



City of Colleyville City Council Agenda

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

Tuesday, May 18, 2021

**PARKS MAINTENANCE BUILDING RIBBON CUTTING
5109 BRANSFORD ROAD
4:30 P.M.**

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

CALL TO ORDER

WS-1 Senior Center Renovation Project follow-up

WS-2 Discussion of the May 18, 2021, City Council regular agenda items

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

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

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

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

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

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

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

INVOCATION:

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4615**
- 3. OATH OF OFFICE**
- 4. RECEPTION FOR CITY COUNCIL MEMBERS**
- 5. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
 - Announcements of civic and charitable events**
 - Presentation of calendar events and updates**
 - Announcements of awards and recognition**
- 6. ELECTION OF A MAYOR PRO TEM**
- 7. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4616**
 - 7a** Approval of the minutes of the regular City Council meeting of May 4, 2021
 - 7b** Approval of the minutes of the Special City Council meeting of May 11, 2021
 - 7c** Approval of an economic development gift card program with a patriotic theme for Summer 2021
 - 7d** Approval of a Construction Services Agreement with Taurus Commercial Inc., for the Pleasant Run Park Restrooms Project in an amount not to exceed \$356,671, which includes a staff requested contingency of \$50,000 if needed, and authorizing the City Manager to execute the agreement
- 8. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 8a** Presentation of the April 2021 Financial Report

9. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**9a Ordinance O-21-2160**

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

9b Ordinance O-21-2161

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

9c Ordinance O-21-2162

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

10. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**10a Ordinance O-21-2159**

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

11. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**11a Resolution R-21-4574**

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

11b Resolution R-21-4575

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

12. CITIZEN COMMENTS

13. REPORTS

Planning and Zoning Commission Minutes – March 22, 2021

Planning and Zoning Commission Minutes – April 12, 2021

14. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 18, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4617**15. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, May 14, 2021* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

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

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-1

Agenda Date 5/18/2021

Type Worksession

Department Parks and Recreation

Title

Senior Center Renovation Project follow-up

Explanation

This agenda item is a follow-up presentation on the renovation of the Senior Center project.

Attachments

1. Senior Center Renovation Project - May 18



**COLLEYVILLE SENIOR CENTER IMPROVEMENTS
CITY COUNCIL WORK SESSION
WORKSHOP THREE MEETING**

MAY 18, 2021



**BARKER
RINKER
SEAGAT
ARCHITECTURE**

**COLLEYVILLE SENIOR CENTER IMPROVEMENTS – WORKSHOP THREE
CITY COUNCIL WORK SESSION**

MAY 18, 2021

OBJECTIVE:

RENOVATE BUILDING AND MASTER PLAN FUTURE SITE ENHANCEMENTS

Workshop Three Agenda

- **Commit** to a preferred project program, budget, and schedule.
- **Commit** to which exterior appearance is preferred.
- **Commit** to the priorities for future park enhancements.

INTRODUCTIONS

PRINCIPAL/PROJECT
MANAGER



KEVIN
ARMSTRONG

PROJECT PLANNER



MICK
MASSEY

DESIGN MANAGER

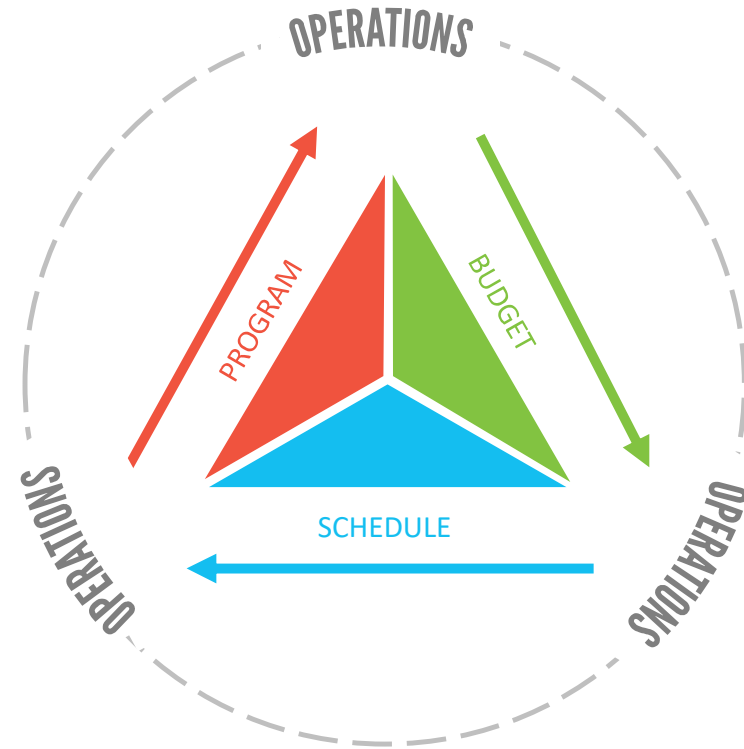


MELISSA
KING

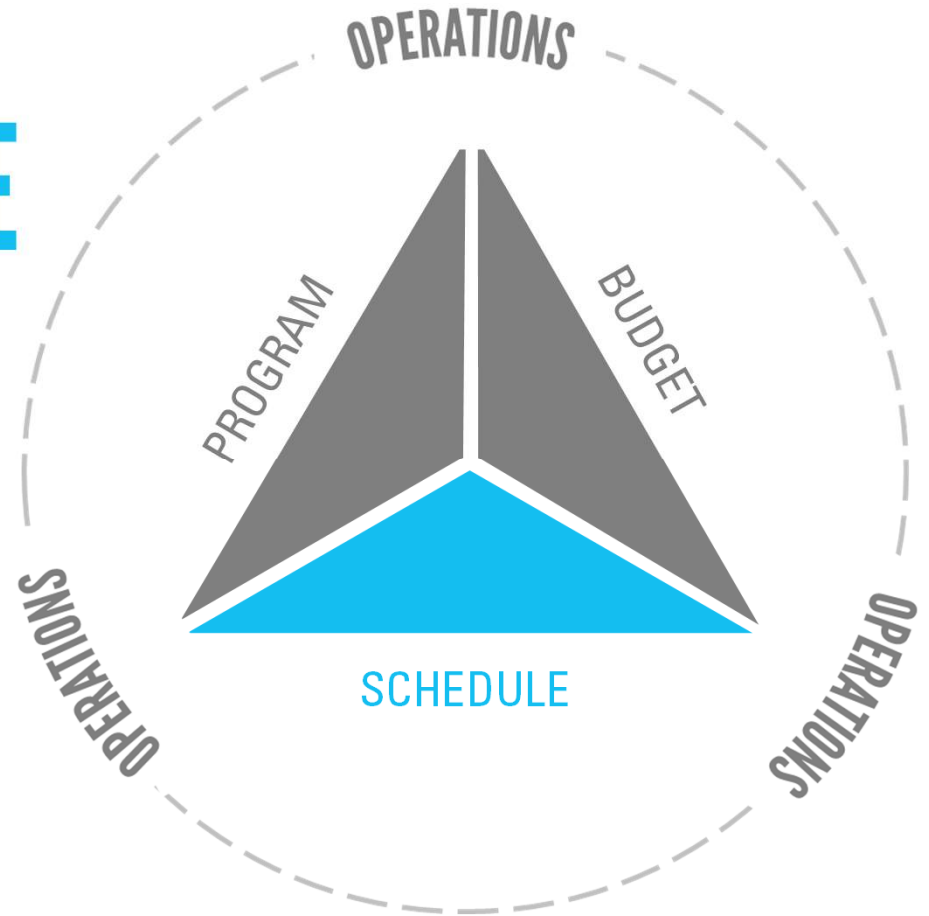


A PROVEN PROCESS

TO GET THE BEST RESULTS!

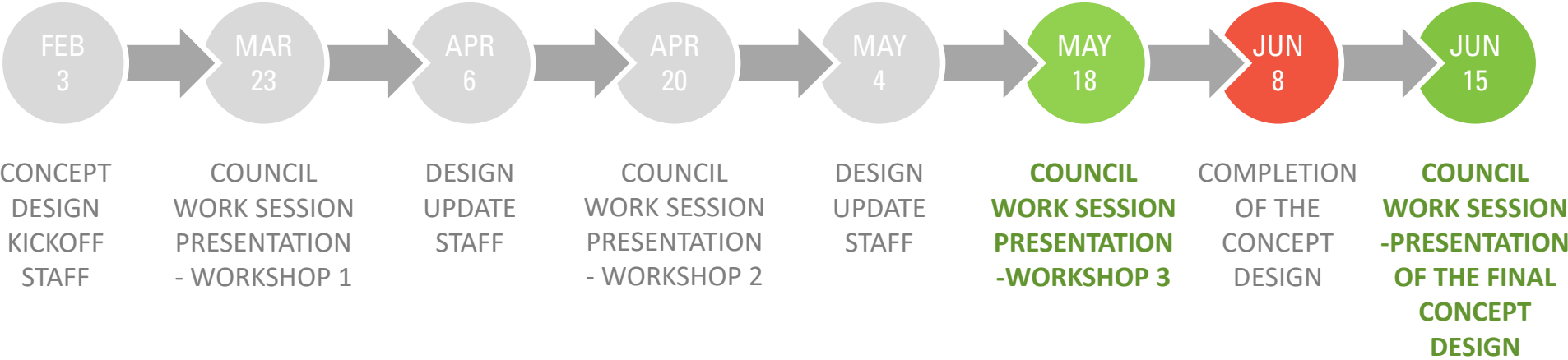


PROJECT SCHEDULE



CSCI – CONCEPT DESIGN PROJECT SCHEDULE

MILESTONE DATES

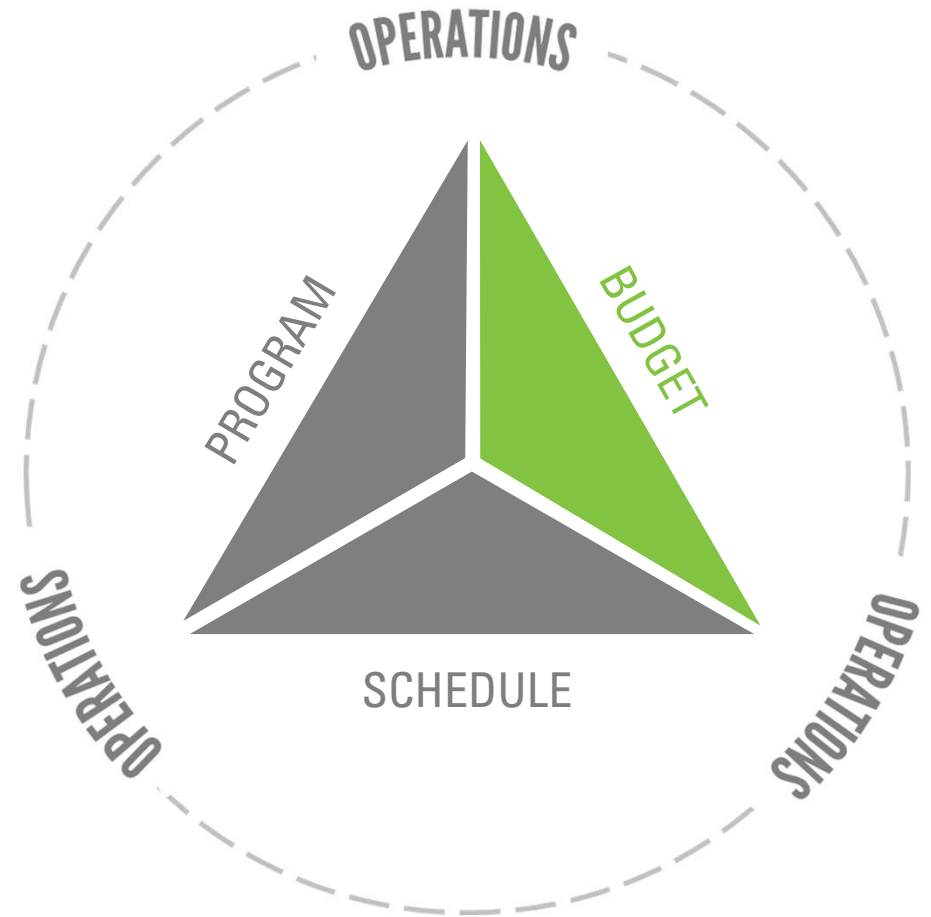


COLLEYVILLE SENIOR CENTER IMPROVEMENTS



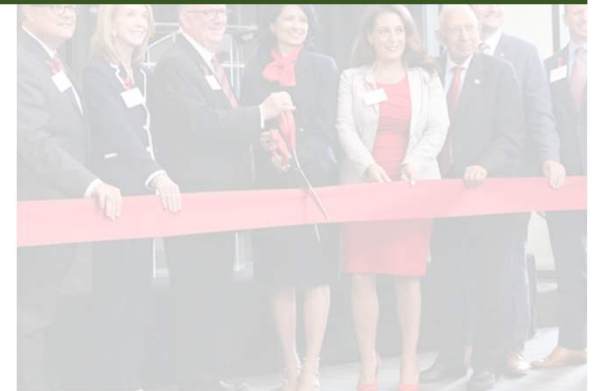
MAY 18, 2021

PROJECT BUDGET



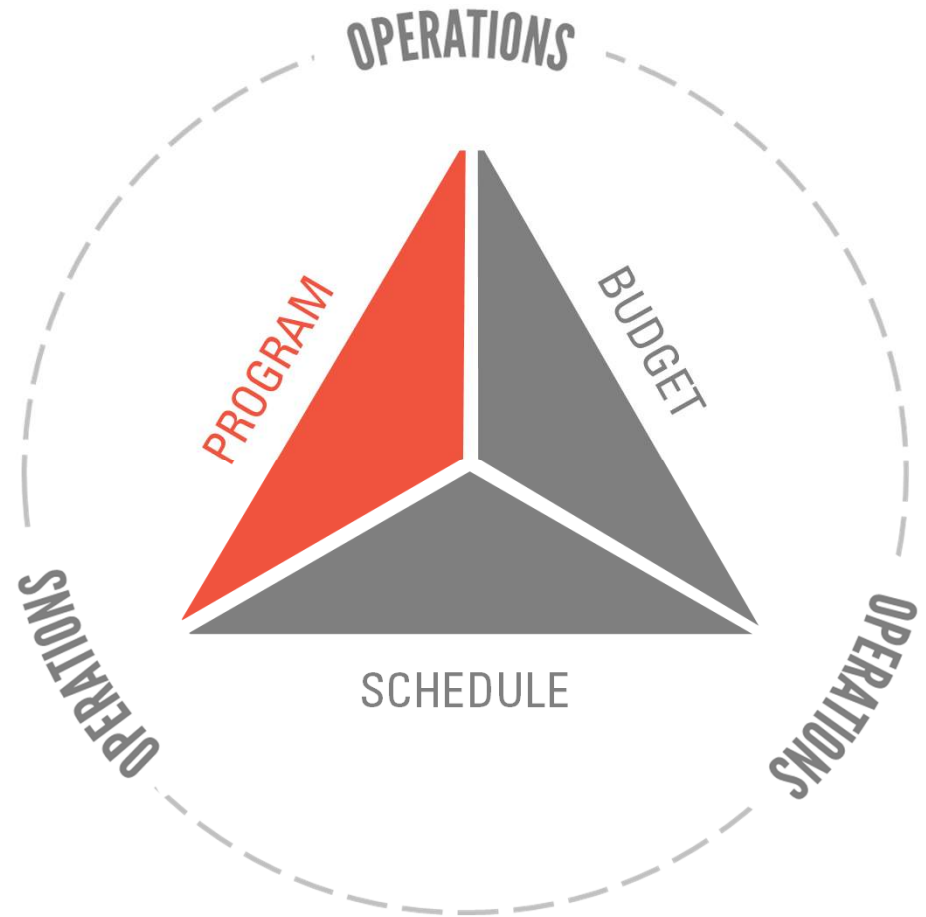
TOTAL PROJECT BUDGET

Base Construction	\$ 2.90 M	Includes cost escalation to mid point of construction September 2022
Base Soft Costs	\$ 1.10 M	Contingencies, A&E Fees, Permit Fees, Furniture Fixtures & Equipment
Sub Total Project Budget	\$ 4.00 M	Base Project Estimate
Lobby Addition	\$0.25 M	Add Alternate 1: Construction Cost & Soft Costs for Lobby Addition
Existing Brick Treatment	\$0.08 M	Add Alternate 2: Wash, Stain, & Paint Building Exterior includes Soft Costs
All New Windows	\$0.25 M	Add Alternate 3: Materials, Labor, Removal & Replacement includes Soft Costs
Cast Stone Accents	\$0.07 M	Add Alternate 4: Materials, Labor, Removal & Replacement includes Soft Costs
Total Project Budget	\$ 4.65 M	Base Project Estimate with Add Alternates



PROJECT SPACE & SITE OPPORTUNITIES

- BUILDING RENOVATION OPTIONS & INITIAL COST OPINIONS
- SITE MASTER PLAN MAGNITUDE OF COSTS CONSIDERATIONS



Considerations for Review

- Existing Area ~ 11,200 SF
- Visibility from Glade Road
- Main Entry / Drop-off
- Parking
- Pedestrian Access
- Park Access
- Site Features
- Stormwater Management



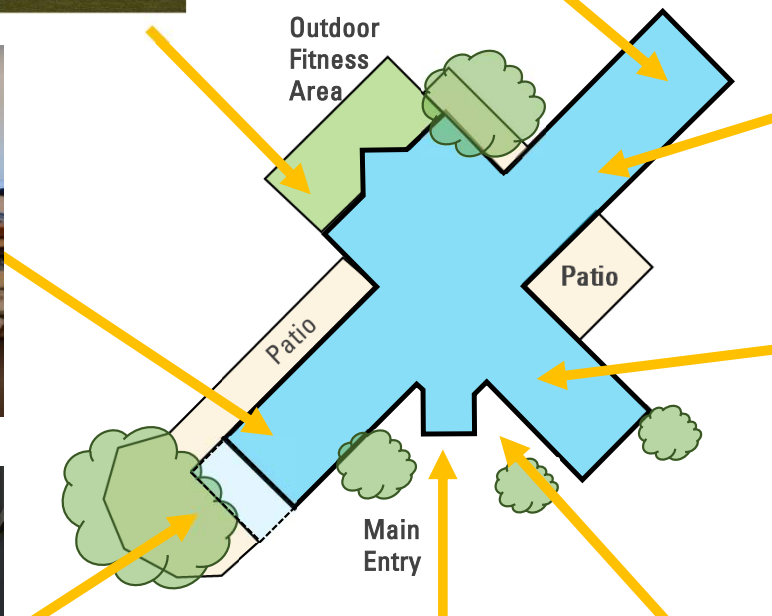
EXISTING CONDITIONS



View from Glade Road



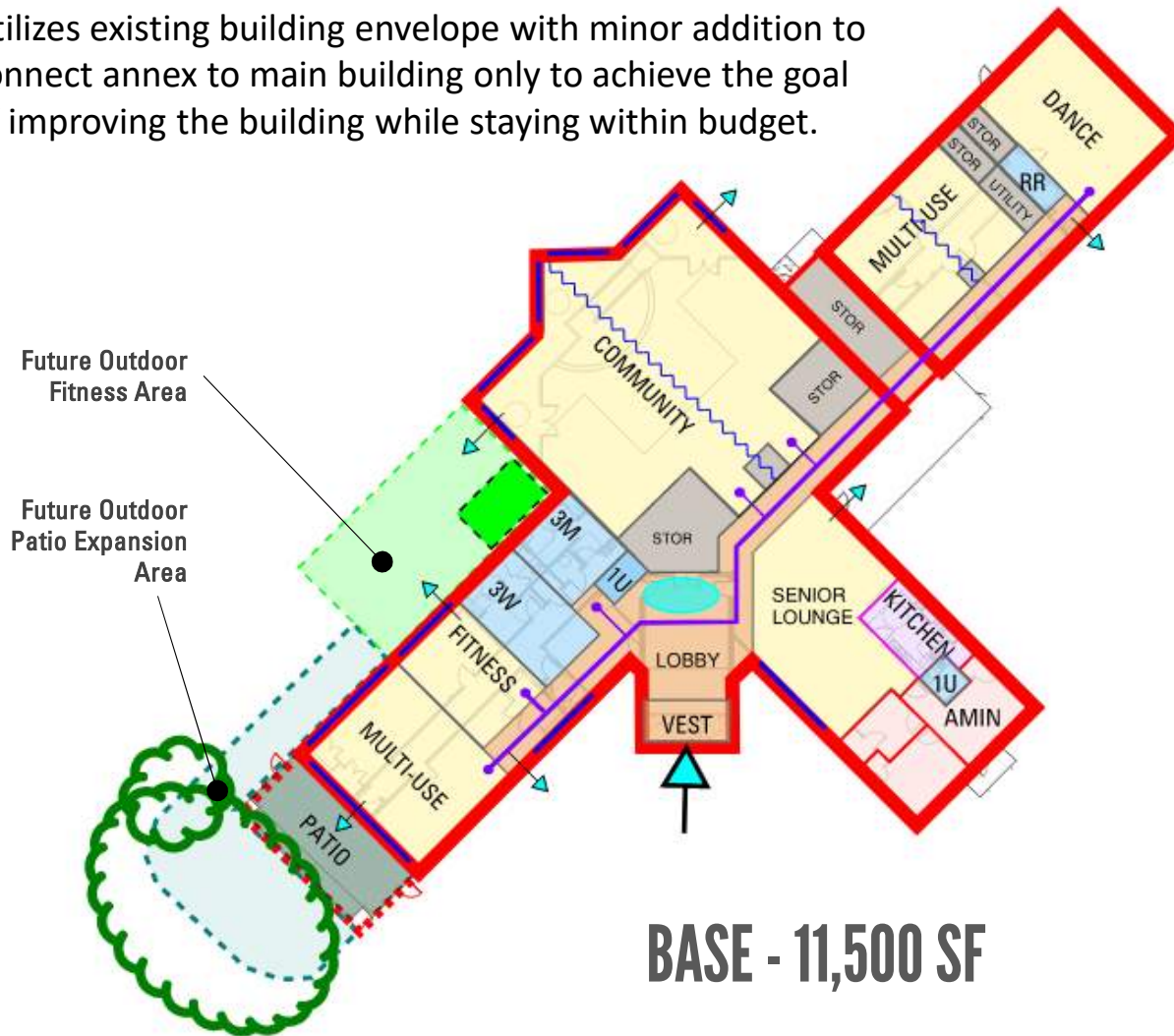
BUILDING RENOVATION PROJECT SPACE OPPORTUNITIES



- Updated Entry
- Lounge
- Gathering
- Open Fitness
- Multi-use Fitness
- Outdoor Fitness
- Classrooms
- Outdoor Shade

BUILDING RENOVATION RECOMMENDATION – WALLS IN

Utilizes existing building envelope with minor addition to connect annex to main building only to achieve the goal of improving the building while staying within budget.



LOBBY ADDITION

Expanded lobby and vestibule addition at the main entry area



BUILDING RENOVATION – MAIN ENTRANCE APPEARANCE OPTIONS

CONFIRM - CONCEPTS A2 & C1 PREFERRED OPTIONS FROM THE LAST WORKSHOP

Exterior Concept A2



APRIL 20 CITY COUNCIL COMMENTS

- Can the brick be treated to enhance its character?
- Can additional stone detailing be added?
- New windows should be provided throughout.
- Can A2 + C1 be combined?

Exterior Concept C1



BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Utilizes existing building brick with new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget)

Exterior Concept A2 – Original Brick



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Enhanced Appearance Budget)

Exterior Concept A2 - Light



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Enhanced Appearance Budget)

Exterior Concept A2 - Medium



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Enhanced Appearance Budget)

Exterior Concept A2 - Dark



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Lobby Addition + Enhanced Appearance Budget)

Exterior Concept C1 - Light



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Lobby Addition + Enhanced Appearance Budget)

Exterior Concept C1 - Medium



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Lobby Addition + Enhanced Appearance Budget)

Exterior Concept C1 - Dark



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Lobby Addition + Enhanced Appearance Budget)

Exterior Concept Combining A2 + C1 - Light



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Lobby Addition + Enhanced Appearance Budget)

Exterior Concept Combining A2 + C1 - Medium



Stone



Brick Finish



Stone Detail



Metal Trim

BUILDING RENOVATION – UPDATED MAIN ENTRANCE APPEARANCE OPTIONS

Updates the existing brick finish with new appearance, new stone finishes at the main entry area, stone detailing, and wall siding. (Base Budget + Lobby Addition + Enhanced Appearance Budget)

Exterior Concept Combining A2 + C1 - Dark



Stone



Brick Finish



Stone Detail



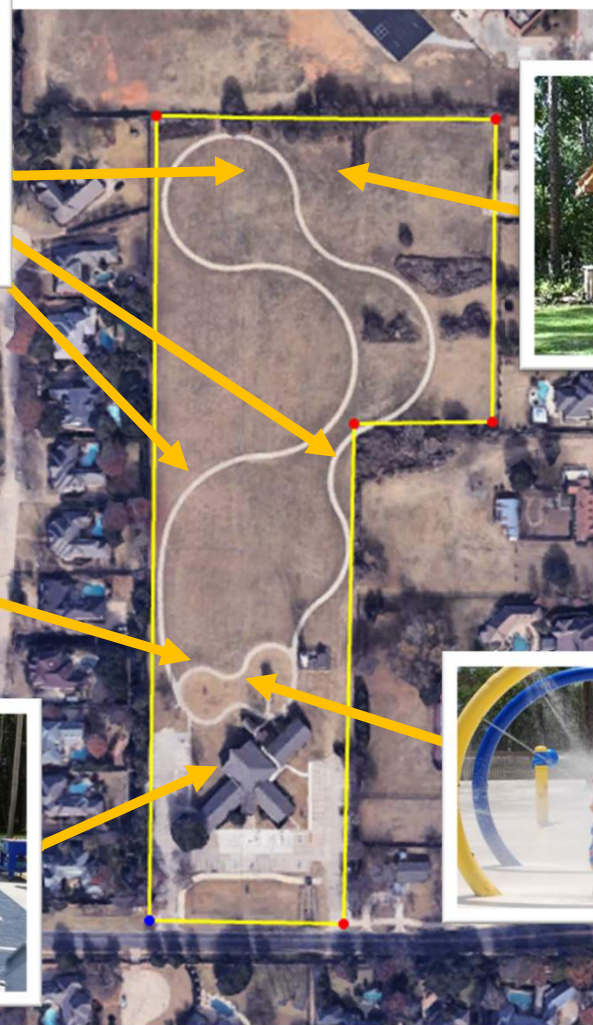
Metal Trim

BUILDING RENOVATION – UPDATED EXTERIOR WALL AT COMMUNITY SPACE

Updates the existing brick finish with new appearance, new large windows to improve the connection to the park to the north, stone detailing. (Base Budget + Enhanced Appearance Budget)

Exterior Concept Rear View





COMMIT

OUTDOOR FUTURE OPPORTUNITIES

MAGNITUDE OF COST IN 2021

Pavilion ~\$ 400K

- Small Splash Playground ~\$ 500K
- Trees & Beautification ~\$ 150K
- Playground with Shade Structure ~\$ 750K
- Outdoor Fitness ~\$ 70K
- Small Monument Sign + landscape ~\$ 70K

NEXT STEPS – **CONCEPT DESIGN DOCUMENTATION** – JUNE 8, 2021

- **Commit** to a preferred project program, budget, and schedule.
- **Commit** to which exterior appearance is preferred.
- **Commit** to the priorities for future park enhancements.



City of Colleyville City Council Agenda Briefing

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100 Main Street
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Agenda Number WS-2

Agenda Date 5/18/2021

Type Worksession

Department City Secretary

Title

Discussion of the May 18, 2021, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 5/18/2021

Type Executive Session

Department City Secretary

Title

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

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

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

Section 551.074 - Personnel - Deliberate the appointment, employment, evaluation, and duties of the City Manager

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

Attachments

RESOLUTION R-21-4615

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MAY 18, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 18th DAY OF MAY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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Agenda Number 3, 4, 5, & 6

Agenda Date 5/18/2021

Type

Department City Secretary

3. OATH OF OFFICE

4. RECEPTION FOR CITY COUNCIL MEMBERS

5. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

6. ELECTION OF A MAYOR PRO TEM

RESOLUTION R-21-4616

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MAY 18, 2021**

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of May 4, 2021
 - b. Approval of the minutes of the Special City Council meeting of May 11, 2021
 - c. Approval of an economic development gift card program with a patriotic theme for Summer 2021
 - d. Approval of a Construction Services Agreement with Taurus Commercial Inc., for the Pleasant Run Park Restrooms Project in an amount not to exceed \$356,671, which includes a staff requested contingency of \$50,000 if needed, and authorizing the City Manager to execute the agreement

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 18TH DAY OF MAY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

City Hall
100 Main Street
Colleyville, Texas 76034
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Tuesday, May 4, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, May 4, 2021, at 5:30 p.m.

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

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Community Development Director Ben Bryner, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of the SH26 Gateway Project

Assistant City Manager Adrienne Lothery reviewed the history of the Gateway Project and the results of the original bid package, which resulted in only one bid that was much higher than projected. She then explained MESA performed an analysis and developed recommendations which will allow the City Council to provide direction regarding rebidding the project. David Newman and Stan Cowan of MESA provided a comprehensive analysis of the project scope and the bid that was received. Mr. Newman stated MESA's goal is to never compromise the quality of the project therefore; they reached out to contractors, sub-contractors, and supply companies to gain better insight as to how to build a new bid packet that would achieve the City Council's goals. He then explained the changes to the original bid packet including value-engineering items such as a gravity wall and add/alternates which would still meet the original scope and quality expectations of the City. There was discussion of material costs, value engineered items, use of stamped concrete, and lighting. The Council directed staff to proceed with the updated bid package with a shortened response period since the contractors are familiar with the project.

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

Mayor Newton stated three items would remain tabled: Resolutions R-21-4574 and R-21-4575, concerning Old Grove, and Ordinance O-21-2159 regarding 151 Coffee.

Mayor Newton adjourned the Worksession at 6:10 p.m. and called the Executive Session to order.

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

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

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

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There was no action taken and Mayor Newton adjourned the Executive Session at 6:57 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:30 p.m. and called the roll.

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

INVOCATION: Pastor Noah Nelson, Compass Christian

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4610

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Newton congratulated Councilmember Kelley and Councilmember Rigney on winning the May 1, 2021 General Election.

Mayor Newton also advised City Council he has met with Kalese Whitehurst, Chief of Staff, ResponsiveED, who has an extensive background in education, having served as Education Advisor under Texas Governor Rick Perry. Mayor Newton advised the Council that Ms. Whitehurst wished to discuss the possibility of ResponsiveED starting a charter school in Colleyville that would follow the Hillsdale College curriculum. They currently have charter schools in Flower Mound, Lewisville and the most recent one in Frisco.

Mayor Newton and the City Councilmembers made the following announcements:

COVID Update – Colleyville is back to pre-pandemic numbers and stable. Colleyville leads the Tarrant County in percentage of population vaccinated at 54.3%. Southlake is next at 50.79%. All other cities are less than 50%.

Vaccination Update - The Fire Department has approximately 400 doses remaining of the 1170 Pfizer vaccines received two weeks ago. The department will store these vaccines and they will be available for future needs, including second dose availability. The vaccines can remain stored in our specialized freezer up to six months. If you would like to receive the vaccine, please contact the Fire Department at 817-503-1465 <https://vaccinatecolleyville.timetap.com/>. Those needing assistance signing up should call 817-503-1465.

Car Show Event Wrap Up – On April 24, Colleyville held the third Annual Car Show. With over 241 registered vehicles, this was our biggest show yet! Taking home “Best In Show” was a 1946 Ford Woodie owned by Gary Panno. The list of winning vehicles:

Best in Show:	1946 Ford Woodie
Mayor’s Choice:	1955 Chevrolet Belair
Best Import:	1959 Porsche 356 Convertible
Best Domestic:	1969 Ford F-100
Best Interior:	1965 Pontiac GT
Best Exterior:	1972 Chevrolet C10 Truck
People’s Choice #1:	2007 Porsche Cayman
People’s Choice #2:	1937 Packard C120 Touring
People’s Choice #3:	1946 Ford Woodie

Thank you to everyone who came out to view these gorgeous vehicles. We hope to see you all next year!

Chamber Lunch May 6 – The next Chamber of Commerce Luncheon will be Thursday, May 6 at Crown of Life Lutheran Church, 11:30 am – 1:00 pm. Featured speaker will be Lori Guerrero, CEO and Managing Partner at Trusted Medical. If you would like to attend, please let Christine Johnson know by Friday, April 30.

Census Data Update Released – The US Census Bureau has released the 2020 Census numbers. Colleyville population is listed at 26,462. Additional information can be found at data.census.gov

Concerts on the Plaza Continue – On May 9 at 4 p.m. we will host dueling pianos featuring Arch Hooks and Jimmy Clark. Then on May 16, we will feature the Texas Trouble band performing the best Honky-Tonk sounds around! Enjoy hits from Willie Nelson, Merle Haggard, Waylon Jennings, Ray Price, and more. Both concerts are FREE for all. So bring your lawn chair or blanket and get ready for a toe-tapping night of fun and dance!

Read 1,000 Books – Let Everyone Know! – Most parents read a large collection of books to their children. Now you can join the Colleyville Library in celebrating that effort. Let everyone on your street know with your very own yard sign! The bright yellow signs are the newest incentive offered to parents and children who complete the 1,000-book challenge. Does 1,000 books sound unreachable? It's not. It is an achievement a lot of parents reach already and may not be aware they are doing so. Currently there are 150 registered participants and five who have completed the entire program. The program is simple and easy to do. Parents can read any book to their child anytime, anywhere. You can even repeat the books (many times!) Parents are encouraged to sign up for the program. The program is free to the community and includes a Family Reading Starter Pack filled with ideas, book suggestions, reading logs, and prize levels. When parents and children reach 1,000 Books Before Kindergarten, the child will receive a commemorative t-shirt, Achievement Certificate, photo, and our new yard sign for your home. For more information or to sign your child up for the 1,000 Books Before Kindergarten program, contact the Library at 817-503-1150.

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

Mayor Newton presented Public Works Director Ray Silva-Reyes and members of the department with a proclamation in recognition of National Public Works Week.

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

Mayor Newton presented Chief Miller with a proclamation in recognition of National Police Week and National Police Memorial Day.

During the proclamation presentations, Mayor Newton thanked the members of all departments for their service to the City and citizens.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4611

- 4a** Approval of the minutes of the regular City Council meeting of April 20, 2021
- 4b** Approval of the minutes of the Joint City Council and Planning and Zoning Commission Worksession of April 26, 2021

Mayor Newton read Resolution R-21-4611 in its entirety.

There was no discussion. Mayor Newton opened and closed the public hearing at 8:00 p.m., as there were no speakers.

Councilmember Nakamura made a motion to approve Resolution R-21-4611, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

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

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-21-2160

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

Mayor Newton read the caption of Ordinance O-21-2160.

Community Development Director Ben Bryner presented this item which is a request for a Special Use Permit (SUP) to allow for Veterinary Clinic Services at 3825 Glade Road, Suite 140. He noted the property is zoned Planned Unit Development – Residential district, and a Veterinary Clinic business is only allowed in commercial districts with the approval of an SUP. Director Bryner stated the proposed zoning change is generally consistent with the City's comprehensive plan, and the request is consistent with the land uses located on the property and the governing zoning district.

Councilmember Dodson noted his concern is this area is designated to be sales tax generating and there is little sales tax from a veterinary clinic.

Mayor Newton opened the public hearing at 8:06 p.m. Kathy Hadley, 204 Timberline Drive North stated opposition to the request as she felt it was not a good location for the clinic, or a need for a clinic.

There were no others wishing to speak and Mayor Newton closed the public hearing.

The applicant, Dr. Chris Dietrich, 4807 Meandering Way, asked to address Ms. Handley's concerns. He stated he and his family are Colleyville residents and he has extensive experience in veterinary hospital operations, including leading 180 hospitals and over 600 veterinarians as a Vice President within Mars Veterinary Services, (Mars is the world leader in veterinary practice ownership/operation). Dr. Dietrich stated in 2020, he decided to start a veterinary practice focused on educating clients to ensure their pets get the gold standard in care, and after looking at many locations/cities in DFW, he decided to open in Colleyville. Dr. Dietrich advised he has done research, looked at other cities, and assured the Council and public there is a need for this clinic in Colleyville. If approved the clinic will be a high quality and technologically advanced small animal veterinary hospital, focused on comprehensive preventive care as well as primary care for acute illness and management of chronic conditions. Dr. Dietrich stated there are no outdoor kennels or runs, and the indoor pet enclosures are designated for pets hospitalized for anesthesia or dropped off for treatment/preventive care.

Mayor Pro Tem Lindamood asked Dr. Dietrich about maintenance of the outside animal waste and concern for odors. Dr. Dietrich stated there is a grass area outside of the clinic, but the need for outdoor use is unusual as the animals arrive for a visit and then go home with the owners, and there are no boarding or kenneling services at the clinic.

Councilmember Dodson asked Dr. Deitrich if there would be any sales tax generating portion of the business. Dr. Deitrich noted there would be a small retail area for the sale of harnesses, leashes, and food, but he believes the clinic will help other businesses in the area grow.

Mayor Newton asked if the area is sound proofed. Dr. Deitrich stated both the interior and exterior are sound proofed.

Councilmember Callie stated she had concern for the length of fencing. Director Bryner stated the PUD did not require fencing or screen however, there is not regulation prohibiting the additional requirement.

Kathleen Hennessey, 5013 Stonebridge Drive, requested the public hearing be reopened. Mayor Newton reopened the public hearing at 8:20 p.m.

Ms. Hennessey stated there is not enough outside land proposed for the safe handling of animal waste. She stated waste from animals at a clinic would be more

communicable, addressed concern for the rain washing the waste to the street and harming other animals.

Kathy Hadley, 204 Timberline Drive North, stated she wished to withdraw her previous opposition and after hearing Dr. Deitrich, she believes this would be a good location.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:26 p.m.

This was a first reading therefore; Council did not take any action.

5b Ordinance O-21-2161

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

Mayor Newton read the caption of Ordinance O-21-2161.

Community Development Director Ben Bryner presented this request for a Special Use Permit (SUP) for a six-foot wooden fence or six-foot wrought iron fence to encroach into the street side yard setback for a corner lot. Director Bryner stated staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code however, the Planning and Zoning Commission recommended approval of a wrought iron fence at a 10-foot setback from the street side property line at their April 12, 2021 meeting by a vote of 5-1.

Mayor Newton asked the applicant, Maria Gonzales to come forward. Mayor Newton asked Ms. Gonzales why she was requesting the variance. Ms. Gonzales stated she and her husband have children and they wish to maximize the use of the yard and provide security and privacy for the outdoor use of their home. She also stated they purchased the home because it was a corner lot, with acreage, and was not aware of any fence regulations at the time of the purchase. Mayor Newton stated the Council does not typically allow an SUP for the fence unless there is a real determining factor of need. He said he understood the need for security and recognizes the home was built before the new regulations, which required a 30-foot setback. He also advised Ms. Gonzales that both street faces are considered for corner lots and for aesthetics.

There was general discussion with Ms. Gonzales and City Manager Jerry Ducay regarding potential locations of the fencing.

Mayor Pro Tem Lindamood asked staff to provide a new exhibit at the next meeting.

Mayor Newton opened and closed the public hearing at 8:47 p.m., as there were no speakers.

This was a first reading; therefore, Council did not take any action.

5c Ordinance O-21-2162

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

Mayor Newton read the caption of Ordinance O-21-2162.

Community Development Director Ben Bryner presented this request for a Special Use Permit (SUP) to allow for Veterinary Clinic Services at 4401 Colleyville Boulevard, which is zoned CC-2 Shopping Center district, and is only allowed in commercial districts with the approval of an SUP. Director Bryner stated the request is consistent with the land uses located adjacent to the subject property and the governing zoning district, and the submitted site, building, and landscaping plan meet the requirements of the land development code. He stated the project would need to go through the platting, site plan, and building permit approval processes.

Director Bryner answered questions of the City Council regarding fencing and wall requirements, indoor kennels, tree requirements, landscaping, and outdoor noise requirements.

Mayor Newton asked Dr. Judd Johnston, 1404 Douglas, the applicant, to come forward. Dr. Johnston stated he is the third owner of the Towne Center Animal facility, which was previously located on Colleyville Boulevard next to Sherwin Williams. When Dr. Johnston moved his practice to work with a former local veterinary doctor, the practice was just outside of the Colleyville city limits. Over the next couple of years, the 4401 Colleyville Boulevard property has had several potential buyers/developers, but the sale always fell through. Dr. Johnston said he spoke directly with Pastor Jeff Strickland, Journey Church, to purchase half of the property and develop the hospital as a 5,287 square foot clinic with indoor boarding facilities and supervised dog exercise areas outdoors. Dr. Johnston advised the inside is sound proofed, the exterior use will be 33 dogs rotated through for 15 minutes, and the boarding is a client request primarily for elderly pets whose owners feel better having them boarded with a vet on site. He also noted the purchase and development of this property would allow Journey Church to be debt free, allowing the church to put more into the community.

Council discussed hours of operation, retail use for sales tax generation, trees, fencing, and animal waste management.

Mayor Newton opened the public hearing at 9:10 p.m.

Pastor Jeff Strickland, Journey Church, 4309 Colleyville Boulevard, spoke in support of this project, reiterated this project would allow the church to be debt free and retain acreage, so they will not be land locked. He stated the church would like to see retail use as well, but there have been several failed attempts. It is their hope, once developers see earth moving and things happening, the church could sell an additional acre for sales tax generating business. Pastor Strickland also noted the land does not currently generate any tax revenue as the church is exempt, but Dr. Johnston's plan will at least provide some tax revenue for the City and county. He stated the church being debt free provides for some resources going back into the community and he hopes the Council will support these endeavors. Mayor Newton stated he served on the board at the church at the time the property was purchased and Pastor Strickland is correct that the intent of the purchase was to be able to sell some of the property and be debt free, and he thinks it great.

Kathy Hadley, 204 Timberline Drive North, spoke in support of this item.

Kathleen Hennessey, 5013 Stonebridge Drive, encouraged City Council to set a standard for requirements of safe handling of animal waste.

Dee Kelley, 705 Hillside, spoke in support of this item and the ability to border pets at a kennel with an on-site vet.

There were no other speakers and Mayor Newton closed the public hearing at 9:18 p.m.

Mayor Pro Tem Lindamood asked to see a grading plan at the next meeting and Mayor Newton requested the animal waste be addressed.

This was a first reading; therefore, Council did not take any action.

Mayor Newton recessed the meeting at 9:19 p.m. and reconvened the meeting at 9:31 p.m.

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

6a Ordinance O-21-2158

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

Councilmember Wheat made a motion to remove Ordinance O-21-2158 from the table, seconded by Councilmember Kelley.

The motion to remove the ordinance from the table passed with the following vote:

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

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

Community Development Director Ben Bryner presented this item noting the applicant has worked with staff to meet the requests of the City Council from the last meeting and reviewed the exhibits.

Mayor Newton and the City Council discussed with the applicant, Roman Figueroa, the changes. Further amendments to the ordinance were discussed which included the permitted or SUP requests allowed in the zoning, the sign and set back waivers, and hours of operation. Mr. Figueroa asked Council to allow fitness centers to be open from 5 a.m. to 10 p.m. and a permitted use and all other uses hours of operation would remain at 7 a.m. to 10 p.m. Council agreed to this request.

Mr. Figueroa asked Council if an expeditious process to receive SUP approval could be put in place and the \$500 permit fee be waived. The City Attorney advised the City Council and Mr. Figueroa the fees could not be waived and there is no process which allows SUP approval to be expedited.

Councilmember Nakamura thanked Mr. Figueroa for his professionalism going through this process. Mayor Newton stated Mr. Figueroa always maintained the proper attitude and Councilmember Wheat thanked Mr. Figueroa and stated she felt he has an exceptional project.

Mayor Newton opened and closed the public hearing at 10:15 p.m., as there was no one present wishing to speak.

Mayor Newton made a motion to approve Ordinance O-21-2158 with the following amendments; seconded by Councilmember Rigney:

3. PERMITTED USES

- a. The permitted uses for the Property shall be solely those provided in the use the Use Chart attached hereto as Exhibit "F".
- b. The administration of the permitted uses shall be generally consistent with the regulations applicable to CC-1 base zoning, as amended by this ordinance.
- f. No building located on the Property shall be open to the public for business on any day of the week between 10:00 p.m. – 7:00 a.m. (10:00 p.m. – 5:00 a.m. for fitness center uses only); provided, the owner of the Property may

request to modify the foregoing business hours for by applying for a specific use permit (SUP).

5. LANDSCAPING

- b. All landscaping shall be installed and properly maintained in conformance with this ordinance, including the site plans and landscape plans attached as Exhibits "C" and "E" respectively.

6. FENCING AND BUFFER YARDS

- b. Buffering consisting of both masonry wall and approved vegetation shall be erected and properly maintained along the entire north property line of the Property in conformance with this ordinance, including the site plans and landscape plans attached as Exhibits "C" and "E" respectively.

8. TERMINATION OF CONDITIONAL WAIVERS

- b. The waivers set forth in Sections 4(b), 5(a), and 7(b) shall apply solely in connection with the current proposed remodel of Building A. Upon completion of construction of the building remodel, should the building be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the building's most recent current taxable value as determined by the Tarrant Appraisal District, the conditional setback waivers in Sections 4(b), 5(a) and 7(b) shall terminate and the building and monument sign shall be required to comply with all applicable setback and landscape standards in the City's Land Development Code. In addition, notwithstanding any other provision in this ordinance, upon completion of initial construction of the monument sign, should the sign be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the then current value of the sign, the conditional setback waiver for the sign shall terminate and the sign shall be required to comply with all applicable setback and location standards in the City's Land Development Code.

The motion to approve Ordinance O-21-2158 with the amendments as recorded passed with the following vote:

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

6b Ordinance O-21-2159

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

This ordinance remained tabled.

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

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

Mayor Newton read Resolution R-21-4612 in its entirety.

Community Development Director Ben Bryner presented the replat which is for the property just approved by Ordinance O-21-2158.

There was general discussion regarding the tax revenue split between the two cities.

Mayor Newton opened and closed the public hearing at 10:27 p.m., as there was no one present wishing to speak.

Councilmember Dodson made a motion to approve Resolution R-21-4612, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

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

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

These resolutions remained tabled.

8a Resolution R-21-4574

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

8b Resolution R-21-4575

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

9. CITIZEN COMMENTS

Kathleen Hennessey, 5013 Stonebridge Drive, thanked City Manager Jerry Ducay on behalf of herself and five neighbors for sending the public works crew over to

video their drains. She also spoke as a representative for Nancy Rogers regarding notice of a water shut-off and an upcoming Planning and Zoning Commission meeting.

Kathy Hadley, 204 Timberline Drive North, spoke in appreciation of the effort it takes to run and serve on the City Council, concerns over higher property tax, traffic signal on Cheek-Sparger Road, and the beautiful medians on Glade Road and Main Street.

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

This resolution was not needed.

11. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:50 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 18TH DAY OF MAY 2021.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Special Meeting Minutes

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

Tuesday, May 11, 2021

5:15 P.M.

Mayor Richard Newton called the Special Meeting of the Colleyville City Council to order on Tuesday, May 11, 2021, at 5:27 p.m.

Mayor Newton stated there was a technology delay in opening the meeting and apologized for the inconvenience.

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

ABSENT: Councilmembers Nakamura and Wheat.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, and City Secretary Christine Loven.

1. RESOLUTION(S): READING AND PUBLIC HEARING

1a Resolution R-21-4614

Canvassing the results of the City of Colleyville General Election for Councilmembers Place 5 and Place 6, held on May 1, 2021

Mayor Newton read Resolution R-21-4614 in its entirety.

Mayor Newton opened and closed the public hearing at 5:30 p.m. as there was no one present wishing to speak.

Councilmember Dodson made a motion to approve Resolution R-21-4614, and Mayor Pro Tem Lindamood seconded the motion.

The motion to approve carried by the following vote:

Ayes: 5 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Dodson, Kelley, and Rigney.

There being no further business before the City Council, Mayor Newton adjourned the City Council Special Meeting at 5:31 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 18TH DAY OF MAY 2021.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 5/18/2021

Number

Type Resolution

Department City Manager

Title

Approval of an economic development gift card program with a patriotic theme for Summer 2021

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Reading and Public Hearing

This agenda item provides for approval of another economic development gift card program for Summer 2021. The gift cards will have a patriotic theme, will be distributed in June and must be used by July 31, 2021. Cards with a value of \$35 will be mailed to all households in Colleyville, as well as homes within a one mile radius of Colleyville shopping centers, even if those homes are in neighboring cities. The program is intended to encourage shopping locally at Colleyville businesses. By expanding the distribution to those near Colleyville businesses, there is an opportunity for new customers to shop at Colleyville businesses as well.

Similar to previous cycles of the City's gift card program, a \$50 Colleyville Cares gift card will also be developed, to be shared with those in need or those with an immediate family member actively serving in the military. The distribution of these cards is handled in partnership with the Ministerial Alliance.

Financial Impact

Funds for the gift card program are available in the TIF Fund. Estimates for the program cost are approximately \$430,000.

Recommendation

Approve

Attachments

1. Patriotic Gift Card Program

Summer 2021

Patriotic Gift Card Program

City Council Meeting
May 18, 2021

Cupid Cash Gift Card Program



Cupids Cash Gift Cards	Total Number	Total Cost
\$35 Gift Card - Colleyville	7,153	\$250,355
\$35 Gift Card – Local Heroes (25% of total redemptions*)	2,318	\$81,130
TOTAL	9,471	\$331,485

*36% actual utilization (had projected 30-40%)

Note: At the conclusion of the Cupid Cash program, Colleyville has spent approximately \$1.3 Million in business support programs (2020 – 2021)

Patriotic Gift Card Program



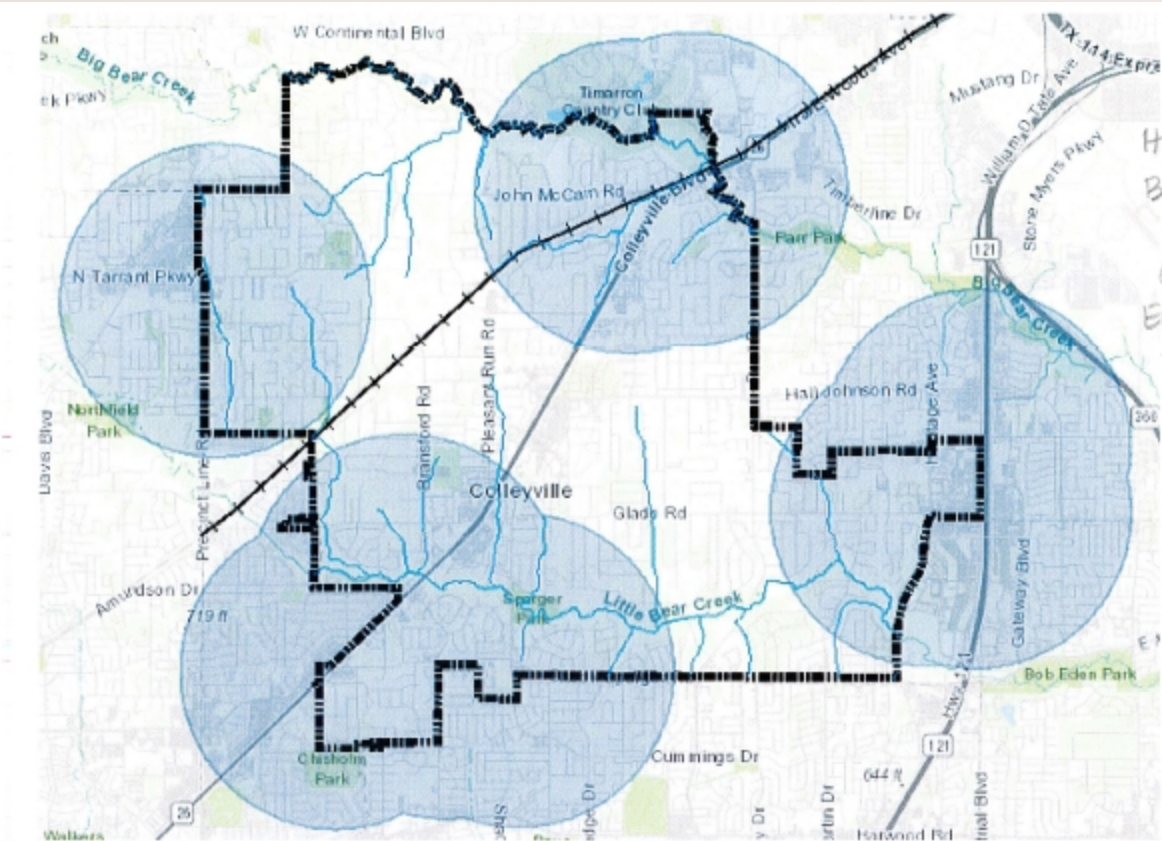
***To mail in early June, to be used by July 31st.**



Patriotic Gift Card Program



In addition to mail distribution of the \$35 cards in Colleyville, an expanded approach is also an option for consideration



Mail cards to addresses within 1 mile radius of commercial centers:

1 Mile Radius	Total #
NRH	7,153
Hurst	1,926
Bedford	3,173
Southlake	750
Grapevine	2,655
Euless	3,191
TOTAL	12,692

Estimate:
40% utilization
(5,077 cards)

Cost Estimates



Cupids Cash Gift Cards	Total Number	Total Cost
\$35 Gift Card - Colleyville	7,153	\$250,355
\$35 Gift Card – Expanded Areas @40%	5,077	\$177,695
TOTAL	12,230	\$428,050

Colleyville Cares (Summer edition)



As a companion to the mailed gift card program, the following are options:

Colleyville Cares Card (\$50) – distributed to the Ministerial Alliance

Colleyville Cares Card (\$50) – distributed to any Colleyville family with an immediate family member actively serving in the military

- Gift Card to family at home supporting the service member
- Care package sent to the service member
 - Include Colleyville goodies
 - Could have sign ups for local businesses to sponsor a care package





City of Colleyville City Council Agenda Briefing

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

Agenda Number 7d

Agenda Date 5/18/2021

Number Resolution R-21-4616

Type Resolution

Department Parks and Recreation

Title

Approval of a Construction Services Agreement with Taurus Commercial Inc., for the Pleasant Run Park Restrooms Project in an amount not to exceed \$356,671, which includes a staff requested contingency of \$50,000 if needed, and authorizing the City Manager to execute the agreement

Strategic Plan

5.3 Provide attractive facilities for leisure and recreation

Explanation

Reading and Public Hearing

The 2018 Parks, Recreation, and Open Space Master Plan provides for construction of restroom facilities at Pleasant Run Park (practice soccer field area). Staff worked with Hidell and Associates for the design and details which were presented to City Council on February 16, 2021. The City Council directed staff to move forward with finalizing construction details and sending the project to bid.

Hidell and Associates vetted the received bids and verified compliance and references. The consultant and staff recommend awarding the construction services agreement to the low bidder, Taurus Commercial Inc., at a cost not to exceed \$356,671, (bid cost \$306,671, plus a staff requested \$50,000 contingency, if needed). The Architect's Opinion of Probable Construction Cost (OPCC) for this project was \$300,000.

Public notification of the invitation to bids was advertised in the *Fort Worth Star-Telegram* on April 11, 18, and 25. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 37 plan holders, of which were two engineers, 19 general contractors, three other, six plan rooms, four sub-contractors, and three manufacturers.

The City received five sealed bids, which were opened and publicly read aloud on May 4, 2021.

Financial Impact

The Funding for this project is available in the Parkland Dedication Fund.

Recommendation

Approve

Attachments

1. Construction Services Agreement Taurus Commercial Inc.
2. Bid - Recommendation Letter
3. Bid Results & Evaluation Sheet

CONSTRUCTION SERVICES AGREEMENT

Pleasant Run Park Project

This **CONSTRUCTION SERVICES AGREEMENT** ("Agreement") is made as of the Effective Date by and between **Taurus Commercial, Inc.**, a Texas Corporation, hereinafter called "CONTRACTOR", and the **City of Colleyville, Texas**, hereinafter called "CITY".

RECITALS

WHEREAS, CITY desires CONTRACTOR to perform certain work and services set forth in Section 1 (the "Scope of Services"), and

WHEREAS, CONTRACTOR has expressed a willingness to perform said work and services, hereinafter referred to only as "services", specified in the Contract Documents, and enumerated under Section 1, of this Agreement;

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, CITY and CONTRACTOR agree as follows:

Section 1. Scope of Services

Upon issuance of a written Notice to Proceed by CITY, CONTRACTOR agrees to provide to CITY the necessary services, labor, materials, equipment and supplies related to the Colleyville Pleasant Run Park Project (the "Project"), such services being more fully described herein and pursuant to the plans and specifications identified in the Contract Documents.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until CONTRACTOR completes the services required herein to the satisfaction of CITY and has been paid in full by City, unless sooner terminated as provided in Section 9, below.

Section 3. Contract Documents

A. This Agreement is a part of the Contract Documents, which include:

- 1) This Agreement, including all exhibits and addenda hereto;
- 2) CITY'S Specifications and Contract Documents for the Project contained in the City's Invitation for Bid # PARD-2021-001 ("Bid Packet");
- 3) CITY'S written notice(s) to proceed to the CONTRACTOR;
- 4) Properly authorized change orders;
- 5) CONTRACTOR's Bid Proposal ("Proposal" and/or "Response"); and
- 6) Any other materials distributed by the CITY that relate to the Project.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this Section. If discrepancies are found that may impact construction of the Project, it shall be the Contractor's obligation to seek clarification as to which requirements or provisions control before undertaking any work on that component of the project. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the project, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the Project.

Section 4. Contractor Obligations

A. CONTRACTOR shall devote such time as reasonably necessary for the satisfactory performance of the work under this Agreement. Should CITY require additional services not included under this Agreement, CONTRACTOR shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by CITY; and without decreasing the effectiveness of the performance of services required under this Agreement.

B. To the extent reasonably necessary for CONTRACTOR to perform the services under this Agreement, CONTRACTOR shall be authorized to engage the services of any agents, assistants, persons, or corporations that CONTRACTOR may deem proper to aid or assist in the performance of the services under this Agreement with the prior written approval of CITY. The cost of such personnel and assistance shall be a reimbursable expense to CONTRACTOR only if authorized in writing in advance by CITY.

C. Unless otherwise agreed, CONTRACTOR shall provide and pay for all materials, supplies, machinery, equipment, tools, superintendence, labor, insurance, and all water, light, power, fuel, transportation and all other facilities necessary for the execution and completion of the work covered by the Scope of Services. Unless otherwise specified, all materials shall be new and both workmanship and materials shall be of a good quality. CONTRACTOR shall, if required, furnish satisfactory evidence as to the kind and quality of materials. Materials or work described in words that so applied have well known, technical or trade meaning shall be held to refer to such recognized standards.

D. CONTRACTOR shall comply with all laws, ordinances, rules and regulations governing CONTRACTOR's performance of this Agreement.

E. All minor details of the work not specifically mentioned in the Scope of Services or Project Drawings but obviously necessary for the proper completion of the work, such as the proper connection of new work to old, shall be considered as incidental to and a part of the work for which the prices are set forth in this Agreement. CONTRACTOR will not be entitled to any additional compensation therefor unless specifically stated otherwise. Otherwise the term "extra work" as used in this Agreement shall be understood to mean and include all work that may be required by CITY to be done by CONTRACTOR to accomplish any alteration or addition to the work as shown on the Project Drawings. It is agreed that CONTRACTOR shall perform all extra work under the direction of the City's Representative when presented with a written work order signed by the City's Representative, subject, however, to the right of CONTRACTOR to require written confirmation of such extra work order by CITY. Payment for extra work shall be as agreed in the work order.

F. CONTRACTOR agrees to indemnify, defend, and save CITY harmless from all claims growing out of any demands of subcontractors, laborers, workmen, mechanics, materialmen, and suppliers of machinery and parts thereof, equipment, power tools, all supplies incurred in the furtherance of the performance of this Agreement. When CITY requests, CONTRACTOR shall furnish satisfactory evidence that all obligations of the nature hereinabove designated have been paid, discharged or waived.

Section 5. Payment

A. CITY agrees to pay CONTRACTOR for all services authorized in writing and properly performed by CONTRACTOR in a total amount not to exceed THREE HUNDRED AND SIX THOUSAND SIX HUNDRED AND SEVENTY-ONE AND NO/100 DOLLARS (\$306,671) ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to CONTRACTOR shall be monthly based on the CONTRACTOR'S monthly progress report and detailed monthly itemized statement for services that shows the names of the CONTRACTOR'S employees,

agents, contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to CITY. CITY shall pay such monthly statements within thirty (30) days after receipt and CITY verification of the services.

B. CITY may deduct from any amounts due or to become due to CONTRACTOR any sum or sums owing by CONTRACTOR to CITY. In the event of any breach by CONTRACTOR of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against CITY, or the CITY'S premises, arising out of CONTRACTOR's performance of this Agreement, CITY shall have the right to retain out of any payments due or to become due to CONTRACTOR an amount sufficient to completely protect the CITY from any and all loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by CONTRACTOR.

C. CITY may, on account of subsequently discovered evidence, withhold the whole or part of any payment to such extent as may be necessary to protect itself from loss on account of:

- (1) Defective work not remedied;
- (2) Claims filed or reasonable evidence indicating possible filing of claims;
- (3) Failure of CONTRACTOR to make payments promptly to subcontractors or for material or labor which CITY may pay as an agent for the CONTRACTOR; or
- (4) Damages to another contractor or subcontractor.

When the above grounds are removed, or CONTRACTOR provides a surety bond satisfactory to CITY which will protect CITY in the amount withheld because of said grounds, CITY will release the amounts withheld.

Section 6. Responsibilities

A. CONTRACTOR shall be responsible for the professional quality, technical accuracy, and the coordination of all materials, construction, installation and other services furnished by CONTRACTOR under this Agreement. CONTRACTOR shall, without additional compensation, correct or revise any errors or deficiencies in the installation and construction of the Project components to conform as shown in the Project drawings and specifications.

B. Neither CITY's review, approval or acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and CONTRACTOR shall be and remain liable to CITY in accordance with applicable law for all damages to CITY caused by CONTRACTOR's negligent performance of any of the services furnished under this Agreement.

C. The rights and remedies of CITY under this Agreement are as provided by law.

Section 7. Time for Performance

A. CONTRACTOR shall perform all services as provided for under this Agreement in a proper, efficient, timely, and professional manner in accordance with CITY'S requirements. The time for performance under this Agreement is One Hundred (100) calendar days. Accordingly, CONTRACTOR shall complete all work related to the Project on or before the 100th calendar day following the date of CITY'S written notice to proceed to CONTRACTOR.

B. In the event CONTRACTOR's performance of this Agreement is delayed or interfered with by acts of the CITY or others, CONTRACTOR may request an extension of time for the performance of same as hereinafter provided, but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

C. No allowance of any extension of time, for any cause whatever, shall be claimed or made to CONTRACTOR, unless CONTRACTOR shall have made written request upon CITY for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless CITY and CONTRACTOR have agreed in writing upon the allowance of additional time to be made.

D. CONTRACTOR understands and agrees that time is of the essence of this contract, and that for each day of delay beyond the number of calendar days agreed upon for the completion of the work herein specified and contracted for (after due allowance for such extension of time as may otherwise be provided for extension of time herein), the Owner may withhold permanently from the Contract Price an amount equal to \$2,000 per calendar day.

E. In case CONTRACTOR should abandon and fail or refuse to resume work within ten (10) days after written notification from the City, or if CONTRACTOR fails to comply with the orders of the CITY, when such orders are consistent with the Contract Documents, then, and in that case, where performance and payment bonds exist, the Sureties on these bonds may be notified in writing by CITY and directed to complete the work (at CITY'S sole discretion), and a copy of said notice shall be delivered to CONTRACTOR. After receiving said notice of abandonment, CONTRACTOR shall not remove from the work any machinery, equipment, tools, materials or supplies then on the job, but the same, together with any materials and equipment under contract for the work, may be held for use on the work by the CITY or the Surety on the performance bond, or another contractor in completion of the work; and CONTRACTOR shall not receive any rental or credit therefor, it being understood that the use of such equipment and materials will ultimately reduce the cost to complete the work and be reflected in the final settlement. Nothing in this section shall be deemed a waiver of any remedy available to the CITY under this Agreement and the CITY shall retain all remedies upon default provided in Section 14 herein.

(1) In case the Surety should fail to commence compliance with the notice for completion hereinbefore provided for, within Ten (10) days after service such notice, then the CITY may provide for completion of the work in either of the following elective manners:

- a. The CITY may employ such force of labor and use such machinery, equipment, tools, materials and supplies as said CITY may deem necessary to complete the work and charge the expense of such labor, machinery, equipment, tools, materials and supplies to said CONTRACTOR, and expense so charged shall be deducted and paid by the CITY out of such moneys as may be due, or that may thereafter at any time become due to the CONTRACTOR under and by virtue of this Agreement. In case such expense is less than the sum which would have been payable under this contract, if the same had been completed by the CONTRACTOR, then said CONTRACTOR shall receive the difference. In case such expense is greater than the sum which would have been payable under this contract, if the same had been completed by said CONTRACTOR, then the CONTRACTOR and/or its Surety shall pay the amount of such excess to the CITY; or
- b. The CITY under sealed bids, when and in the manner required by law, may let the contract for the completion of the work under substantially the same terms and conditions which are provided in this Agreement. In the case of any increase in cost to the CITY under the new contract as compared to what would have been the

cost under this Agreement, such increase shall be charged to the CONTRACTOR and the Surety shall be and remain bound therefor. However, should the cost to complete any such new contract prove to be less than what would have been the cost to complete under this Agreement, the CONTRACTOR and/his Surety shall be credited therewith.

Section 8. Ownership of Project; Bill of Sale

A. CONTRACTOR warrants that title to all work, including all equipment and materials incorporated into the Project, will pass to CITY no later than the time of final payment. CONTRACTOR further warrants that upon payment by CITY, all Work for which payments have been received from CITY shall be free and clear of liens, claims, security interests or other encumbrances in favor of CONTRACTOR or any other person or entity whatsoever.

B. CONTRACTOR agrees to assign to CITY at the time of completion of the Scope of Services all manufacturer's warranties relating to equipment, materials and labor used in the Project and further agrees to perform the Project in such manner to preserve all manufacturer's warranties. If necessary as a matter of law, CONTRACTOR may retain the right to enforce directly any such manufacturers' warranties during the one year period following the date of acceptance of the Project by City.

Section 9. Termination

A. CITY may suspend or terminate this Agreement for cause or without cause at any time by giving written notice to CONTRACTOR. In the event suspension or termination is without cause, payment to CONTRACTOR, in accordance with the terms of this Agreement, will be made based on services reasonably determined by CITY to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to CITY.

B. If CITY requires a modification of this Agreement with CONTRACTOR, and in the event CITY and CONTRACTOR fail to agree upon a modification to this Agreement, CITY shall have the option of terminating this Agreement and CONTRACTOR's services hereunder at no additional cost other than the payment to CONTRACTOR, in accordance with the terms of this Agreement, for the services reasonably determined by CITY to be properly performed by CONTRACTOR prior to such termination date.

Section 10. Insurance

A. CONTRACTOR shall during the term hereof maintain in full force and effect the following insurance:

- (1) a comprehensive general liability policy of insurance for bodily injury, death and property damage insuring against all claims, demands or actions relating to the CONTRACTOR's performance of services pursuant to this Agreement with a minimum combined single limit of not less than \$2,000,000.00 per occurrence and \$4,000,000.00 aggregate for injury to persons (including death), and for property damage; and
- (2) a policy of automobile liability insurance covering any vehicles owned and/or operated by CONTRACTOR, its officers, agents, and employees, and used in the performance of this Agreement with policy limits of not less than \$500,000.00 combined single limit and aggregate for bodily injury and property damage; and

- (3) statutory Worker's Compensation Insurance at the statutory limits and Employers Liability covering all of CONTRACTOR's employees involved in the provision of services under this Agreement with policy limit of not less than \$500,000.00.

B. All insurance and certificate(s) of insurance shall:

- (1) provide for at least thirty (30) days prior written notice to CITY for cancellation or non-renewal of the insurance; and
- (2) name CITY, its officers, and employees as additional insureds as to all applicable coverage with the exception of Workers Compensation Insurance; and
- (3) provide for a waiver of subrogation against CITY for injuries, including death, property damage, or any other loss to the extent the same is covered by the proceeds of insurance.

C. All insurance companies providing the required insurance shall be authorized to transact business in Texas and rated at least "A" by AM Best or other equivalent rating service.

D. A certificate of insurance evidencing the required insurance and all endorsements shall be submitted prior to commencement of services. Contractor shall provide written notice to CITY of any material change of or to the insurance required herein.

Section 11. Indemnification.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CITY") FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF CITY OR BREACH OF CITY'S OBLIGATIONS HEREUNDER. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CITY FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS' FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO NEGLIGENCE OF CITY, IN WHOLE OR IN PART, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY CITY ONLY TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR AND/OR ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION). CONTRACTOR'S OBLIGATIONS UNDER THIS SECTION SHALL NOT BE LIMITED TO THE LIMITS OF COVERAGE OF INSURANCE MAINTAINED OR REQUIRED TO BE MAINTAINED BY CONTRACTOR UNDER THIS AGREEMENT. THIS PROVISION SHALL SURVIVE THE TERMINATION OF THIS AGREEMENT.

Section 12. Assignment

CONTRACTOR shall not assign or sublet this Agreement, or any part thereof, without the prior written consent of CITY.

Section 13. Applicable Laws

CONTRACTOR shall comply with all Federal, State, County and Municipal laws, ordinances, regulations, safety orders, resolutions and building codes relating or applicable to services to be performed under this Agreement. The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the State District Court of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court

Section 14. Default of CONTRACTOR

In the event CONTRACTOR fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within ten (10) days after written notice by CITY to CONTRACTOR, CITY may, at its sole discretion without prejudice to any other right or remedy:

A. Terminate this Agreement and be relieved of the payment of any further consideration to CONTRACTOR except for all work determined by CITY to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of CONTRACTOR to and from meetings called by CITY at which CONTRACTOR is required to attend, but shall not include any loss of profit of CONTRACTOR. In the event, of such termination, CITY may proceed to complete the services in any manner deemed proper by CITY, either by the use of its own forces or by resubletting to others.

