



City of Colleyville City Council Agenda

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

Tuesday, June 1, 2021

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

CALL TO ORDER

- WS-1** Update on the preliminary design for the trail connecting the Nature Center to Sparger Park
- WS-2** Budget Process Overview
- WS-3** Discussion of the June 1, 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: Pastor Dave Jung, Crown of Life

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-21-4618**

- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Presentation of a donation to the Colleyville Public Library for the 2021 Summer Reading Program from the Robert J. & Helen H. Glaser Family Foundation in the amount of \$10,000 - by the Colleyville Public Library Foundation, Denise Light, President

Presentation in recognition of the Robert J. & Helen H. Glaser Family Foundation – Mayor Richard Newton and Library Director Mary Rodne

- 4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-21-4619**

- 4a** Approval of the minutes of the regular City Council meeting of May 18, 2021

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

- 5a Ordinance O-21-2163**

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

6. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**6a Ordinance O-21-2159**

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

7. RESOLUTION(S): READING AND PUBLIC HEARING**7a WITHDRAWN BY APPLICANT**

Request for a variance to the provisions of Section 5.7.E, Tree Preservation and Canopy Cover of the Land Development Code, specifically, the minimum preservation of protected tree canopy requirements on Lot 1, Miles Addition, located at 6480 Pool Road, Case VC21-002

7b Resolution R-21-4620

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

7c Resolution R-21-4621

A resolution terminating Resolution R-20-4487 and the Declaration of Disaster declared for the City of Colleyville

7d Resolution R-21-4622

Consideration of making an appointment to the Planning and Zoning Commission to fill an unexpired term

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

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

8b Resolution R-21-4575

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

9. CITIZEN COMMENTS**10. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 1, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4623****11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, May 28, 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
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Agenda Number WS-1
Type Worksession
Department Engineering

Agenda Date 6/1/2021

Title

Update on the preliminary design for the trail connecting the Nature Center to Sparger Park

Explanation

This item provides for discussion of the trail alignment, alternate options, and other considerations. The project consists of approximately 5,400 LF of 12' concrete trail to connect the Nature Center to Sparger Park in order to provide a continuous safe and paved route from the Nature Center to other parks and trails.

Attachments

1. Nature Center Trail Update Presentation



Nature Center Trail Update

June 1, 2021

WS-1 Nature Center Trail Introduction



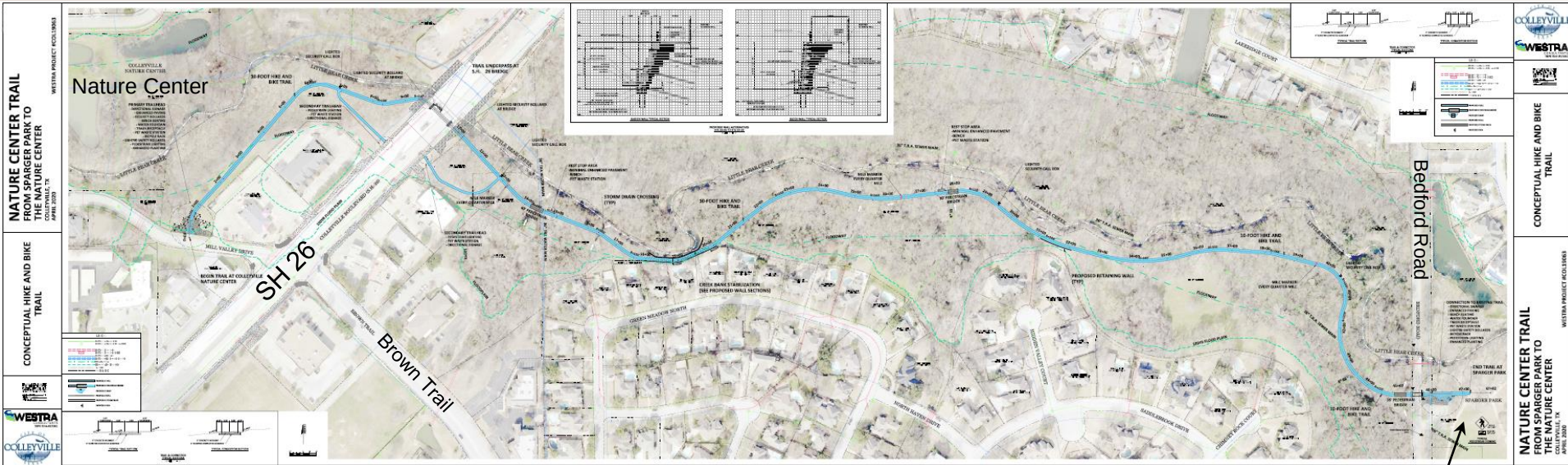
Discussion points:

- Status update on original concept of Nature Center Trail.
- Discuss Phase I (Nature Center to Colleyville Boulevard).
- Discuss options for Phase II (Colleyville Boulevard to Sparger Park) approach.

WS-1 Nature Center Trail Original Concept



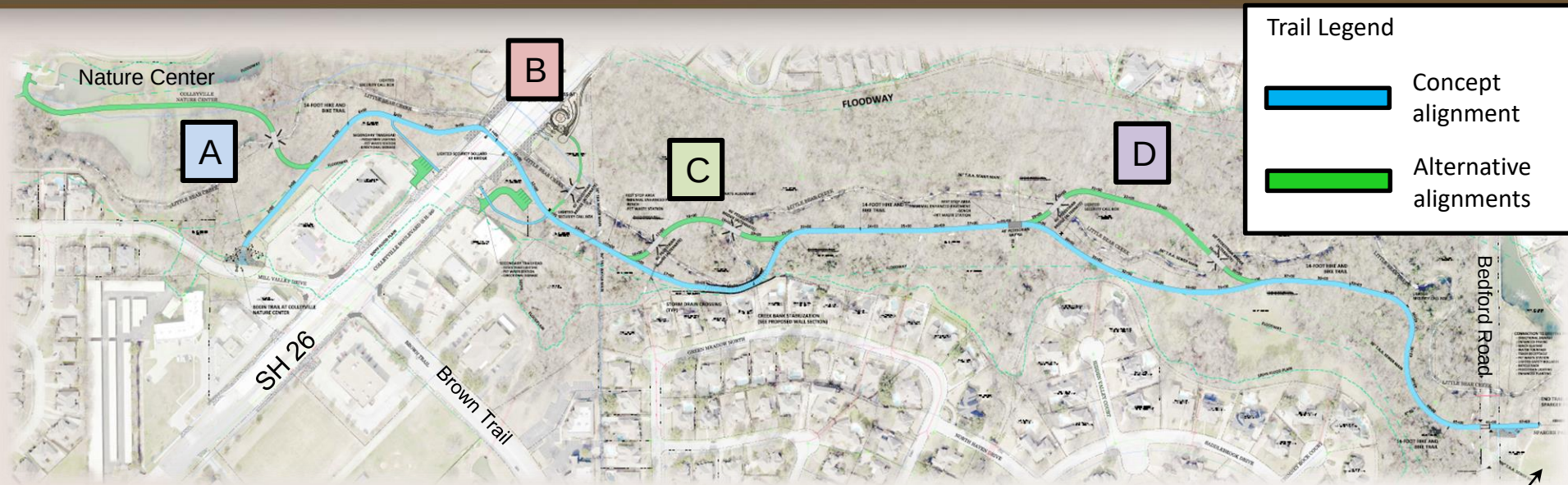
Nature Center to Sparger Park (South Side of Creek)



Sparger
Park

Construction Cost = \$3,439,000

WS-1 Nature Center Trail Alternatives



Trail Legend

Concept alignment

Alternative alignments

Concept Alignment (Blue) Original Cost = \$3,439,000

	Location	Concept Cost	Alternative Cost
A	Trail Connection to Nature Center	\$240,000	\$320,000
B	Trail to Creekside Gateway & Parking	-	\$350,000
C	Trail Bypass #1	\$970,000	\$520,000
D	Trail Bypass #2	\$120,000	\$470,000

Note: Costs exclude property acquisition

WS-1 Nature Center Trail South Side of Creek



Challenges:

- Proximity to the Saddlebrook neighborhood.
- Little Bear Creek encroachment at Green Meadow.
- Cost for property (for north side alternatives).

Opportunities:

- Property already owned by Colleyville.
- No crossings of Little Bear Creek.

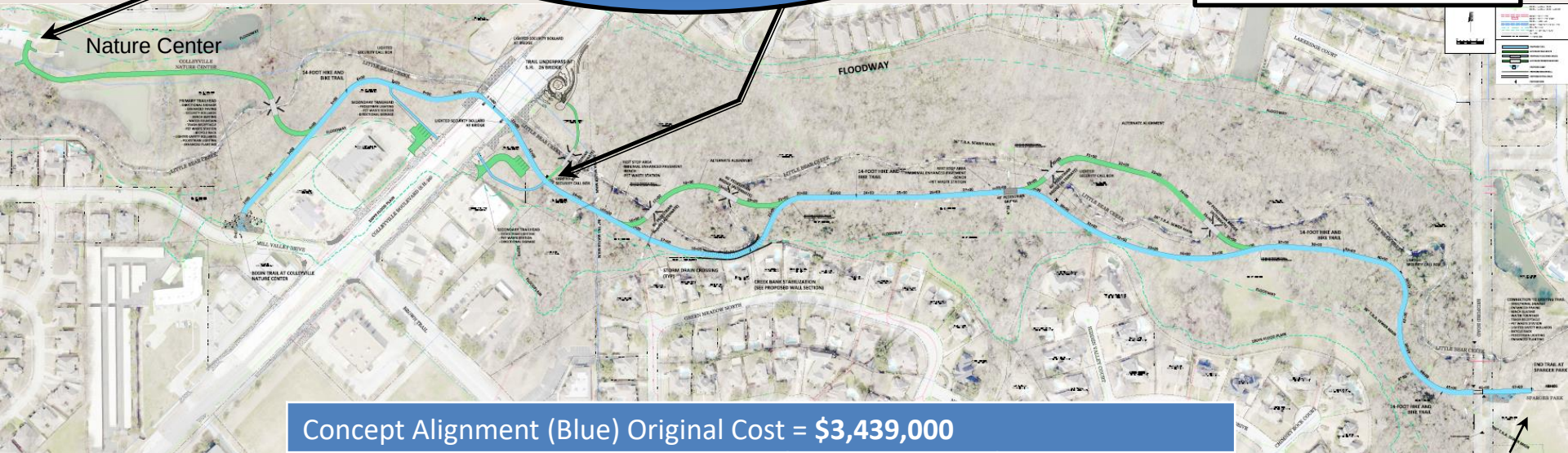
WS-1 Nature Center Trail Phase I



PHASE I
From the Nature Center
to the
Creekside Gateway

Trail Legend

- Concept alignment
- Alternative alignments



Concept Alignment (Blue) Original Cost = \$3,439,000

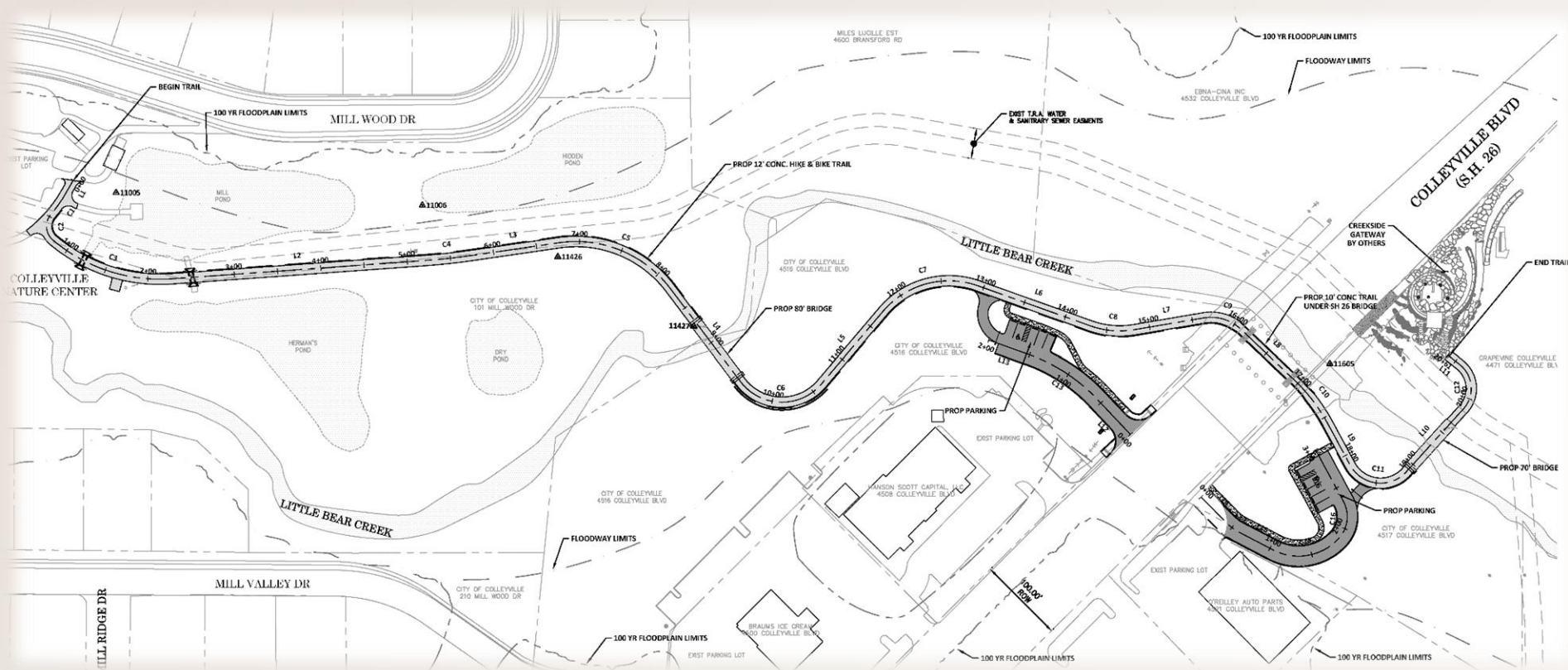
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B	Trail to Creekside Gateway & Parking	-	\$350,000
C	Trail Bypass #1	\$970,000	\$520,000
D	Trail Bypass #2	\$120,000	\$470,000

Sparger
Park

WS-1 Nature Center Trail Phase I



Phase 1 – Nature Center to the Creekside Gateway Proposed 12' Concrete Hike & Bike Trail

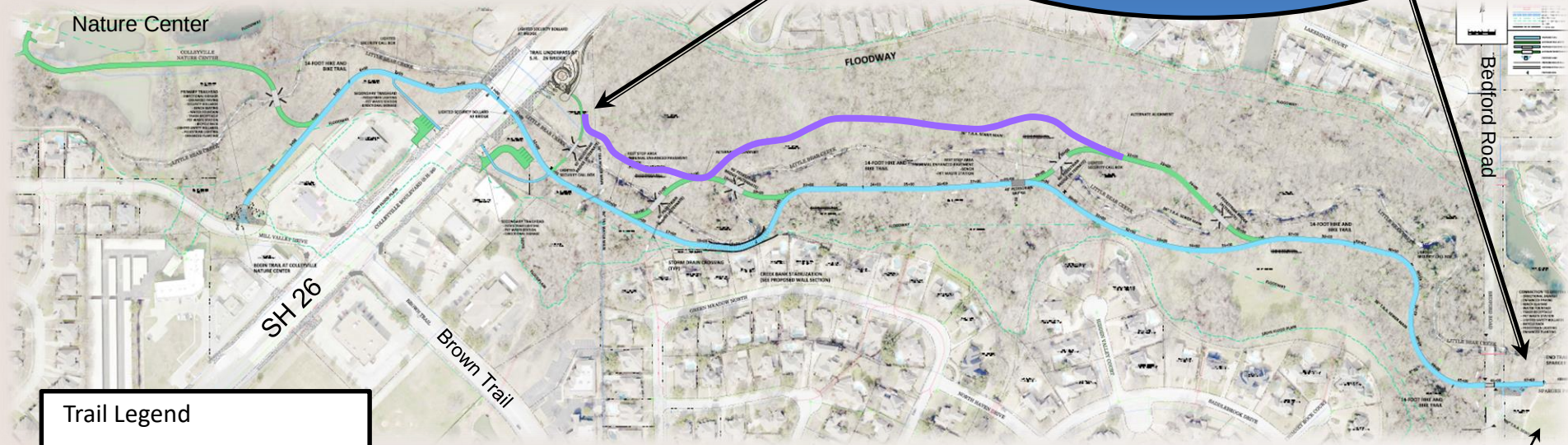


Phase I Preliminary Cost = \$1,400,000

WS-1 Nature Center Trail Phase II



PHASE II
From the
Creekside Gateway to
Sparger Park



Trail Legend



Concept
Alignment



Alternative
Alignments



North Side
Option

WS-1 Nature Center Trail Phase II - North



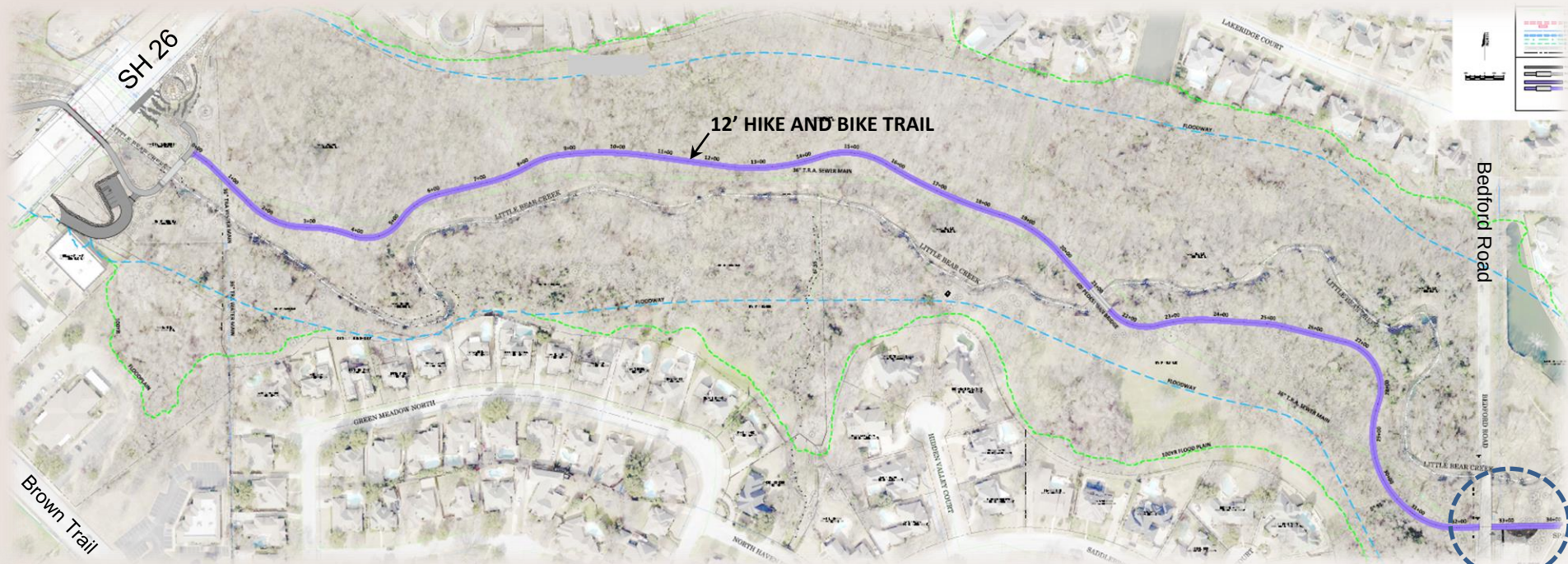
Phase I and II (North Side Option) – Nature Center to Sparger Park



WS-1 Nature Center Trail Phase II – North Side



Phase II (North Option) – Creekside Gateway to Sparger Park



Conceptual Cost = \$2,370,000

Sparger Park
Connection

WS-1 Nature Center Trail Phase II – Sparger Park



Trail Connection at Sparger Park



WS-1 Nature Center Trail Phase II - North



Challenges:

- Property acquisition cost and time.
- Grant matching funds.

Opportunities:

- North side trail will be further away from homes.
- Reduces bridge crossings of Little Bear Creek.
- Less expensive than south side alternatives (not including cost to acquire property).

WS-1 Nature Center Trail Timelines

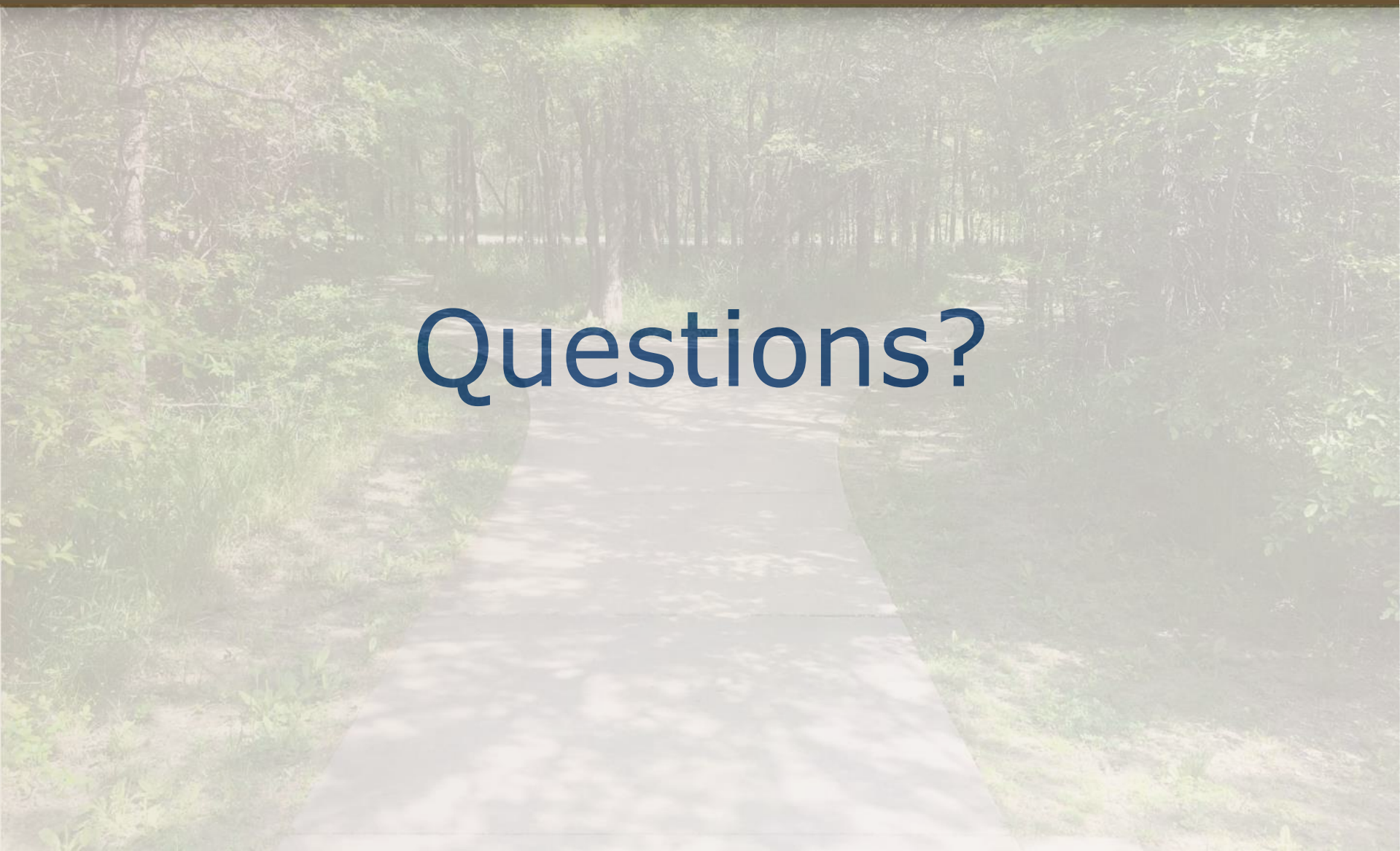


Phase I

- Design (Start February 2021, Duration 180 days)
- Bidding & Award (Start August 2021, Duration 90 days)
- Construction (Start November 2021, Duration 300 days)

Staff seeking Council direction for the following:

- 1) Move forward with Phase I design
- 2) Phase II Approach

The background of the slide is a photograph of a paved path winding through a lush, green wooded area. The path is made of light-colored concrete slabs and is flanked by dense trees and foliage. Sunlight filters through the leaves, creating dappled shadows on the path.

Questions?



City of Colleyville City Council Agenda Briefing

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Agenda Number WS-2

Agenda Date 6/1/2021

Type Worksession

Department Finance

Title

Budget Process Overview

Explanation

This is the first worksession item for the FY22 budget. This item provides an overview of the FY22 budget process.

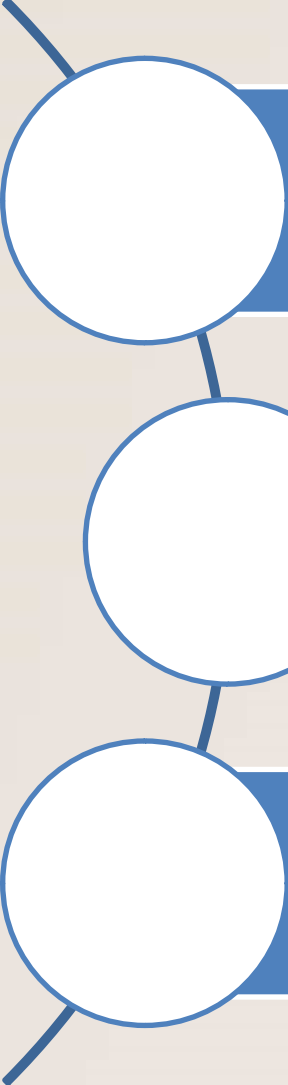
Attachments

1. June 1 Budget Process Overview

Budget Process Overview

City Council Worksession
June 1, 2021

Presentation Overview

A diagram consisting of three white circles with blue outlines, arranged vertically and connected by a blue line. The circles are positioned to the left of the text boxes.

Budget background information

Budget process and components

Tax rate background and process

Background: Major Funds



Operating Funds: an annual expenditure budget is adopted for these funds in a single ordinance

- General Fund
- Utility Fund
- Drainage Fund
- Debt Service Fund

Funds with an annually adopted budget that have other approval and governing requirements:

- Colleyville Crime Control and Prevention District (CCCPD)
- Colleyville Economic Development Corporation (CEDC)

Funds without an annually adopted budget, that serve as internal savings accounts or maintain funds for multi-year/capital projects:

- Capital Projects Fund
- Utility Capital Projects Fund
- Drainage Capital Projects Fund
- Vehicle & Equipment Replacement Fund

Funds restricted for specific purposes and do not have an annually adopted budget:

- Tax Increment Financing (TIF) District
- Various special revenue funds
 - Hotel/Motel, Park Land Dedication, Court Tech/Security, etc.

Background: Budget vs. Annual Report



- Budget:
 - Looks forward
 - Projects revenues and expenditures
 - Serves as a:
 - Financial plan
 - Policy document
 - Operations guide
 - Communications device
- Comprehensive Annual Financial Report (Annual Report)
 - Looks backward
 - Follows General Accepted Accounting Principles (GAAP)
 - Records actual revenues and expenditures
 - Records depreciation expense
 - Asset value often included, in addition to cash

Background: Council Approval



- Formally adopts the budget (expenditures) as a total for each operating fund
- Amends budget if needed during the year and typically at year-end
- Sets the tax rate and all other fees and charges
- Adopts a 5-year CIP by resolution
 - Approval of a plan, not appropriation of funding
- Approves all purchases and contracts over \$50,000



Background: Budget Amendment



- Fiscal Year = Oct 1-Sept 30
- To avoid needlessly high operating reserves, the City Council typically approves a budget amendment in September to set aside excess operating funds at year-end (amounts vary each year)
- Excess operating funds are transferred to the appropriate companion capital projects fund and serve as an important revenue source for the City's capital projects
- The excess operating funds are then used to fund future capital projects in the 5-Year Capital Improvement Plan

Budget Process: Overview





Budget Process: Vehicle Replacement

During the annual budget process (April/May), replacement schedules are updated

Replacement Schedule	Replacement Frequency	Funding Source	Methodology	Annual Amount
Police Vehicles	3 yrs (patrol)	CCCPD Fund	CCCPD Annual Budget	\$230,000 - \$300,000
Fire Apparatus	5 yrs (ambulance) Varies (apparatus)	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund beginning FY17, use \$\$ for down payments on lease/purch.	\$150,000
General Fund Vehicles & Mobile Equipment	Considered at recommendation of Enterprise *will keep longer if no maintenance issues	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund	\$221,000
Utility Fund Vehicles & Mobile Equipment		Utility Fund contributes annually to "savings account"	Annual Transfer from Utility Fund to Utility Capital Projects Fund	\$81,000
Drainage Fund Vehicles & Mobile Equipment		Drainage Fund	Drainage Fund Annual Budget; may internally finance over multiple years by borrowing from Colleyville Tomorrow Fund if needed	Varies

Budget Process: Other Replacements

During the annual budget process (April/May), replacement schedules are updated

Replacement Schedule	Replacement Frequency	Funding Source	Methodology	Annual Amount
Police Weapons (handguns & tasers)	Oldest each year	CCCPD Fund	CCCPD Annual Budget	\$10,000
Police In-Car Computers	6 years (kept for 2 vehicle cycles)	CCCPD Fund contributes annually to "savings account"	Annual Transfer from CCCPD Fund to Vehicle & Equipment Replacement Fund	\$10,000
Fire Airpacks	10 years	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund beginning FY17	\$26,706
Technology Hardware (computers, servers, phones, switches, security cameras, etc.)	Varies	General Fund contributes annually to "savings account"	Annual Transfer from General Fund to Vehicle & Equipment Replacement Fund	\$117,000
Building Systems	Varies	Various	Forecast needs and include in annual budgets as funding allows	Varies

Budget Process: Budget Worksessions



June 1 Budget Worksession

- Review background information & budget process to date

June 15 Budget Worksession

- Review of FY 2021 preliminary numbers
- Review insurance proposals

July 6 Budget Worksession

- Discussion of the 5-Year CIP
- Approve insurance contracts
- CCCPD Approves Budget

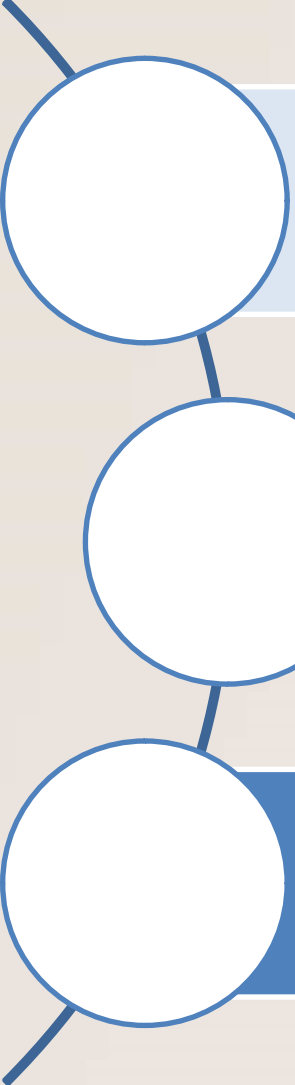
July 20 Budget Worksession

- CCCPD public hearing on budget

August 4 Budget Worksession:

- Proposed Budget (with associated tax rate) is presented
- Seek direction from the City Council on any desired changes

Presentation Overview

A vertical line of three white circles with blue outlines, connected by a blue line. The top circle is connected to the middle circle, and the middle circle is connected to the bottom circle. The top circle is also connected to a line extending upwards and to the left. The bottom circle is also connected to a line extending downwards and to the left.

Budget background information

Budget process and components

Tax rate background and process

Background: Tax Rate Procedures



- Governed by state law called "Truth in Taxation"
- Tarrant Appraisal District (TAD)
 - Appraises property, certifying value by July 25 (95% complete after protests)
- Tax Assessor-Collector
 - Provides the Appraisal Roll, as sworn by TAD
 - Calculates no-new-revenue and voter-approval tax rates
 - Manages collection of property taxes (Colleyville contracts with a certified Assessor/Collector from GCISD for this service)
- City of Colleyville
 - Sets tax rate based on revenue needed

Background: Tax Rate Components



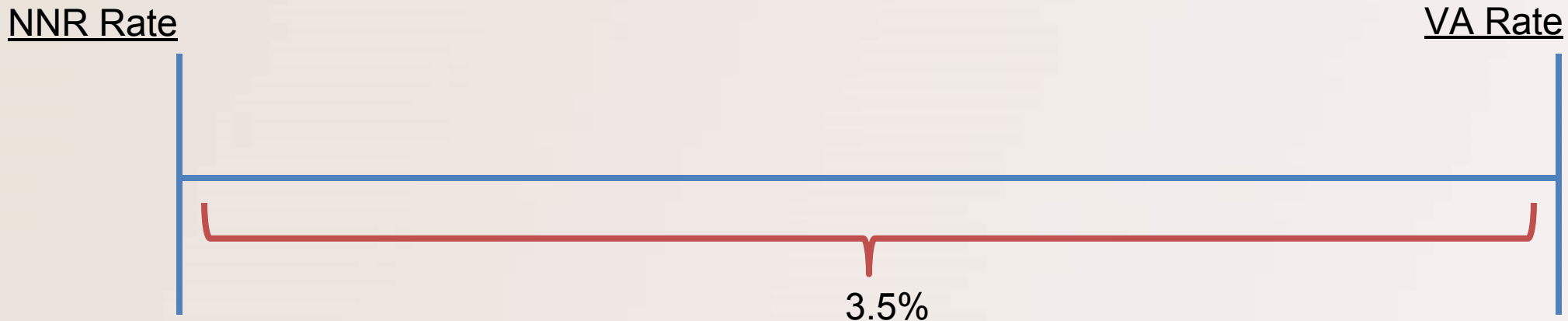
- Property tax rates have two components:
 - Maintenance & operations (M&O) tax rate – General Fund
 - Interest & sinking (I&S)/debt service tax rate – Debt Service Fund

Fiscal Year	Calendar Year	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
2012	2011	0.31385	0.04205	0.35559
2013	2012	0.31385	0.04205	0.35559
2014	2013	0.32442	0.03148	0.35559
2015	2014	0.32442	0.03148	0.35559
2016	2015	0.33624	0.01966	0.35559
2017	2016	0.321908	0.017222	0.33913
2018	2017	0.316	0.017834	0.333834
2019	2018	0.303764	0.017036	0.3208
2020	2019	0.290428	0.016379	0.306807
2021	2020	0.289441	0.014925	0.304366

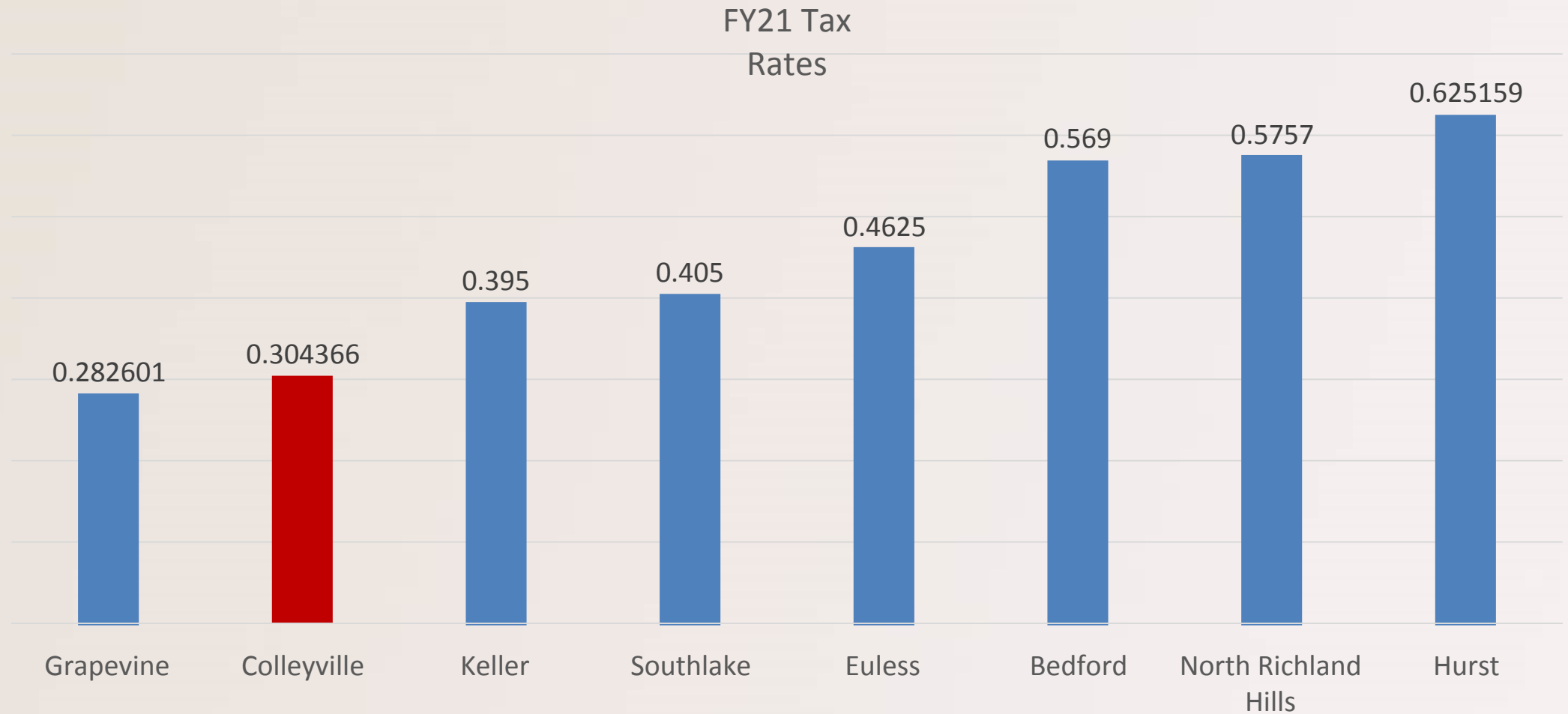
Background: Tax Rate



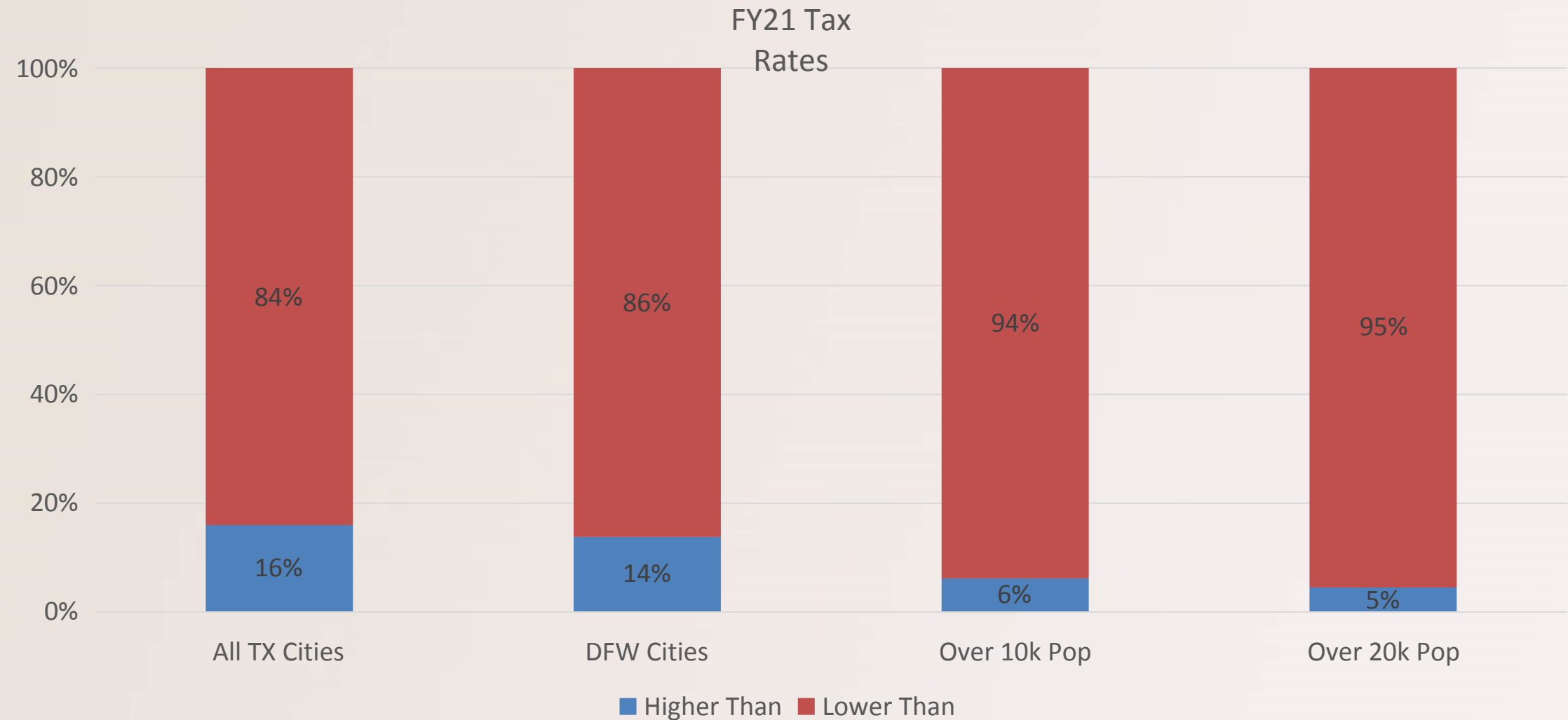
- No-New-Revenue Rate (previously the Effective Rate):
 - The rate that would produce the same amount of taxes if applied to the same properties taxed in both years (i.e. without new construction)
- Voter-Approval Rate (previously the Rollback Rate):
 - Calculates an effective rate for just M&O portion of the tax rate
 - M&O effective rate plus 3.5% + debt service tax rate = VA rate
 - If a taxing unit adopts a rate above the VA rate, there will be a mandatory election on the tax increase



Background: Tax Rate Comparison



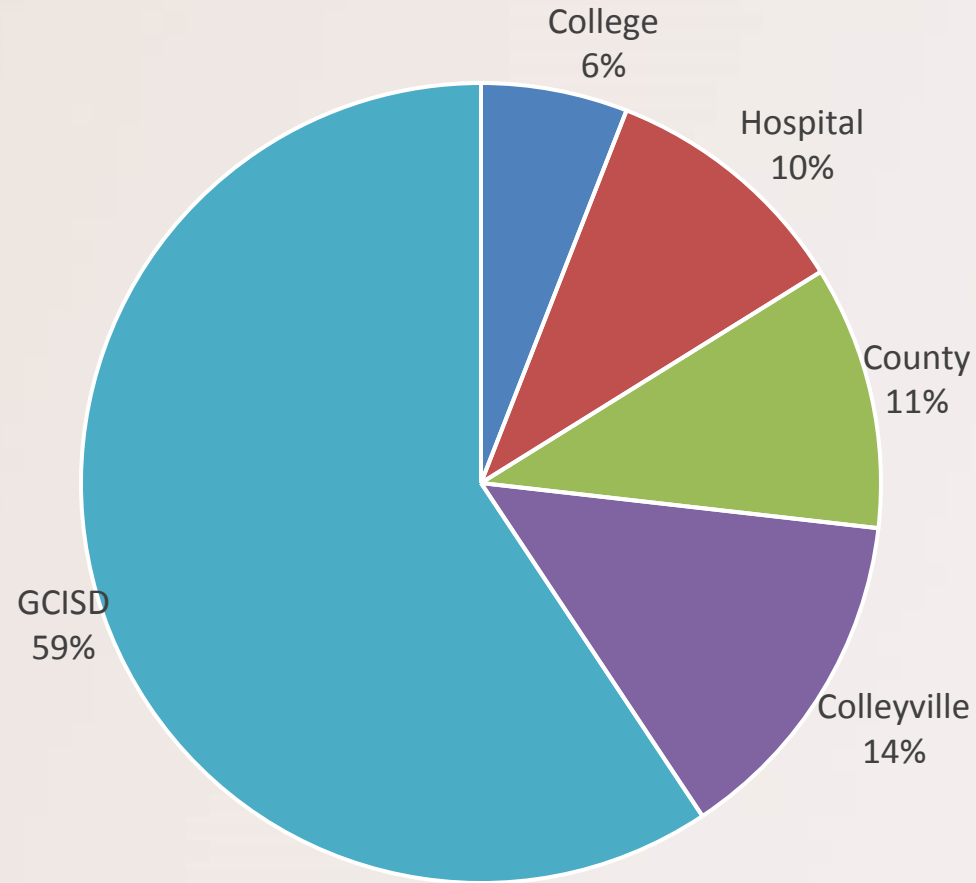
Background: Tax Rate Comparison



Background: Overlapping Tax Rates



Total rate: 2.20



Questions and Discussion



City of Colleyville City Council Agenda Briefing

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

Agenda Number WS-3

Agenda Date 6/1/2021

Type Worksession

Department City Secretary

Title

Discussion of the June 1, 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 6/1/2021

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

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Attachments

RESOLUTION R-21-4618

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF JUNE 1, 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 1ST DAY OF JUNE 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 3

Agenda Date 6/1/2021

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Presentation of a donation to the Colleyville Public Library for the 2021 Summer Reading Program from the Robert J. & Helen H. Glaser Family Foundation in the amount of \$10,000 - by the Colleyville Public Library Foundation, Denise Light, President

Presentation in recognition of the Robert J. & Helen H. Glaser Family Foundation – Mayor Richard Newton and Library Director Mary Rodne

Attachments

RESOLUTION R-21-4619

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF JUNE 1, 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 18, 2021

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 1ST DAY OF JUNE 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

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Tuesday, May 18, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, May 18, 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, Community Development Director Ben Bryner, Finance Director Kyle Lester, Parks and Recreation Director Lisa Escobedo, Assistant City Secretary Angela Larson, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Senior Center Renovation Project follow-up

Parks and Recreation Director Lisa Escobedo gave a brief recap of the renovation project and noted this item is a follow-up to the April 20, 2021 presentation. Director Escobedo turned the presentation over to Mick Massey and Melissa King, Barker Rinker Seacat Architecture (BRS). Mr. Massey stated this presentation was to confirm the preferred rendering and color scheme, project budget, and consider add/alternates which the City Council may wish to include when providing final direction to the project.

Mr. Massey reviewed the base budget and add/alternates, followed by Ms. King who provided an explanation of the renderings, where the add/alternates would be used, and color palettes. The City Council chose rendering A2 + C1-Medium which provides for an updated main entrance, updated existing brick finish, new stone at the main entry, stone detailing and wall siding. City Manager Jerry Ducay asked Ms. King to add a feature to the staff entrance to help tie that end of the building in and Councilmember Rigney suggested adding lettering on the building. The City Council thanked Ms. King for her work.

City Council provided direction to move forward finalizing the concept designs and asked to be presented with a concept board so they may see the materials which will be used. BRS will return to Council on June 8, to provide the requested information.

Councilmember Rigney suggested speaking with the Senior Center neighbors to advise them of the project.

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

Mayor Newton stated the Old Grove Addition resolutions would remain tabled, but there has been forward progress. He said 151 Coffee has requested their item remain tabled due to the challenges with the site and their ability to make the Council requested modifications to the building design.

Mayor Newton adjourned the Worksession at 5:57 p.m. and called the Executive Session to order.

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

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

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

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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

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

There was no action taken and Mayor Newton adjourned the Executive Session at 6:39 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 Dale Molden, First Colleyville

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

Mayor Newton read Resolution R-21-4615 in its entirety.

Assistant City Manager Adrienne Lothery presented this item which will allow for the purchase of almost six acres of land at the southern gateway for economic redevelopment. Manager Lothery stated five parcels would comprise the almost six acres which can be purchased with TIF funds for \$2,554,000. Manager Lothery noted properties two through five contained buildings which have renters and the City will enter into tenant lease agreements with the current tenants for no longer than 12 months.

Mayor Newton stated this is part of our Economic Development strategy, the City strategically purchased 41 acres at the northern gateway, not so the City can develop the property, but so the City can control the development. Mayor Newton explained developers cannot always aggregate the property surrounding a project they develop. The City has the opportunity to do so, thereby ensuring much higher quality developments.

Mayor Newton also stated Manager Lothery has written an article which will soon be published which clearly defines the City's Economic Development Strategy. Mayor Newton also noted his last video explained the TIF.

Councilmember Dodson noted the TIF lasts another nine years and the City is proactive in taking advantage of the economic development opportunities and a great deal of money will come back to the City as these parcels are developed. Councilmember Kelley noted the City is doing what most developers cannot do without time. Mayor Pro Tem Lindamood thanked staff for all their work on economic development programs.

Mayor Newton opened and closed the public hearing at 7:46 p.m. as there was no one present wishing to speak on this item.

Councilmember Dodson made a motion to approve Resolution R-21-4615, seconded by Councilmember Kelley.

The motion to approve passed by the following vote:

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

3. OATH OF OFFICE

City Secretary Christine Loven gave the oath of office to Place 5 Councilmember Chuck Kelley and Place 6 Councilmember Callie Rigney.

4. RECEPTION FOR CITY COUNCIL MEMBERS

Mayor Newton recessed the meeting at 7:52 p.m. for a reception for the Councilmembers. Mayor Newton reconvened the meeting at 8:12 p.m.

5. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Mayor Newton made the following announcements and comments.

COVID Update: Good news – the state of Texas reported ZERO COVID deaths today. This is the first time this has occurred in ONE YEAR! All statistics for Tarrant County and Colleyville continue to be at pre-pandemic levels.

COVID Vaccinations – Colleyville still leads all Tarrant County cities in vaccination rate. 56% of Colleyville's total population has been vaccinated. The next highest city is Southlake which is at 53%. All other cities in Tarrant County are below 50%.

Legislative Update - The 87th Legislature is moving fast to try to get bills passed as the session comes to a close at the end of this month. There are a several bills that we have our eye on as they move through the process. I will mention a couple that are particularly important.

HB4447 would prohibit cities from requiring "planning documents" such as drainage studies and traffic impact analysis with a development plan or plat. Under this bill, the city may approve the plan or plat with the condition that the applicant must also submit and obtain approval from City staff of certain required planning documents, but the documents only have to be submitted to the city after the plat is approved by the City Council and filed at the County. This would very negatively impact Colleyville, and we have expressed to our representative that we do not support this bill. Fortunately, the bill appears to have stalled after it was placed on the House Calendar.

SB7 would make changes to voting rules in Texas with the intention of strengthening voter integrity – especially mail in ballots (i.e. who is casting the vote). The Senate passed this bill earlier in the session, and the House passed a version different from that of the Senate. The bill will go to a conference committee to negotiate differences. The bill would make it a felony to provide voters with an application to vote by mail if they had not requested one, or to use any public funds to facilitate the third-party distribution of mail-in voting applications. The ability for polling place watchers to be present throughout the day of the election is also expanded under the bill. Mayor Newton stated, “in my view, this bill is critical to maintaining valid election processes, which is the underpinning of our very democracy. In my opinion, the papers and major news media have portrayed this bill as restricting voting access, which is blatantly untrue.” He encouraged all to call state legislatures in support of this bill.

SB2202 would ban critical race theory from social studies curriculum in public schools. This bill states that the State Board of Education shall adopt essential knowledge and skills that develop each student's civic knowledge, including an understanding of: history, qualities, traditions of civic engagement in the United States; founding documents of the United States, etc. The bill states that teachers may not be compelled to discuss current events or currently controversial issues of public policy. Further, it states that a teacher, administrator, or other employee of a state agency, school district, or open-enrollment charter school may not be required to engage in training, orientation, or therapy that presents any form of race or sex stereotyping or blame on the basis of race or sex and include such things as course curriculum. This bill has passed the Senate, had a first reading in the House, and was referred to the House Public Education Committee.

Mayor Newton said the intention of this bill is to preclude the forced training and teaching of “critical race theory” and “equity” in our schools, and require students to be educated in the founding documents of the United States of America. Southlake has demonstrated that all parents should be concerned about this no matter what school system they are in. “Critical race theory” the “cancel culture” and the “1619 Project” are very divisive in their assumptions and approach, are contrary to the Constitution and Bill of Rights which are the very foundation of our country, and contrary to the teachings of Martin Luther King. The Constitution, Bill of Rights and the teachings of Martin Luther King are all blind to the color of one’s skin. Critical race theory is the opposite and is based on the assumption of systemic racism as its very foundation. Mayor Newton stated he is of the opinion schools should be about teaching the basics of education, math, science, reading, writing, and art, not subjecting our students to the social agendas of the day which the parents may or may not agree with. He encouraged all to call state legislatures in support of this bill.

Mayor Newton and Councilmembers also announced the following.

Sales Tax Receipts Continue Exceptional Pace – The Texas Comptroller’s Office has posted the most recent sales tax allocation information for May, representing all receipts from purchases made in March of this year. This also marks our halfway point through FY21. The most recent collection came in at a whopping 51.8% over the same month in FY20, raising our YTD growth to a solid 16.8%! In terms of dollars, this represents a total YTD gain of \$673,000 over last year. Delving deeper into this exciting collection, it is important to note that March of 2020 sales tax collections were down slightly (1.9%) from March 2019. Further, this month’s collection included an audit adjustment adding \$68,000 to our sales tax receipts. However, even if we net that out and just take current collections, our YTD growth comes up to 40%.

Through March of this year, the City has received a total of \$4,687,163 in sales tax. As mentioned before, this is a full \$673,000 more than received through the same month in FY20. It bears noting that this month marks the 12th consecutive month in which Colleyville has posted sales tax gains over the previous year. We are blessed to have exceptional residents and business owners who contribute daily to our City’s continued success. Please remember to shop Colleyville.

Colleyville Named One of the Safest Cities in Texas, Again! – This week, SafeWise released its 7th annual Safest Cities in Texas report for 2021. Once again, Colleyville was listed as one of the safest cities in Texas. This year, Colleyville was ranked #4. The ranking process used crime and census data to assess each community. We are proud to be included in this listing and thank our exceptional Police Officers for keeping our community safe. The entire list of cities can be found at www.safewise.com

Election Day Run-off – A run-off election will be held June 5 for those contests yet to be decided. Early voting and Election Day voting for the June 5, Joint Runoff Elections will be conducted at Colleyville City Hall, second floor training room.

May 24 - 27 - Monday – Thursday - 8 a.m. - 5 p.m.

May 28 - 29 - Friday - Saturday - 7 a.m. - 7 p.m.

May 30 - Sunday 11 a.m. - 4 p.m.

May 31 - Monday – Closed

June 1 – Tuesday - 7 a.m. - 7 p.m.

June 5 – Saturday – Election Day – 7 a.m.-7 p.m.

Colleyville City Fair Sunday – Join us Saturday (May 22) for Colleyville’s first annual Colleyville City Fair. This free event will run from 5:30 p.m.- 9:30 p.m. Saturday at City Park. The event will begin with a recognition of the men and women who gave the ultimate sacrifice in service to our great nation. Members of the men’s choir – Vocal Majority – will perform during a flag raising ceremony. After the ceremony, this family friendly event will begin with pony rides, games,

petting zoo, and fun prizes for all. The evening will conclude with a fireworks display at dusk.

Library Summer Reading Program; Get Ready to Glow! – The Colleyville Public Library will be all a-*GLOW* this summer! Luminaries, laser lights, and an extra-special end of summer treat featuring a hot air balloon, highlight the 2021 Summer Reading Program. Library card holders will, “*Glow Crazy with Reading*” all summer long with online registration set to kick-off Monday, May 24th. New this year will be an end-of-season spectacular laser light show with child-focused interaction, and a special experience available with a hot-air balloon right here at the Plaza at Colleyville. Additionally, those who complete the Summer Reading Program will have their very own luminary - which will be lighted at the end of the Summer Reading Program on the grounds surrounding the Library and City Hall. The first **200** children who obtain their first reading badge will receive a free weekday admission pass to NRH2O! The Summer Reading Program is open to children, teens, and adults.

Junior Police Academy, June 21-25 – The Colleyville Police Department's Junior Police Academy is a great opportunity for the youth of Colleyville (ages 11-14) to learn what it takes to be a great police officer. During this one-week mini academy, the students will gain knowledge of some of the functions their local law enforcement professionals perform on a daily basis including traffic stops, handling crime scenes, SWAT operations, and conducting building searches. There will be a limited number of student availability. A written recommendation from a school official (teacher, principal, etc.) or a community leader (coach, pastor, etc.) and parental permission slip must be turned in by Friday, June 11. For more information, Officer Amy Beregszaszy at aberegszaszy@colleyville.com or call 817-503-1200.

Colleyville Business Center Open House – Join us Thursday (May 20) from 5:00 - 7:00 p.m. at the Colleyville Business Center - 5601 Colleyville Boulevard for the Colleyville Business Center Open House and Tour. We look forward to sharing more about the Business Center, our partners, and resources available to support businesses at every stage.

Mayor Newton Receives Leadership Award - Last week, the Colleyville Chamber of Commerce recognized Mayor Newton at their annual awards banquet. Mayor Newton was awarded the Leadership Award for his tireless work on behalf of the City and the Chamber. Leading our City through such a challenging year, our Mayor has truly been a champion of the Chamber and the work they do to support our local businesses. Congratulations, Mayor!

6. ELECTION OF A MAYOR PRO TEM

Mayor Pro Tem Bobby Lindamood was nominated by Councilmember Nakamura and seconded by Councilmember Dodson to serve as Mayor Pro Tem for the ensuing year, and unanimously elected by acclamation.

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

Mayor Newton read Resolution R-21-4616 in its entirety.

Assistant City Manager Adrienne Lothery presented item 7c and began by providing a recap of the most recent Cupid Cash Card. Manager Lothery noted the Cupid's Cash was provided to local first responders outside of Colleyville and was very well received, as the local heroes were 25% of the total redeemed cards.

Manager Lothery noted local businesses have always been appreciative of this economic development program, but were especially appreciative of the City trying to bring others outside of Colleyville into their businesses. Due to the success of first responders using the cards, Manager Lothery stated approval is being sought to have a summer gift card with a patriotic theme, to 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. Manager Lothery also noted, 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 which would be distributed in partnership with the Ministerial Alliance.

Mayor Pro Tem Lindamood stated he felt this was a great idea to bring outsiders into Colleyville and discover our treasures. He also thanked the churches for their assistance.

Parks and Recreation Director Lisa Escobedo presented item 7d noting City Council had directed staff to move forward with going out to bid on this project which was a project identified in the 2018 Parks, Recreation, and Open Space Master Plan. Director Escobedo stated staff worked with Hidell and Associates for the design, details, and bid documents. The City received five sealed bids, which were opened and publicly read aloud on May 4, 2021.

Hidell and Associates vetted the received bids and verified compliance and references. Director Escobedo stated both 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, which includes a \$50,000 contingency to be used if needed.

Councilmember Dodson asked Director Escobedo what the costs of the City Park and Nature Center restroom project totaled. Director Escobedo stated both facilities were bid as one project for a total cost for both of \$593,500. Councilmember Kelley asked Director Escobedo if the restrooms would be ADA compliant, to which she responded yes.

Mayor Pro Tem Lindamood stated Taurus is a good contractor and noted many contractors are very busy right now so they give outrageous bids, as can be seen by the range of bids received for this project. He noted he appreciates Taurus wanting to work with the City again and keeping his pricing reasonable.

Mayor Newton opened and closed the public hearing at 8:45 p.m. as there was no one present wishing to speak on this item.

Councilmember Kelley made a motion to approve Resolution R-21-4616, 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. ITEMS NOT FOR CITY COUNCIL ACTION

8a Presentation of the April 2021 Financial Report

Finance Director Kyle Lester provided the April 2021 Financial Report. Director Lester's presentation reviewed all funds and noted the following highlights:

General Fund has collected 83% of its budgeted revenue and spent 57% of its budgeted expenditures. Cash flow is slightly stronger than in previous years, led by higher revenue from sales and property taxes, but with 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 is expected to decline.

Sales Tax collection from March's sales brought in a large, 51.8% increase over March of last year. This increases 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 has collected 47% of budgeted revenue and spent 45% of budgeted expenditures. The \$390,000 surplus is weaker than last year, but still positive. Higher costs from the Trinity River Authority are the largest contributor to the slightly lower position. When the pass-through cost of water/sewer services from TRA, which the City does not control, are removed from the equation, spending for the City's direct costs are tracking a little under budget for this period.

Drainage Utility Fund has received 60% of budgeted revenue and spent 62% of budgeted expenditures. This fund's cash flow is tracking lower than last year due primarily to increased payroll costs from a position reallocated into the Fund for this fiscal year. 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 are 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 took a toll on this industry, as our first quarter payment took a large hit. The last payment does indicate this revenue is making a slight comeback. 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 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 fire truck 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. The Council asked what the current debt is and the answer was approximately \$3 million. This debt cannot be paid off early even though Colleyville has the cash, because it is General Obligation bond debt that is non-callable.

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

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

Community Development Director Ben Bryner noted there have been no changes since the first reading and 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.

Mayor Newton asked the applicant, Dr. Chris Deitrich to come forward. Mayor Newton asked Dr. Deitrich if he could address the comments made by Kathleen Hennessey at the previous meeting regarding animal waste. Dr. Deitrich stated he had researched the issue and stated the recommendations are the picking up of fecal matter. During his consultation with Texas A&M, there was discussion regarding Parvo, causes, treatments, etc. which Dr. Dietrich will be following up on. Dr. Dietrich also noted 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. He stated he and his staff will always clean the outside area, treat and sanitize the inside, treat the patients, and provide education. Dr. Dietrich also added there will be a small grooming salon within the clinic, which does generate sales tax.

Councilmember Dodson stated he has some concern for the run-off of the waste as it is located by a drain. Dr. Deitrich noted the back door area of the building which is accessible to the patients, noting it is grass.

Mayor Newton opened the public hearing at 9:21 p.m.

Kathleen Hennessey, 5013 Stonebridge Drive, spoke in opposition to the item stating 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 supports this item and feels it is in a good location, Dr. Deitrich will do what is necessary for the safety of the animals and people, and noted all pet owners have to be responsible as well.

Mayor Newton closed the public hearing at 9:27 p.m. as there were no others wishing to speak.

Councilmember Rigney made a motion to approve Ordinance O-21-2160 seconded by Councilmember Kelley.

