



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, May 10, 2021

City Council Chambers

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Minutes - March 22, 2021
Planning and Zoning Commission Minutes - April 12, 2021
Joint City Council and Planning and Zoning Commission Worksession
Minutes - April 26, 2021

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Preliminary/Final Plat for Lots 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2b** Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single Family "Estate" Residential zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2c** Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING
- 2d** Consideration of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING, THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT
- 2e** Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards May 7, 2021 by 5:00 p.m.



Araceli Botello
Planning Technician

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

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number

Agenda Date 5/10/2021

Type Approval of Minutes

Department Community Development

Title

Planning and Zoning Commission Minutes - March 22, 2021

Planning and Zoning Commission Minutes - April 12, 2021

Joint City Council and Planning and Zoning Commission Worksession Minutes - April 26, 2021

Attachments

1. Planning and Zoning Commission Minutes - March 22, 2021
2. Planning and Zoning Commisison Meeting Minutes - April 12, 2021
3. Joint Council-P&Z Minutes - April 26, 2021



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, March 22, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on March 22, 2021, at 6:29 p.m.

Roll Call

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

Absent: Lawrence Williamson

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

Also Present: Council member Chuck Kelley

Chair Bevill made a general announcement regarding the resignation by Commissioner Kimberly Holt from the Planning and Zoning Commission.

2. WORKSESSION AGENDA ITEMS

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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the process for the plat and the tree preservation variance, location of the sanitary sewer, location of the green space, and the applicant's intent regarding planting tree, the type of regulation that can be set by the Commission and City Council regarding the tree preservation for the property, and drainage.

- 2b** Presentation and discussion 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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intent

for the platting the property, the number of proposed commercial buildings, the process for issuing a Certificate of Occupancy, which city issues the Certificate of Occupancy for a property split between two cities, and number of properties in the City of Colleyville that are similar to the subject property.

2c Presentation and discussion of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008, and

2h Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Residential Estate zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding the ownership of the two subject properties and the size of the property.

2d Presentation and discussion of a Special Use Permit for Veterinarian Clinic on Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 140, Case ZC21-006

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the location of the property, the intent of the applicant not to board pets, and placing language to regulate the boarding of pets and hours of operation.

2e Presentation and discussion of a Special Use Permit for Fence on Lot 14, Block 1, Kingston Addition, located at 6516 Kingston Drive, Case ZC21-007

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the type of material proposed for the fence, the type of variance the applicant is requesting, the type of properties surrounding the subject property, the number and type of fences in the neighborhood, the setback requirements, the number of feet the house is from the property, and the applicant's intent and request.

2f Presentation and discussion of a Special Use Permit for Massage Therapy on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008

Jacquelyn Reyff presented the item and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding the approval of a similar

case in the surrounding area, if the request is for a different applicant applying for the subject property, and if the applicant has other similar business in the area.

- 2g** Presentation and discussion of a Special Use Permit for Carport on Lot 5A, Sand Oak Acres Addition, located at 4508 Jim Mitchell Trail Drive, Case ZC21-009

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding if the recreation vehicle is located onsite and if the applicant has built the carport structure.

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

Jacquelyn Reyff and Ben Bryner presented the item and briefed the Commission. Mrs. Reyff addressed questions of the Commission regarding the applicant's intent to board pet, the type of boarding proposed, surrounding properties and the current uses, number and location of drive access, share drive access agreements, and hours of operation.

3. AJOURMENT

The meeting adjourned at 7:06 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Minutes

City Hall
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Monday, April 12, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair Bevill on April 12, 2021, at 6:15 p.m.

Roll Call

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

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

Chair Bevill made a general announcement regarding the upcoming Joint Session Meeting between City Council and the Planning and Zoning Commission that will be held on Monday, April 26, 2021 at 5:00 p.m. in the City Hall, 3rd Floor Executive Conference Room. She added that the Planning and Zoning Commission Worksession meeting would follow afterwards at 6:15 p.m.

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Pre Commission Meeting at 6:47 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on April 12, 2021, at 7:00 p.m.

Roll Call

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

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

1 APPROVAL OF MINUTES

1a Planning and Zoning Commission Minutes – March 8, 2021

Commissioner Koch made a motion to approve the March 8, 2021 Planning and Zoning Commission Minutes. Commissioner Bond seconded the motion

The motion was carried by the following vote:

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

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

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

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

The applicant, Samantha Renz, 420 Throckmorton, Suite 620, Fort Worth, Texas, came forward and briefed the Commission. Ms. Renz answered questions of the Commission regarding the location of the buffer and street, type of fence material, the intent of the fence, noise and light mitigation, landscape plan, detention pond, grading, drainage, and outflow from the culverts directed into the pond.

There was general discussion amongst staff and the Commission regarding the landscape plan and the variance for the tree preservation going to City Council.

Discussion continued between the applicant and the Commission regarding the location of the proposed street in the subdivision, the type of fence material the homes to the south of the subject property have in their backyard, and the maintenance of the landscape buffer easement and layout plan.

The public hearing was open at 7:13 p.m.

Anthony Horton, 2612 Independence Road, came forward and spoke in opposition to the case. Mr. Horton addressed concerns regarding drainage, location of the street, sidewalk waivers, the proposed landscape buffer, dual street frontage the properties, and canopy preservation.

Commissioner Groves asked Mr. Horton if he could provide the City a formal submission prepared by the Engineering firm he hired to do research on the subject property. Mr. Horton replied that he would contact the firm and shared the information with City staff.

Discussion continued regarding backyard screening and the location of the proposed street for the subject property.

Keith Shelton, 6504 Glenhope Circle S, came forward and spoke in opposition to the case. Mr. Shelton address concerns regarding drainage, acceleration of water flow, future erosion problems, tree preservation waivers, and fencing.

Lana Shelton, 6504 Glenhope Circle S, came forward and spoke in opposition to the case. Mrs. Shelton address concerns regarding proposed number of homes, the sizes of the lots, drainage, and tree preservation.

Kathy Hadley, 204 Timberline Drive N, came forward and spoke in opposition to the case. Ms. Hadley addressed concerns regarding lot size, tree preservation, proposed setbacks, and number of lots.

With no one wishing to speak, the public hearing was closed at 7:35 p.m.

The applicant, Samantha Renz, 420 Throckmorton, Suite 620, Fort Worth, Texas, came forward and addressed concerns brought for by citizens. Ms. Renz addressed meeting the drainage requirements, landscape buffer, detention pond, erosion, and the property's zoning.

Commissioner Groves informed the applicant regarding his position on the case and suggested she work with the home owners association to reach a collaborate solution in order to consider the request for approval. Ms. Renz replied that she would communicate the information to her client.

Commissioner Syed asked staff regarding the number of formal opposition letters received and opposition triggering Super Majority Vote. Staff responded that the case is plat request and does not require a Super Majority Vote. Staff added that super majority votes only apply to Zoning cases and Special Use Permit request.

There was general discussion amongst staff and the Commission regarding the Commission's options regarding the case, the impact of the drainage to surrounding properties, the tree preservation variance request, and double frontage lot regulations.

Chair Bevill reopened the public hearing at 7:49 p.m.

Sue Reed, 2512 Independence Road, came forward and spoke in opposition to the case. Ms. Reed addressed concerns regarding double frontage roads, wood fence material, drainage, topography challenges, and tree canopy variance. Commissioner Groves questioned Ms. Reed regarding the City Council voting on the request in 2016. Ms. Reed confirmed the plat was approved by City Council in 2016 and discussed the history of the subject property.

With no one wishing to speak, the public hearing was closed at 7:57 p.m.

Chair Bevill questioned staff regarding the regulation of the double frontage street. Staff read the definition of the regulation from the Land Development Code to the Commission. Discussion continued amongst staff and the Commission regarding double street frontage, open space and land buffer, fencing regulations, and drainage.

Commissioner Bevill requested the applicant come forward and answer questions of the Commission. Ms. Renz came forward and answered questions regarding communication with surrounding property owners, history of the subject property, location of the proposed street, and the possibility to present other alternatives for the development of the property.

Commissioner Groves made a motion to deny Case PC21-004.

Commissioner Koch questioned staff regarding the possibility of a denial to the case and the applicant's ability to return with a new application. Staff responded that if the case is denied, the applicant may submit a new submittal. There was general discussion regarding the application process and fees.

Commissioner Syed seconded the motion. The motion was carried by the following vote:

**Aye: 3 – Groves, Syed, and Bond,
Nay: 3 – Williamson, Koch, and Bevill**

Due to a lack of 4 affirmative votes the motion fails. The Commission moves to make an alternate motion.

Commissioner Williamson made a motion to table Case PC21-004 to the May 10, 2021 Planning and Zoning Commission Meeting. Commissioner Bond seconded the motion. The motion was carried by the following vote:

**Aye: 5 –Williamson, Syed, Koch, Bond and Bevill
Abstain: 1 – Groves**

- 2b** Consideration of a Replat for Lot 1, Block A, Kety Addition, being Lots B1A & B2A, Reagan Estates West, City Boundary Split, located at 7720 Precinct Line Road, Case PC21-007

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

The applicant, Roman Figueroa, 959 Roxbury Way, Keller, Texas, came forward and briefed the Commission. Mr. Figueroa answered questions of the Commission regarding the timeline for the development of the subject property location and number of buildings proposed.

The public hearing was open at 8:18 p.m. With no one wishing to speak, the public hearing was closed at 8:18 p.m.

Commissioner Syed questioned staff regarding the process for platting and Certificate of Occupancy for the subject property. Staff responded that a change of ownership does not trigger a second plat process, unless initiated by the owner or applicant. Staff added that a discussion and local agreement would be made in with the City of Hurst to issue the Certificate of Occupancy to the applicant.

Commissioner Koch made a motion to approve Case PC21-007. Commissioner Williamson seconded the motion

The motion was carried by the following vote:

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

- 2c** Consideration of a zoning change from PUD-C Planned Unit DevelopmentCommercial zoning district to RE Single Family "Estate" Residential zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010

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

The public hearing was open at 8:23 p.m. With no one wishing to speak, the public hearing was closed at 8:24 p.m.

Commissioner Bevill made a note regarding the property's current zoning & applicant's proposed zoning change and the potential use for the property.

There was discussion amongst staff and the Commission regarding any

residential zoning near the subject property, accessory buildings, permitted home occupations, and the intent use of the property by the owner,

Commissioner Williamson made a motion to table Case ZC21-010 to the May 10, 2021 Planning and Zoning Commission Meeting. Commissioner Groves seconded the motion

The motion was carried by the following vote:

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

Nay: 0

2d Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008

Jacquelyn Reyff presented the item and briefed the Commission.

Chair Bevill noted the case is a companion piece to Case ZC21-010 and would need to be tabled as well.

Commissioner Koch made a motion to table Case PC21-008 to the May 10, 2021 Planning and Zoning Commission Meeting. Commissioner Bond seconded the motion

The motion was carried by the following vote:

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

Nay: 0 –

2e Consideration of a Special Use Permit for a Veterinarian Clinic on Lot 1, Block A, 170 Players Addition, located at 3825 Glade Road, Suite 140, Case ZC21-006

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Dr. Chris Dietrich, 4807 Meandering Way, came forward and briefed the Commission. Dr. Dietrich addressed questions of the Commission regarding location of previous practice, number of medical team staff, sounding proofing of the building, type of animals to service.

The public hearing was open at 8:41 p.m. With no one wishing to speak, the public hearing was closed at 8:41 p.m.

Commissioner Groves made a motion to approve Case ZC21-006. Commissioner Koch seconded the motion

The motion was carried by the following vote:

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

Nay: 0 –

2f Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback on Lot 14, Block 1, Kingston Addition, located at 6516 Kingston Drive, Case ZC21-007

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Maria Gonzalez, 6516 Kingston Drive, came forward and briefed the Commission. Mrs. Gonzalez addressed question of the Commission regarding the intent of the variance requested, flexibility in the distance of the fence from the property line, setback and fence regulations, the purpose of the shed located on the subject property, type of business owned, proposed location of the proposed fence, fence material, location of the business trailer and gate entrance.

The public hearing was open at 8:58 p.m. With no one wishing to speak, the public hearing was closed at 8:59 p.m.

Commissioner Koch made a motion to approve Case ZC21-007 with the condition that the fence be of wrought iron material and be located at 10 feet from the property line along McCain Road. Commissioner Groves seconded the motion

The motion was carried by the following vote:

Aye: 5 – Williamson, Groves, Bond, Koch, and Bevill

Nay: 1 – Syed

2g Consideration of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Yan Luo, 5200 Colleyville Boulevard, came forward and briefed the Commission. Ms. Yan addressed questions of the Commission regarding the application being incomplete and consideration to table the case.

The public hearing was open at 9:09 p.m. With no one wishing to speak, the public hearing was closed at 9:10 p.m.

Commissioner Williamson made a motion to table Case ZC21-008 to the May 10, 2021 Planning and Zoning Commission Meeting. Commissioner Syed seconded the motion

The motion was carried by the following vote:

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

Nay: 0 -

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

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

The applicant, Dr. Judd Johnston, 1404 Douglas Avenue, came forward and briefed the Commission. Dr. Johnston addressed questions of the Commission regarding material for outdoor pet play, hours of operation, location of boarding in the building, primary business services, location and type of fence, type of services offered, business owned by the applicant, supervision of pets, future expansion of the proposed building, and location of drive access.

The public hearing was open at 9:28 p.m.

Turner Gaunt, 409 Waterford Lane, came forward and spoke in opposition to the case. Mr. Gaunt addressed concerns regarding noise and traffic in the curb cut.

Alan Chernoff, 400 Waterford Lane, came forward and spoke in opposition to the case. Mr. Chernoff addressed concerns regarding board of pets, noise, home values, and the proximity to residential homes.

Rick Rasmusson, 404 Waterford Lane, came forward and spoke in opposition to the case. Mr. Rasmusson addressed concerns regarding noise, number of pet service facilities in the area, number of boarding animals, current issues with sport practice on the subject property, and expansion of the sport activities and lighting.

The owner, Pastor Jeff Strickland, 4309 Colleyville Boulevard, came forward

and addressed the concerns brought forth by the citizens regarding current sport activities, fencing, and the intent and the history of the subject property.

Alan Chernoff, 400 Waterford Lane, came forward and inquired about the tax generating services for the proposed use. Staff responded that the property would generate property taxes, but are unsure how taxes are rendered for certain services. Commissioner Bevill added that the sale of products also generate taxes.

With no one wishing to speak, the public hearing was closed at 9:48 p.m.

The following are citizens not wishing to speak, but would like their opposition recorded:

Kathy Hadley, 204 Timberline Drive N

The applicant, Dr. Judd Johnston, 1404 Douglas Avenue, came forward and addressed concerns brought forth by the citizens regarding building material and noise cancellation. Mr. Johnston answered questions of the Commission regarding the number of boarding animals and the reason for boarding pets.

Commissioner Bond questioned Pastor Jeff Strickland regarding the reduction of traffic along the private road due to canceling of some sport activities. Pastor Strickland confirmed and stated that he is advising the families of the sport activities to use the church's parking lot.

Commissioner Koch questioned staff regarding any proposed lighting for sport activities at south of the property. Staff responded that there are electrical and lighting requirements through an electrical permit. Staff added that there are noise standards and certain activities are not permitted late into the night. Discussion continued regarding sport activities into the late hours, parking, and noise.

Commissioner Syed questioned staff as to the location of the dumpster and the required number of parking space. Staff pointed to the exhibit to show the location of the dumpsters and confirmed 25 parking spaces with 1 handicap parking space.

Commissioner Williamson made a motion to approve Case ZC21-011. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Koch, and Bevill
Nay: 1 - Bond

3. CITIZEN COMMENTS

There were no citizens wishing to speak.

4. AJOURMENT

The meeting adjourned at 10:03 p.m.

The minutes were written and prepared by:

Araceli Botello
Planning Technician

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



Joint City Council and Planning & Zoning Commission Worksession Minutes

City Hall
100 Main Street
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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 COUNCIL APPROVED BY A VOTE OF 7 AYES, 0 NAYS, ON THIS THE 4TH DAY OF MAY 2021.

PLANNING AND ZONING COMMISSION APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 10TH DAY OF MAY 2021.

Minutes taken and prepared by:



*Christine Loven, TRMC
City Secretary*



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 2a	Agenda Date 5/10/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Preliminary/Final Plat for Lots 1-12 & Lot A, Block 1, Eastpointe Terrace, being Lot 1, Miles Addition, located at 6480 Pool Road, Case PC21-004, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Explanation

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

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

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

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

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

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

Analysis: The proposed plat creates 12 single-family residential lots and two open space lots. Access for the subdivision will be off Pool Road. In 2018, the City Council approved a resolution for a Sidewalk Waiver for no sidewalk along the south side of the street and a 5' landscape area to be required along the south property line of the plat.

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

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

Planning and Zoning Comments

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

Engineering Comments

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

Urban Forestry Comments

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

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

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

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

concurrently along with the replat.

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

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

Staff Recommendation: Staff recommends approval of the Preliminary/Final plat contingent on receiving approval for a waiver from Chapter 5, Urban Forestry of the Land Development Code by the City Council.

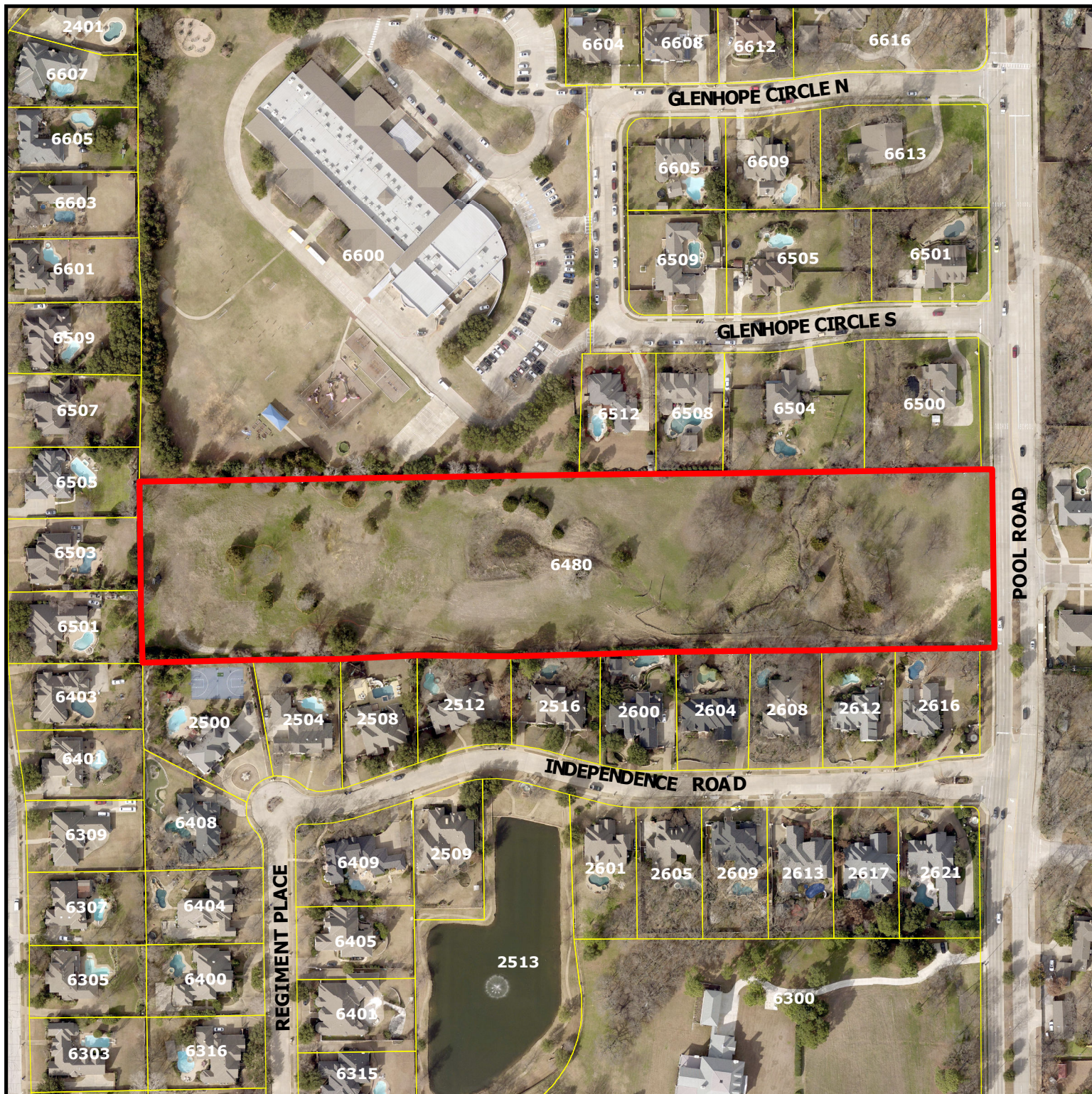
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Tree Preservation Plan
6. Construction Plans
7. City Council Resolutions (Resolution R-18-4270)
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letter of Opposition
12. Draft Resolution

Aerial Map



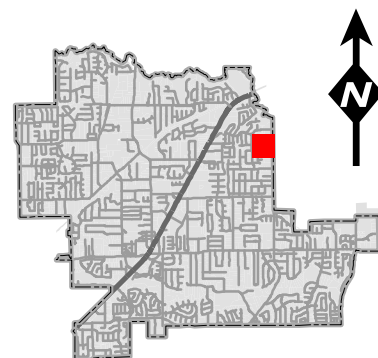
PC21-004
6480 Pool Road

DISCLAIMER:

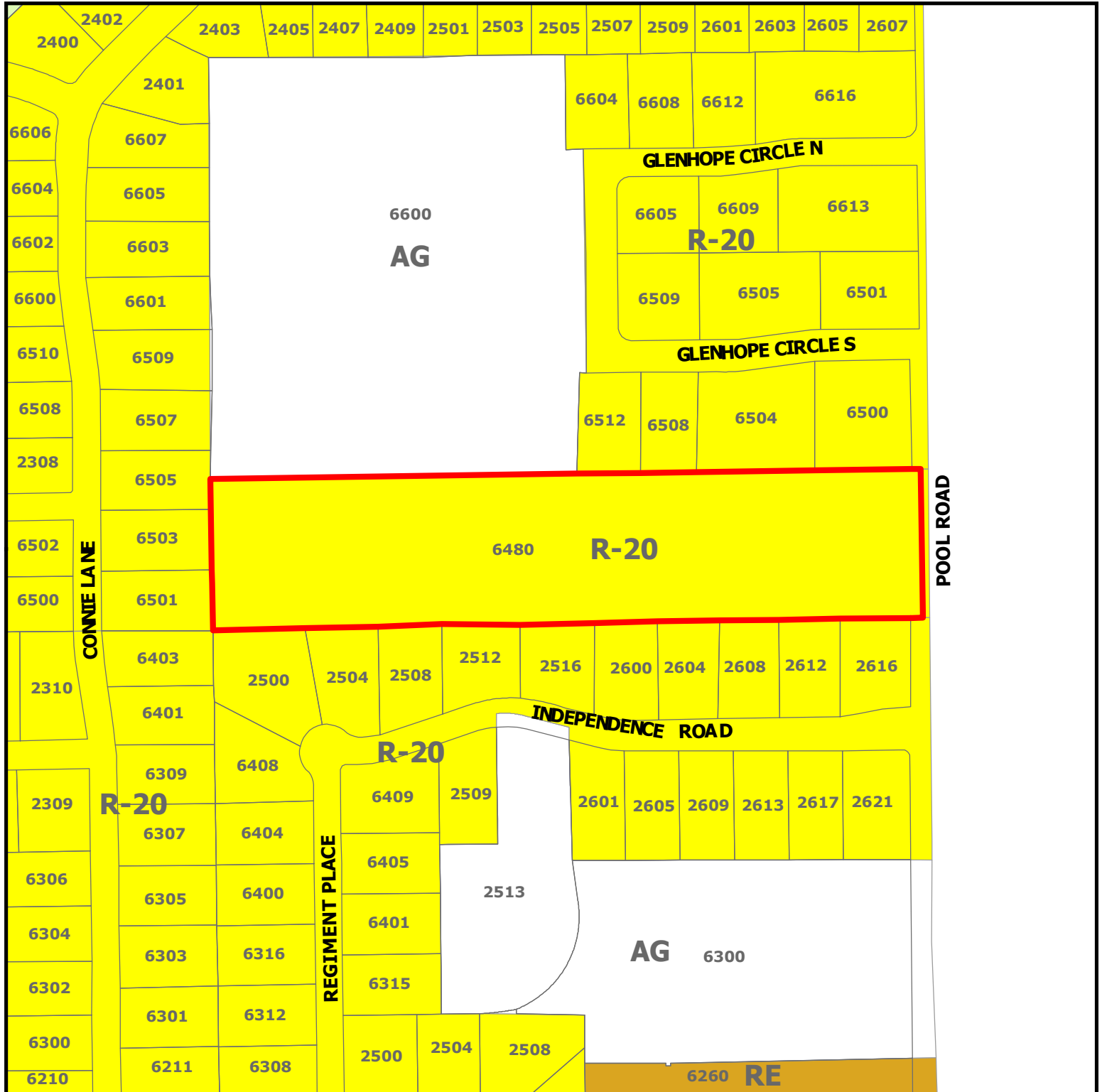
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Subject Property



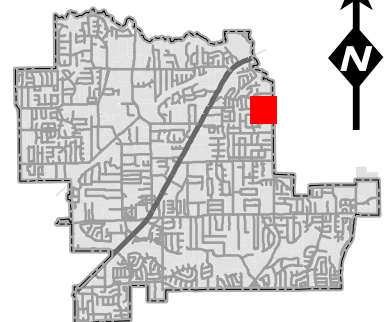
Zoning Map



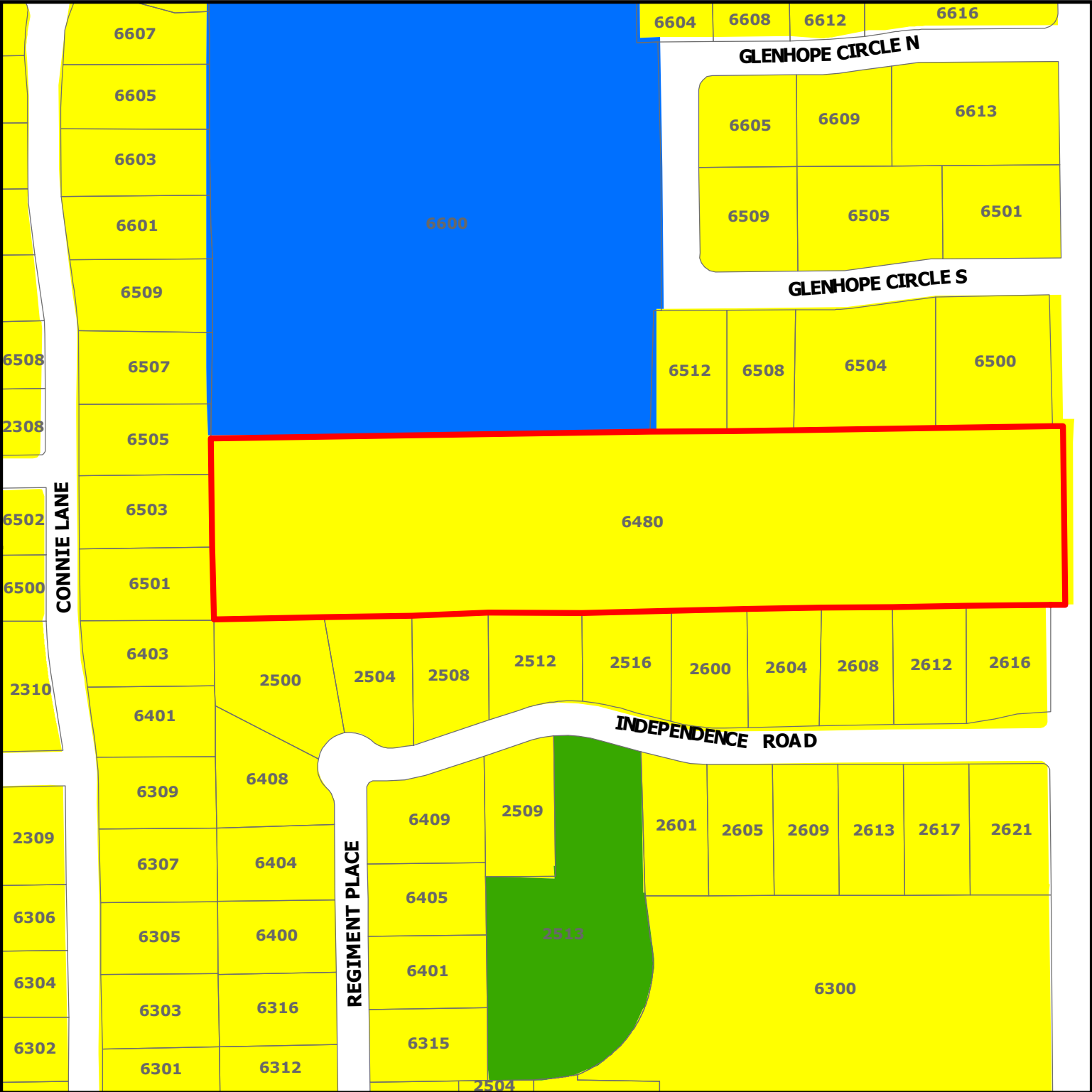
PC21-004
6480 Pool Road

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 Subject Property

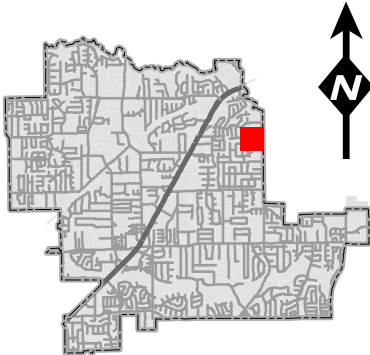


Future Land Use Map



PC21-004
6480 Pool Road

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



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NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

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

WITNESS OUR HANDS THIS THE ____ DAY OF _____

OWNER'S AGENT

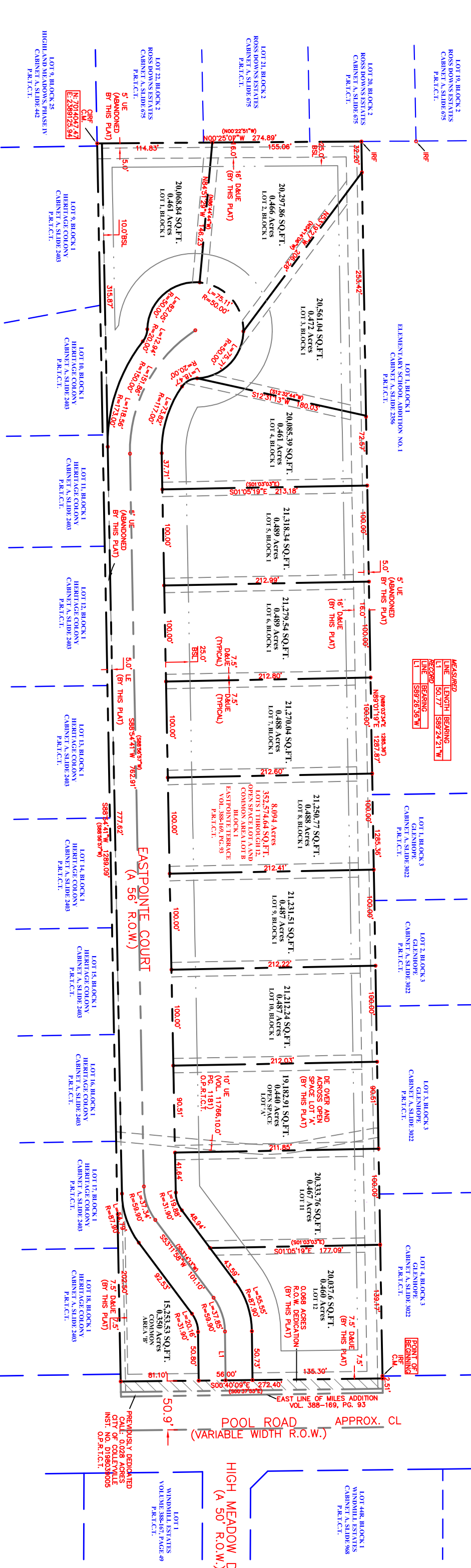
TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

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

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

NOTARY PUBLIC



PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

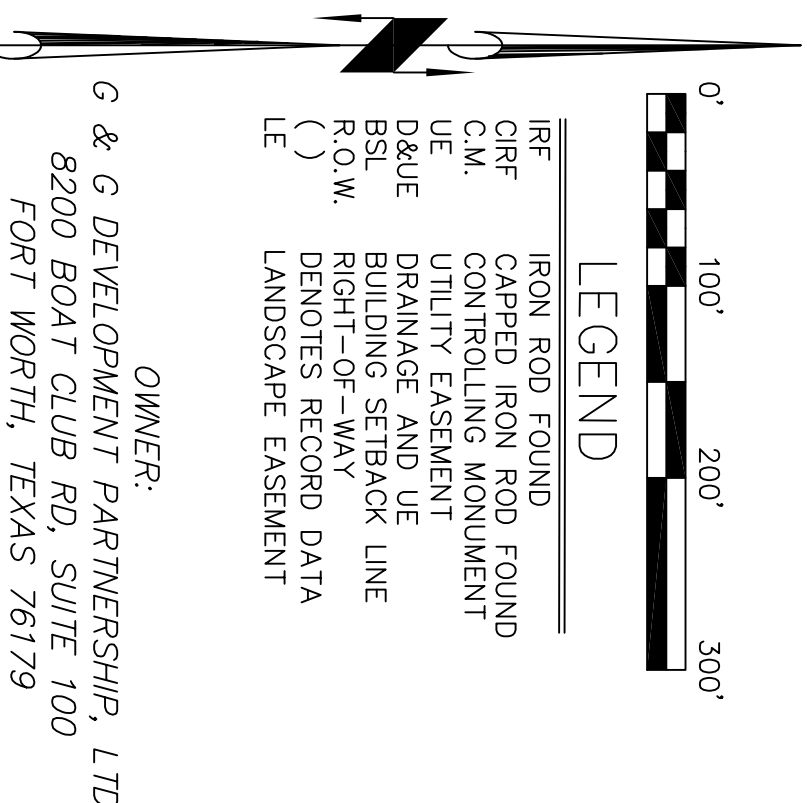
WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____ 20____, TO APPROVE THIS PLAT.