B. CITY may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of CONTRACTOR.

Section 15. Adjustments in Services

No claims for extra services, additional services or changes in the services will be made by CONTRACTOR without a written agreement with CITY prior to the performance of such services.

Section 16. Execution Becomes Effective

This Agreement will be effective upon signing of the Agreement by authorized representatives of CONTRACTOR and CITY.

Section 17. Agreement Amendments

This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. This Agreement may only be modified, amended, supplemented or waived by a written instrument executed by the parties except as may be otherwise provided therein.

Section 18. Severability

In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it.

Section 19. Independent Contractor.

In satisfying the conditions of and providing the services under this Agreement, CONTRACTOR is acting independently, and CITY assumes no responsibility or liabilities to any third party in connection with CONTRACTOR's actions. All services to be performed by CONTRACTOR pursuant to this Agreement shall be in the capacity of an independent contractor and not as an agent or employee of CITY. CONTRACTOR shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

Section 20. Right-Of-Access.

CITY will obtain and/or furnish right-of-access on any project site for CONTRACTOR to perform any required studies, surveys, tests or other necessary investigations in relation to the Scope of Services. CONTRACTOR will take reasonable precautions to minimize damage to the personal or real property in the performance of such surveys, tests, studies and investigations.

Section 21. Notice.

Any notice required or permitted to be delivered hereunder may be sent by first class mail, overnight courier or by confirmed telefax or facsimile to the address specified below, or to such other party or address as either party may designate in writing, and shall be deemed received three (3) days after delivery set forth herein:

If to CITY: City Manager
Attn: Jerry Ducay
City of Colleyville
100 Main Street, 3rd Floor
Colleyville, Texas 76034

With copy to: Whitt L. Wyatt, City Attorney
c/o City Secretary
100 Main Street, 3rd Floor
Colleyville, Texas 76034

If to CONTRACTOR: Taurus Commercial, Inc.
Attn: Mark Ladd
Project Manager
1220 Ford Rd. #492
Dallas, Texas 75234

Section 22. Counterparts

This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties hereto.

Section 23. Recitals; Exhibits.

All recitals and exhibits attached hereto are incorporated and made a part hereof for all purposes.

Section 24. Survival of Obligations.

Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination.

Section 25. Sales and Use Taxes

CONTRACTOR understands and acknowledges that CITY is a governmental entity and exempt from the payment of sales and use taxes for certain materials and equipment conveyed to City as part of this Project or otherwise incorporated into the Project. CITY agrees to provide CONTRACTOR such documentation as may otherwise be required by state law to allow CONTRACTOR to avoid payment of sales and uses taxes for materials and equipment with respect to the Project to the extent allowed by law.

Signature page to follow

EXECUTED on May 18, 2021

CITY OF COLLEYVILLE, TEXAS

By: _____
Jerry Ducay, City Manager

ATTEST:

Christine Loven, City Secretary

APPROVED AS TO FORM:

Whitt L. Wyatt, City Attorney
Staff:WW:Date:May 13, 2021:v4.2019

EXECUTED on _____ 2021.

CONTRACTOR
Taurus Commercial, Inc.

By: _____
Mark Ladd
Project Manager

May 10, 2021

Lisa Escobedo
Colleyville Parks Director
2512 Glade Road
Colleyville Texas 76034

HIDELL

ASSOCIATES
ARCHITECTS

Re: Colleyville Pleasant Run Park Project

Lisa,

The Colleyville Parks Facilities Project received five bids on May 4, 2021. The five bidders were as follows:

Nouveau Construction and Technology Services
Taurus Commercial, Inc.
JM Construction Solutions
Henthorn Commercial Construction
AUI Partners, LLC

Based on the bids and proposal information required the contractors were evaluated on the seven criteria factors as defined in the project specifications. The result of the evaluation ranks Taurus Commercial, Inc. as the recommended contractor for council approval for the Colleyville Pleasant Run Park Restroom Project.

Taurus Commercial, Inc. had the lowest total price. They recently completed the City Park Restroom Renovations for the City of Colleyville in 2020. The company has been in business since 2006, with experience in renovation, interior finish-out and new construction. The following references for the company were contacted:

Fellowship Church – Positive recommendation regarding experience with campus site and landscape construction

Weber and Company – Positive feedback regarding shell retail construction

Total Wine – Positive recommendation regarding current ground up retail store construction.

Hidell and Associates Architect recommends the City of Colleyville approve Taurus Commercial, Inc. for the Colleyville Pleasant Run Park Restrooms in the amount of \$306,671.00.

Included with this letter, are the bid results and bid evaluation sheets.

Sincerely,



Aaron Babcock
Hidell and Associates Architects

Colleyville Park Facilities Project

Bid Results

The following is a list of contractors that submitted bids for the Colleyville Pleasant Run Park Restroom Project on 5.4.2021 @ 2:00pm.

Company	Bid Package A	Bid Bond	Addendum Acknowledgement	Pricing Rank
Nouveau Construction and Technology Services	\$ 535,000.00	Yes	Addendum No 1, 2	3.00
Taurus Commercial, Inc.	\$ 306,671.00	Yes	Addendum No 1, 2	1.00
JM Construction Solutions	\$ 577,390.56	Yes	Addendum No 1, 2	5.00
Henthorn Commercial Construction	\$ 514,000.00	Yes	Addendum No 1, 2	2.00
AUI Partners, LLC	\$ 544,226.00	Yes	Addendum No 1, 2	4.00

Bid Evaluation Score Sheet - Colleyville Pleasant Run Park Restrooms						
Scoring Criteria	Max. Point	Nouveau Construction and Technology Services	Taurus Commercial, Inc.	JM Construction Solutions	Henthorn Commercial Construction	AUI Partners, LLC
Total Project Price	50	29	50	27	29.83	28
Reputation of the bidder and the bidder's services	10	9	9	10	10	10
Quality of the bidder's services	10	10	10	10	10	10
Extent to which the bidder's services meet the City's needs	15	15	15	15	15	15
Bidders past business relationship with the City	5	3	5	3	3	3
Impact on the ability of the City to comply with laws and rules relating to contracting with historically underutilized businesses and non-profit organizations employing persons with disabilities.	5	3	3	5	3	3
Long Term Cost to the City to acquire Bidder's Goods and Services	5	5	5	5	5	5
Total Score	100	73.66	97.00	74.56	75.83	74.17



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 5/18/2021

Number

Type Report

Department Finance

Title

Presentation of the April 2021 Financial Report

Explanation

General Fund

Through April, the General Fund has collected 83% of its budgeted revenue and spent 57% of its budgeted expenditures. Our cash flow here is slightly stronger than in previous years, led by higher revenue from sales and property taxes. We are showing a decrease in franchise taxes due to legislation passed during our last legislative session. Additionally, interest income is down significantly and the fund has yet to transfer in the TIF administrative fees. The Fund's surplus of \$6.8 million is stronger than last year, and it is expected decline steadily throughout the remainder of the fiscal year.

Sales tax revenue

Colleyville received its sixth collection of the fiscal year from March's sales, and it brought in a large, 51.8% increase over March of last year. This increases our total YTD growth to from 9.1% over FY20 to 16.8% over FY20, and makes for a total dollar gain of approximately \$673,000. This is one of the largest month-over-month gains for Colleyville, and all of our neighbors received similar results. The average increase for Texas cities was 30% for this period.

Utility Fund

Through the seventh month of the fiscal year, the Utility Fund has collected 47% of its budgeted revenue and spent 45% of its budgeted expenditures. Our surplus of \$390,000 is a weaker than we saw last year but still well in the positive territory, as we would expect. Higher costs from the Trinity River Authority this year are the largest contributor to the slightly lower position. However, if we net out the pass-through cost of water/sewer services from the T.R.A., which the City does not control, spending for the City's direct costs are tracking a little under budget for this period.

Drainage Fund

To date, the Drainage Utility Fund has received 60% of its budgeted revenue and spent 62% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temp help. Our current surplus of \$82,708 represents a \$34,000 increase from last month. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although at this point we're seeing close

to 1% growth for FY21.

Hotel Fund

The Hotel Fund began the year outperforming expectations due mostly to lower spending than anticipated for the first quarter. Half of this fund is dedicated to personnel costs, whereas the other half is dedicated to improvements, event supplies, and promoting the City via events, economic development, and direct advertising. Our revenue only comes in once each quarter, and typically amounts to around \$60,000 every payment. However, COVID appears to still be taking its toll on this industry, as our first quarter payment took a large hit. Our last payment does indicate that this revenue is making a slight comeback, though. Our current fund balance is sitting at \$235,000 as of the end of this month. Given the large balance here, the fund can take another lackluster year.

Debt Service Fund

Similar to our General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of April's figures, the fund is running a small surplus of about \$3,300 after the month's lease payment. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to a pumper lease and an ambulance lease. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

1. April 2021 MFR
2. April 2021 MFR Council Copy

Monthly Financial Report - April 2021

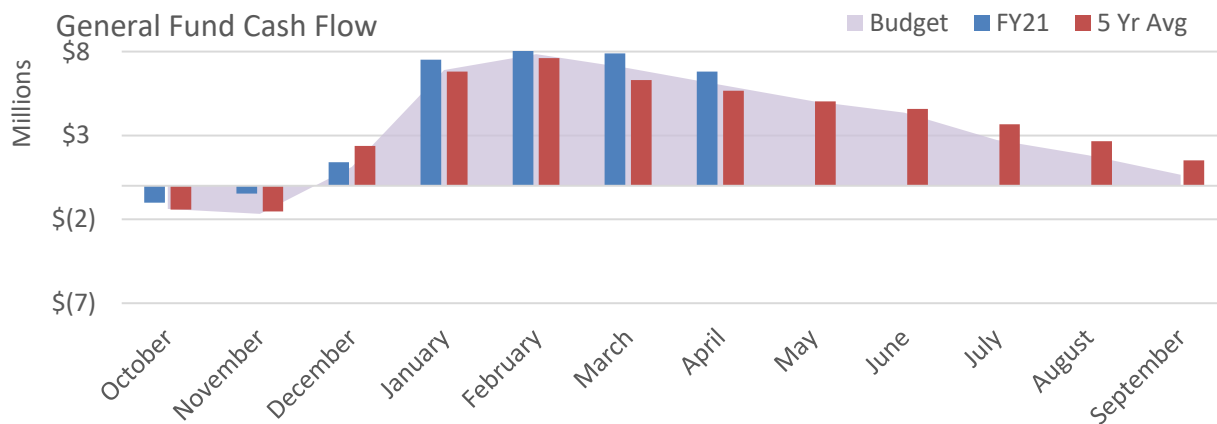
% of year Completed 58%

General Fund

% of Budget Spent 57%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 25,124,381	\$ 20,765,286	83%	\$ 20,581,193	84%
Expenditures	\$ 24,476,396	\$ 13,961,915	57%	\$ 13,863,908	57%
	\$ 647,985	\$ 6,803,371		\$ 6,717,286	

Through April, the General Fund has collected 83% of its budgeted revenue and spent 57% of its budgeted expenditures. Our cash flow here is slightly stronger than in previous years, led by higher revenue from sales and property taxes. We are showing a decrease in franchise taxes due to legislation passed during our last legislative session. Additionally, interest income is down significantly and the fund has yet to transfer in the TIF administrative fees. The Fund's surplus of \$6.8 million is stronger than last year, and it is expected decline steadily throughout the remainder of the fiscal year.



General Fund Highlights

Revenue (FY21/FY20)

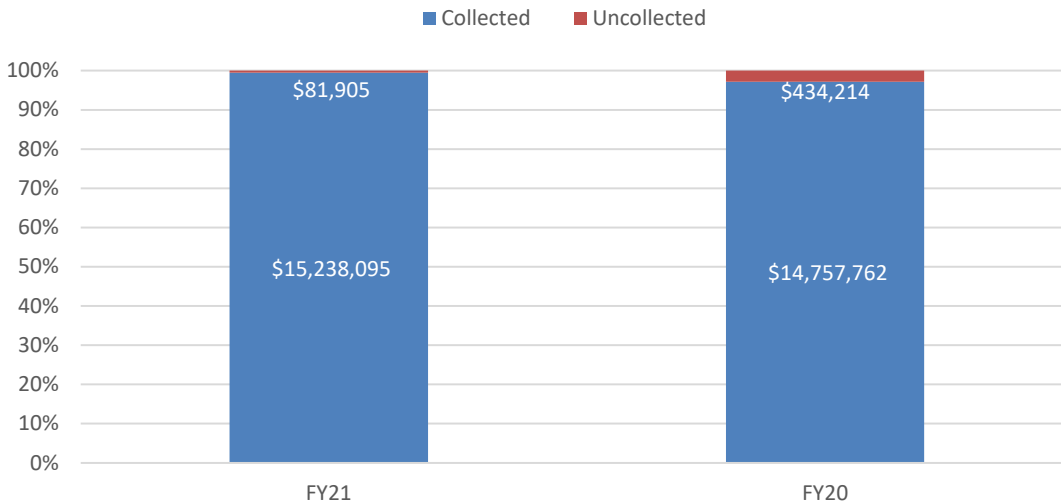
Property Tax	+ \$480k	Sales Tax	+ \$140k	Franchise Tax	-\$118k
Licenses	+ \$5k	Other Revenue	-\$323k	Total Rev	+ \$184k

Expenditures (FY21/FY20)

Personnel	+ \$12k	Contractual	-\$35k	Supplies	+ \$68k
Capital	+ \$53k	Transfers	\$ 0k	Total Exp	+ \$98k

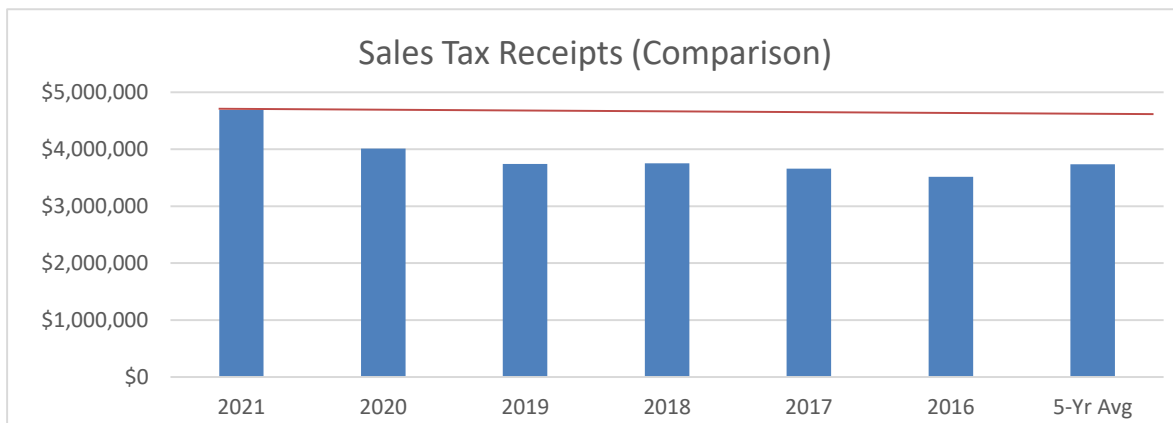
Monthly Financial Report - April 2021

Revenue Highlight: Property Tax



Colleyville anticipates receiving \$15.32m in General Fund property tax this year. This makes for a 1%, or \$130k, increase over actual FY20 property tax receipts. It should be noted that this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City.

Revenue Highlight: Sales Tax



FY21/Budget	FY21/FY20	
↑ 16.9%	↑ 16.8%	↑

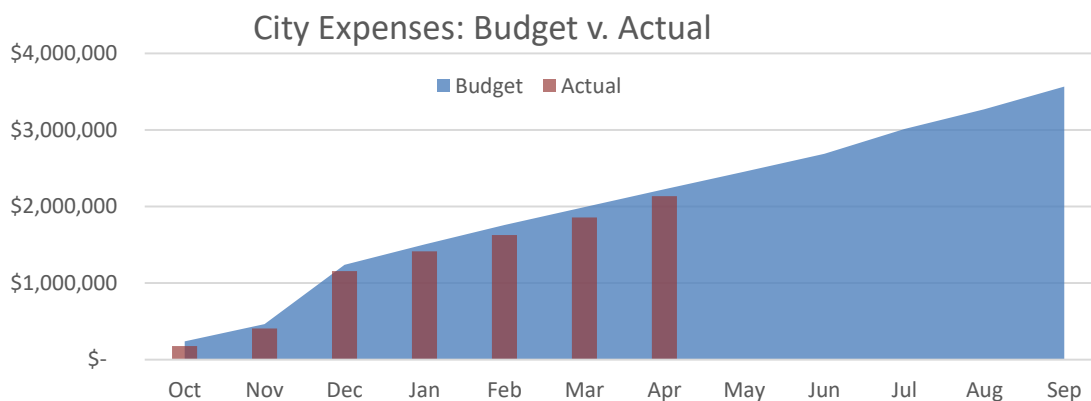
Colleyville received its sixth collection of the fiscal year from March's sales, and it brought in an historic, 51.8% increase over March of last year. This increases our total YTD growth to from 9.1% over FY20 to 16.8% over FY20, and makes for a total dollar gain of \$673,000. Colleyville wasn't alone in these gains, as Texas cities saw an average gain of 30% in the aggregate. It bears noting that, while we did receive a large, \$68,000 audit collection, this was by far the highest collection Colleyville has seen, even when factoring out the audit collection.

Monthly Financial Report - April 2021

Water/Sewer Utility Fund % of year Completed 58%
 % of Budget Spent 45%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 17,958,382	\$ 8,407,187	47%	\$ 7,673,555	44%
Expenditures	\$ 17,925,757	\$ 8,017,081	45%	\$ 7,067,486	40%
	\$ 32,625	\$ 390,106		\$ 606,069	

Through the seventh month of the fiscal year, the Utility Fund has collected 47% of its budgeted revenue and spent 45% of its budgeted expenditures. Our surplus of \$390,000 is a weaker than we saw last year but still well in positive territory, as we would expect. Higher costs from the Trinity River Authority this year are the largest contributor to the slightly lower position. However, if we net out the pass-through cost of water/sewer services from the T.R.A., which the City does not control, spending for the City's direct costs are tracking a little under budget for this period.



Utility Operation Highlights

Avg Customer Count

FY21/FY20



0.6%

YTD Rainfall (Inches)

FY21/FY20

-3.4

Expenditures (FY21/FY20)

Mostly TRA costs ↓

Personnel	+ \$101k	Contractual	+ \$747k	Supplies	+ \$4k
Capital	+ \$65k	Transfers	+ \$32k	Total Exp	+ \$950k

Colleyville's rate structure enables the City to more easily manage years of varying water consumption from year-to-year. The majority of the City's rate is comprised of a direct pass-through to TRA for water costs. Funding for the City's operational costs come from a fixed monthly charge to customers based on meter size. The goal of this fund is to break-even at the end of the year.

Monthly Financial Report - April 2021

% of year Completed

58%

Drainage Utility Fund

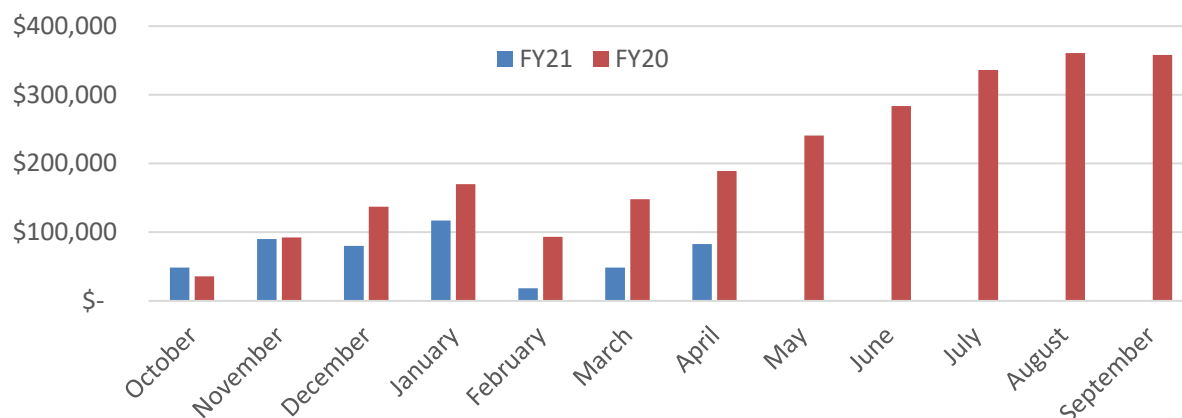
% of Budget Spent

62%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 978,508	\$ 588,981	60%	\$ 595,951	61%
Expenditures	\$ 810,202	\$ 506,273	62%	\$ 406,962	51%
	\$ 168,306	\$ 82,708		\$ 188,989	

To date, the Drainage Utility Fund has received 60% of its budgeted revenue and spent 62% of its budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position that was reallocated to this fund as well as overtime costs and temp help. Our current surplus of \$82,708 represents a \$34,000 increase from last month. Drainage fee revenues tend to average at 1.2% higher than the previous fiscal year, although at this point we're seeing close to 1% growth for FY21.

FY21 vs. FY20 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY21/FY20 0.8%

FY21/5-Yr Avg 2.8%

Expenditures (FY21/FY20)

Personnel	+ \$78k
Supplies	+ \$15k
Debt Service	-\$3k

Note: this fund's debt service is scheduled to be retired in fiscal year 2021.

Contractual	+ \$9k
Capital/Xfers	\$00k
Total Exp.	+ \$99k

Monthly Financial Report - April 2021

Hotel Tax Fund

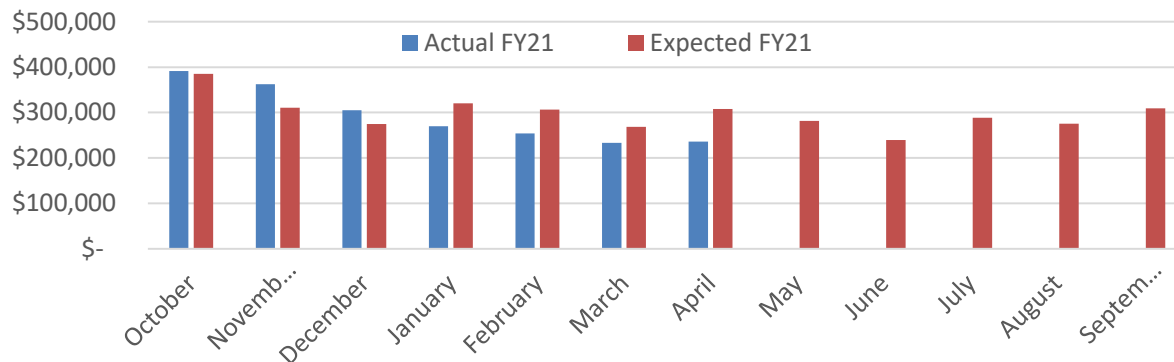
% of year Completed 58%

% of Budget Spent 63%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 237,500	\$ 42,294	18%	\$ 59,947	
Expenditures*	\$ 327,176	\$ 205,517	63%	\$ 51,370	
	\$ (89,676)	\$ (163,223)		\$ 8,578	

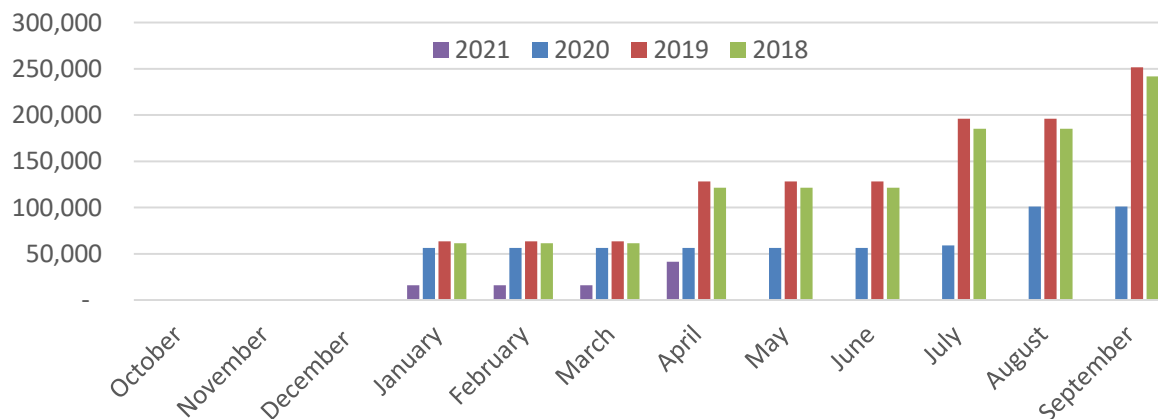
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Expected Fund Balance vs. Actual Fund Balance (by month)



Hotel Tax Performance

FY20 Revenue vs. History



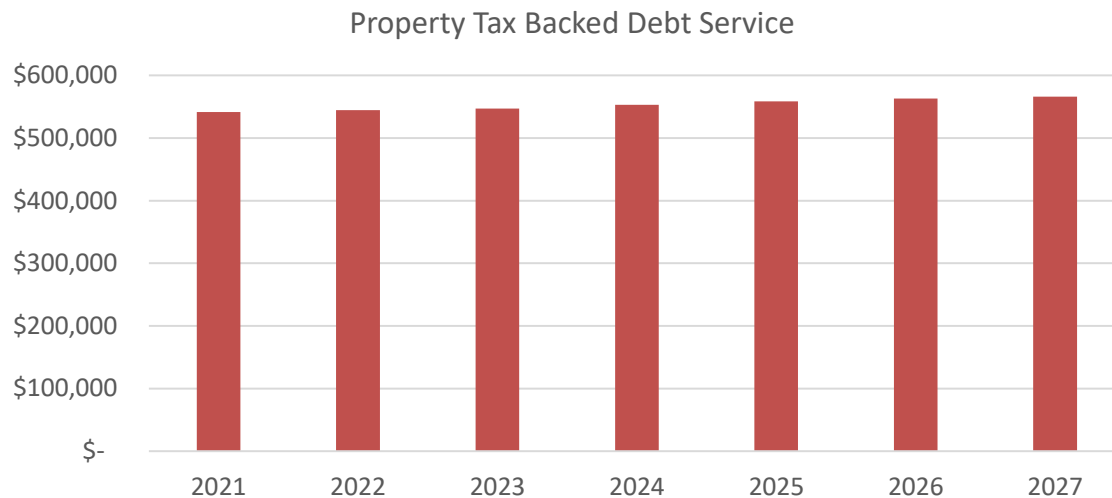
Monthly Financial Report - April 2021

Debt Service Fund % of year Completed 58%
 % of Budget Spent 95%

	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20% of Budget
Revenues	\$ 782,500	\$ 785,726	100%	\$ 1,492,769	106%
Expenditures*	\$ 819,423	\$ 782,408	95%	\$ 1,148,210	82%
	\$ (36,923)	\$ 3,317		\$ 344,559	

Similar to our General Fund's property tax collections, the Debt Service fund has received a substantial portion of its property taxes this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of April's figures, the fund is running a small surplus of about \$3,300 after the month's lease payment. The majority of the fund's expenditures have been spent, with the remaining budget dedicated to a pumper lease and an ambulance lease. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

*Please note that staff has planned to rely on \$37k of excess fund balance to pay for this year's costs.



For any questions or comments regarding this report, please contact:

Kyle Lester
 Finance Director
 City of Colleyville, TX
klester@colleyville.com
 817-503-1014



Agenda Item - Items not for council action

Monthly Financial Report April 2021

City Council Meeting
May 18, 2021

General Fund

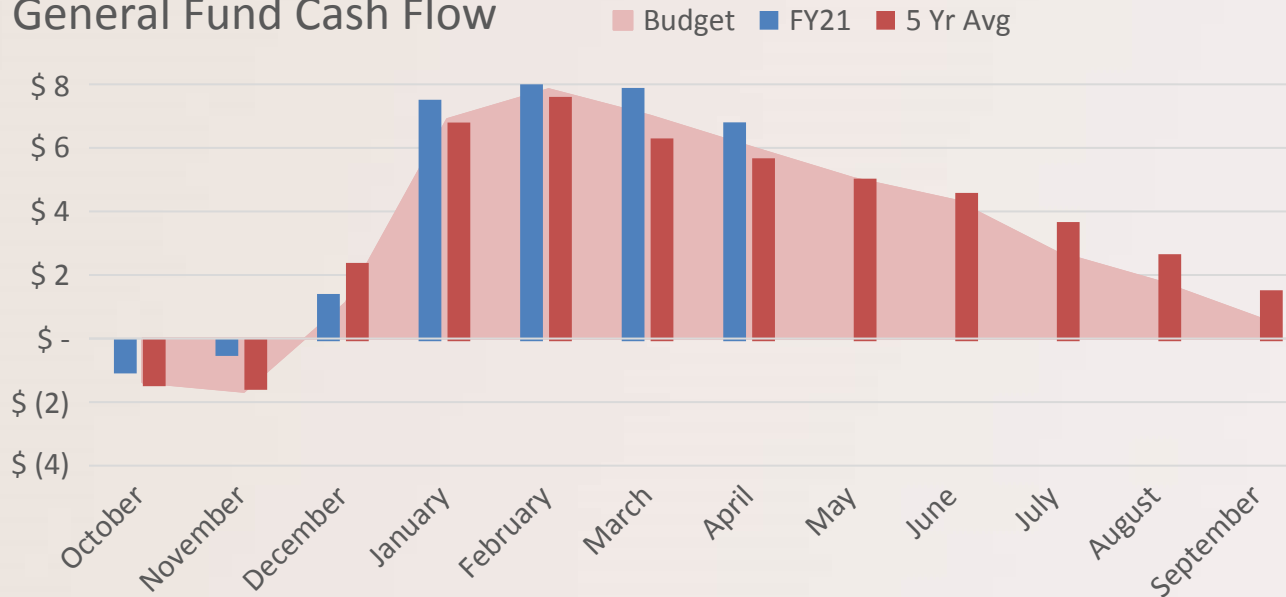


General Fund

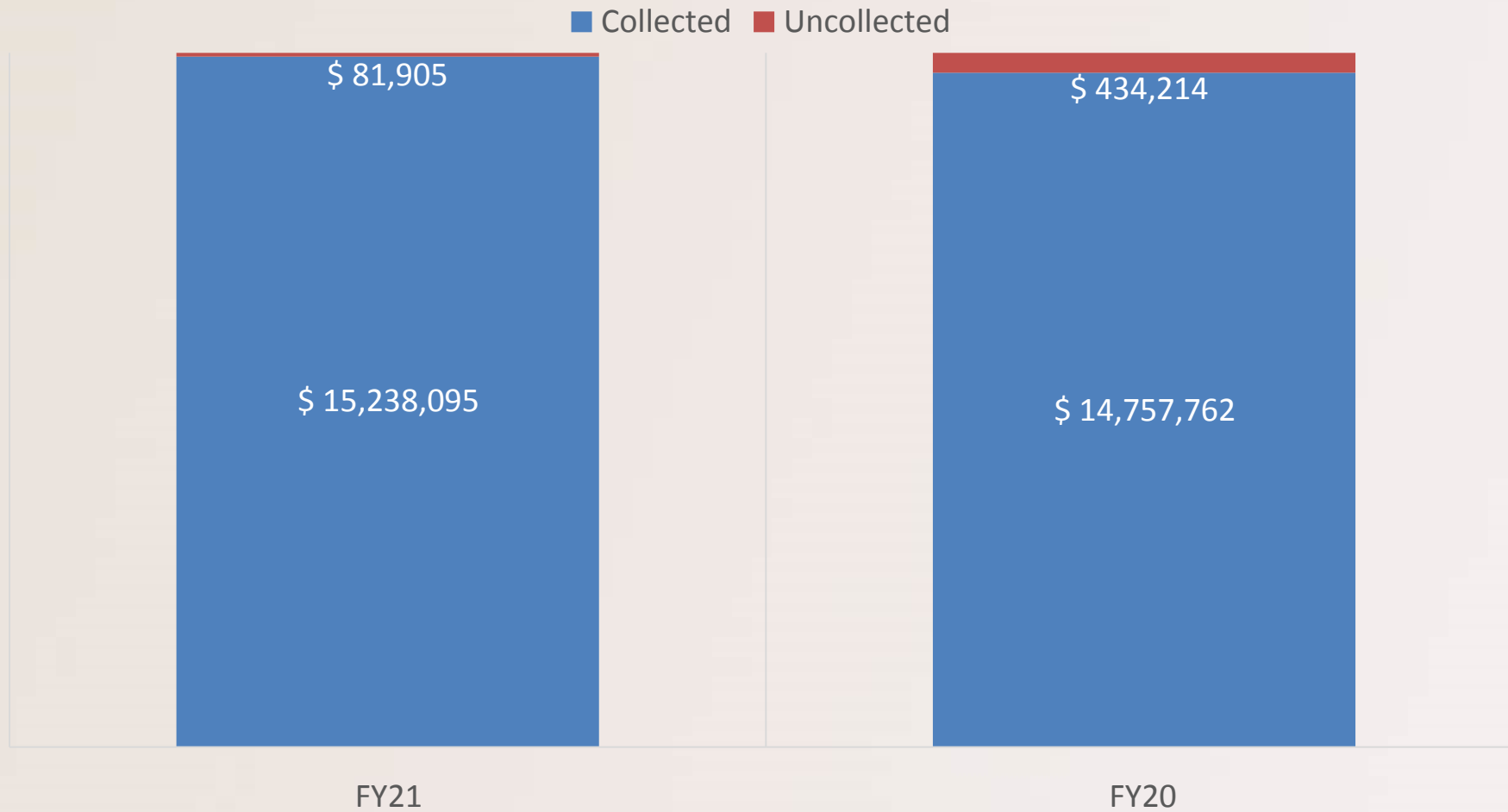
	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD		FY20% of Budget
Revenues	\$	25,124,381	\$	20,765,286	83%	\$	20,581,193	84%
Expenditures	\$	24,476,396	\$	13,961,915	57%	\$	13,863,908	57%
	\$	647,985	\$	6,803,371		\$	6,717,286	

*58% of the year is completed

General Fund Cash Flow



Property Tax Highlight

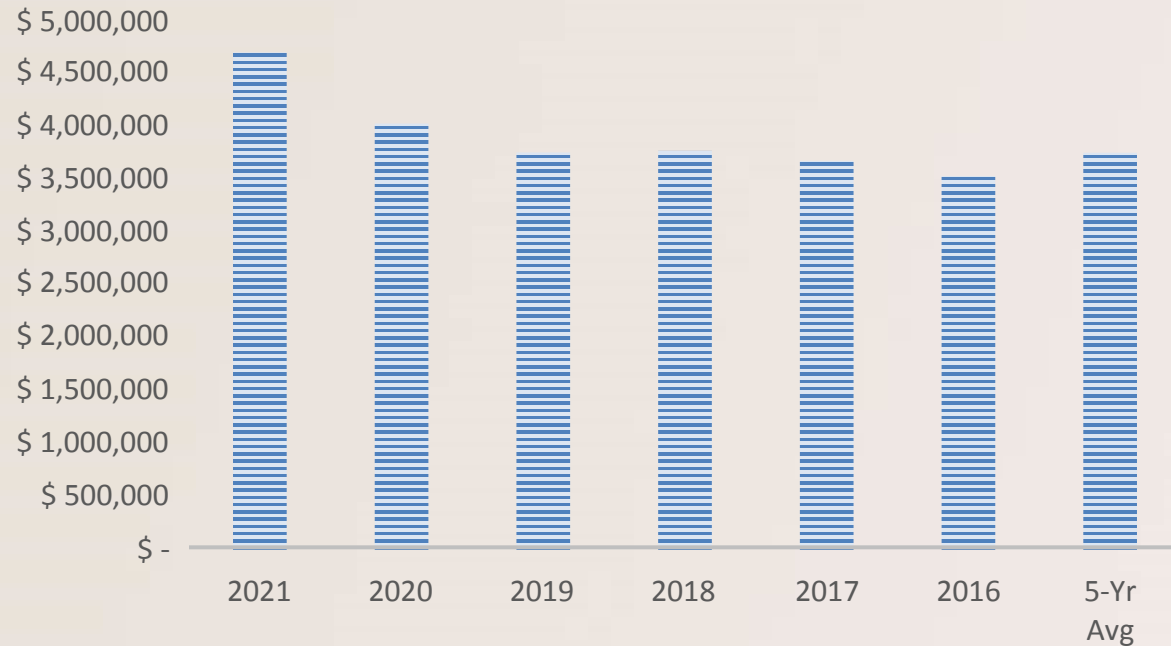


Sales Tax Highlight



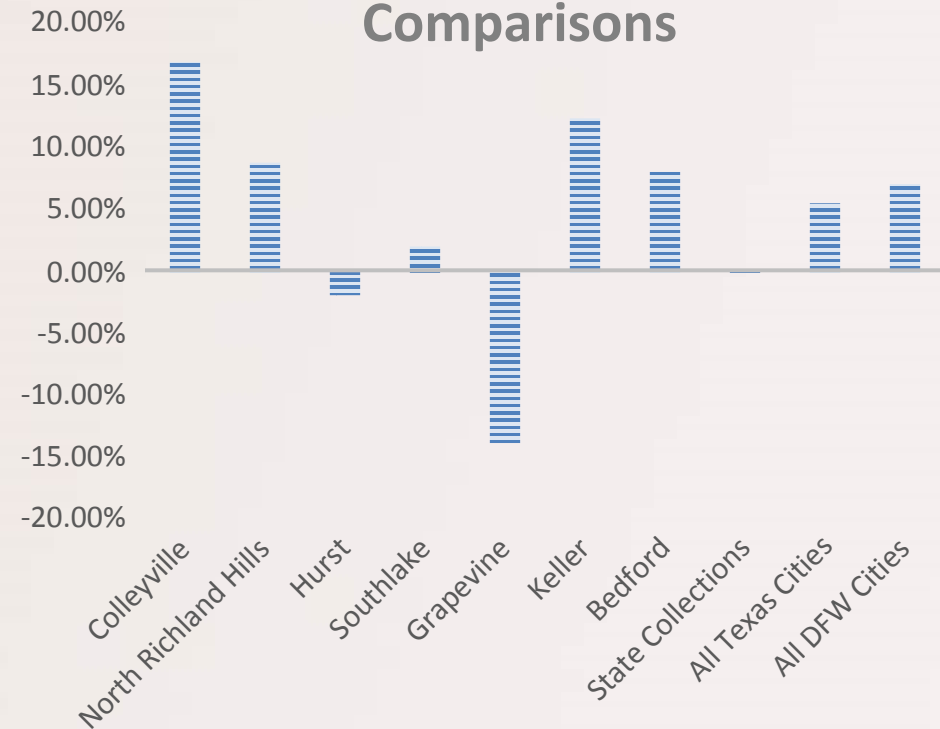
FY21 YTD Receipts compared to Previous Years

Thru March Sales Tax Receipts (Comparison)

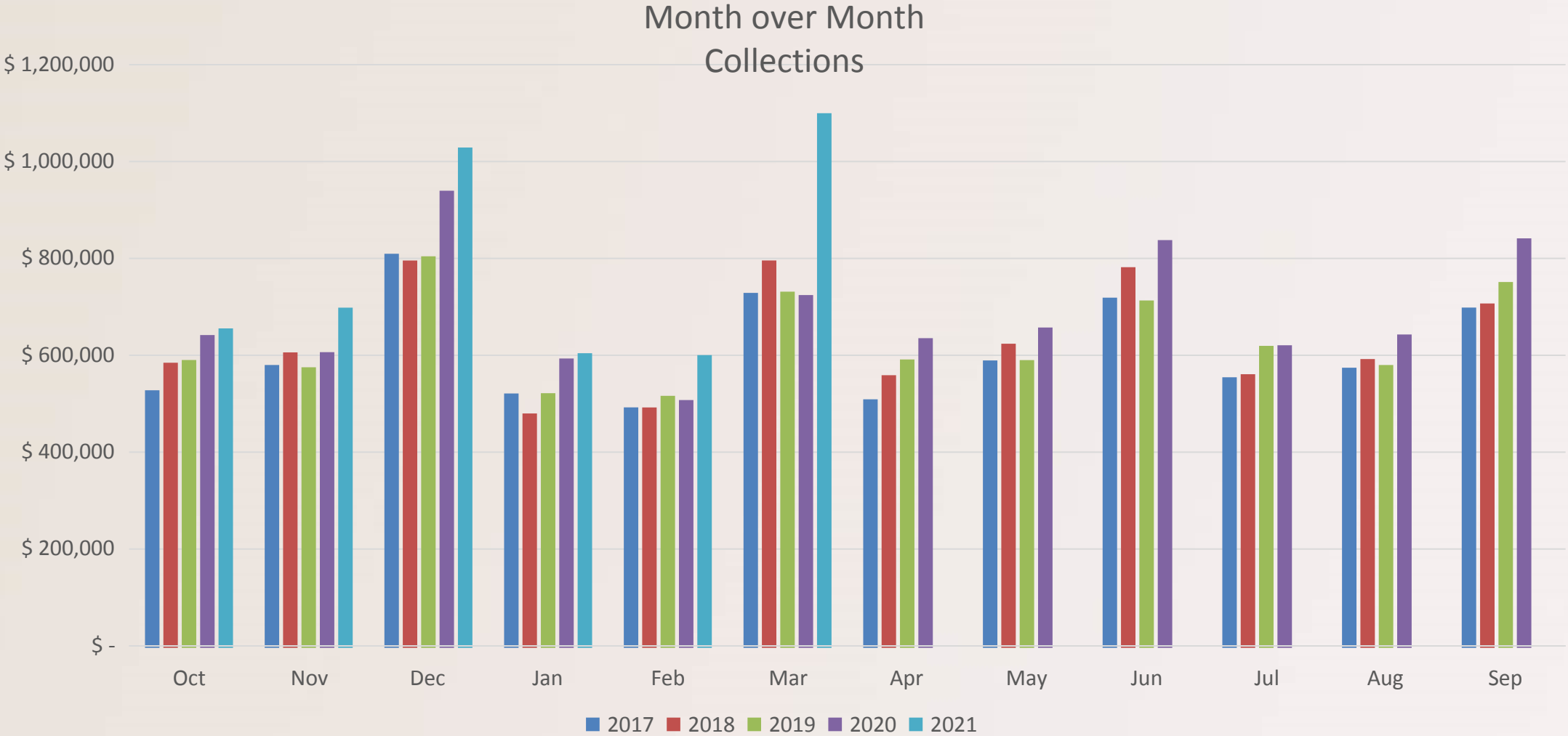


City/State Comparisons

City/State Comparisons



Sales Tax Highlight

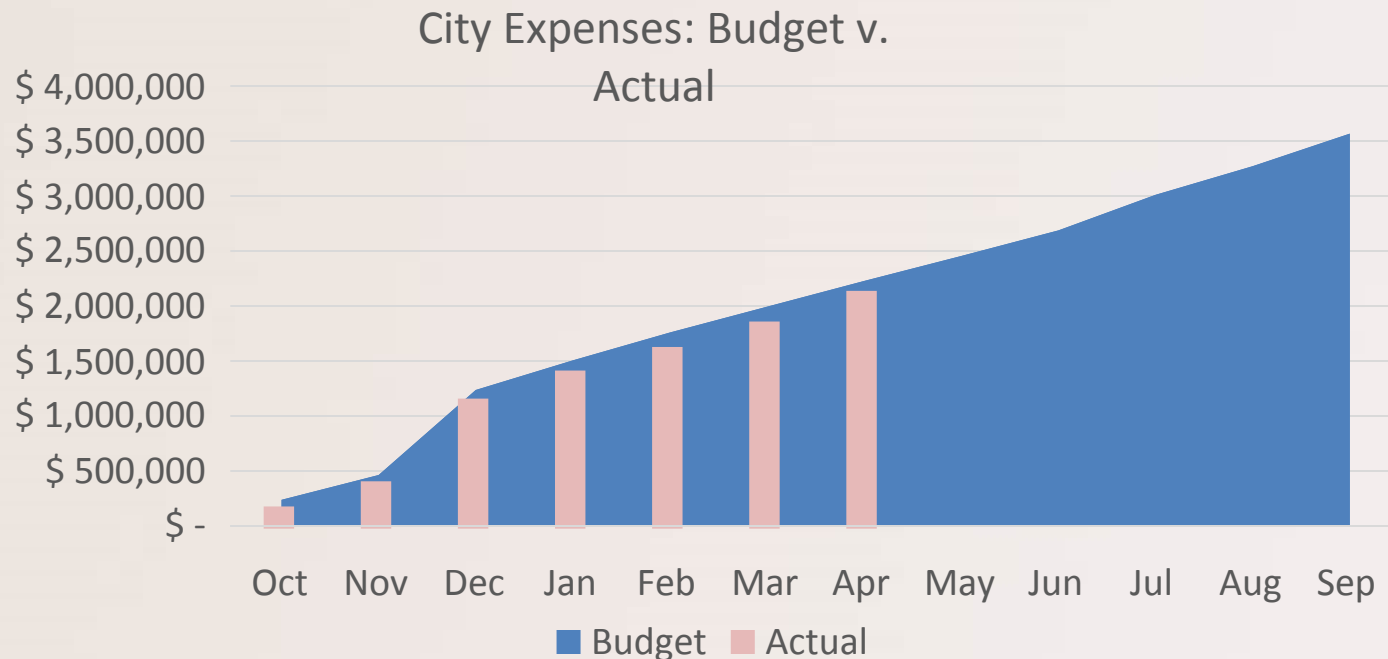


Utility Fund



Utility Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 17,958,382	\$ 8,407,187	47%	\$ 7,673,555	44%
Expenditures	\$ 17,925,757	\$ 8,017,081	45%	\$ 7,067,486	40%
	\$ 32,625	\$ 390,106		\$ 606,069	

*58% of the year is completed



T.R.A. True-Up – FY20



FY	Water		WW		Total
FY12	\$	237,353	\$	66,102	\$ 303,455
FY13	\$	314,259	\$	(1,847)	\$ 312,412
FY14	\$	530,056	\$	(18,855)	\$ 511,200
FY15	\$	743,185	\$	(87,258)	\$ 655,926
FY16	\$	785,637	\$	(132,200)	\$ 653,437
FY17	\$	1,688,008	\$	25,945	\$ 1,713,953
FY18	\$	458,377	\$	76,089	\$ 534,466
FY19	\$	413,028	\$	27,744	\$ 440,771
FY20	\$	1,338,004	\$	114,477	\$ 1,452,481

T.R.A. True-Up – FY20 Water



FY20 Expenses	Budget	Actual	Savings
Personnel	\$2,488,009	\$2,415,801	\$72,208
Supplies	\$2,700,684	\$1,894,887	\$805,797
Other Services/Charges	\$19,205,885	\$15,971,601	\$3,234,284
Capital	\$75,600	\$86,703	(\$11,103)
Debt Fees	\$8,125	\$12,782	(\$4,657)
Total O&M	\$24,478,303	\$20,381,775	\$4,096,528
Debt Service Expenses			
Bond Principal	\$9,223,334	\$9,323,333	(\$99,999)
Bond Interest	\$6,390,748	\$5,552,515	\$838,233
Total Debt Service	\$15,614,082	\$14,875,849	\$738,233
Total Expenses	\$40,092,385	\$35,257,624	\$4,834,761

Less: Non-Fee Revenue / Operating Reserve Requirement			
Interest Income	\$150,000	\$226,102	\$76,102
Interfund Services	\$2,500	\$2,337	(\$163)
Misc.	\$0	\$1,656	\$1,656
Total Revenue Credits	\$152,500	\$230,095	\$77,595
Change in Operating Reserve		\$49,334	\$49,334
Total Revenue / Op. Reserve	\$152,500	\$279,429	\$126,929

	Total Annual Requirement
Budget	\$39,939,885
Actual	\$34,978,195
Savings	\$4,961,690

T.R.A. True-Up – FY20 Water



Revenues from Contracting Parties

Contracting Party	Budgeted Requirement	Annual Requirement	Cash Collections	Refund
Bedford	\$ 8,555,123	\$ 6,869,018	\$ 8,424,993	\$ 1,555,975
Colleyville	\$ 8,826,715	\$ 8,117,040	\$ 9,455,044	\$ 1,338,004
Eules	\$ 7,588,578	\$ 6,966,607	\$ 8,196,114	\$ 1,229,507
Grapevine	\$ 8,515,183	\$ 6,244,307	\$ 7,937,930	\$ 1,693,623
North Richland Hills	\$ 6,454,285	\$ 6,781,223	\$ 7,478,991	\$ 697,768
Total	\$ 39,939,885	\$ 34,978,195	\$ 41,493,072	\$ 6,514,877

T.R.A. True-Up – FY20 Water



CIP Rate Change
Graph



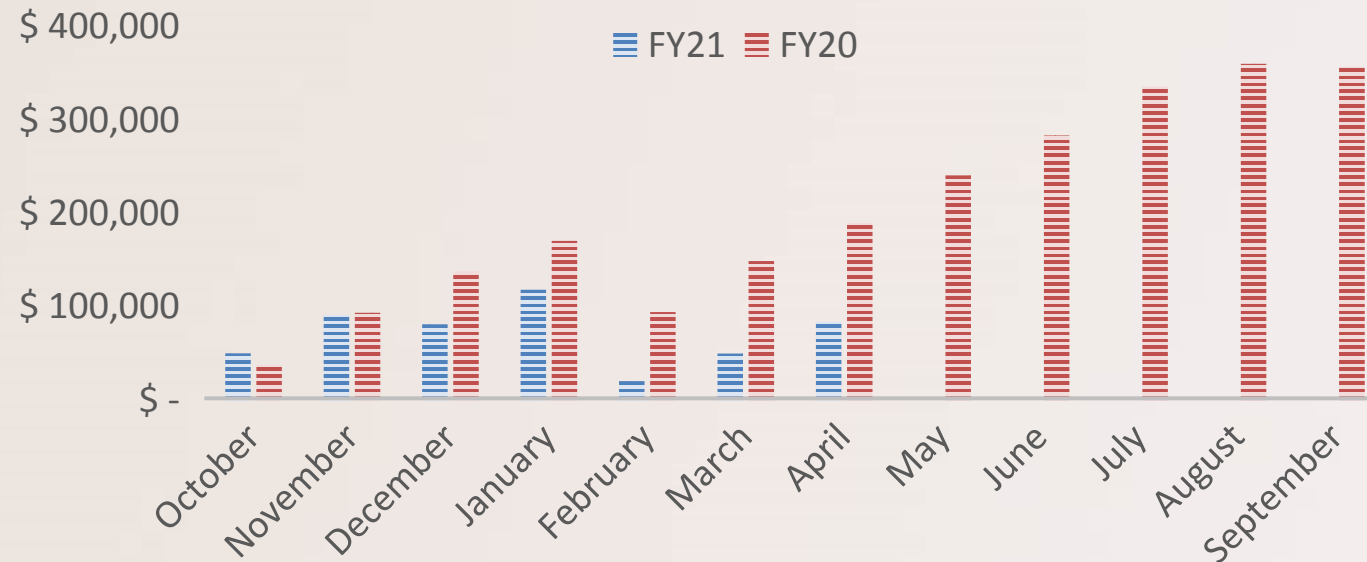
Drainage Fund



Drainage Fund					
	FY21 Budget	FY21 YTD	% of Budget	FY20 YTD	FY20 % of Budget
Revenues	\$ 978,508	\$ 588,981	60%	\$ 595,951	61%
Expenditures	\$ 810,202	\$ 506,273	62%	\$ 406,962	51%
	\$ 168,306	\$ 82,708		\$ 188,989	

*58% of the year is completed

FY21 vs. FY20 Cash Flow



Hotel Fund

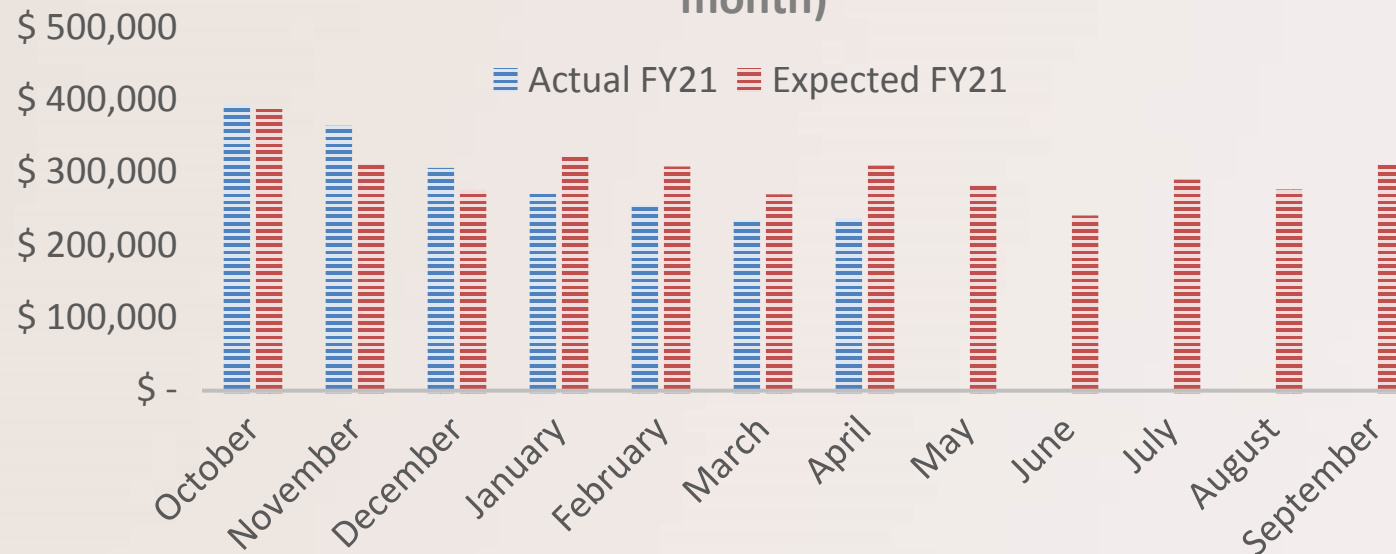


Hotel Fund

	FY21 Budget		FY21 YTD		% of Budget	FY20 YTD	
Revenues	\$	237,500	\$	42,294	18%	\$	59,947
Expenditures	\$	327,176	\$	205,517	63%	\$	51,370
	\$	(89,676)	\$	(163,223)		\$	8,578

*58% of the year
is completed

Expected Fund Balance vs. Actual Fund Balance (by month)

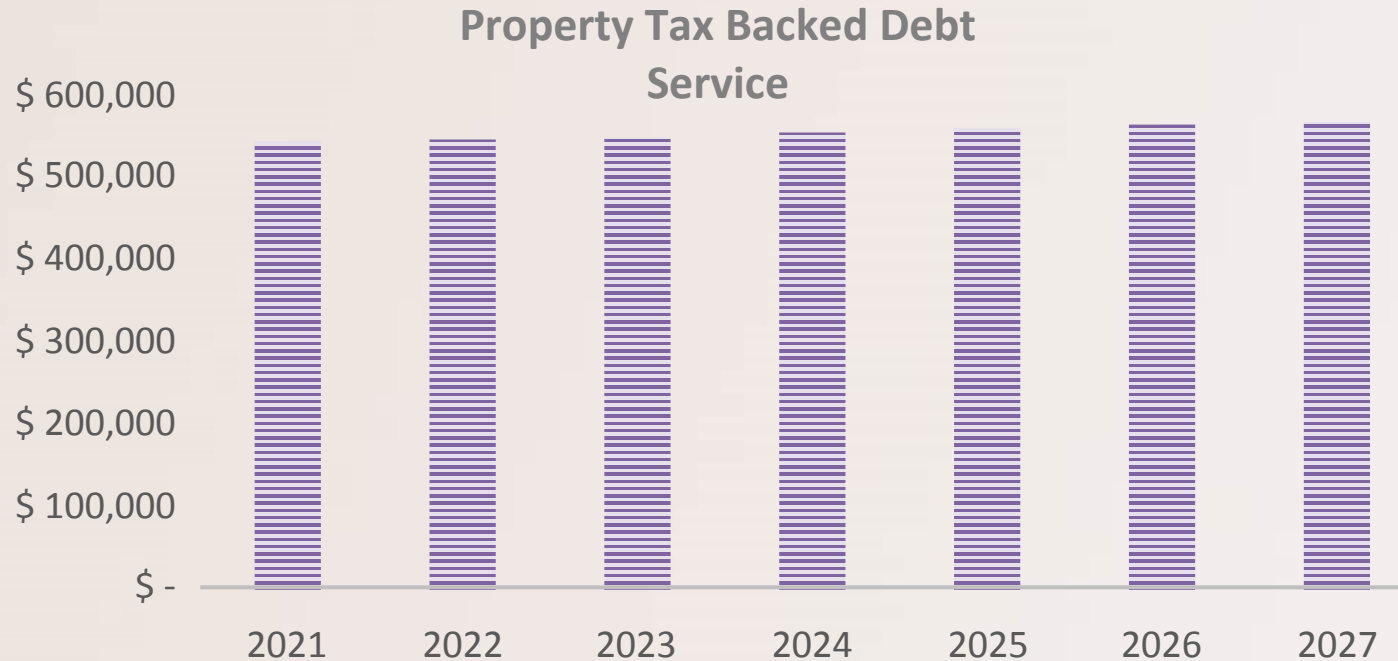


Debt Service Fund



Debt Service Fund						
	FY21 Budget		FY21 YTD		% of Budget	
Revenues	\$	782,500	\$	785,726	100%	\$ 1,492,769
Expenditures	\$	819,423	\$	782,408	95%	\$ 1,148,210
	\$	(36,923)	\$	3,317		\$ 344,559

*58% of the year is completed





City of Colleyville City Council Agenda Briefing

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

Agenda Number 9a

Agenda Date 5/18/2021

Number Ordinance O-21-2160

Type Ordinance

Department Community Development

Title

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

Strategic Plan

Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The applicant was present to answer questions regarding the use. Concerns about the waste were expressed during the public hearing. The applicant indicated that he will look into possible options for mitigating any concerns with the waste.

First Reading and Public Hearing

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

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

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

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

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the

purpose of a Special Use Permit as:

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

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

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

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

Drainage: NA

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

- 8:00 a.m. to 6:00 p.m. Monday-Friday
- 9:00 a.m. to 5:00 p.m. Saturday
- Closed on Sundays

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

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit. The proposed zoning change is generally consistent with the City's Comprehensive Plan. Additionally the request is consistent with the land uses located on the subject

property and the governing zoning district.

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

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Building Elevations
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Ordinance O-21-2160

Aerial Map



ZC21-006

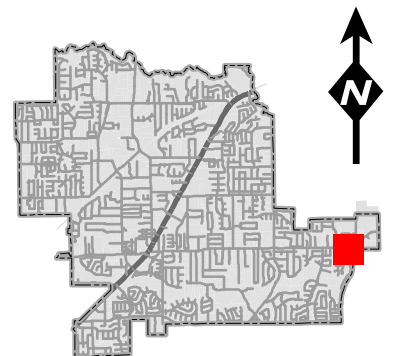
3825 Glade Rd

DISCLAIMER:

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Subject Property



Zoning Map



ZC21-006

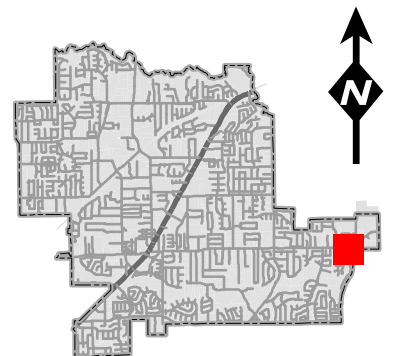
3825 Glade Rd

DISCLAIMER:

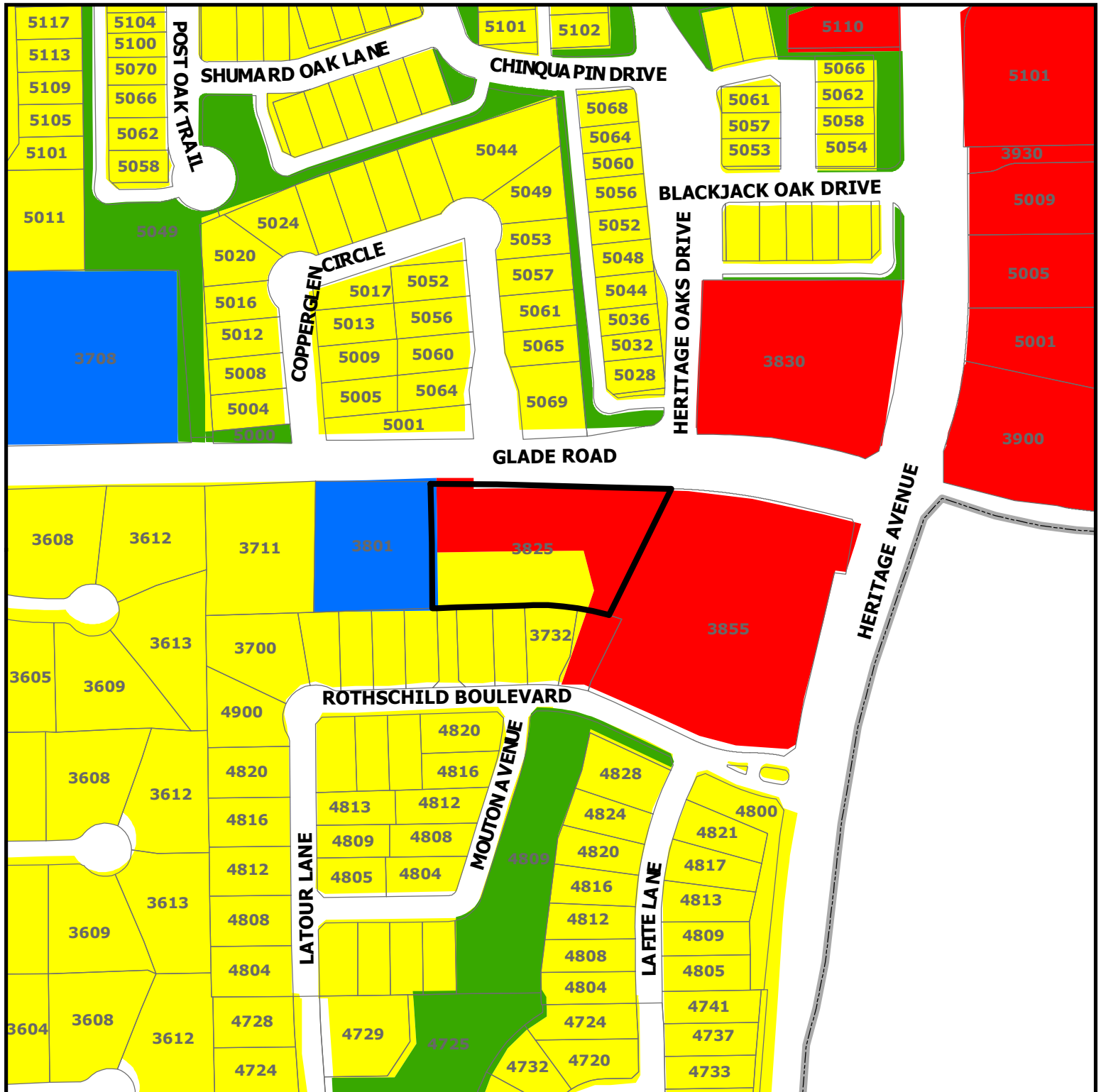
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Subject Property



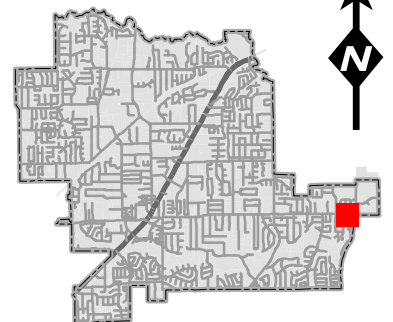
Future Land Use Map



ZC21-006

3825 Glade Rd

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



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Statement of Planning Objectives

February 18th, 2021

Statement of Planning Objectives - truBOND Veterinary Center

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

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

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

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

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

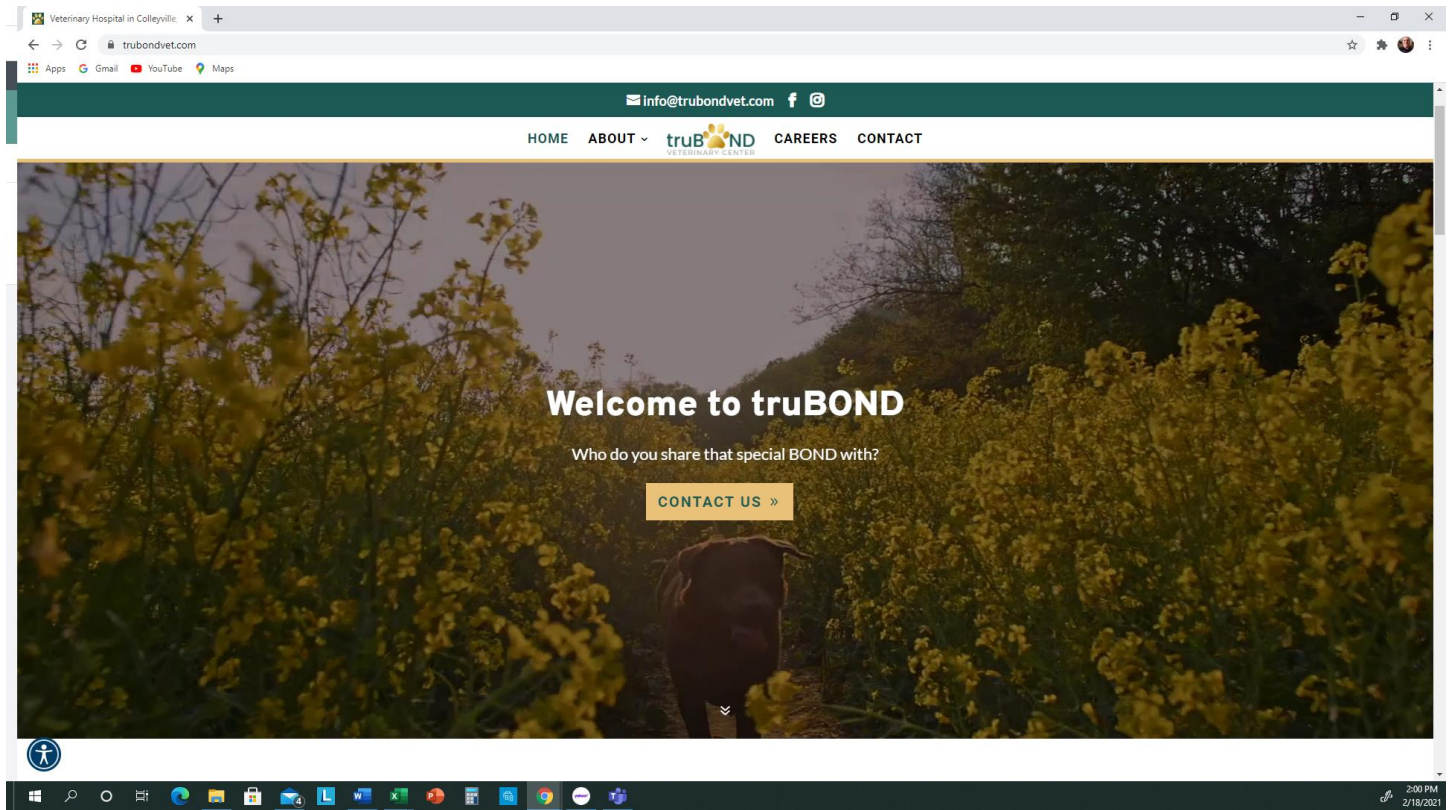
Thank you,



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

Statement of Planning Objectives

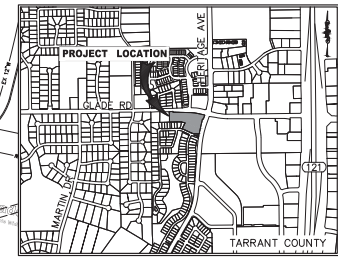
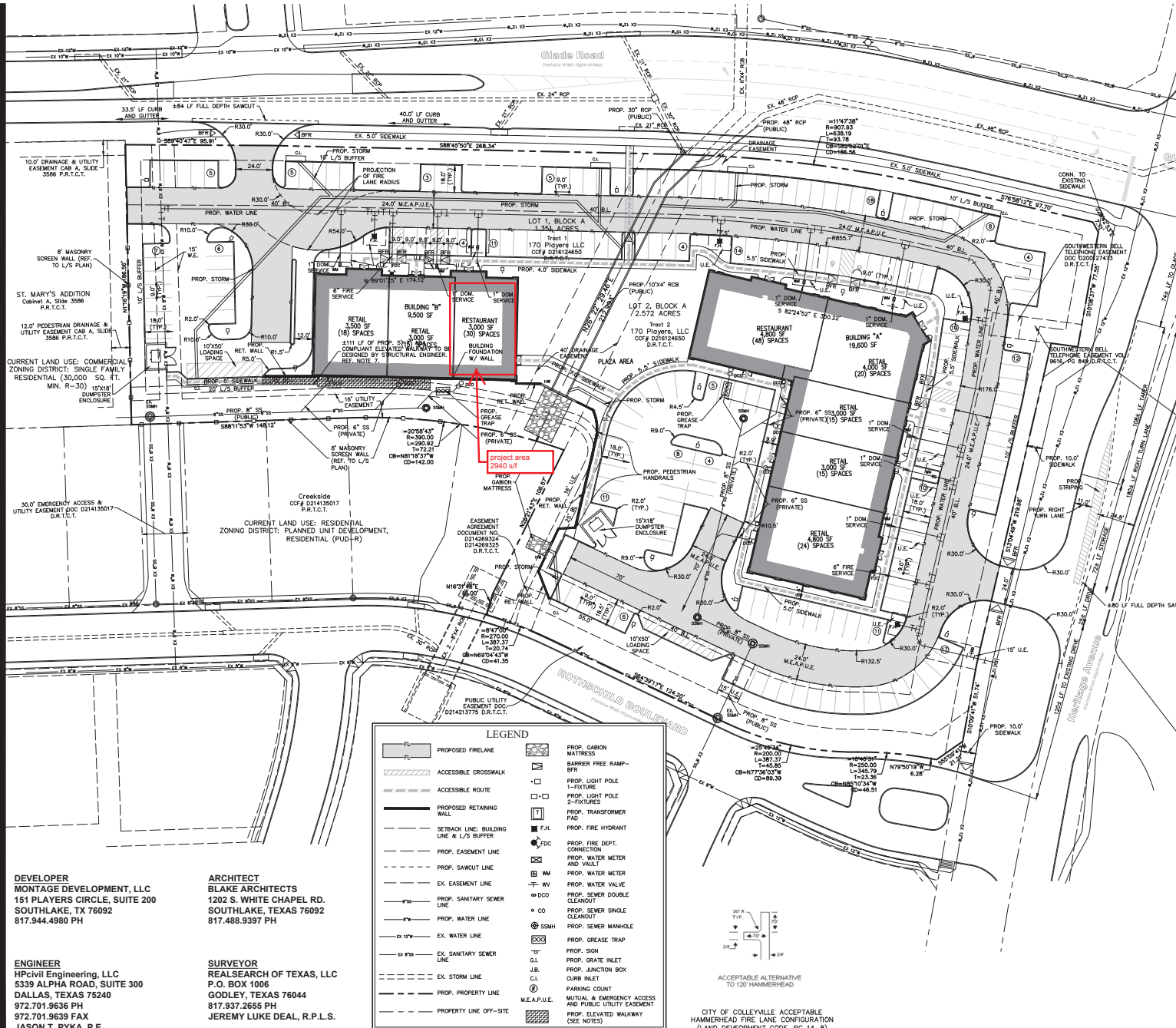
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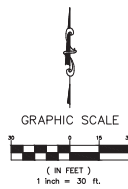
Logo:



Site Plan



VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C0.1 FOR GENERAL NOTES AND LEGEND.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
 4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 5. ALL DRIVEWAY APPROACHES, FIRE HYDRANTS, AND FIRE LINES ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 6. ALL LIGHTS SHALL BE SHIELDED FROM ANY RESIDENTIAL USES. ELEVATED SIDEWALK/WALKWAY BEHIND BUILDING 2 TO BE DESIGNED BY A LICENSED ENGINEER PROFICIENT IN STRUCTURAL ENGINEERING DESIGN PRIOR TO INSTALLATION. SIDEWALK TO COMPLY WITH ALL ADA REQUIREMENTS.

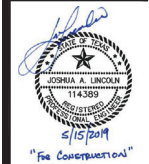
SITE DATA SUMMARY TABLE	
ZONING	PUD-R
PROPOSED LAND USE	RESTAURANT / RETAIL
LOT AREA	170,890.32 SF / 3.92 AC
BUILDING AREA	19,600 SF
BLDG. A	9,500 SF
BLDG. B	10,100 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED:	34,181 SF / 0.78 AC
PARKING REQUIRED	78 SPACES
RETAIL - 1 SP / 200 SF	102 SPACES
TOTAL	180 SPACES
TOTAL PARKING PROVIDED	191 SPACES

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

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

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

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

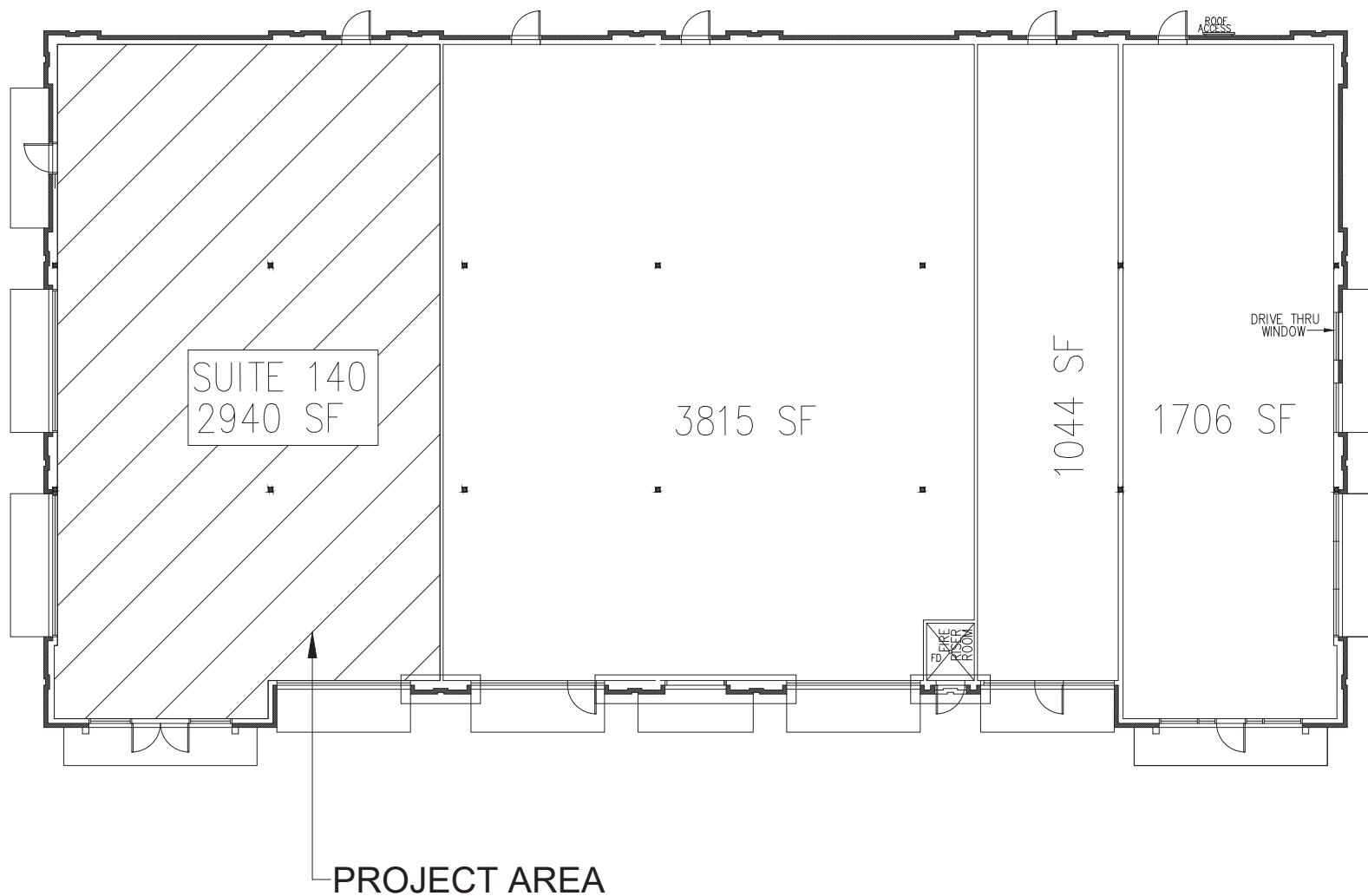


SHEET TITLE
SITE PLAN

SHEET NO.
C0.4

HPCE #17-316

Site Plan

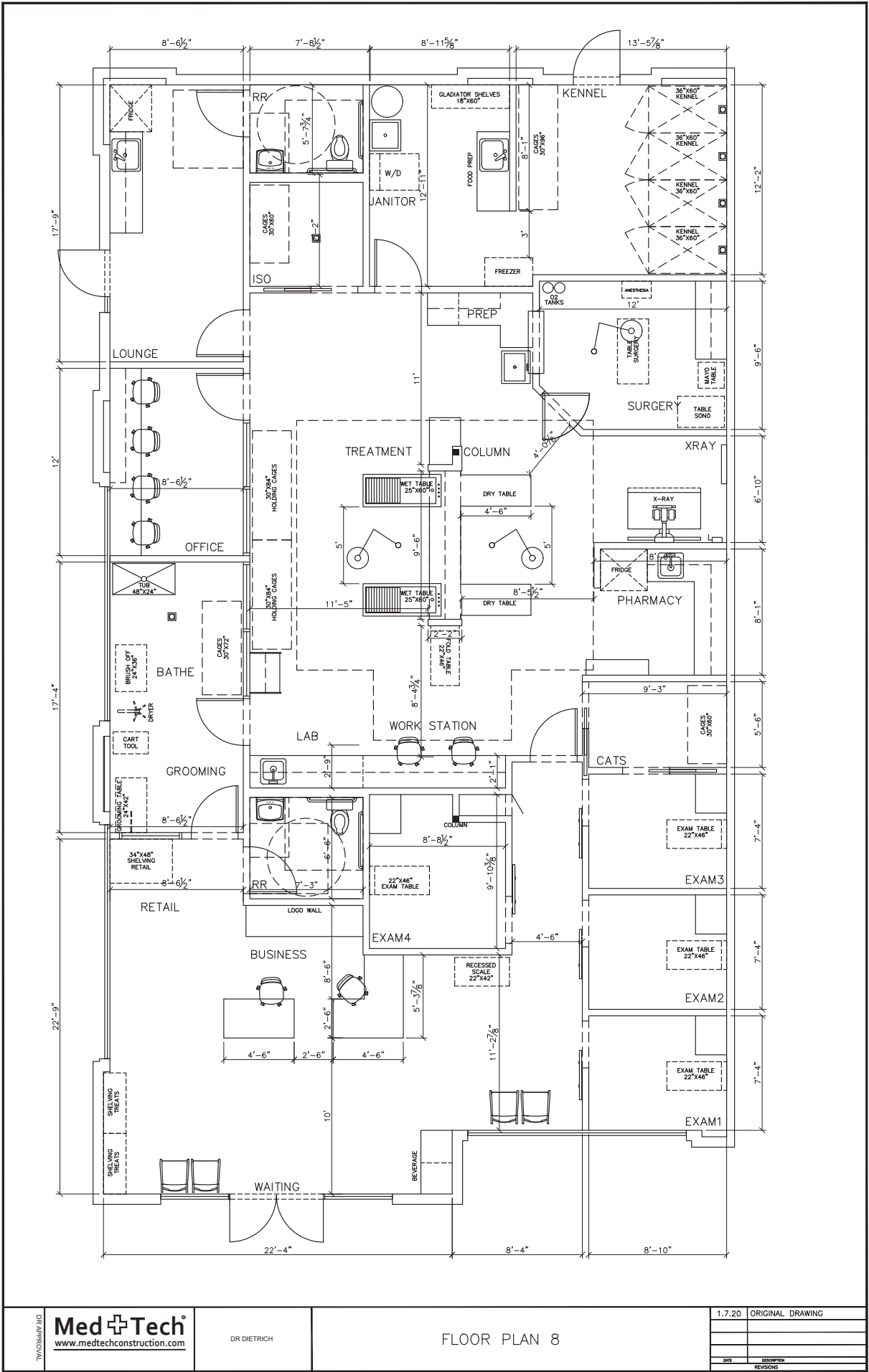


SITE PLAN

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

[illegible]

Floor Plan

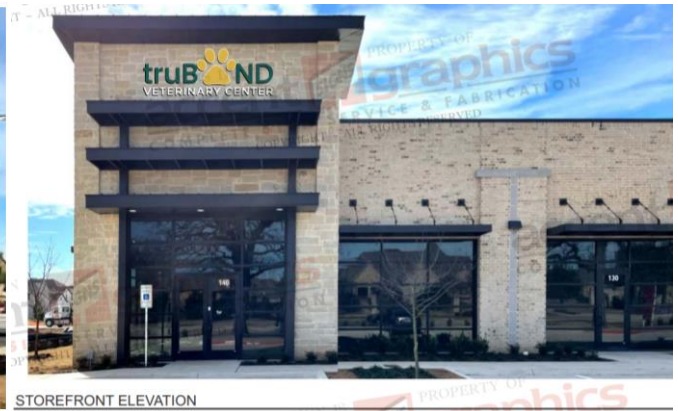


Building Elevations

Building:



Proposed signage:



Logo Wall in Lobby:



Notification Map



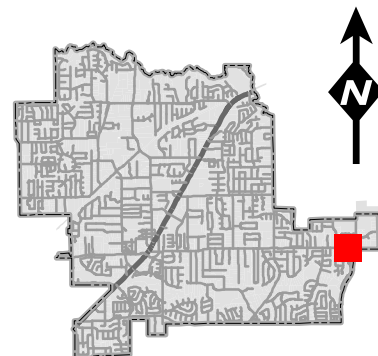
ZC21-006

3825 Glade Rd

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



Notification List

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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a Special Use Permit for a Veterinarian Clinic. The purpose of the request is to allow for veterinary clinic services, truBOND Veterinary Center, within a new commercial building.

Zoning Case: ZC21-006

Applicant: Dervish Krasnic

Owner: Derick Murway

Location: 3825 Glade Road, Suite 140

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

Present Zoning: PUD-R Planned Unit Development-Residential

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2160

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.35 ACRES, BEING LOT 1, BLOCK A, 170 PLAYERS ADDITION, LOCATED AT 3825 GLADE ROAD, SUITE 140, BY AUTHORIZING A SPECIAL USE PERMIT FOR VETERINARY CLINIC SERVICES FOR THE BUSINESS KNOWN AS TRUBOND; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a veterinary clinic services business Case No. ZC21-006; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Veterinary Clinic on 1.35 acres, being Lot 1, Block A, of the 170 Players Addition, located at 3825 Glade Road, Suite 140, for the business known as truBond Veterinary Center, as depicted on the attached as Exhibit "A".

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

1. GENERAL

- a. The Special Use Permit shall apply to the Veterinary Clinic business only.
 - b. The name of the business authorized for Veterinary Clinic by this Special Use Permit shall be called "truBond Veterinary Center".
 - c. The hours of operation are: Monday – Friday 8:00 am – 6:00 pm; Saturday 9:00 am- 5:00 pm; and Closed on Sundays.
 - d. The entire business must be conducted within a soundproofed building. Noise and odors created by activities within the building shall not be discernible beyond the property line.
 - e. No animals shall be kept outside the building.
 - f. The clinic shall be for outpatient services only.
 - g. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
 - h. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

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

AND IT IS SO ORDERED.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

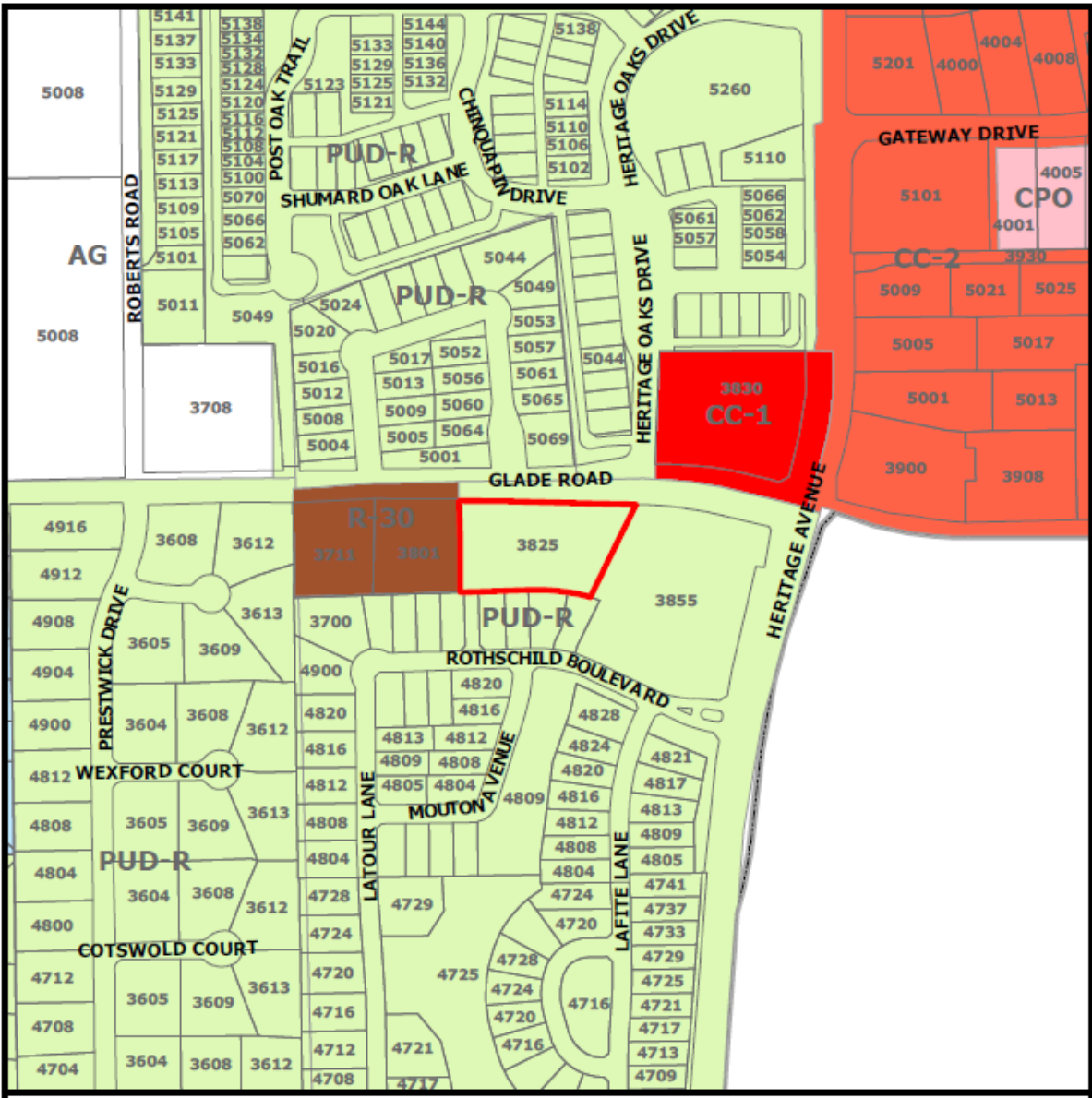
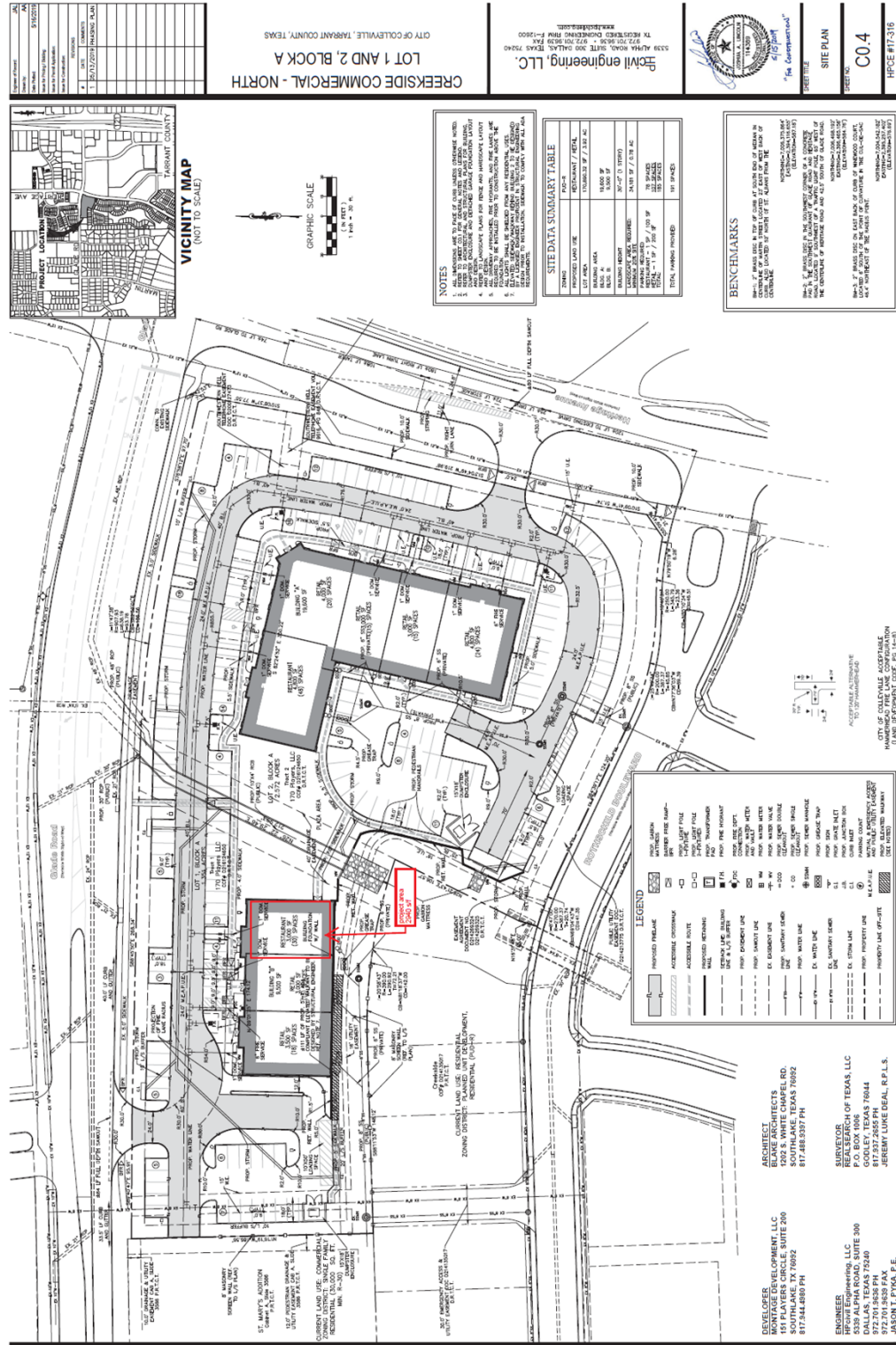
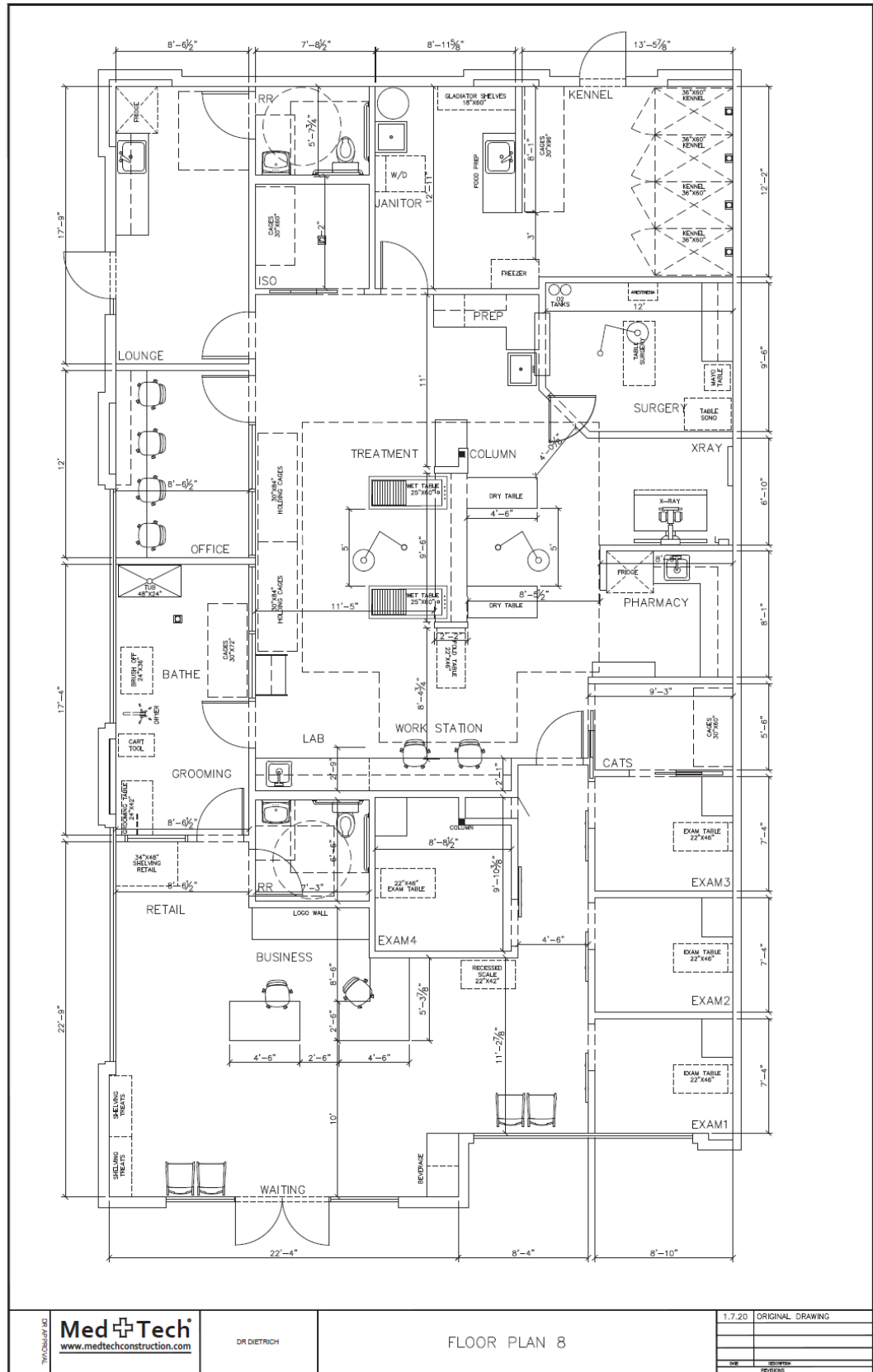


Exhibit "B" – Site Plan Exhibits







City of Colleyville City Council Agenda Briefing

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

Agenda Number 9b

Agenda Date 5/18/2021

Number Ordinance O-21-2161

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions regarding the fence request. The Council asked the applicant to evaluate alternate locations, such as tying into the corner of the house.

First Reading and Public Hearing

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

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

SUP Request:

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

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

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

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

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

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

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

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

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

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

Drainage: NA

Surrounding Development: The properties to the south, east, and west are zoned R-20 and contain single-family residential development. The properties to the north are zoned PUD-R Planned Unit Development – Residential and AG Agricultural and contain single-family residential development.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

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

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Revised Fence Location 5.06.2021
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Property Owner Exhibit - Sparky Gonzalez Records
8. Property Owner - Coyote Image
9. Notification Map
10. Notification List
11. Property Owner Notification
12. Ordinance O-21-2161



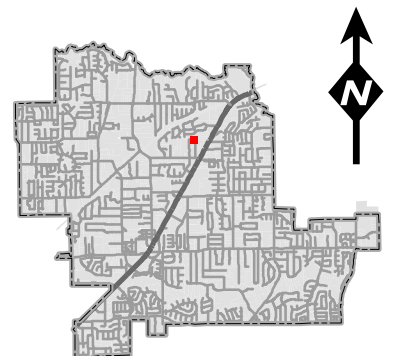
Aerial Map



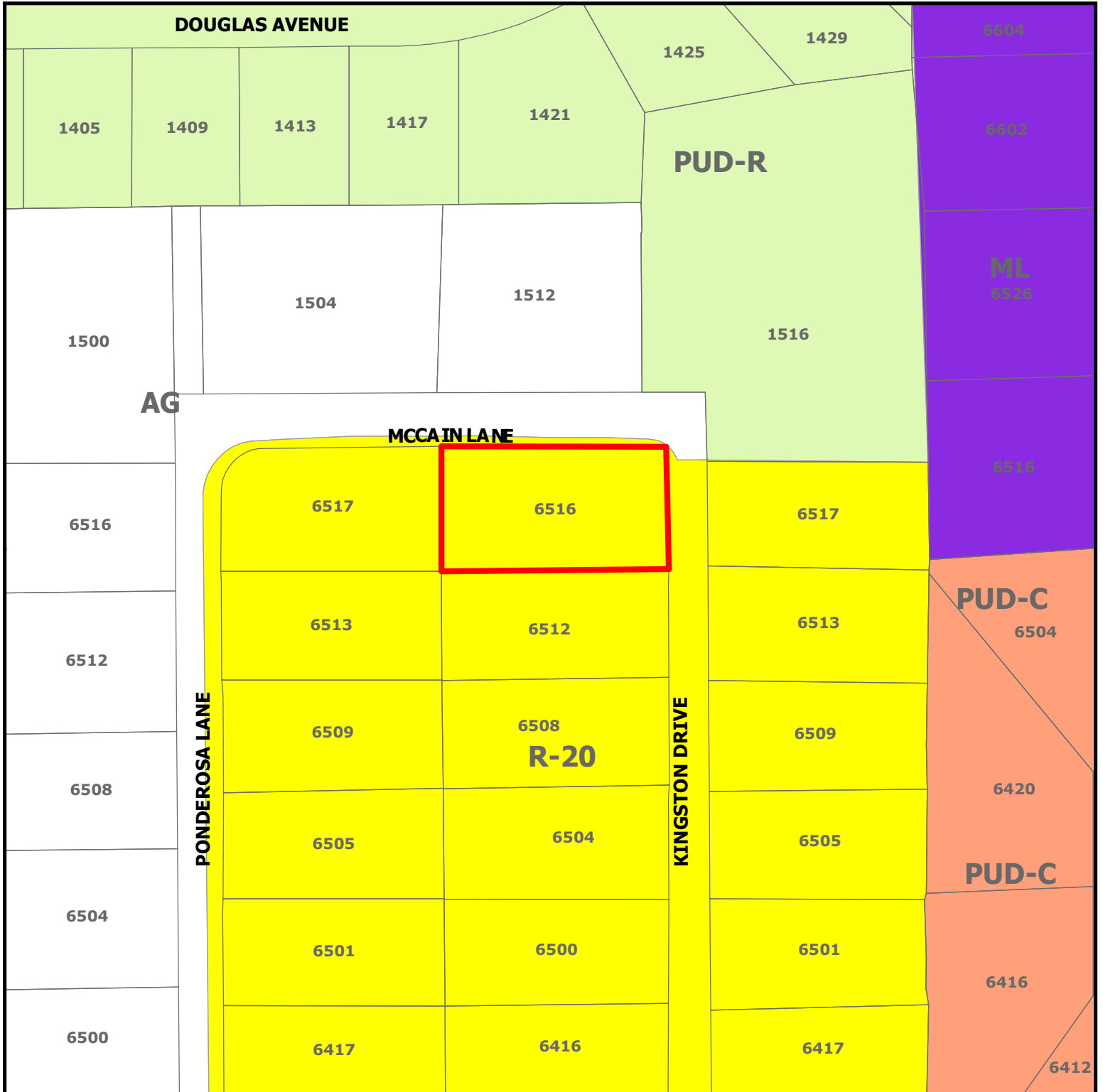
ZC21-007
6516 Kingston Drive

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

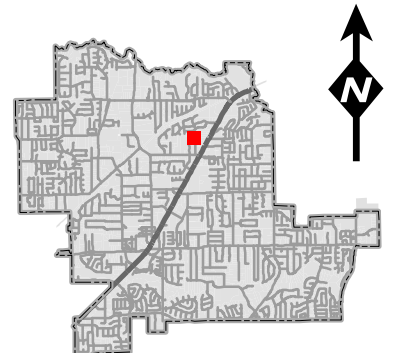
 Subject Property



Zoning Map



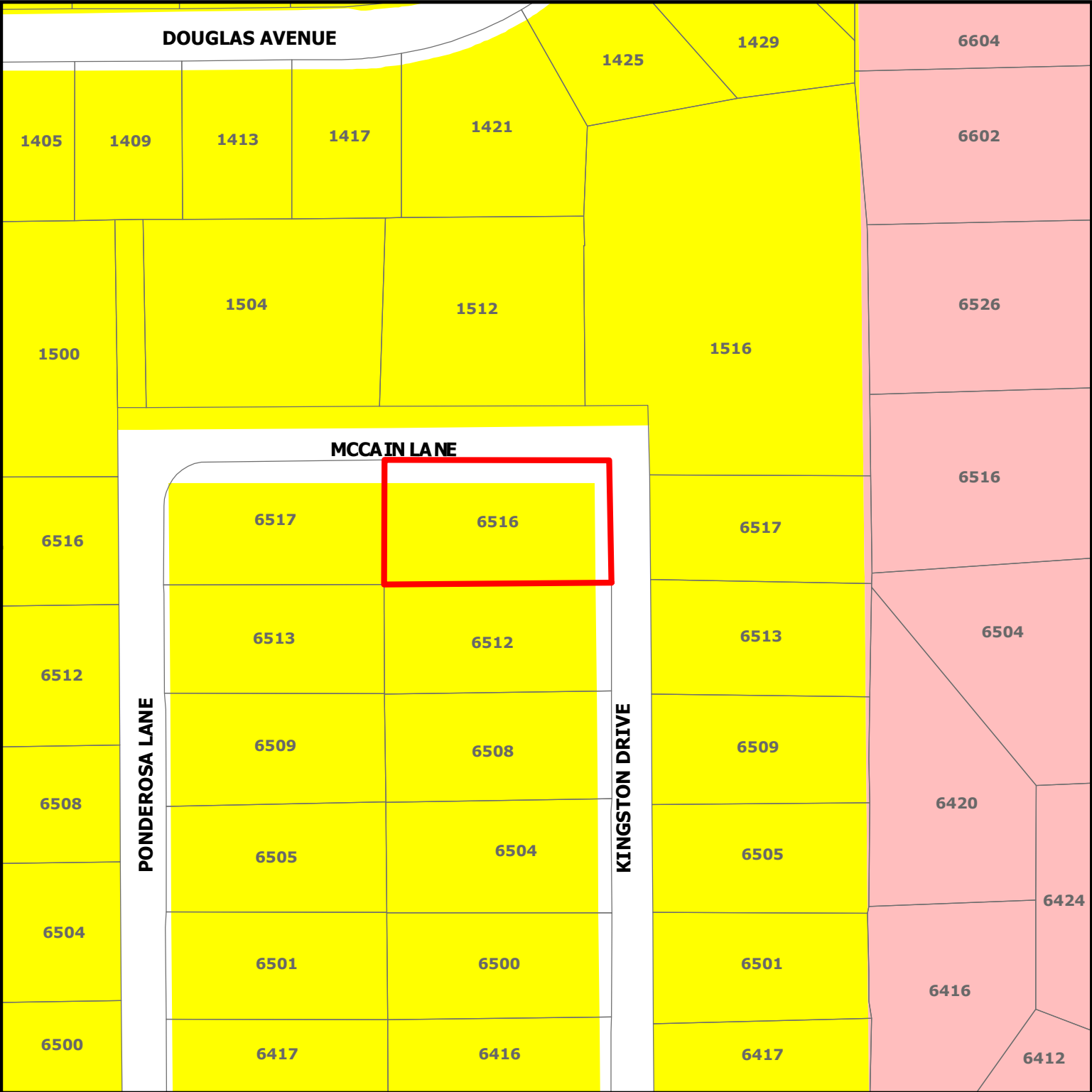
ZC21-007
6516 Kingston Drive



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 Subject Property

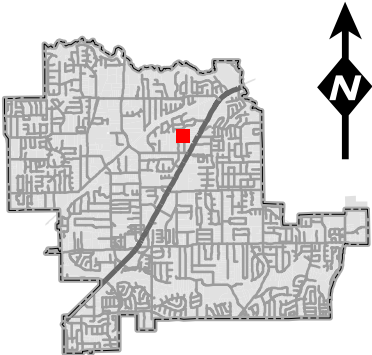
Future Land Use Map



ZC21-007
6516 Kingston Drive

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



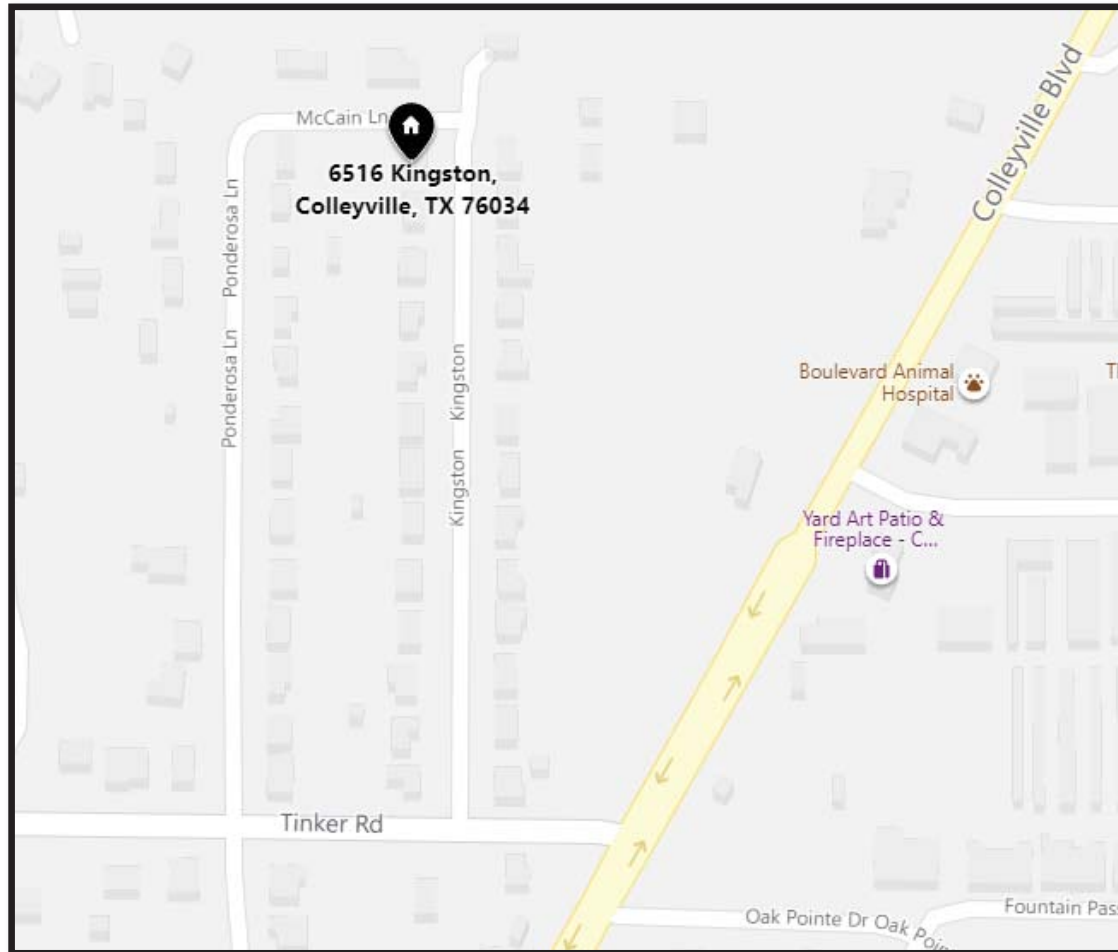
Fence Project- Special Use Permit

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



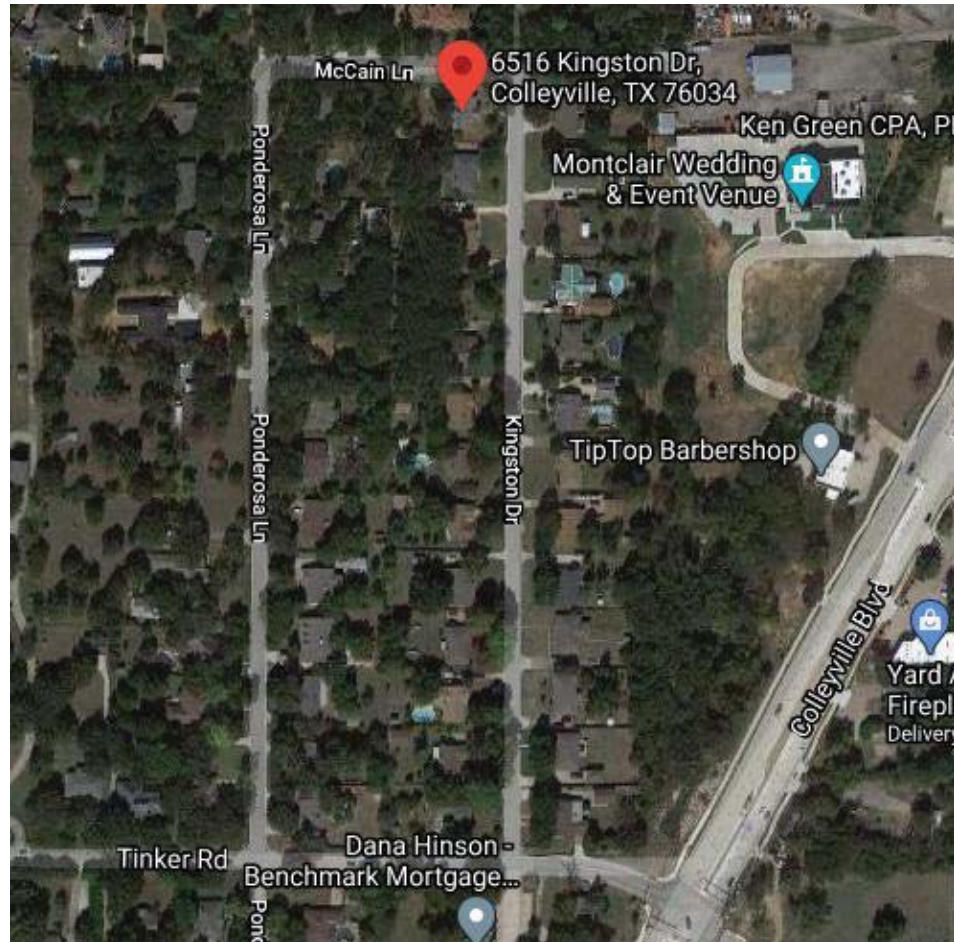
Statement of Planning Objectives

Map of area



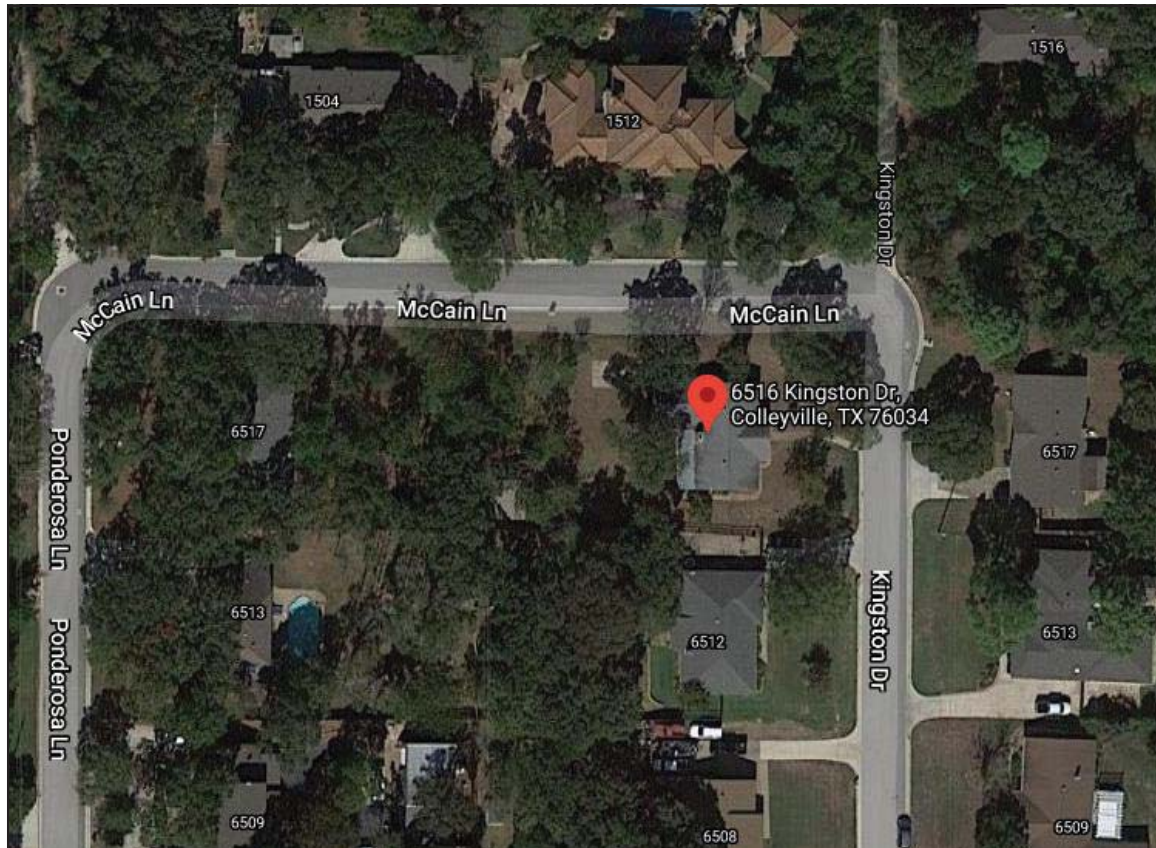
Statement of Planning Objectives

Live arial map of area



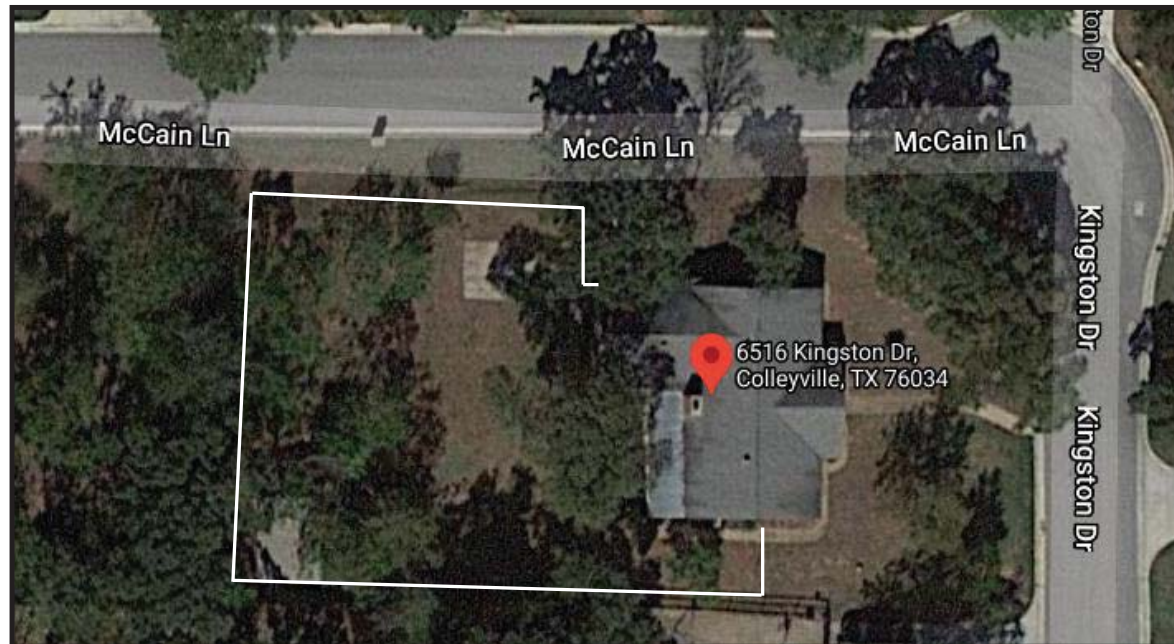
Statement of Planning Objectives

Live arial view of neighborhood



Statement of Planning Objectives

Fence layout live arial view – Not to Scale



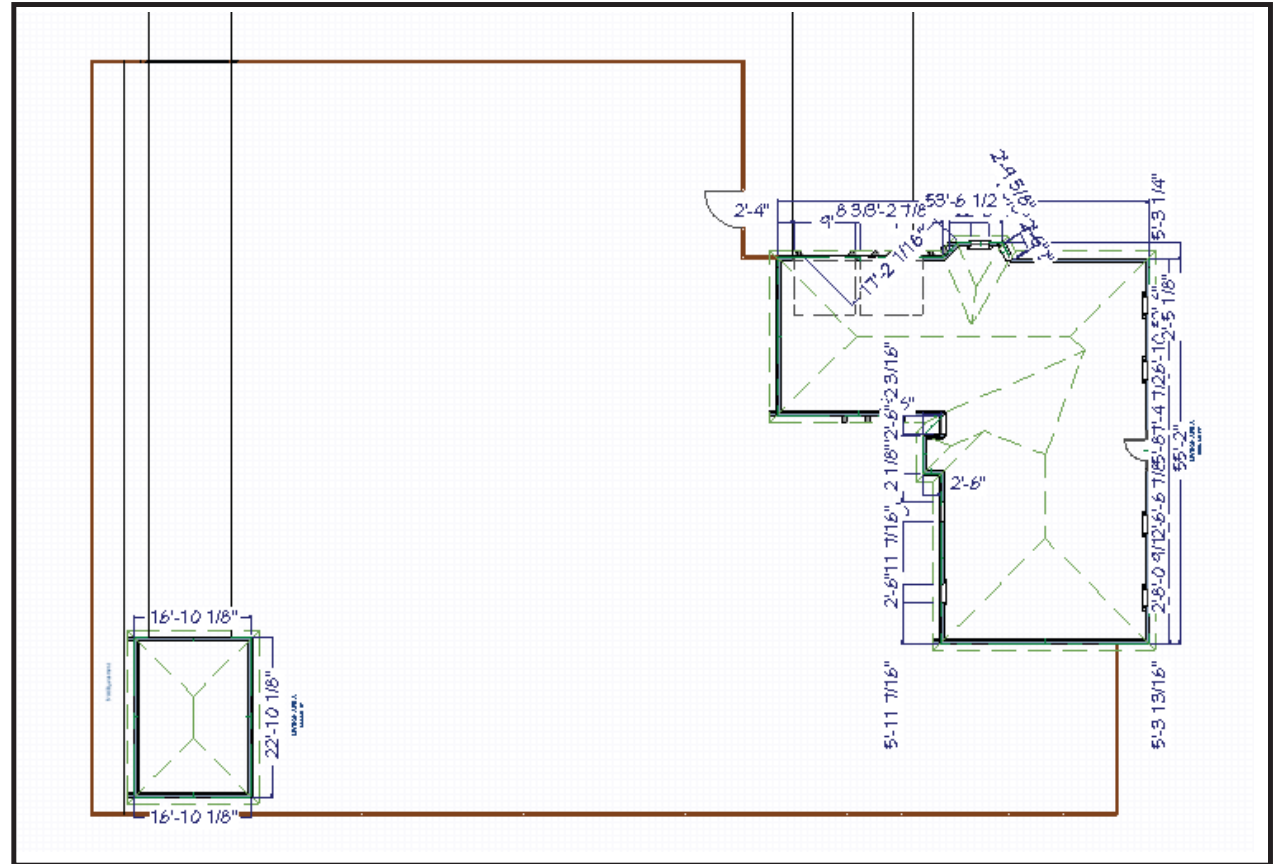
Statement of Planning Objectives

Survey draft-Not to Scale

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

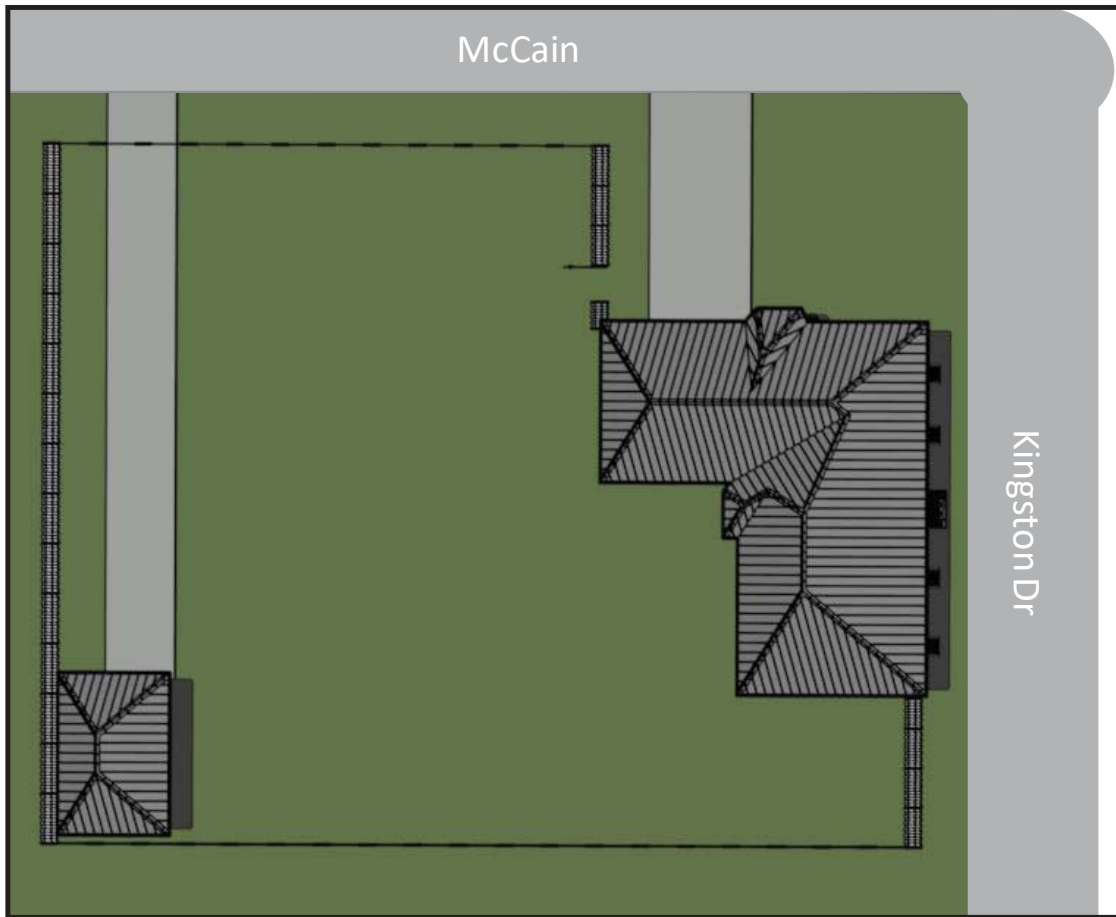
*Property is a corner lot located on McCain and Kingston Dr.

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



Statement of Planning Objectives

Special Use Permit Request - Reasons

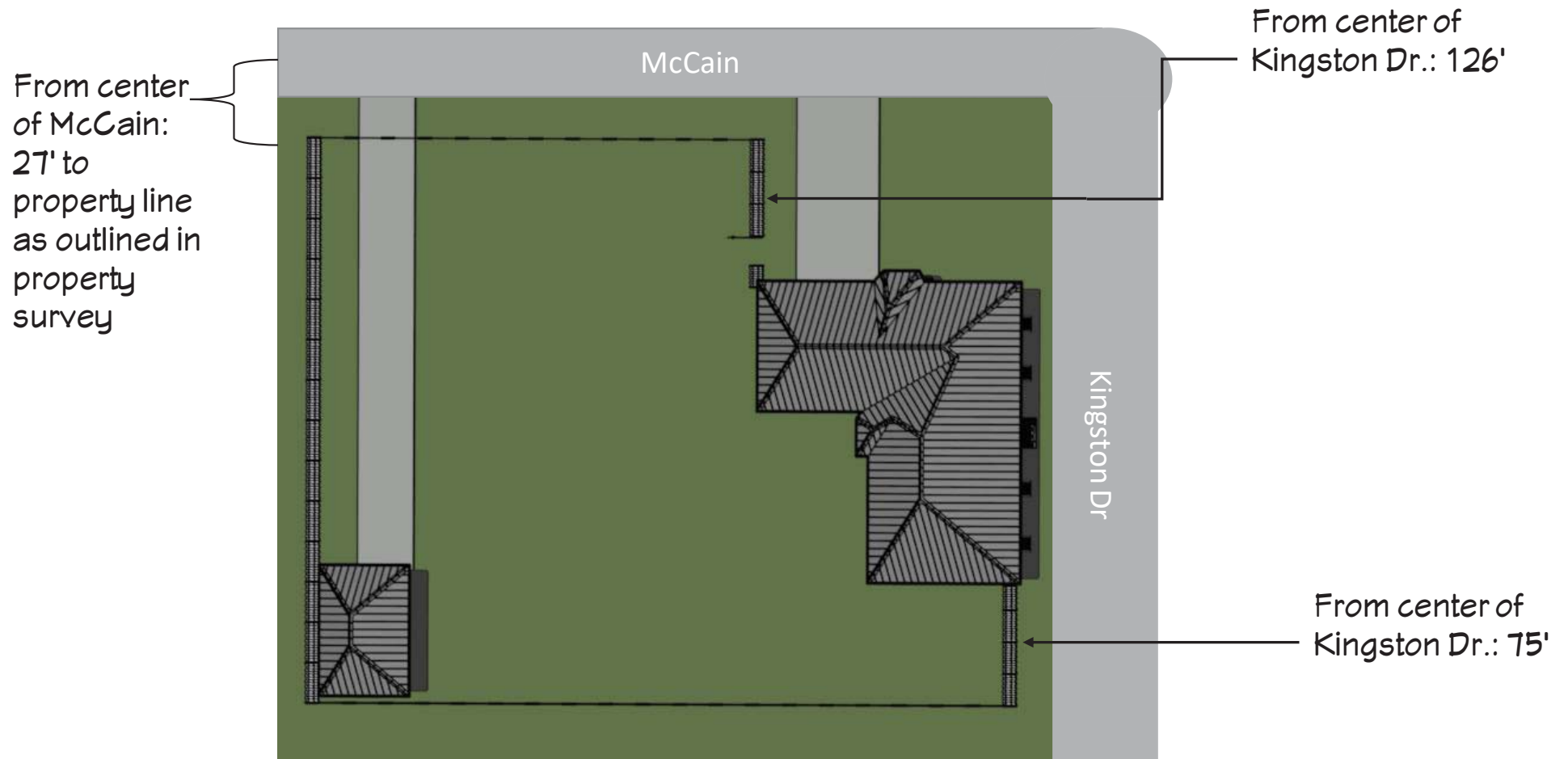


Reasons:

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

Statement of Planning Objectives

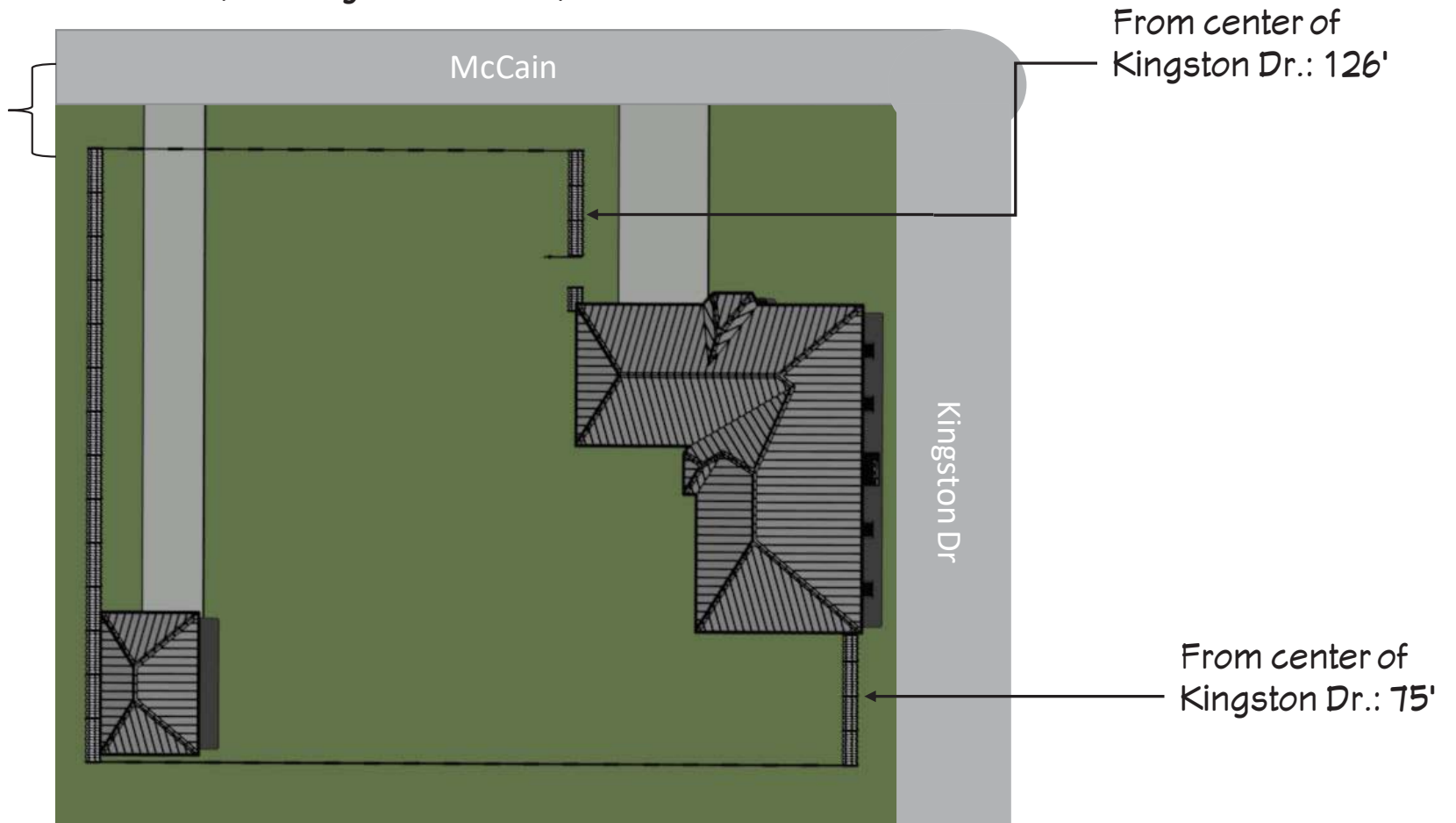
Opt. 1 - Build fence on property line (Drawing not to scale)



Statement of Planning Objectives

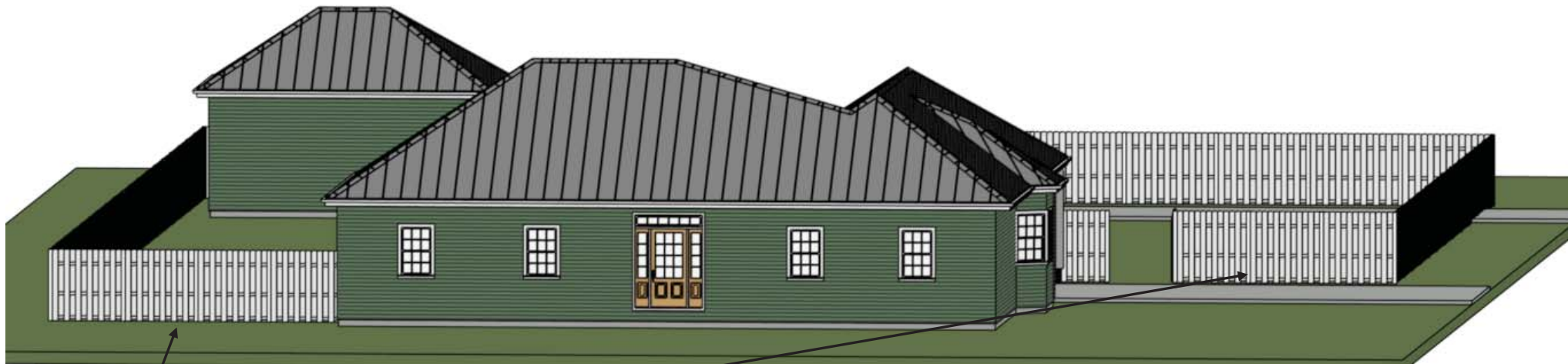
Opt. 2 - Build fence on building line
(Drawing not to scale)

From center
of McCain:
40' to
building line



Statement of Planning Objectives

Front view - not to scale

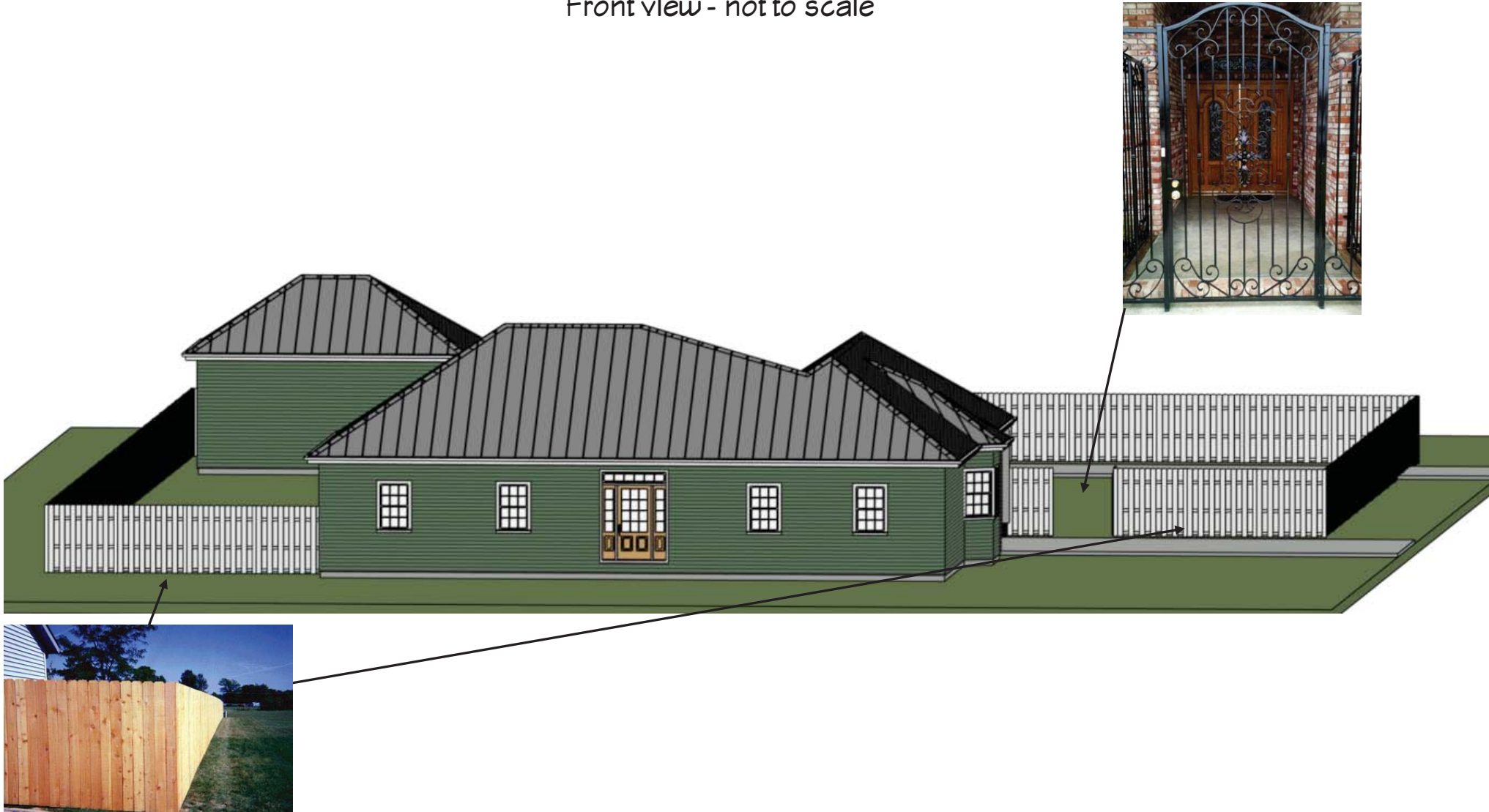


-6'H, Stained Wood fence

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

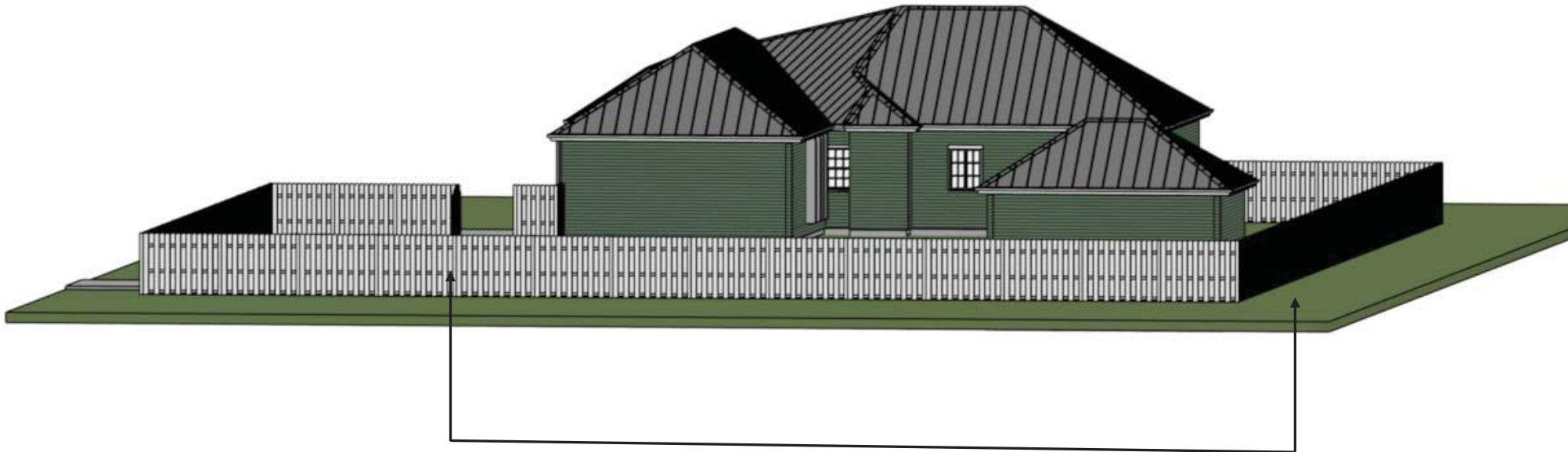
Statement of Planning Objectives

Front view - not to scale



Statement of Planning Objectives

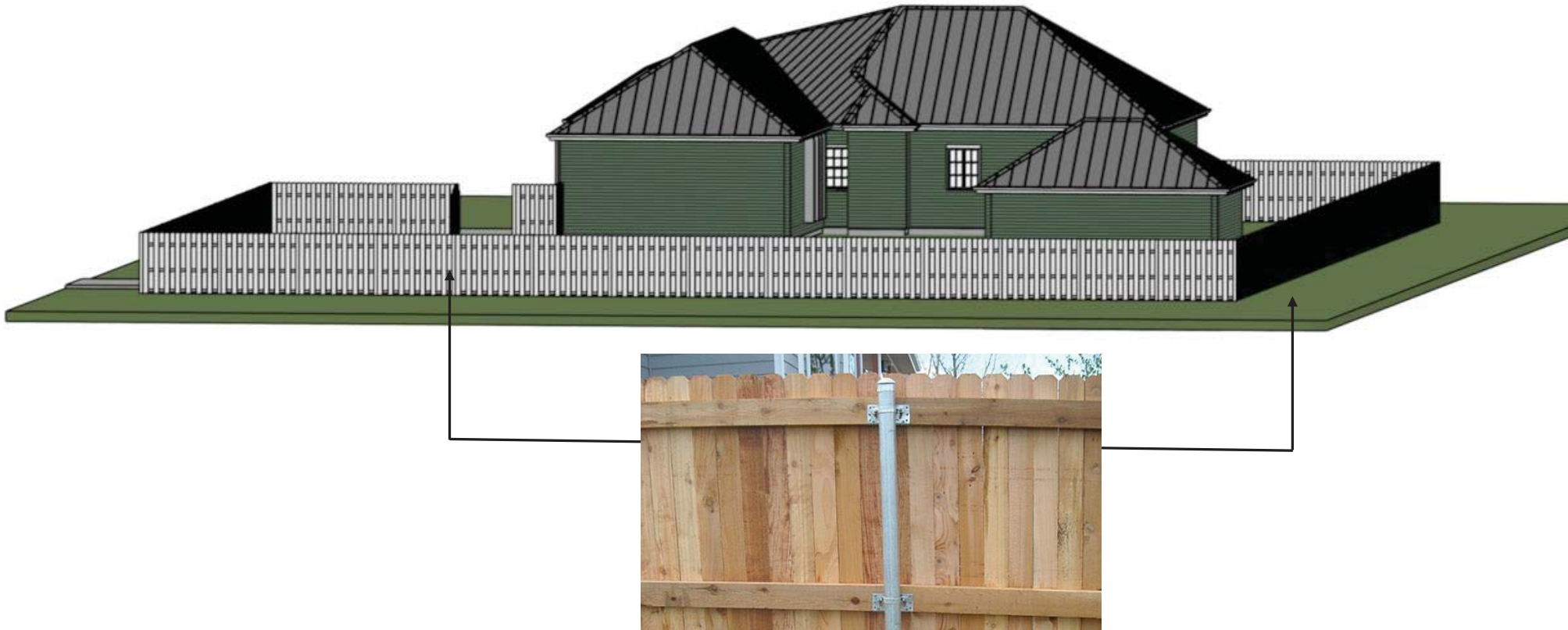
Rear view not to scale



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

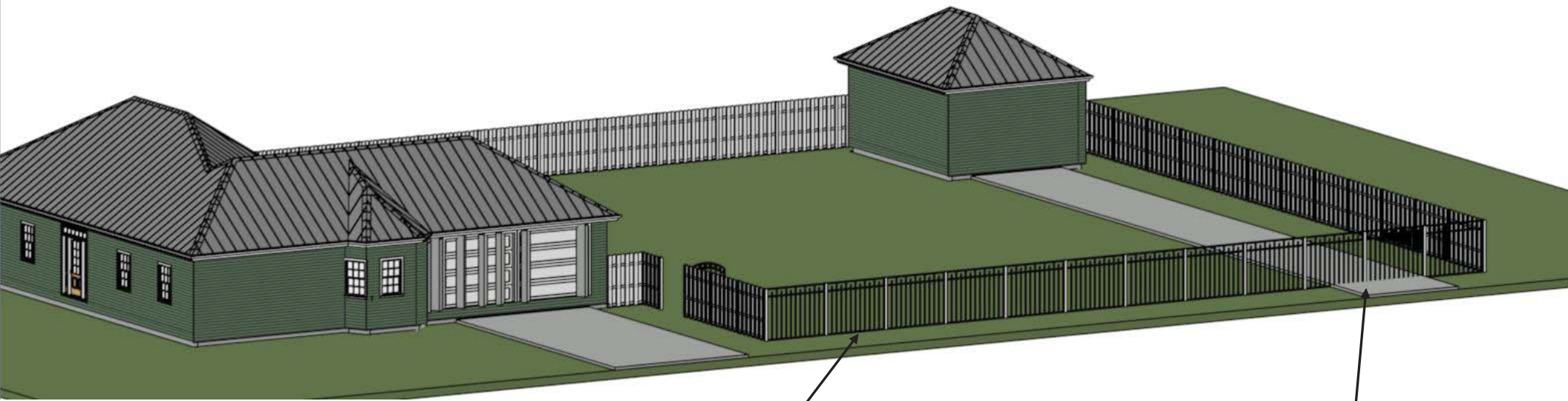
Statement of Planning Objectives

Rear view not to scale



Statement of Planning Objectives

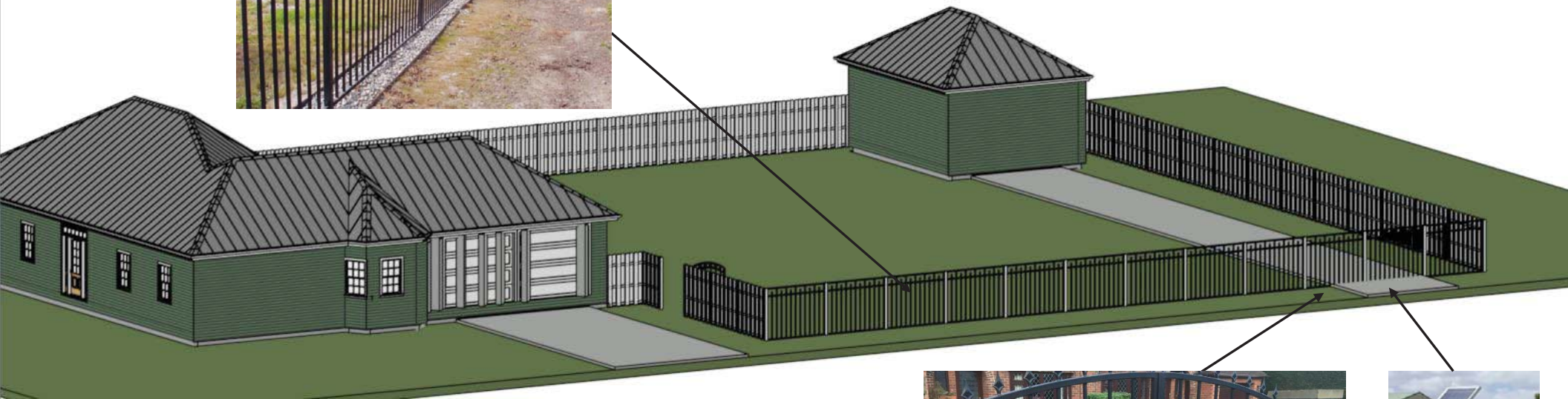
Right Side View Facing McCain opt. 1 with wrought iron fence— Not to Scale (Opt. 1)