The motion to approve passed by the following vote:

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

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

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 since the last meeting the applicant has proposed to tie in to the corner of house with a six-foot wood fencing, which is approximately a 22-foot setback.

Mayor Newton stated he believes this is a good compromise and reasonable.

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

Councilmember Nakamura made a motion to approve Ordinance O-21-2161 seconded by Councilmember Wheat.

The motion to approve passed by the following vote:

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

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

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 noted language has been added to the ordinance stating the SUP will 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. As requested at the last meeting the applicant will discuss potential screening, which will be added to the ordinance when approved.

Mayor Newton asked the applicant, Dr. Judd Johnston to come forward. Mayor Newton asked Dr. Johnston to explain his proposed screening which included a vinyl coated fence, shrubs, and grass.

There was lengthy discussion between the City Manager, City Council, and applicant regarding trees, a solid fence along the front wall, and set back requirements. Following discussion, the applicant, and the City Council agreed a coated, black chain link fence and evergreen, maintained landscape screening would be placed in the exercise area of the rear yard, a minimum of four trees, not less than three caliper inches will be installed, and a solid six-foot masonry wall would be installed on the front side yard.

Mayor Newton opened the public hearing at 10:18 p.m.

Kathleen Hennessey, 5013 Stonebridge Drive, spoke in opposition to this item with concerns for disease from animal waste and runoff.

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

Dee Kelley, 705 Hillside, spoke in support of this item and the need to communicate requirements with the applicant prior to voting.

There were no other speakers and Mayor Newton closed the public hearing at 10:27 p.m.

Councilmember Rigney made a motion to approve Ordinance O-21-2162 with the following amendments; seconded by Councilmember Nakamura:

Four (4) trees not less than 3 caliper inches in diameter shall be installed in the rear yard of the property, consistent with and in addition to the trees required to be installed.

A coated, black chain link fence and landscape screening shall be installed surrounding the entire rear exercise yard.

Landscape screening shall be an evergreen plant material with a maintained height of not less than four feet and spaced such that there is not more than fifteen percent open space between individual plants.

The owner shall at all times comply with the approved landscape plans, including the plans for the landscaped areas along Colleyville Boulevard (SH26) and along the shared driveway with Walgreens.

The front side yard exercise area shall be screened on all three sides with a solid masonry wall constructed of material similar to the primary masonry used on the property and with a minimum height of six feet.

All landscaping shall be properly maintained at all times, and the owner shall be responsible for the prompt replacement of any dead and/or dying landscaping, including, without limitation, all additional landscape buffering and trees required in this ordinance. In no event shall dead or dying landscape material be permitted to remain on the property for more than ninety days.

The motion to approve Ordinance O-21-2162 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.

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

This ordinance remained tabled.

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

These resolutions remained tabled.

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

Kathleen Hennessey, 5013 Stonebridge Drive, spoke regarding water run-off and flooding of her neighbor's yards, her diversion of water, and the safety of trash workers picking up the trashcans.

Mayor Pro Tem Lindamood stated to Mrs. Hennessey this Council is very diligent in addressing drainage.

Kathy Hadley, 204 Timberline Drive North, spoke regarding the grade and size of the next-door neighbors' lot and residential building. Mrs. Hadley has concern for sudden flooding and debris in her yard.

Mayor Newton explained the size of R-20 and allowed lot coverage.

13. REPORTS

Planning and Zoning Commission Minutes – March 22, 2021

Planning and Zoning Commission Minutes – April 12, 2021

There was no discussion of this item.

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

This resolution was not needed.

15. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 10:49 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 1ST DAY OF JUNE 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 5a

Agenda Date 6/1/2021

Number Ordinance O-21-2163

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.1 Protect our city's semi-rural residential character

Explanation

First Reading and Public Hearing

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

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

Proposed Zoning:

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

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

Max. Lot Coverage 20%

Max. Impervious Coverage 50%

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

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

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

Drainage: NA

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

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

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

Staff Recommendation: Staff is neutral on this request.

Planning and Zoning Commission Request: The Planning and Zoning Commission recommended approval of the request at their May 10, 2021 meeting by a vote of 4-1.

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. Zoning Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Ordinance O-21-2163

Aerial Map

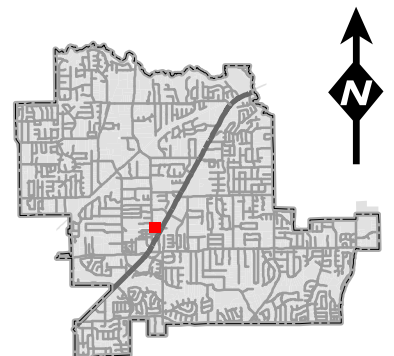


ZC21-010

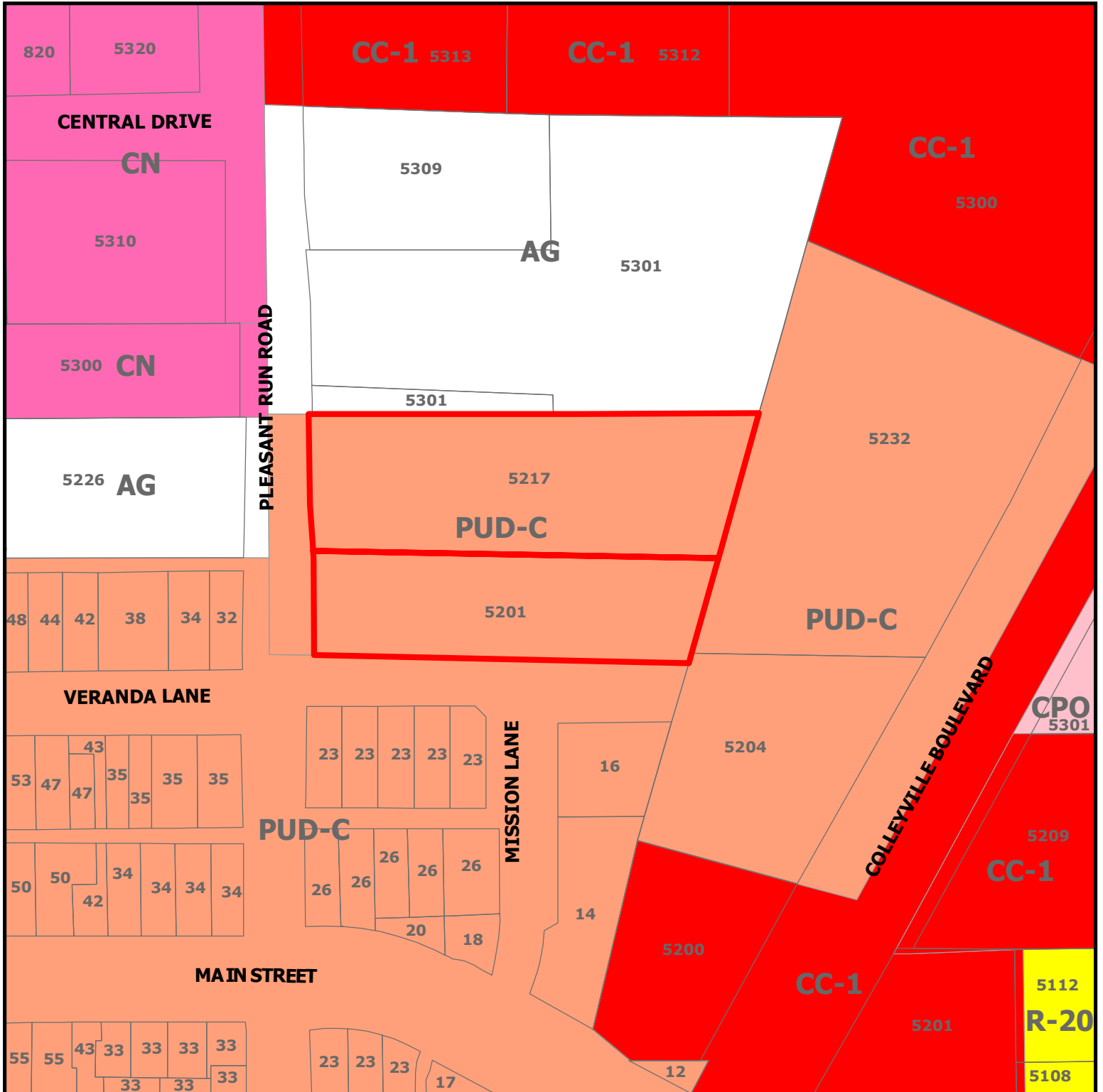
5217 and 5201 Pleasant Run Road

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

 Subject Property



Zoning Map



ZC21-010

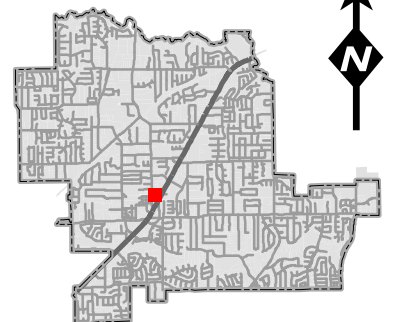
5217 and 5201 Pleasant Run Road

DISCLAIMER:

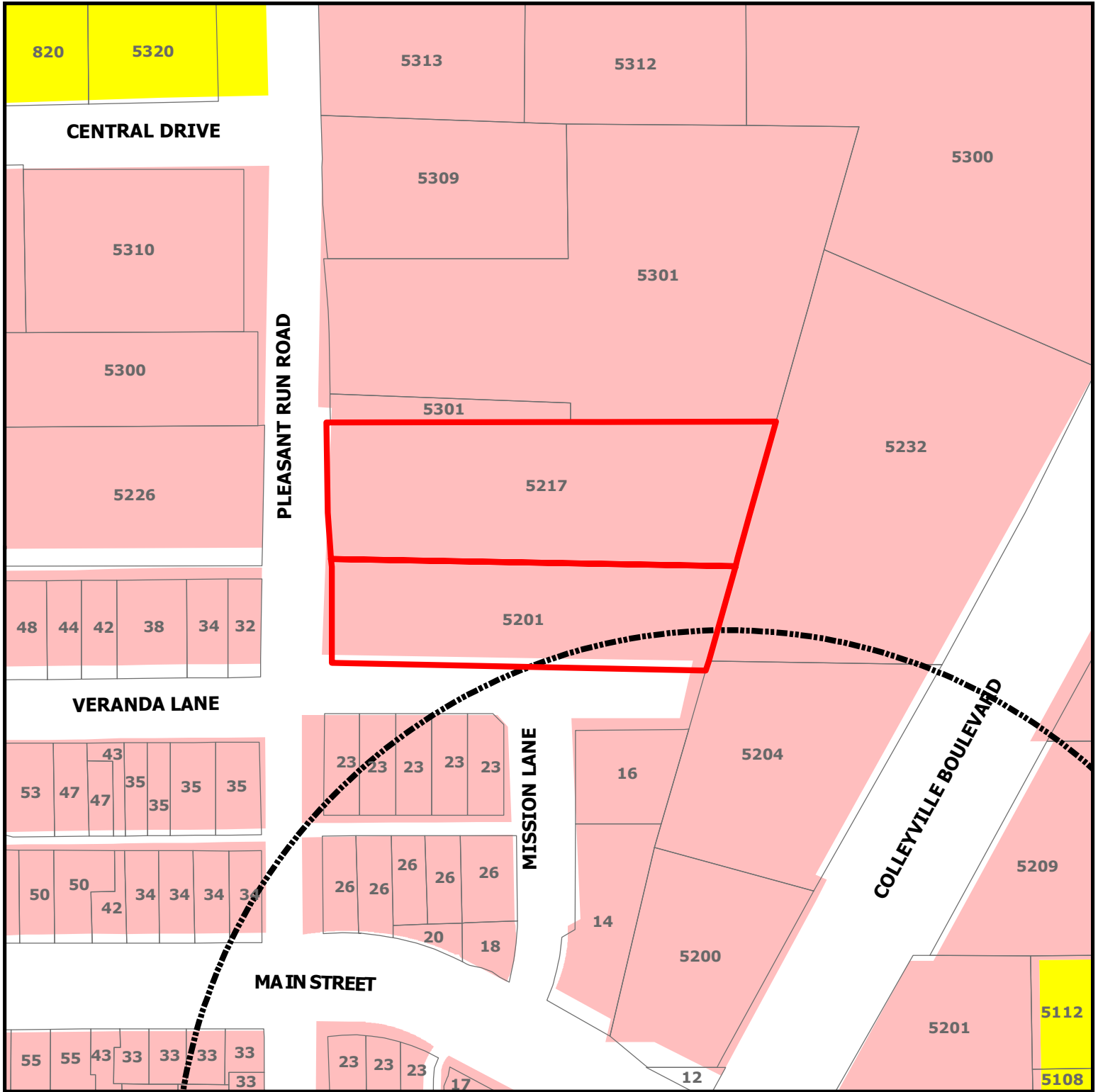
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Subject Property



Future Land Use Map



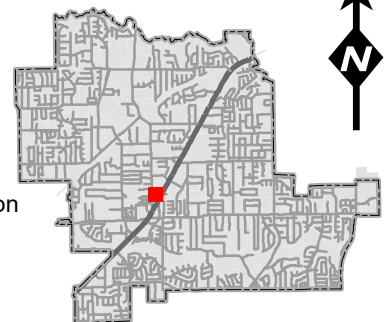
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ZC21-010

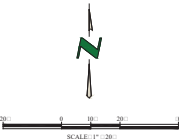
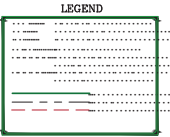
5217 and 5201 Pleasant Run Road

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



Zoning Exhibit

- SURVEYOR'S NOTES:
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone, 2002 North American Datum, of 1:1.3 NAD 83, U.S. Foot to International scale factor.
 - This property lies in Saded Zone X of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, as no. 113-C00-SK, dated September 25, 2007, via scaled area location and graphic bearing.
 - Notice: Selling a portion of this addition by lot and bounds is a violation of City subdivision ordinance and state licensing statutes and is subject to fines and adding of utilities and building certificates.
 - The purpose of this plat is to combine the previously platted lots into one.



ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM PUD-C TO RE

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

OWNER/DEVELOPER
JAMES P. BARNES
P.O. BOX 122
COLLEYVILLE, TEXAS 76032
ENGINEER / SURVEYOR
STRAND & SON
10003 TECHNICALITY BLVD.
DALLAS, TEXAS 75220
9/2/20-20/20

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



Zoning Exhibit

ZONING EXHIBIT

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

PROPERTY DESCRIPTION:

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

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

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

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

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

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

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

RPLS No. 6459

ZONING EXHIBIT

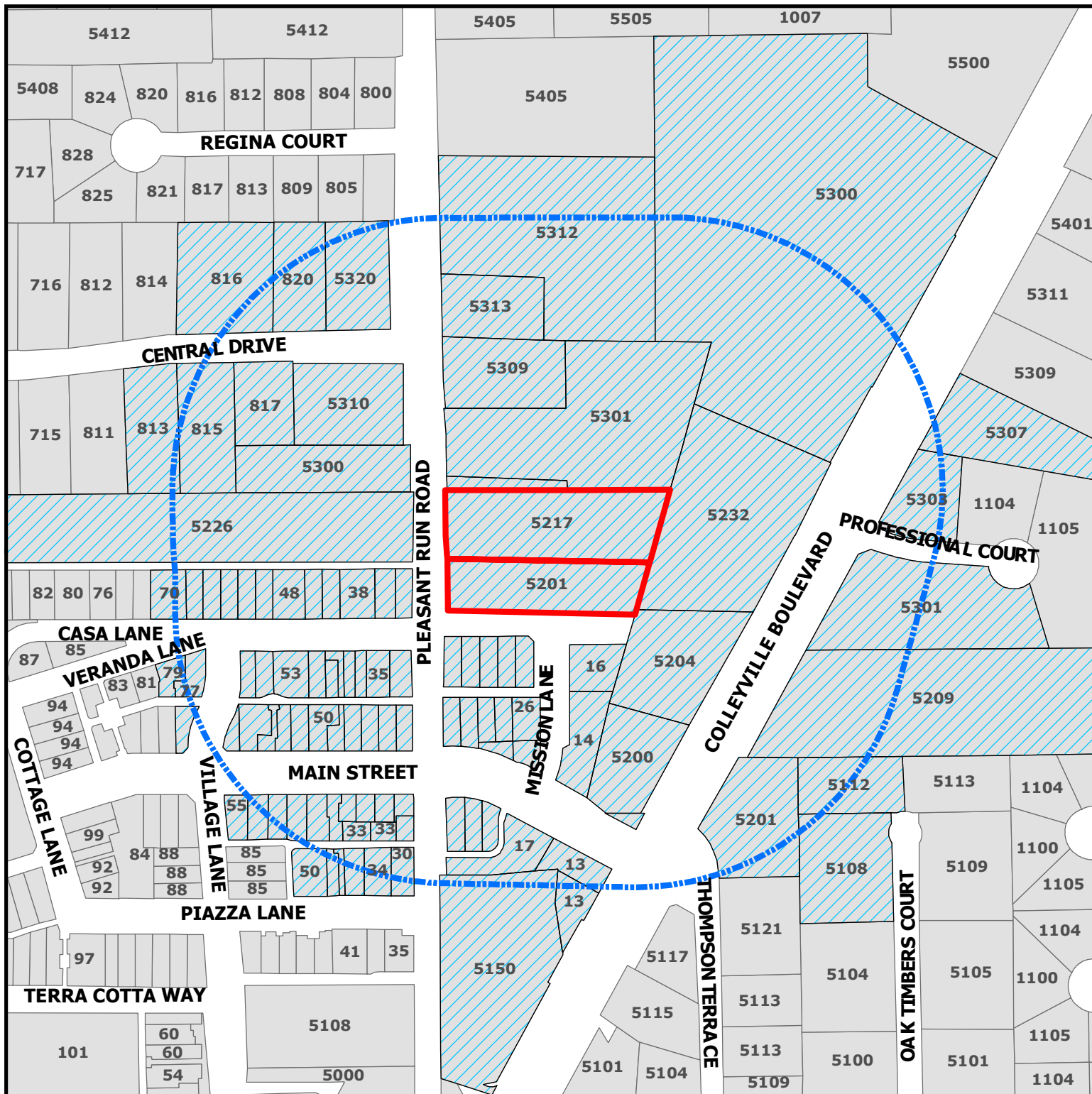
VILLAGE COURT

LOTS 1 AND 2, BLOCK 1

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

-- MARCH 2021--

Notification Map

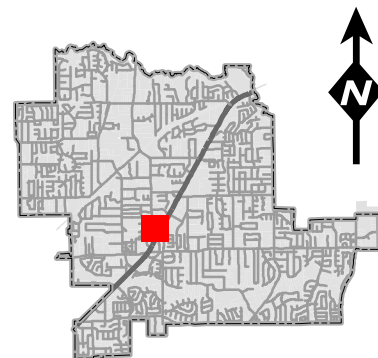


ZC21-010

5217 and 5201 Pleasant Run Road

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



Notification List

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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

Zoning Case: ZC21-010

Applicant: Tamara L. Spicer

Owner: South Bowie Investment Partners, LP

Location: 5217 & 5201 Pleasant Run Road

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

Present Zoning: PUD-C Planned Unit Development-Commercial

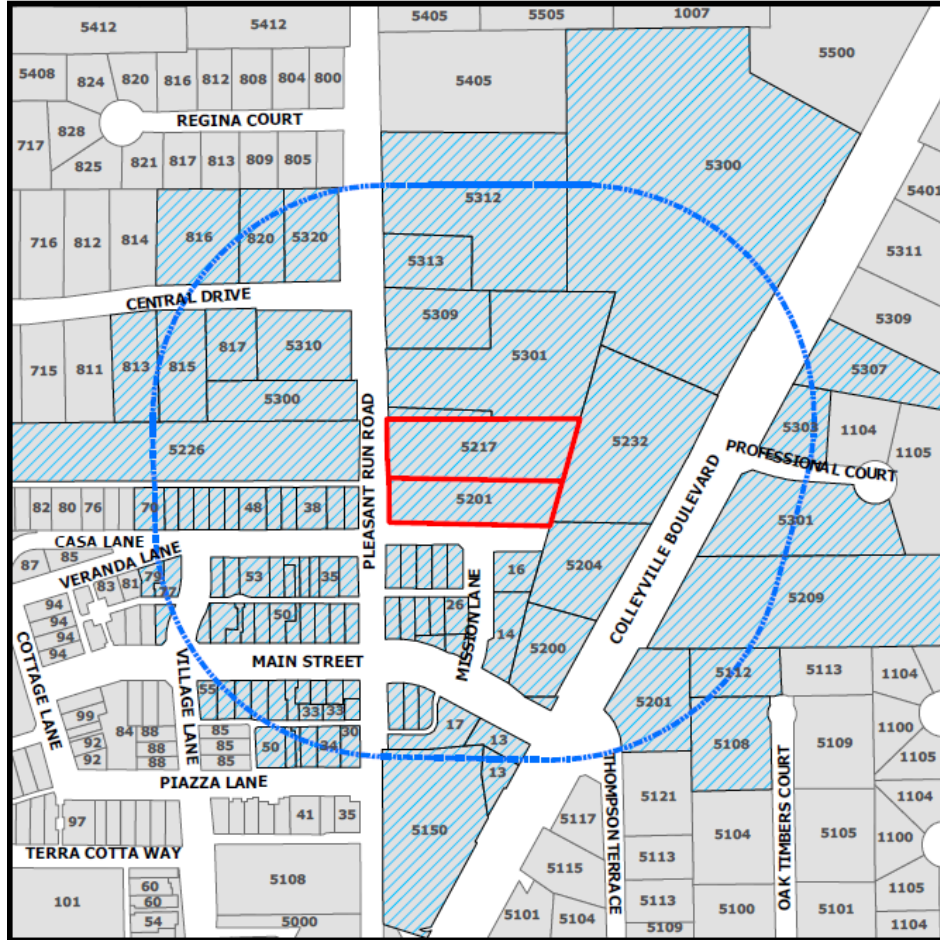
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

ORDINANCE O-21-2163

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

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

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from PUD-C Planned Unit Development – Commercial to RE Single-Family 'Estate' Residential district on 1.93 acres, being Lots 1A & 2A, Block 1, Village Court, located at 5217 & 5201 Pleasant Run Road as

depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of June 2021.

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

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

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

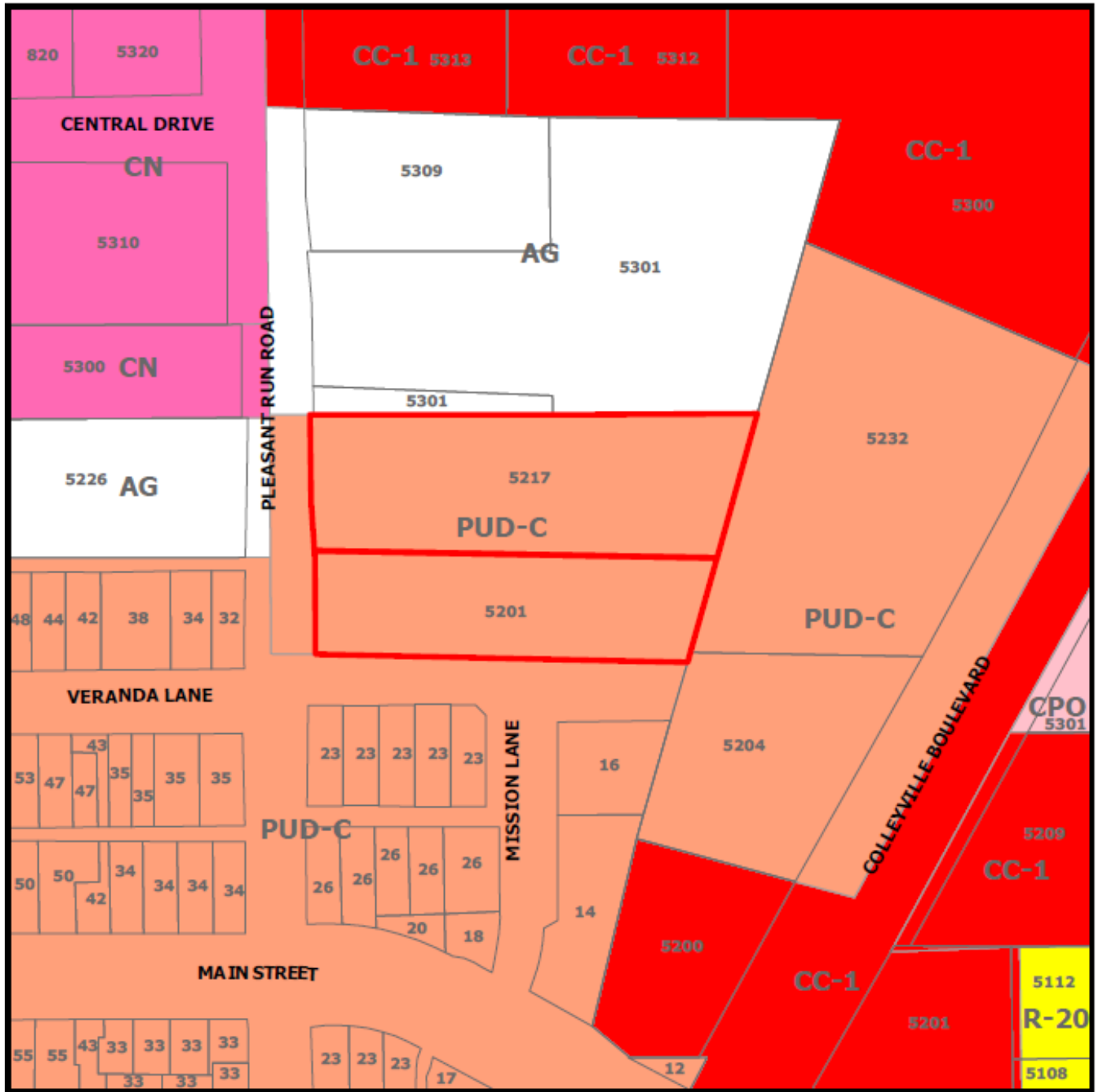
ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Richard Newton
City Secretary	Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 6/1/2021

Number Ordinance O-21-2159

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

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

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

First Reading and Public Hearing

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

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

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

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

Proposed PUD-C Ordinance:

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

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

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

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

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

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

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

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

Engineering Comments

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

Fire Marshal Comments

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

Urban Forestry/Landscaping Comments

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

Development Code.

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

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

Second Submittal Review February 26, 2021

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

Engineering Comments

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

Fire Marshal Comments

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

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

Urban Forestry/Landscaping Comments

1. Provide a landscaping plan for review.

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

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

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

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

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

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

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

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

Aerial Map

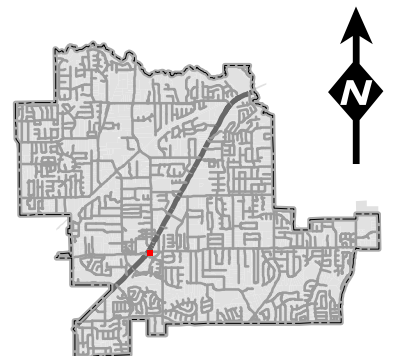


ZC21-003
4917 Colleyville Blvd

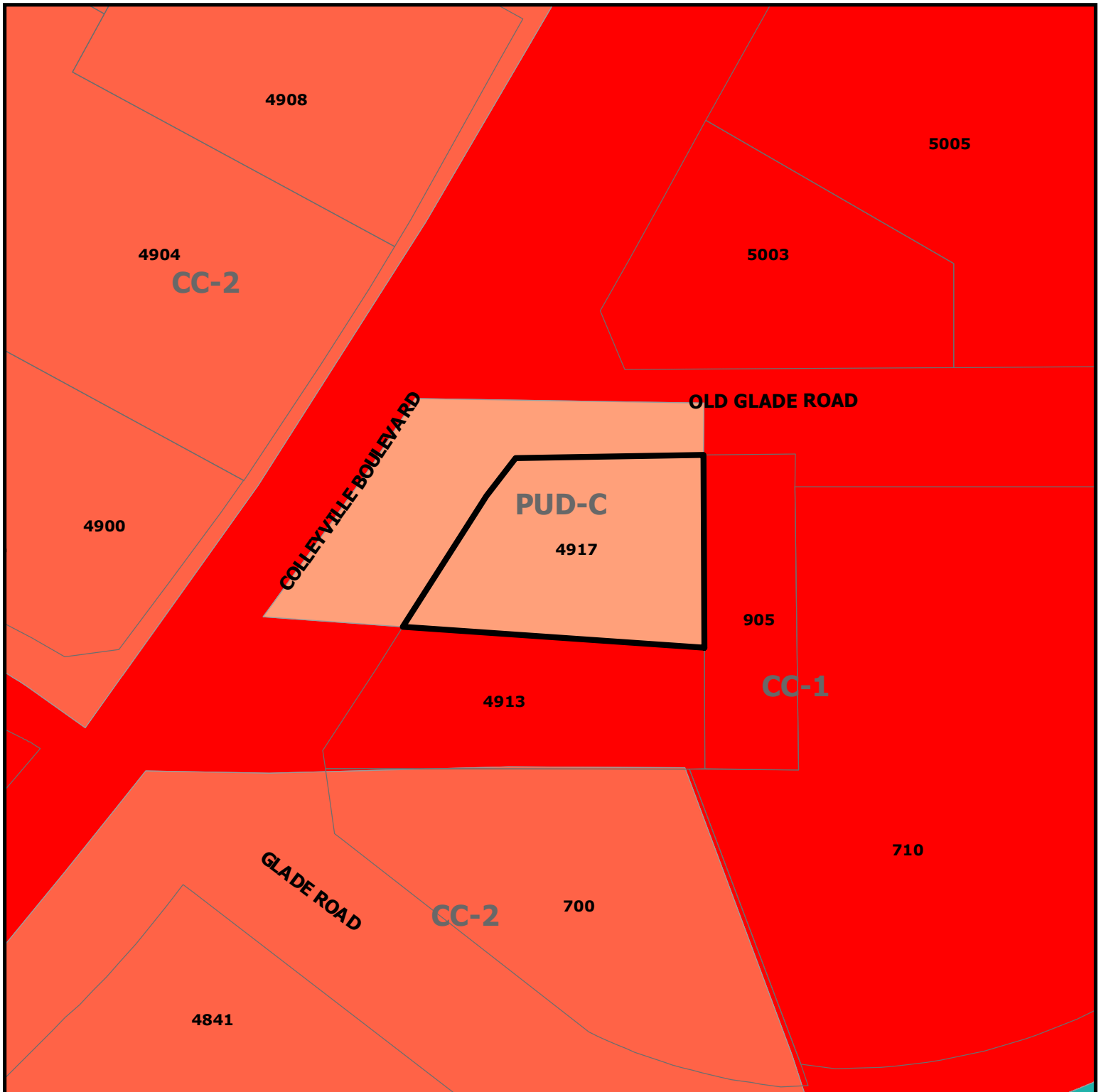
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Subject Property



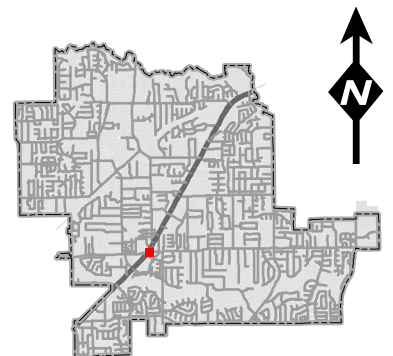
Zoning Map



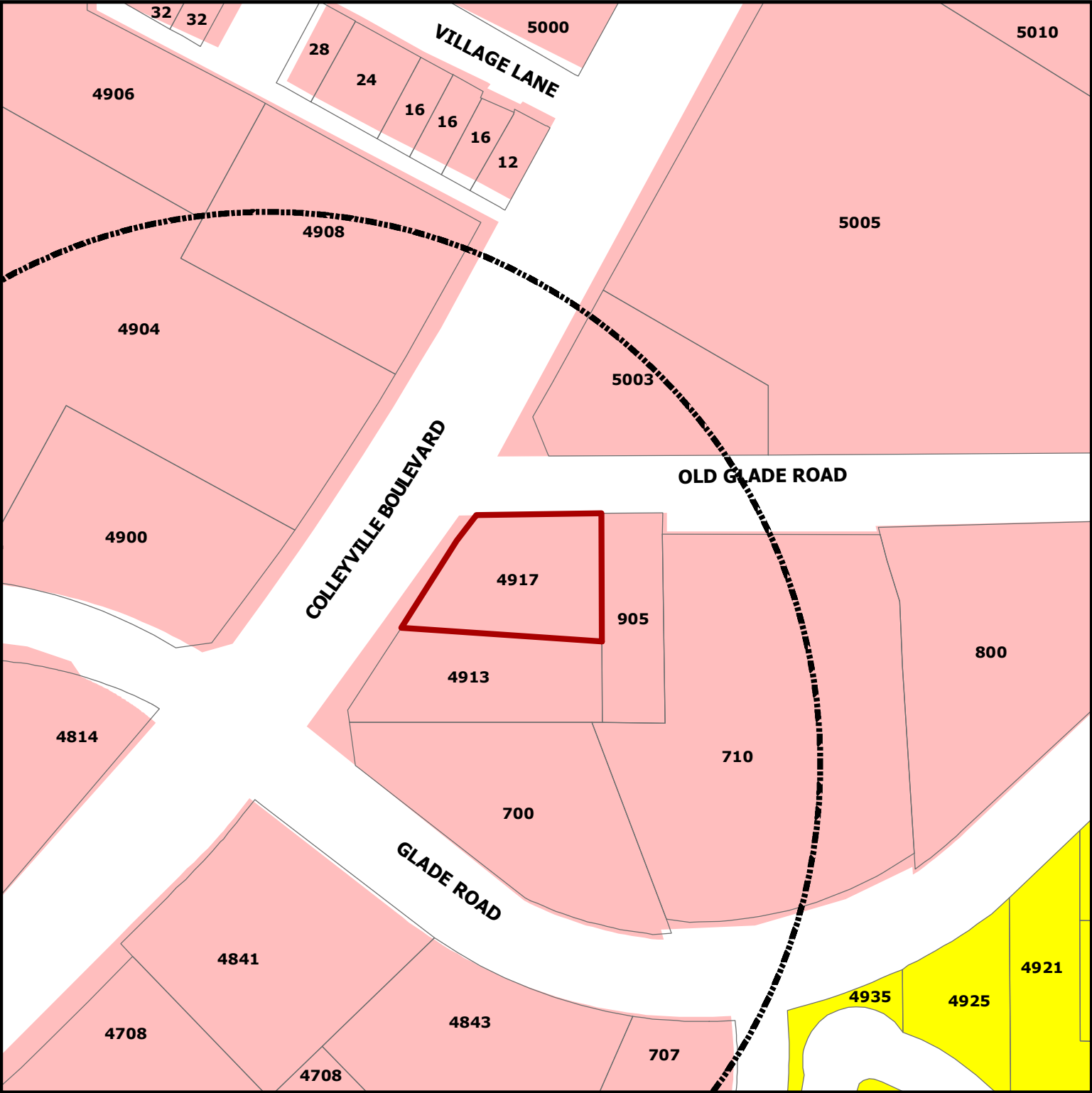
ZC21-003
4917 Colleyville Blvd

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 Subject Property



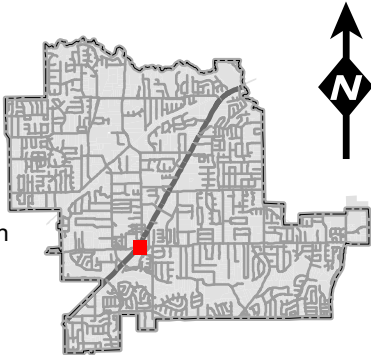
Future Land Use Map

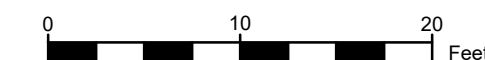


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ZC21-003
4917 Colleyville Blvd

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





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

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

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

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

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

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

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

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

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

TX. P.E. FIRM #11525

[illegible]

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

DON NOBLIT &
BARBARA NOBLIT
INST. NO. D203049124

6' DRAINAGE & UTILITY ESMT
VOL. A, PG. 1264

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:

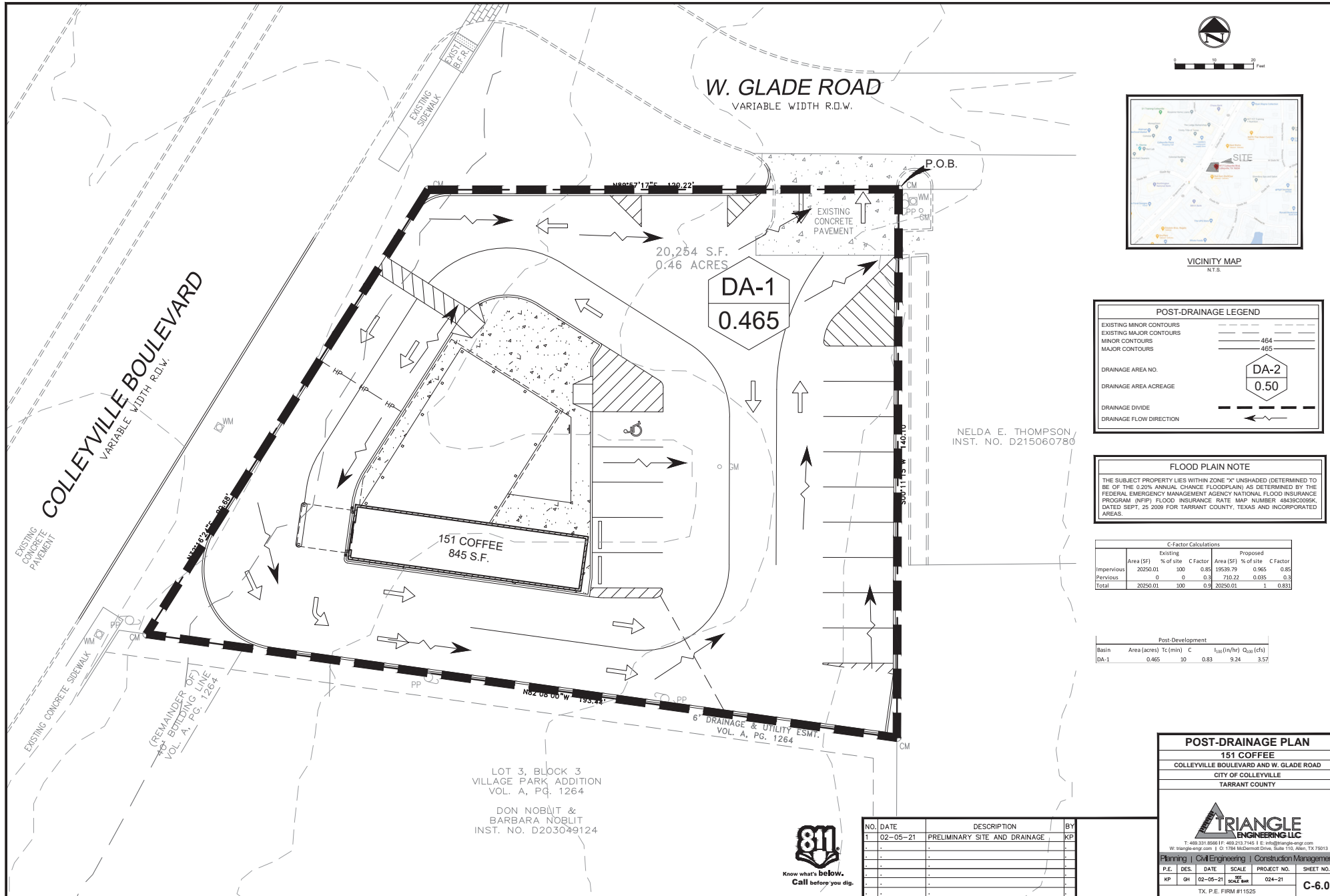
File Name: 21045- A3.2
Project No: 21045
Date: 02/25/21
Drawn By: DBL
Checked By: JWF

SHEET

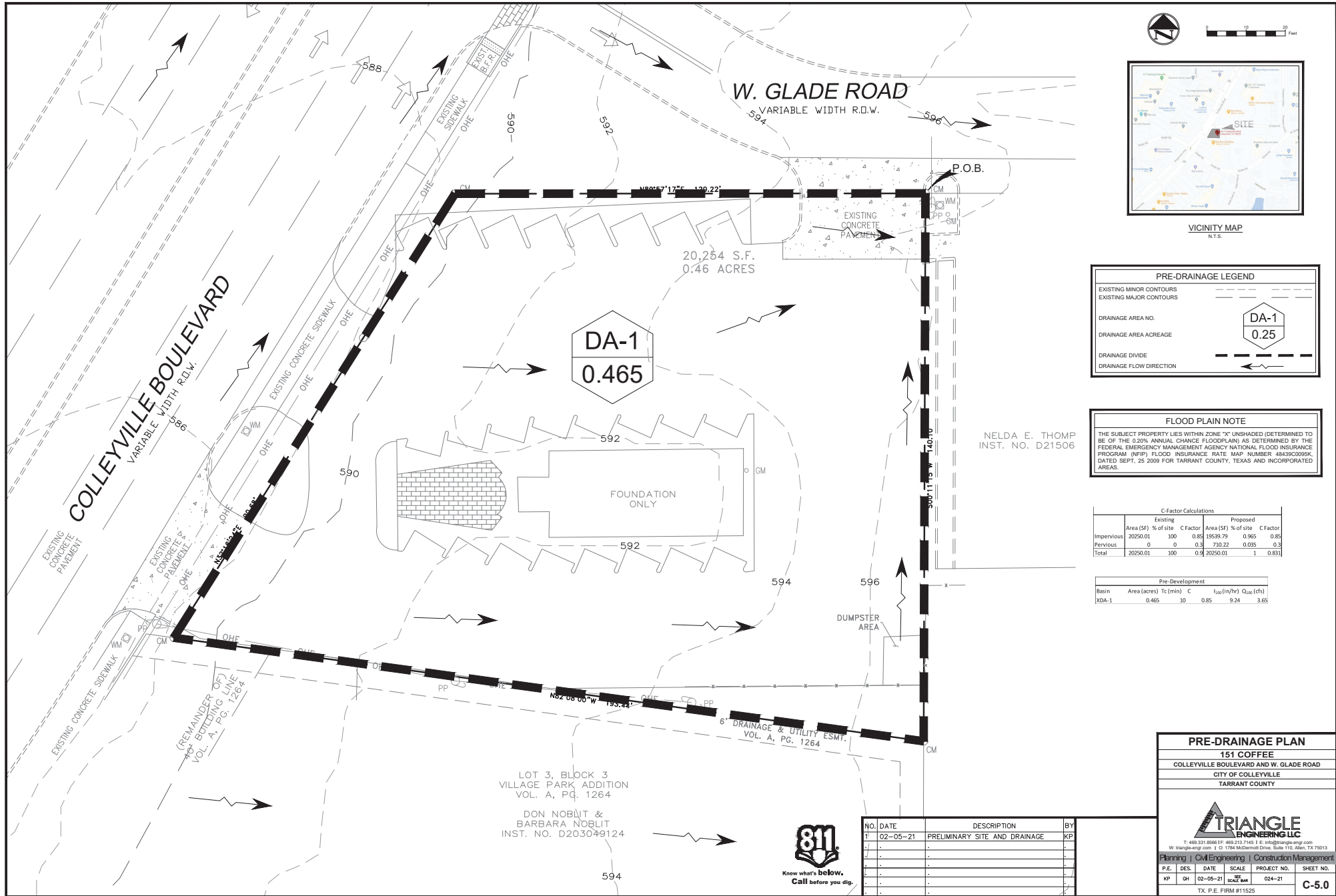
A3.2

EXTERIOR
ELEVATIONS

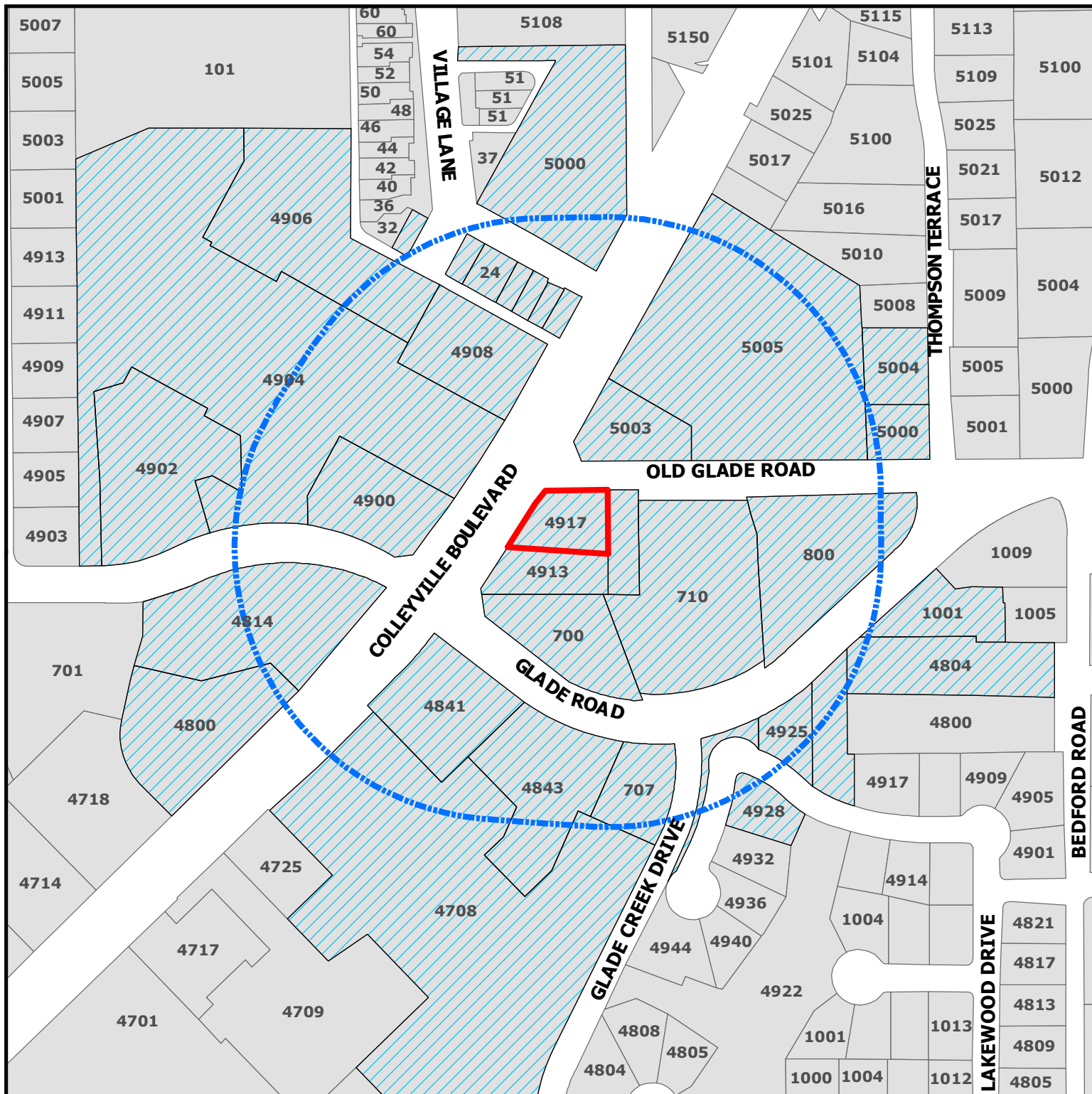
Drainage Plan



Drainage Plan



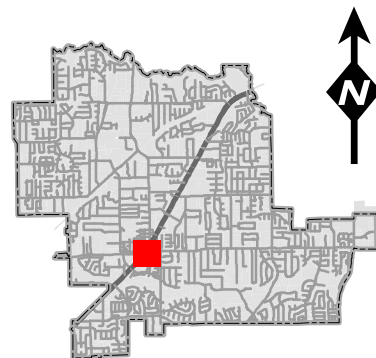
Notification Map



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

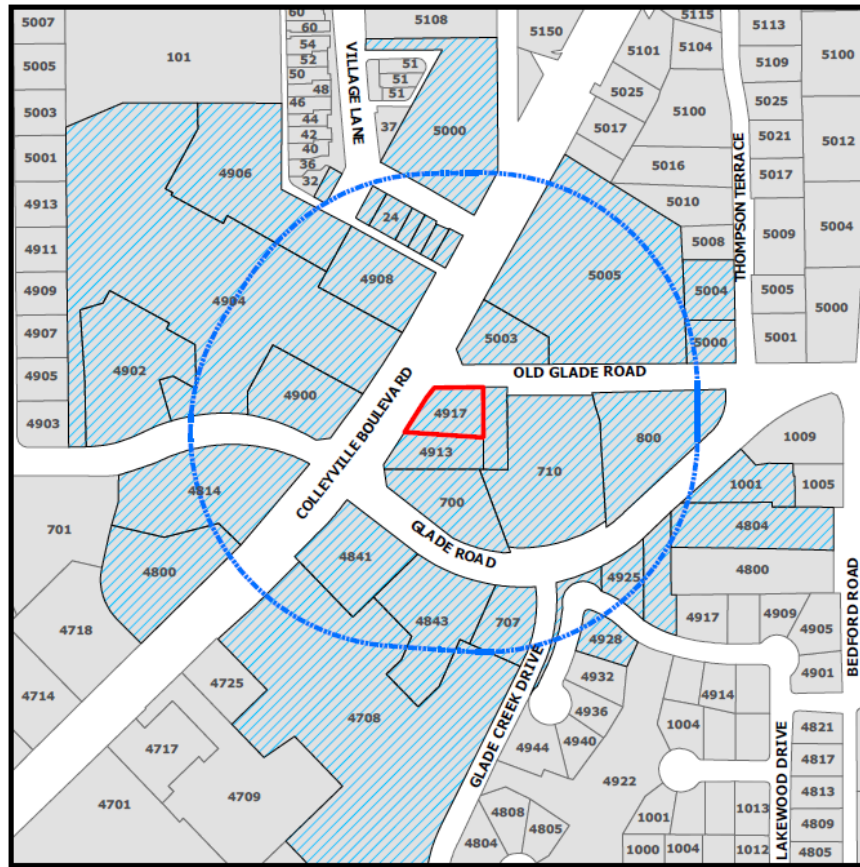
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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



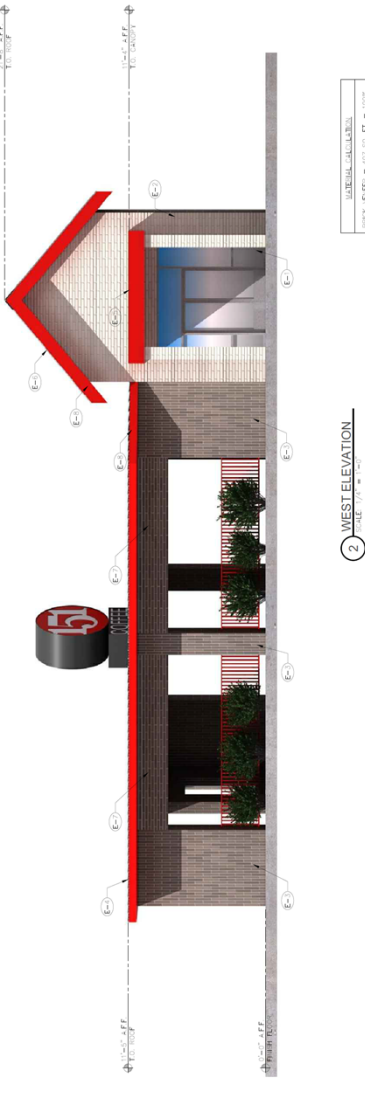
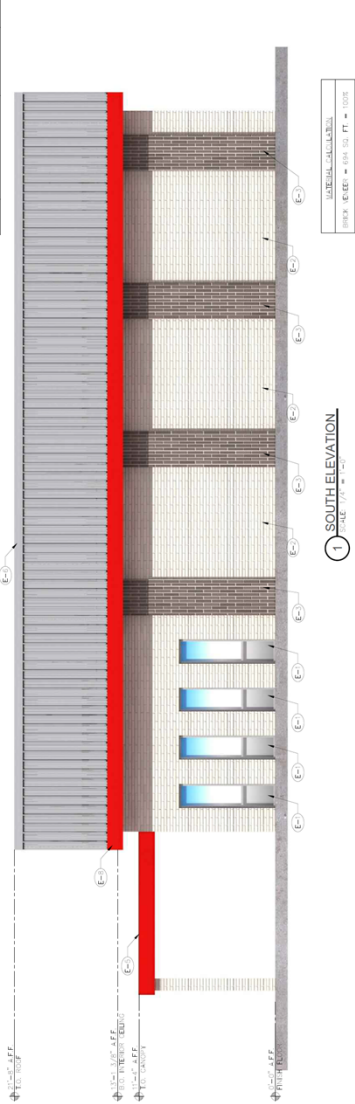
151 COFFEE
COLLEYVILLE BLVD. & W. GLADE RD.
COLLEYVILLE, TEXAS



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	LEG-1 ANODIZED ALUMINUM THERMALLY FINISHED
E-2	400 HORIZONTAL SIPS	INTERLACE	CLADDING SIPS
E-3	400 VERTICAL SIPS	INTERLACE	CLADDING SIPS
E-4	400 METAL ROOF	INTERLACE	CLADDING SIPS
E-5	METAL ROOF	INTERLACE	CLADDING SIPS
E-6	METAL ROOF	INTERLACE	CLADDING SIPS
E-7	400 HORIZONTAL SIPS	INTERLACE	CLADDING SIPS
E-8	TRIM	WHITE	CLADDING 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

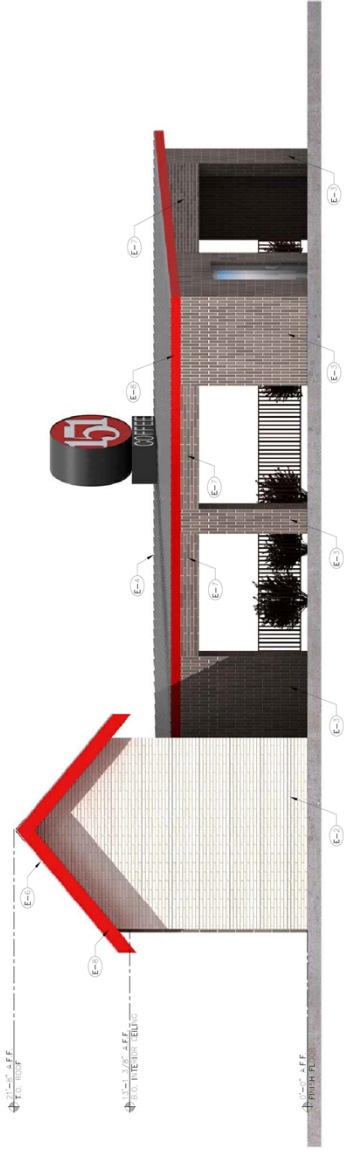
EXTERIOR MATERIAL LEGEND:

CODE	ITEM	COLOR	MANUFACTURER	REMARKS
E-1	STEEL ROOF CLING	ALUMINUM	ALUMINUM	CLEAR ANODIZED ALUMINUM STEEP ROOF / INSULATE CLING
E-2	600 HORIZONTAL BRICK	ANTIQUE WHITE	BLACKSTONE BRICK	
E-3	600 VERTICAL BRICK	INTERSTATE	BLACKSTONE BRICK	
E-4	METAL ROOF	GALVALUME	VALLEY	8 PANEL METAL ROOF
E-5	METAL AWNING	WHITE ED	ARCHER	MATCH 600 BRICK ED
E-6	METAL ROOF	GALVALUME	VALLEY	9.5 PANEL 600 BRICK ED
E-7	600 HORIZONTAL BRICK	ANTIQUE WHITE	BLACKSTONE BRICK	
E-8	TRIM	WHITE ED	MADE TRIM	MATCH 600 BRICK ED



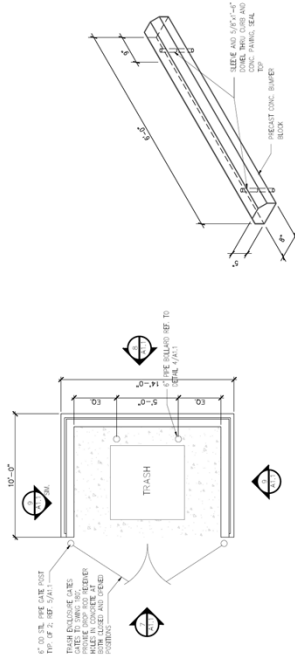
1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL CALCULATION
SHEEP: 6'00" = 600 SQ FT = 100%



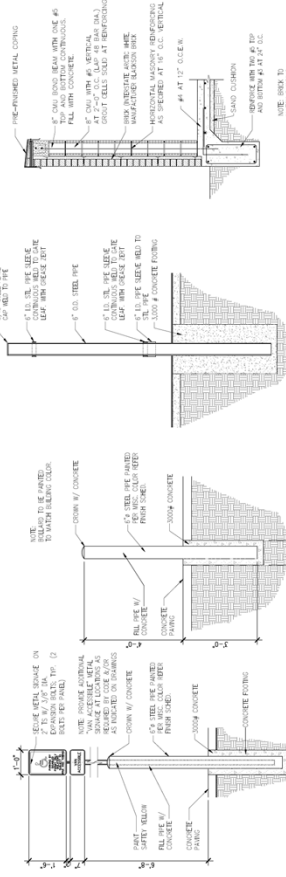
2 EAST ELEVATION
SCALE 1/4" = 1'-0"

MATERIAL CALCULATION
SHEEP: 6'00" = 600 SQ FT = 100%



1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

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

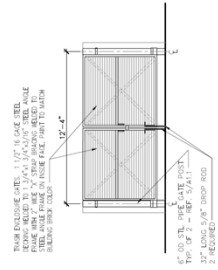


3 H.C. SIGN DETAIL
SCALE: 1/2" = 1'-0"

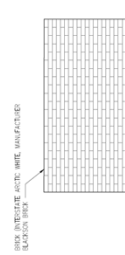
4 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

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

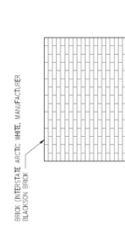
6 SECTION
SCALE: 1/2" = 1'-0"



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



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



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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 6/1/2021

Number

Type Resolution

Department Community Development

Title

WITHDRAWN BY APPLICANT - Request for a variance to the provisions of Section 5.7.E, Tree Preservation and Canopy Cover of the Land Development Code, specifically, the minimum preservation of protected tree canopy requirements on Lot 1, Miles Addition, located at 6480 Pool Road, Case VC21-002

Strategic Plan

4.1 Protect our City's semi-rural residential character

Explanation

UPDATE: The applicant has revised the Tree Preservation Plan to comply with the tree canopy preservation requirements of Chapter 5 of the Land Development Code. A variance to the Tree Preservation and Canopy Cover regulation is no longer needed. The item has been withdrawn by the applicant.

Reading and Public Hearing

Requested Variance: Joseph Vaughn, the applicant, has submitted a request for a tree mitigation appeal. The request is to allow for a 36% preservation of existing tree canopy coverage in lieu of the required 50% minimum preservation of protected tree canopy.

Existing Conditions/Background: The subject property, 6480 Pool Road, resides on the west side of Pool Road north of Independence Road and has R-20 Zoning. The purpose is to subdivide the property into 12 single-family residential lots and two (2) open space lots.

Ordinance – Chapter 5 – Urban Forestry – Section 5.7 Tree Preservation and Canopy Cover

E. Development of new single-family residential subdivisions:

1. Preservation of a minimum of 50% of the Protected Tree Canopy on the entire subdivision shall be required. The calculation shall include Protected trees located in newly dedicated streets (public or private), public water, sanitary sewer, gas, electric, telecommunication, drainage and general utility easements. The calculation shall exclude trees located in existing public utility easements containing existing in-service water,

sanitary sewer, gas, electric, or telecommunication installations as well as additional public street right-of-way dedicated adjacent to an existing public or private street. The purpose of not excluding trees in new streets and easements is to promote subdivision design and layout that prioritize preservation of trees.

Chapter 5 – Urban Forestry- Section 5.14- Appeals

“Any appeal to the provisions of this chapter and/or any appeal to a decision of the Administrative Official relative to the provisions of this chapter shall be heard by the City Council.”

Plat Status: The property is currently platted as Lot 1 of the Miles Addition. A combination Preliminary/Final Plat for the Eastpointe Terrace subdivision is currently submitted for consideration for approval.

DRC Review: The Development Review Committee reviewed the request during their April 19, 2021 meeting and scheduled the request for the City Council meeting on June 1, 2021 to coincide with the Preliminary/Final Plat consideration for approval.

Drainage: This project was previously submitted and approved by engineering staff on Aug 28, 2018. The portions of the Land Development Code dealing with drainage requirements have not been significantly changed since then. Therefore, the drainage plan conforms to City of Colleyville Drainage Code. If it has to be redesigned due to other changes, a new and separate review will be required.

Analysis – The subject property is requesting to reduce the preservation minimum tree canopy from 50% to 36% for a reduction of 14%. The property is working through the platting process concurrently with this request.

Should the waiver request be denied, the applicant will be required to comply with all of the regulations for the preservation of the tree canopy related to the platting and construction of any subdivision.

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

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. To date, no formal correspondence has been received.

Staff Recommendation: Staff recommends denial of the request due to technical non-compliance with the Land Development Code.

Financial Impact

There is no financial impact to the City.

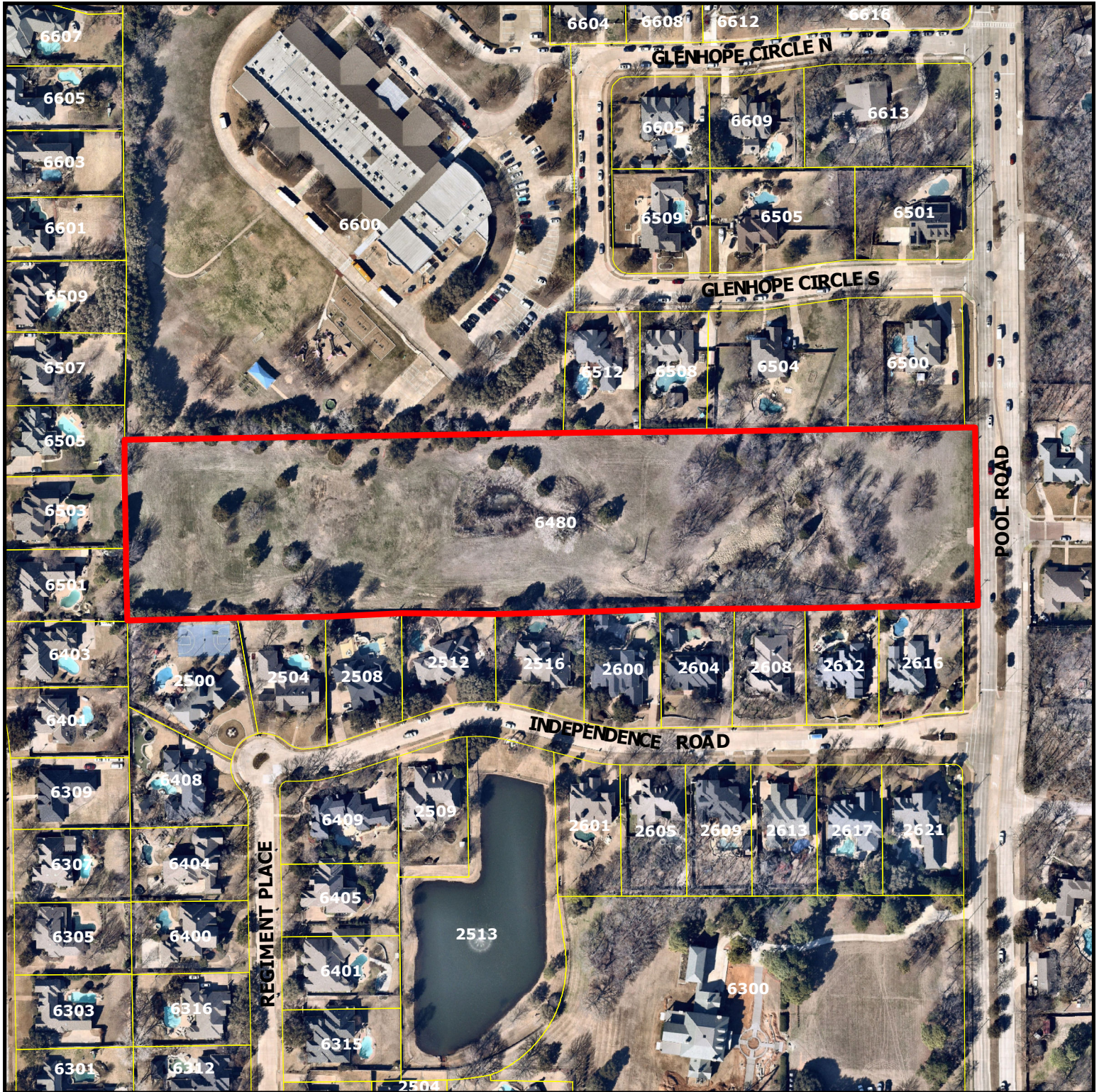
Recommendation

Denial

Attachments

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

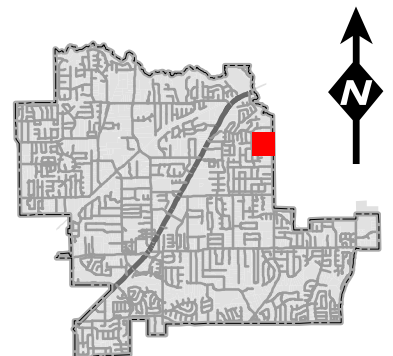
Aerial Map



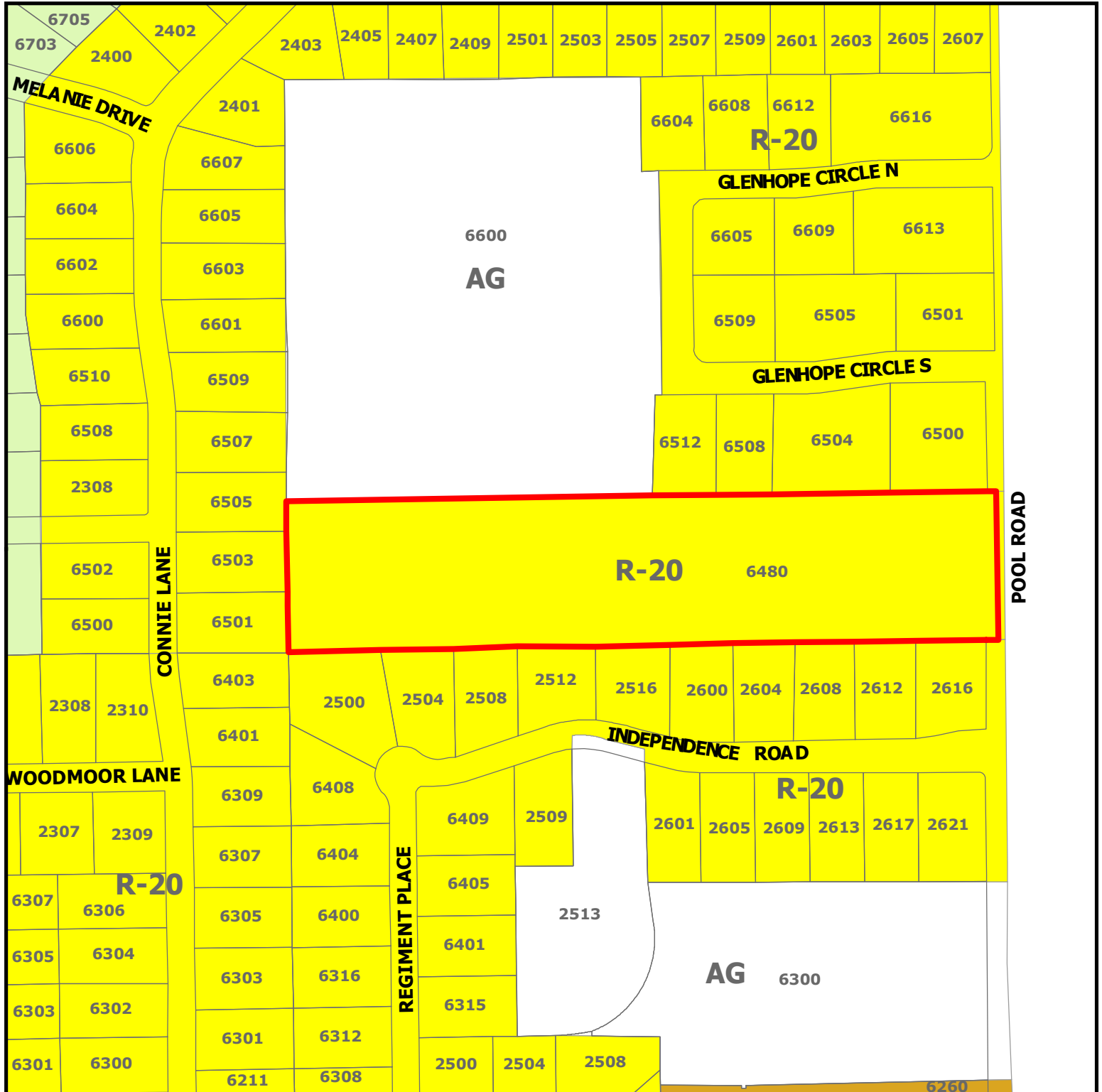
VC21-002
6480 Pool Road

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 Subject Property



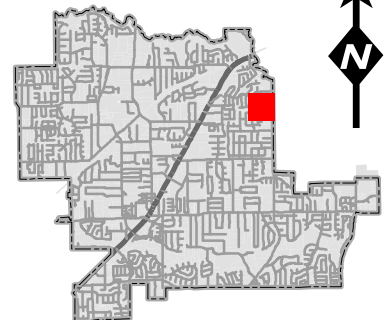
Zoning Map



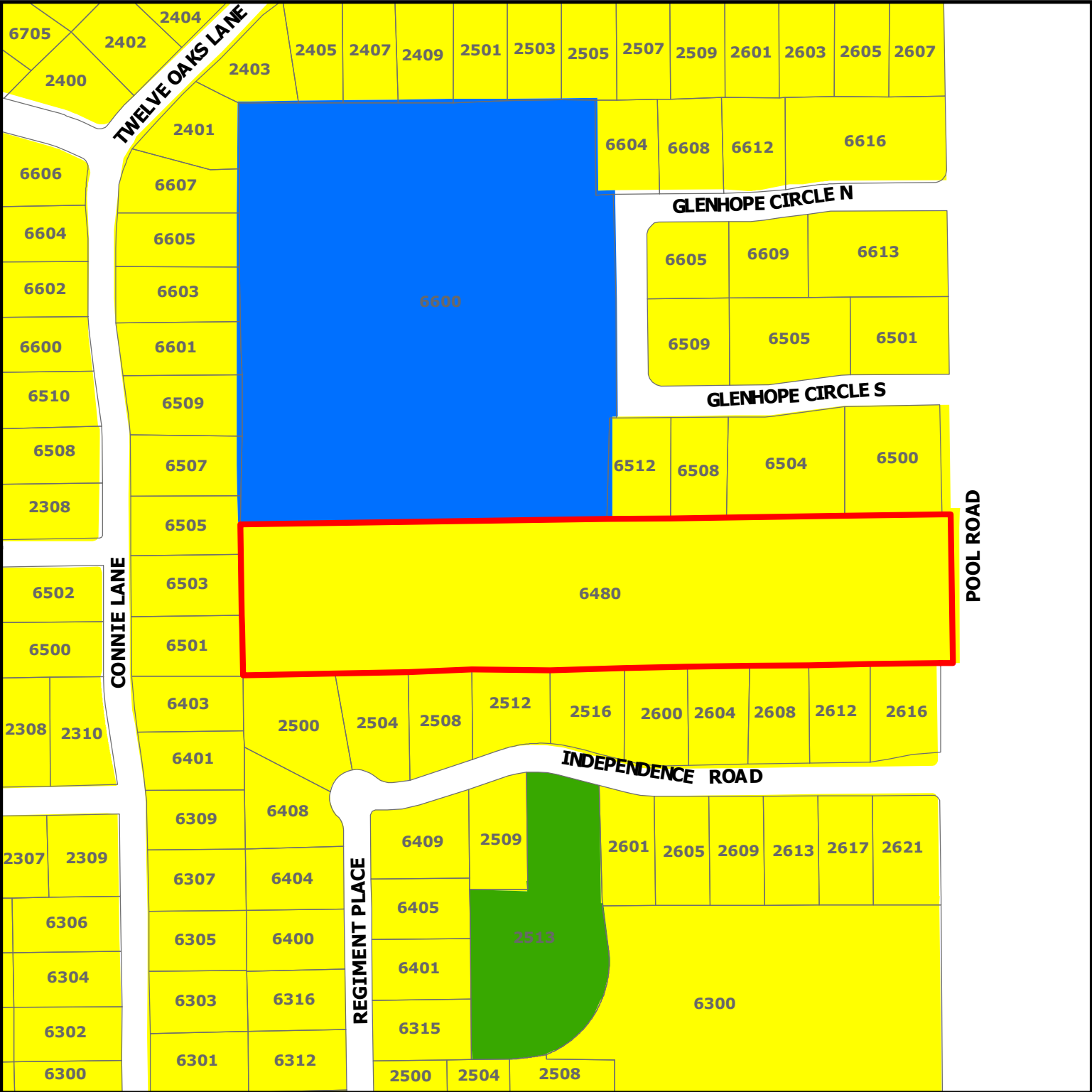
VC21-002
6480 Pool Road

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 Subject Property



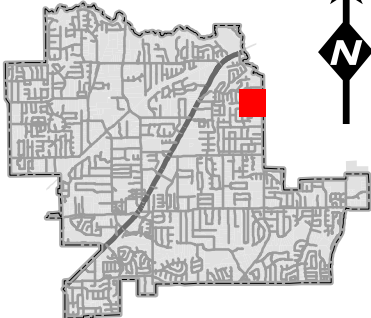
Future Land Use Map



VC21-002

6480 Pool Road

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



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Statement of Planning Objectives



LandArch Studio, LLC

G. I. Joseph Vaughn, RLA, ASLA
480 Cloud View Ct, Prosper, TX
Phone: 972-827-5677

► Zoning Board of Adjustments

City of Colleyville
100 Main Street
Colleyville, TX 76034
817-503-1050

RE: Tree Preservation Waiver

To whom it may concern,

I am the Landscape Architect for this project and would like to thank you for considering our request for a variance from the minimum tree preservation requirement. The developer, civil engineer, and myself have worked hard with city staff to provide as much preservation as is feasible for the proposed development of this site given it's numerous challenges. The coordination between developer, design professionals, and city staff over countless phone calls, in-person meetings, site visits and plan revisions has led to a solution that provides 36% canopy preservation of existing tree canopy coverage. This is 14% short of the required 50% preservation amount and the reason for our request for a variance. The site challenges and design coordination with city staff to achieve this amount were extensive.

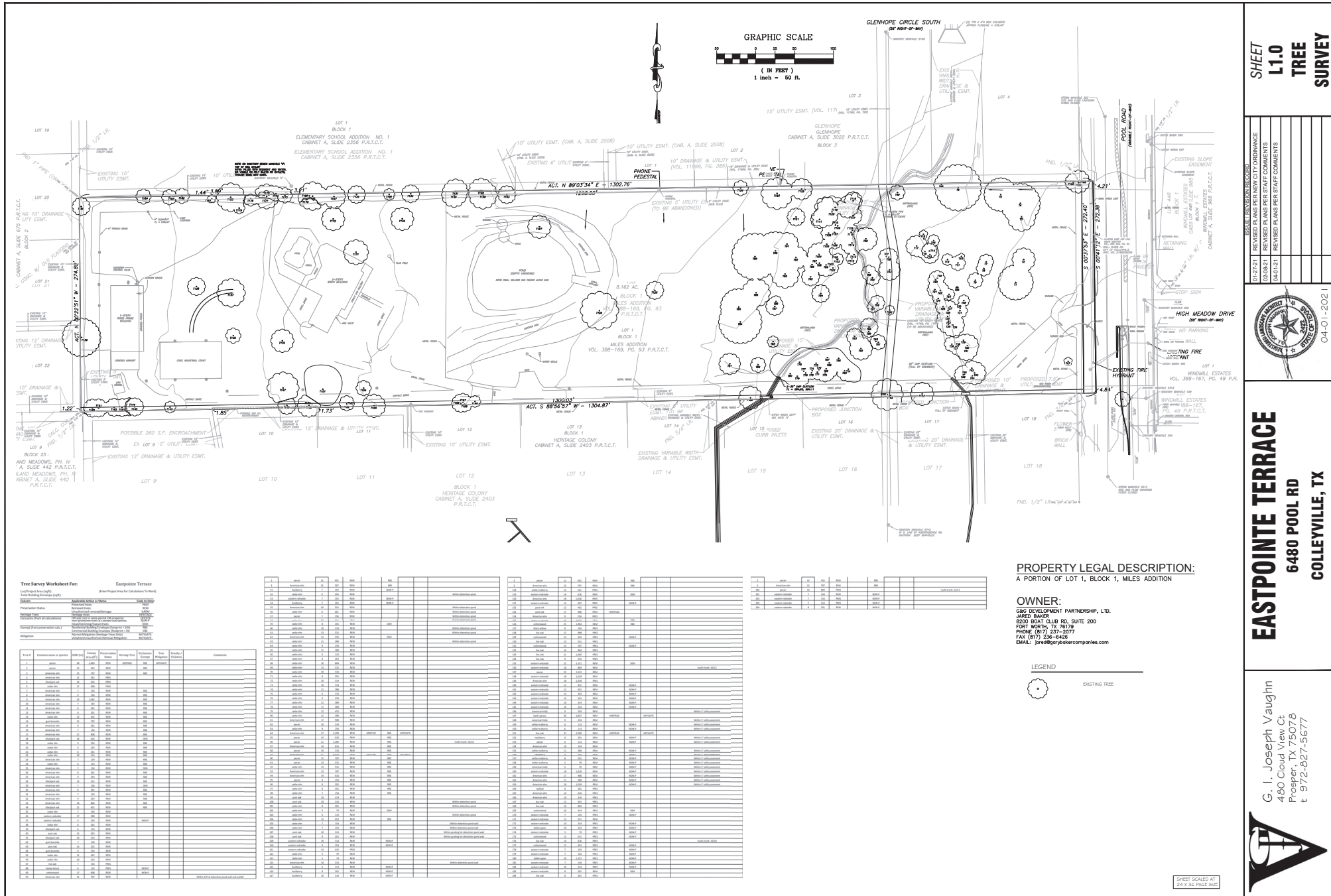
The proposed site is a long and narrow site with undulating topography and a large drainage easement crossing the site. This presented challenges across the site in proposing graded lots appropriate for construction of and adequate drainage for the individual lots. The original site layout was completely redesigned to propose the road along the South property line as shown now to minimize the impact to large trees along the North property line and the grading plan along the North (rear) of lots 3-12 was adjusted to preserve as many trees along the North property line as possible. In addition, many existing trees are located in drainage areas that have strict regulations necessary to meet water quality and quantity control measure requirements. In working with city staff, concessions were made in and around these drainage areas as was possible to preserve trees on the open space drainage lot. In addition, concessions were made in the sewer line routing to allow preservation of trees.

I feel the hard work and cooperation with city staff has resulted in a great solution to this challenging site that would justify approval even though it falls a little short on preservation area requirement. I hope that in your consideration of our request for a variance you agree.

Sincerely,

LandArch Studio, LLC
G. I. Joseph Vaughn
4/1/2021

Tree Survey



SHEET
L1.0
TREE
SURVEY

01/22/21 REVISOR PLANS PER NEW CITY ORDINANCE
03/09/21 REVISOR PLANS PER STAFF COMMENTS
04/12/21 REVISOR PLANS PER STAFF COMMENTS

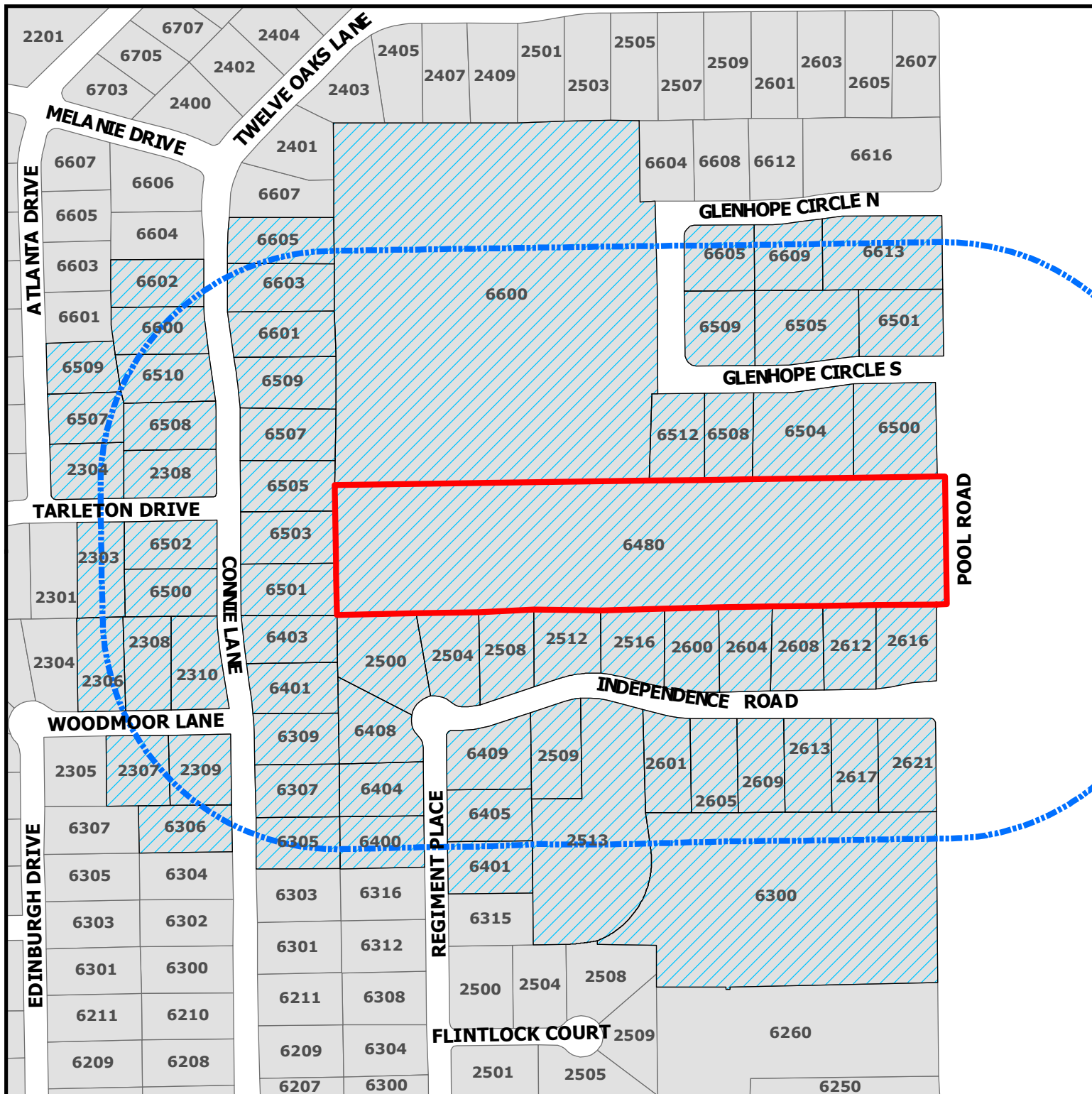


EASTPOINTE TERRACE
6480 POOL RD
COLLEVILLE, TX

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



Notification Map



VC21-002

6480 Pool Road

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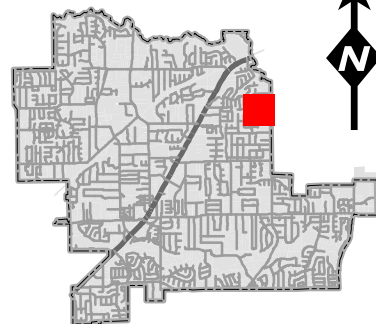
Subject Property



500ft Buffer



Properties within 500ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ARAB, SALMAN H	2609 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2609 INDEPENDENCE RD
BAILEY, WILLIAM A	6305 CONNIE LN	COLLEYVILLE, TX	76034	6305 CONNIE LN
BRONK JOHN W TRUSTEE	6507 ATLANTA DR	COLLEYVILLE, TX	76034	6507 ATLANTA DR
BROWN, KENNETH H	2308 TARLETON DR	COLLEYVILLE, TX	76034	2308 TARLETON DR
BURNS, AUDIE DALE	2304 TARLETON DR	COLLEYVILLE, TX	76034	2304 TARLETON DR
CAIN, CHRISTOPHER	2601 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2601 INDEPENDENCE RD
CARROCCI, PAUL D	6613 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6613 GLENHOPE CIR N
CHALMERS, STEPHEN	2306 WOODMOOR LN	COLLEYVILLE, TX	76034	2306 WOODMOOR LN
CHAN, ALFONSO AND SHARON	6300 POOL ROAD	COLLEYVILLE, TX	76034	6300 POOL RD
CHENNANKARA, STEVE	2600 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2600 INDEPENDENCE RD
CLENDINNING, BEN	6505 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6505 GLENHOPE CIR S
CROSS, MELISSA	2309 WOODMOOR LN	COLLEYVILLE, TX	76034	2309 WOODMOOR LN
CURRAN, BRETT P	6509 ATLANTA DR	COLLEYVILLE, TX	76034	6509 ATLANTA DR
DEMARRAIS, SCOTT	6401 CONNIE LN	COLLEYVILLE, TX	76034	6401 CONNIE LN
DEWAR, ALAN	6400 REGIMENT PL	COLLEYVILLE, TX	76034	6400 REGIMENT PL
ECKHOFF, DOUGLAS	6600 CONNIE LN	COLLEYVILLE, TX	76034	6600 CONNIE LN
EDWARDS, FREDERICK A	6404 REGIMENT PL	COLLEYVILLE, TX	76034	6404 REGIMENT PL
ENGER, DAVID	2310 WOODMOOR LN	COLLEYVILLE, TX	76034	2310 WOODMOOR LN
FENNELLY, ANNETTE	2616 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2616 INDEPENDENCE RD
FORD, CASEY	2307 WOODMOOR LN	COLLEYVILLE, TX	76034	2307 WOODMOOR LN
G&G DEVELOPMENT PARTNERSHIP LT	8200 BOAT CLUB RD SUITE 100	FORT WORTH, TX	76179	6480 POOL RD
GAUTHIER, NELIDA R	2617 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2617 INDEPENDENCE RD
GEISLER, KAREN	2308 WOODMOOR LN	COLLEYVILLE, TX	76034	2308 WOODMOOR LN
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	6600 GLENHOPE CIR
GRAVIT, ALEISHA	2608 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2608 INDEPENDENCE RD
GULBRANSON, JON CARLO	2605 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2605 INDEPENDENCE RD
HALVERSON, THOMAS	6609 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6609 GLENHOPE CIR N
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX	76034	2513 INDEPENDENCE RD
HORTON, ANTHONY R	2612 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2612 INDEPENDENCE RD
HUGHES, MICHAEL P	6605 CONNIE LN	COLLEYVILLE, TX	76034	6605 CONNIE LN
JOHNSON, JENNIFER A	6408 REGIMENT PL	COLLEYVILLE, TX	76034	6408 REGIMENT PL
JONES, LORI	6500 CONNIE LN	COLLEYVILLE, TX	76034	6500 CONNIE LN
KAUP, GARY	6403 CONNIE LN	COLLEYVILLE, TX	76034	6403 CONNIE LN
KINNEBREW, JAMES RYAN	6505 CONNIE LN	COLLEYVILLE, TX	76034	6505 CONNIE LN
KUMAR, RAJ	6405 REGIMENT PL	COLLEYVILLE, TX	76034	6405 REGIMENT PL
L&E WILMOT LIVING TRUST U/A DA	6601 CONNIE LN	COLLEYVILLE, TX	76034	6601 CONNIE LN
LEHMAN, JASON	2303 TARLETON DR	COLLEYVILLE, TX	76034	2303 TARLETON DR
LIMOSNERO, ODETTE	2621 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2621 INDEPENDENCE RD
MADAY, BRETT P.	6603 CONNIE LN	COLLEYVILLE, TX	76034	6603 CONNIE LN
MATLOCK, BRIAN D	2508 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2508 INDEPENDENCE RD
MCCLURE, MICHAEL D	PO BOX 898	COLLEYVILLE, TX	76034	6509 CONNIE LN
MCMELLON, J'ANNA	6605 GLENHOPE CIR N	COLLEYVILLE, TX	76034	6605 GLENHOPE CIR N
MILLIKEN, PEGGY	6401 REGIMENT PL	COLLEYVILLE, TX	76034	6401 REGIMENT PL
MIRCHANDANI, MICKY	6503 CONNIE LN	COLLEYVILLE, TX	76034	6503 CONNIE LN
MONHOLLEN, ROGER A	6508 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6508 GLENHOPE CIR S
NGUYEN, FRANK P	2500 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2500 INDEPENDENCE RD
PATEL, MAHENDRA N	6306 CONNIE LN	COLLEYVILLE, TX	76034	6306 CONNIE LN
PRENTICE, CESSFORD A	6307 CONNIE LN	COLLEYVILLE, TX	76034	6307 CONNIE LN
RAWLINGS, RICHARD L	6509 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6509 GLENHOPE CIR S
REED, DAVID S	2613 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2613 INDEPENDENCE RD
REED, GREGORY	2512 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2512 INDEPENDENCE RD
RISLEY, JASON N	6501 CONNIE LN	COLLEYVILLE, TX	76034	6501 CONNIE LN
ROUNKLES, JOSEPH	6409 REGIMENT PL	COLLEYVILLE, TX	76034	6409 REGIMENT PL
RUOCCHIO, RICHARD	2516 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2516 INDEPENDENCE RD
SHELTON, B KEITH	6504 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6504 GLENHOPE CIR S
SOUTHALL, MARION	6500 GLENHOPE CIR	COLLEYVILLE, TX	76034	6500 GLENHOPE CIR S
SPOTH, ANN LITTON	6309 CONNIE LN	COLLEYVILLE, TX	76034	6309 CONNIE LN
STETSON, THOMAS	6507 CONNIE LN	COLLEYVILLE, TX	76034	6507 CONNIE LN
TONEY FAMILY LIVING TRUST	2604 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2604 INDEPENDENCE RD
TOWERY, ZACH D	2504 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2504 INDEPENDENCE RD
VALLHONRAT, PAUL S	6510 CONNIE LN	COLLEYVILLE, TX	76034	6510 CONNIE LN
WANG, FEI	6508 CONNIE LN	COLLEYVILLE, TX	76034	6508 CONNIE LN
WEBBER, JAMES J	6512 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6512 GLENHOPE CIR S
WILLIAMS, DAVID L	6502 CONNIE LN	COLLEYVILLE, TX	76034	6502 CONNIE LN
WYER, ANDREW JOSEPH	6602 CONNIE LN	COLLEYVILLE, TX	76034	6602 CONNIE LN
ZIMMER, WILLIAM	2509 INDEPENDENCE RD	COLLEYVILLE, TX	76034	2509 INDEPENDENCE RD
ZUREIKAT, AIMAN	6501 GLENHOPE CIR S	COLLEYVILLE, TX	76034	6501 GLENHOPE CIR S
CITY OF GRAPEVINE	200 S MAIN STREET	GRAPEVINE, TX	76051	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
HERITAGE COLONY ADDITION	P.O. BOX 1122	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
VAUGHN, JOSEPH	480 CLOUD VIEW COURT	PROSPER, TX	75078	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:

**City Council Meetings: Tuesday, June 1, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Request for a variance to the provisions of Section 5.7.E, Tree Preservation and Canopy Cover of the Land Development Code, specifically, the minimum preservation of protected tree canopy requirements. The request is to allow for a 36% preservation of existing tree canopy coverage in lieu of the required 50% minimum preservation of Protected Tree Canopy.

Zoning Case: VC21-002

Applicant: Joseph Vaughn

Owner: Jared Baker

Location: 6480 Pool Road

Property Description: Lot 1, Miles Addition

Present Zoning: R-20 Single Family Residential

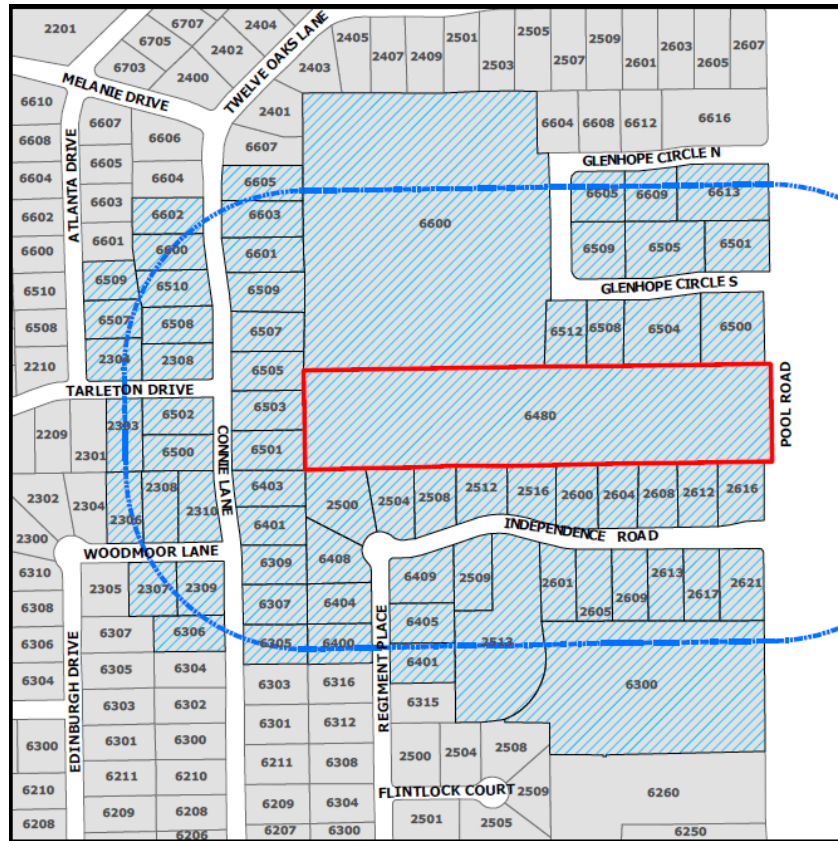
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. As a courtesy, please know the **Plat Case PC21-004** will be presented at the same public hearing as the above mentioned variance request. Action by the City Council serves as a final action on the request.

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

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

NOTICE OF PUBLIC HEARING

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet.



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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7b

Agenda Date 6/1/2021

Number Resolution R-21-4620

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect our city's semi-rural residential character

Explanation

Reading and Public Hearing

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

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

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

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

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

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

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

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

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

Planning and Zoning and Engineering Comments

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

Urban Forestry Comments

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

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

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

The plan has been revised to comply with the canopy preservation requirements for Chapter 5 of the Land Development Code.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated

for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

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

Staff Recommendation: Staff recommends approval of the Preliminary/Final plat as it is in compliance with the applicable regulation of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the plat at their May 10, 2021 meeting by a vote of 4-1.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Updated Drainage Tree Preservation Plans 05.26.2021-7b
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Plat Exhibit
6. Tree Preservation Plan
7. Landscape-Tree Preservation - Updated 5.10.2021
8. Construction Plans
9. City Council Resolutions (Resolution R-18-4270)
10. Notification Map
11. Notification List
12. Property Owner Notification
13. Letter of Opposition
14. Heritage Colony Community Letter
15. Resolution R-21-4620

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXACT LOCATIONS OF EXISTING PUBLIC AND PRIVATE UTILITIES AND SERVICES PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL CALL 1-800-4-A-T-E-N-S-I-O-N FOR FIELD LOCATION OF EXISTING UTILITIES. CALL AT LEAST 72 HOURS BEFORE LOCATIONS ARE NEEDED. NOTE THAT THE DIG TESS SERVICE DOES NOT LOCATE ALL UTILITIES, ONLY THOSE REGISTERED WITH THE SERVICE.
- DRAWINGS DO NOT IMPLY TO SHOW ALL EXISTING UTILITIES, LOCATIONS AND SIZES OF EXISTING PUBLIC AND PRIVATE UTILITIES SHOWN ON THESE PLANS ARE FROM CITY AND UTILITY COMPANY RECORDS ONLY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR LOCATING ALL UTILITIES AND FOR DAMAGES RESULTING FROM FAILURE TO DO SO.
- CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED WORK UTILIZING A TRENCH SAFETY PLAN, PREPARED BY A PROFESSIONAL ENGINEER FOR THIS PROJECT. A TRENCH SAFETY PLAN SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE TRENCH SAFETY DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A TRENCH EXCAVATION PROTECTION PLAN, SEALED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF TEXAS, FOR ALL TRENCHES DEEPER THAN FIVE (5) FEET.
- TOPS OF MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS AND TO BE 6 INCHES ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN, COORDINATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITY SERVICES ENTERING THE BUILDING AND/OR CROSSING OTHER UTILITIES. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES (SHOWN OR NOT SHOWN) WITHIN THE SCOPE OF CONSTRUCTION. IF ANY EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR SHALL REPLACE THEM AT HIS OWN EXPENSE.
- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND APPROVALS PRIOR TO CONSTRUCTION.
- REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION.
- NO TREE SHALL BE REMOVED OR DAMAGED WITHOUT PRIOR AUTHORIZATION OF THE OWNER OR OWNER'S REPRESENTATIVE. EXISTING TREES SHALL BE PRESERVED WHENEVER POSSIBLE.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION REQUIREMENTS. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE THRCO. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING.
- AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING. ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS EXISTING DRAINAGE STRUCTURES. IF ANY DISCREPANCIES ARE DISCOVERED, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
- CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.
- REFERENCE STRUCTURAL DRAWINGS, SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.
- LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
- CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (ANY CITY) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE STORM DRAIN LINES.
- CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

19. ALL OFFSITE STORM SEWER LINES SHALL BE A MINIMUM CLASS III RCP. ONSITE STORM SEWER LINES 18" AND GREATER MAY BE CLASS III RCP. ALL PRIVATE STORM SHALL BE NOTED ON PLANS. CONTRACTOR TO CONTACT ENGINEER WITH QUESTIONS ABOUT PIPE MATERIAL PRIOR TO ORDERING. IF USING HOPE, CONTRACTOR SHALL SUBMIT TECHNICAL DATE TO PROJECT ENGINEER AND CITY ENGINEER FOR APPROVAL PRIOR TO ORDERING MATERIAL.
20. ALL EXCAVATION IN UNCLASSIFIED SOIL SHALL INCLUDE INSPECTION OF ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE DISPOSED OF OFFSITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.
21. THE CONTRACTOR IS CAUTIONED THAT THE LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
22. REFER TO TNRCC/TCEQ DESIGN GUIDELINES (CHAPTER 290) FOR ALL UTILITY CROSSINGS.
23. CONTRACTOR RESPONSIBLE TO ENSURE ALL PUBLIC FACILITIES ARE ADA COMPLIANT.
24. THE GRADING PLAN IS PREPARED FOR 4,500 SQUARE FOOT BUILDING PADS AS SHOWN. ANY CHANGES TO PAD SIZE AND/OR LOCATION WILL REQUIRE AN INDIVIDUAL GRADING PLAN AND PERMIT TO BE APPROVED THROUGH THE CITY OF COLLEVILLE AND PREPARED BY A REGISTERED ENGINEER IN THE STATE OF TEXAS. THE INDIVIDUAL GRADING PERMIT MUST CONFORM TO THE DRAINAGE PLAN APPROVED IN THE CONSTRUCTION PLANS FOR THE DEVELOPMENT.

1. SWALES MUST KEEP DRAINAGE ON LOT AND CARRY RUNOFF TO THE STREET.
2. CONTRACTOR TO PRESERVE ALL TREES POSSIBLE FOR FUTURE REMOVAL BY HOMEOWNER IF DESIRED OR APPROVED. SOME TREES SPECIFIED TO BE PRESERVED PERMANENTLY.
3. ACTUAL PAD MAY VARY DEPENDING ON INDIVIDUAL HOUSE DESIGN. DETAILED GRADING PLAN REQUIRED.
4. GRADING SHOWN IS ROUGH GRADING TO CREATE BUILDING AREAS. EACH LOT MUST HAVE A DETAILED GRADING PLAN APPROVED BY THE CITY OF COLLEVEILLE THAT WILL CLEARLY DEFINE IF ANY TEMPORARILY SAVED TREES WILL BE PERMANENTLY SAVED AND ELIMINATE CROSS-LOT DRAINAGE EXCEPT FOR THE TREE PRESERVATION AREA ALONG THE REAR OF THE LOTS.
5. DEVELOPER WILL BE RESPONSIBLE FOR THE CONSTRUCTION OF PROPOSED RETAINING WALLS, AND ANY RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT, INCLUDING THE DESIGN. THE CONTRACTOR WILL REQUIRE AN ENGINEERING DESIGN SIGNED AND SEALED BY A REGISTERED P.E. IN THE STATE OF TEXAS.

Need to show 171

NOTICE TO LOT OWNERS/HOME BUILDERS:

IF THE INDIVIDUAL LOT OWNERS/BUILDERS CHOOSE TO DEVIATE FROM THE APPROVED GRADING, THEY WILL BE REQUIRED TO SUBMIT A DETAILED GRADING PLAN THAT CONFORMS TO THE DRAINAGE PATTERNS APPROVED IN THE CIVIL CONSTRUCTION PLANS FOR THE DEVELOPMENT, THAT IS SIGNED AND SEALED BY A TEXAS REGISTERED P.E.

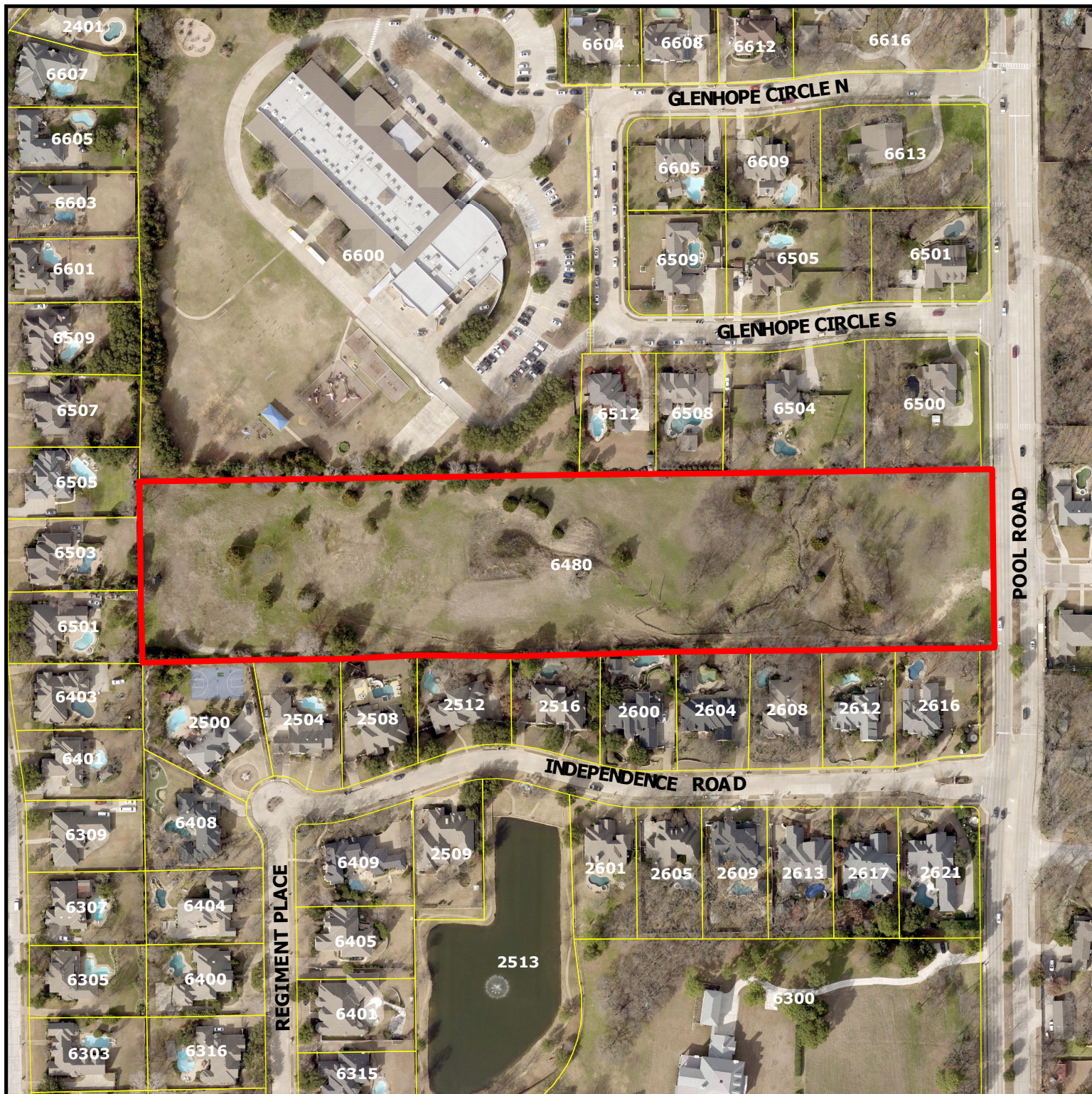


CALL 72 HOURS
BEFORE YOU DIG
1-800-344-8377 (DIG-TESS) OR 811
1-800-245-4545 (TEXAS ONE),
1-800-669-8344 (LONESTAR NOTIFICATION)
OR OTHER UTILITY LOCATING SERVICES

NOTICE TO CONTRACTOR:

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

Aerial Map



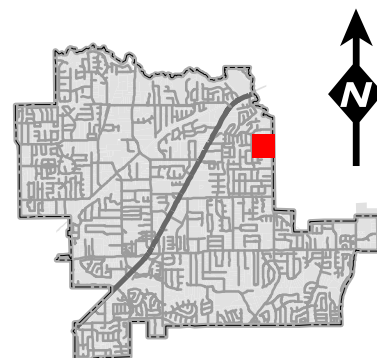
PC21-004
6480 Pool Road

DISCLAIMER:

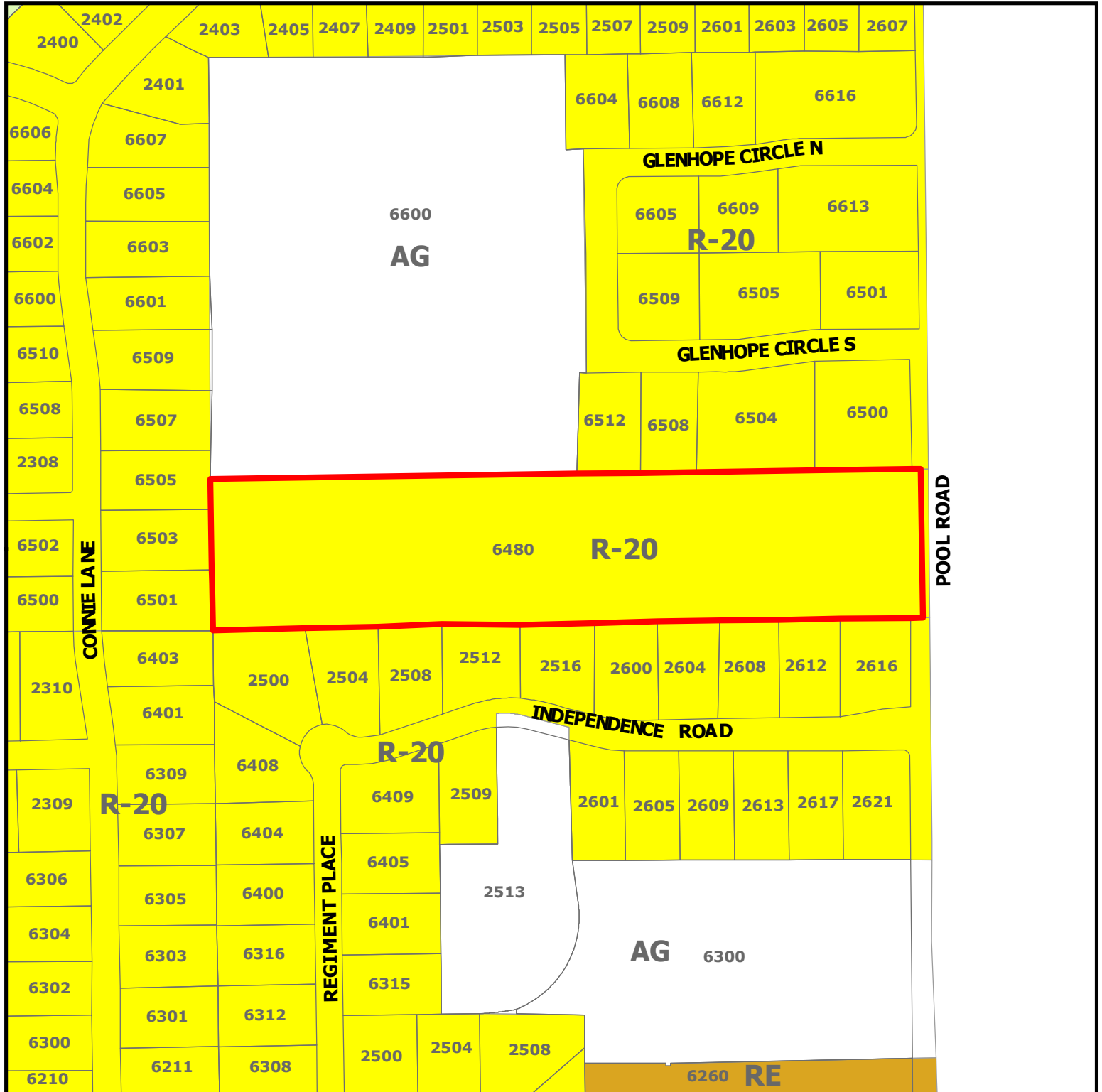
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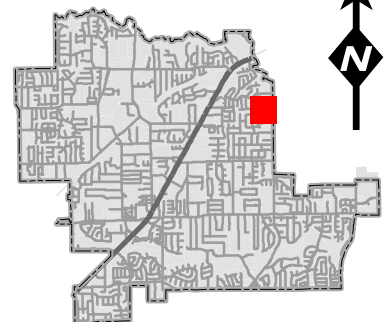
Subject Property



Zoning Map



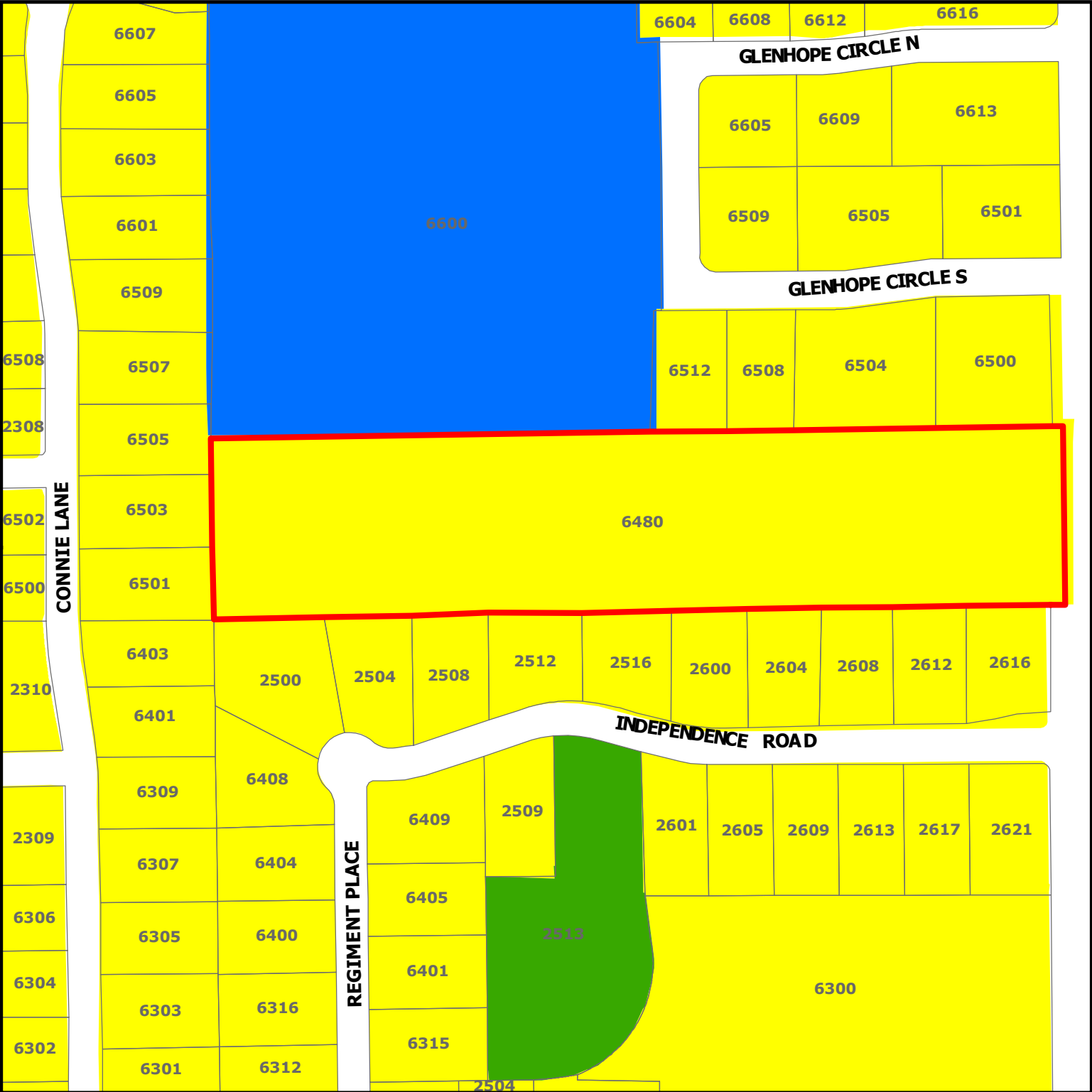
PC21-004
6480 Pool Road



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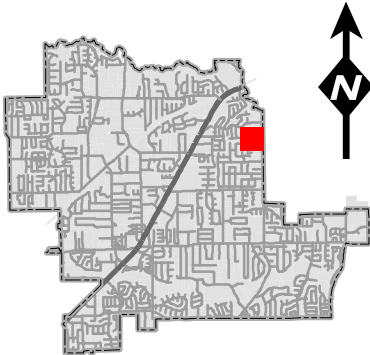
 Subject Property

Future Land Use Map



PC21-004 6480 Pool Road

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



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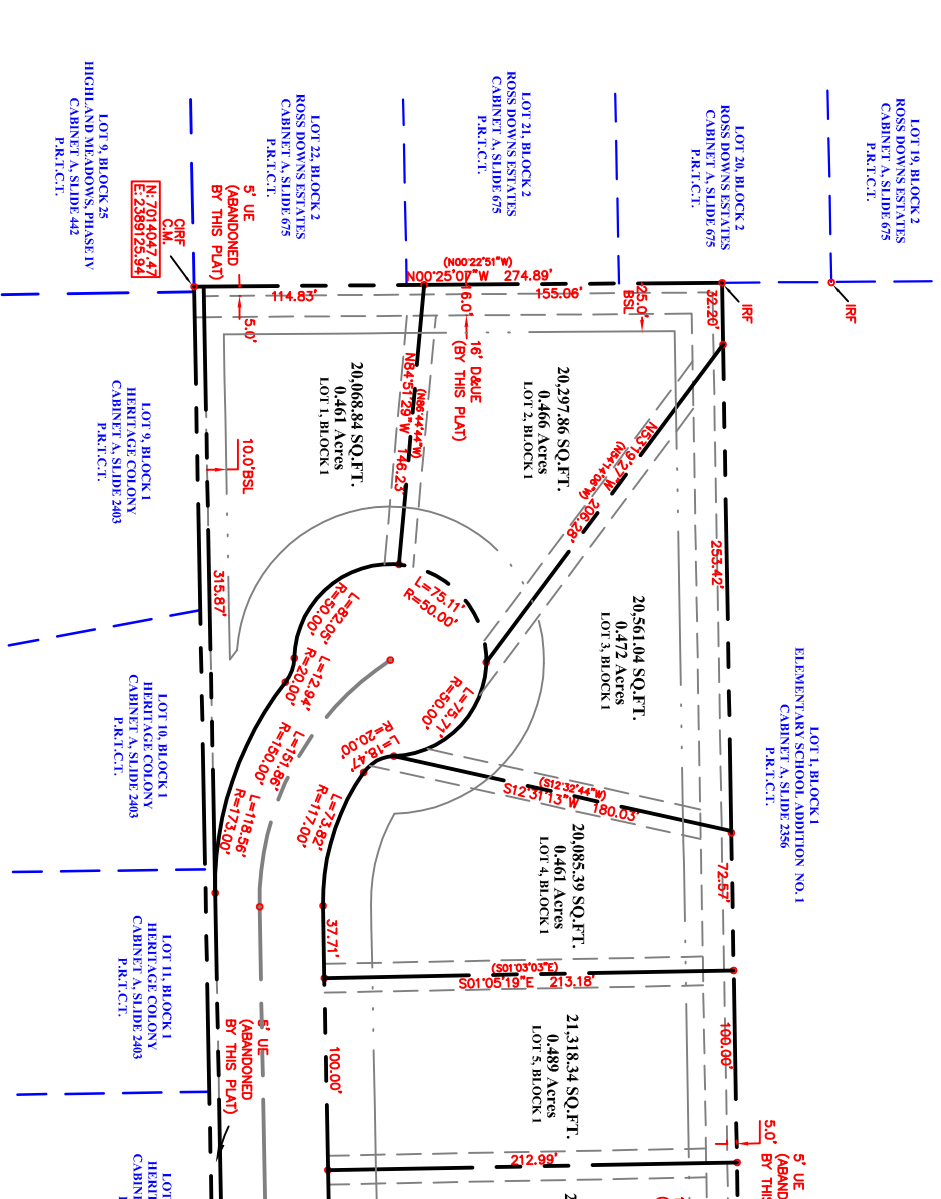
NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS,

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

WITNESS OUR HANDS THIS THE ____ DAY OF _____

OWNERS' AGENT
TITLE
STATE OF TEXAS
COUNTY OF JOHNSON
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED G & G DEVELOPMENT PARTNERSHIP, LTD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ 2020.

NOTARY PUBLIC



PLANNING AND ZONING COMMISSION APPROVAL

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

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

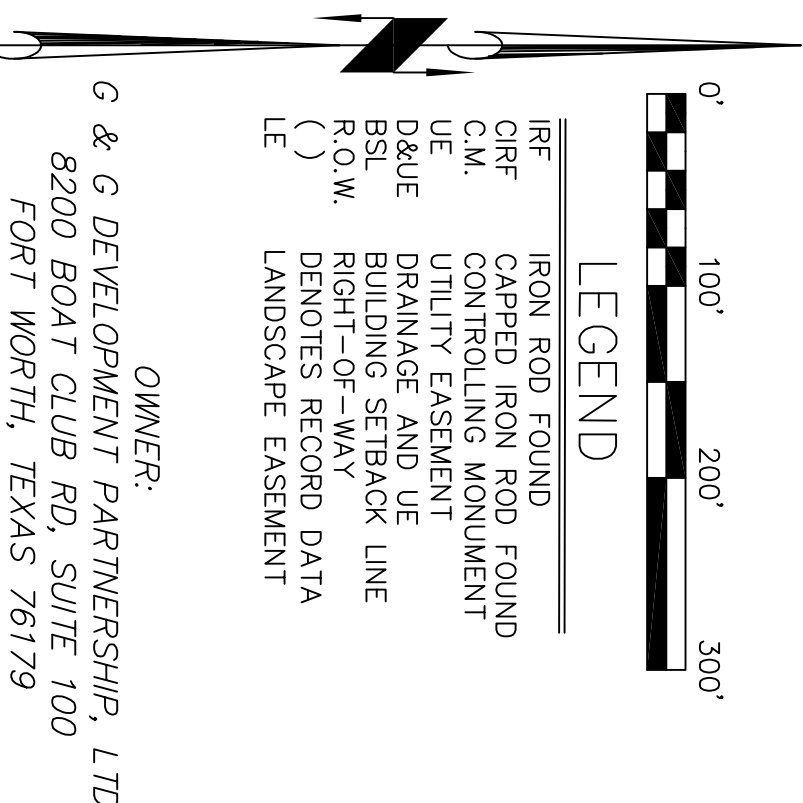
WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, VOTED AFFIRMATIVELY ON THIS ____ DAY OF _____ 20____, TO APPROVE THIS PLAT.

MAYOR

ATTEST: CITY SECRETARY

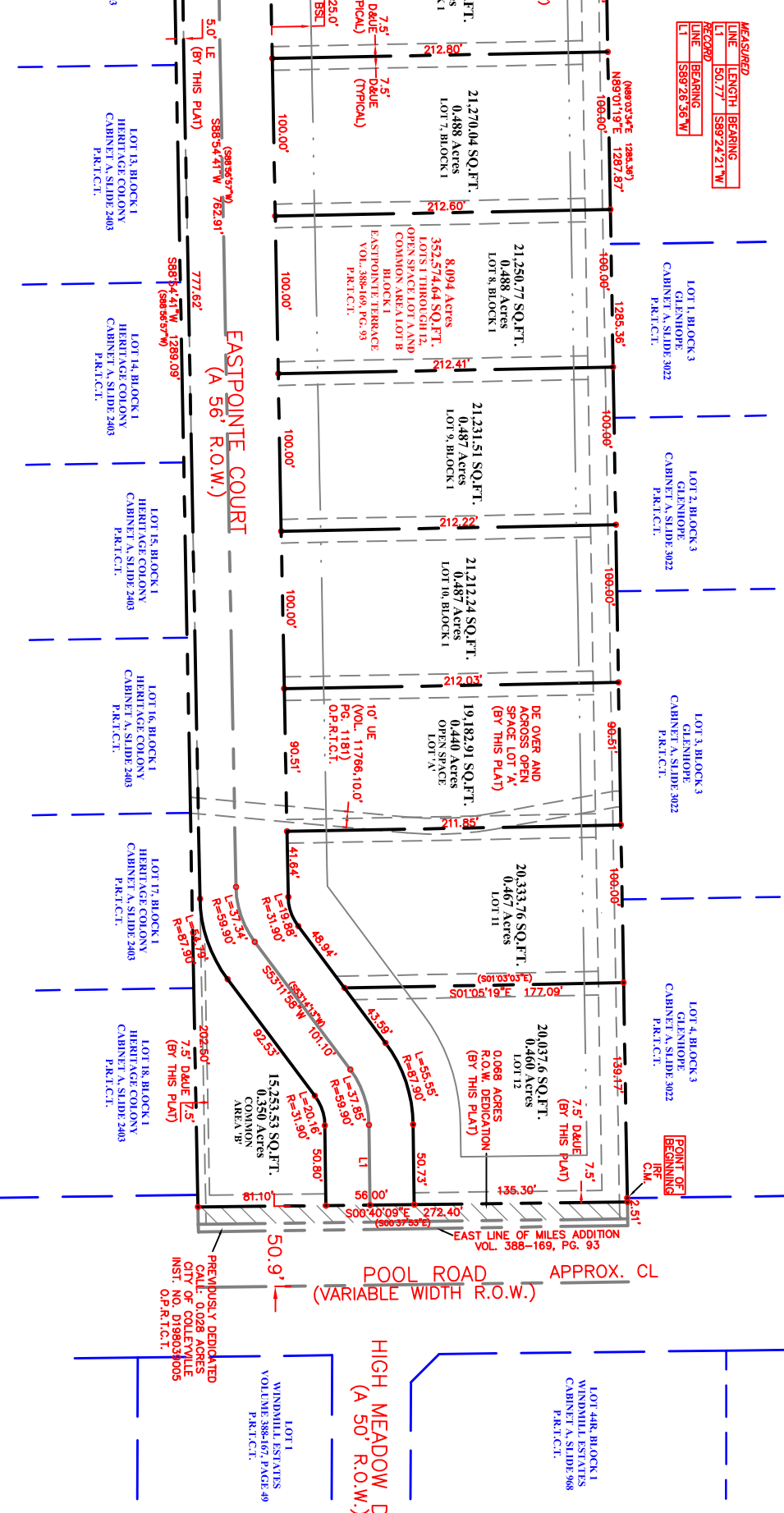
GENERAL NOTES:

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



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

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



FINAL PLAT

EASTPONT TERRACE

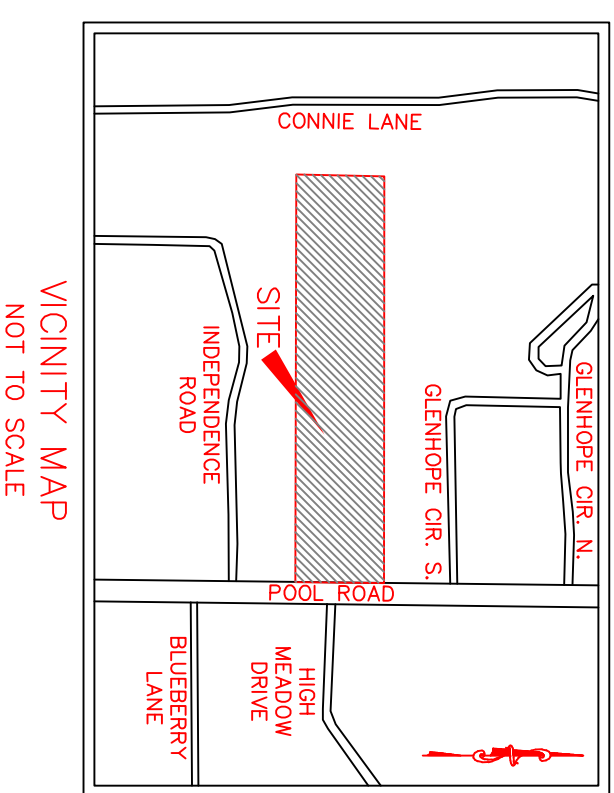
LOTS 1 THROUGH 12, OPEN SPACE LOT 'A', AND COMMON AREA LOT 'B', BLOCK 1

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

PROPERTY DESCRIPTION

BEING A 8.094 ACRE TRACT OF LAND, BEING LOTS 1 THROUGH 12, AN OPEN SPACE LOT 'A' AND COMMON AREA LOT 'B', IN BLOCK 1, EASTPONT TERRACE, BEING A REPLAT OF LOT 1, MILES ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93, PLAT RECORDS OF TARRANT COUNTY, TEXAS, (P.R.T.C.), R. CHOWNING SURVEY A-294 CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING, AT AN IRON ROD FOUND, IN THE NORTH LINE OF SAID EASTPONT TERRACE, SAME BEING THE SOUTHEAST CORNER OF LOT 4, BLOCK 3, GLENHOPE, AS RECORDED IN CABINET A, SLIDE 302, P.R.T.C.I.;
THENCE, WITH THE NORTH LINE OF SAID EASTPONT TERRACE, N 89°01'19" E, A DISTANCE OF 231 FEET, TO THE NORTHEAST CORNER OF SAID EASTPONT TERRACE, IN THE WEST LINE OF POOL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, (R.O.W.);
THENCE, WITH THE WEST LINE OF SAID POOL ROAD, AND WITH THE COMMON LINE BETWEEN SAID EASTPONT TERRACE AND WITH THE NORTH LINE OF BLOCK 1, HERITAGE COLONY, AS RECORDED IN CABINET A, SLIDE 340, P.R.T.C.I., AND WITH THE NORTH LINE OF LOT 9, BLOCK 25, HIGHLAND MEADOWS, PHASE IV, AS RECORDED IN CABINET A, SLIDE 442, P.R.T.C.I., CONSECUTIVELY, THE FOLLOWING TWO (2) COURSES AND DISTANCES:
1. S 00°40'07" E, A DISTANCE OF 272.40 FEET;
2. S 88°54'41" W, A DISTANCE OF 1280.09 FEET, TO A CAPED IRON ROD FOUND, AT THE SOUTHWEST CORNER OF SAID EASTPONT TERRACE, AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 2, ROSS DOWN ESTATES, N 00°23'50" W, A DISTANCE OF 274.89 FEET, TO THE NORTHWEST CORNER OF SAID EASTPONT TERRACE, SAME BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, ELEMENTARY SCHOOL, ADDITION NO. 1, AS RECORDED IN CABINET A, SLIDE 2356, P.R.T.C.I.;
THENCE, WITH THE COMMON LINE BETWEEN SAID EASTPONT TERRACE AND WITH SAID ELEMENTARY SCHOOL, ADDITION NO. 1, AND WITH SAID BLOCK 3, GLENHOPE, N 89°01'19" E, A DISTANCE OF 1285.36 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 8.094 ACRES OF LAND, AS SURVEYED ON THE GROUND UNDER THE SUPERVISION OF SHELBY J. HOFFMAN, R.L.P.S. NO. 6084, ON NOVEMBER 19, 2020.

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



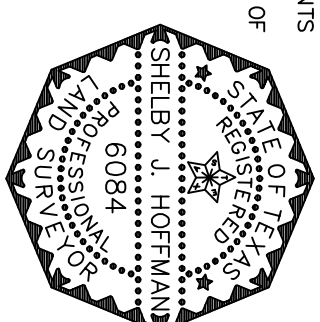
ENGINEER
EVOLVING TEXAS
420 THROCKMORTON, SUITE 620
FORT WORTH, TEXAS 76102
(817) 529-2700

SURVEYOR'S CERTIFICATION

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

PRELIMINARY NOT TO BE RECORDED

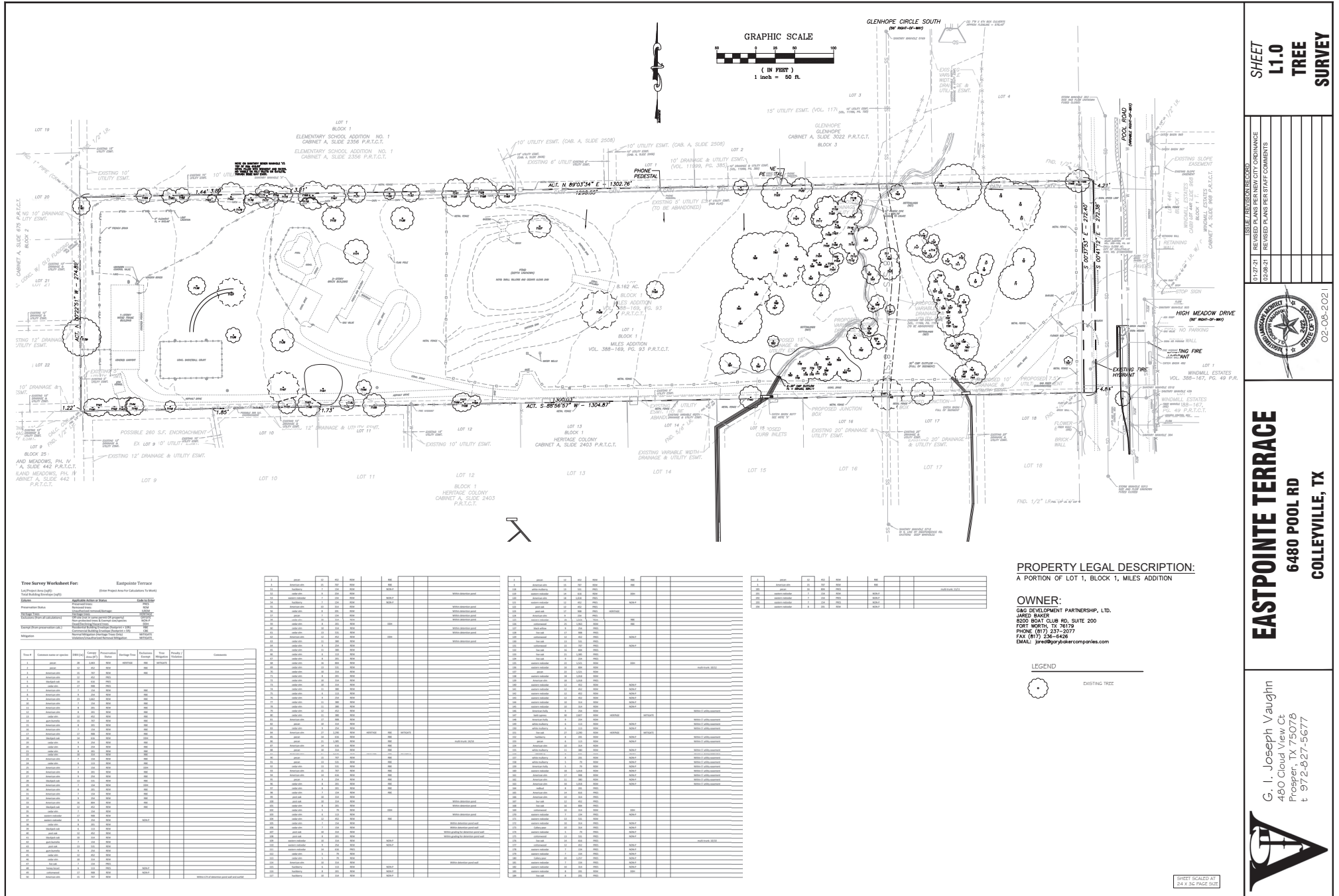
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6084



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

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

Tree Preservation Plan



Tree Survey Worksheet For:

Eastpointe Terrace
(Enter Project Name for Calculations To Work)

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
15	...	...	...	...	...
16	...	...	...	...	...
17	...	...	...	...	...
18	...	...	...	...	...

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

OWNER:
G&C DEVELOPMENT PARTNERSHIP, LTD.
JARED BAKER
8000 BENT CLUB RD, SUITE 200
PORT WORTH, TX 76179
PHONE (817) 237-2777
FAX (817) 236-6426
EMAIL: jared@jaredbakercompanies.com

LEGEND



SHEET
L1.0
TREE
SURVEY

DATE	REVISION	DESCRIPTION
11-27-21	1	REVISED PLANS PER NEW CITY ORDINANCE
12-28-21	2	REVISED PLANS PER STAFF COMMENTS



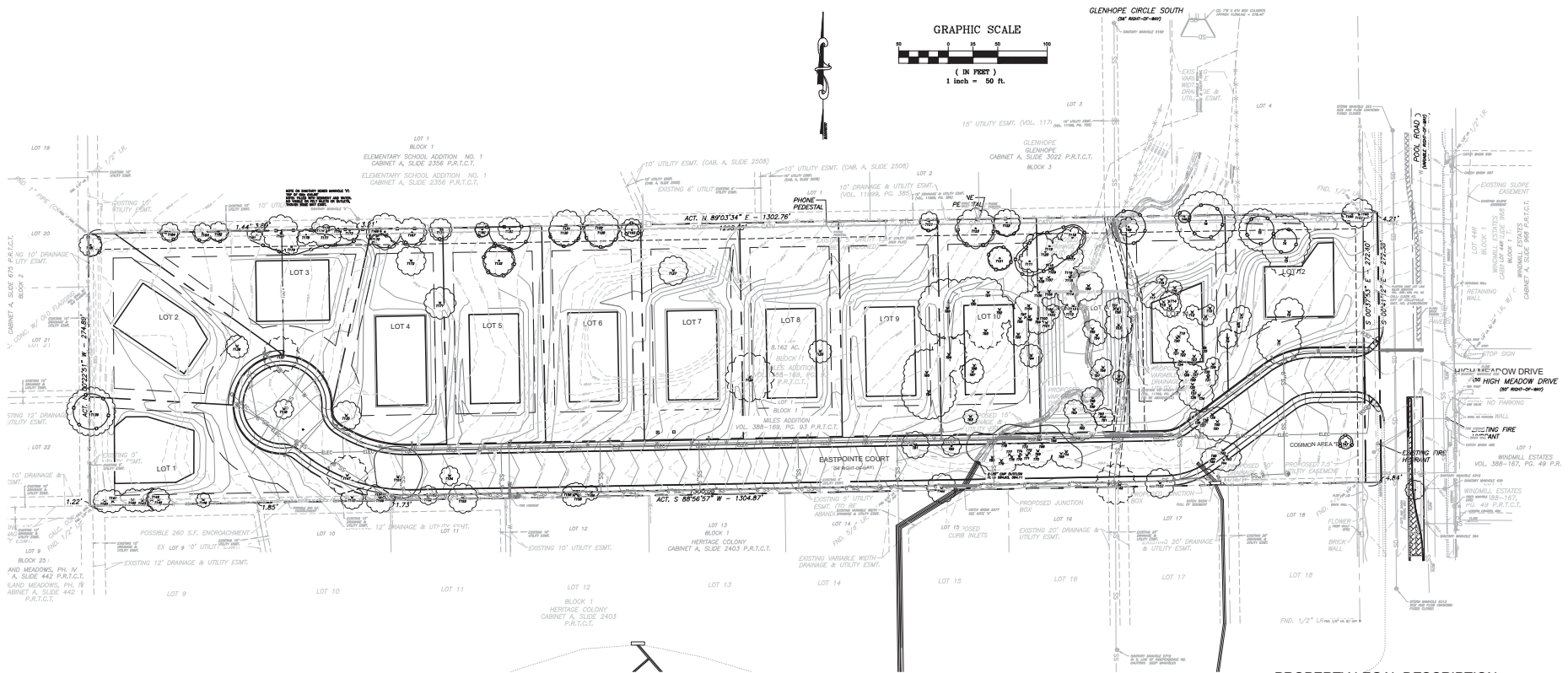
EASTPOINTE TERRACE
6480 POOL RD
COLLEVILLE, TX

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



SHEET SEALED AT
14 X 18 IN. PAGE 001

Tree Preservation Plan



PROPERTY LEGAL DESCRIPTION:

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

OWNER:

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

LEGEND



Tree Preservation and Mitigation Summary For: Eastpointe Terrace				
Tree Preservation Summary (includes building envelope)				
Total Tree Canopy		%	#'	\$'
Required Preservation of Tree Canopy	50%	21,431	0.95	
Required Credit for Preservation of Tree Canopy	15.0%	13,687	0.61	
Default Preservation of Tree Canopy		5,431	0.24	
Tree Mitigation Summary				
Required Mitigation for Unauthorized Tree Removal		65,882	\$13,900	
Required Mitigation for Unauthorized Removal Not Permitted Tree Mitigation			30	
Site Canopy Summary				
Point(A)E Area		%	#'	\$'
Plant(A)E Area			1	0.000
Building Envelope Area (primary structures only)				
Required Site Canopy (includes building envelope)	50%			
Powdered Credit for Tree Preservation		15.0%		
Powdered Credit for Tree Mitigation				
Additional Tree Planting required				

Common name or species	Tree Height	Tree to Presence	Tree to Absence	DBH Inches	DBH Percent	DBH to 100
American elm	52	5	27	42.3	61	
American sycamore	51	1	0	30	0	
Red-cupress	5	0	1	30	0	
Black oak	5	1	0	22	0	
Blackchuck oak	5	1	0	5	14	
Red oak	5	1	0	15	22	
White oak	46	3	45	436	17	
Red-barked elm	5	1	1	25	4	
American redstart	5	0	5	30	0	
Green heron	5	0	5	30	0	
White heron	5	0	5	30	0	
Red-cupress	52	1	13	177	16	
Black oak	5	1	0	20	0	
White oak	5	1	0	5	0	
White oak	5	1	0	10	13	
Total	131	25	106	1,563	104	

^{***}Test: Presumptive Surrogate significantly excludes trees in the building envelope.

Tree Survey Worksheet For:

Empinette Terrace

Tree Project Area (sq ft):

Total Building Footprint (sq ft):

(Owner Project Area For Calculations: 10,000)

Address:

Applicable Section of Ordinance:

Date of Inspection:

10000 Empinette Terrace

Section 10.100, 10.101, 10.102, 10.103, 10.104, 10.105, 10.106, 10.107, 10.108, 10.109, 10.110, 10.111, 10.112, 10.113, 10.114, 10.115, 10.116, 10.117, 10.118, 10.119, 10.120, 10.121, 10.122, 10.123, 10.124, 10.125, 10.126, 10.127, 10.128, 10.129, 10.130, 10.131, 10.132, 10.133, 10.134, 10.135, 10.136, 10.137, 10.138, 10.139, 10.140, 10.141, 10.142, 10.143, 10.144, 10.145, 10.146, 10.147, 10.148, 10.149, 10.150, 10.151, 10.152, 10.153, 10.154, 10.155, 10.156, 10.157, 10.158, 10.159, 10.160, 10.161, 10.162, 10.163, 10.164, 10.165, 10.166, 10.167, 10.168, 10.169, 10.170, 10.171, 10.172, 10.173, 10.174, 10.175, 10.176, 10.177, 10.178, 10.179, 10.180, 10.181, 10.182, 10.183, 10.184, 10.185, 10.186, 10.187, 10.188, 10.189, 10.190, 10.191, 10.192, 10.193, 10.194, 10.195, 10.196, 10.197, 10.198, 10.199, 10.200, 10.201, 10.202, 10.203, 10.204, 10.205, 10.206, 10.207, 10.208, 10.209, 10.210, 10.211, 10.212, 10.213, 10.214, 10.215, 10.216, 10.217, 10.218, 10.219, 10.220, 10.221, 10.222, 10.223, 10.224, 10.225, 10.226, 10.227, 10.228, 10.229, 10.230, 10.231, 10.232, 10.233, 10.234, 10.235, 10.236, 10.237, 10.238, 10.239, 10.240, 10.241, 10.242, 10.243, 10.244, 10.245, 10.246, 10.247, 10.248, 10.249, 10.250, 10.251, 10.252, 10.253, 10.254, 10.255, 10.256, 10.257, 10.258, 10.259, 10.260, 10.261, 10.262, 10.263, 10.264, 10.265, 10.266, 10.267, 10.268, 10.269, 10.270, 10.271, 10.272, 10.273, 10.274, 10.275, 10.276, 10.277, 10.278, 10.279, 10.280, 10.281, 10.282, 10.283, 10.284, 10.285, 10.286, 10.287, 10.288, 10.289, 10.290, 10.291, 10.292, 10.293, 10.294, 10.295, 10.296, 10.297, 10.298, 10.299, 10.300, 10.301, 10.302, 10.303, 10.304, 10.305, 10.306, 10.307, 10.308, 10.309, 10.310, 10.311, 10.312, 10.313, 10.314, 10.315, 10.316, 10.317, 10.318, 10.319, 10.320, 10.321, 10.322, 10.323, 10.324, 10.325, 10.326, 10.327, 10.328, 10.329, 10.330, 10.331, 10.332, 10.333, 10.334, 10.335, 10.336, 10.337, 10.338, 10.339, 10.340, 10.341, 10.342, 10.343, 10.344, 10.345, 10.346, 10.347, 10.348, 10.349, 10.350, 10.351, 10.352, 10.353, 10.354, 10.355, 10.356, 10.357, 10.358, 10.359, 10.360, 10.361, 10.362, 10.363, 10.364, 10.365, 10.366, 10.367, 10.368, 10.369, 10.370, 10.371, 10.372, 10.373, 10.374, 10.375, 10.376, 10.377, 10.378, 10.379, 10.380, 10.381, 10.382, 10.383, 10.384, 10.385, 10.386, 10.387, 10.388, 10.389, 10.390, 10.391, 10.392, 10.393, 10.394, 10.395, 10.396, 10.397, 10.398, 10.399, 10.400, 10.401, 10.402, 10.403, 10.404, 10.405, 10.406, 10.407, 10.408, 10.409, 10.410, 10.411, 10.412, 10.413, 10.414, 10.415, 10.416, 10.417, 10.418, 10.419, 10.420, 10.421, 10.422, 10.423, 10.424, 10.425, 10.426, 10.427, 10.428, 10.429, 10.430, 10.431, 10.432, 10.433, 10.434, 10.435, 10.436, 10.437, 10.438, 10.439, 10.440, 10.441, 10.442, 10.443, 10.444, 10.445, 10.446, 10.447, 10.448, 10.449, 10.450, 10.451, 10.452, 10.453, 10.454, 10.455, 10.456, 10.457, 10.458, 10.459, 10.460, 10.461, 10.462, 10.463, 10.464, 10.465, 10.466, 10.467, 10.468, 10.469, 10.470, 10.471, 10.472, 10.473, 10.474, 10.475, 10.476, 10.477, 10.478, 10.479, 10.480, 10.481, 10.482, 10.483, 10.484, 10.485, 10.486, 10.487, 10.488, 10.489, 10.490, 10.491, 10.492, 10.493, 10.494, 10.495, 10.496, 10.497, 10.498, 10.499, 10.500, 10.501, 10.502, 10.503, 10.504, 10.505, 10.506, 10.507, 10.508, 10.509, 10.510, 10.511, 10.512, 10.513, 10.514, 10.515, 10.516, 10.517, 10.518, 10.519, 10.520, 10.521, 10.522, 10.523, 10.524, 10.525, 10.526, 10.527, 10.528, 10.529, 10.530, 10.531, 10.532, 10.533, 10.534, 10.535, 10.536, 10.537, 10.538, 10.539, 10.540, 10.541, 10.542, 10.543, 10.544, 10.545, 10.546, 10.547, 10.548, 10.549, 10.550, 10.551, 10.552, 10.553, 10.554, 10.555, 10.556, 10.557, 10.558, 10.559, 10.560, 10.561, 10.562, 10.563, 10.564, 10.565, 10.566, 10.567, 10.568, 10.569, 10.570, 10.571, 10.572, 10.573, 10.574, 10.575, 10.576, 10.577, 10.578, 10.579, 10.580, 10.581, 10.582,

General Notes (minimum one):

Minimum Required Minimum Tree (DBH):

Minimum Required Minimum Tree (Height):

Minimum Required Minimum Tree (Canopy):

Minimum Required Minimum Tree (DBH):

Minimum Required Minimum Tree (Height):

Minimum Required Minimum Tree (Canopy):

Tree #	Common name or species	DBH (inches)	Height (feet)	Trunk Base (inches)	Estimated Crown Spread (feet)	Tree Condition	Tree Protection	Comments
1	acer	12	100	100	100	100	100	
2	acer	12	100	100	100	100	100	
3	acer	12	100	100	100	100	100	
4	acer	12	100	100	100	100	100	
5	acer	12	100	100	100	100	100	
6	acer	12	100	100	100	100	100	
7	acer	12	100	100	100	100	100	
8	acer	12	100	100	100	100	100	
9	acer	12	100	100	100	100	100	
10	acer	12	100	100	100	100	100	
11	acer	12	100	100	100	100	100	
12	acer	12	100	100	100	100	100	
13	acer	12	100	100	100	100	100	
14	acer	12	100	100	100	100	100	
15	acer	12	100	100	100	100	100	
16	acer	12	100	100	100	100	100	
17	acer	12	100	100	100	100	100	
18	acer	12	100	100	100	100	100	
19	acer	12	100	100	100	100	100	
20	acer	12	100	100	100	100	100	
21	acer	12	100	100	100	100	100	
22	acer	12	100	100	100	100	100	
23	acer	12	100	100	100	100	100	
24	acer	12	100	100	100	100	100	
25	acer	12	100	100	100	100	100	
26	acer	12	100	100	100	100	100	
27	acer	12	100	100	100	100	100	
28	acer	12	100	100	100	100	100	
29	acer	12	100	100	100	100	100	
30	acer	12	100	100	100	100	100	
31	acer	12	100	100	100	100	100	
32	acer	12	100	100	100	100	100	
33	acer	12	100	100	100	100	100	
34	acer	12	100	100	100	100	100	
35	acer	12	100	100	100	100	100	
36	acer	12	100	100	100	100	100	
37	acer	12	100	100	100	100	100	
38	acer	12	100	100	100	100	100	
39	acer	12	100	100	100	100	100	
40	acer	12	100	100	100	100	100	
41	acer	12	100	100	100	100	100	
42	acer	12	100	100	100	100	100	
43	acer	12	100	100	100	100	100	
44	acer	12	100	100	100	100	100	
45	acer	12	100	100	100	100	100	
46	acer	12	100	100	100	100	100	
47	acer	12	100	100	100	100	100	
48	acer	12	100	100	100	100	100	
49	acer	12	100	100	100	100	100	
50	acer	12	100	100	100	100	100	
51	acer	12	100	100	100	100	100	
52	acer	12	100	100	100	100	100	
53	acer	12	100	100	100	100	100	
54	acer	12	100	100	100	100	100	
55	acer	12	100	100	100	100	100	
56	acer	12	100	100	100	100	100	
57	acer	12	100	100	100	100	100	
58	acer	12	100	100	100	100	100	
59	acer	12	100	100	100	100	100	
60	acer	12	100	100	100	100	100	
61	acer	12	100	100	100	100	100	
62	acer	12	100	100	100	100	100	
63	acer	12	100	100	100	100	100	
64	acer	12	100	100	100	100	100	
65	acer	12	100	100	100	100	100	
66	acer	12	100	100	100	100	100	
67	acer	12	100	100	100	100	100	
68	acer	12	100	100	100	100	100	
69	acer	12	100	100	100	100	100	
70	acer	12	100	100	100	100	100	
71	acer	12	100	100	100	100	100	
72	acer	12	100	100	100	100	100	
73	acer	12	100	100	100	100	100	
74	acer	12	100	100	100	100	100	
75	acer	12	100	100	100	100	100	
76	acer	12	100	100	100	100	100	
77	acer	12	100	100	100	100	100	
78	acer	12	100	100	100	100	100	
79	acer	12	100	100	100	100	100	
80	acer	12	100	100	100	100	100	
81	acer	12	100	100	100	100	100	
82	acer	12	100	100	100	100	100	
83	acer	12	100	100	100	100	100	
84	acer	12	100	100	100	100	100	
85	acer	12	100	100	100	100	100	
86	acer	12	100	100	100	100	100	
87	acer	12	100	100	100	100	100	
88	acer	12	100	100	100	100	100	
89	acer	12	100	100	100	100	100	
90	acer	12	100	100	100	100	100	
91	acer	12	100	100	100	100	100	
92	acer	12	100	100	100	100	100	
93	acer	12	100	100	100	100	100	
94	acer	12	100	100	100	100	100	
95	acer	12	100	100	100	100	100	
96	acer	12	100	100	100	100	100	
97	acer	12	100	100	100	100	100	
98	acer	12	100	100	100	100	100	
99	acer	12	100	100	100	100	100	
100	acer	12	100	100	100	100	100	

	name	lat	lon	year	type
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2	1999-01-01	1.0	1.0	1999	WFO
3	1999-01-01	1.0	1.0	1999	WFO
4	1999-01-01	1.0	1.0	1999	WFO
5	1999-01-01	1.0	1.0	1999	WFO
6	1999-01-01	1.0	1.0	1999	WFO
7	1999-01-01	1.0	1.0	1999	WFO
8	1999-01-01	1.0	1.0	1999	WFO
9	1999-01-01	1.0	1.0	1999	WFO
10	1999-01-01	1.0	1.0	1999	WFO
11	1999-01-01	1.0	1.0	1999	WFO
12	1999-01-01	1.0	1.0	1999	WFO
13	1999-01-01	1.0	1.0	1999	WFO
14	1999-01-01	1.0	1.0	1999	WFO
15	1999-01-01	1.0	1.0	1999	WFO
16	1999-01-01	1.0	1.0	1999	WFO
17	1999-01-01	1.0	1.0	1999	WFO
18	1999-01-01	1.0	1.0	1999	WFO
19	1999-01-01	1.0	1.0	1999	WFO
20	1999-01-01	1.0	1.0	1999	WFO
21	1999-01-01	1.0	1.0	1999	WFO
22	1999-01-01	1.0	1.0	1999	WFO
23	1999-01-01	1.0	1.0	1999	WFO
24	1999-01-01	1.0	1.0	1999	WFO
25	1999-01-01	1.0	1.0	1999	WFO
26	1999-01-01	1.0	1.0	1999	WFO
27	1999-01-01	1.0	1.0	1999	WFO
28	1999-01-01	1.0	1.0	1999	WFO
29	1999-01-01	1.0	1.0	1999	WFO
30	1999-01-01	1.0	1.0	1999	WFO
31	1999-01-01	1.0	1.0	1999	WFO
32	1999-01-01	1.0	1.0	1999	WFO
33	1999-01-01	1.0	1.0	1999	WFO
34	1999-01-01	1.0	1.0	1999	WFO
35	1999-01-01	1.0	1.0	1999	WFO
36	1999-01-01	1.0	1.0	1999	WFO
37	1999-01-01	1.0	1.0	1999	WFO
38	1999-01-01	1.0	1.0	1999	WFO
39	1999-01-01	1.0	1.0	1999	WFO
40	1999-01-01	1.0	1.0	1999	WFO
41	1999-01-01	1.0	1.0	1999	WFO
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45	1999-01-01	1.0	1.0	1999	WFO
46	1999-01-01	1.0	1.0	1999	WFO
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49	1999-01-01	1.0	1.0	1999	WFO
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51	1999-01-01	1.0	1.0	1999	WFO
52	1999-01-01	1.0	1.0	1999	WFO
53	1999-01-01	1.0	1.0	1999	WFO
54	1999-01-01	1.0	1.0	1999	WFO
55	1999-01-01	1.0	1.0	1999	WFO
56	1999-01-01	1.0	1.0	1999	WFO
57	1999-01-01	1.0	1.0	1999	WFO
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59	1999-01-01	1.0	1.0	1999	WFO
60	1999-01-01	1.0	1.0	1999	WFO
61	1999-01-01	1.0	1.0	1999	WFO
62	1999-01-01	1.0	1.0	1999	WFO
63	1999-01-01	1.0	1.0	1999	WFO
64	1999-01-01	1.0	1.0	1999	WFO
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71	1999-01-01	1.0	1.0	1999	WFO
72	1999-01-01	1.0	1.0	1999	WFO
73	1999-01-01	1.0	1.0	1999	WFO
74	1999-01-01	1.0	1.0	1999	WFO
75	1999-01-01	1.0	1.0	1999	WFO
76	1999-01-01	1.0	1.0	1999	WFO
77	1999-01-01	1.0	1.0	1999	WFO
78	1999-01-01	1.0	1.0	1999	WFO
79	1999-01-01	1.0	1.0	1999	WFO
80	1999-01-01	1.0	1.0	1999	WFO
81	1999-01-01	1.0	1.0	1999	WFO
82	1999-01-01	1.0	1.0	1999	WFO
83	1999-01-01	1.0	1.0	1999	WFO
84	1999-01-01	1.0	1.0	1999	WFO
85	1999-01-01	1.0	1.0	1999	WFO
86	1999-01-01	1.0	1.0	1999	WFO
87	1999-01-01	1.0	1.0	1999	WFO
88	1999-01-01	1.0	1.0	1999	WFO
89	1999-01-01	1.0	1.0	1999	WFO
90	1999-01-01	1.0	1.0	1999	WFO
91	1999-01-01	1.0	1.0	1999	WFO
92	1999-01-01	1.0	1.0	1999	WFO
93	1999-01-01	1.0	1.0	1999	WFO
94	1999-01-01	1.0	1.0	1999	WFO
95	1999-01-01	1.0	1.0	1999	WFO
96	1999-01-01	1.0	1.0	1999	WFO
97	1999-01-01	1.0	1.0	1999	WFO
98	1999-01-01	1.0	1.0	1999	WFO
99	1999-01-01	1.0	1.0	1999	WFO
100	1999-01-01	1.0	1.0	1999	WFO

#	NAME	AGE	SEX	TEAM	WINS	LOSSES
1	ALLEN, JAMES	21	M	SEA	1	0
2	ANDERSON, BOB	22	M	SEA	0	1
3	ANDERSON, BOB	22	M	SEA	0	1
4	ANDERSON, BOB	22	M	SEA	0	1
5	ANDERSON, BOB	22	M	SEA	0	1
6	ANDERSON, BOB	22	M	SEA	0	1
7	ANDERSON, BOB	22	M	SEA	0	1
8	ANDERSON, BOB	22	M	SEA	0	1
9	ANDERSON, BOB	22	M	SEA	0	1
10	ANDERSON, BOB	22	M	SEA	0	1
11	ANDERSON, BOB	22	M	SEA	0	1
12	ANDERSON, BOB	22	M	SEA	0	1
13	ANDERSON, BOB	22	M	SEA	0	1
14	ANDERSON, BOB	22	M	SEA	0	1
15	ANDERSON, BOB	22	M	SEA	0	1
16	ANDERSON, BOB	22	M	SEA	0	1
17	ANDERSON, BOB	22	M	SEA	0	1
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23	ANDERSON, BOB	22	M	SEA	0	1
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86	ANDERSON, BOB	22	M	SEA	0	1
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88	ANDERSON, BOB	22	M	SEA	0	1
89	ANDERSON, BOB	22	M	SEA	0	1
90	ANDERSON, BOB	22	M	SEA	0	1
91	ANDERSON, BOB	22	M	SEA	0	1
92	ANDERSON, BOB	22	M	SEA	0	1
93	ANDERSON, BOB	22	M	SEA	0	1
94	ANDERSON, BOB	22	M	SEA	0	1
95	ANDERSON, BOB	22	M	SEA	0	1
96	ANDERSON, BOB	22	M	SEA	0	1
97	ANDERSON, BOB	22	M	SEA	0	1
98	ANDERSON, BOB	22	M	SEA	0	1
99	ANDERSON, BOB	22	M	SEA	0	1
100	ANDERSON, BOB	22	M	SEA	0	1

2	paper	12	402	402	100			
7	American pine	15	502	402	100			
100	100%	16	802	702				
101	selected indicator	7	102	802	902			multi-track 100%
102	selected indicator	7	102	702	902			
103	selected indicator	7	102	702	902			
104	selected indicator	9						

Tree Preservation and Mitigation Summary For: Eastpointe Terrace

Tree Preservation Summary (includes building envelope)		%	#	Acres
Total Tree Canopy			41,371	0.950
Required Preservation of Tree Canopy		56%	23,448	0.545
Powdered Credit for Preservation of Tree Canopy		36%	15,607	0.344
Additional Preservation of Tree Canopy			5,431	0.124
Tree Mitigation Summary				Canopy
Required Mitigation for Net Loss of Tree Removal			60,383	\$11,260
Required Mitigation for Unauthorised Removal				Fee-in
Total Provided Tree Mitigation				Zero
Site Canopy Summary		%	#	Acres
Project/CD Area				1.000
Building Envelope Area (primary structures only)			1	
Required Site Canopy (includes building envelope)		50%	3	
Powdered Credit for Tree Preservation			15,608	
Powdered Credit for Tree Mitigation			2	
Additional Tree Planting Required			2	

Common name or species	Tree Height	Tree to Presence	Tree to Absence	DBH Inches	DBH Percent	DBH to 100
American elm	52	5	27	42.3	61	
American sycamore	51	1	0	30	0	
Red-cupress	5	0	1	30	0	
Black oak	5	1	0	22	0	
Blackchuck oak	5	1	0	5	14	
Red oak	5	1	0	15	22	
White oak	46	3	45	436	17	
Red-barked elm	5	1	1	25	4	
American redstart	5	0	5	30	0	
Green heron	5	0	5	30	0	
White heron	5	0	5	30	0	
Red-cupress	52	1	13	177	16	
Black oak	5	1	0	20	0	
White oak	5	1	0	5	0	
White oak	5	1	0	10	13	
Total	131	25	106	1,563	104	

^{***}Test: Presumptive Surrogate significantly excludes trees in the building envelope.

SHEET SCALED AT
24 X 36 PAGE SIZE

SHEET
L1.1
TREE
PRESERVATION

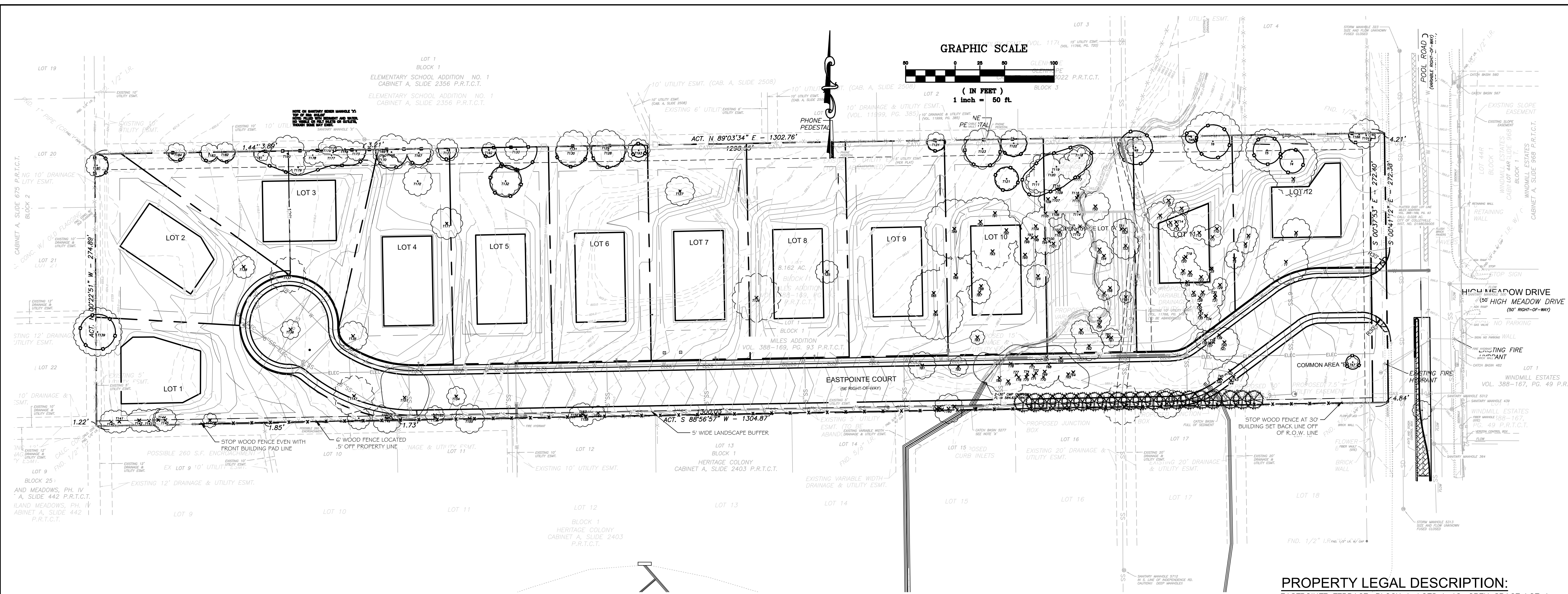
ISSUE / REVISION RECORD	
01-27-21	REVISED PLANS PER NEW CITY ORDINANCE
02-08-21	REVISED PLANS PER STAFF COMMENTS



EASTPOINTE TERRACE
6480 POOL RD
COLLEYVILLE, TX

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





Tree Survey Worksheet For: Eastpointe Terrace									
Lot/Project Area (sqft)									
Total Building Envelope (sqft)									
Column	Applicable Action or Status				Code to Enter				
Preservation Status	Preserved trees				PRES				
Removal Status	Unauthorized removal/damage				REMO				
Tree Type	Tree Type (e.g., species, size, etc.)				TREE				
Exclusions (from all calculations)	Non-protected trees & landscape (e.g., species, size, etc.)				EXCL				
Exempt (from preservation calc.)	Exempt (e.g., species, size, etc.)				EXEMPT				
Mitigation	Mitigation (e.g., species, size, etc.)				MITIGATE				
Tree #	Common name or species	DBH (in)	Canopy Area (sq ft)	Preservation Status	Heritage Tree	Inclusions Exempt	Tree Mitigation	Priority / Validation	Comments
1	pear	28	1,432	HER	HERITAGE	RE	MITIGATE		
2	American elm	11	402	HER		RE			
3	American elm	11	402	HER		RE			
4	American elm	12	432	HER		RE			
5	hackberry	14	648	HER		RE			
6	cedar elm	17	808	HER		RE			
7	American elm	7	254	HER		RE			
8	American elm	7	254	HER		RE			
9	American elm	23	1,432	HER		RE			
10	American elm	7	254	HER		RE			
11	American elm	8	261	HER		RE			
12	American elm	11	402	HER		RE			
13	cedar elm	11	402	HER		RE			
14	pear	15	797	HER		RE			
15	American elm	8	261	HER		RE			
16	cedar elm	7	254	HER		RE			
17	hackberry	17	808	HER		RE			
18	hackberry	14	648	HER		RE			
19	cedar elm	9	284	HER		RE			
20	cedar elm	8	261	HER		RE			
21	cedar elm	8	261	HER		RE			
22	American elm	7	254	HER		RE			
23	American elm	6	214	HER		RE			
24	American elm	7	254	HER		RE			
25	American elm	8	261	HER		RE			
26	American elm	8	261	HER		RE			
27	hackberry	13	531	HER		RE			
28	American elm	7	254	HER		RE			
29	American elm	8	261	HER		RE			
30	American elm	7	254	HER		RE			
31	American elm	8	261	HER		RE			
32	American elm	16	804	HER		RE			
33	cedar elm	10	414	HER		RE			
34	cedar elm	7	254	HER		RE			
35	cedar elm	10	414	HER		RE			
36	cedar elm	10	414	HER		RE			
37	cedar elm	10	414	HER		RE			
38	cedar elm	10	414	HER		RE			
39	cedar elm	10	414	HER		RE			
40	cedar elm	10	414	HER		RE			
41	cedar elm	10	414	HER		RE			
42	cedar elm	10	414	HER		RE			
43	cedar elm	10	414	HER		RE			
44	cedar elm	10	414	HER		RE			
45	cedar elm	10	414	HER		RE			
46	cedar elm	10	414	HER		RE			
47	cedar elm	10	414	HER		RE			
48	cedar elm	10	414	HER		RE			
49	cedar elm	10	414	HER		RE			
50	cedar elm	10	414	HER		RE			

1	pear	12	432	HER		RE			
2	American elm	15	797	HER		RE			
3	hackberry	7	254	HER		RE			
4	cedar elm	9	284	HER		RE			
5	cedar elm	7	254	HER		RE			
6	hackberry	7	254	HER		RE			
7	cedar elm	10	414	HER		RE			
8	cedar elm	8	261	HER		RE			
9	cedar elm	7	254	HER		RE			
10	cedar elm	10	414	HER		RE			
11	cedar elm	11	453	HER		RE			
12	cedar elm	11	453	HER		RE			
13	cedar elm	11	453	HER		RE			
14	cedar elm	8	261	HER		RE			
15	cedar elm	11	453	HER		RE			
16	cedar elm	11	453	HER		RE			
17	cedar elm	11	453	HER		RE			
18	cedar elm	11	453	HER		RE			
19	cedar elm	11	453	HER		RE			
20	cedar elm	11	453	HER		RE			
21	cedar elm	11	453	HER		RE			
22	cedar elm	11	453	HER		RE			
23	cedar elm	11	453	HER		RE			
24	cedar elm	11	453	HER		RE			
25	cedar elm	11	453	HER		RE			
26	cedar elm	11	453	HER		RE			
27	cedar elm	11	453	HER		RE			
28	cedar elm	11	453	HER		RE			
29	cedar elm	11	453	HER		RE			
30	cedar elm	11	453	HER		RE			
31	cedar elm	11	453	HER		RE			
32	cedar elm	11	453	HER		RE			
33	cedar elm	11	453	HER		RE			
34	cedar elm	11	453	HER		RE			
35	cedar elm	11	453	HER		RE			
36	cedar elm	11	453	HER		RE			
37	cedar elm	11	453	HER		RE			
38	cedar elm	11	453	HER		RE			
39	cedar elm	11	453	HER		RE			
40	cedar elm	11	453	HER		RE			
41	cedar elm	11	453	HER		RE			
42	cedar elm	11	453	HER		RE			
43	cedar elm	11	453	HER		RE			
44	cedar elm	11	453	HER		RE			
45	cedar elm	11	453	HER		RE			
46	cedar elm	11	453	HER		RE			
47	cedar elm	11	453	HER		RE			
48	cedar elm	11	453	HER		RE			
49	cedar elm	11	453	HER		RE			
50	cedar elm	11	453	HER		RE			

1	pear	12	432	HER		RE			
2	American elm	15	797	HER		RE			
3	hackberry	7	254	HER		RE			
4	cedar elm	9	284	HER		RE			
5	cedar elm	7	254	HER		RE			
6	hackberry	7	254	HER		RE			
7	cedar elm	10	414	HER		RE			
8	cedar elm	8	261	HER		RE			
9	cedar elm	7	254	HER		RE			
10	cedar elm	10	414	HER		RE			
11	cedar elm	11	453	HER		RE			
12	cedar elm	11	453	HER		RE			
13	cedar elm	11	453	HER		RE			
14	cedar elm	8	261	HER		RE			
15	cedar elm	11	453	HER		RE			
16	cedar elm	11	453	HER		RE			
17	cedar elm	11	453	HER		RE			
18	cedar elm	11	453	HER		RE			
19	cedar elm	11	453	HER		RE			
20	cedar elm	11	453	HER		RE			
21	cedar elm	11	453	HER		RE			
22	cedar elm	11	453	HER		RE			
23	cedar elm	11	453	HER		RE			
24	cedar elm	11	453	HER		RE			
25	cedar elm	11	453	HER		RE			
26	cedar elm	11	453	HER		RE			
27	cedar elm	11	453	HER		RE			
28	cedar elm	11	453	HER		RE			
29	cedar elm	11	453	HER		RE			
30	cedar elm	11	453	HER		RE			
31	cedar elm	11	453	HER		RE			
32	cedar elm	11	453	HER		RE			
33	cedar elm	11	453	HER		RE			
34	cedar elm	11	453	HER		RE			
35	cedar elm	11	453	HER		RE			
36	cedar elm	11	453	HER		RE			
37	cedar elm	11	453	HER		RE			
38	cedar elm	11	453	HER		RE			
39	cedar elm	11	453	HER		RE			
40	cedar elm	11	453	HER		RE			
41	cedar elm	11	453	HER		RE			
42	cedar elm	11	453	HER		RE			
43	cedar elm	11	453	HER		RE			
44	cedar elm	11	453	HER		RE			
45	cedar elm	11	453	HER		RE			
46	cedar elm	11	453	HER		RE			
47	cedar elm	11	453	HER		RE			
48	cedar elm	11	453	HER		RE			
49	cedar elm	11	453	HER		RE			
50	cedar elm	11	453	HER		RE			

1	pear	12	432	HER		RE			
2	American elm	15	797	HER		RE			
3	hackberry	7	254	HER		RE			
4	cedar elm	9	284	HER		RE			
5	cedar elm	7	254	HER		RE			
6	hackberry	7	254	HER		RE			
7	cedar elm	10	414	HER		RE			
8	cedar elm	8	261	HER		RE			
9	cedar elm	7	254	HER		RE			
10	cedar elm	10	414	HER		RE			
11	cedar elm	11	453	HER		RE			
12	cedar elm	11	453	HER		RE			
13	cedar elm	11	453	HER		RE			
14	cedar elm	8	261	HER		RE			
15	cedar elm	11	453	HER		RE			
16	cedar elm	11	453	HER		RE			
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98	cedar elm	11	453	HER		RE			
99	cedar elm	11	453	HER		RE			
100	cedar elm	11	453	HER		RE			

Tree Preservation and Mitigation Summary For: Eastpointe Terrace

Tree Preservation Summary (excludes building envelopes)

%

ft²

Acres

Total Tree Canopy41,3780.950

Required Tree Preservation (includes building envelopes)50%20,6890.475

Provided Credit for Preservation of Tree Canopy36%15,0710.346

Deficient Preservation of Tree Canopy5,4110.124

Tree Mitigation Summary

%

ft²

Acres

Required Mitigation for Heritage Tree Removal60,800\$13,900

Required Mitigation for Unauthorized Removal0\$0

Total Provided Tree Mitigation

Site Canopy Summary

%

ft²

Acres

Project/Lot(s) Area00.000

Building Envelope Area (primary structures only)00

Required Site Canopy (excludes building envelope)50%0

Provided Credit for Tree Preservation15,0710.346

Required Credit for Tree Mitigation00

Additional Tree Planting Required00

Tree Species Summary

Common name or species

Tree (Qty)

Tree to Preserve

Tree to Remove

DBH (Inches to Remove)

DBH (Inches to Preserve)

DBH (Inches to Remove)

Tree Canopy (ft²)

Canopy Preservation (ft²)

American elm

33

6

27

413

81

332

19,366

3,411

American holly

2

0

2

18

0

28

368

0

black cypress

1

0

1

30

0

30

2827

0

black willow

1

0

1

30

0

30

2827

0

blackdog oak

5

1

4

55

14

41

2,026

6

bur oak

4

0

4

55

12

42

2,026

0

cedar elm

46

1

45

438

17

419

13,949

9

cornusmodio

6

0

6

35

25

29

1,863

0

eastern redbud

6

1

5

36

14

82

2,693

6

gum borealis

1

0

1

31

21

31

1,113

0

hackberry

103

1

102

148

121

37

7,047

5,411

pear

12

1

11

377

16

163

9,515

8

post oak

8

1

7

62

79

63

1,486

1

redbud

1

0

1

0

8

0

201

20

white mulberry

1

0

1

0

13

0

351

0

Total

131

25

106

1,563

334

1,239

60,025

15,071

*All calculations include off-site, non-protected, dead, declining, and hazardous trees

**Tree Preservation Summary excludes trees within the building envelope

**Tree Species Summary does NOT exclude trees in the building envelope

Construction Plans

CONSTRUCTION PLANS
FOR
EASTPOINTE TERRACE

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

CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

PREPARED BY:

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

OWNER:

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

CITY OF COLLEYVILLE
COMMUNITY DEVELOPMENT DEPT.

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

SURVEYOR:

PIONEER MAPPING
STUART WARNOCK
P.O. BOX 136878
FORT WORTH, TX 76136
PHONE: (882) 233-2550
EMAIL: INFO@PIONEERMAPPING.COM

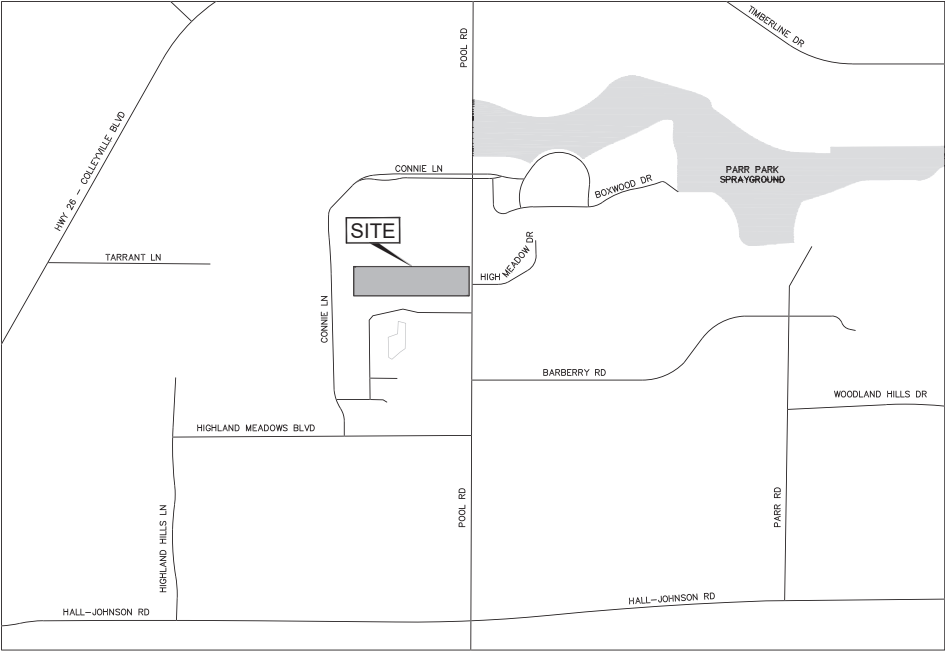
BENCHMARKS

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

CONTROL POINT #1 - A 5/8" IRON ROD WITH ORANGE CONTROL CAP SET APPROXIMATELY 10.5 FEET FROM THE BACK OF A CONCRETE RETAINING WALL ON THE WEST SIDE OF POOL ROAD. LOCATED APPROXIMATELY 90 FEET SOUTH OF THE INTERSECTION OF POOL ROAD AND HIGH MEADOW DRIVE.
NORTHING: 7,014,092.72'
EASTING: 2,390,417.02'
ELEVATION: 597.97'

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

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



LOCATION MAP
NOT TO SCALE

Sheet Index

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



AUGUST 2018

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

ISSUED FOR PERMIT

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

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

1. ALL STORM SEWER AND CULVERT PIPE AND FITTINGS SHALL BE ASTM C76, CLASS III, IV, V REINFORCED CONCRETE PIPE (RCP), INSTALLED WITH A BELL AND A SPOUT AND JOINTED WITH RAM NECK.
2. BACKFILL SHALL BE ¾ TO 1" ROCK, 6" MINIMUM FOR THE BEDDING (MORE IF GROUND WATER IS ENCOUNTERED), AND ROCK PLACED UP TO THE CENTER OR SPRING LINE OF THE PIPE. TRENCH SHALL BE EXCAVATED WIDE ENOUGH TO GET A MECHANICAL TAMPER BESIDE THE PIPE TO ACHIEVE 95% DENSITY.
3. AFTER COMPLETION OF ALL STORM SEWER INSTALLATION, THE CONTRACTOR SHALL PERFORM A TELEVISION INSPECTION AND PROVIDE A VIDEOTAPE TO THE PUBLIC WORKS DEPARTMENT INSPECTIONS.
4. INSTALL A BENCHMARK ON A DRAINAGE STRUCTURE WITHIN OR NEAR THE SITE. A LETTER INCLUDING THE LOCATION AND ELEVATION OF THE BENCHMARK MUST BE SUBMITTED TO PUBLIC WORKS PRIOR TO THE FINAL ACCEPTANCE OF THE PROJECT AS WELL AS IN THE GIS ASSETS FORM.
5. ALL STORM SEWER PIPES LARGER THAN 36" MUST BE WIPED WITH NON-SHRINK GROUT AFTER INSPECTION AND APPROVAL.
6. NO PRE-CAST INLETS ARE ALLOWED.

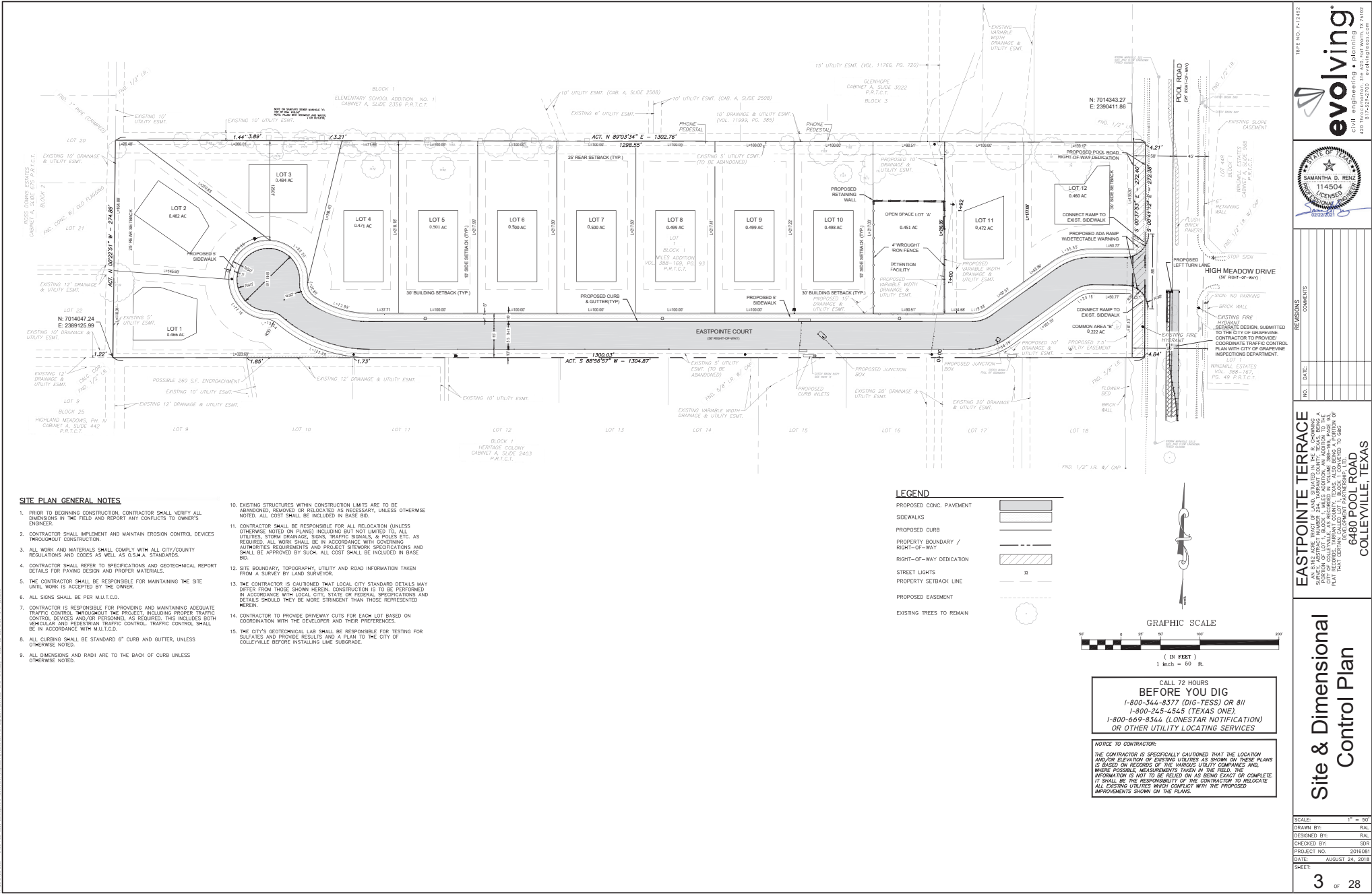
1. THE CONTRACTOR MUST FIELD VERIFY EXISTING SERVICE LOCATIONS PRIOR TO INSTALLING NEW SERVICES.
2. WHEN INSTALLING A NEW WATER LINE, ALL EXISTING SERVICES MUST BE CONNECTED TO THE NEW LINE.
3. ALL WATER METERS UP TO 2" IN DIAMETER SHALL BE INSTALLED BY THE CONTRACTOR. ALL WATER METERS EXCEEDING 2" DIAMETER SHALL BE INSPECTED AND ACCEPTED BY A CITY OF COLLEEVILLE REPRESENTATIVE.
4. FIRE HYDRANTS SHALL BE LOCATED THREE TO EIGHT FEET BEHIND THE BACK OF CURB AS SHOWN IN THE DETAILS. THIS SHALL ALSO INCLUDE SPLASH PADS WHICH ARE CONSIDERED SUBSIDIARY TO THE FIRE HYDRANT PLACEMENT.
5. ALL WATER LINES 4" THRU 12" SHALL BE CLASS 150(DR18) AND CONFORM TO AWWA C-900 DR-18 MINIMUM, WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH NCTCOG STD. SPECS. (SEE C1.7) WATER MAINS TO HAVE A MINIMUM OF 42" COVER TO THE TOP OF PIPE.

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

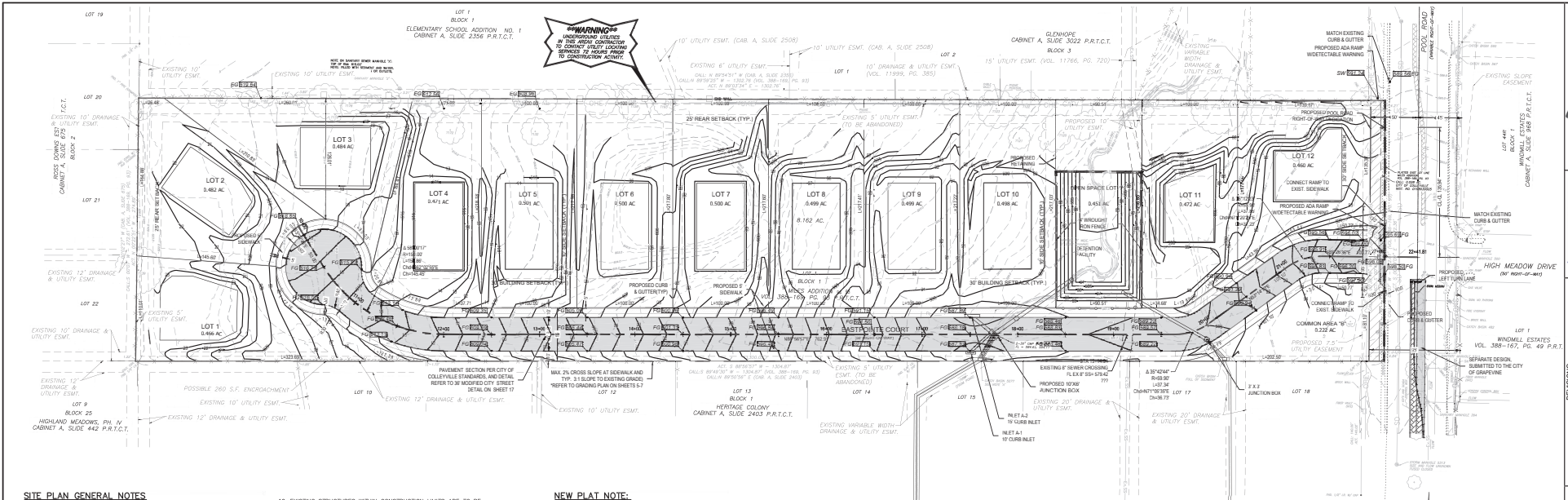
Plasticity Index (PI)	Assumed Unit Dry Weight (pcf)	% Lime	Quantity of Lime (lbs./sy)	% Cement	Quantity of Cement (lbs./sy)
0 — 15	120	0	0	5	36*
16 — 25	116	3	21	5	35
26 — 35	112	4	27	5	34
36 — 45	100	5	30	6	36

7. WATER SERVICES SHALL BE BACKFILLED IN GRANULAR SAND AS PER DETAILS.
8. WATER SERVICES SHOULD BE LOCATED AT THE PROPERTY LINE. EACH LOCATION IS TO BE STAMPED ON THE CURB WITH 2" HIGH LETTER "W".
9. WATER METER BOXES WILL BE INSTALLED AFTER PAVING ACTIVITIES HAVE BEEN COMPLETED.
10. CURB STOPS SHOULD BE TESTED FOR LEAKAGE AND FULL FLOW WHEN SYSTEM IS PRESSURE TESTED.
11. ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX SHALL BE INSTALLED AS PER THE DETAILS. HYDRANTS WILL BE PAINTED KELUMSTER RED PRIOR TO ACCEPTANCE BY THE CITY. THE CONTRACTOR SHALL PUT 2 COATES OF PAINT OR UNTIL APPROVED BY THE CITY.
12. ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR. THE PAVING CONTRACTOR SHALL ADJUST WATER VALVE ASSEMBLY TO FINAL GRADE AND PLACE A MONOLITHICALLY. (CONCRETE PAD IN HMA) NO BLOCK CUTS 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 1 AND 1/4" SOLID STEM EXTENSION (DETAIL W-1).

Construction Plans



Construction Plans



SITE PLAN GENERAL NOTES

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

NEW PLAT NOTE:

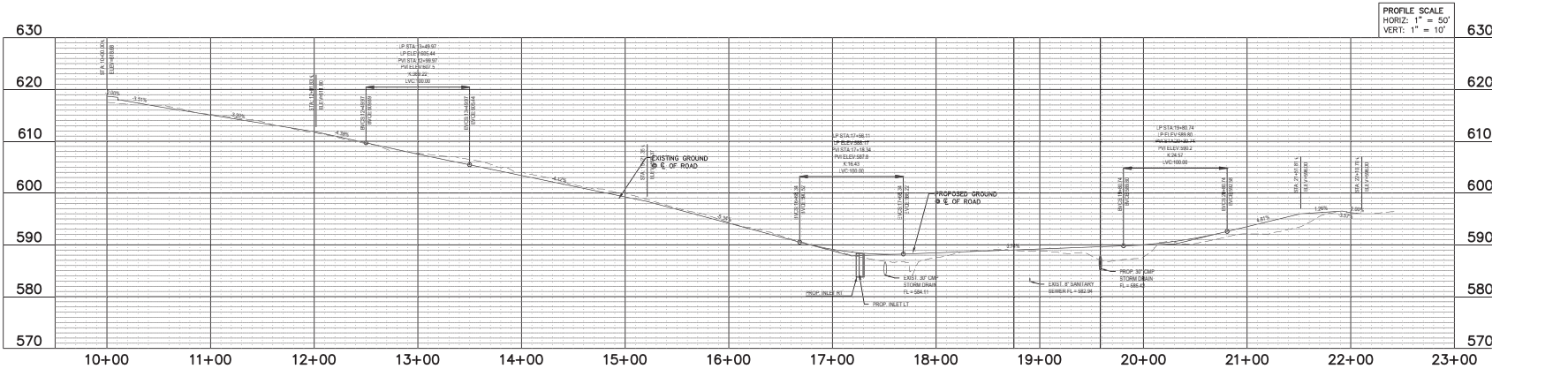
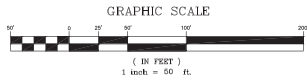
- 1. IN ORDER TO COMPLY WITH RESOLUTION 8-18-4220 - INSTALL A 6" WOOD PRIVACY FENCE TO PROVIDE CONTINUOUS SCREENING LOCATED WITHIN THE 2' LANDSCAPE BUFFER AS SHOWN ON THE SOUTH PROPERTY LINE OF THIS SUBDIVISION.

LEGEND

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

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

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



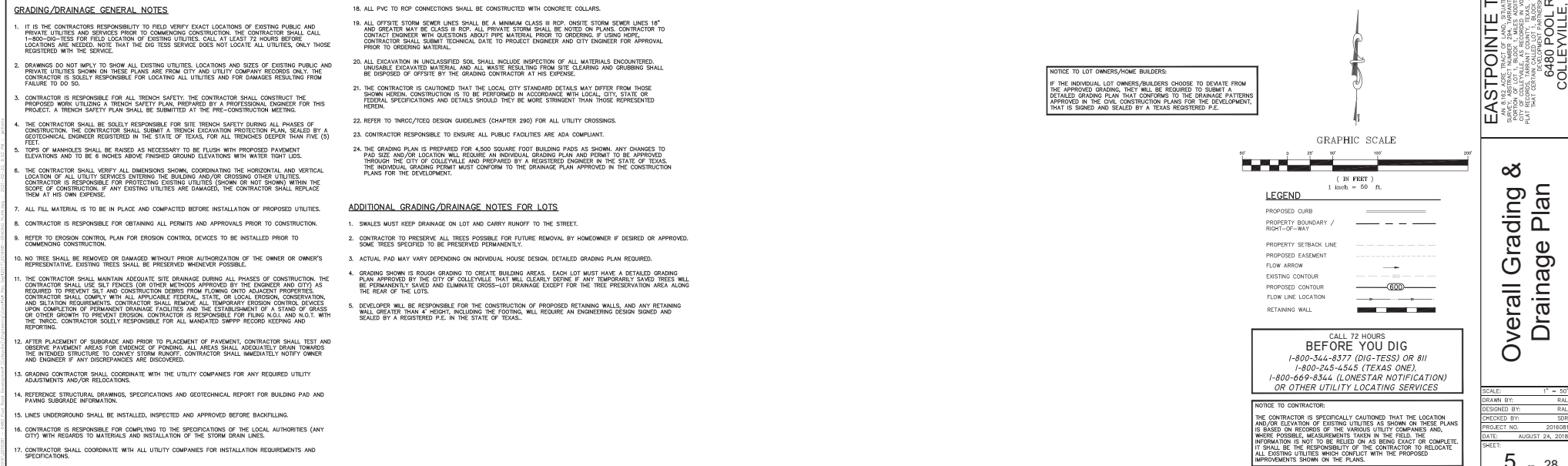
NO.	DATE	REVISIONS	COMMENTS

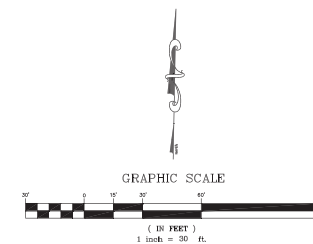
EASTPOINTE TERRACE
6480 POOL ROAD
COLLEVILLE, TEXAS

Eastpointe Court
Plan and Profile

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

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





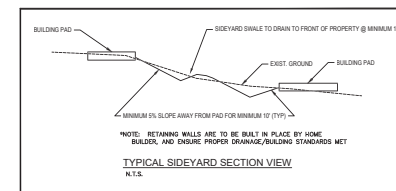
LEGEND

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

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

NOTICE TO CONTRACTOR

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



18PE NO. F-12452

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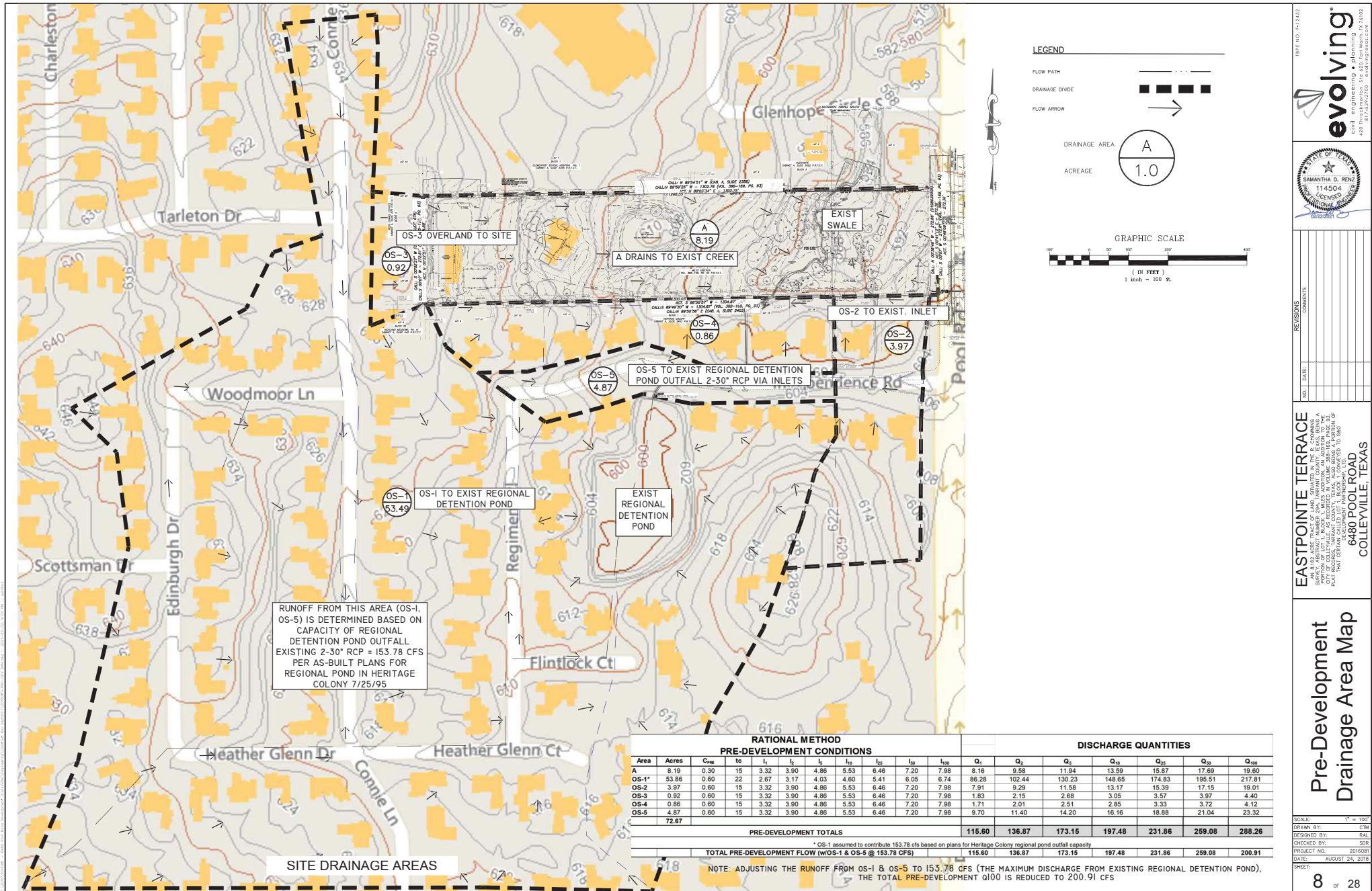
[illegible]

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

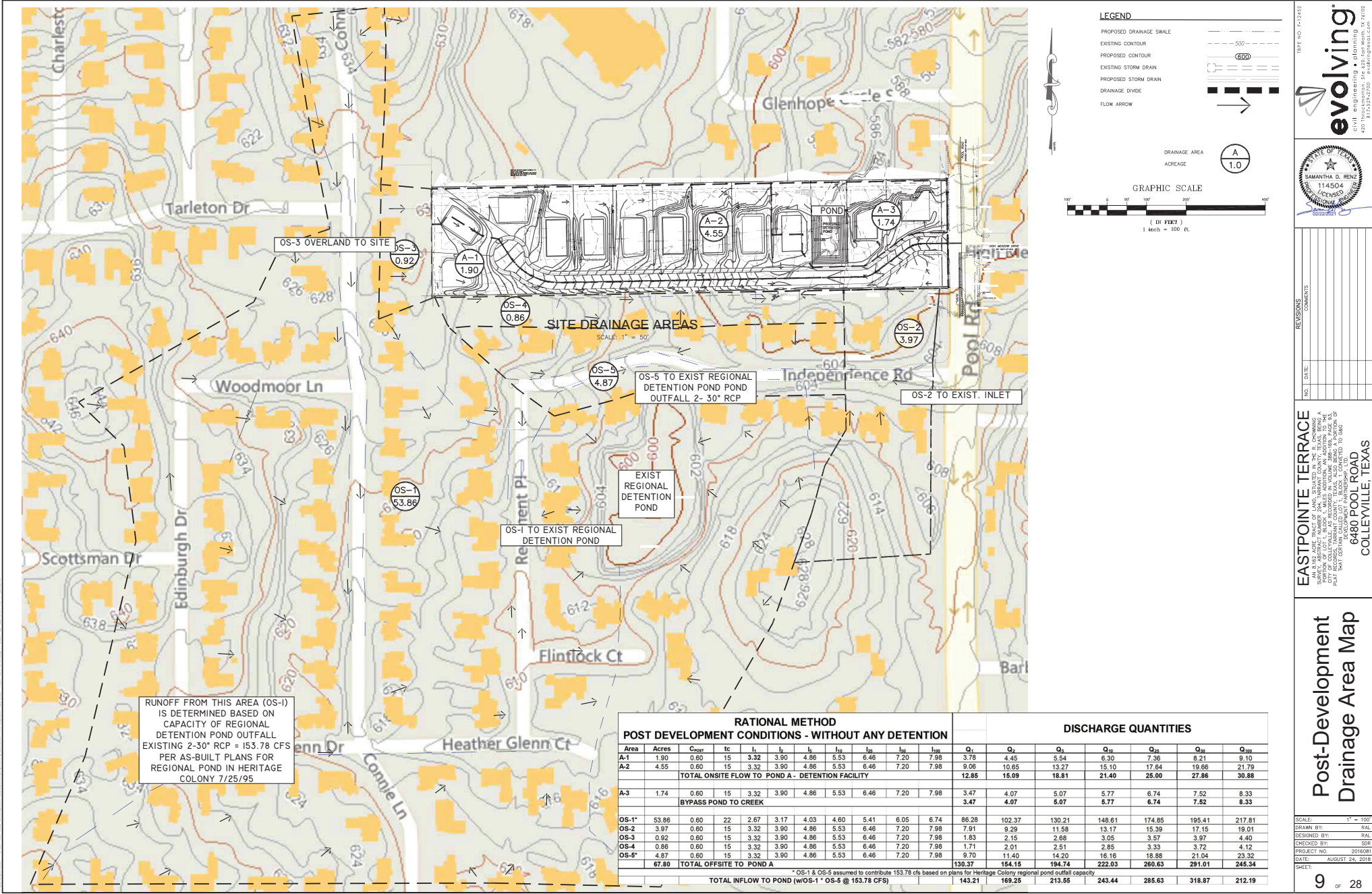
Grading & Drainage West

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

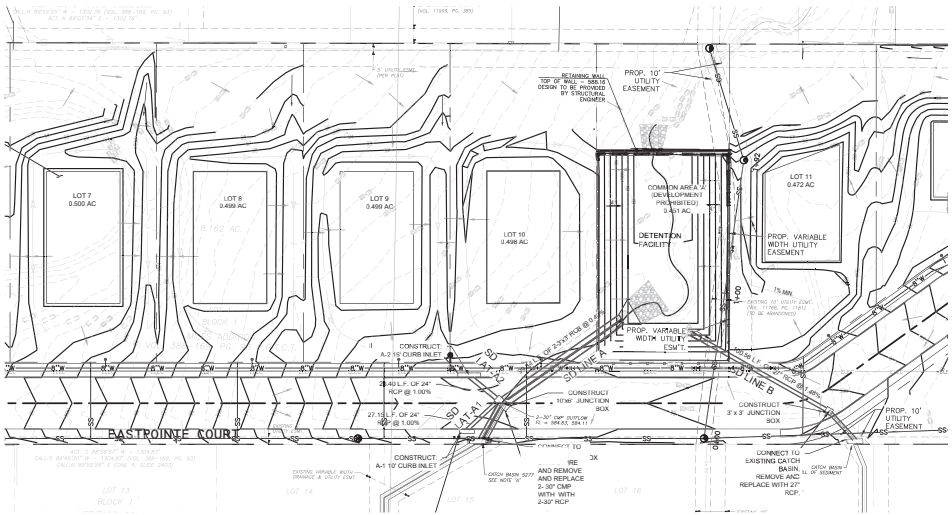
Construction Plans



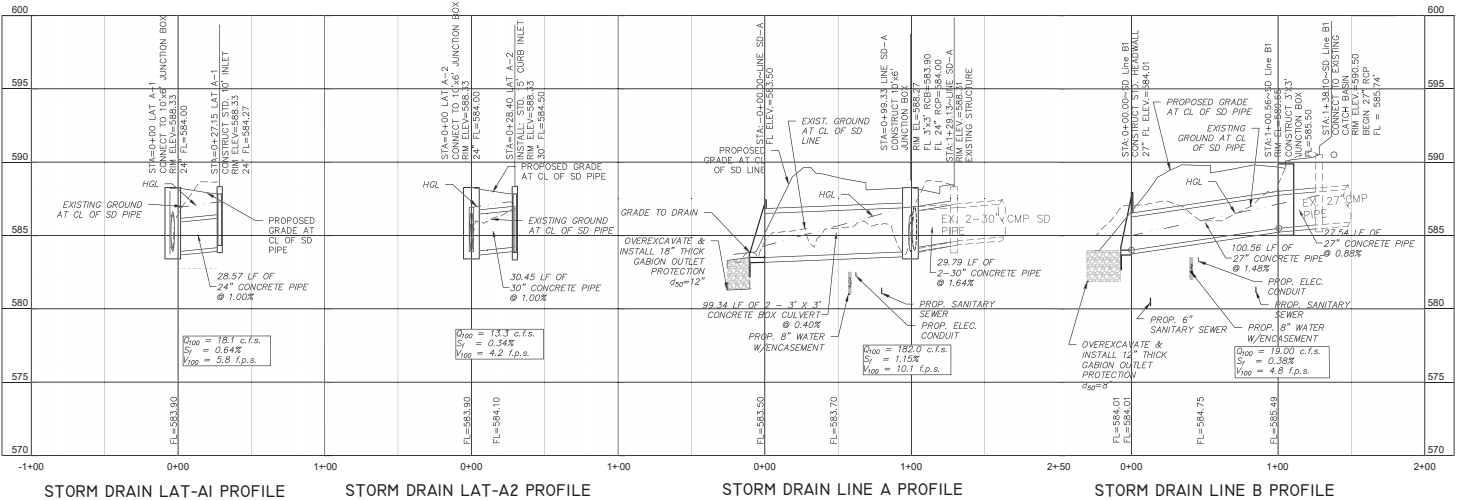
Construction Plans



Construction Plans



STORM DRAIN PLAN



STORM DRAIN LAT-A1 PROFILE

STORM DRAIN LAT-A2 PROFILE

STORM DRAIN LINE A PROFILE

STORM DRAIN LINE B PROFILE

GRAPHIC SCALE
1 inch = 40' ft.

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

NOTICE TO CONTRACTOR:
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LEGEND

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

TIME NO. 1-1452

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420 Hutchinson St., Suite 200, Fort Worth, TX 76102
817-222-2222
evolvingtx.com

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

REVISIONS

NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

PLAN & PROFILE
Storm Drain

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

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EASIPONTE TERRACE
 AN 8,160 ACRE TRACT OF LAND, SITUATED IN THE BROWNS-
 SURVEY, ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A
 PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE
 CITY OF COLLEYVILLE, AS IS INSURED IN VOLUME 2881-1601 PAGE 93,
 OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHERE IT APPEARS
 THAT CERTAIN CALLED LOT 1, BLOCK 1, CONVERTED TO 6480
 DEVELOPMENT PARTNERSHIP, LTD.
6480 POOL ROAD
COLLEYVILLE, TEXAS

SCALE:	NTS
DRAWN BY:	TJW
DESIGNED BY:	RAL
CHECKED BY:	SDR
PROJECT NO.	2016081
DATE:	AUGUST 24, 2018

11a OF 28

EROSION CONTROL NOTES

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

NO.	DATE	REVISIONS	COMMENTS
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EASTPOINTE TERRACE
 6480 POOL ROAD
 COLLEVILLE, TEXAS

Erosion Control Plan

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

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 817-528-2700 evolvingtexas.com
 TYPE NO. F-12452

[illegible]

EASTPOINTE TERRACE
AN 8.162 ACRE TRACT OF LAND, SITUATED IN THE R. CHOWNING SURVEY, ABSTRACT NUMBER 294, TARRANT COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, RECORDED IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, UNDER INSTRUMENT NO. 10,000. IN ADDITION TO THE ABOVE, A PORTION OF LOT 1, BLOCK 1, BEING A PORTION OF PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF THAT CERTAIN CALLED LOT 1, BLOCK 1, CONVERTED TO O&G DEVELOPMENT PARTNERSHIP, LTD.

6480 POOL ROAD
COLLEYVILLE, TEXAS

Overall Utility Plan

SCALE: 1" = 50'

DRAWN BY: RAL

DESIGNED BY: RAL

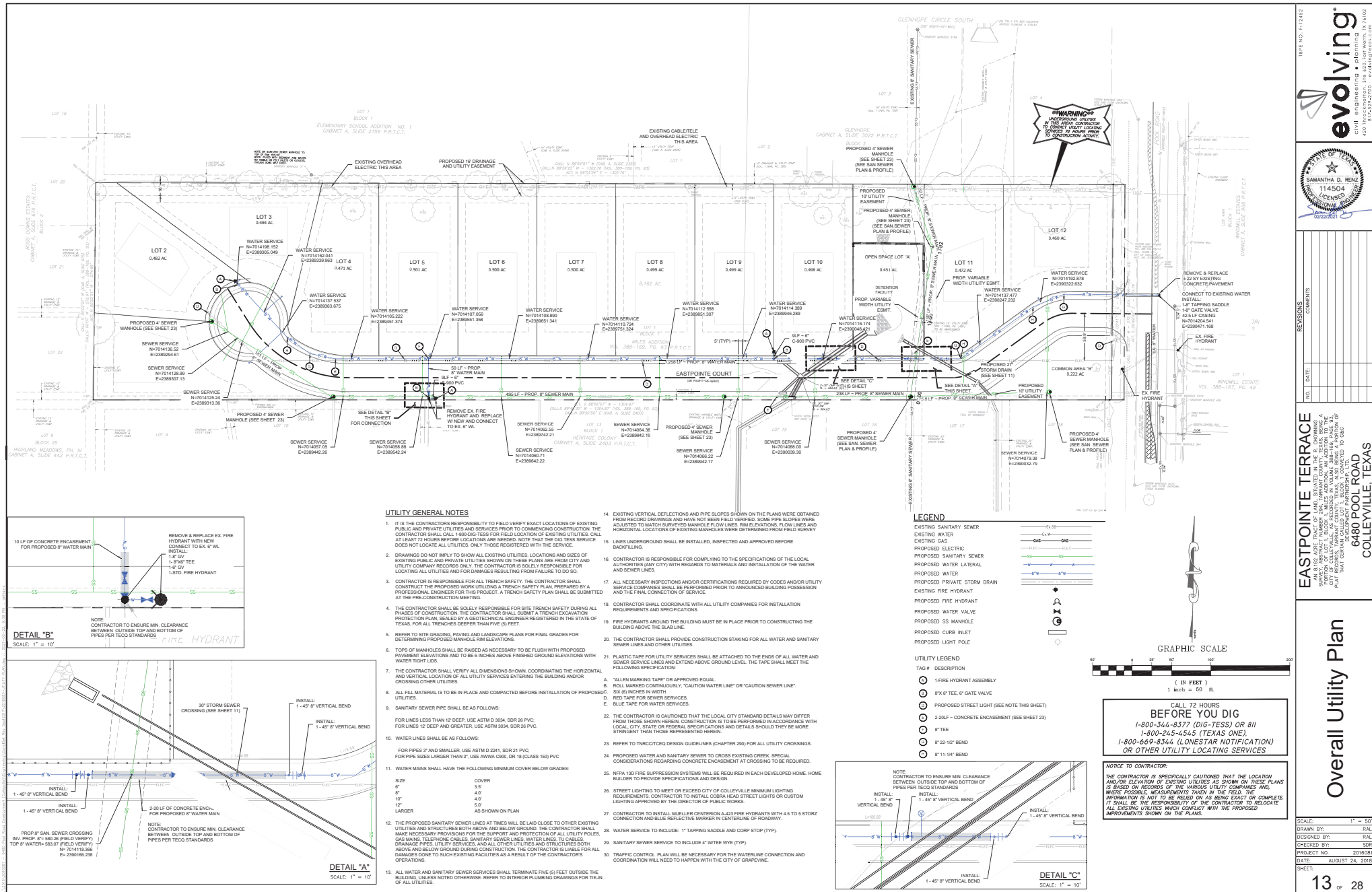
CHECKED BY: SDR

PROJECT NO. 2016081

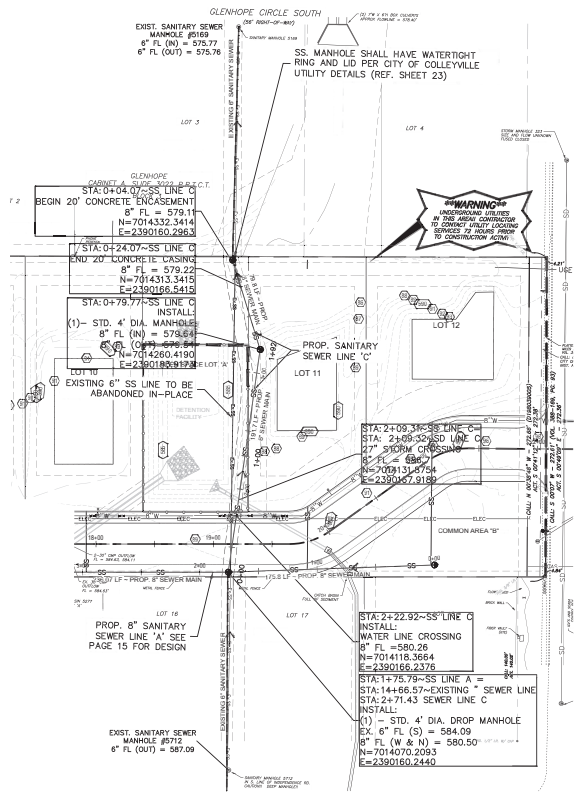
DATE: AUGUST 24, 2018

SHEET:

13 OF 28



Construction Plans



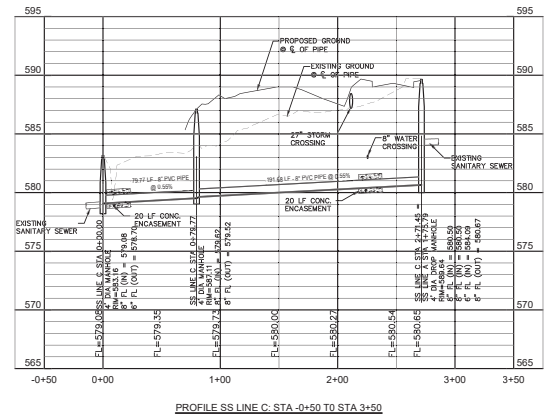
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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

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LEGEND

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



TYPE NO. 1-12452

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817-222-2222 • evolvingtx.com

SAMANTHA D. RENZI
114504
C.E.C.
Surveyor

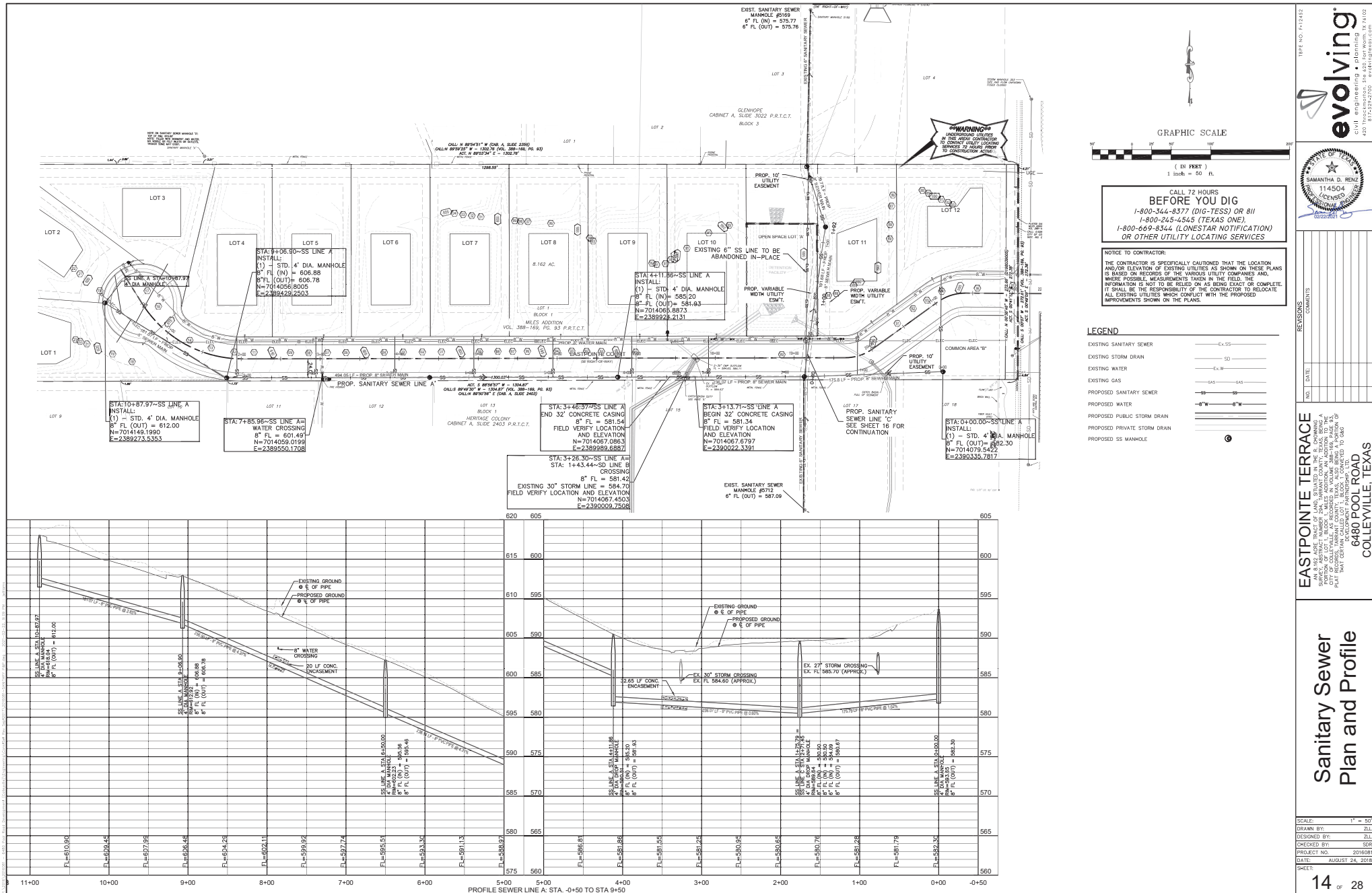
NO. DATE COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

**Sanitary Sewer
Plan and Profile**

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

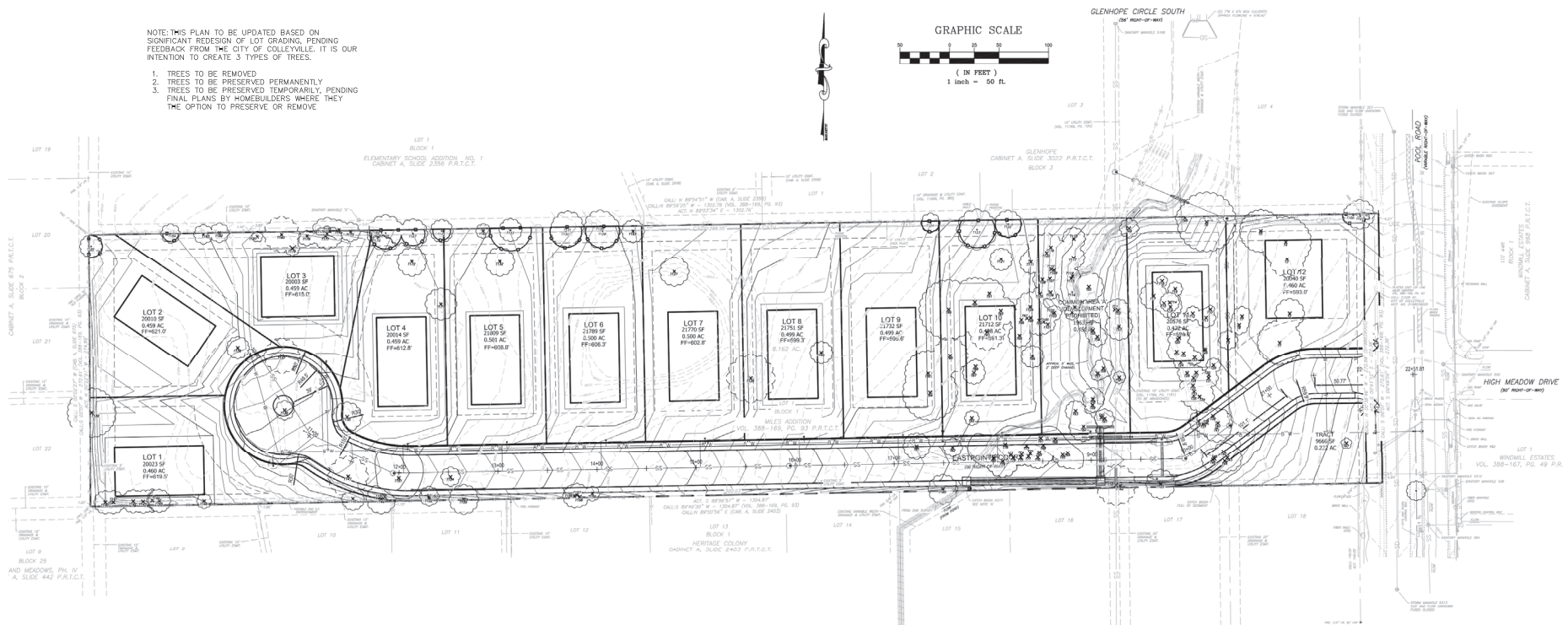
Construction Plans



Construction Plans

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

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



PROPERTY LEGAL DESCRIPTION:

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

OWNER:

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

LEGEND

 PRESERVED TREE

 REMOVED TREE

 TREE PROTECTION FENCING

TREE PRESERVATION CALCULATIONS:

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

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

51	7	CEARL ELM	254	REMOVE	NP	
52	9	CEARL ELM	154	REMOVE		
53	9	EASTERN CEDAR	254	REMOVE		ERC
54	7	CEARL ELM	154	REMOVE	NP	
55	30	ELM	254	REMOVE		
56	8	CEARL ELM	254	REMOVE		
57	8	PEARL	154	REMOVE		
58	10	UNKNOWN WOOD	254	REMOVE		
59	8	CEARL ELM	201	REMOVE		
60	10	CEARL ELM	154	REMOVE		
61	13	CEARL ELM	531	REMOVE		
62	12	CEARL ELM	431	REMOVE		
63	11	CEARL ELM	380	REMOVE	DECLINE	
64	9	CEARL ELM	380	REMOVE		
65	11	CEARL ELM	254	REMOVE		ROW
66	6	CEARL ELM	111	REMOVE		ROW
67	8	CEARL ELM	201	REMOVE		ROW
68	16	CEARL ELM	801	REMOVE		ROW
69	13	CEARL ELM	181	REMOVE		ROW
70	10	CEARL ELM	314	REMOVE		ROW
71	8	CEARL ELM	201	REMOVE		ROW
72	10	CEARL ELM	314	REMOVE		ROW
73	16	CEARL ELM	314	REMOVE		ROW
74	11	CEARL ELM	380	REMOVE		ROW
75	6	CEARL ELM	111	REMOVE		ROW
76	9	CEARL ELM	254	REMOVE		ROW
77	11	CEARL ELM	380	REMOVE		ROW
78	11	CEARL ELM	380	REMOVE		ROW
79	12	CEARL ELM	431	REMOVE		ROW
80	11	CEARL ELM	380	REMOVE		ROW
81	17	SMOOTH ELM	908	REMOVE		ROW
82	10	PEARL	314	REMOVE		RSE
83	9	PEARL	254	REMOVE		RSE
84	27	SMOOTH ELM	2286	REMOVE		RSE
85	14	PEARL	616	REMOVE		RSE
86	18	PEARL	2011	REMOVE		RSE
87	14	SMOOTH ELM	616	REMOVE		RSE
88	10	PEARL	314	REMOVE		RSE
89	17	SMOOTH ELM	2286	REMOVE		RSE
90	13	PEARL	707	REMOVE		RSE
91	12	PEARL	531	REMOVE		RSE
92	13	CEARL ELM	531	REMOVE		RSE
93	15	ELM	707	REMOVE		RSE
94	14	CEARL ELM	616	REMOVE		RSE
95	9	PEARL	254	REMOVE		RSE
96	8	CEARL ELM	201	REMOVE		RSE
97	8	CEARL ELM	201	REMOVE		RSE
98	7	CEARL ELM	154	REMOVE		RSE
99	10	POST OAK	314	REMOVE		RSE
100	10	POST OAK	314	REMOVE		
101	8	CEARL ELM	201	REMOVE		
102	12	CEARL ELM	154	REMOVE	DECLINE	

103	6	CEDM LAM	113	REMOVE	
104	12	CEDM LAM	452	REMOVE	RSE
105	8	CEDM LAM	154	REMOVE	
106	7	CEDM LAM	154	REMOVE	
107	10	POST OAK	254	REMOVE	
108	8	POST OAK	201	REMOVE	
109	11	EASTERN REDCEDAR	380	REMOVE	ERC
110	11	EASTERN REDCEDAR	380	REMOVE	ERC
111	14	EASTERN REDCEDAR	616	REMOVE	
112	6	CEDM LAM	113	REMOVE	
113	6	CEDM LAM	113	REMOVE	
114	10	CEDM LAM	113	REMOVE	
115	11	HACKBERRY	113	REMOVE	NP
116	8	HACKBERRY	301	REMOVE	NP
117	8	HACKBERRY	314	REMOVE	NP
118	10	HAUBERRY	531	REMOVE	13
119	14	EASTERN REDCEDAR	616	REMOVE	
120	18	EASTERN REDCEDAR	1018	REMOVE	
121	12	EASTERN REDCEDAR	452	REMOVE	ERC
122	13	SMOOTH OAK	551	PRESERVE	
123	18	EASTERN REDCEDAR	1018	REMOVE	
124	9	BALD CYPRESS	2827	REMOVE	RSE
125	18	EASTERN REDCEDAR	1018	REMOVE	RSE
126	9	WILLOW	254	REMOVE	RSE
127	10	LIV OAK	804	REMOVE	
128	12	COTTONGWOOD	452	PRESERVE	
129	12	COTTONGWOOD	452	PRESERVE	
130	16	LIV OAK	804	PRESERVE	
131	16	COTTONGWOOD	804	PRESERVE	
132	16	LIV OAK	804	REMOVE	RSE
133	13	LIV OAK	285	REMOVE	
134	9	LIV OAK	294	REMOVE	
135	22	EASTERN REDCEDAR	513	REMOVE	DECLINE
136	22	PECAN	1521	REMOVE	
137	13	EASTERN REDCEDAR	513	REMOVE	
138	22	PECAN	1521	REMOVE	ROW
139	18	EASTERN REDCEDAR	1018	REMOVE	ROW
140	12	EASTERN REDCEDAR	452	REMOVE	
141	12	EASTERN REDCEDAR	452	REMOVE	
142	12	EASTERN REDCEDAR	452	REMOVE	
143	12	EASTERN REDCEDAR	452	REMOVE	
144	20	EASTERN REDCEDAR	314	REMOVE	
145	10	EASTERN REDCEDAR	314	REMOVE	
146	10	SMOOTH OAK	551	REMOVE	ROW
147	30	BALD CYPRESS	2827	REMOVE	
148	10	AMERICAN HOLLY	154	REMOVE	
149	8	MULBERRY	201	REMOVE	ROW
150	7	MULBERRY	154	REMOVE	ROW
151	29	MULBERRY	201	REMOVE	ROW
152	8	SMOOTH OAK	551	REMOVE	NP
153	8	PECAN	201	REMOVE	ROW
154	10	SMOOTH OAK	551	REMOVE	ROW

155	11	MULBERRY	380	REMOVE		ROW
156	8	HACKBERRY	201	REMOVE	SP	ROW
157	8	MALVARY	101	REMOVE		ROW
158	6	AMERICAN HOLLY	113	REMOVE		ROW
159	6	AMERICAN HOLLY	201	REMOVE		ROW
160	38	EASTERN REDCEDAR	1018	REMOVE		ROW
161	17	ELM	380	REMOVE		ROW
162	11	ELM	380	REMOVE		ROW
163	18	ELM	1018	REMOVE		ROW
164	8	REDBUD	201	PRESERVE		ROW
165	14	ELM	616	PRESERVE		ROW
166	8	ELM	314	PRESERVE		ROW
167	12	BUR OAK	452	REMOVE		ROW
168	16	UNK OAK	804	PRESERVE		ROW
169	10	COTTONWOOD	314	PRESERVE	DECLINE	ROW
170	7	EASTERN REDCEDAR	154	REMOVE		ERC
171	13	EASTERN REDCEDAR	531	REMOVE		ERC
172	10	EASTERN REDCEDAR	314	REMOVE		ERC
173	10	ORINAMAL PEAR	314	REMOVE		ERC
174	7	EASTERN REDCEDAR	113	REMOVE		ERC
175	10	COTTONWOOD	314	REMOVE		COT
176	12	UNK OAK	452	REMOVE		ROW
177	10	COTTONWOOD	314	REMOVE		ERC
178	7	EASTERN REDCEDAR	154	REMOVE		ERC
179	10	ORINAMAL PEAR	314	REMOVE		ERC
180	18	UNK OAK	804	REMOVE		ROW
181	7	EASTERN REDCEDAR	154	REMOVE		ERC
182	7	EASTERN REDCEDAR	314	REMOVE		ERC
183	8	ORINAMAL PEAR	201	REMOVE	DECLINE	ROW
184	8	UNK OAK	201	PRESERVE		ROW
185	11	ELM	380	REMOVE		ROW
186	7	EASTERN REDCEDAR	154	REMOVE		ERC
187	7	EASTERN REDCEDAR	314	REMOVE		ERC
188	7	EASTERN REDCEDAR	314	REMOVE		ERC

NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES
100	2115

NUMBER OF TREES EXEMPT FROM REMOVAL	CALIPER INCHES EXEMPT FROM REMOVAL
0	0

TOTAL TREES	TOTAL CALIPER INCHES EXEMPT FROM REMOVAL
100	2115

* TREES REQUIRED DUE TO MITIGATION SHALL BE PROVIDED IN COMMON AREAS AND EVENLY DISTRIBUTED

TREE SURVIVAL

GENERAL TREE PROTECTION PLAN NOTES:

* TREE PRUNING SHOULD NOT BE IN PLACE AT ALL TIMES DURING CONSTRUCTION AND NOT PERMITTED TO BE IN PLACE FOR MORE THAN 90 DAYS BEYOND THE PERMIT TERM.

TREE SURVEY AND MITIGATION TABLE

NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES EXEMPT TREES REMOVED	NUMBER OF TREES EXEMPT TO BE REMOVED	CALIPER INCHES EXEMPT TREES REMOVED	NUMBER NON EXEMPT TREES REMOVED	CALIPER INCHES NON EXEMPT TREES REMOVED	CALIPER INCHES NON EXEMPT REMOVED	PRESERVATION CREDITS	MITIGATION REQUIRED	REPLACEMENT TREES TO BE PLANTED (BY CALIPER)
100	1117	1170	30	170	170	1000	4	01	01 TREES

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

GENERAL TREE PROTECTION PLAN NOTES:

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

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

GENERAL TREE PROTECTION PLAN NOTES:

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

SHEET SCALED AT
24 X 36 PAGE SIZE

SHEET
L1.1
TREE

PRESERVATION

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



09-18-17

EASTPOINTE TERRACE

6480 P00L RD

X.

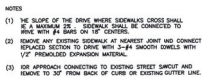
Joseph Vaughn

Cloud View Ct
Per, TX 75078
2-827-5677

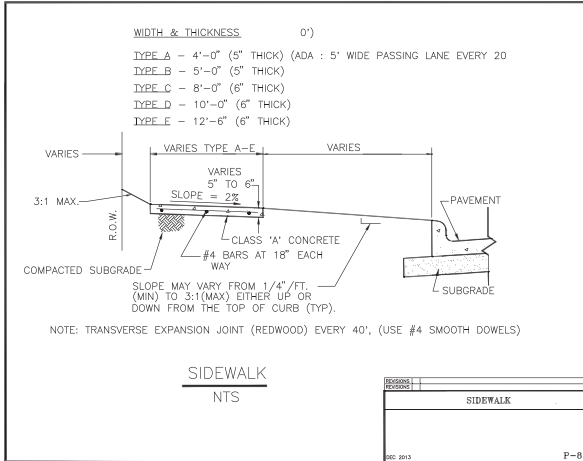
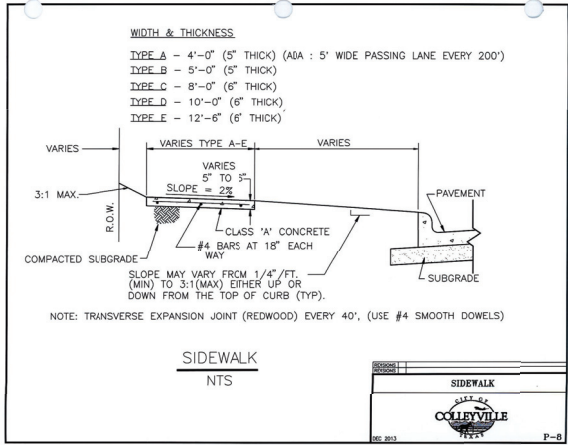
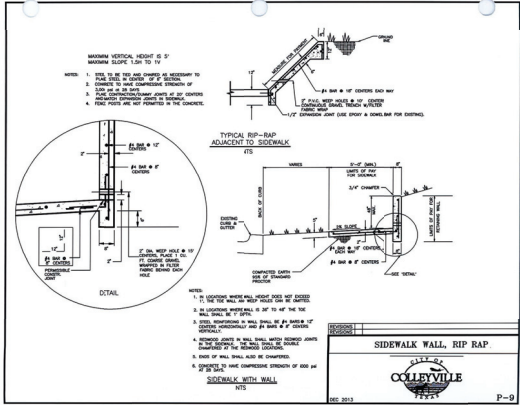
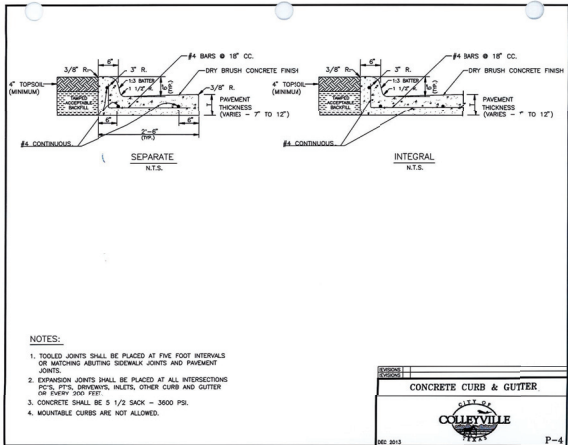
119C-120



\\2016\2016045 - 648) Popt Root Development* (C:\cvs\1\Engineering\Users\Set: Res Sep-2017\2016\641-COM5\TRUCTION DETAILS.dwg :: 2021-02-22, 9:11 PM :: jwilliams



Construction Plans



NO.	DATE	REVISIONS	COMMENTS

EASTPOINTE TERRACE
6480 POOL ROAD
COLLEEVILLE, TEXAS

Construction Details 2

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

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817-528-2700 evolvingtexas.com

[illegible]

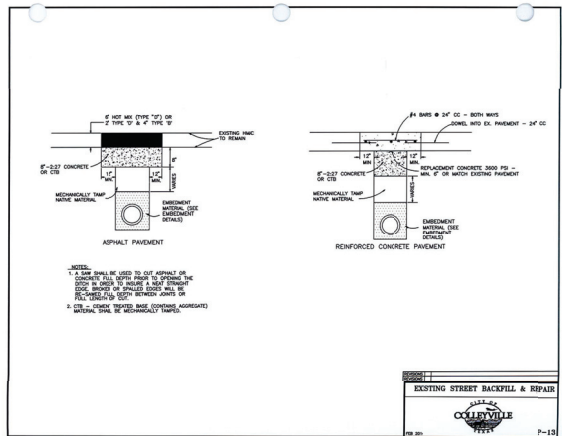
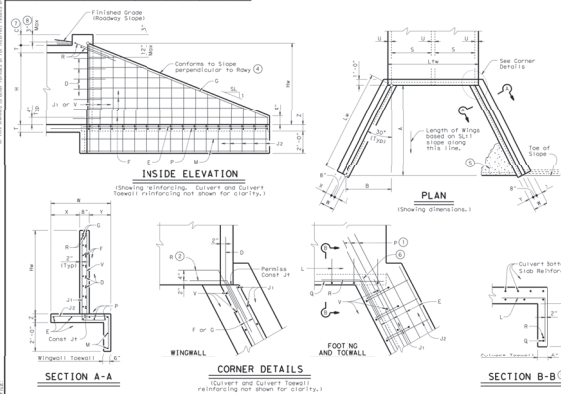
EAST-POINT TERRACE
AN 8.02-ACRE TRACT OF LAND, SITUATED IN THE E. CHOWING
SURVEY, ABSTRACT NUMBER 284, TARRANT COUNTY, TEXAS, BEING A
PORTION OF LOT 1, BLOCK 1, MILES ADDITION, AN ADDITION TO THE
CITY OF COLLEYSVILLE, AS RECORDED IN VOLUME 388-169, PAGE 93,
PLAT RECORDS, TARRANT COUNTY, TEXAS, ALSO BEING A PORTION OF
THAT CERTAIN CALLED LOT 1, BLOCK 1, CHOWING CO. SUBDIVISION,
DEVELOPMENT PATENT NO. 1, LTD.

6480 POOL ROAD
COLLEYSVILLE, TEXAS

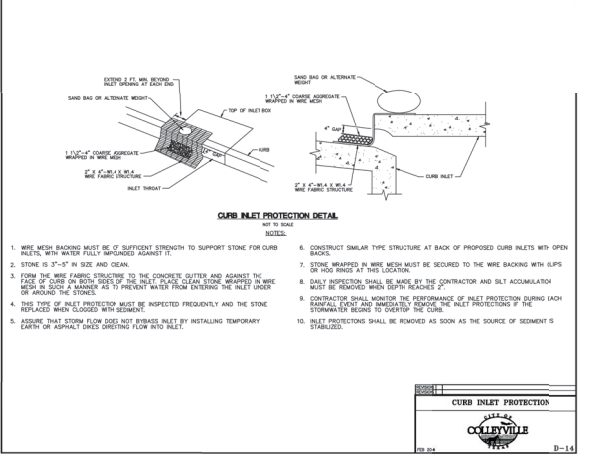
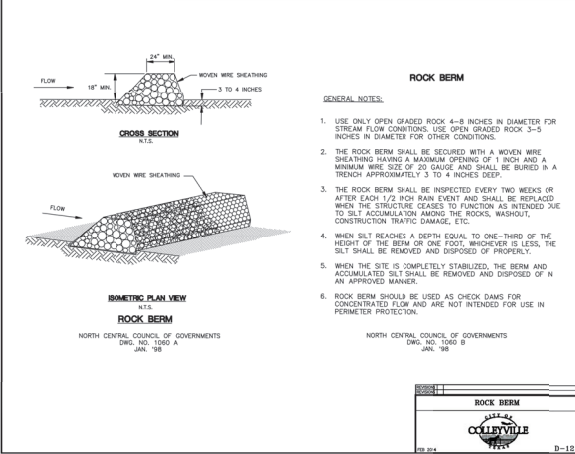
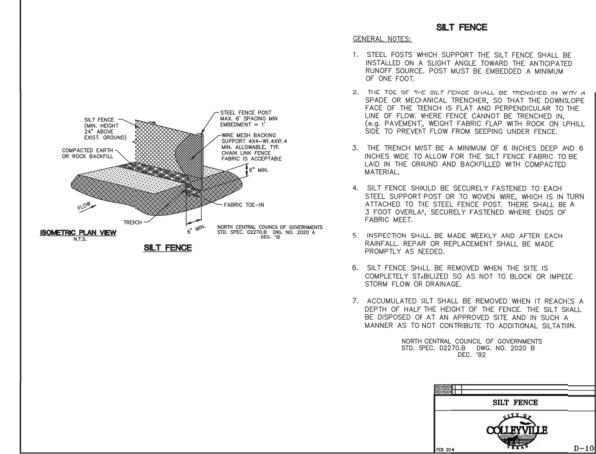
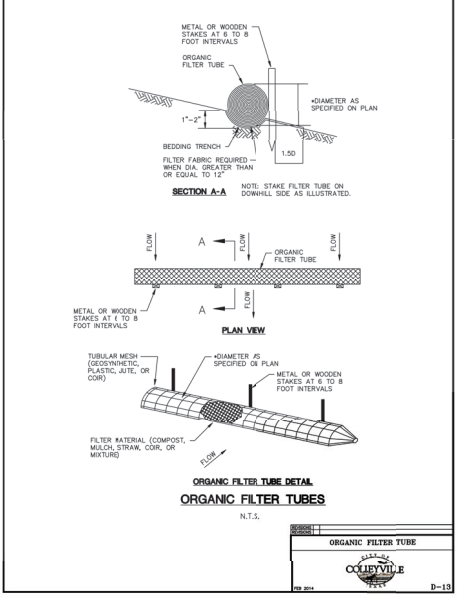
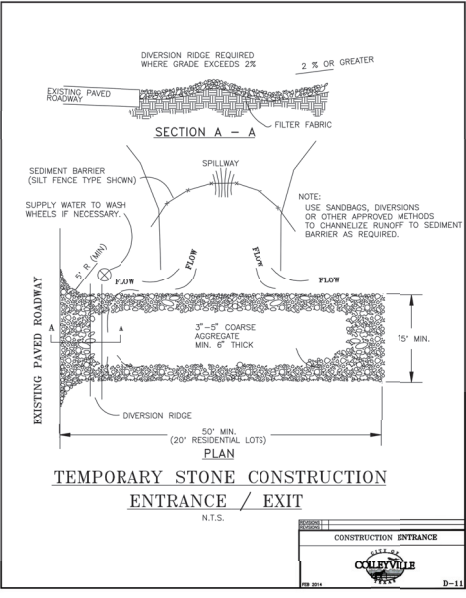
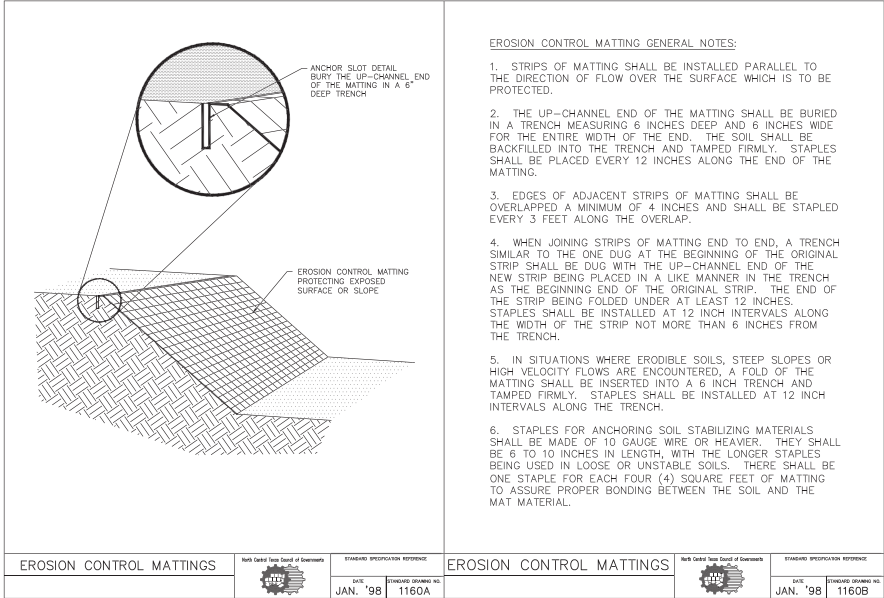
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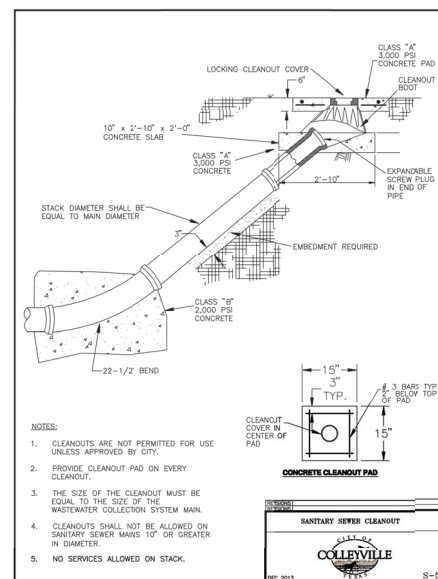
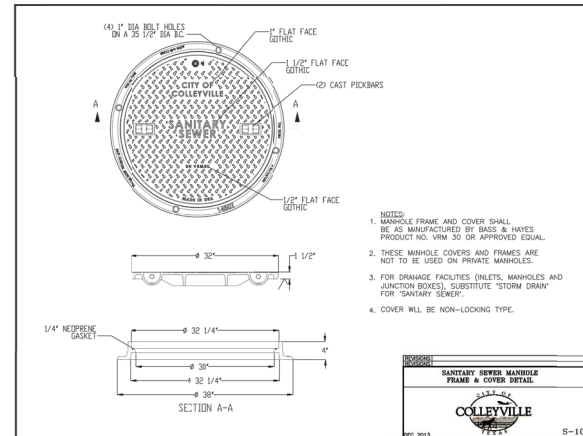
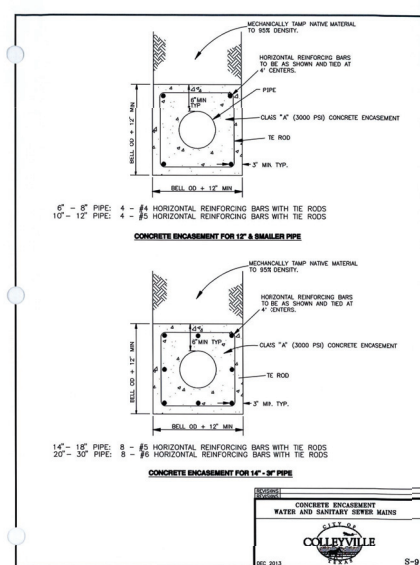
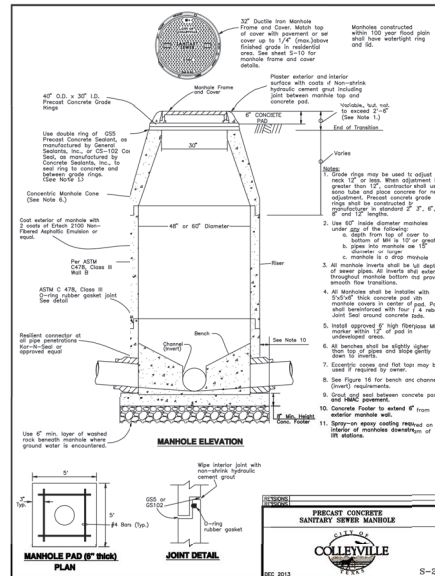
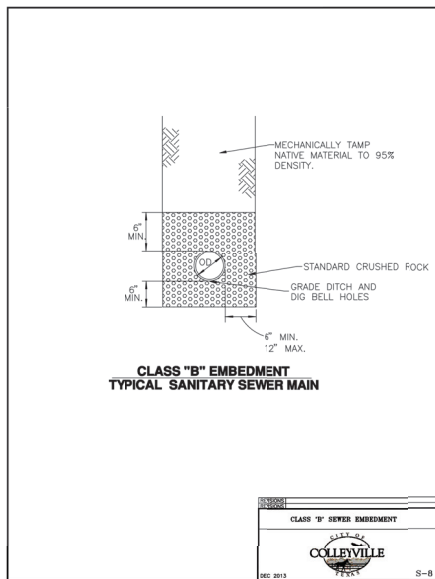
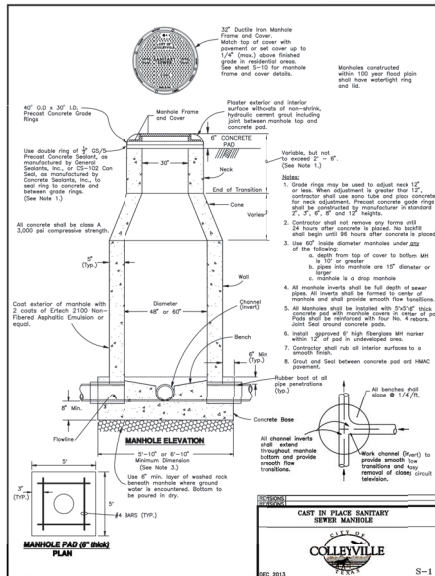
FILE:	N.T.S.
AWN BY:	RAI
SIGNED BY:	RAI
CHECKED BY:	SDR
OBJECT NO.	2016081
DATE:	AUGUST 24, 2018
REMARKS:	

20 OF 28

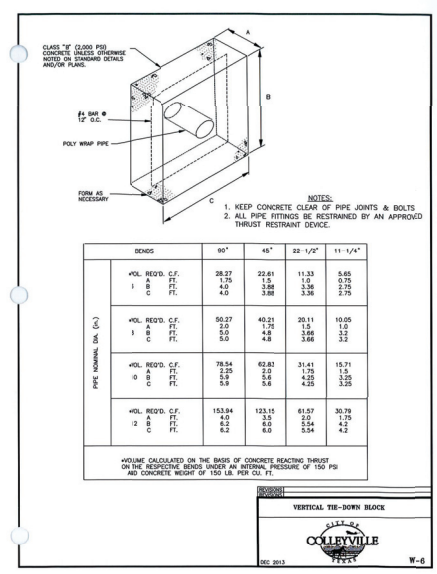
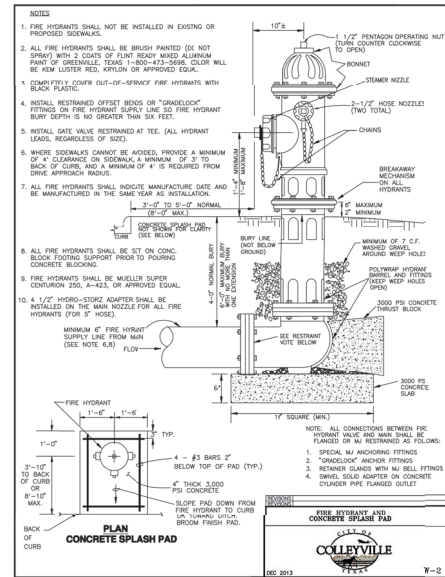
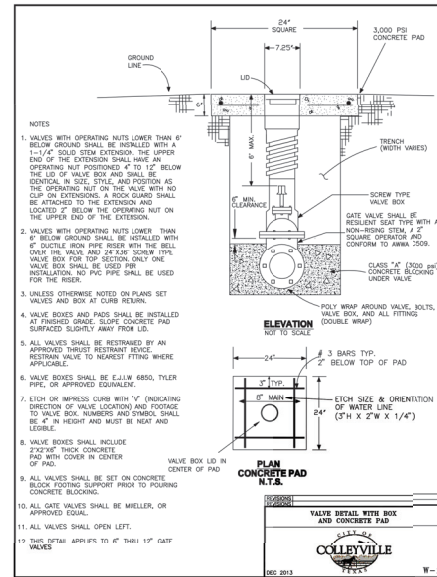
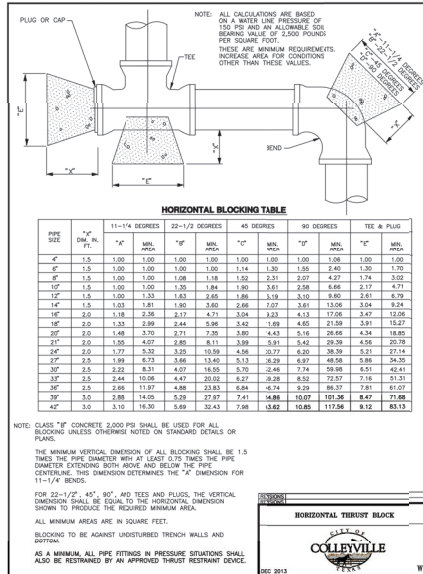
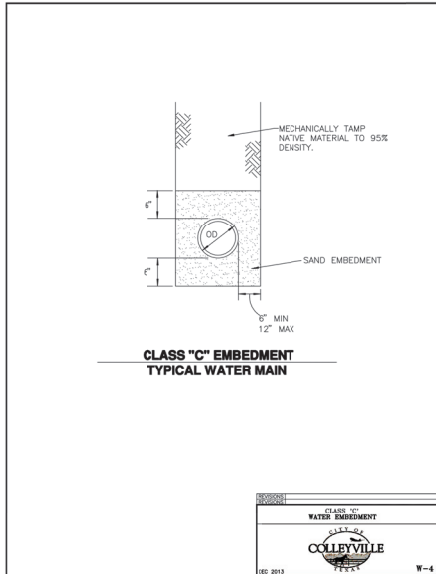
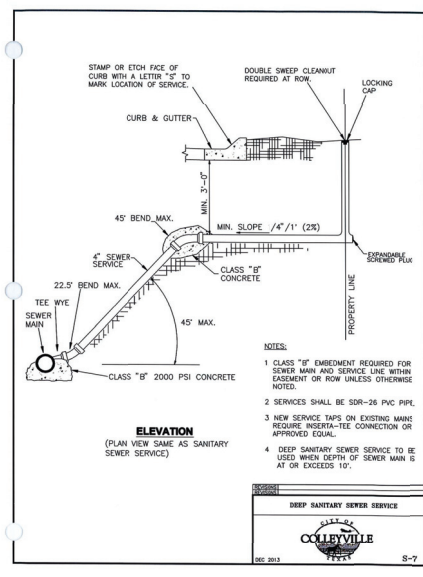
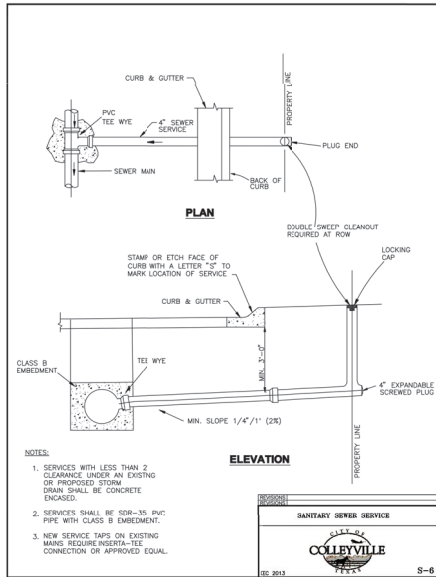
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Construction Plans

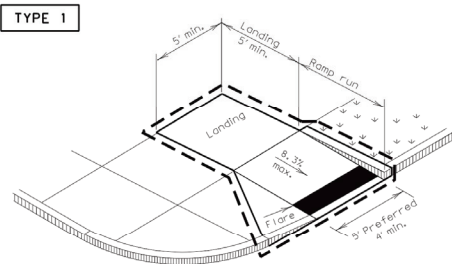




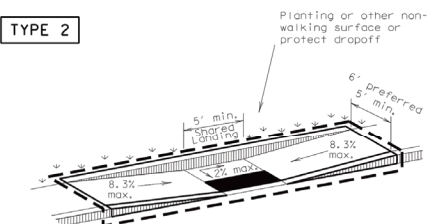
Construction Plans



Construction Plans

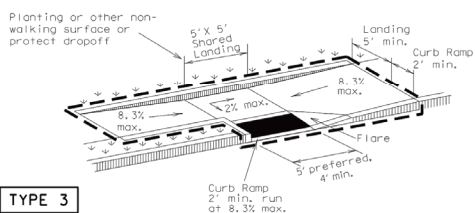


PERPENDICULAR CURB RAMP

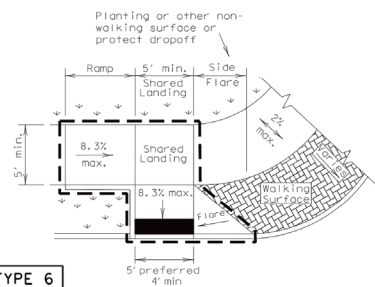


PARALLEL CURB RAMP

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

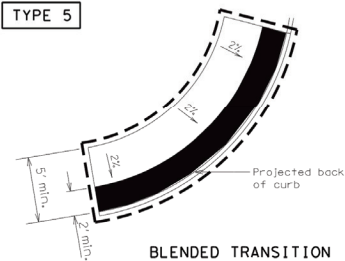


TYPE 3

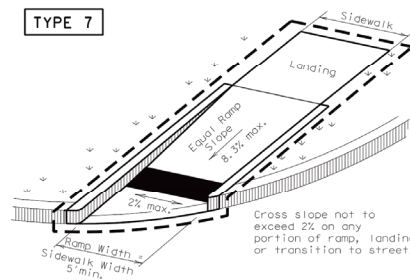


TYPE 6

COMBINATION CURB RAMPS

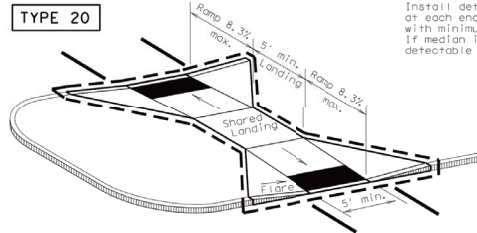


BLENDING TRANSITION

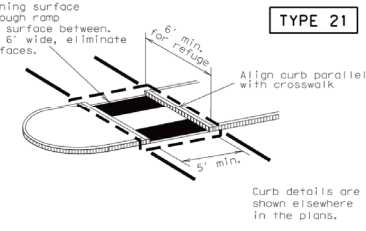


(Sidewalk set back from curb)

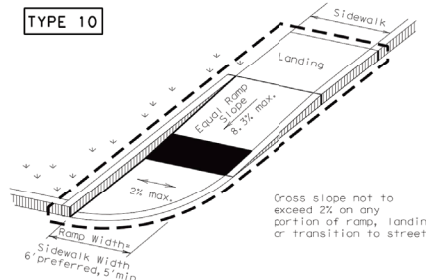
DIRECTIONAL RAMPS WITHIN RADIUS



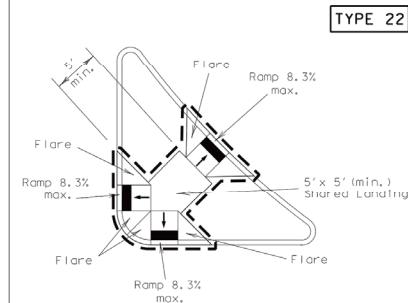
CURB RAMPS AT MEDIAN ISLANDS



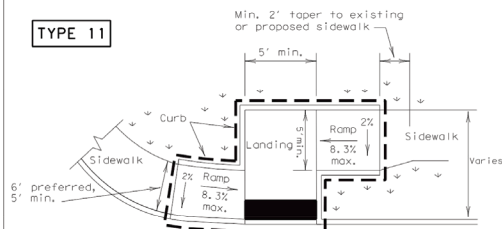
Curb details are shown elsewhere in the plans.



(Sidewalk adjacent to curb)



COMBINATION ISLAND RAMPS



OFFSET PARALLEL CURB RAMP

NOTES / LEGEND:

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

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

— Ramp Limits of Payment

■ Detectable Warning Surface

SHEET 1 OF 4

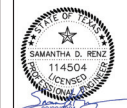
Design
Division
Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-12A

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


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 817-539-2700 evolvingtxas.com

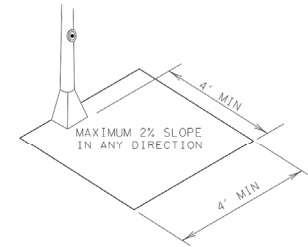
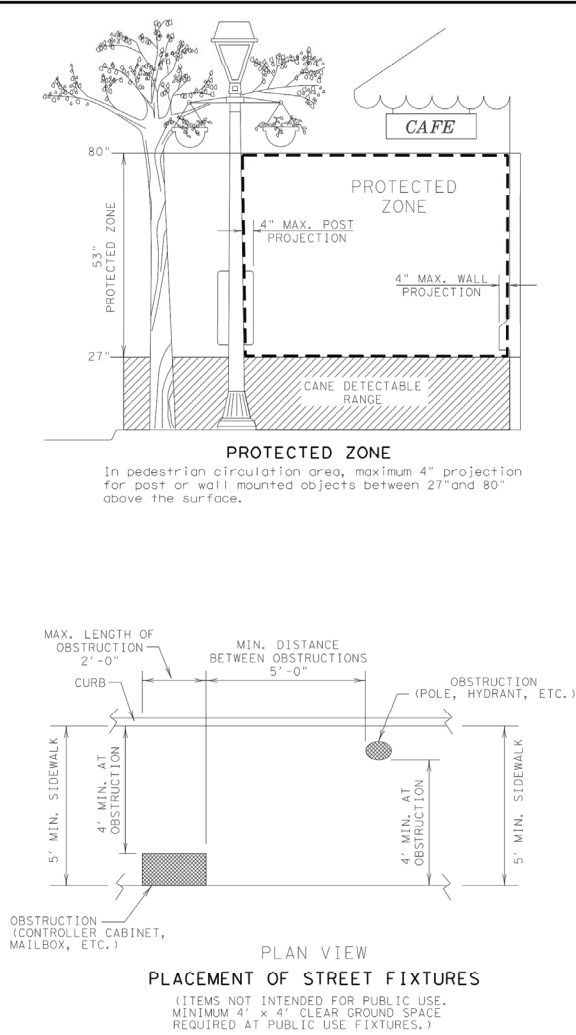
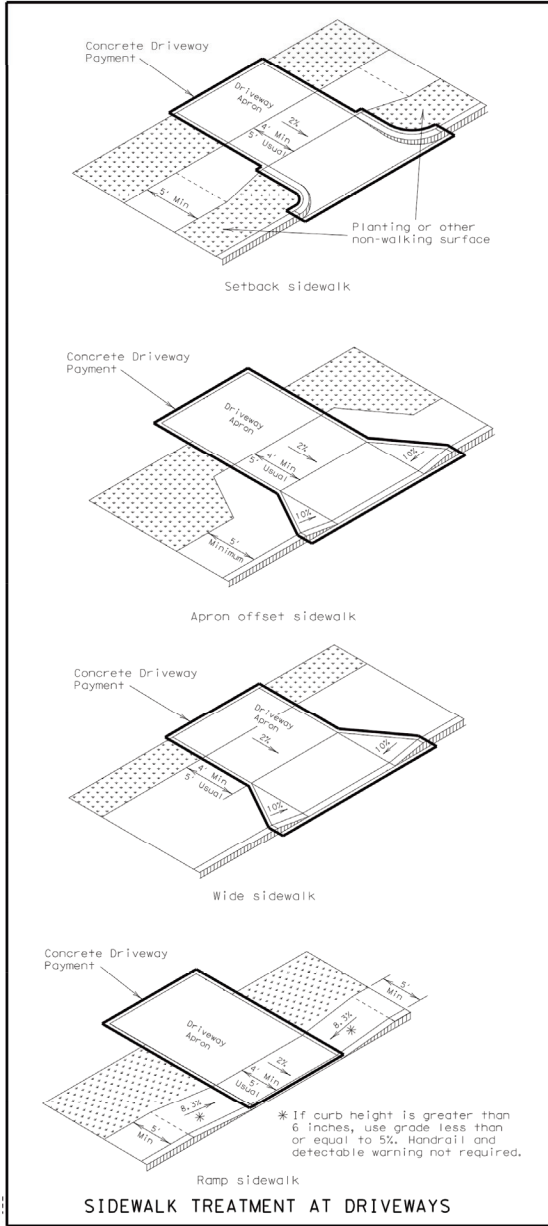
[illegible]

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

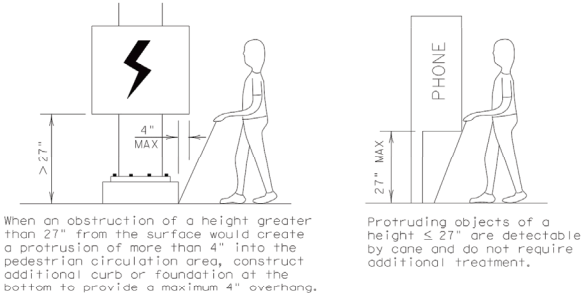
TXDOT Details 1 of 4

26 of 28

Construction Plans



CLEAR GROUND SPACE ADJACENT TO PEDESTRIAN PUSH BUTTON



DETECTION BARRIER FOR VERTICAL CLEARANCE < 80"

SHEET 3 OF 4

Texas Department of Transportation

Design Division Standard

PEDESTRIAN FACILITIES

CURB RAMPS

PED-12A

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

TYPE NO. 1-12422

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4205 Inwood, Suite 420, Fort Worth, TX 76102

817-291-2700

evolvingmax.com

SAMANTHA D. RENZ

114504

PROFESSIONAL ENGINEER

STATE OF TEXAS

EASTPOINTE TERRACE

TXDOT Details 3 of 4

6480 POOL ROAD

COLLEEVILLE, TEXAS

SCALE: N.T.S.

DRAWN BY: RAL

DESIGNED BY: RAL

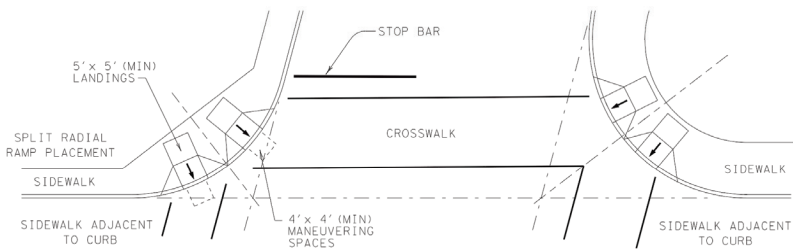
CHECKED BY: ISR

PROJECT NO: 2016001

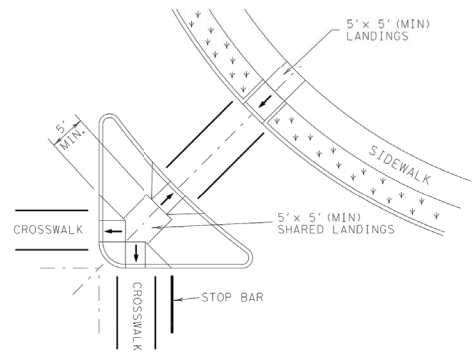
DATE: AUGUST 24, 2018

SHEET: 27 OF 28

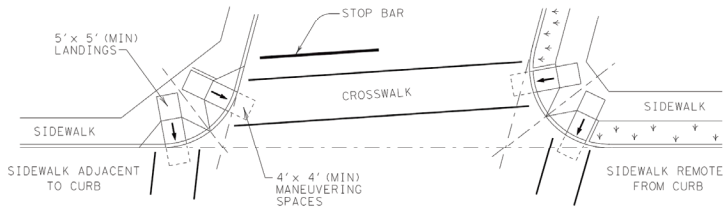
Construction Plans



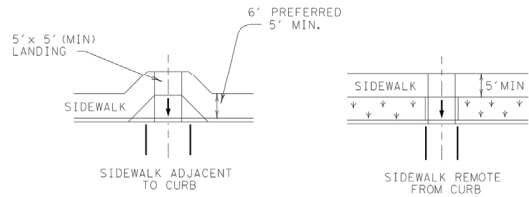
SKewed INTERSECTION WITH "LARGE" RADIUS



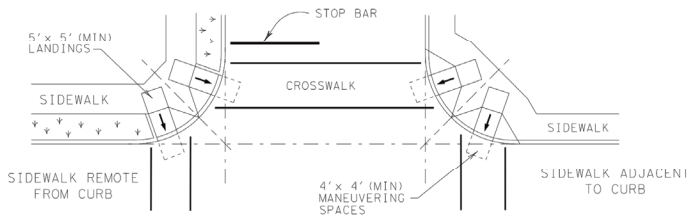
AT INTERSECTION
W/FREE RIGHT TURN & ISLAND



SKewed INTERSECTION WITH "SMALL" RADIUS



MID-BLOCK PLACEMENT
PERPENDICULAR RAMPS



NORMAL INTERSECTION WITH "SMALL" RADIUS

TYPICAL CROSSING LAYOUTS

SHEET 4 OF 4

Design Division Standard

PEDESTRIAN FACILITIES
CURB RAMPS

PED-12A

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

DATE: 8-24-12

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STATE OF TEXAS
SAMANTHA D. RENZ
114504
CENSUS
2010

REVISIONS
NO. DATE COMMENTS

EASTPOINTE TERRACE
SURVEY, REFERENCE NUMBER 204, TARRANT COUNTY, TEXAS, BEING A
SUBDIVISION OF THE LANDS OF THE STATE OF TEXAS, AND BEING A
CITY OF COLLEVILLE, AS RECORDED IN VOLUME 204, PAGE 105, OF
THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, TOGETHER WITH
THE CERTAIN CALLED LOT 1, BLOCK 1, COINTEGRATED TO GAO

TXDOT Details 4 of 4

6480 POOL ROAD
COLLEVILLE, TEXAS

SCALE: N.T.S.
DRAWN BY: RAL
DESIGNED BY: RAL
CHECKED BY: SDR
PROJECT NO. 2016001
DATE: AUGUST 24, 2012
SHEET: 28 OF 28

RESOLUTION R-18-4270

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

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

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

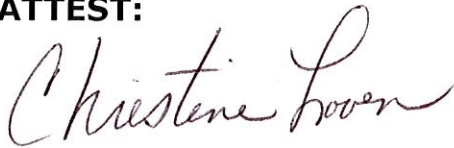
Sec. 3. THAT this Resolution shall become effective immediately upon passage; provided that, the sidewalk construction waiver for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

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

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

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

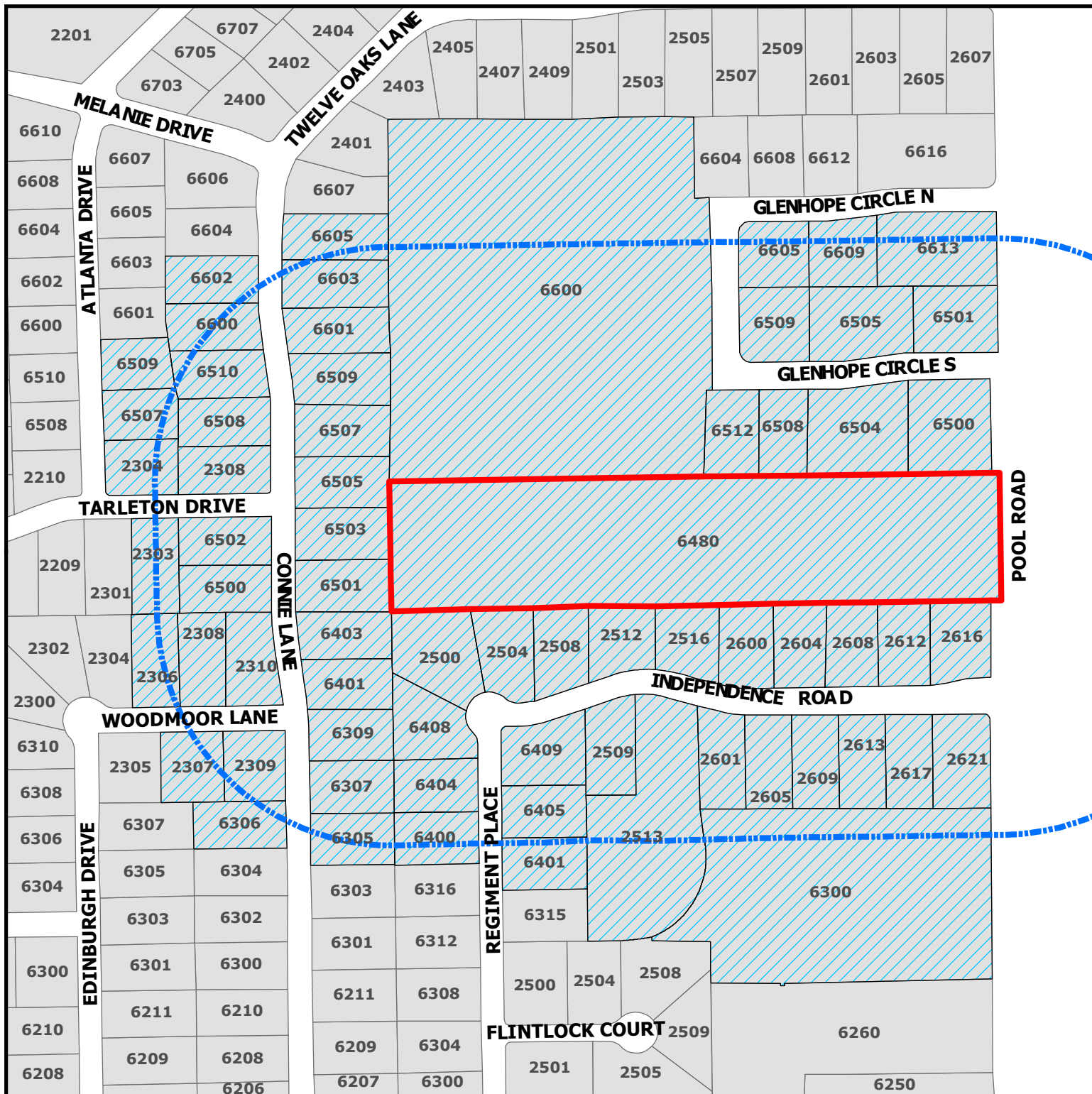


Richard Newton
Mayor

Attachment "A"

[illegible]

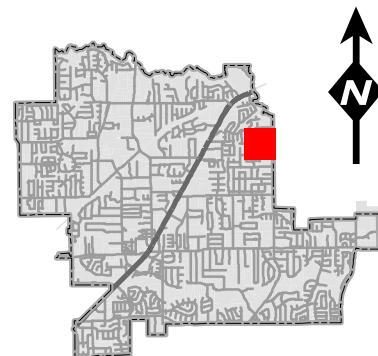
Notification Map



PC21-004
6480 Pool Road

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

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



Notification List

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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

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

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

Zoning Case: PC20-004

Applicant: Samantha Renz

Owner: G&G Development Partnership LTD

Location: 6480 Pool Road

Property Description: Lot 1, Miles Addition

Present Zoning: R-20 Single Family Residential

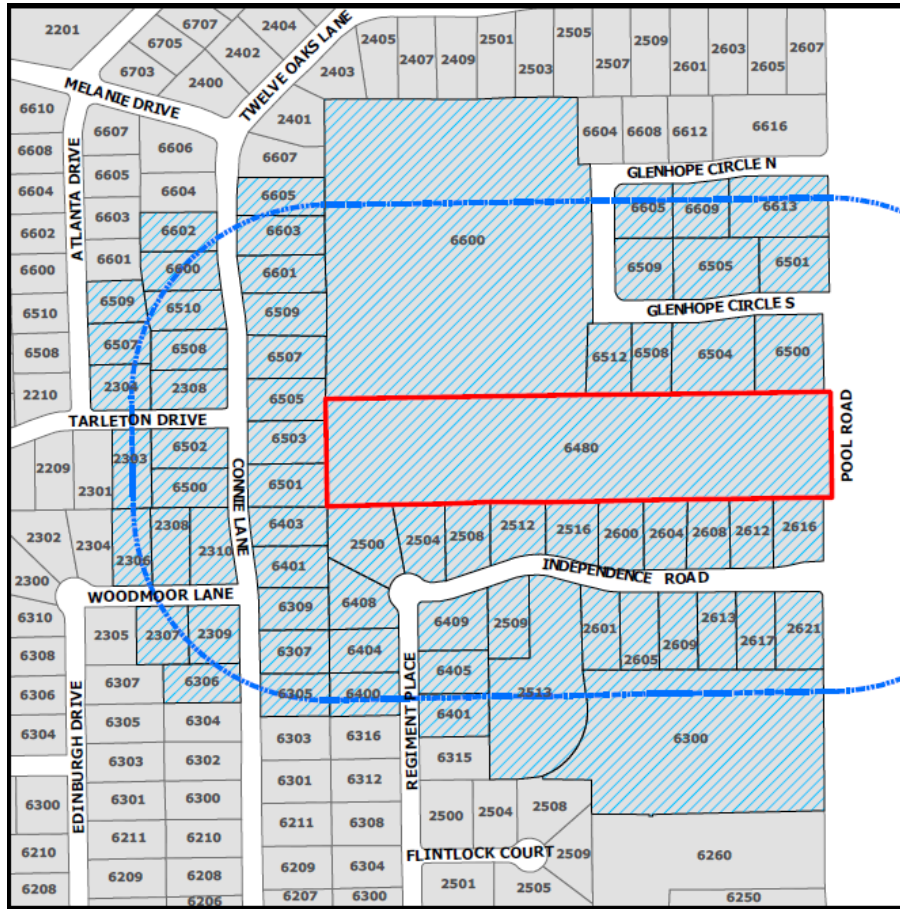
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

May 4, 2021

Colleyville Planning and Zoning Commission

Re: Eastpointe Terrace Development Project at 6480 Pool Road

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

Proximity of New Street to Existing Homes:

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

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

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

Section 9.11 of the Colleyville Land Development Code

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

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

Other Items of Concern:

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

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

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

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

Mary Ruocchio

Richard Ruocchio

2516 Independence Road

Colleyville, TX 76034

**MEMORANDUM
REQUEST FOR PLAT CHANGES**

TO: City of Colleyville
FROM: Tony Horton and residents of Heritage Colony Addition
SUBJECT: Proposed Final Plat of Eastpoint Terrace Addition
DATE: May 6, 2021

The proposed Eastpoint Terrace Addition (“New Addition”) is situated north of and adjacent to ten existing lots with existing homes in the Heritage Colony Addition (“Heritage Colony”). The configuration of the proposed final plat of the New Addition places the south right-of-way line of the new street, Eastpoint Court, along the back lot line of the ten lots in Heritage Colony, essentially making them dual frontage lots, even though the current final plat shows a five foot separation. We have a number of objections and concerns with the Proposed Final Plat of the New Addition. We have had several meetings with the developer’s representative, Jared Baker, and his engineer, Samantha Renz, in attempt to find mutually acceptable solutions. We have also met with City staff and members of the development review committee. All of these meetings have been congenial and have been helpful in identifying the issues and limitations imposed on this unique, narrow fill-in tract that is restricted by the single family subdivisions that surround it and the unique topography and drainage challenges that impact it. As a result of those discussions, we are convinced that additional variances and concessions by the City in approving this plat are justified and are the only viable means of protecting the interests of the Heritage Colony lot owners.

Description of Problems with the Proposed Final Plat: These are the problems and issues we have with the plat as submitted as of April 26, 2021, and propose to address with the relief from the City and the Developer described further down in this memorandum:

1. The plat, as submitted at the P&Z meeting on April 26, 2021, proposed only a five foot wide buffer strip to separate the south ROW line of Eastpoint Court from the rear lot line of each of Heritage Colony lots by a strip of land, a buffer of only five feet wide.
2. There is no assurance on the plat for fencing to provide security protection for the rear of the 10 Heritage Colony Lots. We are concerned about the security, as well as the additional headlight and traffic noise intrusion that will result from vehicles on a street that close to the back of the 10 Heritage Colony Lots.
3. These concerns could be addressed with a sufficient landscaping and fencing buffer. However, the width of the proposed five foot width landscaping buffer between the Eastpoint Court right-of-way (“ROW”) line and the back of the 10 Heritage Colony Addition lots is insufficient for the vehicle noise and headlight abatement, necessary security fencing and landscaping screening.
4. The entrance point of proposed Eastpoint Court is situated much higher than our houses in Heritage Colony, such that the driver of a car entering the New Addition can see family members sitting on the back porch of houses in Heritage Colony, over the full height fence on my property. This visual intrusion is both an intrusion and a safety issue.
5. The topography, available depth for lots and unique drainage issues in the New Addition provide limitations that do not permit a simple solution to these problems.

Requested Relief:

- A. Reduce the ROW width of Eastpoint Terrace from 56 feet to 50 feet.

- B. Place the south ROW line at least 10 feet away from the rear lot lines of the Heritage Colony lots.
- C. Reduce the street width of Eastpoint Circle from 36 feet to 31 feet.
This will not result in a windfall savings to the developer, because the developer has agreed to return the cost savings (which we understand to be approximately \$35,000) to the 10 adjoining homeowners, with each of them receiving an equal pro-rata portion of the savings resulting from the reduction in pavement width.
- D. Prohibit parking on the south side of Eastpoint Circle in order to provide sufficient area for emergency vehicles in the 31 foot street.
- E. Place the south curb of Eastpoint Circle not less than 15 feet from the rear lot lines of the Heritage Colony lots.
- F. Permit landscaping of the area between the curb and the ROW line on the south side of Eastpoint Circle.
- G. Continue the waiver of sidewalk on the south side of Eastpoint Circle.
- H. Require a landscaping screening buffer, with proper landscape irrigation, in the 10 foot wide landscaping buffer, with a concentration of trees of the type shown in the developer's tree planting table on the portion of the buffer area situated along the back of Lots 16, 17 & 18, Block 1, Heritage Colony to mitigate the headlight, noise and visual intrusion issues on those lots resulting from the unique topography of the street and those lots. We are continuing to work with the developer to determine the specifics of the tree planting in this landscaping area.
- I. The developer should be allowed to count the trees in this landscaping screening buffer toward any applicable canopy replacement requirements.
- J. Place a double sided 8 foot tall solid cedar wood privacy fence (board on board) 6 inches from and along the entire length of the back property line of the 10 Heritage Colony lots.
- K. Include provisions to require the homeowners association in the New Addition to maintain the landscaping, irrigation and fence in Items H and J.

Rationale and Justification:

- 1. Elimination of south sidewalk reduces the need for 5 foot of the ROW normally required to accommodate the sidewalk.
- 2. A typical cul-de-sac street over 750 feet long is required to be 36 feet of pavement in a 56 foot ROW. The general rationale is to assure room for emergency vehicles. This is not a typical cul-de-sac: (i) it has lots on one side only, (ii) only 12 houses will use this street, (iii) there is no sidewalk on the south side, and (iv) parking is prohibited on the south side of the street.. Thus, 31 feet of pavement in a 50 foot ROW is sufficient in this case.
 - a. The Land Development Code only requires a 31 foot wide street in a 50 foot ROW in a typical residential Street. Many such residential streets have lengths between intersections that are the same as or longer than Eastpoint Circle.
 - b. With the elimination of parking on the south side of the street, there will be ample room in a 31 foot wide street for emergency vehicles.
 - c. With the elimination of the sidewalk on the south side, a 50 foot ROW is sufficient.

3. The safety and visual encroachment concerns resolved by the additional landscaping and fencing buffer justify the adjustments.
4. The adjustments in this case are requested by the residents in Heritage Colony, and not the developer.

W:\21\21056\Documents\draft Memo to City 5-7-21.docx

RESOLUTION R-21-4620

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

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

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

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___AYES, ___NAYS ON THIS THE 1ST DAY OF JUNE
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 _____

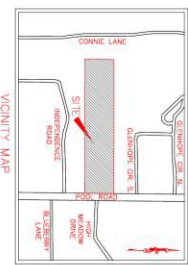
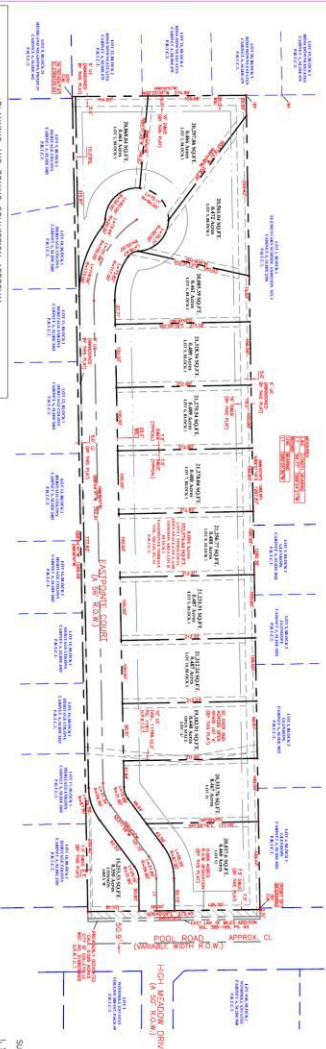
Place 6, Callie Rigney _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible][illegible]

CELEBRATORY NOT TO BE RECORDED

THE STATE OF TEXAS, COUNTY OF DALLAS, BEFORE ME, the undersigned authority, on this 10th day of November, 2020, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 10th day of November, 2020.

Notary Public in and for the State of Texas

My commission expires: 11/11/2023

GEOMATIX SOLUTIONS, INC.
3000 S. HULEN, SUITE 124-236, FORT WORTH, TEXAS
OFFICE: 817-857-8916

RECORDED AFTER SPECIAL LAND SURVEY
TEXAS REGISTRATION NO. 10694

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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7c

Agenda Date 6/1/2021

Number Resolution R-21-4621

Type Resolution

Department City Manager

Title

A resolution terminating Resolution R-20-4487 and the Declaration of Disaster declared for the City of Colleyville

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

On Friday, March 20, 2020, Mayor Newton issued a Declaration of Disaster for the City of Colleyville as a result of the COVID-19 pandemic and in connection with Governor Abbott's Executive Order that became effective on that date.

On March 26, 2020, at a Special Meeting of the City Council, Resolution R-20-4487 was approved and provided for extending the authority of the Mayor to promulgate the Declaration of Disaster and Proclamation of Emergency Regulations and any changes as necessary or required by the declarations of the Governor of Texas.

Since that time, Mayor Newton has issued seven proclamations clarifying implementation of Colleyville's First Amended Declaration of Disaster and has continued to provide leadership and communication to the City Council, citizens, and staff.

Governor Abbott issued Executive Order GA-34 on March 2, 2021, opening Texas 100 percent based upon declining hospitalizations and rates of new cases in Texas and Mayor Newton believes it is time to issue a final proclamation ending Colleyville's Declaration of Disaster in response to the COVID-19 Pandemic.

The proposed resolution terminates Resolution R-20-4487 and the Declaration of Disaster.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-21-4621

RESOLUTION R-21-4621

A RESOLUTION TERMINATING RESOLUTION R-20-4487 AND TERMINATING THE DECLARATION OF DISASTER DECLARED FOR THE CITY OF COLLEYVILLE ON MARCH 20, 2020, PURSUANT TO SECTION 418.108(A) OF THE TEXAS GOVERNMENT CODE

WHEREAS, on March 26, 2020, by Resolution R-20-4487, the Colleyville City Council extended the authority of the Mayor to promulgate the Declaration of Disaster and Proclamation of Emergency Regulations and any changes as necessary or required by the Declarations of the Governor of Texas and Tarrant County Judge; and

WHEREAS, on March 13, 2020, President Donald Trump declared a State of National Emergency for the United States of America, Governor Greg Abbott issued a State of Disaster for all Texas counties for COVID-19, and County Judge Glen Whitley issued a Declaration of Disaster Due to Public Health Emergency for Tarrant County for COVID-19; and

WHEREAS, the Texas Disaster Act of 1975, and Section 3.06 of the City of Colleyville Charter, provides that in a time of emergency, the Mayor may govern the City by proclamation and maintain order and enforce all laws; and

WHEREAS, Mayor Richard Newton determined that extraordinary and immediate measures needed to be taken to respond quickly, prevent and alleviate the suffering of people exposed to and those infected with the virus, as well as those that could potentially be infected or impacted by COVID-19 and therefore signed a Declaration of Disaster and Proclamation of Emergency Regulations on March 20, 2020, which declared all rules and regulations that may inhibit or prevent prompt response to this threat suspended for the duration of the incident; and

WHEREAS, Governor Abbott issued Executive Order GA-34 on March 2, 2021, to open Texas 100 percent based upon declining hospitalizations and rates of new cases in Texas; and

WHEREAS, following issuance of Executive Order GA-34, COVID-19 hospitalizations and the rate of new COVID-19 cases have continued their steady decline due to the millions of Texans who have voluntarily been vaccinated, many more who are otherwise immune, improved medical treatments for COVID-19 patients, abundant supplies of testing and personal

protective equipment, and Texans' adherence to safe practices aimed at mitigating the threat of COVID-19; and

WHEREAS, as a direct result of the heroic efforts of the City of Colleyville's staff and citizens, the implementation of the City's Emergency Operations and Coronavirus Response Plan has substantially mitigated the threat posed by the COVID-19 pandemic to the local community.

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

- Sec. 1. THAT all matters stated above are found to be true and correct and are incorporated herein by reference as if copied in their entirety.
- Sec. 2. THAT the Declaration of Disaster for the City of Colleyville on March 20, 2020, issued by passage of Resolution R-20-4487 and under the authority provided in Section 418.108(a) of the Texas Government Code, is hereby terminated and Resolution R-20-4487 shall no longer be in effect.
- Sec. 3. THAT the Colleyville City Council hereby expresses the Council's appreciation to Mayor Richard Newton for his leadership throughout this pandemic.
- Sec. 4. THAT this Resolution shall take effect immediately upon passage.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 1ST DAY OF JUNE 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7d

Agenda Date 6/1/2021

Number Resolution R-21-4622

Type Resolution

Department City Secretary

Title

Consideration of making an appointment to the Planning and Zoning Commission to fill an unexpired term

Strategic Plan

1.2 Develop future community leaders

Explanation

Reading and Public Hearing

On March 10, 2021, Planning and Zoning Commissioner Kimberly Holt-Gunderson submitted her resignation, leaving a vacancy with an unexpired term to November 2022.

This item provides for consideration of an appointment to the Planning and Zoning Commission to fill the unexpired term to November 2022.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Resolution R-21-4622

RESOLUTION R-21-4622

**A RESOLUTION APPOINTING A MEMBER TO THE
PLANNING AND ZONING COMMISSION
TO FILL AN UNEXPIRED TERM**

WHEREAS, Place 4 on the Planning and Zoning Commission, has a vacancy with an unexpired term to November 2022.

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

Sec. 1. THAT the Colleyville City Council hereby appoints the following to Place 4, Planning and Zoning Commission to fill the unexpired term to November 2022:

- Place 4 – _____

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, NAYS ON THIS THE 1ST DAY OF JUNE 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 6/1/2021

Number Resolution R-21-4574

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Mike Boswell, of Toll Brothers Land Development, has submitted a request for a right-of-way abandonment at 103 & 105 Old Grove and 7189 Cast Iron Forest Trail known as Lots 1 & 2, Block 1, of the Neidholt Addition, being a 15 foot right-of-way area dedicated with the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is associated with Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block 1, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north.

Analysis: Presently there exists an approximately fifteen foot wide (15') public right-of-way (ROW) running diagonally across proposed Lot 1 identified in the applicant's proposed replat. The applicant has requested that the entire ROW be abandoned so that they may replat the existing lots to allow for the residential development of proposed Lot 1 (concurrently filed as PC-20-006).

Background: This ROW was dedicated to the City via a plat filed in 1978 subdividing the land immediately south of the ROW into residential lots. The purpose of the original dedication was, at least in part, to provide the necessary public access for the residential lots identified on the 1978 plat as well as the surrounding residential properties. The location of the ROW provides access to the John McCain Boulevard, which remains to this day a major collector street serving the surrounding area. It is currently unknown what type of access or road, if any, was developed along this ROW following the 1978 dedication; however, there are presently no developed public

facilities within the ROW.

Authority: The City Council is responsible for any action to abandon the ROW pursuant to state law and the City's Charter. Accordingly, the City Council may approve or deny the applicant's request; or, alternatively, the City Council may condition the approval on the applicant relocating the ROW (if feasible) to an agreed location to preserve the City's public access across the property. Any action on this item requires a simple majority vote of the City Council and would not constitute action on the applicant's concurrent replat case.

Required Action: If the City Council desires to abandon the ROW, the method for doing so would be by resolution or ordinance, which must contain a legal description of the ROW to be abandoned and be filed in the real property records for Tarrant County. The applicant's final plat will be required to reference the filed resolution or ordinance abandoning the ROW. Conversely, action to deny applicant's request will result in the ROW remaining on the property.

Plat Status: The property is a platted as Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block 1, of the Old Grove Addition. The Neidholt plat dedicated a 15 foot right-of-way area.

DRC Review: The DRC reviewed the request during their November 23, 2020 meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: NA

Surrounding Development: The properties to the north, south are west are zoned PUD-R and developed with single family residences. The property to the east is zoned R-30 and is improved with a single family residence.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for residential use.

Staff Recommendation: Staff is neutral on this request.

Financial Impact

There is no financial impact to the City.

Recommendation

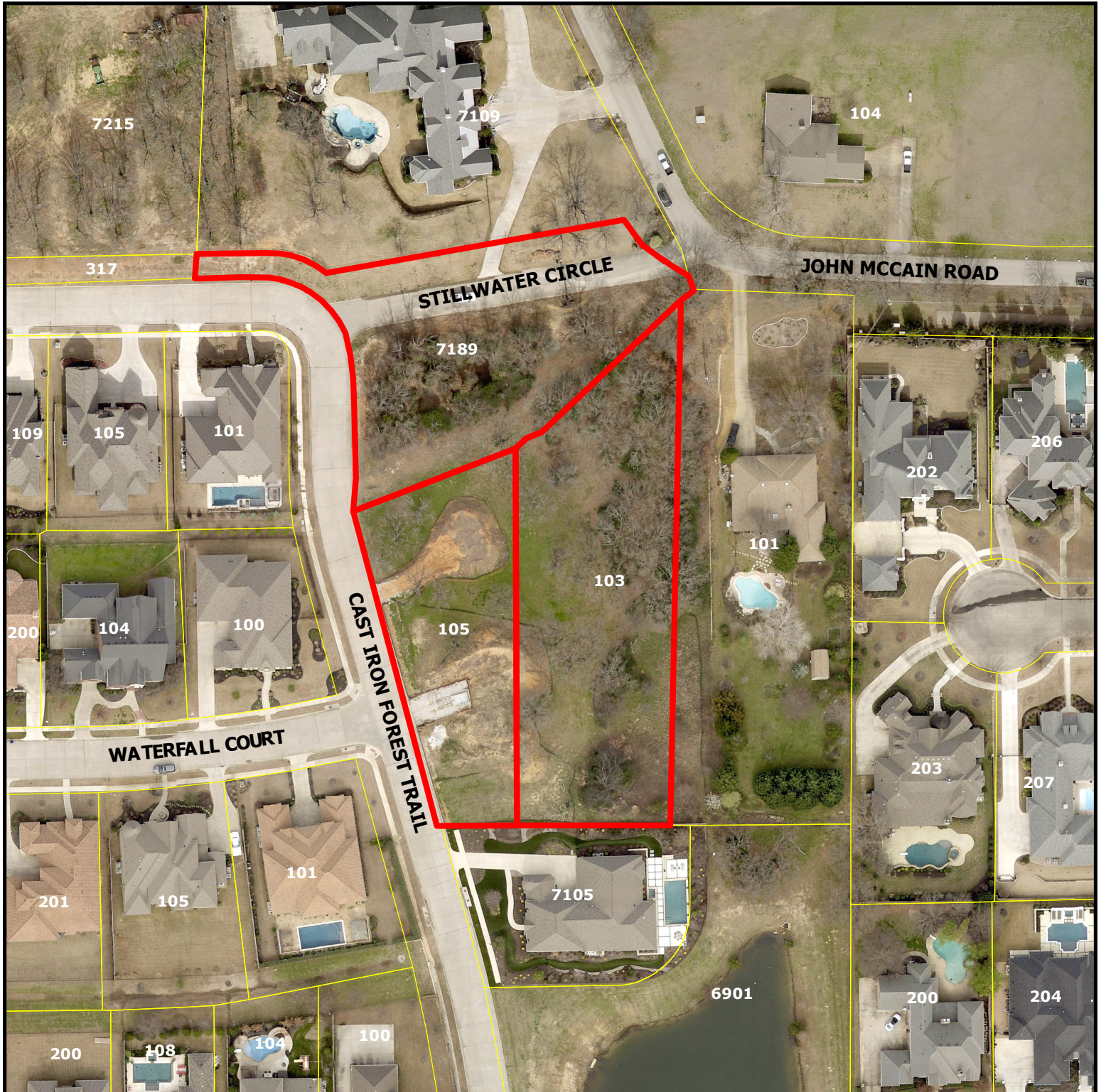
None

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Planning Objectives
5. Neidholt Addition
6. Old Grove FINAL PLAT
7. Replat Exhibit
8. Resolution R-21-4574

Aerial Map



PC20-006

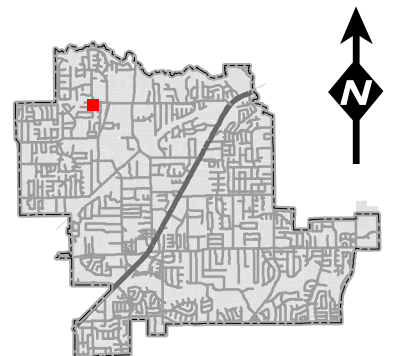
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

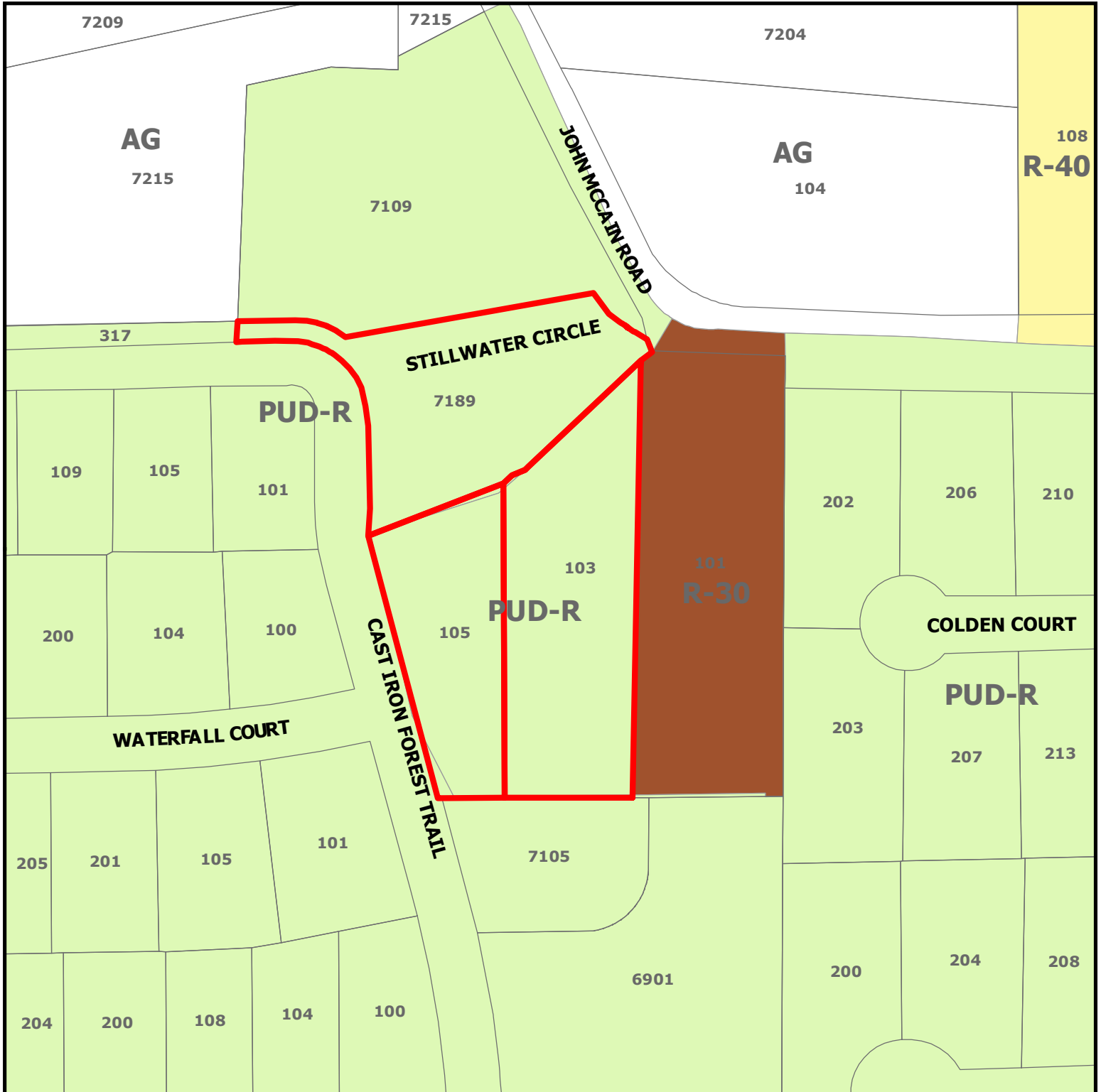
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

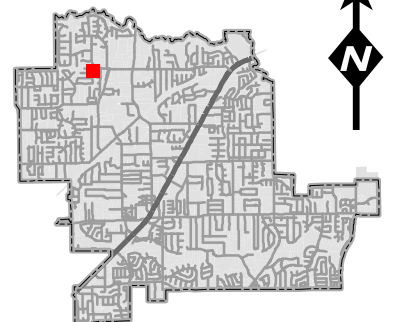
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

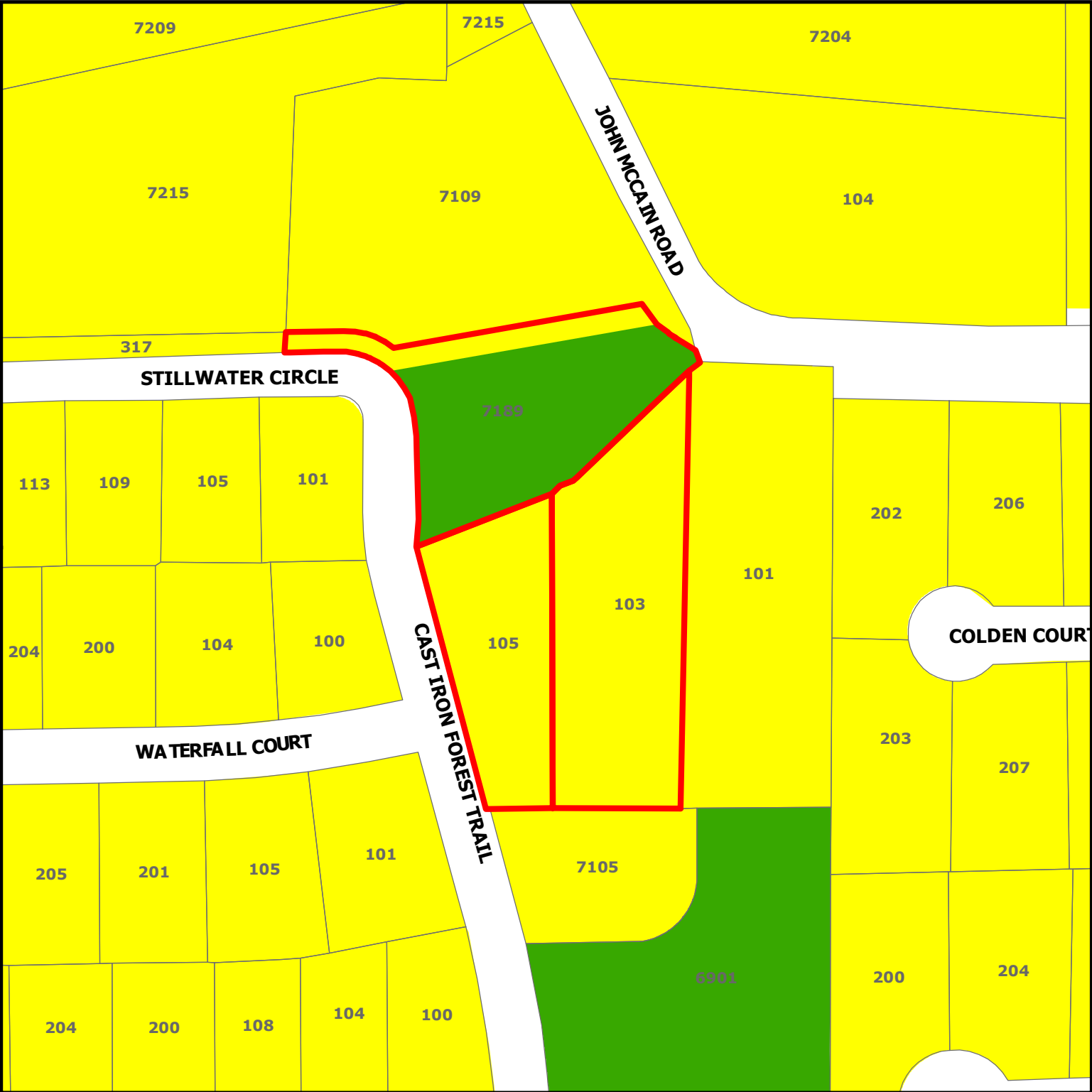
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Subject Property



Future Land Use Map

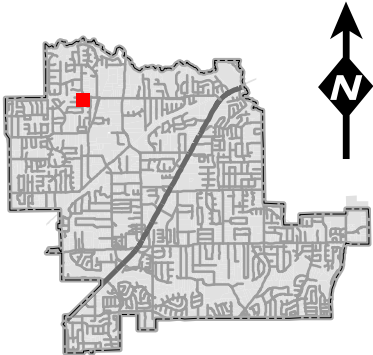


PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks



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 Niedholt Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers

STATE OF TEXAS: KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TARRANT: That I, LARRY NEIDHOLT, being the owner of the following described property in wit:

ALL that certain tract or parcel of land out of the D. J. Reddo Survey, 4-232, Colleyville, Tarrant County, Texas and being described by notes and bounds as follows:

BEGINNING at a steel rod in the Northeastly right of way line of County Road 2000 (Mc Cain Road), by dent call 121.69 feet East and 30.11 feet South 37 degrees 14 minutes East of the Northwest corner of the S. P. Williams Survey;

THENCE South 83 degrees 56 minutes 48 seconds East along the Southerly right of way line of said McCain Road 105.49 feet to a steel rod;

THENCE South 0 degrees 41 minutes 20 seconds West with fence line, 407.49 feet to a steel rod;

THENCE North 89 degrees 24 minutes 20 seconds West with fence line 299.56 feet to a steel rod;

THENCE North 14 degrees 35 minutes 25 seconds West with fence line, 248.22 feet to a steel rod;

THENCE North 62 degrees 01 minute 10 seconds East 132.1 feet to a steel rod;

THENCE North 51 degrees 30 minutes 50 seconds East 182.5 feet to the place of beginning and containing 2.73 acres of land.

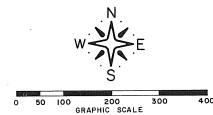
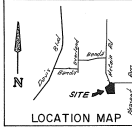
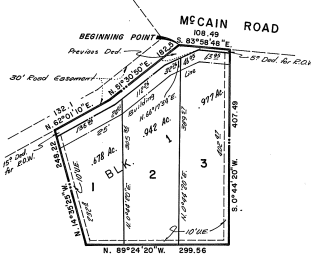
and hereby adopt the attached plat as my plan to subdivide the same to be known as LOTS 1, 2, & 3, BLOCK 1, NEIDHOLT ADDITION, City of Colleyville, Tarrant County, Texas, and the street dedications, easements and building lines are to be as shown on attached plat.

Larry Neidholt
LARRY NEIDHOLT

STATE OF TEXAS:
COUNTY OF TARRANT:

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

Given under my hand and Seal of Office this the 24th day of September, 1978.
David C. Moak
Notary Public in and for TARRANT COUNTY, TEXAS



Plot Showing
NEIDHOLT ADDITION
Colleyville,
TARRANT COUNTY, TEXAS.
(Being Part of the D. J. REDDO Survey,
Add. 232)

OWNER-
LARRY R. NEIDHOLT
300 E. REDBRO
HURST, TEXAS
262-2805

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TEXAS:
David C. Moak
CHAIRMAN
SECRETARY
DATE *Sept. 23 1978*

Notes:
Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 100 feet per 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.

Notes:
Occupancy of any tract is prohibited until water, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply for daily use and operation of a septic tank and system approved by health officer having jurisdiction.

I DO HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND STEEL RODS ARE LOCATED ON ALL PROPERTY CORNERS.

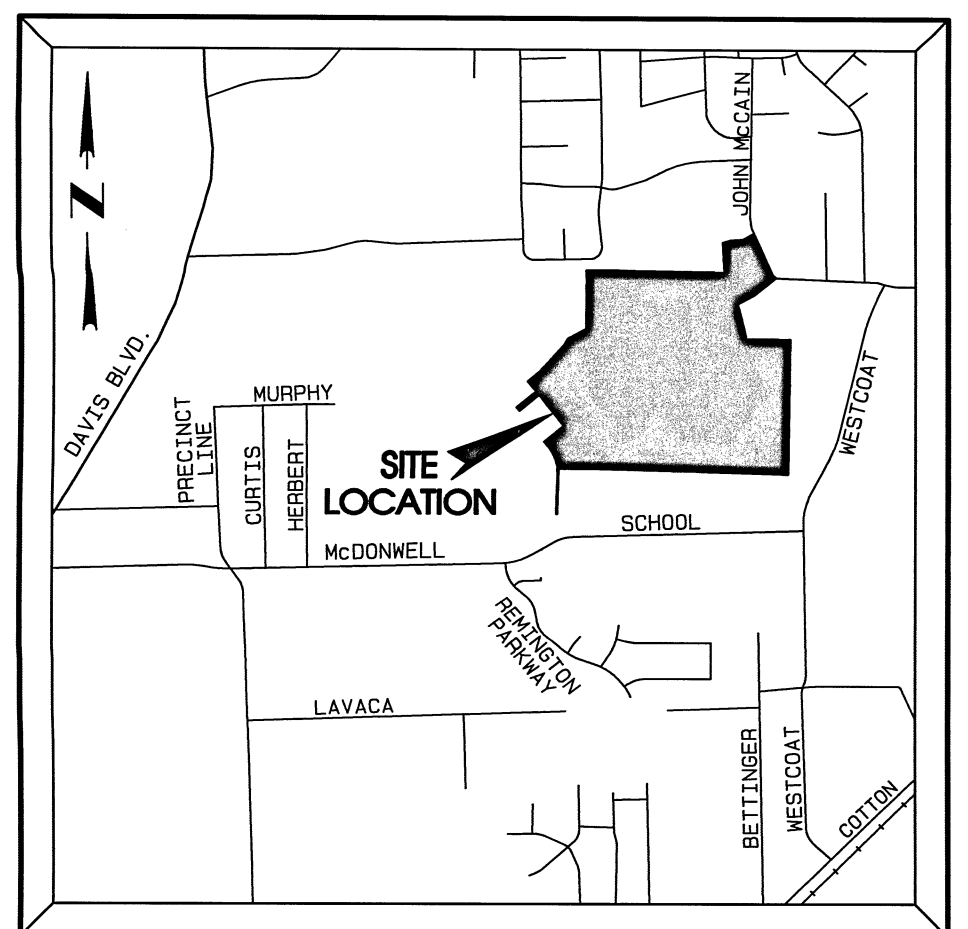
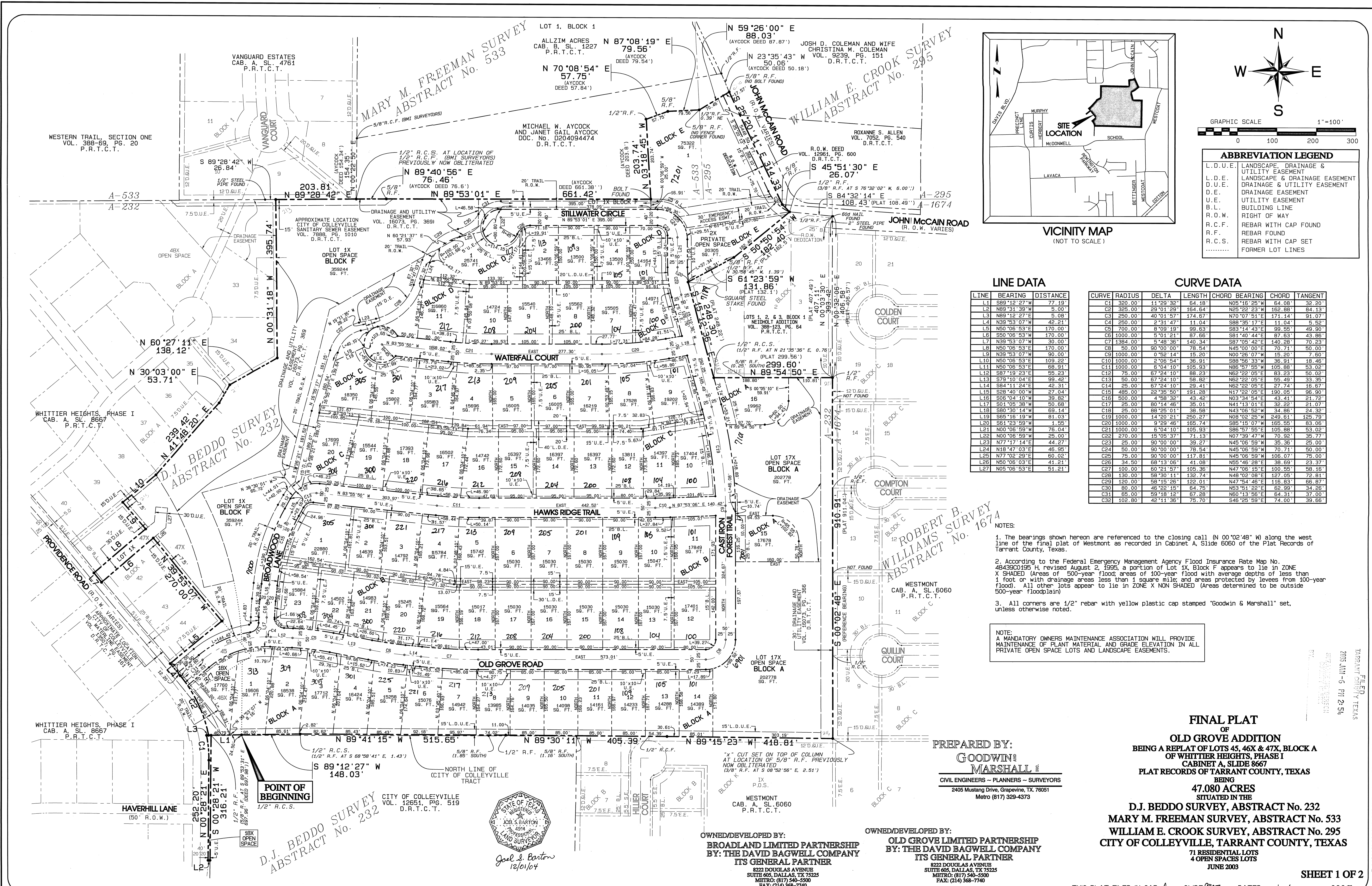
David C. Moak
DAVID C. MOAK R.F.S. 156

SCALE: 1"=100'
LEGEND:
● FOUND STEEL ROD
○ SET STEEL ROD
○ FOUND PINE
○ FOUND ONE DRAIN STAKE
--- POWER OR TELEPHONE LINE
--- FENCE



David C. Moak
DAVID C. MOAK
R. F. S. 156
HURST, TEXAS
Date *9-25-78* 78-981

NEIDHOLT ADDN.



GRAPHIC SCALE 1"=100'

0 100 200 300

ABBREVIATION LEGEND

L.D.U.E.	LANDSCAPE, DRAINAGE & UTILITY EASEMENT
L.D.E.	LANDSCAPE & DRAINAGE EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R.O.W.	RIGHT OF WAY
R.C.F.	REBAR WITH CAP FOUND
R.F.	REBAR FOUND
R.C.S.	REBAR WITH CAP SET
.....	FORMER LOT LINES

LINE DATA

LINE	BEARING	DISTANCE
L1	S89°12'27"W	77.49'
L2	N89°31'39"W	5.00'
L3	N89°12'27"E	5.00'
L4	N39°53'07"W	42.21'
L5	N50°08'53"E	170.00'
L6	S50°08'53"W	170.00'
L7	N39°53'07"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"W	105.88'	53.02'
C12	75.00'	67°24'10"	88.23'	N62°22'05"E	83.23'	50.02'
C13	50.00'	67°24'10"	58.82'	N62°22'05"E	55.49'	33.35'
C14	25.00'	67°24'10"	29.41'	N62°22'05"E	27.74'	16.67'
C15	485.00'	22°35'50"	191.28'	N17°22'05"E	190.05'	96.90'
C16	500.00'	4°58'32"	43.42'	N03°34'54"E	43.41'	21.72'
C17	25.00'	80°14'46"	35.01'	N41°13'01"E	32.22'	21.07'
C18	25.00'	88°25'01"	38.58'	N43°06'52"W	34.86'	24.32'
C19	1000.00'	14°20'21"	250.27'	N08°02'25"W	249.61'	125.79'
C20	1000.00'	9°29'46"	165.74'	S85°15'07"W	165.55'	83.06'
C21	1000.00'	6°04'10"	105.93'	S85°57'55"E	105.88'	53.02'
C22	270.00'	15°05'37"	71.13'	N07°39'47"W	70.92'	35.77'
C23	25.00'	90°00'00"	39.27'	N45°06'59"W	35.36'	25.00'
C24	50.00'	90°00'00"	78.54'	N45°06'59"W	70.71'	50.00'
C25	75.00'	90°00'00"	117.81'	N45°06'59"W	105.07'	75.00'
C26	34.50'	68°13'06"	41.08'	N55°46'28"E	38.69'	23.37'
C27	100.00'	60°21'57"	105.36'	N47°06'15"E	100.55'	58.16'
C28	130.00'	58°30'11"	132.74'	N48°02'08"E	127.05'	72.81'
C29	120.00'	58°15'26"	122.01'	N47°54'46"E	116.83'	68.67'
C30	80.00'	46°22'16"	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.

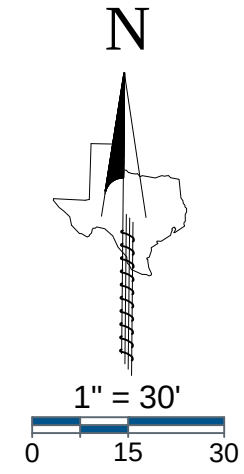
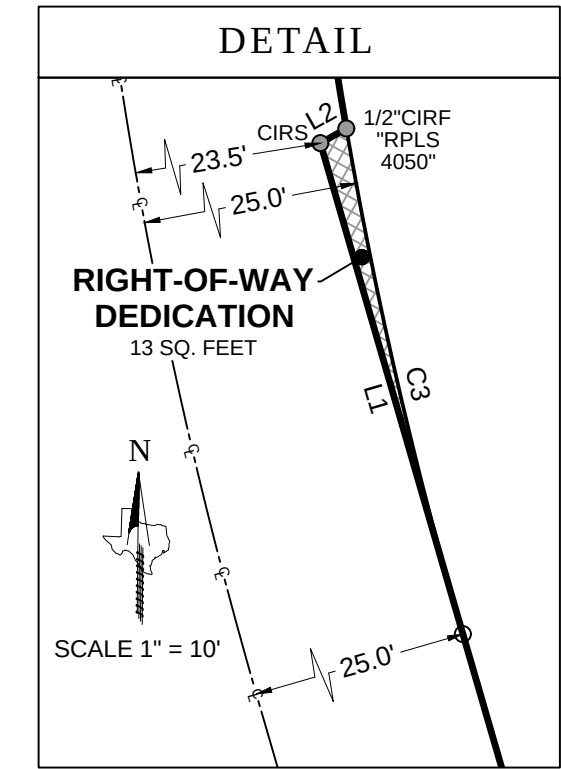
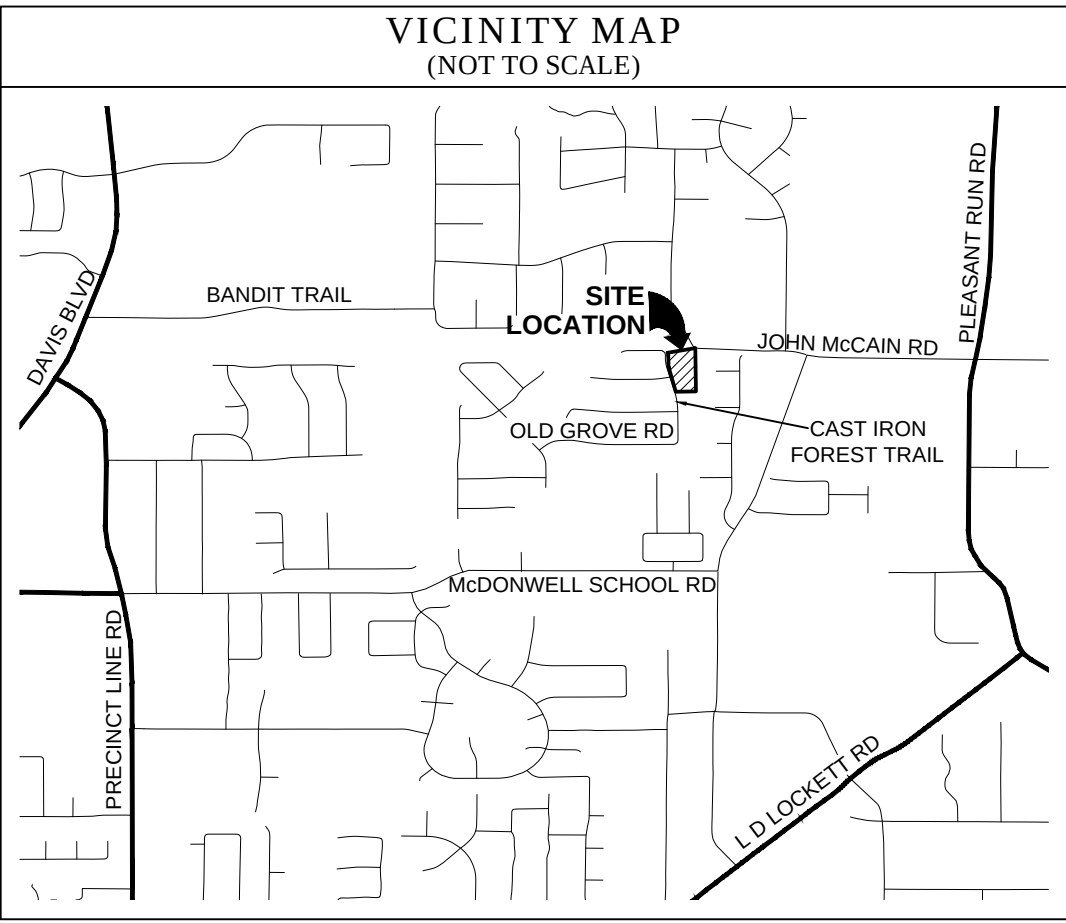
PREPARED BY:

GOODWIN & MARSHALL, INC.
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 reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of 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 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 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 AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property 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	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of 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, all of 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 being 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 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 beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition 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, along said non-tangent curve to the right, having a radius of 75.00 feet, 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 beginning of a non-tangent curve to the left;

THENCE, 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, 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 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) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey 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

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR

Eagle Surveying, LLC

210 S. Elm Street, Suite 104

Denton, TX 76201

(940) 222-3009

ENGINEER

Pape-Dawson Engineers, Inc.

One Ridgmar Centre

6500 West Fwy, Suite 700

Fort Worth, TX 76116

(817) 870-3668

OWNER

Toll Dallas TX, LLC

2557 Grapevine Parkway, Suite 100

Grapevine, TX 76051

(817) 329-8770

RESOLUTION R-21-4574

**A RESOLUTION APPROVING ABANDONMENT
OF A 15 FOOT RIGHT-OF-WAY**

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

Sec. 1. THAT the abandonment of a 15 foot right-of-way on Lots 1 & 2, Block 1, of the Neidholt Addition, and associated with a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres as shown and described per the attached as Exhibits "A" & "B", is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23rd DAY OF MARCH 2021.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

REPLAT
OLD GROVE ADDITION, PHASE II
LOTS 1-3X, BLOCK 1
2.20 ACRES



Exhibit "B" – Statement of Planning Objectives

Toll Brothers LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

November 09, 2020

City of Colleyville
c/o Ben Bryner, AICP
100 Main Street
Colleyville, Texas 76034

VIA ELECTRONIC MAIL DELIVERY

Re: Old Grove Phase 2 – Statement of Planning Objectives

Ben:

Below is the Statement of Planning Objectives concerning the plat submission for the replat.

What is clear from a review of the old Niedholt Plat is the right of way dedication did not and does not meet the current standards found in the City of Colleyville Land Development Code (i.e. standard right-of-way width, intersection separation, etc.), Tarrant County Central Appraisal District continues to assess property taxes for the property to Toll Dallas TX, LLC, and no public improvements were constructed in the right-of-way.

According to the City Attorney, staff has reviewed city files and found no indication that the City did or did not formally accept the right-of-way following its dedication for the road easement in the original 1978 plat. There is also no evidence of the City abandoning the ROW since dedication.

Based on the foregoing, and that the right of way dedication in question was by way of the Niedhold Addition final plat (Volume 388-123, Page 64), the proper means of addressing the removal of the platted right of way is to replat Lots 1 and 2, Block 1 of the Neidholt Addition and Lot 2X, Block E of the Old Grove Addition (Cabinet A, Page 9807). The proposed replat of Old Grove Addition Phase II, which will remained tabled on the agenda this evening, addresses this issue and is consistent with the zoning (Ordinance O-04-1475) and in conformance with the current City of Colleyville Land Development Code.

If you have questions or require additional information, please do not hesitate to contact me directly by email at mboswell@tollbrothers.com or by mobile at (972) 672-5228.

Sincerely and respectfully,



Mike Boswell
Toll Brothers



City of Colleyville City Council Agenda Briefing

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

Agenda Number 8b

Agenda Date 6/1/2021

Number Resolution R-21-4575

Type Resolution

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Matt Maly, the applicant, requests approval of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area is requested to be abandoned separately.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, an old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on two lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinance O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

Minimum Lot Area: 13,000 square feet

Average Lot Area: 16,000 square feet

Minimum Lot Width: 90 feet

Minimum Lot Depth: 120 feet

Minimum Front Yard Setback: 25 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for four lots. The proposal has reduced the lot number to two lots for single family residential development.

The proposed Replat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The applicant has requested that the right-of-way area be abandoned. This request is reviewed by the City Council and is scheduled on the same agenda as this plat item.

DRC Comments-Drainage and Engineering: The current drainage does not meet City of Colleyville standards. The proposed design reroutes storm water onto drainage easements where it never previously flowed through and was not designed to convey. The proposed improvement does not analyze existing flows within those drainage easements and therefore is not sized correctly. The proposed improvements would also be built in part over an existing City of Colleyville improved underground storm drain system, thereby making maintenance on said system impossible without having to remove the proposed improvements. Any proposed improvements must provide access to the existing underground system or upgrade the underground system.

Engineering Comments per September 4, 2020 DRC Submittal:

The supporting drainage documents from Westmont (September 2000) and Old Grove (March 2004) do not prove the existence of the channel section "C" between lots 101 John McCain and 203 Colden Court. In the construction of Westmont (2000), I agree

that the plans show the channel section "C" with a capacity of 54.4 CFS. However when the same developer came in and developed Old Grove 2004, they piped the water underground that the channel was designed to convey. The underground system was installed in the same location as the channel. The 2004 plans didn't require the re-establishment of the channel. Therefore, it is very likely that the channel no longer exists or has a reduced capacity. LIDAR topography does not support it conclusively nor does the later plan set. If they intend to use the channels from Westmont (2000), they will need to show that the channel still exists or provide construction plans for its reinstallation. Also at the bend of their system to the north, they need to show how their design doesn't impede the additional flow shown in the Westmont 2000 flow in channel section "B" from the south which may or may not exist as well.

Currently the plans are still incomplete due to the assumptions that are being made.

Engineering Comments per October 12, 2020 DRC Submittal:

The grading and drainage plans substantially conform with the requirements of the Land Development Code (LDC). As this is a small 2 parcel plat the increase in runoff is relatively small and easily accommodated through their design and detention pond.

Their design reroutes the discharge onto Old Grove Addition Block A Lot 17X open space which is an HOA maintained Common Space Lot, which was platted in its entirety as a drainage easement. Does this designation as a drainage easement allow adjacent developers to reroute water onto this property at their discretion? This property never previously received this flow. The existing topography and natural drainage had the water crossing property at 101 John McCain Rd. Staff needs a legal interpretation of Texas Water Code 11.086.

Public works had also requested an additional Access Easement across the northern edge Lot 3X in consideration for the right-of-way abandonment of right-of-way dedication vol. 388-123, PG 64 P.R.T.C.T requested on Lots 1 and 3X. Although there is an existing 29' Trail Easement at the northeast corner of these lots, to facilitate construction due to grade issues on the south side of Old Grove Addition Block E lot 1 the City has requested an additional 10' Access easement across the north edge of Lot 3X.

Finally of consideration, these lots have come before Planning and Zoning and City Council for consideration in the past. Although the first statement is based on the LDC, the legal issues and the will of Planning and Zoning and City Council from those previous meetings need to be reviewed by those bodies relative to the drainage design prior to re-platting.

Engineering Comments per November 16, 2020 DRC Submittal

The Development Review Committee offers the following comments specific to

Drainage/Engineering:

1. There are no comments regarding the ROW abandonment.
2. There are concerns with the existing plan for drainage at this time. There is an underground storm pipe that exists along the western property line of 203 Colden Ct. At minimum, this needs to be maintained. The following scenario is expected (with appropriate engineering data):
 1. Redesign & upsize the current underground storm drain pipe to accommodate the additional flow of the two proposed lots. With the upsizing of the pipe, evaluate the possibility of routing the flow from the two proposed lots to the existing pond. If possible, this potentially would satisfy citizen and Council concerns.
 2. If the pond does not allow for accepting the additional water, the water is then expected to be taken underground prior to the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although a drainage easement exists on the lot addressed as 203 Colden Ct., this drainage easement was put into place in 2000 when Westmont Subdivision was built and the property to the west, now Old Grove Subdivision, was undeveloped. In 2004 the same developer came in developing Old Gove and moved the water in the drainage easement underground. Although a small amount of the original 54.4 CFS coming off Old Grove still flows overland and causes issues at 203 Colden Ct., the overland flow was greatly reduced. The property owner's home was completed in 2014. Therefore they have never seen or been accustomed to the proposed overland flows in this drainage easement. Since the majority of the flow in this easement has been underground for the past 16 or so years, I believe that the flows for 103 and 105 John McCain should respect that precedent and also be taken underground at the location where the flow leaves the HOA property onto the 203 Colden Ct. drainage easement.

Although the drainage flow has been reduced to the pre-developed rate, it has, however, been concentrated further south than pre-developed flows. And some of the over land flowed onto 202 Colden Ct. before flowing south back to the inlet at the north west corner of 203 Colden Ct. This reroute of water in the associated drainage flume represent an adverse displacement on the owners of 203 Colden Ct.

The current underground storm drain pipe that connects the Old Grove HOA Pond to the Colden Ct. storm drain is at capacity and would require redesign and upsizing to accommodate the additional flow. For this reason, routing the flow through the HOA pond may not be practical. However, if the underground pipe was upsized it might allow the flow to be routed through the pond. I have had discussions with some of the engineers involved and City Council members. The engineers have claimed that the pond system is undersized. I have not seen their calculations and therefore have not

reviewed the calculations to prove or disprove that contention. Until I can review these calculations, we are just taking them at their word. I also have heard that City Council wants this storm water routed through the existing pond system. I feel I need to review all possible solutions before I can make further recommendations.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. The City has received three letters of opposition by adjacent property owners.

Staff Recommendation: Staff recommends denial. The proposed Replat does not meet the technical requirements of the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended denial of the Replat at their December 14, 2020 meeting by a vote of 4-0.

Financial Impact

There is no financial impact to the City.

Recommendation

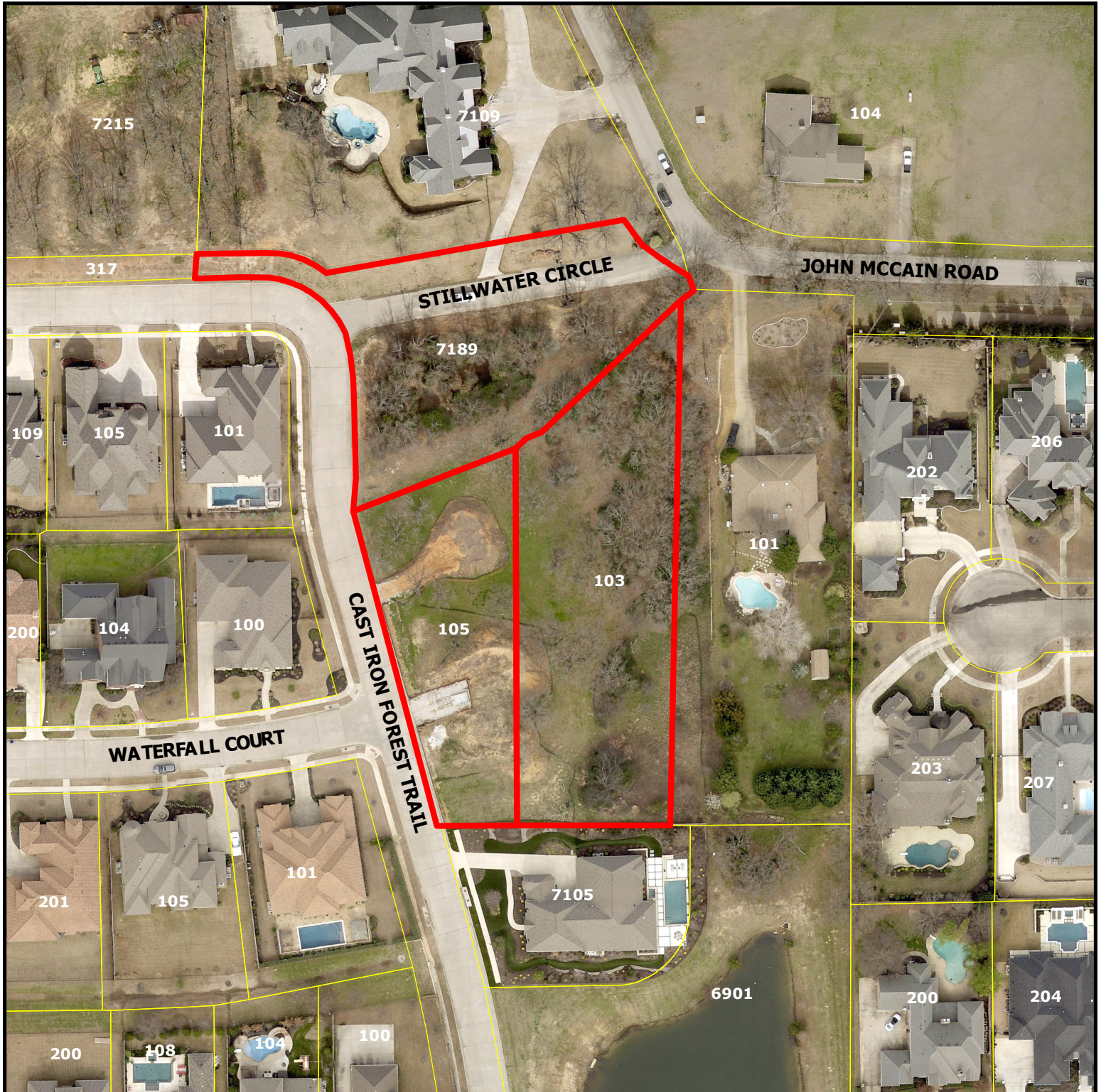
Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Grading Plan with Aerial
6. Civil Plans

7. Tree Mitigation Plans
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Letters of Opposition
12. Resolution R-21-4575

Aerial Map



PC20-006

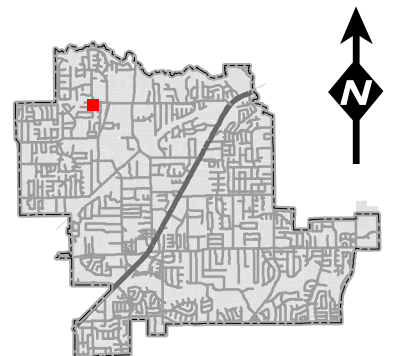
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest
Trl**

DISCLAIMER:

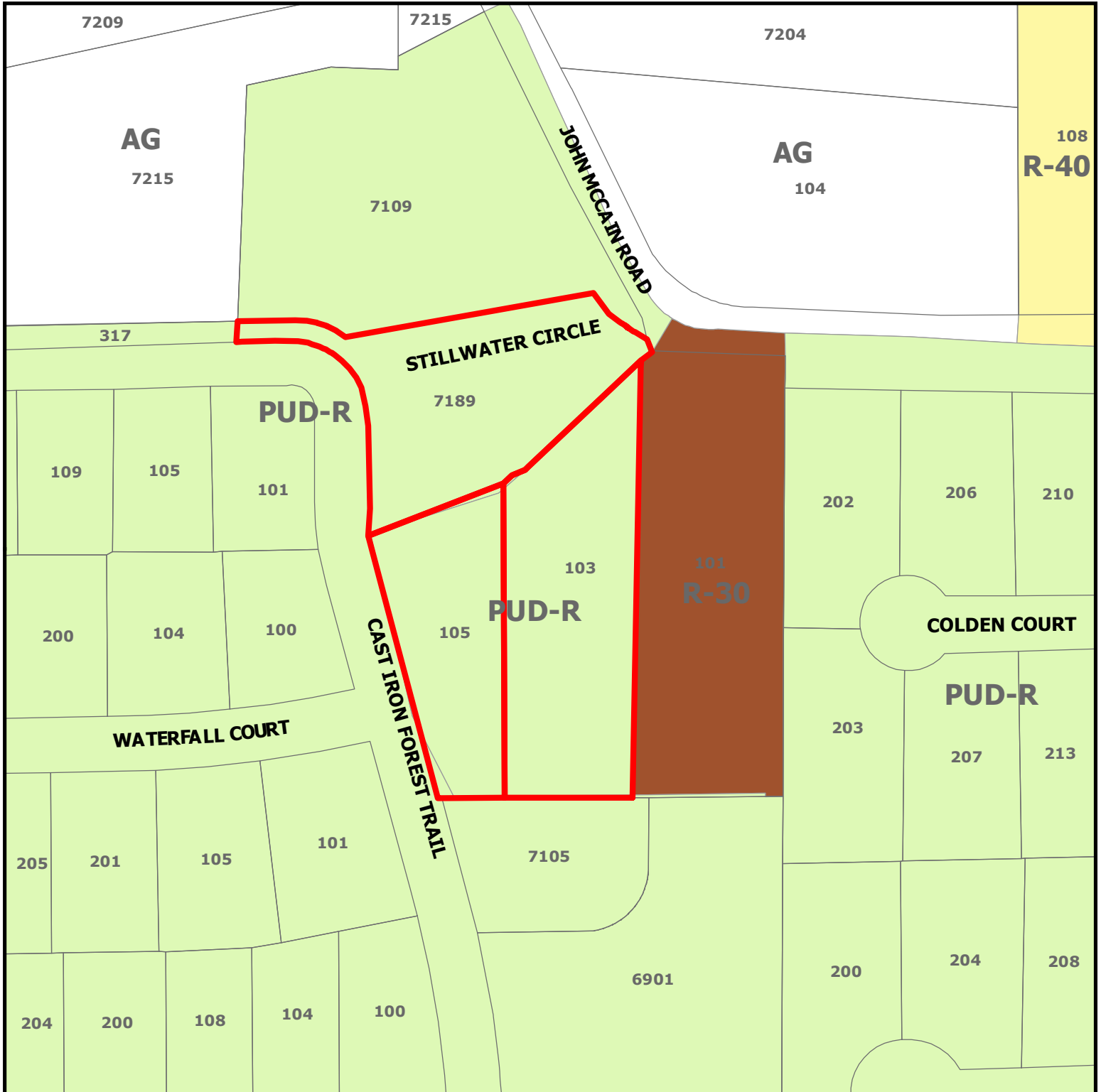
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



PC20-006

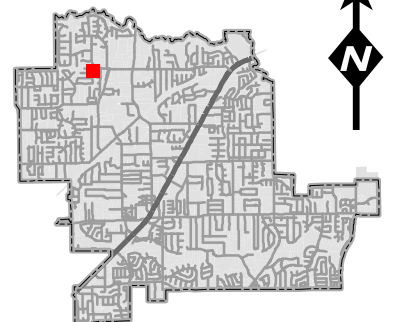
**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:

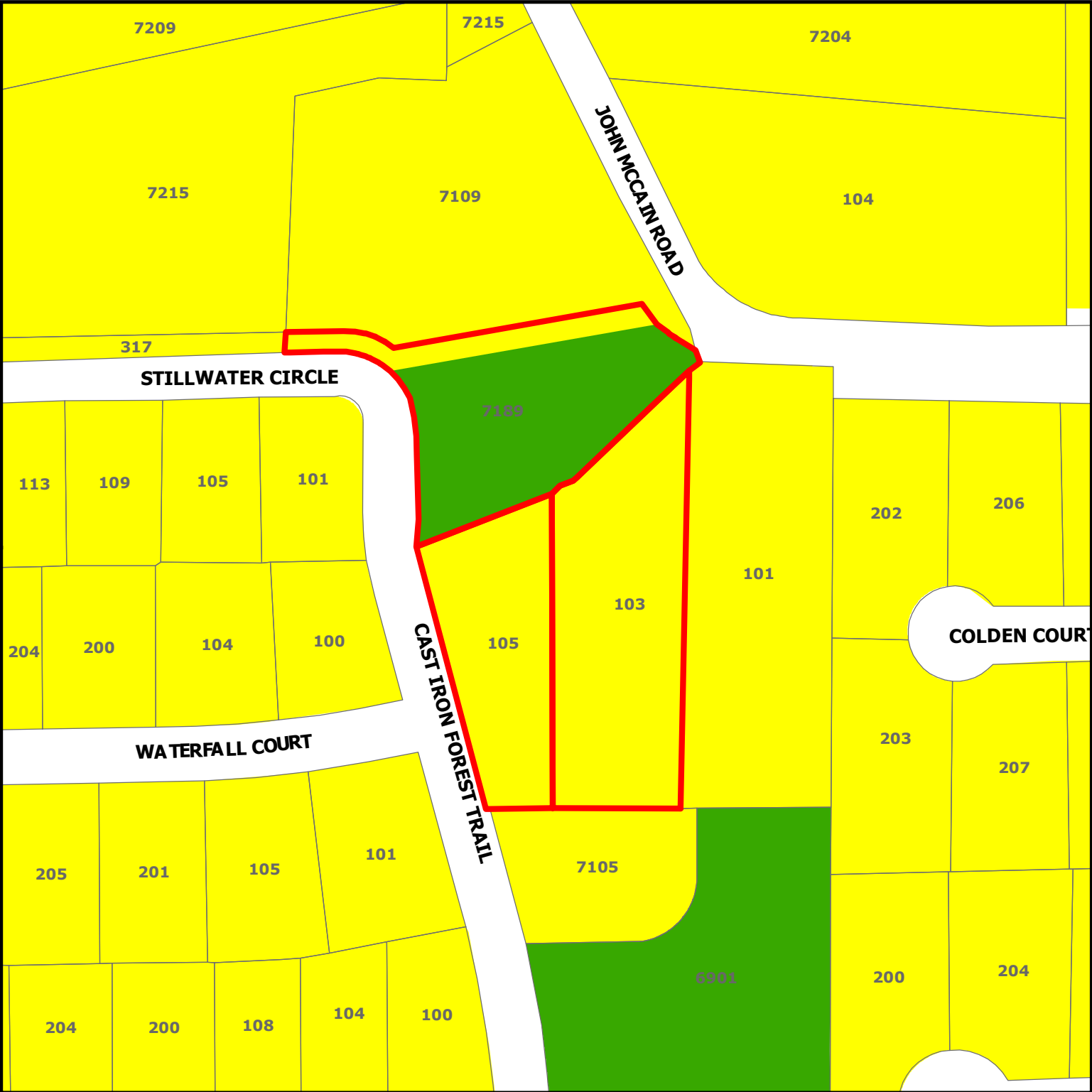
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Subject Property



Future Land Use Map

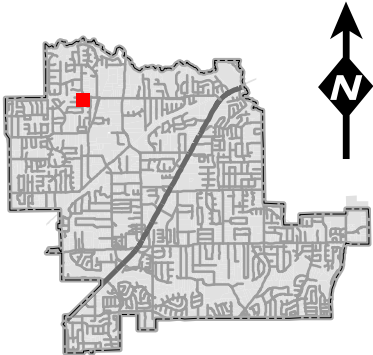


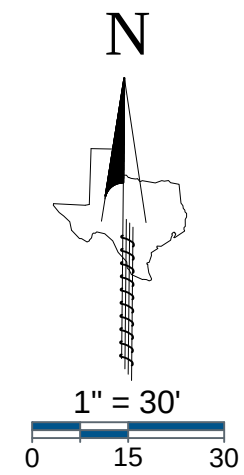
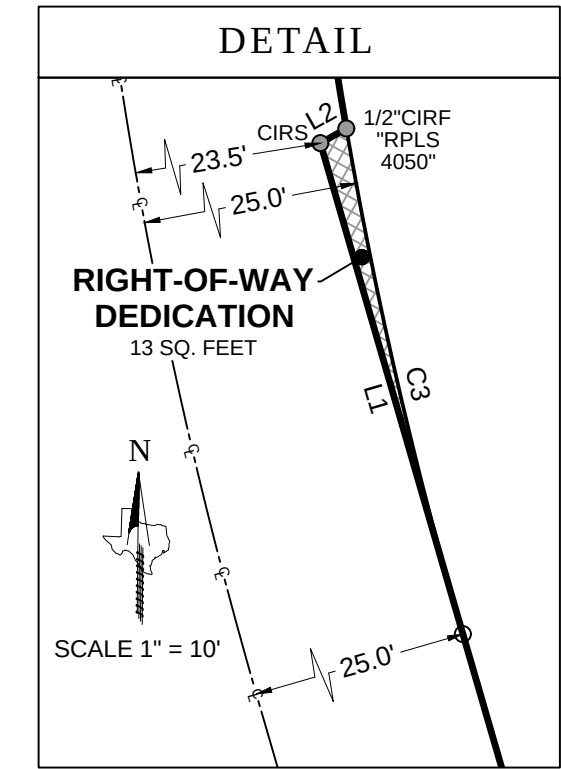
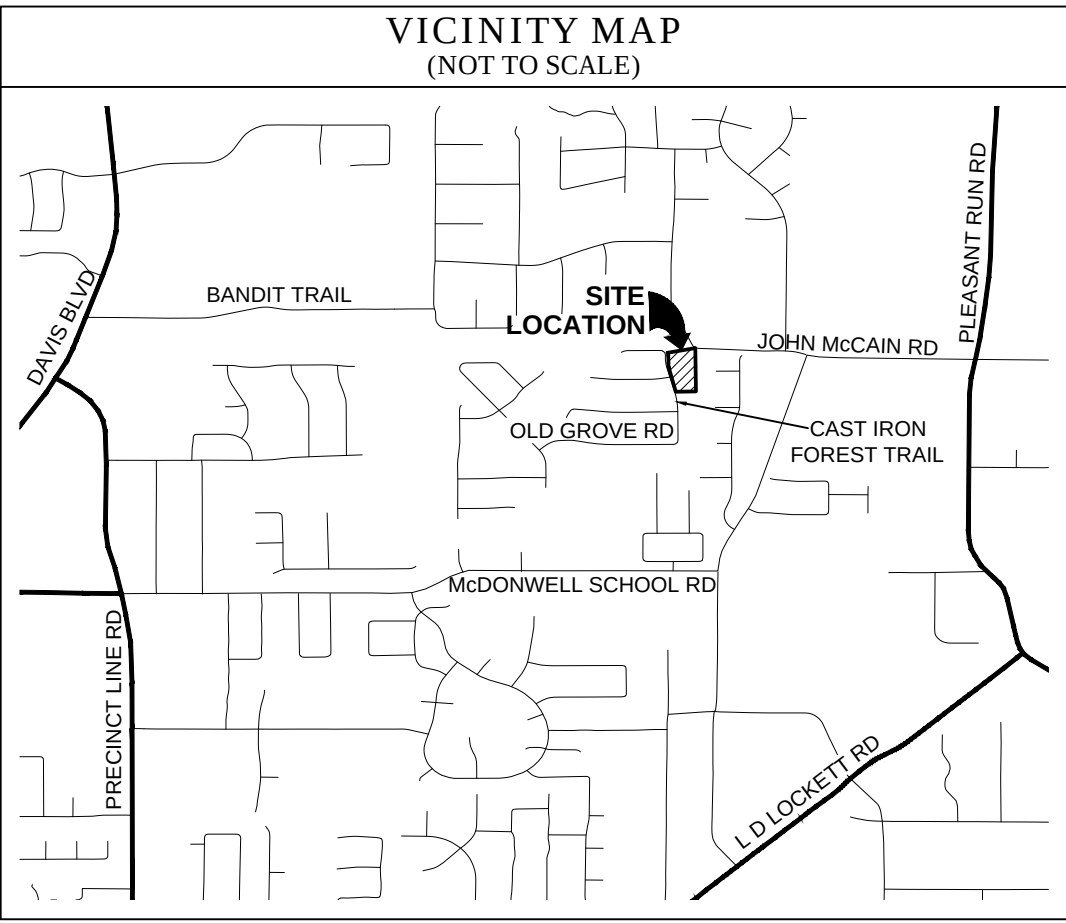
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks





GENERAL NOTES

- The purpose of this plat is to reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of 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 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 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 AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property 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	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of 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, all of 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 being 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 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 beginning of a non-tangent curve to the right;

THENCE, leaving the North line of the Right-of-Way dedication of Neidholt Addition 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, along said non-tangent curve to the right, having a radius of 75.00 feet, 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 beginning of a non-tangent curve to the left;

THENCE, 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, 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 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) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent Date

NAME: _____
Print name

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded
for any purpose and shall not be
used or viewed or relied upon as a
final survey 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

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR

Eagle Surveying, LLC

210 S. Elm Street, Suite 104

Denton, TX 76201

(940) 222-3009

ENGINEER

Pape-Dawson Engineers, Inc.

One Ridgmar Centre

6500 West Fwy, Suite 700

Fort Worth, TX 76116

(817) 870-3668

OWNER

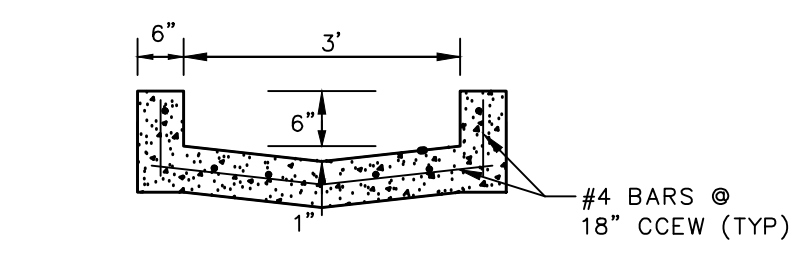
Toll Dallas TX, LLC

2557 Grapevine Parkway, Suite 100

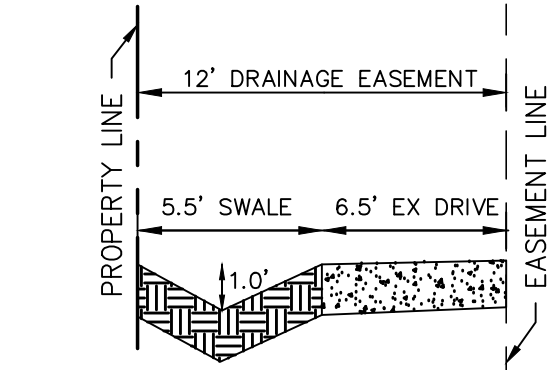
Grapevine, TX 76051

(817) 329-8770

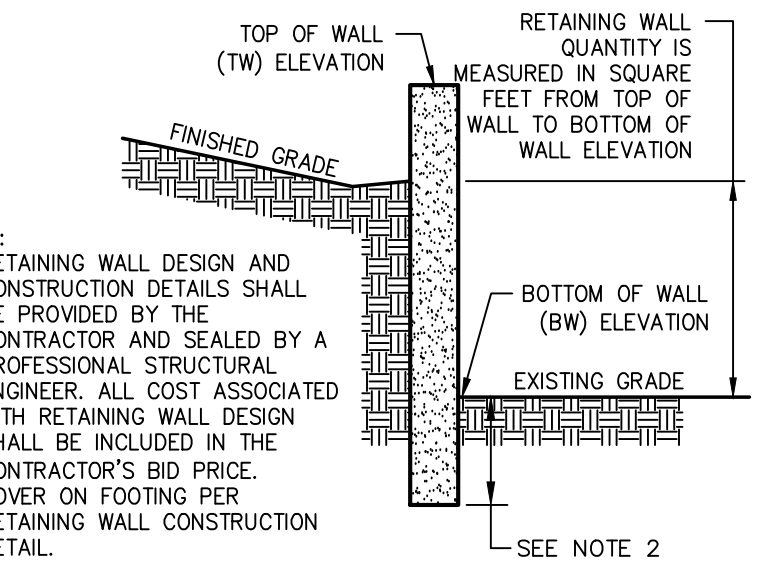
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FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



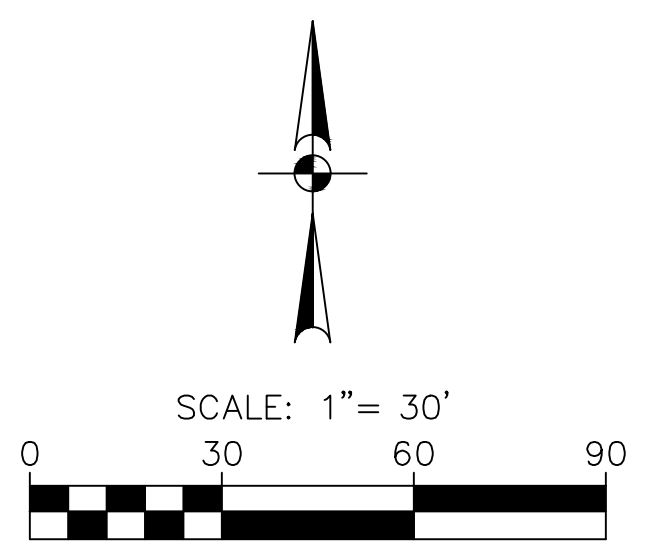
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



RETAINING WALL GRADING DETAIL
NOT-TO-SCALE

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- FLOW ARROW
- FINISHED PAD
- FLOW LINE
- TOP OF WALL
- BOTTOM OF WALL
- SWALE FLOW LINE
- PROPOSED RETAINING WALL

GRADING NOTES

- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SLOPE STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
- *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
- *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT. NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHEN THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES.
- COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOOSE LIFTS AND COMPACTING EACH LIFT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
- GRADING CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF ALL EXCAVATED AND CLEARED MATERIAL, WHICH SOILS LAB DECLARES UNSUITABLE FOR USE ON-SITE.
- CONTRACTOR TO SLOPE THE ADJACENT GROUND AWAY FROM BUILDING PAD TO ACHIEVE POSITIVE SURFACE DRAINAGE.
- INITIAL SITE GRADING SHALL BE COMPLETED TO A TOLERANCE OF PLUS OR MINUS ONE TENTH OF ONE FOOT IN STREETS AND PLUS OR MINUS THREE TENTHS OF ONE FOOT FOR THE BUILDING PADS. FINAL BUILDING PAD GRADING, TO BE DONE UPON COMPLETION OF PAVING AND UTILITY FACILITIES, SHALL BE PROVIDED TO A TOLERANCE OF PLUS OR MINUS TWO TENTHS OF ONE FOOT AT ALL FOUR CORNERS AND CENTER OF BUILDING PAD, IN ALL SWALES, AND LOT CORNERS.
- CONTRACTOR SHALL REPLACE ANY EROSION CONTROL MATERIALS AT THE END OF EACH WORK DAY IF SAID MATERIALS WERE REMOVED DURING THE DAY FOR EASE OF CONSTRUCTION OR ACCESS.
- NO PART OF ANY RETAINING WALL SHALL BE WITHIN CITY RIGHT-OF-WAY, OR CITY PROPERTY (I.E. PARK) INCLUDING FOOTING.
- REFERENCE GEOTECHNICAL ENGINEERING REPORT PREPARED BY SAM ENGINEERING AND TESTING, L.P., PROJECT NO. 141GXK12, DATED AUGUST 21, 2012 FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS.
- * APPLIES TO ALL AREAS OUTSIDE OF PUBLIC R.O.W. ONLY. REFER TO PAVING GENERAL CONSTRUCTION NOTES FOR DENSITY/MOISTURE REQUIREMENTS IN R.O.W.

DATE

REVISION

NO.

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MATTHEW L. MALY, P.E. #120494 OCTOBER 12, 2020. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FW, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION 4470

OLD GROVE - GRADING AND DRAINAGE

SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

GRADING PLAN

JOB NO. 61233-01

DESIGNED MLM

DRAWN MLM

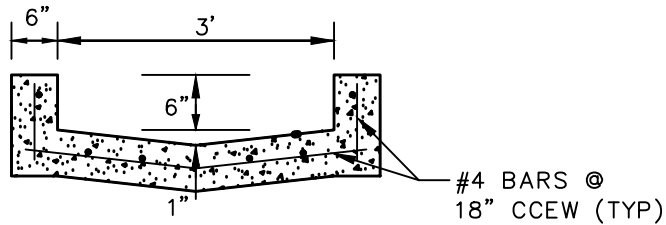
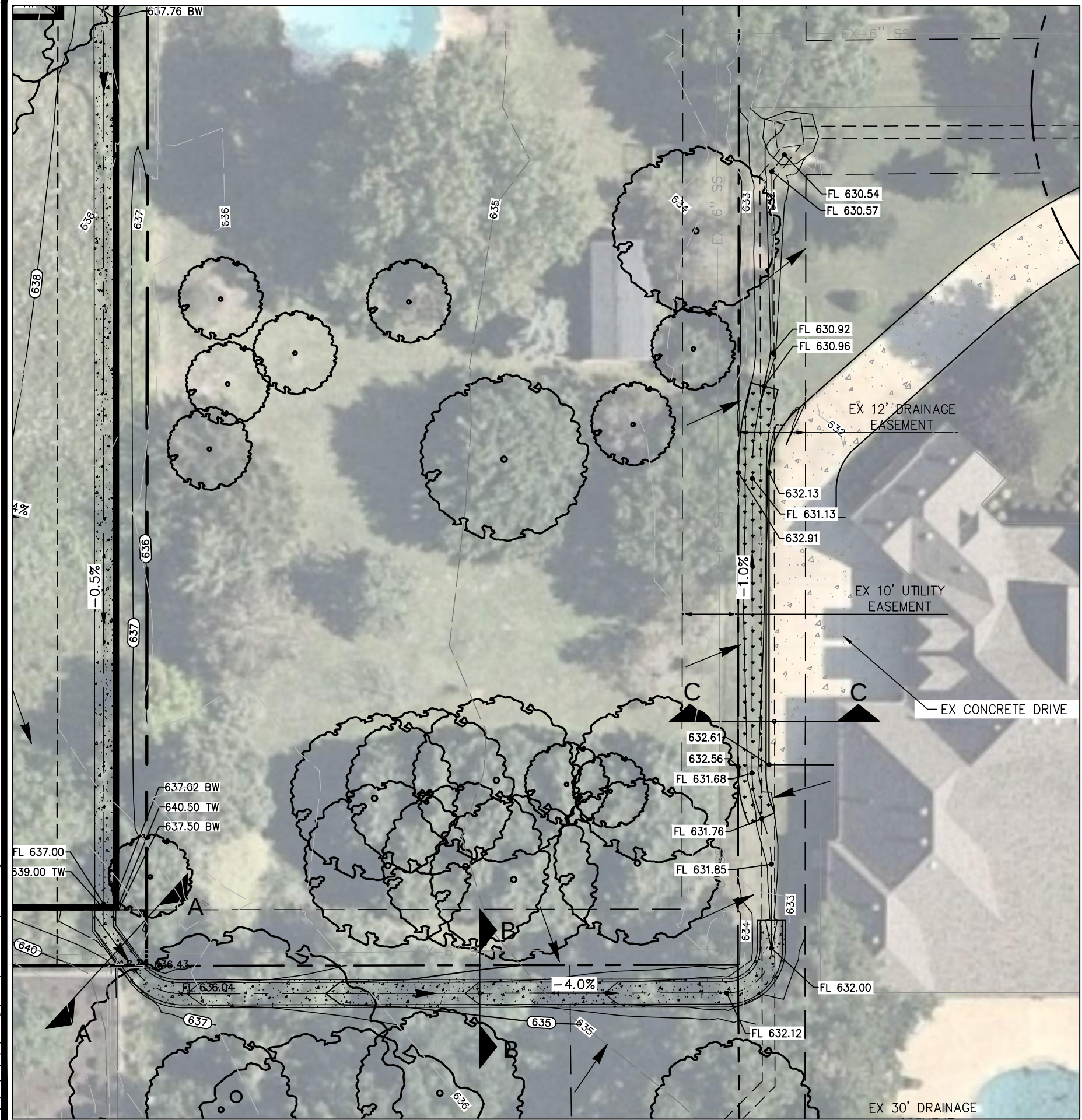
CHECKED CB

DATE OCTOBER 2020

SHEET C4.0

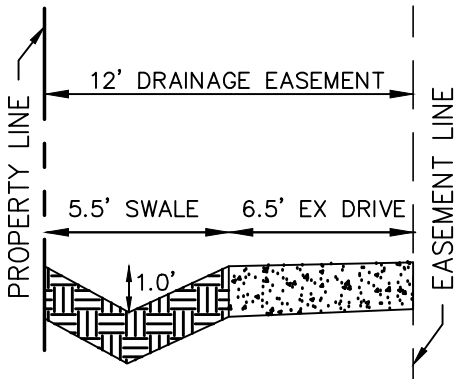
CONSTRUCTION DOCUMENTS

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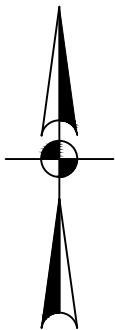
ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM
COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS
VERIFIED BY TESTING LABORATORY

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



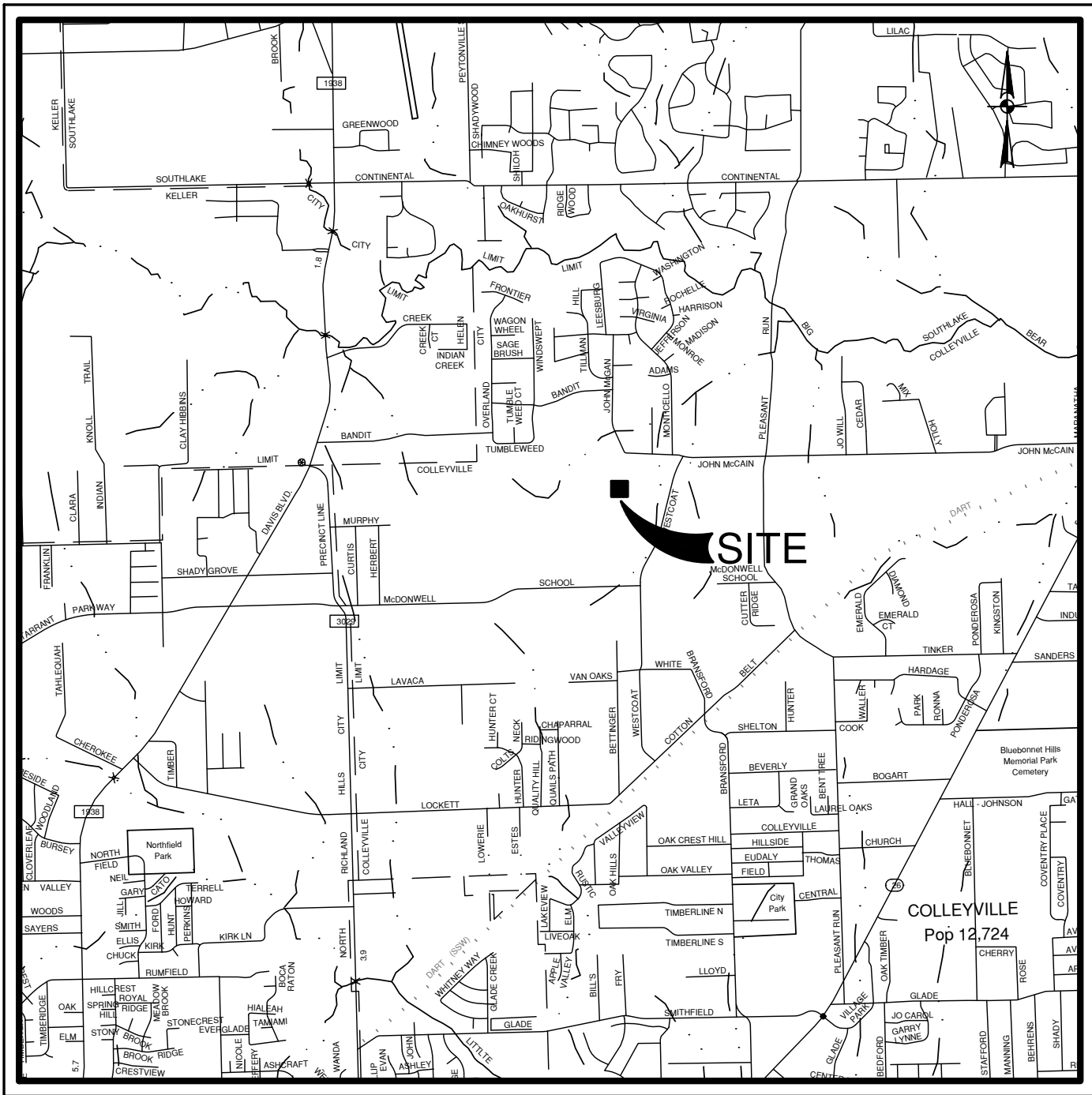
SCALE: 1" = 20'



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

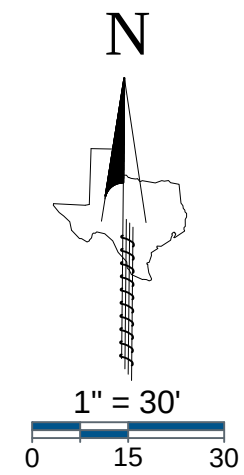
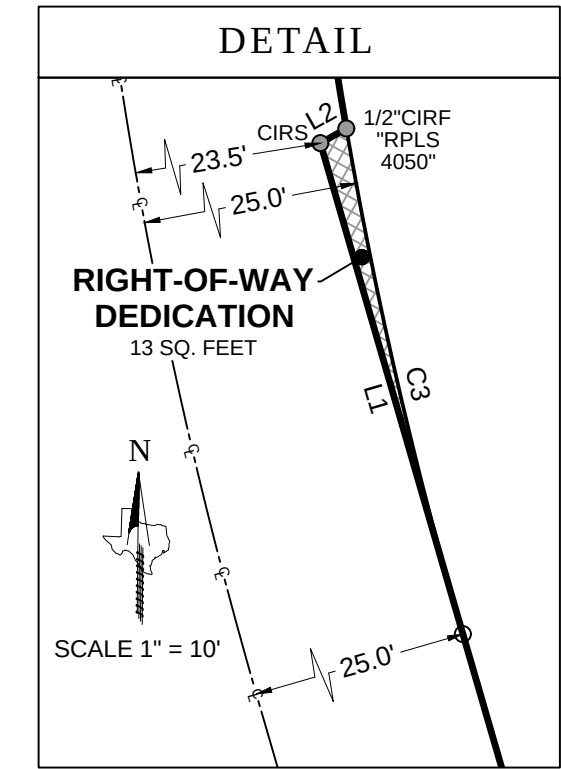
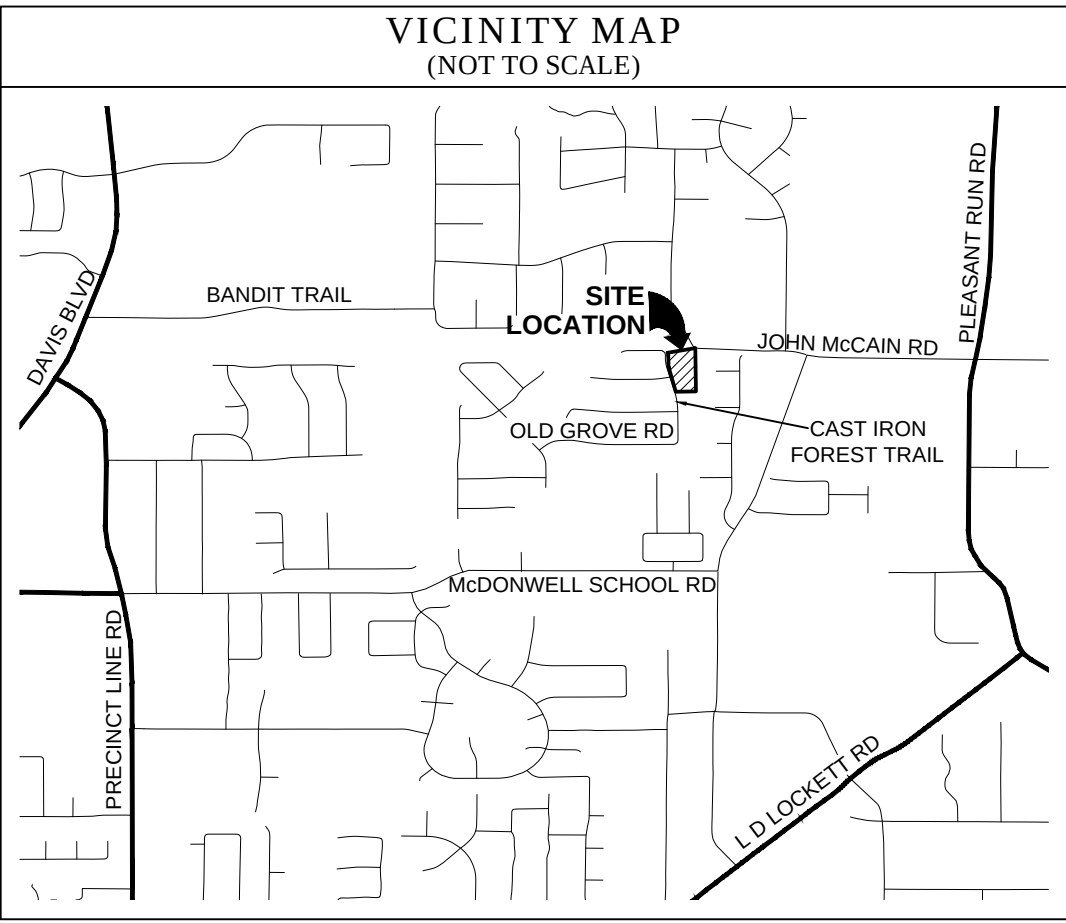


FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3668
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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 reconfigure former Lots 1 & 2 of the Neidholt Addition to face Cast Iron Forest Trail instead of 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 48439C0095K.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- 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 AllTerra RTK Network. North American Datum of 1983 (Adjustment Realization of 2011).
- DRAINAGE EASEMENT RESTRICTION:** No construction of filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of property affected by such construction becoming a party to the request. Where construction is permitted. All finished floor elevations shall be a minimum of two (2) feet above the 100-year flood elevation.
- UTILITY EASEMENTS:** Any public utility, including the City of Colleyville, shall have the right to move and keep removed all part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the utility easements shown on the plat, and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said utility easement of the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- The maintenance of all drainage and utility easements located on private property 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	37.35'	245.00'	8°44'07"	N 05°27'39" W	37.32'
C2	29.38'	75.00'	22°26'39"	N 12°19'05" W	29.19'
C3	27.04'	244.70'	6°19'50"	S 12°58'57" E	27.02'

PLANNING AND ZONING COMMISSION APPROVAL

Whereas, the Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL

Whereas, the City Council of the City of Colleyville, Texas voted affirmatively on this ____ day of _____, 2020 to approve this plat.

Mayor, City of Colleyville

Attest: City Secretary

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **TOLL DALLAS TX, LLC**, is the owner of a 2.20 acre tract of land out of the D.J. Beddo Survey, Abstract Number 232, City of Colleyville, Tarrant County, Texas, being all of 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, all of 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 being 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 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 beginning of a non-tangent curve to the right;

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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 beginning of a non-tangent curve to the left;

THENCE, 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, 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 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) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **TOLL DALLAS TX, LLC**, does hereby adopt this plat, designating herein described property as **OLD GROVE ADDITION, PHASE II** an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

OWNER: **TOLL DALLAS TX, LLC**, a Texas limited liability company

BY: _____
Authorized Agent _____ Date _____

NAME: _____
Print name _____

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Colleyville, Tarrant County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey 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

Project

1912.003-01

Date

08/17/2020

Drafter

TAR



EAGLE SURVEYING, LLC

210 S. Elm Street, Suite: 104

Denton, TX 76201

(940) 222-3009

TX Firm #10194177

SURVEYOR
Eagle Surveying, LLC
210 S. Elm Street, Suite 104
Denton, TX 76201
(940) 222-3009

ENGINEER
Pape-Dawson Engineers, Inc.
One Ridgmar Centre
6500 West Fwy, Suite 700
Fort Worth, TX 76116
(817) 870-3668

OWNER
Toll Dallas TX, LLC
2557 Grapevine Parkway, Suite 100
Grapevine, TX 76051
(817) 329-8770

Date: Oct 12, 2020, 12:11pm User: D: mmaly
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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

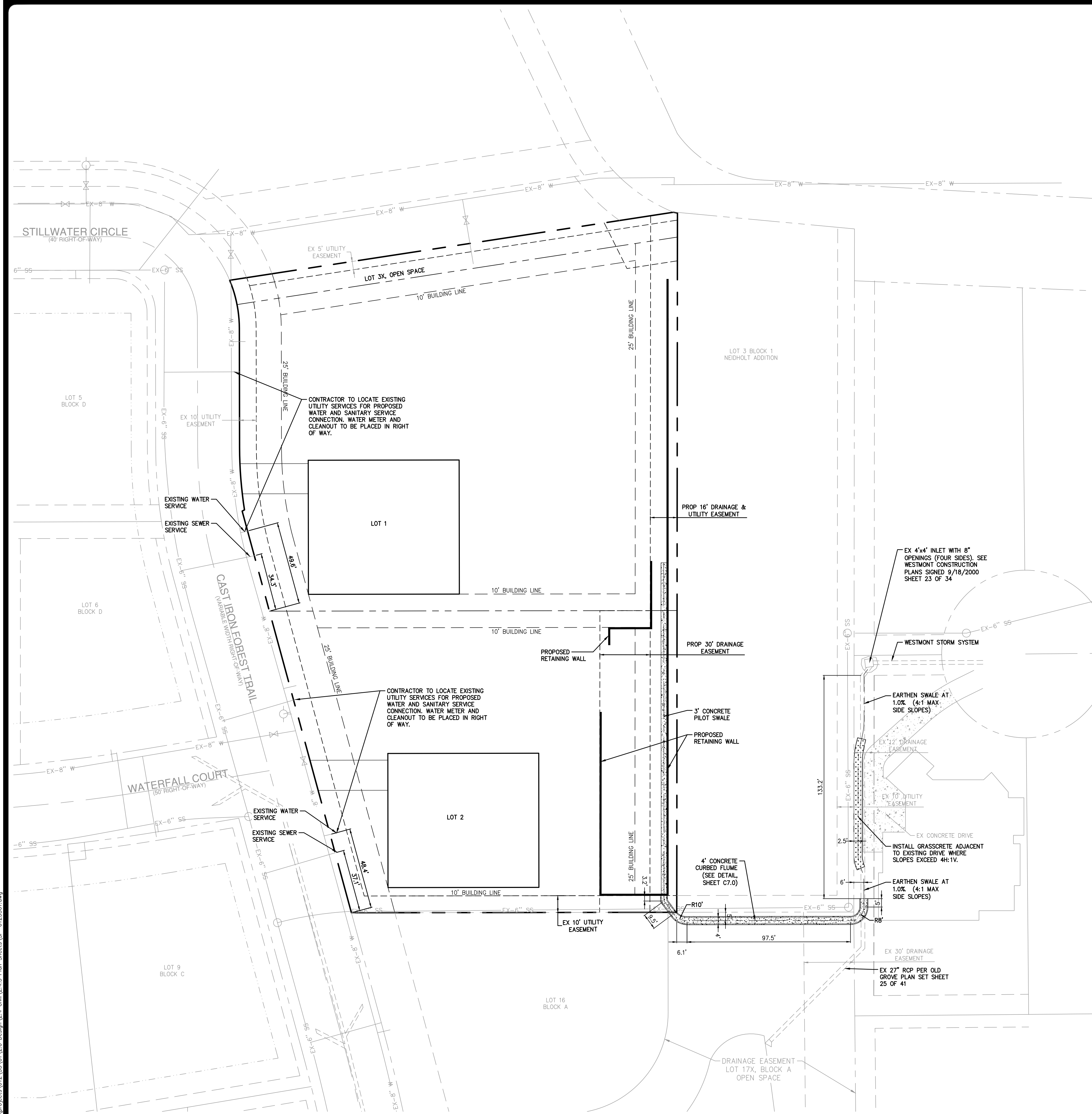
DATE

OCTOBER 2020

SHEET

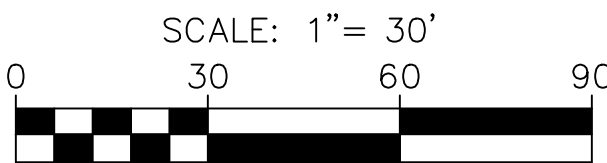
C2.0
- PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.870.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #479
- | NO. | REVISION | DATE |
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- THIS DOCUMENT 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

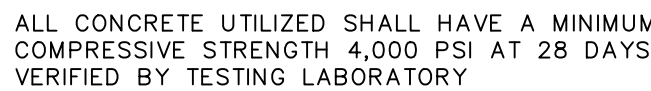
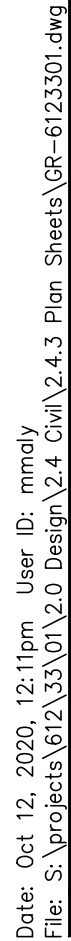
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND WILL BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
3. THIS PLAN REFLECTS NO CONSTRUCTION OF PUBLIC WORKS OR SANITARY SEWER INFRASTRUCTURE. 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

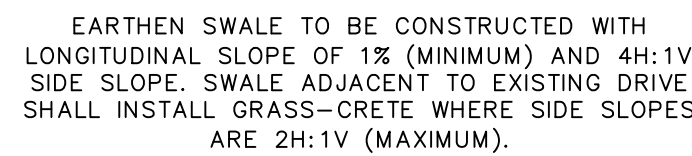
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CHECKED	CB
DATE	OCTOBER 2020
SHEET	C3.0

THIS DOCUMENT IS
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MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
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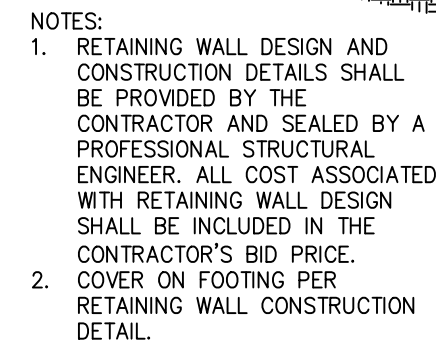
**PAPE-DAWSON
ENGINEERS**
FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6500 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION 4470



FLUME DETAIL (SECTION A-A)
NOT-TO-SCALE



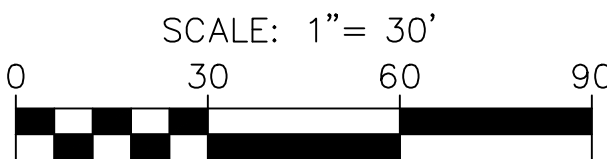
EARTHEN SWALE DETAIL (SECTION C-C)
NOT-TO-SCALE



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

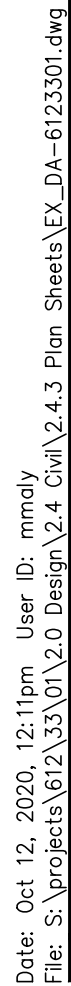
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PROVISIONS OUTLINED IN F.H.A. DATA SHEET 79G AND/OR THE SPECIFICATIONS PREPARED BY THE SOILS ENGINEER.

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. WALL INFORMATION SHOWN ON PLANS IS TO BE USED FOR HEIGHT AND LOCATION PURPOSES ONLY. ACTUAL WALL AND SOIL STABILITY DESIGN BY OTHERS. ALL CONSTRUCTION ON SLOPES EXCEEDING 4:1 SHALL REQUIRE GEOTECHNICAL DESIGN FOR SLOPE AND SOIL STABILITY.
 4. *ALL CLAY SOIL USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95% AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698. THE COMPACTED MOISTURE CONTENT OF THE CLAYS DURING PLACEMENT SHOULD BE AT LEAST OPTIMUM AND NOT EXCEEDING FIVE (5) PERCENTAGE POINTS ABOVE OPTIMUM.
 5. *LIMESTONE OR OTHER ROCK-LIKE MATERIALS USED AS FILL SHOULD BE COMPACTED TO AT LEAST 95 PERCENT AND NOT EXCEEDING 105 PERCENT OF STANDARD PROCTOR DENSITY AS DETERMINED BY A.S.T.M. D-698/ THE COMPACTED MOISTURE CONTENT DURING PLACEMENT SHOULD BE WITHIN PLUS OR MINUS THREE (3) PERCENTAGE POINTS OF OPTIMUM MOISTURE CONTENT NO ROCK LARGER THAN SIX INCHES IN ITS GREATEST DIMENSION SHALL BE USED IN FILL WHERE THE FILL IS PLACED UNDER PADS, STREETS OR ANY OTHER AREAS THAT WILL HAVE ANY TYPE OF STRUCTURES
 6. COMPACTION SHOULD BE ACCOMPLISHED BY PLACING THE FILL IN SIX INCH THICK LOTS AND COMPACTING EACH LOT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. PARTICLE SIZES USED IN FILL SHALL BE LESS THAN SIX (6) INCHES DIAMETER.
 7. GRADING/CUTTING MATERIAL IS RESPONSIBLE FOR DISPOSAL OFF-SITE OF THICK LOSS, LETTS AND COMPACTING EACH LOT TO AT LEAST THE SPECIFIED MINIMUM DRY DENSITY. 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 BUILDING PADS. FINAL BUILDING PAD GRADING IS 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, LP., PROJECT NO. 141CXBK12, DATE 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.

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
GRADING PLAN

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C4.0



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.



- ## NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

PRE-DEVELOPMENT DRAINAGE AREA CALCULATIONS																	
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)	Notes
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
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A

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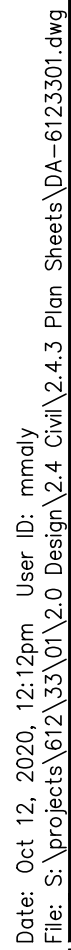
VE - GRADING AND DRAINAGE

WATER CIRCLE AND CAST IRON FOREST TRAIL

COLLEYVILLE, TEXAS

EXISTING DRAINAGE AREA MAP

JOB NO. 61233-01
DESIGNED MLM
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CHECKED CB
DATE OCTOBER 2020
C5.0
SHEET



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-
- Diagram illustrating a drainage area with various contour and flow lines:
- EXISTING CONTOUR (dashed line)
 - PROPOSED CONTOUR (solid line with a circle labeled 700)
 - PROPOSED DRAINAGE AREA (dashed line)
 - PROPOSED FLOW LINE (dashed line)
 - PROPOSED DRAINAGE FLOW DIRECTION (arrow pointing right)
 - EXISTING STORM DRAIN (dashed line)
 - DRAINAGE AREA (circle labeled A-1, 1.00)
 - ACRES (text below the drainage area circle)

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2. DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.

POST-DEVELOPMENT DRAINAGE AREA CALCULATIONS																		Notes
Area No.	Area (ac)	Runoff Coeff.	CA	Tc (min)	I2 (in/hr)	Q2 (cfs)	I5 (in/hr)	Q5 (cfs)	I10 (in/hr)	Q10 (cfs)	I25 (in/hr)	Q25 (cfs)	I50 (in/hr)	Q50 (cfs)	I100 (in/hr)	Q100 (cfs)		
Onsite																		
1	0.38	0.30	0.11	15	3.90	0.44	4.86	0.55	5.53	0.63	6.46	0.74	7.20	0.82	7.98	0.91	Sheet flow to existing bar ditch	
2	1.78	0.60	1.07	15	3.90	4.16	4.86	5.19	5.53	5.91	6.46	6.90	7.20	7.69	7.98	8.52	**Detained to existing conditions and routed to Design Point A via curved flume and earthen swale	
3	0.04	0.30	0.01	15	3.90	0.05	4.86	0.06	5.53	0.07	6.46	0.08	7.20	0.09	7.98	0.10	Sheet flow to Cast Iron Forest Trail	
Offsite																		
O1	0.42	0.30	0.13	15	3.90	0.49	4.86	0.61	5.53	0.70	6.46	0.81	7.20	0.91	7.98	1.00	Sheet flow to Design Point A via curved flume and earthen swale	
O2	0.41	0.60	0.25	15	3.90	0.96	4.86	1.20	5.53	1.36	6.46	1.59	7.20	1.77	7.98	1.96	Sheet flow to Design Point A via earthen swale	
**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.																		

**Designed in accordance with Section 14-170.M.1 and Section 14-170.O.1, of the City of Colleyville's Land Development Code, to convey developed flow (detained on-site to 4.23 cfs equivalent to existing conditions) to the permanent structure identified at Design Point A.

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DOVE - GRADING AND DRAINAGE
WATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
PROPOSED DRAINAGE AREA MAP

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DESIGNED MLM
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CHECKED CB
DATE OCTOBER 2020
SHEET C5.1

Date: Oct 12, 2020, 12:12pm User ID: mmaly
File: S:\Projects\61233\01\2.0 Design\2.4 Civil\2.4.3 Plan Sheets\DR-61233-1.dwg

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Old Grove - Phase II at Cast Iron Forest Trail Modified Rational Detention Pond

Table 1 Pre-Development Time of Concentration

Basin	Total Time (min)
1	15
2	15
3	15

Table 2a Pre-Development Composite C-Value

Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.77	1.77	0.00	0.30
3	0.05	0.05	0.00	0.30

Table 2b Post-Development Composite C-Value

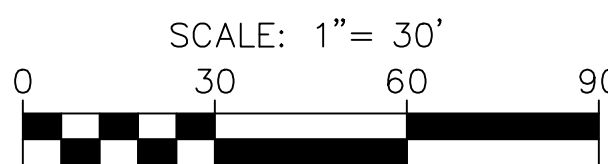
Basin	Area (ac)	Land Use (ac)		Comp. C-Value
		Open	Single-Family	
1	0.38	0.38	0.00	0.30
2	1.78	0.00	1.78	0.60
3	0.04	0.04	0.00	0.30

Table 3 Pre-Development Runoff - Allowable Runoff (in Post-Development)

Storm Event	Basin	Area (ac)	Pre-Development Runoff				
			C	CA	Tc (min)	I (in/hr)	Qa (cfs)
2-yr	2	1.77	0.3	0.53	15	3.90	2.07
5-yr	2	1.77	0.3	0.53	15	4.86	2.58
10-yr	2	1.77	0.3	0.53	15	5.53	2.94
25-yr	2	1.77	0.3	0.53	15	6.46	3.43
50-yr	2	1.77	0.3	0.53	15	7.20	3.82
100-yr	2	1.77	0.3	0.53	15	7.98	4.24

UTILITY NOTE

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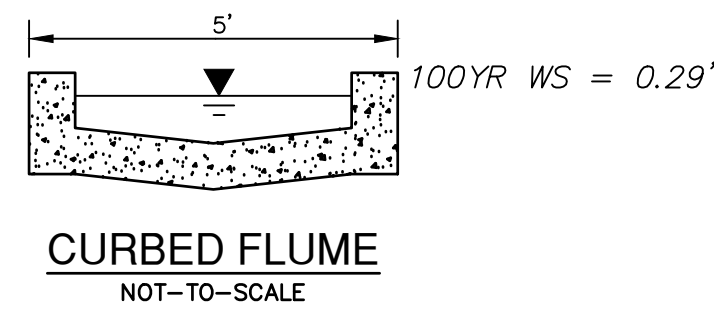


LEGEND

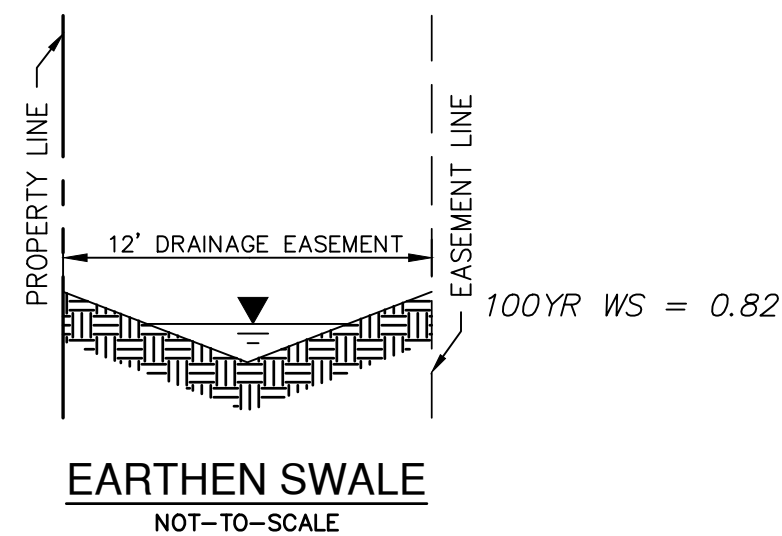
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED FLOW LINE
- PROPOSED DRAINAGE FLOW DIRECTION
- EXISTING STORM DRAIN
- DRAINAGE AREA
- ACRES

NOTES

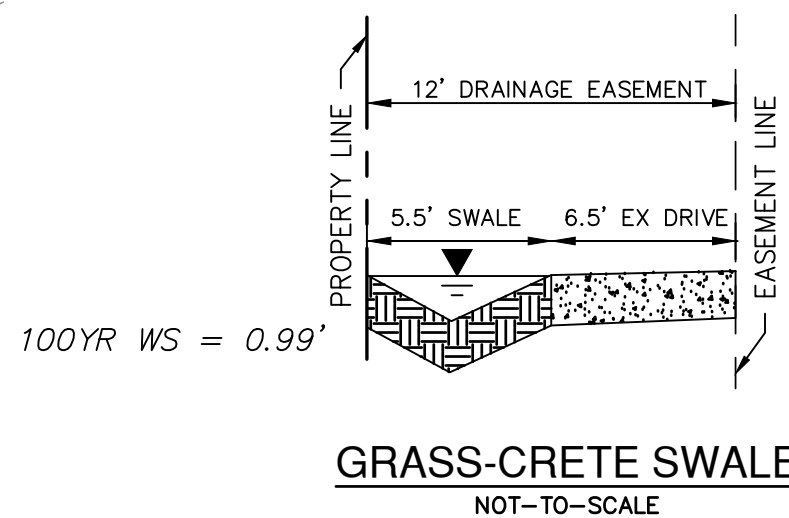
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES, FENCES, RETAINING WALLS AND STRUCTURES UNLESS OTHERWISE NOTED.
- ALL SPOT GRADES ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
- DRAINAGE DESIGN CRITERIA SHALL ADHERE TO THE CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.



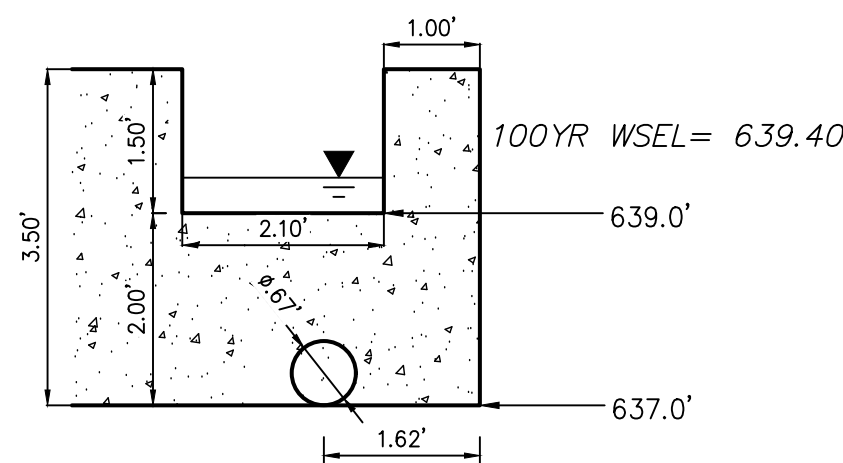
CURBED FLUME
NOT-TO-SCALE



EARTHEN SWALE
NOT-TO-SCALE

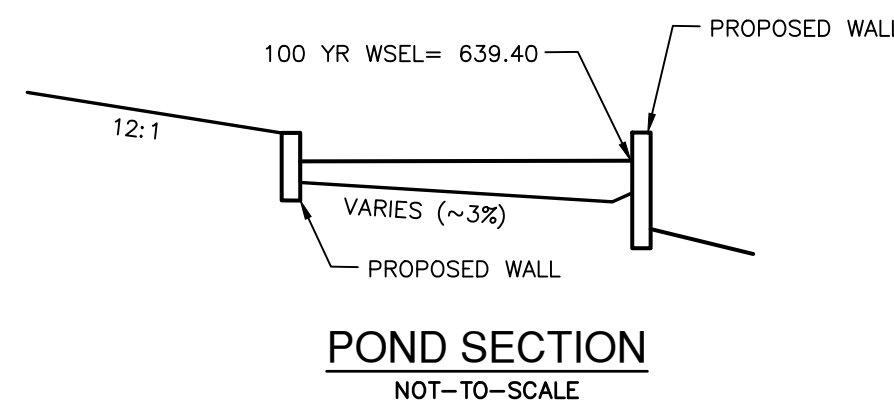


GRASS-CRETE SWALE
NOT-TO-SCALE



ALL CONCRETE UTILIZED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH 4,000 PSI AT 28 DAYS VERIFIED BY TESTING LABORATORY

OUTFALL STRUCTURE DETAIL
NOT-TO-SCALE



POND SECTION
NOT-TO-SCALE

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OLD GROVE - GRADING AND DRAINAGE
SEC OF STILLWATER CIRCLE AND CAST IRON FOREST TRAIL
COLLEYVILLE, TEXAS
DRAINAGE & DETENTION PLAN

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	21.09
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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UTILITY NOTE

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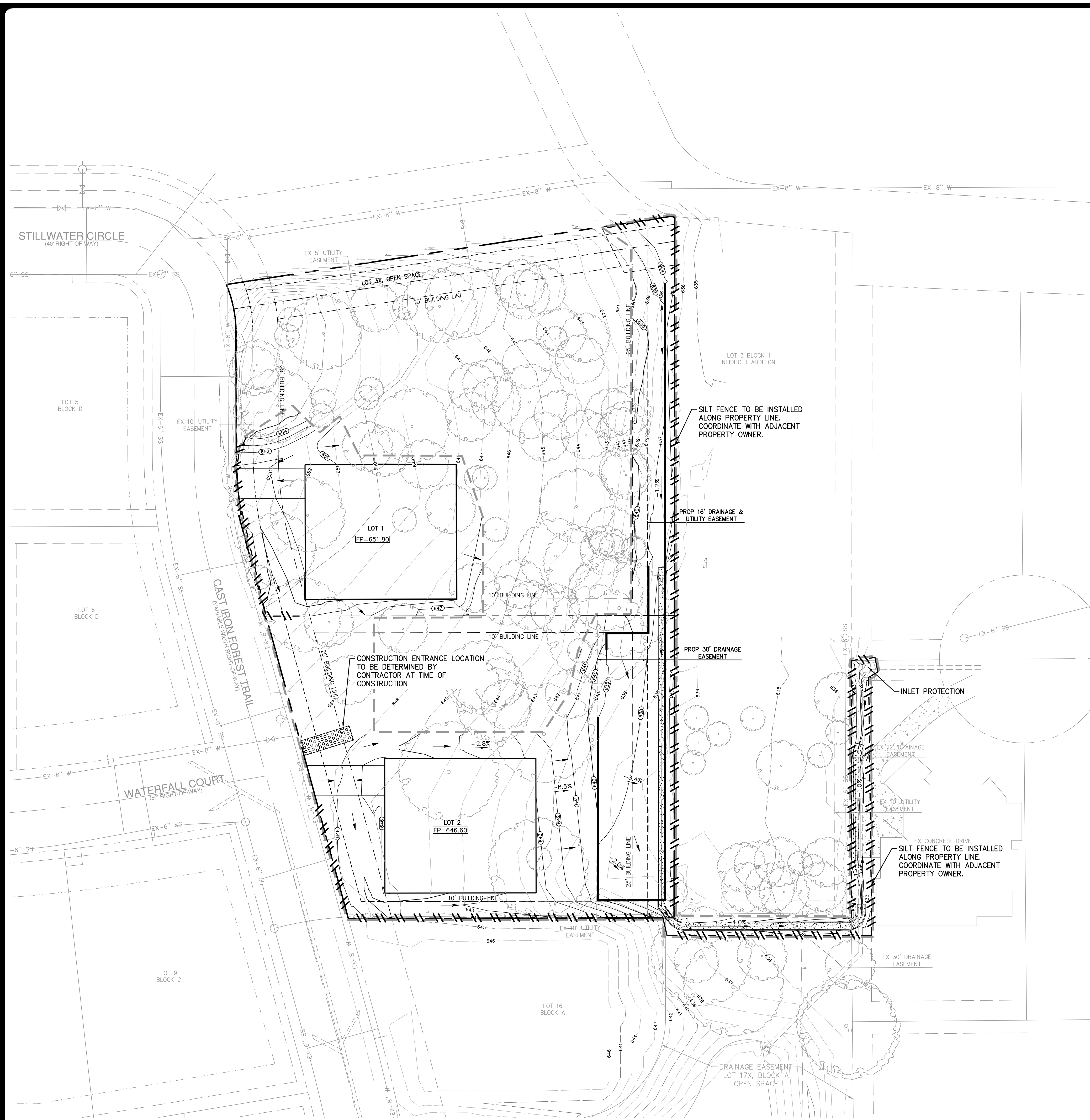
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TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #470

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
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UTILITY NOTE

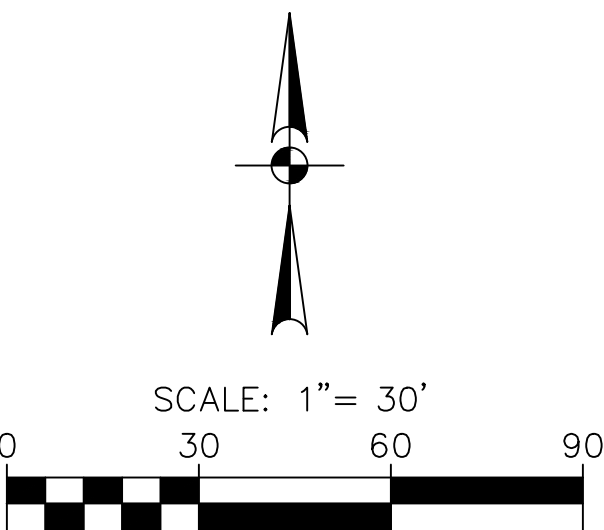
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NOTES

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- 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
- S--- SILT FENCE
- LIMITS OF DISTURBANCE
- TREE PROTECTION FENCE (SEE NOTE 2)
- STABILIZED CONSTRUCTION ENTRANCE/EXIT (FIELD LOCATE)



EROSION & SEDIMENT CONTROL NOTES

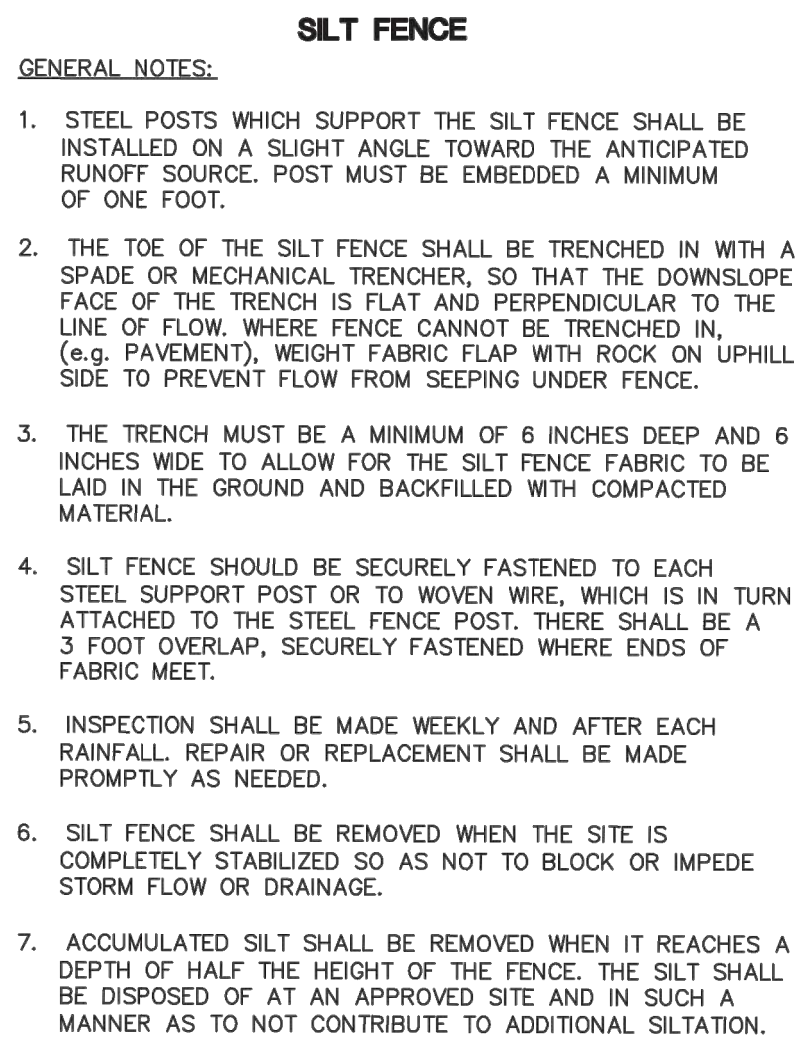
- CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY THE GOVERNING AUTHORITIES AND ALL PERIMETER EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
- THIS EROSION CONTROL PLAN IS A SUPPLEMENT TO 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.

PAPE-DAWSON
ENGINEERS

FORT WORTH | SAN ANTONIO | AUSTIN | HOUSTON | DALLAS
6800 WEST FWY, STE 700 | FORT WORTH, TX 76116 | 817.970.3688
TEXAS BOARD OF PROFESSIONAL ENGINEERS FPM REGISTRATION #470

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**



REVISIONS		
REVISIONS		

SILT FENCE		
		
FEB 2014		D-10



REVISIONS			
REVISIONS			

CONCRETE FLUME /
GABION/CONCRETE CONNECTION

CITY OF
COLLEYVILLE
TEXAS

DEC. 2013



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. THE FABRIC STRUCTURE OF THE CONCRETE GUTTER AND AGAINST THE FACE OF CURB ON BOTH SIDES OF THE INLET, PLACE CLEAN STONE WRAPPED IN WIRE MESH SUCH THAT THE STONE WILL NOT BE DISLOADED BY THE WATER.
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 DICES 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 HOG RINGS AT THIS LOCATION.
8. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
9. CONDUCTOR SHALL MAINTAIN INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE 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.

CURB INLET PROTECTION



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.

[illegible]

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MATTHEW L. MALY,
P.E. #120494
OCTOBER 12, 2020.
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**PAPE-DAWSON
ENGINEERS**

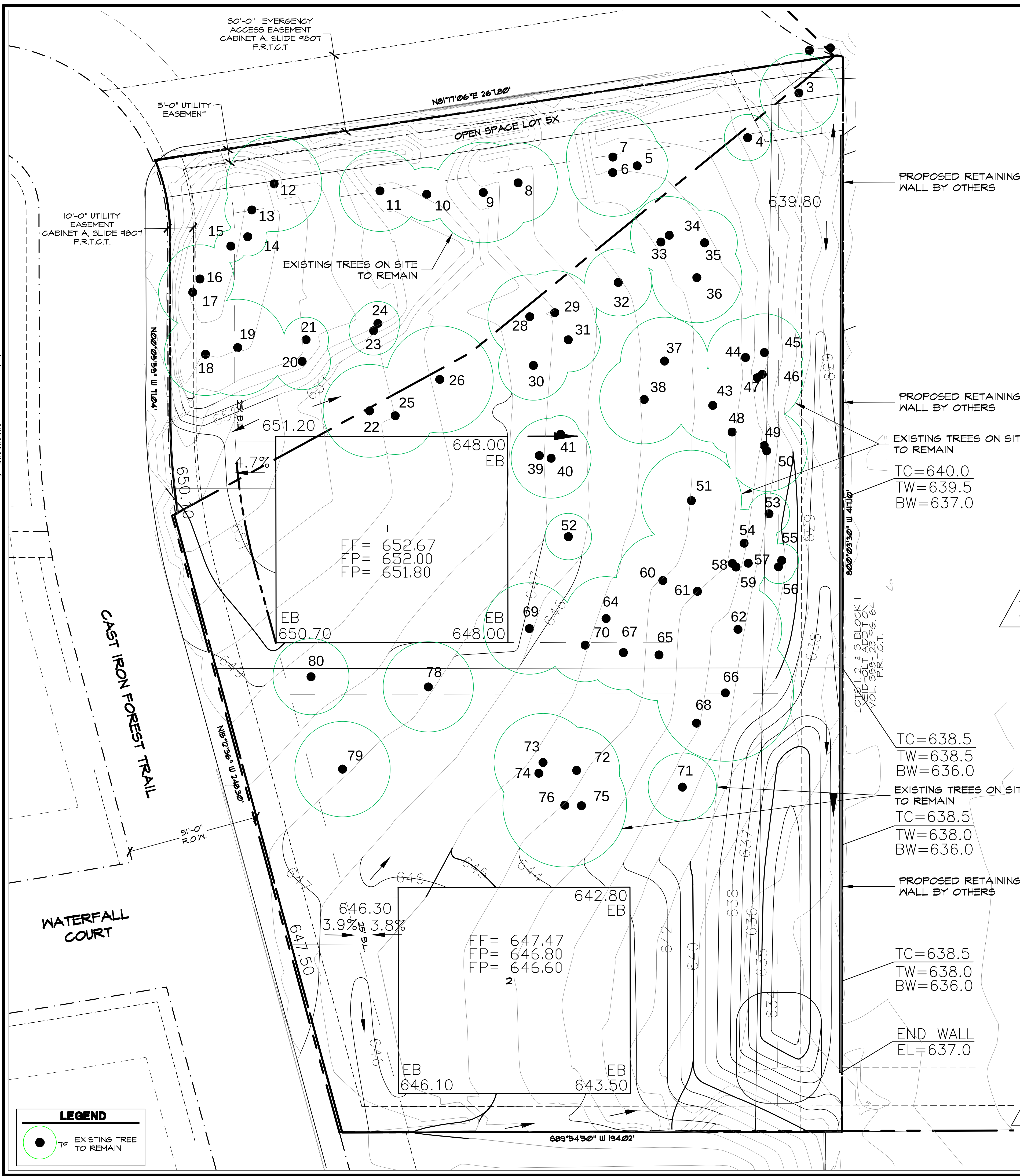
E - GRADING AND DRAINAGE

JOB NO. 61233-01
DESIGNED MLM
DRAWN MLM
CHECKED CB
DATE OCTOBER 2020
SHEET C7.0

City Colleyville, Tarrant County, Texas

TR1 of 3

Drawing: \\Studio13main\Users\Shared\Folders\Shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
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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	Remove	Lot 1 - Building Pad
28	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
29	16.25	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
30	13.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
31	12.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
32	13	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
33	9	Easter Red Cedar	Juniperus Virginiana	Poor - Understory - Leaning	Exempt	Remain	Lot 1
34	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
35	12.75	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
36	17.5	Post Oak	Quercus Stellata	Slight Canopy Dieback	Non-Exempt	Remain	Lot 1
37	17	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remain	Lot 1
38	17.25	Post Oak	Quercus Stellata	OK - Vines	Non-Exempt	Remain	Lot 1
39	8.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
40	15.5	Hackberry	Celtis Occidentalis	Understory	Exempt	Remain	Lot 1
41	7.25	Gum Bumelia	Sideroxylon Lanuginosum	Understory	Non-Exempt	Remain	Lot 1
42	17.5	Post Oak	Quercus Stellata	Canopy Dieback	Exempt	Remove	Lot 1 - Building Pad
43	14.25	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
44	15	Post Oak	Quercus Stellata	OK	Non-Exempt	Remain	Lot 1
45	15	Post Oak	Quercus Stellata	Poor - Understory - Leaning - Cavity	Exempt	Remain	Lot 1
46	15.5	Post Oak	Quercus Stellata	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	8
Pecan	1	24	0	0	1	24	8
Easter Red Cedar	2	17.75	0	0	0	0	0
Cedar Elm	1	15.75	0	0	0	0	0
Lacebark Elm	0	0	0	0	0	0	0
Hackberry	7	62.5	1	9	0	0	0
American Elm	0	0	0	0	0	0	0
Total	85	1259.5	9	167.5	3	24	8

TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CANOPY COVERAGE SF (on-site)	NUMBER OF EXEMPT TREES REMOVED	SQUARE FEET EXEMPT TO BE REMOVED	NUMBER OF NON-EXEMPT TREES REMOVED	SQUARE FEET NON-EXEMPT TO BE REMOVED	NUMBER OF TREES SAVED/SQUARE FEET
Total	85	44,870	9	10,014	3	1,810	73 / 33,293
% of Total				22.3%		4.0%	74.3%

CANOPY COVERAGE

TOTAL EXISTING TREE CANOPY COVERAGE ON SITE - 46.8%
- TOTAL CANOPY COVERAGE 44,870sf
- TOTAL SITE 45,729sf

TOTAL TREE CANOPY COVERAGE REQUIRED TO BE PRESERVED - 50%

TOTAL TREE CANOPY BEING PRESERVED - 33,243sf 74.3%

EXISTING TREE COVERAGE PRESERVATION REQUIREMENTS			
- TOTAL PROPERTY AREA = 45,729sf	- TOTAL CANOPY COVERAGE ON SITE = 44,870sf	- 46.8% CANOPY COVERAGE ON SITE	50% MIN. CANOPY COVERAGE TO BE PRESERVED
- 74.3% OF EXISTING CANOPY COVERAGE REMAINING			

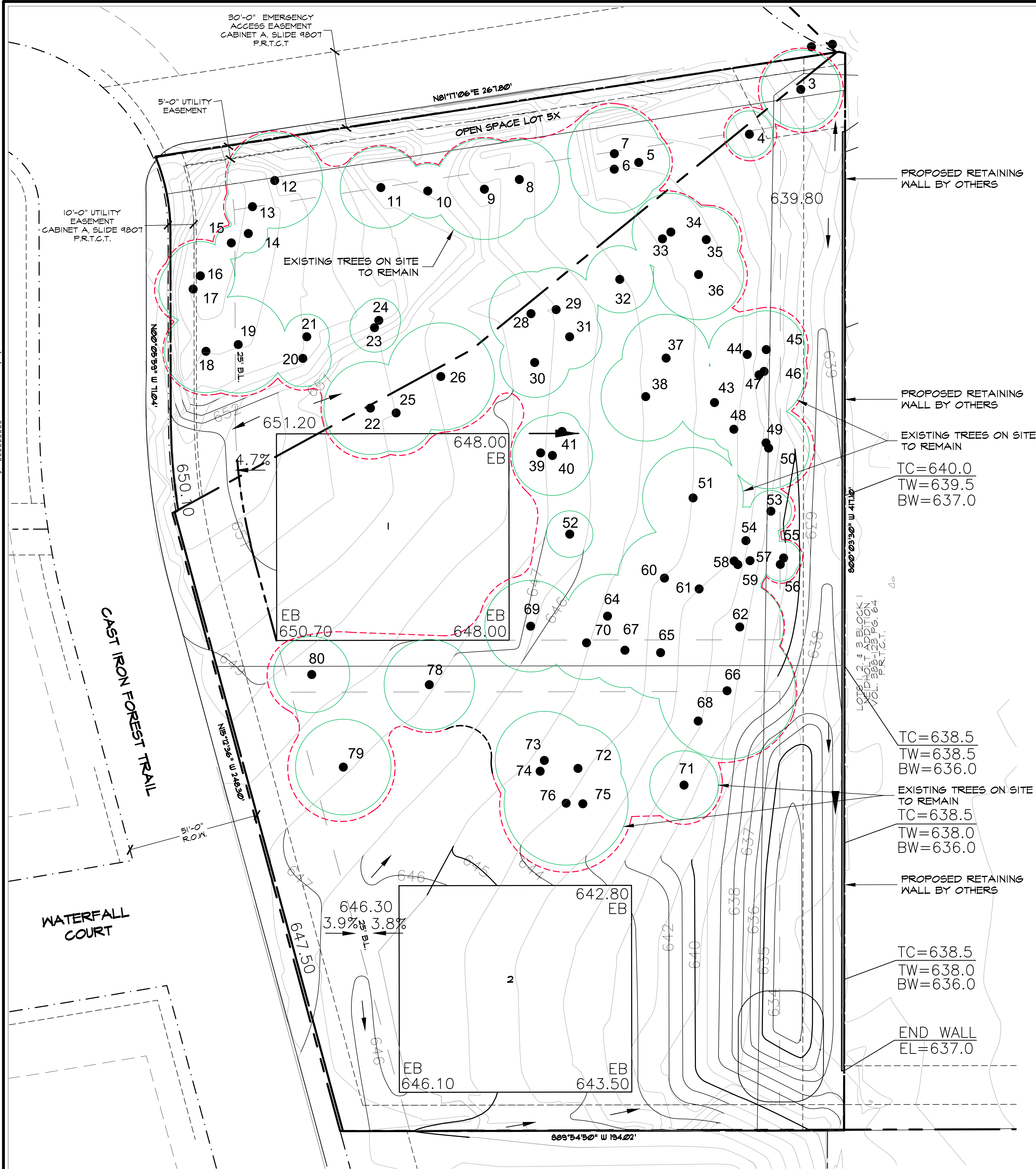
STUDIO 13 DESIGN GROUP
Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900
TBAE Firm #BR643
LEONARD LANDSCAPE ARCHITECT
STATE OF TEXAS
January 10, 2018

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 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: \\Studio13\main\Users Shared\Folders\shared\Projects\TBI013 - Old Grove\DWG\TBI013-TR.dwg Saved By: Matthew Save Time: 7/5/2018 12:05 PM
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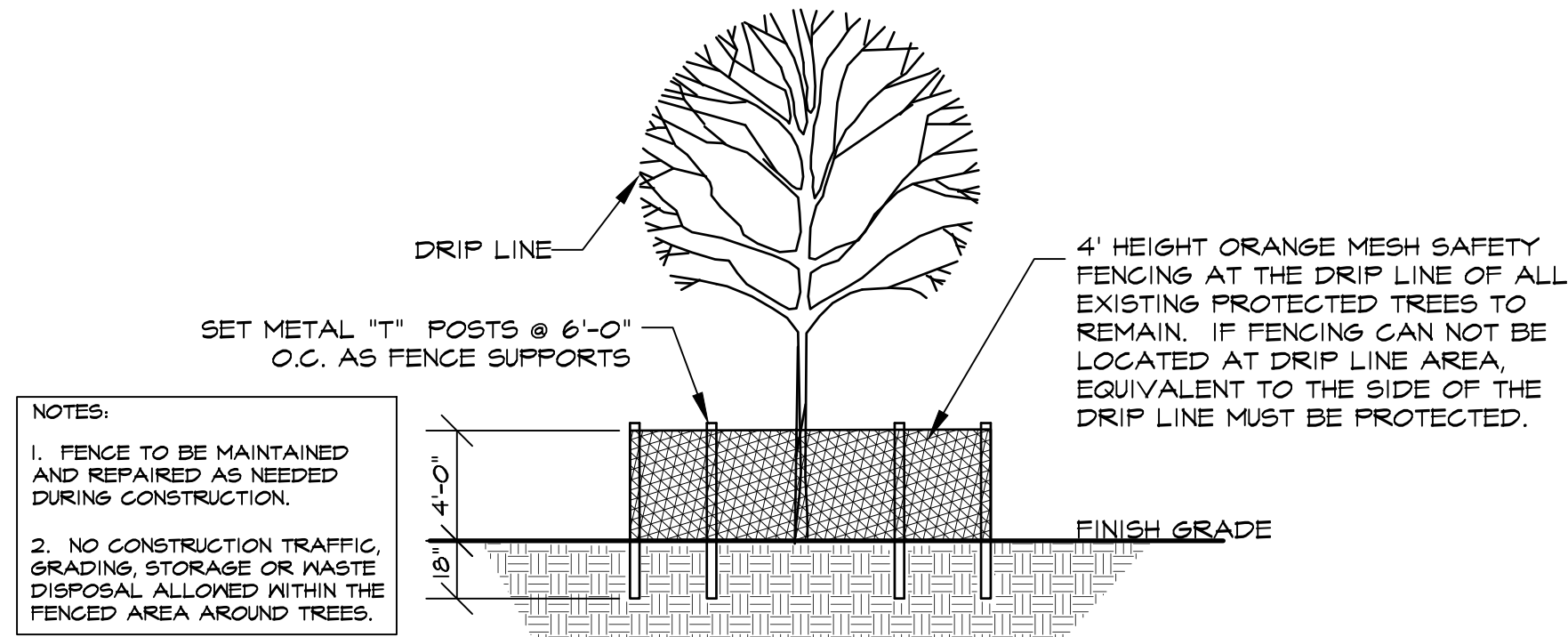


LEGEND

- EXISTING TREE TO REMAIN
- - - TREE PROTECTION FENCE

TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.



1
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. REESE
JANUARY 10, 2018

NORTH

20 10 0 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

TREE SURVEY	
Tree Protection Plan	
Old Grove, Ph. 2	
City Colleyville, Tarrant County, Texas	

PLAN REVIEW REVISIONS	BY	DATE
REVISOR PER CIVIL CHANGES	MRH	7-5-2018
#	1	
PROJECT		
TBI013		
SHEET		
TR3 of 3		

Notification Map



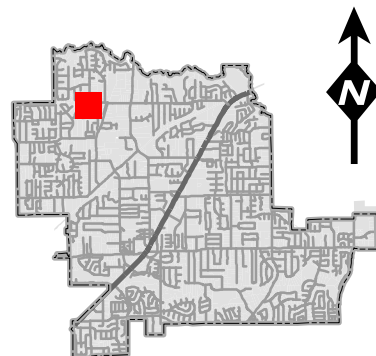
PC20-006

**105 & 103 John McCain Rd
and 7189 Cast Iron Forest Trl**

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGNEW, GARRICK D	204 WATERFALL CT	COLLEYVILLE, TX	76034	204 WATERFALL CT
ALLEN, CARL E	2300 HENRY PKWY APT 209	FLOWER MOUND, TX	75022	200 COMPTON CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
BARNES, IRWIN	200 WATERFALL CT	COLLEYVILLE, TX	76034	200 WATERFALL CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
BROYLES, RANDY	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BUTLER, PERRY L	208 WATERFALL CT	COLLEYVILLE, TX	76034	208 WATERFALL CT
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
CARDONA, GLORIA J	213 COLDEN CT	COLLEYVILLE, TX	76034	213 COLDEN CT
CATALINA LONE STAR LLC	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
COX, CLYDE	105 STILLWATER CIR	COLLEYVILLE, TX	76034	105 STILLWATER CIR
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	406 PECAN DR	IRVING, TX	75060	7215 JOHN MCCAIN RD
DAWSON FARMS LLC	3421 S BRIERY	IRVING, TX	75060	7209 JOHN MCCAIN RD
DECKER, RENNI	108 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	108 HAWKS RIDGE TR
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
FANG EN LEE, JENNIFER	117 STILLWATER CIR	SOUTHLAKE, TX	76092	117 STILLWATER CIR
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
GULAMHUSSAIN, DIDAR	200 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	200 HAWKS RIDGE TR
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
INMAN, MARGARET K	212 WATERFALL CT	COLLEYVILLE, TX	76034	212 WATERFALL CT
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
KILPATRICK, JOHN	201 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	201 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
LOMME, FRED	208 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	208 HAWKS RIDGE TR
MCKENNA, DENISE	109 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	109 HAWKS RIDGE TR
MCKINNON JAMES S & VICKIE S MC	207 COLDEN CT	COLLEYVILLE, TX	76034	207 COLDEN CT
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OSOWO, AYODELE	7001 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7001 CAST IRON FOREST TR
OWEN, JOHN	201 WATERFALL CT	COLLEYVILLE, TX	76034	201 WATERFALL CT
PATEL, AJAY ARVIND	209 WATERFALL CT	COLLEYVILLE, TX	76034	209 WATERFALL CT
PINTO, EZEQUIEL	101 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	101 HAWKS RIDGE TR
PINTO, LYNDA D ETAL	105 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	105 HAWKS RIDGE TR
RAHMAN, EDWARD A	100 WATERFALL CT	COLLEYVILLE, TX	76034	100 WATERFALL CT
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
REVOCABLE TRUST OF CLINT D JAY	201 COMPTON CT	COLLEYVILLE, TX	76034	201 COMPTON CT
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
RIEWE, KEITH	204 COMPTON CT	COLLEYVILLE, TX	76034	204 COMPTON CT
SANTEE, GREGORY N	208 COMPTON CT	COLLEYVILLE, TX	76034	208 COMPTON CT
SMITH, WILLIAM	205 WATERFALL CT	COLLEYVILLE, TX	76034	205 WATERFALL CT
TAYLOR, ROGER	210 COLDEN CT	COLLEYVILLE, TX	76034	210 COLDEN CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
VAN HORNE, EDWARD	108 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	108 JOHN MCCAIN RD
WHEAT, CARROL	206 COLDEN CT	COLLEYVILLE, TX	76034	206 COLDEN CT
WIRT, CARL BRITTON	205 COMPTON CT	COLLEYVILLE, TX	76034	205 COMPTON CT
YANG, YAN	204 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	204 HAWKS RIDGE TR
CHANEL COURT	7300 Chanel Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
MONTICELLO ADDITION-COLLEYVLE	P.O. Box 254	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 Vanguard Court	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 Kroger Drive	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PKWY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
MALY, MATTHEW	6500 WEST FREEWAY, STE 700	FORT WORTH, TX	76116	APPLICANT

Public hearing notices were mailed on August 28, 2020



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, December 14, 2020 at 7:00 p.m.

City Council Meetings: Tuesday, January 5, 2021 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition and Lot 2X, Block E, Old Grove Addition. The purpose is to plat the three properties into two single-family residential lots and one open space lot.

Zoning Case: PC20-006

Applicant: Matthew Maly

Owner: Toll Dallas TX LLC

Location: 103 & 105 John McCain Road and 7189 Cast Iron Forest Trail

Property Description: Lot 1 & 2, Block 1, Newgren Addition and Lot 2X, Block E, Old Grove Addition

Present Zoning: PUD-R Planned Unit Development-Residential

NOTICE OF PUBLIC HEARING

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



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

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

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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail
Attachments: 203 Colden Ct email M.Maly.pdf

From: Jennifer Johnson

Sent: Wednesday, October 28, 2020 3:13 PM

To: Jackie Reyff; Larry Wright ; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson ; Chuck Kelley ; Kathy Wheat

Cc: Susan Rau ; Ben Bryner ; Araceli Botello ; Beth Battles ; battles; rfreitag; annheape; tonyagross; Mark ICE: Johnson

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

As further follow up, please see below response from the Engineer supporting Toll Brothers. Their plan has this 3' wide, 6" deep concrete flume coming west across our property line, making a right angle turn North, and then dropping water into a 1' deep ditch. If all goes according to their estimates, we have 1.2" of excess depth. If the calculations are wrong, our home can be flooded.

Our gameroom and bedroom will be looking at a cement flume and 1' ditch, not to mention the damage done to the post oak roots during construction and enduring cement covering them.

Please do not approve this plan that threatens our home with flooding.

Jennifer

On Oct 27, 2020, at 6:07 PM, Jennifer Johnson <> wrote:

To the P&Z Board (including the two Council Liaisons, as well as Kathy who lives across the street and is familiar with the geography),

Mark and I live at 203 Colden Ct, our property is adjacent (east) of the Old Grove HOA property and the Battles property (backyard). Mark and I both spoke at the P&Z Meetings, and the City Council meeting when this was proposed in 2018. We were opposed then, and remained opposed.

In 2018 the proposal was similar to now, as was discussed at your Work Session last night. The retaining wall and detention pond appear unchanged. Two years ago, the water was to run into pipes East along the HOA property line, then North, down our property line (drainage easement). Now, after meeting with Mike Boswell, they are no longer running pipes, but want to have the water flow into a cement flume along the east HOA property line that ends with a "collar" at our property line, and from there, they would grade our lot North and down the property line, and install grasscrete to prevent erosion. We are VERY concerned that during a heavy, fast rainfall, the run-off water will be uncontained and has the potential to flash flood our home.

In addition to this new concern, our other concerns from two years ago remain unchanged:

We are very concerned about the proposed dry retention pond and the risk to the health of neighboring homeowners and their property if the dry retention pond is not maintained. We are all at the mercy of the homeowner to maintain the pond, with no recourse if they do not.

Letter of Opposition

Our other opposition to this plan is that there are large oak trees along both the HOA easement (East/West), and a 100 year old Post Oak in our backyard (below right photo) within the easement (North/South) and planned drainage area that will have roots damaged when the drainage pipes or cement flume are installed. During the 7 years we have owned our house, we have spent over \$3,000 treating our Post Oak. We don't think it can survive having a good portion of its' root structure damaged.

Thank you for your consideration.

Jennifer and Mark Johnson

Letter of Opposition

From: Matthew Maly
Subject: RE: 203 Colden Ct
Date: October 28, 2020 at 11:02 AM
To: Jennifer Johnson
Cc: Mark ICE: Johnson



Mike Boswell

M

Good morning Mr. and Mrs. Johnson,

I've attached an exhibit created from our design plans that highlights the areas from Lot 17X (Area O1 - light blue) and adjacent to your west (Area O2 - grey) as they drain to the inlet at the northwest corner of your property. The runoff anticipated, based on the City's design criteria, is 7.2cfs when including those two areas and the proposed pond's discharge. We sized the flume and grasscrete sections to accommodate that flow.

What it means is that you could expect 3.5" of water depth within the 6" flume section (1.6" excess depth) and approximately 1' of depth within the grasscrete swale adjacent to your driveway (1.2" of excess depth assuming 2.5H:1V side slopes). These are what we assume as peak flows and depths based on the City's design criteria where there is additional capacity in the flume and swale in both sections.

I'm happy to discuss further if the above explanation doesn't speak to your concern.

Thank you,

Matthew Maly, P.E. | Project Manager
Pape-Dawson Engineers, Inc.
TBPE Firm Registration #470

One Ridgmar Centre, 6500 West Fwy., Suite 700, Fort Worth, TX 76116
P: 817.870.3668 | E: MMaly
Fort Worth | San Antonio | Austin | Houston | Dallas

Visit our new website - www.pape-dawson.com

CONFIDENTIALITY NOTICE

This electronic mail transmission may be confidential, may be privileged, and should be read or retained only by the intended recipient.

If you have received this transmission in error, please immediately notify the sender and delete it from your system.

-----Original Message-----

From: Jennifer Johnson
Sent: Tuesday, October 27, 2020 4:28 PM
To: Mike Boswell ; Matthew Maly
Cc: Mark ICE: Johnson
Subject: Re: 203 Colden Ct

Mike and Matt,

A couple of things after Mark and I have had time to process the discussion yesterday. We are very worried about the volume of water that could come down the HOA property and into our yard. If we have a fast heavy rain, the water may overwhelm the flume, the collar at the turn, or the grasscrete area, potentially causing water damage to our home. What info do you have on water volumes for those lots?

Also, I have reached out to our HOA to understand what the approval process is (if any) for modifying the grade and installation of the grasscrete. I have explained that it is a drainage easement. The HOA does not allow any modifications to our homes (except annual flowers) without their approval.

Thanks,
Jennifer

On Oct 26, 2020, at 6:17 PM, Mike Boswell
Thank you,

Mike Boswell
Director of Land Development

Toll Brothers, America's Luxury Home Builder®
2555 SW Grapevine Parkway, Suite 100, Grapevine, Texas 76051
Office: (817) 329-7973 | Cell: (972) 672-5228 | Fax: (817) 251-7309

-----Original Message-----

Letter of Opposition

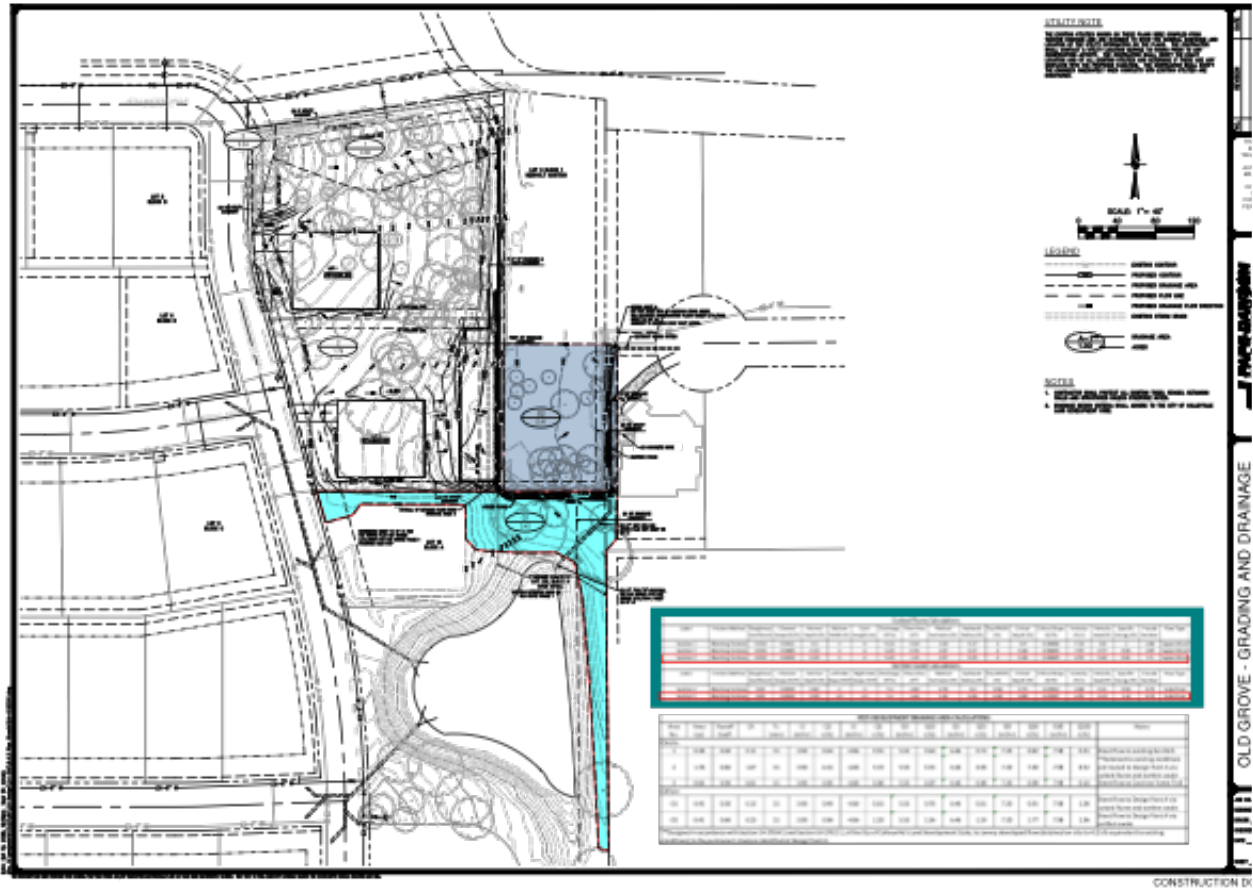
From: Jennifer Johnson
Sent: Monday, October 26, 2020 4:48 PM
To: Mike Boswell
Cc: Mark ICE: Johnson
Subject: 203 Colden Ct

EXTERNAL EMAIL : Use caution with links and attachments

Thanks for meeting with us today on the Battles property. I have copied Mark so that you have both our emails. Below are our cell #'s. Could you reply with your cell number?

Jennifer 817-919-4561
Mark 817-797-6917

Thanks,
Jennifer



Letter of Opposition

Subject: FW: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

From: Susan Rau

Sent: Monday, November 2, 2020 2:47 PM

To: Jackie Reyff; jwjohnson114; Larry Wright; smathisencpa; ryan.moore; sbilqees; kimberlydraperholt; m.koch75; ckbevill; gbond; George Dodson; Chuck Kelley ; Kathy Wheat

Cc: Ben Bryner; Araceli Botello; ebattles; battles; rfreitag; annheape; tonyagross; majohnson124; Susan Rau

Subject: Re: Case PC20-006 Replat 105 & 103 John McCain 7189 Cast Iron Forest Trail

Attn: Jackie Reyff, Principal Planner, City of Colleyville

My husband, Richard Freitag, and I live at 7105 Cast Iron Forest Trail. This email summarizes our concerns regarding the proposed re-plat of the property adjacent to our home. This case (PC20-006) is scheduled to be presented and considered by the Planning & Zoning Committee at its meeting on 11/9/2020.

We are in complete agreement with the points made by Jennifer & Mark Johnson, who live at 203 Colden Court. Copies of their emails dated 10/27/2020 and 10/28/2020 are included below. The Johnson's written objections followed an impromptu meeting that Toll Brothers requested with homeowners early last week. I attended along with the Brandon and Beth Battles and Jennifer Johnson. Mike Boswell from Toll Brothers and Matthew Maly from Pape-Dawson Engineering presented the proposal as we walked the area.

By way of background, Toll Brothers attempted to re-plat the subject properties in 2018-2019. Several P&Z and City Council meetings discussed the Toll Brothers proposal, but ultimately the City Council did not approve the drainage solutions proposed by Toll and its engineering consultants. The matter was tabled several times and ultimately withdrawn in 2019. Since then, Toll Brothers attempted to sell the land, then took it off the market and apparently has now decided to once again attempt to re-plat the land and build two homes.

As the Johnson's have noted in their emails, Toll Brothers' current proposal is substantially the same as it was two years ago, except that drainage would now run largely above ground. This may be problematic in terms of potential flooding, construction issues and ongoing maintenance--all of which are addressed in the Johnson's email.

We have three concerns about the latest Toll Brothers' proposal:

1. **The 2020 proposed drainage solution bypasses the large existing retention pond on Cast Iron Forest Trail.**
 1. At the final hearing before Toll withdrew its previous proposal, the City Council questioned various aspects of the engineering, grading and drainage. One key point was the Council's questions as to why the 2018 proposal refused to direct drainage into the existing large retention pond on Cast Iron Forest Trail. In response, Toll Brothers cited several deficiencies in the construction of the existing pond. To my knowledge, Toll Brothers has not made any changes or improvements to the existing pond in recent years.

Letter of Opposition

2. When we asked the Toll Brothers representative at last week's meeting why the latest proposal still does not direct the runoff to the large existing retention pond, Toll's answer was that they (Toll) consider the existing pond to be "defunct". This response was curious since Toll is currently building on another lot (109 Old Grove Road); the runoff from that lot will drain into the large existing pond. In fact, since taking over from David Bagwell (2014?), Toll has built in excess of 30 homes that drain into the large retention pond.
2. **The 2020 proposal includes a dry detention pond on a private lot in a PUD-R zoning tract.**
 1. As we understand it, the owner of "lot 2" would be responsible for the care and maintenance of the detention pond. Such ponds can easily become clogged with grass clippings, mulch, debris etc. Even simple acts like adding flower beds or playground equipment could alter the grading such that drainage is also affected. Unless or until the homeowner applied for a permit to build a pool or otherwise make major changes to its backyard, the only recourse that the HOA and City would have to enforce the maintenance of the pond is evidence of flooding, washouts or other damage to surrounding properties.
3. **The open channel construction being proposed is dangerous, unhealthy and unsightly.**
 1. The area behind our home and the Battles' property and alongside the Johnson's property is governed by the Old Grove HOA, and, possibly, by the Westmont HOA. This land borders the large retention pond and is available to residents to enjoy a walk, fishing or just gazing at the pond. It is also a refuge for birds and other wildlife. While there isn't tremendous foot traffic, the open construction is likely to breed mosquitos, become clogged with leaves, debris and otherwise make footing dangerous.
 2. In addition, access to the sanitary sewer line, underground utilities and the egress from the large retention pond may be impaired by the channel.

For these reasons, we object to the Toll Brothers plans as submitted and ask that the P&Z Committee and the City Council reject the current submission. Thank you in advance. Please contact me should you have any questions.

Best Regards,

Susan E. Rau & Richard Freitag
7105 Cast Iron Forest Trail
Colleyville TX 76034
908.962.3727 (cellular)

RESOLUTION R-21-4575

**A RESOLUTION DENYING A REPLAT FOR LOTS 1, 2, AND 3X,
BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat of Lots 1 & 2, Block 1, of the Neidholt Addition and Lot 2X, Block E, of the Old Grove Addition, Phase II September 14, 2020.

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

Sec. 1. THAT the Replat for Lots 1, 2, and 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 23RD DAY OF MARCH 2021.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

[illegible]

RESOLUTION R-21-4623

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 1, 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 1ST DAY OF JUNE 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