MAYOR

ATTEST: CITY SECRETARY

GENERAL NOTES:

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



UTILITY EASEMENT

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

DRAINAGE EASEMENT

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

PROPERTY DESCRIPTION

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

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

THENCE, WITH THE NORTH LINE OF SAID EASTPONT TERRACE, N 89°01'19" E, A DISTANCE OF 231 FEET, TO THE NORTHEAST CORNER OF SAID EASTPONT TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);

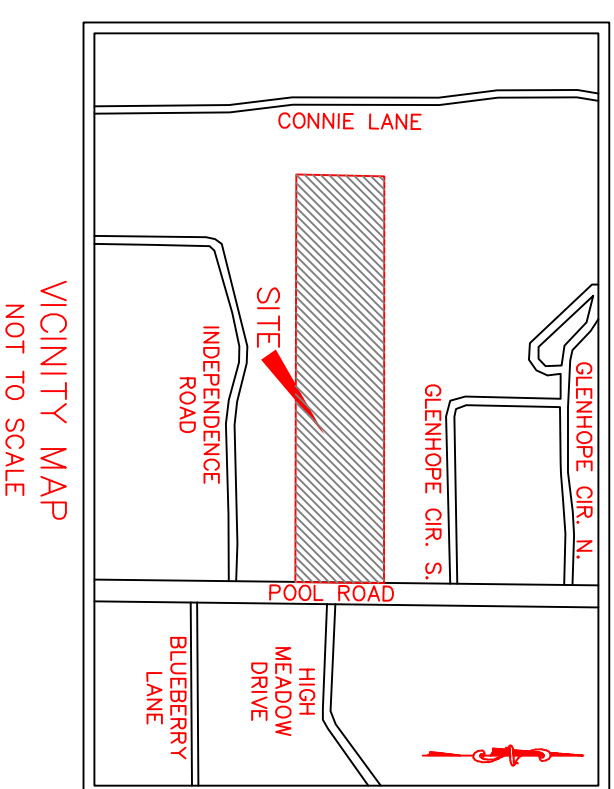
THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPONT TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 3403, P.R.T.C.), AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.), CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S 00°40'07" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1289.09 FEET, TO A CAPPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPONT TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, N 00°23'50" W, A DISTANCE OF 274.89 FEET, TO THE NORTHWEST CORNER OF SAID EASTPONT TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL, ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2336, P.R.T.C.);

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

LANDSCAPE BUFFER EASEMENT

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



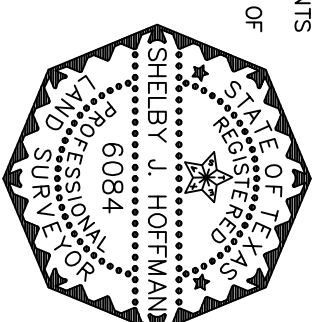
ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 620
FORT WORTH, TEXAS 76102
(817) 529-2700

SURVEYOR'S CERTIFICATION

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

PRELIMINARY NOT TO BE RECORDED

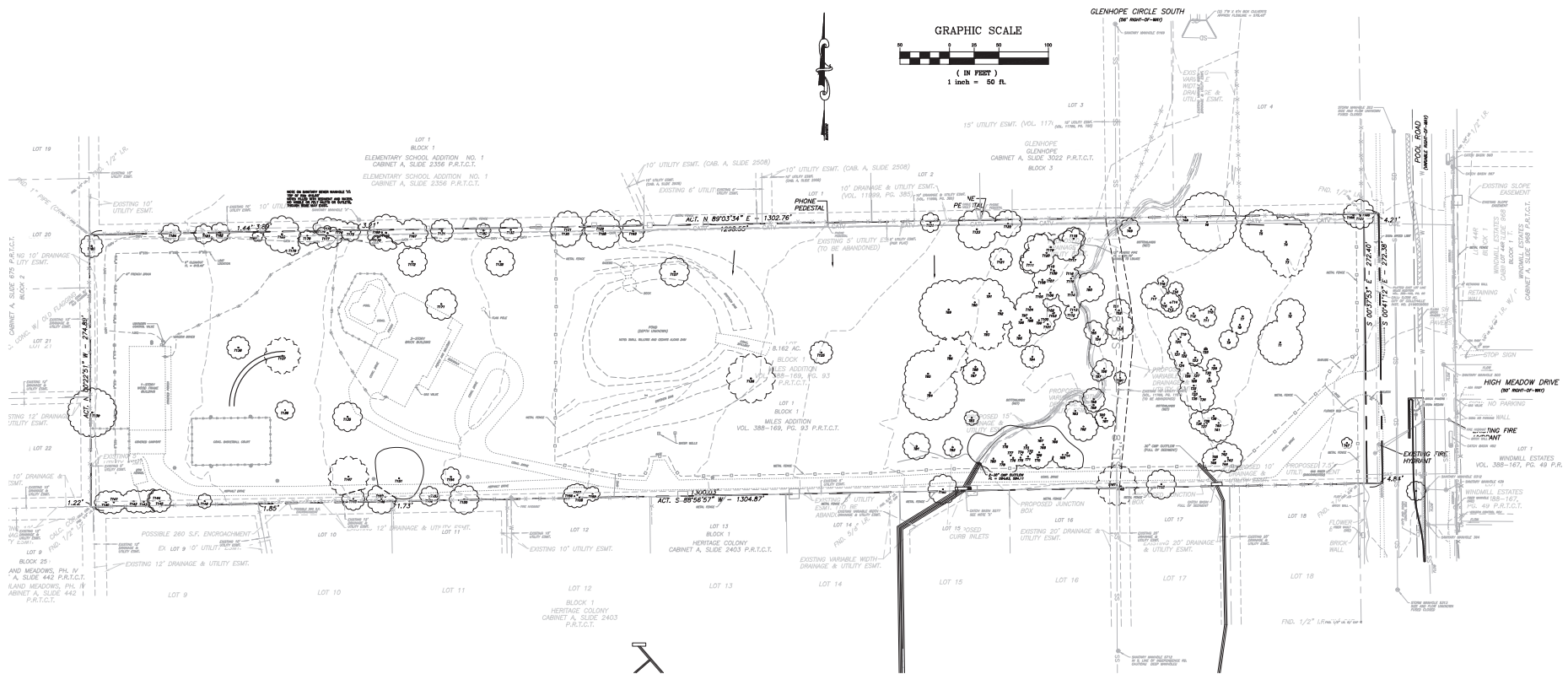
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



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

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

Tree Preservation Plan



Tree Survey Worksheet Form

Eastpointe Terrace

Column	Applicable Action or Status	Code to Enter
Preservation Status	Preserved Items Removed Items Unprocessed removed/Manager Heritage Items	PREDS REMOVED UNPROCESSED HERITAGE ITEMS
Exclusions (from all calculations)	Off list (on same page as Off project) Non-projected Items & Exempt collections Dead/Destroyed/Strayed items	OFFLIST NON-PROJECTED DEAD/DESTROYED
Exempt (from preservation calc.)	Archival Reference Exemption (Exempt up to 20%) Cultural Reference Exemption (Exempt up to 20%) Normal Mitigation (Heritage Items Only)	ARCHREF CULTREF MITGATE
Mitigation	Violations/Unprocessed/Removed Mitigation	MITGATE

[illegible]

	name	id	year	sex	age	
1	female	14	1994	female	14	
2	male	15	1994	male	15	
3	male	16	1994	male	16	
4	male	17	1994	male	17	
5	female	18	1994	female	18	
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226	female	239	1994	female	239	
227	female	240	1994	female	240	
228	female	241	1994	female	241	
229	female	242	1994	female	242	
230	female	243	1994	female	243	
231	female	244	1994	female	244	
232	female	245	1994	female	245	
233	female	246	1994	female	246	
234	female	247	1994	female	247	
235	female	248	1994	female	248	
236	female	249	1994	female	249	
237	female	250	1994	female	250	
238	female	251	1994	female	251	
23						

[illegible][illegible]

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

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

LEGEND

 EXISTING TREE

SHEET
L1.0
TREE
SURVEY

ISSUE / REVISION RECORD	
-27-21	REVISED PLANS PER NEW CITY ORDINANCE
-08-21	REVISED PLANS PER STAFF COMMENTS



02-08-2021

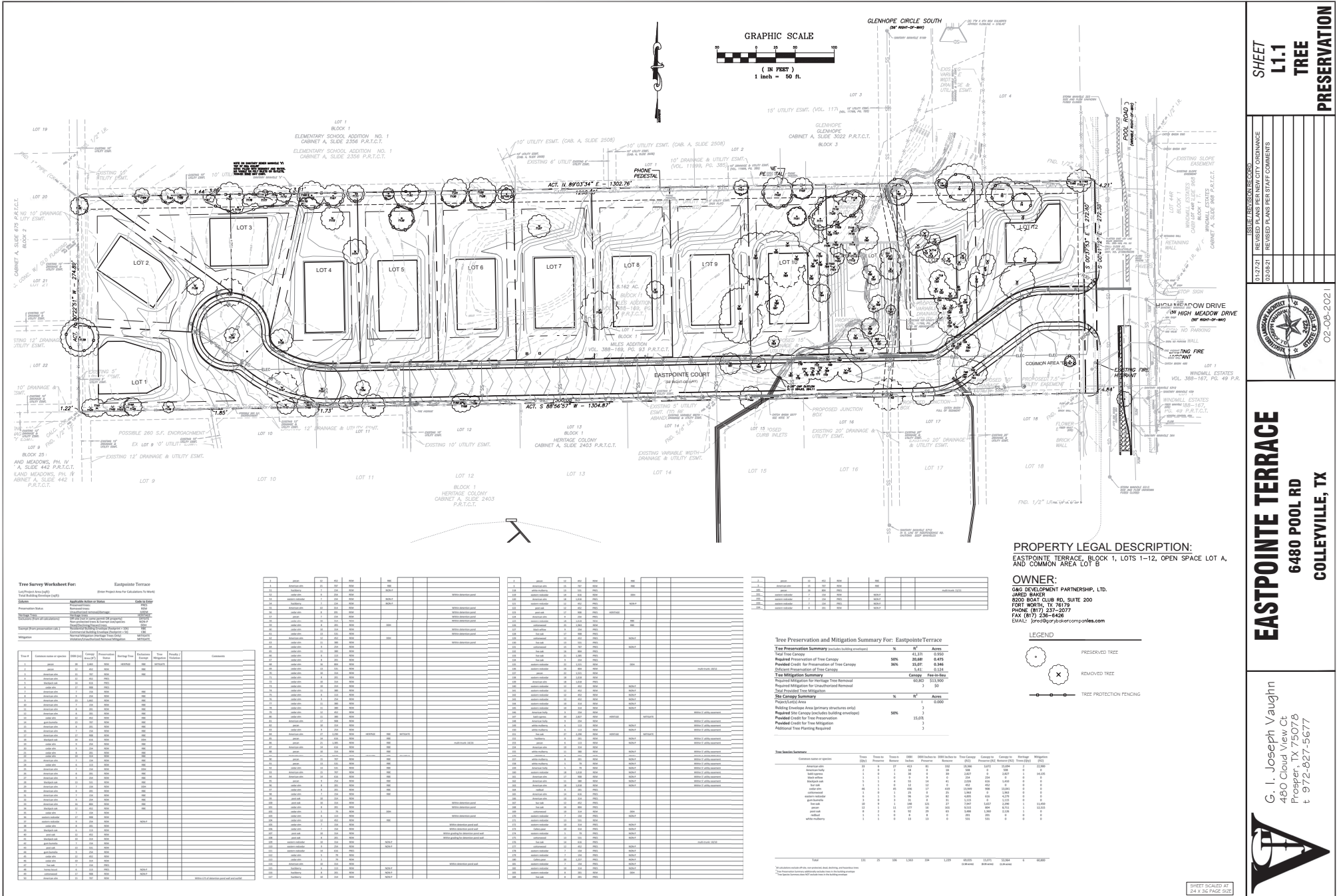
EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

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



SHEET SCALED AT
24 X 36 PAGE SIZE

Tree Preservation Plan



SHEET

1.1

TREE

PRESERVATION

01-22-21

REVISED PLANS PER NEW CITY ORDINANCE

02-08-21

REVISED PLANS PER STAFF COMMENTS

02-08-2021

02-08-2021

02-08-2021

EASTPOINTE TERRACE

6480 POOL RD

COLLEYVILLE, TX

G. I. Joseph Vaughn

480 Cloud View Ct

Prosper, TX 75078

t 972-827-5677

SHEET SCALED AT 1/4" = 1' PER PAGE SIZE

Construction Plans

CONSTRUCTION PLANS
FOR
EASTPOINTE TERRACE

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

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PREPARED BY:

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

OWNER:

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

CITY OF COLLEYVILLE
COMMUNITY DEVELOPMENT DEPT.

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

SURVEYOR:

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

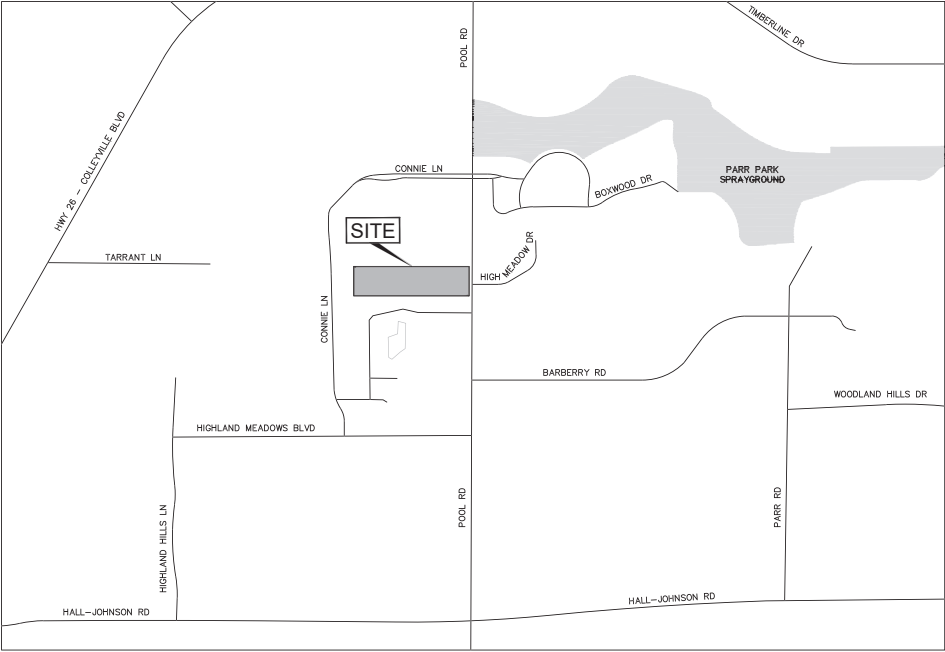
BENCHMARKS

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

CONTROL POINT #1 - A 5/8" IRON ROD WITH ORANGE CONTROL CAP SET APPROXIMATELY 10.5 FEET FROM THE BACK OF A CONCRETE RETAINING WALL ON THE WEST SIDE OF POOL ROAD. LOCATED APPROXIMATELY 90 FEET SOUTH OF THE INTERSECTION OF POOL ROAD AND HIGH MEADOW DRIVE.
NORTHING: 7,014,292.72'
EASTING: 2,390,417.22'
ELEVATION: 597.97'

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

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



Sheet Index

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1a	PLAT
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4	EASTPOINTE COURT PLAN AND PROFILE
5	OVERALL GRADING & DRAINAGE PLAN
6	GRADING & DRAINAGE WEST
7	GRADING & DRAINAGE EAST
8	PRE-DEVELOPMENT DRAINAGE AREA MAP
9	POST-DEVELOPMENT DRAINAGE AREA MAP
10	STORM DRAIN PLAN & PROFILE
11	DETENTION FACILITY
11a	DRAINAGE & HYDRAULIC CALCULATIONS
12	EROSION CONTROL PLAN
13	OVERALL UTILITY PLAN
14	SANITARY SEWER PLAN & PROFILE 1
15	SANITARY SEWER PLAN & PROFILE 2
16	TREE SURVEY DATA
16a	TREE PRESERVATION
17	CONSTRUCTION DETAILS 1
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19	STORM DRAIN DETAILS 1
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23	UTILITY DETAILS 1
24	UTILITY DETAILS 2
25	TXDOT DETAILS 1 OF 4
26	TXDOT DETAILS 2 OF 4
27	TXDOT DETAILS 3 OF 4
28	TXDOT DETAILS 4 OF 4

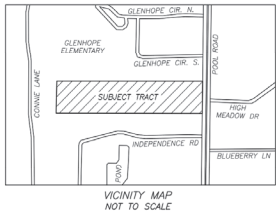


AUGUST 2018

Missing or invalid reference
File: P:\2016\2016081 - 6480 Pool Road Development (Colleyville)
Sheet: 1

ISSUED FOR PERMIT

Construction Plans



GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010, ZONE 4202 (TX-N) DIMENSIONS SHOWN ARE GRID AND EXPRESSED IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.
2. THE SUBJECT PROPERTY IS WITHIN ZONE A (FLOOD DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD MAPS. SEE PANEL 48439 C 0095 K, DATED SEPTEMBER 25, 2009.
3. ALL PROPERTY CORNERS SHOWN HEREON AS BEING "SET" ARE 5/8-INCH IRON RODS WITH BLUE PLASTIC CAPS STAMPED "PIONEER MAPPING" UNLESS OTHERWISE NOTED.
4. SELLING A PORTION OF THIS PROPERTY BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND PENALTIES.
5. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES, AND THE APPLICANT SHOULD CONTACT CITY REGARDING ANY APPLICABLE FEES DUE.
6. THE HOME OWNERS ASSOCIATION (H.O.A.) WILL BE RESPONSIBLE FOR ALL MAINTENANCE AND LANDSCAPING WITHIN THE LOT DESIGNATED AS OPEN SPACE LOT 'A'. THE HOME OWNER'S ASSOCIATION SHALL KEEP THIS AREA MOWED, CLEAN, AND FREE OF DEBRIS, SLT, OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSATISFACTORY CONDITIONS.
7. LANDSCAPING WITHIN THE OPEN SPACE LOT IS LIMITED TO 500' WITHIN THE 10' UTILITY EASEMENT.
8. THE MAINTENANCE OF ALL DRAINAGE AND UTILITY EASEMENTS LOCATED ON PRIVATE PROPERTY ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
9. THE 0.0676 AC. PORTION SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF COLLEVILLE, TEXAS.
10. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF COLLEVILLE LAND DEVELOPMENT CODE, AS AMENDED.
11. THE PURPOSE OF THIS PLAN IS TO CREATE A 12 LOT DEVELOPMENT FROM AN EXISTING 8.162 ACRE TRACT OF LAND.
12. ALL EXISTING STRUCTURES ARE TO BE REMOVED.

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED JAMES BAKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME _____

MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE:

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, G & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, JOSE HERREY, IS THE OWNER OF AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN COTED LOT 1, BLOCK 1, CONVEYED TO G & G DEVELOPMENT PARTNERSHIP, LTD., A TEXAS LIMITED LIABILITY COMPANY, ACCORDING TO A SPECIAL WARRANTY DEED WITH MINERAL RESERVATION RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 0118033005, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A 1-INCH CORNER IRON PIPE FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED LOT 1, BLOCK 1, MILES ADDITION, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING IN THE EAST LINE OF LOT 20, BLOCK 2, ROSS DOWNS ESTATES, AS RECORDED IN CABINET A, SLIDE 475, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE NORTH 89 DEGREES 03 MINUTES 34 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 1, MILES ADDITION, AT A DISTANCE OF 1298.36 FEET, PASS A 1/2-INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 3022, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND CONTINUING A TOTAL DISTANCE OF 1298.55 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PIONEER MAPPING" PREVIOUSLY SET AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE NORTHWEST CORNER OF THAT CERTAIN CALLED 0.08 ACRE TRACT CONVEYED TO THE CITY OF COLLEVILLE, ACCORDING TO A DEED RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 0118033005, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, SAME BEING THE CURRENT WEST RIGHT-OF-WAY LINE OF POOL ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE SOUTH 00 DEGREES 41 MINUTES 12 SECONDS EAST, ALONG THE WEST LINE OF THE ABOVE MENTIONED 0.08 ACRE CITY OF COLLEVILLE TRACT, AT A DISTANCE OF 272.38 FEET TO A 5/8-INCH IRON ROD WITH CAP STAMPED "PIONEER MAPPING" PREVIOUSLY SET AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, SAME BEING THE SOUTHWEST CORNER OF SAID 0.08 ACRE TRACT, AND BEING IN THE CURRENT WEST RIGHT-OF-WAY LINE OF POOL ROAD;

THENCE SOUTH 89 DEGREES 56 MINUTES 57 SECONDS WEST, ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, BLOCK 1, MILES ADDITION, AT A DISTANCE OF 1867 FEET, PASSING A 3/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF LOT 18, HERITAGE COLONY, HERITAGE COLONY ADDITION, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED HERITAGE COLONY ADDITION, SAME BEING THE SOUTHWEST CORNER OF SAID LOT 1, MILES ADDITION, SAME BEING THE SOUTHWEST CORNER OF THE ABOVE MENTIONED ROSS DOWNS ESTATES, FROM WHICH A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF THE ABOVE MENTIONED HERITAGE COLONY ADDITION, SAME BEING THE NORTHEAST CORNER OF LOT 9, BLOCK 25, HIGHLAND MEADOWS PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEARS NORTH 88 DEGREES 56 MINUTES 57 SECONDS EAST, A DISTANCE OF 270 FEET;

THENCE NORTH 00 DEGREES 23 MINUTES 51 SECONDS WEST, WITH THE WEST BOUNDARY LINE OF SAID LOT 1, BLOCK 1, MILES ADDITION, AND THE EAST BOUNDARY LINE OF SAID ROSS DOWNS ESTATES, A DISTANCE OF 274.89 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, CONTAINING 8.162 ACRES OF LAND.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

THAT G & G DEVELOPMENT PARTNERSHIP, LTD., ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, JOSE HERREY, DO HEREBY ADOPT THIS PLAN DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1 - 12 AND OPEN SPACE LOT 'A', ACCORDING TO THE ABOVE MENTIONED HERITAGE COLONY ADDITION, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FREE SIMPLE TO THE PUBLIC USE ALL STREETS, ALLEYS, RIGHT-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAN FOR THE MUTUAL USE, ACCORDANCE, AND ACCOMMODATION OF ALL THE PUBLIC UTILITIES AND OTHER SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP IN ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE, THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAID EASEMENTS, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEVILLE, TEXAS.

WITNESS OUR HANDS THIS THE _____ DAY OF _____

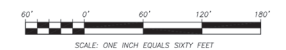
OWNER'S AGENT _____

TITLE _____

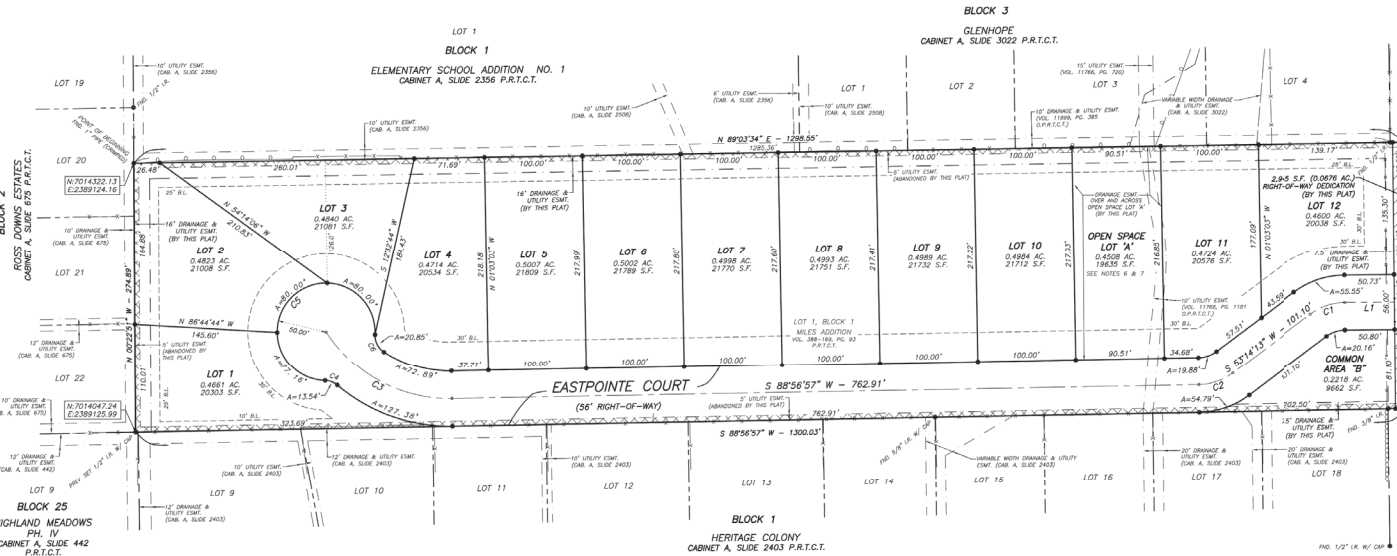
GROSS ACRES: 8.1615 AC.
R.O.W. DEDICATIONS: 1.6556 AC.
EASEMENT DEDICATIONS: 0.6322 AC.
NET COMMON AREA: 0.1783 AC.
NET OPEN SPACE: 0.0676 AC.
NET ACRES: 5.2779 AC.

PRELIMINARY PLAT EASTPOINTE TERRACE LOTS 1 - 12, OPEN SPACE LOT 'A', AND COMMON AREA LOT 'B' BLOCK 1

BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS
R. CHOWNING SURVEY A-294
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS



PREPARED SEPTEMBER, 2017 - REVISION 9



KNOWN ALL MEN BY THESE PRESENTS:

THAT I, STUART L. WARNOCK, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURE AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

--FOR REVIEW--

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



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 STUART L. WARNOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

LEGEND

- BOUNDARY LINE
- ADJOINING LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- CENTERLINE OF ROAD
- BUILDING SET-BACK LINE
- EASEMENT ABANDONMENT
- RIGHT-OF-WAY DEDICATION
- FENCE - WOOD OR IRON
- EDGE OF CONCRETE/ASPHALT
- DEED RECORDS, TARRANT COUNTY, TEXAS
- PLAT RECORDS, TARRANT COUNTY, TEXAS
- COUNTY CLERK'S INSTRUMENT NUMBER
- VOL. NO.
- CAB.

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

SURVEYOR
PIONEER MAPPING
ATTN: STUART WARNOCK
P.O. BOX 136878, FORT WORTH, TX 76136
PHONE: (817) 211-2950
EMAIL: INFO@PIONEERMAPPING.COM

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

UTILITY EASEMENT

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

DRAINAGE EASEMENT

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

PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

TO FINISHED GRADE BY THE PAVING CONTRACTOR AT THE TIME OF PAVING. NO BLOCK OUTS ALLOWED.

10. THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL "PERMANENT SURFACE REFERENCE MONUMENTS" AS DESCRIBED IN THE SUBDIVISION ORDINANCE INCLUDING CONCRETE MONUMENTS AT THE PROPERTY CORNERS. THE PAVING CONTRACTOR SHALL INSTALL A BLUE REFLECTOR IN THE STREET CENTERLINE AT THE LOCATION ON EACH FIRE HYDRANT.
11. MACAS PAVING - BINDER SHALL HAVE NO MORE THAN 15% RAP. ALL SURFACE MIX SHALL BE VIRGIN. NO RAS IS ALLOWED. MIX DESIGN SHALL BE SUBMITTED TO CITY PRIOR FOR APPROVAL.
12. CONCRETE PAVING - NO MANUFACTURED SAND IS ALLOWED.
13. ALL RE-ENFORCING STILL SHALL BE DOMESTIC AND MEET THE TxDOT STEEL MILL GUIDE LINES.

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 SPOUT 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.

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 THE CONTRACTOR. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY A CITY OF COLLEEVILLE REPRESENTATIVE.
4. FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS SHALL 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.

1. ALL FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST NINETY-FIVE (95%) PERCENT STANDARD PROCTOR AS PER ASTM D 698 AT OR ABOVE OPTIMUM MOISTURE CONTENT. LIFTS SHALL BE 8" MAXIMUM THICKNESS AS COMPACTION. ALL FILL SHALL BE TESTED AS INSTALLED AND CERTIFIED BY AN APPROVED SOILS LABORATORY.
2. ALL STREETS, UNLESS ALTERNATIVE DESIGN IS SUBMITTED BY LAB, DESIGNED BY THE TRIAXIAL METHOD AS SPECIFIED IN TEXAS HIGHWAY DEPARTMENT REQUIREMENTS AND APPROVED BY THE CITY ENGINEER, SHALL BE CONSTRUCTED ON A MINIMUM OF (8") INCHES OF STABILIZED SUBGRADE (LIME AND/OR CEMENT) AS SOIL TESTS INDICATE. COMPACTION SHALL BE NINETY-FIVE PERCENT OR BETTER. ALL STREETS TO BE DEGRADED TO EXISTING GRADE SHALL BE TAKEN OVER ONE 1,000 SQUARE YARDS OR LESS, AS REQUIRED BY CITY INSPECTOR.

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

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 PAINTED KELUMSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATES 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 MMAC) NO BLOCK OUTS WILL BE ALLOWED.
13. FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 6" 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 1 AND 1/4" SOLID STEM EXTENSION (DETAIL W-1).



10. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED. ALL UTILITIES SHALL BE REMOVED OR RELOCATED UNLESS OTHERWISE NOTED. ALL COST SHALL BE INCLUDED IN BASE BID.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED) OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO: UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS, & POLES ETC. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AUTHORITIES, REQUIREMENTS AND PROJECT SPECIFIC REQUIREMENTS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
12. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY LAND SURVEYOR.
13. CONTRACTOR TO OBTAIN ALL LOCAL CITY STANDARD DETAILS MAY BE TAKEN FROM THOSE SHOWING. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND CONSTRUCTION SHALL BE SUPERVISED BY A LICENSED PROFESSIONAL ENGINEER.
14. CONTRACTOR TO PROVIDE DRAINAGE CONTROL PLAN AS REPRESENTED ON CONSTRUCTION WITH DRAINAGE CONTROL AND OTHER DIFFERENCES.
15. THE CITY'S GEOTECHNICAL PLAN SHALL BE RESPONSIBLE FOR TESTING FOR SULFATES AND PROVIDE RESULTS AND A PLAN TO THE CITY OF ANY REMEDIATION REQUIRED.

PROPOSED CONC. PAVEMENT

SIDEWALKS

PROPOSED CURB

PROPERTY BOUNDARY /
RIGHT-OF-WAY

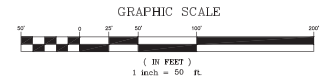
RIGHT-OF-WAY DEDICATION

STREET LIGHTS

PROPERTY SETBACK LINE

PROPOSED EASEMENT

EXISTING TREES TO REMAIN



BEFORE YOU D

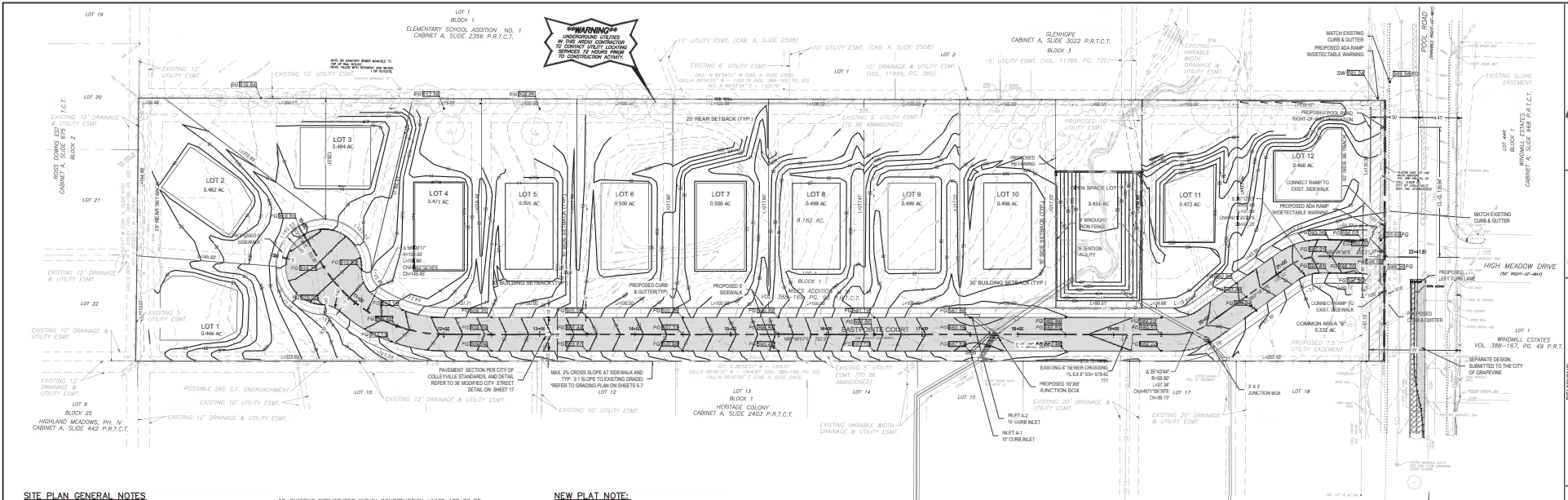
1-800-245-4545 (TEXAS
660.8311 / ONESTAR.M

FOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN

IS NOT TO BE RELIED ON AS BEING
THE RESPONSIBILITY OF THE CONTR

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

Construction Plans



SITE PLAN GENERAL NOTES

- 1. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND REPORT ANY CONFLICTS TO OWNER'S ENGINEER.
- 2. CONTRACTOR SHALL IMPLEMENT AND MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.
- 3. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AS WELL AS O.S.H.A. STANDARDS.
- 4. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
- 6. ALL SIGNS SHALL BE PER M.U.C.D.
- 7. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.C.D.
- 8. ALL CURBING SHALL BE STANDARD 6" CURB AND GUTTER, UNLESS OTHERWISE NOTED.
- 9. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

NEW PLAT NOTE:

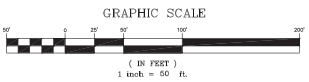
- 1. IN ORDER TO COMPLY WITH RESOLUTION 8-18-4220, INSTALL A 6" WOOD PRIVACY FENCE TO PROVIDE CONTINUOUS SCREENING LOCATED WITHIN THE 25' LANDSCAPE BUFFER AS SHOWN ON THE SOUTH PROPERTY LINE OF THIS SUBDIVISION.

LEGEND

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

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

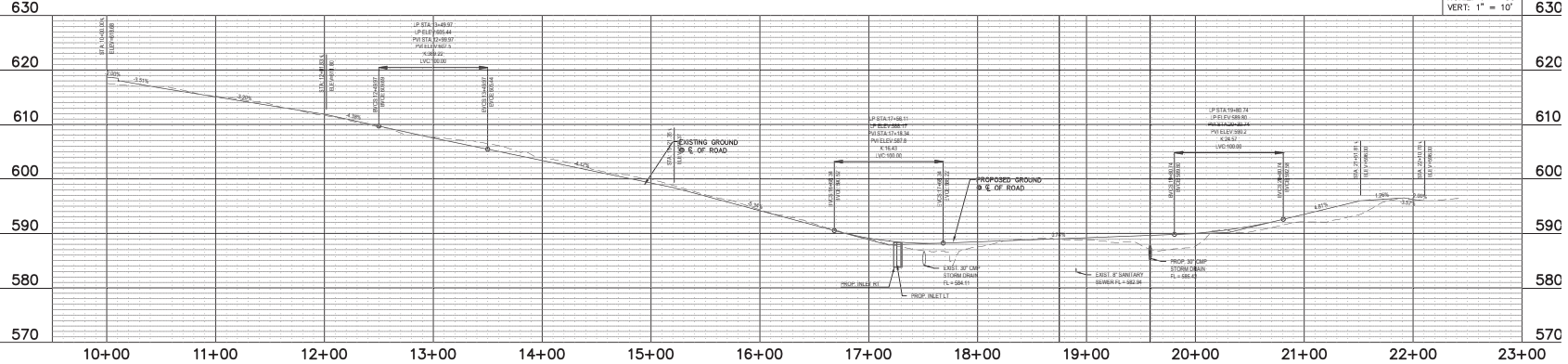
NOTICE TO CONTRACTOR:
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PROFILE SCALE

HORIZ: 1" = 50'

VERT: 1" = 10'

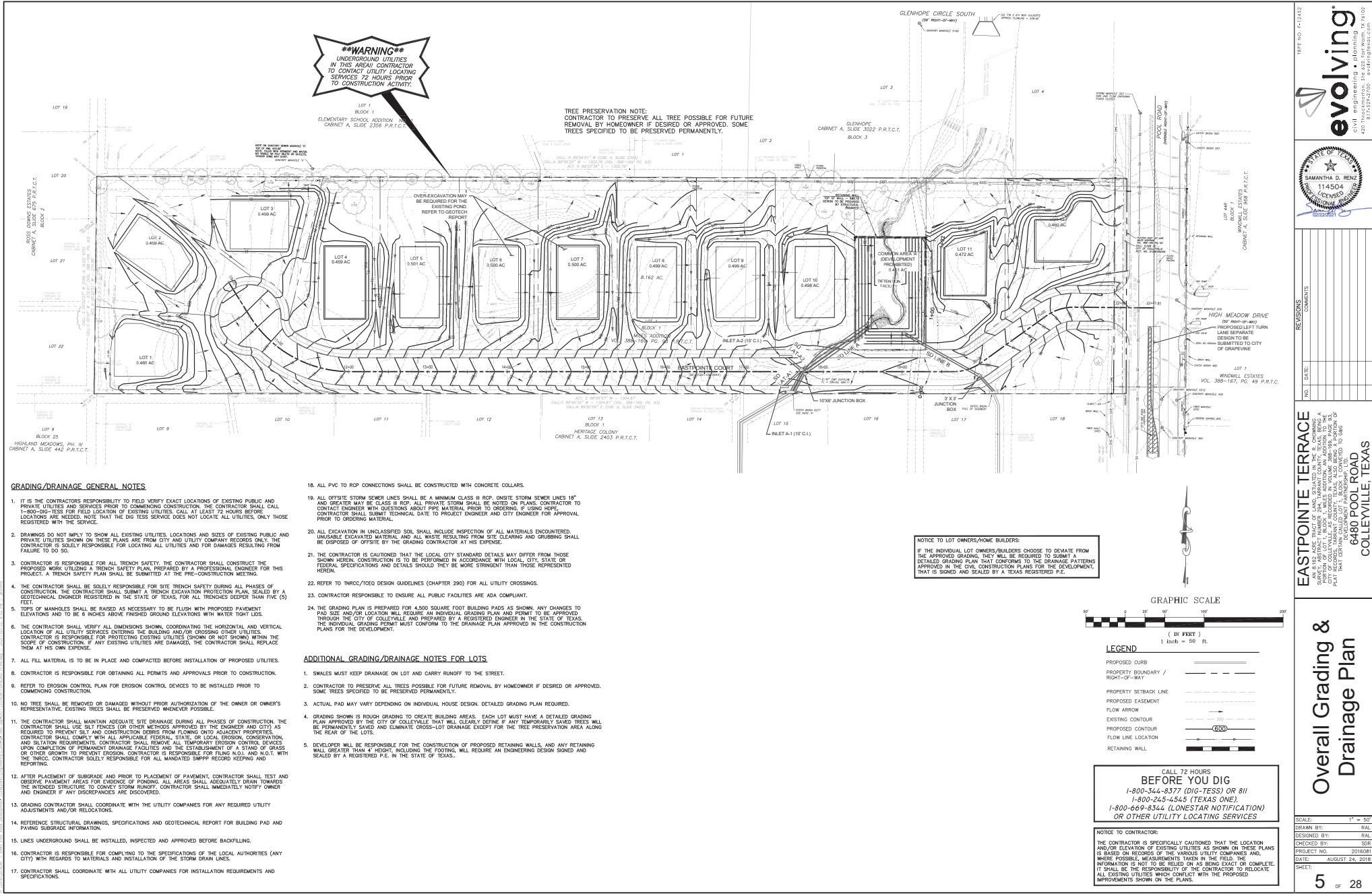


NO.	DATE	REVISIONS	COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

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

Construction Plans

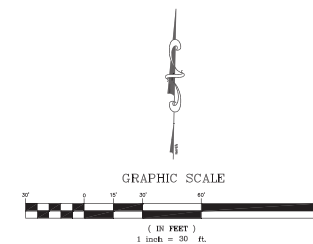


NO.	DATE	REVISIONS	COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

Overall Grading &
Drainage Plan

SCALE: 1" = 50'
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDR
PROJECT NO.: 2016081
DATE: AUGUST 24, 2016
SHEET: 5 OF 28



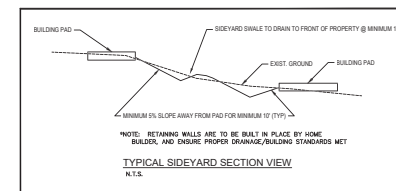
LEGEND

PROPOSED CURB
PROPERTY BOUNDARY
RIGHT-OF-WAY
PROPERTY SETBACK LINE
PROPOSED EASEMENT
FINISHED GROUND
HIGH POINT
LOW POINT
FLOW ARROW
EXISTING CONTOUR
PROPOSED CONTOUR
SPOT ELEVATION
FLOW LINE LOCATION

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

NOTICE TO CONTRACTOR

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18PE NO. F-12452

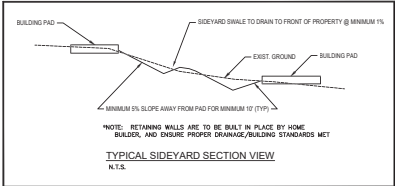
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civil engineering • planning
420 Throckmorton, Ste 620, Fort Worth, TX 76102
817-529-2700 evolvingtexas.com

[illegible]

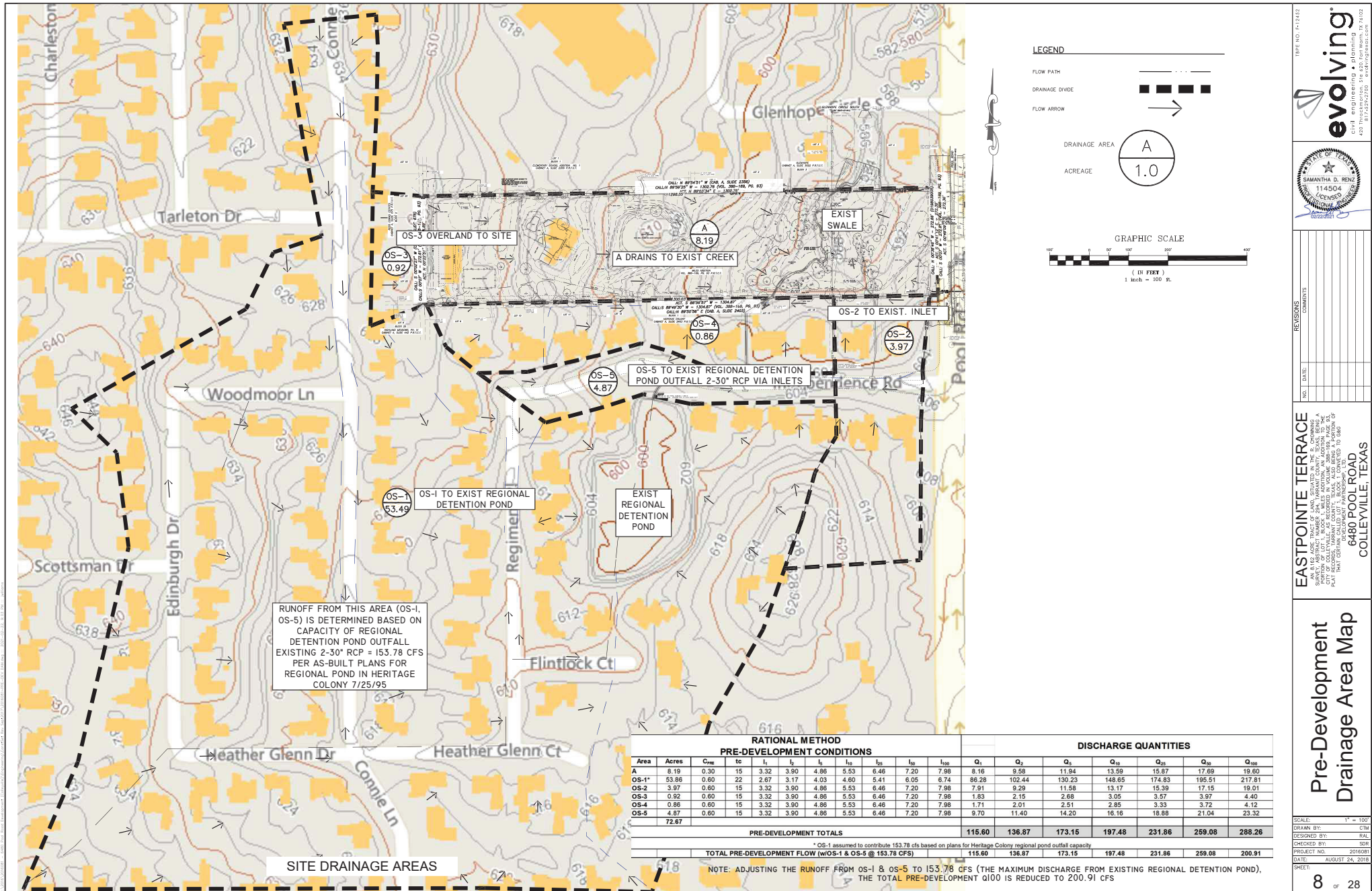
EASTPOINTE TERRACE
AN 8,169 ACRE TRACT OF LAND, SITUATED IN THE 8TH CONGRESS,
SURVEY, ABSTRACT NUMBER 2,445, TARRANT COUNTY, TEXAS, BEING A
PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE
CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 308-169, PAGE 33,
OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. A PORTION OF
THAT CERTAIN CALLED LOT 1, BLOCK 1, CONVEYED TO G&D
DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEYVILLE, TEXAS

Grading & Drainage West

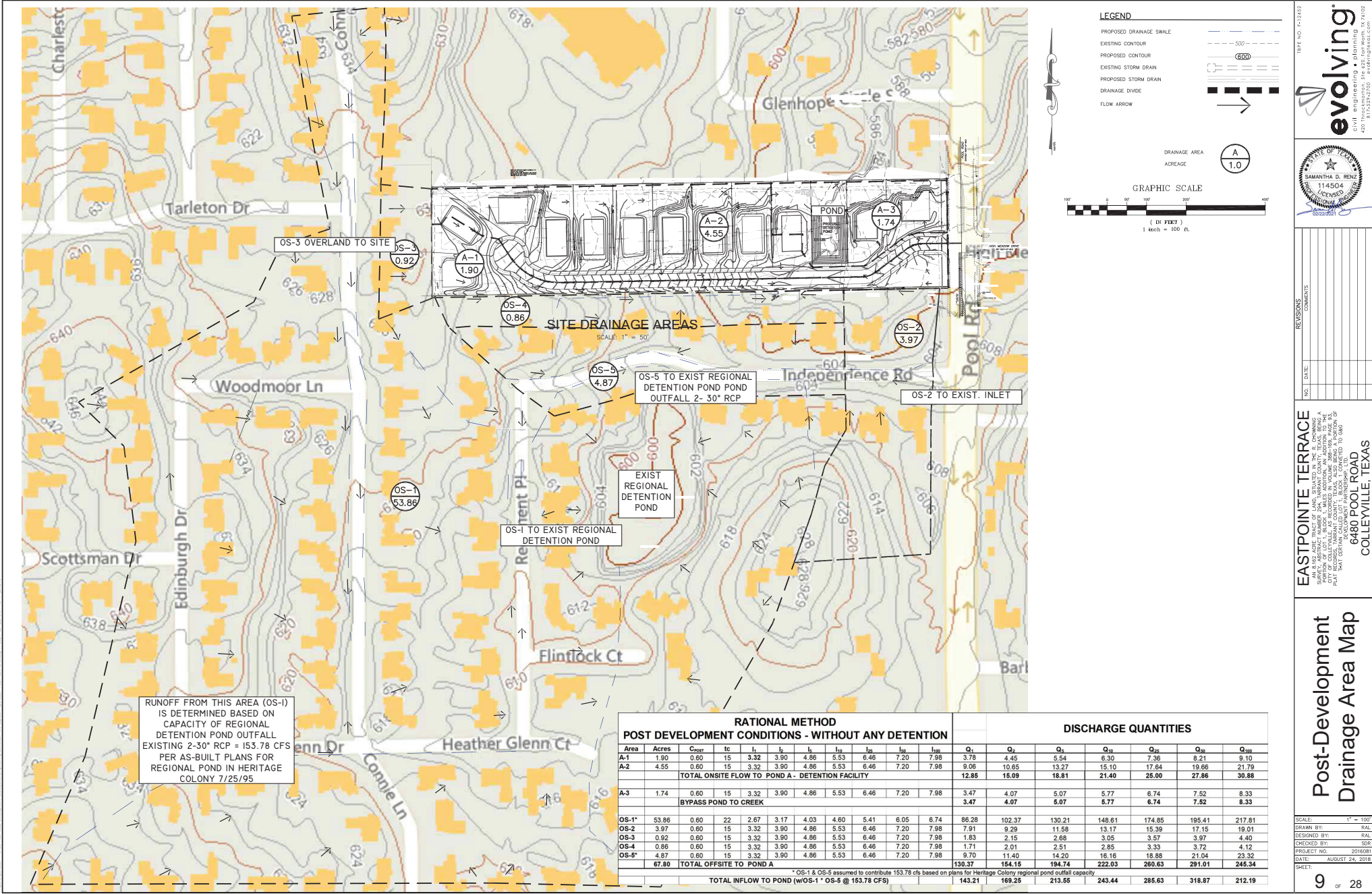
SCALE:	1" = 30'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018
SHEET:	



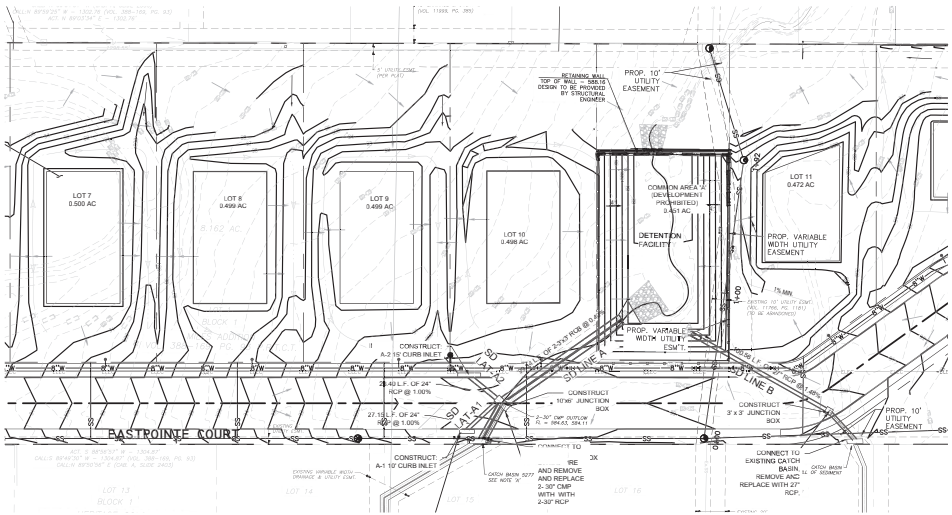
Construction Plans



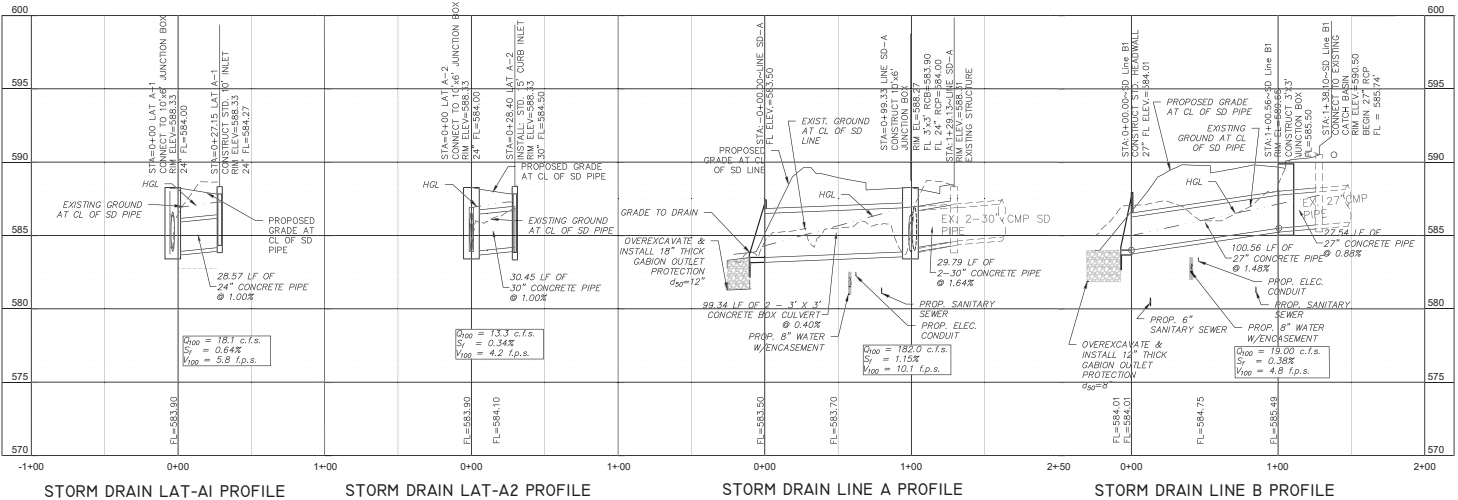
Construction Plans



Construction Plans



STORM DRAIN PLAN



STORM DRAIN LAT-A1 PROFILE

STORM DRAIN LAT-A2 PROFILE

STORM DRAIN LINE A PROFILE

STORM DRAIN LINE B PROFILE

GRAPHIC SCALE
1 inch = 40' ft.

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

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LEGEND

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

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

REVISIONS

NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

PLAN & PROFILE
Storm Drain

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

Construction Plans

100-YEAR STORM PIPE HYDRAULIC CALCULATIONS																															
ACTUAL PIPE SLOPE FOR PARTIAL FLOW (FT/FT)	MANHOLE OR INLET DESIGN POINT		DISTANCE BETWEEN POINTS (FEET)	DRAINAGE AREA			RUNOFF COEFF. C	INCRE-MENTAL CA	TOTAL CA	TIME OF CONCENTRATION			DESIGN FREQ-UENCY (YR)	INTEN-SITY (IN/HR)	PEAK FLOW IN PIPE (CFS)	PIPE SIZE (IN)	FRICTION SLOPE S _f (FT/FT)	HYDRAULIC GRADIENT ELEVATIONS		HEAD LOSS AT CHANGE IN SECTION							ELEV. OF HYD. GRADE (FT)	ELEV. OF INVERT AT DESIGN POINT		REMARKS	
				INCREMENTAL AREA	AREA (ACRE)	TOTAL AREA (ACRE)				INLET TIME (MIN)	FLOW TIME IN SEWER (MIN)	TOTAL TIME (MIN)						UP-STREAM (FT MSL)	DOWN-STREAM (FT MSL)	V1 FLOW IN (FPS)	V2 FLOW OUT (FPS)	V2**2 2g (FT)	V1**2 2g (FT)	KJ	KJV1**2 2g (FT)	HEAD LOSS H _j (FT)		PIPE IN (FT MSL)	PIPE OUT (FT MSL)		
	NO.	ACRE																													NO.
	FROM	TO	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.	ACRE	NO.		ACRE
0.0148	1+00.56	+00	100.56	OS-2	3.97	3.97	0.60	2.38	2.38	0.0	—	0.00	100	7.98	19.01	27	0.0038	587.74	585.00	0.0	4.8	—	—	1.25	—	P.F.	587.74	585.49	584.00	LINE B	
0.0040	+99.33	+00	99.34	OS-1/OS-4	58.73		0.60	35.24	39.53	15.0	0.20	15.20	100	6.74	112.17	BOX	0.0174	586.90	584.25	3.6	12.5	—	—	1.25	—	FULL	586.90	583.90	583.50	LINE A	
0.0100	+27.15	+00	27.15	OS-3/A-1	2.82	2.82	0.60	1.69	1.69	15.0	—	15.00 10.0000	100	7.98	13.50	24	0.0036	586.99	586.90	0.0	4.3	0.29	—	1.25	—	0.29	587.28	584.17	583.90	LAT A-1	
0.0100	+28.40	+00	28.40	A-2	4.55	4.55	0.60	2.73	2.73	15.0	—	15.00	100	7.98	21.79	30	0.0028	586.98	586.90		4.4	0.31	—	1.25	—	0.31	587.28	584.18	583.90	LAT A-2	

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



REVISIONS	
NO.	DATE

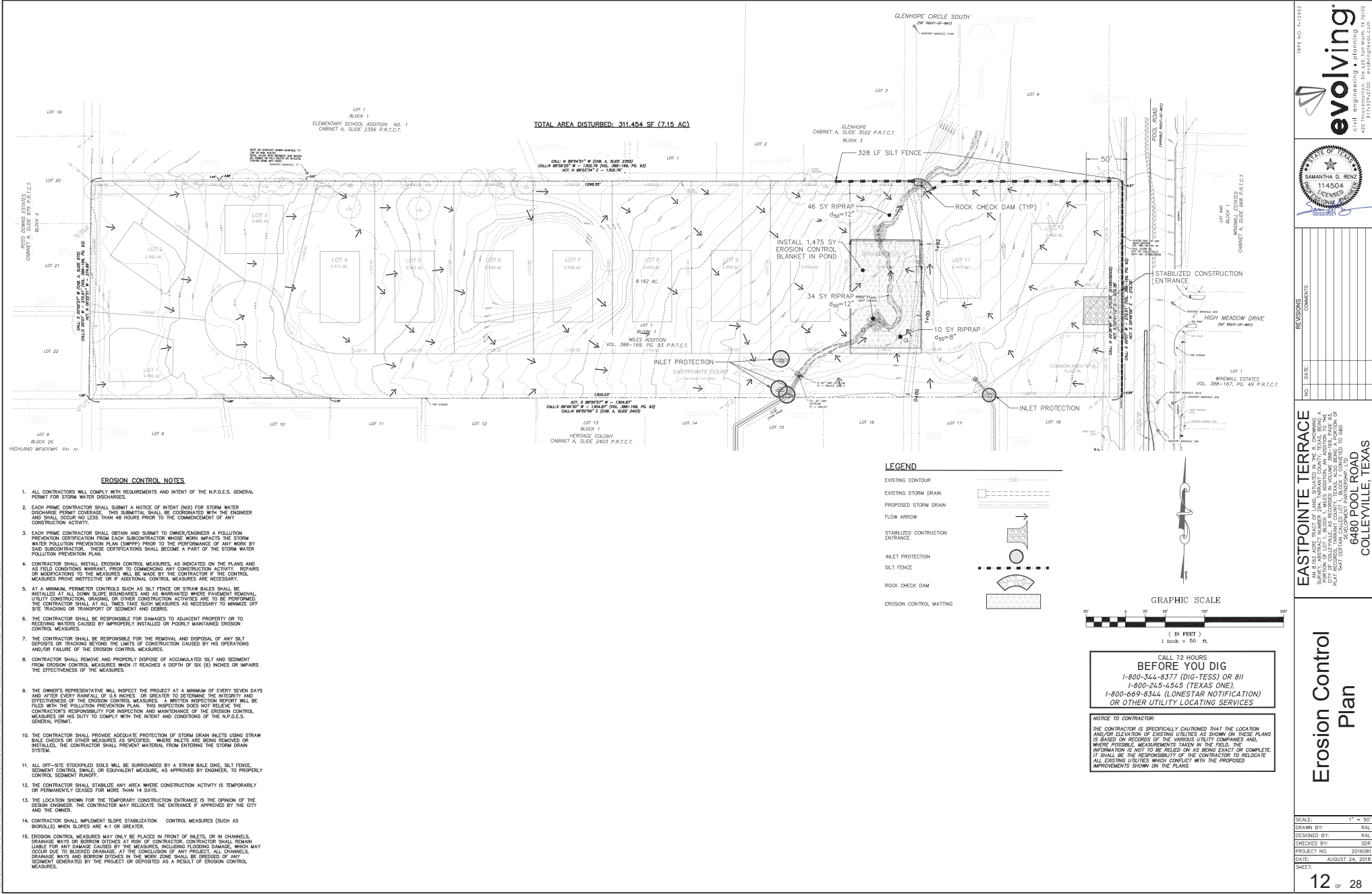
EASTPOINTE TERRACE
SURVEY, ABSTRACT NUMBER 284, TARRANT COUNTY, TEXAS, BEING A
SUBDIVISION OF THE EASTPOINTE TERRACE, BEING A
CITY OF COLLEVILLE, AS RECORDED IN VOLUME 380-188, PAGE 115,
PLAT FOR CERTAIN CALLED LOT 1, BEING A CONVEY TO GAG

6480 POOL ROAD
COLLEVILLE, TEXAS

Drainage and
Hydraulic Calculations

SCALE:	NTS
DRAWN BY:	JMR
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO:	2016081
DATE:	AUGUST 24, 2016

Construction Plans



NO.	DATE	REVISIONS	COMMENTS

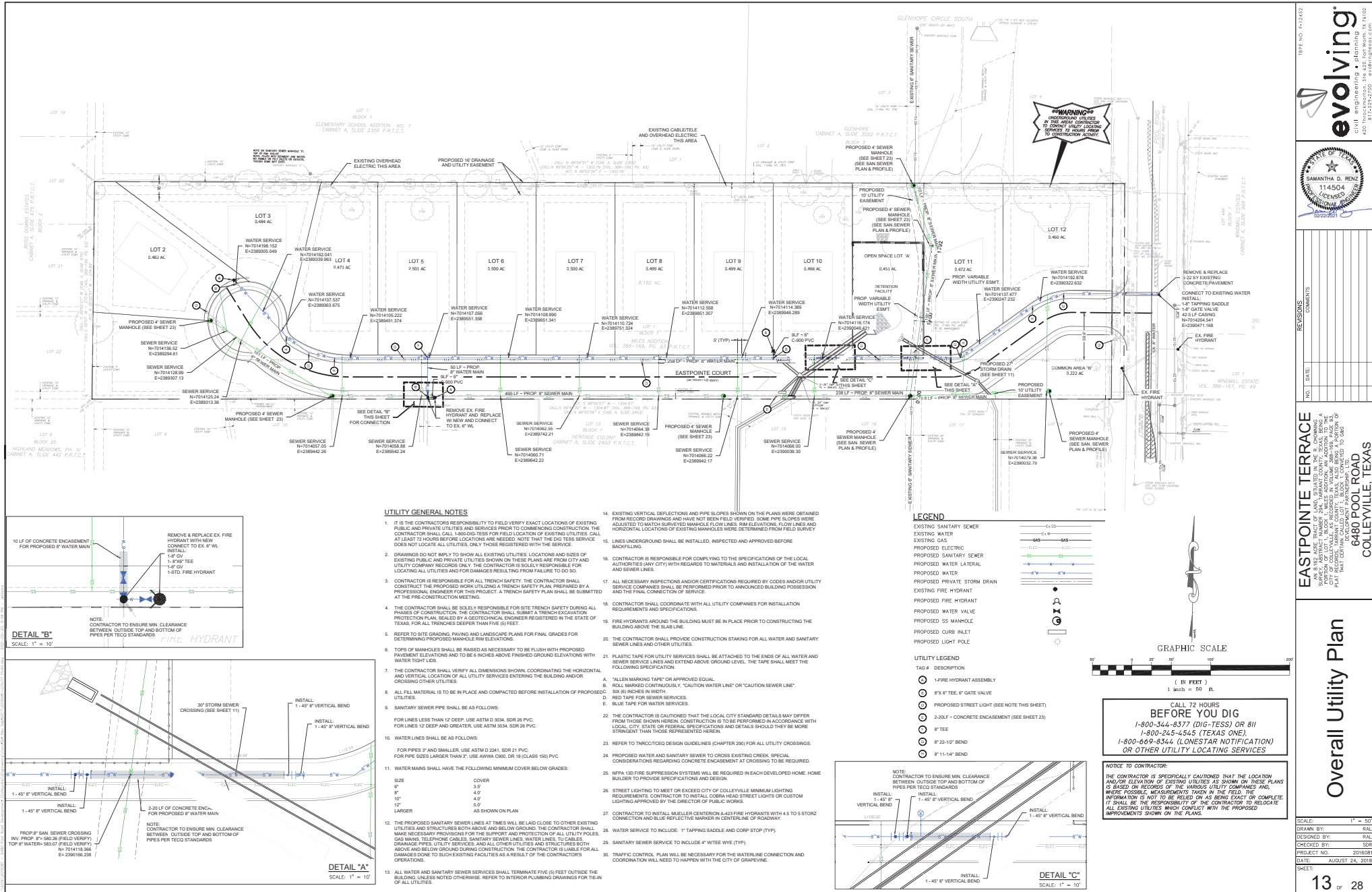
EASTPOINTE TERRACE
SURVEY, TRACT NO. 240, TARRANT COUNTY, TEXAS, BEING A SURVEY OF 240 ACRES, MORE OR LESS, LIES IN THE CITY OF COLLEVILLE, AS RECORDED IN VOLUME 280-168 PAGE 145, OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS. A PLAT THAT CERTAIN CALLED LOT 1, BEING 1.475 ACRES, IS CONVEYED TO GAO.

6480 POOL ROAD
COLLEVILLE, TEXAS

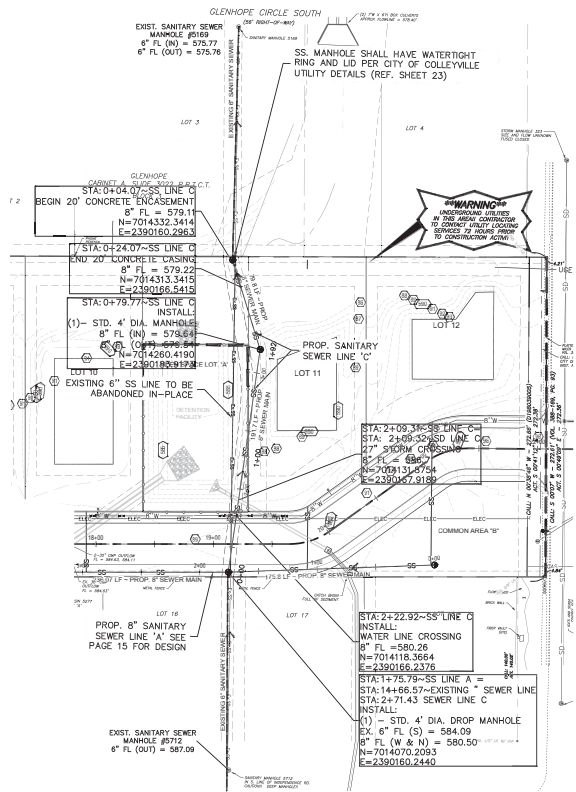
Erosion Control
Plan

SCALE:	1" = 50'
DRAWN BY:	RAL
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO:	2016081
DATE:	AUGUST 24, 2016
SHEET:	12 OF 28

Construction Plans



Construction Plans



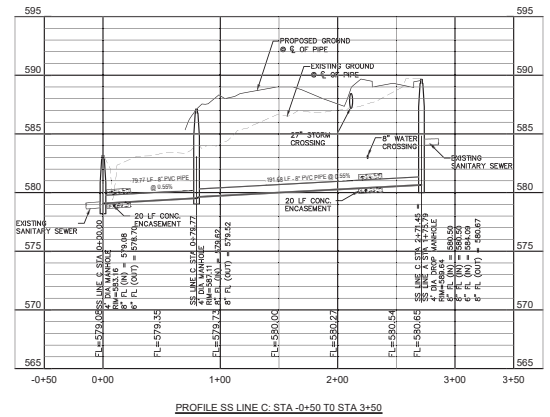
GRAPHIC SCALE
1 inch = 50 ft.

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

EXISTING SANITARY SEWER	— 8" — 8" —
EXISTING STORM DRAIN	— SD —
EXISTING WATER	— W —
EXISTING GAS	— GAS —
PROPOSED SANITARY SEWER	— 8" — 8" —
PROPOSED WATER	— W — W —
PROPOSED PUBLIC STORM DRAIN	— SD — SD —
PROPOSED PRIVATE STORM DRAIN	— SD — SD —
PROPOSED SS MANHOLE	— 8" — 8" —



PROFILE SS LINE C: STA 0+50 TO STA 3+50

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713.224.2200

STATE OF TEXAS
Samantha D. Renz
114504
Professional Engineer
Civil Engineering

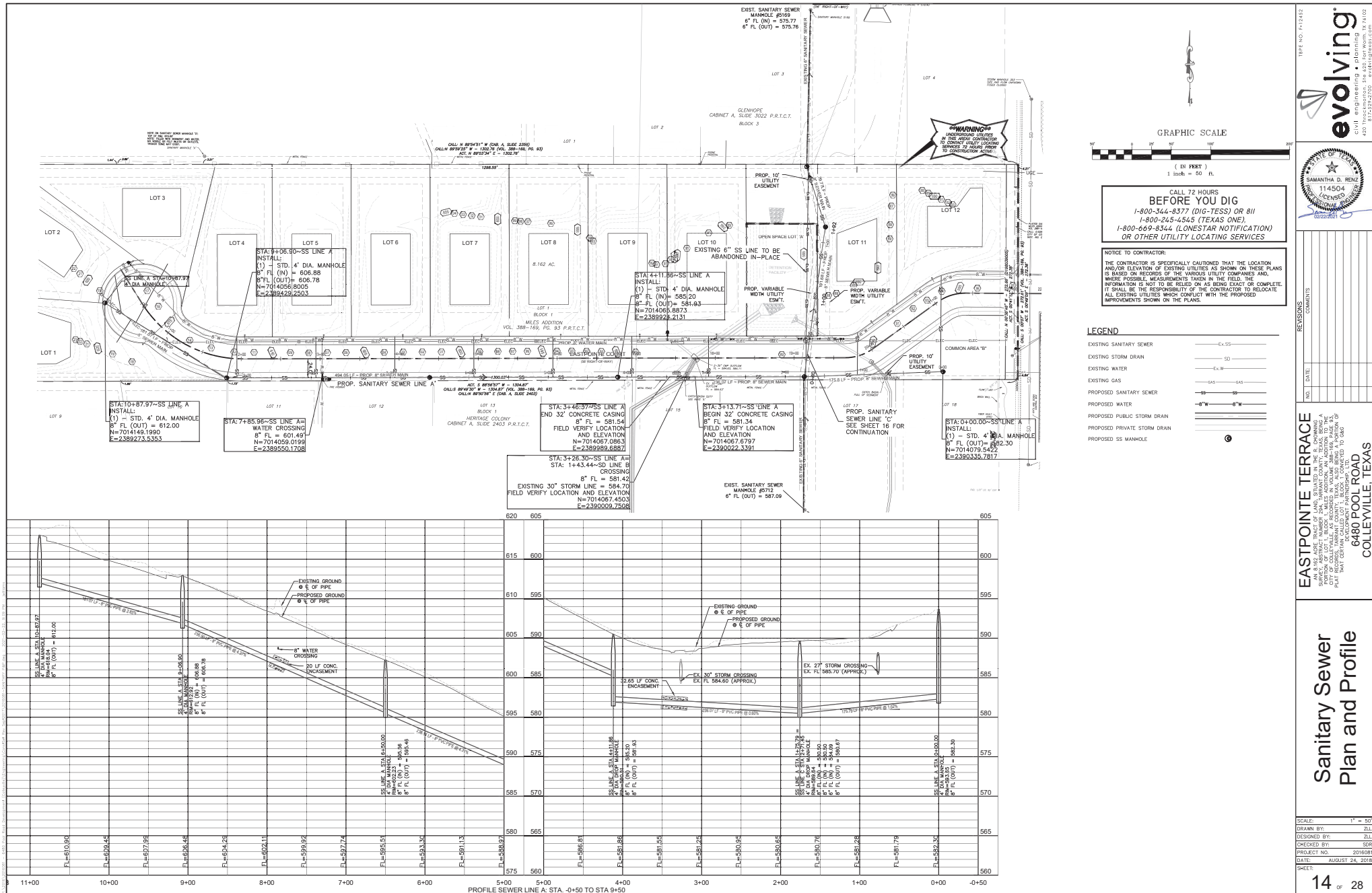
NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

Sanitary Sewer
Plan and Profile

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

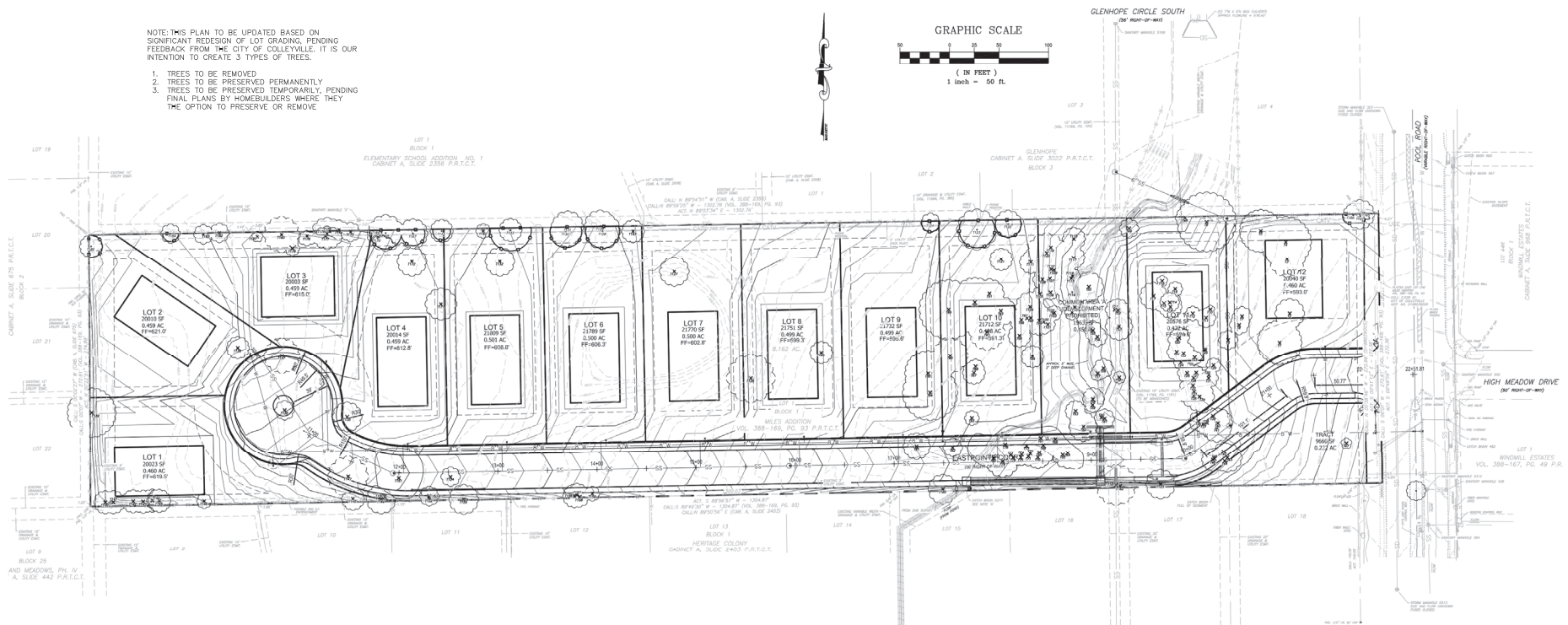
Construction Plans



Construction Plans

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

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



PROPERTY LEGAL DESCRIPTION:

AN 8.162 (GROSS)/4.698 (NET) ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING SURVEY, ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYSVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1 CONVEYED TO G&G DEVELOPMENT PARTNERSHIP, LTD.

OWNER:

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

LEGEND

 PRESERVED TREE

 REMOVED TREE

 TREE PROTECTION FENCING

TREE PRESERVATION CALCULATIONS:

EXISTING TREE CANOPY COVER = 81,930
EXISTING "EXEMPT" TREE CANOPY COVER = 49,125
EXISTING PROTECTED TREE CANOPY COVER = 32,805
MINIMUM 10% PRESERVATION (7,935) = 22,964
PROVIDED PRESERVATION
1. EXEMPT = 1,131
2. NON-EXEMPT = 8,250
3. TOTAL = 9,381

TREE #	CALIFR	DBH (INCH)	TREE SPECIES	CANOPY (%)	STATUS	EXCLUSIONS	EXEMPTIONS
1	PECAN	12	ELM	452	REMOVED		RSE
2	12	PECAN	452	REMOVED			RSE
3	15	ELM	707	REMOVED			RSE
4	12	ELM	452	REMOVED			RSE
5	14	BLACKGAL OAK	616	REMOVED			RSE
6	14	CEAR ELM	616	REMOVED			RSE
7	7	ELM	154	REMOVED			RSE
8	9	ELM	254	REMOVED			RSE
9	12	ELM	452	REMOVED			ESMT
10	7	ELM	154	REMOVED			RSE
11	8	REMOV	REMOV	REMOV			RSE
12	8	REMOV	REMOV	REMOV			RSE
13	12	CEAR ELM	452	REMOVED			RSE
14	15	UNKNOWN HARDWOOD	707	REMOVED			RSE
15	8	ELM	201	REMOVED			RSE
16	7	REMOV	REMOV	REMOV			RSE
17	17	ELM	154	REMOVED			RSE
18	14	BLACKGAL OAK	616	REMOVED		DECLINE	RSE
19	9	CEAR ELM	254	REMOVED			RSE
20	9	CEAR ELM	254	REMOVED			RSE
21	8	REMOV	REMOV	REMOV			RSE
22	10	CEAR ELM	354	REMOVED			RSE
23	7	ELM	154	REMOVED			RSE
24	6	CEAR ELM	113	REMOVED			RSE
25	7	ELM	154	REMOVED		DECLINE	RSE
26	8	ELM	201	REMOVED			RSE
27	9	SMOOTH ELM	254	REMOVED			RSE
28	12	BLACKGAL OAK	452	REMOVED			RSE
29	12	ELM	154	REMOVED			RSE
30	4	REMOV	REMOV	REMOV			RSE
31	7	ELM	154	REMOVED			RSE
32	9	REMOV	REMOV	REMOV			RSE
33	16	ELM	804	REMOVED			RSE
34	12	BLACKGAL OAK	452	REMOVED			RSE
35	7	CEAR ELM	154	REMOVED			RSE
36	12	EASTERN BECIDER	452	REMOVED		ROW	RSE
37	8	EASTERN BECIDER	452	REMOVED		ROW	RSE
38	8	CEAR ELM	201	REMOVED		ROW	RSE
39	6	BLACKGAL OAK	113	REMOVED		ROW	RSE
40	12	POST OAK	452	REMOVED		ROW	RSE
41	10	BLACKGAL OAK	354	REMOVED		ROW	RSE
42	10	UNKNOWN HARDWOOD	707	REMOVED		ROW	RSE
43	12	POST OAK	452	REMOVED		ROW	RSE
44	9	UNKNOWN HARDWOOD	254	REMOVED		ROW	RSE
45	12	CEAR ELM	452	REMOVED		ROW	RSE
46	10	CEAR ELM	354	REMOVED		ROW	RSE
47	7	LONG LEAF	154	REMOVED		ROW	RSE
48	6	HONEY LOCUST	113	REMOVED			
49	17	SMOOTH ELM	908	REMOVED			
50	15	ELM	707	REMOVED			

51	7	CEARL ELM	254	REMOVE	NP	
52	9	CEARL ELM	154	REMOVE		7
53	8	EASTERN CEDAR	254	REMOVE		ERC
54	7	CEARL ELM	154	REMOVE	NP	
55	30	ELM	254	REMOVE		
56	8	CEARL ELM	254	REMOVE		
57	8	PEARL	154	REMOVE		
58	10	UNKNOWN WOOD	254	REMOVE		
59	8	CEARL ELM	201	REMOVE		
60	10	CEARL ELM	154	REMOVE		
61	13	CEARL ELM	531	REMOVE		
62	12	CEARL ELM	434	REMOVE		
63	11	CEARL ELM	380	REMOVE	DECLINE	
64	9	CEARL ELM	380	REMOVE		
65	11	CEARL ELM	254	REMOVE		ROW
66	6	CEARL ELM	111	REMOVE		ROW
67	8	CEARL ELM	201	REMOVE		ROW
68	16	CEARL ELM	801	REMOVE		ROW
69	13	CEARL ELM	181	REMOVE		ROW
70	10	CEARL ELM	314	REMOVE		ROW
71	8	CEARL ELM	201	REMOVE		ROW
72	10	CEARL ELM	314	REMOVE		ROW
73	16	CEARL ELM	314	REMOVE		ROW
74	11	CEARL ELM	380	REMOVE		ROW
75	6	CEARL ELM	111	REMOVE		ROW
76	9	CEARL ELM	254	REMOVE		ROW
77	11	CEARL ELM	380	REMOVE		ROW
78	11	CEARL ELM	380	REMOVE		ROW
79	12	CEARL ELM	434	REMOVE		ROW
80	11	CEARL ELM	380	REMOVE		ROW
81	17	SMOOTH ELM	908	REMOVE		ROW
82	10	PEARL	314	REMOVE		RSE
83	9	PEARL	254	REMOVE		RSE
84	27	SMOOTH ELM	2286	REMOVE		RSE
85	14	PEARL	616	REMOVE		RSE
86	18	PEARL	2011	REMOVE		RSE
87	14	SMOOTH ELM	616	REMOVE		RSE
88	10	PEARL	314	REMOVE		RSE
89	17	SMOOTH ELM	2286	REMOVE		RSE
90	13	PEARL	707	REMOVE		RSE
91	13	PEARL	531	REMOVE		RSE
92	13	CEARL ELM	531	REMOVE		RSE
93	15	ELM	707	REMOVE		RSE
94	14	CEARL ELM	616	REMOVE		RSE
95	9	PEARL	254	REMOVE		RSE
96	8	CEARL ELM	201	REMOVE		RSE
97	8	CEARL ELM	201	REMOVE		RSE
98	7	CEARL ELM	154	REMOVE		RSE
99	10	POST OAK	314	REMOVE		RSE
100	10	POST OAK	314	REMOVE		
101	8	CEARL ELM	201	REMOVE		
102	12	PEARL	154	REMOVE	DECLINE	

103	6	CEDEM ELM	113	REMOVE	
104	12	CEDEM ELM	452	REMOVE	RSE
106	7	CEDEM ELM	154	REMOVE	
106	7	CEDEM ELM	154	REMOVE	
107	10	POST OAK	334	REMOVE	
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109	11	EASTERN REDCEDAR	380	REMOVE	ERC
109	11	EASTERN REDCEDAR	380	REMOVE	ERC
111	14	EASTERN REDCEDAR	616	REMOVE	
112	6	CEDEM ELM	113	REMOVE	
112	6	CEDEM ELM	113	REMOVE	
114	10	LIV OAK	334	REMOVE	
114	10	LIV OAK	334	REMOVE	
115	13	HACKBERRY	113	REMOVE	NP
116	8	HACKBERRY	201	REMOVE	NP
117	8	HACKBERRY	314	REMOVE	NP
118	10	MALBERRY	531	REMOVE	
119	14	EASTERN REDCEDAR	616	REMOVE	
120	18		2018	REMOVE	
120	18		452	REMOVE	ERC
121	13	EASTERN REDCEDAR	452	REMOVE	
122	18	BLACK OAK	531	PRESERVE	
123	18	BLACK OAK	1018	REMOVE	
124	9	SMOOTH LAM	254	PRESERVE	
125	18	WILLOW	2018	REMOVE	RSE
125	18	COTTONWOOD	1983	REMOVE	RSE
126	9	WILLOW	254	REMOVE	
127	10	LIV OAK	308	REMOVE	
129	12	COTTONWOOD	452	PRESERVE	
130	16	LIV OAK	804	PRESERVE	
130	16	COTTONWOOD	804	PRESERVE	
131	16	LIV OAK	804	REMOVE	RSE
132	16	LIV OAK	2185	PRESERVE	
134	9	LIV OAK	294	PRESERVE	
135	22	EASTERN REDCEDAR	1521	REMOVE	DECLINE
135	22	EASTERN REDCEDAR	531	REMOVE	
137	12	PECAN	1521	REMOVE	
138	18	CEDEM ELM	1018	REMOVE	BOW
139	18	SMOOTH LAM	1018	REMOVE	
140	12	EASTERN REDCEDAR	452	REMOVE	
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142	12	EASTERN REDCEDAR	452	REMOVE	
143	12	EASTERN REDCEDAR	452	REMOVE	
143	10	EASTERN REDCEDAR	334	REMOVE	
144	10	SMOOTH LAM	254	REMOVE	
145	8	BALD CYPRESS	2877	REMOVE	BOW
146	10	AMERICAN HOLLY	314	REMOVE	
148	8	MALBERRY	201	REMOVE	BOW
148	10	MALBERRY	154	REMOVE	BOW
148	10	LIV OAK	2642	REMOVE	BOW
152	8	HACKBERRY	201	REMOVE	NP
154	8	PECAN	201	REMOVE	BOW
154	8	SMOOTH LAM	314	REMOVE	BOW

155	11	MULBERRY	980	REMOVE		ROW
156	8	HACKBERRY	201	REMOVE	UP	ROW
157	8	MULBERRY	201	REMOVE		ROW
158	6	MULBERRY	113	REMOVE		ROW
159	8	AMERICAN HOLLY	113	REMOVE		ROW
160	18	EASTERN REDCOAT	1018	REMOVE		ROW
161	17	ELM	608	REMOVE		ROW
162	11	ELM	201	REMOVE		ROW
163	18	ELM	1018	REMOVE		ROW
164	10	ELM	201	REMOVE		ROW
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166	10	ELM	615	PRESERVE		ROW
167	13	BUR OAK	452	PRESERVE		ROW
168	10	WYV OAK	804	PRESERVE		ROW
169	10	EASTERN REDCOAT	1018	PRESERVE	DECLINE	ROW
170	7	EASTERN REDCOAT	154	PRESERVE		ENC
171	10	EASTERN REDCOAT	113	REMOVE		ENC
172	10	EASTERN REDCOAT	214	REMOVE		ENC
173	10	ORNAMENTAL PLUM	804	REMOVE		ENC
174	10	ORNAMENTAL PLUM	613	REMOVE		ENC
175	10	WYV OAK	321	REMOVE		COT
176	10	COTTONWOOD	314	REMOVE		ENC
177	10	EASTERN REDCOAT	652	REMOVE		ENC
178	7	EASTERN REDCOAT	154	REMOVE		ENC
180	16	ORNAMENTAL PLUM	804	REMOVE		ENC
181	10	EASTERN REDCOAT	1018	REMOVE		ENC
182	10	EASTERN REDCOAT	114	REMOVE		ENC
183	10	EASTERN REDCOAT	113	REMOVE	DECLINE	ROW
184	8	WYV OAK	201	PRESERVE		ENC
185	11	PEARL	380	PRESERVE		ENC
186	10	EASTERN REDCOAT	113	REMOVE		ENC
187	7	EASTERN REDCOAT	154	REMOVE		ENC
188	10	EASTERN REDCOAT	1018	REMOVE		ENC

NUMBER OF TREES ON LOT	TOTAL CALIPER INCHES	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPTED	CALIPER INCHES EXEMPTED PRESERVED	NUMBER NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT REMOVED	CALIPER INCHES NON-EXEMPT PRESERVED	PRESERVATION CREDITS	MITIGATION REQUIRED	REPLACEMENT TREES TO BE PLANTED (BY CALIPER)
100	2111	103	1170	0	00	170	00	4	01	01 TREES

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

GENERAL TREE PROTECTION PLAN NOTES:

1. TREE PRUNING SHOWN MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION AND NO TRENCHES FOR DOMESTIC WATER, IRRIGATION, ELECTRIC, TELECOMUNICATIONS, OR GAS MAY BE WITHIN THESE AREAS WITHOUT REVIEW.

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

GENERAL TREE PROTECTION PLAN NOTES:

1. TREE FENCING SHOWN MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION AND NO TRENCHES FOR DOMESTIC WATER, IRRIGATION, ELECTRIC, TELECOMMUNICATIONS, OR GAS MAY BE WITHIN THESE AREAS WITHOUT REVIEWING IT FIRST WITH THE URBAN FORESTRER. SUCH DAMAGE TO TREES MAY CONSTITUTE REMOVAL WITHOUT A PERMIT.

SHEET SCALED AT
3/4 X 3/4 PAGE SIZE

SHEET
L1.1
TREE

	ISSUE / REVISION RECORD
03-17-17	RESUBMITTAL TO CITY
08-10-17	RESUBMITTAL TO CITY
09-18-17	RESUBMITTAL TO CITY

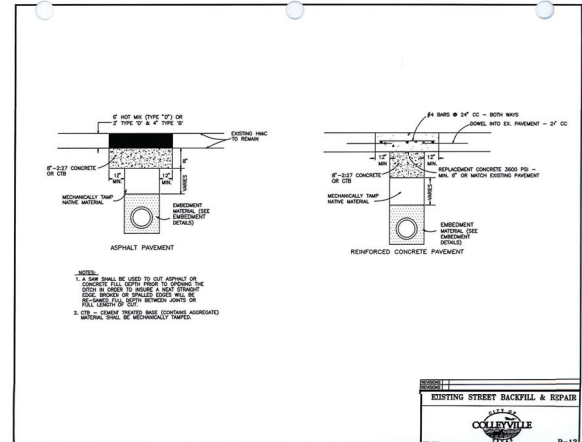
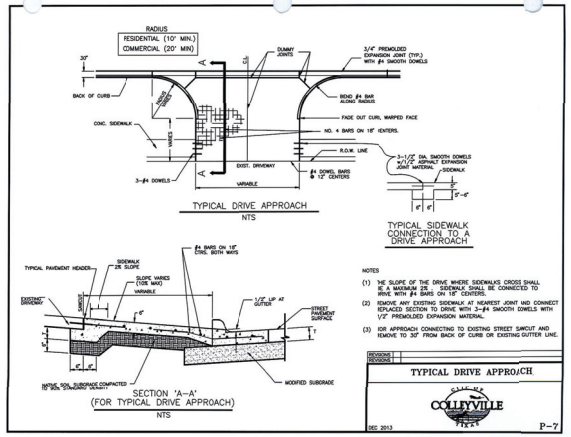
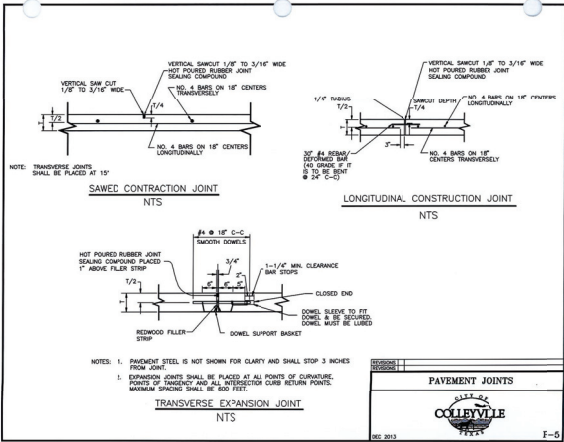
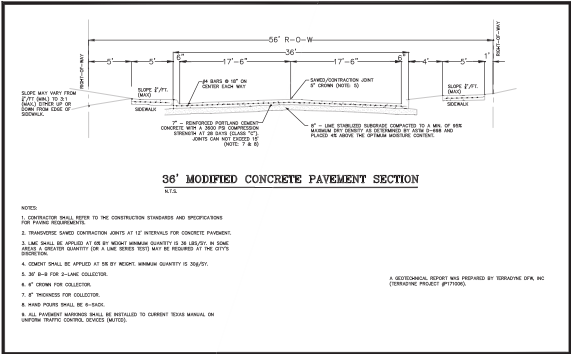
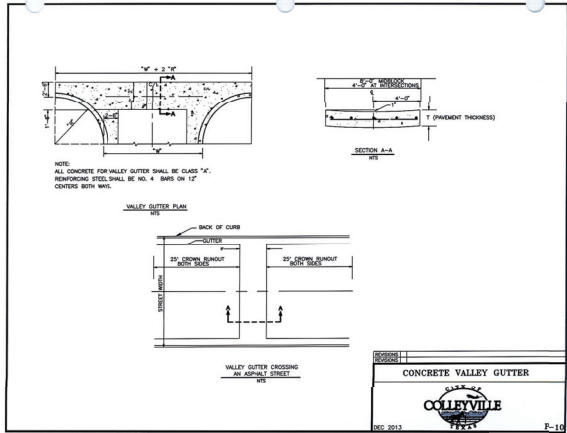


EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

Joseph Vaughn
Cloud View Ct
Mer, TX 75078
2-827-5677



Construction Plans



TYPE NO. 4-12437

Civil Engineering • Planning
420 Transportation 514-422-4400 Fort Worth, TX 76102
817-292-2726
evolvingtx.com

SAMANTHA D. RENZ
114504
LICENSED PROFESSIONAL ENGINEER

REVISIONS

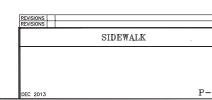
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EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

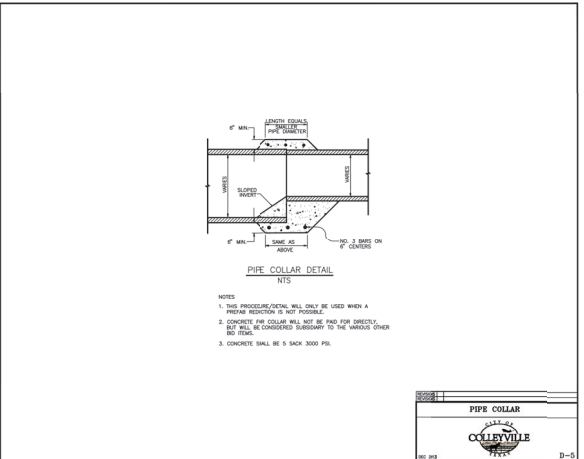
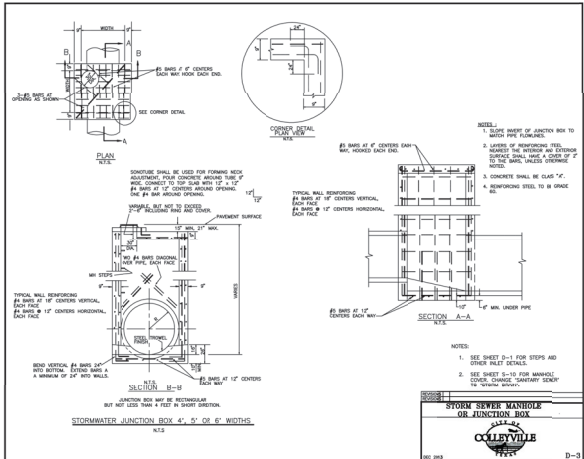
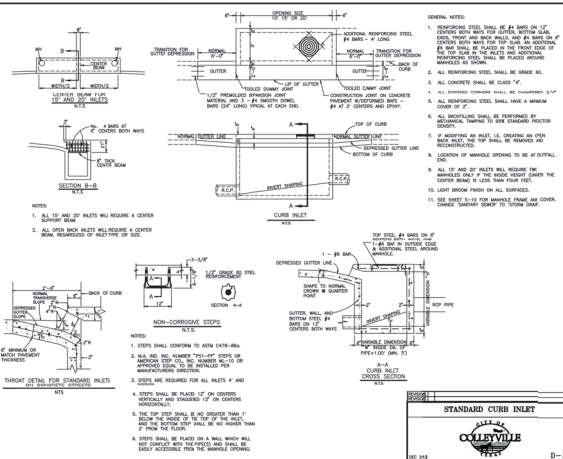
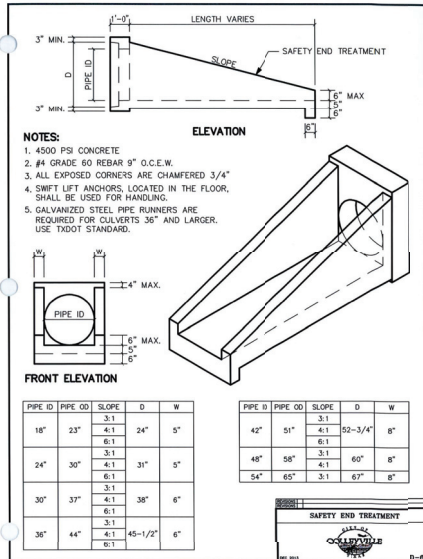
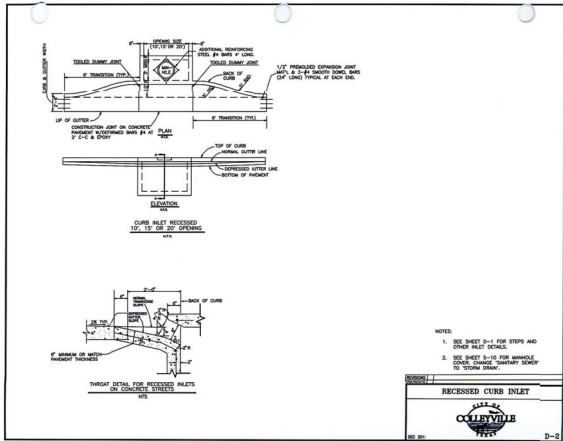
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DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDR
PROJECT NO. 2016080
DATE: AUGUST 24, 2016
SHEET: 17 OF 28

E:\2016\20160801 - EAO Pool Post Development\Codeville\Engineering\Cons\Sat_Riv_Sep_2017\20160801-CONSTRACTION_DETAL.S.dwg :: 2021-02-22, 9:11 PM :: William



Construction Plans



TYPE NO. 11452

evolving

civil engineering • planning • surveying

114504

AMANTHA D. BERRY

LICENSED PROFESSIONAL ENGINEER

NO. DATE

REVISIONS

COMMENTS

EASTPOINTE TERRACE

6480 POOL ROAD

COLLEYVILLE, TEXAS

Storm Drain Details 1

SCALE: N.T.S.

DRAWN BY: RAL

DESIGNED BY: RAL

CHECKED BY: RAL

PROJECT NO. 2016091

DATE: AUGUST 24, 2016

SHEET: 19 OF 28

evolving.
civil engineering • planning
420 Throckmorton, Ste 420, Fort Worth, TX 76102
817-528-2700 evolvingtexas.com

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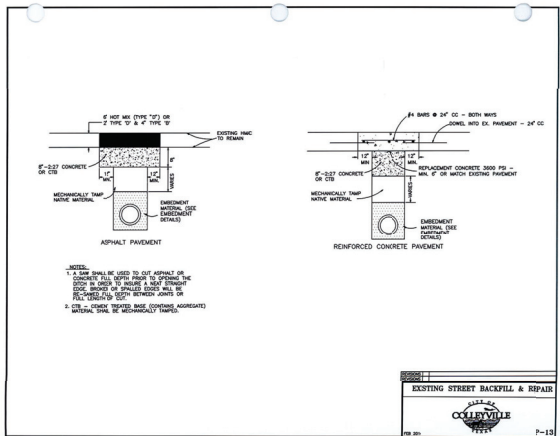
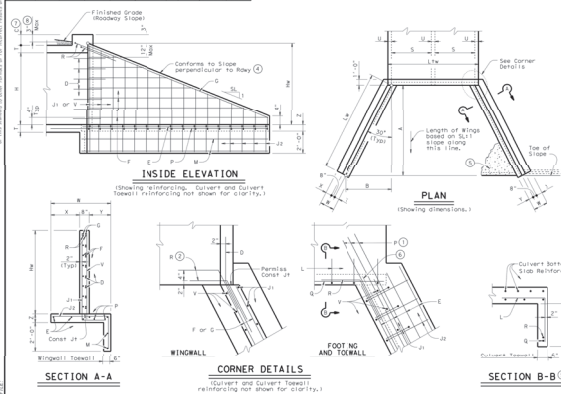
EAST-POINT TERRACE
AN 8.02-ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING SURVEY, ABSTRACT NUMBER 284, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYSVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1, CHOWNING SUBDIVISION, DEVELOPMENT PATENTERS, LTD.

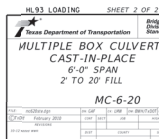
6480 POOL ROAD
COLLEYSVILLE, TEXAS

Storm Drain Details 2

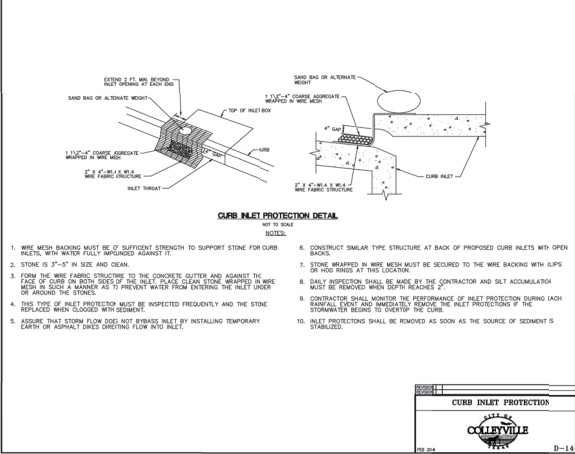
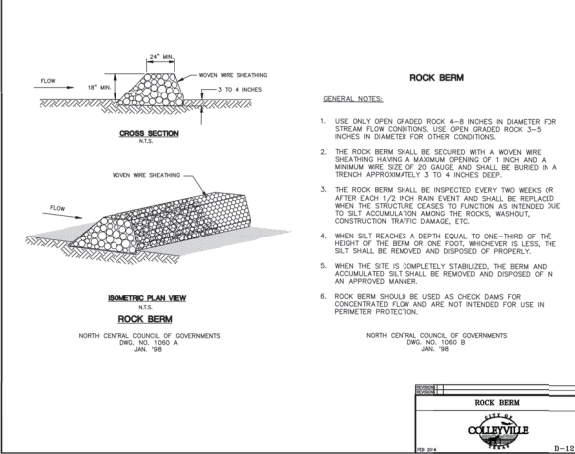
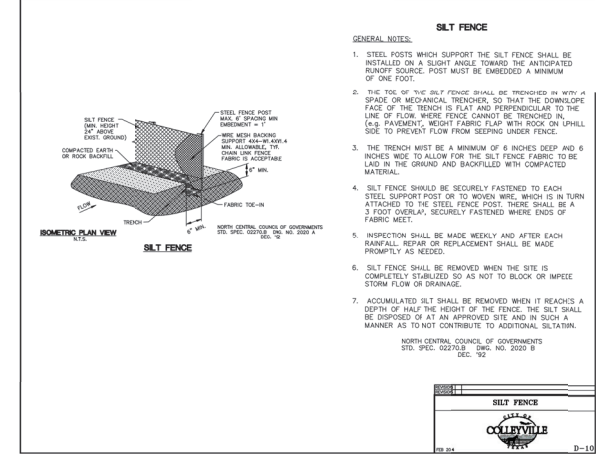
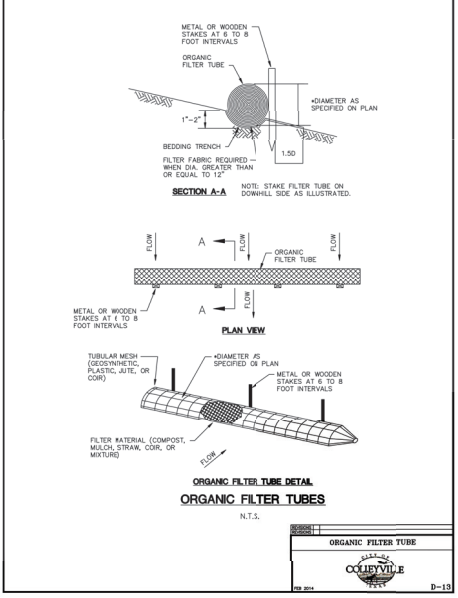
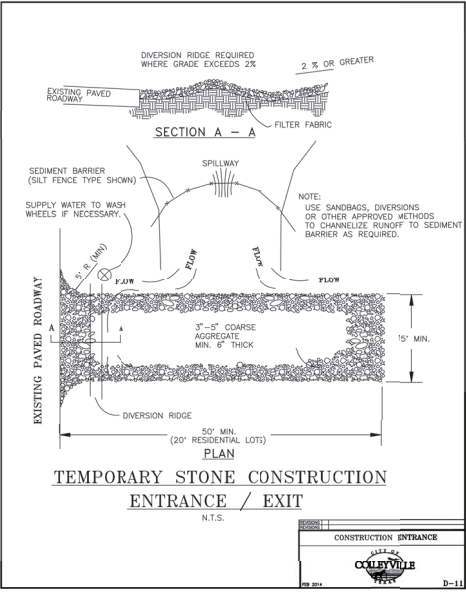
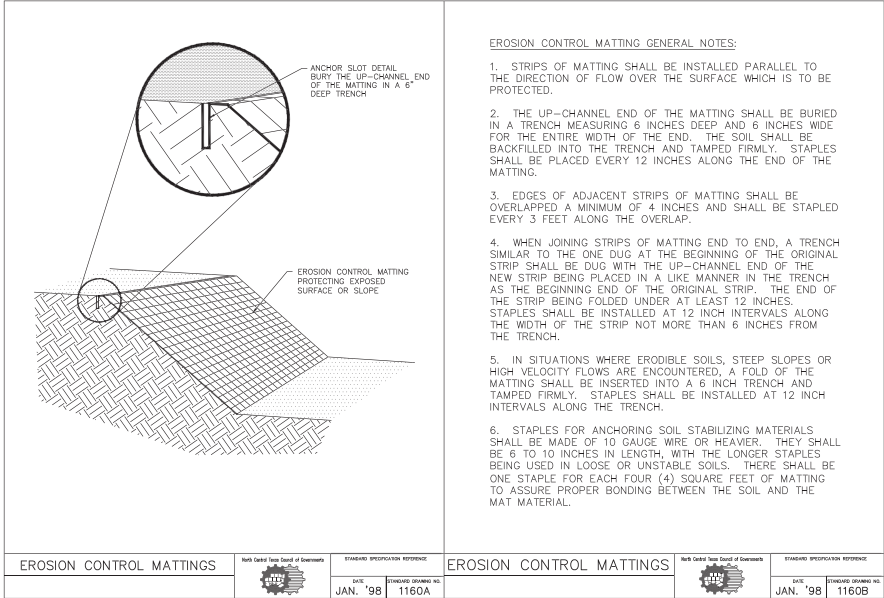
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AWN BY:	RAI
SIGNED BY:	RAI
CHECKED BY:	SDR
OBJECT NO.	2016081
DATE:	AUGUST 24, 2018
REMARKS:	

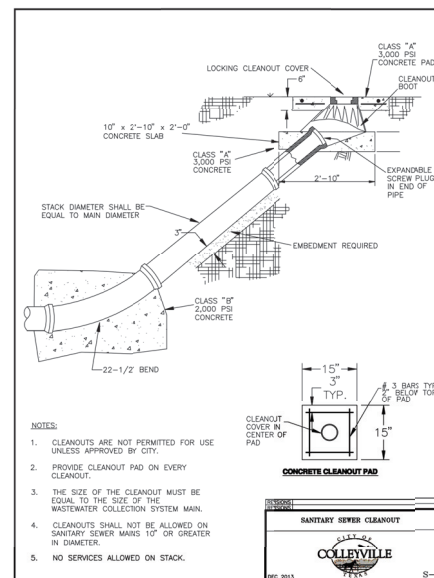
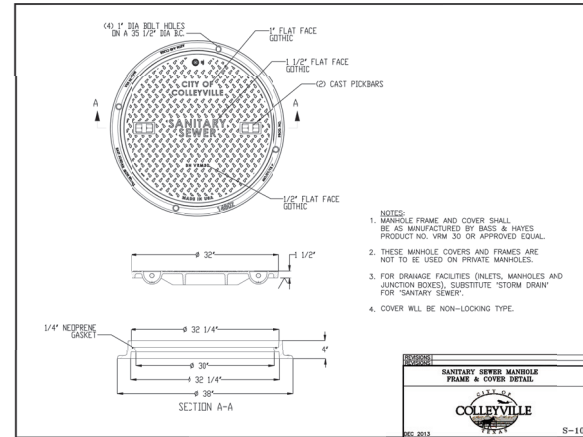
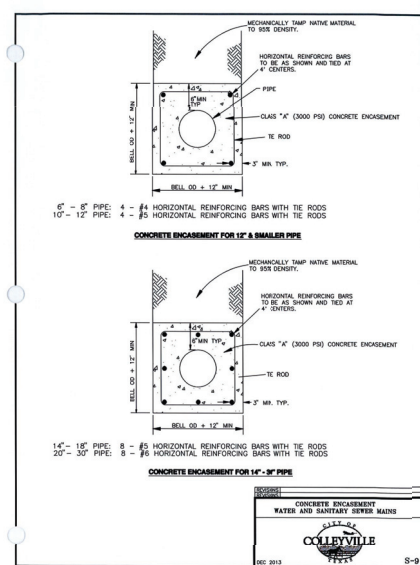
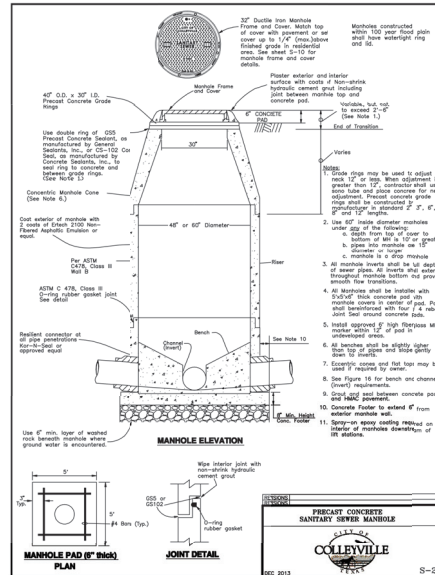
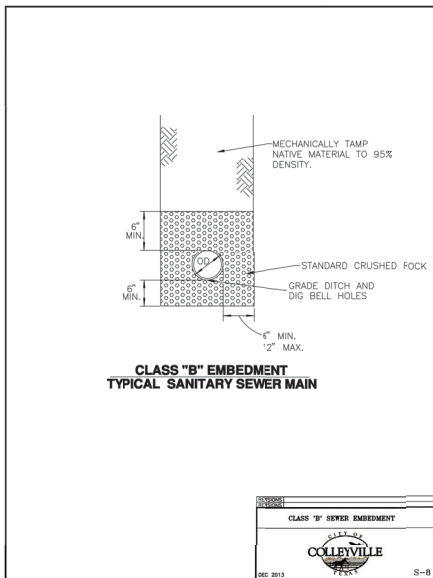
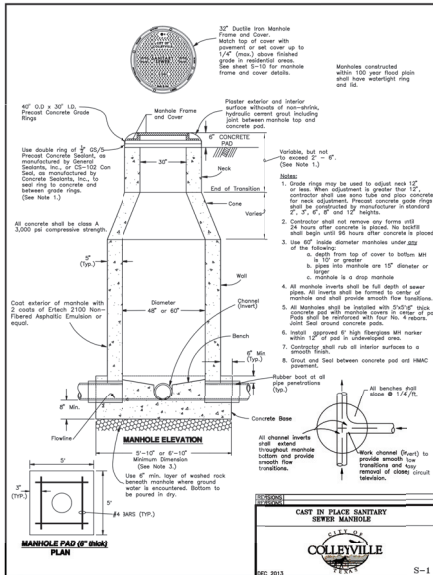
20 OF 28

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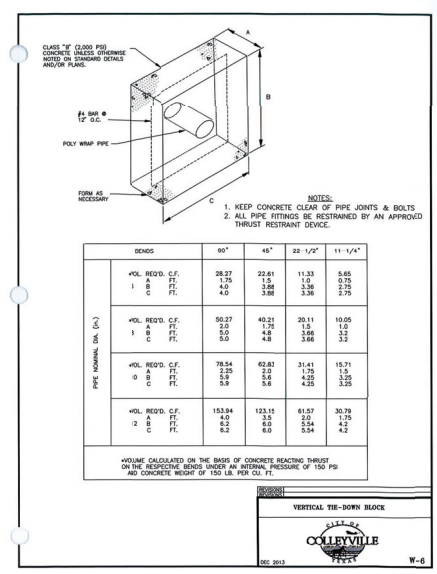
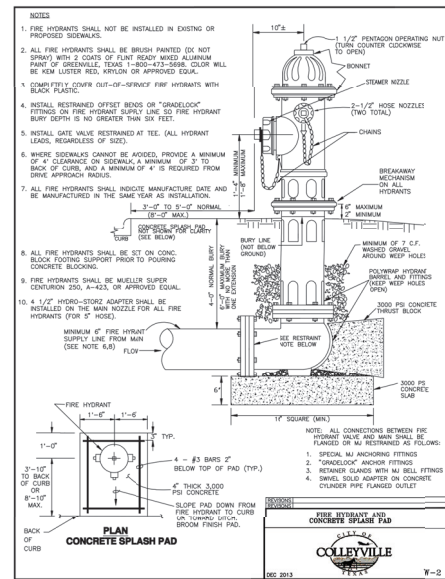
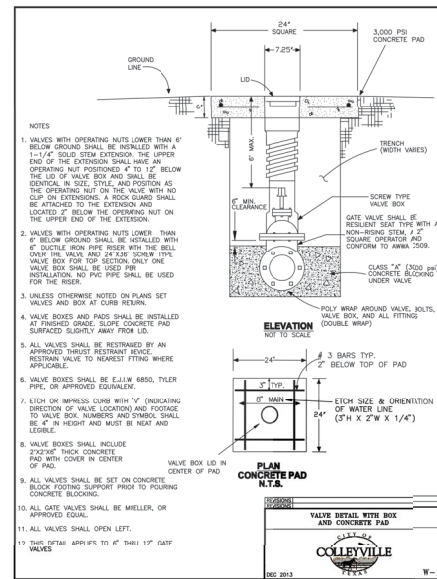
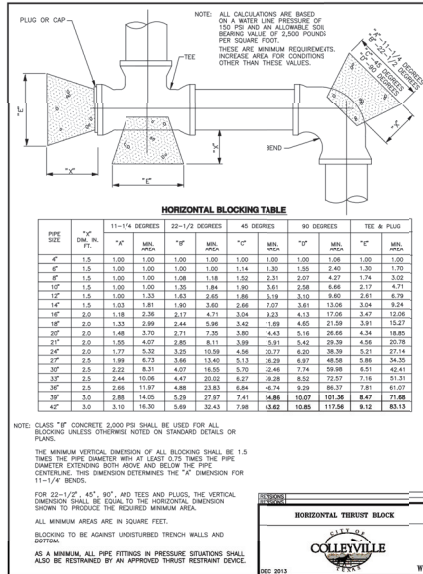
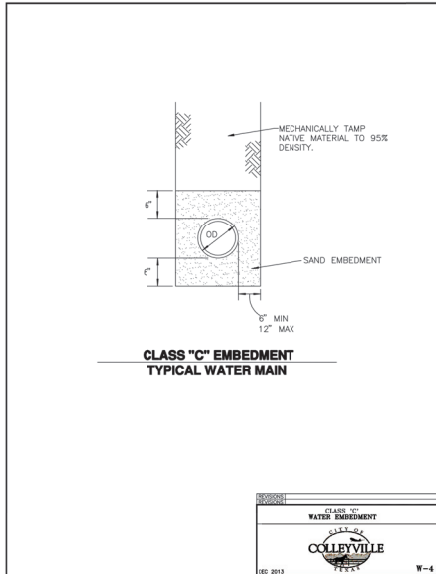
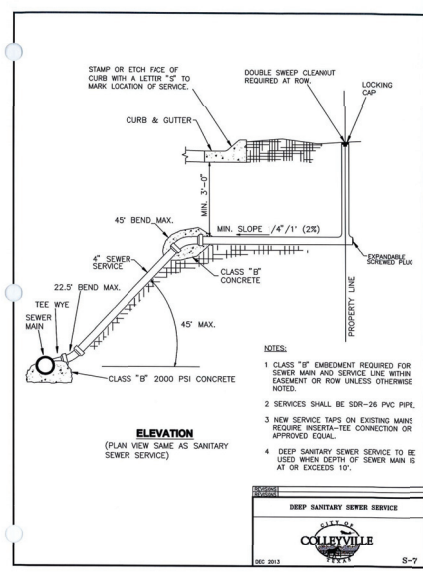
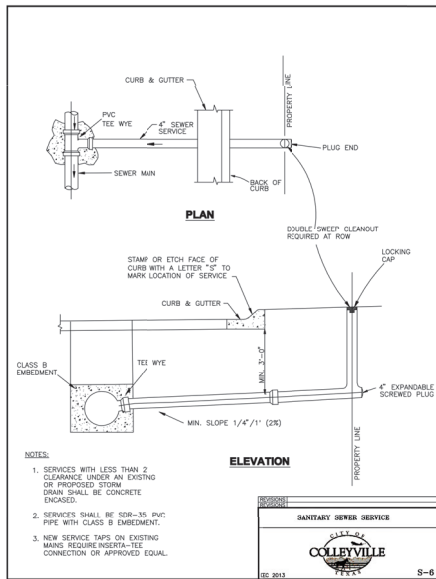
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Construction Plans

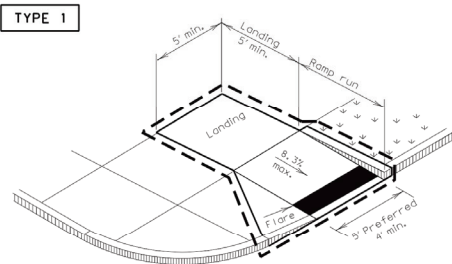




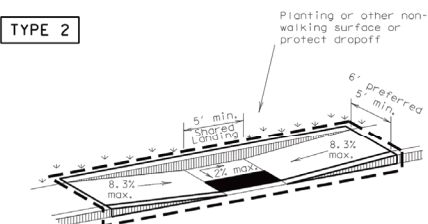
Construction Plans



Construction Plans

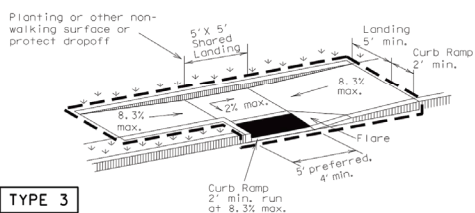


PERPENDICULAR CURB RAMP

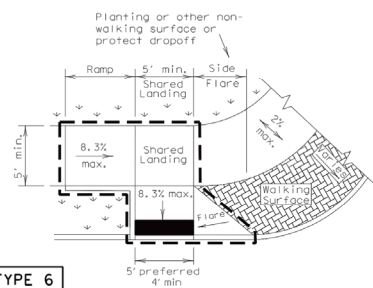


PARALLEL CURB RAMP

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

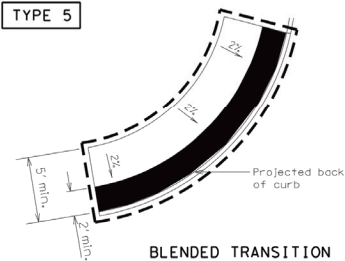


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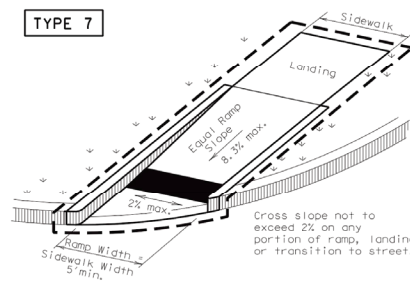


TYPE 6

COMBINATION CURB RAMPS

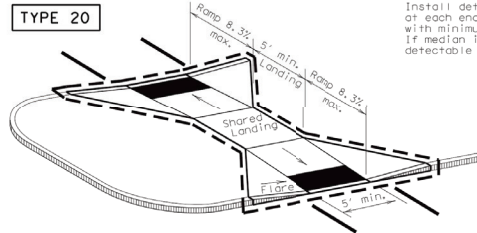


BLENDING TRANSITION

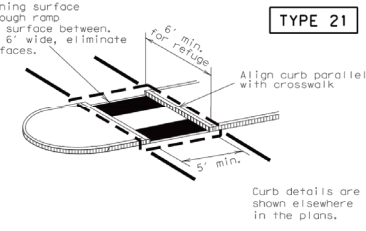


(Sidewalk set back from curb)

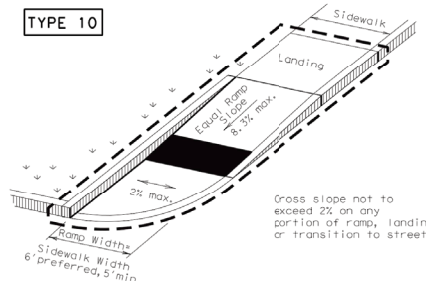
DIRECTIONAL RAMPS WITHIN RADIUS



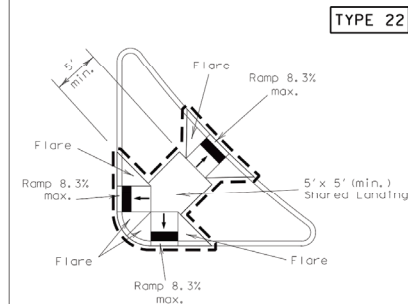
CURB RAMPS AT MEDIAN ISLANDS



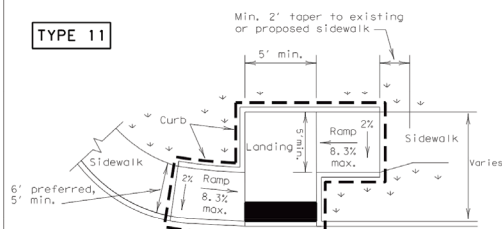
Curb details are shown elsewhere in the plans.



(Sidewalk adjacent to curb)



COMBINATION ISLAND RAMPS



OFFSET PARALLEL CURB RAMP

NOTES / LEGEND:

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

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

— Ramp Limits of Payment

■ Detectable Warning Surface

SHEET 1 OF 4

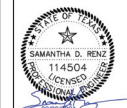
Design
Division
Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-12A

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


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 817-539-2700 evolvingtxas.com

[illegible]

EASTPOINTE TERRACE
AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CROWNING
SUBDIVISION, BEING A PORTION OF LOT 1, BLOCK 1, MEAS. AN ADDITION TO THE
CITY OF COLLEYSVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93,
PLAT 1, IN THE PUBLIC RECORDS OF THE COUNTY OF WASHINGTON,
THAT CERTAIN CALLED LOT 1, BLOCK 1, CONNECTED TO C&G
DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEYSVILLE, TEXAS

TXDOT Details 1 of 4

General Notes

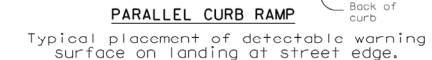
3. Install a curb ramp or blended transition at each pedestrian street crossing.
2. All slopes shown are maximum allowable. Lesser slopes that will still drain properly should be used. Adjust curb ramp length or grade of approach sidewalks as directed.
3. The minimum sidewalk width is 5'. Where the sidewalk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

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



DIRECTIONAL CURB RAMP

Typical placement of detectable
warning surface on sloping ramp run.

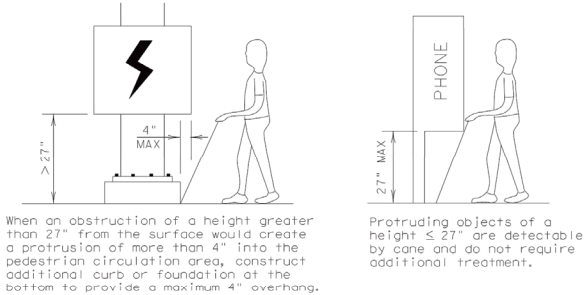
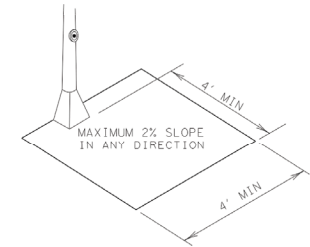
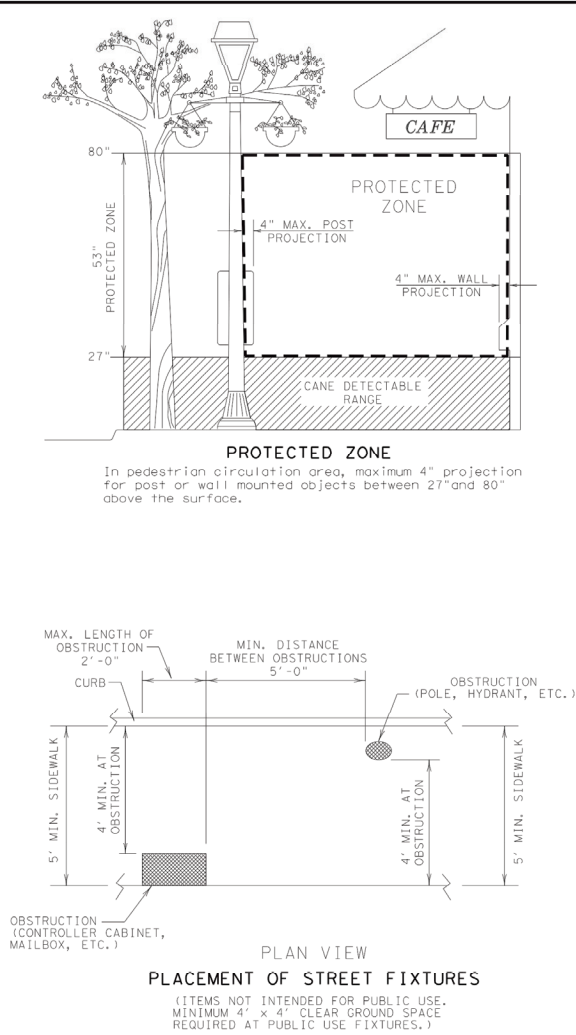
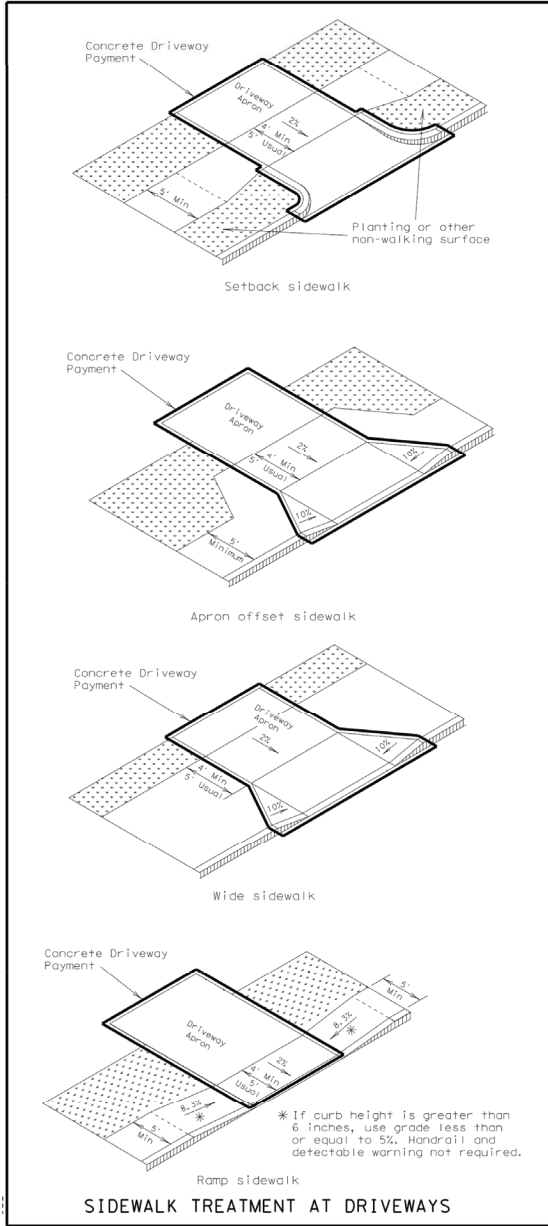


24. Furnish detectable warning paver units meeting all requirements of ASTM C-936, C-33. Lay in a two by two unit basket weave pattern or as directed.
25. Lay full-size units first followed by closure units consisting of at least 25 percent of a full unit. Cut detectable warning paver units using a power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

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

SHEET 2 OF 4		Design Innovation Standard															
Texas Department of Transportation																	
PEDESTRIAN FACILITIES CURB RAMPS PED-12A																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 40%;">FILE: ped12a.dgn</td> <td style="width: 10%;">DTH: TXDOT</td> <td style="width: 10%;">CHK: PK</td> <td style="width: 10%;">DIN: TXDOT</td> <td style="width: 10%;">CHK: H</td> </tr> <tr> <td>⑥ TXDOT Moran 2002</td> <td>CONT</td> <td>SECT</td> <td>JOB</td> <td>HIGHWAY</td> </tr> <tr> <td colspan="2">VP Date 13, 2012</td> <td>DIST</td> <td>COUNTY</td> <td>SHEET NO.</td> </tr> </table>			FILE: ped12a.dgn	DTH: TXDOT	CHK: PK	DIN: TXDOT	CHK: H	⑥ TXDOT Moran 2002	CONT	SECT	JOB	HIGHWAY	VP Date 13, 2012		DIST	COUNTY	SHEET NO.
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⑥ TXDOT Moran 2002	CONT	SECT	JOB	HIGHWAY													
VP Date 13, 2012		DIST	COUNTY	SHEET NO.													

Construction Plans



SHEET 3 OF 4

Texas Department of Transportation

Design Division Standard

PEDESTRIAN FACILITIES

CURB RAMPS

PED-12A

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© TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISIONS				
VP June 13, 2012	DIST	COUNTY	SHEET NO.	

TYPE NO. 1-12422

evolving

civil engineering • planning

4205 Inwood, Suite 420, Fort Worth, TX 76102

817-291-2700 • info@evolvingmax.com

SAMANTHA D. RENZ

114504

PROFESSIONAL ENGINEER

STATE OF TEXAS

EASTPOINTE TERRACE

TXDOT Details 3 of 4

6480 POOL ROAD

COLLEVILLE, TEXAS

SCALE: N.T.S.

DRAWN BY: RAL

DESIGNED BY: RAL

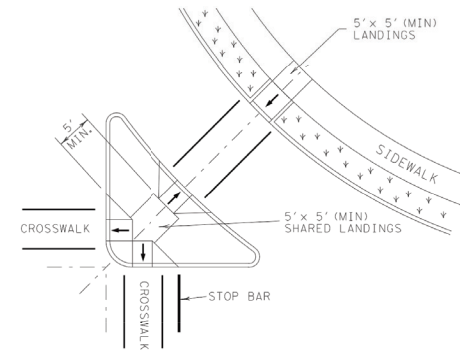
CHECKED BY: ISR

PROJECT NO: 2016001

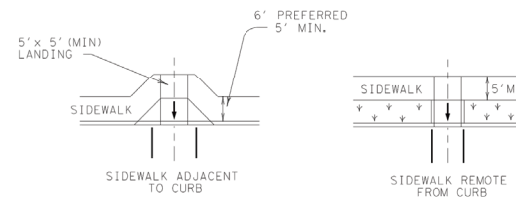
DATE: AUGUST 24, 2018

SHEET: 27 OF 28

\\2016\2016081 - 6480 Prod Prod Development - [Collybie]\Engineering\Const5a - Rev 549\2017\2016081\CONSTRUCTION DETAILS.dwg -- 2021-02-22, 9:14 PM -- [William



AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



 Texas Department of Transportation		<i>Design Division Standard</i>		
PEDESTRIAN FACILITIES CURB RAMPS PED-12A				
FILE: ped12a.dgn	DW TxDOT	CKI PKI	DW TxDOT	CKI HD
① TxDOT March 2002	CONT	SECT	JOB	HIGHWAY
REVISONS	DIST		COUNTY	SHEET NO.
VP June 13, 2012				

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

[illegible]

EASTPOINTE TERRACE

AN 8162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING SURVEY, ABSTRACT NUMBER 254, TARRANT COUNTY, TEXAS; BEING A PORTION OF LOT 1E, BLOCK 9, ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS; ALSO BEING A PORTION OF PLAT RECORDS, TARRANT COUNTY, TEXAS. ALSO BEING A PORTION OF THAT CERTAIN DEVELOPED PARTNERSHIP, LTD.

**6480 POOL ROAD
COLLEYVILLE, TEXAS**

TXDOT Details 4 of 4

RESOLUTION R-18-4270

A RESOLUTION APPROVING A REQUEST FOR A WAIVER FROM THE CONSTRUCTION AND ESCROW REQUIREMENTS FOR A SIDEWALK AT EASTPOINTE TERRACE SUBDIVISION LOCATED AT 6480 POOL ROAD

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

- Sec. 1. THAT the sidewalk construction requirement under to Chapter 9, Section 9.19 of the City's Land Development Code for the Eastpointe Terrace subdivision located at 6480 Pool Road (the "Property"), as depicted in Exhibit "A" hereto, is hereby waived, subject to City Council's approval of a final plat containing the following conditions:
1. The final plat shall contain a minimum five foot (5') wide landscape easement situated along the south side of the Property, as depicted in Exhibit "A", sufficient to provide light and sound screening, particularly from vehicular traffic within the Property, adequate to ensure the properties immediately to the south are protected from light and sound originating from the Property, as approved by the City staff as to type and planting; and
 2. The final plat shall contain a detailed note describing the landscape buffer easement requirements, which shall be in compliance with Section 1.1 herein and subject to City Council approval; and
 3. The final plat shall contain a note providing that a one year warranty shall be provided for the landscape screen, after which the HOA will maintain the landscape buffer easement depicted in Exhibit "A". This note shall further include a requirement that the HOA have and maintain a permanent irrigation system adequate to maintain the landscape buffer easement.
- Sec. 2. THAT the City hereby waives the escrow payment in lieu of sidewalk construction within the area depicted in Exhibit "A" for the landscape buffer easement.

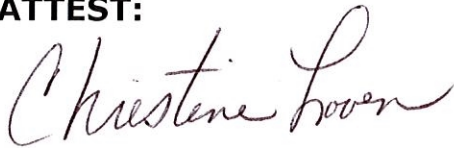
Sec. 3. THAT this Resolution shall become effective immediately upon passage; provided that, the sidewalk construction waiver for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF **6** AYES, **0** NAYS, AND **0** ABSTENTIONS ON THIS THE 5TH DAY OF JUNE 2018.

Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 5, Chuck Kelley	<u>Absent</u>
Place 3, Kathy Wheat	<u>Aye</u>	Place 6, Callie Rigney	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

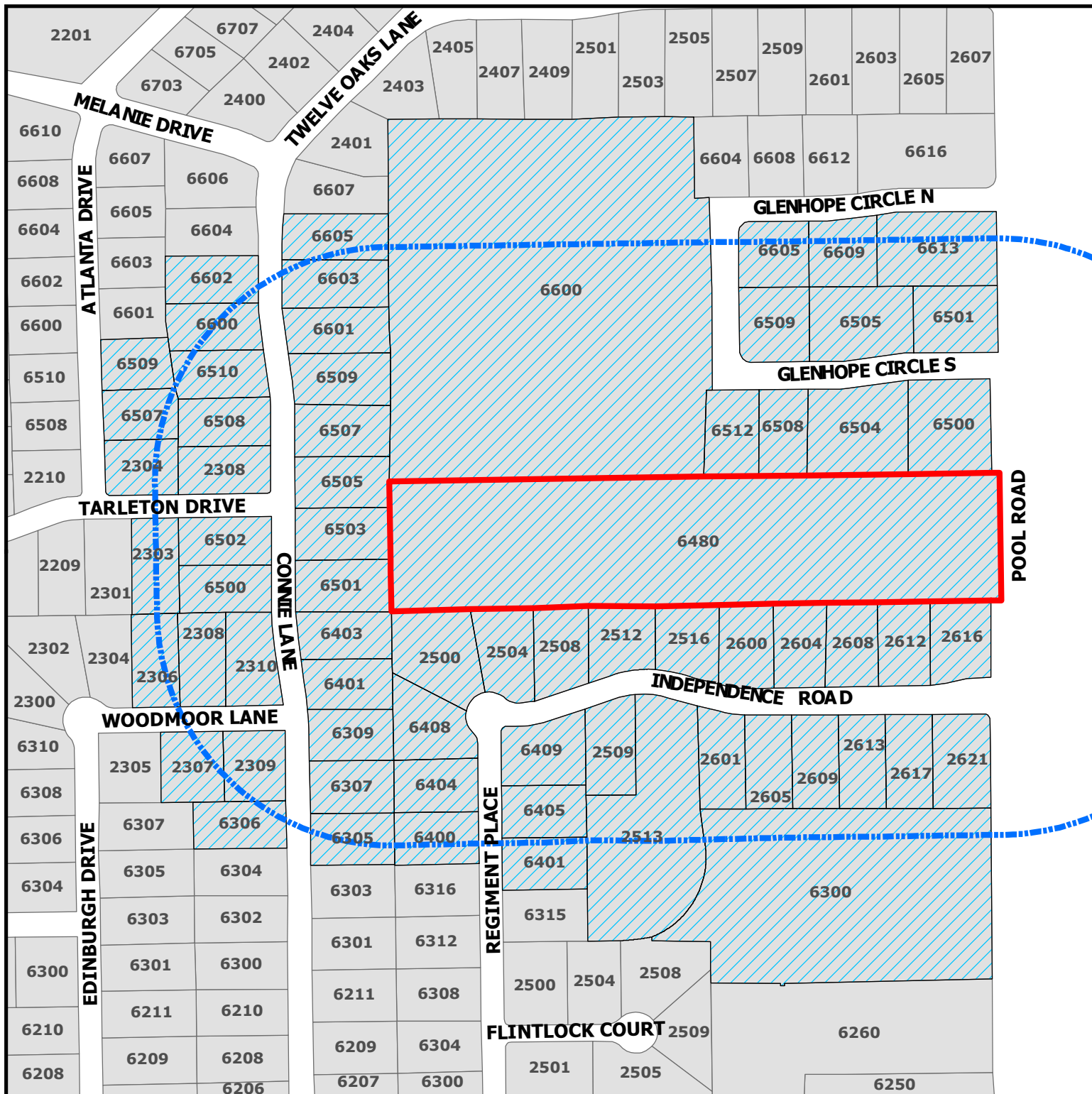


Richard Newton
Mayor

Attachment "A"

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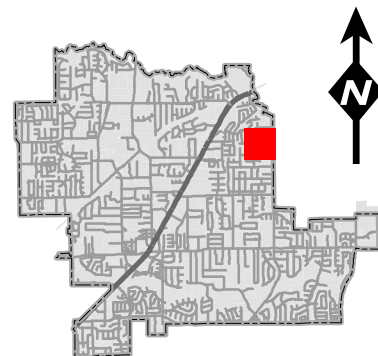
Notification Map



PC21-004
6480 Pool Road

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

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



Notification List

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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

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

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

Zoning Case: PC20-004

Applicant: Samantha Renz

Owner: G&G Development Partnership LTD

Location: 6480 Pool Road

Property Description: Lot 1, Miles Addition

Present Zoning: R-20 Single Family Residential

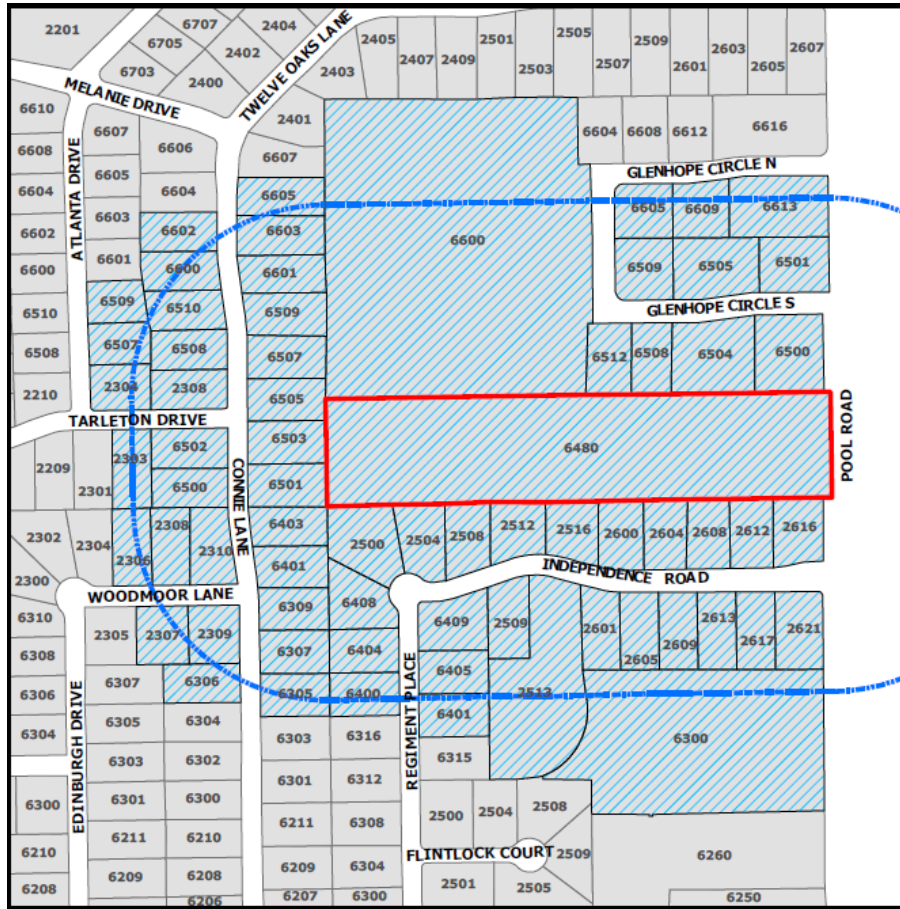
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

May 4, 2021

Colleyville Planning and Zoning Commission

Re: Eastpointe Terrace Development Project at 6480 Pool Road

We live at 2516 Independence Road which is on the north side of Independence so that our property abuts the proposed Eastpointe Terrace development. We have some concerns regarding the proposed development and request that the Commission consider these concerns when determining whether to approve the development plans.

Proximity of New Street to Existing Homes:

Our main concern is that having a street close behind our property will interfere with the use and enjoyment of our property and would negatively impact the market value of our house. Below, we offer a suggestion that would mitigate our concerns and that could well have a positive outcome for the developer.

As currently configured, the street would be 15 feet from our rear lot line presuming the 36 foot street is centered in the 56 foot right of way (including a 5 foot easement on the plan). The developer is asking for a waiver related to tree cover minimums. Perhaps a way to meet the objectives of the developer and to mitigate our concern would be to 1) reduce the lot depths by 10 feet (they would still be at least 200 feet deep and meet the 20,000 square foot minimum), 2) move the street right of way 10 feet to the north and 3) place the street on the northernmost portion of the right of way.

These changes would result in a 35 foot greenbelt buffer between our rear lot line and the new road. This would address our concern and from a developer's viewpoint, the revised configuration will likely improve the marketability of the lots. The current configuration of a 15 foot buffer combined with the proposed wall along the property line might give prospective buyers the feel of driving down an alley way whereas the proposed 35 foot greenbelt buffer would provide more distance from the fence and could be landscaped with bushes and trees (in exchange for the tree cover waiver). This would create more of a park-like setting that would greatly improve the curb appeal of the development and quite possibly improve the price and pace of sales of the lots.

Section 9.11 of the Colleyville Land Development Code

Section 9.11 of the Colleyville land Development Code calls for avoiding double frontage lots unless some exception warrants otherwise. The code section text does not provide for a threshold that the exception should meet to tilt the decision in favor of the developer or adjacent homeowners. We suggest that the exception being relied on in this case should be included as part of the development plan application documents and publicized for the purpose of providing affected homeowners a

reasonable opportunity to respond to the claimed exception. By allowing public comment, the Commission will have the benefit of hearing all sides before making its decision on the proposed development plan.

Other Items of Concern:

Drainage – surface water naturally flows from our property to the subject property. In addition, there are pipe drains that empty onto the subject property. We are concerned that any grading or fence construction does not interfere with current drainage flows and existing drainpipes that allow water to drain from our property onto the subject property.

Street lights – concern is that the design and placement ensures that they do not shine into the homes of residents on Independence Road.

Street elevation – concern is that this can impact the amount of headlight glare and noise that some residents on Independence Road experience.

Thank you for considering the issues raised in this letter as you deliberate the approval of the development project.

Mary Ruocchio

Richard Ruocchio

2516 Independence Road

Colleyville, TX 76034

RESOLUTION R-21-XXXX

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

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

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

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

AND IT IS SO RESOLVED.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit

NAME, ADDRESS, PHONE, AND CITY OF THE PERSONS WHO HAVE BEEN ADVISED BY YOU THAT THEY HAVE BEEN SELECTED TO PARTICIPATE IN THE RESEARCH PROJECT, AND THE DATE OF THE NOTIFICATION. (If the person is deceased, please indicate the date of death.)

OWNER'S AGENT

TITLE

STATE OF TEXAS
COUNTY OF JOHNSON

BETWEEN ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____, WHOSE NAME IS SUFFICIENTLY KNOWN TO ME, AND WHOSE IDENTITY AND WHOSE QUALITY AS THE FOREGOING INSTRUMENTAL AND ACKNOWLEDGED CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED _____, COAST UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2020.

NOTARY PUBLIC

[illegible]

ANY PUBLIC UTILITY, INCLUDING THE CITY COLLECTORATE, SHALL HAVE THE RIGHT TO MOVE AND KEEP WOODS ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTH OR IMPROVEMENTS WHICH IN ANY MANNER ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, REPAIRS, OR OPERATION OF ANY PUBLIC UTILITY. THE CITY COLLECTORATE, SHOWN ON THE PLAN, SHALL HAVE THE RIGHT TO ENTER ANY LAND, OR PORTION THEREOF, TO LOCATE, CONSTRUCT, MAINTAIN, REPAIR, OR OPERATE ANY PUBLIC UTILITY, INCLUDING THE CITY COLLECTORATE, AND TO HAVE THE RIGHT AT ALL TIMES OF ACCESS TO AND FROM AND UPON AND ACROSS ANY LAND, OR PORTION THEREOF, AND TO HAVE THE RIGHT OF EGRESS TO AND FROM AND UPON AND ACROSS ANY LAND, OR PORTION THEREOF, FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRS, OR OPERATION OF ANY PUBLIC UTILITY, INCLUDING THE CITY COLLECTORATE, AND TO HAVE THE RIGHT OF EGRESS TO AND FROM AND UPON AND ACROSS ANY LAND, OR PORTION THEREOF, FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, MAINTENANCE, REPAIRS, OR OPERATION OF ANY PUBLIC UTILITY, INCLUDING THE CITY COLLECTORATE, WITHOUT THE NECESSITY AT ANY TIME OF RECEIVING THE PERMISSION OF ANYONE.

NO CONSTRUCTION OR FILING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLETVILLE SHALL BE ALLOWED WITHIN A FLOODPLAIN DESIGNATED AS A HIGH RISK AREA AFTER DETAILED ENGINEERING STUDIES HAVE BEEN COMPLETED. THE CITY ENGINEER SHALL BE NOTIFIED OF THE PROPOSED CONSTRUCTION BECOMING A PARTY TO THE REVIEW WHERE CONSTRUCTION IS PERMITTED. ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

LANDSCAPE BUFFER EXISTENT HAS BEEN PLACED ON THE SOUTH SIDE OF THE LOT. THE BUFFER SHALL BE MAINTAINED TO THE PROPERTY LINE, BEING SUFFICIENTLY WIDE TO MAINTAIN THE PROPERTIES TO THE SOUTH AS PROTECTED FROM LIGHT AND SOUND OBSCURATION FROM THE PROPERTY AS ASSIGNED BY THE CITY STAFF AS TO TYPE AND PLACING. A ONE YEAR WARRANTY SHALL BE PROVIDED BY THE OWNER OF THE SUBJECT PROPERTY TO THE CITY OF CHICAGO TO MAINTAIN THE BUFFER. THE CITY OF CHICAGO, AFTER EXAMINING A PERMANENT IRRIGATION SYSTEM MAINTAINED BY THE HOA, ADEQUATE TO MAINTAIN THE LANDSCAPE SCREEN IS REQUIRED WITHIN THE EXISTENT.

[illegible]

ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 620
FORT WORTH, TEXAS 76102
(817) 529-2700

[illegible]

PLANNING AND ZONING COMMISSION APPROVAL

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

CARMAHA, PLANNING AND ZONING COMMISSION _____

ATTY'S SECRETARY, PLANNING AND ZONING COMMISSION _____

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLETTVILLE, TEXAS, VOTED AFFIRMATIVELY ON _____ DAY OF _____ 20____, TO APPROVE THIS PLAN

WATSON _____

ATTY'S CITY SECRETARY _____

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

SURVEYOR'S CERTIFICATION
I, STEVE J. HIGHTMAN, DO CERTIFY THAT I PREPARED THIS PLAN AND
ACCOMPANYING INSTRUMENTS IN ACCORDANCE WITH THE REQUIREMENTS
AND REGULATIONS OF THE LAND AND MINING ACT, THE CONVEYANCES
ACT AND THE SURVEY ACT, AND I AM A MEMBER OF THE ASSOCIATION OF
REGISTERED PROFESSIONAL SURVEYORS OF THE PROVINCE OF ONTARIO
OF THE CITY OF KENILWORTH, ONTARIO.

DECLARATORY NOT TO BE RECORDED

REGISTERED PROFESSIONAL LAND SURVEYOR
TAXID REGISTRATION NO. 6084

GEOMATIC SOLUTIONS, INC.
3000 S. HULEN, SUITE 152-40, FORT WORTH, TEXAS
OFFICE: 817-487-8916

Scale: 1"=100' Date of 06/26/2015 - FINAL PLAT
Drawn: OF
Checked: SH Job: 2020-0175

THE SURVEYED LAND IS LOCATED IN THE
COUNTY OF TARRANT, TEXAS
SECTION 36, TOWNSHIP 10 NORTH, RANGE 12 WEST



Drawn: OF	Checked: SJH	Job: 2020-1075
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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 5/10/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a zoning change from PUD-C Planned Unit Development-Commercial zoning district to RE Single Family "Estate" Residential zoning district on Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case ZC21-010, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Explanation

Tamara Spicer, the applicant, has submitted a request for a zoning change on Lots 1A & 2A, Block 1, Village Court, being approximately 1.93 acres, and zoned PUD-C Planned Unit Development - Commercial. The purpose is to rezone from the PUD-C Planned Unit Development - Commercial district to the RE Single-Family 'Estate' Residential district for one new single-family home. There are no new lots proposed.

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

Proposed Zoning:

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

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

Max. Impervious Coverage 50%

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

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

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

Drainage: NA

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

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

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

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

Aerial Map



ZC21-010

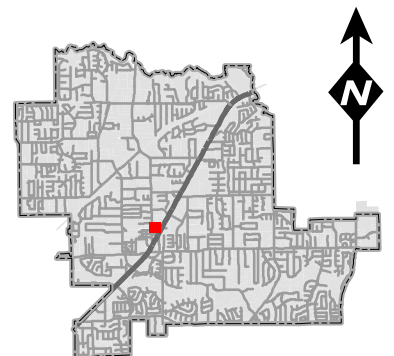
5217 and 5201 Pleasant Run Road

DISCLAIMER:

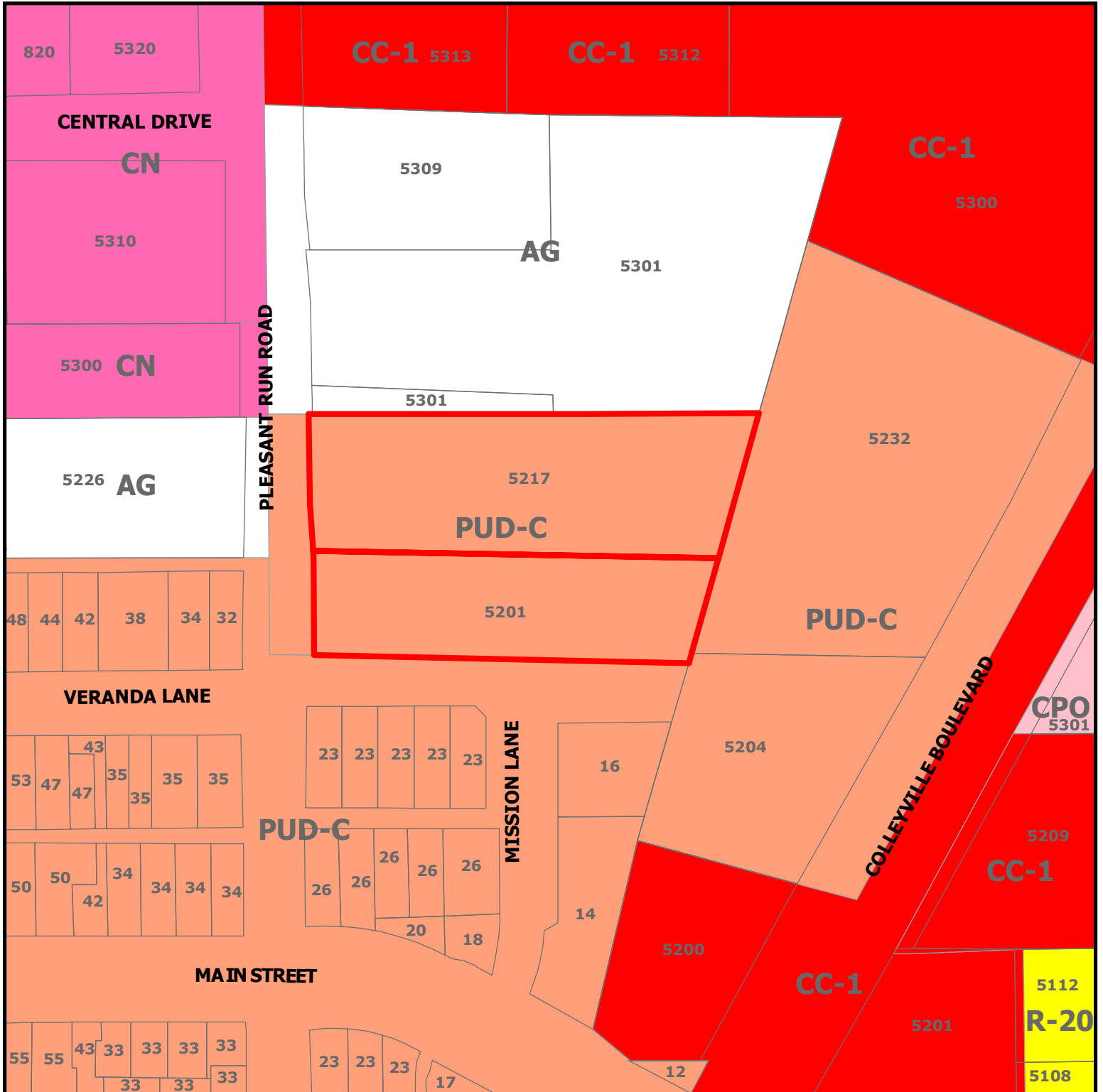
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Subject Property



Zoning Map



ZC21-010

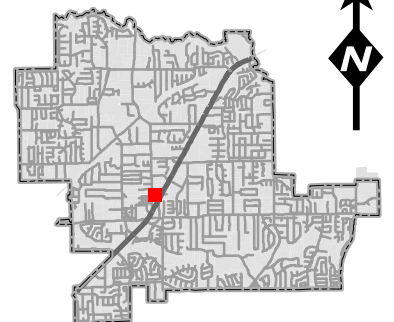
5217 and 5201 Pleasant Run Road

DISCLAIMER:

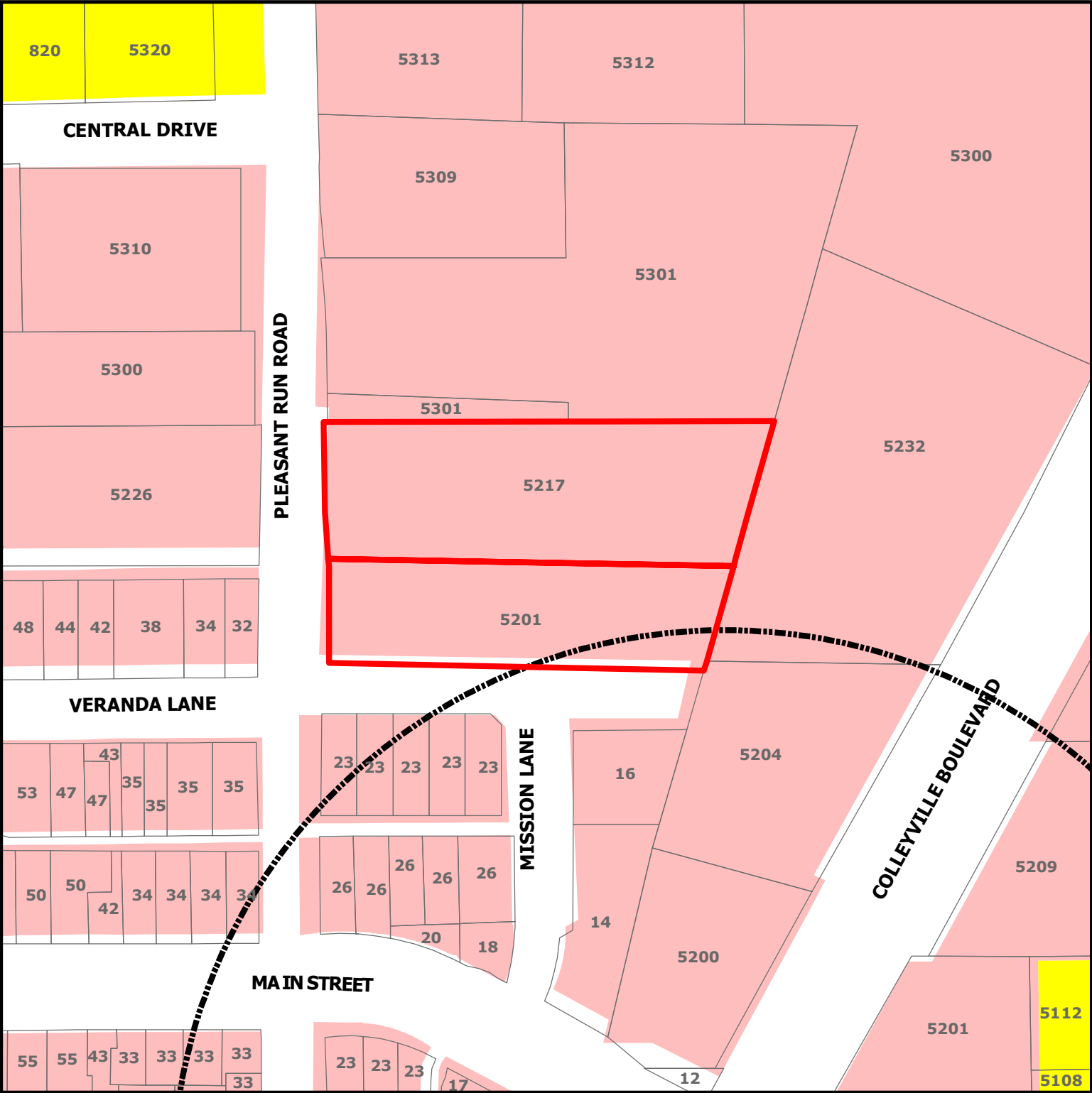
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Subject Property



Future Land Use Map

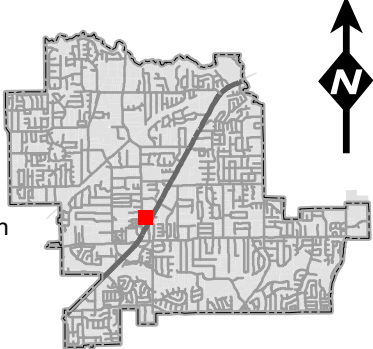


ZC21-010

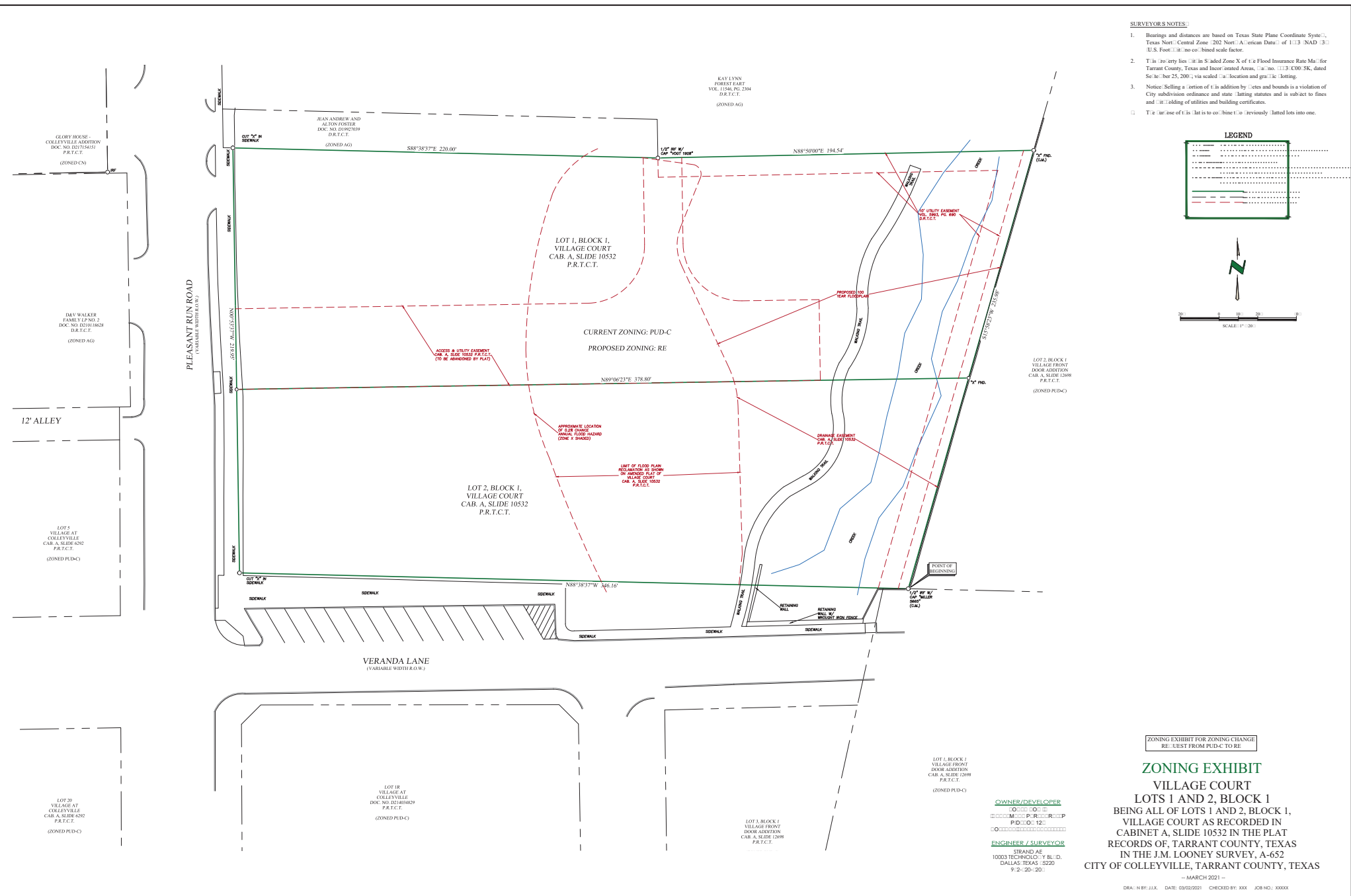
5217 and 5201 Pleasant Run Road

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



Zoning Exhibit



Zoning Exhibit

ZONING EXHIBIT

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

PROPERTY DESCRIPTION:

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

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

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

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

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

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

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

RPLS No. 6459

ZONING EXHIBIT

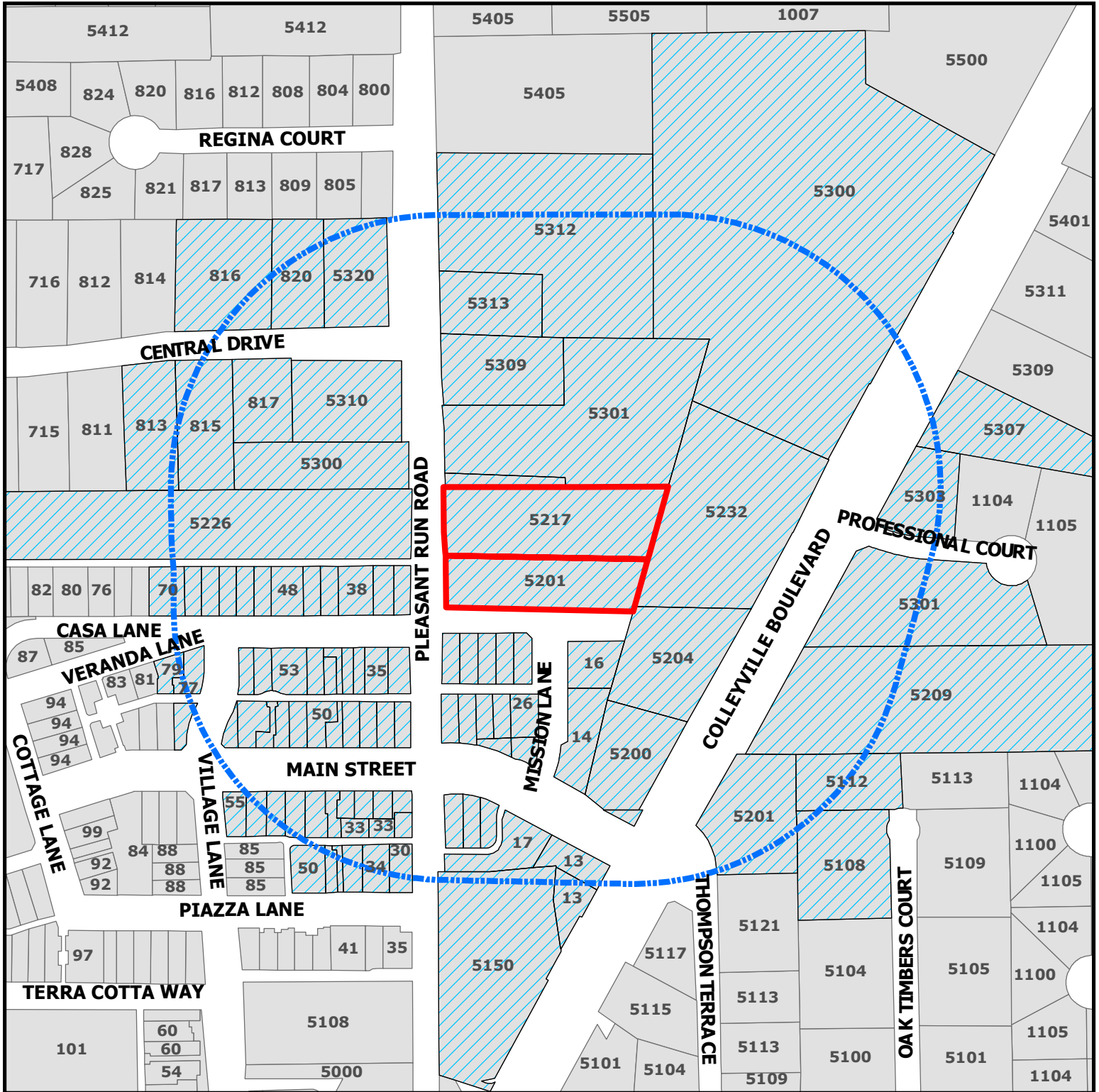
VILLAGE COURT

LOTS 1 AND 2, BLOCK 1

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

-- MARCH 2021--

Notification Map

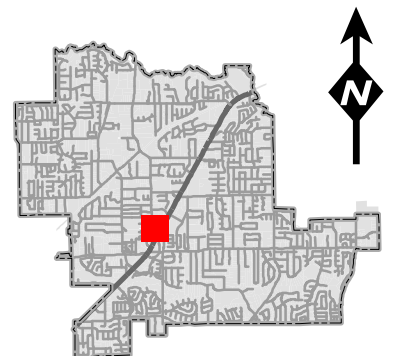


ZC21-010

5217 and 5201 Pleasant Run Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
BURDETTE, MARK L	77 VERANDA LN	COLLEYVILLE, TX	76034	64 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX	76034	815 CENTRAL DR
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX	76034	77 VERANDA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 210
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	48 VERANDA LN
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX	76034	816 CENTRAL DR
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX	76034	5320 Pleasant Run RD
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
FEAGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE JV LLC	610 DEFOREST CT	COPELL, TX	75019	76 MAIN ST
C & S SKY BLUE CORPORATION	2127 SERENE CT	KELLER, TX	76248	5307 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
LFA PROPERTIES LLC	7904 SHEFFIELD CT	NORTH RICHLAND HILLS, TX	76182	
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5313 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX	76034	820 CENTRAL DR
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5310 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DDK REAL ESTATE INV LLC	7212 THAMES TRL	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX	76034	60 VERANDA LN # 210
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 211
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX	76034	44 VERANDA LN
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX	76034	66 VERANDA LN # 510
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX	76034	817 CENTRAL DR
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
WILLIAMS, ALFLOYD	33 MAIN ST 210	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
MCR VENTURES LLC	3716 BLOSSOM HEATH RD	DAYTON, OH	45419	33 MAIN ST
TULLY, SUSAN	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
COLLEYVILLE HEIGHTS	825 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SPICER, TAMARA L	90 CASA LANE	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 12, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, May 4, 2021 & Tuesday, May 18, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from PUD-C Planned Unit Development – Commercial zoning district to RE Single Family ‘Estate’ Residential zoning district. The purpose of the request is to allow for the development of one (1) new single-family residential home. No new lots are proposed.

Zoning Case: ZC21-010

Applicant: Tamara L. Spicer

Owner: South Bowie Investment Partners, LP

Location: 5217 & 5201 Pleasant Run Road

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

Present Zoning: PUD-C Planned Unit Development-Commercial

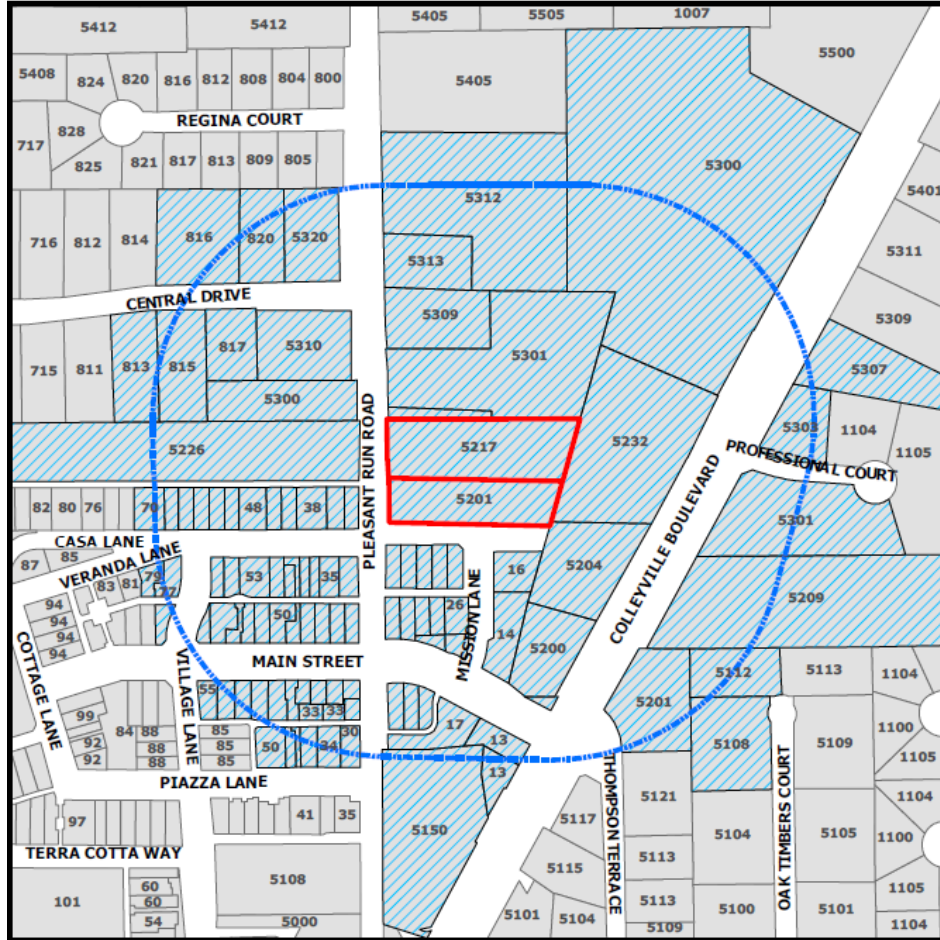
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AND IT IS SO ORDERED.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

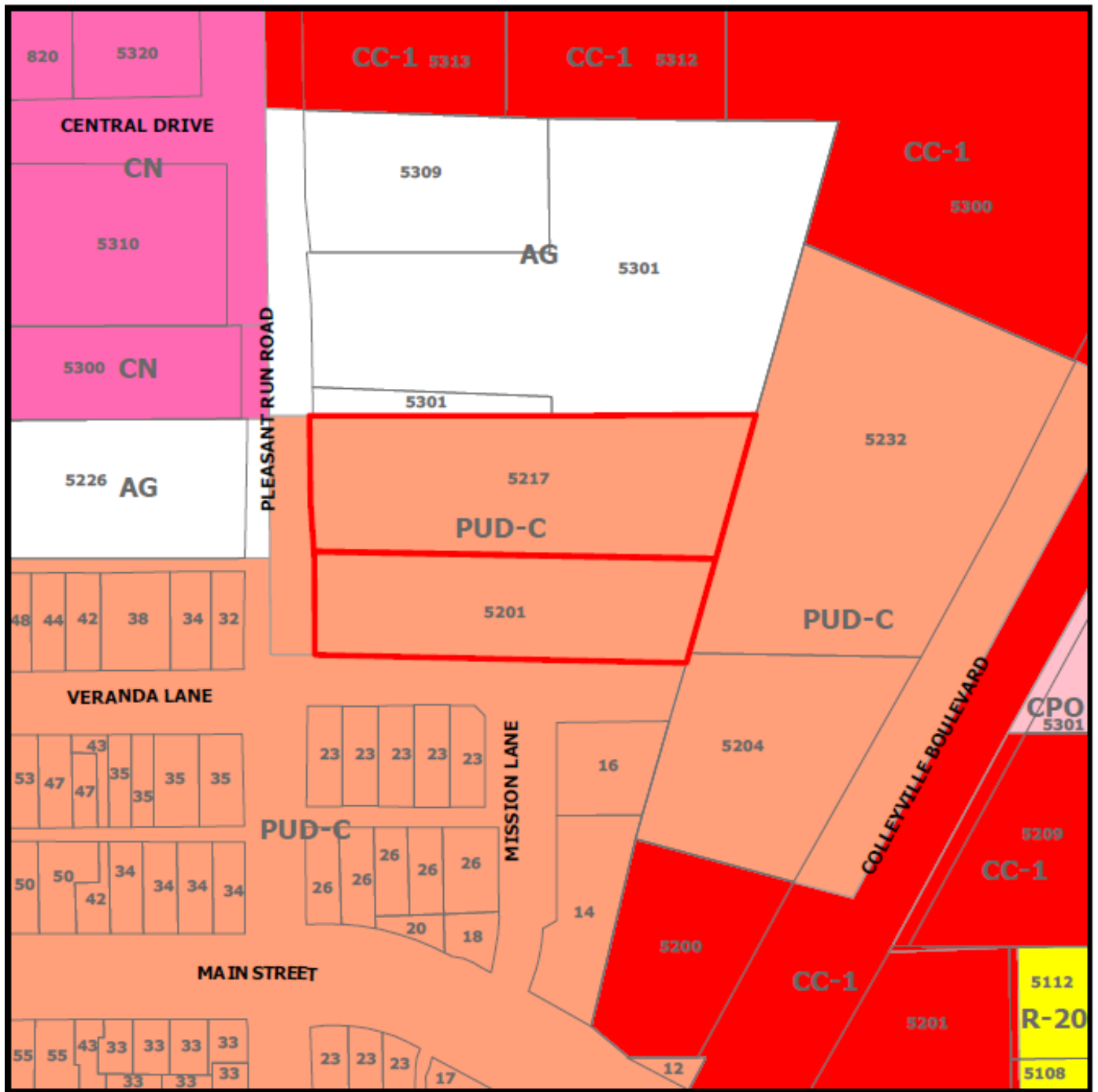
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 5/10/2021	Number
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Replat for Lot 1R, Block 1, Village Court, being Lot A1 & A2, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road, Case PC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING

Explanation

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

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

Proposed Zoning:

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

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

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

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

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

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

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

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

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

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

required by State law and the Land Development Code.

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

Recommendation

Approve

Attachments

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

Aerial Map

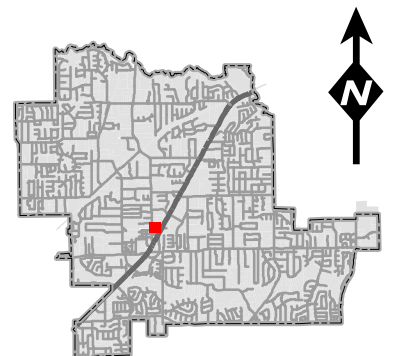


PC21-008

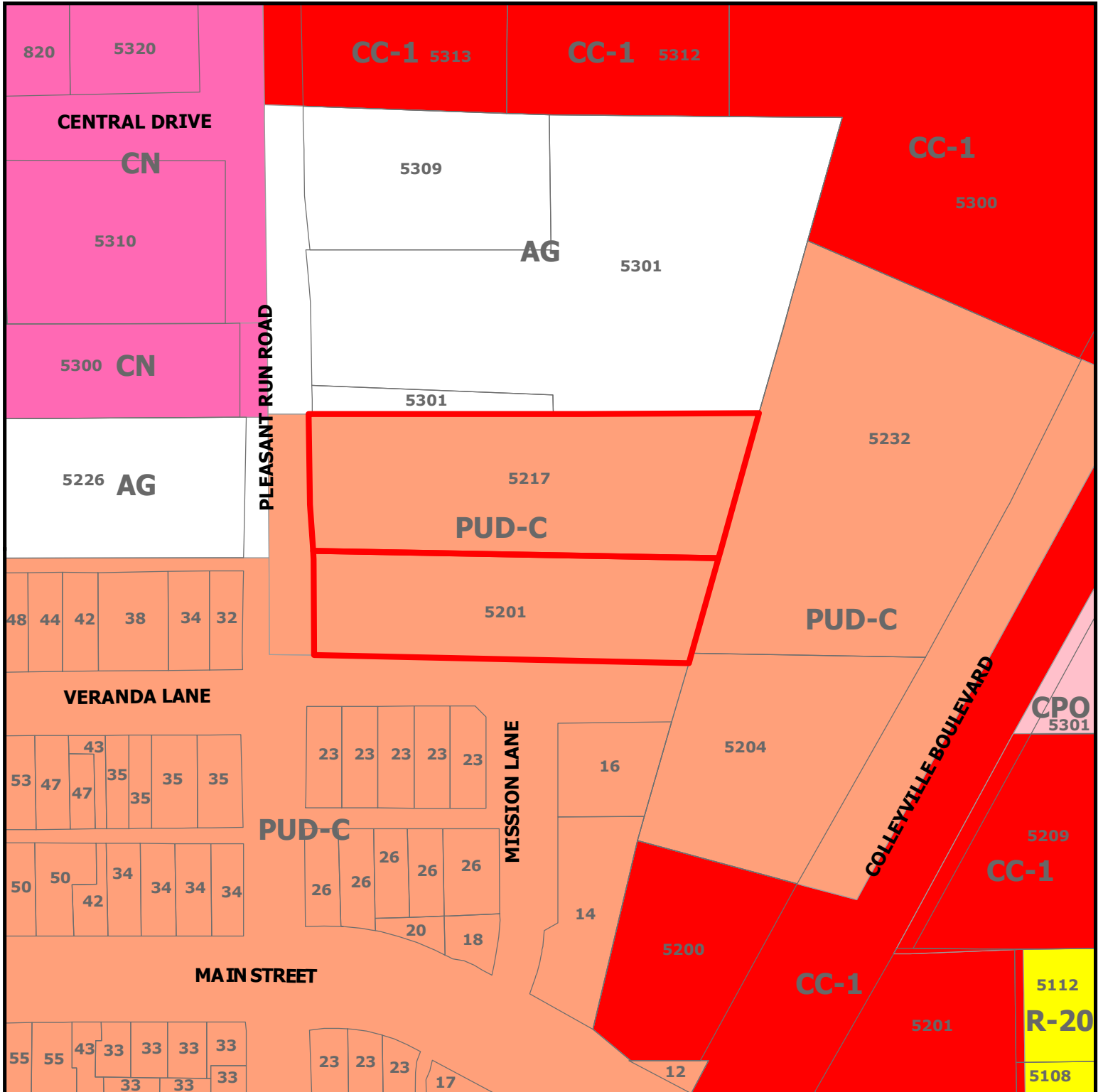
5217 and 5201 Pleasant Run Road

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

 Subject Property



Zoning Map

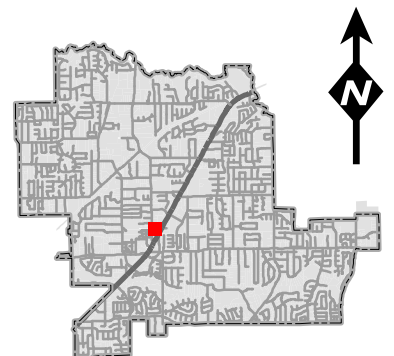


PC21-008

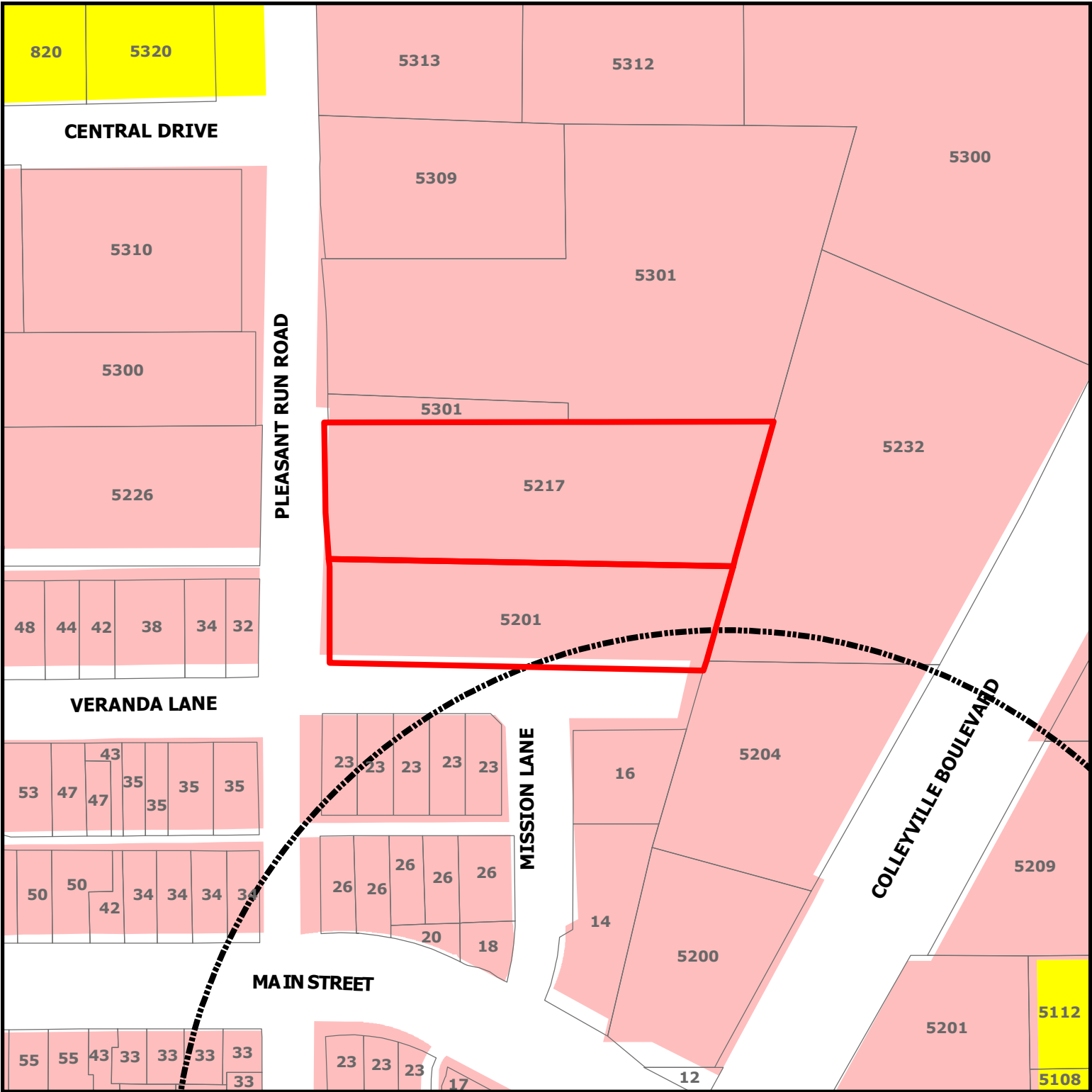
5217 and 5201 Pleasant Run Road

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 Subject Property



Future Land Use Map

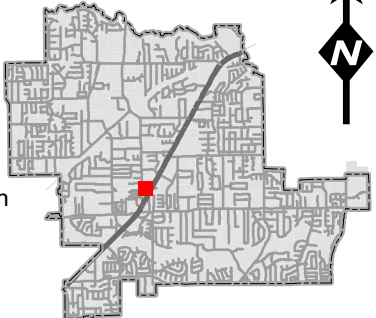


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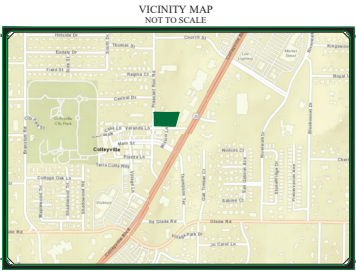
PC21-008

5217 and 5201 Pleasant Run Road

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

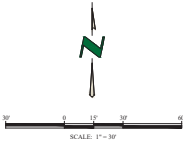


Plat Exhibit



SURVEYOR'S NOTES:

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



STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED AS A DEED UNTIL IT IS CANCELLED BY THE SURVEYOR'S OFFICE.

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

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF XXXXXX §

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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

Witness by our hands this _____ day of _____, 2021

By: _____

XXXXXXXX - Owner

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL:

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

Chairman, Planning and Zoning Commission _____

Attest Secretary, Planning and Zoning Commission _____

CITY COUNCIL APPROVAL:

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

Chairman, Planning and Zoning Commission _____

Attest Secretary, Planning and Zoning Commission _____

REPLAT
VILLAGE COURT
LOT 1R, BLOCK 1

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

OWNER/DEVELOPER

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

ENGINEER / SURVEYOR

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

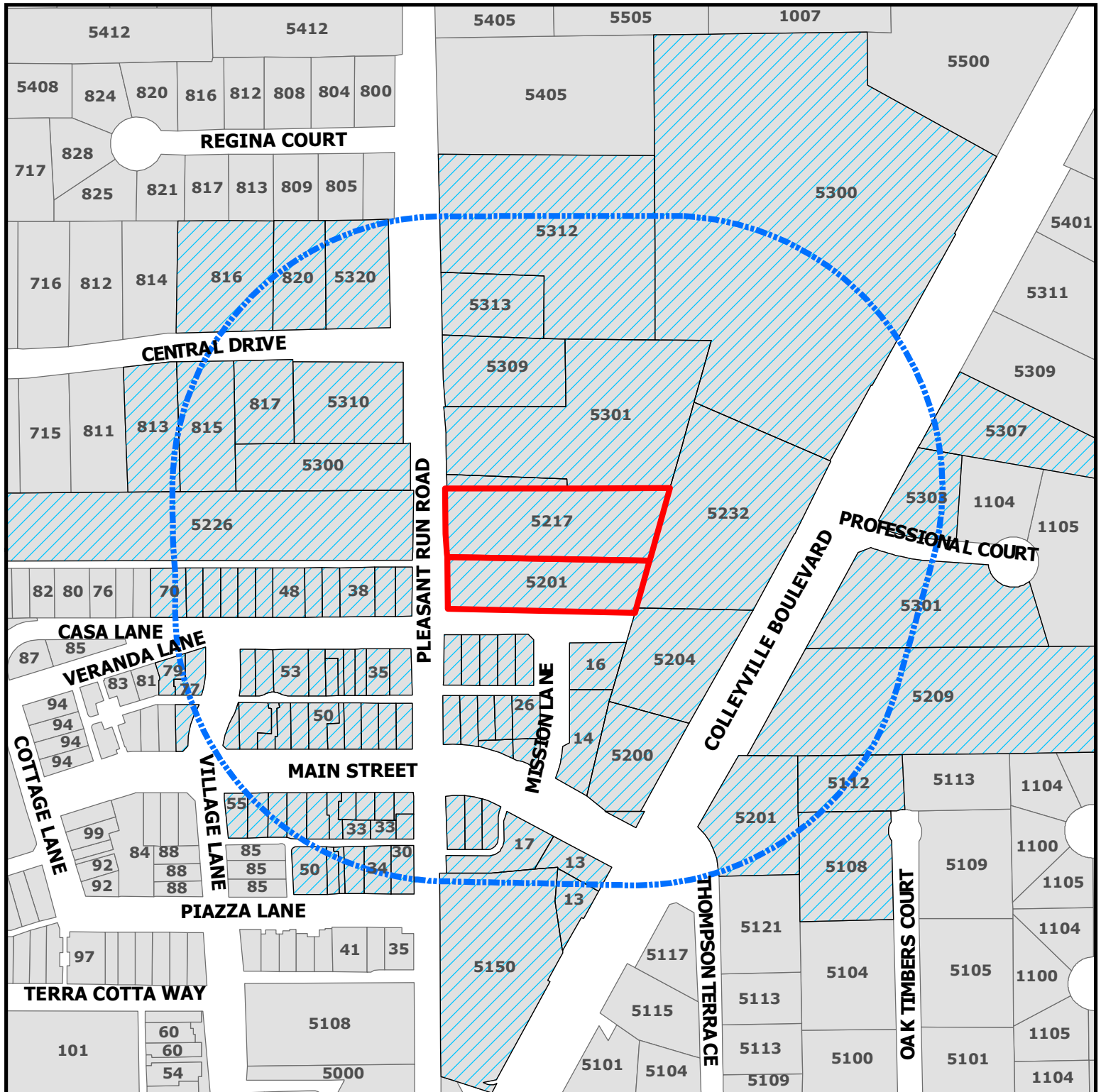
— MARCH 2021 —
ZONED: RE-40

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

LEGEND

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

Notification Map



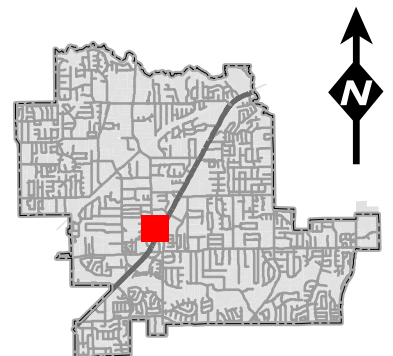
PC21-008

5217 and 5201 Pleasant Run Road



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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	58 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
BURDETTE, MARK L	77 VERANDA LN	COLLEYVILLE, TX	76034	64 VERANDA LN # 411
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX	76034	815 CENTRAL DR
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX	76034	32 VERANDA LN # 112
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	43 VERANDA LN
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 PIAZZA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX	76034	5300 PLEASANT RUN RD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
VILLAGE MONTICELLO PRNTS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	35 VERANDA LN # 312
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX	76034	33 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX	76034	77 VERANDA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 210
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	48 VERANDA LN
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5312 COLLEYVILLE BLVD
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX	76034	816 CENTRAL DR
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX	76034	5320 Pleasant Run RD
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX	76034	79 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
FEAGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX	76034	5309 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 311
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
VILLAGE JV LLC	610 DEFOREST CT	COPELL, TX	75019	76 MAIN ST
C & S SKY BLUE CORPORATION	2127 SERENE CT	KELLER, TX	76248	5307 COLLEYVILLE BLVD
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	38 VERANDA LN
KRAFTHOEFFER, ASHLEY	38 PIAZZA LN	COLLEYVILLE, TX	76034	38 PIAZZA LN # 37 310
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
LFA PROPERTIES LLC	7904 SHEFFIELD CT	NORTH RICHLAND HILLS, TX	76182	
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	35 VERANDA LN # 411
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5313 PLEASANT RUN RD
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
55 MAIN HOLDINGS LLC	12900 PRESTON RD STE 804	DALLAS, TX	75230	55 MAIN ST
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX	76034	820 CENTRAL DR
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5310 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	70 CASA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	42 MAIN ST
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	50 MAIN ST
DDK REAL ESTATE INV LLC	7212 THAMES TRL	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX	76034	60 VERANDA LN # 210
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 211
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX	76034	44 VERANDA LN
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX	76034	66 VERANDA LN # 510
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	47 VERANDA LN # 112
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 211
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX	76102	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5301 PLEASANT RUN RD
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5300 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	43 MAIN ST
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX	76034	817 CENTRAL DR
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 110
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 112
WILLIAMS, ALFLOYD	33 MAIN ST 210	COLLEYVILLE, TX	76034	33 MAIN ST
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX	76051	33 MAIN ST
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX	76034	33 MAIN ST
MCR VENTURES LLC	3716 BLOSSOM HEATH RD	DAYTON, OH	45419	33 MAIN ST
TULLY, SUSAN	33 MAIN ST # 240	COLLEYVILLE, TX	76034	33 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
COLLEYVILLE HEIGHTS	825 REGINA COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SPICER, TAMARA L	90 CASA LANE	COLLEYVILLE, TX	76034	APPLICANT



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

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

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

Zoning Case: PC21-008

Applicant: Tamara L. Spicer

Owner: South Bowie Investment Partners, LP

Location: 5217 & 5201 Pleasant Run Road

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

Present Zoning: PUD-C Planned Unit Development-Commercial

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

RESOLUTION R-21-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 1R, BLOCK 1,
VILLAGE COURT**

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

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

Sec. 1. THAT the Replat, for Lot 1R, Block 1, Village Court on approximately 1.93 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

VERANDA MAP
NOTED SCALE

PRELIMINARY

This is a preliminary plat for the purpose of the Texas Public Health Act, Chapter 161, Section 161.001, and the Texas Public Health Act, Chapter 161, Section 161.002. It is not intended to be used for any other purpose.

PLANNING AND ZONING COMMISSION APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL: _____

DATE: _____

BY: _____

CITY COUNCIL APPROVAL

CITY COUNCIL APPROVAL: _____

DATE: _____

BY: _____

VERANDA MAP
NOTED SCALE

PRELIMINARY

This is a preliminary plat for the purpose of the Texas Public Health Act, Chapter 161, Section 161.001, and the Texas Public Health Act, Chapter 161, Section 161.002. It is not intended to be used for any other purpose.

PLANNING AND ZONING COMMISSION APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL: _____

DATE: _____

BY: _____

CITY COUNCIL APPROVAL

CITY COUNCIL APPROVAL: _____

DATE: _____

BY: _____

VERANDA MAP
NOTED SCALE

PRELIMINARY

This is a preliminary plat for the purpose of the Texas Public Health Act, Chapter 161, Section 161.001, and the Texas Public Health Act, Chapter 161, Section 161.002. It is not intended to be used for any other purpose.

PLANNING AND ZONING COMMISSION APPROVAL

PLANNING AND ZONING COMMISSION APPROVAL: _____

DATE: _____

BY: _____

CITY COUNCIL APPROVAL

CITY COUNCIL APPROVAL: _____

DATE: _____

BY: _____



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
2d	5/10/2021	
Type Presentation and Discussion		
Department Community Development		

Title

Consideration of a Special Use Permit for a Massage Therapy use on Lot 1R1, Block 1, Foster Addition, located at 5200 Colleyville Boulevard, Suite C, Case ZC21-008, TABLED FROM THE APRIL 12, 2021 PLANNING AND ZONING COMMISSION MEETING, THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

Explanation

WITHDRAWN BY APPLICANT

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

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

Proposed Special Use Permit:

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

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

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

- a. Shall be located not less than 300 feet from another Massage Therapy establishment.

b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

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

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

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

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

Drainage: NA

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

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP)

to authorize a Massage Therapy use for Galaxy Massage at 5200 Colleyville Boulevard, Suite C. The proposed business should not adversely affect surrounding uses.

Recommendation

Approve

Attachments

1. Applicant Request to Withdraw Case

Subject:

FW: CO application for Galaxy Massage

From: Yumin Zhao**Sent:** Tuesday, May 4, 2021 2:24 PM**To:** Jackie Reyff ; Hillary Wreay**Cc:** Araceli Botello ; Kelly D. Minor Ben Bryner ; Eddie Wilson**Subject:** Re: CO application for Galaxy Massage

Hi Jackie,

The owner requests to withdraw the SUP application Case ZC21-008, and refund the application fee. Let me know if you have any questions.

Regards!

Yumin Zhao

STA Advertising Group

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972-234-8568

469-583-8568



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 5/10/2021	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012

Explanation

Anwai Dossani, the applicant, has submitted a request for a zoning change on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, being approximately 4.3 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district on a back portion of the lot to allow for construction of 2 new single-family residential dwellings.

Existing Conditions/Background: The subject property, 5209 Bluebonnet Road, resides on the east side of Bluebonnet Road north of the intersection of Bluebonnet Road and Cherry Lane. The subject property has AG zoning and is currently developed with a small home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning on a portion of the property. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 SF	46,750 SF
Minimum Lot Width	150 feet	±186 feet
Minimum Lot Depth	150 feet	±250 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	

Max. Impervious Coverage 50%

Analysis: The applicant is requesting the zoning change to allow for 2 single-family residential lots. The proposal is for the back portion of the property, being 46,750 s.f., to be rezoned to R-40 Single Family Residential and for that property in the future to have a new single-family residential home for a family member. The larger front portion would remain zoned AG. The proposed location of the second home results in it not having street frontage and during the platting process is required to have a plat waiver approved. Additionally, the configuration of a flag lot to accomplish the proposed layout goes against the Land Development Code's policy.

Plat Status: The property is unplatted and is currently described as Tract 2D & 2D3, Abstract 233 DR Blanton Survey. In order for the property to be subdivided into 2 single-family residential lots it will be required to go through the platting process (minor plat with plat waivers) in the future. A Minor Plat with a Plat Waiver requires approval by the Planning and Zoning Commission and City Council.

DRC Review: The DRC offered the following comments:

1. The site plan as submitted is not approved as drawn. The side yard setback for AG Agricultural zoning is 25 feet and not 15 feet. Any change from the 25 foot side yard setback would require a plat waiver from this requirement, which would require consideration by the City Council.
2. If Council allows the zoning, the access requirements as drawn will be reviewed at the time of submittal for a plat and building permit and a turnaround may be required.
3. A review by the City Council prior to any meeting is not possible and the only avenue to gauge the project is through the formal process.

Fire Marshal Comments

1. The crushed stone for fire access is not permitted.
2. A fire hydrant will be required. The minimum size is an eight inch line.

The applicant submitted on April 26, 2021, with an updated plan for review.

- The access easement has been updated to be 24-foot fire lane.
- For future consideration, a plat waiver from the required 25 feet for AG zoning to 15 feet for the side yard.

Drainage: Any subdivision at the time of platting is required to have a grading and drainage plan. Per Chapter 14 of the Land Development Code, Engineering Design

Standards:

Section 14-180 Drainage Studies and Engineering Certification

A. Preliminary Drainage Analysis Guidelines – The purpose of a Preliminary Drainage Analysis is to determine the need for drainage facilities and/or drainage easements either within the proposed development or offsite. A Preliminary Drainage Analysis is required for every subdivision plat or a development requesting a building permit on a parcel which does not have a previously approved drainage analysis, unless the Director of Public Works has waived this requirement due to existing conditions.

Surrounding Development: The property to the north is zoned R-20 Single-Family Residential district and is improved with a single-family home. The properties to the south are zoned R-40 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned AG Agricultural and is undeveloped. The property to the west is zoned R-20 Single-Family Residential zoning and is improved with the Colleyville Justice Center. The surrounding lots have developed with single family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

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

10. Draft Ordinance

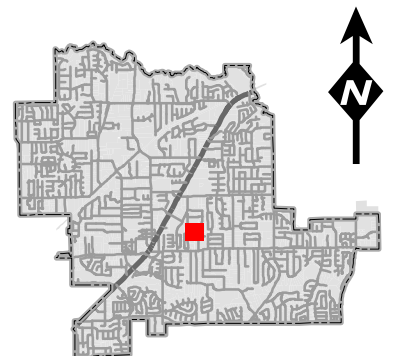
Aerial Map



ZC21-012
5209 Bluebonnet 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



The map displays a residential neighborhood with various lots and streets. A red rectangle highlights lot 5209, which is zoned AG. The map also shows other zoning areas like R-20, R-30, R-40, and PUD-R. Streets shown include Bluebonnet Drive, Rose Street, Cherry Lane, Coventry Court, Chelsea Drive, and Preservation Avenue. A pink area on the left is labeled CN, and a green area at the bottom is labeled PUD-R.

Streets: BLUEBONNET DRIVE, ROSE STREET, CHERRY LANE, COVENTRY COURT, CHELSEA DRIVE, PRESERVATION AVENUE, JANET LANE.

Zoning Designations: AG, R-20, R-30, R-40, PUD-R, CN.

Lot Numbers and Addresses: 1501, 1503, 1505, 1507, 1509, 1601, 1603, 1605, 1608, 1612, 1611, 1700, 1704, 5201, 5204, 5205, 5208, 5209, 5212, 5216, 5217, 5219, 5220, 5221, 5225, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5318, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5329, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373, 5374, 5375, 5376, 5377, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, 5435, 5436, 5437, 5438, 5439, 5440, 5441, 5442, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5467, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5477, 5478, 5479, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5487, 5488, 5489, 5490, 5491, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586, 5587, 5588, 5589, 5590, 5591, 5592, 5593, 5594, 5595, 5596, 5597, 5598, 5599, 5600, 5601, 5602, 5603, 5604, 5605, 5606, 5607, 5608, 5609, 5610, 5611, 5612, 5613, 5614, 5615, 5616, 5617, 5618, 5619, 5620, 5621, 5622, 5623, 5624, 5625, 5626, 5627, 5628, 5629, 5630, 5631, 5632, 5633, 5634, 5635, 5636, 5637, 5638, 5639, 5640, 5641, 5642, 5643, 5644, 5645, 5646, 5647, 5648, 5649, 5650, 5651, 5652, 5653, 5654, 5655, 5656, 5657, 5658, 5659, 5660, 5661, 5662, 5663, 5664, 5665, 5666, 5667, 5668, 5669, 5670, 5671, 5672, 5673, 5674, 5675, 5676, 5677, 5678, 5679, 5680, 5681, 5682, 5683, 5684, 5685, 5686, 5687, 5688, 5689, 5690, 5691, 5692, 5693, 5694, 5695, 5696, 5697, 5698, 5699, 5700, 5701, 5702, 5703, 5704, 5705, 5706, 5707, 5708, 5709, 5710, 5711, 5712, 5713, 5714, 5715, 5716, 5717, 5718, 5719, 5720, 5721, 5722, 5723, 5724, 5725, 5726, 5727, 5728, 5729, 5730, 5731, 5732, 5733, 5734, 5735, 5736, 5737, 5738, 5739, 5740, 5741, 5742, 5743, 5744, 5745, 5746, 5747, 5748, 5749, 5750, 5751, 5752, 5753, 5754, 5755, 5756, 5757, 5758, 5759, 5760, 5761, 5762, 5763, 5764, 5765, 5766, 5767, 5768, 5769, 5770, 5771, 5772, 5773, 5774, 5775, 5776, 5777, 5778, 5779, 5780, 5781, 5782, 5783, 5784, 5785, 5786, 5787, 5788, 5789, 5790, 5791, 5792, 5793, 5794, 5795, 5796, 5797, 5798, 5799, 5800, 5801, 5802, 5803, 5804, 5805, 5806, 5807, 5808, 5809, 5810, 5811, 5812, 5813, 5814, 5815, 5816, 5817, 5818, 5819, 5820, 5821, 5822, 5823, 5824, 5825, 5826, 5827, 5828, 5829

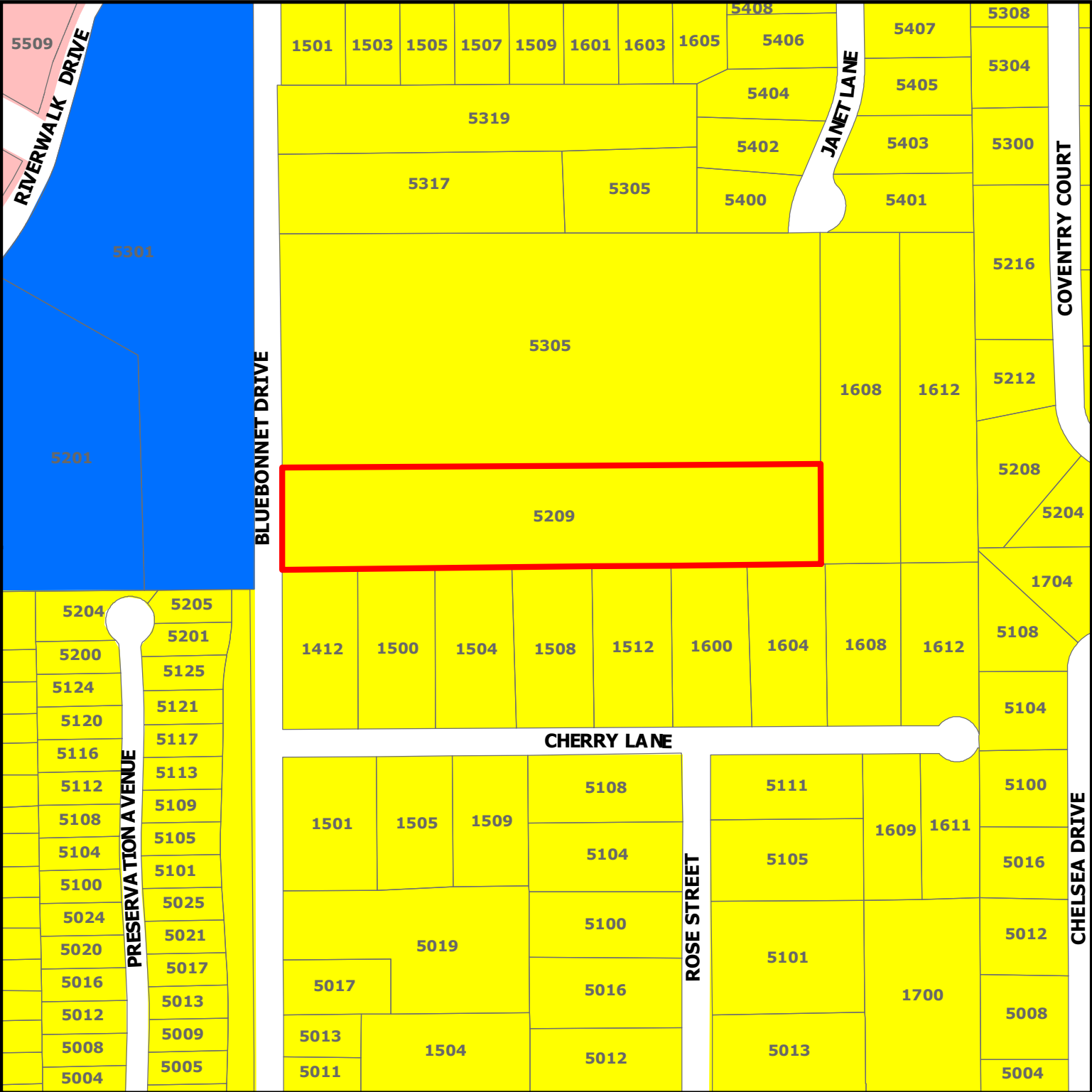


This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property

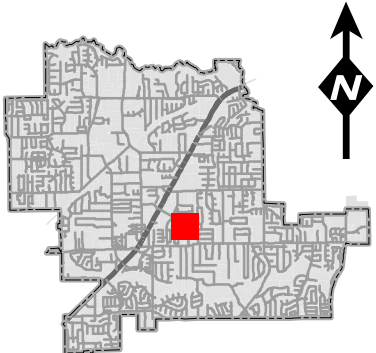
Future Land Use Map



DISCLAIMER:
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ZC21-012 5209 Bluebonnet Drive

- Subject Property
- Residential
- Institutional
- Colleyville Blvd Corridor



Statement of Planning Objectives

To City of Colleyville:

First, thank you for considering our application for zoning request and possibly platting at later date and giving us an opportunity to be part of this historic community.

I have been in business for past 30 years operating restaurants. Currently we owned and operate close to 100 restaurants such as Taco bell, Burger king, wings stop, and C-stores and land development. This is a family operated business along with my Son, my daughter, son in law and my lovely wife. Currently I am serving as CEO for Dossani Paradise Management and my Son “Armaan Dossani” serving as COO for the same company.

I am currently living at 1809 Arrington Green Colleyville and would like to build my final family compound on blue bonnet in city of Colleyville for my legacy and generations to come.

Just like I had vision to build my family business with my family and with god blessings I have been very successful doing that, now my vision is to build beautiful home with lots of characters, Architectural, with humility and humbleness, our values and keeping the past, present and future of our Colleyville city vision and be a face of the city with proper culture and keeping values in mind and build “ Dossani Paradise” our home for me and my son and generations to come in city of Colleyville. I still have two little boys who will be going to school in city of Colleyville for many years to come.

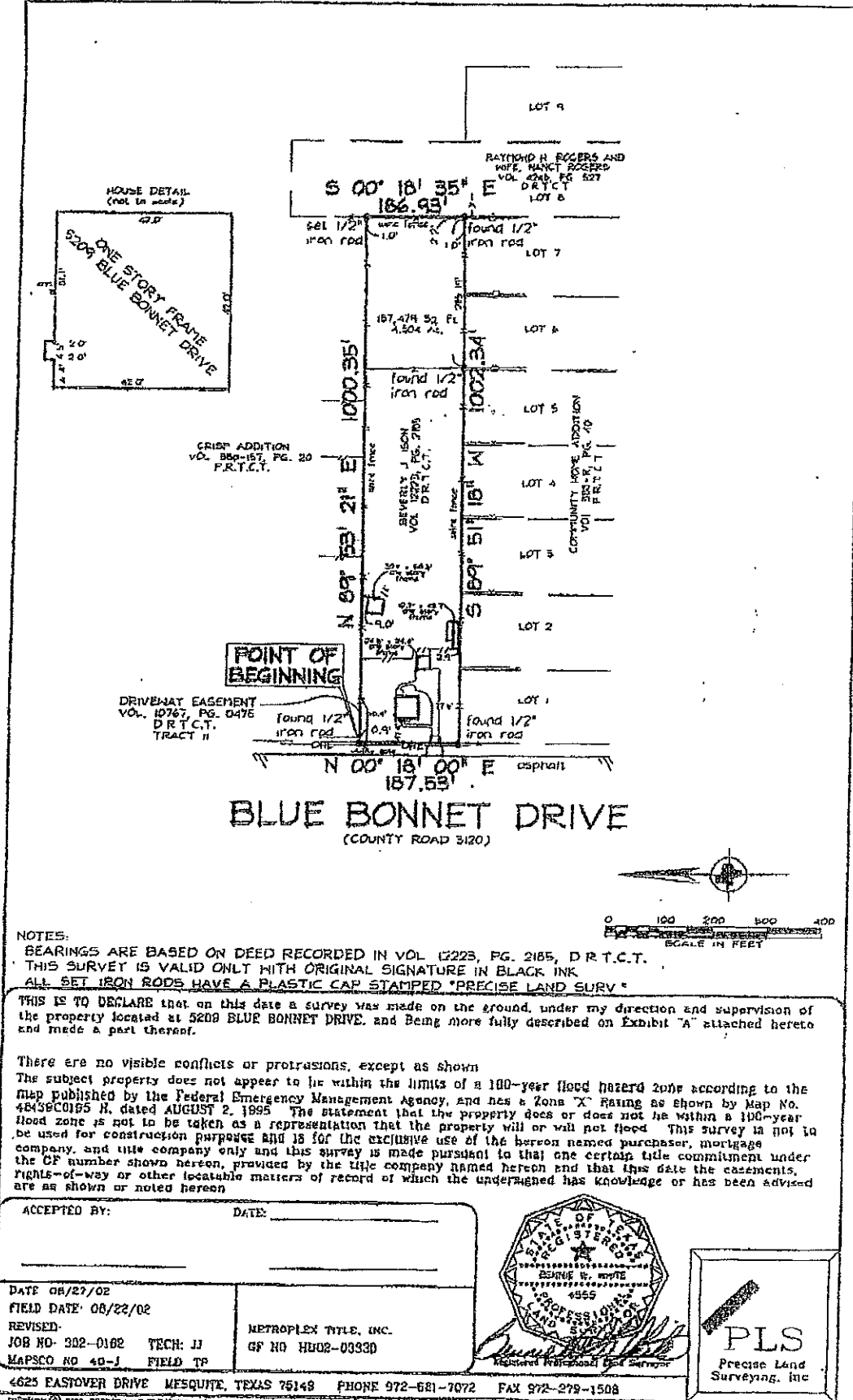
As previously submitted site plans it should indicate that initially, I will build my home first with all the amenities such as guest house, pool, spa, gym, tennis court and possibly small Barn in the back with beautiful horse as soon as city approves, we will start the construction and engineering plans per city code for first house and then sometime in next couple of years my son will build his home in the back. I would like to build this home and our paradise for not only our generations to live and enjoy but also our office, management staff and friends and community relationships to enjoy and be part of this community for many years to come with god blessings.

Zoning Exhibit

Feb-04-2004 01:20pm From: CENTURY21 Mike Bowman Inc

817-354-4836

T-480 P.018/018 F-784



Be

Zoning Exhibit

Feb-04-2004 01:28pm From: CENTURY21 Mike Boyman Inc

817-354-4838

1-800-3-UTAH 1-800

Page 2 of 2

Precise Land Surveying, Inc.

4625 Eastover Drive
Mesquite, Texas 75149
972-681-7072 Fax 972-279-1508

Exhibit "A"

BEING a tract or parcel of land situated in the D. R. Blanton Survey, Abstract No. 233, City of Colleyville, Tarrant County, Texas, and being the same tract of land described in deed to Beverly J. Ison recorded in Volume 12223, Page 2185, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a found 1/4-inch iron rod at the northwest corner of said Ison tract at the southwest corner of the Crisp Addition recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas, and being on the east line of Blue Bonnet Drive (County Road 3120);

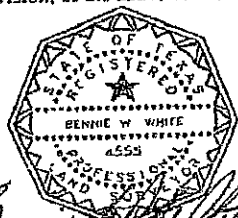
THENCE North 89 degrees 53 minutes 21 seconds East along the common line of said Ison tract and said Crisp Addition, a distance of 1000.35 feet to a set 1/4-inch iron rod with a plastic cap stamped "Precise Land Surv.", at the northeast corner of said Ison tract and the southeast corner of said Crisp Addition and being on the west line of a tract of land described in deed to Raymond H. Rogers and wife, Nancy Rogers recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East along the common line of said Ison tract and said Rogers tract, a distance of 186.93 feet to a found 1/4-inch iron rod at the southeast corner of said Ison tract and being on the north line of the Community Home Addition recorded in Volume 388-R, Page 40, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 51 minutes 18 seconds West along the common line of said Ison tract and said Community Home Addition passing a found 1/4-inch iron rod for reference, at a distance of 282.19 feet and continuing a total distance of 1002.34 feet to a found 1/4-inch iron rod at the southwest corner of said Ison tract and the northwest corner of Lot 1 of said Community Home Addition and being on the east line of the aforesaid Blue Bonnet Drive;

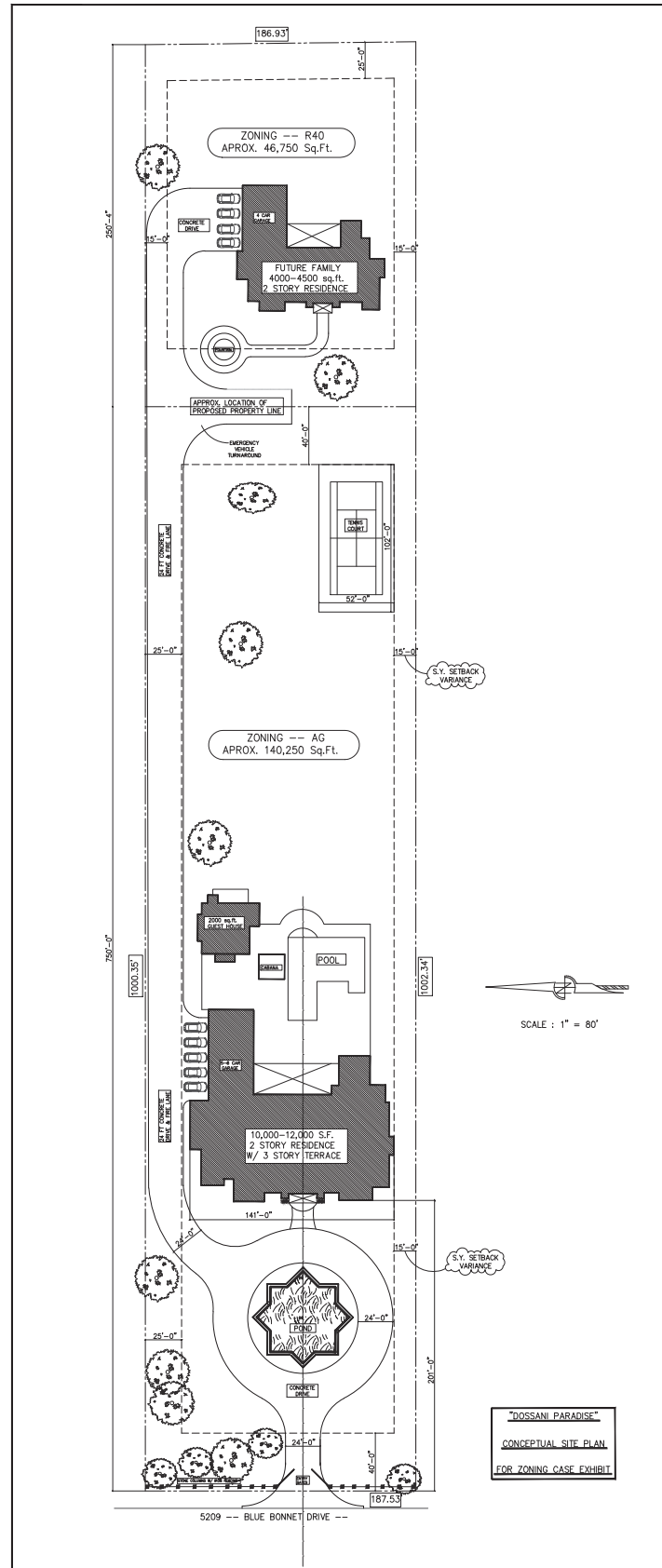
THENCE North 00 degrees 18 minutes 00 seconds East along the west line of said Ison tract and the east line of said Blue Bonnet Drive, a distance of 187.53 feet to the POINT OF BEGINNING, containing 187,479 square feet or 4.304 acres of land.

This is to declare that on this date a survey was made on the ground, under my direction and supervision, of the above and foregoing description.

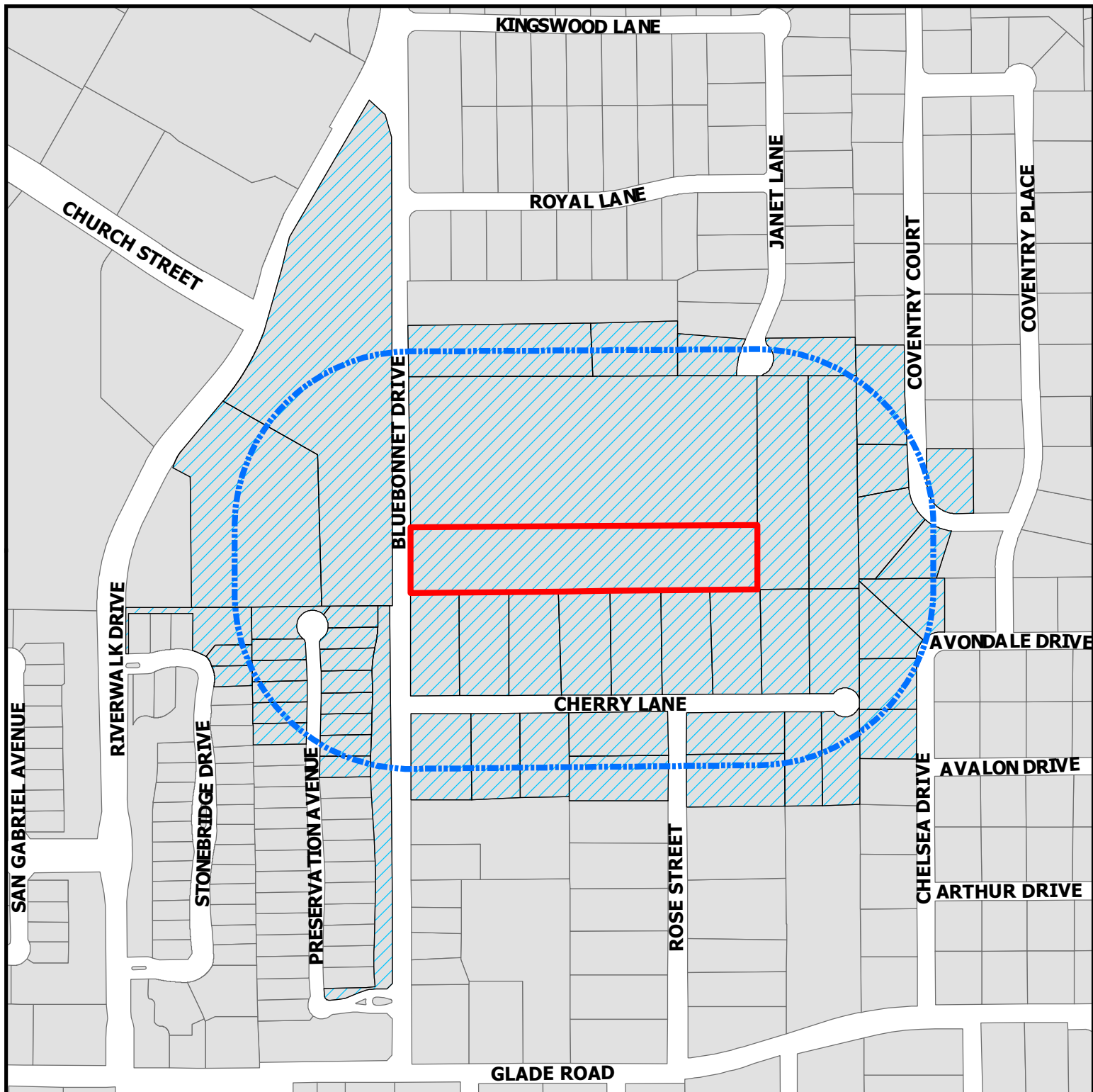

Bennie W. White
Registered Professional Land Surveyor
August 22, 2002
302-0162

Box

Site Plan



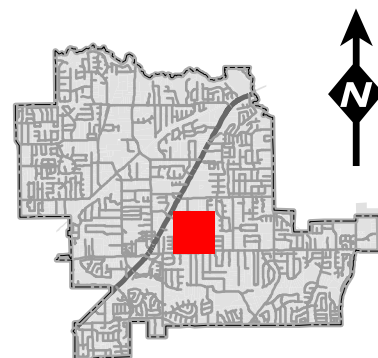
Notification Map



ZC21-012
5209 Bluebonnet Drive

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
PHILLIPS, DEAN F	PO BOX 610411	DALLAS, TX	75261	1604 CHERRY LN
HERRON, DAVID	5105 ROSE ST	COLLEYVILLE, TX	76034	5105 ROSE ST
PALANZA, DOMINICK	1500 CHERRY LN	COLLEYVILLE, TX	76034	1500 CHERRY LN
SCULLIN, STEPHEN K	5124 PRESERVATION AVE	COLLEYVILLE, TX	76034	5124 PRESERVATION AVE
MANTZEL, WILLIAM	5112 PRESERVATION AVE	COLLEYVILLE, TX	76034	5112 PRESERVATION AVE
ROGERS, JAMES L	5208 COVENTRY CT	COLLEYVILLE, TX	76034	5208 COVENTRY CT
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
CUFFE, JOHN	5105 PRESERVATION AVE	COLLEYVILLE, TX	76034	5105 PRESERVATION AVE
SPEIGHT, MATT	1504 CHERRY LN	COLLEYVILLE, TX	76034	1504 CHERRY LN
RICHARDS FAMILY TRUST,THE	5212 COVENTRY CT	COLLEYVILLE, TX	76034	5212 COVENTRY CT
PERRY, STAN	5111 ROSE ST	COLLEYVILLE, TX	76034	5111 ROSE ST
SMITH, NANCY	5121 PRESERVATION AVE	COLLEYVILLE, TX	76034	5121 PRESERVATION AVE
DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
WALLACE LINDA K REVOCABLE TRUS	5113 PRESERVATION AVE	COLLEYVILLE, TX	76034	5113 PRESERVATION AVE
STAMP, FRANK	5401 JANET LN	COLLEYVILLE, TX	76034	5401 JANET LN
COBB, JESSE G	1508 CHERRY LN	COLLEYVILLE, TX	76034	1508 CHERRY LN
K&M FAMILY TRUST	5400 JANET LN	COLLEYVILLE, TX	76034	5400 JANET LN
MILLER, TRACY S	5108 CHELSEA DR	COLLEYVILLE, TX	76034	5108 CHELSEA DR
VANDERGRIFF, JOAN	5317 BLUEBONNET DR	COLLEYVILLE, TX	76034	5317 BLUEBONNET DR
FRYER, AVA	5129 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5129 STONEBRIDGE DR
WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
BROOKS, TRAVIS M	5120 PRESERVATION AVE	COLLEYVILLE, TX	76034	5120 PRESERVATION AVE
ZHANG, LIWEI	5109 PRESERVATION AVE	COLLEYVILLE, TX	76034	5109 PRESERVATION AVE
BORRA, VIJAYA	826 MANGO CT	COPPELL, TX	75019	5209 BLUEBONNET DR
PRESERVATION HOA INC	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019	5204 PRESERVATION AVE
BURAL, LYNN	5104 CHELSEA DR	COLLEYVILLE, TX	76034	5104 CHELSEA DR
EMERSON-ENNIS, JUDITH	5216 COVENTRY CT	COLLEYVILLE, TX	76034	5216 COVENTRY CT
BRIDGES, WARREN	5117 PRESERVATION AVE	COLLEYVILLE, TX	76034	5117 PRESERVATION AVE
HICKEY, BRIAN DOUGLAS	5100 CHELSEA DR	COLLEYVILLE, TX	76034	5100 CHELSEA DR
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5301 RIVERWALK DR
MADDOX, RICHARD L	5116 PRESERVATION AVE	COLLEYVILLE, TX	76034	5116 PRESERVATION AVE
GLENN, MARY	5125 PRESERVATION AVE	COLLEYVILLE, TX	76034	5125 PRESERVATION AVE
THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	5112 STONEBRIDGE DR
DOUGLASS, GEORGE W	1412 CHERRY LN	COLLEYVILLE, TX	76034	1412 CHERRY LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 RIVERWALK DR
PRESERVATION HOA INC	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019	1400 BLUEBONNET DR
CURRY, KENNETH C	5125 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5125 STONEBRIDGE DR
EVERETT, ROY	5205 COVENTRY CT	COLLEYVILLE, TX	76034	5205 COVENTRY CT
DAVIS, KEITH	5200 PRESERVATION AVE	COLLEYVILLE, TX	76034	5200 PRESERVATION AVE
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1609 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
DONEPUDI, SREECHANDRA	1501 CHERRY LN	COLLEYVILLE, TX	76034	1501 CHERRY LN
DUNN, MARC P	1704 AVONDALE DR	COLLEYVILLE, TX	76034	1704 AVONDALE DR
EMBRY, STEVEN	5201 PRESERVATION AVE	COLLEYVILLE, TX	76034	5201 PRESERVATION AVE
STEWART, LARRY	1509 CHERRY AVE	COLLEYVILLE, TX	76034	1509 CHERRY LN
MADAR, ALEXANDER	1505 CHERRY LN	COLLEYVILLE, TX	76034	1505 CHERRY LN
WILLIAMS, JAMES R	407 COUNTRY PL	COLLEYVILLE, TX	76034	5108 ROSE ST
CLARK, HARRY P	5104 ROSE ST	COLLEYVILLE, TX	76034	5104 ROSE ST
APTE, SHIREESH	5204 COVENTRY CT	COLLEYVILLE, TX	76034	5204 COVENTRY CT
WILKINS, ERIC	5205 PRESERVATION AVE	COLLEYVILLE, TX	76034	5205 PRESERVATION AVE
TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1611 CHERRY LN
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
PRESERVATION	106 N DENTON TAP ROAD #210-375	COPPELL, TX	75019	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
DOSSANI, ANWAI	1809 ARRINGTON GREEN	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on April 23, 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, May 10, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, June 1, 2021 & Tuesday, June 15, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from AG Agricultural zoning district to the R-40 Single Family Residential zoning district. The proposed property to be rezoned, if approved, would be platted into one (1) single family residential lot, for a total of two single-family residential lots.

Zoning Case: ZC21-012

Applicant: Anwai Dossani

Owner: Vijay Borra

Location: 5209 Bluebonnet Drive

Property Description: Tract 2D & 2D3, Abstract 233, D R Blanton Survey

Present Zoning: AG Agricultural

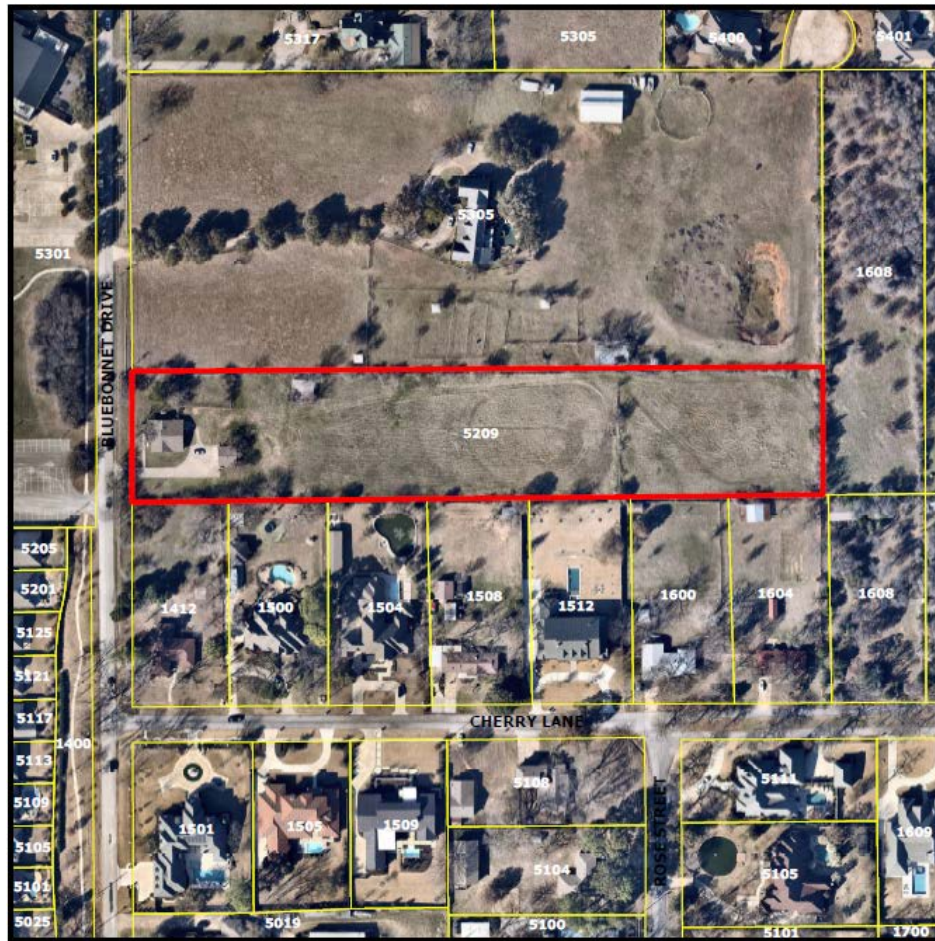
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

A handwritten signature in black ink that reads "Jacquelyn Reyff".

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON A PORTION OF 4.3 ACRES, BEING TRACTS 2D & 2D3, ABSTRACT 233, DR BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a change in zoning on a portion of 4.3 acres, being Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, located at 5209 Bluebonnet Drive, from AG Agricultural district to R-40 Single-Family Residential district for 4 single-family detached lots under Case No. ZC21-012; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning on a portion of 4.3 acres, being Tracts 2D & 2D3, Abstract 233, DR Blanton Survey, from AG Agricultural district to R-40 Single-Family Residential district as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A", Exhibit "B", & Exhibit "C".
- 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 1st day of June 2021.

The second reading and public hearing being conducted on the 15th day of June 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 15TH DAY OF JUNE 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

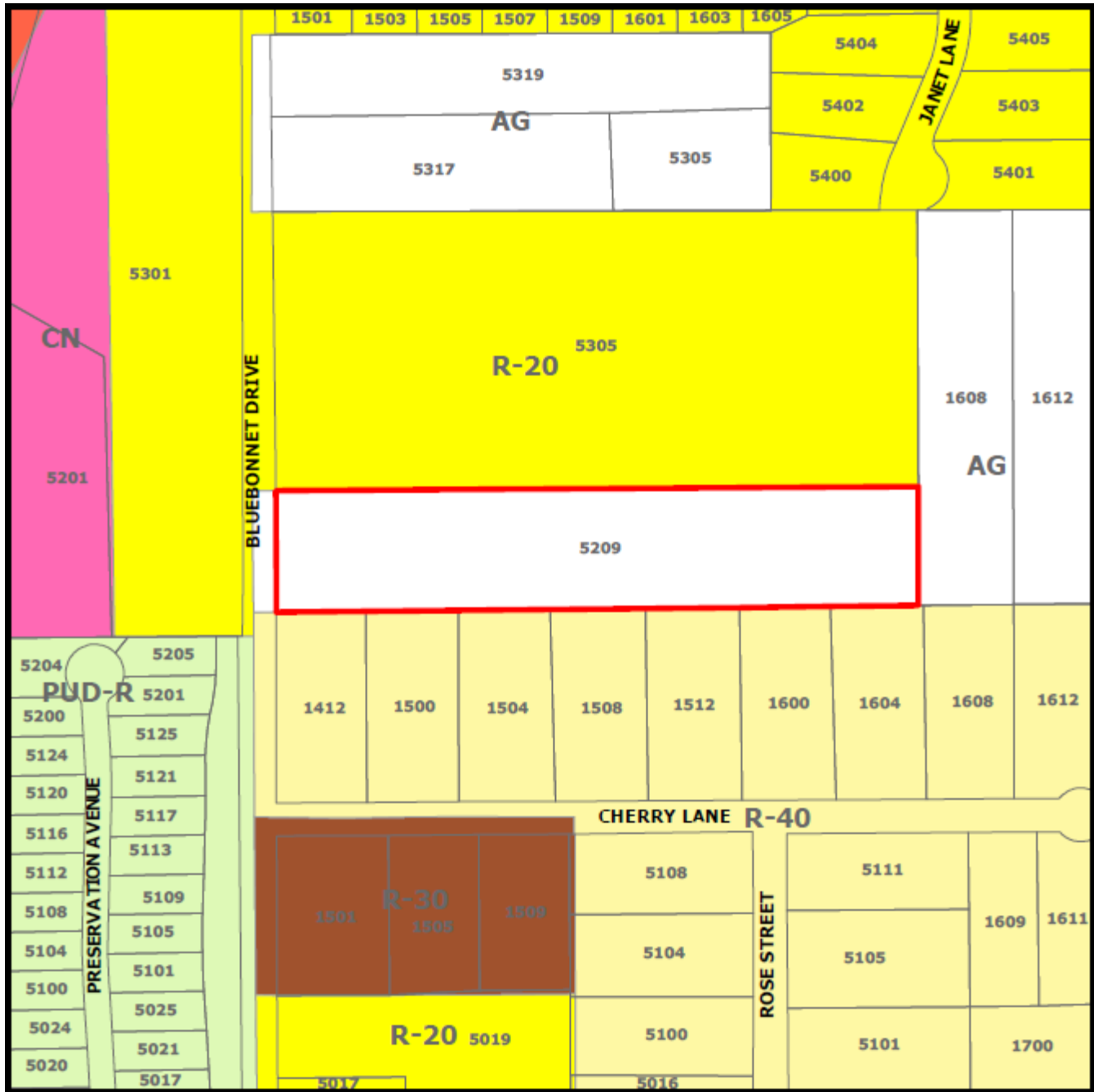


Exhibit "B"- Zoning Exhibit

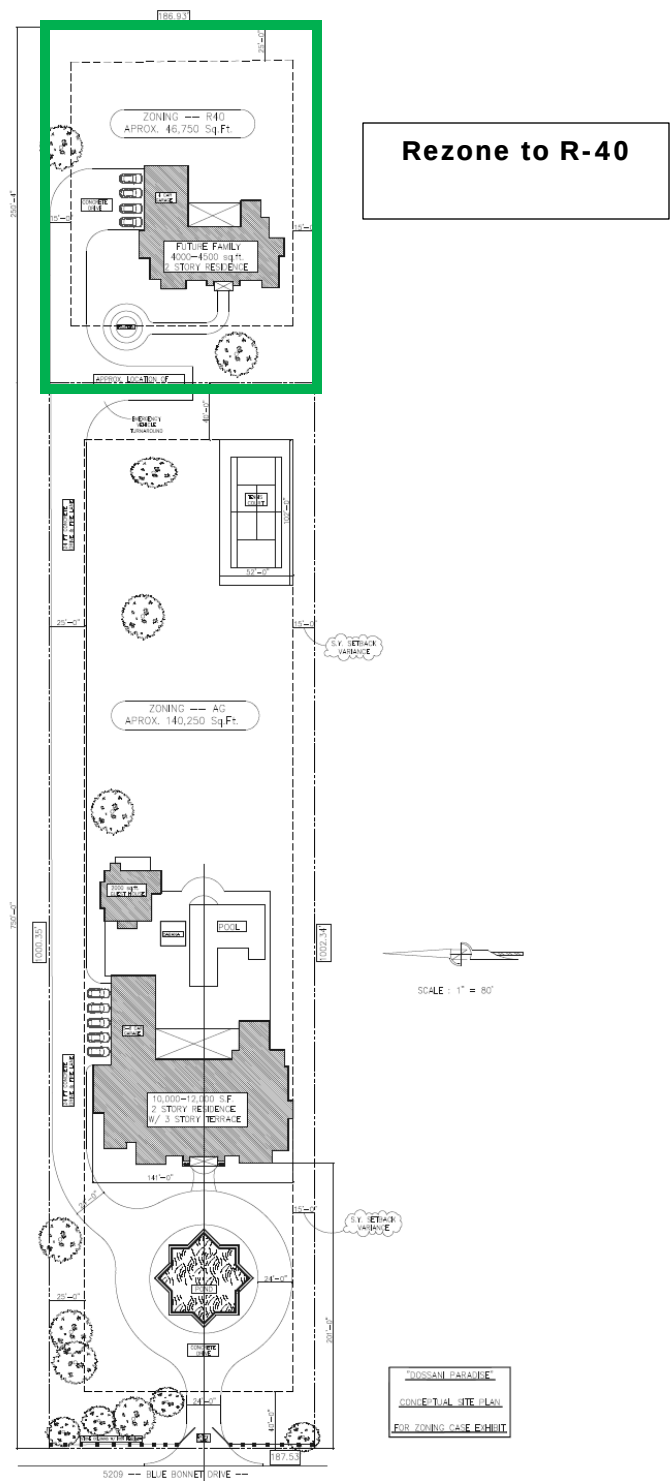


Exhibit “C”- Statement of Planning Objectives

To City of Colleyville:

First, thank you for considering our application for zoning request and possibly platting at later date and giving us an opportunity to be part of this historic community.

I have been in business for past 30 years operating restaurants. Currently we owned and operate close to 100 restaurants such as Taco bell, Burger king, wings stop, and C-stores and land development. This is a family operated business along with my Son, my daughter, son in law and my lovely wife. Currently I am serving as CEO for Dossani Paradise Management and my Son “Armaan Dossani” serving as COO for the same company.

I am currently living at 1809 Arrington Green Colleyville and would like to build my final family compound on blue bonnet in city of Colleyville for my legacy and generations to come.

Just like I had vision to build my family business with my family and with god blessings I have been very successful doing that, now my vision is to build beautiful home with lots of characters, Architectural, with humility and humbleness, our values and keeping the past, present and future of our Colleyville city vision and be a face of the city with proper culture and keeping values in mind and build “ Dossani Paradise” our home for me and my son and generations to come in city of Colleyville. I still have two little boys who will be going to school in city of Colleyville for many years to come.

As previously submitted site plans it should indicate that initially, I will build my home first with all the amenities such as guest house, pool, spa, gym, tennis court and possibly small Barn in the back with beautiful horse as soon as city approves, we will start the construction and engineering plans per city code for first house and then sometime in next couple of years my son will build his home in the back. I would like to build this home and our paradise for not only our generations to live and enjoy but also our office, management staff and friends and community relationships to enjoy and be part of this community for many years to come with god blessings.