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

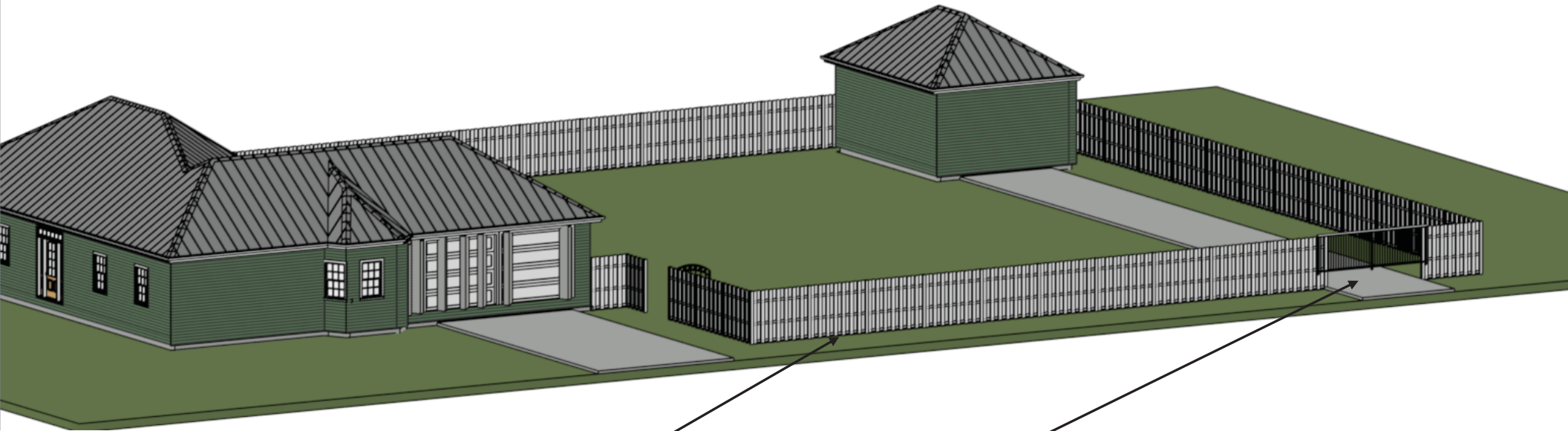
Statement of Planning Objectives

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



Statement of Planning Objectives

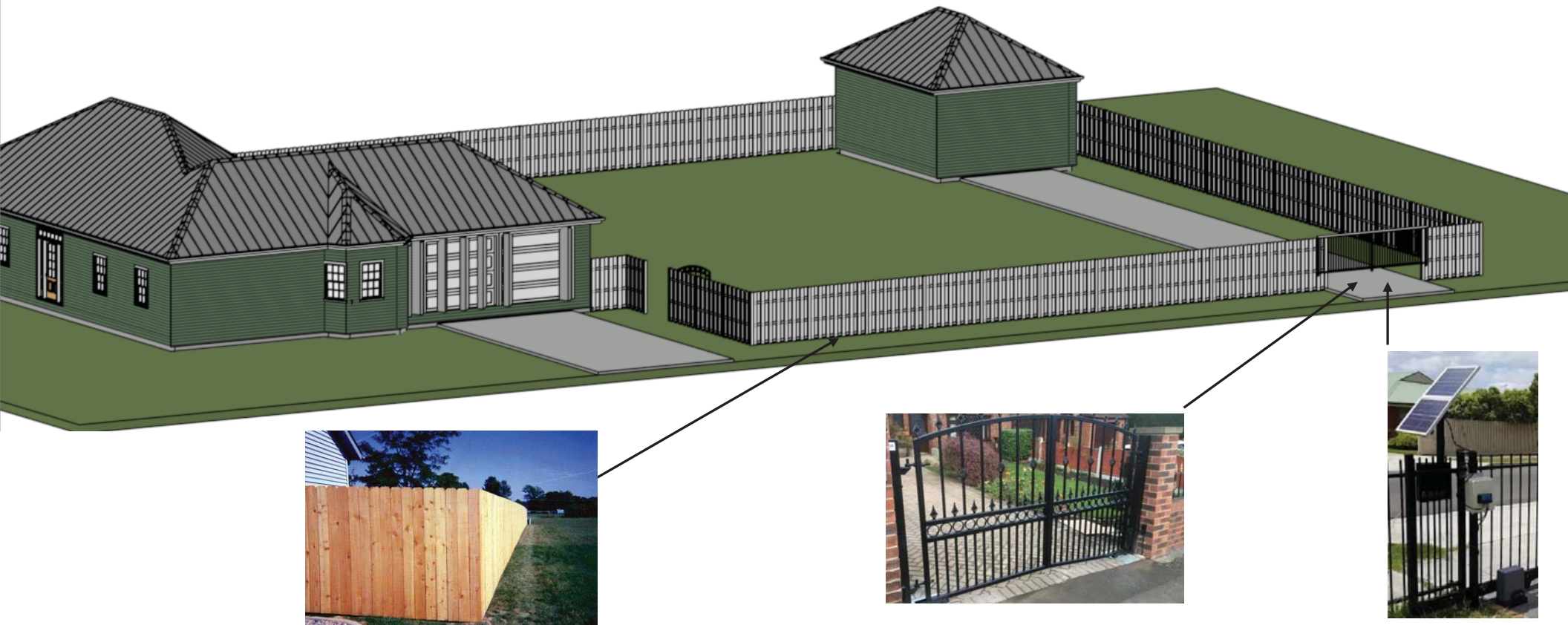
Right Side View Facing McCain with wood fence – Not to Scale (Opt. 2)



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

Statement of Planning Objectives

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

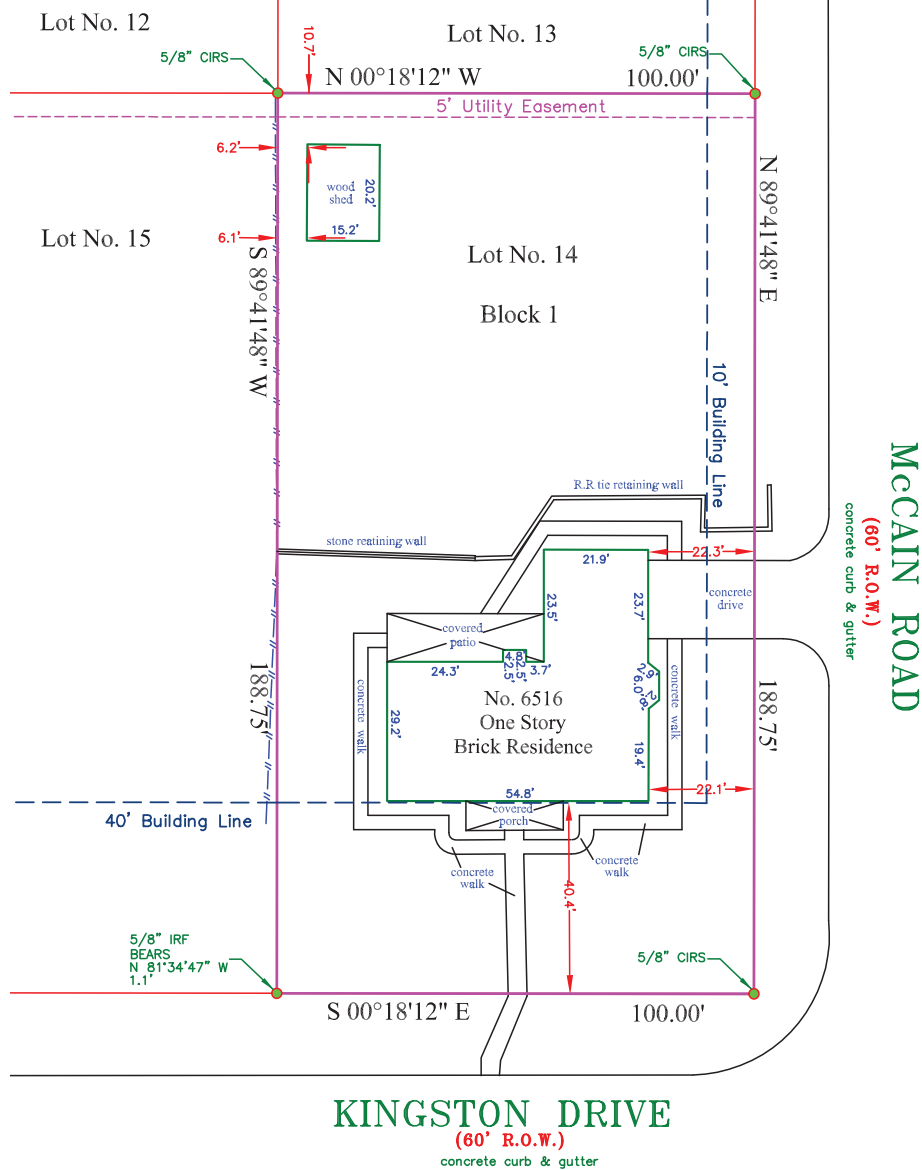


Site Plan

SURVEY PLAT

6516 Kingston Drive, Colleyville, Texas

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



G.F. No.: 219336553

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

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

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

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

Lot No. 13
Block 2

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

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

SANDS SURVEYING CORPORATION

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



Creekside Pet Care Center

Patient Chart

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

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

CLIENT INFORMATION

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

PATIENT INFORMATION

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

Reminders for: **Sparky** Last done

3/30/2018 Senior Screen Panel - Annual

MEDICAL HISTORY

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

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

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

Client: Mr/Mrs. Maria Gonzalez
Page: 2

Date	By	Code	Description	Qty (Variance)
3/29/2021	DM	311	Inj Baytril 22.7mg/ml	
	Items used:	10006	bBaytril 22.7mg/ml USE TX CODE	2.80
		PUMP	IV Fluid Pump Administration	
		4010	Bio-Hazard Waste Disposal Level 2	
		254	Hospitalization 2 / day IV fluids	
		192	Inj Buprenorphine	
	Amount 0.22			
	Reason pain			
	DVM DM / Tech LRY			
	Items used:	872	Buprenorphine 0.3mg/ml 1ml vial	0.22
		71	Fluids IV 1000ml EACH BAG USED	
	Fluid type: Phyl			
	Fluid Additive: none			
	3/31/2021 : 3:14p			
	Items used:	9033	Hospira Primary Fluid Drip Set Macro 78"	2.00
		9058	T PORT MACROBORE 054123	1.00
		3165	Hospira Iv Set: 30"" Extension	2.00
		064388	IV Fluids pHyLyte ph7.4 1 Liter	1.00
		EWXRAY5	EWING Radiology STAT FEE- M-F before 5pm	
		EWXRAY2	EWING Radiology Consult-M-F before 5pm	
		IVLSO	Requisition 81676-4389925	

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

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

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

Client: Mr/Mrs. Maria Gonzalez
Page: 3

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

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

OBJECTIVE SECTION

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

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

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

Client: Mr/Mrs. Maria Gonzalez
 Page: 4

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

7:42



TODAY



1:11:15 AM

1X



GO
LIVE

1:00 AM

1:30

^
EVENTS

7:42



TODAY



1:11:09 AM

1X



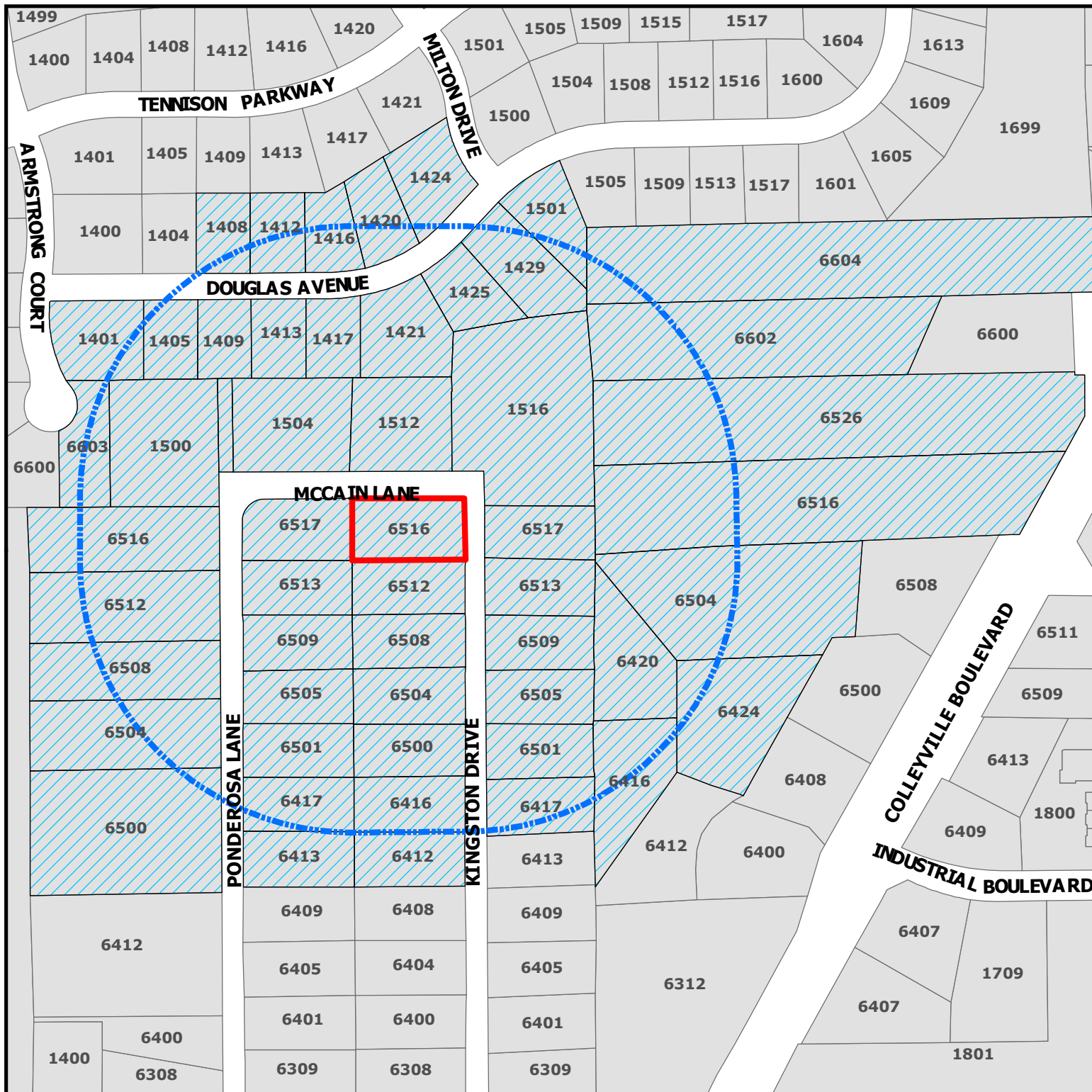
GO
LIVE

1:00 AM

1:30

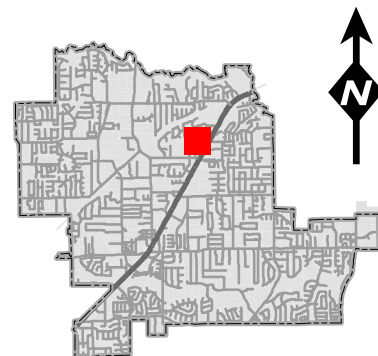
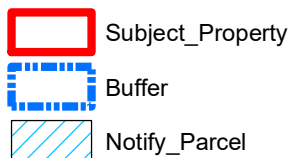
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EVENTS

Notification Map



ZC21-007
6516 Kingston Drive

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



Notification List

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

Public hearing notices were mailed on March 26, 2021.



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback. The purpose of the request is to allow for a 6 ft. wood or wrought iron fence to encroach into the 30 ft. required street side yard setback of a corner lot.

Zoning Case: ZC21-007

Applicant: Maria Gonzalez

Owner: Maria Gonzalez

Location: 6516 Kingston Drive

Property Description: Lot 14, Block 1, Kingston Addition

Present Zoning: R-20 Single Family Residential

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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2161

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.4007 ACRES, ON LOT 14, BLOCK 1, KINGSTON ADDITION, LOCATED AT 6516 KINGSTON DRIVE BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO ENCROACH INTO THE 30-FOOT STREET SIDE YARD SETBACK LINE FOR A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a six-foot wood (or six-foot wrought iron) fence to encroach into the street side yard setback for a corner lot under Case No. ZC21-007; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for fence to encroach into the street side yard property line for a corner lot on 0.4007 acres, being Lot 14 Block 1, Kingston Addition, located at 6516 Kingston Drive, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to a six-foot wood fence to encroach into the street side yard setback for a corner lot and be allowed in line with the corner of the house being approximately a 22-foot setback from the street side property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

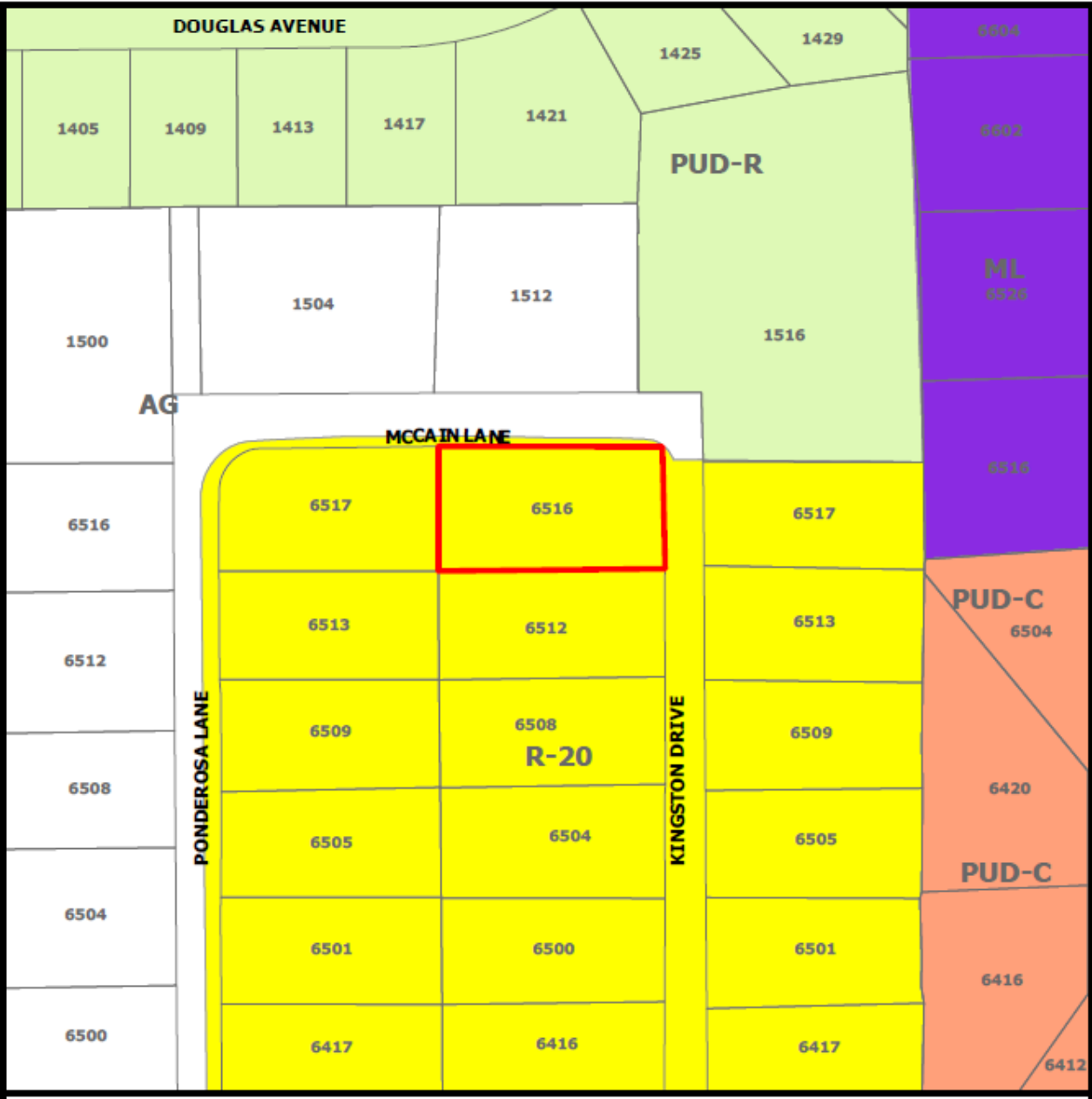
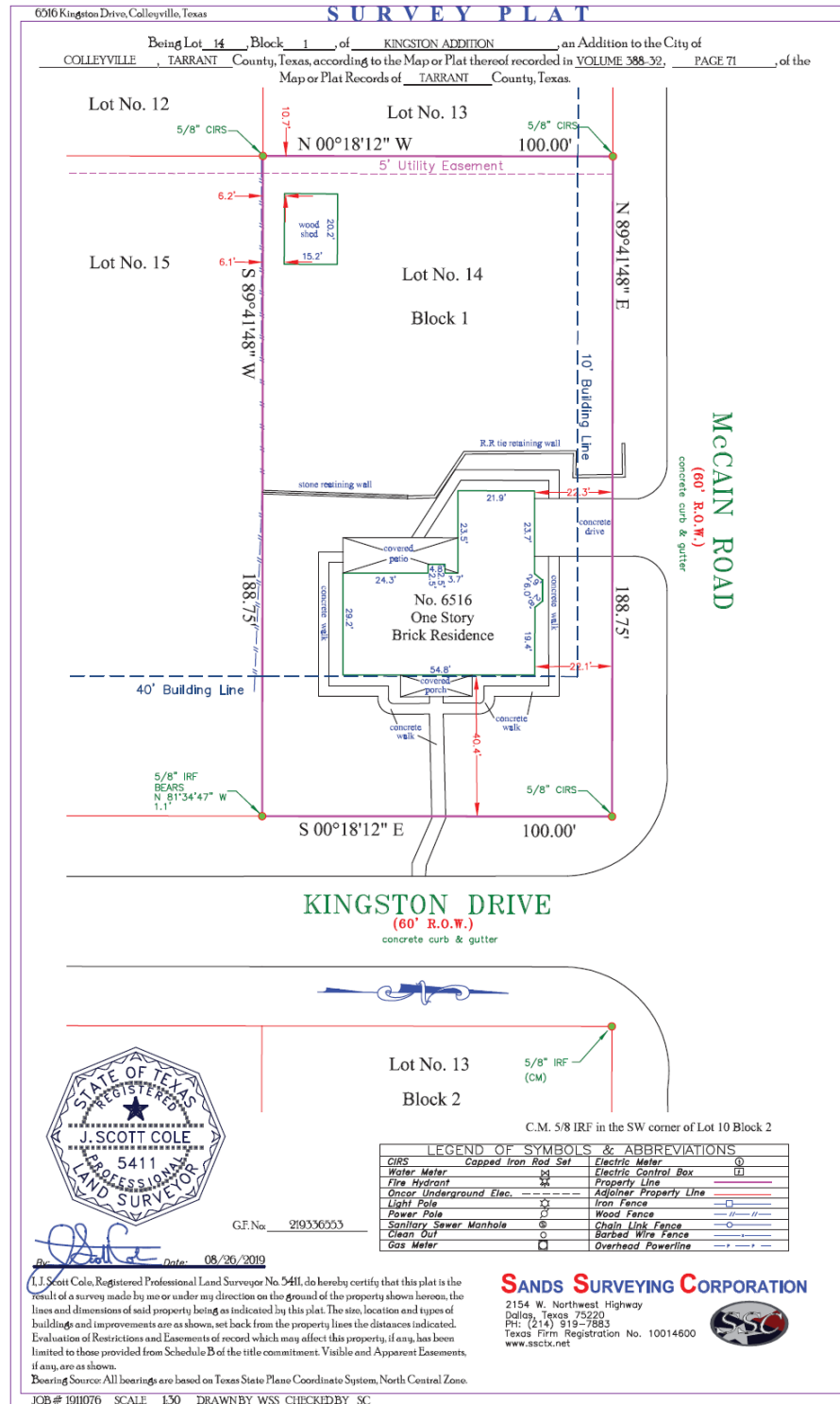
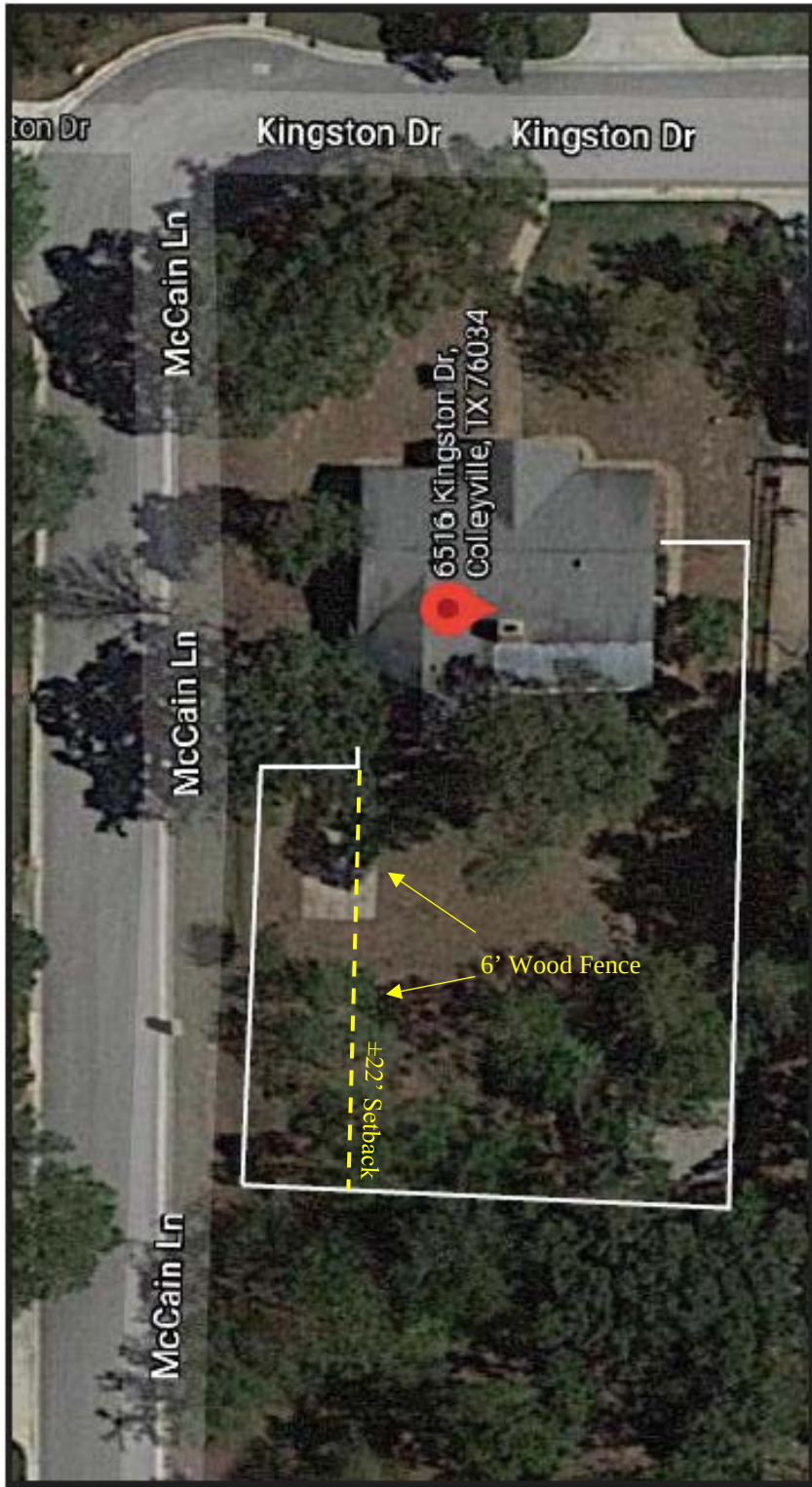
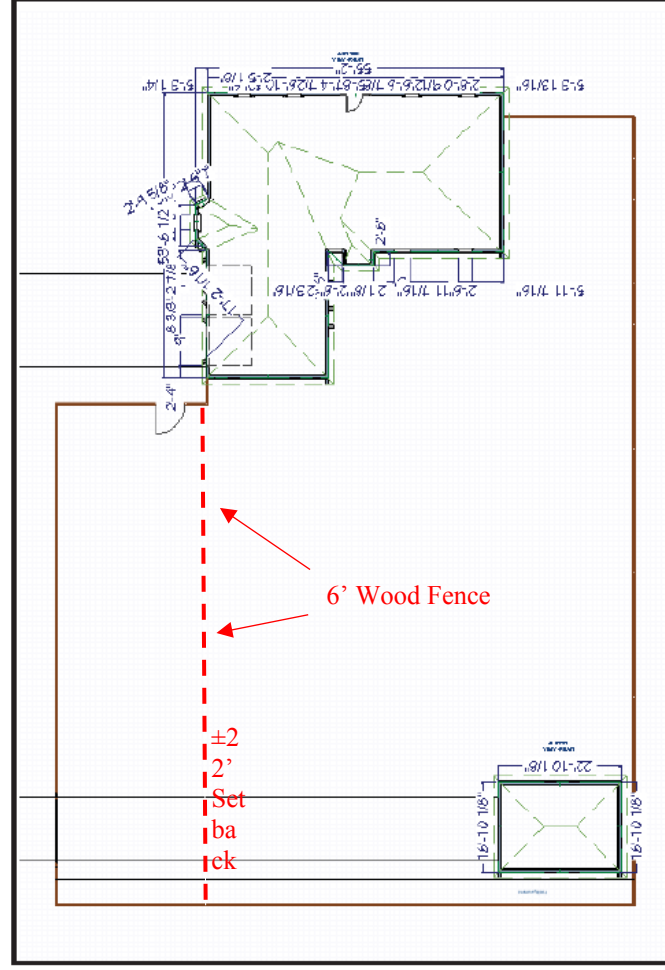


Exhibit "B" – Site Plan





- *Special Use Permit is being requested to build wood or wrought iron fence on property line.
- *Property is a corner lot located on McCain and Kingston Dr.
- *Property requires Special Use Permit to build on property/build line





City of Colleyville City Council Agenda Briefing

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

Agenda Number 9c

Agenda Date 5/18/2021

Number Ordinance O-21-2162

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

The applicant was present to answer questions about the use. Concerns about noise and waste were expressed during the public hearing. Council asked for the applicant to consider some screening and/or landscaping around the outdoor areas.

First Reading and Public Hearing

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

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

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

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

Ordinance – Chapter 3 (Land Use) of the Land Development Code identifies the

purpose of a Special Use Permit as:

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

Analysis Existing and Proposed – The Special Use Permit request up for consideration is consistent with the land uses located adjacent to the subject property and the governing zoning district. The submitted site, building, and landscaping plan meet the requirements of the land development code. Additionally, the project will need to go through the platting, site plan, and building permit approval processes.

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

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

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

Drainage: NA

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

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

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

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

property and the governing zoning district.

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

Financial Impact

There is no financial impact to the City.

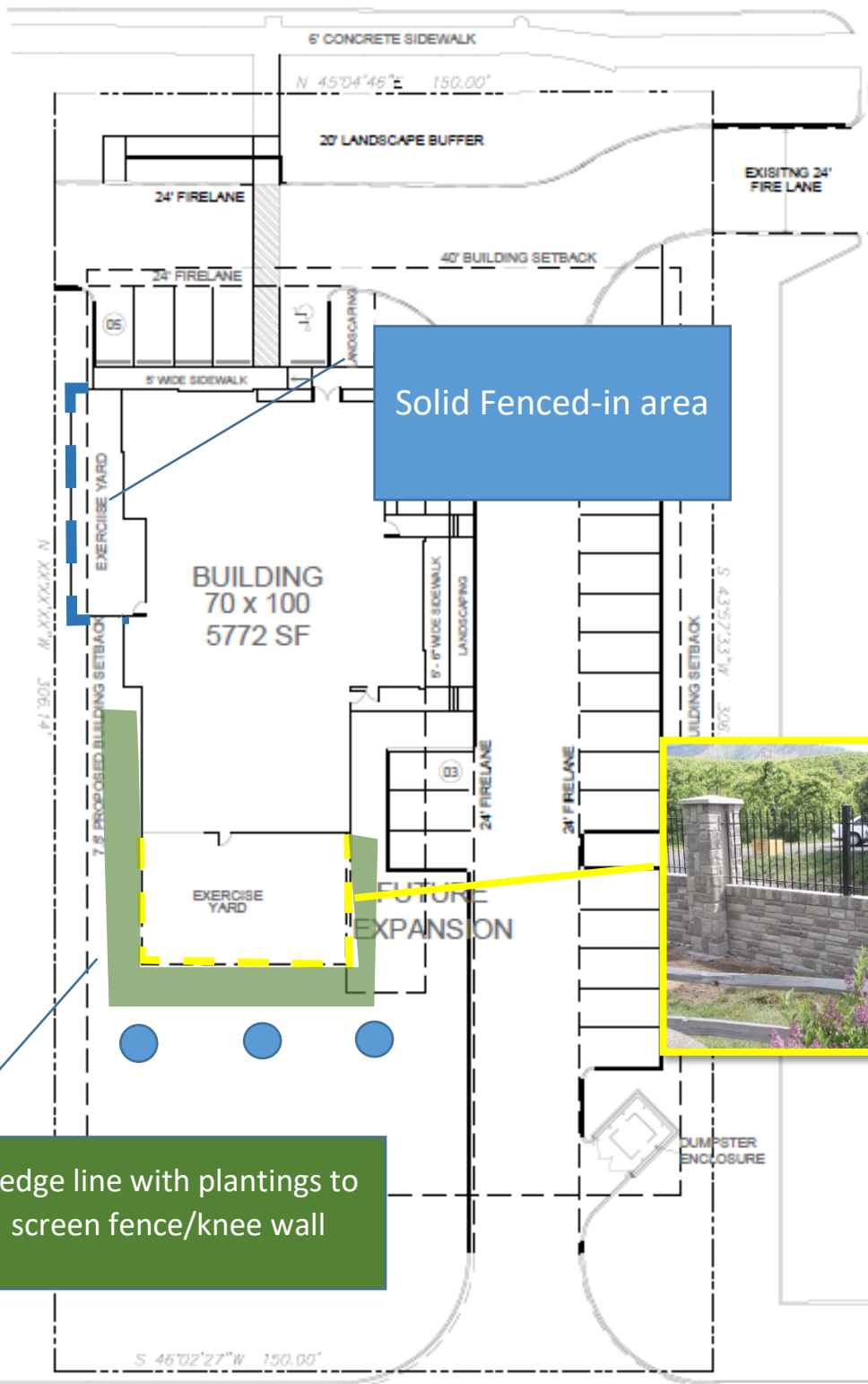
Recommendation

Approve

Attachments

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

STATE HIGHWAY NO. 26



Solid Fenced-in area

Hedge line with plantings to screen fence/knee wall



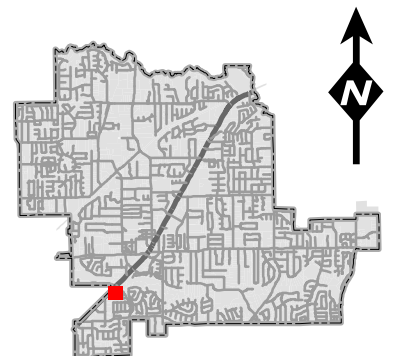
Aerial Map



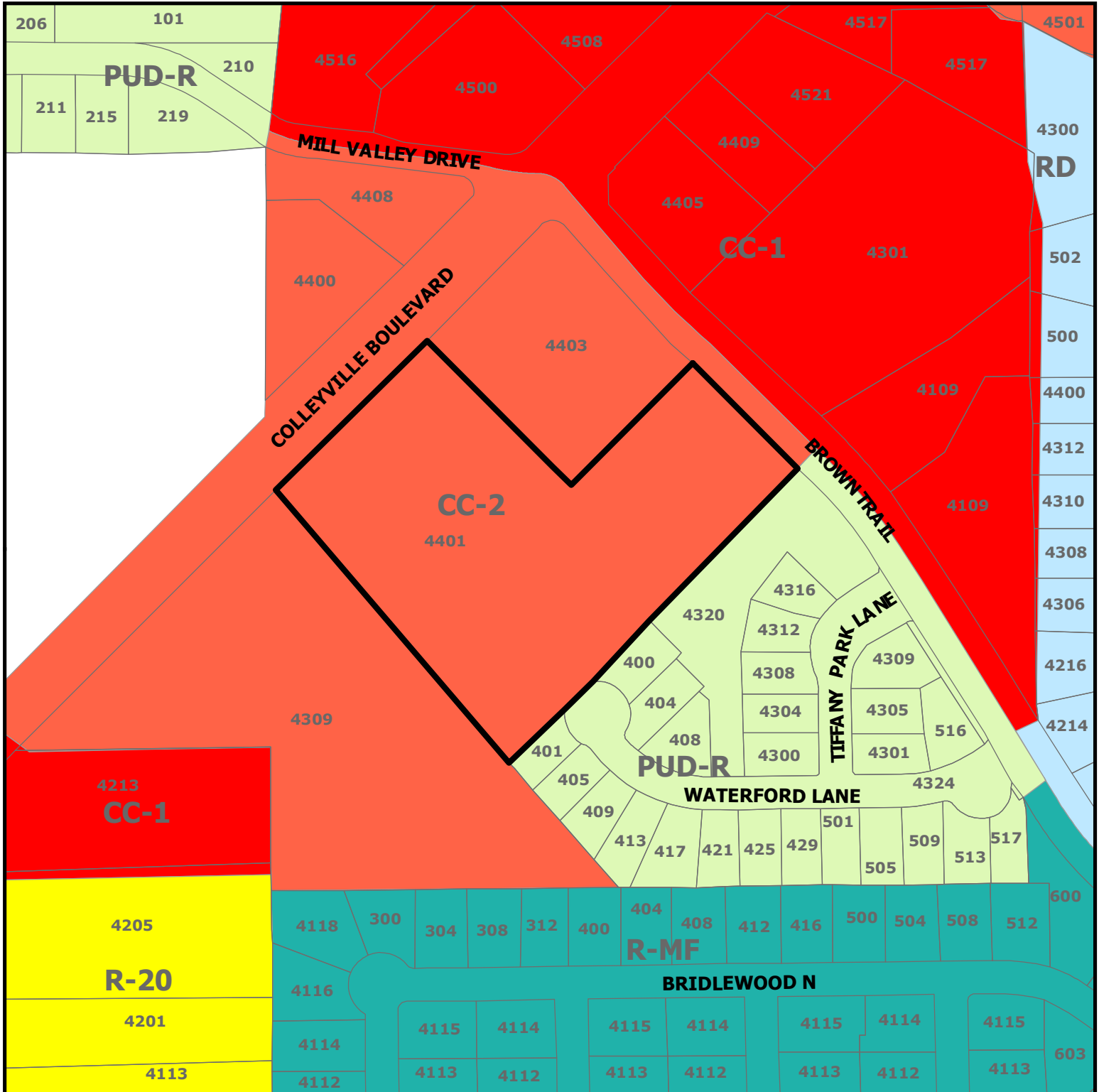
ZC21-011
4401 Colleyville Blvd

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

 Subject Property



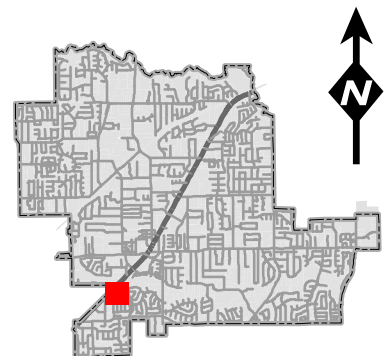
Zoning Map



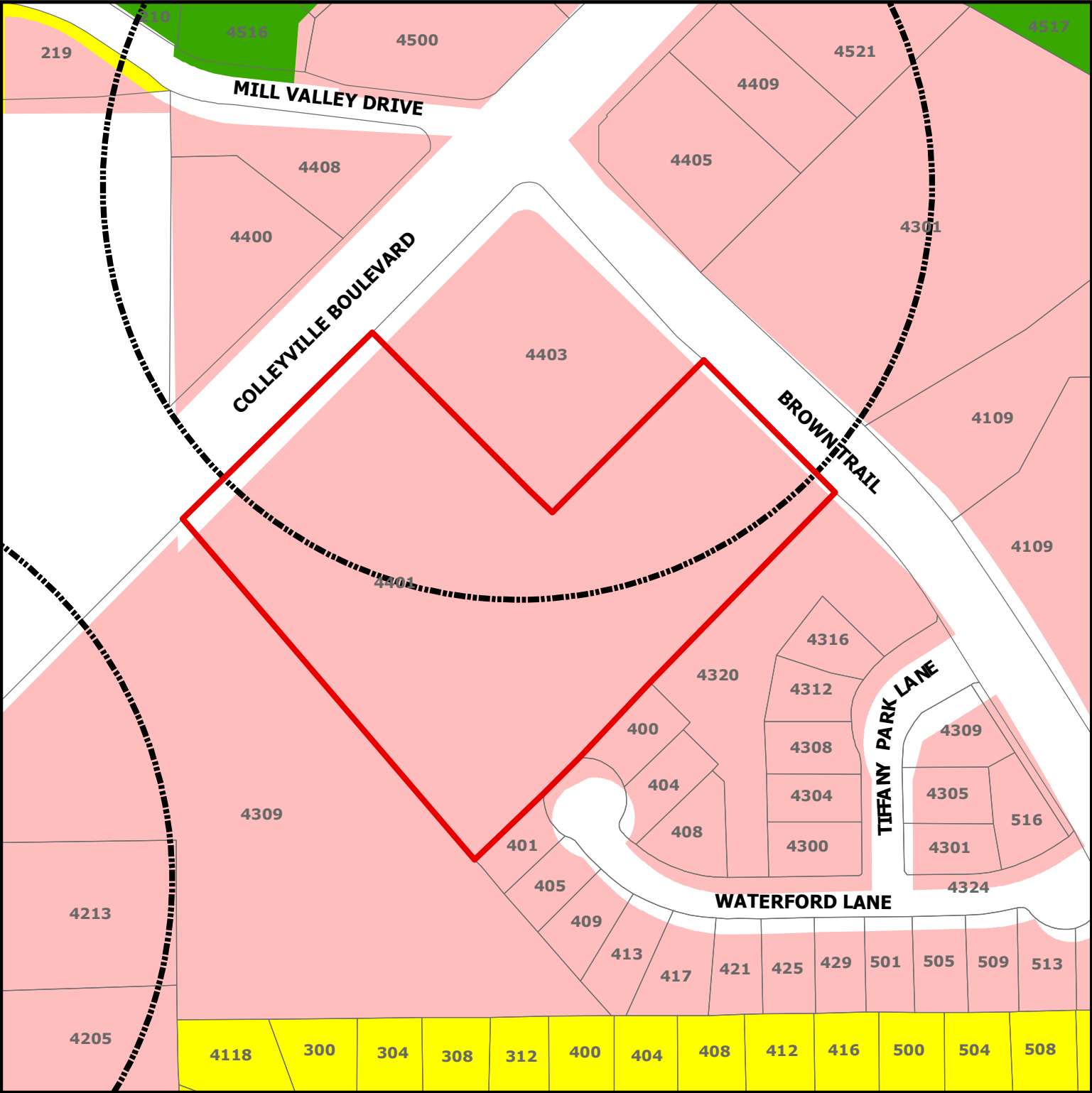
ZC21-011
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 Subject Property



Future Land Use Map



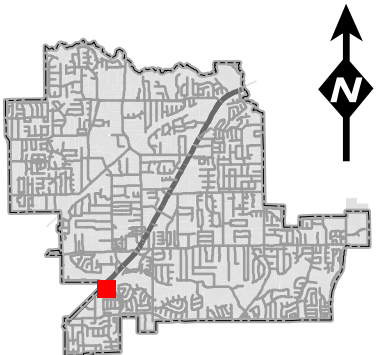
ZC21-011

4401 Colleyville Blvd



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





STATEMENT OF PLANNING OBJECTIVES – SUP APPLICATION

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

Date: March 31, 2021

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

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

To whom it may concern:

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

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

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

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

Sincerely,

Gerald A. Ward
Architect, No. 11748

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

Zoning Exhibit

Water / Wastewater Impact Fees

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

Utility Easements

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

Building Permits

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

Site Drainage Study

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

Sidewalks

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

Construction Prohibited Over Easements

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

Transportation Impact Fees

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

Parkway Permit

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

Private Maintenance

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

Floodplain Restriction

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

Floodplain/Drainageway Maintenance

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

OWNER'S DEDICATION

STATE OF TEXAS

COUNTY OF TARRANT

NOW, AND THEREFORE, know all men by these presents that, XXXX does hereby adopt this plat as BROWN TRAIL COMMONS WEST, on addition to the City of Fort Worth, Tarrant County, Texas and does hereby dedicate to the public use forever the rights-of-way and easements as shown hereon.
Executed this ____th day of _____, 2021.

By: _____
Name: Dave Harrison
Title: President

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dave Harrison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2021.

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

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

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

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 2/11/21
Dustin C. Pusztajewsky
Registered Professional Land Surveyor
No. 6660

NOTES

- Bearing system for this survey is based on the Texas Coordinate System of 1983 (2011 adjustment), North Central Zone 4202, based on observations made on February 26, 2020 with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0450C, Community-Name: Jia, 480506 (CAZ) & Map Revised Date: September 25, 2009. All of the subject property is shown to be located in Zone "X" on said map. The location of the said flood zones is based on said map, is approximate and is not located on the ground. Flood zones are defined on said map as follows:
Zone "X" - Other Areas: Areas determined to be outside 0.2% annual chance floodplain.

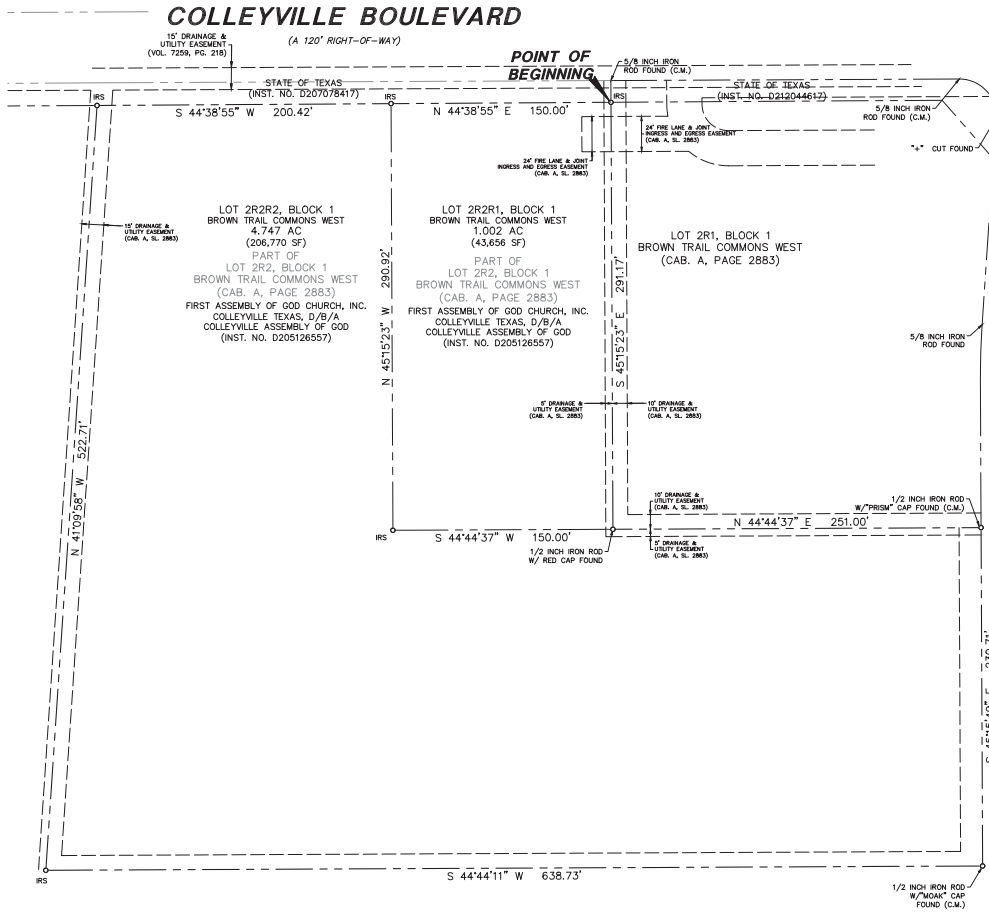
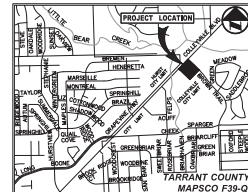
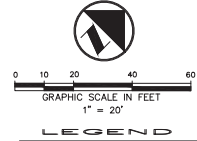
STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Dustin C. Pusztajewsky, known to me to be the person and officer who is subscribing to the foregoing instrument and acknowledged to me that the name was the act of said Dustin C. Pusztajewsky and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____th day of _____, 2020.

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

THIS PLAT RECORDED IN DOCUMENT NUMBER _____ DATE _____



OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

DESCRIPTION: of a 73,399 acre (3,197,265 square foot) tract of land situated in the George Hamilton Survey, Abstract No. 751, City of Fort Worth, Tarrant County, Texas, sold tract being all of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridgier Development, LLC recorded in instrument No. 020707644 of the Official Public Records of Tarrant County, Texas, sold 73,399 acre (3,197,265 square foot) tract being more particularly described as follows:

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

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

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

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

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

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

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

North 08 degrees, 43 minutes, 52 seconds West, a distance of 737.39 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap set for corner; said point being in the most southerly south line of that called 12,864 acre tract of land described in Special Warranty Deed to Barnett Dairymen, LP recorded in instrument No. 0208163428 of the said Official Public Records;

THENCE, North 89 degrees, 32 minutes, 53 seconds East, departing the said east line of Technology Boulevard, a distance of 30.21 feet to point for corner at the most southerly southeast corner of said 12,864 acre tract; from said point a 5/8-inch iron rod found bears North 08 degrees, 12 minutes, 53 seconds West, a distance of 0.3 feet;

THENCE, North 09 degrees, 13 minutes, 43 seconds West, with the east line of said 12,864 acre tract, a distance of 1,102.61 feet to a 1/2-inch iron rod with "PAACHECO KOCH" cap found for the northwest corner of said Di Fort Worth Logistics Hub Phase I, LP tract; said point being in the south line of that tract of land described in Special Warranty Deed to Fort Worth Everman/Ridgier Development, LLC tract recorded in instrument No. 021718440 of the said Official Public Records; from said point a 5/8-inch iron rod with "XIA" red cap found for corner bears South 09 degrees, 22 minutes, 41 seconds West, a distance of 443.61 feet;

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

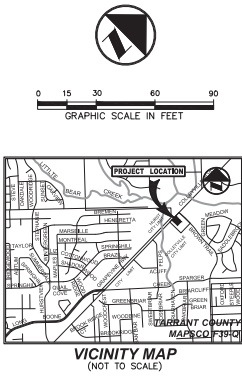
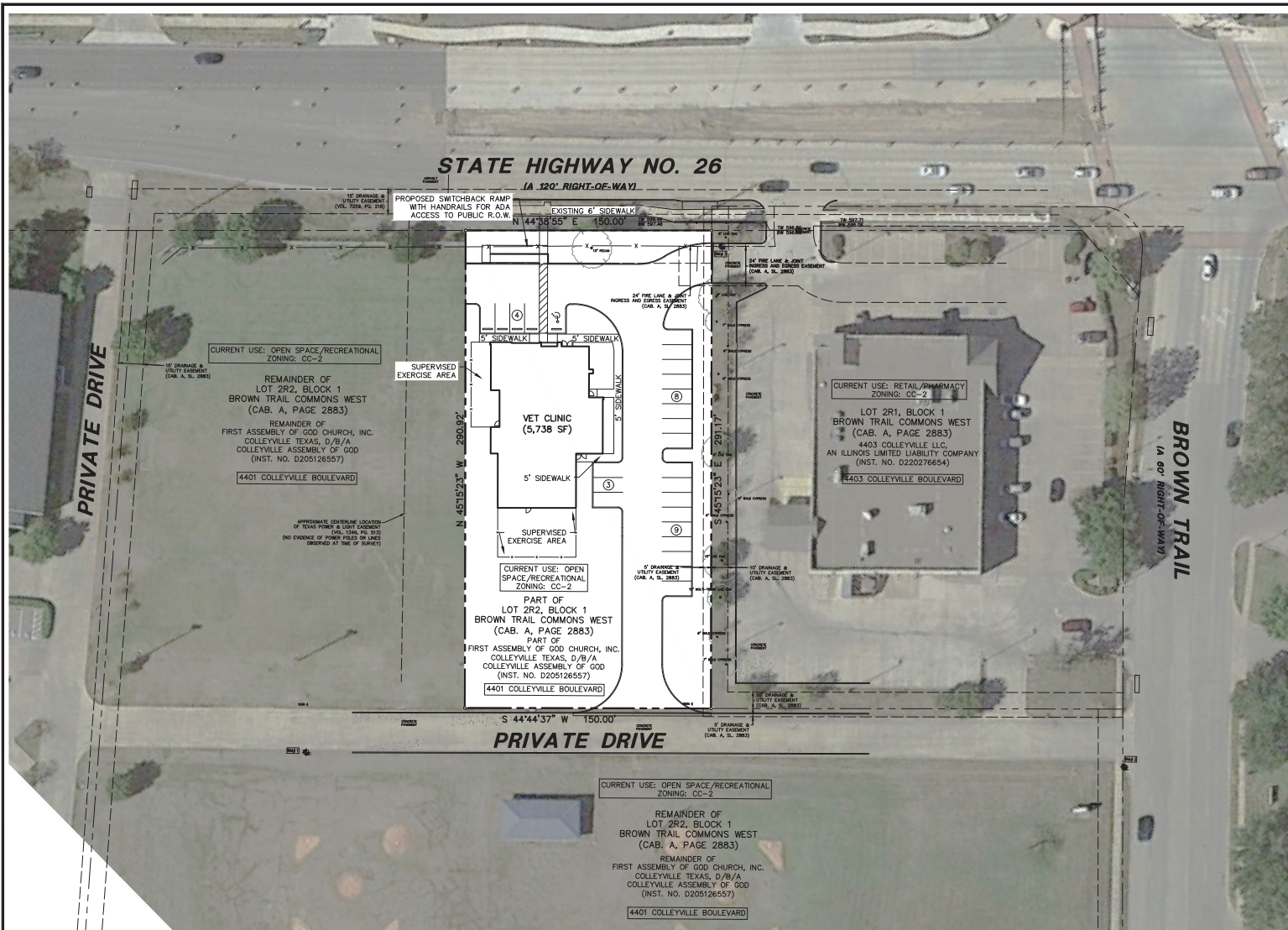
CONTAINING: 3,197,265 square feet or 73,399 acres of land, more or less.

SHEET 1 OF 1
FINAL PLAT
LOT 2R2R2, BLOCK 1
BROWN TRAIL
COMMONS WEST
LOCATED IN THE CITY OF COLLEYVILLE
AND BEING OUT OF THE
BBB & C RR CO SURVEY, ABSTRACT NO. 228,
TARRANT COUNTY, TEXAS

Pacheco Koch		4000 DEYANTR BURN ROAD FORT WORTH, TX 76109 817.412.7155 TX REG. ENGINEERING FIRM F-469 TX RES. SURVEYING FIRM LS-10020801			
DRAWN BY	CHECKED BY	SCALE	DATE	JOB NUMBER	
DEW	DCP	1"=20'	01/07/2021	4828-20.660	

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

Zoning Exhibit



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

DESCRIPTION OF PROPERTY SURVEYED

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOWNE CENTER ANIMAL HOSPITAL

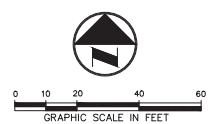
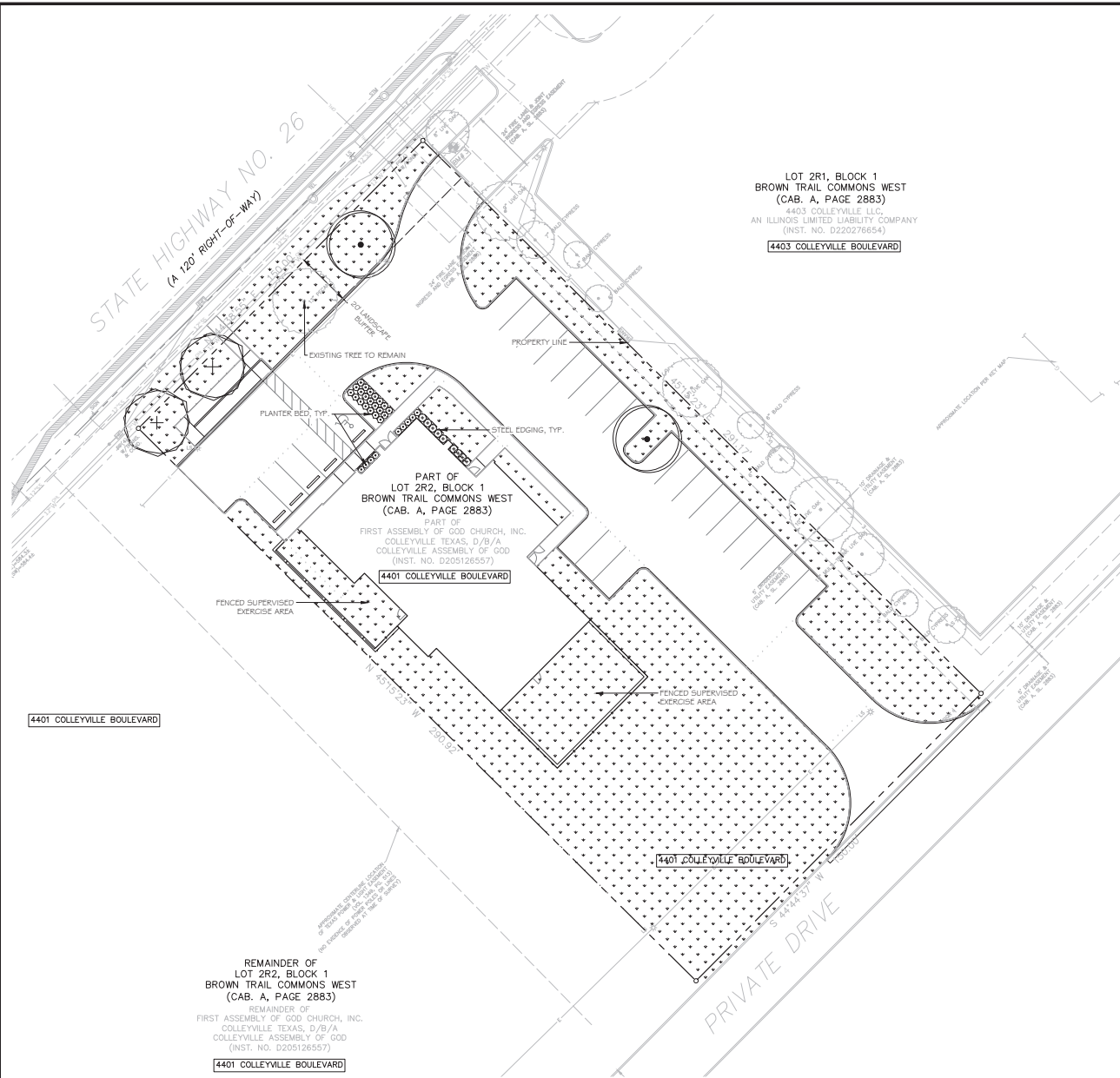
ZONING EXHIBIT FOR SUP

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

DATE: 3/10/2021 5:23 AM
BY: JWD
FILE: 4814525-20.660.DWG.DWG, CSD 2018 SUP EXHIBIT, 4814525-20.660.SUP EXHIBIT.DWG

TOWNE CENTER ANIMAL HOSPITAL

Zoning Exhibit



PLANTING GENERAL NOTES

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

PLANT SCHEDULE

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

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

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

NO.	DATE	ISSUE
NO.	DATE	REVISION

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

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

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

1 PLANTING PLAN
1" = 20'-0"

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

Zoning Exhibit

PROPERTY DESCRIPTION

1.002 Acre Tract

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

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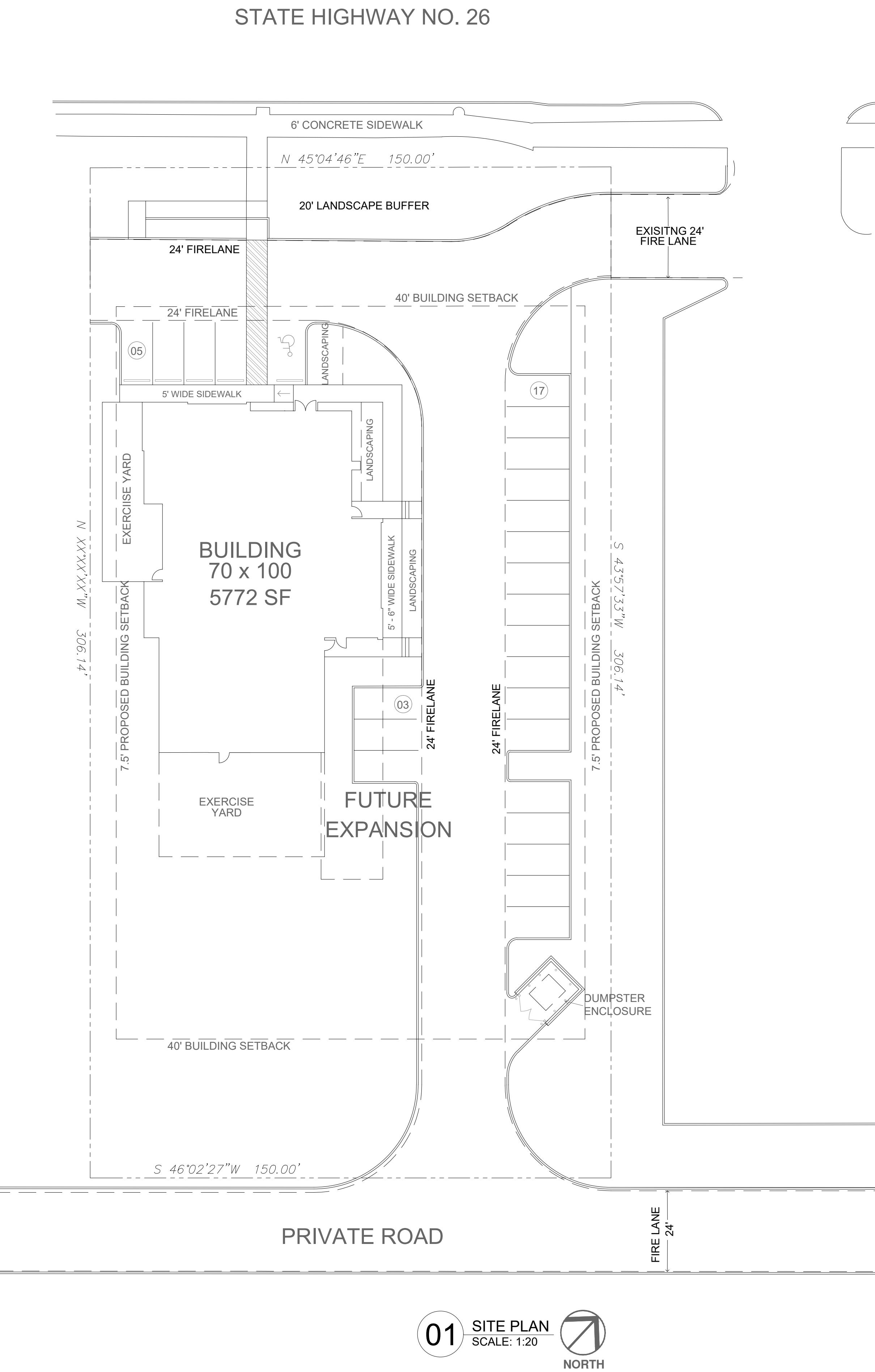
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01 SITE PLAN
SCALE: 1:20

NORTH

FOR REVIEW 01-28-2021

W

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

ISSUED FOR INTERIM REVIEW

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

DATE: 03-25-2021

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

CASE ZC21-011

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

Sheet Title

SITE PLAN

A2.00

Sheet Number



	AREA	% OF TOTAL AREA
LOT	43,656 SF	-
PAVED AREA	16,525 SF	38%
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ADDRESS:	82 GRAPEVINE HWY HURST, TX 76054
OWNER OF RECORD:	FIRST ASSEMBLY OF GOD CHURCH, INC.
ADDRESS:	PO BOX 98 COLLEYVILLE, TX 76034
SURVEYOR:	DUSTIN PUSTEJOVSKY, RPLS
ADDRESS:	4060 BRYANT IRVIN RD FORT WORTH, TX 76109

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(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)

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NO.	DATE	REVISION
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Pacheco Koch

4060 BRYANT IRVIN ROAD
 FORT WORTH, TX 76109 817-412-7155
 TX REG. ENGINEERING FIRM E-469
 TX REG. SURVEYING FIRM J S-100080001

ZONING EXHIBIT FOR SUP

NEW ANIMAL CLINIC

TOWNE CENTER ANIMAL HOSPITAL

4401 COLLEYVILLE BOULEVARD
<i>CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS</i>

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

FOR REVIEW 01-28-2021

W

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

**TOWNE CENTER ANIMAL HOSPITAL
NEW VETERINARY FACILITY**

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

CASE ZC21-011

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

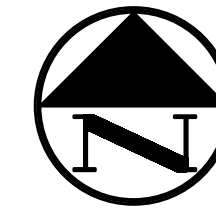
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Sheet Title

**ZONING EXHIBIT
FOR SUP**

EXHB

Sheet Number



0 10 20 40 60
GRAPHIC SCALE IN FEET

BL	BOLLARD
EM	ELECTRIC METER
FP	POWER POLE
LS	LIGHT STANDARD
W ₁	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FI	FIRE HYDRANT
CC	CLEANOUT
MH	MANHOLE
TSG	TRAFFIC SIGNAL CONTROL
TS	TRAFFIC SIGNAL POLE
TE	TELEPHONE BOX
FL	FLOOD LIGHT
FS	FLAG POLE
TS	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/2-INCH IRON ROD CAP S
—	CONTROLLING MONUMENT
—	PROPERTY LINE
X	FENCE
P	COORDINATE DESIGNATION
X	PROPOSED FENCE
X	FIRE LANE

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY OF DALLAS STANDARD SPECIFICATIONS.
2. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL BE FAMILIAR WITH ALL PLANS, ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION ISSUED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS AND THE CITY STANDARDS FOR CONSTRUCTION, AND ANY OTHER APPLICABLE STANDARDS AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS SHALL BE CONSIDERED A WAIVER TO RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
3. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE EXISTING SURVEY. UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS. CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSINGS. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, AND FIRE HYDRANTS, ETC., CONTRACTOR TO ADJUST TO PROPER LINE AND GRADE PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING AND GRADE. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT LINE AND GRADE DURING THE CONSTRUCTION OF THE PAVING FOR THIS DEVELOPMENT.
5. 1. PROTECT AND MAINTAIN ONE (1) LANE OPEN THROUGHOUT THE PROJECT PROVIDING A MINIMUM OF AN (1) LANE OPEN IN EACH DIRECTION;
2. PROVIDE AND MAINTAIN INTERIM ACCESS FROM ROADWAYS CURRENTLY IN USE TO ALL DRIVEWAYS AND INTERSECTING STREETS OR ALLEYS;
3.3.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DRAINAGE FACILITIES ARE FUNCTIONAL, INCLUDING, WHERE NECESSARY, INTERIM REPLACEMENT OF EXISTING DRAINAGE STRUCTURES REMOVED FOR CONSTRUCTION OF NEW DRAINAGE FACILITIES;
3.3.2. MAINTAIN ALL EXISTING DRAINAGE AREAS IN ORDERLY CONDITION FREE OF DEBRIS AND WASTE, ON COMPLETION OF CONSTRUCTION, CLEAN UP THE PROJECT AND ADJACENT AFFECTED AREAS TO ACCEPTABLE CONDITION AS PROVIDED IN THE SPECIFICATIONS; BACKFILL TO ORIGINAL GRADE.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION, BONDS AND THREE-WAY CONTRACTS SHALL BE SUBMITTED TO THE CITY AS REQUIRED.
7. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING EROSION CONTROL.
8. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING ENTRANCE LAYOUTS, RAMP, LANDSCAPE, AND SIDEWALKS.
10. BARRICADING AND PROJECT SIGNS SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND LATEST UPDATES.
11. EXACT SAWCUT PAVEMENT REMOVAL AND REPLACEMENT LIMITS WITHIN THE PUBLIC RIGHT-OF-WAY IS TO BE IN ACCORDANCE WITH THE CITY PAVEMENT REPAIR MANUAL.
12. ALL DIMENSIONS ARE TO BACK-OF-CURB UNLESS NOTED OTHERWISE.
13. REFER TO ELECTRICAL SITE LAYOUT FOR PARKING LOT LIGHTING CONDUIT LOCATION AND SCHEDULE.
14. ALL CURB RETURNS ARE 2.5' RADIUS UNLESS OTHERWISE SPECIFIED.

[illegible]

DIMENSIONAL CONTROL PLAN

C2.1

Sheet Number

LOT 2R1, BLOCK 1
BROWN TRAIL COMMONS WEST
(CAB. A, PAGE 2883)
4403 COLLEYVILLE LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
(INST. NO. D220276654)
4403 COLLEYVILLE BOULEVARD

FIRST ASSEMBLY OF GOD CHURCH, INC
COLLEYVILLE TEXAS, D/B/A
COLLEYVILLE ASSEMBLY OF GOD
(INST. NO. D205126557)
4401 COLLEYVILLE BOULEVARD

REMAINDER OF
FIRST ASSEMBLY OF GOD CHURCH, INC.
COLLEYVILLE TEXAS, D/B/A
COLLEYVILLE ASSEMBLY OF GOD
(INST. NO. D205126557)
4401 COLLEYVILLE BOULEVARD

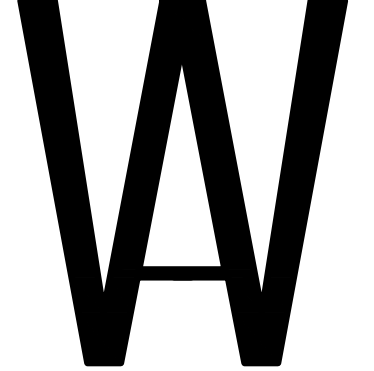
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING BIDDING, OR CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF TIM V. WALLACE II, P.E.
TEXAS REGISTRATION NO. 113369
DATE: 04/01/2021

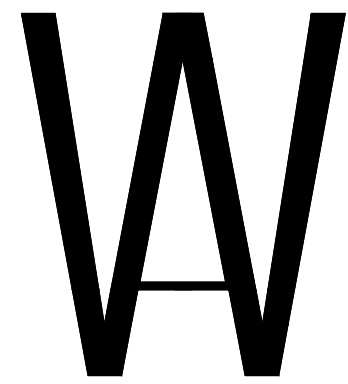
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4/23/2021 7:43 AM
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FOR REVIEW 01-28-2021

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

 WARD ARCHITECTURE PLLC 5004 THOMPSON TERRACE COLLEYVILLE, TEXAS 76034 (817) 281-5600 WARDARCHITECTURE@SBCGLOBAL.NET		
TOWNE CENTER ANIMAL HOSPITAL NEW VETERINARY FACILITY LOT 2R2A BLOCK 1 BROWN TRAIL COMMONS WEST HWY 26 COLLEYVILLE, TX 76034		
CASE ZC21-011		
Drawn By		JWS
Checked By		HPB
Project No:		20-69
Issue Date		
Revisions		
No.	Date	Description
Sheet Title		
GRADING PLAN		
C3.1		
Sheet Number		

Sheet Number



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034
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ISSUED FOR INTERIM REVIEW

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DATE: 03-25-2021

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NEW VETERINARY FACILITY
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CASE ZC21-011

Drawn By MLP

Checked By GAW

Project No: 20-69

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Revisions

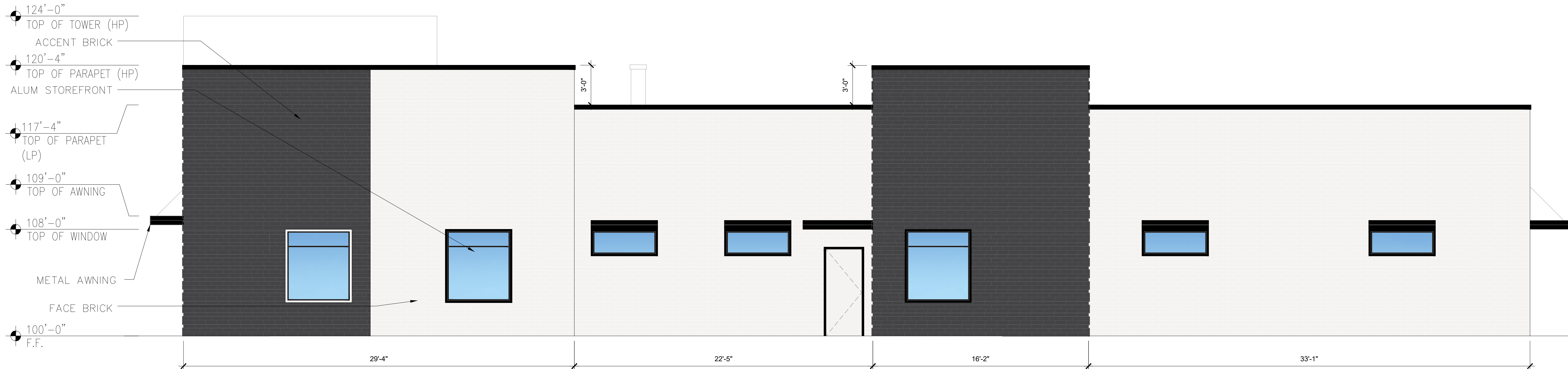
No.	Date	Description
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Sheet Title

EXTERIOR
ELEVATIONS

A3.01

Sheet Number



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



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

EXTERIOR MATERIAL CALCULATIONS

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

FOR REVIEW 01-28-2021

5738 SF TOTAL BUILDING

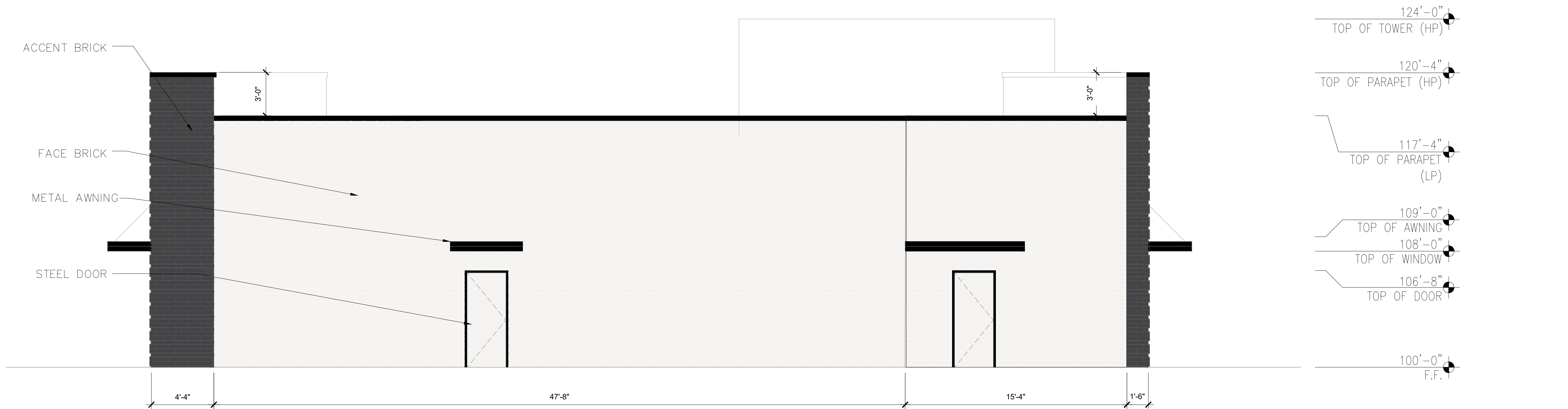
01 FLOOR PLAN
SCALE: 1/4"=1'-0"

NORTH

FOR REVIEW 01-28-2021

Sheet Number

FOR REVIEW 01-28-2021



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



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

EXTERIOR MATERIAL CALCULATIONS

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

W

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

ISSUED FOR INTERIM REVIEW

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

DATE: 03-25-2021

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

CASE ZC21-011

Drawn By MLP

Checked By GAW

Project No: 20-69

Issue Date

Revisions

No.	Date	Description

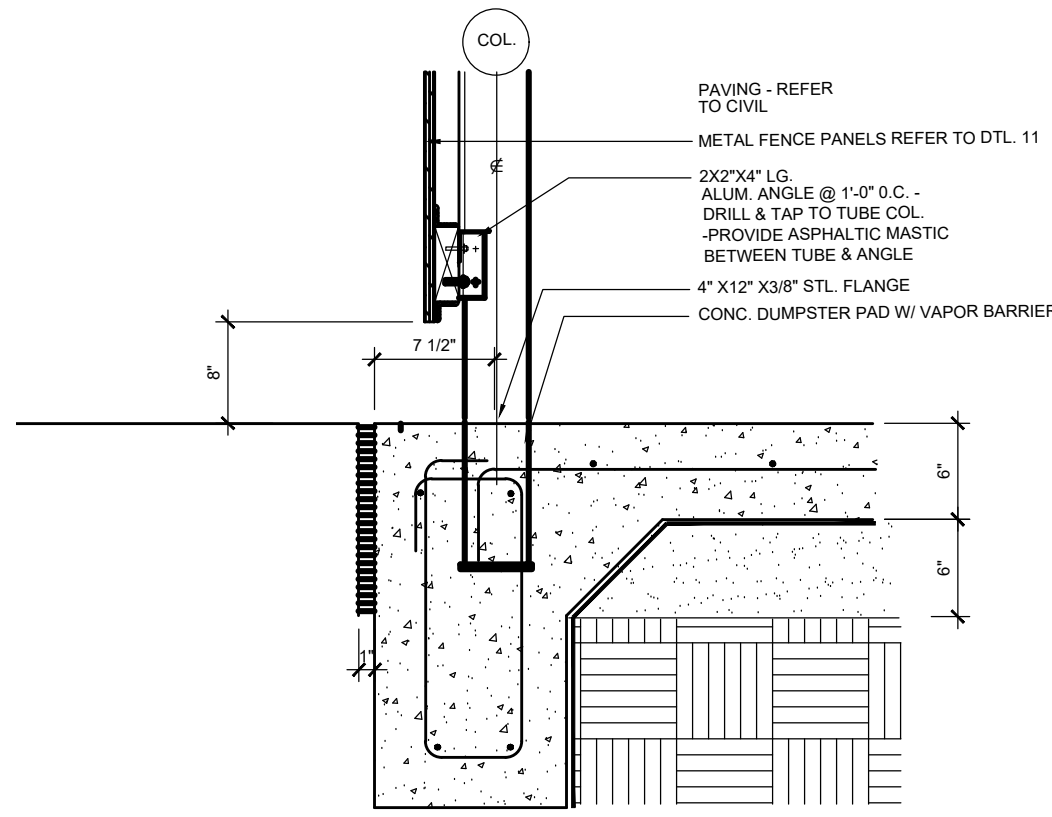
Sheet Title

EXTERIOR
ELEVATIONS

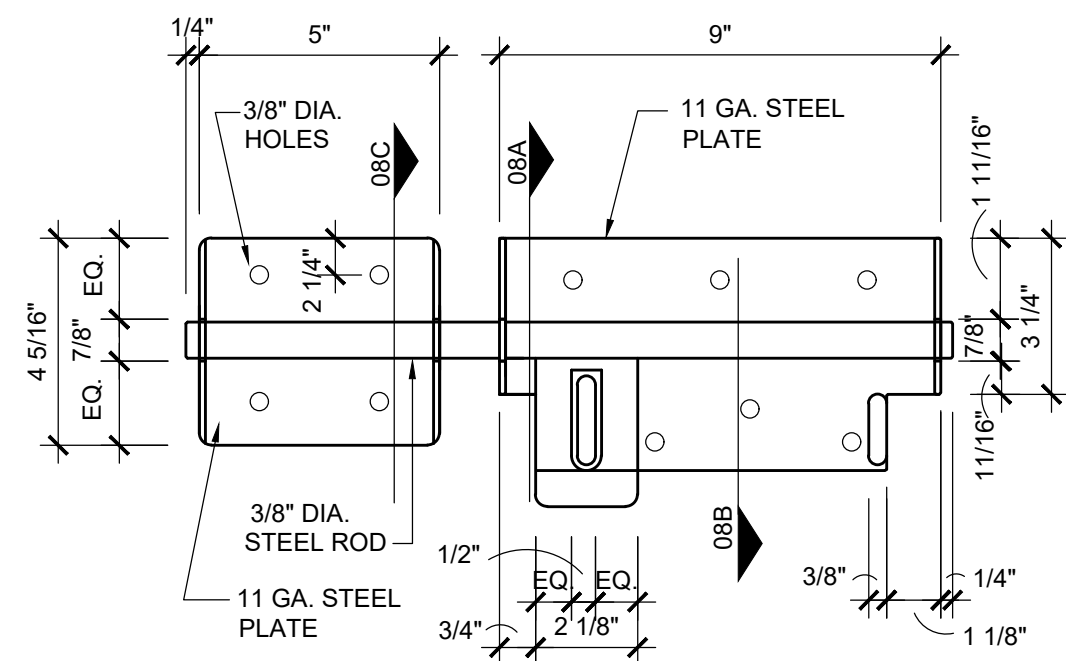
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Sheet Number

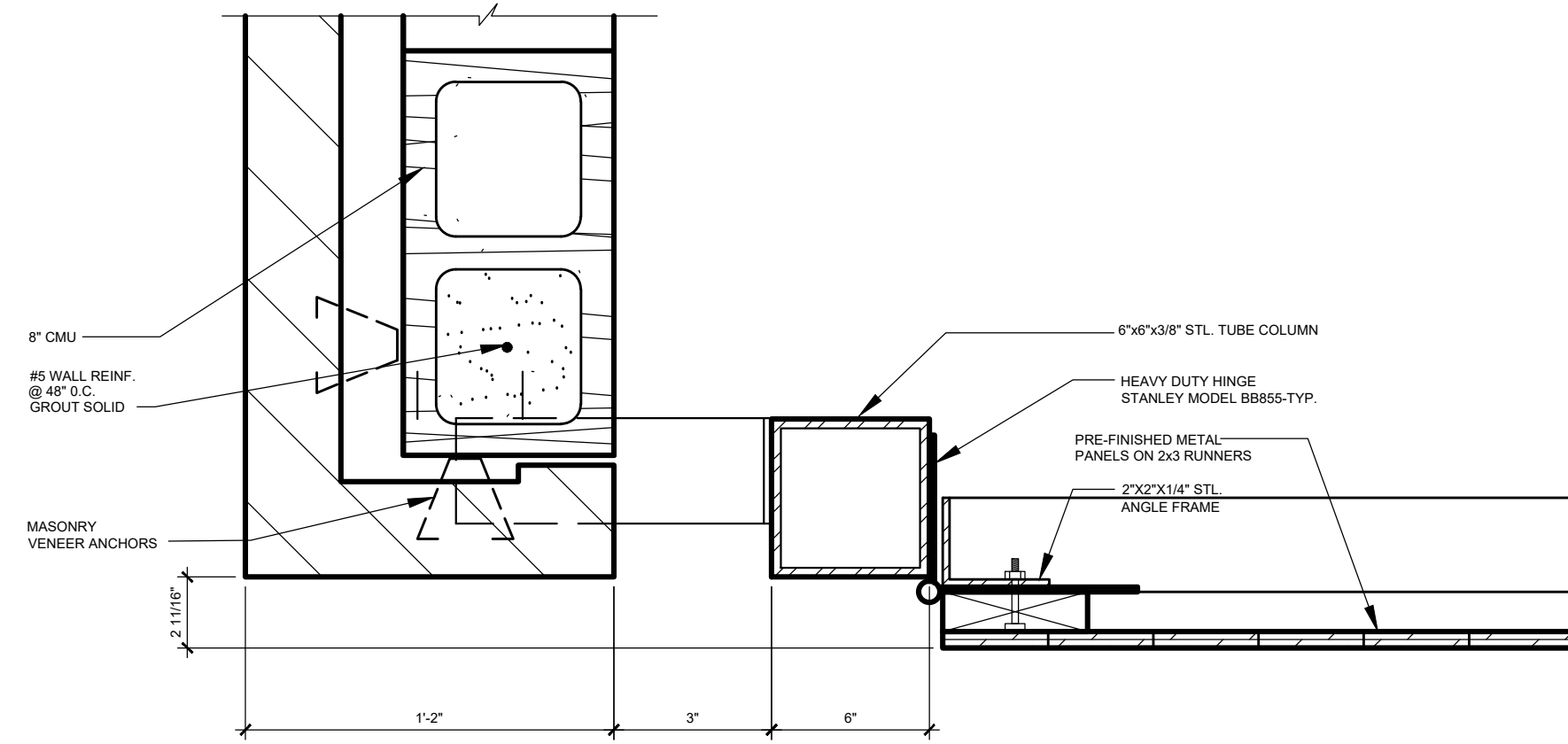
FOR REVIEW 01-28-2021



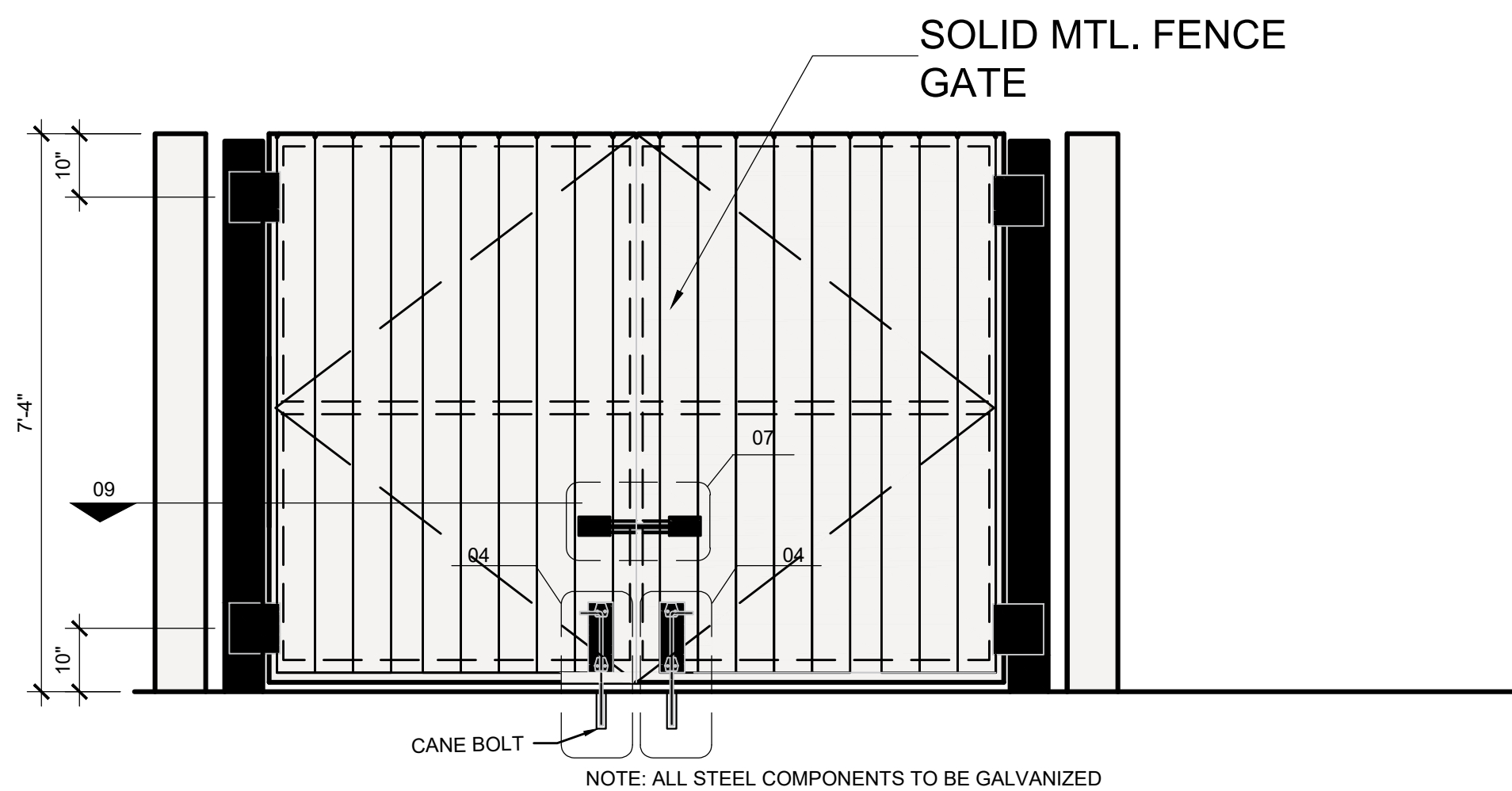
10 SCREEN WALL SECTION
SCALE: 1" = 1'-0"



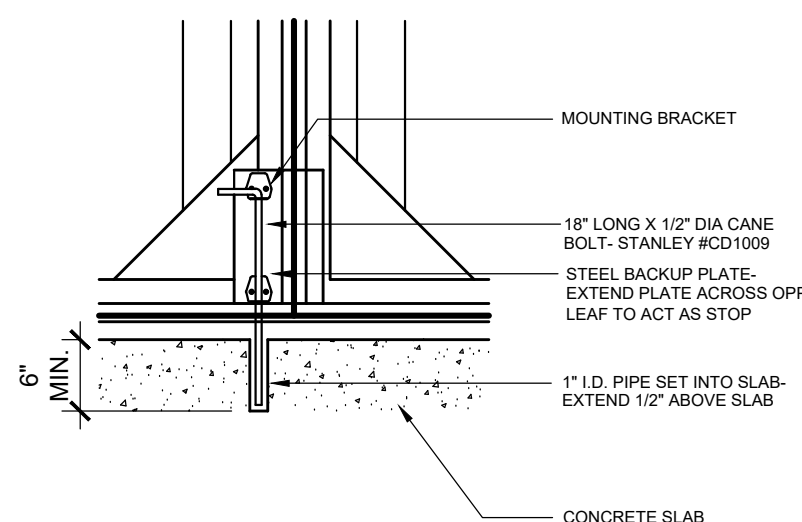
07 LATCH DETAIL
SCALE: 3" = 1'-0"



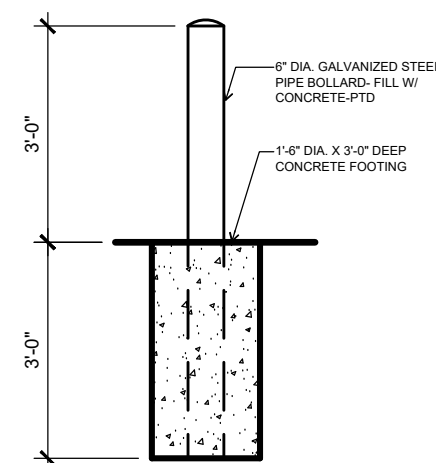
09 GATE JAMB DETAIL
SCALE: NTS



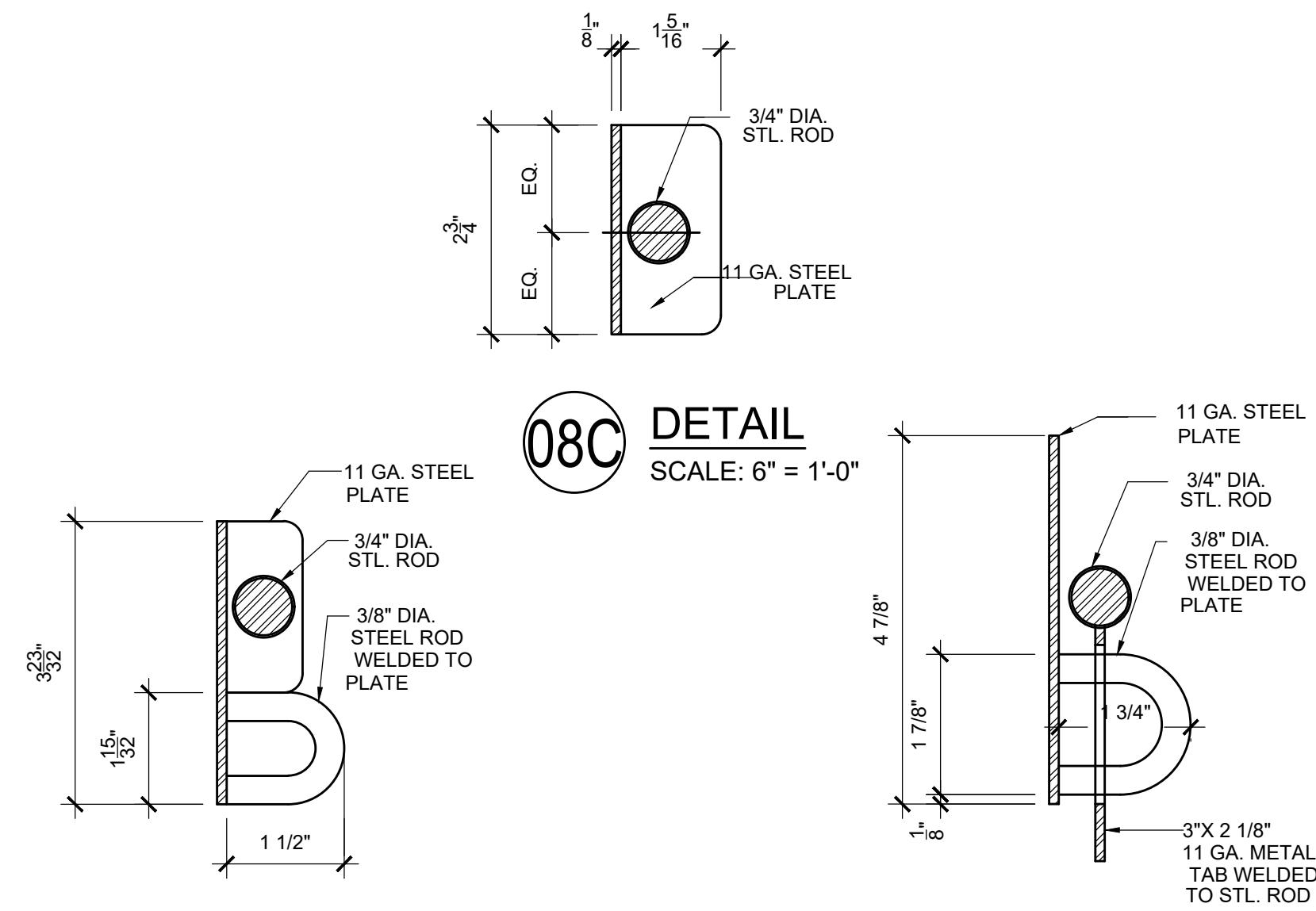
06 FRONT SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



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

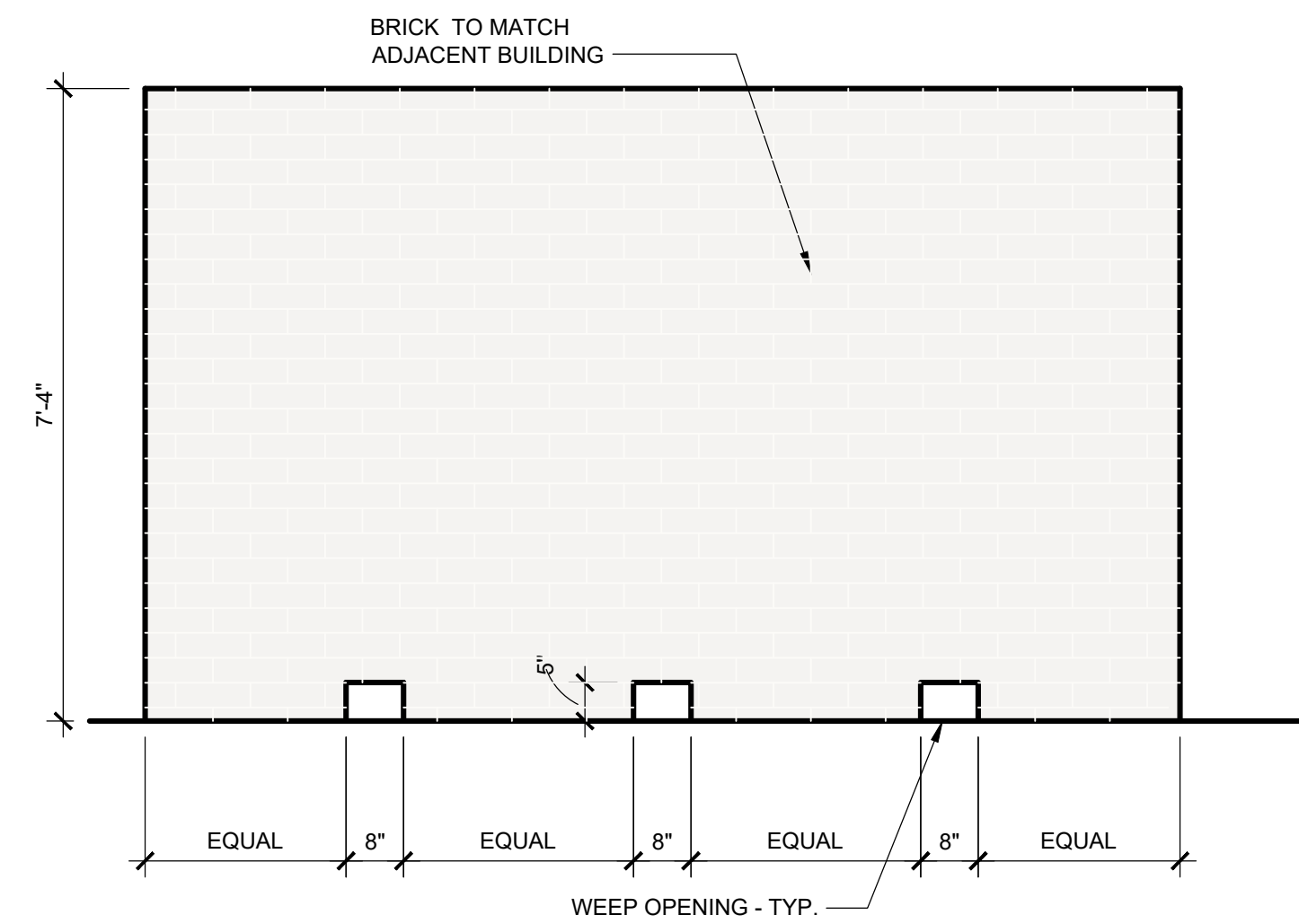


02 BOLLARD ELEVATION
SCALE: 3/4" = 1'-0"

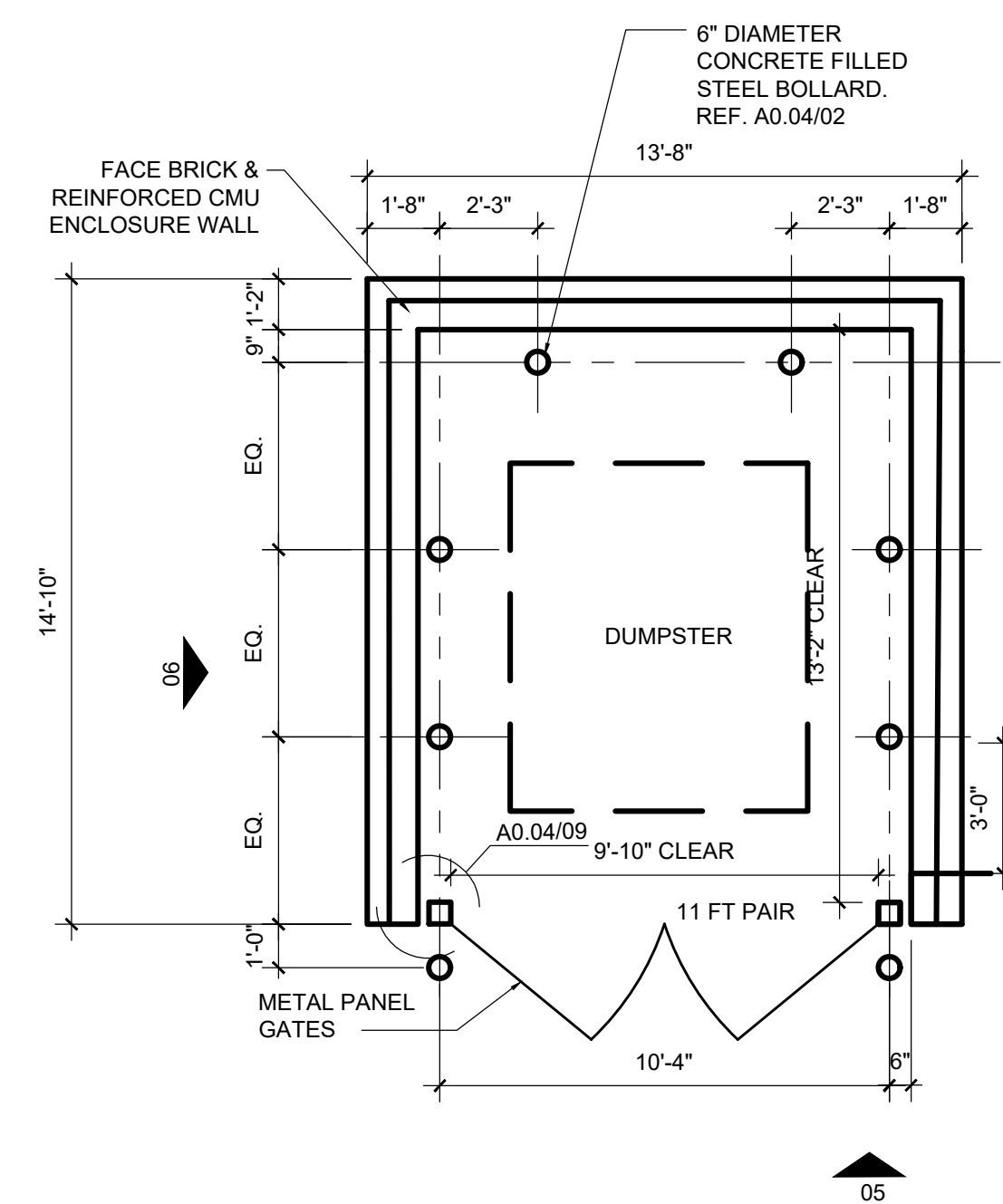


08A DETAIL
SCALE: 6" = 1'-0"

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



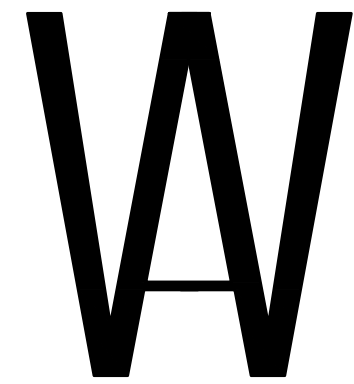
05 SIDE SCREEN WALL ELEVATION
SCALE: 1/2" = 1'-0"



NOTE: REFER TO CIVIL PLANS FOR LOCATION

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

FOR REVIEW 01-28-2021



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

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GERALD A. WARD, AIA
DATE: 03-25-2021

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

CASE ZC21-011

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

Revisions		
No.	Date	Description

Sheet Title

DUMPSTER
DETAILS

A0.04

Sheet Number

Deed Restrictions

MUTUAL DEVELOPMENT AGREEMENT

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

W I T N E S S E T H:

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

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

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

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

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

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

Deed Restrictions

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

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

Deed Restrictions

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

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

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

Deed Restrictions

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

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

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

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

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

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

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

Deed Restrictions

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

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

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

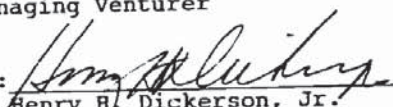
13. Complete Agreement. This Agreement embodies the entire agreement between Venture and HPBC with respect to the subject matter hereof and supersedes all prior agreements, written or oral, with respect to the subject matter hereof.

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

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

BROWN TRAIL WEST JOINT VENTURE

By: Dickerson Investments, Inc.
Managing Venturer

By: 
Henry B. Dickerson, Jr.
President

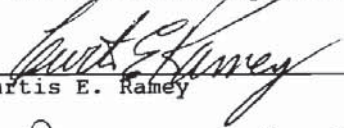
H-E-B HOSPITAL PROFESSIONAL
BUILDING CORP.

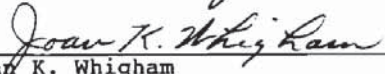
By: 
Printed Name: R. W. Wineman
Title: President

Deed Restrictions

RATIFICATION OF LIENHOLDERS

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


Curtis E. Ramey

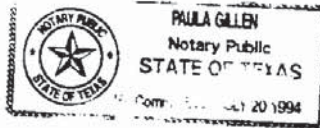

Joan K. Whigham

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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


Notary Public, State of Texas

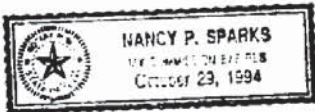
Printed Name: Paula Gillen
My Commission Expires: 7-20-94



Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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

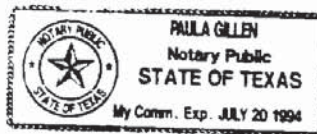


Nancy P. Sparks
Notary Public, State of Texas
Printed Name: Nancy P. Sparks
My Commission Expires: 10/29/94

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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

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



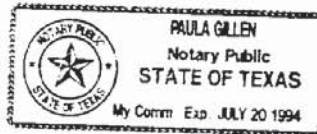
Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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

Paula Gillen
Notary Public, State of Texas

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



jws\hmhs-heb.da

Deed Restrictions

RELEASE OF FILL AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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

W I T N E S S E T H:

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

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

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

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

EXHIBIT A

- 1 -

10454 0933

EXHIBIT A
10454

Deed Restrictions

EXECUTED this _____ day of _____, 199__.

H-E-B HOSPITAL PROFESSIONAL
BUILDING CORPORATION

By: _____
Printed Name: _____
Title: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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

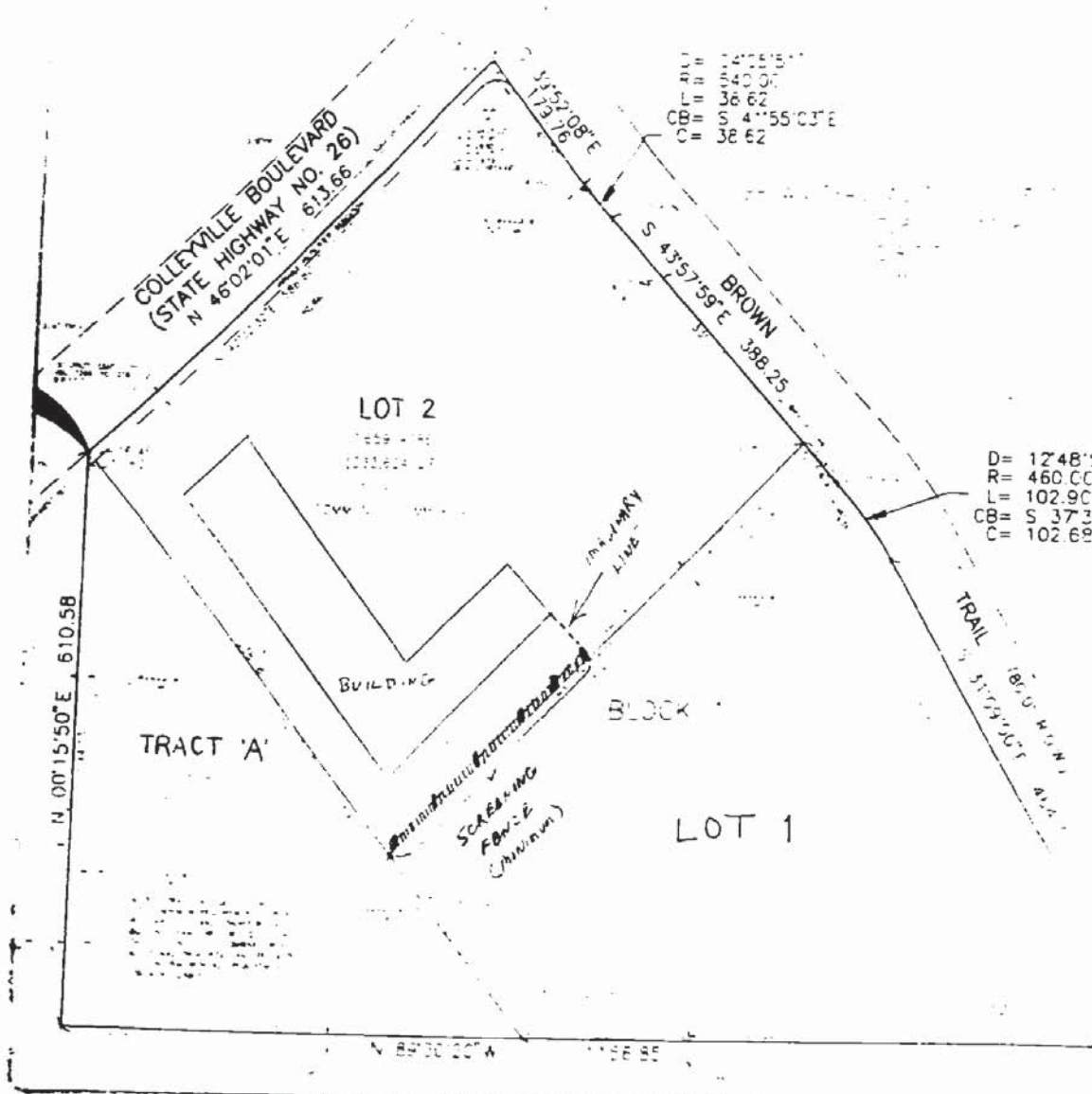
GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 1991.

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

jws\hmhs-heb.pr

CONFIDENTIAL
FOR EYES ONLY
NOT LEGAL ATTORNEY



10464 0935

Deed Restrictions

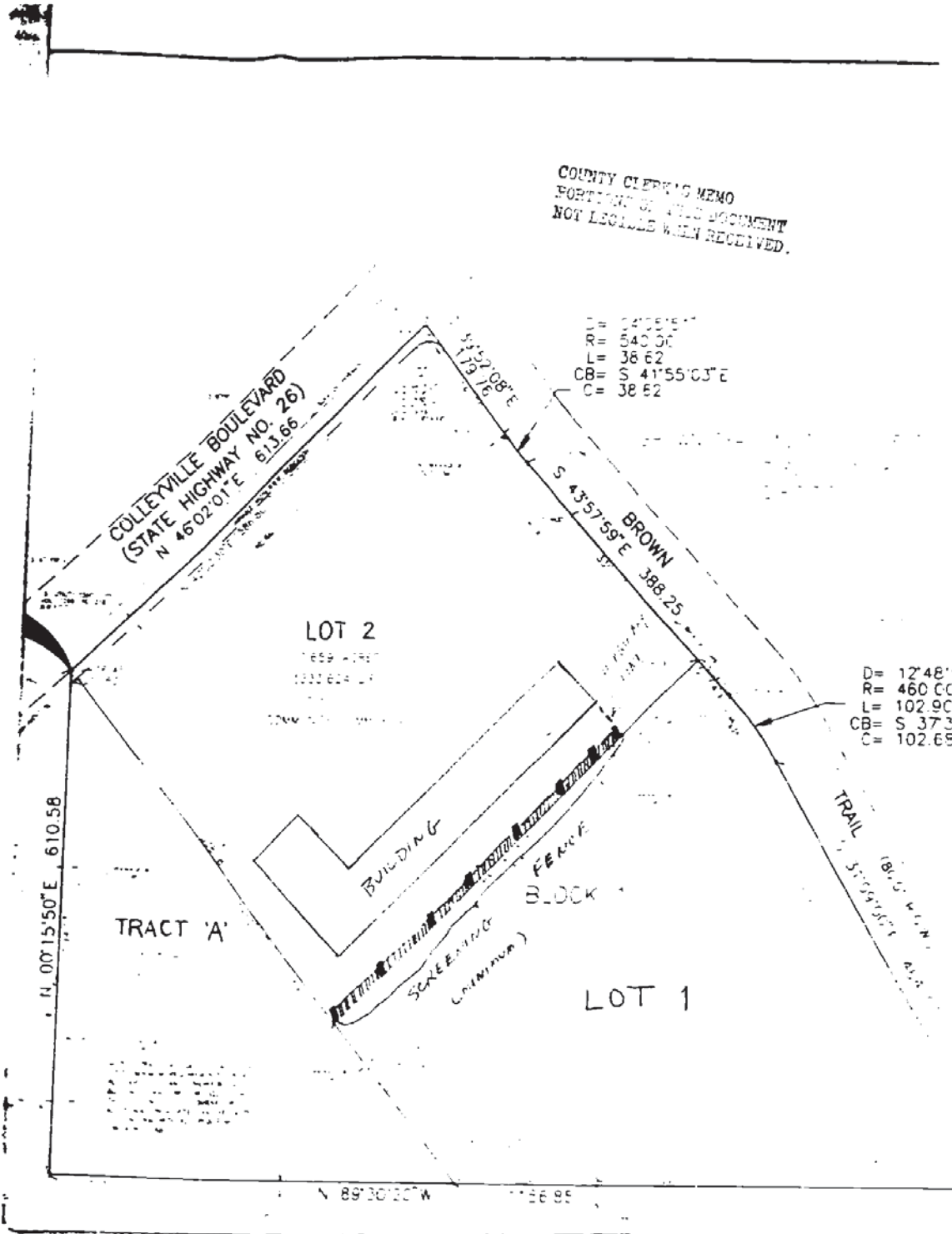


EXHIBIT B-2

10464 0936

Deed Restrictions

ACCESS EASEMENT

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

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

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

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

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

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

Deed Restrictions

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

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

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

Deed Restrictions

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

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

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

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

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

H-E-B HOSPITAL PROFESSIONAL
BUILDING CORPORATION

By: _____
Printed Name: _____
Title: _____

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

FIRST ASSEMBLY OF GOD OF COLLEYVILLE

By: _____
Printed Name: _____
Title: _____

Deed Restrictions

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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

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

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

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

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

Notary Public, State of Texas

Printed Name: _____
My Commission Expires: _____

jws\hmhs-heb.ae

Deed Restrictions

AFTER RECORDING RETURN TO:

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

10464 0941

Deed Restrictions

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

-W A R N I N G-THIS IS PART OF THE OFFICIAL RECORD--D O N O T D E S T R O Y

FILED -- TARRANT COUNTY TEXAS
SUZANNE HENDERSON -- COUNTY CLERK
OFFICIAL RECEIPT
TO: COMMONWEALTH LAND TITLE CO

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

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

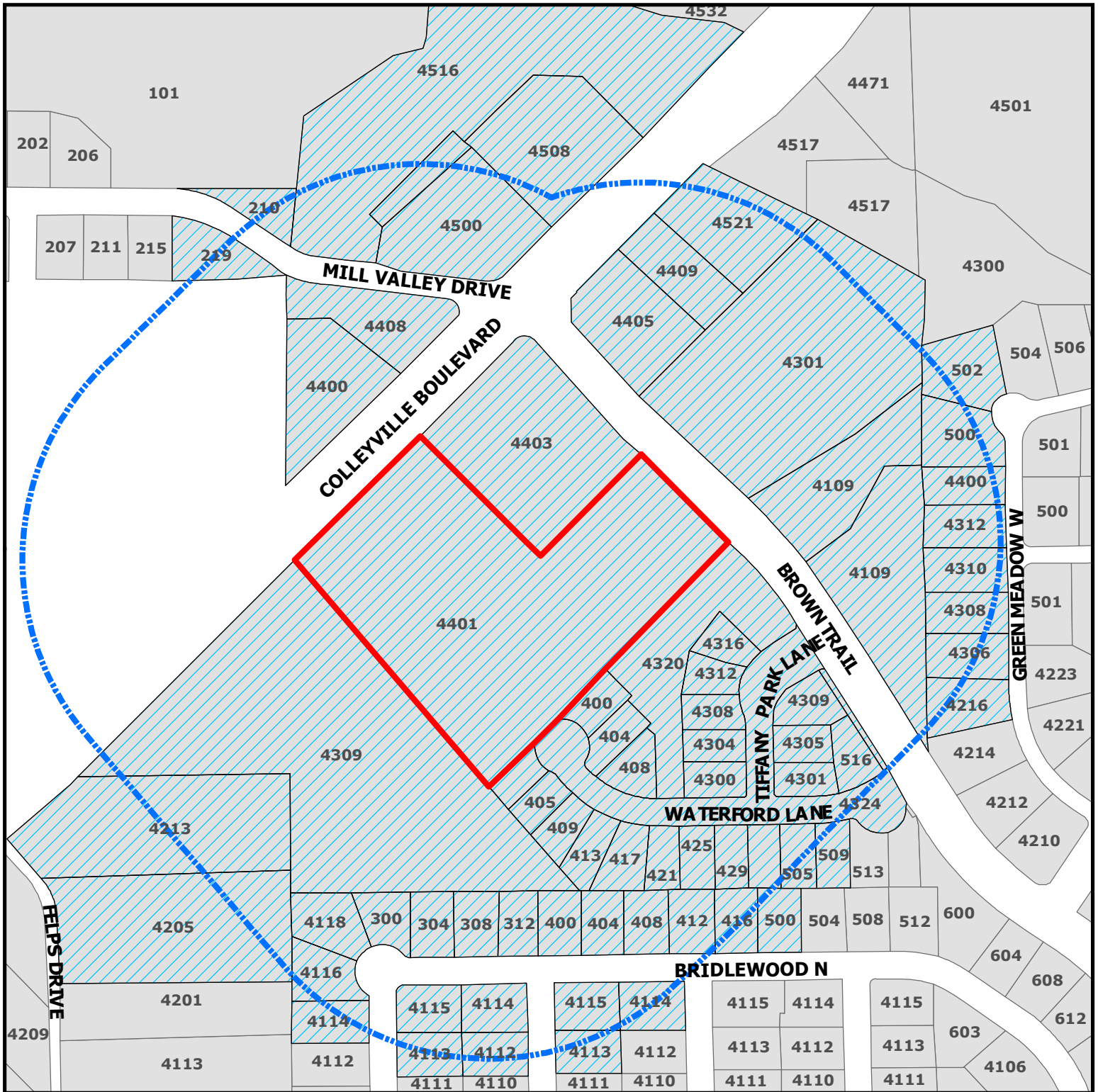
T O T A L : DOCUMENTS: 01 F E E S: 36.00

B Y: 

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

10464 0942

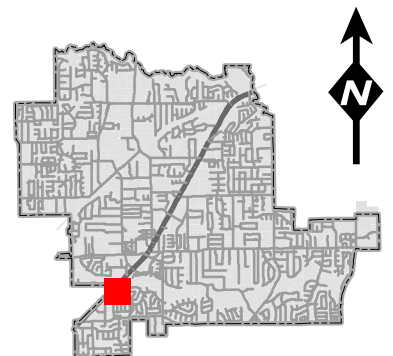
Notification Map



ZC21-011
4401 Colleyville Blvd

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

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



Notification List

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

Public hearing notices were mailed on March 26, 2021.



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a Special Use Permit for a Veterinarian Clinic. The purpose of the request is to allow for veterinary clinic and indoor boarding services at a proposed new facility for the business known as Towne Center Animal Hospital.

Zoning Case: ZC21-011

Applicant: Judd Johnson

Owner: Jeff Strickland

Location: 4401 Colleyville Boulevard

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

Present Zoning: CC-2 Shopping Center

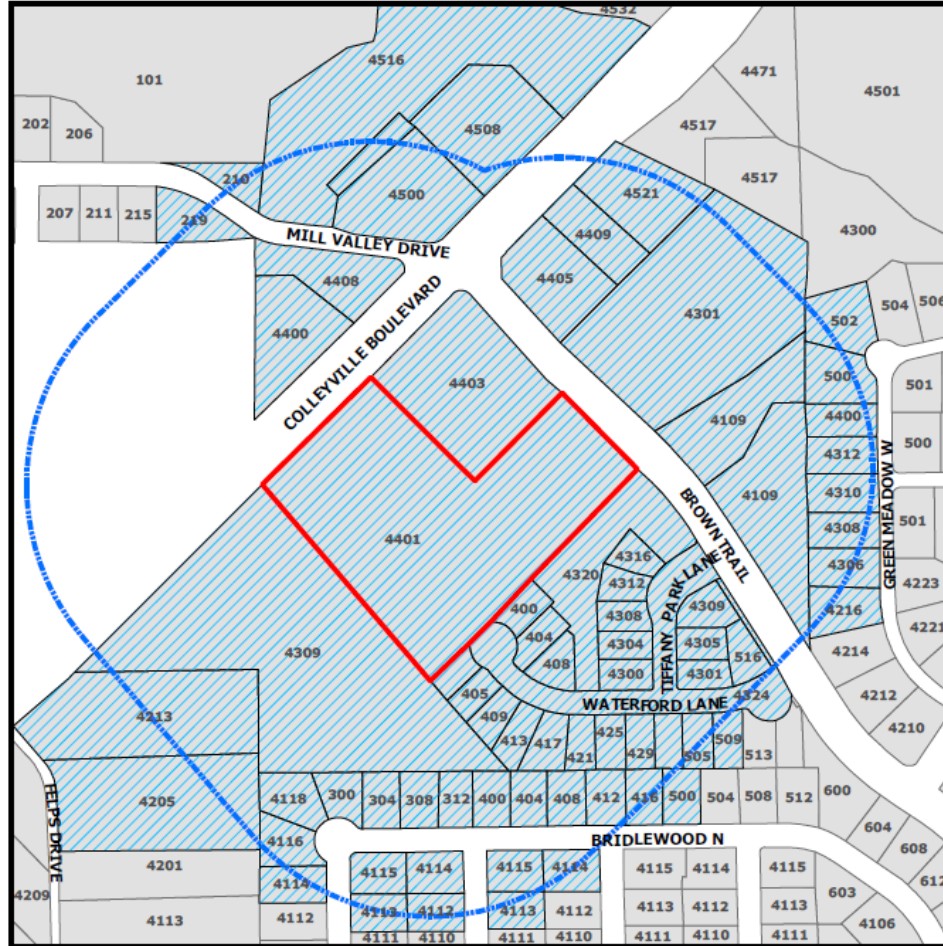
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacqueline Reiff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Teresa Santosa

4115 Wellington Drive

Colleyville, TX 76034

March 30, 2021

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

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

Dear Community Development Department,

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

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

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

Sincerely yours,

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

Teresa Santosa

ORDINANCE O-21-2162

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 5.74 ACRES, BEING LOT 2R2A, BLOCK 1, BROWN TRAIL COMMONS WEST, LOCATED AT 4401 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR VETERINARIAN CLINIC SERVICES FOR THE BUSINESS KNOWN AS TOWNE CENTER ANIMAL HOSPITAL; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a veterinary clinic services business Case No. ZC21-011; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Veterinarian Clinic on 5.74 acres, being Lot 2R2A, Block 1, Brown Trail Commons West, located at 4401 Colleyville Boulevard, for the business known as Towne Center Animal Hospital, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to the Veterinarian Clinic business only. Indoor pet boarding will also be allowed.
- b. The name of the business authorized for Veterinarian Clinic by this Special Use Permit shall be called "Towne Center Animal Hospital".
- c. The hours of operation are: 8:00 a.m. - 6:00 p.m. Monday-Friday; Saturday 8:00 a.m. - 12:00 p.m.; and Closed Sunday.
- d. The entire business must be conducted within a soundproofed building, except for the outdoor exercise areas. Noise and odors created by activities within the building shall not be discernible beyond the property line.
- e. No animals shall be kept outside the building.
- f. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- g. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

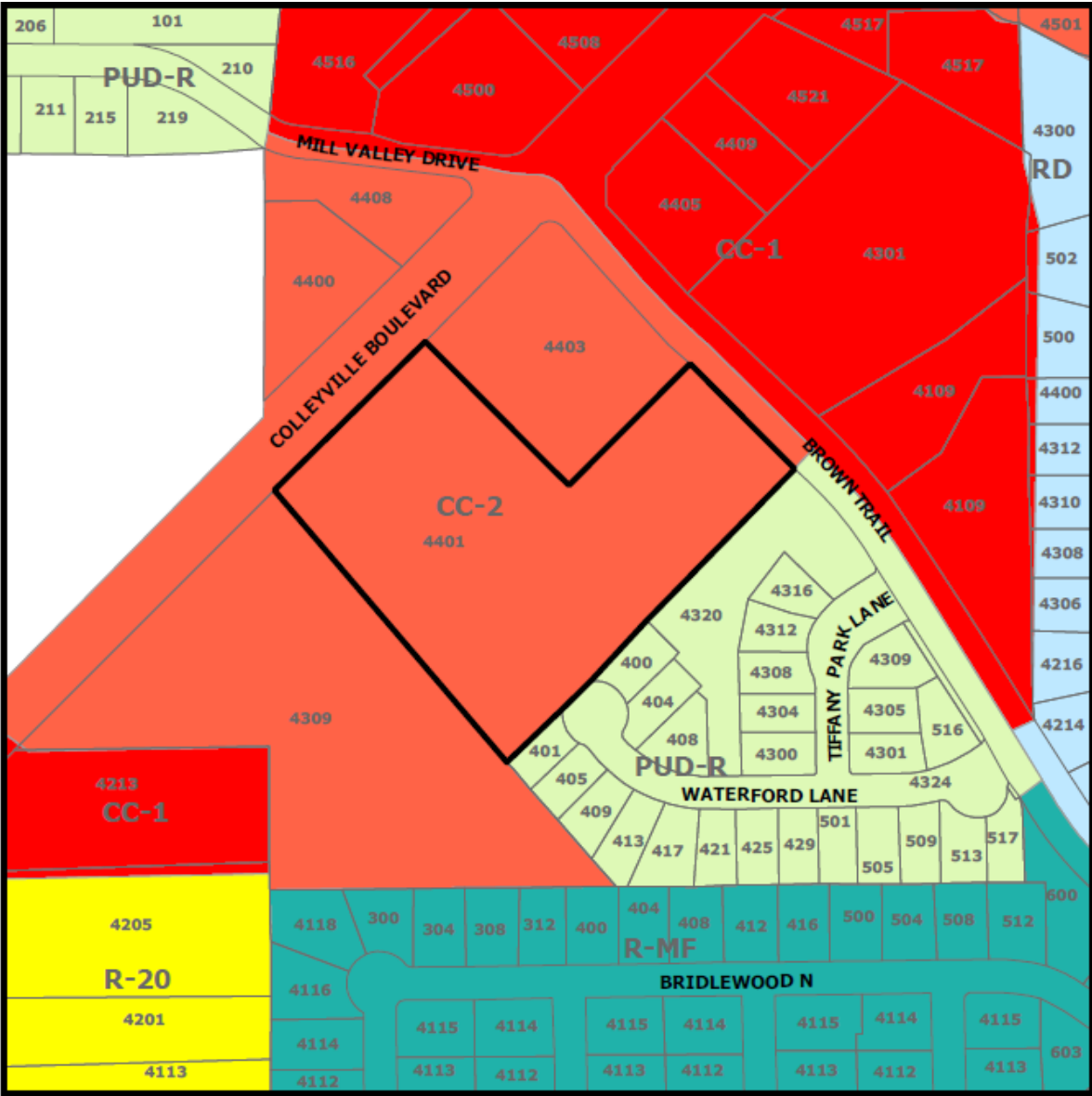
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

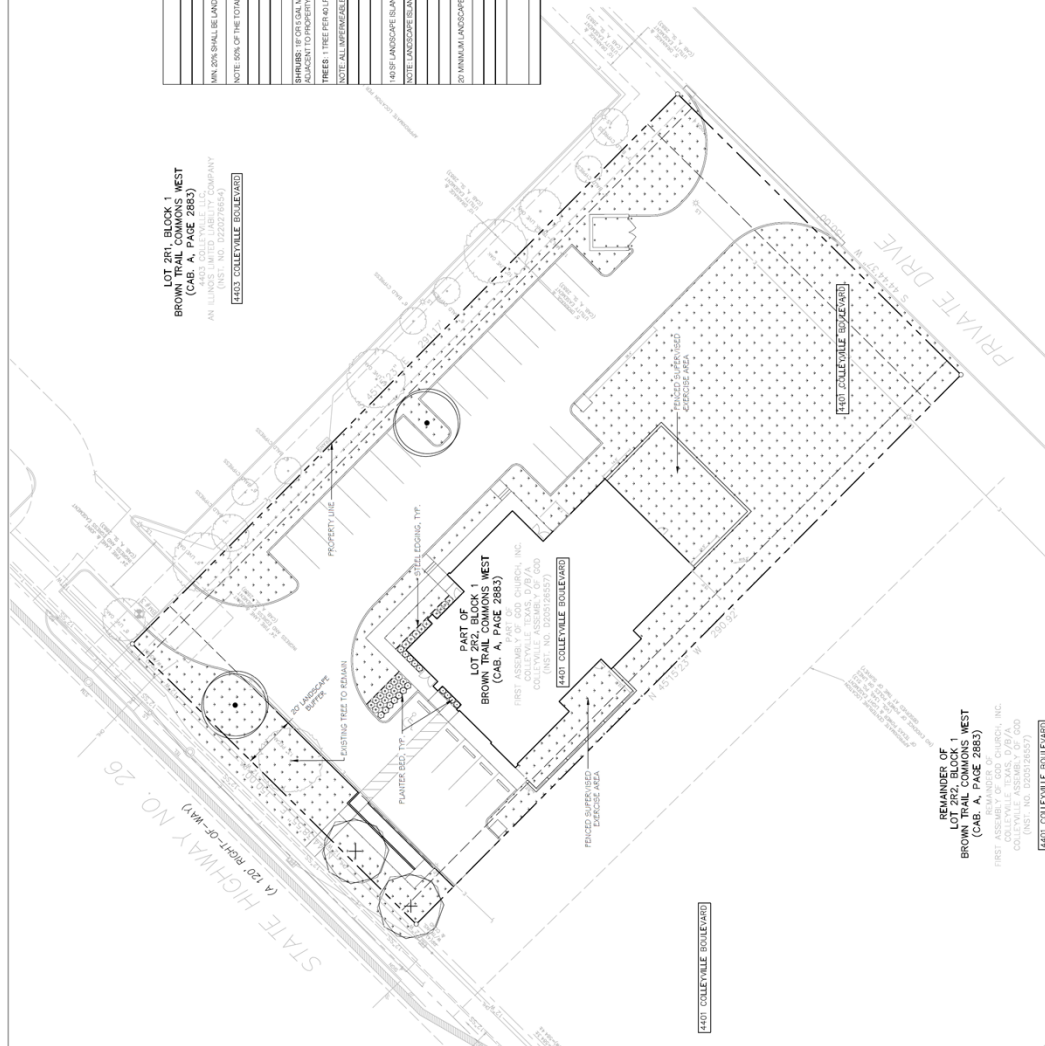
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]



LOT 2R1, BLOCK 1
BROWN TRAIL COMMONS WEST
(CAB. A, PAGE 2883)
4403 COLLEYVILLE LLC.
AN ILLINOIS LIMITED LIABILITY COMPANY
(INST. NO. D220276654)
4403 COLLEYVILLE BOULEVARD

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

STREET YARD LANDSCAPING		REQUIRED	PROVIDED
STANDARD	TOTAL LAND AREA $\geq 4,000$ SF	4,000 SF (MIN.) 8.7% (1.20%)	
MIN. 50% SHALL BE LANDSCAPED	4,000 SF		
NOTE: 50% OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN THE STREET YARD			
REQUIRED LANDSCAPE MIXTURE		REQUIRED	PROVIDED
STANDARD	HEIGHT MIN. 10 FT. 50% TREES	10 FT. $\pm$ 20 100% $\pm$ 20	20 3 NEW, EXISTING
NOTE: ALL APPLICABLE SPACES MUST BE PLANTED. TREES SHALL BE A MINIMUM 3" CAL. AND 1/2" PLANTED ADJACENT TO STREET FRONTAGE			
PARKING AREA LANDSCAPING		REQUIRED	PROVIDED
STANDARD	NUMBER OF PARKING SPACES	25	1
NOTE: LANDSCAPE ISLANDS MUST CONTAIN AT LEAST 10 TREES WITHIN A LANDSCAPED ISLAND			
LANDSCAPING ADJACENT TO COLLETTVILLE BOULEVARD		REQUIRED	PROVIDED
STANDARD	30' MINIMUM LANDSCAPE BUFFER	YES	YES
TREE MITIGATION		REQUIRED	DIFFERENCE
STANDARD	CONCEPT REQUIRED # PER AC	CONCEPT REQUIRED 6,000 SF	7,144 SF SURPLUS

PLANT SCHEDULE

	CANOPY TREE 1	2
	CANOPY TREE 2	2
	5 CAL. SHRUB 1	15
	5 CAL. SHRUB 2	14
	5 CAL. SHRUB 3	9
	BERNARDIA SOD	

PLANTING GENERAL NOTES

- [illegible]

INTERIM REVIEW

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

REGISTERED LANDSCAPE ARCHITECT
CHRISTOPHER J. TATUM
STATE REGISTRATION NUMBER 21449

SLIP DI ANTING DI AN

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

PLANTING PLAN
1" = 20'-0"

WORK FILE: 4828-20.660

Street Number



WARD ARCHITECTURE PLLC
5004 THOMPSON TERRACE
COLLEEVILLE, TEXAS 76034
(817) 231-5600
WARDARCHITECTURE@G3GLOBAL.NET

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

CASE ZC21-011

[illegible]

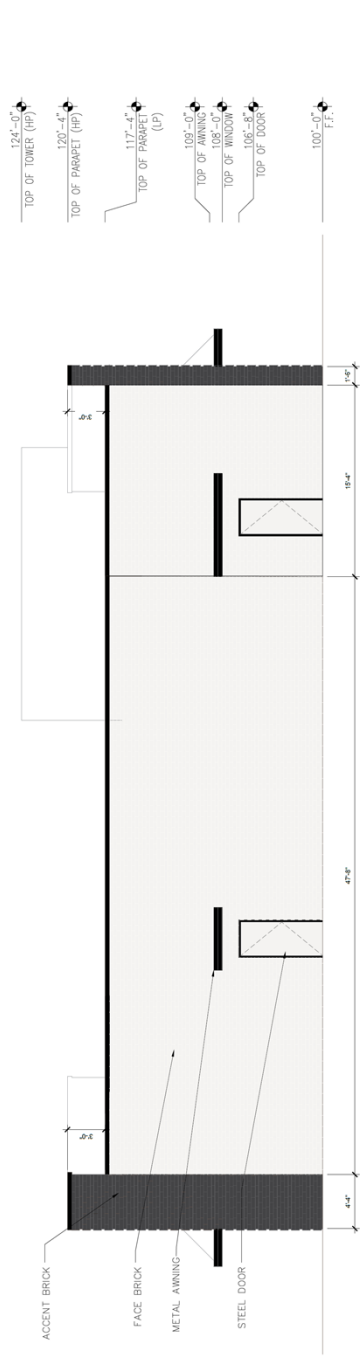
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Sheet Title
**EXTERIOR
ELEVATIONS**

A3.00

Sheet Number

FOR REVIEW 01-28-2021



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



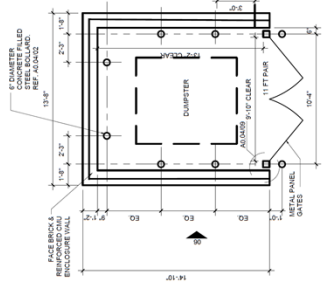
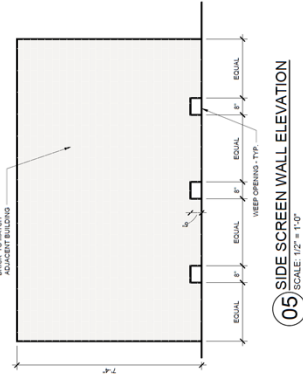
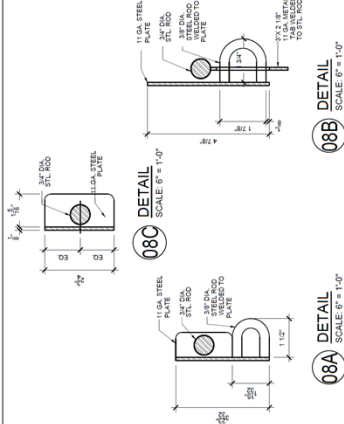
01 NORTH-WEST ELEVATION (PRIMARY)
SCALE: 1/4"=10"

EXTERIOR MATERIAL CALCULATIONS

FLOOR PRIMARY / SECONDARY MATERIALS	NORTH-WEST ELEVATION			SOUTH-EAST ELEVATION			NORTH-EAST ELEVATION			SOUTH-WEST ELEVATION			TOTAL OF ALL ELEVATIONS	
	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE	PRIMARY FACADE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,430 SQ FT	--		1,200 SQ FT	--		1,705 SQ FT	--		1,698 SQ FT	--		6,212 SQ FT	--
DOORS / WINDOWS	337 SQ FT	24%		480 SQ FT	40%		441 SQ FT	26%		126 SQ FT	7%		684 SQ FT	11%
ELEV. SQ. FOOTAGE	1,093 SQ FT	76%		1,169 SQ FT	100%		1,564 SQ FT	92%		1,476 SQ FT	87%		5,238 SQ FT	85%
EXPOSED BRICK	118 SQ FT	8%		118 SQ FT	10%		244 SQ FT	21%		558 SQ FT	33%		1,338 SQ FT	22%
BRICK	538 SQ FT	38%		101 SQ FT	8%		99%	8%		1,184 SQ FT	68%		4,007 SQ FT	65%

[illegible]

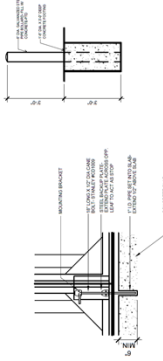
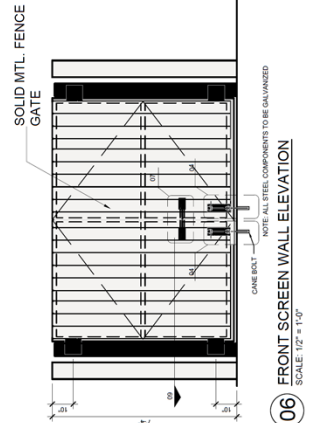
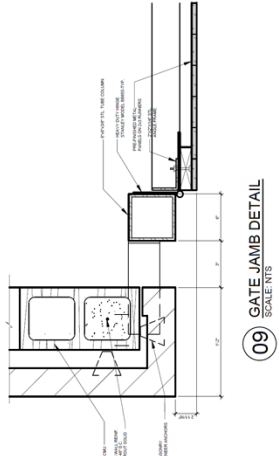
9
FOR REVIEW 01-28-2021



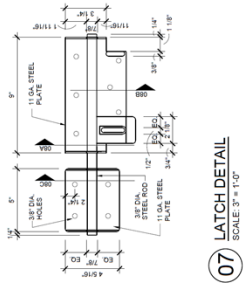
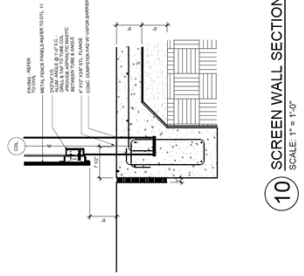
NOTE: REFER TO CIVIL PLANS FOR LOCATION

01 DUMPSTER ENCLOSURE FLOOR PLAN

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



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



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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 10a

Agenda Date 5/18/2021

Number Ordinance O-21-2159

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

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

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

First Reading and Public Hearing

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

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

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

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

Proposed PUD-C Ordinance:

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

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

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

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

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

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

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

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

Engineering Comments

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

Fire Marshal Comments

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

Urban Forestry/Landscaping Comments

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

Development Code.

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

a. There is a required 20 ft. buffer inside the property line along Colleyville Boulevard. You cannot count the green space in the street right-of-way. Currently, you show zero buffer except a small area in the south corner.

b. You will need 15-20% open space/landscape area, which doesn't look like it will be met.

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

Second Submittal Review February 26, 2021

1. There is a required 20' of landscaping along Colleyville Boulevard. It is 10' wide and this will be a condition of the PUD Ordinance.

2. The proposed red color is not a neutral color and will be recognized as a condition of the PUD Ordinance.

3. The horizontal and vertical articulation of all elevations are required to meet Chapter 6 of the Land Development Code and will be recognized as a condition of the PUD Ordinance.

4. The outdoor seating area being attached to the building and makes the parking requirement 19 parking spaces; 15 proposed parking spaces to be recognized as a condition of the PUD Ordinance.

5. Verify the height of the dumpster enclosure is 8' in height.

Engineering Comments

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

Fire Marshal Comments

1. Turning Radius – Fire lanes shall have a minimum inside turning radius of thirty (30) feet and a minimum outside turning radius of fifty (50) feet.

2. Construction Specifications – Fire lanes shall be constructed of seven (7) inch

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

Urban Forestry/Landscaping Comments

1. Provide a landscaping plan for review.

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

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

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

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

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

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

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

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

Aerial Map

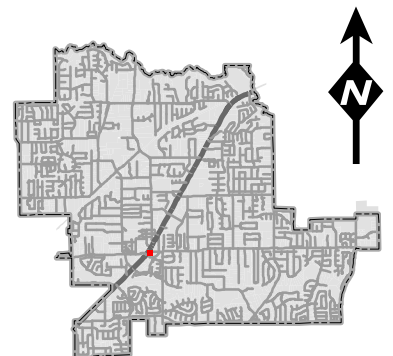


ZC21-003
4917 Colleyville Blvd

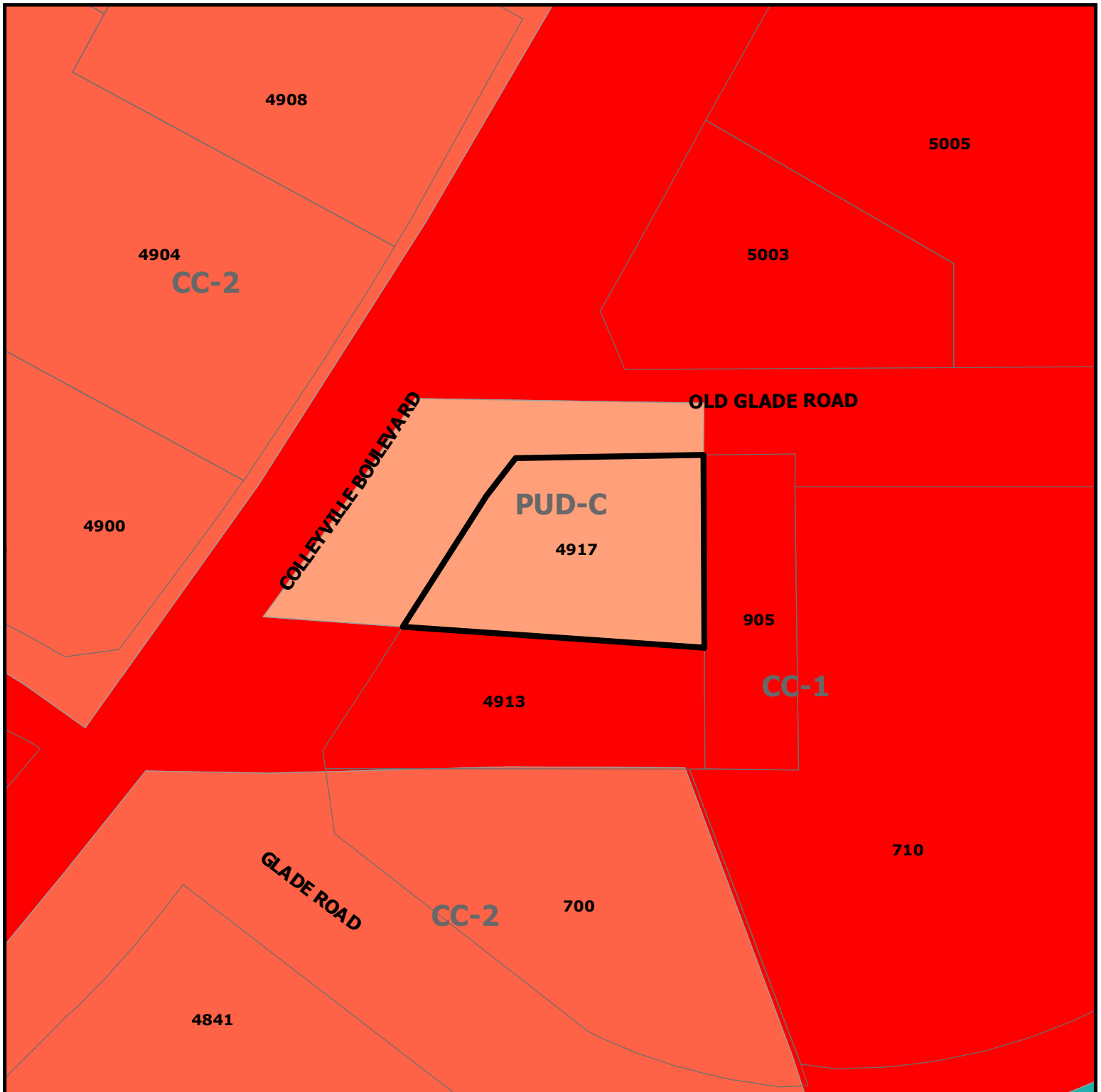
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Subject Property



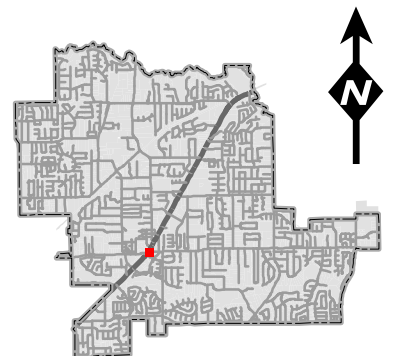
Zoning Map



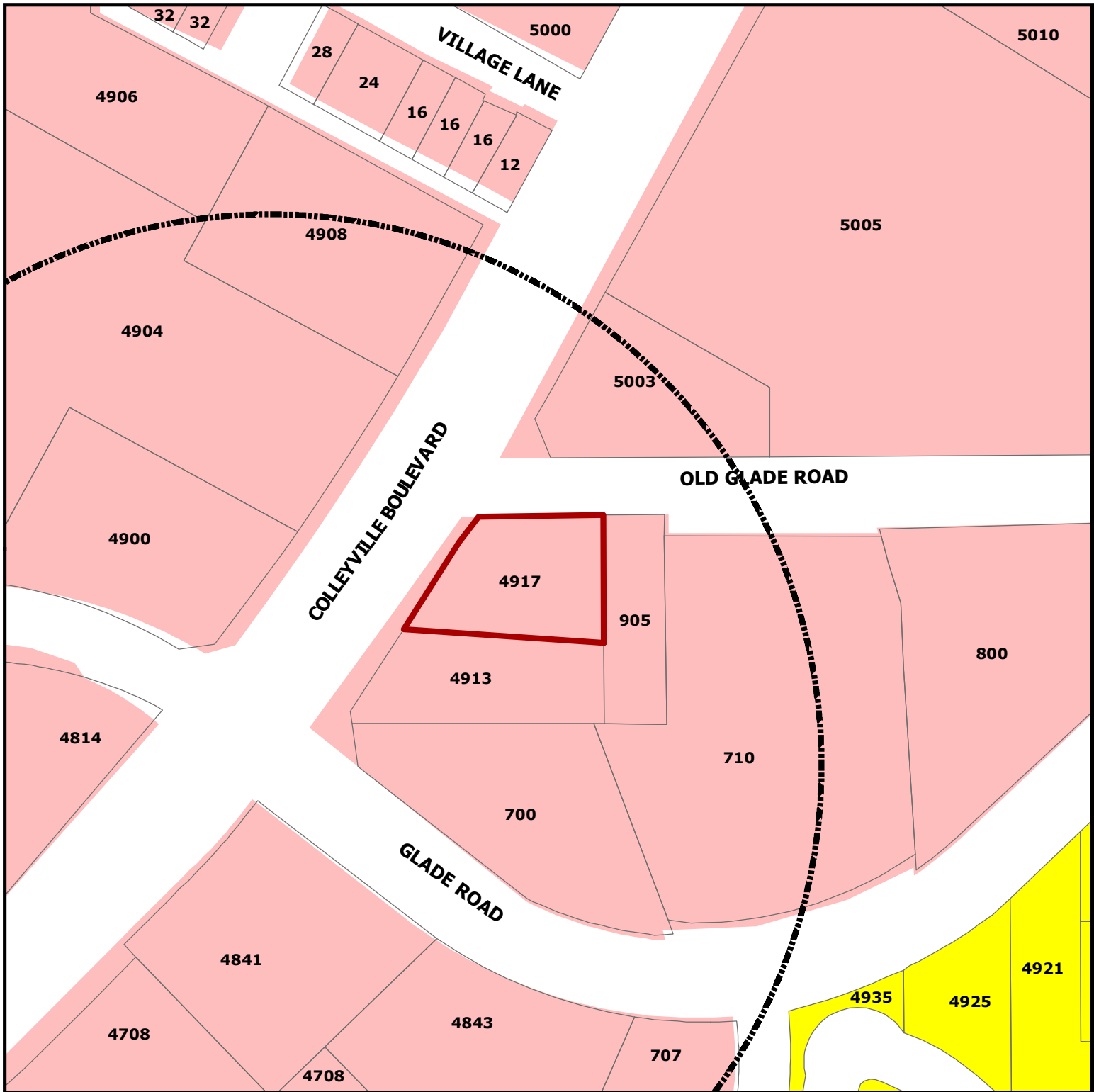
ZC21-003
4917 Colleyville Blvd

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 Subject Property



Future Land Use Map



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ZC21-003

4917 Colleyville Blvd

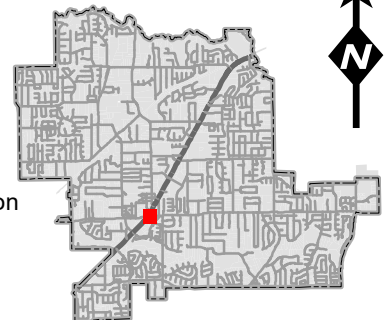


Subject Property



Residential

Colleyville Blvd Corridor



EXTERIOR MATERIAL LEGEND:

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



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

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



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

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

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



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

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



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

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

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



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

Revisions:

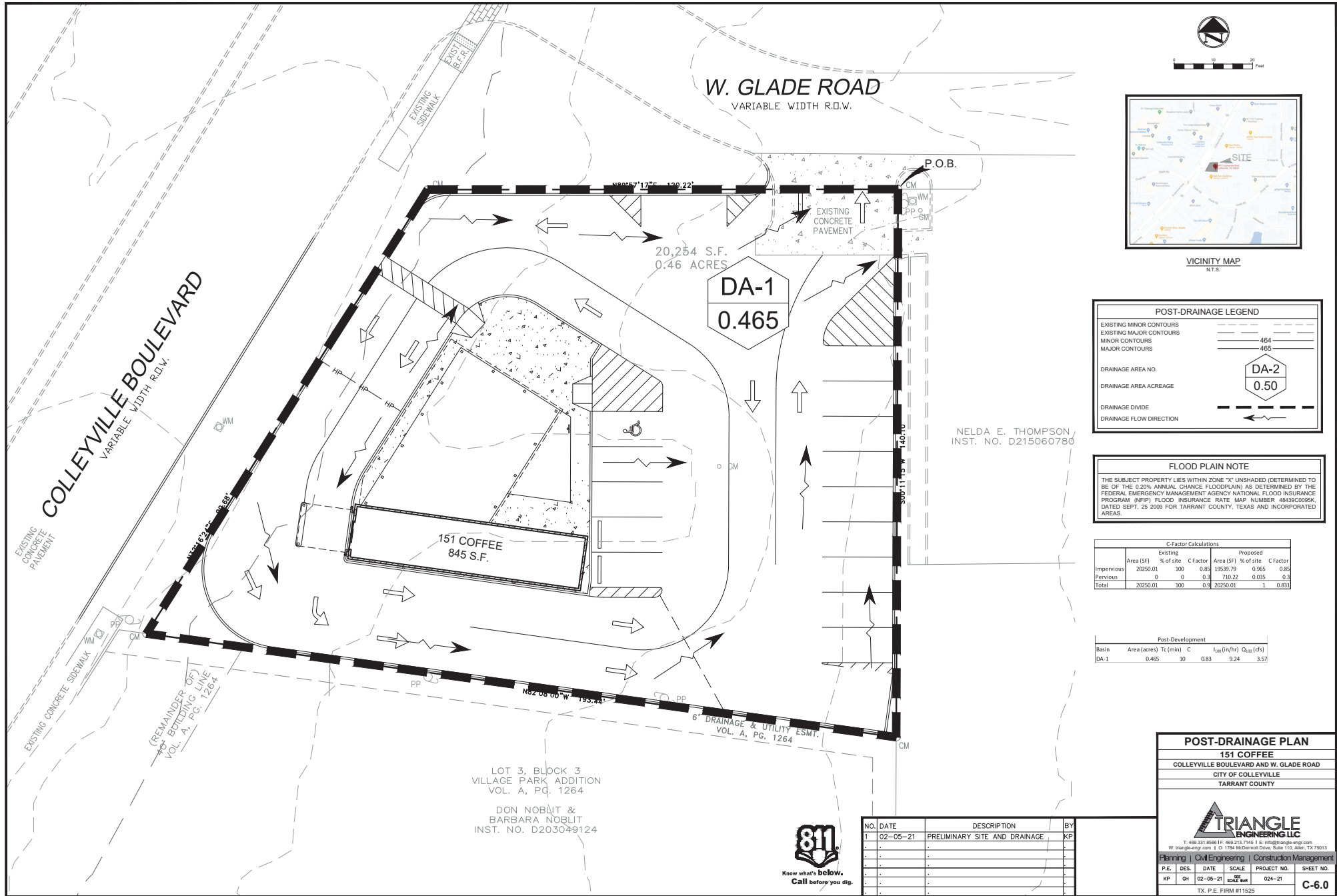
File Name: 21045- A3.2
Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET

A3.2

EXTERIOR
ELEVATIONS

Drainage Plan



VICINITY MAP
N.T.S.

POST-DRAINAGE LEGEND

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

FLOOD PLAIN NOTE

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

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

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

POST-DRAINAGE PLAN

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



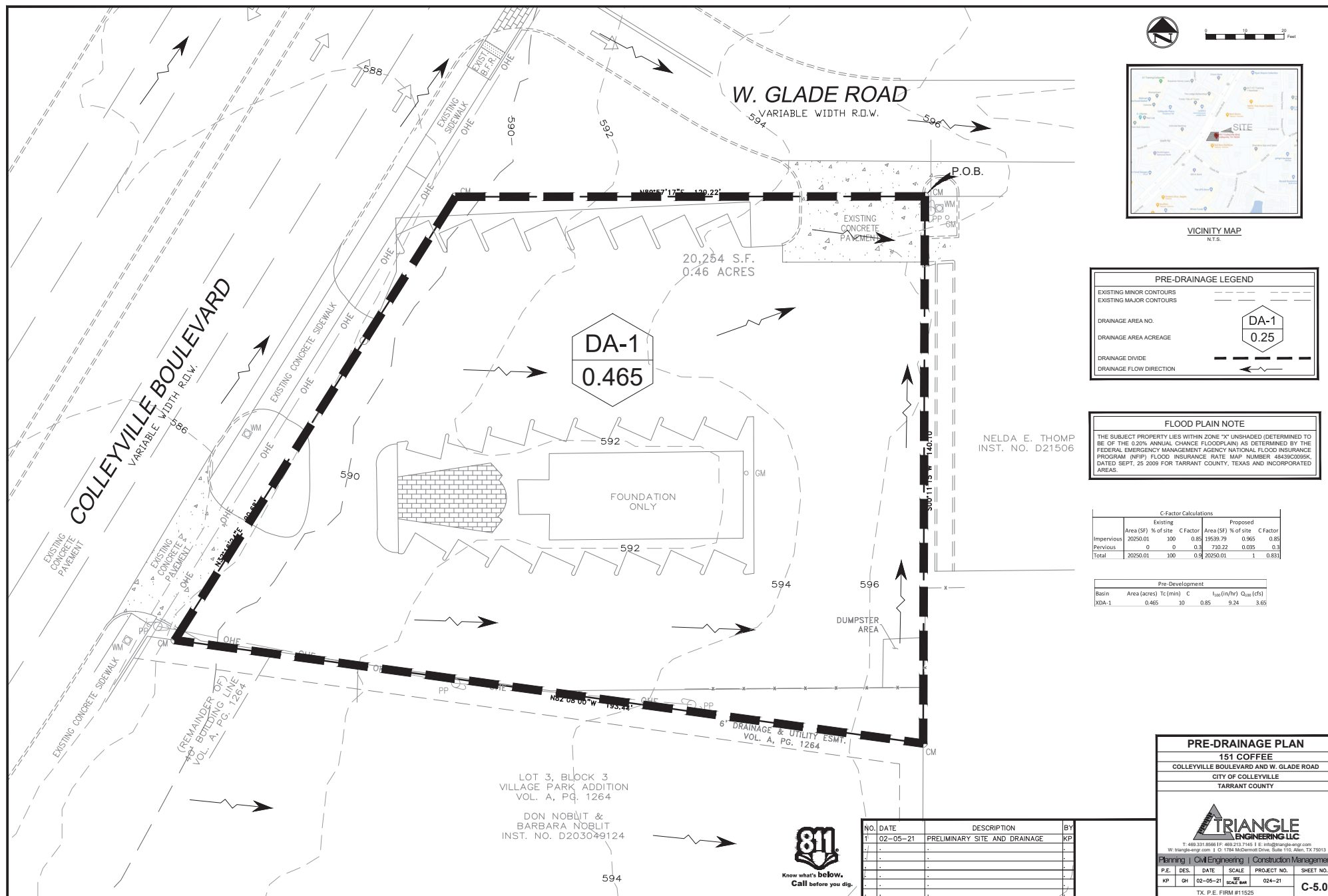
T: 469.331.8556 F: 469.213.7145 E: info@triangleeng.com
W: triangle-eng.com | 1784 McDermott Drive, Suite 110, Allen, TX 75013

Planning | Civil Engineering | Construction Management

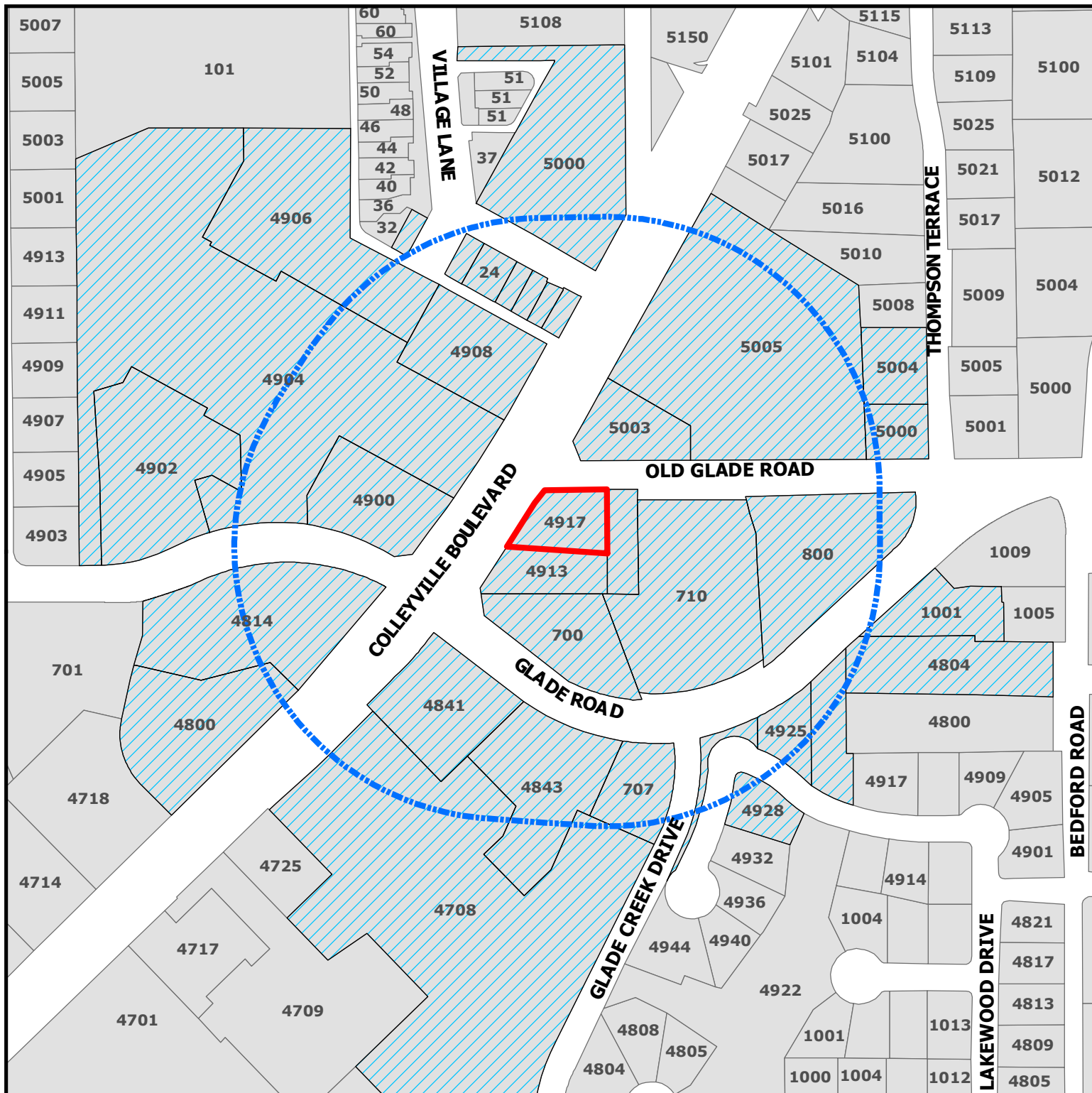
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	GH	02-05-21	AS SHOWN	024-21	C-6.0

TX, P.E. FIRM #11525

Drainage Plan



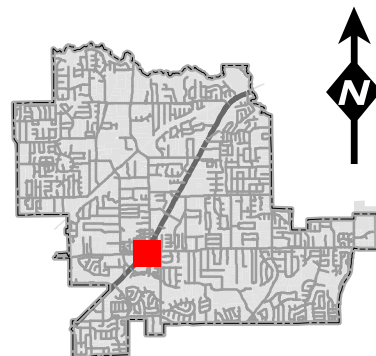
Notification Map



ZC21-003
4917 Colleyville Blvd

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



Notification List

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

Public hearing notices were mailed on February 19, 2021



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

Zoning Case: ZC21-003

Applicant: Robbie Killingsworth

Owner: Brendon Hollier

Location: 4917 Colleyville Boulevard

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

Present Zoning: PUD-C Planned Unit Development-Commercial

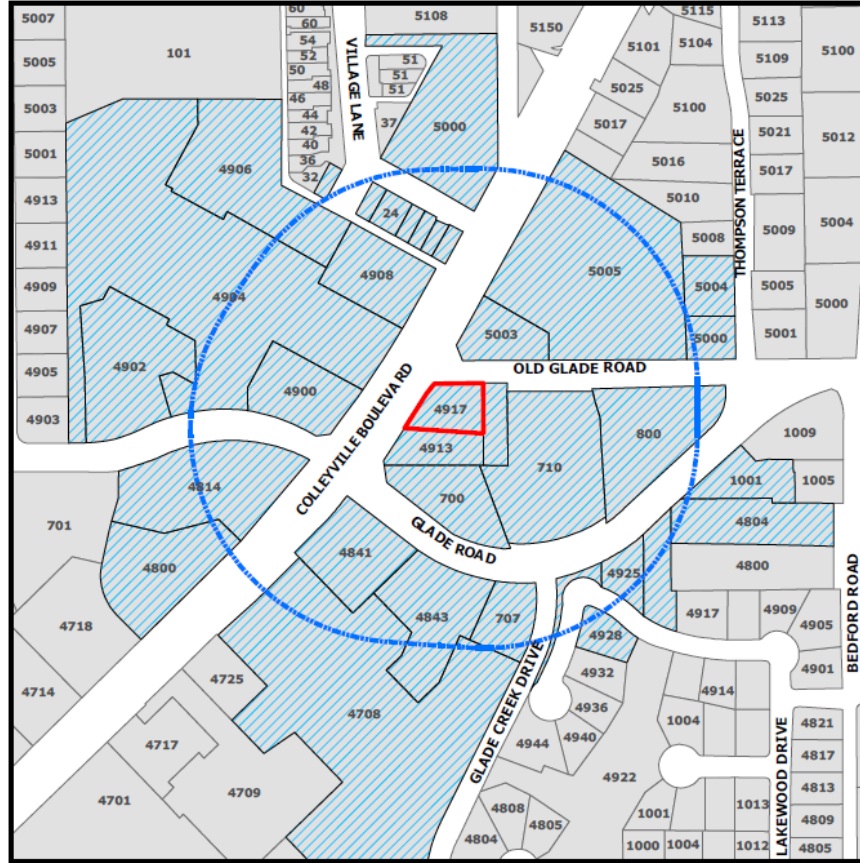
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2159

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

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

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

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

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

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

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

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

1. GENERAL

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

2. DEVELOPMENT OF THE PROPERTY

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

3. PUD-C OVERLAY DISTRICT REGULATIONS

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

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

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

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

4. TERMINATION OF THE PUD-C OVERLAY DISTRICT

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

Sec. 3. THAT the Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein. All requirements of the Land Development Code shall be met,

except as expressly amended herein.

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

AND IT IS SO ORDERED.

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

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

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit



Exhibit “B” – Statement of Program Objectives

STATEMENT OF PLANNING OBJECTIVES:

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

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

We are requesting the following variances:

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

We are excited to bring 151 Coffee to the Colleyville!

DEVELOPMENT SCHEDULE:

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

ECONOMIC DEVELOPMENT INFORMATION:

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

[illegible]

Exhibit "D" – Building Elevations

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



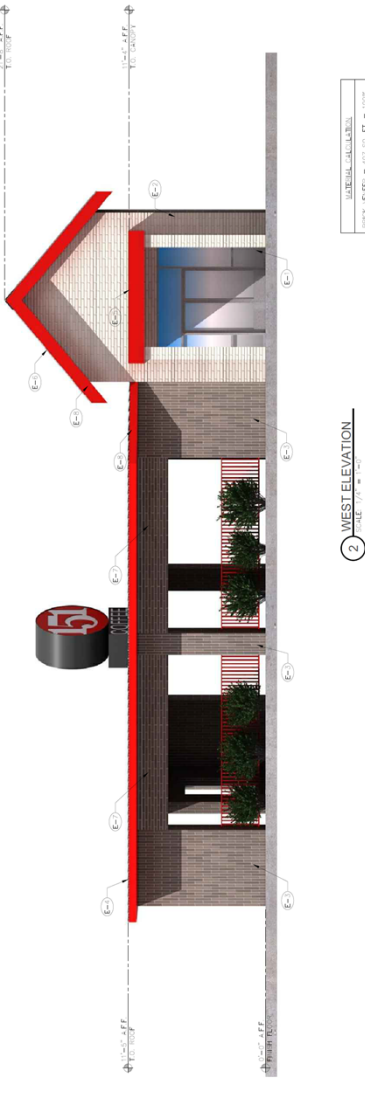
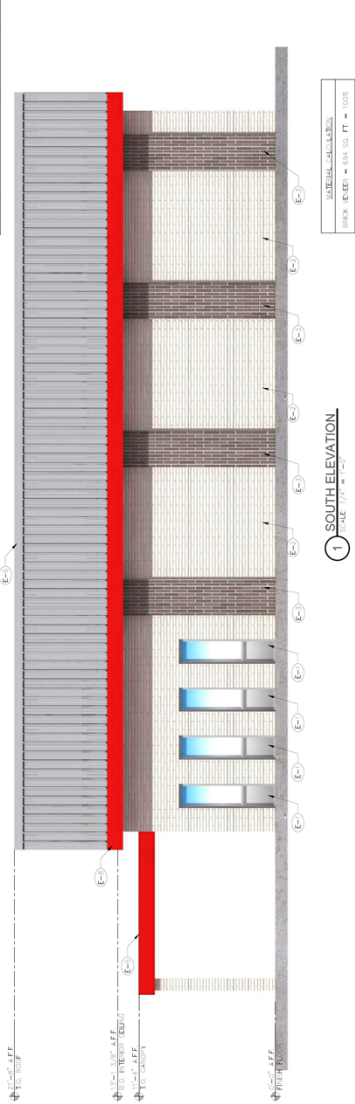
151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS



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

SHEET
A3.1
EXTERIOR
BUILDING

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



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
CONSTRUCTION

FRANZ
architects

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

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

Revisions

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

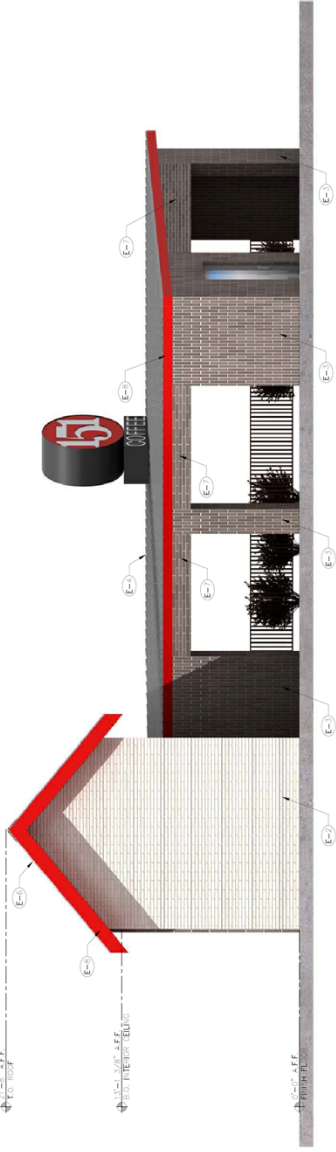
SHEET
A3.2
EXTENSION
151-151

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



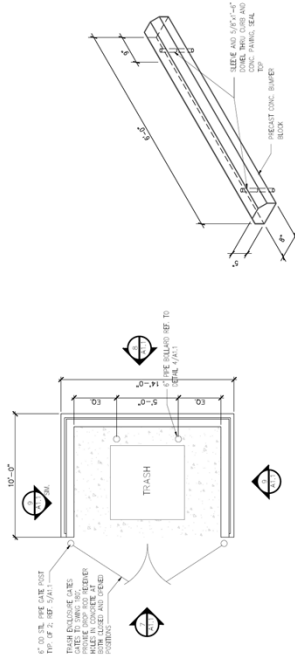
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

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



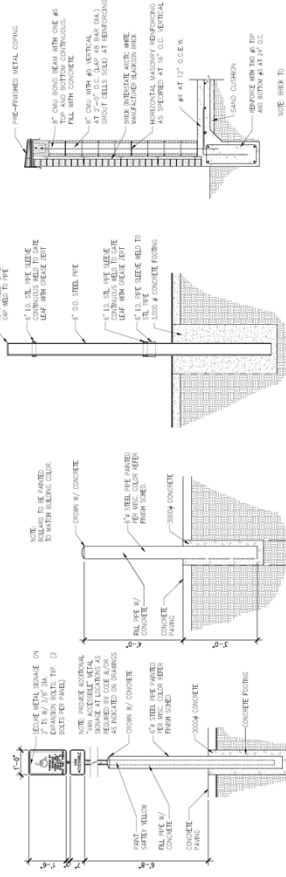
2 EAST ELEVATION
SCALE 1/4" = 1'-0"

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



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

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

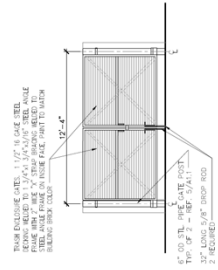


3 H.C. SIGN DETAIL
SCALE: 1/2" = 1'-0"

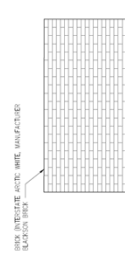
4 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

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

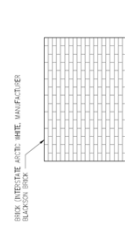
6 SECTION
SCALE: 1/2" = 1'-0"



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



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



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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 11a

Agenda Date 5/18/2021

Number Resolution R-21-4574

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a right-of-way abandonment at 103 & 105 Old Grove and 7189 Cast Iron Forest Trail known as Lots 1 & 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north.

Analysis: Presently there exists an approximately fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed replat. The applicant has requested that the entire ROW be abandoned so that they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-20-006).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to the John McCain Boulevard, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public

facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their November 23, 2020 meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: NA

Surrounding Development: The properties to the north, south and west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

Recommendation

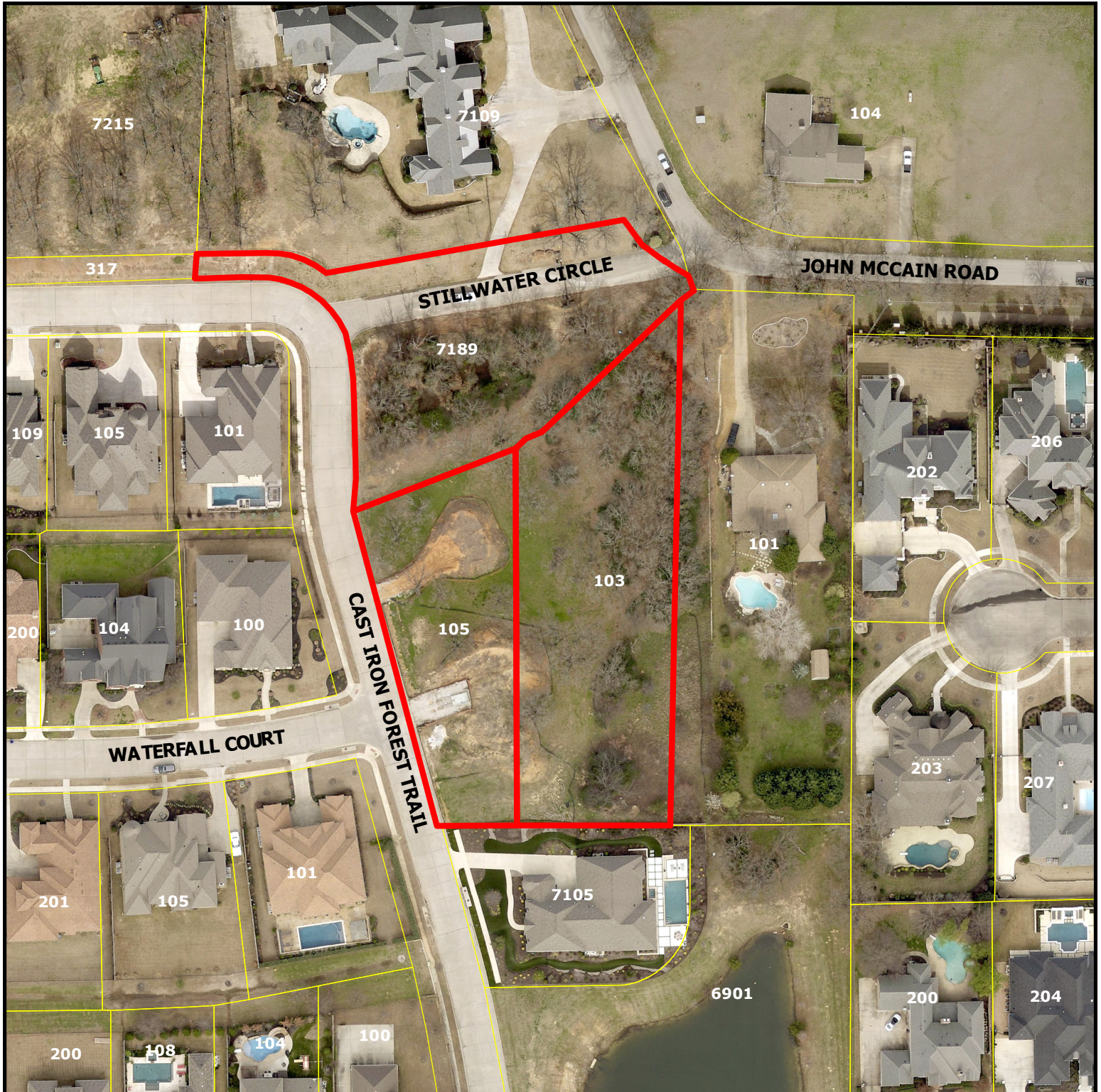
None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Planning Objectives
5. Neidholt Addition
6. Old Grove FINAL PLAT
7. Replat Exhibit
8. Resolution R-21-4574

Aerial Map

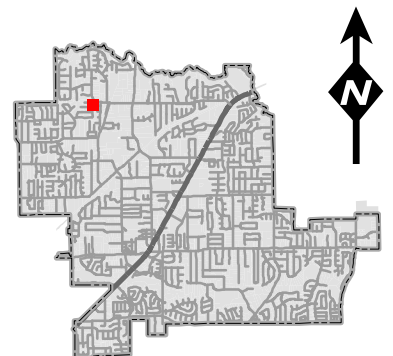


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**



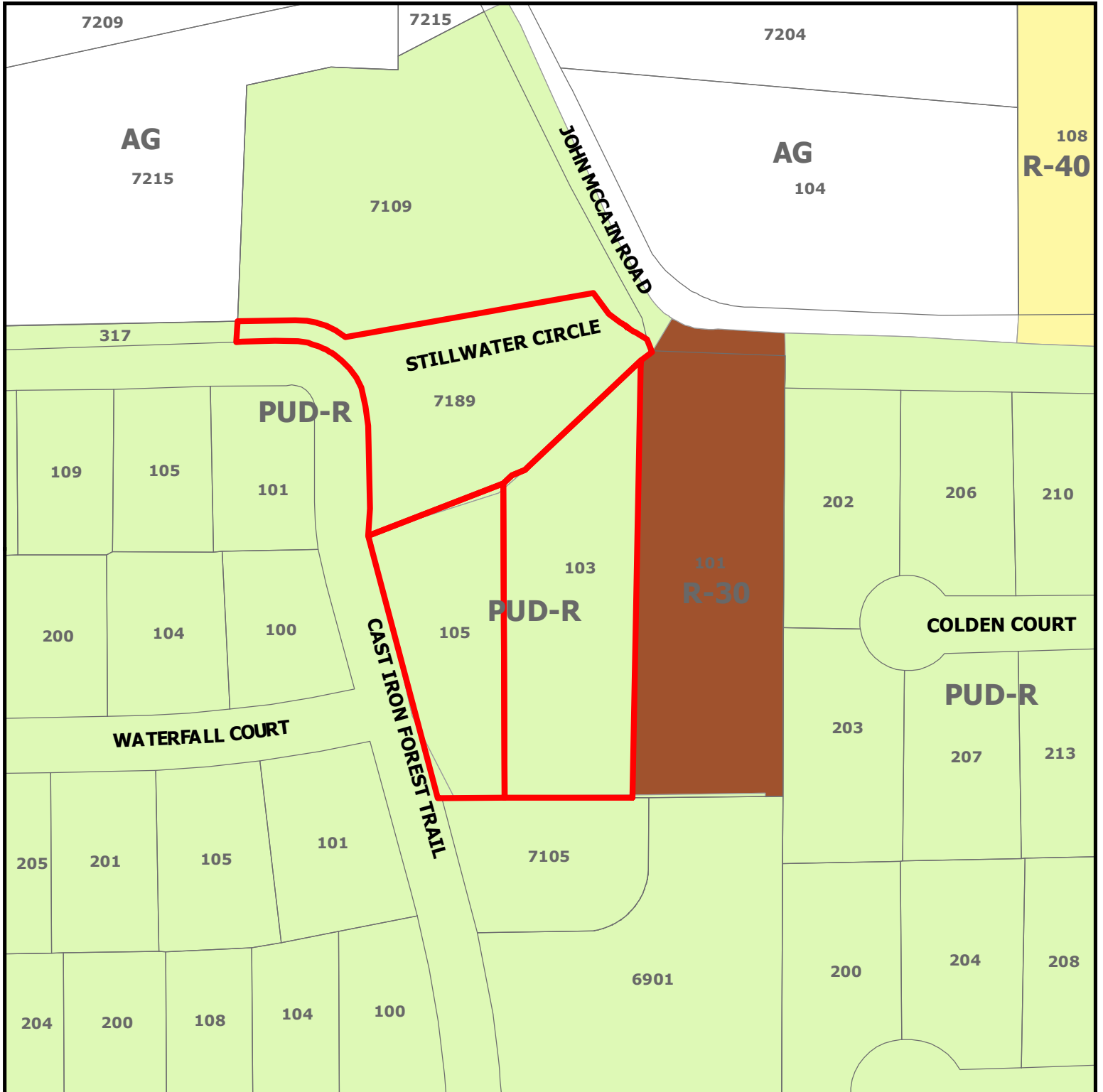
Subject Property



DISCLAIMER:

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

Zoning Map



PC20-006

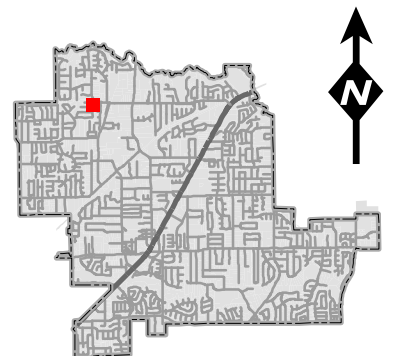
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

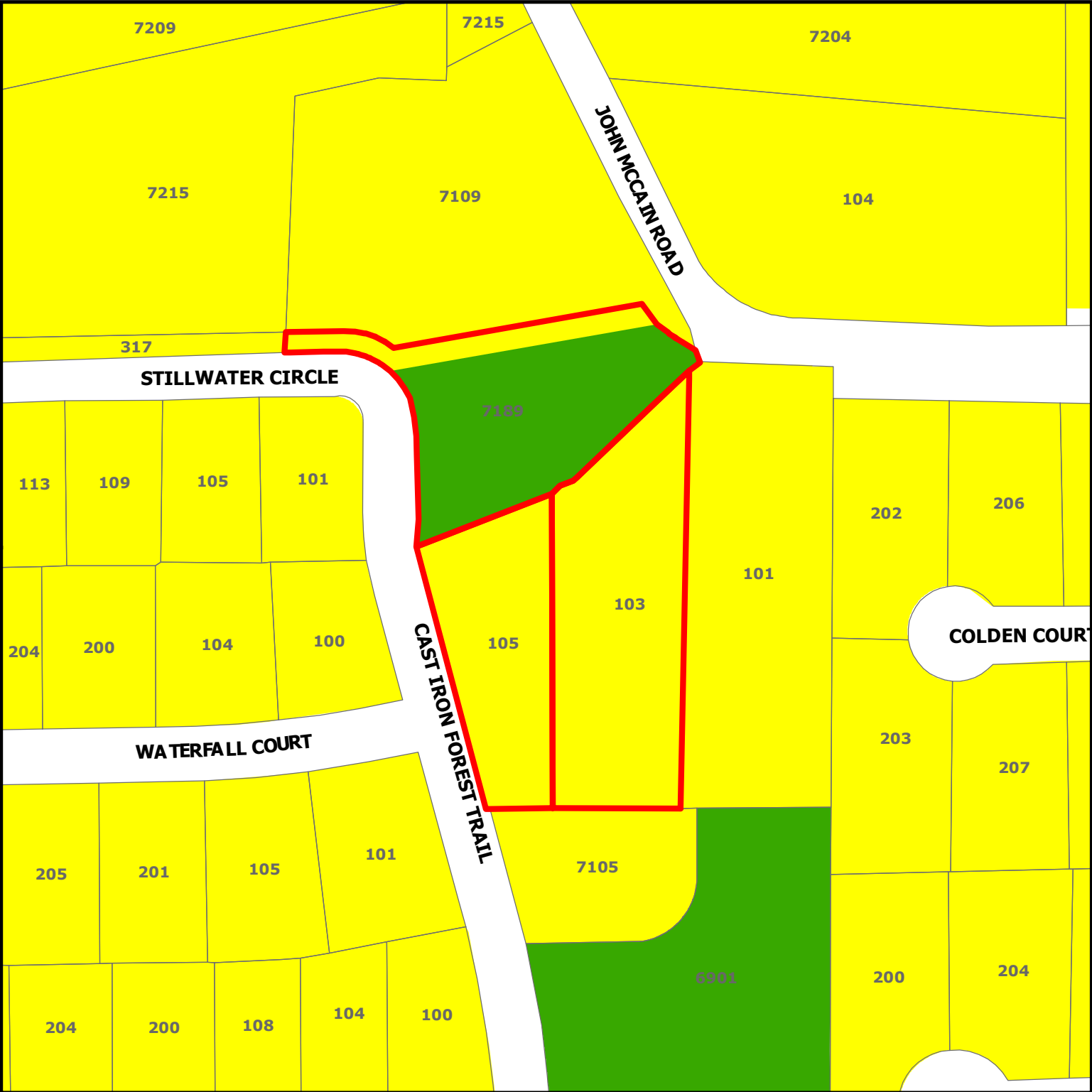
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Subject Property



Future Land Use Map

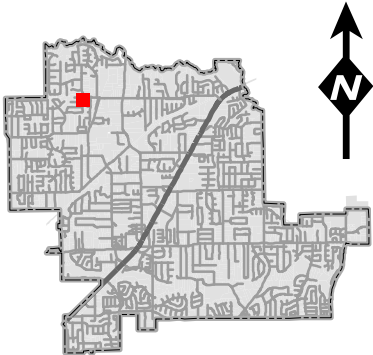


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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-  Subject Property
-  Residential
-  Open Space; Parks



Toll Brothers®

LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That I, LARRY NEIDHOLT, being the owner of the following described property in wit:

ALL that certain tract or parcel of land out of the D. J. Reddo Survey, 4-232, Colleyville, Tarrant County, Texas and being described by metes and bounds as follows:

BEGINNING at a steel rod in the Northeasterly right of way line of County Road 2000 (McCaun Road), by dist call 121.69 feet East and 35.11 feet South 37 degrees 14 minutes East of the Northwest corner of the S. P. Williams Survey;

THENCE South 83 degrees 56 minutes 48 seconds East along the Southerly right of way line of said McCaun Road 105.49 feet to a steel rod;

THENCE South 0 degrees 44 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

Witness my hand and Seal of Office this 24th day of September, 1978.

LARRY NEIDHOLT

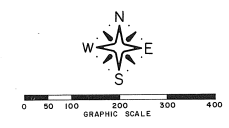
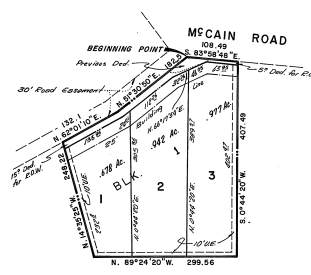
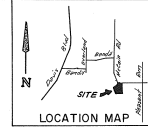
STATE OF TEXAS: COUNTY OF TARRANT:

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

Given under my hand and Seal of Office this 24th day of September, 1978.

David C. Moak

Notary Public in and for TARRANT COUNTY, TEXAS



Plot Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D. J. REDDO Survey,
Akb. 232)

OWNER-
LARRY R. NEIDHOLT
500 E. REDBUD
HURST, TEXAS
262-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS:
CHAIRMAN
SECRETARY
DATE Sept. 23, 1978

Notes:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 150 feet per bedrock, or lesser length as authorized prior to recording of this plat, has been installed on each tract and has been inspected and approved by the health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

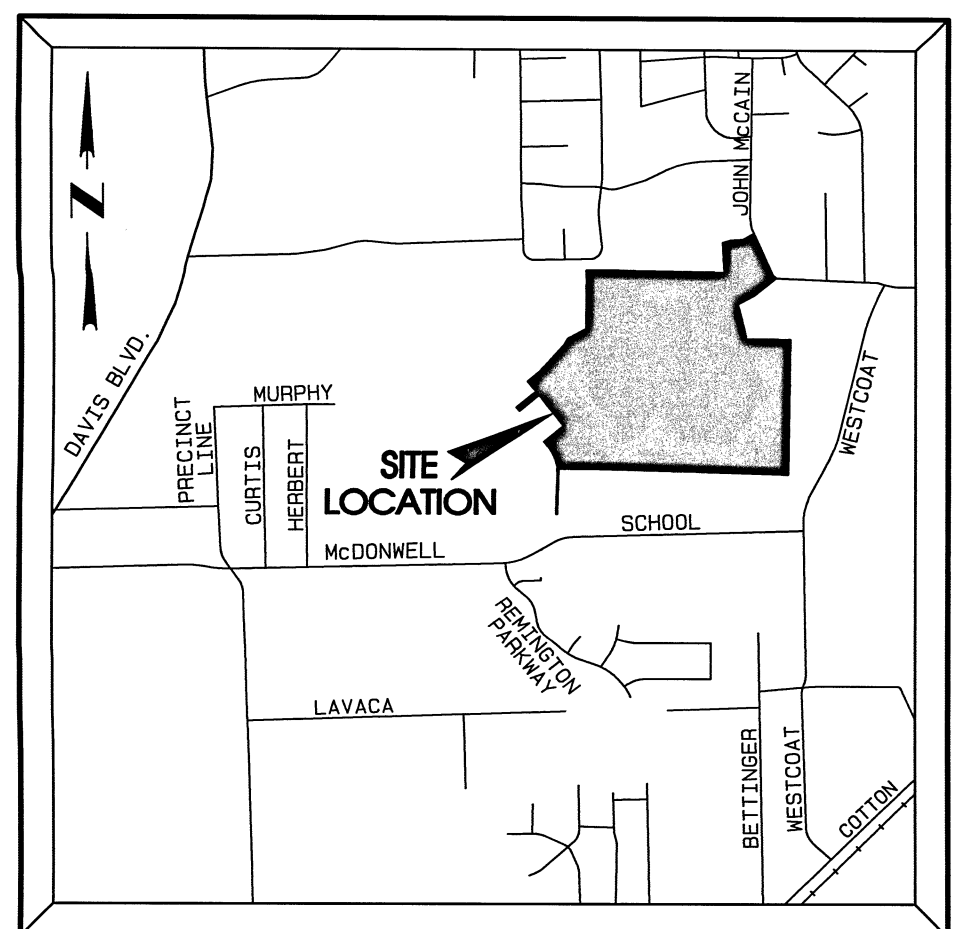
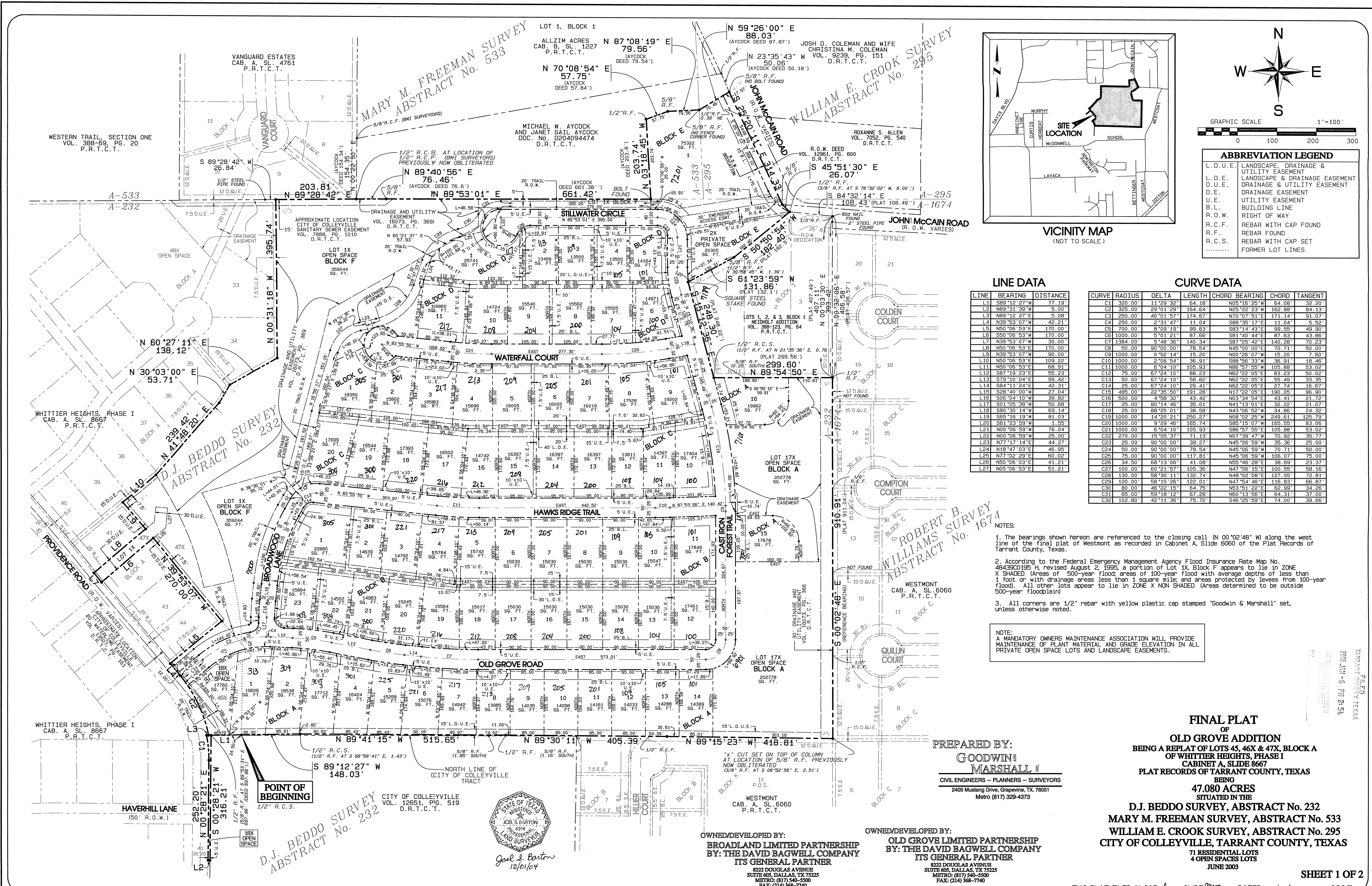
SCALE: 1"=100'
LEGEND
FOUND STEEL ROD
SET STEEL ROD
FOUND FENCE
FOUND ONE INCH STAKE
POWER OR TELEPHONE LINE
FENCE

David C. Moak
DAVID C. MOAK R.F.S. 156



David C. Moak
RAZORHEAD PUBLIC SURVEYOR
P. O. BOX 1034
HURST, TEXAS
Date 9-25-78 78-981

NEIDHOLT ADDN.



LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"E	30.00'
L8	N50°08'53"E	170.00'
L9	N39°53'07"W	90.00'
L10	N50°08'53"E	109.22'
L11	N50°08'53"E	68.31'
L12	S87°19'23"E	55.23'
L13	S79°10'04"E	99.42'
L14	S84°11'24"E	42.31'
L15	S28°40'00"W	27.04'
L16	S06°04'10"W	39.82'
L17	S01°05'38"W	50.68'
L18	S80°30'14"W	69.14'
L19	S65°16'19"W	81.03'
L20	S61°23'59"W	1.55'
L21	N00°08'59"W	76.04'
L22	N00°08'59"W	25.00'
L23	N77°17'14"E	44.27'
L24	N18°47'03"E	46.95'
L25	N77°02'29"E	60.02'
L26	N50°08'03"E	41.21'
L27	N05°06'53"E	51.21'

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD	TANGENT
C1	320.00'	11°29'32"	64.18'	N05°16'25"W	64.08'	32.20'
C2	325.00'	29°01'29"	164.64'	N05°22'23"W	162.88'	84.13'
C3	250.00'	40°01'57"	174.67'	N70°07'51"E	171.14'	91.07'
C4	250.00'	2°31'47"	11.04'	S88°36'17"E	11.04'	5.62'
C5	700.00'	8°09'19"	99.63'	S83°14'43"E	99.55'	49.90'
C6	1000.00'	5°01'21"	87.66'	S81°40'44"E	87.63'	43.86'
C7	1384.00'	5°48'36"	140.34'	S87°05'42"E	140.28'	70.23'
C8	50.00'	90°00'00"	78.54'	N45°00'00"E	70.71'	50.00'
C9	1000.00'	0°52'14"	15.20'	N00°26'07"W	15.20'	7.60'
C10	1000.00'	0°06'54"	36.91'	S89°56'33"W	36.91'	18.46'
C11	1000.00'	6°04'10"	105.93'	N05°57'55"E	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'16"	64.75'	N53°51'22"E	62.99'	34.26'
C31	65.00'	59°18'12"	67.28'	N60°13'56"E	64.31'	37.00'
C32	102.80'	42°11'36"	75.70'	S46°25'59"E	74.00'	39.66'

NOTES:

- The bearings shown herein are referenced to the closing call (N 00°02'48" W) along the west line of the final plat of Westmont as recorded in Cabinet A, Slide 6060 of the Plat Records of Tarrant County, Texas.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map No. 48439C0195 H, revised August 2, 1995, a portion of Lot 1X, Block F appears to lie in ZONE X SHADED (Areas of 500-year flood areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile and areas protected by levees from 100-year flood). All other lots appear to lie in ZONE X NON SHADED (Areas determined to be outside 500-year floodplain).
- All corners are 1/2" rebar with yellow plastic cap stamped "Goodwin & Marshall" set, unless otherwise noted.

NOTE:
A MANDATORY OWNERS MAINTENANCE ASSOCIATION WILL PROVIDE
MAINTENANCE OF PLANT MATERIAL AND GRADE ELEVATION IN ALL
PRIVATE OPEN SPACE LOTS AND LANDSCAPE EASEMENTS.

PREPARED BY:

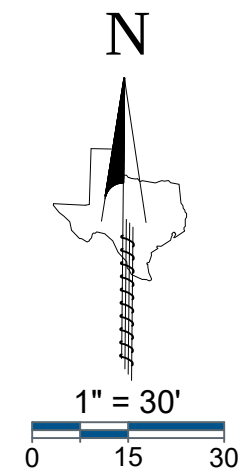
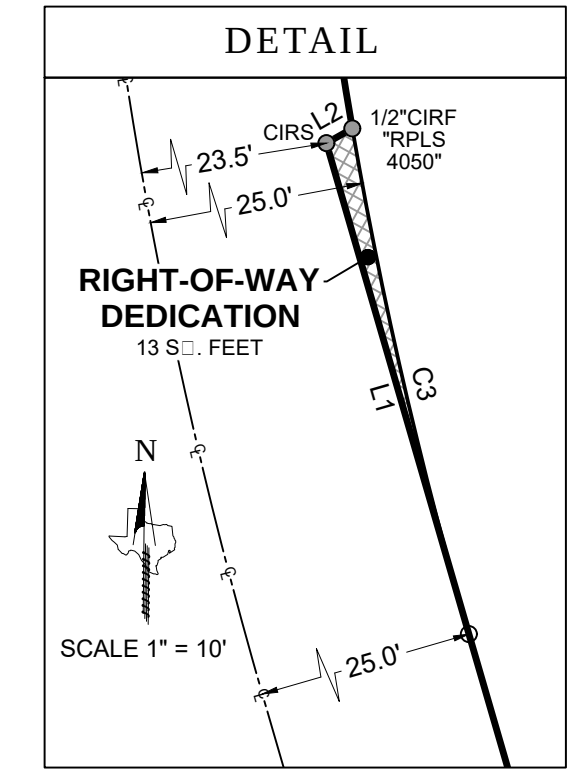
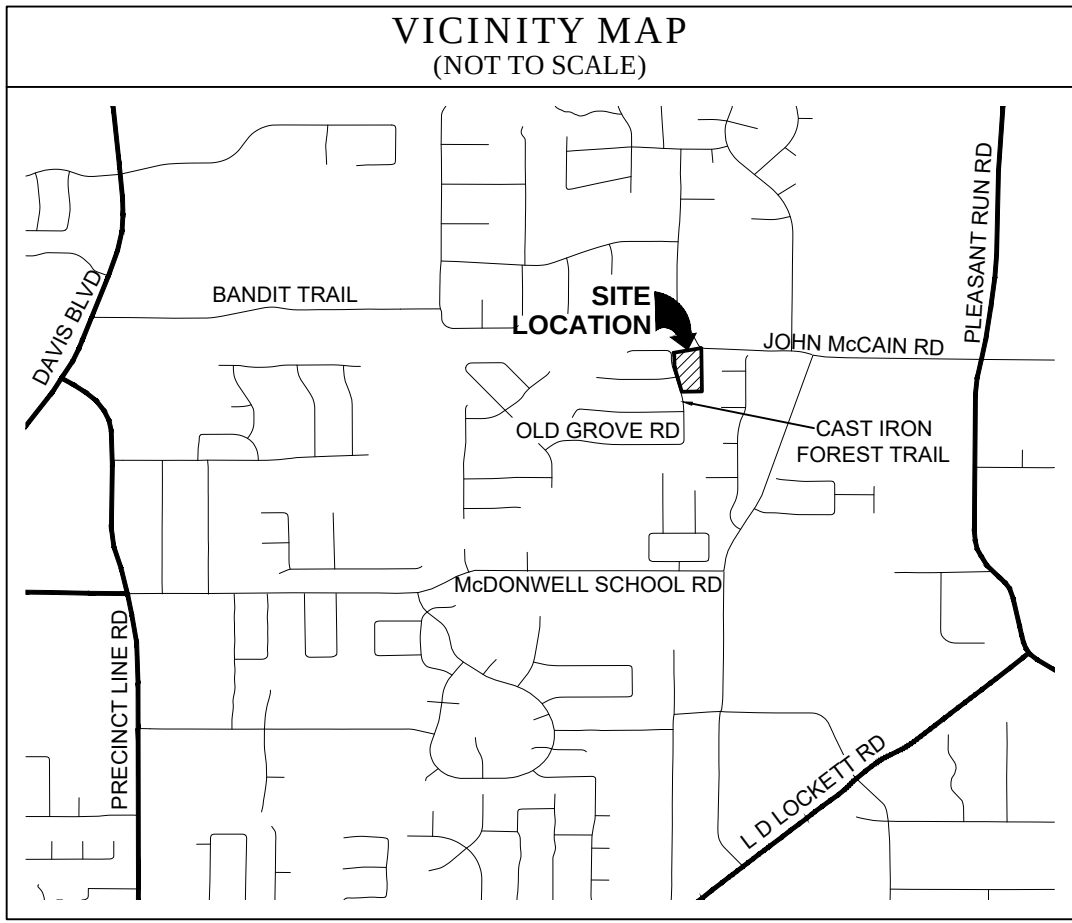
GOODWIN & MARSHALL

CIVIL ENGINEERS - PLANNERS - SURVEYORS
2405 Mustang Drive, Grapevine, TX 76061
Metro (817) 329-4373

OWNED/DEVELOPED BY:
BROADLAND LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

OWNED/DEVELOPED BY:
OLD GROVE LIMITED PARTNERSHIP
BY: THE DAVID BAGWELL COMPANY
ITS GENERAL PARTNER
8222 DOUGLAS AVENUE
SUITE 605, DALLAS, TX 75225
METRO: (817) 540-5500
FAX: (214) 368-7740

FINAL PLAT
OF
OLD GROVE ADDITION
BEING A REPLAT OF LOTS 45, 46 & 47X, BLOCK A
OF WHITTIER HEIGHTS, PHASE I
CABINET A, SLIDE 8667
PLAT RECORDS OF TARRANT COUNTY, TEXAS
BEING
47.080 ACRES
SITUATED IN THE
D.J. BEDDO SURVEY, ABSTRACT No. 232
MARY M. FREEMAN SURVEY, ABSTRACT No. 533
WILLIAM E. CROOK SURVEY, ABSTRACT No. 295
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
71 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
JUNE 2003



- GENERAL NOTES**
- The purpose of this plat is to reconvey to the City of Denton the right-of-way dedication for the intersection of Lot 1 and Lot 2 of the Neidholt Addition to the Cast Iron Forest Road.
 - This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on map number 48439C0099K.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
 - Section of the addition by metes and bounds is a portion of City Ordinance and State Law, and is subject to lines and/or withholds of cut and fill and other easements.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
 - DRAINAGE EASEMENT RESTRICTION:** No construction or other use without the written approval of the City of Denton shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flood will result; that no obstruction to the natural flow of water will result; and subject to all owners of property affected by such construction (including a party to the request. Where construction is required, a minimum of 100 feet shall be a minimum of two (2) feet above the 100-year flood elevation.
 - UTILITY EASEMENTS:** Any utility, including the City of Denton, shall have the right to locate and keep record of any easement, fence, shrubs, other growths or other easements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on this plat and any utility, including the City of Denton, shall have the right to access and egress to and from and upon said utility easement or the purpose of construction, reconstruction, inspection, patrol, maintenance and addition to or removal of any of its respective systems without the necessity at any time of occurrence of the permission of anyone.
 - The maintenance of drainage and utility easements located on this plat are the responsibility of the owner.
 - Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG	=	PAGE
VOL	=	VOLUME
CAB	=	CABINET
POB	=	POINT OF BEGINNING
IRF	=	IRON ROD FOUND
CIRF	=	CAPPED IRON ROD FOUND
CIRS	=	CAPPED IRON ROD SET
DOC. NO.	=	DOCUMENT NUMBER
D.R.D.C.T.	=	DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T.	=	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Denton, Texas, met and acted on this _____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Denton, Texas, met and acted on this _____ day of _____, 2020 to approve this plat.

Mayor, City of Denton

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOLL DALLAS TX, LLC, is the owner of a 2.20 acre tract and out of the D.J. Beddo Survey, Abstract Number 232, City of Denton, Tarrant County, Texas, and also Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, also Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and herein more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of the Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N60°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the intersection of a non-tangent curve to the right;

THENCE, along the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the intersection of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of the John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, being the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the POINT OF BEGINNING and containing an area of 2.20 Acres, or (95815 Square Feet) or land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX, LLC, does hereby adopt this plat, described herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Denton, Tarrant County, Texas, and do hereby dedicate the same to the public use for streets, rights-of-way, and ways shown thereon, and do hereby reserve the easements shown on this plat for the public use and accommodation of the public utilities designed to use or upon the same. Any public utility shall have the right to remove and keep record of or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall also have the right to access and egress to and from and upon the said easement for the purpose of construction, reconstruction, inspection, and patrol, without the necessity at any time of occurrence of the permission of anyone. This plat is subject to all ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

OWNER: TOLL DALLAS TX, LLC, a Texas limited liability company

BY: _____
Authorised Agent _____ Date _____

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Tarrant County, Texas.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or relied upon as a true and correct document.

Matthew Raabe, R.P.L.S. #6402 _____
Date _____

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

RESOLUTION R-21-4574

**A RESOLUTION APPROVING ABANDONMENT
OF A 15 FOOT RIGHT-OF-WAY**

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 & 2, Block 1, of the Neidholt Addition, and associated with a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres as shown and described per the attached as Exhibits "A" & "B", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23rd DAY OF MARCH 2021.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

REPLAT
OLD GROVE ADDITION, PHASE II
 LOTS 1-3X, BLOCK 1
 2.20 ACRES



Exhibit "B" – Statement of Planning Objectives

Toll Brothers LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers



City of Colleyville City Council Agenda Briefing

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

Agenda Number 11b

Agenda Date 5/18/2021

Number Resolution R-21-4575

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area is requested to be abandoned separately.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinance O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for four lots. The proposal has reduced the lot number to two lots for single family residential development.

The proposed Replat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and is scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and was not designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal:

The supporting drainage documents from Westmont (September 2000) and Old Grove (March 2004) do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont (2000), I agree

that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography does not support it conclusively nor does the later plan set. If they intend to use the channels from Westmont (2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also at the bend of their system to the north, they need to show how their design doesn't impede the additional flow shown in the Westmont 2000 flow in channel section "B" from the south which may or may not exist as well.

Currently the plans are still incomplete due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition Block A Lot 17X open space which is an HOA maintained Common Space Lot, which was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication vol. 388-123, PG 64 P.R.T.C.T requested on Lots 1 and 3X. Although there is an existing 29' Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition Block E lot 1 the City has requested an additional 10' Access easement across the north edge of Lot 3X.

Finally of consideration, these lots have come before Planning and Zoning and City Council for consideration in the past. Although the first statement is based on the LDC, the legal issues and the will of Planning and Zoning and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

Engineering Comments per November 16, 2020 DRC Submittal

The Development Review Committee offers the following comments specific to

Drainage/Engineering:

1. There are no comments regarding the ROW abandonment.
2. There are concerns with the existing plan for drainage at this time. There is an underground storm pipe that exists along the western property line of 203 Colden Ct. At minimum, this needs to be maintained. The following scenario is expected (with appropriate engineering data):
 1. Redesign & upsize the current underground storm drain pipe to accommodate the additional flow of the two proposed lots. With the upsizing of the pipe, evaluate the possibility of routing the flow from the two proposed lots to the existing pond. If possible, this potentially would satisfy citizen and Council concerns.
 2. If the pond does not allow for accepting the additional water, the water is then expected to be taken underground prior to the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although a drainage easement exists on the lot addressed as 203 Colden Ct., this drainage easement was put into place in 2000 when Westmont Subdivision was built and the property to the west, now Old Grove Subdivision, was undeveloped. In 2004 the same developer came in developing Old Gove and moved the water in the drainage easement underground. Although a small amount of the original 54.4 CFS coming off Old Grove still flows overland and causes issues at 203 Colden Ct., the overland flow was greatly reduced. The property owner's home was completed in 2014. Therefore they have never seen or been accustomed to the proposed overland flows in this drainage easement. Since the majority of the flow in this easement has been underground for the past 16 or so years, I believe that the flows for 103 and 105 John McCain should respect that precedent and also be taken underground at the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although the drainage flow has been reduced to the pre-developed rate, it has, however, been concentrated further south than pre-developed flows. And some of the over land flowed onto 202 Colden Ct. before flowing south back to the inlet at the north west corner of 203 Colden Ct. This reroute of water in the associated drainage flume represent an adverse displacement on the owners of 203 Colden Ct.

The current underground storm drain pipe that connects the Old Grove HOA Pond to the Colden Ct. storm drain is at capacity and would require redesign and upsizing to accommodate the additional flow. For this reason, routing the flow through the HOA pond may not be practical. However, if the underground pipe was upsized it might allow the flow to be routed through the pond. I have had discussions with some of the engineers involved and City Council members. The engineers have claimed that the pond system is undersized. I have not seen their calculations and therefore have not

reviewed the calculations to prove or disprove that contention. Until I can review these calculations, we are just taking them at their word. I also have heard that City Council wants this storm water routed through the existing pond system. I feel I need to review all possible solutions before I can make further recommendations.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. The City has received three letters of opposition by adjacent property owners.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the Replat at their December 14, 2020 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

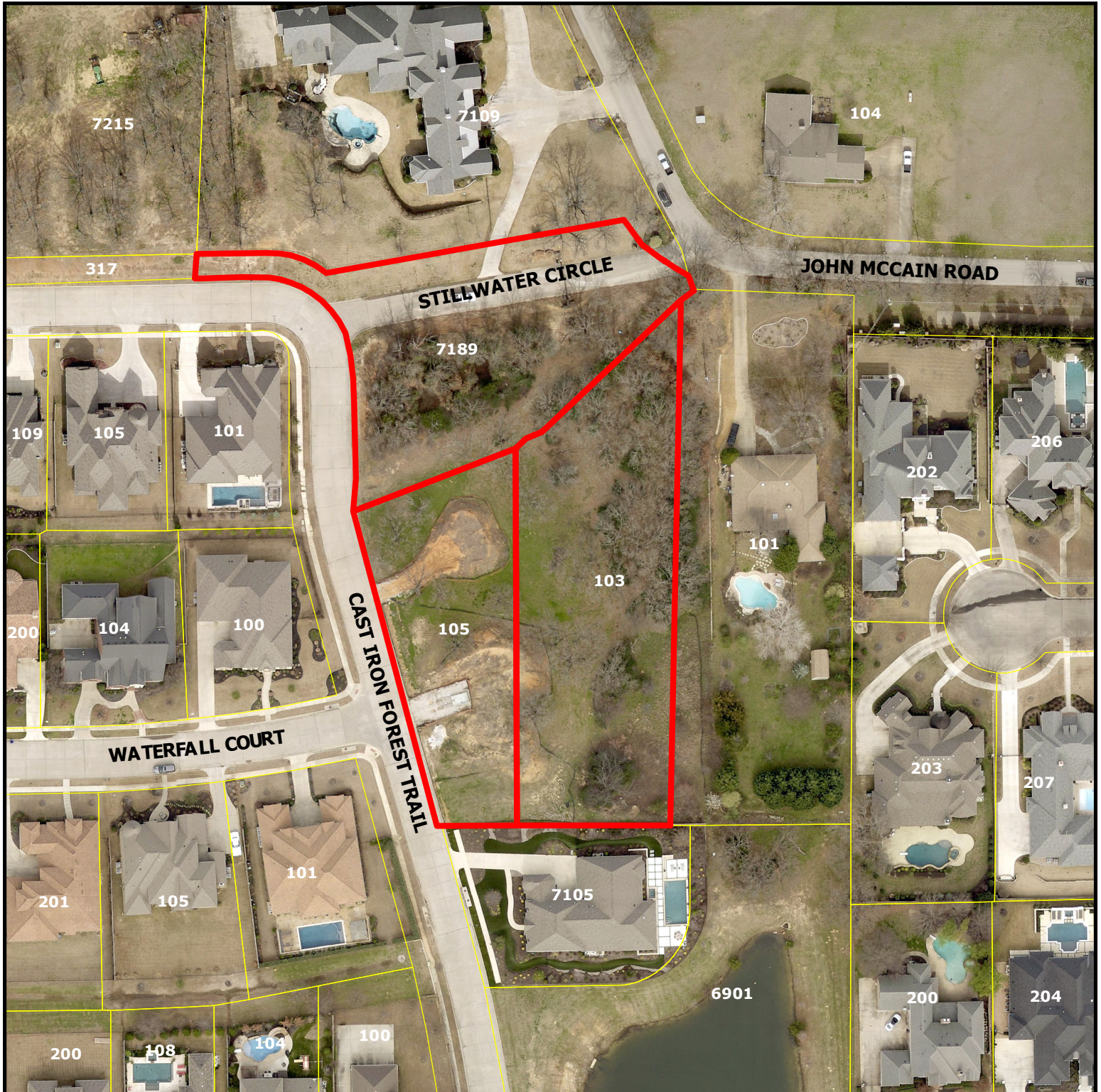
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan with Aerial
6. Civil Plans

7. Tree Mitigation Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Resolution R-21-4575

Aerial Map

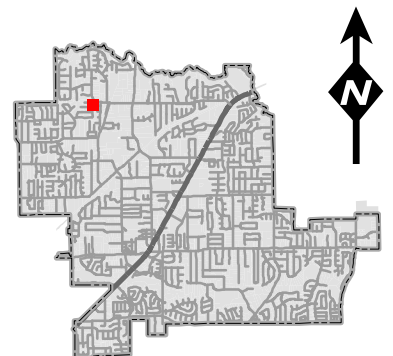


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**



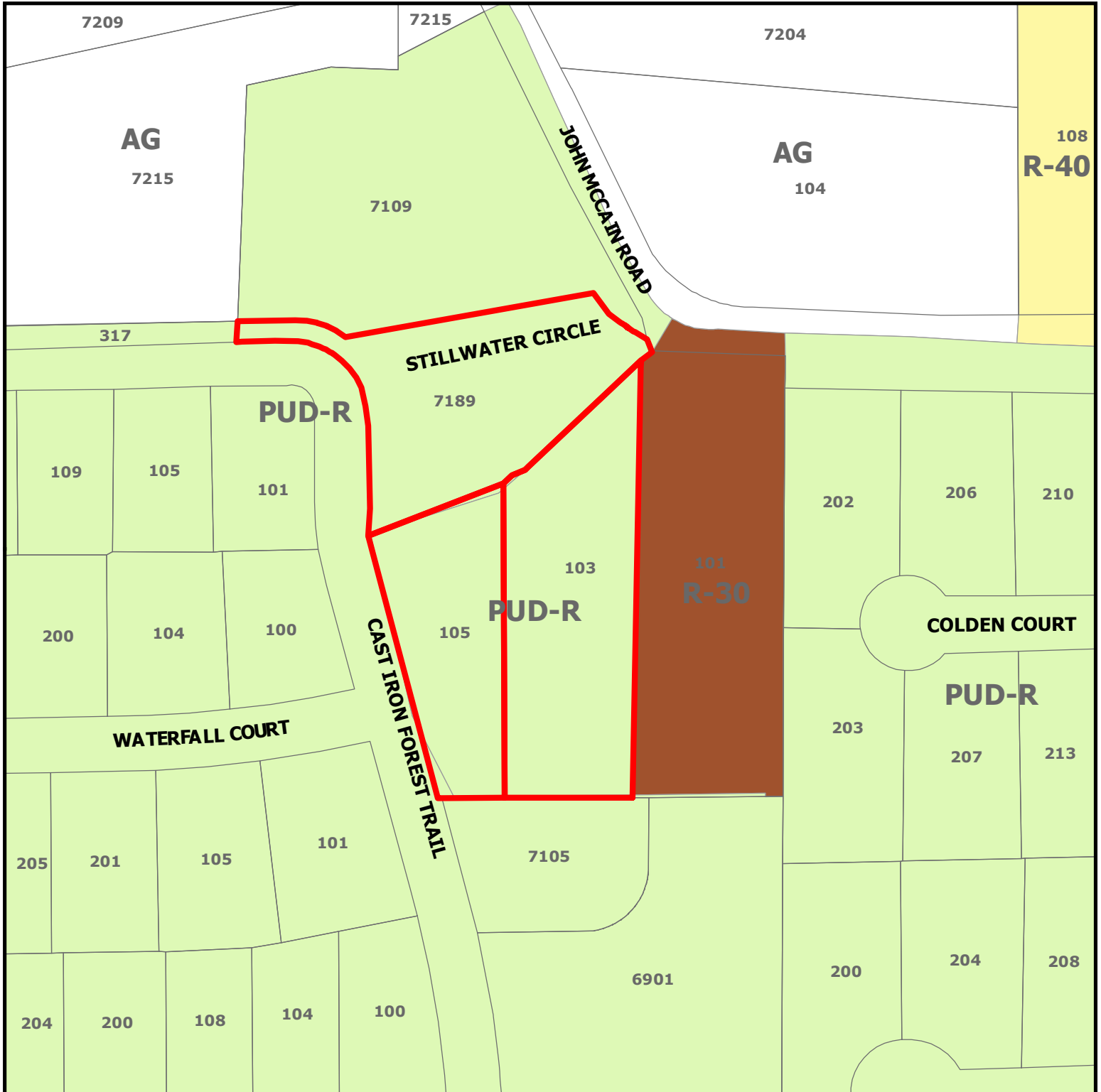
Subject Property



DISCLAIMER:

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

Zoning Map



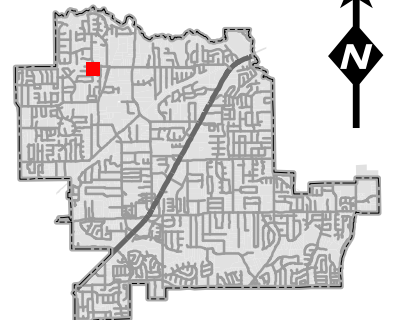
PC20-006
105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl

DISCLAIMER:

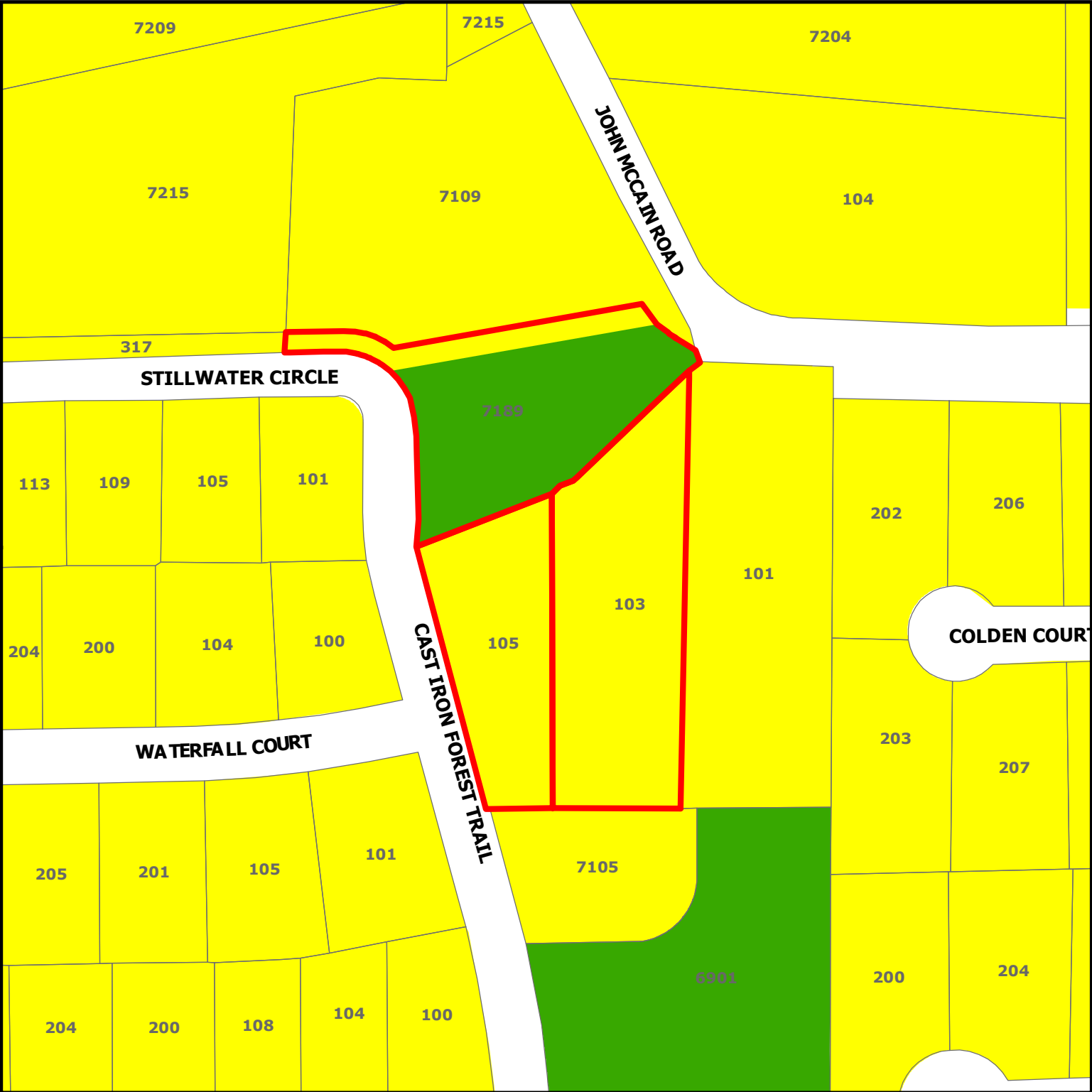
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Subject Property



Future Land Use Map

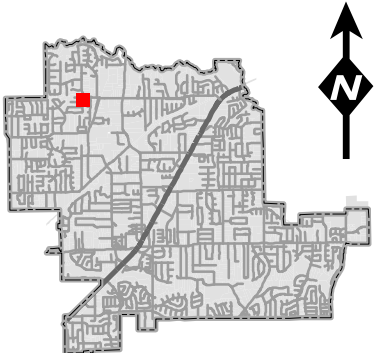


PC20-006

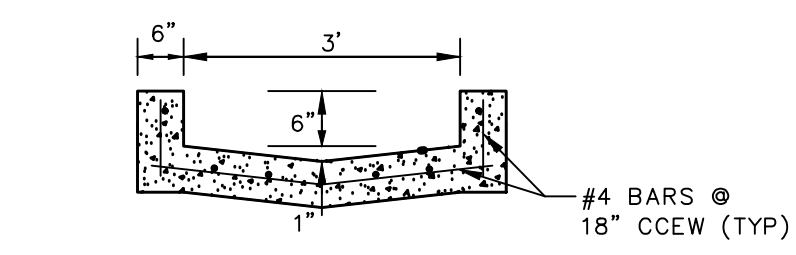
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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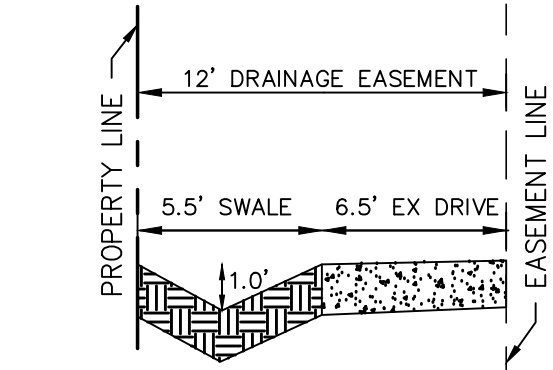
-  Subject Property
-  Residential
-  Open Space; Parks



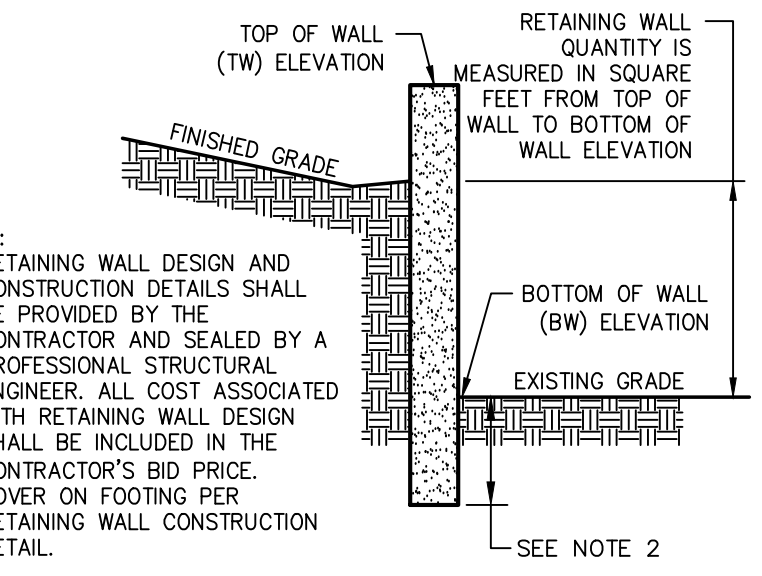
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



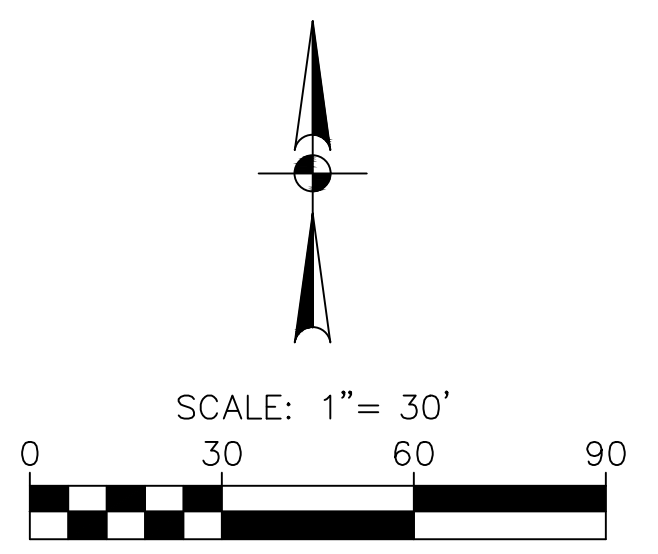
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
- *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
- REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

DATE

REVISION

NO.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 OCTOBER 12, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

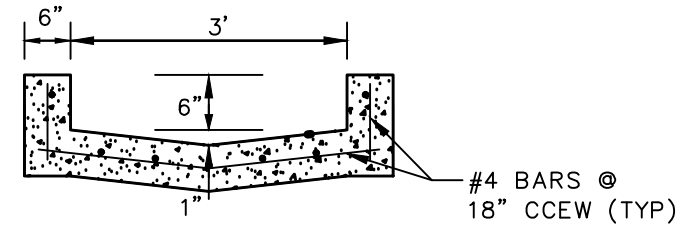
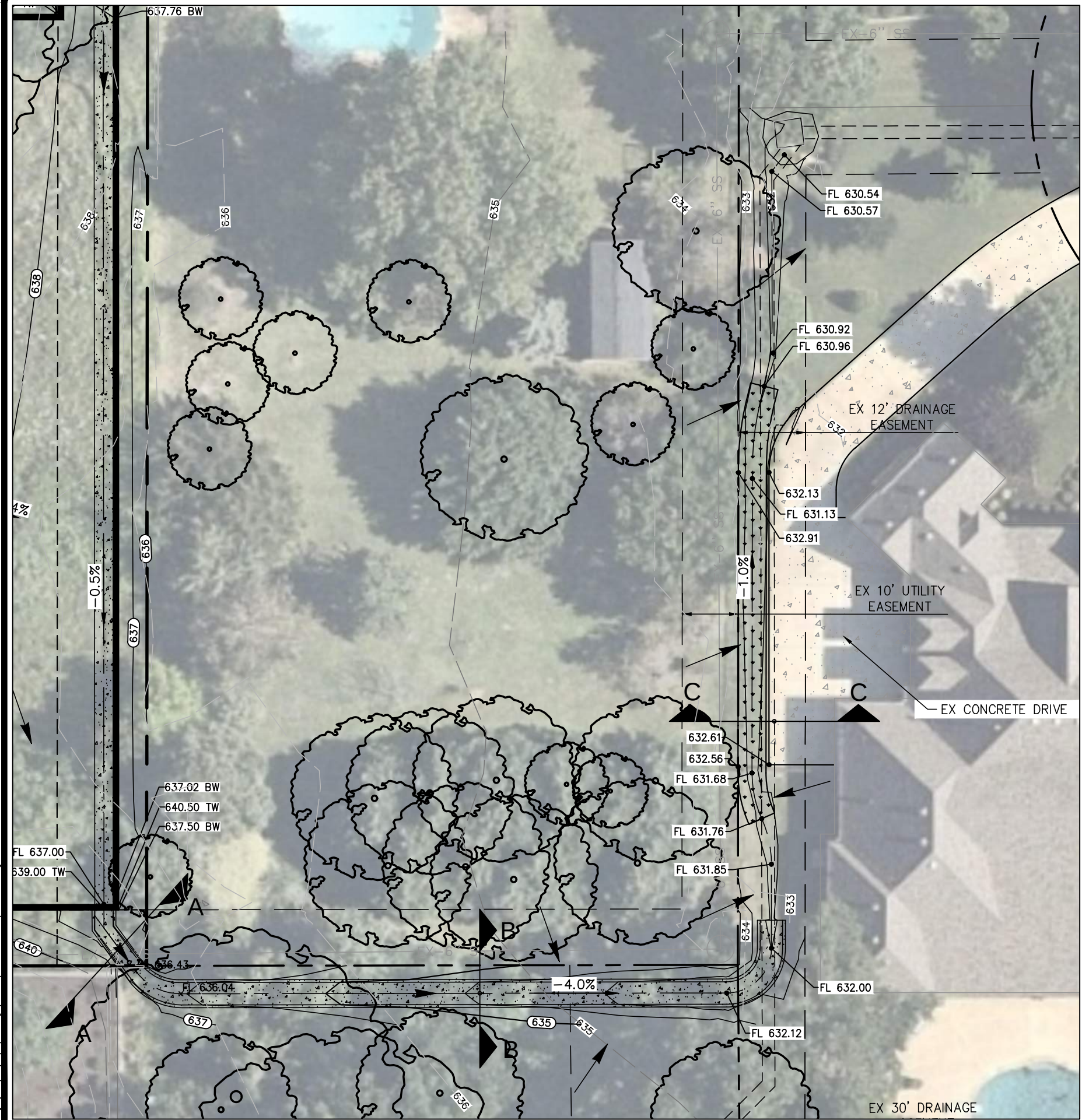
OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GRADING PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020

C4.0

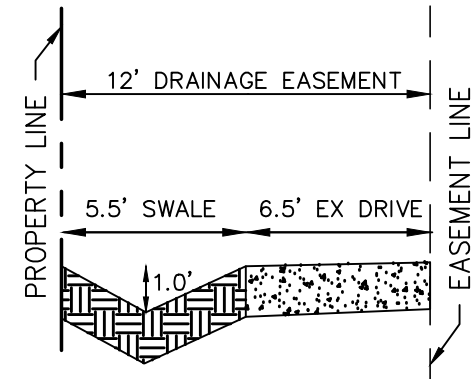
CONSTRUCTION DOCUMENTS

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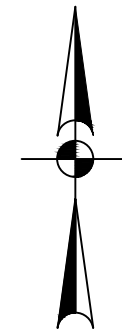
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



EARTHEN SWALE TO BE CONSTRUCTED WITH
LONGITUDINAL SLOPE OF 1% (MINIMUM) AND 4H:1V
SIDE SLOPE. SWALE ADJACENT TO EXISTING DRIVE
SHALL INSTALL GRASS-CRETE WHERE SIDE SLOPES
ARE 2H:1V (MAXIMUM).

EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



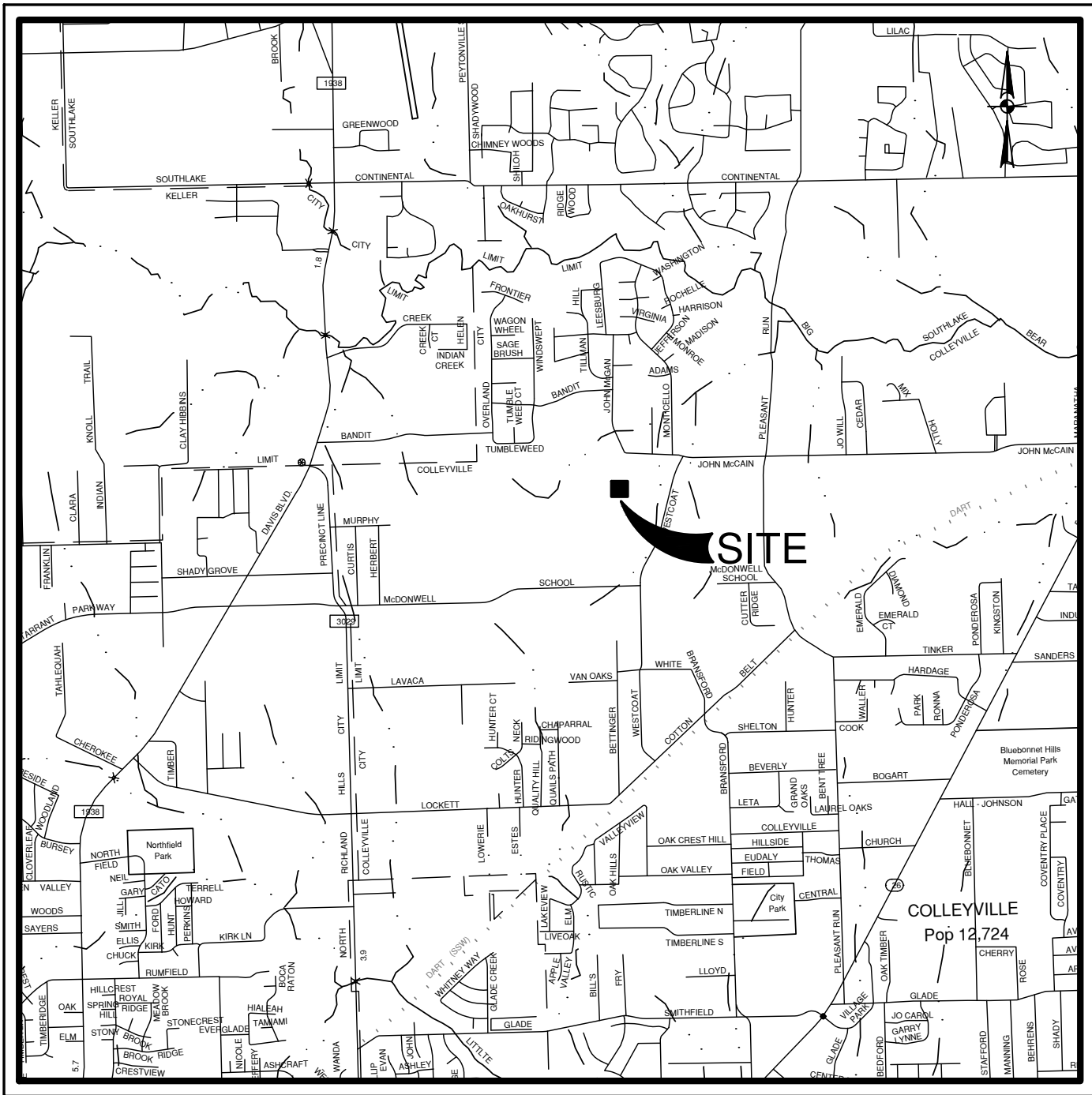
SCALE: 1" = 20'



OLD GROVE - GRADING AND DRAINAGE

COLLEYVILLE, TARRANT COUNTY, TEXAS

CIVIL CONSTRUCTION PLANS



LOCATION MAP
NOT-TO-SCALE

TOLL DALLAS TX, LLC
2555 SW GRAPEVINE PKWY, STE 100
GRAPEVINE, TEXAS 76051

OCTOBER 2020

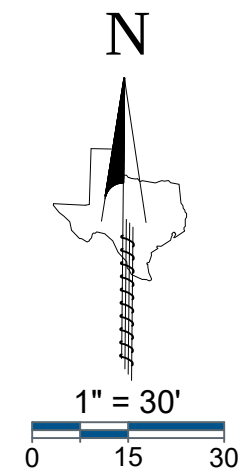
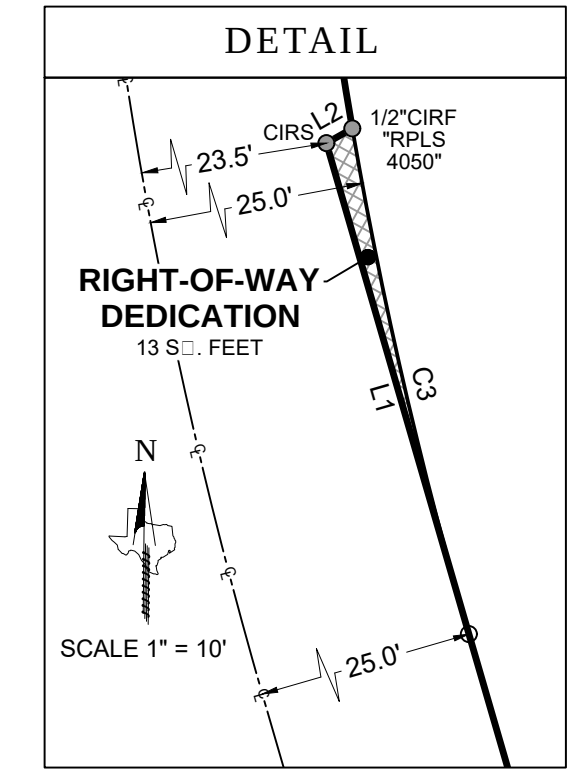
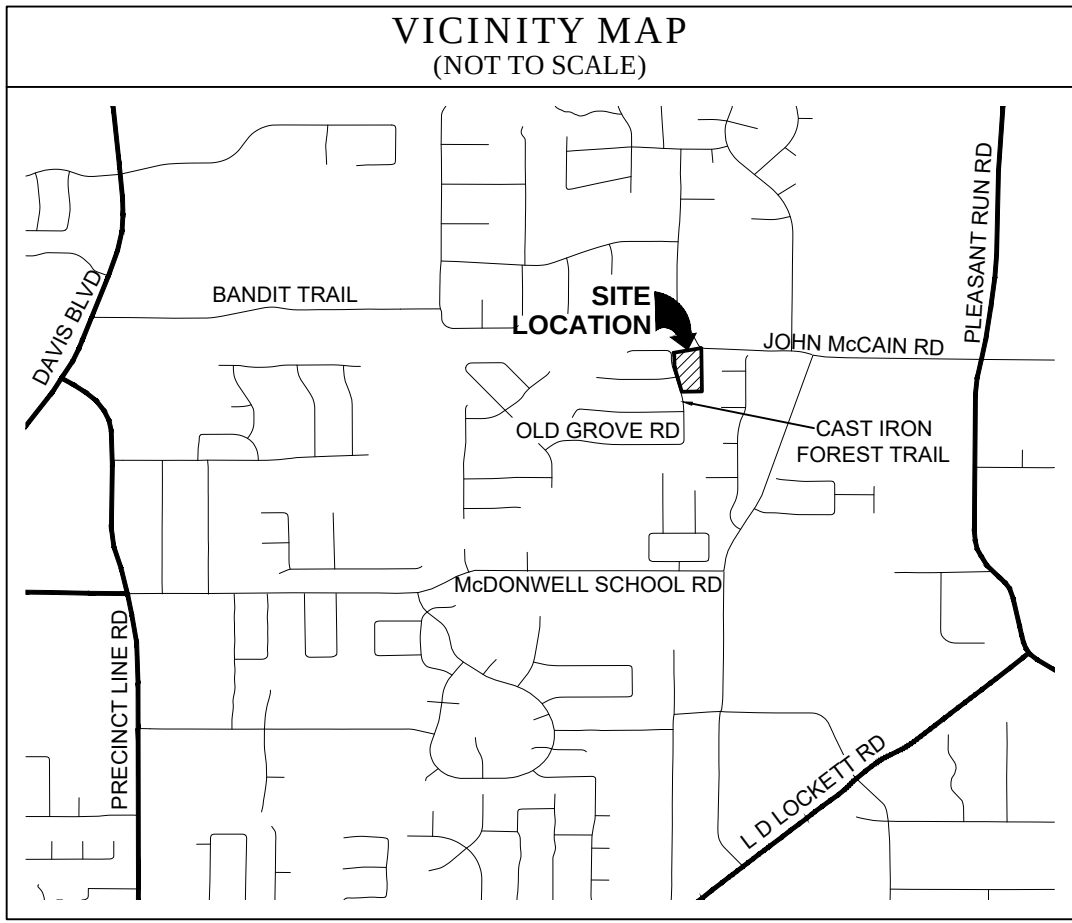


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

SHEET INDEX

Sheet Description	Sheet No.
COVER SHEET	C0.0
FINAL PLAN	C1.0
GENERAL NOTES	C2.0
SITE & UTILITY PLAN	C3.0
GRADING PLAN	C4.0
EXISTING DRAINAGE AREA MAP	C5.0
PROPOSED DRAINAGE AREA MAP	C5.1
DRAINAGE & DETENTION PLAN	C5.2
DRAINAGE & DETENTION CALCULATIONS	C5.3
EROSION CONTROL PLAN	C6.0
CONSTRUCTION DETAILS	C7.0

THIS DOCUMENT IS
RELEASED FOR
"REVIEW PURPOSES"
UNDER THE
AUTHORIZATION OF
MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
IT IS NOT FOR
CONSTRUCTION OR
PERMIT PURPOSES.



GENERAL NOTES

- The purpose of this plat is to reconvey to the City of Denton the right-of-way dedication for the intersection of Stillwater Circle and John McCain Road.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 as shown on map number 48439C0099K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- Section of this addition by metes and bounds is a portion of City Ordinance and State Law, and is subject to lines and/or withholds of utilities and boundaries.
- All interior property corners are marked with a 1/2-inch iron rod with a green cap and labeled "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the A-Terra RTK Network, North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction or other activity without the written approval of the City of Denton shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flood will result; that no obstruction to the natural flow of water will result; and subject to all owners of property affected by such construction (including a party to the request. Where construction is required, a minimum of 100 feet shall be maintained on both sides of the 100-year flood elevation.
- UTILITY EASEMENTS:** Any utility, including the City of Denton, shall have the right to locate and keep record of any utility, including, but not limited to, electric, gas, water, sewer, and other utilities which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on this plat and any utility, including the City of Denton, shall have the right to access and egress to and from and upon said utility easement for the purpose of construction, reconstruction, inspection, maintenance, and addition to or removal of any part of its respective systems without the necessity of any time or occurrence of the session of anyone.
- The maintenance of drainage and utility easements located on this plat are the responsibility of the owner.
- Open Space Lot 3X, Block A, to be maintained by HOA.

LEGEND

PG = PAGE
VOL = VOLUME
CAB = CABINET
POB = POINT OF BEGINNING
IRF = IRON ROD FOUND
CIRF = CAPPED IRON ROD FOUND
CIRS = CAPPED IRON ROD SET
DOC. NO. = DOCUMENT NUMBER
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°10'52" W	26.62'
L2	N 60°22'47" E	1.55'
L3	S 80°18'51" W	30.68'
L4	N 27°26'57" W	30.45'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	57.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Denton, Texas, met and acted on this day of , 2020 to approve this plat.

Chairman, Planning and Zoning Commission
Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Denton, Texas, met and acted on this day of , 2020 to approve this plat.

Mayor, City of Denton
Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, TOLL DALLAS TX, LLC, is the owner of a 2.20 acre tract and out of the D.J. Beddo Survey, Abstract Number 232, City of Denton, Tarrant County, Texas, and also Lot 2X, Block E of Old Grove Addition, a subdivision of record in Cabinet A, Page 9807 of the Plat Records of Tarrant County, Texas, also Lots 1 and 2, Block 1, and a portion of a Right-of-Way Dedication of Neidholt Addition, a subdivision of record in Volume 388-123, Page 64 of said Plat Records, and herein more particularly described by metes and bounds as follows:

BEGINNING, at a 1/2" iron rod found in the East Right-of-Way line of the Cast Iron Forest Road (Variable Width R.O.W.) being the Northwest corner of Lot 16, Block A of Old Grove Addition, also being the Southwest corner of Lot 1, Block 1 of Neidholt Addition;

THENCE, N16°10'52"W, along the East Right-of-Way line of Cast Iron Forest Road being the West line of Lot 1, Block 1 of Neidholt Addition in part, also being the West line of the Right-of-Way Dedication of Neidholt Addition a distance of 248.30 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Northwest corner of the Right-of-Way Dedication of Neidholt Addition;

THENCE, N80°22'47"E, along the East Right-of-Way line of Cast Iron Forest Road being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 1.55 feet to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 4050" found at the Southwest corner of Lot 2X, Block E of Old Grove Addition, also being the intersection of a non-tangent curve to the right;

THENCE, along the North line of the Right-of-Way dedication of Neidholt Addition along the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a chord bearing of N05°27'39"W, a chord length of 37.32 feet, a delta angle of 08°44'07", an arc length of 37.35 feet to a 1/2" iron rod with yellow plastic cap stamped "BEASLEY" found;

THENCE, N01°05'15"W, along the East Right-of-Way line of Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, a distance of 71.04 feet to a 1/2" iron rod at the intersection of a non-tangent curve to the left;

THENCE, along the East Right-of-Way line of the Cast Iron Forest Road, being the West line of Lot 2X, Block E of Old Grove Addition, along said non-tangent curve to the left, having a radius of 75.00 feet, a chord bearing of N12°19'05"W, a chord length of 29.19 feet, a delta angle of 22°26'39", an arc length of 29.38 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of Lot 1, Block E of Old Grove Addition, being the Northwest corner of Lot 2X, Block E of Old Grove Addition;

THENCE, N80°18'50"E, along the South line of Lot 1, Block E of Old Grove Addition being the North line of Lot 2X, Block E of Old Grove Addition, a distance of 267.95 feet to a 1/2" iron rod found in the Southwest Right-of-Way line of the John McCain Road (Variable Width Right-of-Way) being the Southeast corner of Lot 1, Block E of Old Grove Addition, also being the East corner of Lot 2X, Block E of Old Grove Addition, also being a point in the North line of the Right-of-Way Dedication of Neidholt Addition;

THENCE, S85°34'15"E, along the Southwest Right-of-Way line of John McCain Road, being the North line of the Right-of-Way Dedication of Neidholt Addition, a distance of 2.63 feet to a 1/2" iron rod with green cap stamped "EAGLE SURVEYING" set at the Northeast corner hereof;

THENCE, S00°51'07"E, leaving the South Right-of-Way line of John McCain Road, over and across the Right-of-Way dedication of Neidholt Addition in part, passing the Northwest corner of Lot 3, Block 1 of Neidholt Addition, being the Northeast corner of Lot 2, Block 1 of Neidholt Addition, continuing along the West line of Lot 3, Block 1 of Neidholt Addition, being the East line of Lot 2, Block 1 of Neidholt Addition, a distance of 417.47 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the North line of Lot 17X, Block A of Old Grove Addition being the Southwest corner of Lot 3, Block 1 of Neidholt Addition, also being the Southeast corner of Lot 2, Block 1 of Neidholt Addition;

THENCE, S89°00'13"W, along the South lines of Lots 2 and 1, Block 1 of Neidholt Addition, being the North line of Lot 17X, Block A of Old Grove Addition in part, also being the North line of Lot 16, Block A of Old Grove Addition in part, a distance of 194.02 feet to the POINT OF BEGINNING and containing an area of 2.20 Acres, or (95815 Square Feet) or land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, TOLL DALLAS TX, LLC, does hereby add to this plat, described herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Denton, Tarrant County, Texas, and do hereby dedicate the same to the public use for streets, rights-of-way, and ways shown thereon, and do hereby reserve the easements shown on this plat for the public use and accommodation of the utilities designed to use or upon the same. Any public utility shall have the right to remove and keep record of or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall also have the right to access and egress to and from and upon the said easement for the purpose of construction, reconstruction, inspection, and maintenance, without the necessity of any time or occurrence of the session of anyone. This plat is subject to all applicable ordinances, rules, regulations, and resolutions of the City of Denton, Texas.

OWNER: TOLL DALLAS TX, LLC, a Texas limited liability company

BY: _____
Authorised Agent _____ Date _____

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, MATTHEW RAABE, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Denton, Tarrant County, Texas.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a true and correct document.

Matthew Raabe, R.P.L.S. #6402

Date

REPLAT OLD GROVE ADDITION, PHASE II LOTS 1-3X, BLOCK 1 2.20 ACRES

A REPLAT OF LOTS 1 & 2, BLOCK 1 OF NEIDHOLT ADDITION
RECORDED IN VOLUME 388-123, PAGE 64, P.R.T.C.T.
AND LOT 2X, BLOCK E OF OLD GROVE ADDITION
RECORDED IN CABINET A, PAGE 9807, P.R.T.C.T.,
D.J. BEDDO SURVEY, ABSTRACT NO. 232,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Date: Oct 12, 2020, 12:11pm User: D: mmaly
File: S:\projects\612133\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\CH-61213301.dwg

GENERAL CONSTRUCTION NOTES

1.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF COLLEYVILLE AND GOVERNED BY THE CITY OF COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014), TEXAS DEPARTMENT OF TRANSPORTATION TEXAS STANDARD SPECIFICATION 1993 EDITION, AND THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION.
2.

A COPY OF THE COLLEYVILLE INFRASTRUCTURE CONSTRUCTION PROVISIONS AND DETAILS (JULY 2014) CAN BE OBTAINED FROM THE FOLLOWING CITY WEBSITE:
WWW.COLLEYVILLE.COM/PUBLICWORKS/ENGINEERINGDIVISION/CONSTRUCTIONSTANDARDSANDETAILS
3.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF COLLEYVILLE STANDARDS WHERE THEY DIFFER FROM NCTCOG STANDARDS.
4.

WORK PERFORMED IN THE STATE HIGHWAY RIGHT-OF-WAY, AN APPLICATION AND APPROPRIATE PLANS MUST BE SUBMITTED DIRECTLY TO TXDOT FOR REVIEW.
5.

A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT. CONTACT NUMBER 817-503-1366.
6.

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

UNDERGROUND FACILITY OWNER

811 (214) 869-8352

AT&T (214) 745-2964

AT&T TEXAS (CALL DIGTESS) (800) 344-8377

ATMOS ENERGY (817) 359-1313

CHARTER COMMUNICATIONS (817) 822-8745

CITY OF COLLEYVILLE (817) 748-8082

DIGTESS (LINE LOCATES) (800) 344-8377

8LEVEL (3) COMMUNICATIONS (877) 366-8344

ONCOR ELECTRIC DELIVERY (817) 215-6688

ONE SOURCE COMMUNICATIONS (817) 692-6042

TRI COUNTY ELECTRIC (817) 431-1541

VERIZON ENGINEERING (972) 578-3354

7.

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

8.

ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONSTRUCTION SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

9.

THIS ITEM SHALL GOVERN THE CONTROL MEASURES NECESSARY TO PREVENT AND CONTROL SOIL EROSION, SEDIMENTATION, AND WATER POLLUTION WHICH MAY DEGRADE RECEIVING WATERS INCLUDING RIVERS, STREAMS, LAKES, RESERVOIRS, GROUND WATER, AND WETLANDS. THE CONTROL MEASURES CONTAINED HEREIN SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION CONTRACT AND COORDINATED WITH ANY PERMANENT OR TEMPORARY POLLUTION CONTROL FEATURES SPECIFIED ELSEWHERE ON THE PLANS AND IN THE SPECIFICATIONS TO ASSURE EFFECTIVE AND CONTINUOUS WATER POLLUTION CONTROL THROUGHOUT THE CONSTRUCTION AND POST CONSTRUCTION PERIODS. THESE CONTROL MEASURES SHALL NOT BE USED AS A SUBSTITUTE FOR THE PERMANENT POLLUTION CONTROL MEASURES UNLESS OTHERWISE DIRECTED BY THE CITY IN WRITING. THE CONTROLS MAY INCLUDE SILT FENCES, STRAW BALE DIKES, ROCK BERMS, DIVERSION DIKES, INTERCEPTOR SWALES, SEDIMENT TRAPS, AND BASINS, PIPE SLOPE DRAINS, INLET PROTECTION, STABILIZED CONSTRUCTION ENTRANCES, SEEDING, MULCHING, SOIL RETENTION BLANKETS OR OTHER STRUCTURAL OR NON-STRUCTURAL STORM WATER POLLUTION CONTROL.

10.

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

11.

ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.
12.

RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP ONE (1) RECORD COPY OF ALL SPECIFICATIONS, DRAWINGS, ADDENDA, MODIFICATIONS, AND SHOP DRAWINGS AT THE SITE IN GOOD ORDER AND ANNOTATED TO SHOW ALL CHANGES MADE DURING THE CONSTRUCTION PROCESS. THESE DRAWINGS SHALL BE AVAILABLE TO THE ENGINEER AND THE CITY AND SHALL BE DELIVERED TO THE CITY UPON COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF FINAL PAYMENT AND/OR INITIAL ACCEPTANCE LETTER.

13.

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

14.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE OR AS DIRECTED BY THE CITY ENGINEER.

15.

THE CONTRACTOR SHALL KEEP RECORDS FOR RECORD DRAWINGS AND SHALL SUBMIT MARKUPS TO THE CITY INSPECTOR PRIOR TO SCHEDULING A FINAL WALKTHROUGH INSPECTION.

16.

PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH REPRESENTATIVES FROM THE GENERAL CONTRACTOR, SUB-CONTRACTORS, THE DESIGN ENGINEER, AND THE CITY OF COLLEYVILLE STAFF.

17.

ALL CONSTRUCTION MUST ADHERE TO THE CITY OF COLLEYVILLE TREE PRESERVATION ORDINANCE
- WATER IMPROVEMENTS
1.

THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.

2.

WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.

3.

ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY CITY PERSONNEL. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY CITY A OF COLLEYVILLE REPRESENTATIVE.

4.

FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS WILL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.

5.

ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7)WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.

6.

SERVICE LINE CONNECTORS, UNDER 2" SHALL BE CLASS K SOFT COPPER AND CONNECTED WITH COMPRESSION FITTINGS. ALL TAPS AND SERVICES SHALL BE CONSTRUCTED AS 1" OR LARGER. ¾" TAPS AND SERVICE LINES ARE PROHIBITED.

7.

WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.

8.

WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".

9.

WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.

10.

CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.

11.

ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE SHALL BE PAINTED KEMULSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATS OF PAINT OR UNTIL APPROVED BY THE CITY.

12.

ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMAC) NO BLOCK OUTS WILL BE ALLOWED.

13.

FIRE HYDRANTS SHALL BE EQUIPPED WITH 4-1/2" STORZ ADAPTER FOR CONNECTION WITH 5" HOSE.

14.

WHEN A WATER LINE IS BORED, THE CASING SHALL BE CAPPED AND VALVES ADDED ON EITHER SIDE.

15.

ALL FITTINGS AND BENDS SHALL HAVE MEGA LUG RETAINER GLANDS IN ADDITION TO STANDARD THRUST BLOCKING AS REQUIRED BY STANDARD DETAILS.

16.

FOR VALVES WITH OPERATING NUTS 6" BELOW GROUND SHALL BE INSTALLED WITH A 1AND1/4" SOLID STEM EXTENSION (DETAIL W-1).
- SANITARY SEWER IMPROVEMENTS
1.

SANITARY SEWER PVC PIPE SHALL BE SDR 35 IF DEPTH OF LINE IS 10' OR LESS AND SDR 26 IF DEPTH OF LINE IS GREATER THAN 10'.

2.

PIPE SHALL HAVE CL. B (S-8) EMBEDMENT, OR BETTER. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.

3.

AFTER COMPLETION OF ALL TESTING (I.E. MANDREL & AIR) CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE VIDEOTAPE TO PW INSPECTIONS.

4.

A 2" HIGH LETTER "S" SHALL BE STAMPED ON THE CURB TO MARK THE LOCATION OF THE SEWER SERVICES. THE SERVICE SHOULD BE LOCATED IN THE CENTER OF EACH LOT.

5.

CONTRACTOR TO PLACE A 3/4" PLYWOOD FALSE BOTTOM IN ALL SANITARY SEWER MANHOLES BEFORE PAVING CONTRACTOR BEGINS WORK.

6.

RIM ELEVATIONS OF THE PROPOSED SANITARY SEWER MANHOLES IN STREETS ARE TO BE CONSTRUCTED BY UTILITY CONTRACTOR AND ADJUSTED BY PAVING CONTRACTOR TO FINISHED GRADE AT TIME OF PAVING. BLOCK OUTS ARE NOT ALLOWED.

7.

MANHOLES 10' IN DEPTH OR LESS SHALL BE 4FT IN DIAMETER. 10 FT. PLUS OR DROP MANHOLES SHALL BE 5FT. IN DIAMETER.

8.

ALL DROP MANHOLES SHALL BE INSIDE DROPS AS PER DETAIL S-4.

9.

ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 300 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. IF THE DISTANCE BETWEEN MANHOLES EXCEEDS 300 L.F., A MINIMUM OF 2 TESTS PER LIFT SHALL BE TAKEN OR AS DIRECTED BY THE CITY. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF COLLEYVILLE HAS APPROVED ALL TRENCH WORK.

10.

ALL MANHOLES SHALL BE VACUUMED TESTED.

11.

ANY SERVICE TIE-IN TO AN EXISTING MANHOLE MUST BE CORED.

12.

CLEAN-OUTS TO BE PROVIDED ON ALL SERVICES AND LOCATED AT THE PROPERTY/ROW LINE.
- STORM DRAINAGE IMPROVEMENTS
1.

ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPIGOT AND JOINTED WITH RAM NECK.

2.

BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.

3.

AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.

4.

INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.

5.

ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.

6.

NO PRE-CAST INLETS ARE ALLOWED.
- OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GENERAL NOTES
- JOB NO.

61233-01

DESIGNED

MLM

DRAWN

MLM

CHECKED

CB

DATE

OCTOBER 2020

SHEET

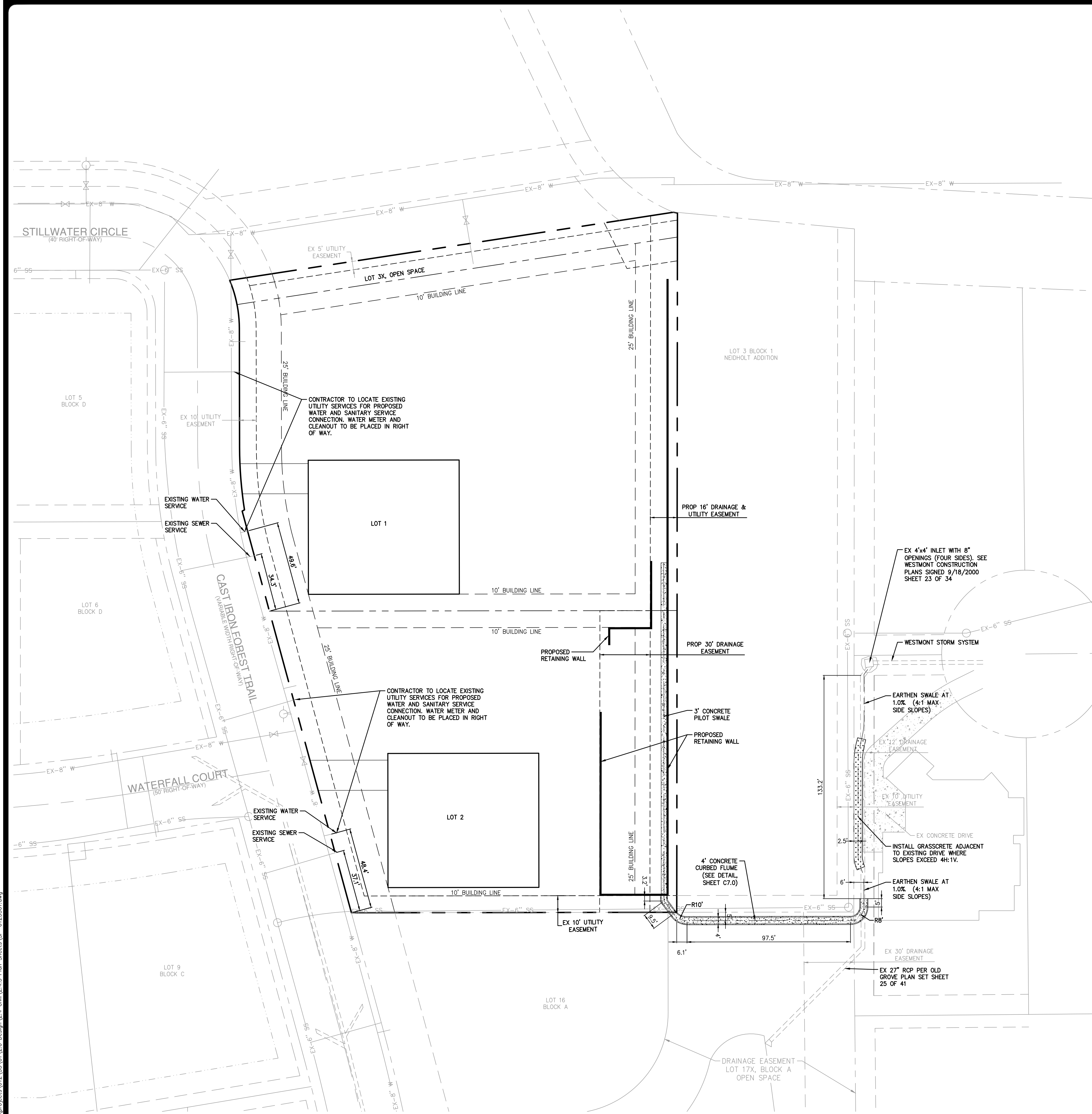
C2.0
- PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS

6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688

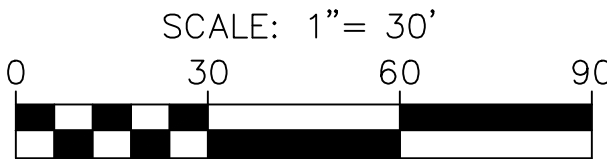
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- THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #12084
OCTOBER 12, 2020.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.
- CONSTRUCTION DOCUMENTS

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UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

EX-W	EXISTING WATER LINE
EX-GV	EXISTING GATE VALVE
EX-FH	EXISTING FIRE HYDRANT
EX-SS	EXISTING SANITARY SEWER LINE
EX-SM	EXISTING SANITARY SEWER MANHOLE

NOTES

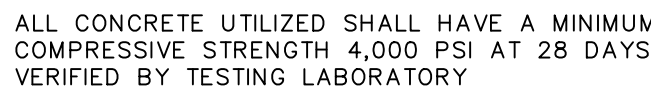
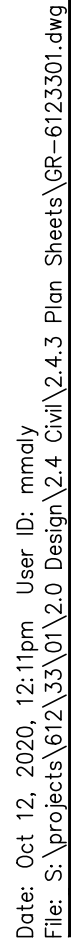
- ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. CONTRACTOR TO LOCATE EXISTING WATER AND SANITARY SEWER STUBS BUILT AS PART OF OLD GROVE PHASE 1. PREPARED BY GODWIN MARSHALL, DATED 3/21/2004.

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
SITE & UTILITY PLAN

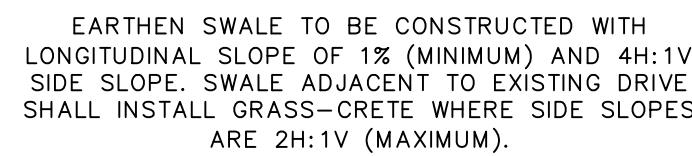
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DRAWN	MLM
CHECKED	CB
DATE	OCTOBER 2020
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OCTOBER 12, 2020.
IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

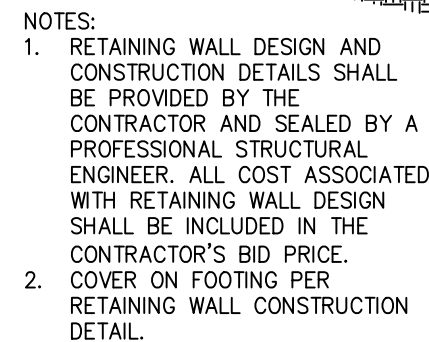
PAPE-DAWSON ENGINEERS
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470



FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



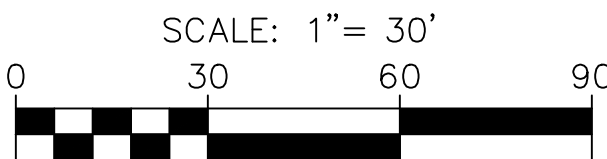
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL

NOT-TO-SCALE

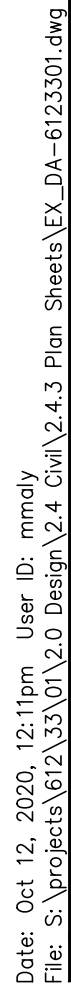
THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



	PROPOSED CONTOUR
	EXISTING CONTOUR
	FLOW ARROW
	FINISHED PAD
	FLOW LINE
	TOP OF WALL
	BOTTOM OF WALL
	SWALE FLOW LINE
	PROPOSED RETAINING WALL

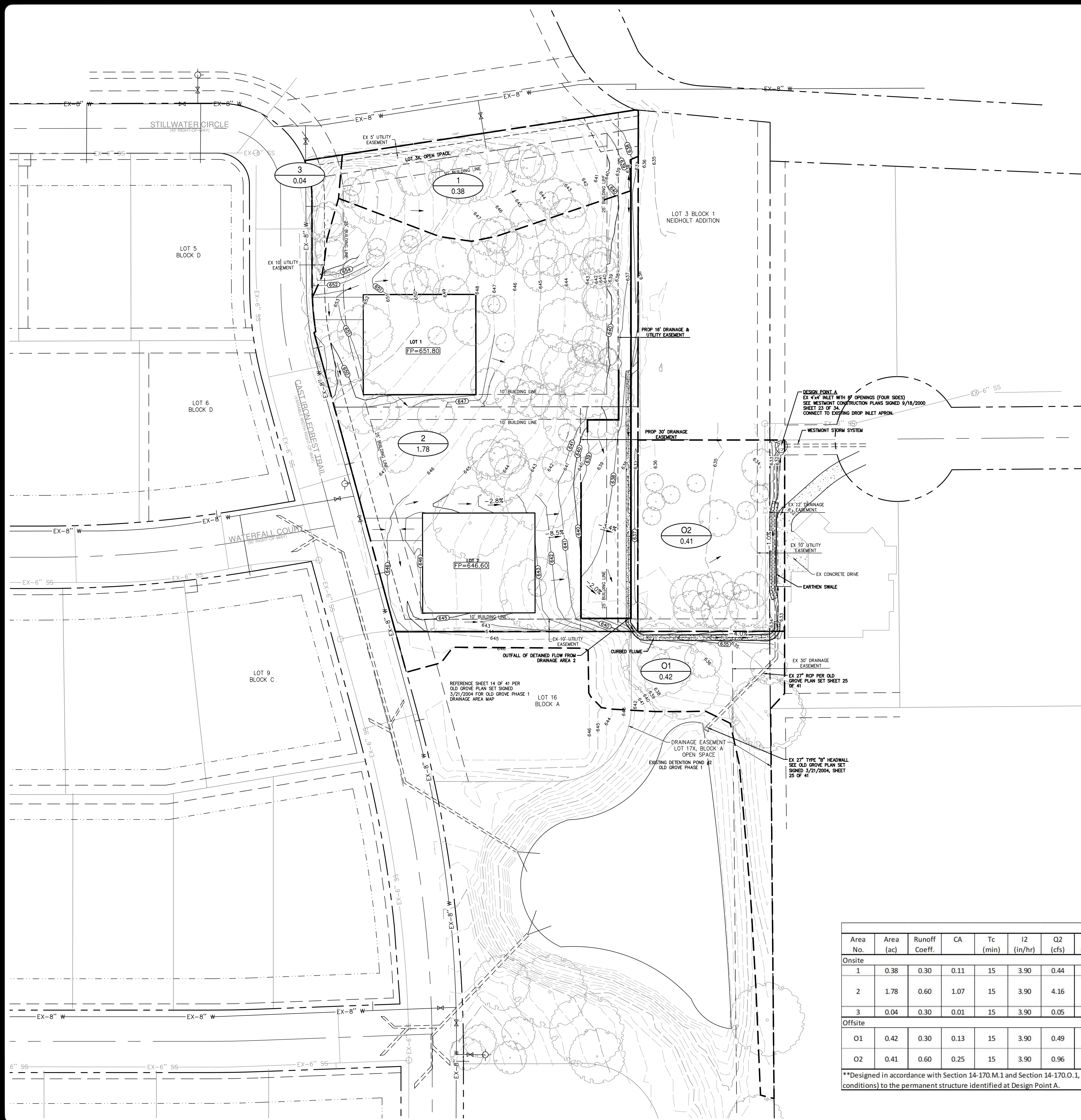
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
 2. ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
 3. WELL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION. SURFACES ARE AS ACTUAL. WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
 4. *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
 5. *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN ALL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
 6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCHES THICK LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
 7. GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
 8. CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
 9. INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE OTHER AREAS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
 10. CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
 11. NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
 12. REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXNBK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.



PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch
2	1.77	0.30	0.53	15	3.90	2.07	4.86	2.58	5.53	2.94	6.46	3.43	7.20	3.82	7.98	4.24	Sheet flow to Design Point A
3	0.05	0.30	0.02	15	3.90	0.06	4.86	0.07	5.53	0.08	6.46	0.10	7.20	0.11	7.98	0.12	Sheet flow to Cast Iron Forest Trail
Offsite																	
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow to Design Point A
Q2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A

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UTILITY NOTE

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SCALE: 1" = 40'



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE AREA
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)	
Onsite																	Sheet flow to existing bar ditch **Detailed to existing conditions and routed to Design Point A via curbed flume and earthen swale Sheet flow to Cast Iron Forest Trail
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	
2	1.78	0.60	1.07	15	3.90	4.16	4.86	5.19	5.53	5.91	6.46	6.90	7.20	7.69	7.98	8.52	
3	0.04	0.30	0.01	15	3.90	0.05	4.86	0.06	5.53	0.07	6.46	0.08	7.20	0.09	7.98	0.10	
Offsite																	Sheet flow to Design Point A via curbed flume and earthen swale Sheet flow to Design Point A via earthen swale
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	
**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.																	

**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.

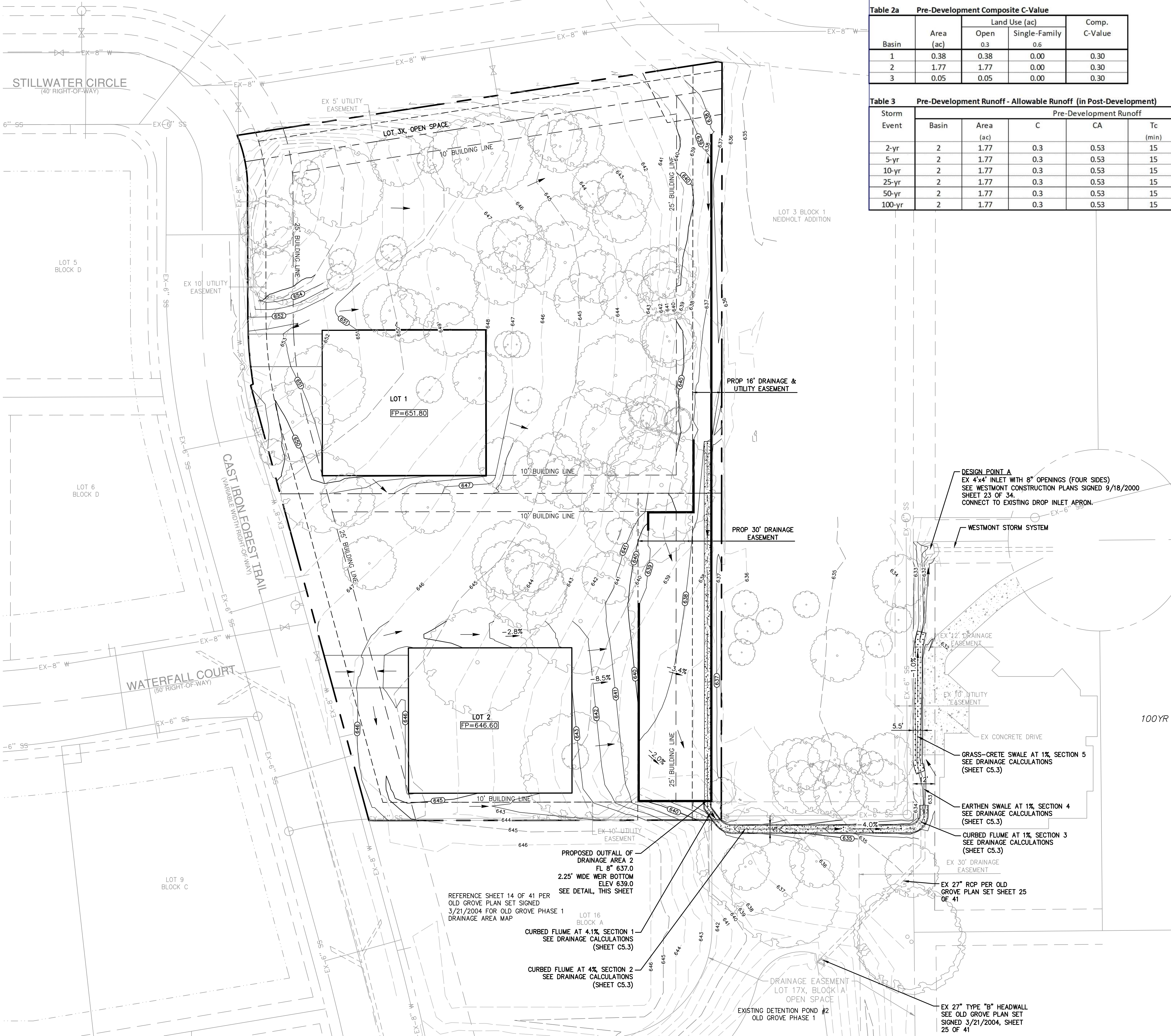
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6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.1

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Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

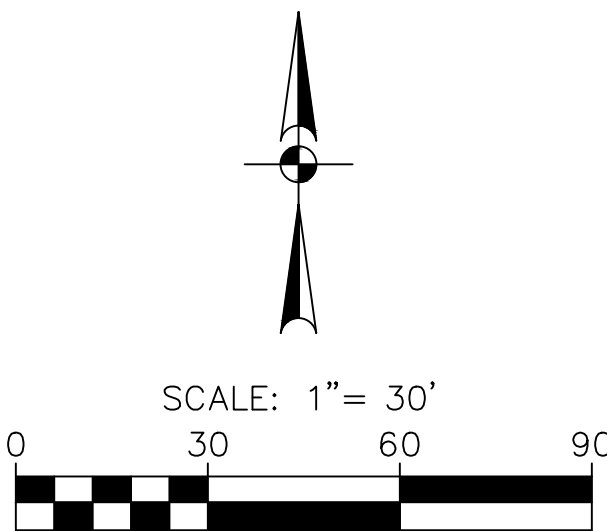
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

UTILITY NOTE

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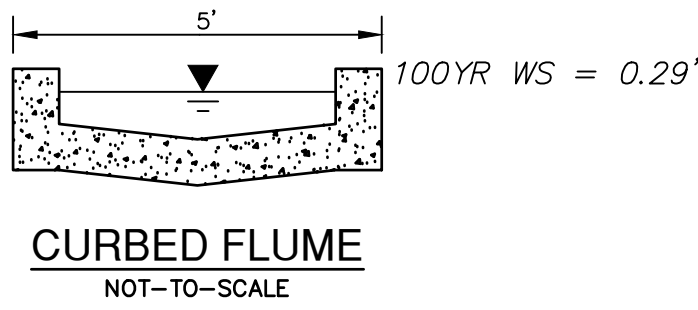


LEGEND

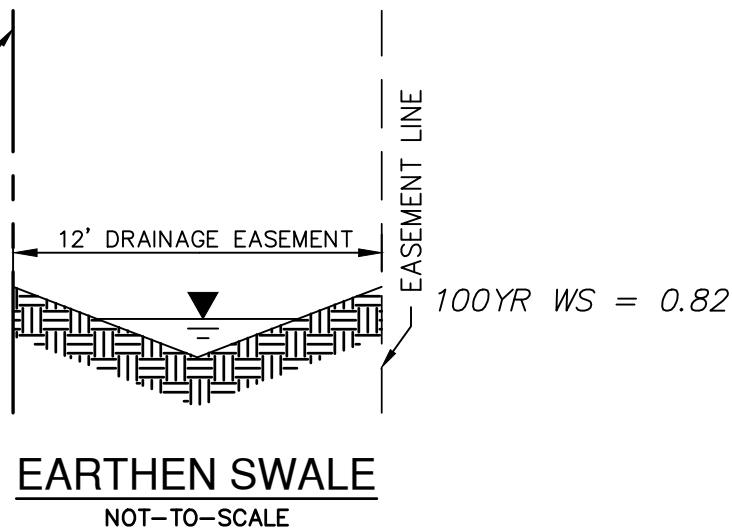
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA A-1 1.00 ACRES

NOTES

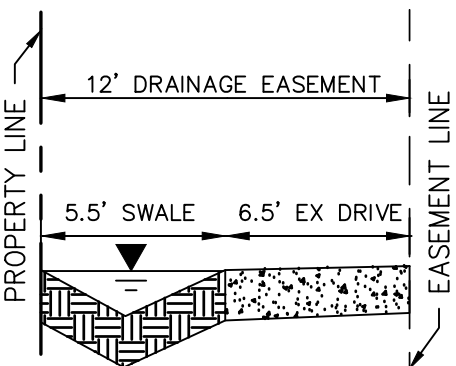
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



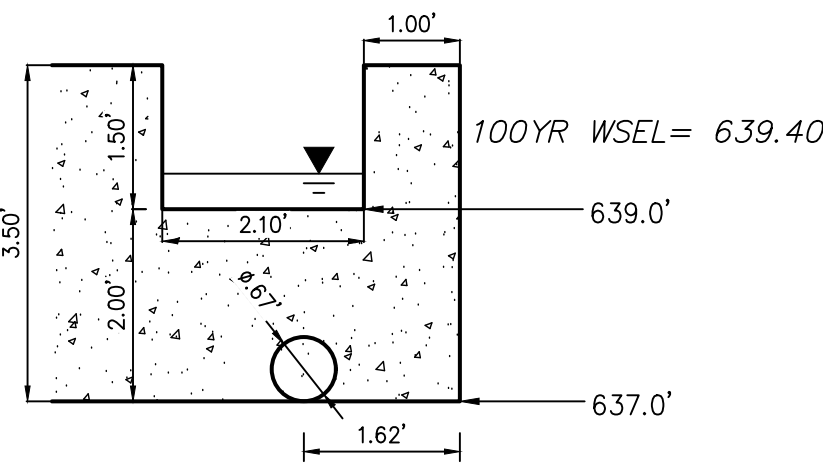
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

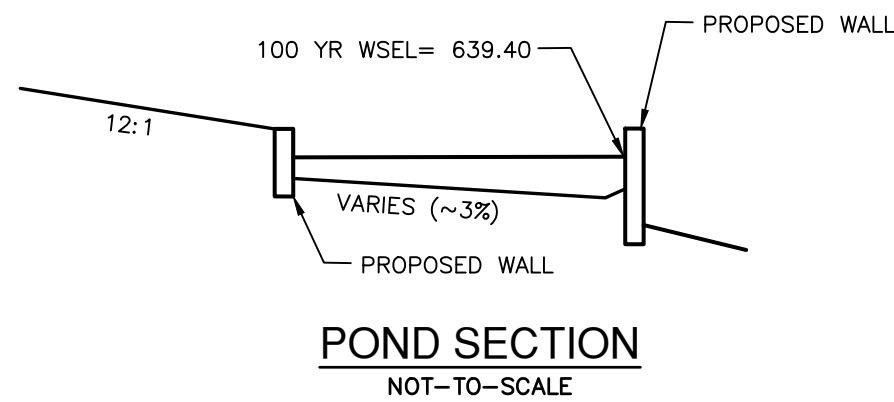


GRASS-CRETE SWALE
NOT-TO-SCALE



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS VERIFIED BY TESTING LABORATORY

OUTFALL STRUCTURE DETAIL
NOT-TO-SCALE



POND SECTION
NOT-TO-SCALE

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C5.2

**Old Grove - Phase II at Cast Iron Forest Trail
Modified Rational Detention Pond**

Table 4 Post-Development Required Detention Volume (Vreq)

Storm Event	Basin	Area (ac)	Tc (min)	C	Qa (cfs)	Td (min)	Vprelim (cu ft)	P180 (in)	Ptd (in)	Vreq (cu ft)	Vreq (ac-ft)
2-yr	2	1.78	15	0.6	2.07	28.75	2,337	2.19	1.29	4,000	0.09
5-yr	2	1.78	15	0.6	2.58	32.98	3,172	2.95	1.76	5,300	0.12
10-yr	2	1.78	15	0.6	2.94	34.85	3,750	3.46	2.07	6,300	0.14
25-yr	2	1.78	15	0.6	3.43	36.30	4,519	4.19	2.49	7,600	0.17
50-yr	2	1.78	15	0.6	3.82	37.35	5,147	4.77	2.83	8,700	0.20
100-yr	2	1.78	15	0.6	4.24	38.55	5,837	5.44	3.22	9,800	0.22

Detention calculations in Table 4 from Section 1.5.2 of Hydrology iSWM Manual.

Table 5 **Elevation - Volume - Discharge Rating Curve**

Evolution (ft)	Area (ft ²)	Area (ac)	Volume (ac-ft)	Q (cfs)
637.0	0	0.00	0.00	0.00
637.5	1,215	0.03	0.01	0.69
638.0	3,753	0.09	0.04	1.37
638.5	5,800	0.13	0.09	1.82
639.0	6,458	0.15	0.16	2.17
639.5	7,897	0.18	0.24	4.78
640.0	9,635	0.22	0.34	9.25
640.5				

Table 6 **Outlet Structure**

Orifice	Diam (in)	8	# of Pipes		1
	Flow Line	637.00			
	Ke	0.6			
Weir1	Length (ft)	2.1	Bottom Elev	639.00	
	Height (ft)	1.50	Top Elev	640.50	
	Ke		Weir C	3.1	
Outfall	Diam (in)	8			
	Slope (ft/ft)	0.0100			
	Length (ft)	0.5			

Table 7 Proposed Detention Storage Volume

Storv Event	Qa (cfs)	Vreq		Design WSEL ¹ (ft)	Qout ² (cfs)	Qout / Qa	Vprovided ³	V / Vreq	Freeboard (ft)	Delta Qa-Qout (cfs)
		(cu ft)	(ac ft)							
2-yr	2.07	4,000	0.09	638.86	2.07	✓ 100.0%	0.14	✓153.4%	1.64	0.00
5-yr	2.58	5,300	0.12	639.08	2.58	✓ 100.0%	0.17	✓142.7%	1.42	0.00
10-yr	2.94	6,300	0.14	639.15	2.94	✓ 100.0%	0.18	✓127.8%	1.35	0.00
25-yr	3.43	7,600	0.17	639.24	3.43	✓ 100.0%	0.20	✓114.9%	1.26	0.00
50-yr	3.82	8,700	0.20	639.32	3.82	✓ 100.0%	0.21	✓106.6%	1.18	0.00
100-yr	4.24	9,800	0.22	639.40	4.23	✓ 100.0%	0.23	✓100.4%	1.10	0.00

Design Notes:

1. Design WSEL determined iteratively based on interpolation of Q_a against Q_{total} from Table 5.
2. Q_{out} calculated based on outlet structure hydraulic information in Table 6 and Design WSEL.
3. $V_{provided}$ determined by comparing Design WSEL against Elevation-Volume in Table 5.

Tarrant County

	Return Period							
	1	2	5	10	25	50	100	500
e	0.82169	0.81144	0.81423	0.79952	0.79381	0.78265	0.77982	0.69850
b	43.653	51.393	71.154	77.103	90.982	97.721	110.202	87.16
d	8	9	12	12	13	13	14	2
a	95.835	121.96	170.81	203.93	247.1	282.6	322.07	-
b	13.425	15.704	19.435	21.09	22.366	23.302	24.388	-

	e	b	d	a	b
1-yr	0.82169	43.653	8	95.835	13.425
2-yr	0.81144	51.393	9	121.96	15.704
5-yr	0.81423	71.154	12	170.81	19.435
10-yr	0.79952	77.103	12	203.93	21.093
25-yr	0.79381	90.982	13	247.1	22.366
50-yr	0.78265	97.721	13	282.6	23.302
100-yr	0.77982	110.202	14	322.07	24.388

Formulas from Section 1.5.2 of iSWM Criteria Manual:

$$T_d = \sqrt{\frac{2CAab}{Q_a}} \cdot b$$

$$V_{\text{preliminary}} = 60 [CAa - (2CabAQ_a)^{1/2} + (Q_a/2) (b-t_c)]$$

$$V_{\text{max}} = V_{\text{preliminary}} \cdot P_{180}/P_{td}$$

Curbed Flume Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Bottom Width (ft)	Curb Height (in)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 1	Manning Formula	0.013	0.0411	0.2	3	6	4.23	0.59	3.39	0.17	3	0.4	0.00458	7.19	0.8	1	2.86	Supercritical
Section 2	Manning Formula	0.013	0.0400	0.19	4	6	5.23	0.74	4.37	0.17	4	0.38	0.00429	7.07	0.77	0.95	2.87	Supercritical
Section 3	Manning Formula	0.013	0.0100	0.29	4	6	5.23	1.15	4.57	0.25	4	0.38	0.00429	4.55	0.32	0.61	1.5	Supercritical
Earthen Swale Calculations																		
Label	Friction Method	Roughness Coefficient	Channel Slope (ft/ft)	Normal Depth (ft)	Left Side Slope (ft/ft)	Right Side Slope (ft/ft)	Discharge (ft³/s)	Flow Area (ft²)	Wetted Perimeter (ft)	Hydraulic Radius (ft)	Top Width (ft)	Critical Depth (ft)	Critical Slope (ft/ft)	Velocity (ft/s)	Velocity Head (ft)	Specific Energy (ft)	Froude Number	Flow Type
Section 4	Manning Formula	0.03	0.0100	0.82	4	4	7.2	2.69	6.76	0.4	6.56	0.73	0.01914	2.68	0.11	0.93	0.74	Subcritical
Section 5	Manning Formula	0.03	0.0100	0.99	2.5	2.5	7.2	2.44	5.32	0.46	4.94	0.88	0.01907	2.95	0.13	1.12	0.74	Subcritical

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ROVE - GRADING AND DRAINAGE
TILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION CALCULATIONS

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020

C5.3

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UTILITY NOTE

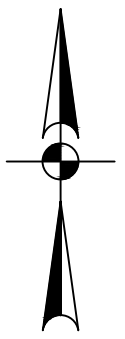
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NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- TREE PROTECTION TO BE INSTALLED PER TREE SURVEY PLAN PROVIDED BY STUDIO 13 DESIGN GROUP AND SEALED JANUARY 2018. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY CHANGES OR FIELD OBSERVATIONS DIFFERING FROM THIS PLAN PRIOR TO CONSTRUCTION AND GRADING.

LEGEND

- 600--- EXISTING CONTOUR
- (67.8)--- PROPOSED CONTOUR
- FLOW ARROW
- //--- SILT FENCE
- //--- LIMITS OF DISTURBANCE
- ()--- TREE PROTECTION FENCE (SEE NOTE 2)
- ()--- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



SCALE: 1" = 30'



EROSION & SEDIMENT CONTROL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY OTHERS. REFER TO THE SWPPP FOR ADDITIONAL REQUIREMENTS.
- THE GENERAL CONTRACTOR, AS THE TCEQ DEFINES "OPERATOR," SHALL PERFORM ALL REQUIRED INSPECTIONS OF STORM WATER CONTROLS AND PRACTICES AT FREQUENCIES OUTLINED IN THE TPDES GENERAL PERMIT AND SHALL FILL OUT APPROPRIATE INSPECTION FORMS (AS PROVIDED IN THE SWPPP) UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GENERAL CONTRACTOR (AND ALL SUBCONTRACTORS INVOLVED WITH ANY CONSTRUCTION ACTIVITIES RELATED TO EARTHWORK, EROSION CONTROL, ETC. OR WHICH UTILIZE POSSIBLE POLLUTANTS AS DEFINED IN THE TPDES GENERAL PERMIT) SHALL REVIEW AND ADHERE TO THE SWPPP FOR THE PROJECT, AS WELL AS ALL THE TCEQ REQUIREMENTS SET FORTH IN THE TPDES GENERAL PERMIT.
- ADDITIONAL EROSION CONTROL DEVICES AND/OR ADJUSTMENT OF LOCATIONS FOR EROSION CONTROL MAY BE IMPLEMENTED BY THE CONTRACTOR AT HIS DISCRETION AND/OR IN THE OPINION OF THE CITY INSPECTOR, AT NO ADDITIONAL EXPENSE TO THE OWNER. THE ADDITION OR DELETION OF ANY EROSION CONTROL MEASURE MAY REQUIRE THAT THE SWPPP BE MODIFIED IN ACCORDANCE WITH THE TCEQ'S TPDES GENERAL PERMIT GUIDELINES.
 - EXCAVATION CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF SILT BARRIERS, CHECK DAMS, AND CONSTRUCTION ENTRANCE/EXIT.
 - UTILITY CONTRACTOR (WATER, SEWER & STORM DRAIN) TO BE RESPONSIBLE FOR INSTALLATION OF STAGE 1 AND STAGE 2 INLET PROTECTION.
 - OWNER TO BE RESPONSIBLE FOR SEEDING AND FINAL REMOVAL OF EROSION CONTROLS.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL DEVICES ALREADY IN PLACE. CONTRACTOR SHALL REMOVE AND REPLACE EROSION CONTROL AS NEEDED FOR CONSTRUCTION OR ACCESS. ALL EROSION CONTROL MUST BE IN PLACE AT THE END OF EACH DAY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO USE WHATEVER MEANS ARE NECESSARY TO CONTROL AND LIMIT SILT AND SEDIMENT LEAVING THE SITE. SPECIFICALLY, THE CONTRACTOR SHALL PROTECT ALL PUBLIC STREETS, ALLEYS, STREAMS, STORM DRAIN SYSTEMS, INLETS, AND ADJACENT PROPERTY FROM EROSION DEPOSITS. THE CONTRACTOR SHALL ASSUME LIABILITY FOR DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT OF WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL EROSION CONTROL PROCEDURES SHOWN AND NOTED IN THESE PLANS AND THE SWPPP.
- ALL EROSION CONTROL DEVICES TO BE INSPECTED, CLEANED, AND/OR REPLACED AFTER EACH STORM.
- USE OF ON-SITE FUEL STORAGE TANKS IS DISCOURAGED, HOWEVER, IF USED, THE PREVENTION OF HAZARDS TO THE GROUND WATER IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR UTILIZING SAID STORAGE. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - HAZARDOUS WASTE MANAGEMENT.
- A CENTRALIZED PIT/WASH BASIN SHALL BE CONSTRUCTED ON-SITE FOR THE PURPOSE OF CONCRETE TRUCK WASHING. SEE N.C.T.C.O.G. CONSTRUCTION BMP MANUAL SECTION 4 - CONCRETE WASTE MANAGEMENT.
- CONTRACTORS SHALL PARK, STORE EQUIPMENT AND MATERIALS AND SERVICE VEHICLES AT THE "PARKING AND STORAGE AREA". THE LOCATION OF SAID AREA IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- CONSTRUCTION ENTRANCES ARE TO BE INSTALLED AT ALL POINTS WHERE EQUIPMENT ENTERS OR LEAVES THE SITE. THE LOCATION OF SAME IS TO BE APPROVED BY THE OWNER OR HIS REPRESENTATIVE.
- EROSION CONTROLS TO REMAIN IN PLACE AND TO BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
- EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLET OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY MEASURES, INCLUDING FLOOD DAMAGE WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE AT THE CONCLUSION OF ANY PROJECT. ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DREGGED OF ANY SEDIMENT GENERATED BY THE PROJECT AS A RESULT OF EROSION CONTROL MEASURES.
- ALL WASH WATER SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN WASH WATER POLLUTANTS AND STORM RUNOFF DISCHARGED FROM THIS SITE.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY PLANTED AND/OR SEEDED AND WATERED.
- DISTURBED AREAS ON THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY CEASED AND AREAS WHERE FINAL GRADE HAS BEEN ACHIEVED SHALL BE PERMANENTLY PLANTED AND/OR SEEDED WITHIN 14 DAYS.
- PLANTING AND/OR SEEDING OF VEGETATED AREAS TO ACCOMPLISH STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH THE LANDSCAPING PLAN. AREAS BEYOND THE LIMITS OF THE LANDSCAPING PLAN (OR WHEN A LANDSCAPING PLAN DOES NOT EXIST) SHALL BE HYDROMULCHED WITH HIGHWAY MIX AND WATERED WITH TEMPORARY ABOVE GROUND IRRIGATION UNTIL THE VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SILT IN ANY STORM SEWER INLETS AND PIPES, AND ALONG SILT FENCES, WITHIN 48 HOURS AFTER INSPECTIONS OF DEVICES REVEALS THE PRESENCE OF EXCESS SILTATION.
- SILT FENCES SHALL BE PLACED AROUND STOCKPILES USED ON THE SITE.
- THE CONTRACTOR SHALL MODIFY THIS PLAN TO SHOW LOCATIONS OF TEMPORARY WASHDOWN AREA, PORTABLE TOILETS, EQUIPMENT MAINTENANCE/REPAIR AREAS, STOCKPILE AREAS, FUEL STORAGE AREAS, ETC. AND POLLUTANT CONTROLS FOR EACH.

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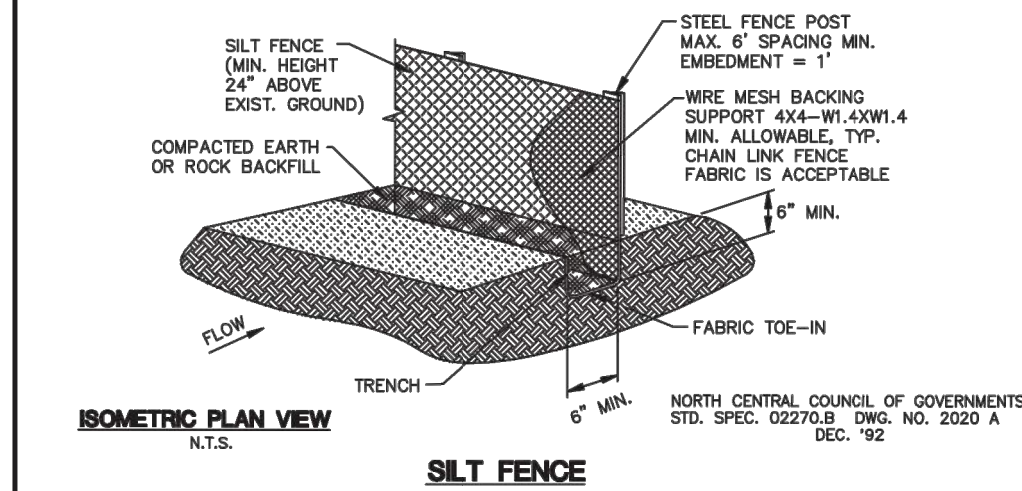
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**OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
EROSION CONTROL PLAN**

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET **C6.0**

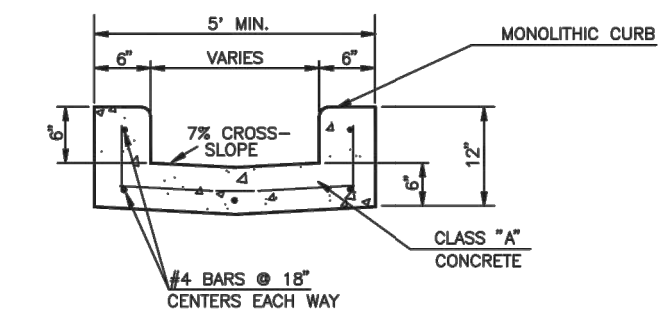
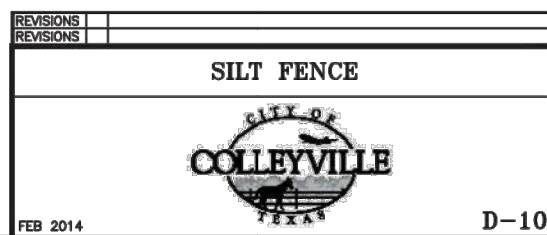
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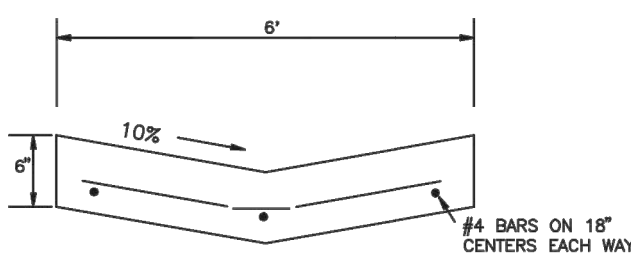


- SILT FENCE**
- GENERAL NOTES:
1. STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
 2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN, (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
 3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
 4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
 5. INSPECTION SHALL BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
 7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NORTH CENTRAL COUNCIL OF GOVERNMENTS
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DEC. '92

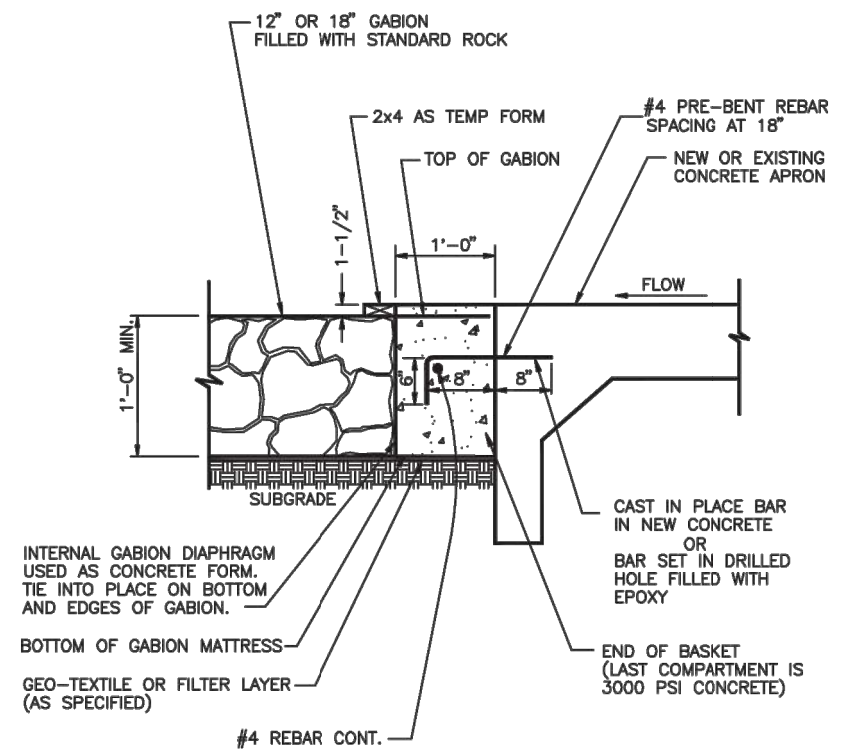


CONCRETE FLUME
N.T.S.

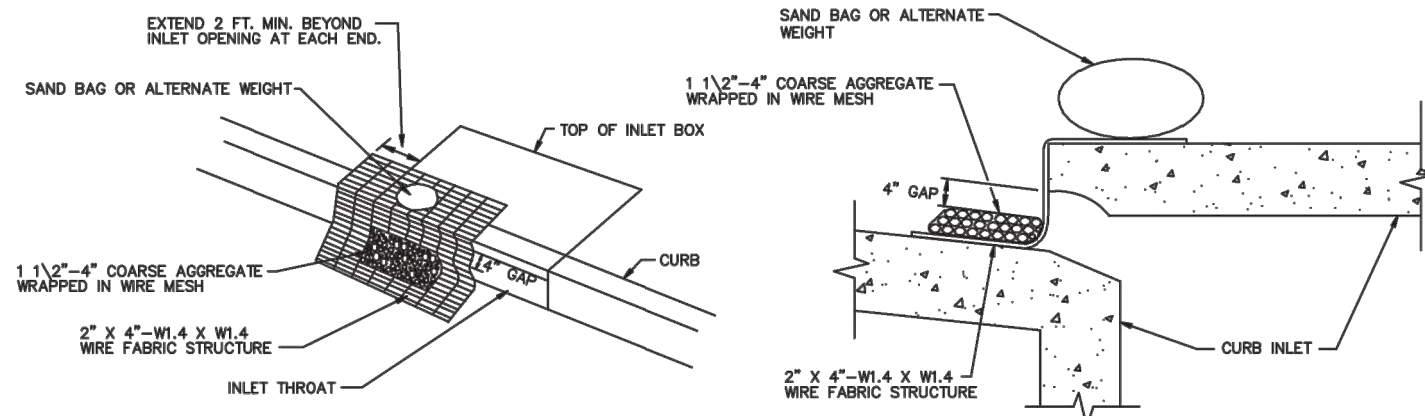
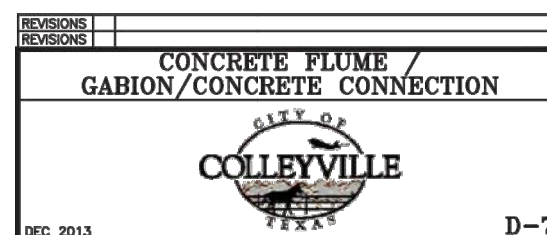


CURBS MAY BE OMITTED AND USE THE VALLEY SECTION WHEN OVERFLOW IS 10 CFS OR LESS OR WHEN FLOW CAN BE CONTAINED WITHIN THE CONCRETE SECTION.

ALTERNATE
N.T.S.

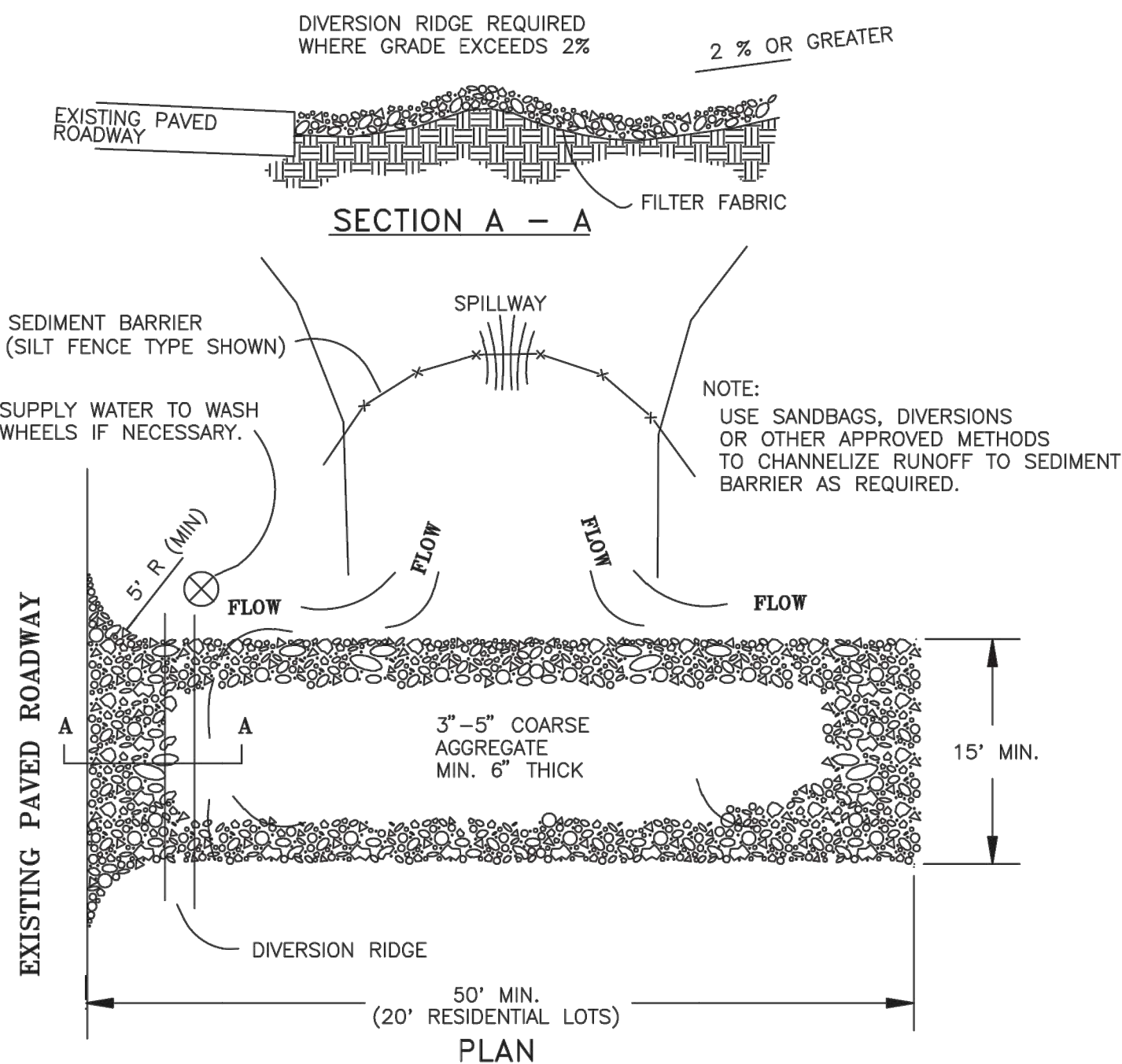
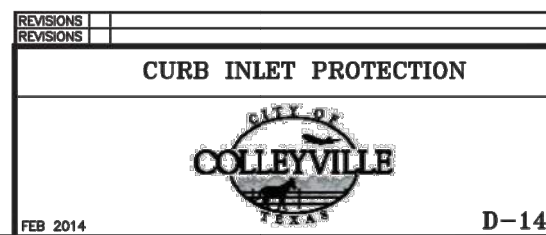


GABION MATTRESS TO CONCRETE ATTACHMENT DETAIL
N.T.S.

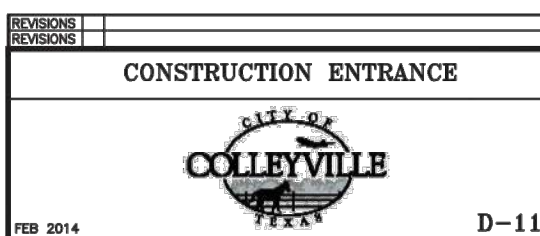


CURB INLET PROTECTION DETAIL
N.T.S.

- NOTES:
1. WIRE MESH BACKING MUST BE OF SUFFICIENT STRENGTH TO SUPPORT STONE FOR CURB INLETS, WITH WATER FULLY IMPOUNDED AGAINST IT.
 2. STONE IS 3"-5" IN SIZE AND CLEAN.
 3. FORM THE WIRE FABRIC STRUCTURE TO THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET. PLACE CLEAN STONE WRAPPED IN WIRE MESH IN SUCH A MANNER AS TO PREVENT WATER FROM ENTERING THE INLET UNDER OR AROUND THE STONES.
 4. THIS TYPE OF INLET PROTECTION MUST BE INSPECTED FREQUENTLY AND THE STONE REPLACED WHEN CLOGGED WITH SEDIMENT.
 5. ASSURE THAT STORM FLOW DOES NOT BYPASS INLET BY INSTALLING TEMPORARY EARTH OR ASPHALT Dikes DIRECTING FLOW INTO INLET.
 6. CONSTRUCT SIMILAR TYPE STRUCTURE AT BACK OF PROPOSED CURB INLETS WITH OPEN BACKS.
 7. STONE WRAPPED IN WIRE MESH MUST BE SECURED TO THE WIRE BACKING WITH CLIPS OR HDG RINGS AT THIS LOCATION.
 8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
 9. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORMWATER BEGINS TO OVERTOP THE CURB.
 10. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.



TEMPORARY STONE CONSTRUCTION
ENTRANCE / EXIT
N.T.S.



UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

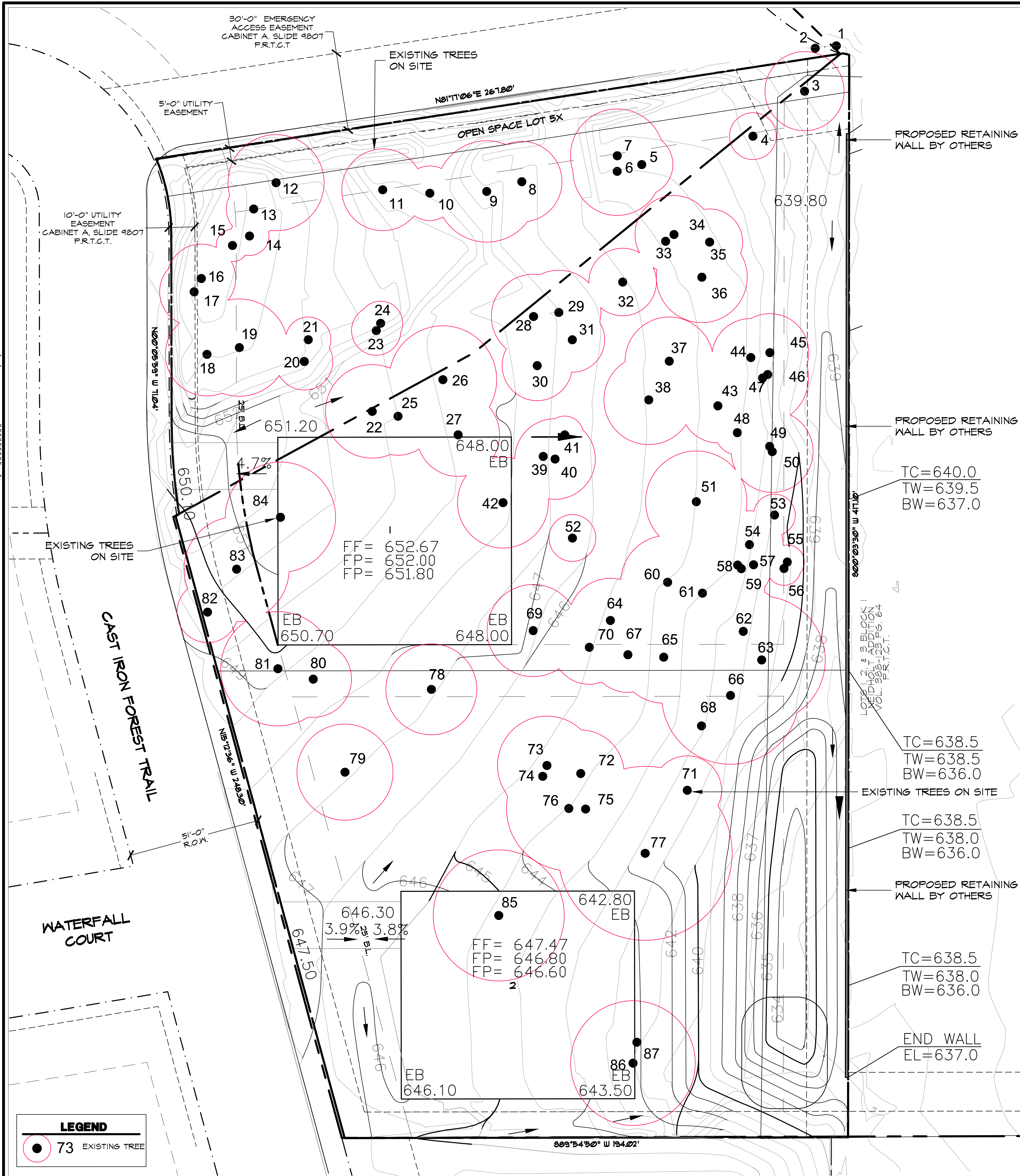
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
CONSTRUCTION DETAILS

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C7.0

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EXISTING TREE COVERAGE

- TOTAL PROPERTY AREA = 95,724SF
- TOTAL CANOPY COVERAGE ON SITE = 44,870SF

1

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
1971
JULY 10, 2018

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

TREE SURVEY

Tree Survey Plan

Old Grove, Ph. 2

City Colleyville, Tarrant County, Texas

PLAN REVIEW REVISIONS	BY	DATE
1	MRH	7-5-2018

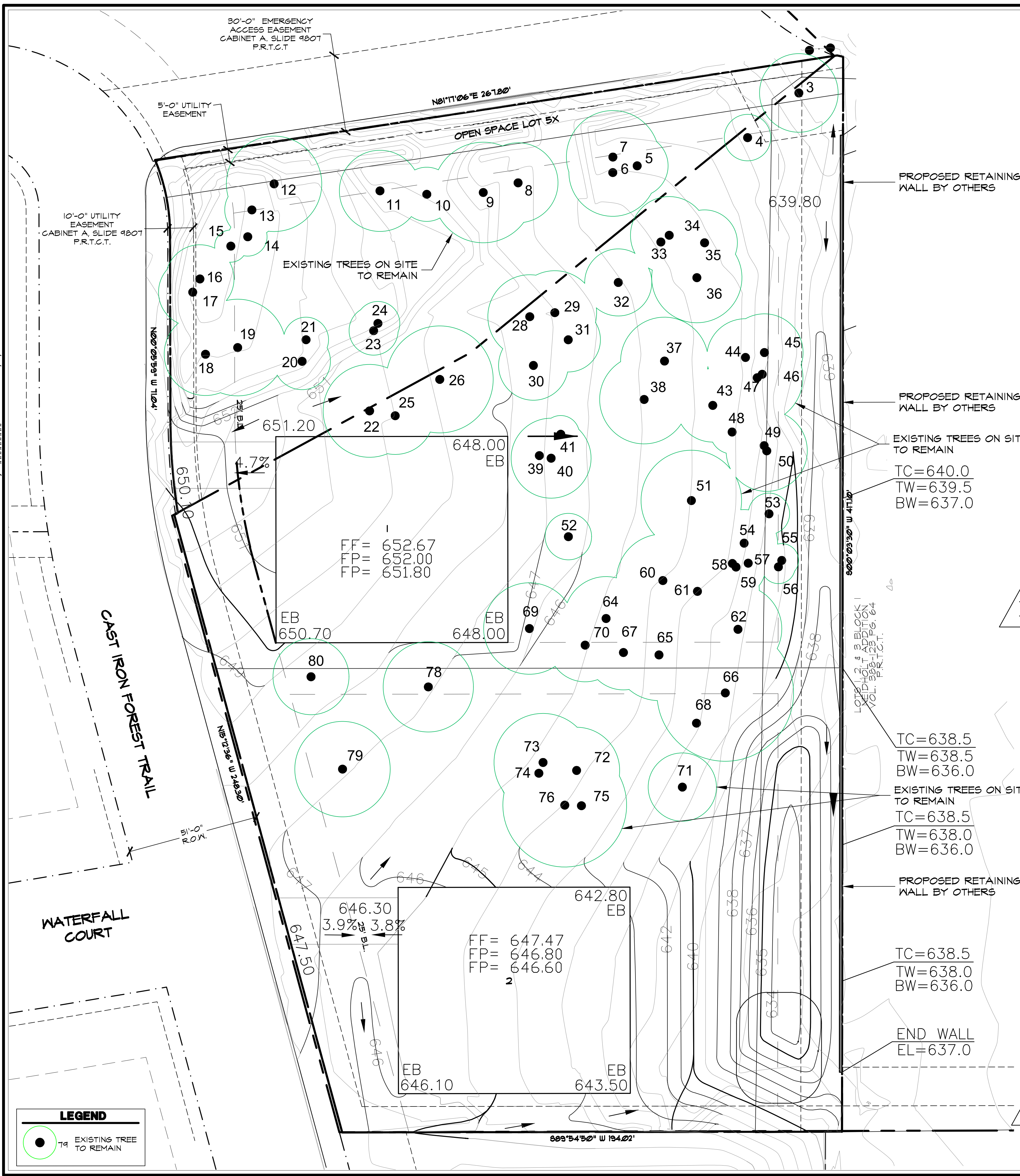
PROJECT

TBI013

SHEET

TR1 of 3

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Old Grove, Ph. 2							
Colleyville, Texas							
TR. NO.	SIZE	COMMON NAME	SCIENTIFIC NAME	STATUS	EXEMPT / NON-EXEMPT	REMOVE / REMAIN	LOCATION
1	0	Post Oak	Quercus Stellata	Poor - Unilateral - Cavity - Canopy Dieback	Exempt	Remain	Off Site - NE Corner
2	0	Post Oak	Quercus Stellata	Good Condition	Exempt	Remain	Off Site - NE Corner
3	15.25	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Open Space Lot 5X
4	0	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
5	12	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
6	17	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
7	18	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
8	15.5	Post Oak	Quercus Stellata	Wire in Trunk	Non-Exempt	Remain	Lot 1
9	19.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
10	10.5	Post Oak	Quercus Stellata	Good Condition	Non-Exempt	Remain	Lot 1
11	15.75	Cedar Elm	Ulmus Crassifolia	Good Condition	Non-Exempt	Remain	Lot 1
12	18.5	Post Oak	Quercus Stellata	75% Dead - Canopy Dieback	Exempt	Remain	Lot 1
13	10.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
14	7.5	Post Oak	Quercus Stellata	Poor - Vines - Canopy Dieback	Exempt	Remain	Lot 1
15	6.25	Post Oak	Quercus Stellata	Poor - Vines	Non-Exempt	Remain	Lot 1
16	13.25	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Non-Exempt	Remain	Lot 1
17	13.25	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
18	16	Post Oak	Quercus Stellata	OK	Exempt	Remain	Lot 1
19	18.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
20	11	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 1
21	8.75	Easter Red Cedar	Juniperus Virginiana	OK	Exempt	Remain	Lot 1
22	16	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
23	9.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
24	8.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
25	15	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
26	20.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
27	16	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	Poor - Understory - Leaning	Exempt	Remain	Lot 1
47	17.75	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Vines	Exempt	Remain	Lot 1
48	8.5	Mexican Plum	Prunus Mexicana	Understory	Exempt	Remain	Lot 1
49	14	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
50	15.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
51	19.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
52	9	Chinaberry	Melia Azadirach	Cavity	Exempt	Remain	Lot 1
53	8	Mexican Plum	Prunus Mexicana	Poor	Non-Exempt	Remain	Lot 1
54	13	Post Oak	Quercus Stellata	Canopy Dieback	Non-Exempt	Remain	Lot 1
55	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
56	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
57	6.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
58	9.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
59	11.5	Post Oak	Quercus Stellata	Understory	Non-Exempt	Remain	Lot 1
60	18	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 1
61	24	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
62	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
63	24.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
64	25	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
65	17.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
66	26.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback	Exempt	Remain	Lot 2
67	14.5	Post Oak	Quercus Stellata	Poor - Cavity - Canopy Dieback	Exempt	Remain	Lot 1
68	10	Hackberry	Celtis Occidentalis	OK	Exempt	Remain	Lot 2
69	17.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
70	14.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
71	13.25	Chinaberry	Melia Azadirach	Canopy Dieback	Exempt	Remain	Lot 2
72	16.75	Post Oak	Quercus Stellata	Poor - Cavity - Leaning	Exempt	Remain	Lot 2
73	19	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
74	15.5	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
75	12.75	Post Oak	Quercus Stellata	Understory - Leaning	Exempt	Remain	Lot 2
76	24	Post Oak	Quercus Stellata	Poor - Cavity	Exempt	Remain	Lot 2
77	33.5	Post Oak	Quercus Stellata	Poor - Canopy Dieback - Wind Damage	Exempt	Remain	Lot 2
78	17.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
79	18.5	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 2
80	14.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 2
81	22	Post Oak	Quercus Stellata	Poor - Dying - Cavity - Lightning Damage - Ants	Exempt	Remove	Lot 1
82	11.75	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
83	20.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1
84	21.25	Post Oak	Quercus Stellata	Poor - Wind Damage	Exempt	Remove	Lot 1 - Building Pad
85	25.25	Post Oak	Quercus Stellata	Canopy Dieback - Ants	Exempt	Remove	Lot 2 - Building Pad
86	24	Pecan	Carya Illinoensis	OK	Non-Exempt	Remove	Lot 2 - Building Pad
87	9	Hackberry	Celtis Occidentalis	Understory	Exempt	Remove	Lot 2 - Building Pad

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES (on-site)	NUMBER OF EXEMPT TREES REMOVED	CALIPER INCHES EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	CALIPER INCHES NON-EXEMPT TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (1" CALIPER)
Post Oak	71	1110	8	158.5	0	0	0
Blackjack Oak	0	0	0	0	0	0	0
Live Oak	0	0	0	0	0	0	0
Bald Cypress	0	0	0	0	0	0	0
Chinaberry	2	22.25	0	0	2	0	0
Persimmon	0	0	0	0	0	0	0
Cottonwood	0	0	0	0	0	0	0
Loblolly Pine	0	0	0	0	0	0	0
Mulberry	0	0	0	0	0	0	0
Gum Bumelia	1	7.25	0	0	1	24	0
Pecan	1	24	0	0	1	24	0
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%

- TOTAL CANOPY COVERAGE 44,870sf

- TOTAL SITE 45,729sf

TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,293sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS

- TOTAL PROPERTY AREA = 45,729sf

- TOTAL CANOPY COVERAGE ON SITE = 44,870sf

46.8% CANOPY COVERAGE ON SITE

50% MIN. CANOPY COVERAGE TO BE PRESERVED

74.3% OF EXISTING CANOPY COVERAGE REMAINING

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY

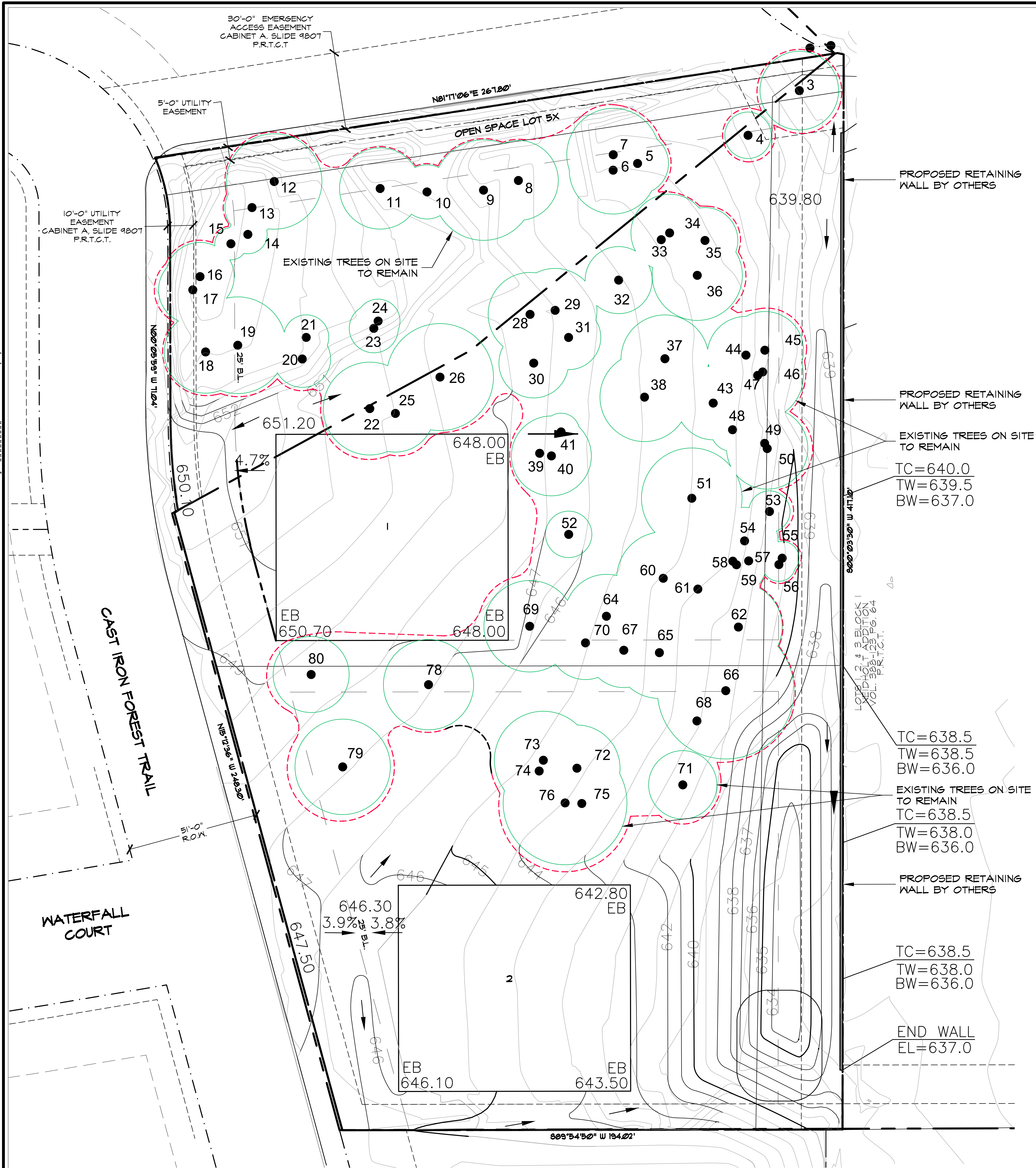
Tree Mitigation Plan
Old Grove, Ph. 2
City Colleyville, Tarrant County, Texas

DATE	7-5-2018
BY	MH
PLAN REVIEW REVISIONS	
REVISED PER CIVIL CHANGES	
#	1

PROJECT
TBI013

SHEET
TR2 of 3

Drawing: \\Studio13main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
Plotted by: ##### Plot Date: 7/5/2018 2:59 PM

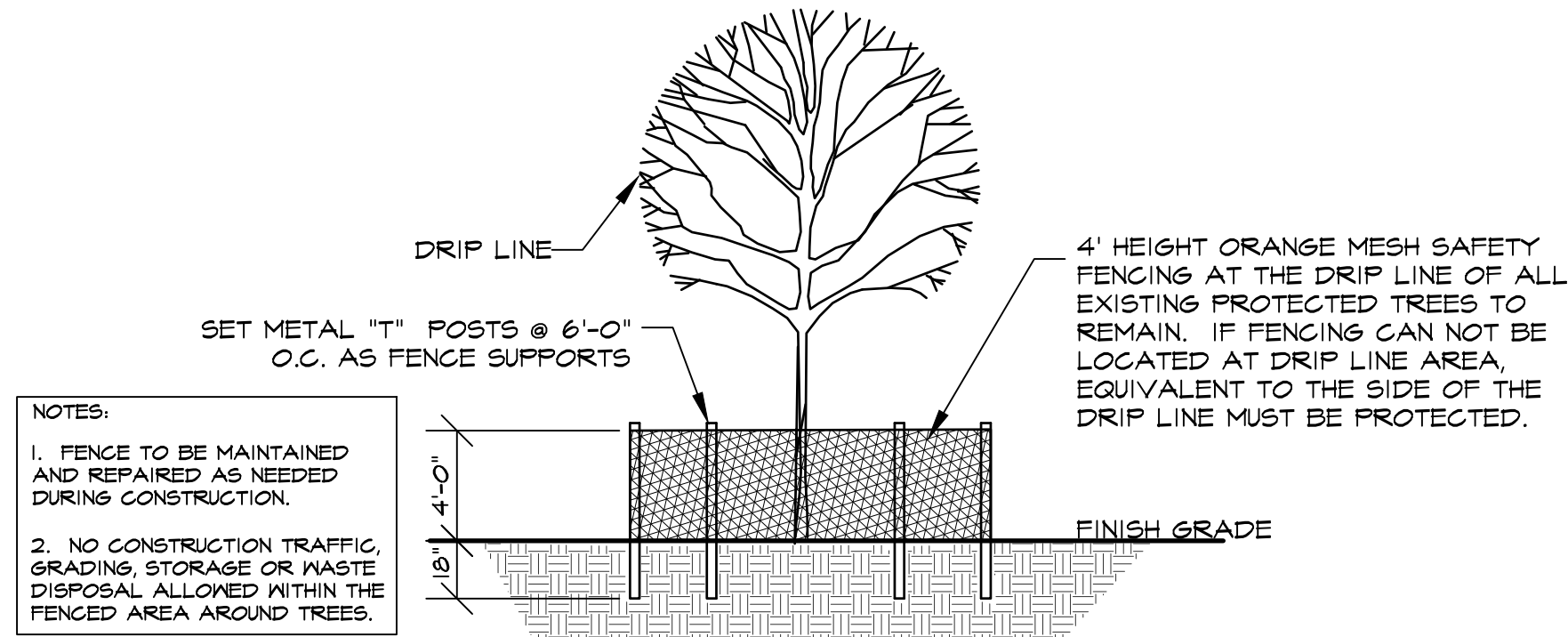


LEGEND

- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1
TR3 **PROTECTED TREES - TREE PROTECTION DETAIL**
NOT TO SCALE

STUDIO 13 DESIGN GROUP

Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643

LEONARD W. REES
JULY 10, 1971
January 10, 2018

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	

PLAN REVIEW REVISIONS	BY	DATE
REVISD PER CIVIL CHANGES	MRH	7-5-2018
#	1	
PROJECT		
TBI013		
SHEET		
TR3 of 3		

Notification Map



PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

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.



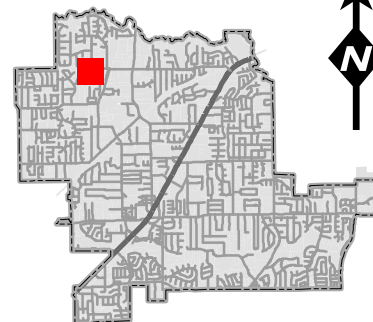
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 14, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, January 5, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition. The purpose is to plat the three properties into two single-family residential lots and one open space lot.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail
Attachments: 203 Colden Ct email M.Maly.pdf

From: Jennifer Johnson

Sent: Wednesday, October 28, 2020 3:13 PM

To: Jackie Reyff; Larry Wright ; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson ; Chuck Kelley ; Kathy Wheat

Cc: Susan Rau ; Ben Bryner ; Araceli Botello ; Beth Battles ; battles; rfreitag; annheape; tonyagross; Mark ICE: Johnson

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

As further follow up, please see below response from the Engineer supporting Toll Brothers. Their plan has this 3' wide, 6" deep concrete flume coming west across our property line, making a right angle turn North, and then dropping water into a 1' deep ditch. If all goes according to their estimates, we have 1.2" of excess depth. If the calculations are wrong, our home can be flooded.

Our gameroom and bedroom will be looking at a cement flume and 1' ditch, not to mention the damage done to the post oak roots during construction and enduring cement covering them.

Please do not approve this plan that threatens our home with flooding.

Jennifer

On Oct 27, 2020, at 6:07 PM, Jennifer Johnson <> wrote:

To the P&Z Board (including the two Council Liaisons, as well as Kathy who lives across the street and is familiar with the geography),

Mark and I live at 203 Colden Ct, our property is adjacent (east) of the Old Grove HOA property and the Battles property (backyard). Mark and I both spoke at the P&Z Meetings, and the City Council meeting when this was proposed in 2018. We were opposed then, and remained opposed.

In 2018 the proposal was similar to now, as was discussed at your Work Session last night. The retaining wall and detention pond appear unchanged. Two years ago, the water was to run into pipes East along the HOA property line, then North, down our property line (drainage easement). Now, after meeting with Mike Boswell, they are no longer running pipes, but want to have the water flow into a cement flume along the east HOA property line that ends with a "collar" at our property line, and from there, they would grade our lot North and down the property line, and install grasscrete to prevent erosion. We are VERY concerned that during a heavy, fast rainfall, the run-off water will be uncontained and has the potential to flash flood our home.

In addition to this new concern, our other concerns from two years ago remain unchanged:

We are very concerned about the proposed dry retention pond and the risk to the health of neighboring homeowners and their property if the dry retention pond is not maintained. We are all at the mercy of the homeowner to maintain the pond, with no recourse if they do not.

Letter of Opposition

Our other opposition to this plan is that there are large oak trees along both the HOA easement (East/West), and a 100 year old Post Oak in our backyard (below right photo) within the easement (North/South) and planned drainage area that will have roots damaged when the drainage pipes or cement flume are installed. During the 7 years we have owned our house, we have spent over \$3,000 treating our Post Oak. We don't think it can survive having a good portion of its' root structure damaged.

Thank you for your consideration.

Jennifer and Mark Johnson

Letter of Opposition

From: Matthew Maly
Subject: RE: 203 Colden Ct
Date: October 28, 2020 at 11:02 AM
To: Jennifer Johnson
Cc: Mark ICE: Johnson



Mike Boswell

M

Good morning Mr. and Mrs. Johnson,

I've attached an exhibit created from our design plans that highlights the areas from Lot 17X (Area O1 - light blue) and adjacent to your west (Area O2 - grey) as they drain to the inlet at the northwest corner of your property. The runoff anticipated, based on the City's design criteria, is 7.2cfs when including those two areas and the proposed pond's discharge. We sized the flume and grasscrete sections to accommodate that flow.

What it means is that you could expect 3.5" of water depth within the 6" flume section (1.6" excess depth) and approximately 1' of depth within the grasscrete swale adjacent to your driveway (1.2" of excess depth assuming 2.5H:1V side slopes). These are what we assume as peak flows and depths based on the City's design criteria where there is additional capacity in the flume and swale in both sections.

I'm happy to discuss further if the above explanation doesn't speak to your concern.

Thank you,

Matthew Maly, P.E. | Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MMaly
Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient.

If you have received this transmission in error, please immediately notify the sender and delete it from your system.

-----Original Message-----

From: Jennifer Johnson
Sent: Tuesday, October 27, 2020 4:28 PM
To: Mike Boswell ; Matthew Maly
Cc: Mark ICE: Johnson
Subject: Re: 203 Colden Ct

Mike and Matt,

A couple of things after Mark and I have had time to process the discussion yesterday. We are very worried about the volume of water that could come down the HOA property and into our yard. If we have a fast heavy rain, the water may overwhelm the flume, the collar at the turn, or the grasscrete area, potentially causing water damage to our home. What info do you have on water volumes for those lots?

Also, I have reached out to our HOA to understand what the approval process is (if any) for modifying the grade and installation of the grasscrete. I have explained that it is a drainage easement. The HOA does not allow any modifications to our homes (except annual flowers) without their approval.

Thanks,
Jennifer

On Oct 26, 2020, at 6:17 PM, Mike Boswell
Thank you,

Mike Boswell
Director of Land Development

Toll Brothers, America's Luxury Home Builder®
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309

-----Original Message-----

Letter of Opposition

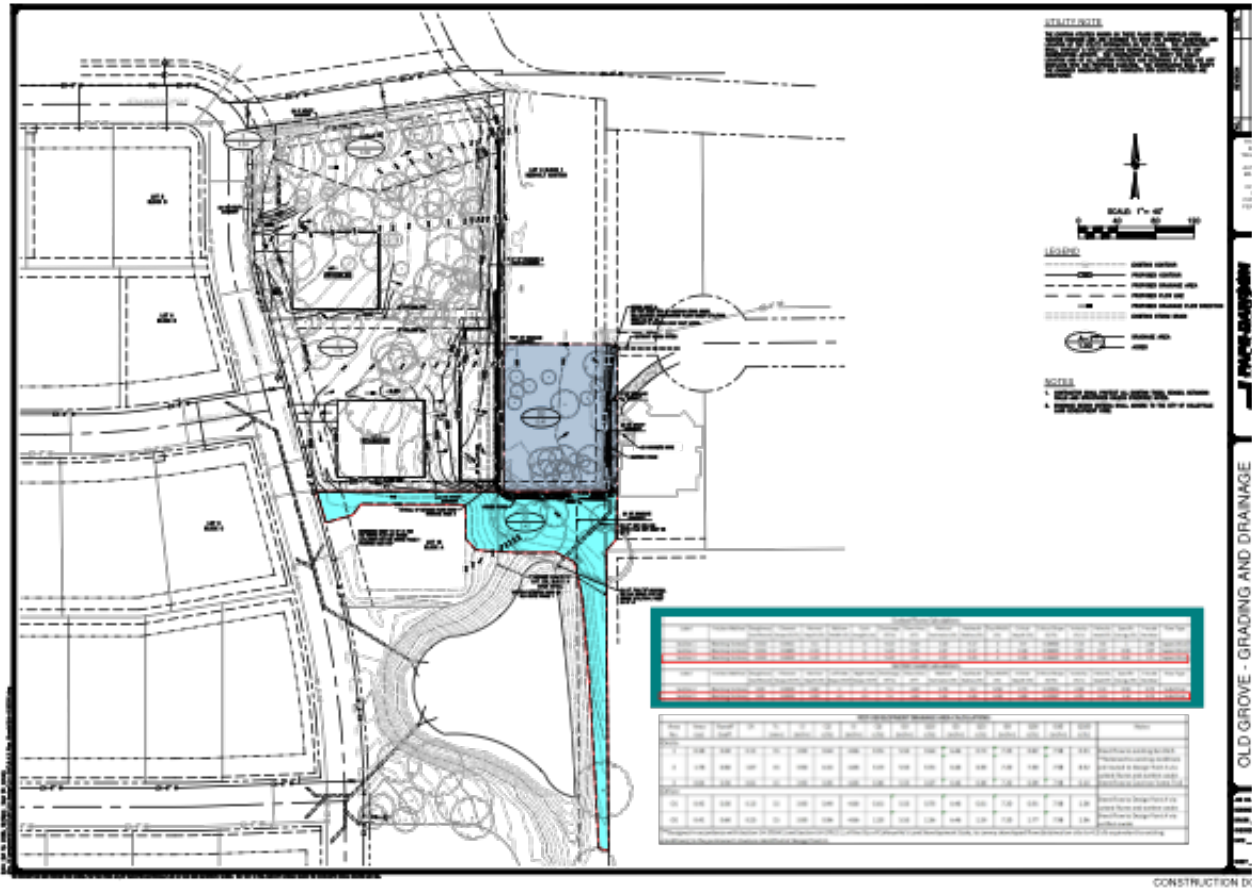
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

EXTERNAL EMAIL : Use caution with links and attachments

Thanks for meeting with us today on the Battles property. I have copied Mark so that you have both our emails. Below are our cell #'s. Could you reply with your cell number?

Jennifer 817-919-4561
Mark 817-797-6917

Thanks,
Jennifer



Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

From: Susan Rau

Sent: Monday, November 2, 2020 2:47 PM

To: Jackie Reyff; jwjohnson114; Larry Wright; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson; Chuck Kelley ; Kathy Wheat

Cc: Ben Bryner; Araceli Botello; ebattles; battles; rf Freitag; annheape; tonyagross; majohnson124; Susan Rau

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

Attn: Jackie Reyff, Principal Planner, City of Colleyville

My husband, Richard Freitag, and I live at 7105 Cast Iron Forest Trail. This email summarizes our concerns regarding the proposed re-plat of the property adjacent to our home. This case (PC20-006) is scheduled to be presented and considered by the Planning & Zoning Committee at its meeting on 11/9/2020.

We are in complete agreement with the points made by Jennifer & Mark Johnson, who live at 203 Colden Court. Copies of their emails dated 10/27/2020 and 10/28/2020 are included below. The Johnson's written objections followed an impromptu meeting that Toll Brothers requested with homeowners early last week. I attended along with the Brandon and Beth Battles and Jennifer Johnson. Mike Boswell from Toll Brothers and Matthew Maly from Pape-Dawson Engineering presented the proposal as we walked the area.

By way of background, Toll Brothers attempted to re-plat the subject properties in 2018-2019. Several P&Z and City Council meetings discussed the Toll Brothers proposal, but ultimately the City Council did not approve the drainage solutions proposed by Toll and its engineering consultants. The matter was tabled several times and ultimately withdrawn in 2019. Since then, Toll Brothers attempted to sell the land, then took it off the market and apparently has now decided to once again attempt to re-plat the land and build two homes.

As the Johnson's have noted in their emails, Toll Brothers' current proposal is substantially the same as it was two years ago, except that drainage would now run largely above ground. This may be problematic in terms of potential flooding, construction issues and ongoing maintenance--all of which are addressed in the Johnson's email.

We have three concerns about the latest Toll Brothers' proposal:

1. **The 2020 proposed drainage solution bypasses the large existing retention pond on Cast Iron Forest Trail.**
 1. At the final hearing before Toll withdrew its previous proposal, the City Council questioned various aspects of the engineering, grading and drainage. One key point was the Council's questions as to why the 2018 proposal refused to direct drainage into the existing large retention pond on Cast Iron Forest Trail. In response, Toll Brothers cited several deficiencies in the construction of the existing pond. To my knowledge, Toll Brothers has not made any changes or improvements to the existing pond in recent years.

Letter of Opposition

2. When we asked the Toll Brothers representative at last week's meeting why the latest proposal still does not direct the runoff to the large existing retention pond, Toll's answer was that they (Toll) consider the existing pond to be "defunct". This response was curious since Toll is currently building on another lot (109 Old Grove Road); the runoff from that lot will drain into the large existing pond. In fact, since taking over from David Bagwell (2014?), Toll has built in excess of 30 homes that drain into the large retention pond.
2. **The 2020 proposal includes a dry detention pond on a private lot in a PUD-R zoning tract.**
 1. As we understand it, the owner of "lot 2" would be responsible for the care and maintenance of the detention pond. Such ponds can easily become clogged with grass clippings, mulch, debris etc. Even simple acts like adding flower beds or playground equipment could alter the grading such that drainage is also affected. Unless or until the homeowner applied for a permit to build a pool or otherwise make major changes to its backyard, the only recourse that the HOA and City would have to enforce the maintenance of the pond is evidence of flooding, washouts or other damage to surrounding properties.
3. **The open channel construction being proposed is dangerous, unhealthy and unsightly.**
 1. The area behind our home and the Battles' property and alongside the Johnson's property is governed by the Old Grove HOA, and, possibly, by the Westmont HOA. This land borders the large retention pond and is available to residents to enjoy a walk, fishing or just gazing at the pond. It is also a refuge for birds and other wildlife. While there isn't tremendous foot traffic, the open construction is likely to breed mosquitos, become clogged with leaves, debris and otherwise make footing dangerous.
 2. In addition, access to the sanitary sewer line, underground utilities and the egress from the large retention pond may be impaired by the channel.

For these reasons, we object to the Toll Brothers plans as submitted and ask that the P&Z Committee and the City Council reject the current submission. Thank you in advance. Please contact me should you have any questions.

Best Regards,

Susan E. Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034
908.962.3727 (cellular)

RESOLUTION R-21-4575

**A RESOLUTION DENYING A REPLAT FOR LOTS 1, 2, AND 3X,
BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II September 14, 2020.

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

Sec. 1. THAT the Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 13

Agenda Date 5/18/2021

Type Report

Department City Secretary

Title

Planning and Zoning Commission Minutes – March 22, 2021

Planning and Zoning Commission Minutes – April 12, 2021

Attachments

1. Planning and Zoning Commission Minutes - March 22, 2021
2. Planning and Zoning Commission Minutes - April 12, 2021



City of Colleyville Planning and Zoning Commission Minutes

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

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 May 10, 2021 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

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

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 renders for pert 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 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:

A handwritten signature in black ink, appearing to read 'Araceli Botello'.

Araceli Botello
Planning Technician

The meeting minutes were approved on May 10, 2021 by a vote of 5-0.

RESOLUTION R-21-4617

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MAY 18, 2021**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 18TH DAY OF MAY 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor