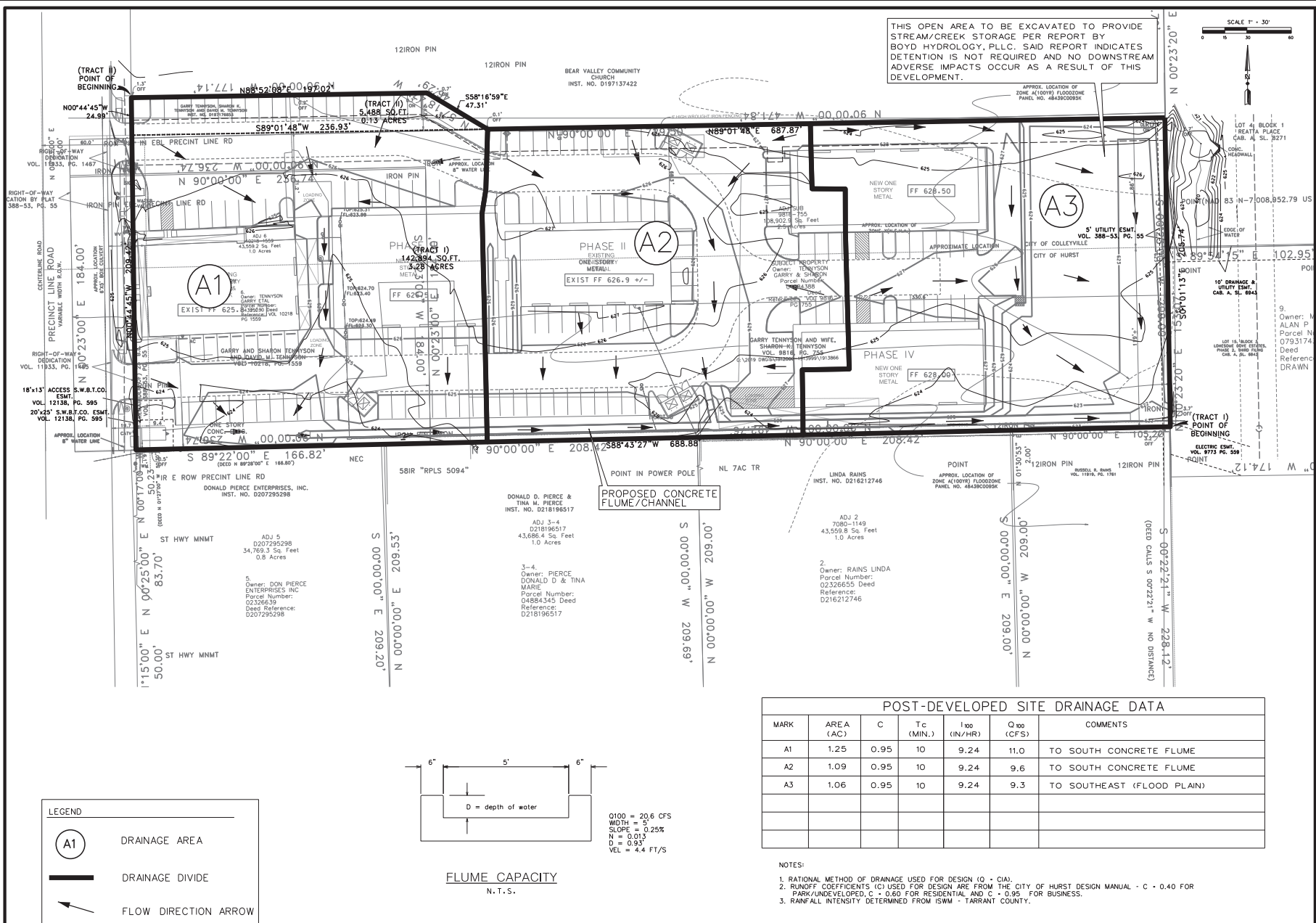
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DATE: 1/6/2021
 DESIGNED: J.A.B.
 CHECKED: J.A.B.
 IN CHARGE: K.M.H.

JOB NO. 351-002
 SHEET 1 OF 1

DATE: 1/6/2021
 DESIGNED: J.A.B.
 CHECKED: J.A.B.
 IN CHARGE: K.M.H.

Drainage Plan



**HAMILTON
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POST-DEVELOPED DRAINAGE AREA MAP

7720 PRECINCT LINE ROAD

CITY OF COLLEYVILLE, TEXAS

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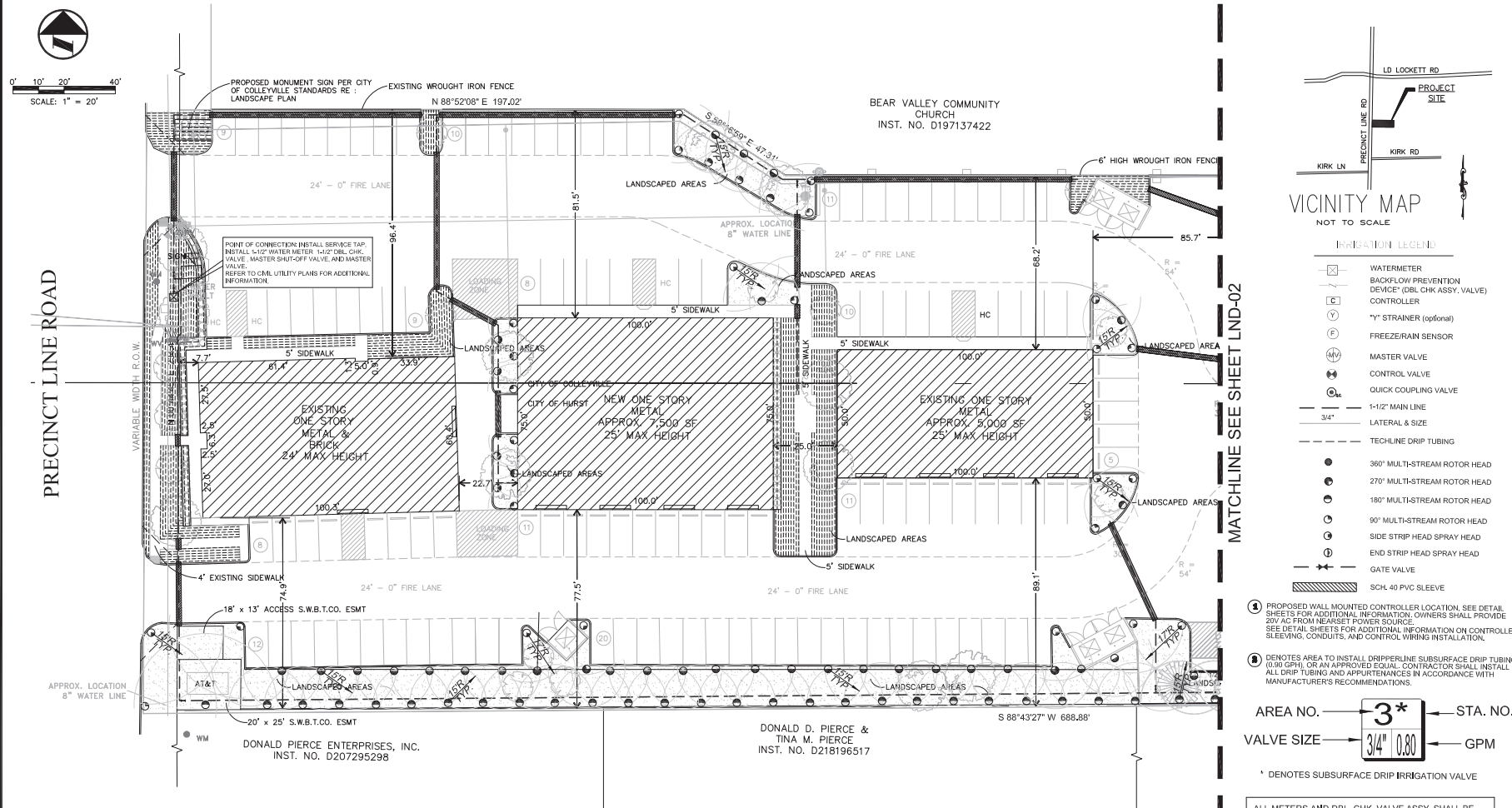
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PE NO.	DATE
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NO.		REVISION	BY		DATE	JOB
						351-002
						DATE
						1/6/2021
						DESIGNED
						J.B.E.
						DRAWN
						J.B.E.
						CHECKED
						K.M.H.

C1.02

Irrigation Plan



IRRIGATION CONCEPT PLAN

SCALE: 1"=20'



CONTACT NUMBERS:

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

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



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

REVISIONS

NO.	DESCRIPTION	DATE

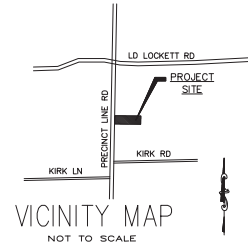
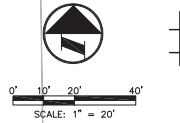
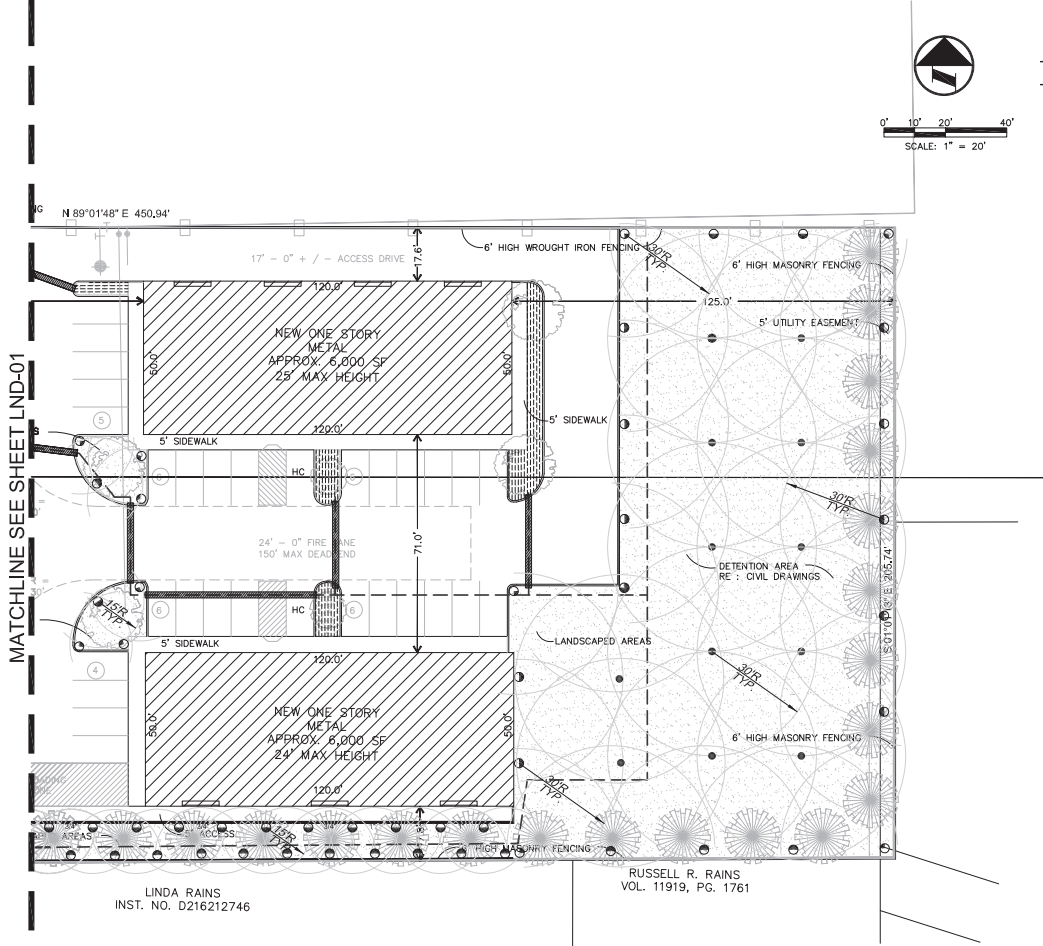
DATE: 01-18-21
JOB NO.: 2020-23
DRAWN BY: LJS

CADD: LJS
DESIGNER: WCL
PROJECT MGR: WCL

SHEET NO.
IRR-01
OF SHEETS

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Irrigation Plan

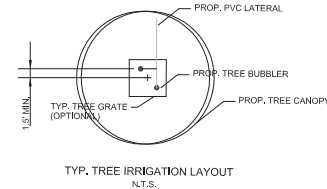


MP ROTATOR 2000 SERIES ROTOR HEAD DATA*			
RADIUS	NOZZLE	GPM	PRESSURE
15' R 360° W/ STD. TRAJ.	15A-360°-F	1.12	25 PSI
15' R 270° W/ STD. TRAJ.	15A-270°-TQ	0.84	25 PSI
15' R 210° W/ STD. TRAJ.	15A-210°-H	0.65	25 PSI
15' R 180° W/ STD. TRAJ.	15A-180°-H	0.55	25 PSI
15' R 90° W/ STD. TRAJ.	15A-90°-Q	0.27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

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

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

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



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

CONTACT NUMBERS:
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WARNING:
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IRRIGATION CONCEPT PLAN
SCALE: 1"=20'



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LANDSCAPE • IRRIGATION DESIGN • WATER MANAGEMENT SERVICES

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

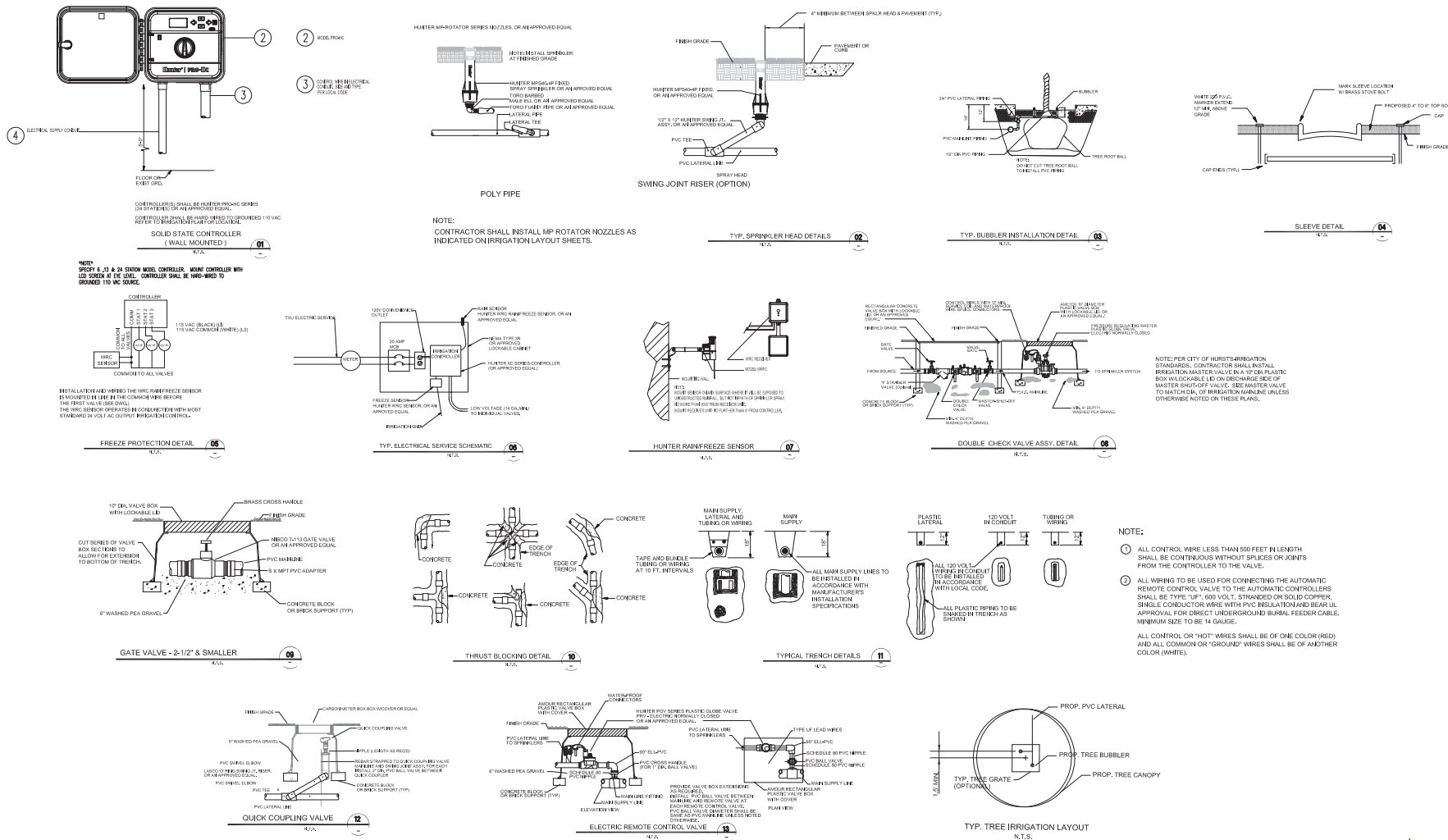
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NO.	DESCRIPTION	DATE

DATE 01-18-21	CADD L.T.S.
JOB NO. 2020-23	DESIGNER W.C.
DRAWN BY L.T.S.	PROJECT MGR. W.C.L.

SHEET NO.
IRR-02
OF SHEETS

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Irrigation Plan



IRRIGATION DETAILS

SCALE: MTS

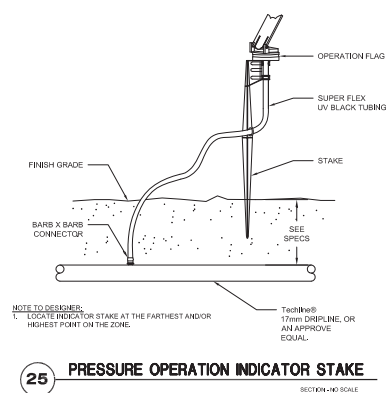
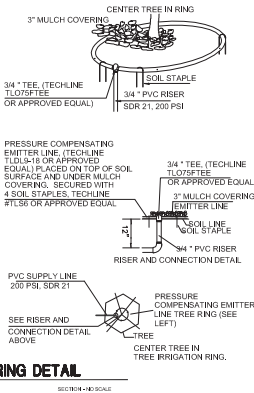
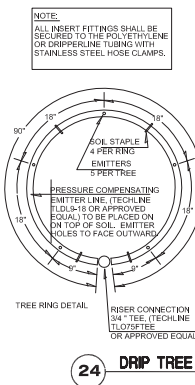
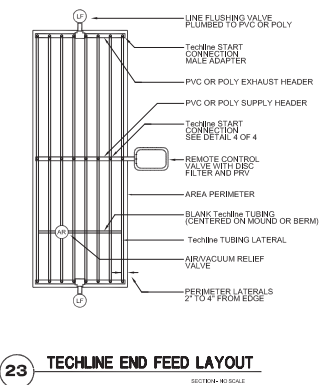
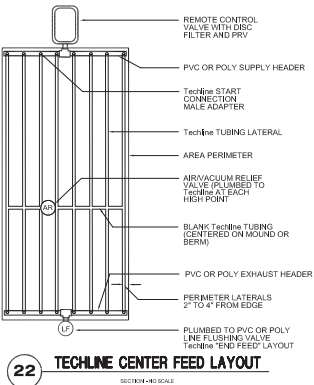
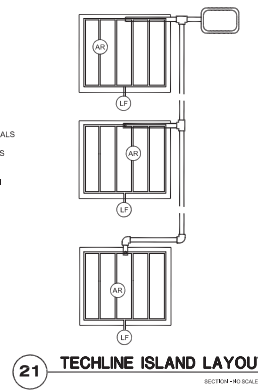
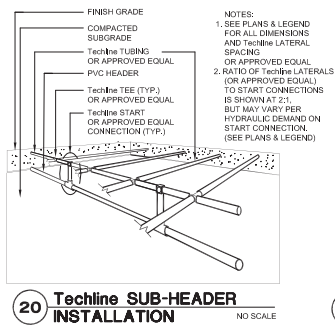
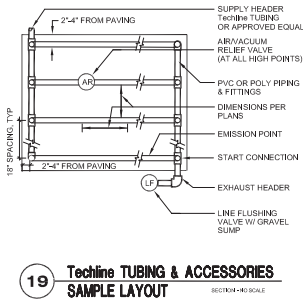
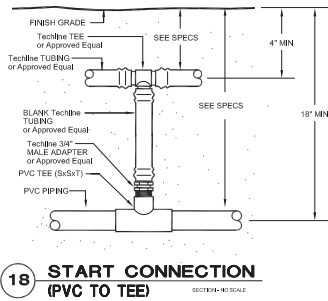
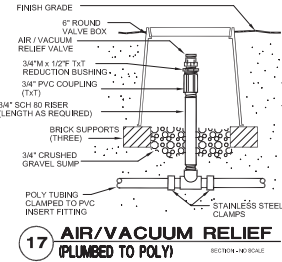
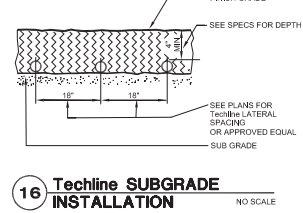
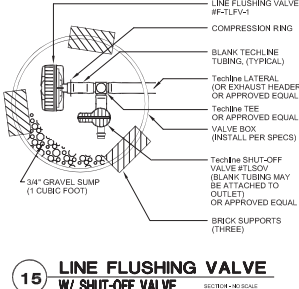
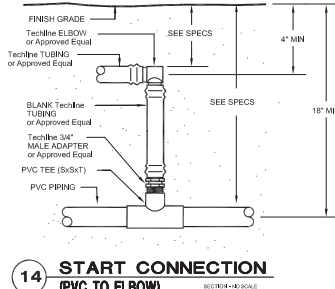
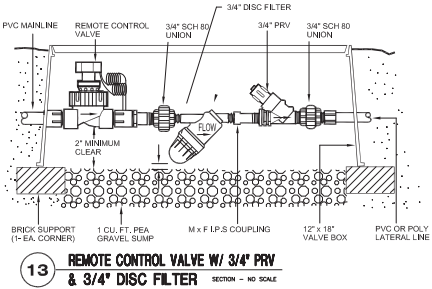
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NO.	DESCRIPTION	DATE

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JOB NO. 2020-23	DESIGNER WCL
DRAWN BY LTS	PROJECT MGR. WCL

SHEET NO.
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OF SHEETS

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Irrigation Plan



DRIP IRRIGATION DETAILS

SCALE: N.T.S.

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



EPA
WaterSense
PARTNER

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CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
DRIP IRRIGATION DETAILS

[illegible]

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

SHEET NO.
IRR-04
OF SHEETS

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Irrigation Plan

SUBSURFACE IRRIGATION GENERAL NOTES

1. THE EMITTER DISCHARGE RATE SHALL BE APPROXIMATELY 0.6 GPH. THE DRIPPERLINE SHALL BE PROVIDED IN APPROXIMATELY 18 INCH SPACING BETWEEN EMITTERS. BETWEEN EMITTERS, DRIP SYSTEM 0.57 INCH FITTINGS; ALL CONNECTIONS SHALL BE MADE WITH.
2. APPROVED TECHLINE, OR APPROVED EQUAL, 0357 INCH INSERT FITTINGS.
3. DRIP SYSTEM ACCESSORIES: THE SYSTEM SHALL UTILIZE NETAFIM, OR APPROVED EQUAL, AUTOMATIC LINE FLUSHING VALVES AS SHOWN ON THE PLANS (MAXIMUM FLOW PER VALVE: 15 GPM). THIS VALVE SHALL BE CAP-ABLE OF FLUSHING 1 GALLON OF WATER AT THE BEGINNING OF EACH IRRIGATION CYCLE. THE VALVES SHALL BE NETAFIM MODEL TL050MFV, OR APPROVED EQUAL WITH 1/2 INCH NPT CONNECTION.
4. AIR/VACUUM RELIEF VALVE: TECHLINE AIR/VACUUM RELIEF VALVES, MODEL TLARV, OR APPROVED EQUAL, SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
5. THE SYSTEM HAS BEEN DESIGNED TO OPERATE AT A 15 TO 45 PSI RANGE. PRESSURE REGULATING REMOTE CONTROL VALVES SHALL BE INSTALLED TO MAINTAIN RECOMMENDED OPERATING PRESSURE.
6. DISC FILTER: THE FILTER SHALL BE A NETAFIM MODEL OR AN APPROVED EQUAL.
7. ALL WIRE CONNECTORS SHALL BE MODEL NO. DS-400 AS DISTRIBUTED, AS DISTRIBUTED BY SUBMATIC, OR AN APPROVED EQUAL.
7. IRRIGATION SYSTEMS, OR APPROVED EQUAL, SUBMATIC IRRIGATION SYSTEMS, OR APPROVED EQUAL, VALVE BOXES: A BOX SHALL BE PROVIDED FOR ALL CONTROL ZONE
8. VALVE BOXES: A BOX SHALL BE PROVIDED FOR ALL CONTROL ZONE ASSEMBLIES. ELECTRIC VALVES, QUICK COUPLING VALVES, AND WIRE SPLICES, VALVES BOXES SHALL BE MADE OF HIGH-STRENGTH PLASTIC. SHALL HAVE COVERS WITH BOLT DOWN OR LOCKING MECHANISMS AND SHALL BE COLORED GREEN OR BLACK AS SELECTED BY THE ENGINEER. BOXES SHALL BE SUITABLE IN SIZE AND CONFIGURATION FOR THE ASSEMBLIES BEING HOUSED, EXTENSIONS WILL BE USED AS APPROPRIATE TO DEPTH OF PIPING.
9. THE BACKFLOW PREVENTER SHALL BE A DOUBLE GATE VALVE, DOUBLE CHECK ASSEMBLY, SHALL HAVE ALL BRONZE CONSTRUCTION, SHALL BE INSTALLED IN A BOX AND SHALL CONFORM TO LOCAL PLUMBING CODES. THE BACKFLOW PREVENTER SHALL BE FEBCO MODEL 850 OR APPROVED EQUAL.

10. ELECTRIC REMOTE CONTROL VALVES

ELECTRIC CONTROL VALVES SHALL HAVE LOW FLOW OPERATING CAPABILITIES AND "SCRUBBER" TO PREVENT DEBRIS BUILD UP AND CLOGGING.

11. IRRIGATION CONTROLLER:

CONTRACTOR SHALL INSTALL PEDESTAL MOUNTED IRRIGATION CONTROLLER, SYSTEM FREEZE, AND RAIN SENSOR. CONTROLLER SHALL BE INSTALLED IN A STAINLESS STEEL ENCLOSURE. REFER TO IRRIGATION DETAIL SHEETS FOR ADDITIONAL INFORMATION. PRODUCT PRODUCT PRODUCT

12. PRODUCT:

WHEN ANY REFERENCE TO A PROPRIETARY PRODUCT IS LISTED OR SHOWN WHEN ANY REFERENCE TO A PROPRIETARY PRODUCT IS LISTED OR SHOWN WHEN ANY REFERENCE TO A PROPRIETARY PRODUCT IS LISTED OR SHOWN SHOWN ON THESE IRRIGATION PLANS, AN APPROVED EQUAL MAY BE USED.

13. PVC PIPE AND FITTING ASSEMBLY:

1. SOLVENT: USE ONLY SOLVENT RECOMMENDED BY MANUFACTURER TO MAKE SOLVENT-WELDED JOINTS FOLLOWING STANDARDS NOTED HEREIN. THOROUGHLY CLEAN PIPE AND FITTINGS OF DIRT, DUST AND MOISTURE. WITH AN APPROVED PVC PRIMER BEFORE APPLYING SOLVENT. EXCESS PRIMER MUST BE REMOVED BEFORE APPLYING SOLVENT AND INSERTING FITTINGS OR PIPE.
2. PVC TO METAL CONNECTION: WORK METAL CONNECTIONS FIRST. USE NON-HARDENING PIPE DOPE SUCH AS PERMATEX NO. 2 OR "TEFLON" TAPE ON THREADED PVC TO METAL JOINTS. USE ONLY LIGHT WRENCH PRESSURE
3. THREADED PVC CONNECTIONS: WHERE REQUIRED, USE THREADED PVC ADAPTERS INTO WHICH PIPE MAY BE WELDED.

14. SOIL STAPLES

SOIL STAPLES, TECHLINE #TSL6 OR APPROVED EQUAL, SHALL BE USED TO HOLD THE BANK POLYETHYLENE OR DRIPPERLINE TUBING TO THE GROUND. THE STAPLES SHALL BE PLACED A MINIMUM OF THREE (3) FOOT INTERVALS ALONG THE ENTIRE LENGTH OF THE BANK POLYETHYLENE OR DRIPPER LINE TUBING. THE SOIL STAPLES SHALL NOT BE PLACED AT INTERVALS GREATER THAN 3.5 FEET.

15. VALVE AND VALVE BOX PLACEMENT

A MAIN CUT-OFF VALVE, DISC FILTER AND ELECTRIC VALVE AS DETAILED ON THE DRAWINGS, SHALL BE INSTALLED IN A RECTANGULAR VALVE BOX AS THE DRAWINGS. SHALL BE INSTALLED IN A RECTANGULAR VALVE BOX AS AND SHALL BE SET WITH A MINIMUM OF 6 INCHES OF SPACE BETWEEN ITS TOP SURFACE AND THE BOTTOM OF THE VALVE BOX. VALVES SHALL BE FULLY OPENED AND FULLY CLOSED TO ENSURE THAT ALL PARTS ARE IN OPERATING CONDITION. VALVE BOXES SHALL BE SET PLUMB, VERTICAL AND CONCENTRIC WITH THE VALVE STEM, ANY VALVE BOX WHICH HAS MOVED FROM THE REQUIRED POSITION AFTER FINAL ACCEPTANCE AND DURING THE GUARANTEE PERIOD SHALL BE RESET BY THE CONTRACTOR AT HIS OWN EXPENSE. THE DISC FILTER SHALL BE ORIENTED SUCH THAT THE FILTER ELEMENT MAY BE REMOVED AND REINSTALLED EASILY.

16. ELECTRIC REMOTE CONTROL VALVES

REMOTE CONTROL VALVES SHALL BE LOCATED AND SIZED AS SHOWN ON THE PLANS. ALL ELECTRICAL CONNECTIONS SHALL BE MADE WHEN THE WEATHER IS DRY WITH CONNECTION KITS AS SPECIFIED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. ALL REMOTE CONTROL VALVES SHALL BE INSTALLED IN A HORIZONTAL POSITION AND ACCORDING TO THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. A LATCHING SOLENOID WHICH WILL WORK WITH THE CONTROLLER WILL BE MOUNTED ON THE ELECTRIC REMOTE CONTROL VALVE AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS.

17. FINAL ADJUSTMENT

1. AFTER INSTALLATION HAS BEEN COMPLETED, MAKE FINAL ADJUSTMENT OF IRRIGATION SYSTEM PRIOR TO ENGINEER'S FINAL INSPECTION.
2. COMPLETELY FLUSH SYSTEM TO REMOVE DEBRIS FROM LINES.
3. OPERATE EACH SECTION AS LONG AS NECESSARY TO INSURE ALL EMITTERS ARE WORKING PROPERLY.

18. GUARANTEE AND MAINTENANCE

1. THE CONTRACTOR SHALL GUARANTEE MATERIAL, WORKMANSHIP AND PROVIDE MAINTENANCE FOR TWO YEARS AFTER FINAL ACCEPTANCE INCLUDING REPAIR AND REPLACEMENT OF DEFECTIVE MATERIALS, WORKMANSHIP AND REPAIR OF BACKFILL SETTLEMENT.
2. GUARANTEE AND MAINTENANCE AFTER FINAL ACCEPTANCE DO NOT INCLUDE ALTERATIONS AS NECESSITATED BY RE-LANDSCAPING, RE-GRADING, ADDITION OF TREES OR THE ADDITION AND/OR CHANGES IN PAVED AREAS OR VEHICLE OR OTHER DAMAGE BEYOND THE CONTROL OF THE CONTRACTOR.
3. OPERATING AND MAINTENANCE DATA. THE CONTRACTOR SHALL PROVIDE INSTRUCTIONS COVERING FULL OPERATION, CARE, AND MAINTENANCE OF THE EQUIPMENT, INCLUDING A SCHEDULE SHOWING LENGTH OF TIME EACH VALVE IS TO BE OPEN TO PROVIDE A DETERMINED AMOUNT OF WATER AND TO INSTRUCT THE CITY'S DESIGNATED PERSONNEL IN PROPER OPERATION OF THE SYSTEM.
19. THE MISPLACEMENT, ADDITION OR OMISSION ON ANY LETTER, WORD, PUNCTUATION, MARK OR DRAWING SYMBOL IS NOT TO DAMAGE THE TRUE SPIRIT, INTENT OR MEANING OF THESE PLANS AND SPECIFICATIONS.

IRRIGATION GENERAL NOTES

1. IN THE EVENT ANY DISCREPANCIES AND OR ERRORS ARE FOUND IN THE DRAWINGS SPECIFICATIONS OR IF PROBLEMS ARE ENCOUNTERED DURING IMPLEMENTATION, IRRIGATION CONTRACTOR WILL NOTIFY THE OWNERS DESIGNATED REPRESENTATIVE BEFORE PROCEEDING WITH WORK. PROPOSED IRRIGATION SYSTEM IS DESIGNED TO OPERATE A MINIMUM STATIC OF 68 PSI.
2. IF EXISTING STATIC PRESSURE IS NOT 68 PSI OR HIGHER, IRRIGATION CONTRACTOR SHALL CONTACT OWNERS AUTHORIZED REPRESENTATIVE FOR WRITTEN PERMISSION TO INSTALL A BOOSTER PUMP, PRIOR TO COMMENCING WITH THE WORK.
3. ALL PIPE WILL BE PVC CLASS 200 SDR-21 EXCEPT 1/2" WHICH WILL BE ALL PIPE WILL BE PVC CLASS 200 SDR-21 EXCEPT 1/2" WHICH WILL BE PVC, CLASS 315 SDR 13.5, SLEEVES WILL BE 6" MAX. DIA. PVC SCHEDULE 40. THESE WILL BE INSTALLED UNDER ALL PAVED AREAS FOR PIPE AND WIRE.
4. ALL ELECTRIC CONTROL VALVES 1" AND LARGER SHALL BE PRESSURE REDUCING TYPE AND OULET PRESSURE SHALL BE ADJUSTED TO THE OPERATING PRESSURE FOR THAT PARTICULAR SECTION. ELECTRIC CONTROL VALVES SHALL HAVE LOW FLOW OPERATING AND SELF CLEANING CAPABILITIES TO PREVENT DEBRIS BUILD UP AND CLOGGING.
5. THE IRRIGATION CONTRACTOR SHALL INSTALL WATER SERVICE, SERVICE TAP, METER, "Y" STRAINER, DBL. CHECK ASSEMBLY & MASTER SHUT-OFF VALVE AS INDICATED ON PLAN, REFER TO CIVIL PLANS FOR ADDITIONAL INFORMATION.
6. ALL PIPING SHOWN IN DIAGRAMMATIC AND WILL BE ROUTED AROUND ALL TREE ROOTS AND PLANTS. COORDINATE ALL HEAD LAYOUTS AT TREES WITH DIMENSION OF ROOT BALLS OF TREE, DO NOT DIG INTO ROOT BALL OF TREES. HAND TRENCH ONLY IN AREAS OF EXISTING TREES AND THEIR ROOT HAND TRENCH ONLY IN AREAS OF EXISTING TREES AND THEIR ROOT SYSTEM.
- THE CONTRACTOR WILL LAYOUT GRID FOR IRRIGATION AND OBTAIN APPROVAL FOR TRENCHING DIRECTIONS. SPECIFICALLY IN AREAS OF EXISTING TREES AND TREES, THE CONTRACTOR IS EXPECTED TO PROTECT THE ROOT SYSTEMS OF ALL SITE TREES. COORDINATE ALL PIPING WITH MAJOR PLANT MATERIALS LOCATIONS. THIS WILL BE THE SOLE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. CONFLICTS RESULTING FROM THE CONTRACTORS INABILITY TO LOCATE LINES IN RELATIONSHIP TO MAJOR PLANT MATERIALS WILL REQUIRE RELOCATION AT NO COST TO THE OWNER.
7. SLEEVES FOR IRRIGATION WIRES AND PIPE WILL BE INSTALLED AS INDICATED ON THE PLANS. REFER TO DRAWINGS FOR ALL SLEEVING LOCATIONS. ALL SLEEVING UNDER PAVING WILL BE CONTINUOUS LENGTHS OF PIPE WITH NO BENDS OR RADII. IN NO CASE SHALL SLEEVES BE USED TO CONVEY WATER DIRECTLY. ALL PIPE AND WIRE UNDER PAVED SURFACE SHALL BE IN SLEEVES.
8. ALL ELECTRIC VALVES WILL BE WIRED TO CONTROLLER AS INDICATED ON THE PLANS. VALVES WILL BE NUMBER SEQUENTIALLY IN A LOGICAL MANNER AS DIRECTED BY THE CITY OF FORT WORTH'S DESIGNATED REPRESENTATIVE. DO NOT WIRE CONTROLLERS UNTIL THE OWNER HAS DISCUSSED THEIR SPECIFIC INTENTION AS TO THE SEQUENCE OF OPERATION.

9. SYSTEM HAS BEEN DESIGNATED TO ACCOMMODATE QUICK COUPLER SPAC-ED AT APPROXIMATELY 150 FT. INTERVALS.

10. MINIMUM WIRE SIZE AND TYPE FOR LOW VOLTAGE SUPPLY SHALL BE 14 GAUGE TYPE UP BURIED WIRE. 600 VOLT REFER TO TWO WIRE DETAILS SHIT AND IRRIGATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

11. IRRIGATION CONTROLLER(S) SHALL BE HUNTER ACC-D IMMS SERIES. 99 STATION TWO -WIRE AUTOMATIC IRRIGATION CONTROLLER. WALL MOUNTED) UNLESS OTHERWISE DIRECTED BY THE OWNERS DESIGNATED REPRESENTATIVES. INSTALL HUNTER ET WEATHER MONITOR FOR RAIN AND FREEZE SENSOR, OR AN APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATIONS. IRRIGATION CONTROLLER WAS INSTALLED UNDER MEACHAM TERMINAL BLDG. CONTRACT, FOR FTW ADMIN PARKING LOT IRRIGATION IMPROVEMENTS. PROJECTION CONTRACTOR SHALL PROVIDE EXPANSION MODULES AND WIRING, AS NECESSARY, FOR PROPER COMMUNICATION AND OPERATION OF FTW ADMIN PARKING LOT IRRIGATION.
12. SYSTEM INSTALLATION.

THE LOCATIONS, OF UNDERGROUND UTILITIES SUCH AS WATER, SEWER, POWER, TELEPHONE, NATURAL GAS AND CABLE TELEVISION AS SHOWN ON THESE PLANS WERE TAKEN FROM EXISTING RECORDS, ARE APPROXIMATE AND MAY NOT INCLUDE EVERY EXISTING IMPROVEMENT. CONTRACTOR SHALL NOTIFY APPROPRIATE UTILITY COMPANIES AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF THE COMMENCEMENT OF ANY EXCAVATION TO VERIFY THE LOCATION AND EXISTENCE OF THEIR FACILITIES AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR 13. ANY DAMAGE CAUSED.

CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS PRIOR TO THE PROJECT FINAL. THIS IS PART OF THE LUMP SUM BID FOR IRRIGATION ON THIS PROJECT.

IF CONTRACTOR WISHES EQUIPMENT TO BE CONSIDERED AS EQUAL TO THAT DESIGNED; CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT ANY REDESIGNED PLANS AS MAY BE NECESSARY, DRAWN AND PROPERLY SEALED AT NO EXTRA COST

14. TO THE OWNER.

THE OWNER OR OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO ACCEPT ANY AND ALL OR NONE OF THE REDESIGNED PLAN. THE ABSENCE OF A RE-DESIGNED SHALL INDICATE THAT THE BIDDER ACCEPTS THE PLANS AND SPECIFICATIONS AND SHALL HOLD THE BIDDER RESPONSIBLE TO PERFORM THE WORKS IN STRICT ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

CONTRACTOR TO PRESERVE AND PROTECT THE EXISTING IRRIGATION SYSTEM AT ALL TIMES DURING CONSTRUCTION. THE EXISTING IRRIGATION SYSTEM SHALL REMAIN OPERATIONAL DURING THE CONSTRUCTION OF THE PROPOSED IRRIGATION SYSTEM AND CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY 16. DAMAGE CAUSED.

IF A CONFLICT EXIST BETWEEN PROPOSED AND EXISTING IRRIGATION SYSTEM, SHALL REMOVE EXISTING COMPONENTS AND FURNISHED SALVAGED PARTS TO OWNER. CONTRACTOR TO REPAIR BROKEN PIPE AND/OR HEADS AND PROVIDE A 17. PVC CAP ON ALL EXPOSED PIPE ENDS.

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

NOTES:

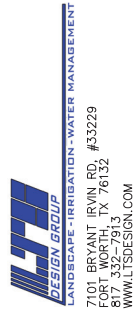
1. SEE SHEET 1 FOR IRRIGATION LEGEND AND QUANTITIES.
2. SEE SHEETS 2 THRU 15 FOR IRRIGATION PLANS.
3. SEE SHEET 16 FOR IRRIGATION DETAILS.
4. SEE SHEET 17 FOR SUBSURFACE DRIP IRRIGATION DETAILS.



ISSUED FOR REVIEW AND BID NOT FOR CONSTRUCTION
This document is released for the purpose of review and bidding only under the authority of WBC.
Leonard, Texas LJ No. 1280, date 09/18/2021. It is not to be used for construction.

IRRIGATION GENERAL NOTES

SCALE: NTS.



7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
WWW.LTSDSIGN.COM

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

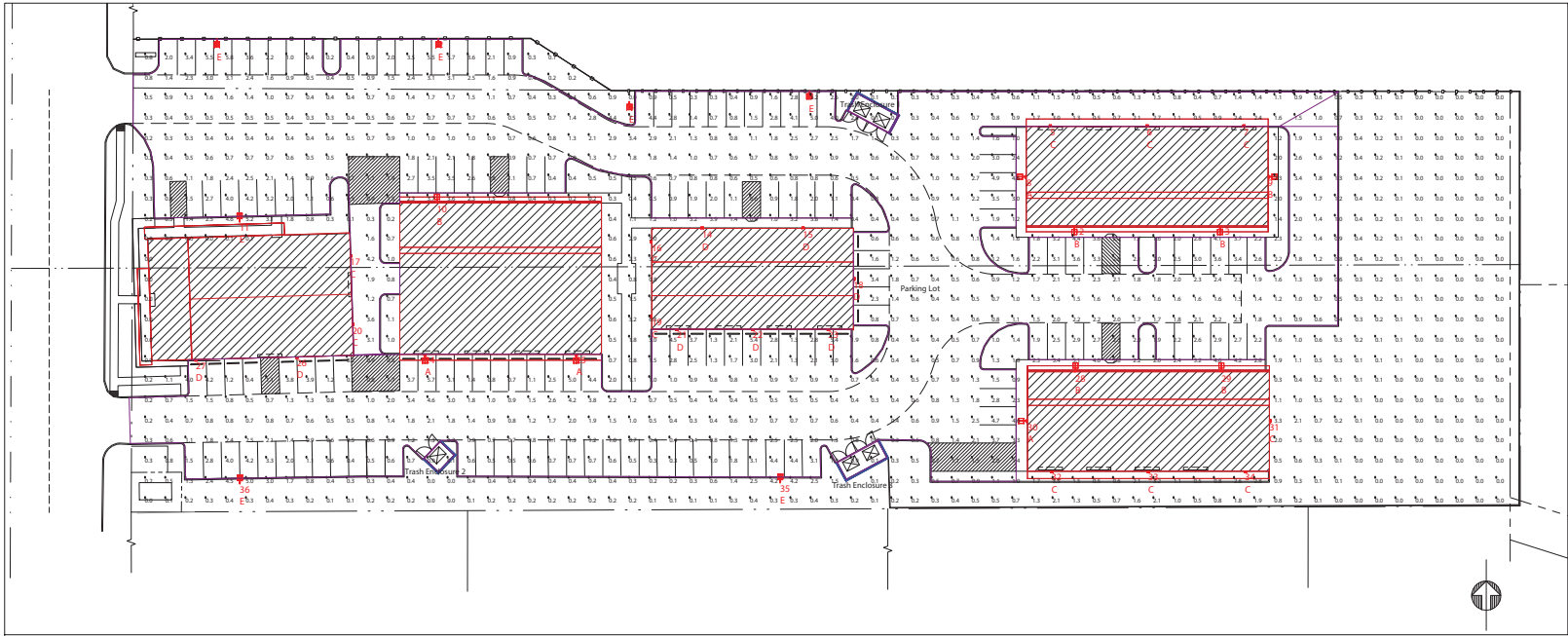
REVISIONS		
NO.	DESCRIPTION	DATE

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

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Photometric Plan



Scale: 1 inch= 30 Ft.

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

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

Job Name:
Cityline Business Park
Hurst, TX
Lighting Layout

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

[illegible]

Photometric Plan

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

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

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

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

NOTES:

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

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

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

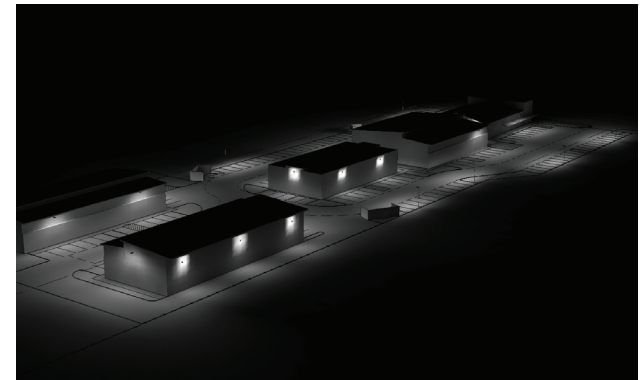
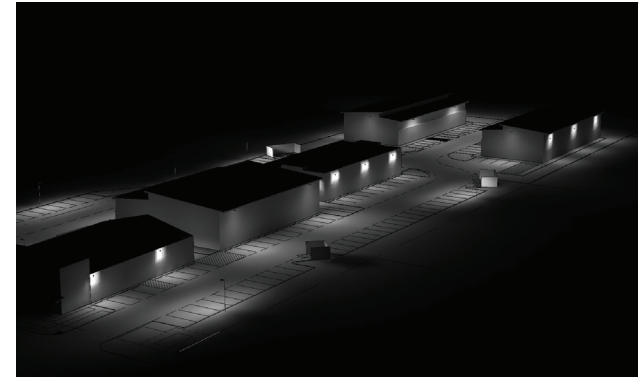
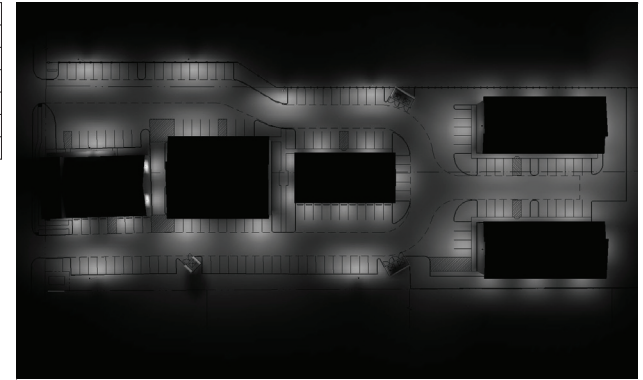
* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

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

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

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

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



DOI neither warranties, either implied or stated with regard to actual measured light levels or energy consumption nor does it make any representation or warranty regarding the accuracy or reliability of the data that may be used to determine the appropriateness, completeness or suitability of the Lighting Design team and its consultant's created and specified energy regulatory code requirements with the exception of those specifically and in compliance created and submitted by the Lighting Design team. The Lighting Design team is issued in whole or in part, a advisory document for informational purposes only and is not intended for the construction of a lighting plan for a project, construction documentation package.

Scale: as noted	PROJECT # 168358
Date: 2/19/2021	CASE # 0058811

Filename: Cityline Business Park Layout 0058811\A.AGI

Drawn By: K.D. Sullivan, LC

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

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

RAB®
170 Ludlow Avenue, Northvale, NJ 07647
888.722.1000 • rablighting.com

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



Color: Bronze

Weight: 32.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

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

LED Info

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

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

Suitable for wet locations as a downlight

DLC Listed:

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

IESNA LM-79 & IESNA LM-80 Testing:

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

Dark Sky Conformance:

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

Performance**Lifespan:**

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

Construction**IES Classification:**

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

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

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

Cold Weather Starting:

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

Thermal Management:

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

Effective Projected Area:

EPA = 0.75

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

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

Reflector:

Specular vacuum-metallized polycarbonate

Technical Specifications (continued)

Construction

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

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

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Electrical

Driver:

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

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

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

Other

Patents:

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

BAA Compliance:

Click [here](#) for BAA compliance.

Warranty:

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

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

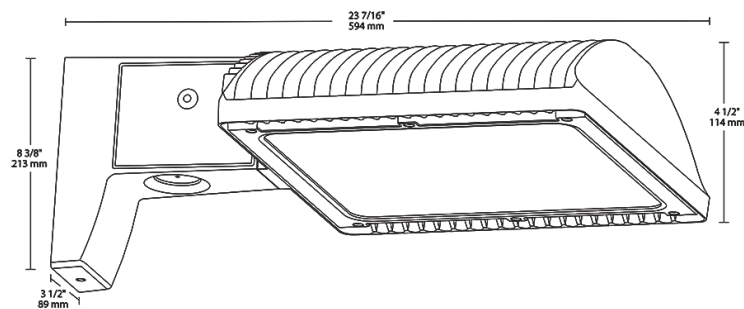
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

66% energy cost savings vs. HID

100,000-hour LED lifespan

5-Year, No-Compromise Warranty

Ordering Matrix

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



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

Color: Bronze

Weight: 105.8 lbs

Project:

Type:

Prepared By:

Date:

Technical Specifications

Compliance

CSA Listed:

Suitable for wet locations

Construction

Shaft:

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

Hand Holes:

Reinforced with grounding lug and removable cover

Base Plates:

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

Shipping Protection:

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

Color:

Bronze powder coating

Height:

15 FT

Weight:

106 lbs

Gauge:

11

Wall Thickness:

1/8"

Shaft Size:

4"

Hand Hole Dimensions:

3" x 5"

Bolt Circle:

8 1/2"

Base Dimension:

8"

Technical Specifications (continued)

Construction

Anchor Bolt:

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

Anchor Bolt Templates:

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

Pre-Shipped Anchor Bolts:

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

Max EPA's/Max Weights:

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

Other

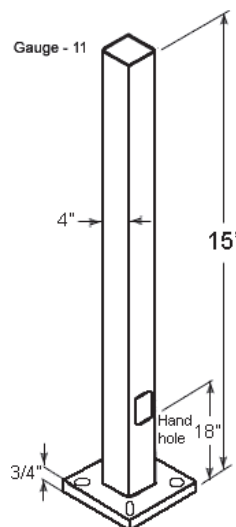
Terms of Sale:

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

Buy American Act Compliance:

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

Dimensions



Features

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



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

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

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

LED Info

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

Technical Specifications

Compliance

UL Listed:

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

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

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

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

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

Maximum Ambient Temperature:

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

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 8 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Performance

Lifespan:

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

Other

Equivalency:

Equivalent to 70W Metal Halide

Patents:

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

HID Replacement Range:

Replaces 70W Metal Halide

Warranty:

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

Buy American Act Compliance:

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

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

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

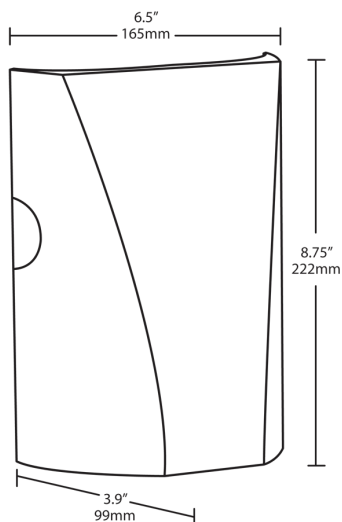
THD:

8.5% at 120V, 18.1% at 277V

Power Factor:

98.2% at 120V, 84.3% at 277V

Dimensions



Features

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

Ordering Matrix

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



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

Color: Bronze

Weight: 4.5 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

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

LED Info

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

Technical Specifications

Compliance

UL Listed:

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

ADA Compliant:

SLIM™ is ADA Compliant

IESNA LM-79 & LM-80 Testing:

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

DLC Listed:

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

Construction

IP Rating:

Ingress Protection rating of IP66 for dust and water

Cold Weather Starting:

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

Maximum Ambient Temperature:

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

Housing:

Precision die-cast aluminum housing

Mounting:

Heavy-duty mounting bracket with hinged housing for easy installation

Recommended Mounting Height:

Up to 14 ft

Lens:

Tempered glass lens

Reflector:

Specular thermoplastic

Gaskets:

High-temperature silicone

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LED:

Multi-chip, long-life LED

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Performance

Lifespan:

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

Other

Equivalency:

Equivalent to 100W Metal Halide

Patents:

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

HID Replacement Range:

Replaces 100W Metal Halide

Warranty:

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

Buy American Act Compliance:

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

Optical

BUG Rating:

B1 U1 G0

Electrical

Driver:

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

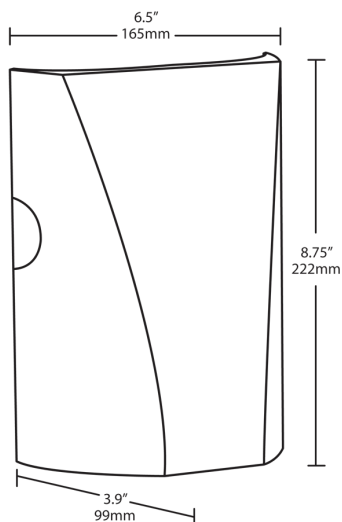
THD:

5% at 120V, 11.3% at 277V

Power Factor:

99.6% at 120V, 91.4% at 277V

Dimensions



Features

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

Ordering Matrix

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



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

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

LED Info

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

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

Suitable for wet locations as a downlight

DLC Listed:

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

IESNA LM-79 & IESNA LM-80 Testing:

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

Performance**Lifespan:**

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

Construction**IES Classification:**

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

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

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

Cold Weather Starting:

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

Thermal Management:

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

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

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

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

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

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Electrical

Driver:

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

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

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

Other

Patents:

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

Warranty:

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

Equivalency:

Replaces 200W Metal Halide

Buy American Act Compliance:

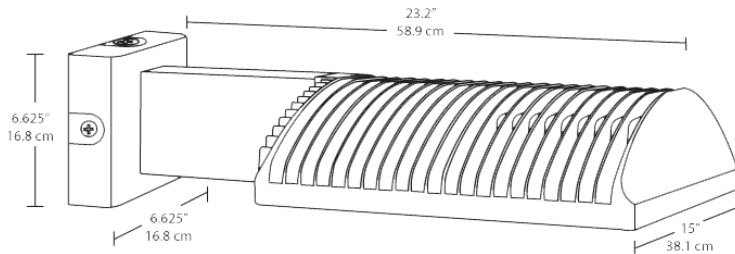
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



Features

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

Ordering Matrix

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



Color: Bronze

Weight: 34.8 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

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

LED Info

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

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

Suitable for wet locations as a downlight

DLC Listed:

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

IESNA LM-79 & IESNA LM-80 Testing:

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

Performance**Lifespan:**

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

Construction**IES Classification:**

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

IP Rating:

Ingress Protection rating of IP66 for dust and water

Ambient Temperature:

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

Cold Weather Starting:

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

Thermal Management:

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

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

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

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Technical Specifications (continued)

Construction

Green Technology:

Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:

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

Color Consistency:

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

Color Stability:

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

Color Uniformity:

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

Electrical

Driver:

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

THD:

6.1% at 120V, 9.4% at 277V

Power Factor:

99.6% at 120V, 96% at 277V

Surge Protection:

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

Other

Patents:

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

Warranty:

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

Equivalency:

Equivalent to 250W Metal Halide

Buy American Act Compliance:

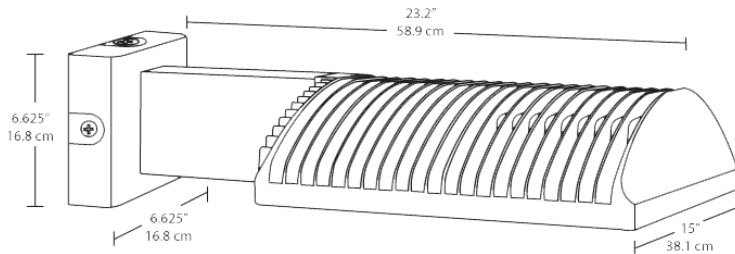
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B0 U0 G1

Dimensions



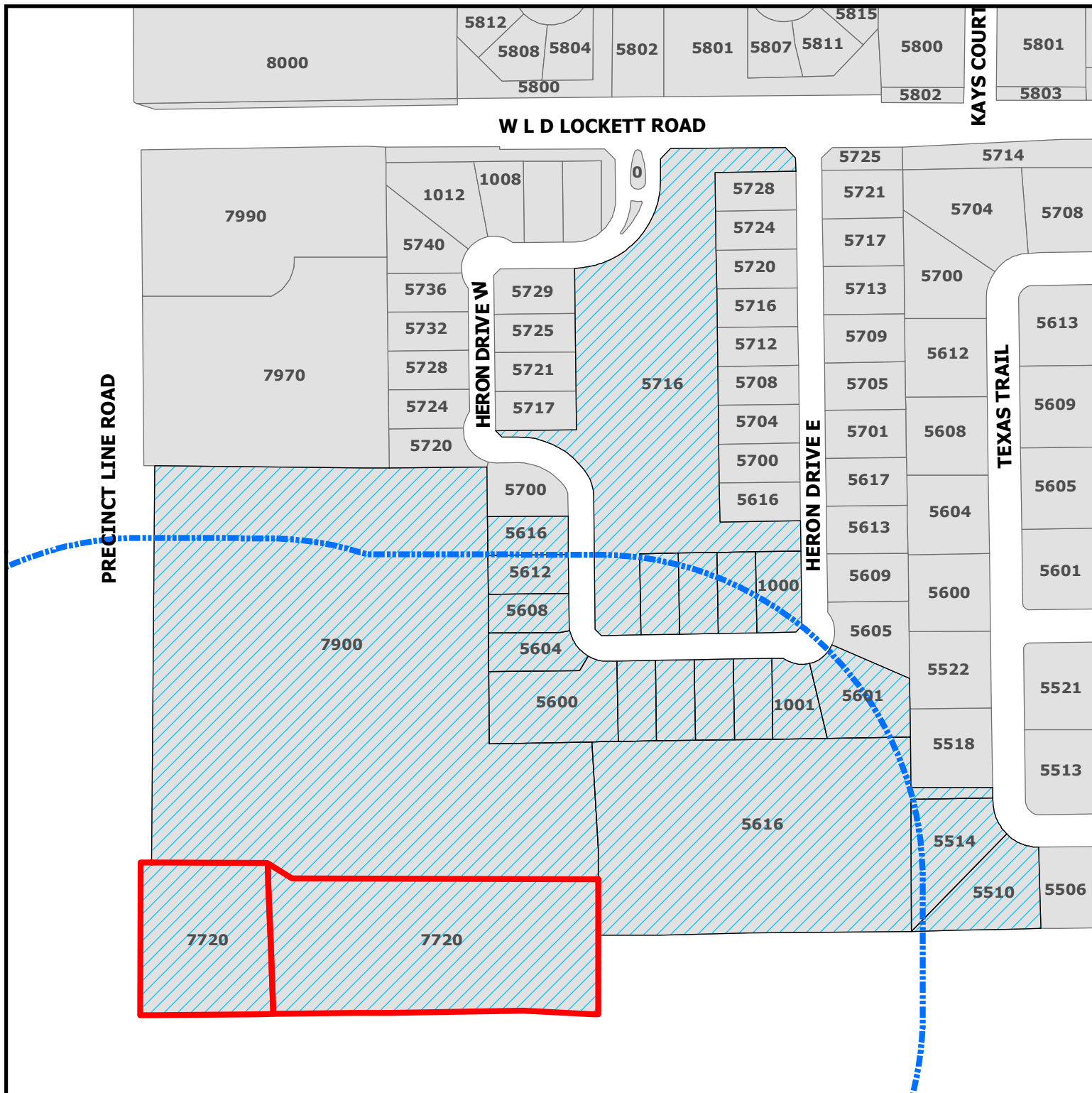
Features

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

Ordering Matrix

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

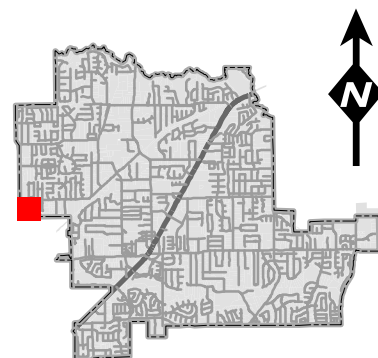
Notification Map



ZC21-002 7720 Precinct Line Road

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

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



Notification List

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

Public hearing notices were mailed on January 22, 2021



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

Zoning Case: ZC21-002

Applicant: Roman Figueroa

Owner: YOATL

Location: 7720 Precinct Line Road

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

Present Zoning: R-40 Single Family Residential

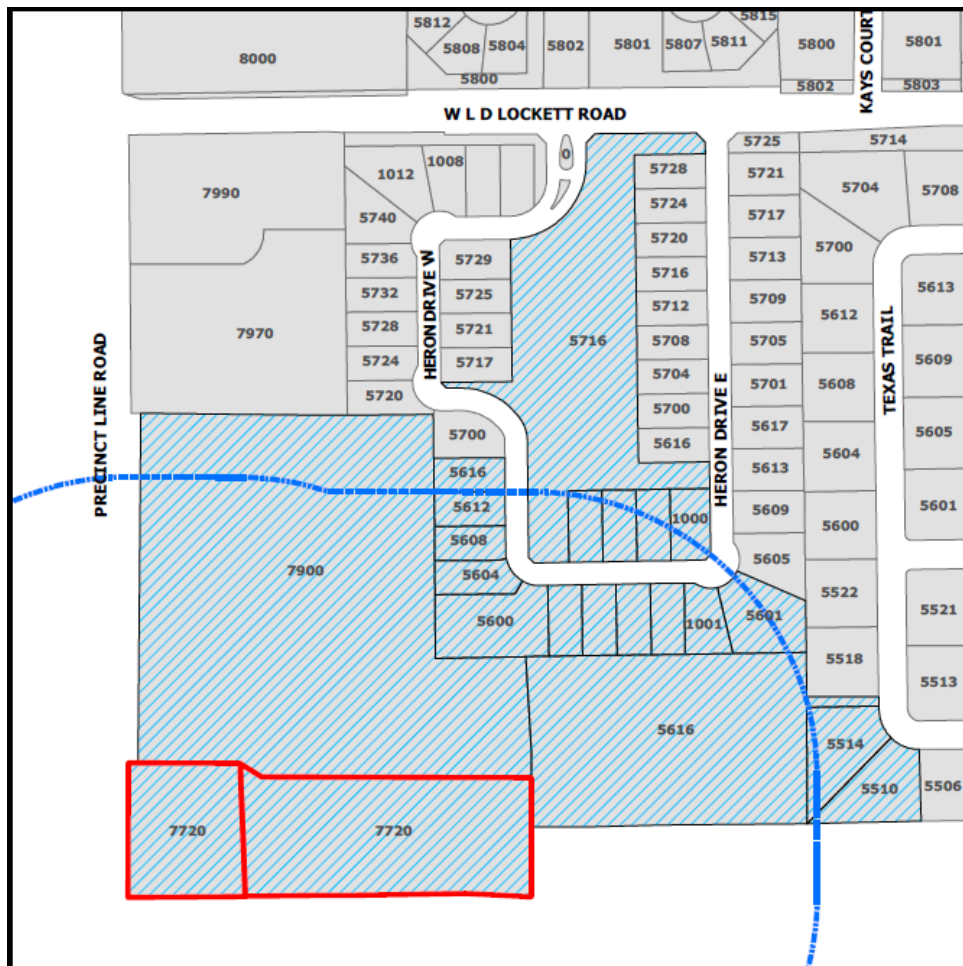
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2158

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

WHEREAS, the City of Colleyville has received an application to change the zoning from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial, Case No. ZC21-002; and

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

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

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

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

Sec. 1. THAT this Ordinance shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the development of commercial office and showroom space, consisting of a maximum five (5) buildings and 30,500 total square feet, located on lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720

Precinct Line Road (the "Property").

2. DEVELOPMENT PLAN

- a. The development of the Property shall be generally consistent with the Statement of Planning Objectives attached hereto as Exhibit "B", and the conceptual site plan and site orientation plan attached hereto as Exhibit "C".

3. PERMITTED USES

- a. The permitted uses for the Property shall be those listed for the CC-1 Village Retail zoning district. The following additional uses shall further be permitted for this PUD-C in the manner provided below:

[USE CHART TO BE INSERTED]

- b. Notwithstanding Section 3(a) above, the following uses are expressly prohibited:

[USE CHART TO BE INSERTED]

- c. No outdoor overnight parking shall be allowed for larger vehicles, including any commercial vehicle with a manufactured capacity rated over one (1) ton, box trucks, tow trucks, recreational vehicles, off-highway vehicles, and/or trailers.
- d. No outdoor overnight storage of supplies, equipment, materials, or similar personal property of any kind shall be allowed. The foregoing includes, without limitation, any vehicle described in Section 3(c) above.
- e. No drive-thru use shall be permitted on the Property without a specific use permit (SUP) issued by the City.
- f. No building located on the Property shall be open to the public for business on any day of the week between 7:00p.m. and 7:00a.m.; provided, the owner of the Property may request to modify the foregoing business hours for by applying for a specific use permit (SUP).

4. BUILDING DESIGN

- a. The buildings shall be constructed and maintained in general conformance with the elevations, materials, and articulation as depicted in Exhibit "D".
- b. There is herein granted a conditional waiver of the required front building line setback for Building A (#1) to permit a reduction to approximately 7.7' to accommodate the remodel of the existing building in conformance with this ordinance.
- c. There is herein granted a conditional waiver of the required 25' setback from the property line to the north of Building D (#4) to permit a reduction to approximately 17.7' to accommodate construction of Building D in conformance with this ordinance.

5. LANDSCAPING

- a. There is herein granted a conditional waiver of the minimum landscape area between the front building (Building A) and the street to permit a reduction from the required 10% of the overall site area to approximately 5.5%, consistent with Exhibit "E".

6. FENCING AND BUFFER YARDS

- a. There shall be a masonry screening fence at minimum of 8' in height erected and maintained along the east and south property lines, as depicted in Exhibit "C".
- b. Buffering consisting of both masonry wall and approved vegetation shall be erected and properly maintained along the entire north property line of the Property consistent with Exhibit "C".

7. SIGNAGE

- a. One monument sign shall be permitted on the Property. The monument sign shall comply with Chapter 7 of the City's Land Development Code, except as otherwise provided herein.
- b. There is herein granted a conditional waiver of the required 30' side property line setback for the monument sign, to permit a setback reduction to

approximately 7' and to allow the monument sign to be located in conformance with Exhibit "C".

8. TERMINATION OF CONDITIONAL WAIVERS

- a. The conditional waivers set forth in Sections 4(b), 4(c), 5(a), and 7(b) herein are conditioned upon strict compliance with this ordinance and subject to termination in the manner provided in this Section 8.
- b. The waivers set forth in Sections 4(b) and 5(a) shall apply solely to the current proposed remodel of Building A. Upon completion of construction, should the building be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the building's most recent current taxable value as determined by the Tarrant Appraisal District, the conditional setback waivers shall terminate and the building shall be required to comply with all applicable setback and landscape standards in the City's Land Development Code.
- c. The waiver set forth in Section 4(c) shall apply solely to the initial construction of Building D. Upon completion of construction, should the building be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the building's most recent current taxable value as determined by the Tarrant Appraisal District, the conditional setback waivers shall terminate and the building shall be required to comply with all applicable setback standards in the City's Land Development Code.
- d. The waiver set forth in Section 7(b) shall apply solely to the initial construction of the monument sign. Upon completion of construction, should the sign be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the then current value of the sign, the conditional setback waivers shall terminate and the sign shall be required to comply with all applicable setback and location standards in the City's Land Development Code.

Sec. 2. THAT the Property 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. All requirements of the Land Development Code shall be met, except as expressly amended herein.

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 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

APPROVED AS TO FORM:

Whitt Wyatt
City

Attorney

Exhibit "A" – Zoning Exhibit

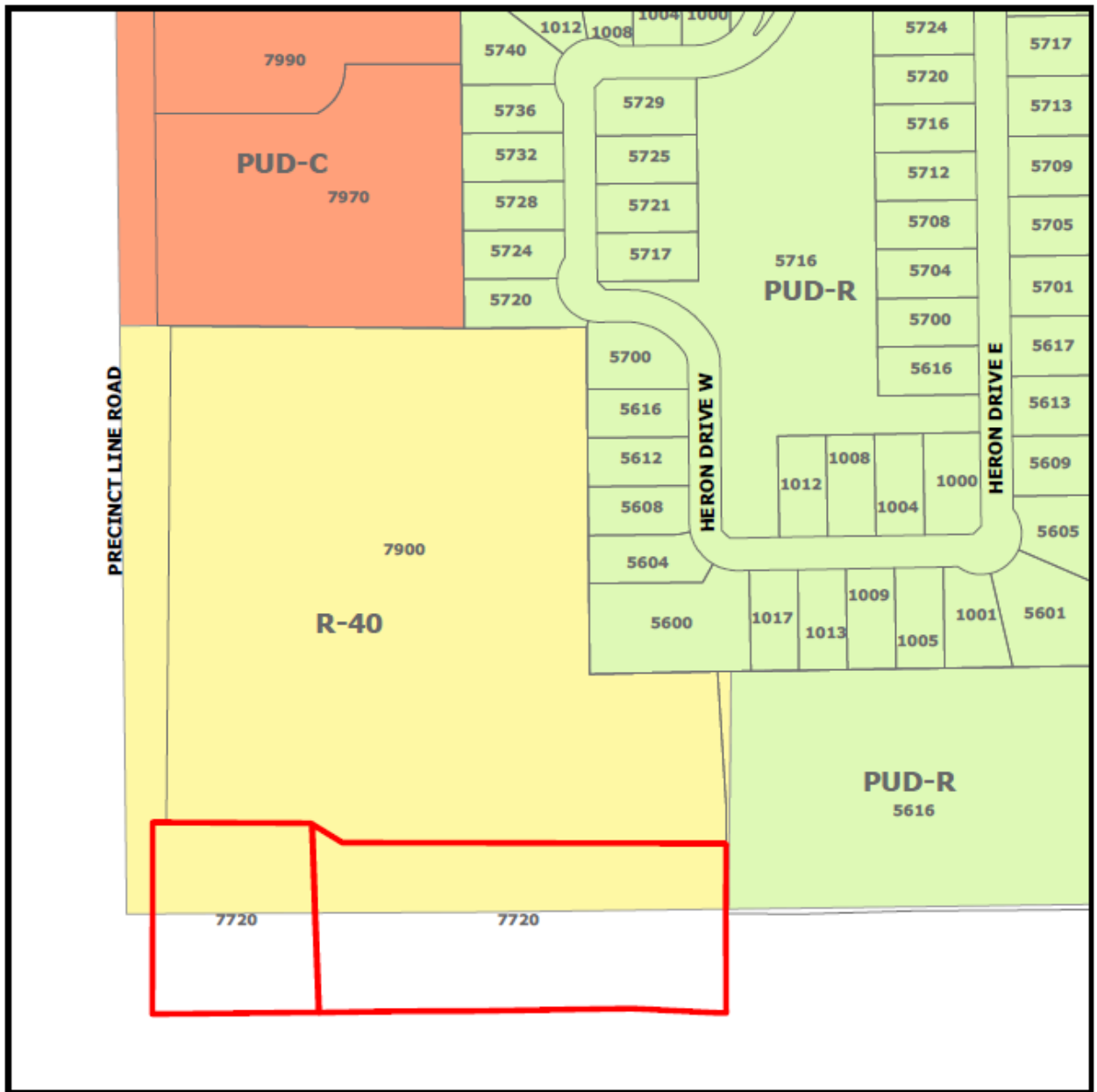


Exhibit "B" – Statement of Program Objectives

Statement of Planning Objectives City Line Business Park

Statement of Planning Objectives:

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

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

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

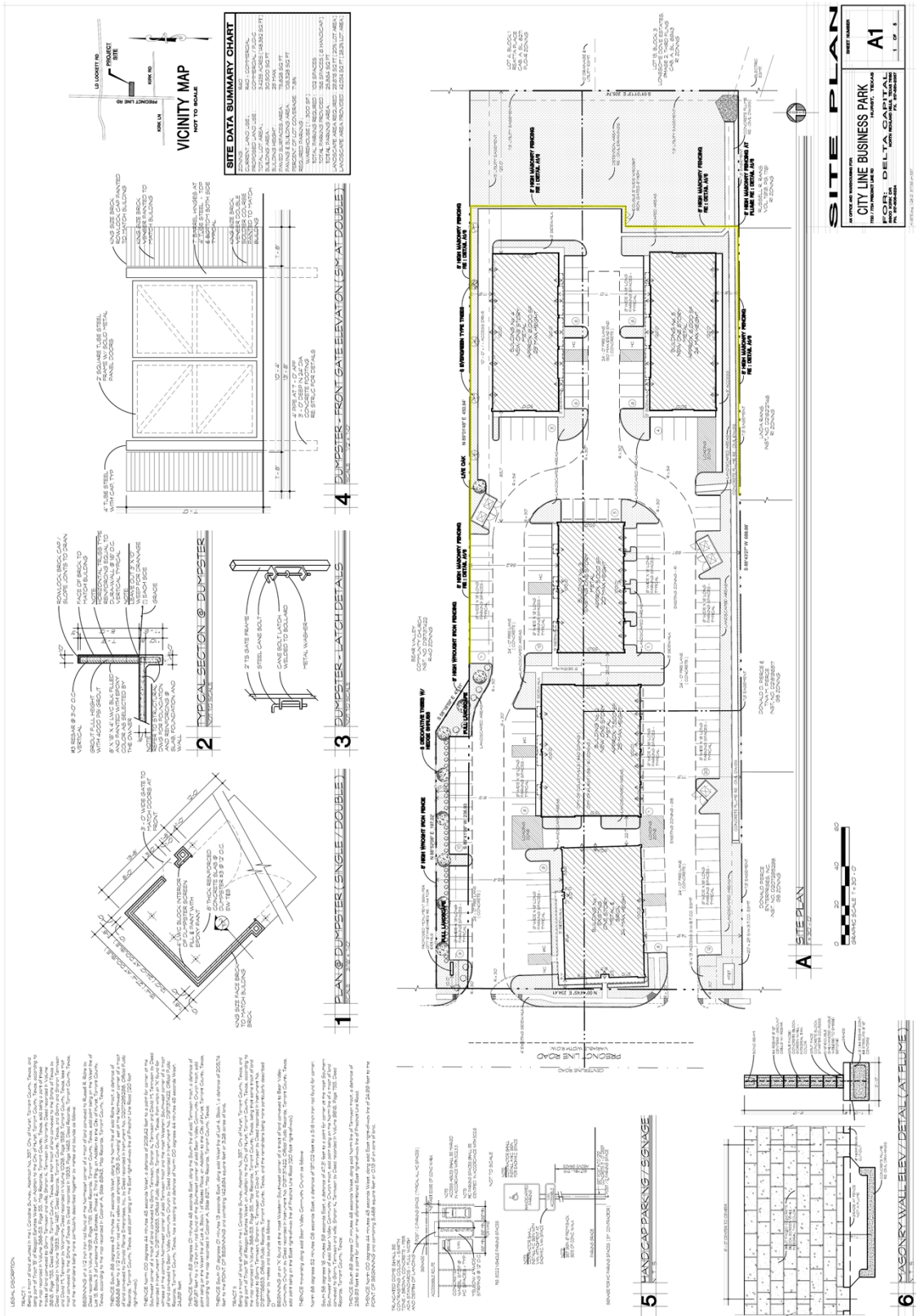
It is anticipated that there is a large number of Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The Owner is excited about the project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

Development Schedule :

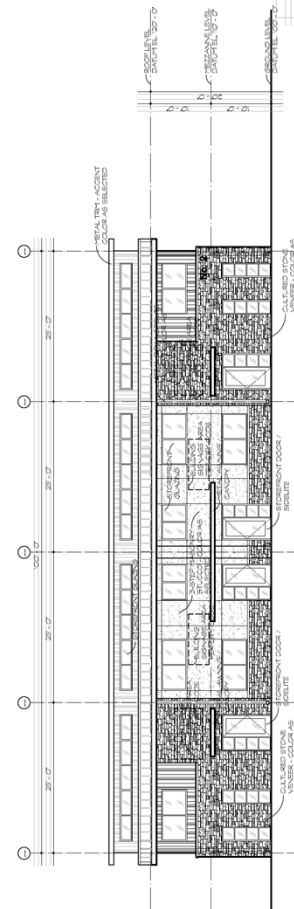
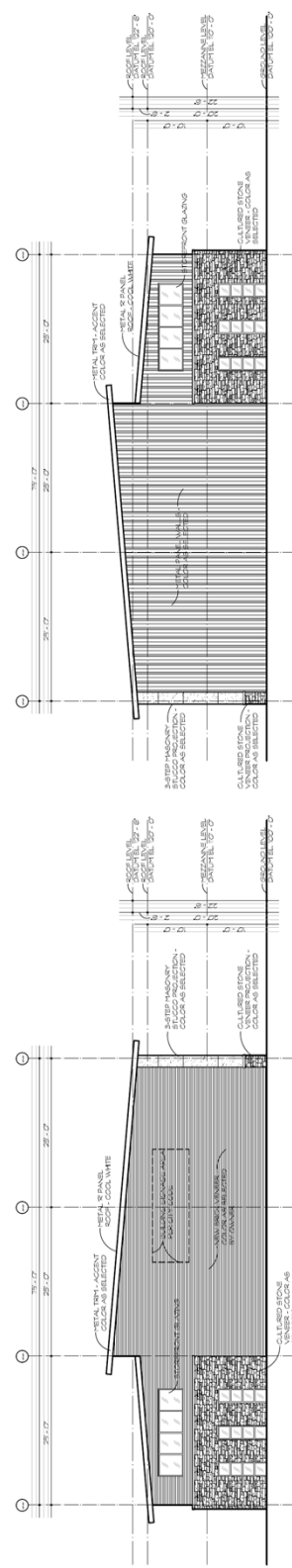
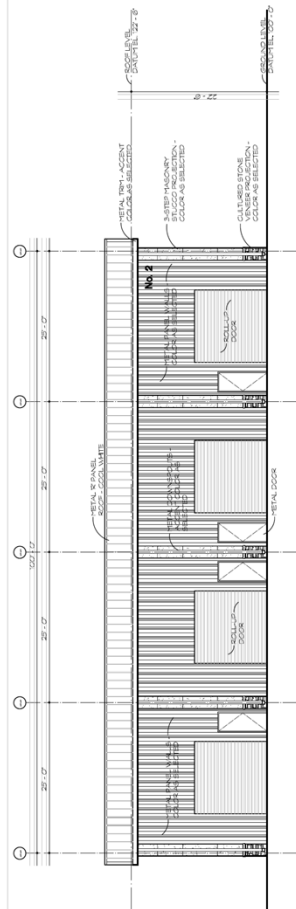
Delta is requesting approval from the City of Colleyville for the Total Development / Site Plan that generally describes the layout of the existing and future buildings. Once approved we would immediately begin the construction of the water and sewer facilities and the development of the grading and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

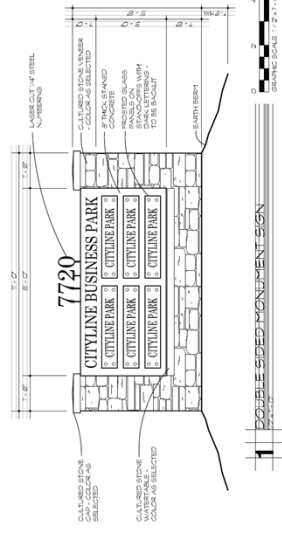
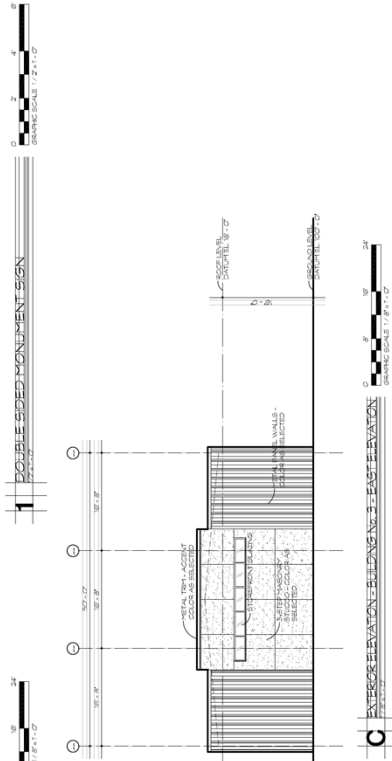
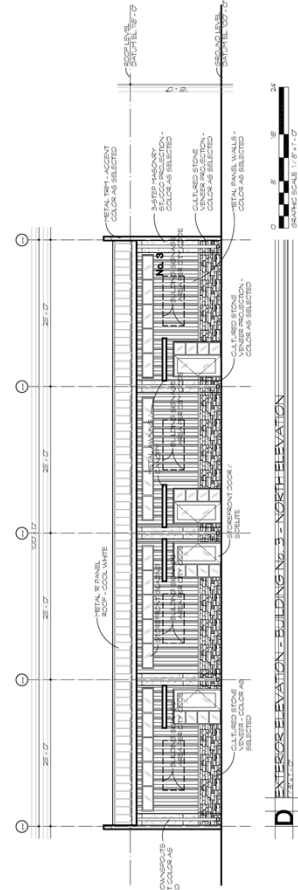
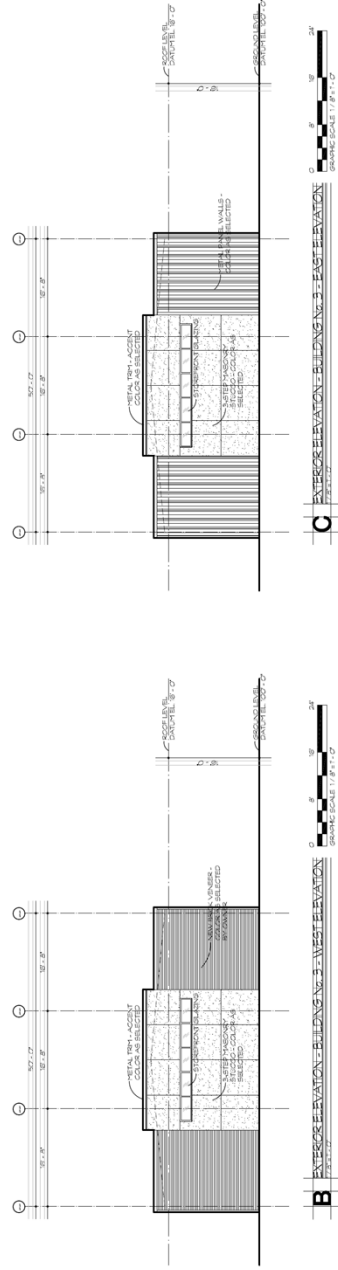
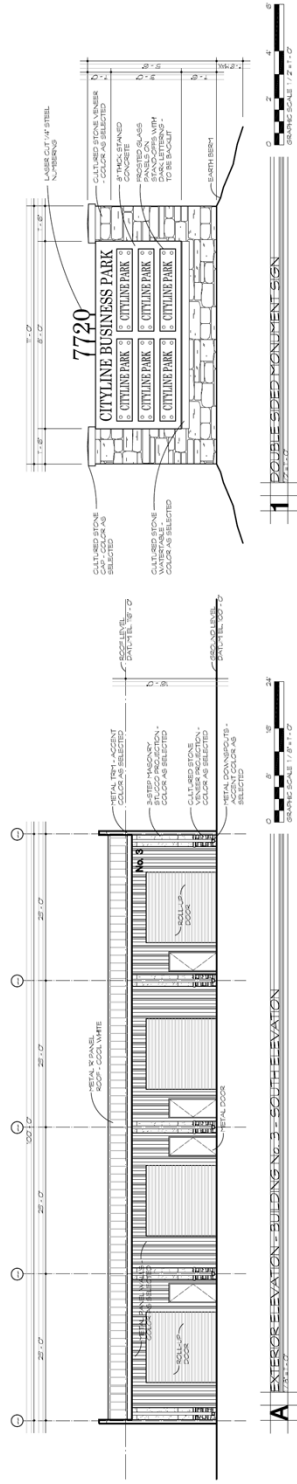
We anticipate that the rehab of Building " A and B" along with the applicable site work and supporting infrastructure can be completed by mid 2021. There is also a possibility that the demand may develop to begin construction of Building " C " sometime in 2021. The remainder of the development of the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

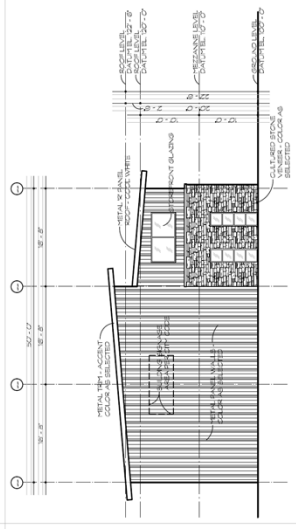
Exhibit "C" - Site Plan & Site Orientation Plan



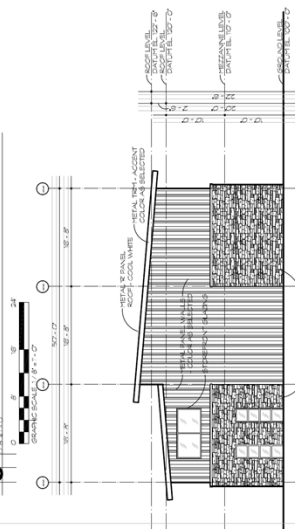
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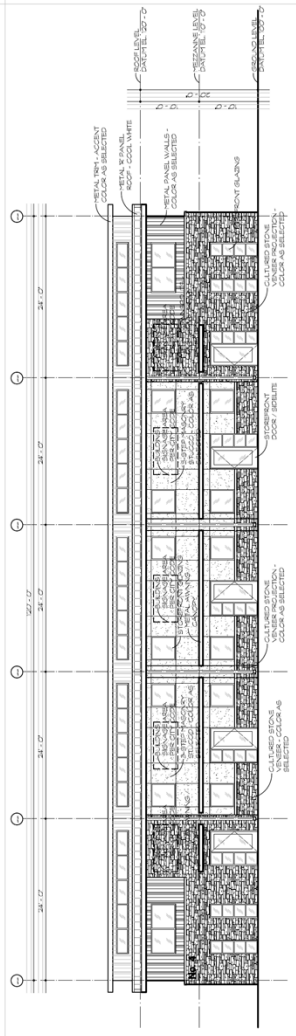




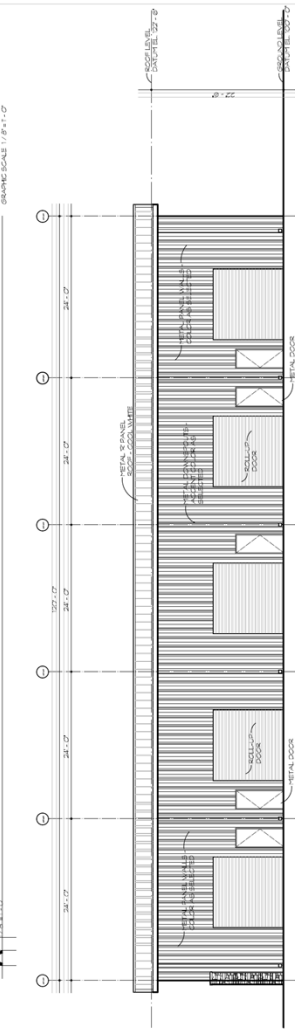
C EXTERIOR ELEVATION - BUILDING 3.1.5 - WEST ELEVATION



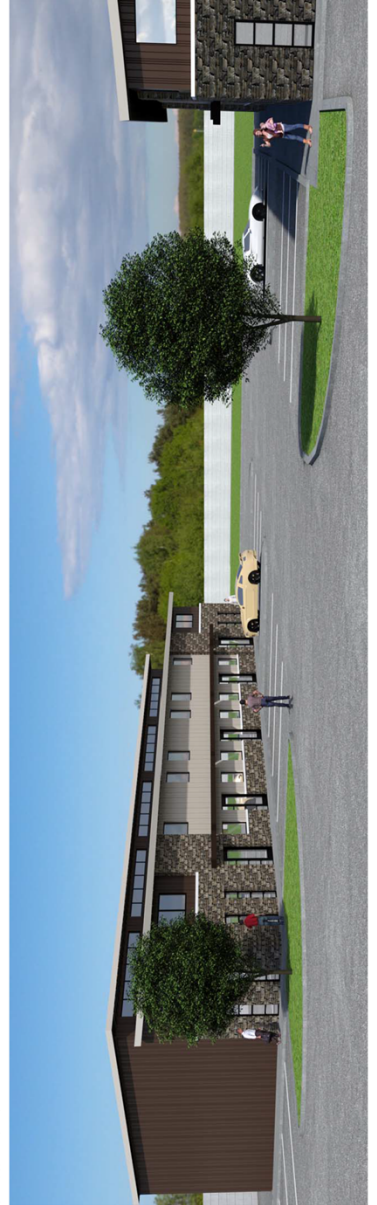
D EXTERIOR ELEVATION - BUILDING 3.1.5 - EAST ELEVATION



A EXTERIOR ELEVATION - BUILDING 3.1.5 - SOUTH ELEVATION



B EXTERIOR ELEVATION - BUILDING 3.1.5 - NORTH ELEVATION



EXTERIOR ELEVATIONS - BUILDINGS 4 & 5

CITY LINE BUSINESS PARK

DESIGNED BY DELTA ARCHITECTURAL

DATE 10/1/2020

SHEET NUMBER A5

SCALE 1/8" = 1'-0"

PRECINCT LINE ROAD

SCALE: 1" = 200'

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

CONTACT NUMBERS:
811
ONE STAR GAS: 1-800-699-8344
AT 711: 1-800-344-6377

EXISTING TREE LEGEND

401
12" Hackberry
X
Grounds Existing tree to be removed (WDB tree number and number)

402
Deciduous Existing tree to Remain.

GENERAL NOTES

1. SEE SHEET LND-01 FOR FORESTRY DETAILS.
2. SEE SHEETS LND-04 AND-05 FOR LANDSCAPE PLANS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.

ISSUED FOR REVIEW AND BID NOT FOR CONSTRUCTION
This drawing is for review and bidding only, under the authority of Mark H. Swafford, P.E., License No. 0240, date 07/29/2021.

FORESTRY PLAN

DESIGNED BY: J.E. SWAFFORD

DATE: 07/29/2021

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW AND BID	07/29/2021

PROJECT DATA

PROJECT NO.: 2021-001
PROJECT NAME: 7720 PRECINCT LINE ROAD FORESTRY PLAN
PROJECT LOCATION: 7720 PRECINCT LINE ROAD, COLEVILLE, IOWA 52241

CLIENT
DONALD D. PERCE & ASSOCIATES, INC.
INST. NO. 0218196517

DESIGNER
J.E. SWAFFORD
P.E., License No. 0240

DATE
07/29/2021

SHEET NO.
LND-01

TOTAL SHEETS
02

FORESTRY PLAN

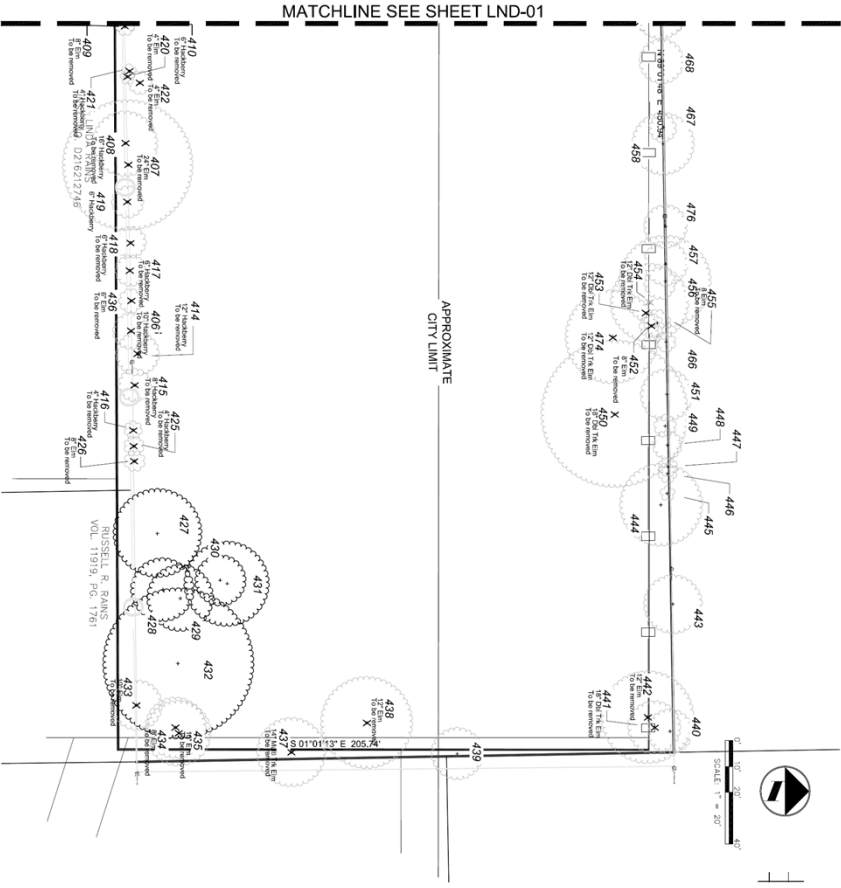
DATE: 01/15/2020
BY: [Signature]

WINNIE,
CONTRACTOR TO LOCATE ALL UTILITIES AND DESIGN
ELECTRIC, CABLE, ETC. IN PROJECT AREA IN HOUSE FROM
TO RESERVING CONSTRUCTION.

CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG: 800-344-8377
AT 817-900-544-8377



- GENERAL NOTES:**
1. SEE SHEET LND-01 FOR FORESTRY DETAIL.
 2. SEE SHEETS LND-4 & LND-6 FOR LANDSCAPE PLANS.
 3. SEE SHEET LND-08 LANDSCAPE DETAILS.

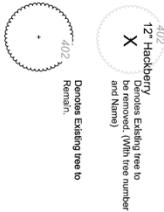


MATCHLINE SEE SHEET LND-01

APPROXIMATE
CITY LIMIT



CITYLINE BUSINESS PARK FORESTRY CALCULATIONS			
Net Urban Forestry Area	Calculation	Square Feet	Acres
A Building Envelope Area	4	30,328.72	0.70
B Reduced Utility Corridors and other reflective areas	0	0.00	0.00
C Net Urban Forestry Area	(A+B)	30,328.72	0.70
Required Tree Canopy Area			
D Net Urban Forestry Area	(C) x 50%	15,164.36	0.35
E Non residential Commercial use (50%)	(D) x 50%	7,582.18	0.17
F Additional 5% preservation of required	(E) x 4%	303.29	0.01
G Total required canopy coverage for site	(F) + (E)	7,885.47	0.18
Preservation/Retention of Existing Canopy			
H Existing tree canopy area	(H) x 4%	1,215.15	0.03
I Preservation of existing tree canopy area	(H) x 4%	1,215.15	0.03
J Preservation of existing tree canopy area	(H) x 4%	1,215.15	0.03
K Preservation of existing tree canopy area	(H) x 4%	1,215.15	0.03
L Additional preservation for mitigation of the study trees	(J) x 4%	1,215.15	0.03
M Removal of trees 2" or less (100% to 24" DBH) (640 x 307 x 300 x 18000 ft)	(K) x 4%	1,215.15	0.03
N Removal of trees 2" or less (100% to 24" DBH) (640 x 307 x 300 x 18000 ft)	(K) x 4%	1,215.15	0.03
O Total preservation credit	(M) + (N)	2,430.30	0.06
New Tree Planting			
P Net Urban Forestry Area	(G) x 4%	315.42	0.01
Q Net Urban Forestry Area	(G) x 4%	315.42	0.01
R Net Urban Forestry Area	(G) x 4%	315.42	0.01
T Total New Planting Canopy Area	(P) + (Q) + (R)	946.26	0.02
Fulfillment of Requirements			
W Total canopy coverage provided for site	(T) + (O)	3,376.66	0.08
X Total canopy coverage provided for site	(T) + (O)	3,376.66	0.08
Y Excess/deficit canopy provided for site	(W) - (G)	3,376.66	0.08



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SHEET NO. LND-02

OF 10 SHEETS

REVISIONS

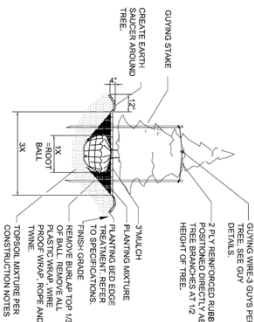
NO.	DESCRIPTION	DATE
1	ISSUED FOR REVIEW AND NOT FOR CONSTRUCTION	07/29/2020

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

COLLEYVILLE, TEXAS



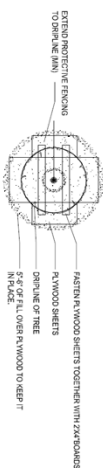
7101 BRYANT IRVIN RD, #33229
FORT WORTH, TX 76132
817-335-7915
WWW.LTDESIGN.COM



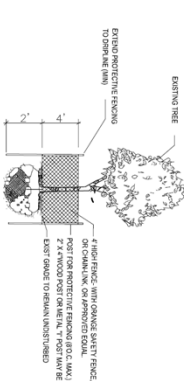
1. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN TREES IN A PLUMB POSITION WHETHER GUYED OR NOT, THROUGHOUT THE WARRANTY PERIOD

2. SCARIFY SIDES OF TREE PITS TO FACILITATE WATER PERCOLATION PRIOR TO PLANTING TREES.
3. WATER ALL TREES THOROUGHLY AFTER INSTALLATION.
4. ALL NEW TREE PLANTINGS SHALL RECEIVE SLOW RELEASE AGROPHORUM TABLETS IN AMOUNTS OF ONE TABLET PER 1/4 CAL PER INCH.

NOTES



NTS



NTS

1. THEE HOLE SHALL BE AT THE BASE OF THE TREE, IF IT IS FOUND, BUT NO CHIPPING.
2. SET THE TREE AT THE SAME DEPTH AT WHICH IT WAS PREVIOUSLY BEEN GROWN.
3. THEE HOLE SHALL BE BACKFILL WITH NATIVE SOIL FROM EXISTING TREE HOLE.
4. BACK SOIL LIGHTLY AS THEE IS BACKFILLED.
5. PLANT TREES AND SHRUBS IN THIS 3" HOLES DEEPER THAN THE DIAMETER OF THEE TRUNK.
6. THEE TRUNK SHALL BE 1/2" TO 3/4" IN DIAMETER, 6' TO 8' TALL, AND 1/2" TO 3/4" IN Girth.
7. THEE SHALL BE 20% NATIVE SOIL, 80% NATIVE SAND, WATER THOROUGHLY FOR EACH SETTLEMENT AND TO PREVENT AN FLOODS.
8. AS THEE IS BACK FILL, APPROXIMATELY HALF FILLED, ADD WATER TO SOIL TO MAKE IT MOIST.
9. DO NOT BACK FILLER, DO NOT BACK FILLER, REPEAT PROCEDURE WHEN TREE HAS GROWN.
10. STAKE AND GUY ALL TREES AS PER THE STATE OF THE SHEET.
11. ALL TRANSPLANTED TREES SHALL BE WATERED AND MAINTAINED BY CONTRACTOR.
12. ROTAL, SHALL BE A MINIMUM OF 4" PER CUBIC YD OF TREE.
13. EXAMINE IF QUALITY TREE SHALL HAVE AS 4" ROTAL.
14. ROTAL SHALL BE 1/2" TO 3/4" IN DIAMETER.
15. ROTAL SHALL BE 1/2" TO 3/4" IN DIAMETER.
16. ROTAL SHALL BE 1/2" TO 3/4" IN DIAMETER.
17. IF THEE ARE TO BE USED FOR PLANTING, ROTALS SHALL BE COVERED WITH NATIVE SOIL OR COMPOST, NO SAND OR CLOTHED.
18. EQUIPMENT MAY BE USED TO USE THEE TREE SPACE ON OTHER TREE MONING.
19. EQUIPMENT AS APPROVED BY OWNER.

TREE REMOVAL / MITIGATION NOTES

1. TREES TO BE REMOVED MUST BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES.
2. TREES TO BE REMOVED MUST BE PROTECTED DURING CONSTRUCTION. CANOPE CAN BE REMOVED, BUT THE TRUNK AND BRANCHES MUST REMAIN. REMOVAL OF BRANCHES OF VEHICLES OR PERFORMING WORK WITHIN THEIR CANOPE WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
3. LANDSCAPE STANDARDS AND BEST PRACTICES.
4. IN ADDITION TO THE TREES SHOWN TO BE REMOVED, ALL UNDERSTORY GROWTH SHALL BE REMOVED. THE REMOVAL OF UNDERSTORY GROWTH SHALL BE VERIFIED BY A LICENSED ARBORIST. THE REMOVAL OF UNDERSTORY GROWTH SHALL BE VERIFIED BY A LICENSED ARBORIST. THE REMOVAL OF UNDERSTORY GROWTH SHALL BE VERIFIED BY A LICENSED ARBORIST.
5. SELECTIVE REMOVAL SHALL BE BASED ON THE EXISTING TREES TO BE REMOVED TO REMOVE REMOVAL OF VARIOUS BRANCHES WHICH MAY POSE A SAFETY CONCERN. PRUNING SHALL BE COORDINATED AND REVIEWED WITH THE OWNER'S REPRESENTATIVE.
6. ADDITIONAL TREE REMOVAL MAY BE REQUIRED FOR NON-PROTECTED TREES SHOWN TO BE REMOVED. THE REMOVAL OF NON-PROTECTED TREES SHALL BE VERIFIED BY A LICENSED ARBORIST.
7. DISPOSAL OF ANY WASTE MATERIAL, SUCH AS, BUT NOT LIMITED TO, ASPHALT, CONCRETE, BRICK, BLOCK, CEMENT, GROUT, ETC. WITHIN THE BOUNDARY OF THE EXISTING PROJECT SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES.
8. ATTENTION SHALL BE GIVEN TO ANY AND OTHER THAN THOSE OF A PROTECTIVE NATURE.

GENERAL NOTES:

1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
2. SEE SHEETS LND-4 & LND-05 FOR LANDSCAPE PLANS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.

ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION

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REVISIONS		
NO.	DESCRIPTION	DATE

LND-03
OF
SHEETS

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
FORESTRY DETAILS

COLLEYVILLE.

TEXAS



LANDSCAPE - IRRIGATION - WATER MANAGEMENT

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



ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION

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

LANDSCAPE PLAN

DATE
01-29-21
JOB NO.
2020-23
DRAWN BY
LTS

CADD
LTS
DESIGNER
MHS
PROJECT WORK
WCL

SHEET NO.
LND-04
OF
SHEETS

LTD
DESIGN GROUP
LANDSCAPE • IRRIGATION • WATER MANAGEMENT

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

[illegible]

SCALE: N.T.S.

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

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

GENERAL NOTES:

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

ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION

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REVISIONS		
NO.	DESCRIPTION	DATE

DATE 01-29-21	CADD LTS
JOB NO. 2020-23	DESIGNER M/LS
DRAWN BY LTS	PROJECT MGR WCL

SHEET NO.
LND-05
OF
SHEETS

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

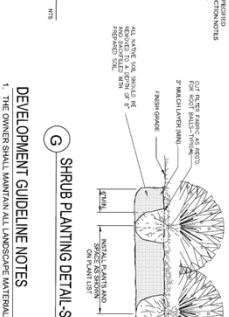
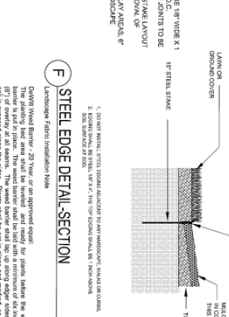
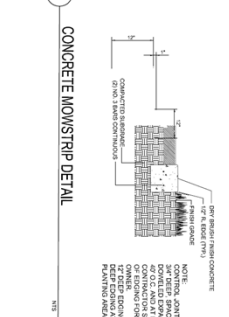
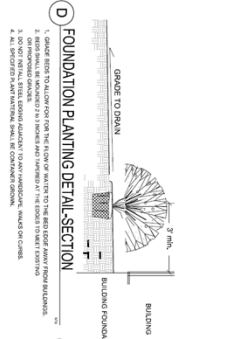
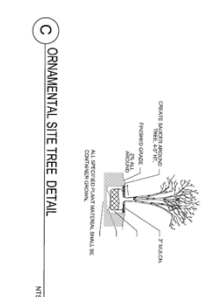
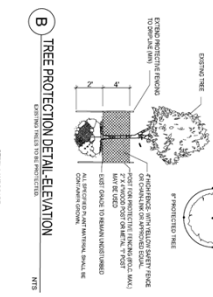
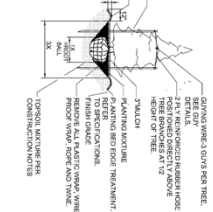
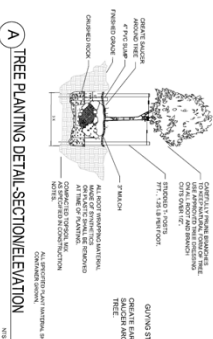
COLLEYVILLE, TEXAS

LTS
DESIGN GROUP
LANDSCAPE • IRRIGATION • WATER MANAGEMENT

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

1. SPECIFICATIONS:

- 1.1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
- 1.2. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
- 1.3. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
- 1.4. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
- 1.5. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
- 1.6. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
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- 1.8. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
- 1.9. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
- 1.10. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:



LANDSCAPE TABULATIONS	
LOT SIZE	151,356.66 S.F. (3.46 AC.)
STRUCTURE(S)	30,978.72 S.F.
ARTIFICIAL LOT: 151,356.66 S.F. STRUCTURE	120,777.94 S.F. (2.77 AC.)
BIOTIC YARD	N/A
LANDSCAPE AREA	79,810.67 S.F. (1.83 AC.)
REQUIRED LANDSCAPE (60% OF LANDSCAPE AREA)	79,810.67 S.F. (1.83 AC.)
LANDSCAPE AREA PROVIDED	31,092.24 S.F.
STREET FRONTAGE PROVIDED	234.45 L.F.
SITE TREE REQUIREMENTS (1 3/4" CAL.) TREE 40 L.F. OF STREET FRONTAGE	536
TREES PROVIDED	630
SITE SHRUB REQUIREMENTS (1 6 GAL.) SHRUBS L.F. OF STREET FRONTAGE	46.60
SHRUBS PROVIDED	51.00

- CONSTRUCTION NOTES**
1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
 2. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:
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 15. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:

- GENERAL NOTES**
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 15. THE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING STANDARDS:

LANDSCAPE DETAILS

01/29/2021



7101 BRYANT IRVIN RD. #33229
FORT WORTH, TX 76132
817-352-7913
WWW.LTSDSIGN.COM

CITYLINE BUSINESS PARK
7720 PRECINCT LINE ROAD
LANDSCAPE PLAN

COLLEYVILLE, TEXAS

REVISIONS	
NO.	DATE
1	01/29/2021
2	01/29/2021
3	01/29/2021
4	01/29/2021
5	01/29/2021
6	01/29/2021
7	01/29/2021
8	01/29/2021
9	01/29/2021
10	01/29/2021
11	01/29/2021
12	01/29/2021
13	01/29/2021
14	01/29/2021
15	01/29/2021

SHEET NO.
LND-06
OF
SHEETS

ISSUED FOR REVIEW AND
NOT FOR CONSTRUCTION
This document is prepared for the purpose of
review and bidding only. Under the authority of
the City of Colleyville, Texas, the City Engineer
has approved this plan. No other use.
01/29/2021

DESIGNED BY: J. L. S. DESIGN GROUP
DRAWN BY: J. L. S. DESIGN GROUP
CHECKED BY: J. L. S. DESIGN GROUP
APPROVED BY: J. L. S. DESIGN GROUP



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6b

Agenda Date 5/4/2021

Number Ordinance O-21-2159

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The item was tabled at the April 20, 2021 meeting to the May 4, 2022 meeting to allow the applicant time to make adjustments to the proposed request.

The applicant was present at the 1st reading to answer questions about the project. The City Council expressed concerns about the building design and the roof sign. The possibility of a monument sign within the Old Glade Road right-of-way was discussed.

First Reading and Public Hearing

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

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

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other

zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Proposed PUD-C Ordinance:

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

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

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

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

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

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

1. Provide a Statement of Planning Objectives.
2. Provide a Development Schedule.

3. Provide Economic Development Information per the Zoning Application.
4. Provide a landscaping plan for review.
5. There is a required 20' of landscaping along Colleyville Boulevard. It is 10' wide and this will be a condition of the PUD Ordinance.
6. Provide an elevation of the dumpster enclosure.
7. Additional site data is required: existing zoning is PUD-C; percentage of landscape area and non-landscape area; and percentage of lot coverage.
8. Provide the percentage of materials for the elevations. Chapter 6 of the Land Development Code requires 90% of the materials to be brick, native stone, cast stone.
9. The post for the covered patio is required to be clad in brick.
10. The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance.
11. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code.
12. Provide information on lighting of the site.
13. Rename W. Glade Road to Old Glade Road.

Engineering Comments

At the time of platting, common access easements to the adjacent properties will be required for future development of off highway traffic circulation; site plan should be developed in a manor to facilitate this future traffic flow.

Fire Marshal Comments

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

Urban Forestry/Landscaping Comments

1. Please provide a Landscape Plan meeting Chapters 4 and 5 of the City's Land

Development Code.

2. Without seeing a plan, there are a few items to address.

- a. There is a required 20 ft. buffer inside the property line along Colleyville Boulevard. You cannot count the green space in the street right-of-way. Currently, you show zero buffer except a small area in the south corner.
- b. You will need 15-20% open space/landscape area, which doesn't look like it will be met.
- c. Any item not being met will need to be spelled out in the PUD language for consideration and approval by Planning and Zoning and City Council. The suggestion is getting as close as you can.

Second Submittal Review February 26, 2021

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

Engineering Comments

At the time of platting, common access easements to the adjacent properties will be required for future development of off highway traffic circulation; site plan should be developed in a manor to facilitate this future traffic flow.

Fire Marshal Comments

1. Turning Radius – Fire lanes shall have a minimum inside turning radius of thirty (30) feet and a minimum outside turning radius of fifty (50) feet.
2. Construction Specifications – Fire lanes shall be constructed of seven (7) inch

concrete with #3 rebar on eighteen (18) inch centers on chairs over a modified subgrade as per the Geotechnical Soils Report; or seven (7) inch asphalt over a modified subgrade as per the Geotechnical Soils Report. The construction shall be capable of supporting a minimum of 75,000 pounds gross vehicle weight.

Urban Forestry/Landscaping Comments

1. Provide a landscaping plan for review.

Drainage: The lot currently has 100% impervious coverage and the changes proposed therefore do not affect the existing impact to adjacent properties.

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

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The Land Development Code only allows a restaurant with a drive-thru in the CC-2 Shopping Center zoning district. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of a PUD-C zoning change. The proposed ordinance recognizes the challenges of the site along with the use of a drive-thru restaurant fitting into the Colleyville Boulevard Corridor. Staff attempted to identify the areas where not in compliance with the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request as presented at their March 8, 2021 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Building Elevations
6. Drainage Plan
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Ordinance O-21-2159

Aerial Map

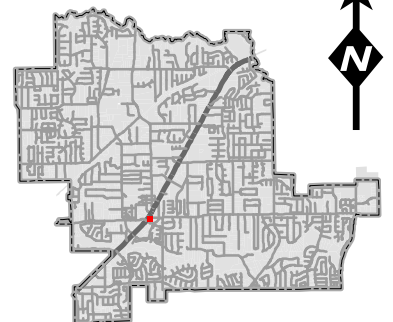


ZC21-003
4917 Colleyville Blvd

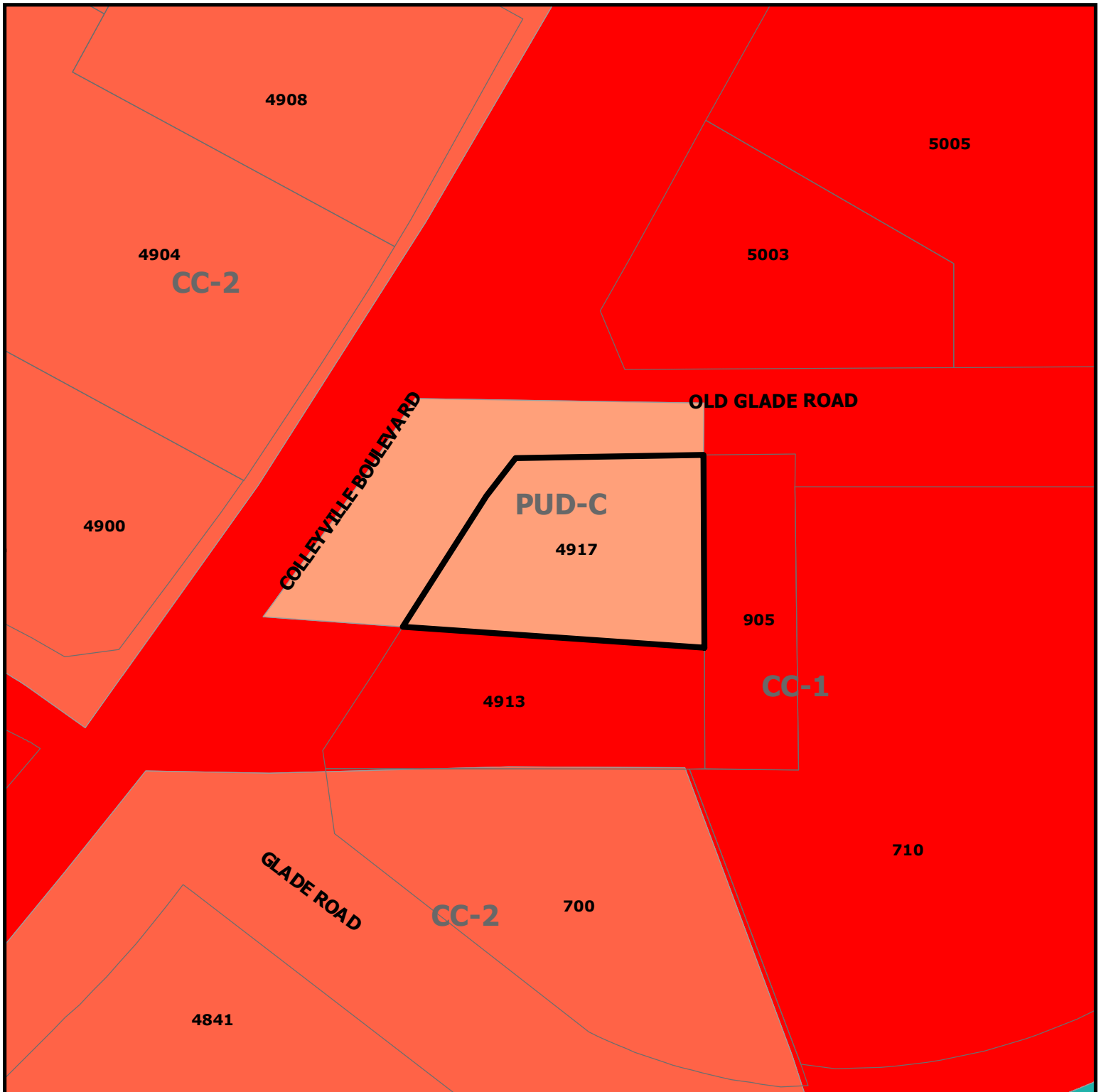
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Subject Property



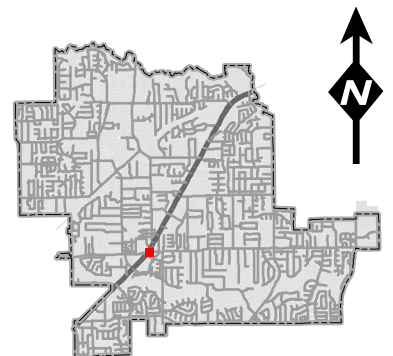
Zoning Map



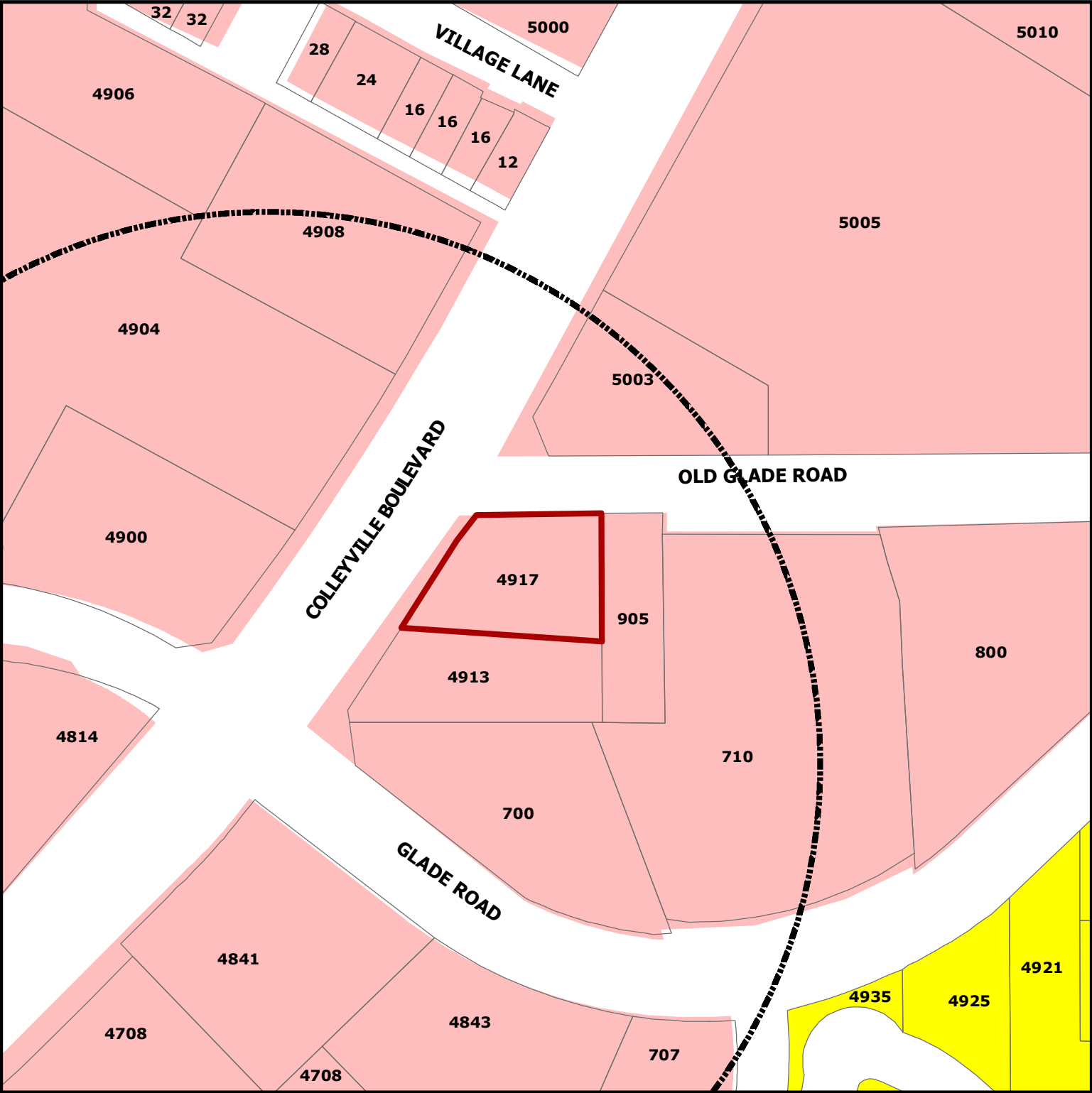
ZC21-003
4917 Colleyville Blvd

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 Subject Property



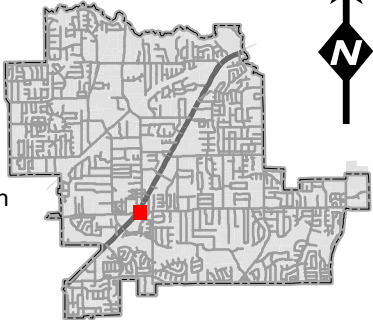
Future Land Use Map



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ZC21-003
4917 Colleyville Blvd

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



EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR:	MANUFACTURER:	REMARKS:
E-1	STOREFRONT GLAZING	ALUMIMUM		CLEAR ANODIZED ALUMIMUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK	
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-4	METAL ROOF	GALVALUME	MUELLER	R PANEL METAL ROOF
E-5	METAL AWNING	BRITE RED	ARCHFAB	MATCH MBCI BRITE RED
E-6	METAL ROOF	GALVALUME	MUELLER	MSL STANDING SEAM ROOF
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-8	TRIM	BRITE RED	HARDI TRIM	MATCH MBCI BRITE RED



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

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



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

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

EXTERIOR MATERIAL LEGEND:				
CODE	ITEM	COLOR:	MANUFACTURER:	REMARKS:
E-1	STOREFRONT GLAZING	ALUMIMUM		CLEAR ANODIZED ALUMIMUM STOREFRONT W/ INSULATED GLAZING
E-2	4x16 HORIZONTAL BRICK	INTERSTATE ARCTIC WHITE	BLACKSON BRICK	
E-3	4x16 VERTICAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-4	METAL ROOF	GALVALUME	MUELLER	R PANEL METAL ROOF
E-5	METAL AWNING	BRITE RED	ARCHFAB	MATCH MBCI BRITE RED
E-6	METAL ROOF	GALVALUME	MUELLER	MSL STANDING SEAM ROOF
E-7	4x16 HORIZONTAL BRICK	INTERSTATE MIDNIGHT BLACK	BLACKSON BRICK	
E-8	TRIM	BRITE RED	HARDI TRIM	MATCH MBCI BRITE RED



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

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



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

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

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



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

Revisions:

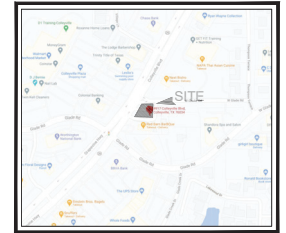
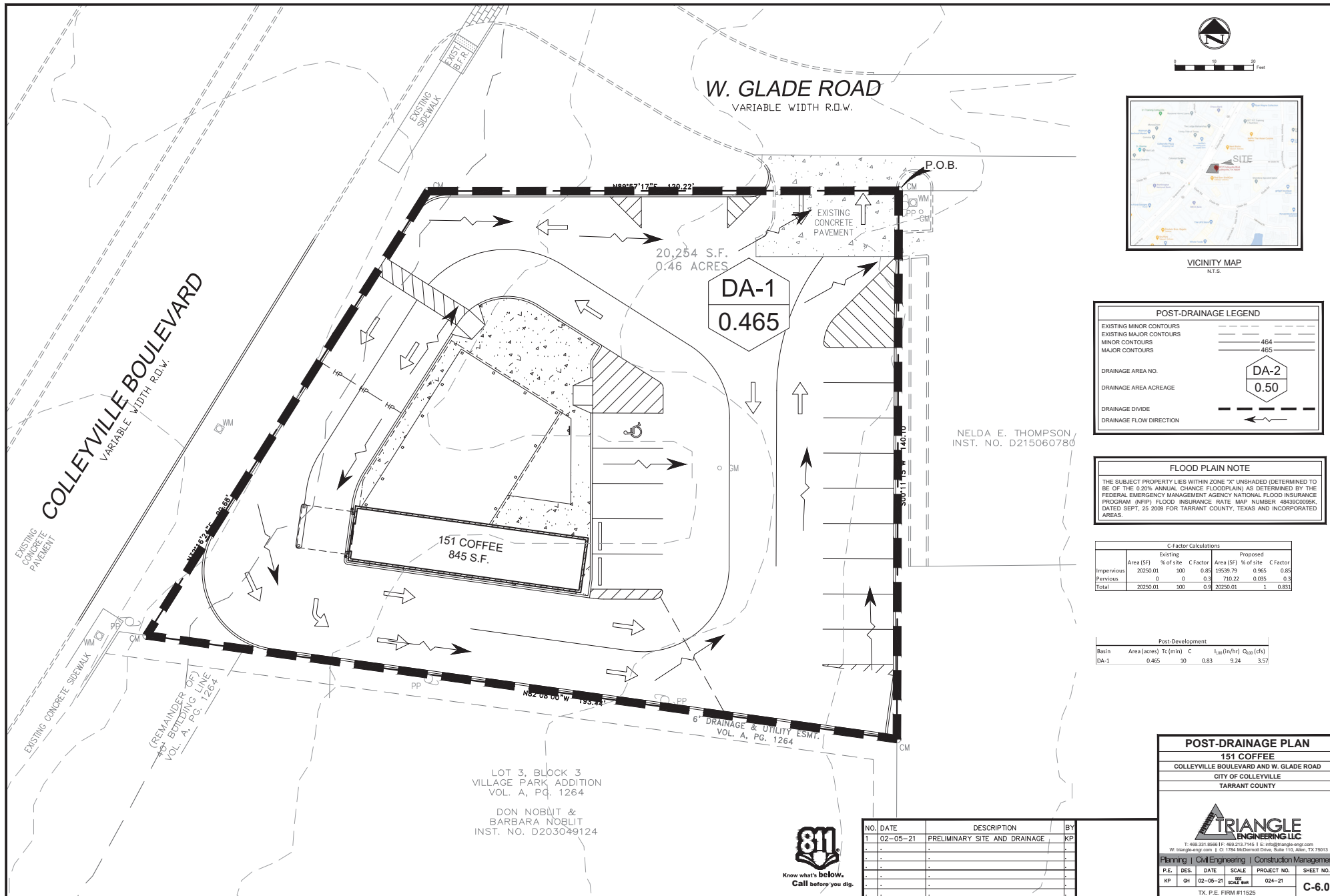
File Name: 21045- A3.2
Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET

A3.2

EXTERIOR
ELEVATIONS

Drainage Plan



VICINITY MAP
N.T.S.

POST-DRAINAGE LEGEND

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

FLOOD PLAIN NOTE

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

C-Factor Calculations					
	Existing		Proposed		
Area (SF)	20250.01	% of site	19535.79	% of site	C Factor
Impervious	0	0	0	0	0.85
Pervious	0	0	710.22	0.005	0.35
Total	20250.01	300	20250.01	1	0.833

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

POST-DRAINAGE PLAN

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



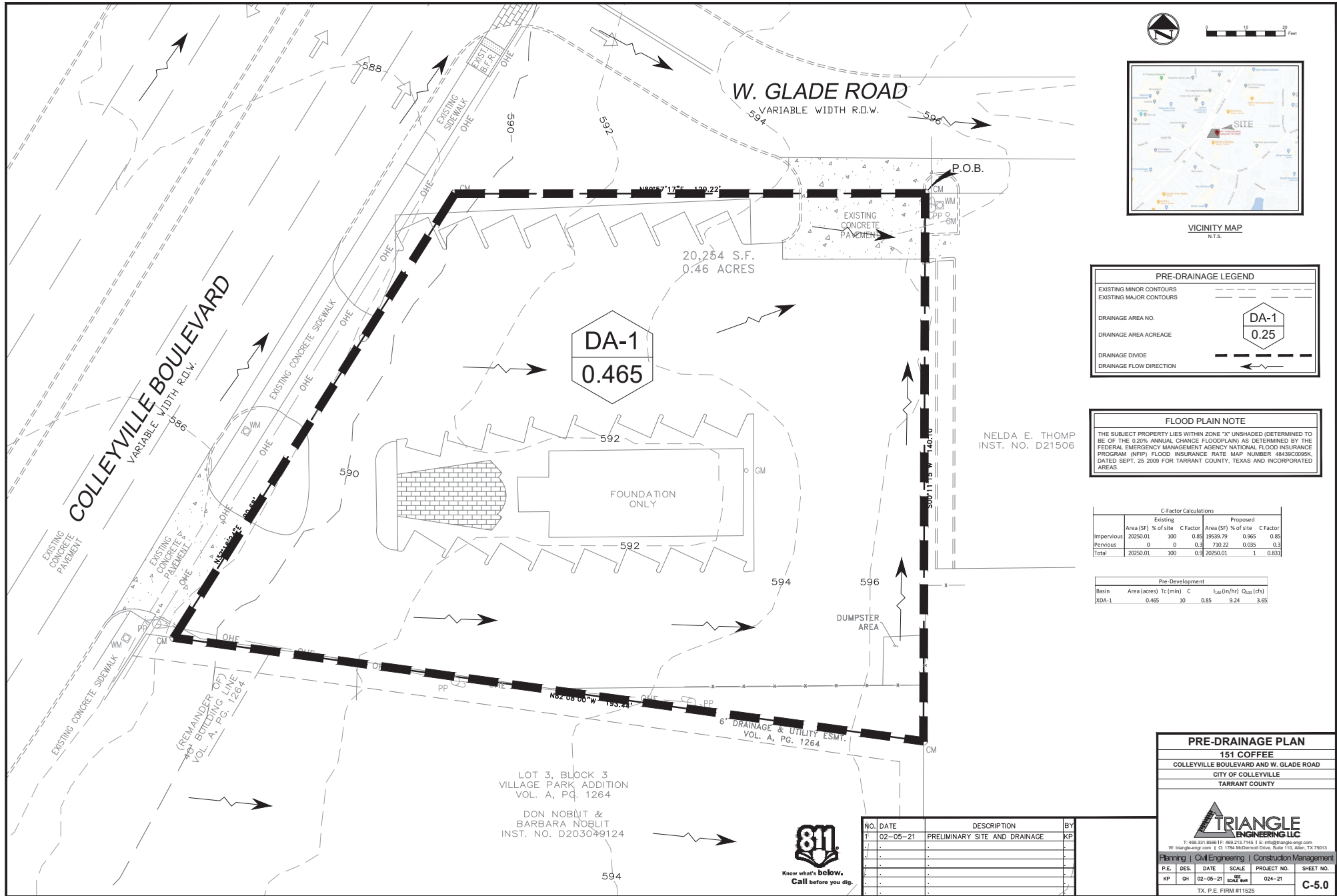
T: 469.331.8556 F: 469.331.7145 E: info@triangleeng.com
W: triangle-eng.com | 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

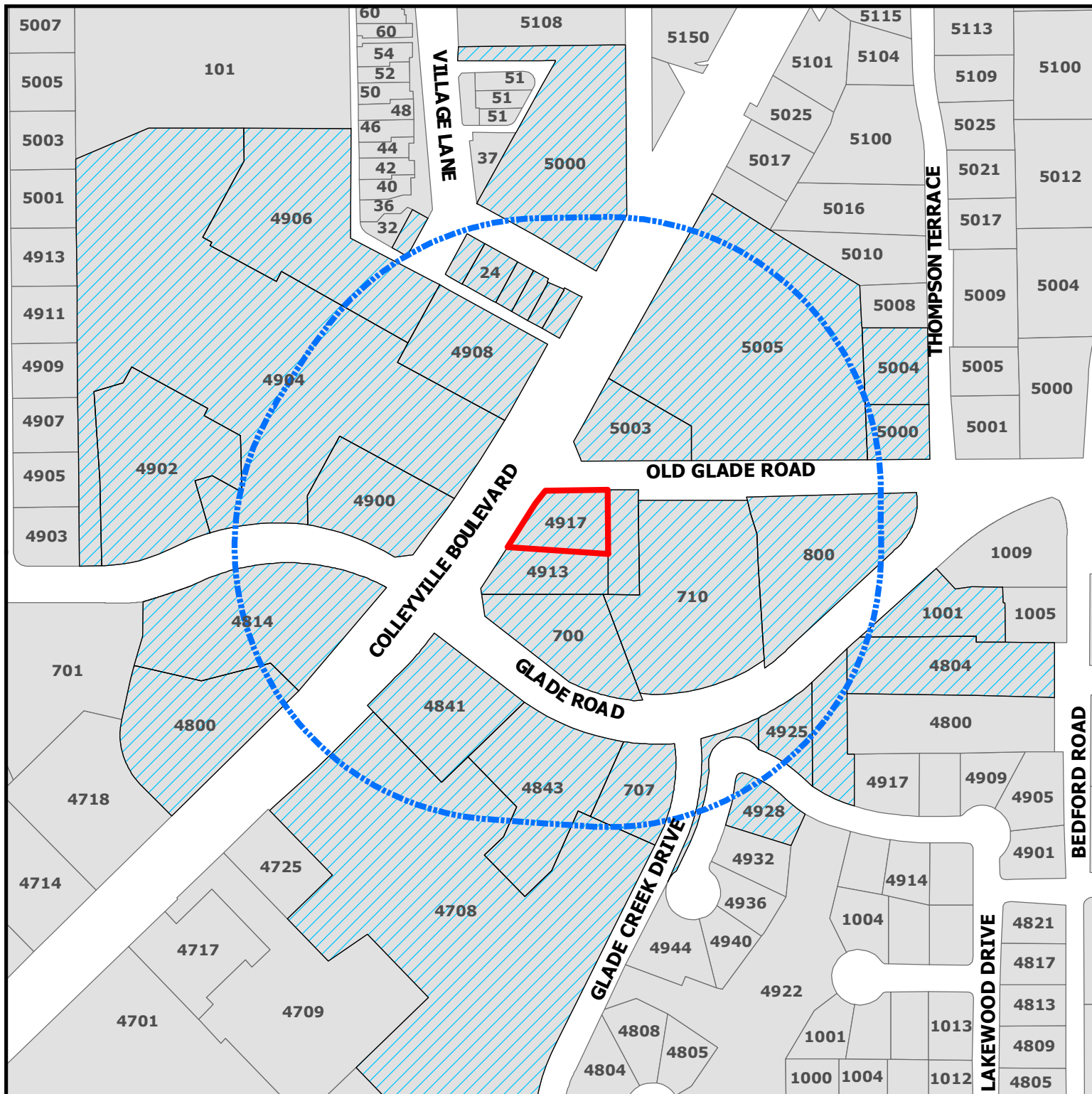
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	GH	02-05-21	AS SHOWN	024-21	C-6.0

TX, P.E. FIRM #11525

Drainage Plan



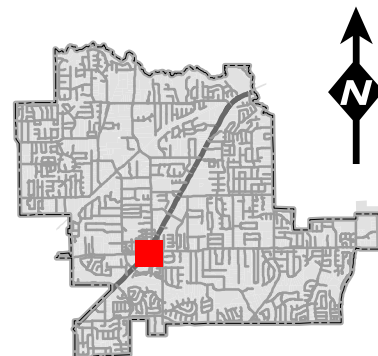
Notification Map



ZC21-003
4917 Colleyville Blvd

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STR RD	FORT WORTH, TX	76112	4921 LAKEWOOD DR
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4900 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4906 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
				1001 GLADE RD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
BONEY, TRAVIS	4925 LAKEWOOD DR	COLLEYVILLE, TX	76034	4925 LAKEWOOD DR
				4800 COLLEYVILLE BLVD
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX	76034	4804 BEDFORD RD
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX	76034	905 OLD GLADE RD
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX	76182	4913 COLLEYVILLE BLVD
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX	75251	4935 LAKEWOOD DR
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
BOWDEN, WILLIAM	4928 LAKEWOOD DR	COLLEYVILLE, TX	76034	4928 LAKEWOOD DR
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
PP COLLEYVILLE I LLC	8350 N CENTRAL EXPWY STE 1313	DALLAS, TX	75206	4917 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4902 COLLEYVILLE BLVD
HEA21 LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	28 VILLAGE LN
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE, TX	75137	700 GLADE RD
WORTHINGTON NATIONAL BANK	500W MAIN ST	FORT WORTH, TX	76102	4814 COLLEYVILLE BLVD
FAIRWAY INDEPENDENT MORTGAGE	4750 S BILTMORE LN	MADISON, WI	53718	32 VILLAGE LN
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4708 GLADE CREEK DR
COMPASS BANCSHARES INC	PO BOX 10566	BIRMINGHAM, AL	35296	4841 COLLEYVILLE BLVD
HERITAGE PERSONAL TRAINING INC	1208 CREST DR	COLLEYVILLE, TX	76034	707 GLADE RD
KRG COLLEYVILLE LLC	30 S MERIDIAN ST STE 1100	INDIANAPOLIS, IN	46204	4843 GLADE CREEK DR
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KILLINGSWORTH, ROBBIE	4055 INTERNATIONAL PLAZA, SUITE 100	FORT WORTH, TX	76109	APPLICANT

Public hearing notices were mailed on February 19, 2021



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 8, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, April 6, 2021 & Tuesday, April 20, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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

Zoning Case: ZC21-003

Applicant: Robbie Killingsworth

Owner: Brendon Hollier

Location: 4917 Colleyville Boulevard

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

Present Zoning: PUD-C Planned Unit Development-Commercial

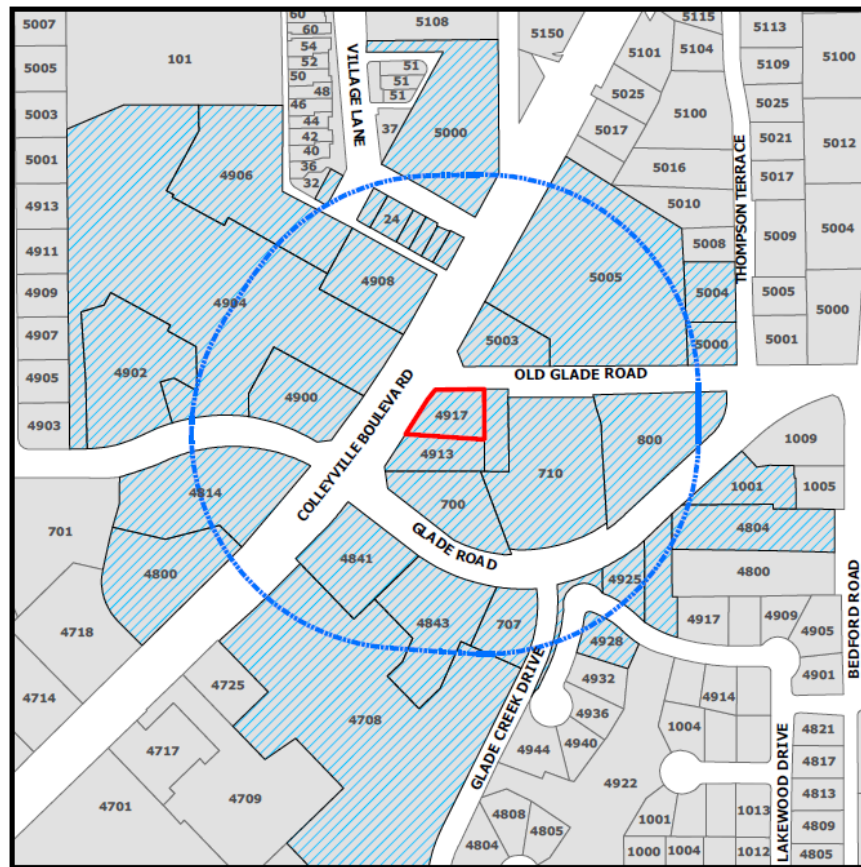
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyst

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2159

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

WHEREAS, the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development – Commercial Overlay District with CC-1 Village Retail base zoning, Case No. ZC21-003; and

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

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

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

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

- Sec. 1. THAT the purpose of this ordinance is to amend the base zoning for the real property described as Tract 2C03, Abstract 206, BBB & C RY Survey, commonly known as 4917 Colleyville Boulevard (the “Property”), and to further provide for an PUD-C overlay district to allow the development and construction of an 865 s.f. drive-thru restaurant and coffee shop with a covered patio seating area of 1,020 s.f. (the “Business”) on the Property.

Sec. 2. THAT the zoning for the Property is hereby amended as follows:

1. GENERAL

- a. The Property shall have a base zoning classification of CC-1 Village Retail upon the effective date of this ordinance.
- b. The Property shall further be subject to a PUD-C overly district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CC-1 Village Retail base zoning district regulations, except as expressly provided otherwise in this ordinance.
- c. Should the Overlay District terminate in the manner provided in this ordinance, the Property shall retain the zoning classification of CC1 Village Retail.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed solely as a drive-thru restaurant and coffee shop in the manner set forth herein, generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.
- c. No sign shall be erected upon the roof of any building. The owner of the Property shall be permitted to erect a monument sign within the right-of-way (ROW) along Old Glade Road; provided, the owner executes a ROW encroachment agreement with the City and the sign is erected and maintained in compliance with Chapter 7 of the City's Land Development Code.
- d. The articulation requirements for the covered patio portion of the building shall be modified as follows:
[REDACTED] [TBD]

3. PUD-C OVERLAY DISTRICT REGULATIONS

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

- a. **Permitted Use.** The permitted uses for the Property

shall be those listed for the CC-1 Village Retail base zoning district. All CC-1 Village Retail district regulations shall apply to the Overlay District except as expressly provided otherwise by this ordinance.

- b. **Business Name.** Business shall at all times be required to operate under the name "151 Coffee"; provided, the owner of the Business may request to change the name of the Business by applying for a specific use permit (SUP).
- c. **Drive Thru.** The Business shall be permitted to operate a drive thru restaurant.
- d. **Parking.** The minimum number of parking spaces is reduced to 15.
- e. **Impervious Coverage.** The maximum impervious lot coverage is 96.27%.
- f. **Landscaping.** No landscaping buffer area along Colleyville Boulevard shall be required. In addition, the required pervious area is reduced to approximately 3%.

4. TERMINATION OF THE PUD-C OVERLAY DISTRICT

- a. The PUD-C Overlay District is conditioned upon the development and operation of the Property in the manner provided herein. The PUD-C Overlay District Regulations provided in Section 2, subsection 3 above shall automatically expire upon any one or more of the following:
 - i. a building permit for development of the Business is not issued within 12 months of the effective date of this ordinance;
 - ii. following completion of construction, the Business ceases to operate for a period of 90 consecutive days;
 - iii. the Business operates under any name other than 151 Coffee, unless otherwise permitted by this ordinance; or
 - iv. there is a change in ownership of the Business.

Sec. 3. THAT the Property 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. All requirements of the Land Development Code shall be met,

except as expressly amended herein.

- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

PASSED AND 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

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit



Exhibit “B” – Statement of Program Objectives

STATEMENT OF PLANNING OBJECTIVES:

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

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

We are requesting the following variances:

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

We are excited to bring 151 Coffee to the Colleyville!

DEVELOPMENT SCHEDULE:

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

ECONOMIC DEVELOPMENT INFORMATION:

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

[illegible]

Exhibit "D" – Building Elevations

PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



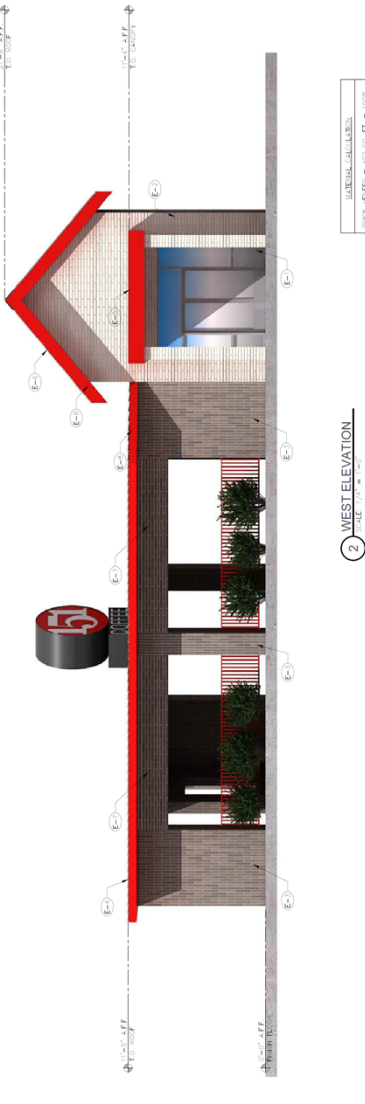
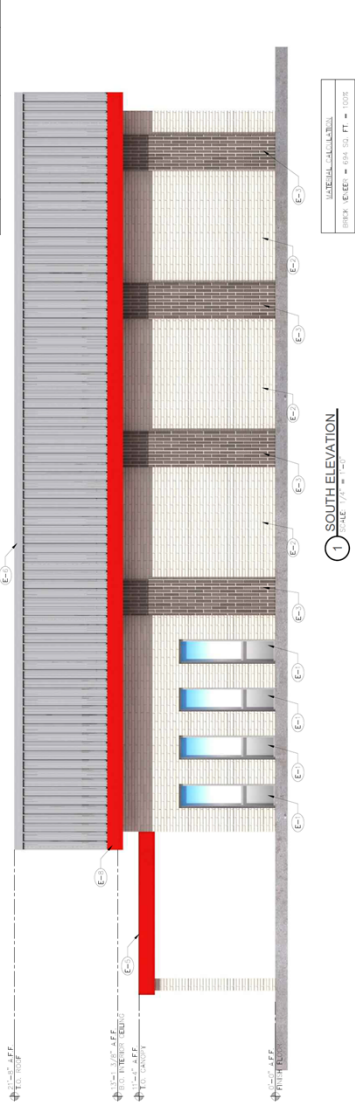
151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS



Checked By: JLF
Date: 02/25/21
Project No: 21043
File Name: 21043 - A3.1

SHEET
A3.1
EXTERIOR
ELEVATIONS

EXTERIOR MATERIAL LEGEND:			
CODE	ITEM	COLOR	REMARKS
E-1	STREET FACING	ALUMINUM	LEGH ANODIZED ALUMINUM THERMALLY FINISHED
E-2	400 HORIZONTAL SIPS	INTERLACE	CLAYTON SIPS
E-3	400 VERTICAL SIPS	INTERLACE	CLAYTON SIPS
E-4	400 METAL ROOF	INTERLACE	CLAYTON SIPS
E-5	METAL ROOF	INTERLACE	CLAYTON SIPS
E-6	METAL ROOF	INTERLACE	CLAYTON SIPS
E-7	400 HORIZONTAL SIPS	INTERLACE	CLAYTON SIPS
E-8	TRIM	WHITE	CLAYTON SIPS



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
CONSTRUCTION

FRANZ
architects

4000 International Plaza Suite 100
Fort Worth, Texas 76109
(817) 797-9922
www.franzarchitects.com

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

Revisions

Rev Number: A.1.1
Date: 02/05/21
Drawn By: JHL

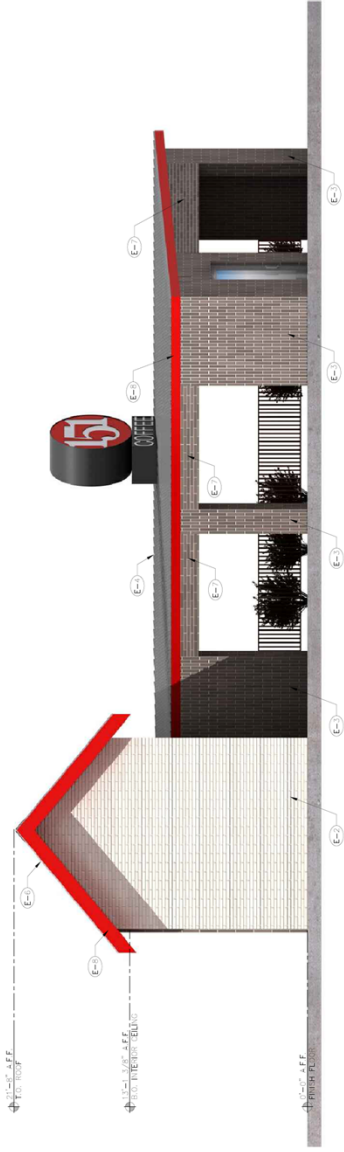
SHEET
A3.2
EXTENSION
151-151

EXTERIOR MATERIAL LEGEND:			
CODE	ITEM	COLOR	MANUFACTURER
E-1	STEEP ROOF CLADDING	ALUMINUM	ALUMINUM
E-2	60% HORIZONTAL BRICK	ANTIQUE WHITE	BLACKSTONE BRICK
E-3	60% VERTICAL BRICK	INTERSTATE	BLACKSTONE BRICK
E-4	METAL ROOF	GALVALUME	VALLEY
E-5	METAL AWNING	WHITE ED	ALUMINUM
E-6	METAL ROOF	GALVALUME	VALLEY
E-7	60% HORIZONTAL BRICK	ANTIQUE WHITE	BLACKSTONE BRICK
E-8	TRIM	WHITE ED	BLACKSTONE BRICK



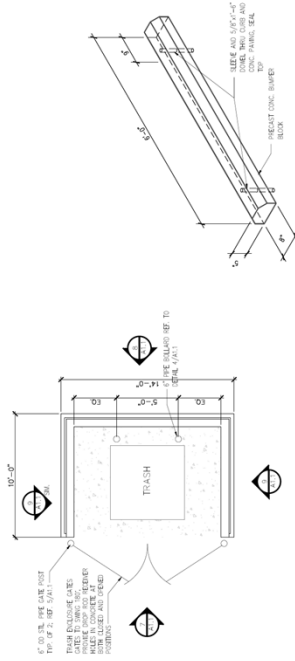
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL CALCULATION
SHEEP: 6'00" x 6'00" = 36.00 SF = 100%



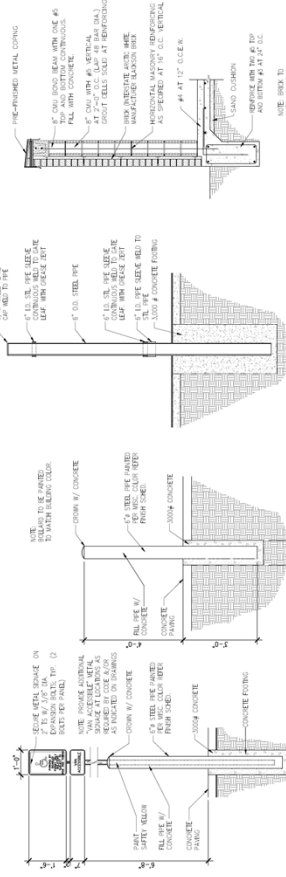
2 EAST ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL CALCULATION
SHEEP: 6'00" x 6'00" = 36.00 SF = 100%



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

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

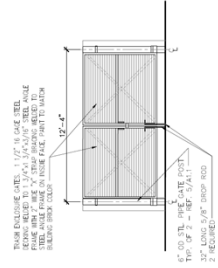


3 H.C. SIGN DETAIL
SCALE: 1/2" = 1'-0"

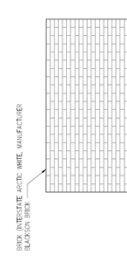
4 BOLLARD DETAIL SCALE: 1/2" = 1'-0"

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

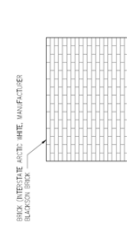
6 SECTION
SCALE: 1/2" = 1'-0"



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



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



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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 5/4/2021

Number Resolution R-21-4612

Type Resolution

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

Strategic Plan

Encourage compatible commercial growth

Explanation

Reading and Public Hearing

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, Reagan 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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the plat at their April 12, 2021 meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

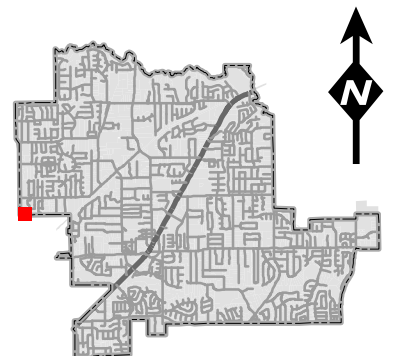
1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Resolution R-21-4612

Aerial Map



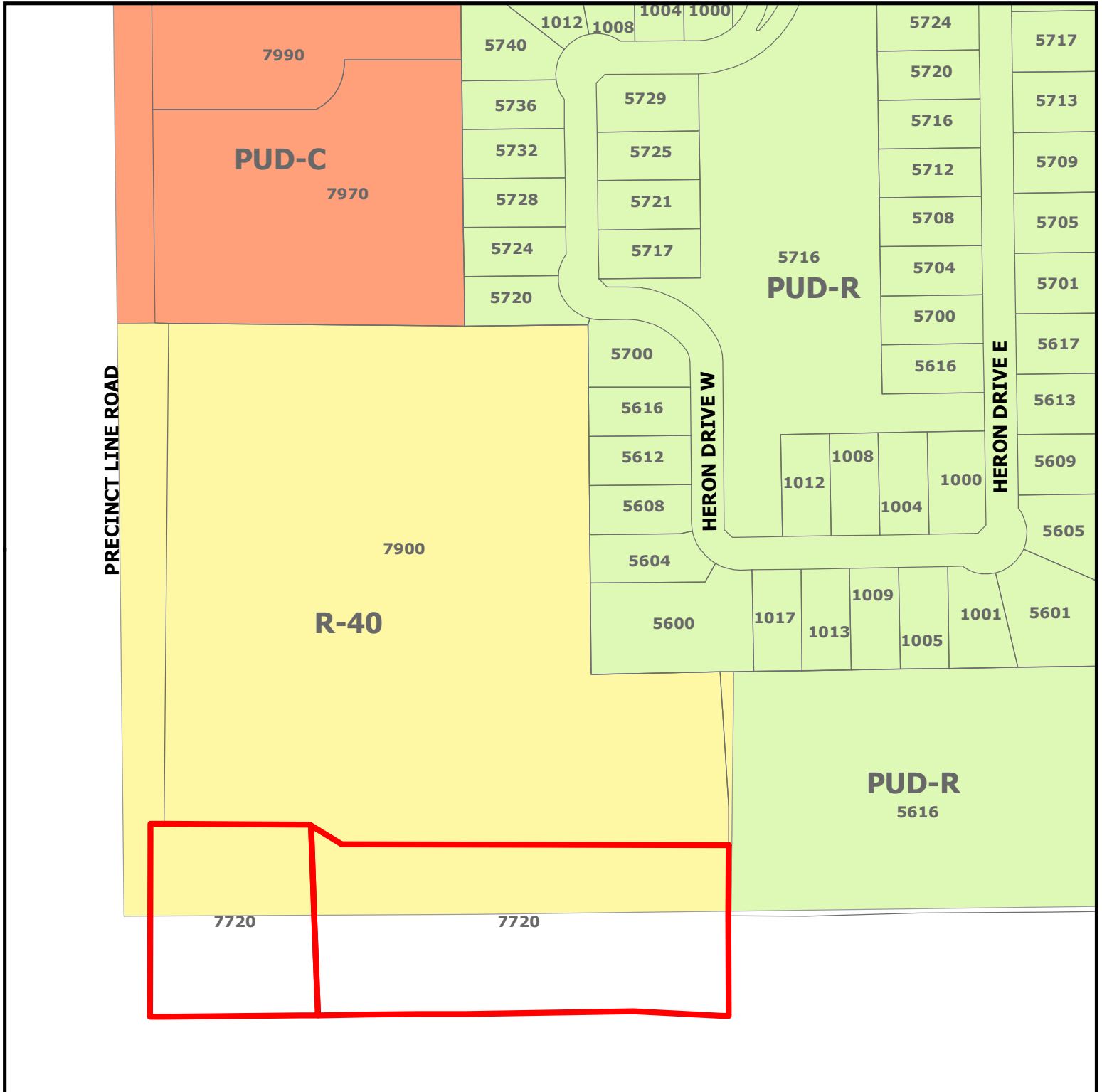
PC21-007
7720 Precinct Line Road

 Subject Property



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.

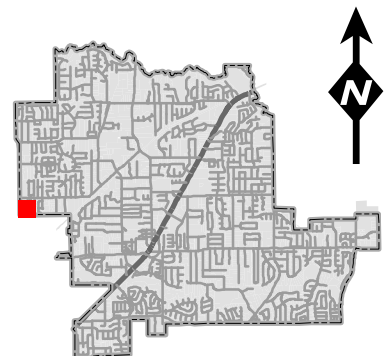
Zoning Map



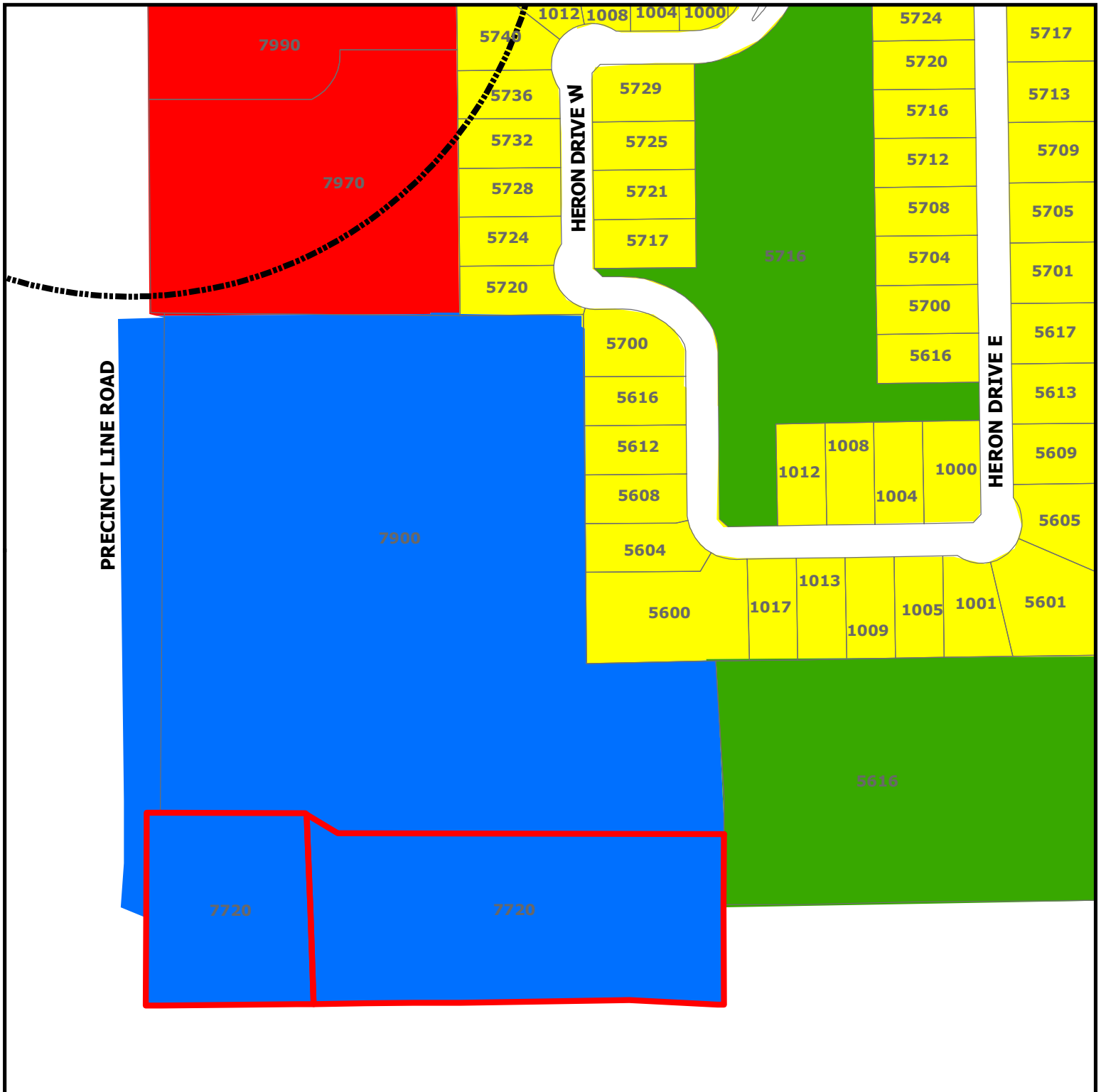
PC21-007
7720 Precinct Line Road

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 Subject Property



Future Land Use Map



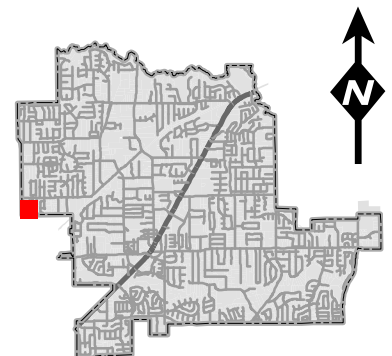
DISCLAIMER:

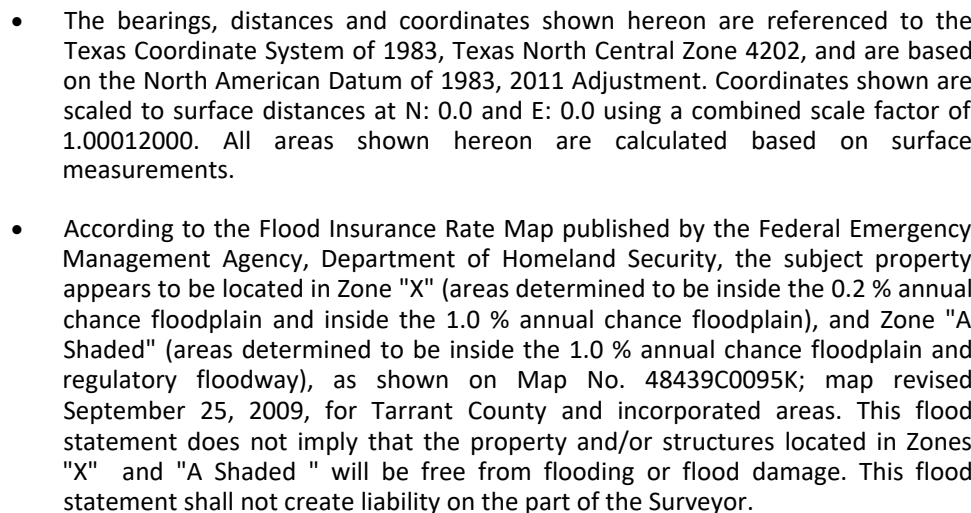
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PC21-007

7720 Precinct Line Road

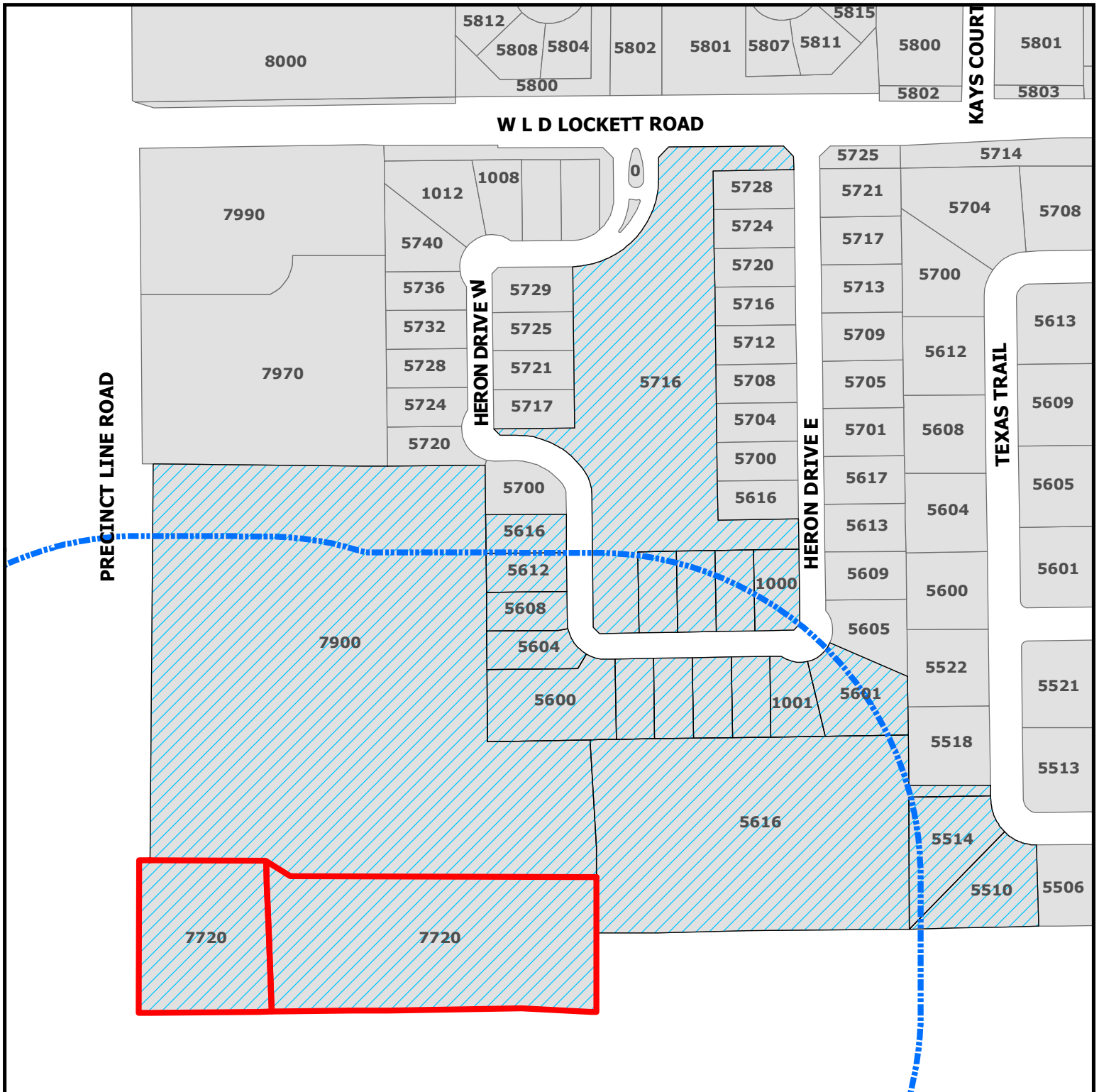
-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Commercial
-  Institutional
-  Open Space; Parks





SHEET 1 OF 1

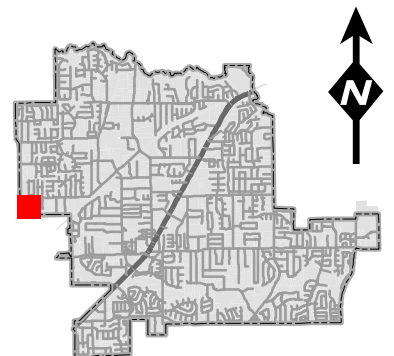
Notification Map



PC21-007 7720 Precinct Line Road

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

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ALEMAN, KARLA M	1000 HERON DR E	COLLEYVILLE, TX	76034	1000 HERON DR E
LEWIS FAMILY REVOCABLE TRUST	1001 HERON DR E	COLLEYVILLE, TX	76034	1001 HERON DR E
ADAMS, SUSAN	5604 HERON DR W	COLLEYVILLE, TX	76034	5604 HERON DR W
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092	5600 HERON DR W
WANG, HUALIAN	5616 HERON DR W	COLLEYVILLE, TX	76034	5616 HERON DR W
PAM BAY LIVING TRUST	1005 HERON DR E	COLLEYVILLE, TX	76034	1005 HERON DR E
LOCKARD, DANIEL	1004 HERON DR E	COLLEYVILLE, TX	76034	1004 HERON DR E
J DANIEL & BECKY S SMITH REVOC	5612 HERON DR W	COLLEYVILLE, TX	76034	5612 HERON DR W
HAMILTON-CRAWFORD, JANICE	1009 HERON DR	COLLEYVILLE, TX	76034	1009 HERON DR E
STEELE, CHARLES	1017 HERON DR E	COLLEYVILLE, TX	76034	1017 HERON DR E
BEAR VALLEY COMMUNITY CHURCH	7900 PRECINCT LINE RD	COLLEYVILLE, TX	76034	7900 PRECINCT LINE RD
YAOTL INC	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	7720 PRECINCT LINE RD
GRAVLEY, ARTHUR	5601 HERON DR E	COLLEYVILLE, TX	76034	5601 HERON DR E
COLLEYVILLE HERON POND HOA	1723 E SOUTHLAKE BLVD STE 120	SOUTHLAKE, TX	76092	5716 HERON DR W
KUNTZ, ROBIN	1008 HERON DR E	COLLEYVILLE, TX	76034	1008 HERON DR E
YAOTL INC	6428 DAVIS BLVD STE 100	NORTH RICHLAND HILLS, TX	76182	7720 PRECINCT LINE RD
TELLEZ, KATHLEEN	1012 HERON DR	COLLEYVILLE, TX	76034	1012 HERON DR E
WILLIAMS FAMILY TRUST	5514 TEXAS TRL	COLLEYVILLE, TX	76034	5514 TEXAS TR
REATTI 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
REATTI 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

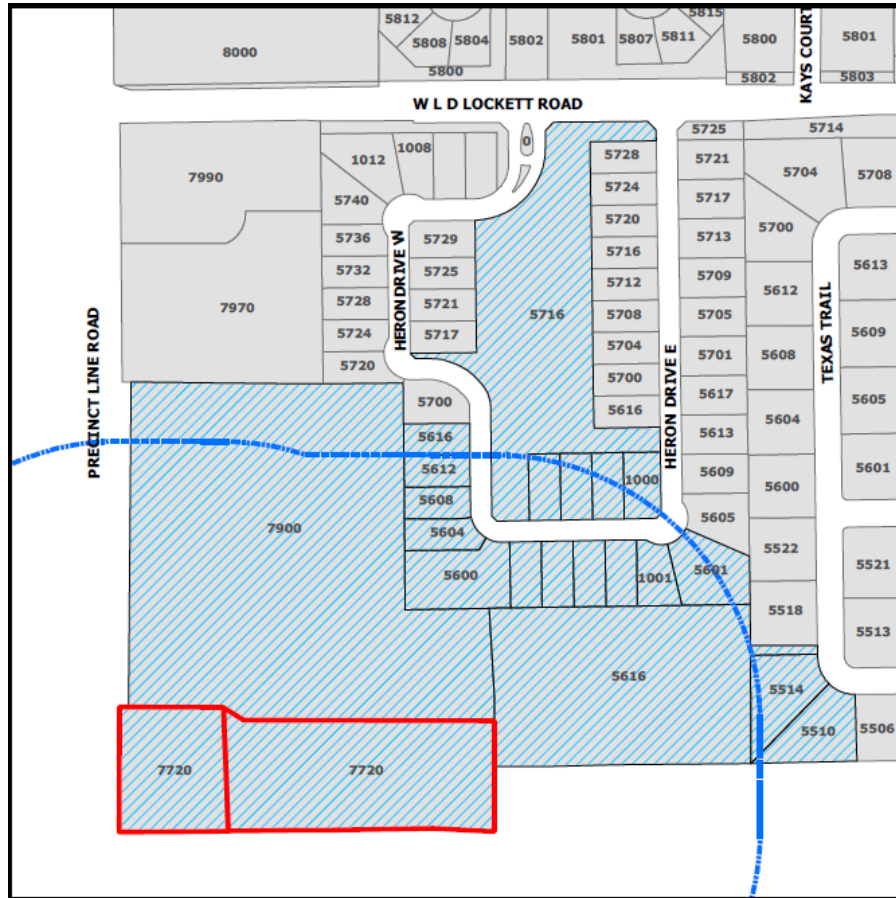
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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-21-4612

**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	_____		

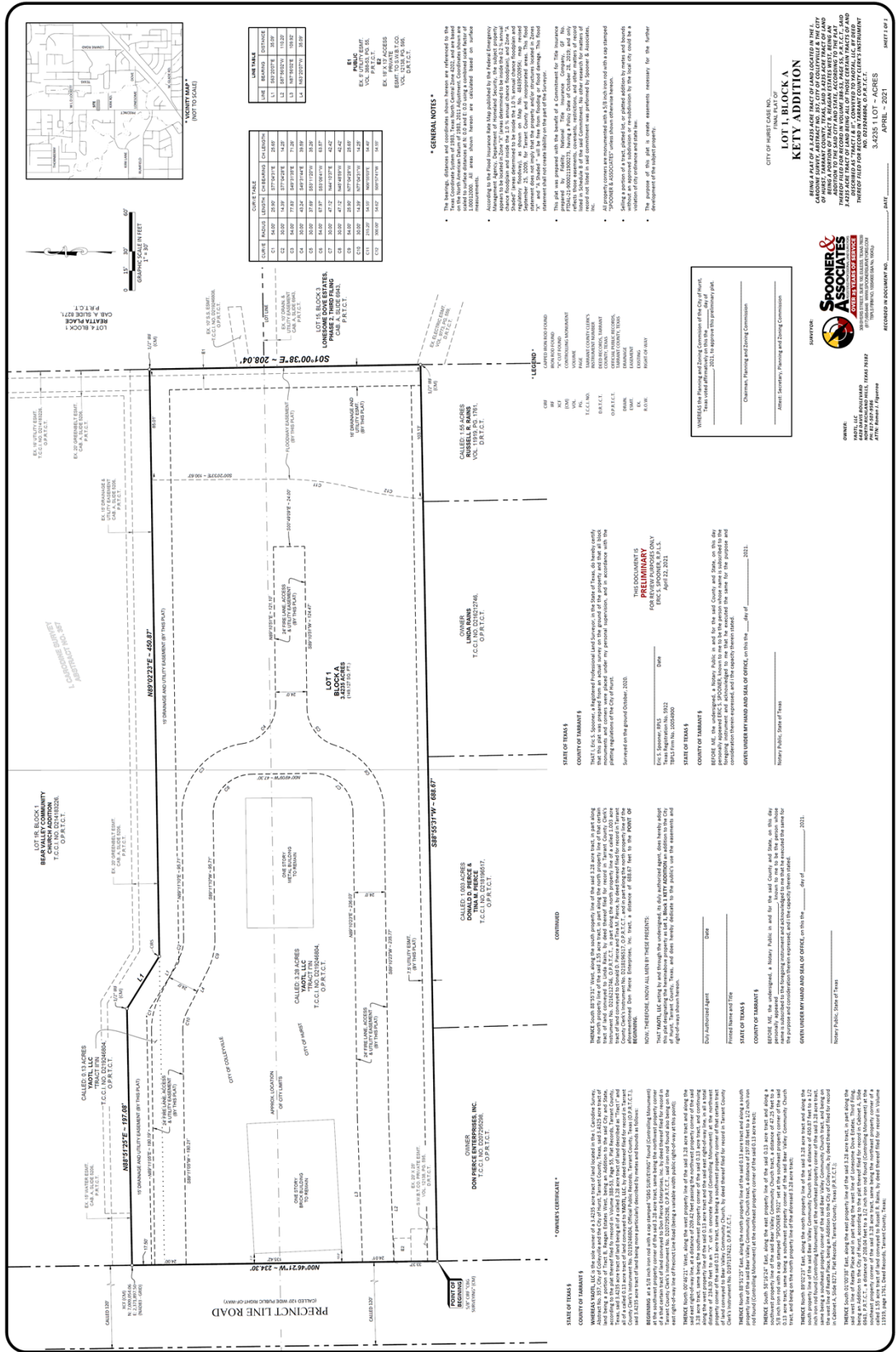
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit





City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 5/4/2021

Number Resolution R-21-4574

Type Resolution

Department Community Development

Title

Consideration of a request to abandon a previously dedicated right-of-way (ROW) area on Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case GC20-007

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a right-of-way abandonment at 103 & 105 Old Grove and 7189 Cast Iron Forest Trail known as Lots 1 & 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north.

Analysis: Presently there exists an approximately fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed replat. The applicant has requested that the entire ROW be abandoned so that they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-20-006).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to the John McCain Boulevard, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public

facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their November 23, 2020 meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: NA

Surrounding Development: The properties to the north, south are west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

Recommendation

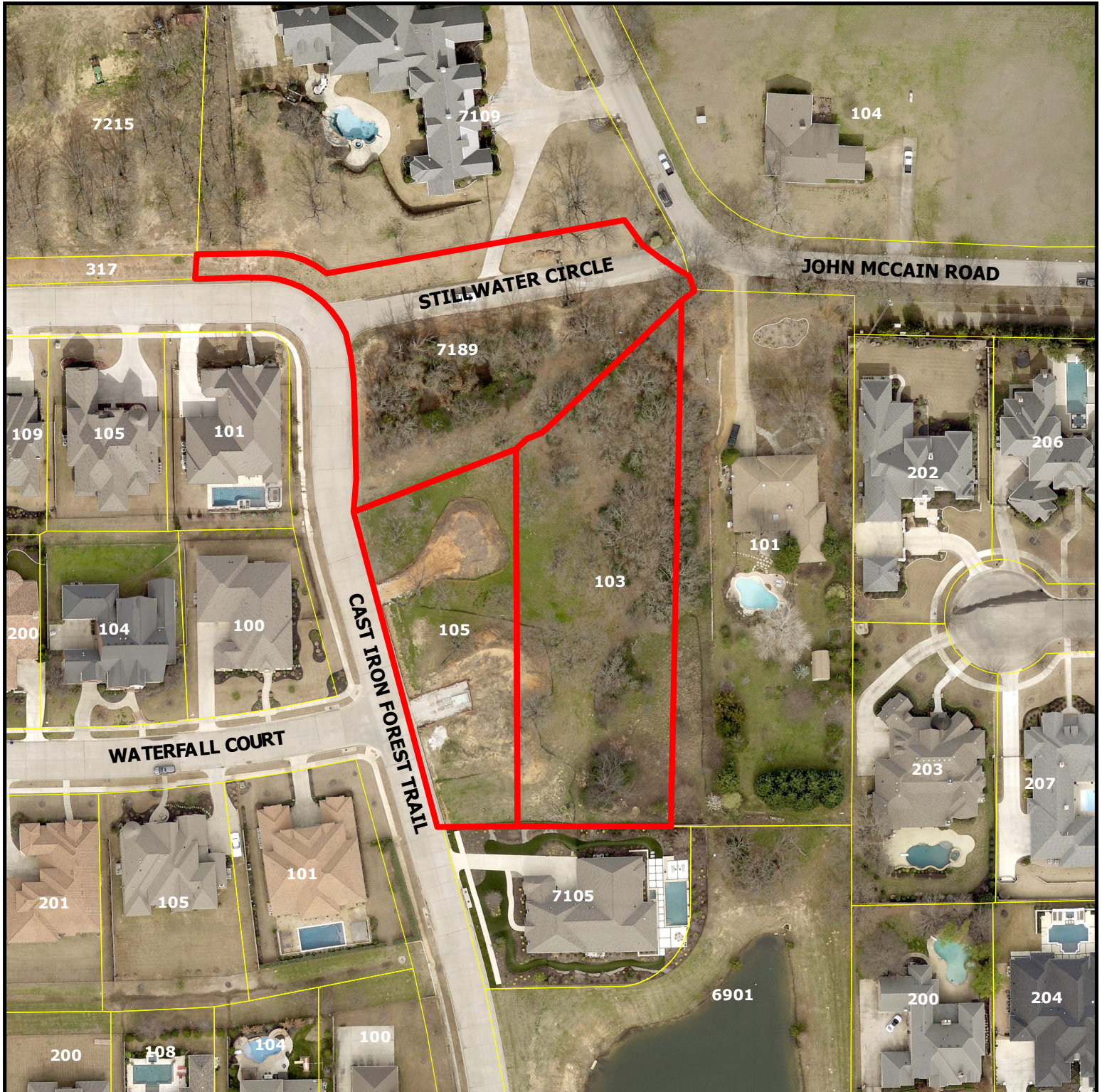
None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Planning Objectives
5. Neidholt Addition
6. Old Grove FINAL PLAT
7. Replat Exhibit
8. Resolution R-21-4574

Aerial Map



PC20-006

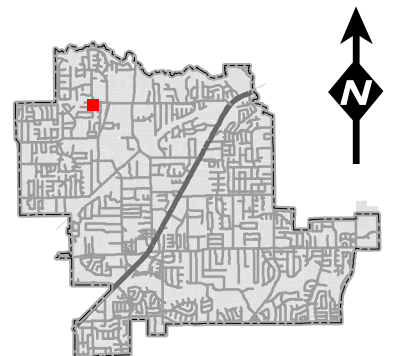
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

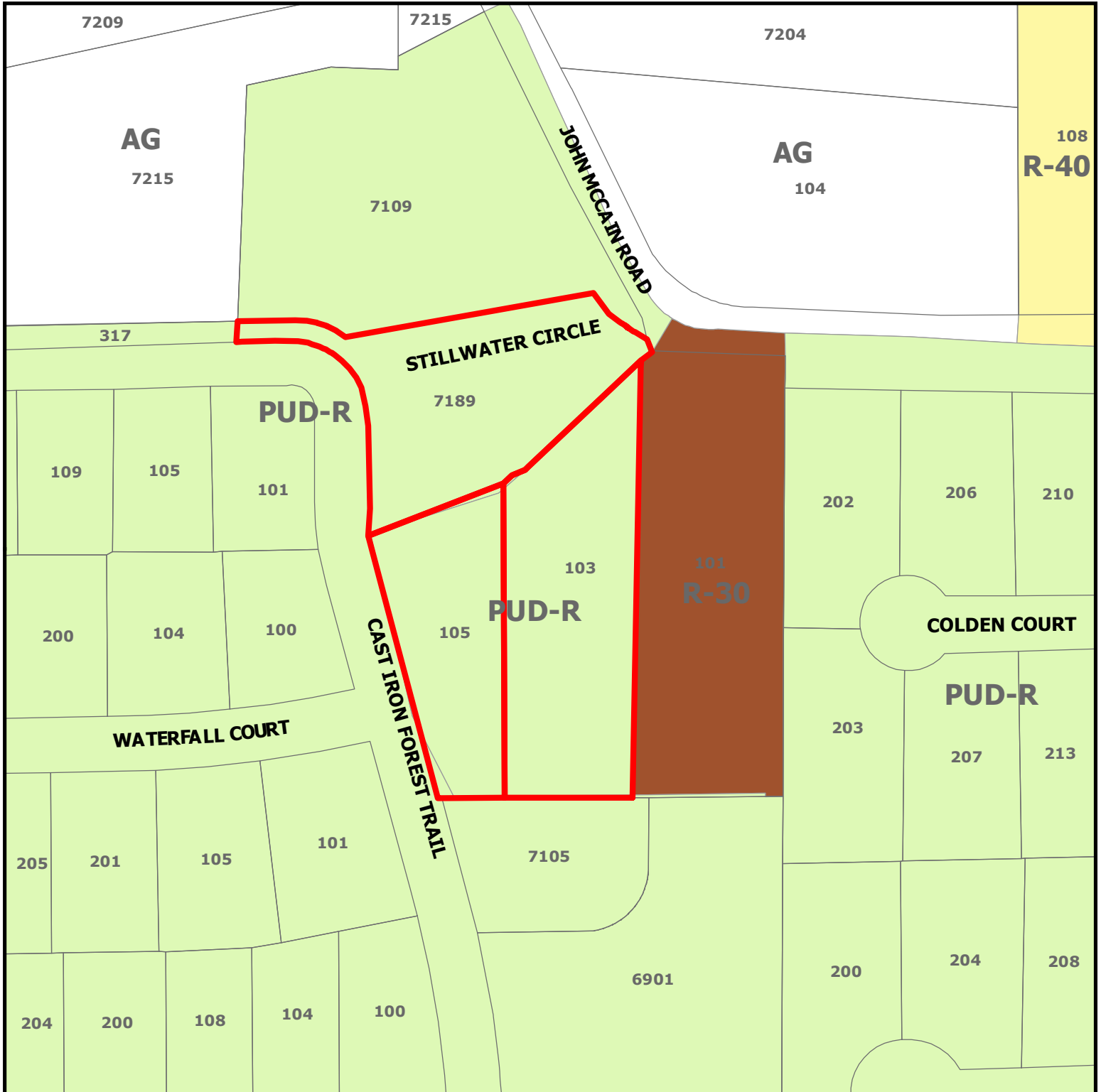
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Subject Property



Zoning Map



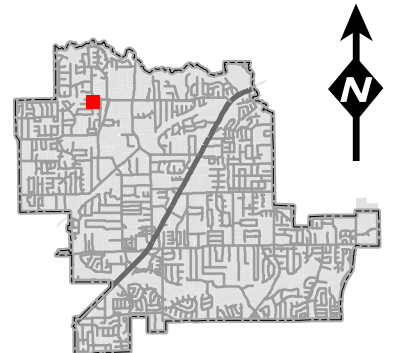
PC20-006
105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl

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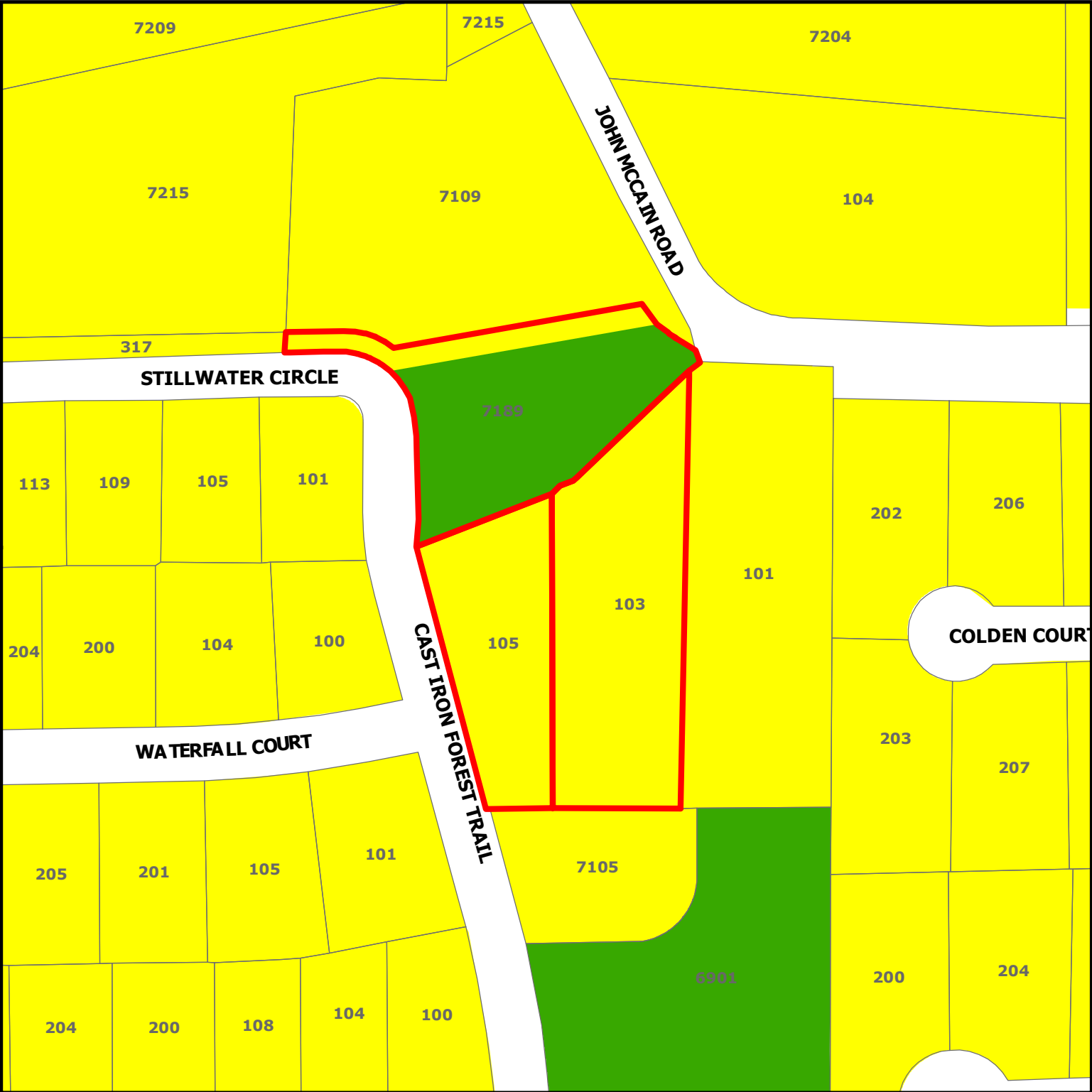
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Subject Property



Future Land Use Map

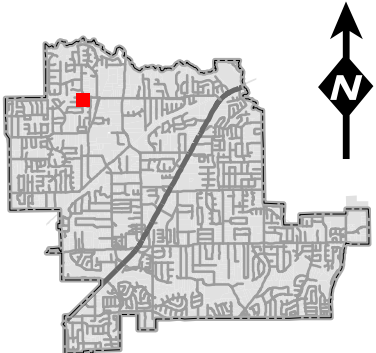


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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-  Subject Property
-  Residential
-  Open Space; Parks



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That I, LARRY NEIDHOLT, being the owner of the following described property in wit:

ALL that certain tract or parcel of land out of the D. J. Reddo Survey, 4-232, Colleyville, Tarrant County, Texas and being described by notes and bounds as follows:

BEGINNING at a steel rod in the Northeasterly right of way line of County Road 2000 (Mc Cain Road), by dent call 121.69 feet East and 30.11 feet South 37 degrees 14 minutes East of the Northwest corner of the S. P. Williams Survey;

THENCE South 83 degrees 56 minutes 48 seconds East along the Southerly right of way line of said McCain Road 105.49 feet to a steel rod;

THENCE South 0 degrees 41 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

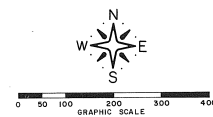
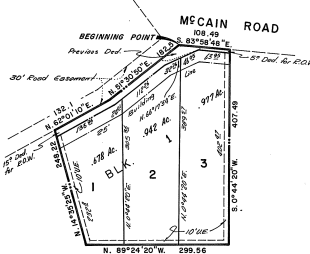
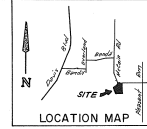
and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

Larry Neidholt
LARRY NEIDHOLT

STATE OF TEXAS:
COUNTY OF TARRANT:

Before me, the undersigned, a Notary Public in and for said County and State on this day personally appeared LARRY NEIDHOLT, 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.

Given under my hand and Seal of Office this the 24th day of September, 1978.
David C. Moak
Notary Public in and for TARRANT COUNTY, TEXAS



Plot Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D. J. REDDO Survey,
Acut. 232)

OWNER-
LARRY R. NEIDHOLT
500 E. REDBUD
HURST, TEXAS
262-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS:
David C. Moak
CHAIRMAN
SECRETARY
DATE *Sept. 23 1978*

Notes:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 100 feet per bed room, or lesser length as authorized prior to recording of this plat, has been installed on each tract and has been inspected and approved by the health officer having jurisdiction.

Notes:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for daily use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

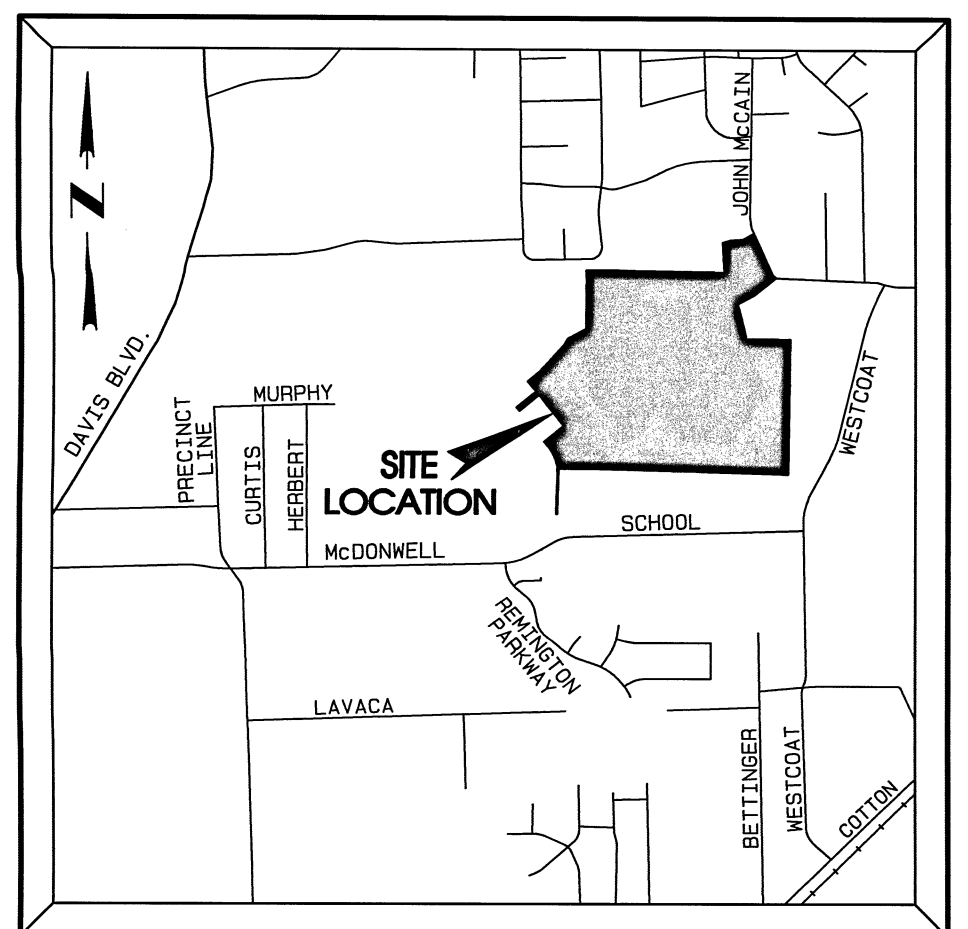
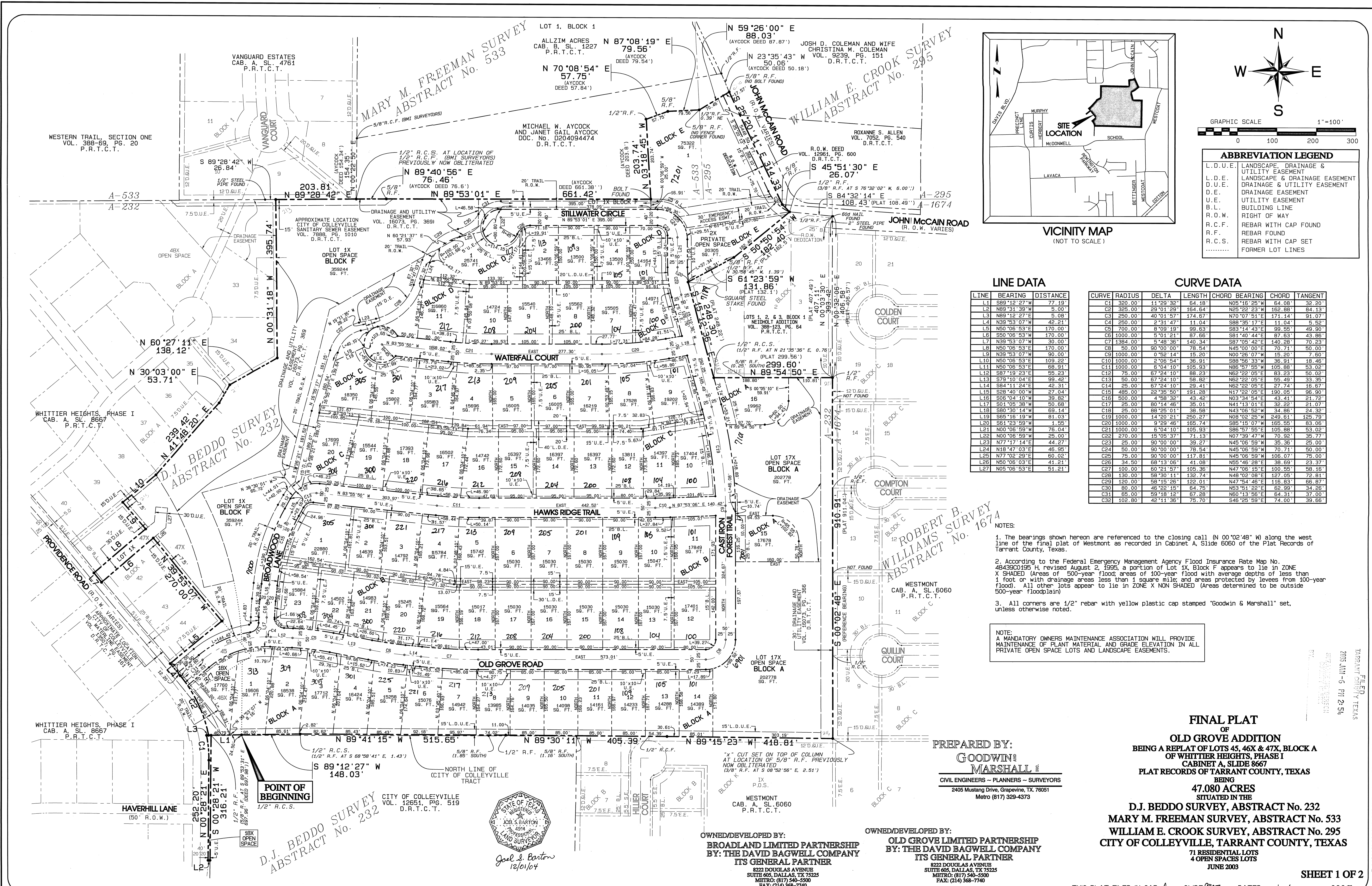
David C. Moak
DAVID C. MOAK R.F.S. 156

SCALE: 1"=100'
LEGEND:
● FOUND STEEL ROD
○ SET STEEL ROD
○ FOUND PINE
○ FOUND ONE DRAIN STAKE
--- POWER OR TELEPHONE LINE
--- FENCE



David C. Moak
RAZHENDRA PUBLIC SURVEYOR
P. O. BOX 1034
HURST, TEXAS
Date *9-25-78* 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"W	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.31'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N05°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°35'17"E	11.04'	5.52'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	2°05'54"	36.91'	S88°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N05°57'55"W	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'15"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46 & 47X, BLOCK A
OF WHITTIER HEIGHTS, PHASE I
CABINET A, SLIDE 8667
PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING
47,080 ACRES
SITUATED IN THE
D.J. BEDDO SURVEY, ABSTRACT No. 232
MARY M. FREEMAN SURVEY, ABSTRACT No. 533
WILLIAM E. CROOK SURVEY, ABSTRACT No. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
71 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
JUNE 2003

PREPARED BY:
GOODWIN & MARSHALL
CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:
BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

OWNED/DEVELOPED BY:
OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

THIS PLAT FILED IN CAB. A SLIDE 9807 DATED 1-6-2005

SHEET 1 OF 2

RESOLUTION R-21-4574

**A RESOLUTION APPROVING ABANDONMENT
OF A 15 FOOT RIGHT-OF-WAY**

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 & 2, Block 1, of the Neidholt Addition, and associated with a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres as shown and described per the attached as Exhibits "A" & "B", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23rd DAY OF MARCH 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

REPLAT
OLD GROVE ADDITION, PHASE II
 LOTS 1-3X, BLOCK 1
 2.20 ACRES



Exhibit "B" – Statement of Planning Objectives

Toll Brothers LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8b

Agenda Date 5/4/2021

Number Resolution R-21-4575

Type Resolution

Department Community Development

Title

Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition, located at 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail, Case PC20-006

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area is requested to be abandoned separately.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinance O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for four lots. The proposal has reduced the lot number to two lots for single family residential development.

The proposed Replat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and is scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and was not designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal:

The supporting drainage documents from Westmont (September 2000) and Old Grove (March 2004) do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont (2000), I agree

that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography does not support it conclusively nor does the later plan set. If they intend to use the channels from Westmont (2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also at the bend of their system to the north, they need to show how their design doesn't impede the additional flow shown in the Westmont 2000 flow in channel section "B" from the south which may or may not exist as well.

Currently the plans are still incomplete due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition Block A Lot 17X open space which is an HOA maintained Common Space Lot, which was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication vol. 388-123, PG 64 P.R.T.C.T requested on Lots 1 and 3X. Although there is an existing 29' Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition Block E lot 1 the City has requested an additional 10' Access easement across the north edge of Lot 3X.

Finally of consideration, these lots have come before Planning and Zoning and City Council for consideration in the past. Although the first statement is based on the LDC, the legal issues and the will of Planning and Zoning and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

Engineering Comments per November 16, 2020 DRC Submittal

The Development Review Committee offers the following comments specific to

Drainage/Engineering:

1. There are no comments regarding the ROW abandonment.
2. There are concerns with the existing plan for drainage at this time. There is an underground storm pipe that exists along the western property line of 203 Colden Ct. At minimum, this needs to be maintained. The following scenario is expected (with appropriate engineering data):
 1. Redesign & upsize the current underground storm drain pipe to accommodate the additional flow of the two proposed lots. With the upsizing of the pipe, evaluate the possibility of routing the flow from the two proposed lots to the existing pond. If possible, this potentially would satisfy citizen and Council concerns.
 2. If the pond does not allow for accepting the additional water, the water is then expected to be taken underground prior to the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although a drainage easement exists on the lot addressed as 203 Colden Ct., this drainage easement was put into place in 2000 when Westmont Subdivision was built and the property to the west, now Old Grove Subdivision, was undeveloped. In 2004 the same developer came in developing Old Gove and moved the water in the drainage easement underground. Although a small amount of the original 54.4 CFS coming off Old Grove still flows overland and causes issues at 203 Colden Ct., the overland flow was greatly reduced. The property owner's home was completed in 2014. Therefore they have never seen or been accustomed to the proposed overland flows in this drainage easement. Since the majority of the flow in this easement has been underground for the past 16 or so years, I believe that the flows for 103 and 105 John McCain should respect that precedent and also be taken underground at the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although the drainage flow has been reduced to the pre-developed rate, it has, however, been concentrated further south than pre-developed flows. And some of the over land flowed onto 202 Colden Ct. before flowing south back to the inlet at the north west corner of 203 Colden Ct. This reroute of water in the associated drainage flume represent an adverse displacement on the owners of 203 Colden Ct.

The current underground storm drain pipe that connects the Old Grove HOA Pond to the Colden Ct. storm drain is at capacity and would require redesign and upsizing to accommodate the additional flow. For this reason, routing the flow through the HOA pond may not be practical. However, if the underground pipe was upsized it might allow the flow to be routed through the pond. I have had discussions with some of the engineers involved and City Council members. The engineers have claimed that the pond system is undersized. I have not seen their calculations and therefore have not

reviewed the calculations to prove or disprove that contention. Until I can review these calculations, we are just taking them at their word. I also have heard that City Council wants this storm water routed through the existing pond system. I feel I need to review all possible solutions before I can make further recommendations.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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 of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. The City has received three letters of opposition by adjacent property owners.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the Replat at their December 14, 2020 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

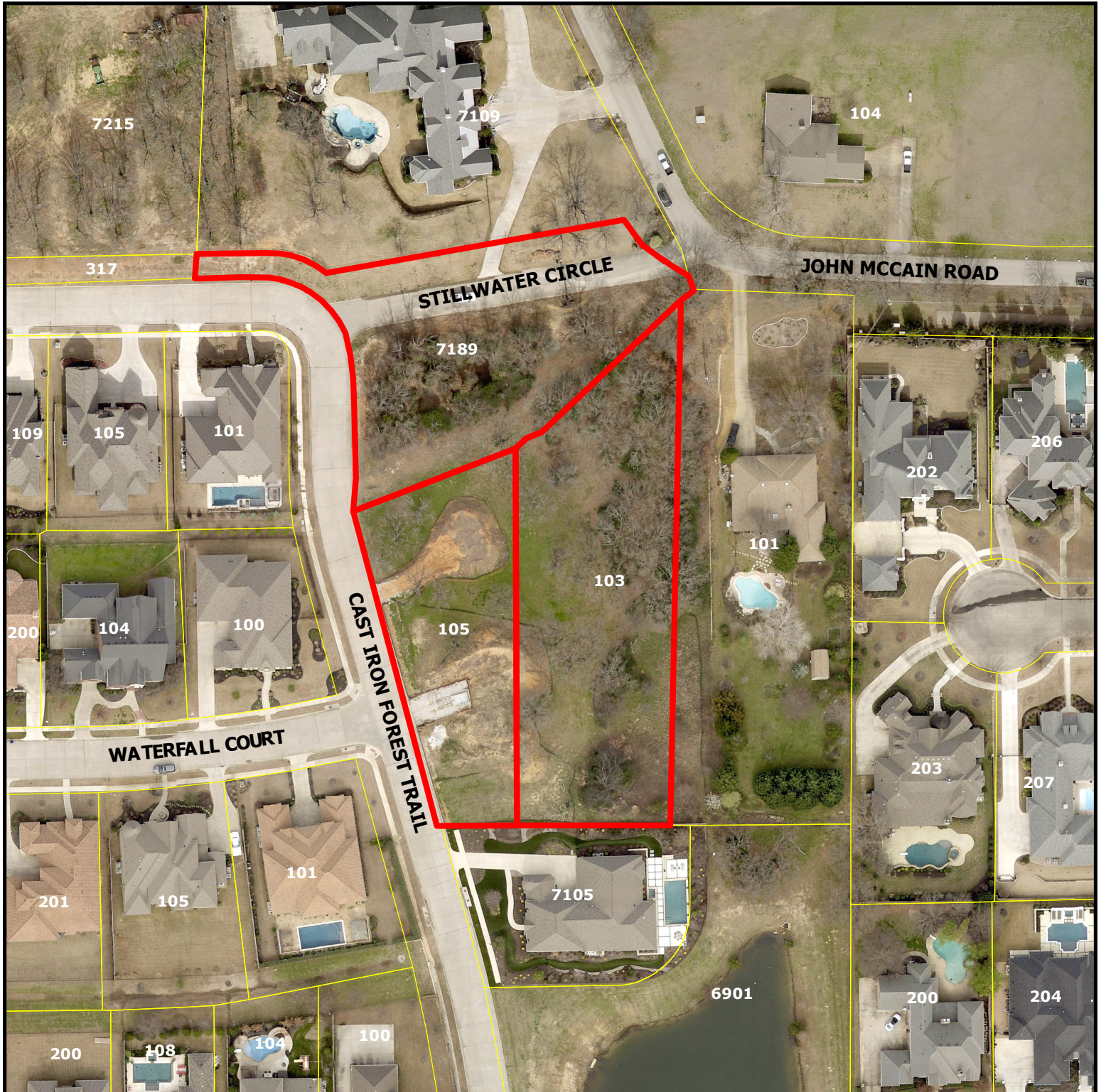
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan with Aerial
6. Civil Plans

7. Tree Mitigation Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Resolution R-21-4575

Aerial Map



PC20-006

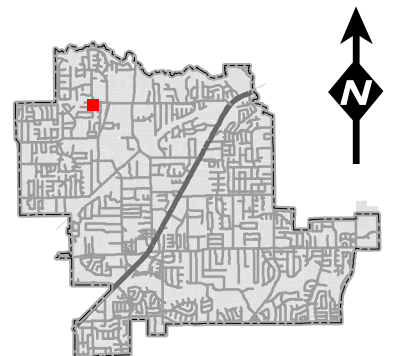
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

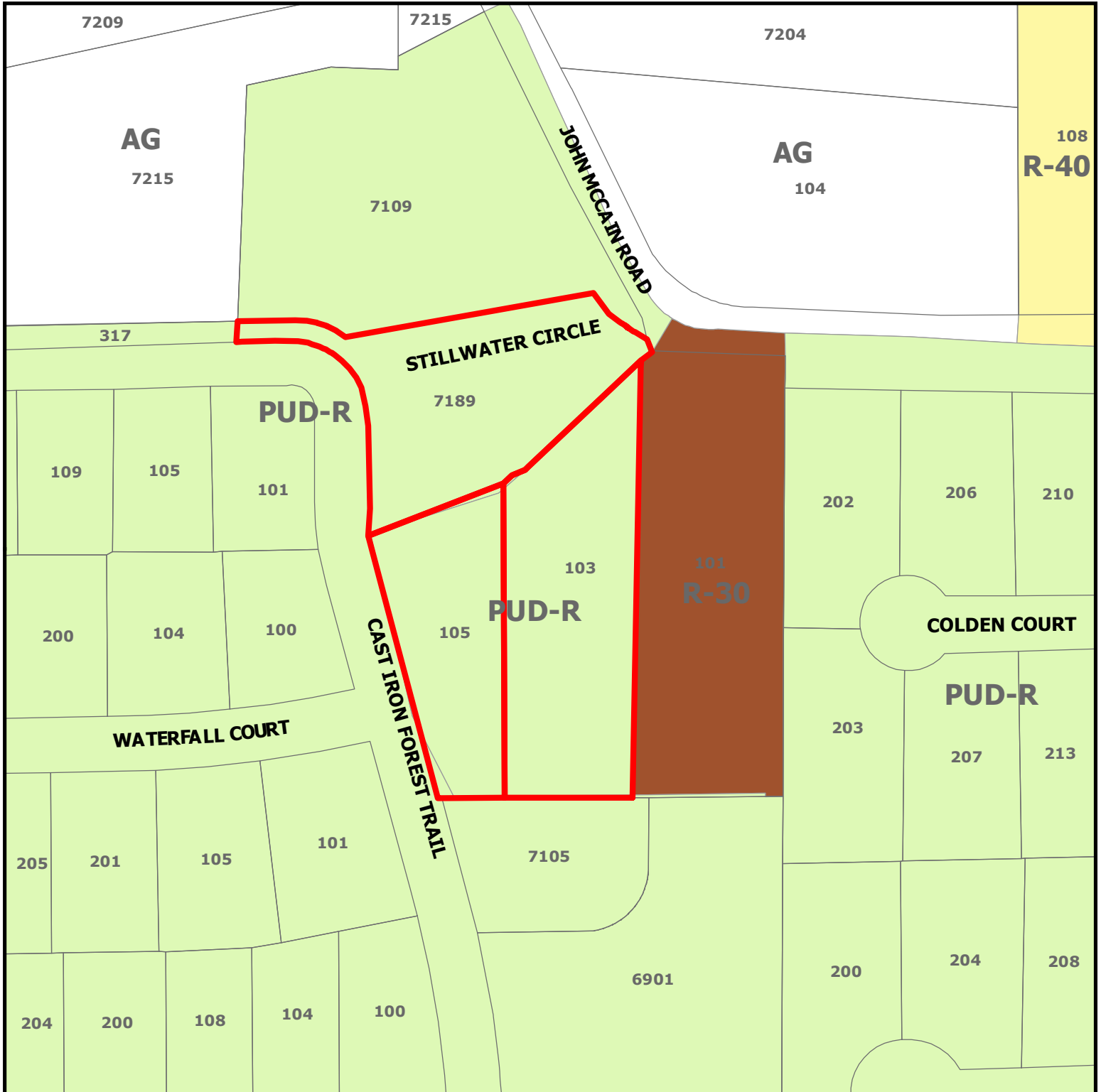
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

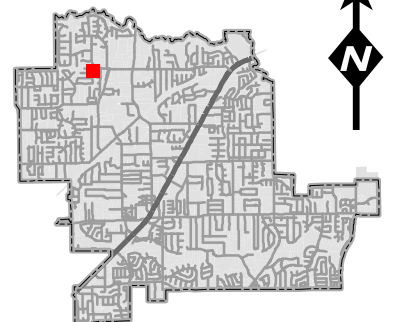
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

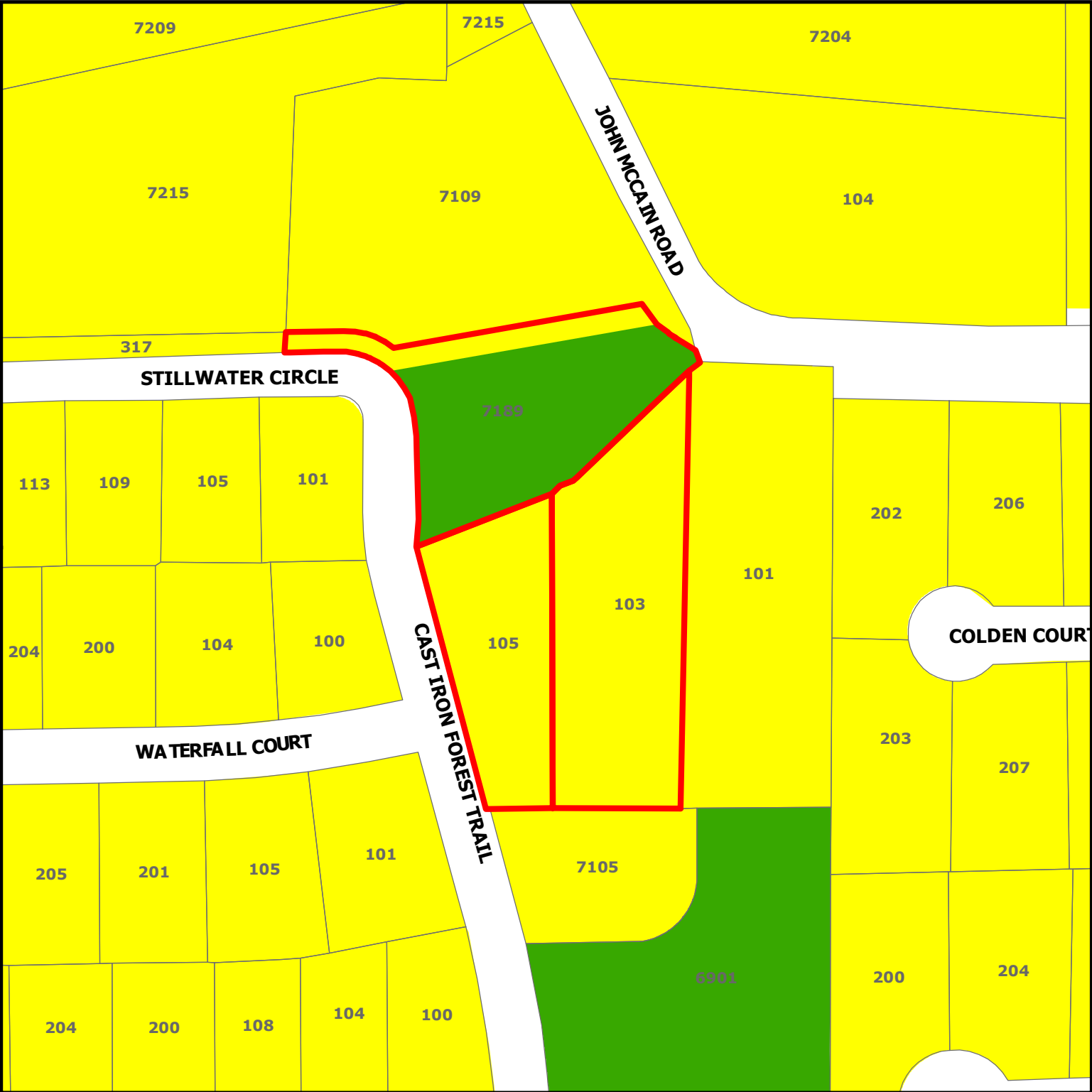
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Subject Property



Future Land Use Map

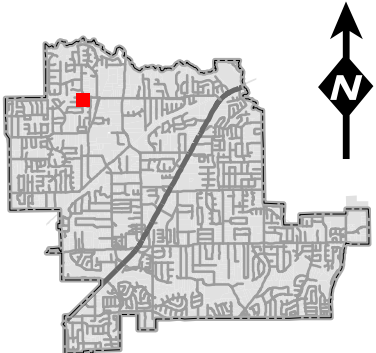


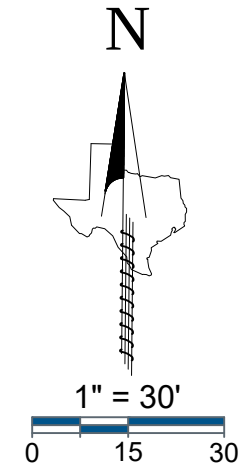
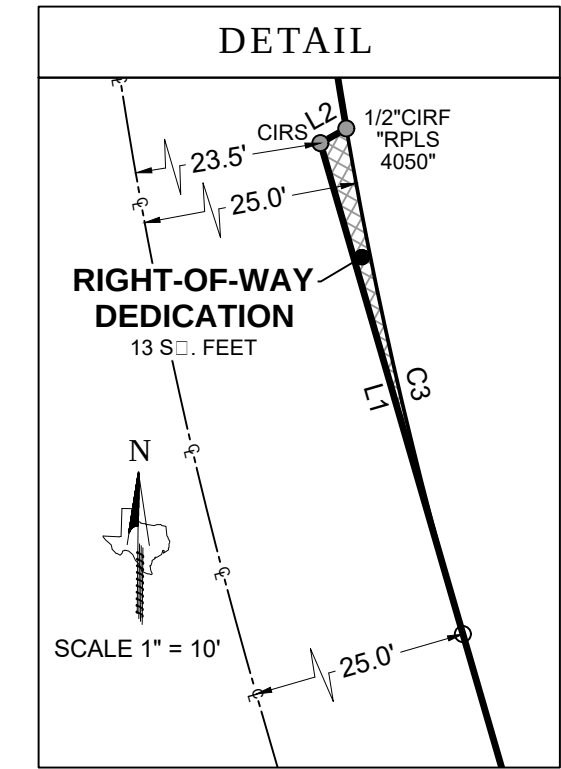
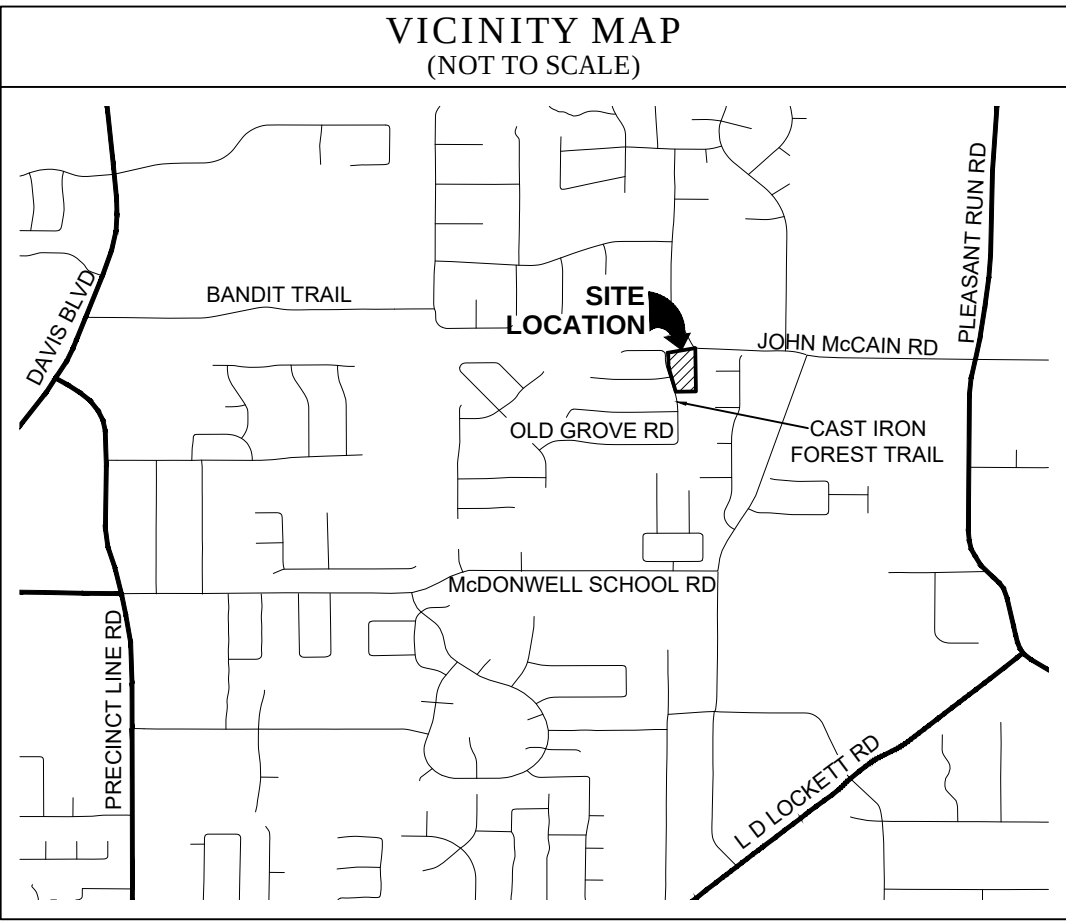
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks





GENERAL NOTES

- The purpose of this plat is to reconvey to the City of Denton the right-of-way dedication for the intersection of Lot 1 and Lot 2 of the Neidholt Addition to the Cast Iron Forest Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on map number 48439C0099K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- Section of the addition by metes and bounds is a portion of City Ordinance and State Law, and is subject to lines and/or withholds of utility easements and building setbacks.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction or other use without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flood will result; that no obstruction to the natural flow of water will result; and subject to all owners of property affected by such construction (including a party to the request. Where construction is required, a minimum of 100 feet shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any utility, including the City of Colleyville, shall have the right to locate and keep record of any utility easement, including, but not limited to, water, gas, electric, and other utilities which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on this plat and any utility, including the City of Colleyville, shall have the right to access and egress to and from and upon said utility easement for the purpose of construction, reconstruction, inspection, maintenance, and addition to or removal of any part of its respective systems without the necessity of any time or occurrence of the session of anyone.
- The maintenance of drainage and utility easements located on this plat are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas, met and acted on this _____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas, met and acted on this _____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOLL DALLAS TX, LLC, is the owner of a 2.20 acre tract and out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, and also Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, also Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and herein more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of the Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the intersection of a non-tangent curve to the right;

THENCE, along the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the intersection of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of the John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, being the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) or land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX, LLC, does hereby add to this plat, described herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate the same to the public use for streets, rights-of-way, and ways shown thereon, and do hereby reserve the easements shown on this plat for the public use and accommodation of the public utilities designed to use or upon the same. Any public utility shall have the right to remove and keep record of 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 also have the right to access and egress to and from and upon the said easement for the purpose of construction, reconstruction, inspection, and maintenance, without the necessity of any time or occurrence of the session of anyone. This plat is subject to all applicable ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: TOLL DALLAS TX, LLC, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a true and correct document.

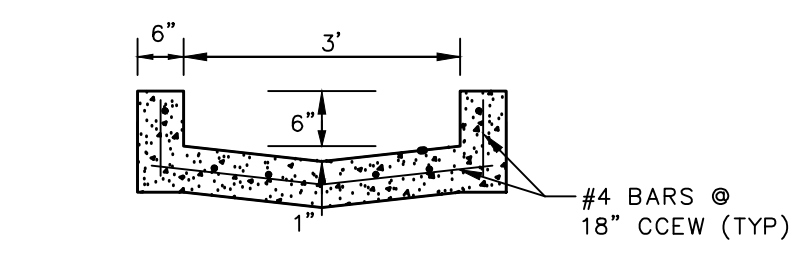
Matthew Raabe, R.P.L.S. #6402

Date

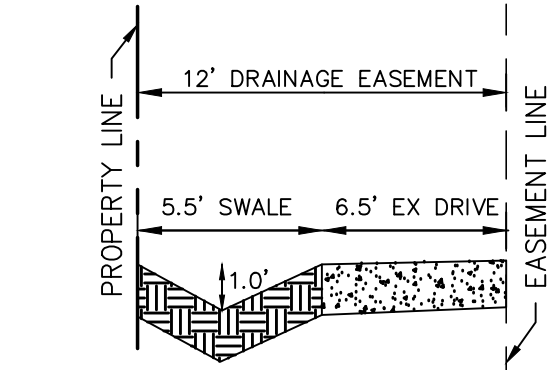
REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

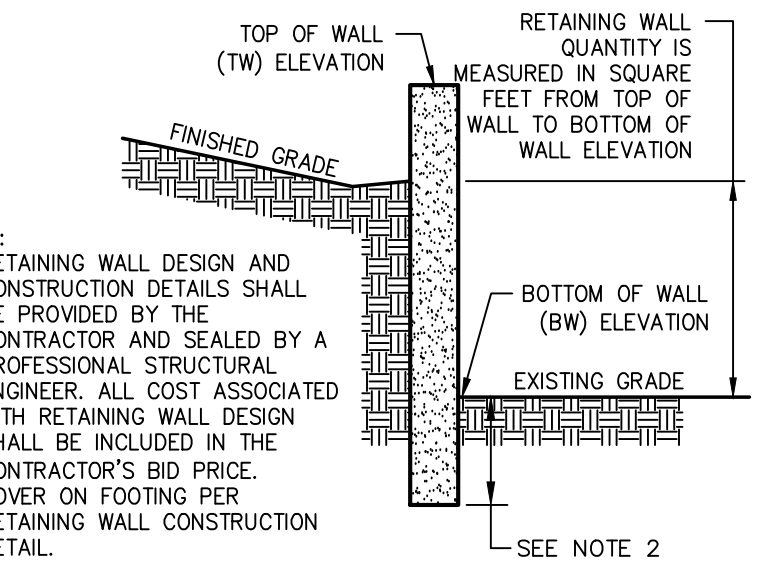
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



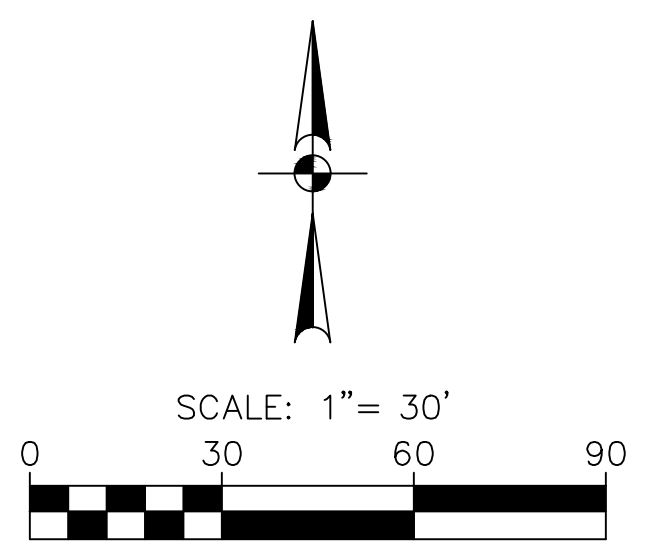
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
- *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
- REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

DATE

REVISION

NO.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 OCTOBER 12, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE

SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

GRADING PLAN

JOB NO. 61233-01

DESIGNED MLM

DRAWN MLM

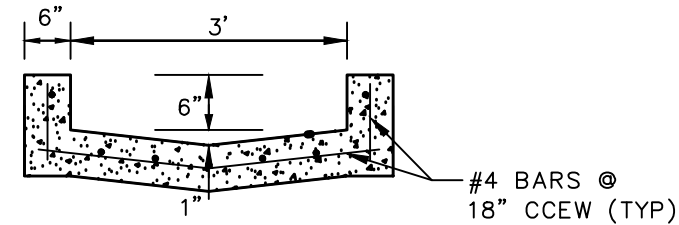
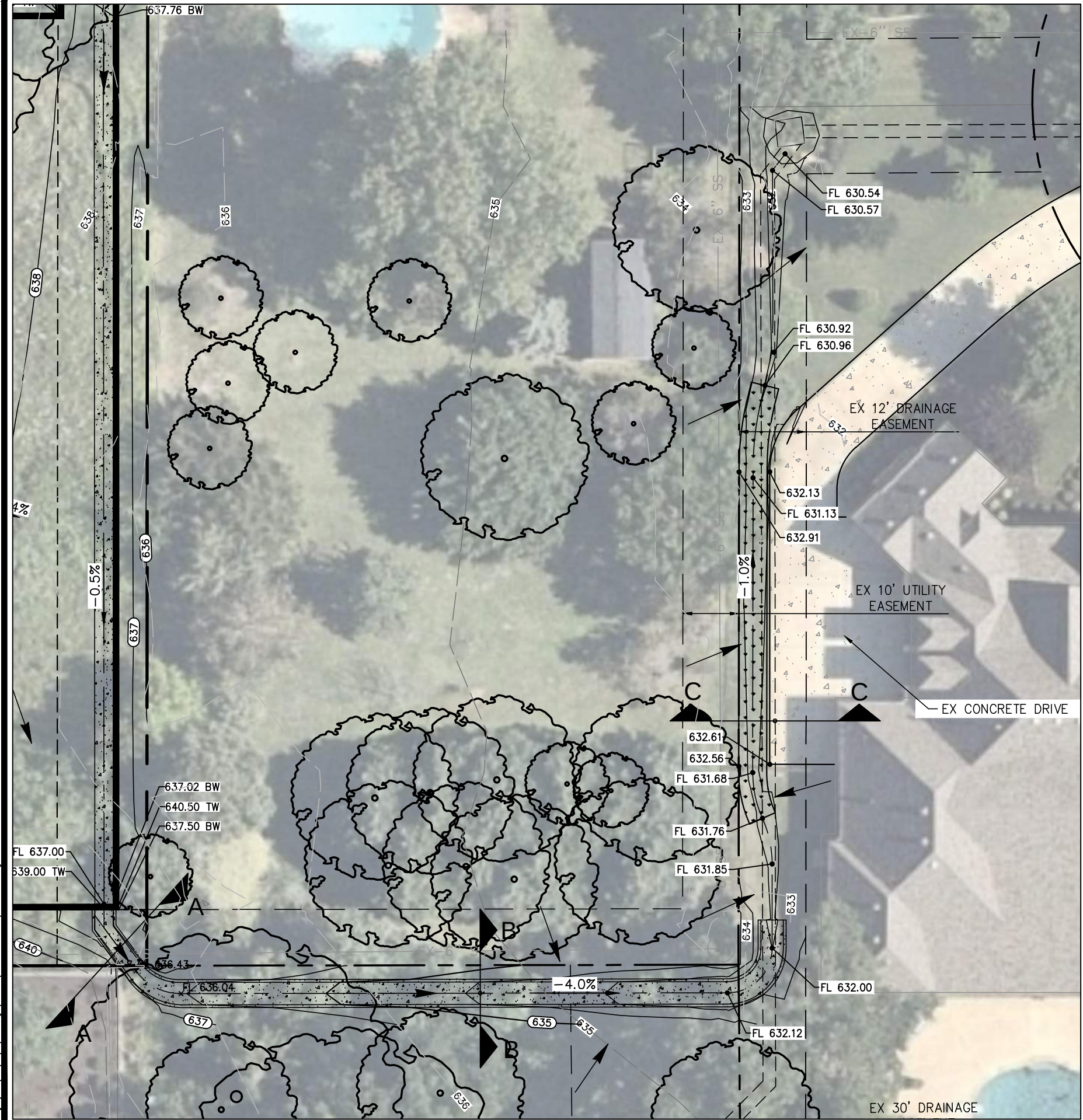
CHECKED CB

DATE OCTOBER 2020

SHEET C4.0

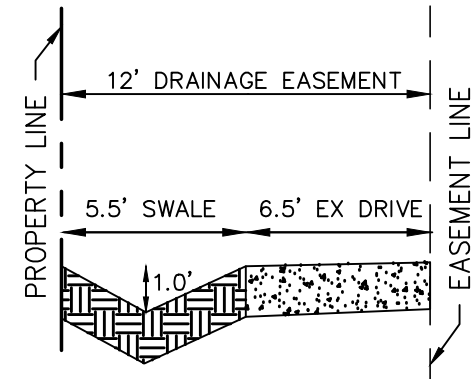
CONSTRUCTION DOCUMENTS

Date: Oct 12, 2020, 7:30am User: ID: mmody
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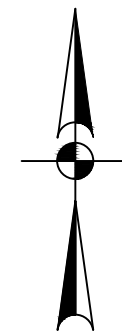
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



EARTHEN SWALE TO BE CONSTRUCTED WITH
LONGITUDINAL SLOPE OF 1% (MINIMUM) AND 4H:1V
SIDE SLOPE. SWALE ADJACENT TO EXISTING DRIVE
SHALL INSTALL GRASS-CRETE WHERE SIDE SLOPES
ARE 2H:1V (MAXIMUM).

EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



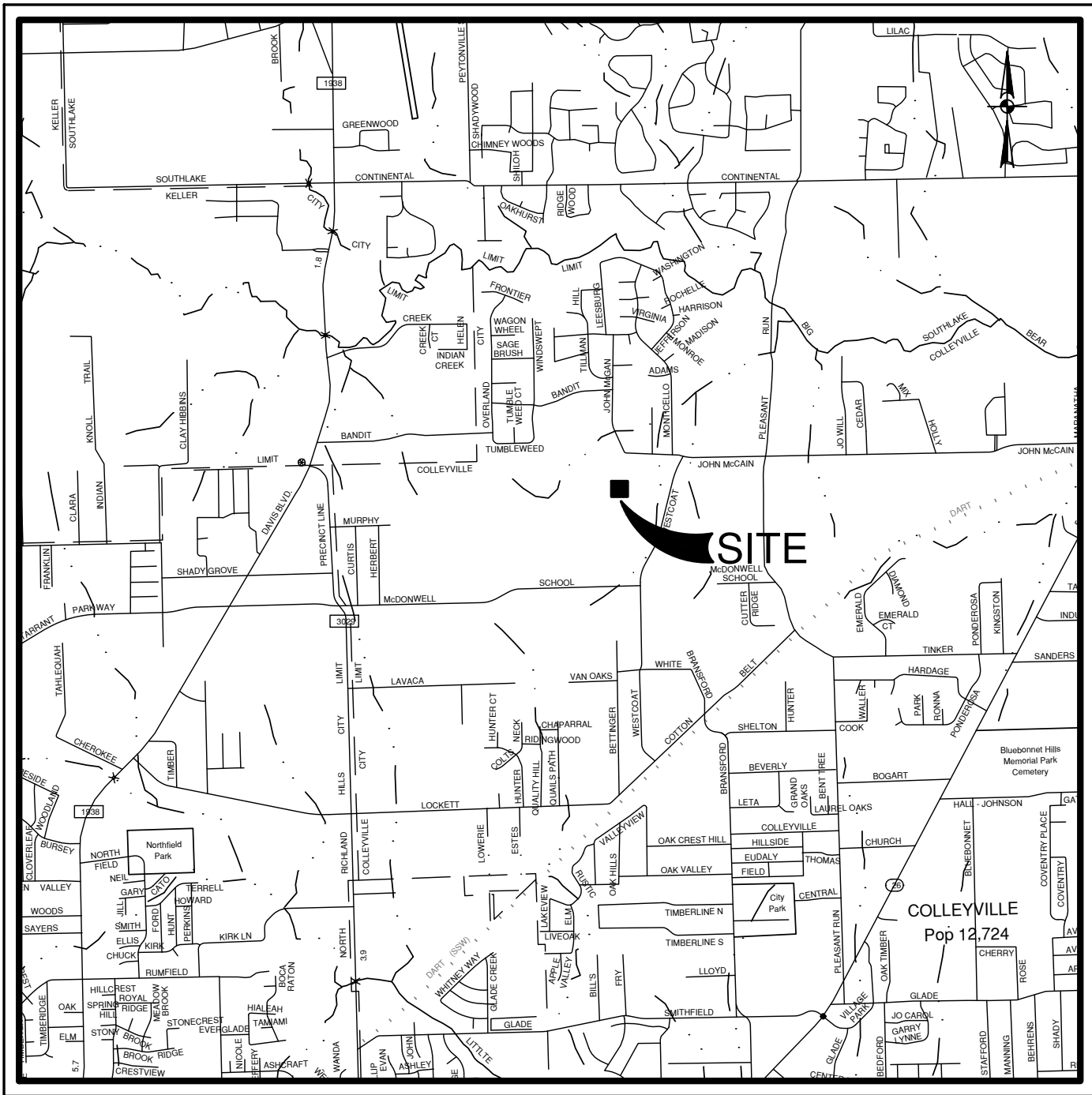
SCALE: 1" = 20'



OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

OCTOBER 2020

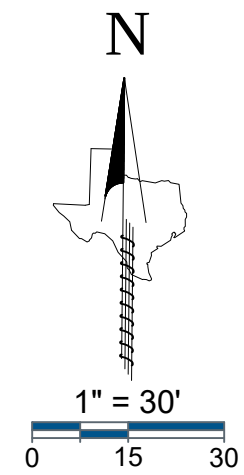
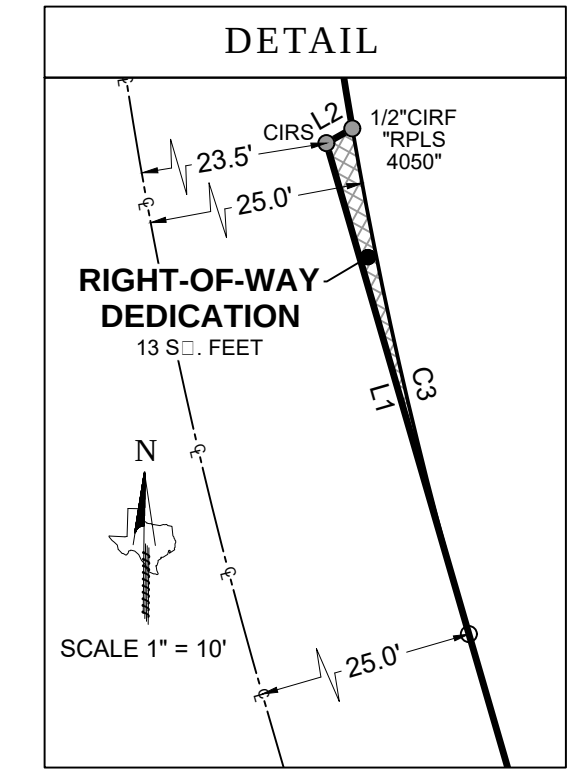
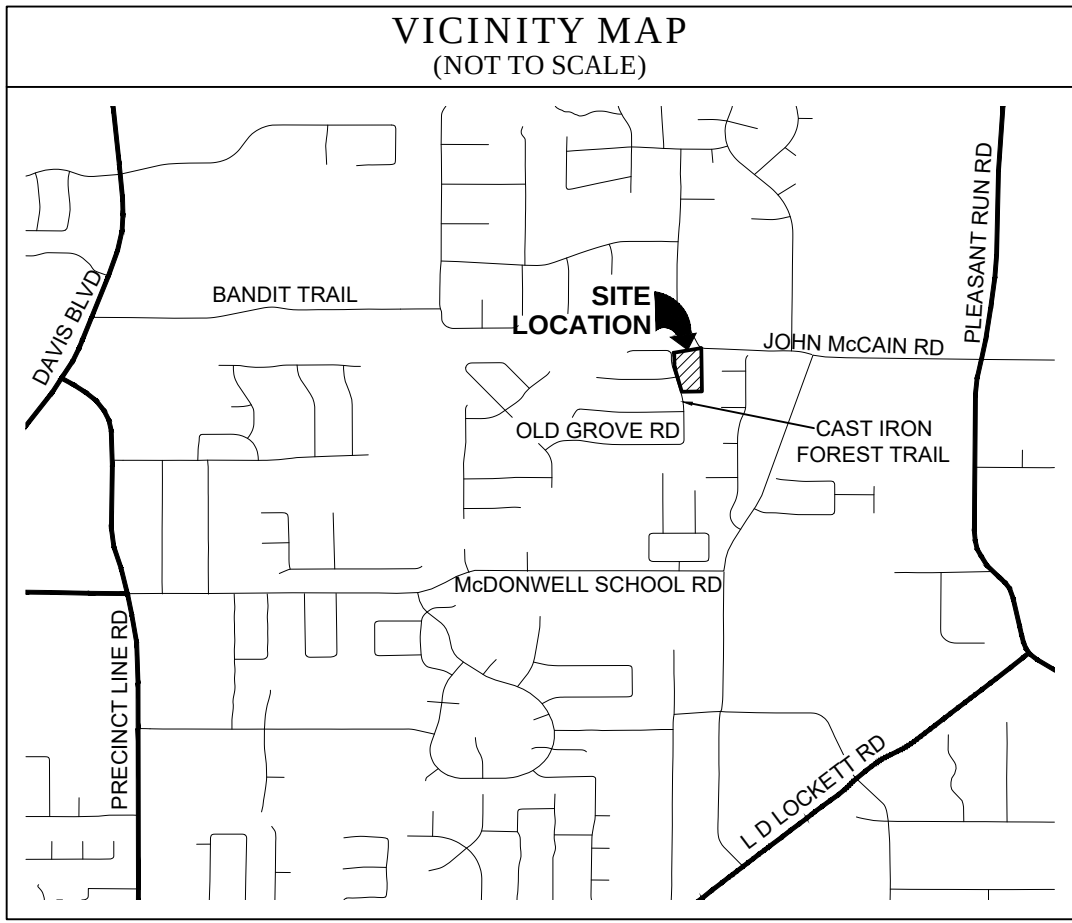


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
EXISTING DRAINAGE AREA MAP	C5.0
PROPOSED DRAINAGE AREA MAP	C5.1
DRAINAGE & DETENTION PLAN	C5.2
DRAINAGE & DETENTION CALCULATIONS	C5.3
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.



GENERAL NOTES

- The purpose of this plat is to reconvey to the City of Denton the right-of-way dedication for the intersection of Stillwater Circle and John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on map number 48439C0099K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- Section of this addition by metes and bounds is a portion of City Ordinance and State Law, and is subject to lines and/or withholds of utilities and boundaries.
- All interior property corners are marked with a 1/2-inch iron rod with a green cap and labeled "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction or other activity without the written approval of the City of Denton shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flood will result; that no obstruction to the natural flow of water will result; and subject to all owners of property affected by such construction (including a party to the request. Where construction is required, a minimum of 100 feet shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any utility, including the City of Denton, shall have the right to locate and keep record of any utility, including, but not limited to, electric, gas, water, sewer, and other utilities which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on this plat and any utility, including the City of Denton, shall have the right to access and egress to and from and upon said utility easement or the purpose of construction, reconstruction, inspection, and/or maintenance and addition to or removal of any of its respective systems without the necessity of any type of occurrence or the permission of anyone.
- The maintenance of drainage and utility easements located on this plat are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Denton, Texas, met and acted on this _____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Denton, Texas, met and acted on this _____ day of _____, 2020 to approve this plat.

Mayor, City of Denton

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOLL DALLAS TX, LLC, is the owner of a 2.20 acre tract and out of the D.J. Beddo Survey, Abstract Number 232, City of Denton, Tarrant County, Texas, and also Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, also Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and herein more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of the Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N80°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the intersection of a non-tangent curve to the right;

THENCE, bearing the North line of the Right-of-Way dedication of Neidholt Addition on the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the intersection of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of the John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the **POINT OF BEGINNING** and containing an area of 2.20 Acres, or (95815 Square Feet) or land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX, LLC, does hereby add to this plat, described herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Denton, Tarrant County, Texas, and do hereby dedicate the same to the public use for streets, rights-of-way, and ways shown thereon, and do hereby reserve the easements shown on this plat for the public use and accommodation of the public and for the use of the same. Any public utility shall have the right to remove and keep record of 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 have the right to access and egress to and from and upon the said easement for the purpose of construction, reconstruction, inspection, and/or maintenance and addition to or removal of any of its respective systems without the necessity of any type of occurrence or the permission of anyone. This plat is subject to all ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

OWNER: TOLL DALLAS TX, LLC, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Tarrant County, Texas.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a legal document.

Matthew Raabe, R.P.L.S. #6402 _____
Date _____

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Date: Oct 12, 2020, 12:11pm User: D: mmaly
File: S:\projects\612133\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CH-61213301.dwg

GENERAL CONSTRUCTION NOTES

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 (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDDETAILS
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 DIGTESS) (800) 344-8377
ATMOS ENERGY (817) 359-1313
CHARTER COMMUNICATIONS (817) 822-8745
CITY OF COLLEYVILLE (817) 748-8082
DIGTESS (LINE LOCATES) (800) 344-8377
SLEVEL (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, SEEDING, 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 TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
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-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.
17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE

WATER IMPROVEMENTS

1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.
4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.
6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.
7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.
12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.
13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.
14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.
15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.
16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).

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-8) 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 NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.
10.

ALL MANHOLES SHALL BE VACUUMED TESTED.
11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.
12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.

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 INLETS ARE ALLOWED.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GENERAL NOTES

JOB NO.

61233-01

DESIGNED

MLM

DRAWN

MLM

CHECKED

CB

DATE

OCTOBER 2020

SHEET

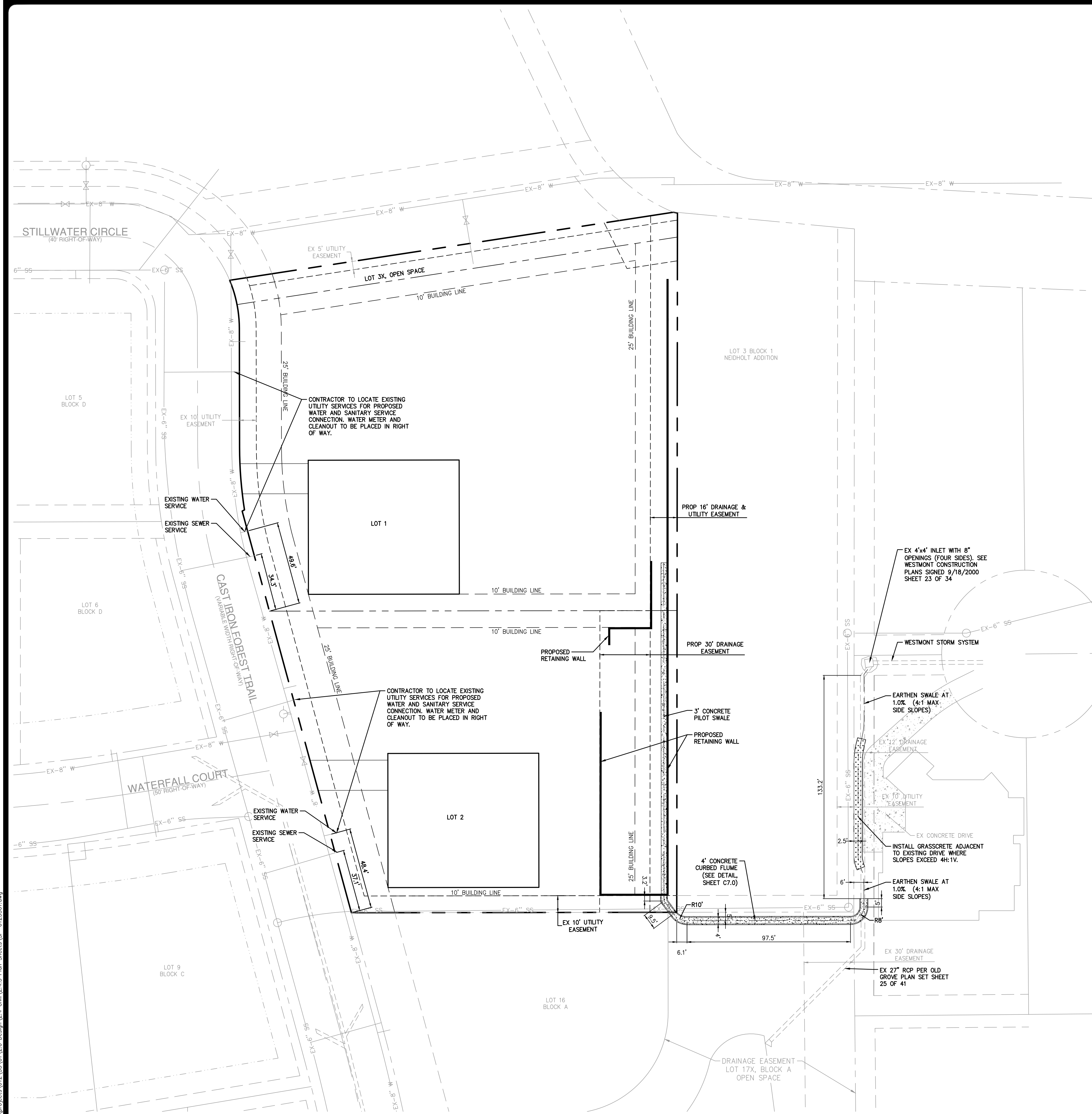
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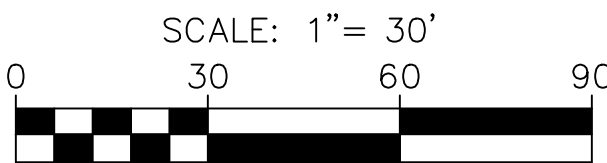
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UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1. PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

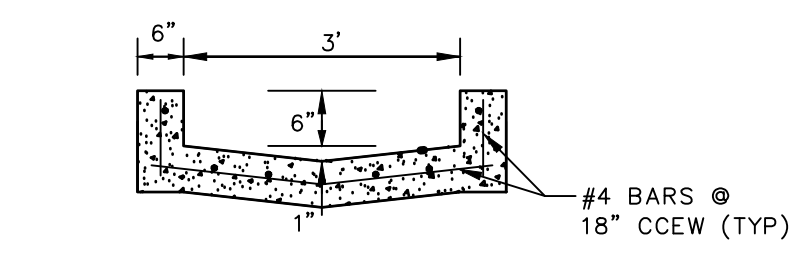
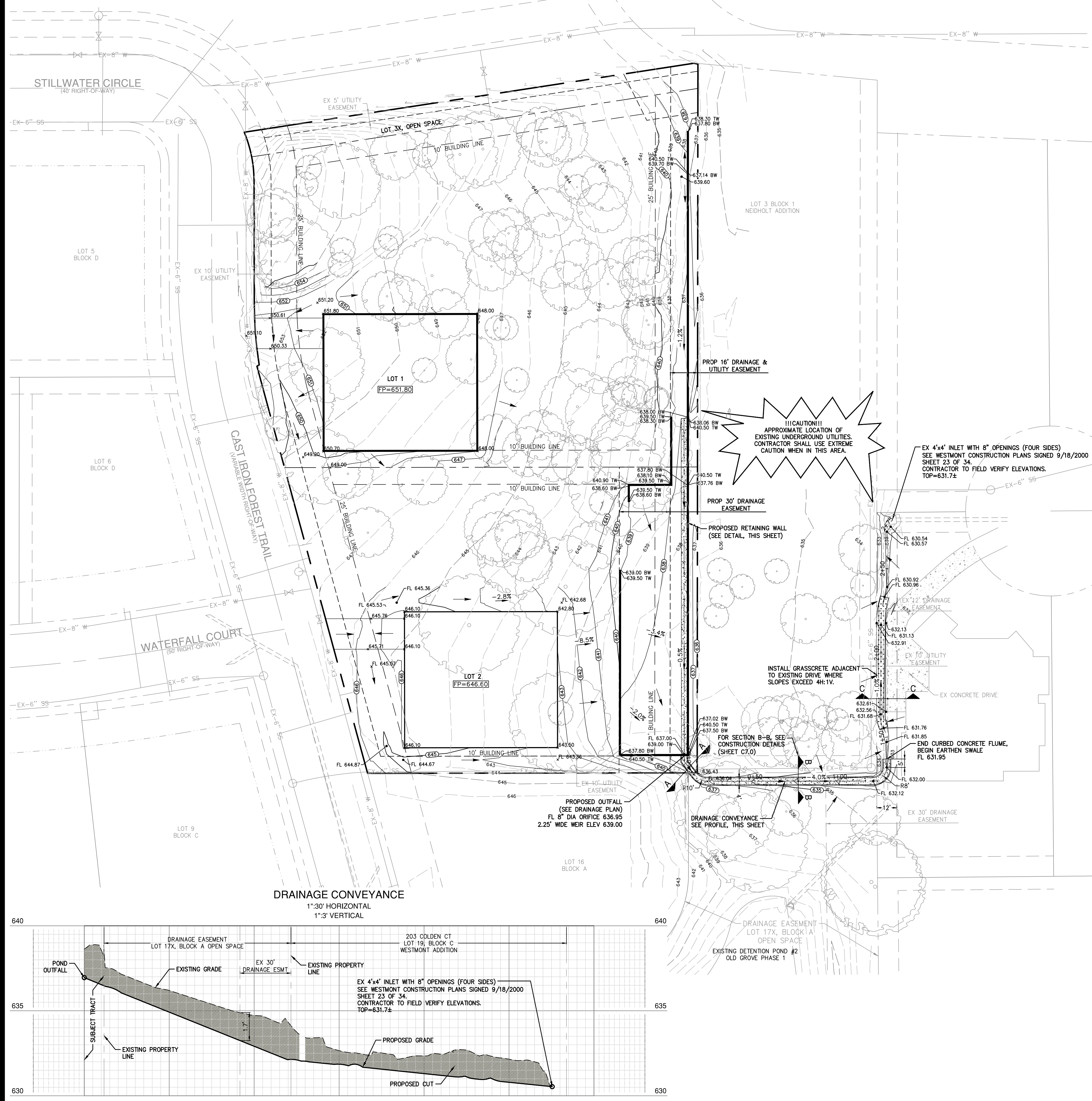
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DESIGNED	MLM
DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
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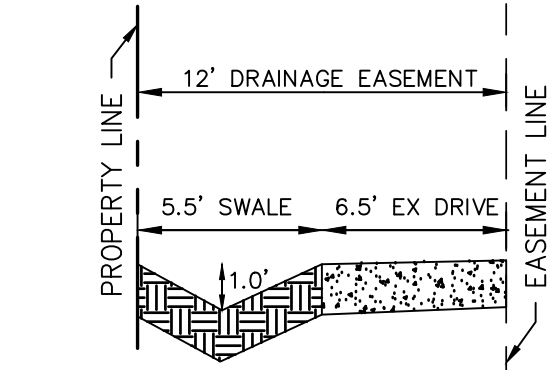
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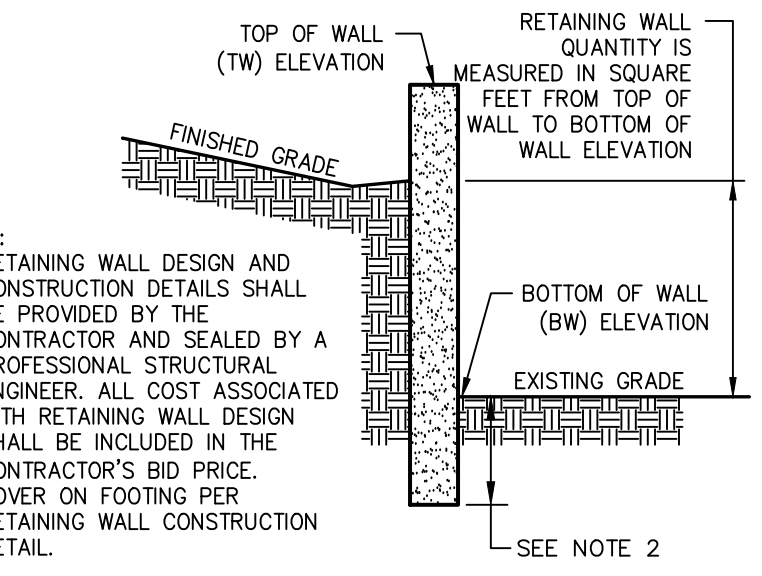
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE

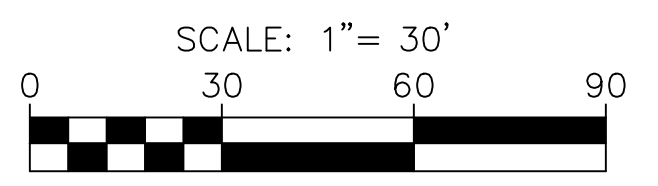
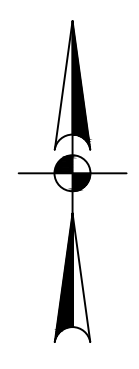


- NOTES:
1. RETAINING WALL DESIGN AND CONSTRUCTION DETAILS SHALL BE PROVIDED BY THE CONTRACTOR AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER. ALL COST ASSOCIATED WITH RETAINING WALL DESIGN SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE. COVER ON FOOTING PER RETAINING WALL CONSTRUCTION DETAIL.
 2. RETAINING WALL DESIGN AND CONSTRUCTION DETAILS SHALL BE PROVIDED BY THE CONTRACTOR AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER. ALL COST ASSOCIATED WITH RETAINING WALL DESIGN SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE. COVER ON FOOTING PER RETAINING WALL CONSTRUCTION DETAIL.

RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

UTILITY NOTE

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LEGEND

- 675 PROPOSED CONTOUR
- 678 EXISTING CONTOUR
- FLOW ARROW
- FP FINISHED PAD
- FL FLOW LINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- SW SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

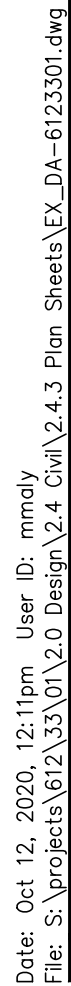
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.
1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
 2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 3. WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
 4. *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
 5. *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
 6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
 7. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
 8. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
 9. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
 10. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
 11. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
 12. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GX8K12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GRADING PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C4.0



1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

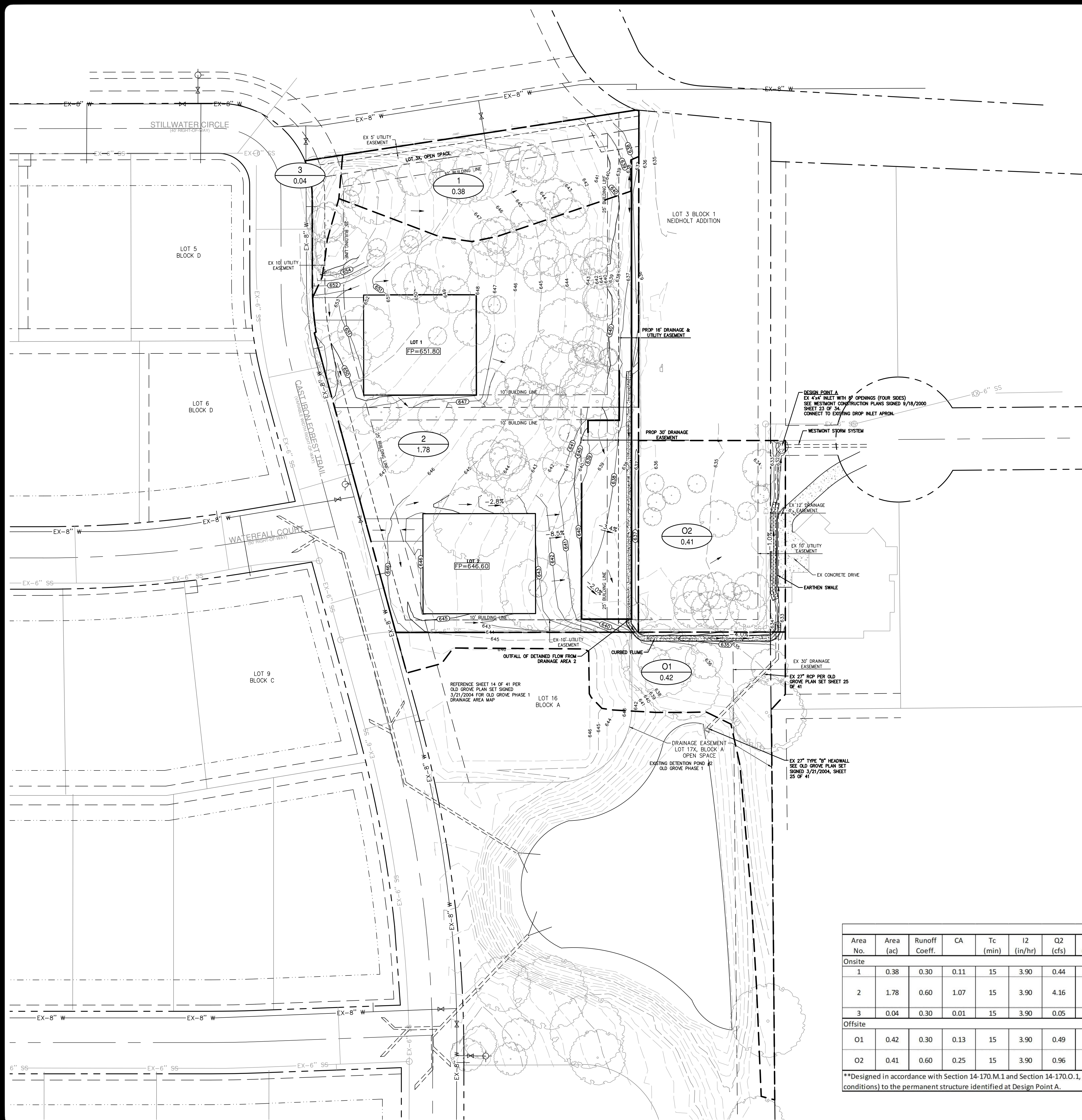
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DATE OCTOBER 2020
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UTILITY NOTE

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SCALE: 1"= 40'



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.78	0.60	1.07	15	3.90	4.16	4.86	5.19	5.53	5.91	6.46	6.90	7.20	7.69	7.98	8.52	**Detained to existing conditions and routed to Design Point A via curbed flume and earthen swale
3	0.04	0.30	0.01	15	3.90	0.05	4.86	0.06	5.53	0.07	6.46	0.08	7.20	0.09	7.98	0.10	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow to Design Point A via curbed flume and earthen swale
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A via earthen swale
**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.																	

**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.

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ENGINEERS

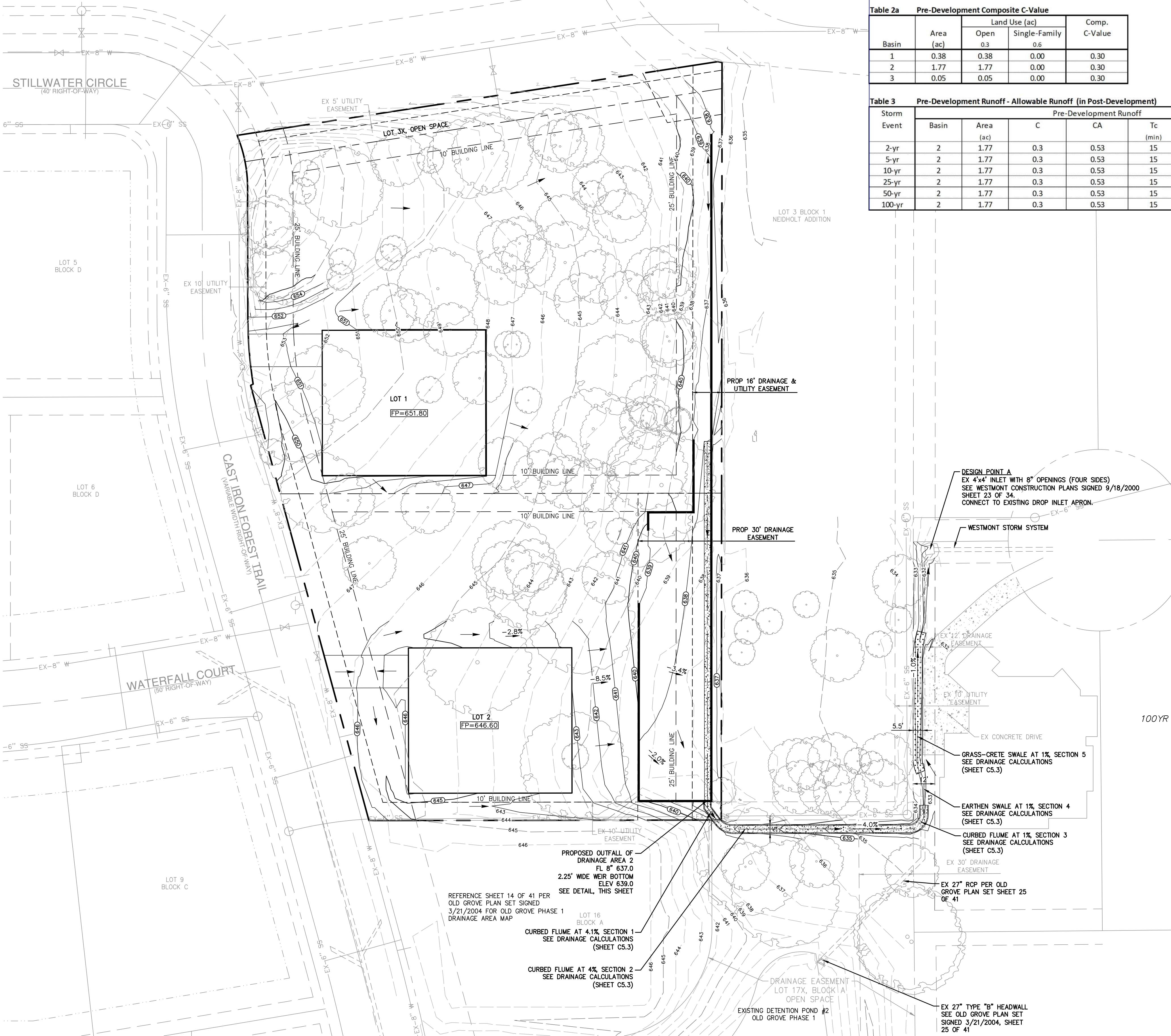
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.1

Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DR-61233-1.dwg

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Old Grove - Phase II at Cast Iron Forest Trail Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

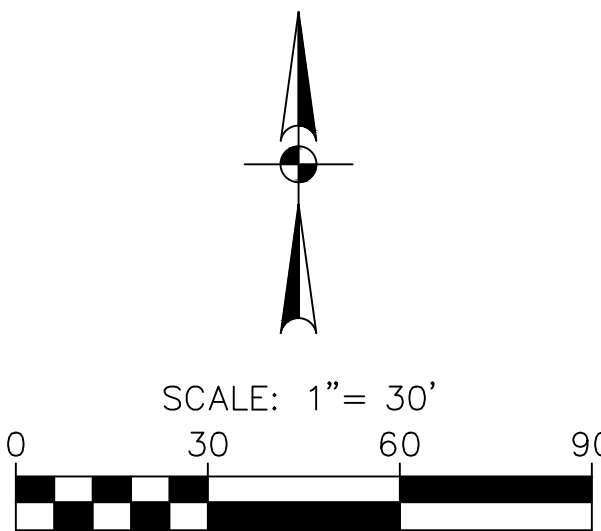
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

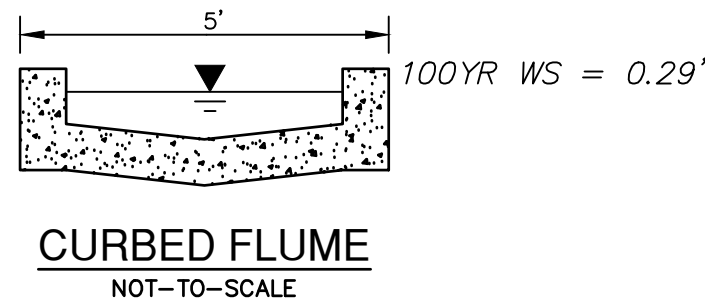


LEGEND

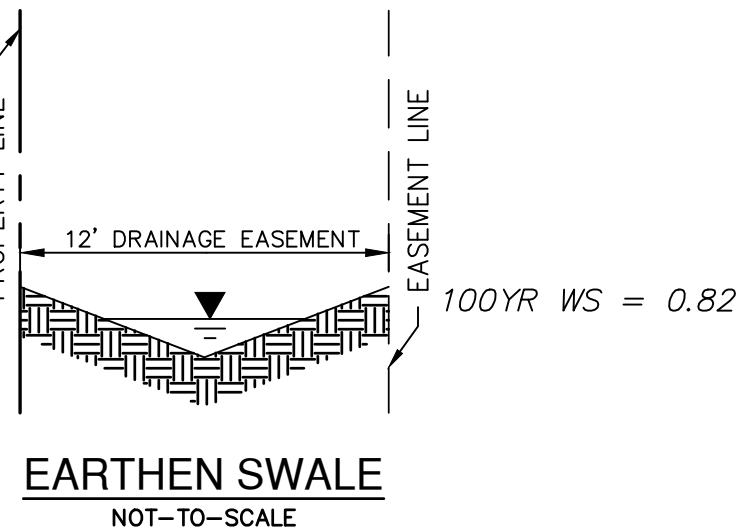
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

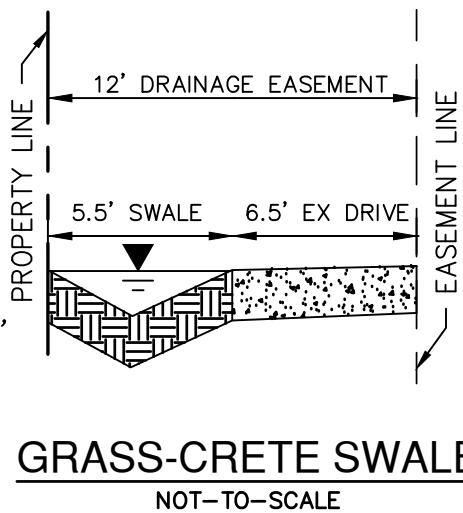
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



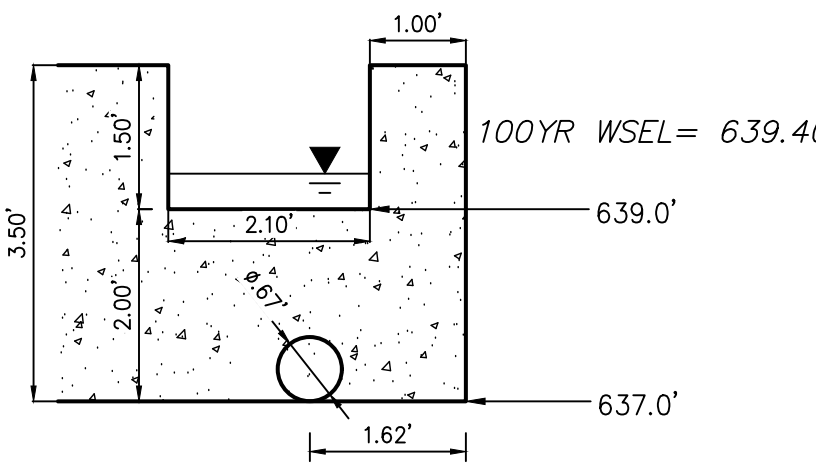
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

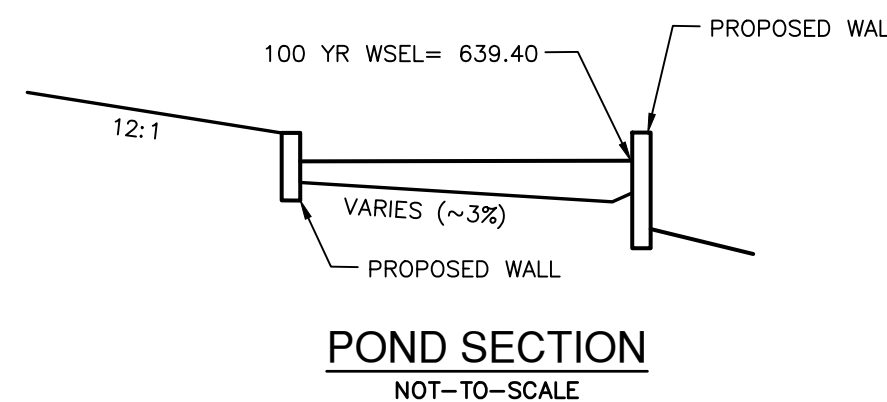


GRASS-CRETE SWALE
NOT-TO-SCALE



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS VERIFIED BY TESTING LABORATORY

OUTFALL STRUCTURE DETAIL
NOT-TO-SCALE



POND SECTION
NOT-TO-SCALE

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION PLAN

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**Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond**

Table 4 Post-Development Required Detention Volume (Vreq)

Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd (in)	Vreq (cu ft)	Vreq (ac-ft)
2-yr	2	1.78	15	0.6	2.07	28.75	2,337	2.19	1.29	4,000	0.09
5-yr	2	1.78	15	0.6	2.58	32.98	3,172	2.95	1.76	5,300	0.12
10-yr	2	1.78	15	0.6	2.94	34.85	3,750	3.46	2.07	6,300	0.14
25-yr	2	1.78	15	0.6	3.43	36.30	4,519	4.19	2.49	7,600	0.17
50-yr	2	1.78	15	0.6	3.82	37.35	5,147	4.77	2.83	8,700	0.20
100-yr	2	1.78	15	0.6	4.24	38.55	5,837	5.44	3.22	9,800	0.22

Detention calculations in Table 4 from Section 1.5.2 of Hydrology iSWM Manual.

Table 5 **Elevation - Volume - Discharge Rating Curve**

Evolution (ft)	Area (ft ²)	Area (ac)	Volume (ac-ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	1,215	0.03	0.01	0.69
638.0	3,753	0.09	0.04	1.37
638.5	5,800	0.13	0.09	1.82
639.0	6,458	0.15	0.16	2.17
639.5	7,897	0.18	0.24	4.78
640.0	9,635	0.22	0.34	9.25
640.5				

Table 6 **Outlet Structure**

Orifice	Diam (in)	8	# of Pipes		1
	Flow Line	637.00			
	Ke	0.6			
Weir 1	Length (ft)	2.1	Bottom Elev	639.00	
	Height (ft)	1.50	Top Elev	640.50	
	Ke		Weir C	3.1	
Outfall	Diam (in)	8			
	Slope (ft/ft)	0.0100			
	Length (ft)	0.5			

Table 7 Proposed Detention Storage Volume

Storv Event	Qa (cfs)	Vreq		Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³	V / Vreq	Freeboard (ft)	Delta Qa-Qout (cfs)
		(cu ft)	(ac ft)							
2-yr	2.07	4,000	0.09	638.86	2.07	✓ 100.0%	0.14	✓153.4%	1.64	0.00
5-yr	2.58	5,300	0.12	639.08	2.58	✓ 100.0%	0.17	✓142.7%	1.42	0.00
10-yr	2.94	6,300	0.14	639.15	2.94	✓ 100.0%	0.18	✓127.8%	1.35	0.00
25-yr	3.43	7,600	0.17	639.24	3.43	✓ 100.0%	0.20	✓114.9%	1.26	0.00
50-yr	3.82	8,700	0.20	639.32	3.82	✓ 100.0%	0.21	✓106.6%	1.18	0.00
100-yr	4.24	9,800	0.22	639.40	4.23	✓ 100.0%	0.23	✓100.4%	1.10	0.00

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Q_a against Q_{total} from Table 5.
2. Q_{out} calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
3. $V_{provided}$ determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County

	Return Period							
	1	2	5	10	25	50	100	500
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77982	0.69850
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16
d	8	9	12	12	13	13	14	2
a	95.835	121.96	170.81	203.93	247.1	282.6	322.07	-
b	13.425	15.704	19.435	21.09	22.366	23.302	24.388	-

	e	b	d	a	b
1-yr	0.82169	43.653	8	95.835	13.425
2-yr	0.81144	51.393	9	121.96	15.704
5-yr	0.81423	71.154	12	170.81	19.435
10-yr	0.79952	77.103	12	203.93	21.093
25-yr	0.79381	90.982	13	247.1	22.366
50-yr	0.78265	97.721	13	282.6	23.302
100-yr	0.77982	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of iSWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} - b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2) (b-t_c)]$$

$$V_{\text{max}} = V_{\text{preliminary}} * P_{180}/P_{td}$$

Curbed Flume Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Bottom Width (ft)	Curb Height (in)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 1	Manning Formula	0.013	0.0411	0.2	3	6	4.23	0.59	3.39	0.17	3	0.4	0.00458	7.19	0.8	1	2.86	Supercritical
Section 2	Manning Formula	0.013	0.0400	0.19	4	6	5.23	0.74	4.37	0.17	4	0.38	0.00429	7.07	0.77	0.95	2.87	Supercritical
Section 3	Manning Formula	0.013	0.0100	0.29	4	6	5.23	1.15	4.57	0.25	4	0.38	0.00429	4.55	0.32	0.61	1.5	Supercritical
Earthen Swale Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (ft/ft)	Right Side Slope (ft/ft)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 4	Manning Formula	0.03	0.0100	0.82	4	4	7.2	2.69	6.76	0.4	6.56	0.73	0.01914	2.68	0.11	0.93	0.74	Subcritical
Section 5	Manning Formula	0.03	0.0100	0.99	2.5	2.5	7.2	2.44	5.32	0.46	4.94	0.88	0.01907	2.95	0.13	1.12	0.74	Subcritical

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DRAINAGE & DETENTION CALCULATIONS

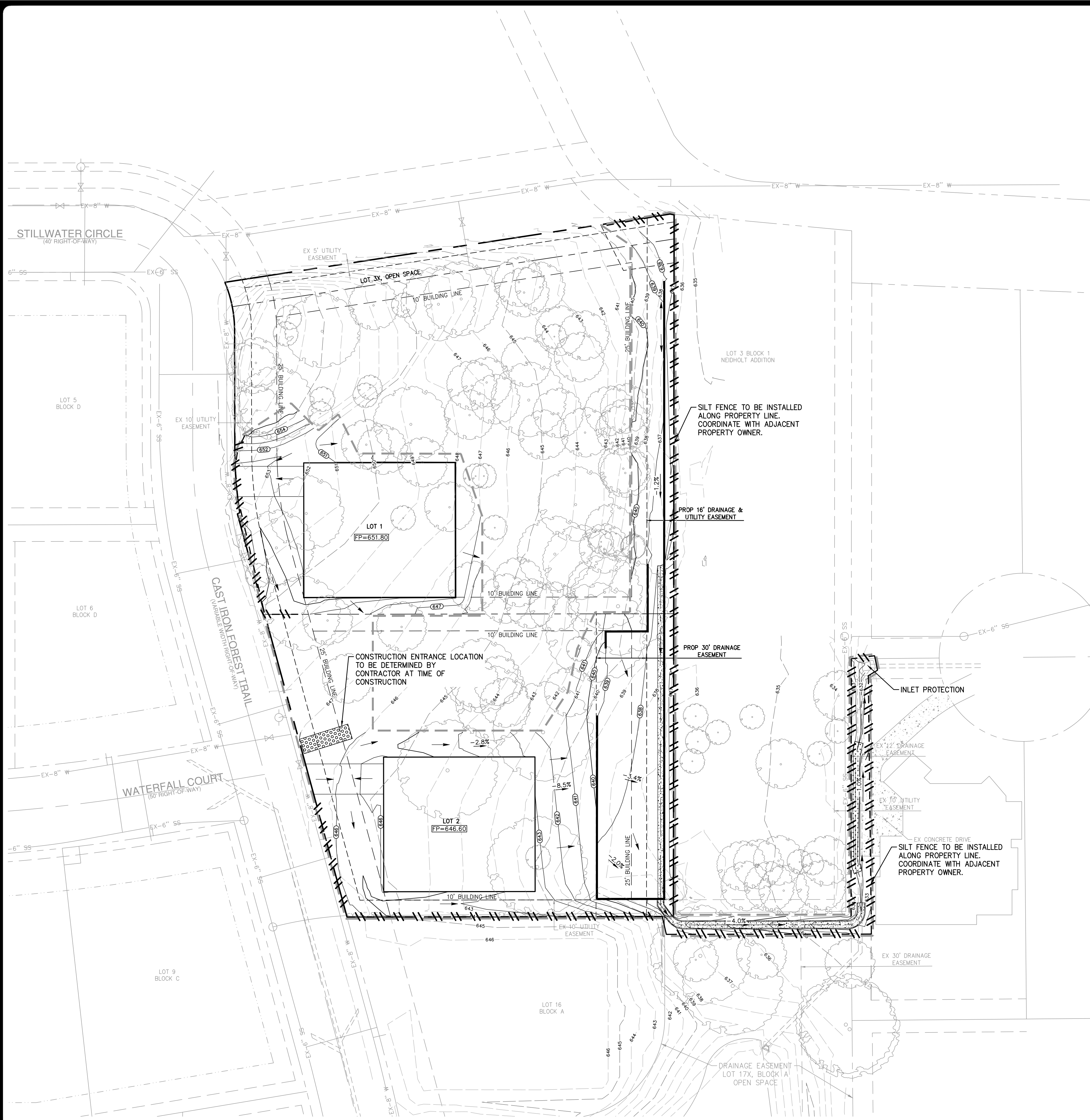
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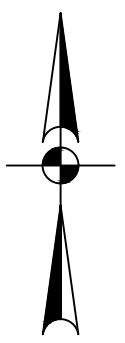
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NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- TREE PROTECTION TO BE INSTALLED PER TREE SURVEY PLAN PROVIDED BY STUDIO 13 DESIGN GROUP AND SEALED JANUARY 2018. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY CHANGES OR FIELD OBSERVATIONS DIFFERING FROM THIS PLAN PRIOR TO CONSTRUCTION AND GRADING.

LEGEND

- 600--- EXISTING CONTOUR
- (87.8)--- PROPOSED CONTOUR
- FLOW ARROW
- S--- SILT FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE (SEE NOTE 2)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



SCALE: 1" = 30'



EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREDGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
- THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

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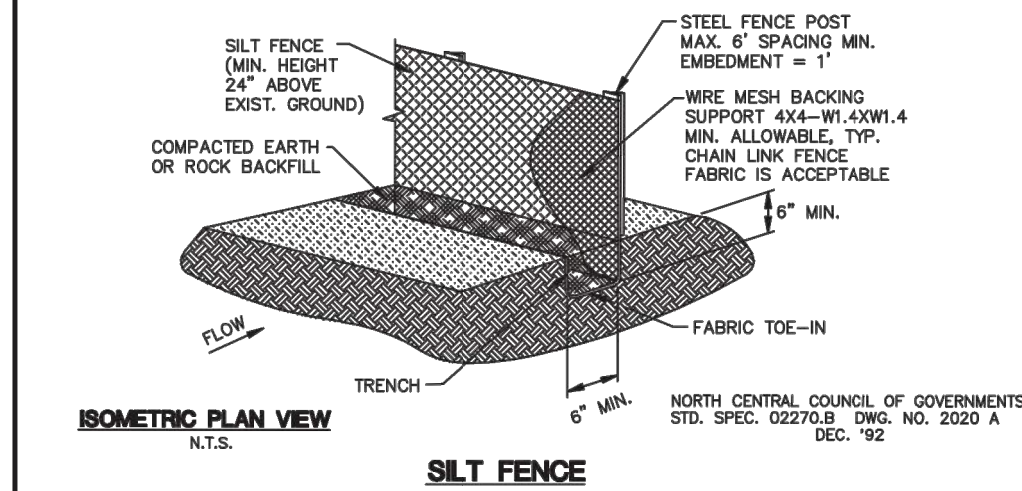
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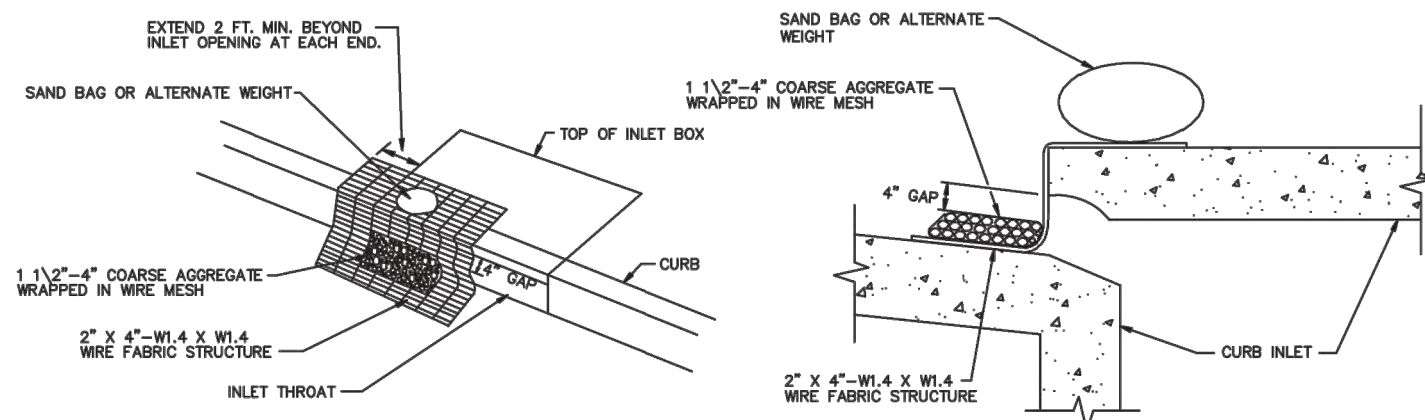
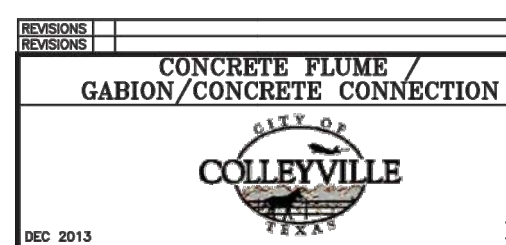
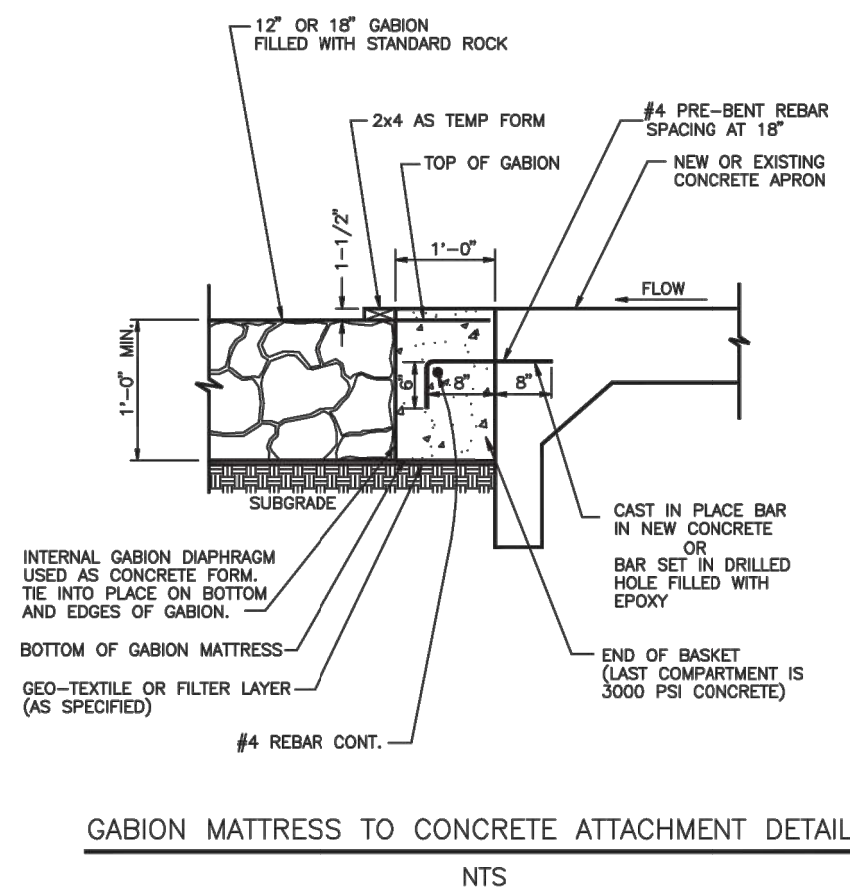
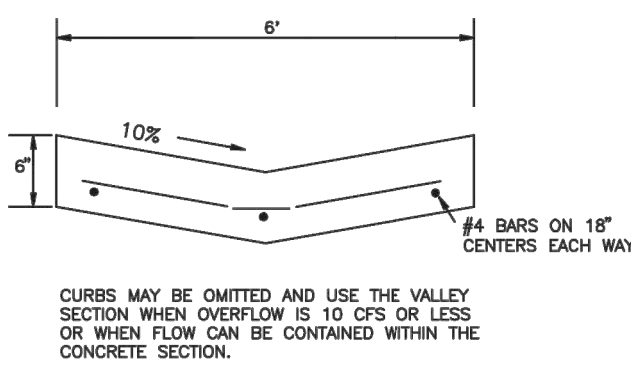
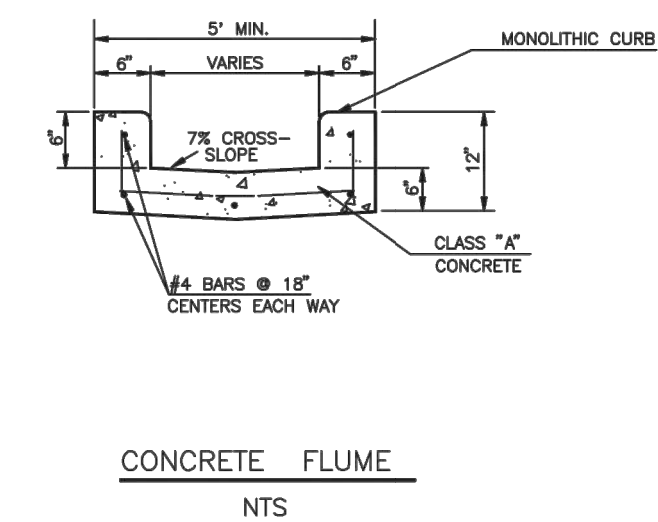
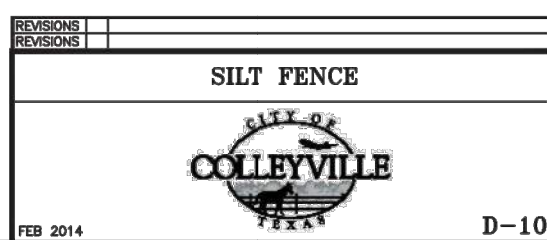
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- SILT FENCE**
- GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
STD. SPEC. 02270.B DWG. NO. 2020 A
DEC. '92

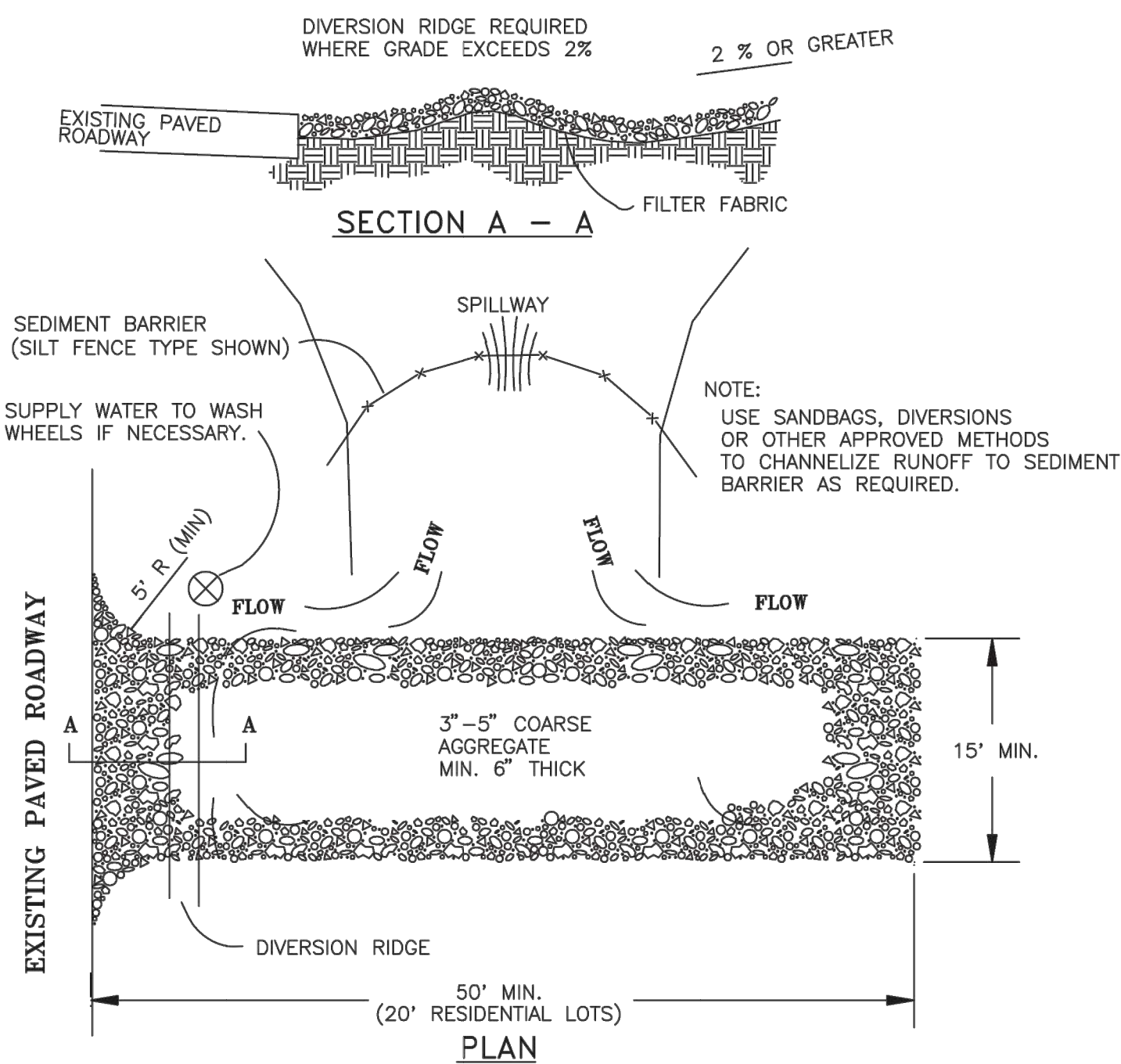
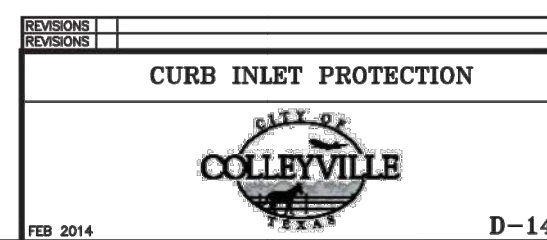


CURB INLET PROTECTION DETAIL

NOT TO SCALE

NOTES:

1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
2. STONE IS 3"-5" IN SIZE AND CLEAN.
3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
5. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HDG RINGS AT THIS LOCATION.
8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



**TEMPORARY STONE CONSTRUCTION
ENTRANCE / EXIT**

N.T.S.



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

**PAPE-DAWSON
ENGINEERS**

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470

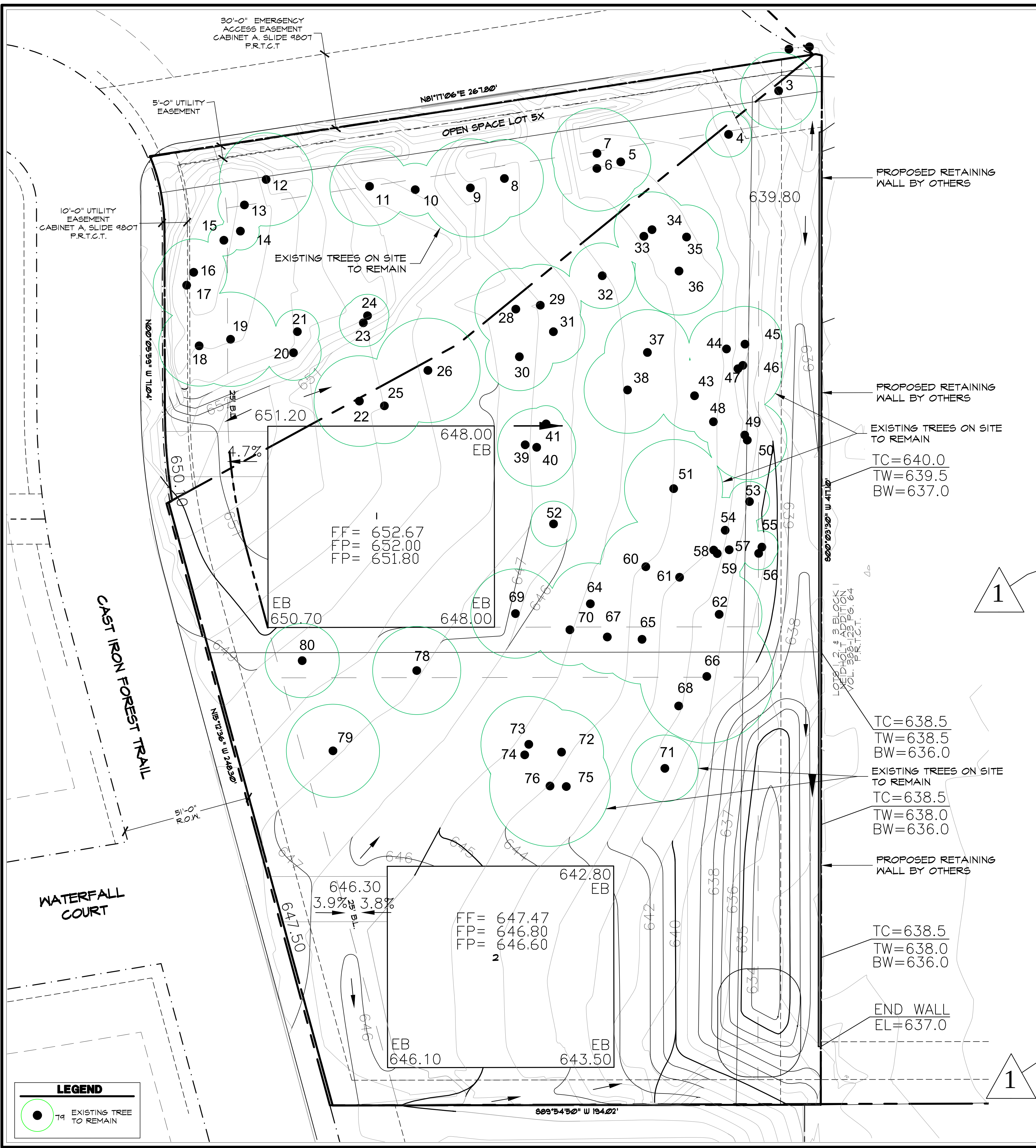
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYSVILLE, TEXAS
CONSTRUCTION DETAILS

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C7.0**

City Colleyville, Tarrant County, Texas

TR1 of 3

Drawing: \\Studio13main\Users\Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 3:16 PM



Old Grove, Ph. 2 Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON-EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	0	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	Exempt	Remain	Lot 1	
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
52	9	Chinaberry	Melia Azadirach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
62	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 2
67	14.5	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remain	Lot 2
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
71	13.25	Chinaberry	Melia Azadirach	Canopy Dieback	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remain	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remain	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lightning Damage - Ants	Exempt	Remove	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21.25	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus Stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya Illinoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (1" CALIPER)
Post Oak	71	1110	8	158.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	0	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	1	24	0
Pecan	1	24	0	0	1	24	0
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%

- TOTAL CANOPY COVERAGE 44,870sf

- TOTAL SITE 45,729sf

TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,243sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 45,729sf

- TOTAL CANOPY COVERAGE ON SITE = 44,870sf

46.8% CANOPY COVERAGE ON SITE

50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY

Tree Mitigation Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

DATE	7-5-2018
BY	MH
PLAN REVIEW REVISIONS	
REVISED PER CIVIL CHANGES	
#	1

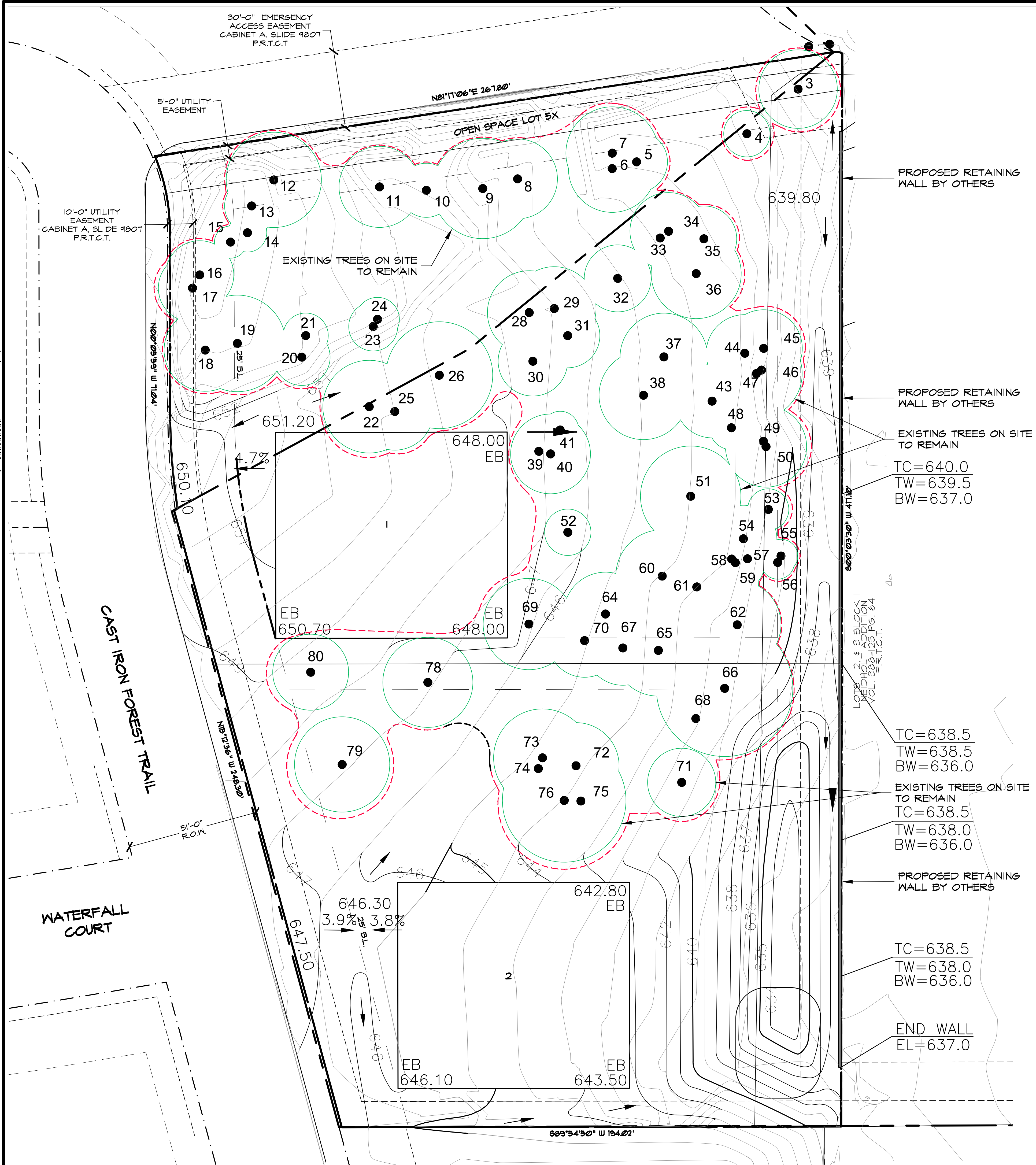
PROJECT

TBI013

SHEET

TR2 of 3

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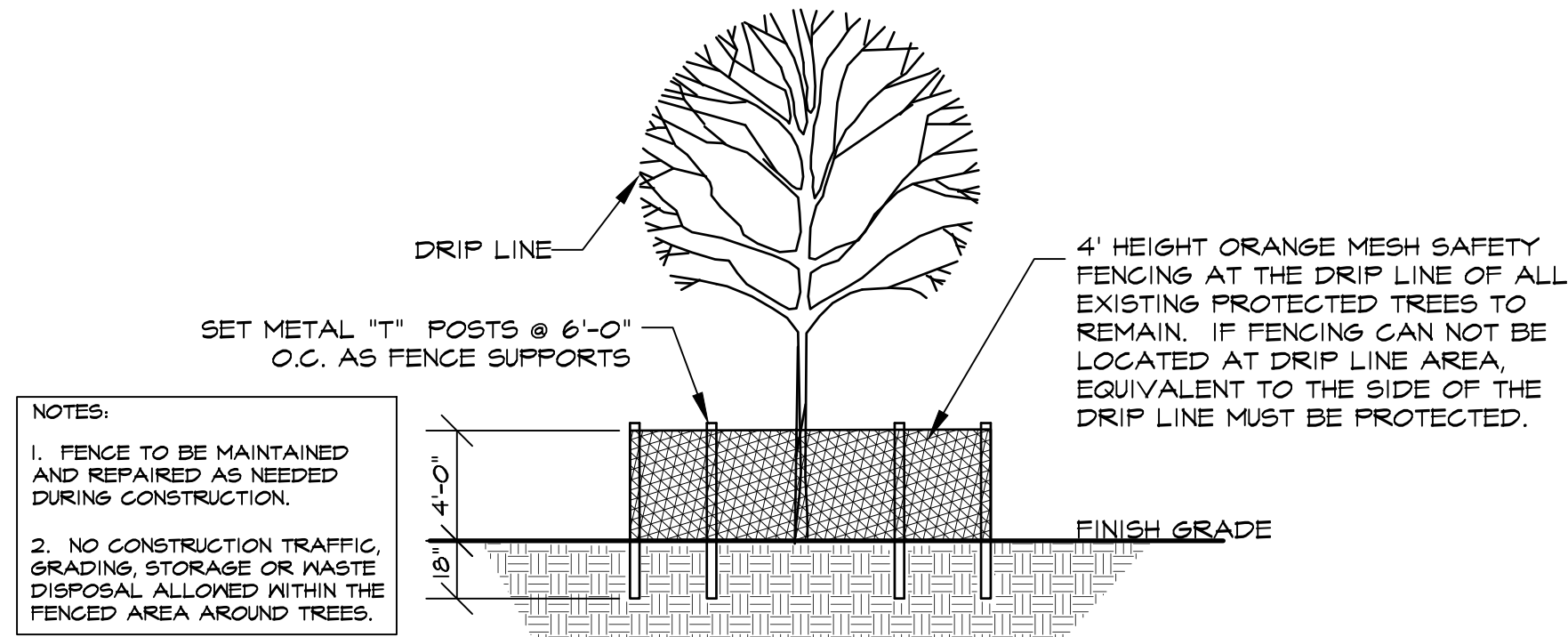


LEGEND

- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1 PROTECTED TREES - TREE PROTECTION DETAIL
NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REESE
JULY 10, 1971
January 10, 2018

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	

PLAN REVIEW REVISIONS	BY	DATE
REVISOR PER CIVIL CHANGES	MRH	7-5-2018
#	1	
PROJECT		
TBI013		
SHEET		
TR3 of 3		

Notification Map



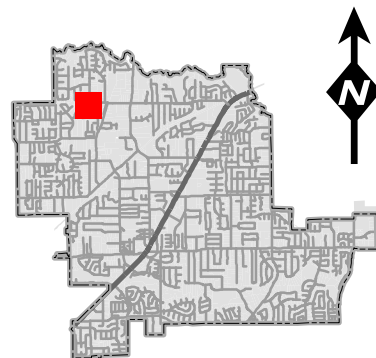
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 14, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, January 5, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition. The purpose is to plat the three properties into two single-family residential lots and one open space lot.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

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

Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail
Attachments: 203 Colden Ct email M.Maly.pdf

From: Jennifer Johnson

Sent: Wednesday, October 28, 2020 3:13 PM

To: Jackie Reyff; Larry Wright ; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson ; Chuck Kelley ; Kathy Wheat

Cc: Susan Rau ; Ben Bryner ; Araceli Botello ; Beth Battles ; battles; rfreitag; annheape; tonyagross; Mark ICE: Johnson

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

As further follow up, please see below response from the Engineer supporting Toll Brothers. Their plan has this 3' wide, 6" deep concrete flume coming west across our property line, making a right angle turn North, and then dropping water into a 1' deep ditch. If all goes according to their estimates, we have 1.2" of excess depth. If the calculations are wrong, our home can be flooded.

Our gameroom and bedroom will be looking at a cement flume and 1' ditch, not to mention the damage done to the post oak roots during construction and enduring cement covering them.

Please do not approve this plan that threatens our home with flooding.

Jennifer

On Oct 27, 2020, at 6:07 PM, Jennifer Johnson <> wrote:

To the P&Z Board (including the two Council Liaisons, as well as Kathy who lives across the street and is familiar with the geography),

Mark and I live at 203 Colden Ct, our property is adjacent (east) of the Old Grove HOA property and the Battles property (backyard). Mark and I both spoke at the P&Z Meetings, and the City Council meeting when this was proposed in 2018. We were opposed then, and remained opposed.

In 2018 the proposal was similar to now, as was discussed at your Work Session last night. The retaining wall and detention pond appear unchanged. Two years ago, the water was to run into pipes East along the HOA property line, then North, down our property line (drainage easement). Now, after meeting with Mike Boswell, they are no longer running pipes, but want to have the water flow into a cement flume along the east HOA property line that ends with a "collar" at our property line, and from there, they would grade our lot North and down the property line, and install grasscrete to prevent erosion. We are VERY concerned that during a heavy, fast rainfall, the run-off water will be uncontained and has the potential to flash flood our home.

In addition to this new concern, our other concerns from two years ago remain unchanged:

We are very concerned about the proposed dry retention pond and the risk to the health of neighboring homeowners and their property if the dry retention pond is not maintained. We are all at the mercy of the homeowner to maintain the pond, with no recourse if they do not.

Letter of Opposition

Our other opposition to this plan is that there are large oak trees along both the HOA easement (East/West), and a 100 year old Post Oak in our backyard (below right photo) within the easement (North/South) and planned drainage area that will have roots damaged when the drainage pipes or cement flume are installed. During the 7 years we have owned our house, we have spent over \$3,000 treating our Post Oak. We don't think it can survive having a good portion of its' root structure damaged.

Thank you for your consideration.

Jennifer and Mark Johnson

Letter of Opposition

From: Matthew Maly
Subject: RE: 203 Colden Ct
Date: October 28, 2020 at 11:02 AM
To: Jennifer Johnson
Cc: Mark ICE: Johnson



Mike Boswell

M

Good morning Mr. and Mrs. Johnson,

I've attached an exhibit created from our design plans that highlights the areas from Lot 17X (Area O1 - light blue) and adjacent to your west (Area O2 - grey) as they drain to the inlet at the northwest corner of your property. The runoff anticipated, based on the City's design criteria, is 7.2cfs when including those two areas and the proposed pond's discharge. We sized the flume and grasscrete sections to accommodate that flow.

What it means is that you could expect 3.5" of water depth within the 6" flume section (1.6" excess depth) and approximately 1' of depth within the grasscrete swale adjacent to your driveway (1.2" of excess depth assuming 2.5H:1V side slopes). These are what we assume as peak flows and depths based on the City's design criteria where there is additional capacity in the flume and swale in both sections.

I'm happy to discuss further if the above explanation doesn't speak to your concern.

Thank you,

Matthew Maly, P.E. | Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MMaly
Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient.

If you have received this transmission in error, please immediately notify the sender and delete it from your system.

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

From: Jennifer Johnson
Sent: Tuesday, October 27, 2020 4:28 PM
To: Mike Boswell ; Matthew Maly
Cc: Mark ICE: Johnson
Subject: Re: 203 Colden Ct

Mike and Matt,

A couple of things after Mark and I have had time to process the discussion yesterday. We are very worried about the volume of water that could come down the HOA property and into our yard. If we have a fast heavy rain, the water may overwhelm the flume, the collar at the turn, or the grasscrete area, potentially causing water damage to our home. What info do you have on water volumes for those lots?

Also, I have reached out to our HOA to understand what the approval process is (if any) for modifying the grade and installation of the grasscrete. I have explained that it is a drainage easement. The HOA does not allow any modifications to our homes (except annual flowers) without their approval.

Thanks,
Jennifer

On Oct 26, 2020, at 6:17 PM, Mike Boswell
Thank you,

Mike Boswell
Director of Land Development

Toll Brothers, America's Luxury Home Builder®
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309

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

Letter of Opposition

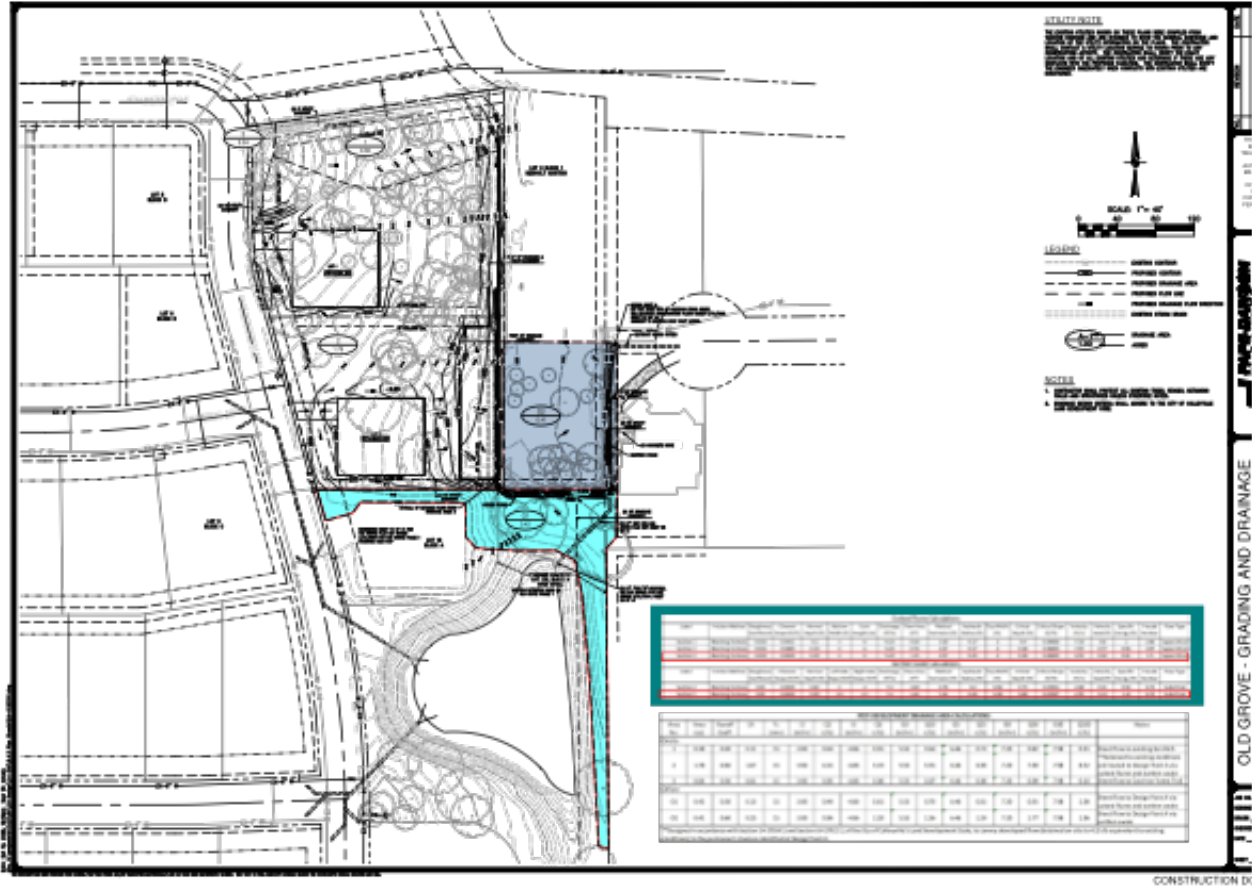
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

EXTERNAL EMAIL : Use caution with links and attachments

Thanks for meeting with us today on the Battles property. I have copied Mark so that you have both our emails. Below are our cell #'s. Could you reply with your cell number?

Jennifer 817-919-4561
Mark 817-797-6917

Thanks,
Jennifer



Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

From: Susan Rau

Sent: Monday, November 2, 2020 2:47 PM

To: Jackie Reyff; jwjohnson114; Larry Wright; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson; Chuck Kelley ; Kathy Wheat

Cc: Ben Bryner; Araceli Botello; ebattles; battles; rfreitag; annheape; tonyagross; majohnson124; Susan Rau

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

Attn: Jackie Reyff, Principal Planner, City of Colleyville

My husband, Richard Freitag, and I live at 7105 Cast Iron Forest Trail. This email summarizes our concerns regarding the proposed re-plat of the property adjacent to our home. This case (PC20-006) is scheduled to be presented and considered by the Planning & Zoning Committee at its meeting on 11/9/2020.

We are in complete agreement with the points made by Jennifer & Mark Johnson, who live at 203 Colden Court. Copies of their emails dated 10/27/2020 and 10/28/2020 are included below. The Johnson's written objections followed an impromptu meeting that Toll Brothers requested with homeowners early last week. I attended along with the Brandon and Beth Battles and Jennifer Johnson. Mike Boswell from Toll Brothers and Matthew Maly from Pape-Dawson Engineering presented the proposal as we walked the area.

By way of background, Toll Brothers attempted to re-plat the subject properties in 2018-2019. Several P&Z and City Council meetings discussed the Toll Brothers proposal, but ultimately the City Council did not approve the drainage solutions proposed by Toll and its engineering consultants. The matter was tabled several times and ultimately withdrawn in 2019. Since then, Toll Brothers attempted to sell the land, then took it off the market and apparently has now decided to once again attempt to re-plat the land and build two homes.

As the Johnson's have noted in their emails, Toll Brothers' current proposal is substantially the same as it was two years ago, except that drainage would now run largely above ground. This may be problematic in terms of potential flooding, construction issues and ongoing maintenance--all of which are addressed in the Johnson's email.

We have three concerns about the latest Toll Brothers' proposal:

1. **The 2020 proposed drainage solution bypasses the large existing retention pond on Cast Iron Forest Trail.**
 1. At the final hearing before Toll withdrew its previous proposal, the City Council questioned various aspects of the engineering, grading and drainage. One key point was the Council's questions as to why the 2018 proposal refused to direct drainage into the existing large retention pond on Cast Iron Forest Trail. In response, Toll Brothers cited several deficiencies in the construction of the existing pond. To my knowledge, Toll Brothers has not made any changes or improvements to the existing pond in recent years.

Letter of Opposition

2. When we asked the Toll Brothers representative at last week's meeting why the latest proposal still does not direct the runoff to the large existing retention pond, Toll's answer was that they (Toll) consider the existing pond to be "defunct". This response was curious since Toll is currently building on another lot (109 Old Grove Road); the runoff from that lot will drain into the large existing pond. In fact, since taking over from David Bagwell (2014?), Toll has built in excess of 30 homes that drain into the large retention pond.
2. **The 2020 proposal includes a dry detention pond on a private lot in a PUD-R zoning tract.**
 1. As we understand it, the owner of "lot 2" would be responsible for the care and maintenance of the detention pond. Such ponds can easily become clogged with grass clippings, mulch, debris etc. Even simple acts like adding flower beds or playground equipment could alter the grading such that drainage is also affected. Unless or until the homeowner applied for a permit to build a pool or otherwise make major changes to its backyard, the only recourse that the HOA and City would have to enforce the maintenance of the pond is evidence of flooding, washouts or other damage to surrounding properties.
3. **The open channel construction being proposed is dangerous, unhealthy and unsightly.**
 1. The area behind our home and the Battles' property and alongside the Johnson's property is governed by the Old Grove HOA, and, possibly, by the Westmont HOA. This land borders the large retention pond and is available to residents to enjoy a walk, fishing or just gazing at the pond. It is also a refuge for birds and other wildlife. While there isn't tremendous foot traffic, the open construction is likely to breed mosquitos, become clogged with leaves, debris and otherwise make footing dangerous.
 2. In addition, access to the sanitary sewer line, underground utilities and the egress from the large retention pond may be impaired by the channel.

For these reasons, we object to the Toll Brothers plans as submitted and ask that the P&Z Committee and the City Council reject the current submission. Thank you in advance. Please contact me should you have any questions.

Best Regards,

Susan E. Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034
908.962.3727 (cellular)

RESOLUTION R-21-4575

**A RESOLUTION DENYING A REPLAT FOR LOTS 1, 2, AND 3X,
BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II September 14, 2020.

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

Sec. 1. THAT the Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 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

[illegible]

RESOLUTION R-21-4613

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MAY 4, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF MAY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor