



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, October 24, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition-Colleyville, located at 312 White Drive, Case ZC22-037
- 2b** Presentation and discussion of an amendment to the existing PUD-C Planned Unit Development - Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards October 21, 2022 by 5:00 p.m.

Dakari Hill
Planner

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

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

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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 10/24/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition-Colleyville, located at 312 White Drive, Case ZC22-037

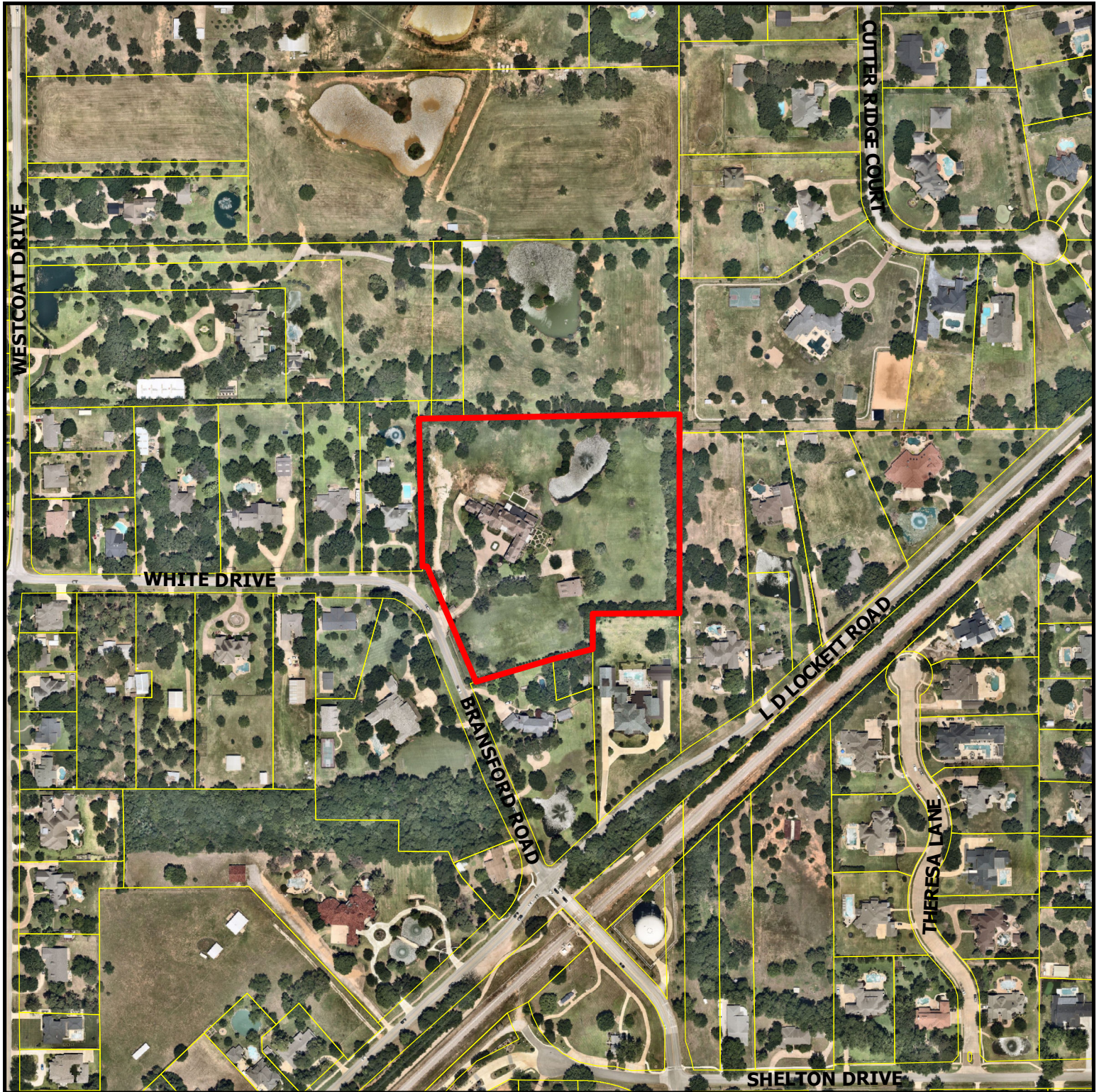
Explanation

Ron Groeneveld, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory dwelling to exceed the maximum size allowed on Lot 1, Block 1, Kramer Addition-Colleyville, being approximately 8.48 acres, and zoned AG Agricultural. The purpose of the request is to allow for the construction of a detached master suite of approximately 8,150 square feet. The Land Development Code limits the size of accessory dwellings to 1,200 square feet.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Survey
5. Floor Plan
6. Elevations

Aerial Map

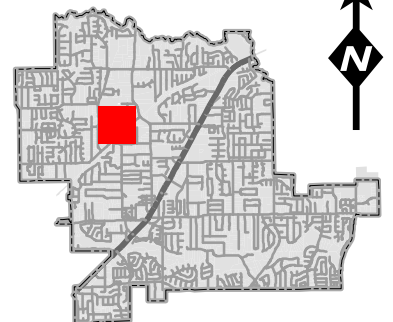


ZC22-037
312 White Drive

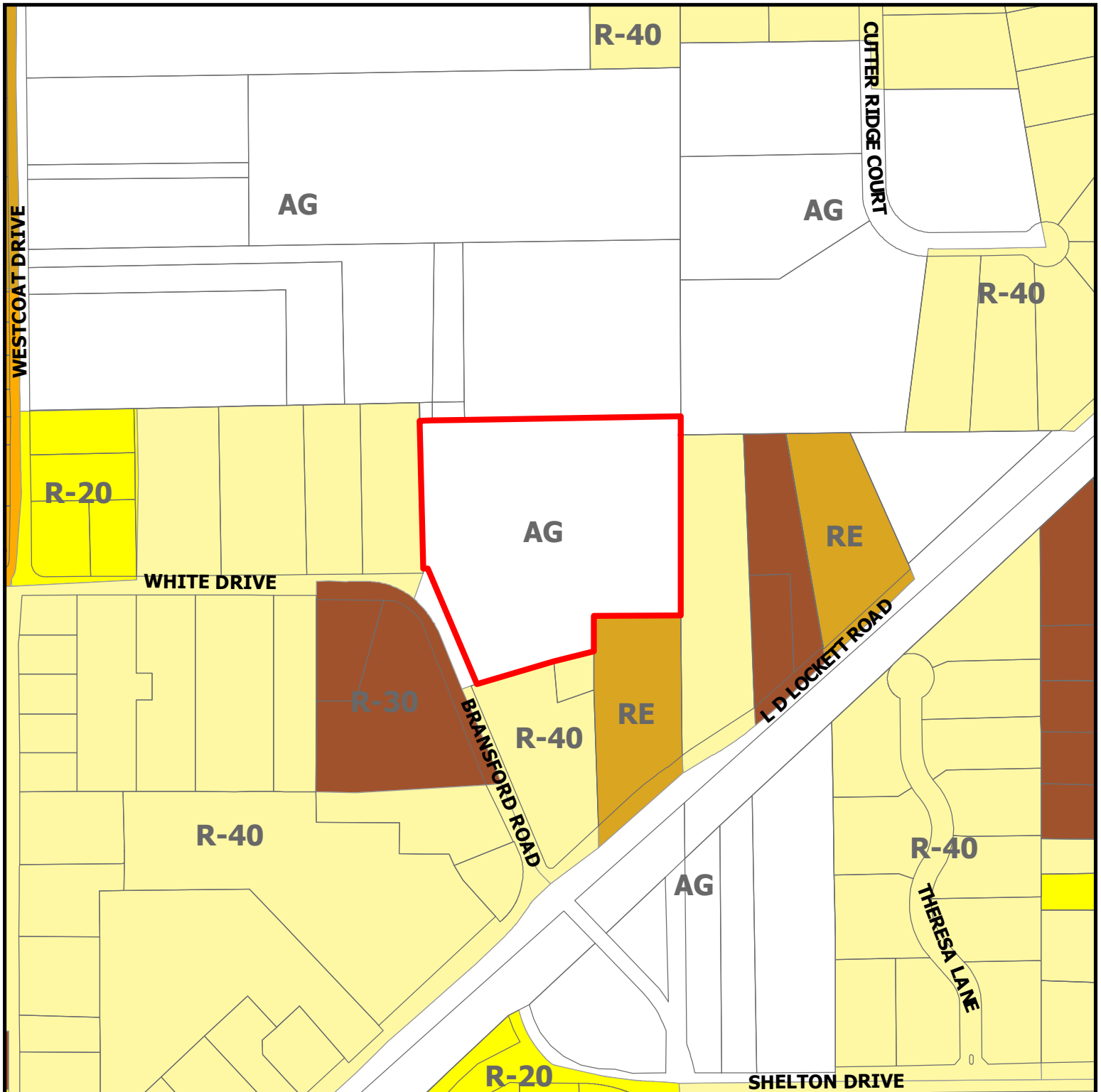
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Subject Property



Zoning Map



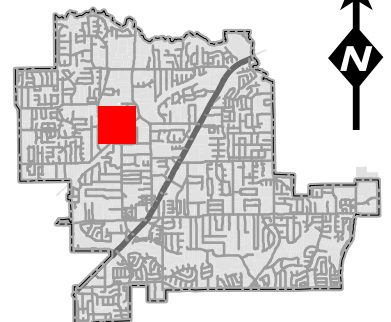
ZC22-037
312 White Drive

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Subject Property



Statement of Planning Objectives

October 5, 2022

312 White Dr. Colleyville

The owners of the aforementioned property want to build a first-floor master suite for their exclusive use. The proposed improvements will be consistent with architectural details of the existing home and life safety, zoning and use requirements of the City of Colleyville. Owners are respectfully requesting city consideration and approval of an SUP for new structure on their property. The size of the lot is 8.475 acres in total and currently has a 11,615 sqft home and small barn on the property.

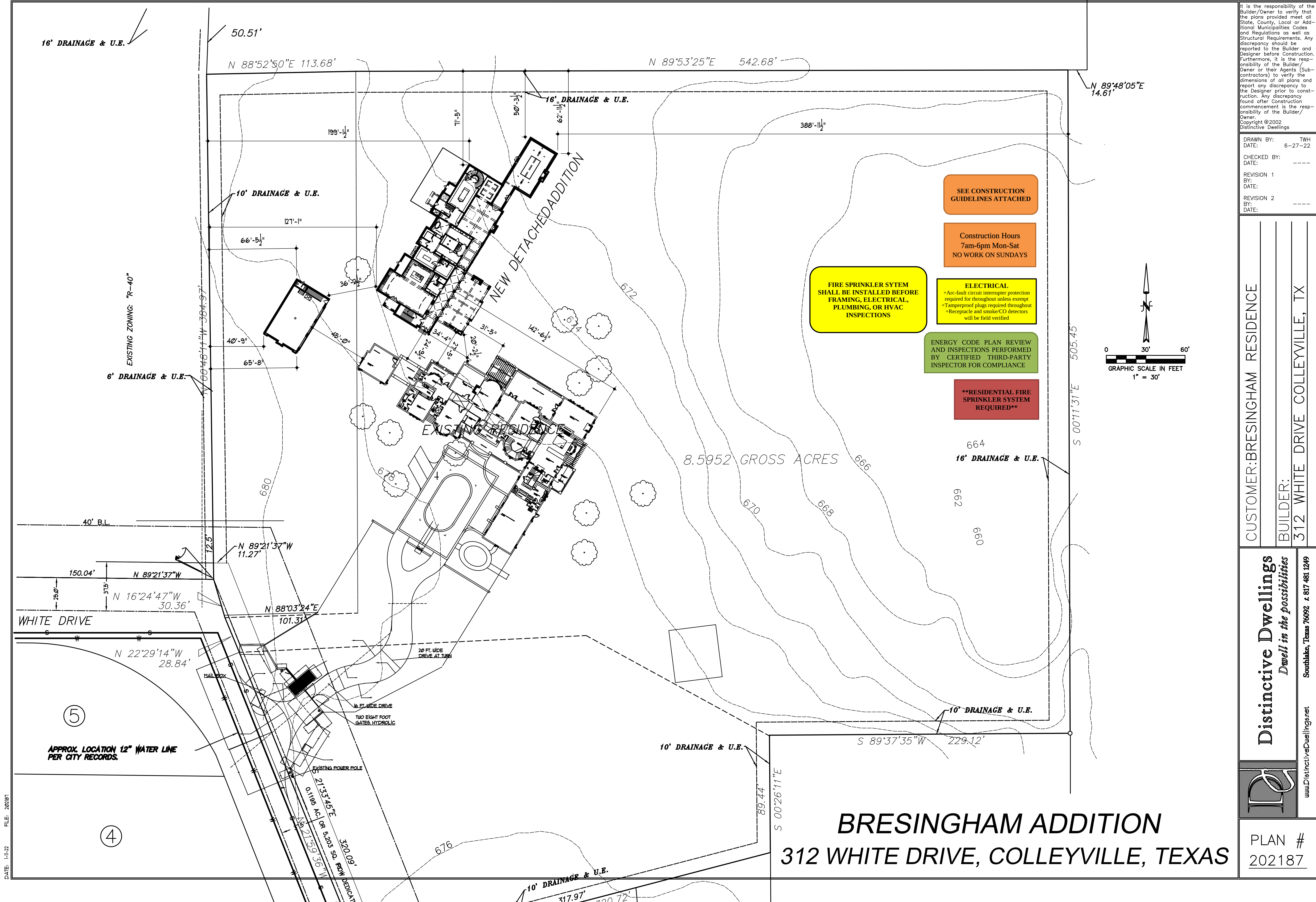
The request for a Special Use Permit for an Accessory Structure is before you as a solution to an issue identified when the initial room addition plans were submitted to the City in late 2020. After initial review the city commented that a fire suppression system will be required for the new structure, which was anticipated and budgeted. Upon further discussion with the Fire Department, it was discovered that the existing home would also require a complete retrofit of a fire suppression system since the new structure was attaching to the existing home. Since the owners had just completed an extensive interior refurbishment with new finishes and furnishings, a whole home fire suppression system was not practical. A solution was discussed with the Fire Department and City that utilizes physical distance between the existing home and new structure to mitigate the need for fire suppression in the existing home. The distance between the two structures requires a 20 feet or greater separation. The plan submitted to the city for consideration is representative of the separation between structures to meet this requirement. To reiterate, it was the original intent of the owner to attach the new master suite to the existing home, however after discovering that in so doing the existing home would require an invasive fire suppression retrofit, the owners opted to decouple the master suite from the existing residence. We respectfully seek your consideration and approval of the SUP for the new master suite.

Sincerely,

Ronald Groeneveld

Ronald Groeneveld

Greenfield Homes

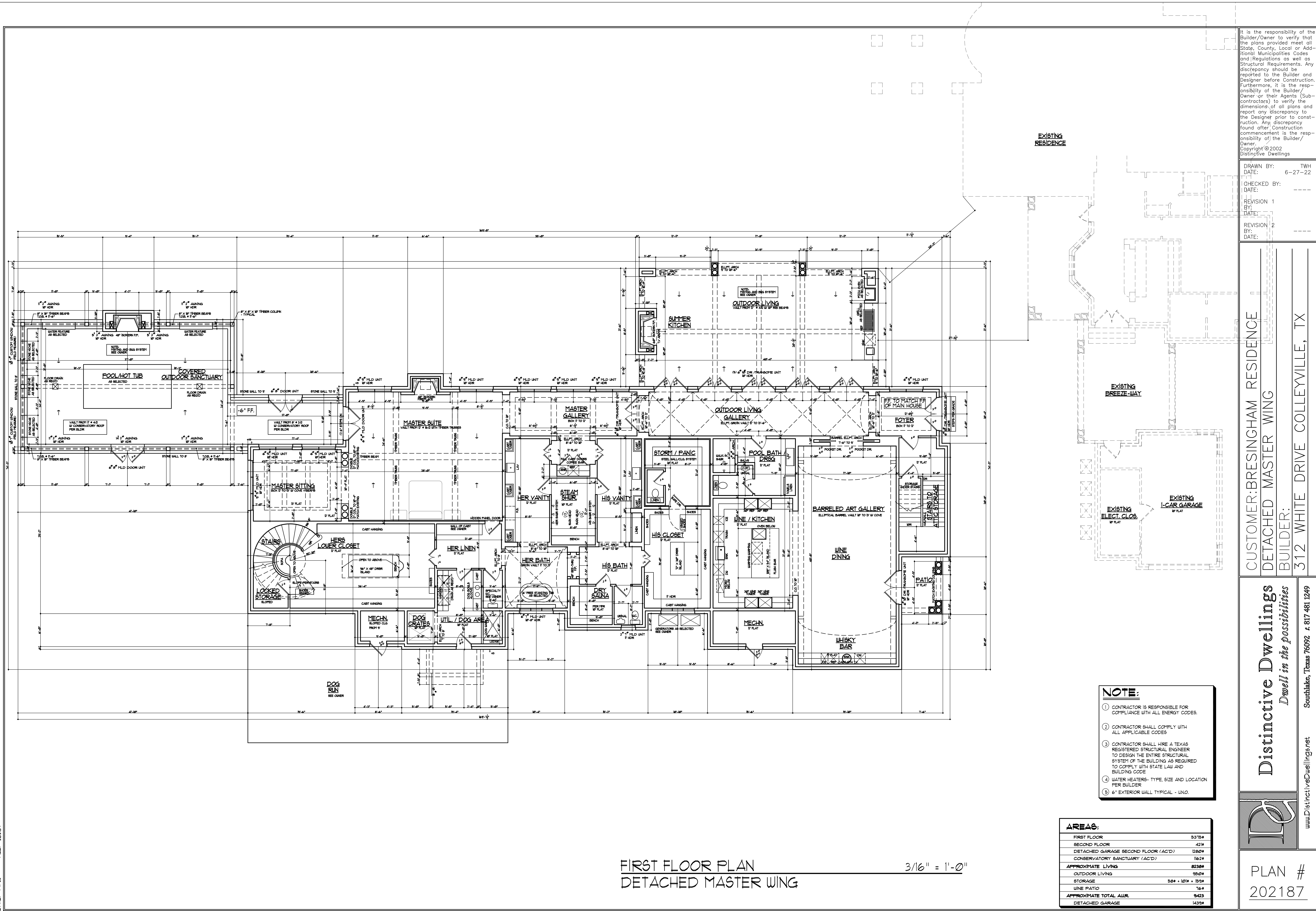


It is the responsibility of the Builder/Owner to verify that the plans provided meet all State, County, Local or Additonal Municipalities Codes and Regulations as well as Structural Requirements. Any discrepancy should be reported to the Builder and Designer before Construction. Furthermore, it is the responsibility of the Builder/Owner or their Agents (Sub-contractors) to verify the dimensions of all plans and report any discrepancy to the Designer prior to construction. Any discrepancy found after Construction commencement is the responsibility of the Builder/Owner.
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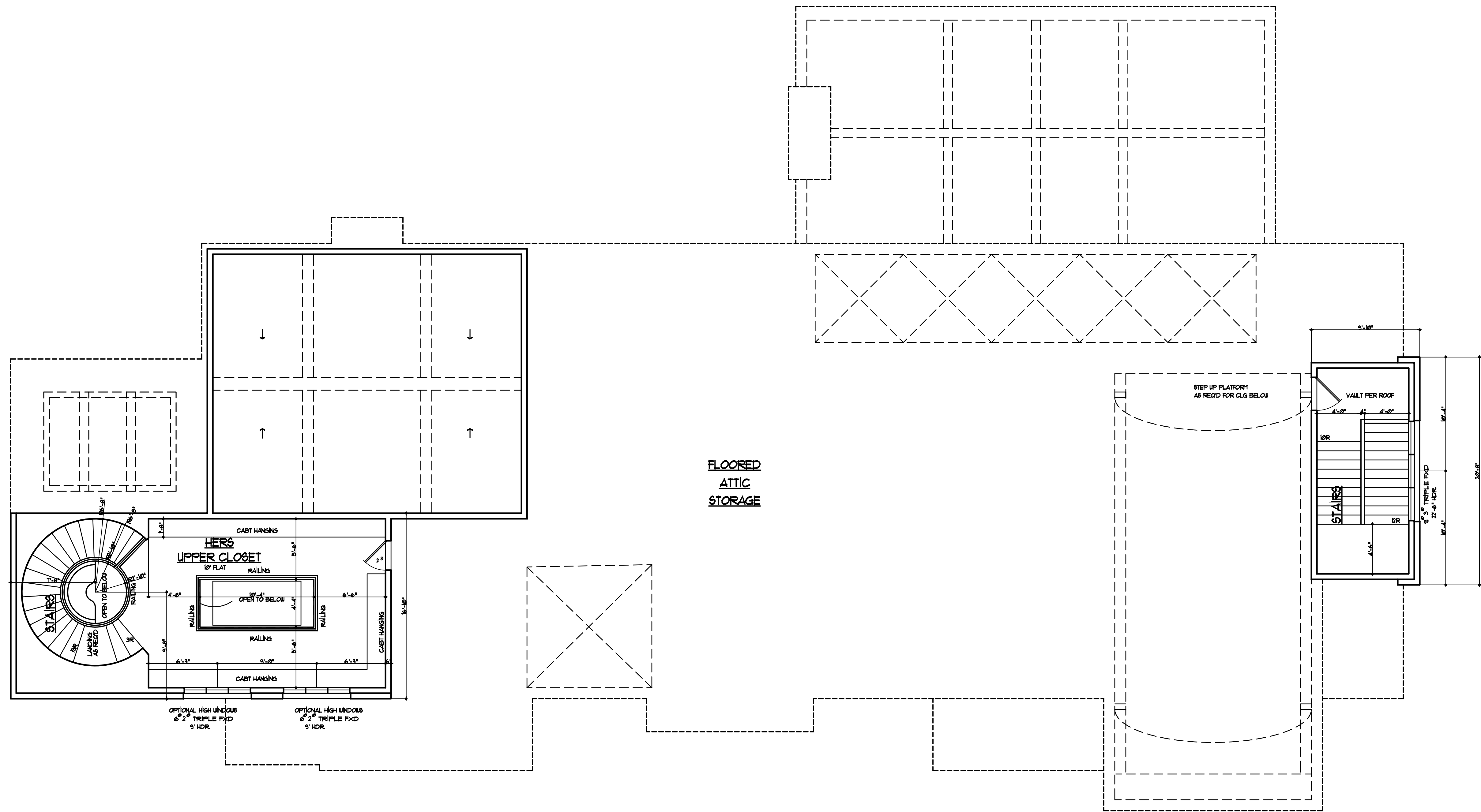
CUSTOMER: BRESINGHAM RESIDENCE
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

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Southlake, Texas 76092 • 817 481 1249
PLAN # 202187



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SECOND FLOOR PLAN
DETACHED MASTER WING

3/16" = 1'-0"

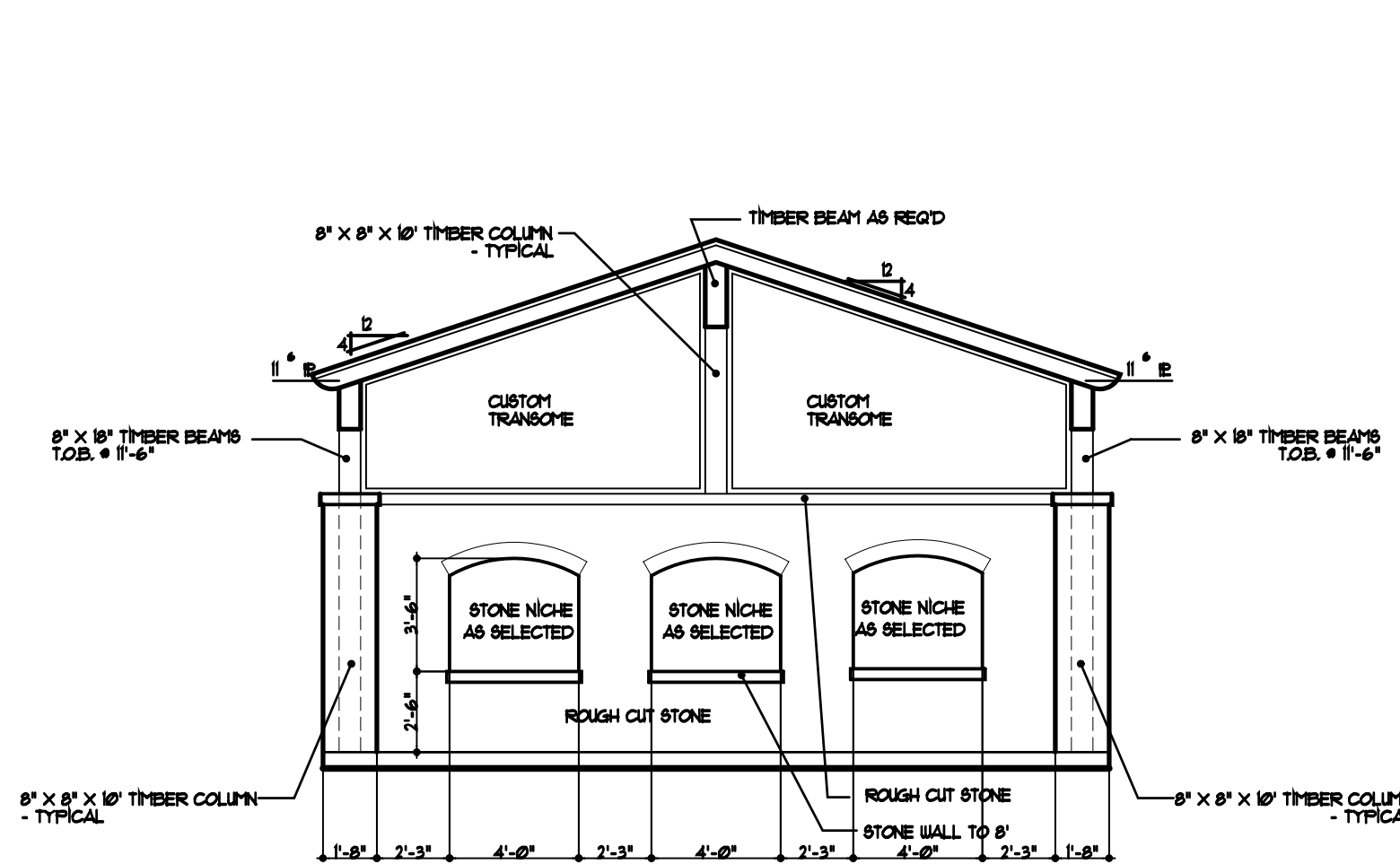
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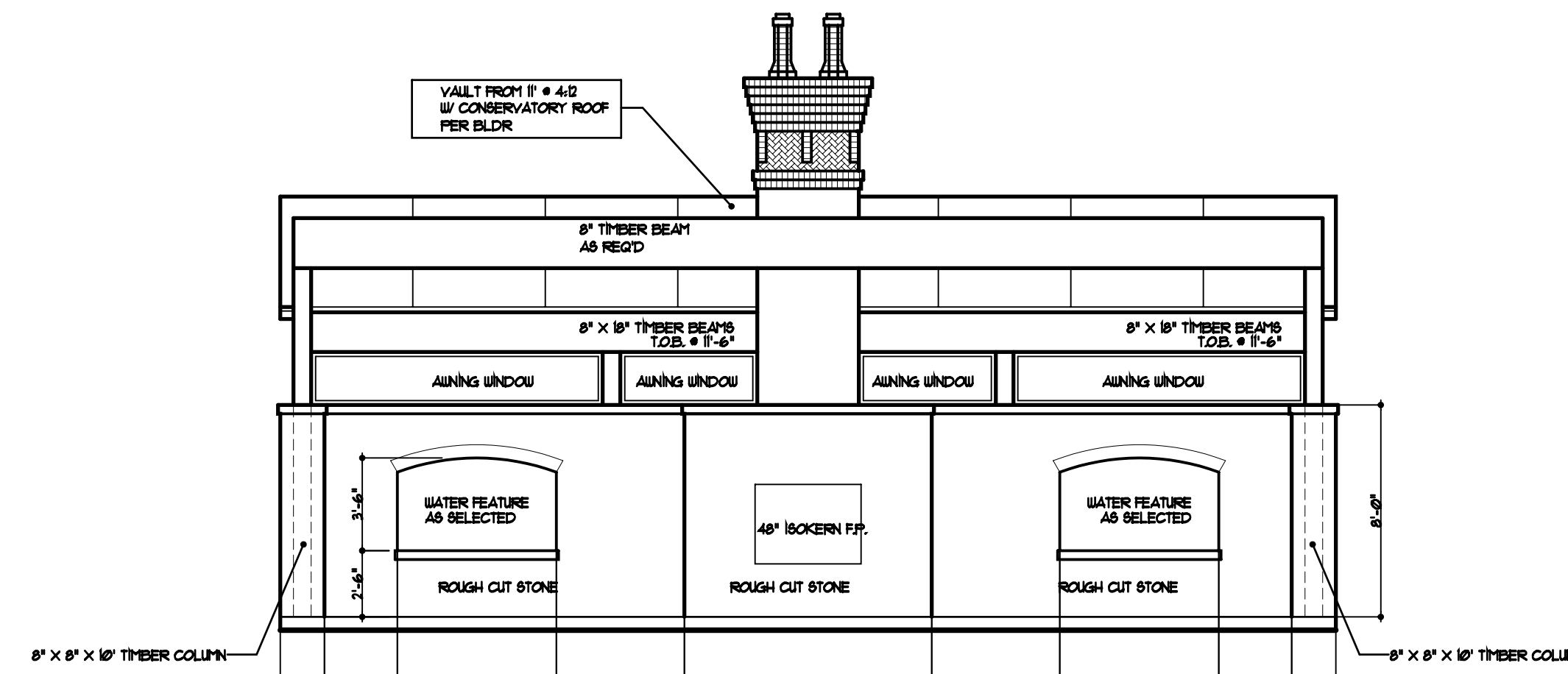
CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: _____
312 WHITE DRIVE COLLEYVILLE, TX

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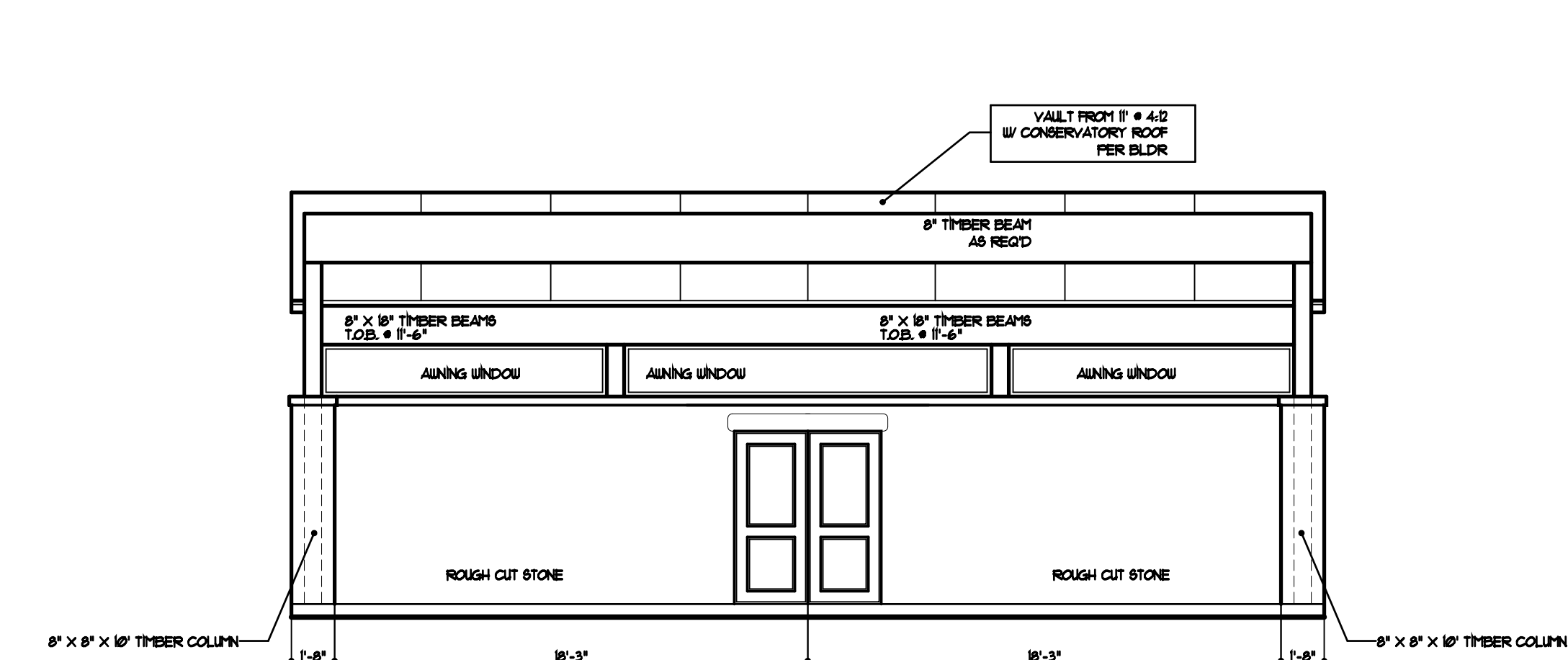
PLAN #
202187



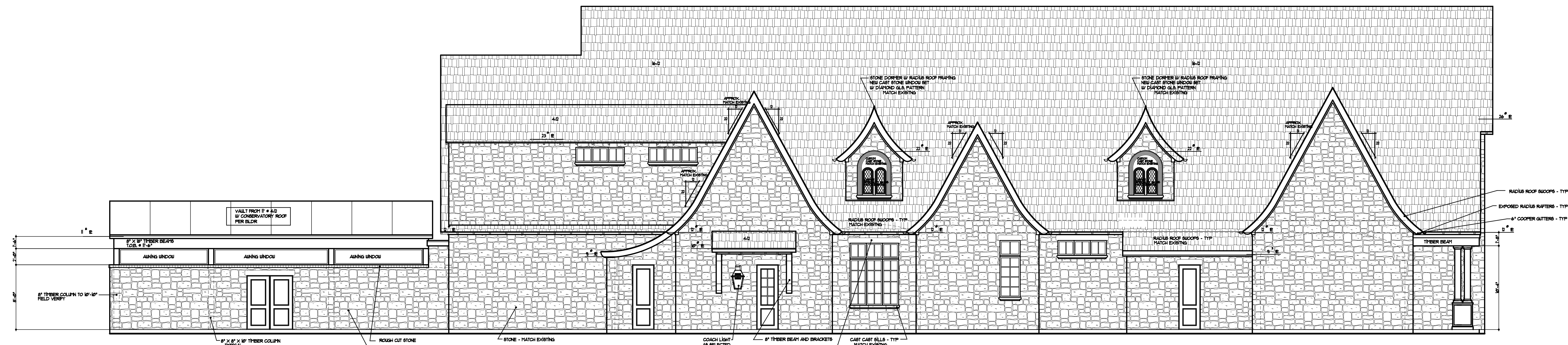
EAST ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



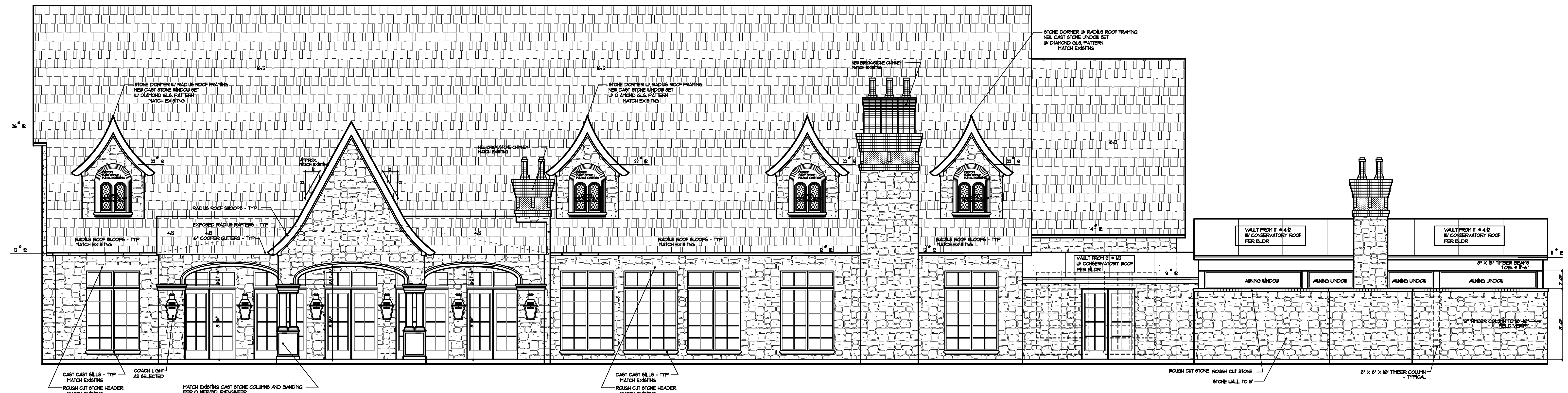
SOUTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



NORTH ELEVATION 3/16" = 1'-0"
OUTDOOR SANCTUARY



NORTH ELEVATION 3/16" = 1'-0"



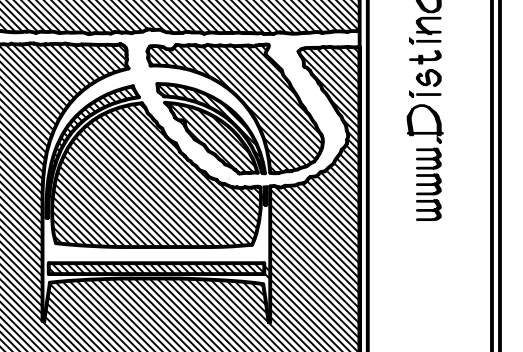
SOUTH ELEVATION 3/16" = 1'-0"
POOL SIDE

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CUSTOMER: BRESINGHAM RESIDENCE
DETACHED MASTER WING
BUILDER: 312 WHITE DRIVE COLLEYVILLE, TX

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PLAN #
202187



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2b

Agenda Date 10/24/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of an amendment to the existing PUD-C Planned Unit Development - Commercial district ordinance for the Winding Creek Addition, specifically for Lots 2R and 3R, Block 1, located at 6408 and 6500 Colleyville Boulevard, Case ZC22-038

Explanation

Ken Green, the applicant, has submitted a request for an amendment to the existing PUD-C zoning ordinance in the Winding Creek Addition. The amendment is to allow for a single building on two lots, Lots 2R and 3R, Block 1, Winding Creek Addition-Colleyville, being approximately 1.54 acres, and zoned PUD-C Planned Unit Development-Commercial. The purpose of the request is to allow for the construction of a single, professional office building where 2 buildings are currently planned.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan
5. Building Elevations
6. Urban Forestry & Landscape Plan
7. Drainage Plan
8. Utility Plan
9. Ordinances (O-09-1736)-11_17_2009

Aerial Map



ZC22-038

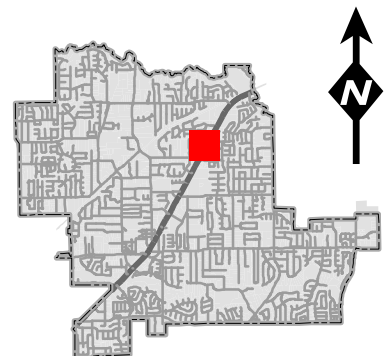
6408 & 6500 Colleyville Boulevard

DISCLAIMER:

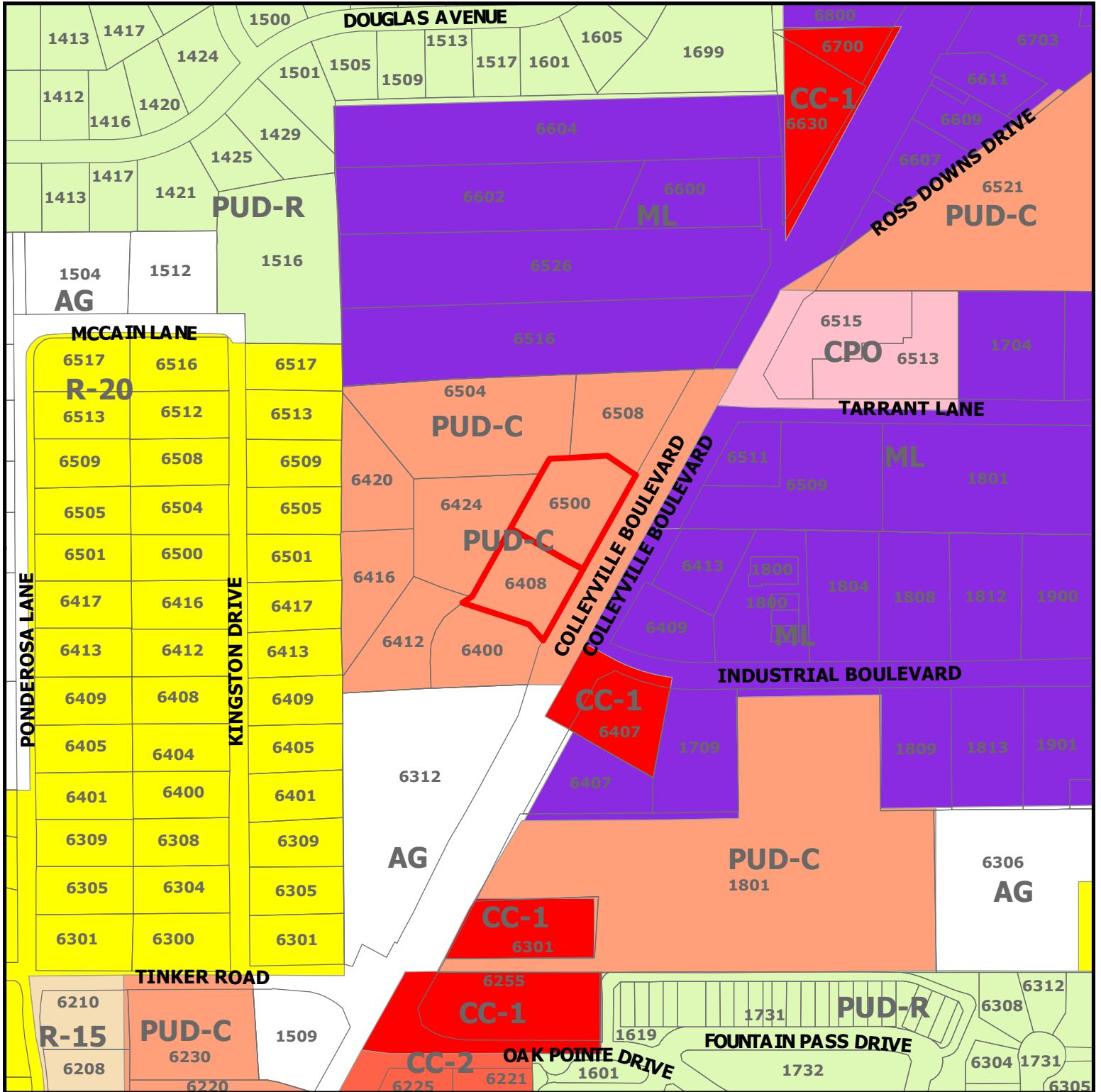
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Subject Property



Zoning Map



ZC22-038

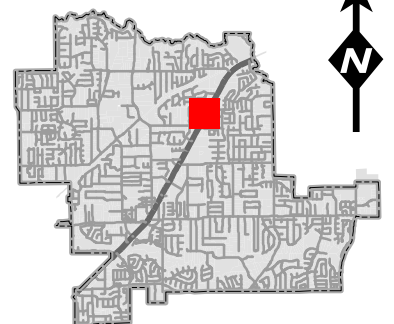
6408 & 6500 Colleyville Boulevard

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Subject Property



Supporting Documents for PUDs, and Commercial Zoning District Application

October 17, 2022 Statement of Planning Objectives:

Ken Green CPA, PLLC has been serving the Colleyville community for over 40 years. In 2019, Hannah Curtis and Alex Daley joined Ken as partners in the firm and in 2022 they established Green Curtis Daley CPA's PLLC. The firm has experienced tremendous growth, both in clients served and new employees hired over the last few years and expects this growth to continue for many years to come. As such, the firm has outgrown the current office space it occupies located at 6508 Colleyville Blvd Ste 300 and needs a larger space to move its offices.

GCD Landholdings, LLC was created to purchase the lots in question at 6408-6500 Colleyville Blvd with the intention of constructing a new office building for Green Curtis Daley CPA's, PLLC to occupy and expand into over the years as it continues to grow.

The PUD currently calls for two separate buildings to be constructed on the lots individually. However, we feel a single building spanning across the length of the property will bring a stronger presence to the boulevard and more efficiently use the limited buildable space available given the current setback lines along Colleyville Blvd and the creek bed running along the rear of the property.

We would like to build a Class A professional office building containing approximately 12,000 square feet. Green Curtis Daley CPA's, PLLC would initially occupy 6,000-sf and lease out the remaining 6,000-sf to other businesses. This will leave plenty of space available for the firm to expand into as it continues to grow over the years. The building design will bring a strong presence to the boulevard and aligns with the City of Colleyville's vision to enhance and beautify the main thoroughfare of the city.

To maximize both the size of the building and the available parking spaces, our design includes parking along the front of the building and in the rear. By putting parking behind the building, we can utilize space that would otherwise be lost to the setback line imposed by the creek. The rear parking would be utilized by employees of the firm, leaving more spaces open in the front of the building for clients and customers to use. This would allow for a much cleaner vision from Colleyville Blvd. and would allow for more landscaping to enhance the look of the vision.

In 1999 Ken donated the land for the original Colleyville Chamber of Commerce building and developed and built the buildings at 6620 and 6630 Colleyville Blvd. The previous owner had used those lots to store firewood.

In 2010 Ken built the professional building at 6508 Colleyville Blvd. which was previously a vacant lot.

In 2015 Ken developed and built the professional buildings located at 6513 and 6515 Colleyville Blvd. They were previously vacant lots.

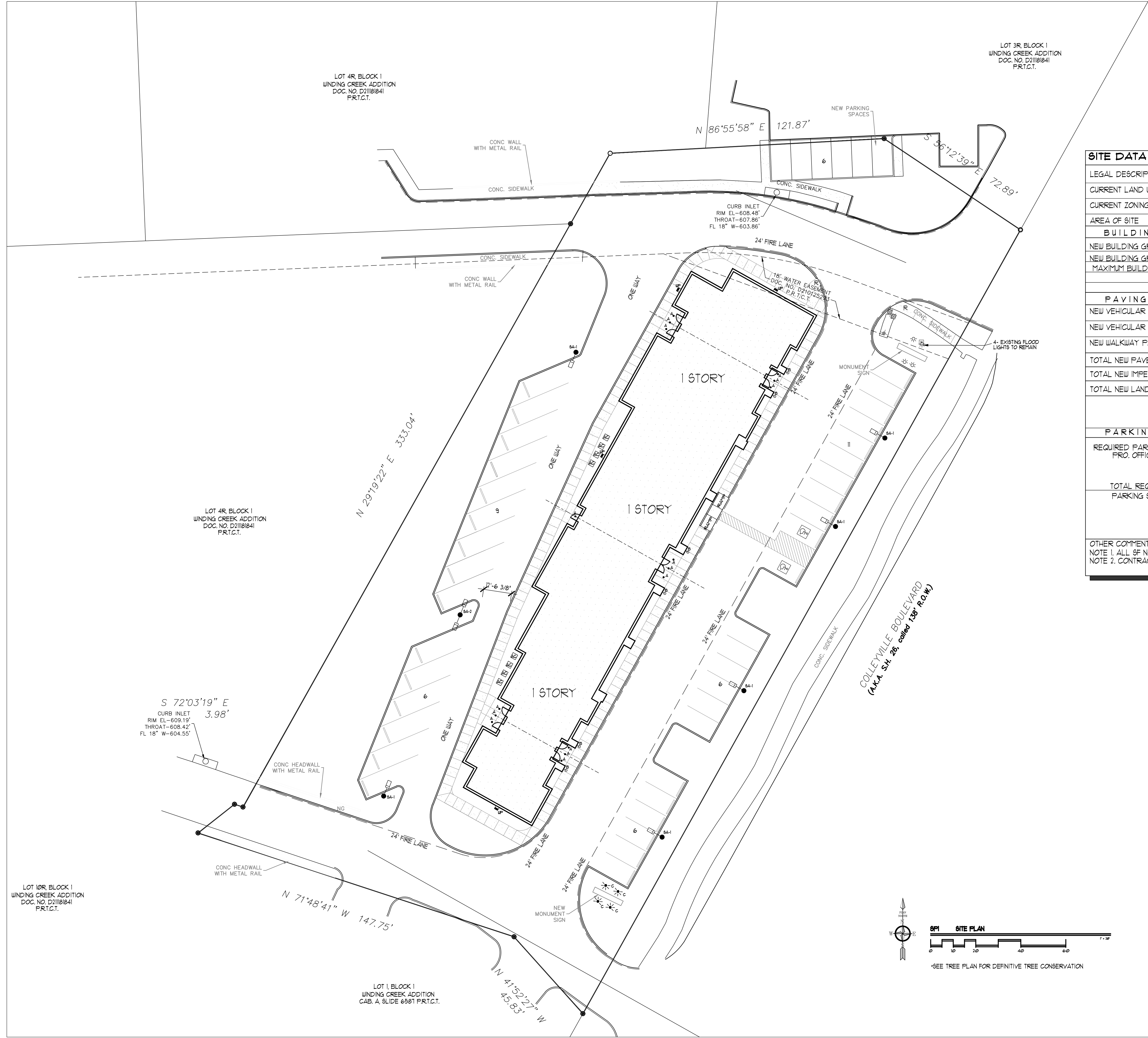
In total Ken has added 31,600 square feet of class A professional office buildings all located in the 6500 and 6600 blocks of Colleyville Blvd. which have an approximate Tarrant Appraisal District value of \$7,000,000.00. The new building will add approximately another \$4,000,000.00 to the Colleyville City tax roles.

Ken lives and works in Colleyville and is dedicated to the success of the City of Colleyville and the beautification of Colleyville Blvd.

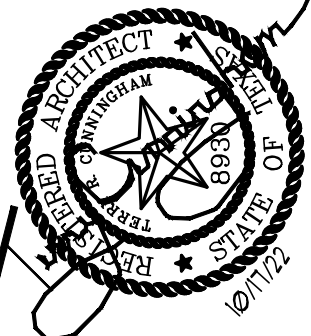
Development Schedule:

Our estimate is as follows:

- PD approval 60-90 days
- Site plan package approval 60 days
- Building Permit plan preparation 60 days
- Permit plan approval 30-45 days
- Construction of site and building 275-325 days.



SITE DATA SUMMARY CHART LOT		
LEGAL DESCRIPTION	LOT 2R & 3R BLOCK 1- WINDING CREEK ADDITION	
CURRENT LAND USE	EMPTY LAND	
CURRENT ZONING	PD- ORDINANCE - 0-09-1136	
AREA OF SITE	61232 SQ. FT.	(1.543 ACRES)
BUILDINGS		
NEW BUILDING GROSS FOOTPRINT	11,955 SF	17.8 % OF SITE
NEW BUILDING GROSS FOOTPRINT (w/ PORCHES)	12,392 SF	18.4 % OF SITE
MAXIMUM BUILDING HEIGHT	31 FEET	
PAVING & LANDSCAPE		
NEW VEHICULAR ACCESS AREA	24,594 SF	
NEW VEHICULAR PARKING AREA	8,339 SF	
NEW WALKWAY PAVED AREA	4,651 SF	
TOTAL NEW PAVED AREA	37,584 SF	55.9 % OF SITE
TOTAL NEW IMPERVIOUS AREA	49,539 SF	73.1 % OF SITE
TOTAL NEW LANDSCAPE AREA	17,693 SF	26.3 % OF SITE
PARKING		
REQUIRED PARKING SPACES PRO. OFFICE	11,955 SF	1 SPACE/ 300 SF** = 40
TOTAL REQUIRED PARKING SPACES PROVIDED		40 42 + 2 HC 44 TOTAL
OTHER COMMENTS: NOTE 1. ALL SF NOTATIONS ARE APPROXIMATE NOTE 2. CONTRACTORS SHALL VERIFY ALL PAVING QUANTITIES FOR BIDDING PURPOSES.		



TERRY R. CUNNINGHAM
ARCHITECTS
WWW.TRCARCHITECTS.COM
3004 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (817) 667-0044
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**GREEN CURTIS DALEY CPA
OFFICES**

**6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034**

ISSUE DATE:
10/17/2022

ISSUE FOR:
**ZONING CASE
REVIEW**

SHEET TITLE:
SITE PLAN

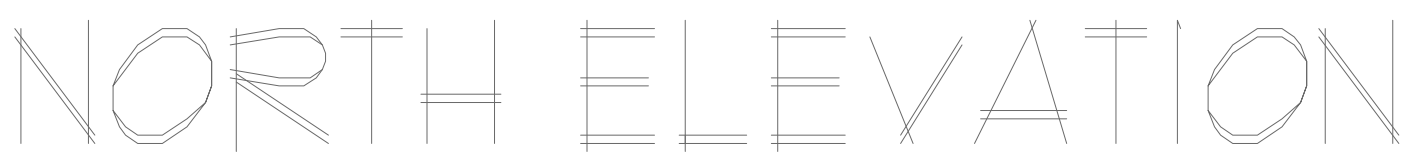
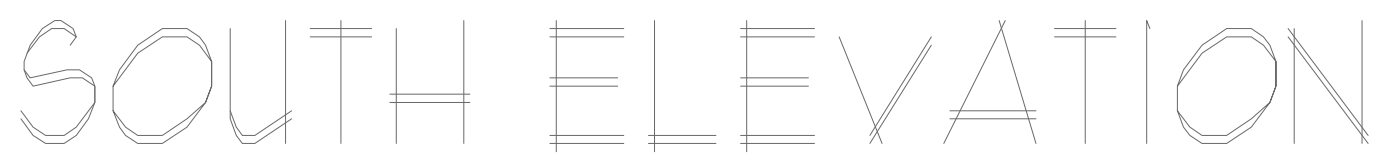
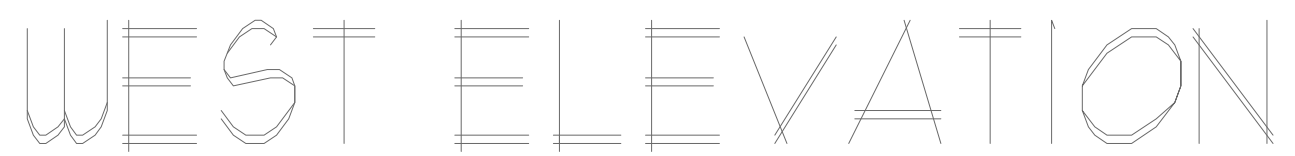
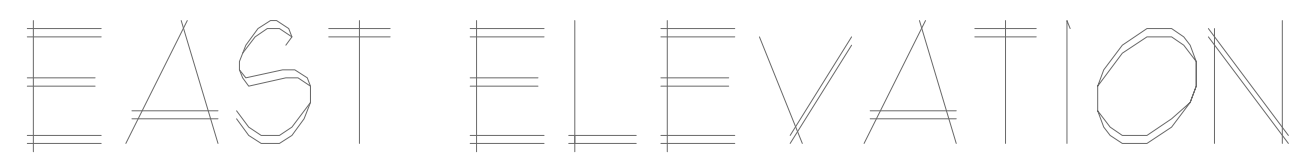
SHEET:
SP1

NOTE:
ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM CURRENT PD TO AMENDED PD



SHEET:

A2.0

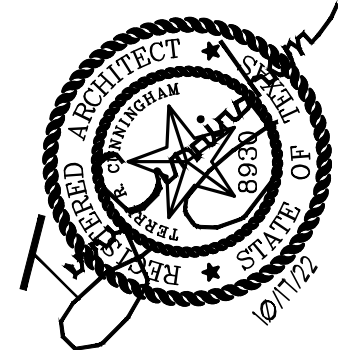




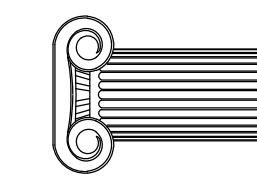
BIRDS EYE VIEW



PERSPECTIVE



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**GREEN CURTIS DALEY CPA
OFFICES
6408 & 6500 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS 76034**

ISSUE DATE:
10/17/2022

ISSUE FOR:
**ZONING CASE
REVIEW**

SHEET TITLE:
**PERSPECTIVE
BIRDS EYE
VIEWS**

SHEET:
A2.1

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ISSUE FOR:
**ZONING CASE
REVIEW**

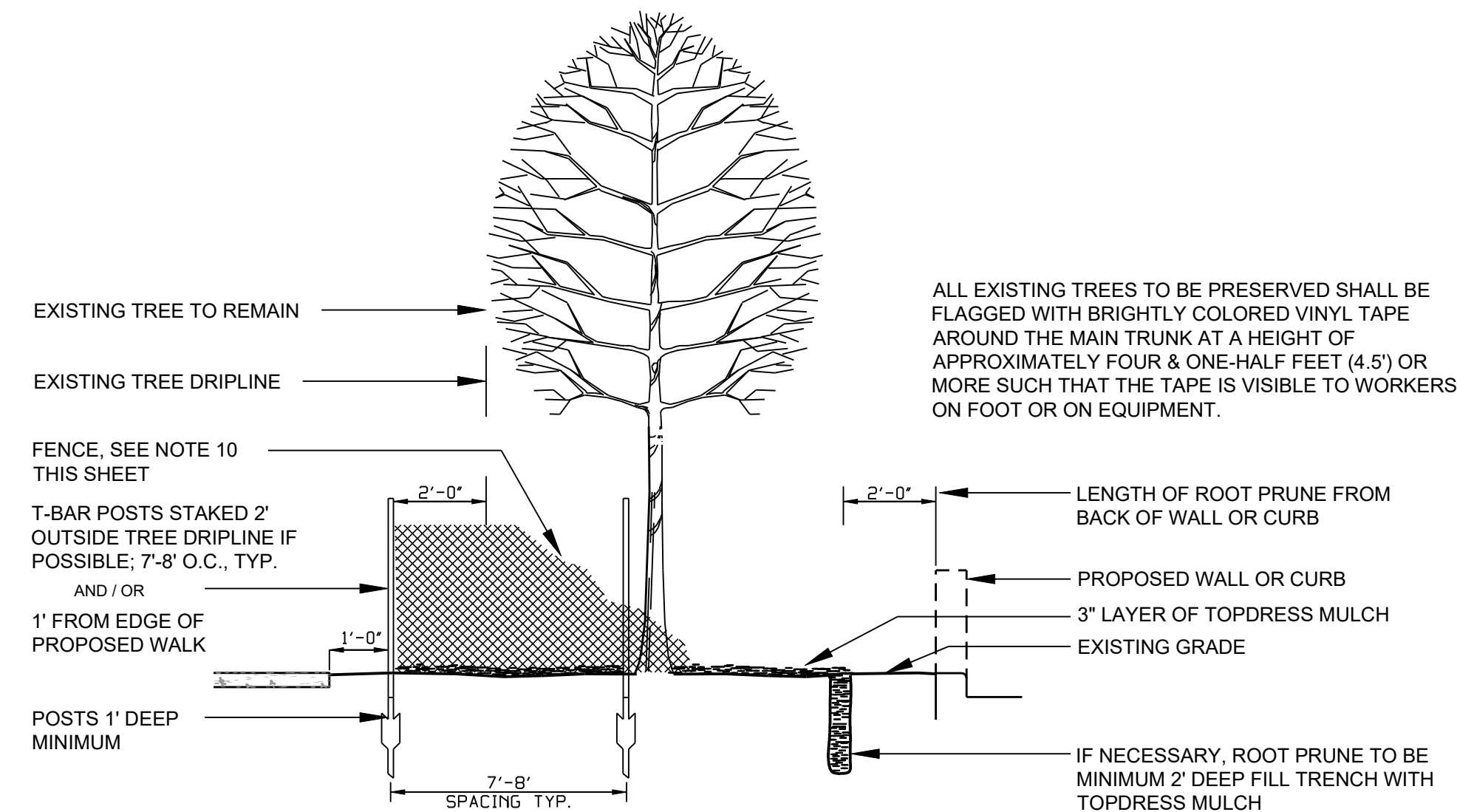
SHEET:

L1.1

EXISTING TREE TO BE SAVED

EXISTING TREE TO BE REMOVED

1. ALL EXISTING TREES RECOGNIZED AS PROTECTED OR TO BE SAVED SHALL HAVE BRIGHTLY COLORED FLAGGING WRAPPED AROUND THE TRUNK APPROXIMATELY AT THE DIAMETER BREAST HEIGHT (4.5' HEIGHT) PRIOR TO BEGINNING WORK.
2. NO TREE SHALL BE REMOVED PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT UNLESS AUTHORIZED OR PERMITTED BY THE CITY OF COLLEVILLE.
3. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.



NOTE: REFERENCE SECTION 5.9 OF THE CITY OF COLLEYVILLE URBAN FORESTRY ORDINANCE FOR ADDITIONAL TREE PROTECTION STANDARDS.

1. EXISTING TREES TO REMAIN SHALL BE PRESERVED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND TREE DRILIPE (CANOPY).
2. IF ANY PART OF THE ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION AND/OR CONSTRUCTION ACTIVITY, NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY. IF A MAJOR ROOT OR GROUP OF ROOTS ARE ENCOUNTERED DURING EXCAVATION, A CERTIFIED ARBORIST SHALL BE CONSULTED/ SECURED FOR RECOMMENDATION OF REMEDIATION AND/OR BRIDGING THE ROOTS, ETC.
3. GRADE ELEVATIONS UNDER EXISTING TREES SHALL REMAIN UNDISTURBED. DO NOT PLACE FILL MATERIAL UNDER THE DRILIPE FOR ANY LENGTH OF TIME. MAKE SURE THE CHANGES IN ADJACENT GRADES HAVE PROVISIONS TO CARRY MOISTURE AWAY FROM THE TREE.
4. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OF WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE TREE DRILIPE.
5. TOXIC SOLUTIONS OR OTHER LIQUID CHEMICALS SHALL NOT BE DEPOSITED NEAR OR WITHIN THE LIMITS F A TREE DRILIPE. THIS WOULD INCLUDE, BUT BE LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
6. TWO OR MORE WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE FOR A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
7. NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE TREE DRILIPE. NO VEHICLE AND/OR CONSTRUCTION EQUIPMENT SHOULD BE CLEANED NEAR A TREE.
8. BORING OF UTILITIES MAY BE PERMITTED UNDER A PRESERVED TREE IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE AT A MINIMUM DEPTH OF THIRTY-SIX INCHES (36").
9. THE UTILITY AND IRRIGATION CONTRACTORS SHALL EXERCISE CAUTION WHEN TRENCHING AROUND EXISTING TREES. AND DIGITAL TRENCHES WITHIN THE TREE DRILIPE.
10. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR-FOOT (4') APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE LANDSCAPE PLAN(S).

NO.	COMMON NAME	CALIPER INCH	PROTECTION STATUS	CONDITION	STATUS	CANOPY DIA.	CANOPY AREA	SPECIAL DESIGNATION
1	CHINABERRY	10 (7/8)	NOT PROTECTED	DEAD	TBR	0	0	
2	WILLOW	18	PROTECTED	GOOD	TBS	36"	1,018 SF	HERITAGE
3	OAK	23	PROTECTED	GOOD	TBS	46"	1,662 SF	HERITAGE
4	OAK	12	PROTECTED	GOOD	TBS	24"	452 SF	
5	OAK	17	PROTECTED	POOR/ IN DECLINE	TBR	0	0	

TOTAL CANOPY AREA	3,132 SF
50% MIN. CANOPY AREA TO BE PRESERVED	1,566 SF
CANOPY AREA TO BE PRESERVED	3,132 SF

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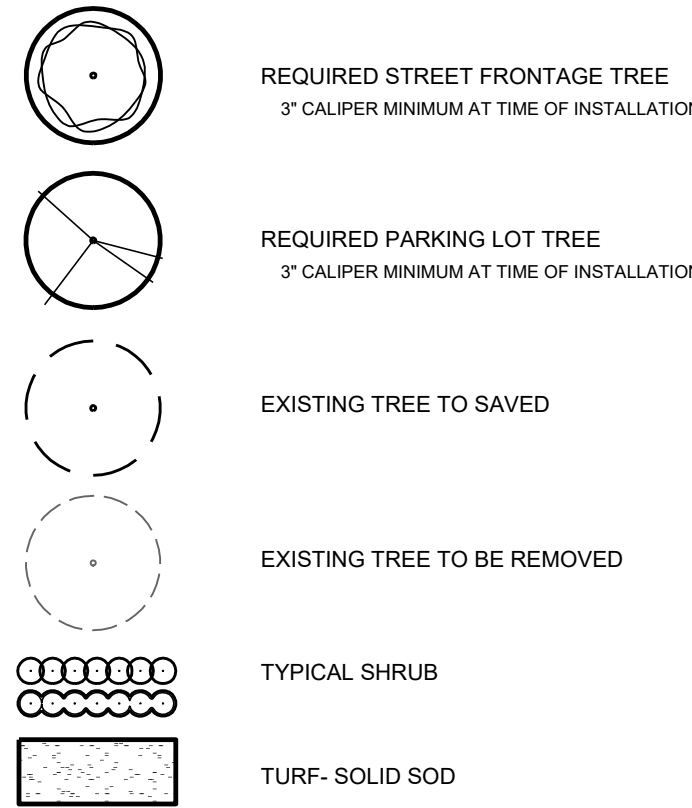
LOT 4R, BLOCK 1
WINDING CREEK ADDITION
DOC. NO. D211181841
P.R.T.C.T.

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LOT 4R, BLOCK 1
WINDING CREEK ADDITION
DOC. NO. D211181841
P.R.T.C.T.

LOT 1, BLOCK 1
WINDING CREEK ADDITION
CAB. A, SLIDE 6587 P.R.T.C.T.

LEGEND



LANDSCAPE TABLE

1. REQUIRED LANDSCAPE AREA	13,446.4 SF
20% OF TOTAL LAND AREA	67,232 SF x 20% = 13,446.4 SF
PROVIDED LANDSCAPE AREA	17,246 SF
2. REQUIRED STREET YARD LANDSCAPE AREA	6,723.2 SF
50% OF REQUIRED LANDSCAPE AREA	13,446.4 SF x 50% = 6,723.2 SF
PROVIDED STREET YARD LANDSCAPE AREA	5,984 SF
3. REQUIRED GREENBELT SETBACK	20'
ALONG COLLEYVILLE BLVD	
PROVIDED GREENBELT SETBACK	VARIABLE -- 9.5' to 20'
4. REQUIRED STREET FRONTAGE TREES	10 TREES
1 TREE / 40 LF OF STREET FRONTAGE	398.71' / 40' = 9.96 TREES
PROVIDED STREET FRONTAGE TREES	10 TREES
3" CALIPER MIN.	8 PROPOSED TREES
	2 EXISTING TREES
5. REQUIRED PARKING LOT ISLANDS	342.22 SF
140 SF OF ISLAND PER 18 PARKING SPACES	44 PS / 18 PS x 140 SF = 342.22 SF
PROVIDED PARKING LOT ISLANDS	1,323 SF

GENERAL NOTES

- NO PLANT MATERIAL SHALL BE PLANTED UNTIL A LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF THE PROPOSED LANDSCAPE AREAS.
- THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR AND RAIN GAUGE THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED. THE FREEZE SENSOR SHALL BE SET AT 38°. THE IRRIGATION SYSTEM SHALL MEET ALL APPLICABLE REQUIREMENTS AND REGULATIONS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THOSE OF THE CITY OF COLLEYVILLE.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF COLLEYVILLE.
- DEVELOPER / PROPERTY OWNER IS RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE IRRIGATION CONTROLLER.
- THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, FERTILIZING, PRUNING, WATERING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE LANDSCAPE MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.
- ALL LANDSCAPING MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE FOLLOWING MINIMUM STANDARDS SHALL BE REQUIRED:
 - ALL LANDSCAPING SHALL BE PERMANENTLY MAINTAINED AND SHALL HAVE AN UNDERGROUND IRRIGATION SYSTEM INSTALLED BY A LICENSED IRRIGATOR AND MUST MEET ALL APPLICABLE REQUIREMENTS OF THE CITY OF COLLEYVILLE.
 - IRRIGATION SYSTEMS MAY BE BURIED ON PUBLIC STREET RIGHTS-OF-WAY. THE CITY OF COLLEYVILLE OR ANY FRANCHISED UTILITY WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LANDSCAPING MATERIAL OR EQUIPMENT WHILE PERFORMING REPAIRS OF MAINTENANCE TO ITS SYSTEM. HOWEVER, LANDSCAPED RIGHTS-OF-WAY SHALL BE IRRIGATED.
 - LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.
 - ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEARS.
 - PLANT MATERIAL WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE WITHIN A SIX (6) MONTH PERIOD; AND
 - THE MAINTENANCE REQUIREMENT CONTAINED IN THIS SECTION SHALL BE APPLICABLE REGARDLESS OF THE TENANT OCCUPANCY STATUS OF ANY BUILDINGS ON THE PROPERTY.

TREE REMOVAL NOTES

- ALL EXISTING TREES RECOGNIZED AS PROTECTED OR TO BE SAVED SHALL HAVE BRIGHTLY COLORED FLAGGING WRAPPED AROUND THE TRUNK APPROXIMATELY AT THE DIAMETER BREST HEIGHT (4.5' HEIGHT) PRIOR TO BEGINNING WORK.
- NO PROTECTED TREES SHALL BE REMOVED PRIOR TO ISSUANCE OF A TREE REMOVAL PERMIT UNLESS AUTHORIZED OR PERMITTED BY THE CITY OF COLLEYVILLE.
- THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIM OR HERSELF WITH THE CITY OF COLLEYVILLE ORDINANCE CHAPTER FIVE (5) URBAN FORESTRY PRIOR TO BEGINNING WORK.
- REFERENCE SHEET L1.1 FOR TREES TO BE REMOVED.
- TREE CANOPY

EXISTING TOTAL CANOPY AREA	3,132 SF
50% MIN. CANOPY AREA TO BE PRESERVED	1,566 SF
EXISTING CANOPY AREA TO BE PRESERVED	3,132 SF
PROPOSED CANOPY AREA (11 PROPOSED LARGE TREES)	22,000 SF
	11 TREES x 2,000 SF

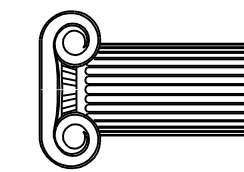
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COLLEYVILLE, TEXAS 76034

ISSUE DATE:
10/10/2022

ISSUE FOR:
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REVIEW

SHEET TITLE:
LANDSCAPE
PLAN

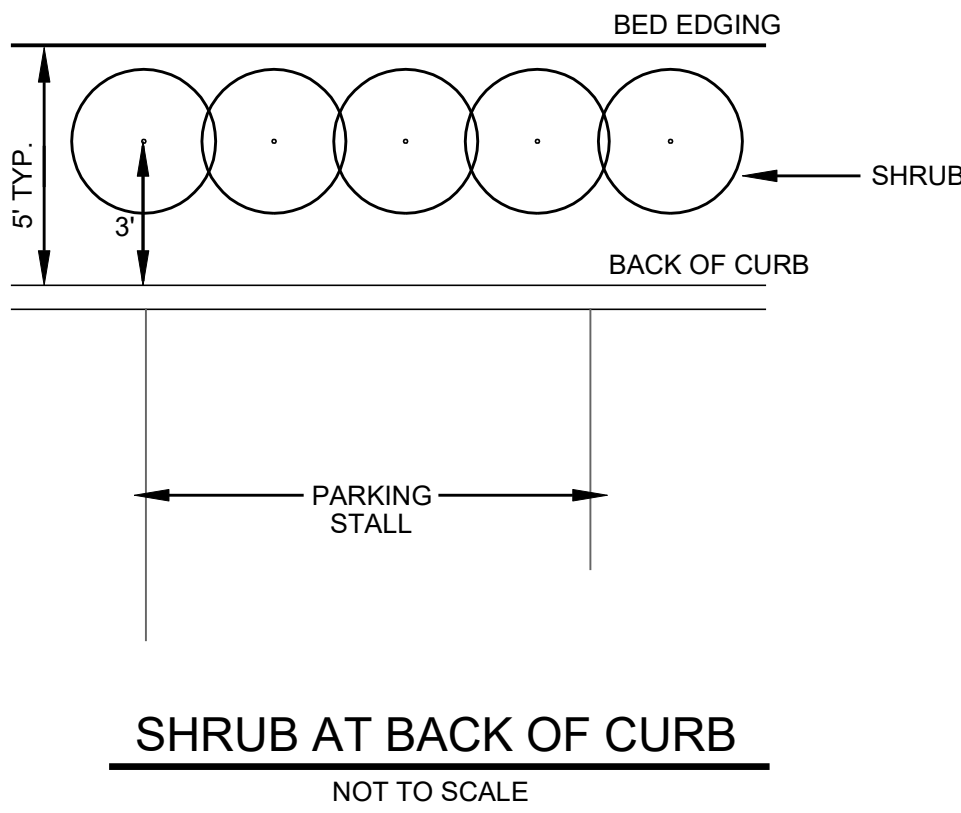
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PREPARED BY:



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PLANT SCHEDULE

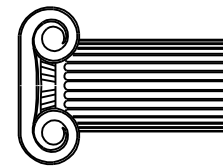
QTY	COMMON NAME	SYMBOL	BOTANIC NAME	SIZE @ INSTALLATION	SPACING / NOTES
					AS SHOWN
1	CHINKAPIN OAK	CO	Quercus muehlenbergii	3" Cal.; 11' Ht. Min.; 4' Spread Min.	AS SHOWN
7	SHUMARD OAK	SO	Quercus shumardii	3" Cal.; 11' Ht. Min.; 4' Spread Min.	AS SHOWN
3	CEDAR ELM	CE	Ulmis crassifolia	3" Cal.; 11' Ht. Min.; 4' Spread Min.	AS SHOWN
2	NELLIE R. STEVENS HOLLY	NRS	Ilex x Nellie R. Stevens	6' Ht. Min.	AS SHOWN
117	DWF. BURFORD HOLLY	DBH	Ilex cornuta 'Burfordii Nana'	3 Gal.	30" o.c.
36	LOROPETALUM 'PURPLE DAYDREAM'	LPD	Loropetalum chinense 'PPI' PP25471	3 Gal.	30" o.c.
24	GULF STREAM NANDINA	GSN	Nandina domestica 'Gulf Stream'	3 Gal.	30" o.c.
16	SUNSHINE LIGUSTRUM	SL	Ligustrum sinense 'Sunshine'	3 Gal.	36" o.c.
37	FLIRT NANDINA	FN	Nandina domestica 'Murasaki'	3 Gal.	18"-24" o.c.
21	DWF. FOUNTAIN GRASS	DFG	Pennisetum alopecuroides 'Hameln'	3 Gal.	24" o.c.
68	BIG BLUE LIRIOPE	BBL	Liriope muscari 'Big Blue'	1 Gal.	12"-15" o.c.
28	LANTANA, YELLOW	LAN	Lantana x 'New Gold'	1 Gal.	18"-24" o.c.
8,678 SF	BERMUDA GRASS		Cynodon spp. 'Tifway 419'	Solid Sod	Solid Sod

LANDSCAPE NOTES

- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- ALL PROPOSED LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER LOCAL CITY ORDINANCES AND STATE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REMOVE ALL FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS AND THEIR ROOTS FROM PROPOSED PLANTING AREAS PRIOR TO LANDSCAPE IMPROVEMENTS.
- NO SPECIFIED PLANT MATERIAL SHALL BE PLANTED UNTIL THE LANDSCAPE IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATING WITH 100% COVERAGE OF PROPOSED LANDSCAPE AREAS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- ANY PROPOSED SUBSTITUTIONS MUST MEET CITY OF COLLEYVILLE DESIGN AND ORDINANCE STANDARDS.
- IF LAYOUT OF TREES, BEDS AND/OR PLANTS REQUIRE ALTERATION FROM THE APPROVED LANDSCAPE PLAN, CONTRACTOR SHALL ENSURE ALTERATIONS MEET CITY OF COLLEYVILLE DESIGN AND ORDINANCE STANDARDS AND CONFIRM WITH LANDSCAPE ADMINISTRATOR.
- ALL PROPOSED LANDSCAPE AREAS NOT SHOWN AS SHRUBS OR GROUND COVER TO BE TURF UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE HANDLED BY ROOT BALLS ONLY. DO NOT DAMAGE BALL, TRUNK, OR LOOSEN TRUNK FROM BALL. TREE TRUNKS ARE TO BE PLANTED STRAIGHT AND MAY BE REQUIRED BY THE OWNER AND/OR LANDSCAPE ARCHITECT TO BE STAKED.
- ALL TREES REQUIRED TO BE STAKED AND GUYED SHALL CONTINUE TO BE SO THROUGH THE WARRANTY PERIOD AT WHICH TIME THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE IF REMOVAL IS APPROPRIATE.
- ALL TREES LOCATIONS SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
- AT NO TIME WILL ANY PLANT MATERIAL BE ALLOWED TO SETTLE BEYOND TOP OF ROOT BALL OR POTTED SOIL LINE. SHOULD PLANT MATERIAL SETTLE, THE PLANT(S) WILL BE REPLANTED AT THE PROPER HEIGHT AND/OR REPLACED IF NECESSARY AT THE CONTRACTOR'S COST.
- ALL PROPOSED BED AREAS SHALL BE TILLED TO A DEPTH OF 6", ADDING A 3" MIN. LAYER OF ORGANIC COMPOST DURING THE PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- ORGANIC COMPOST IS TO BE PROVIDED BY LIVING EARTH TECHNOLOGY OR APPROVED SUPPLIER.
- WHERE SPECIFIED ON THE PLANS, BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING SPECIFIED EDGING. SEE PLAN FOR EDGING TYPE. ALL ENDS OF EDGING RUNS SHALL HAVE A RADIUS OR 45° ANGLE TO ELIMINATE SHARP EDGES. HAND TOOLING MAY BE REQUIRED TO ACHIEVE A SMOOTH EDGE.
- TRIM EDGING AT A 45° ANGLE WHEN EDGING INTERSECTS WITH A WALK OR CURB.
- ALL LANDSCAPE BEDS SHALL RECEIVE A 2" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH AND ALL TREE WELLS SHALL RECEIVE A 3" TOP DRESS LAYER OF SHREDDED HARDWOOD MULCH. ALL MULCH SHALL BE FREE OF LATENT WEED SEEDS AND OTHER PATHOGENS AND MAY NOT CONTAIN ANY OF THE FOLLOWING: MAN-MADE MATERIALS, TRASH, TREATED LUMBER, PALLETS, GRASS AND/OR LEAVES.
- TURF AREAS SHALL BE CLEAN OF DEBRIS AND RAKED (GRADED) SMOOTH PRIOR TO HYDROMULCH OR SOD INSTALLATION. LANDSCAPE CONTRACTOR TO RECEIVE GRADE WITHIN APPROX. 1/10th OF FINAL GRADE.
- OWNER RESPONSIBLE TO PROVIDE ELECTRICAL SERVICE FOR IRRIGATION SYSTEM, WHICH INCLUDES A HARDWIRE OF 110 VOLTS AT MINIMUM FOR THE CONTROLLER.
- IRRIGATION WILL BE AN AUTOMATIC UNDERGROUND SYSTEM WITH AUTOMATIC CONTROLLER, RAIN GAUGE AND FREEZE GUARD.
- ALL LANDSCAPING LOCATED WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS PER THE CITY OF COLLEYVILLE
- ALL TREES TO BE UNIFORM BY SPECIES WITH STRAIGHT TRUNKS AND MATCHING CHARACTER AND BRANCHING STRUCTURE.
- ALL PLANTS MATERIAL SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN, TEXAS ASSOCIATION OF NURSERYMEN STANDARDS AND/OR AS STATED IN THE PLANT SCHEDULE, WHICHEVER IS MORE STRINGENT.
- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS, ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY POND.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, TICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY GRASS INSTALLATION.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY LANDSCAPE MATERIAL ON SITE.

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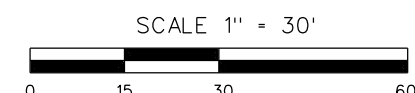
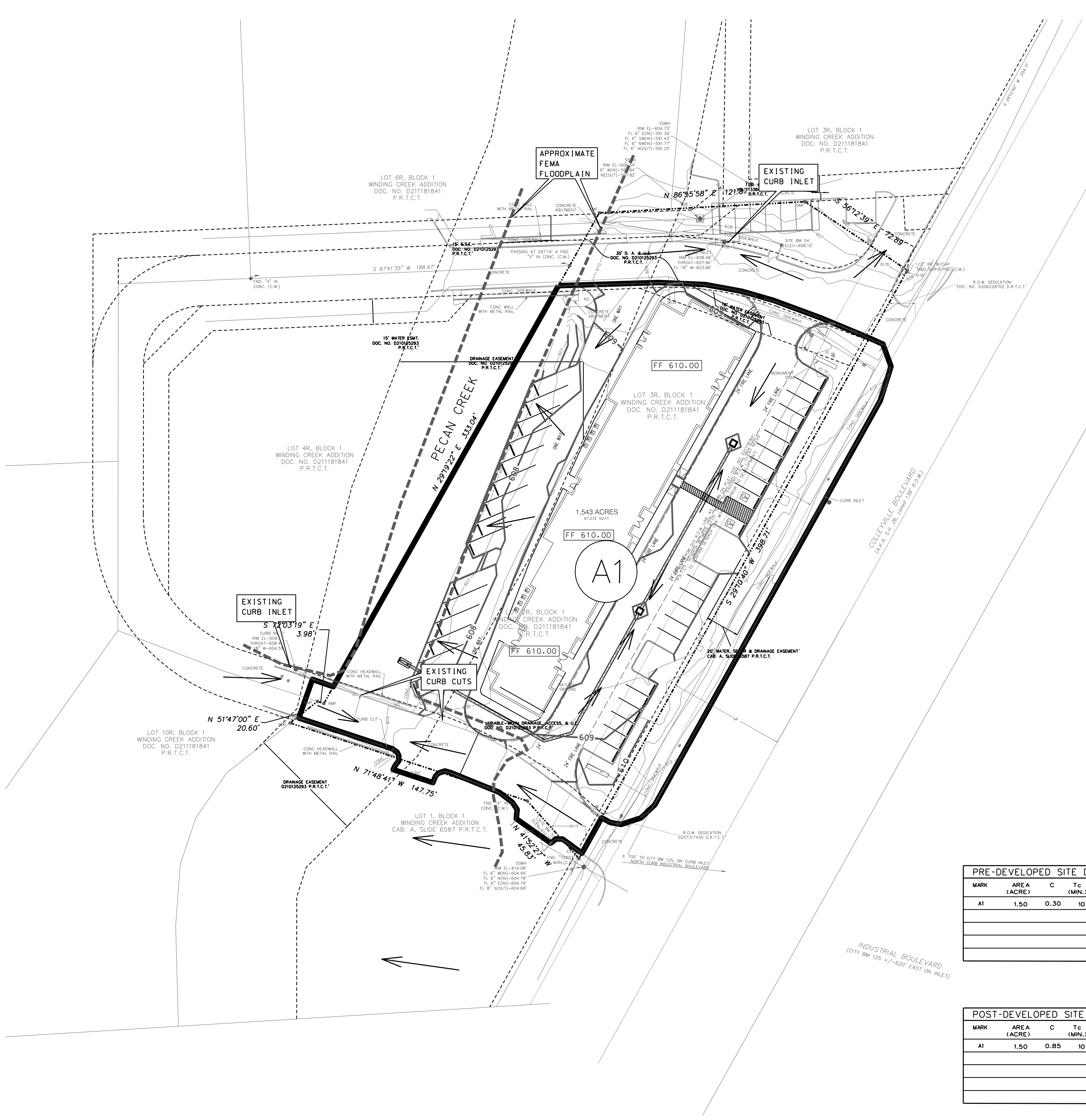
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LEGEND

- 610 ——— EXISTING ELEVATION CONTOUR
- 610 ——— PROPOSED ELEVATION CONTOUR
- ← FLOW DIRECTION
- DRAINAGE DIVIDE

- DRAINAGE NOTES:**
- ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.
 - REFERENCE WINDING CREEK OFFICE PARK DRAINAGE PLANS BY HOMEYER ENGINEERING, INC. DATED 1-11-19

DRAINAGE AREA COMPUTATIONS

BASIS:

- Q = CIA (Rational Method)
- Q = Storm discharge (cubic feet per second)
- C = runoff coefficient, based on land use
- I = average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A = area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C = 0.30 Parks and Open Areas
- C = 0.40 Developed Park Sites
- C = 0.70 Office/Neighborhood Commercial
- C = 0.85 Commercial/Industrial

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System • Street • R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite • offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks, Open Areas, Single Family	15 minutes
Multi-Family, Commercial, Schools, Business	10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2022.

PRELIMINARY FOR REVIEW ONLY

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KEITH M. HAMILTON 87384 \$DATE\$

PE NO. DATE

PRE-DEVELOPED SITE DRAINAGE DATA										COMMENTS
MARK	AREA (ACRE)	C	Tc (MIN.)	I _s (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	
A1	1.50	0.30	10	5.74	6.51	9.24	2.6	2.9	4.2	TO PECAN CREEK
										REFERENCE WINDING CREEK OFFICE PARK PLANS

POST-DEVELOPED SITE DRAINAGE DATA										COMMENTS
MARK	AREA (ACRE)	C	Tc (MIN.)	I _s (IN/HR)	I ₁₀ (IN/HR)	I ₁₀₀ (IN/HR)	Q _s (CFS)	Q ₁₀ (CFS)	Q ₁₀₀ (CFS)	
A1	1.50	0.85	10	5.74	6.51	9.24	7.3	8.3	11.8	TO PECAN CREEK
										REFERENCE WINDING CREEK OFFICE PARK PLANS

HAMILTON DUFFY, PC

CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS

8241 MID-CITIES BLVD. #200 • NORTH RICHLAND HILLS, TEXAS 76182

PHONE (817) 265-9408

www.hamiltonduffy.com

PROPOSED OFFICE DEVELOPMENT

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

DRAINAGE AREA MAP

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KEITH M. HAMILTON 87384 \$DATE\$

PE NO. DATE

NO.	REVISION	DATE	BY	JOB	DATE	DESIGNED	DRAWN	CHECKED	TEXAS FIRM REG. NO.
				028-113	7-26-22	K.M.H.	K.M.H.	K.M.H.	F-5260

CONSTRUCTION MATERIALS AND METHODS SHALL BE PER NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS (NCTCOG) AND IN STRICT ACCORDANCE WITH THE CITY OF COLLEYVILLE'S STANDARD DETAILS.

LOT 6R, BLOCK 1
WINDING CREEK ADDITION
DOC. NO. D211181841
P.R.T.C.T.

LOT 4R, BLOCK 1
WINDING CREEK ADDITION
DOC. NO. D211181841
P.R.T.C.T.

LOT 2R, BLOCK 1
WINDING CREEK ADDITION
DOC. NO. D211181841
P.R.T.C.T.

LOT 1, BLOCK 1
WINDING CREEK ADDITION
CAB. A, SLIDE 6587 P.R.T.C.T.

1.543 ACRES
67,232 SQ.FT.

FF 610.00

FF 610.00

FF 610.00

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P.R.T.C.T.

P.R.T.C.T.

!!!IMPORTANT!!!
CONTOURS REPRESENT FINISHED GRADES. ALL PAVING SHALL BE EXCAVATED TO SUBGRADE PER TYPICAL PAVING SECTIONS (SEE DETAILS).

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

SCALE 1" = 20' FEET



SITE GRADING LEGEND

FF = FINISHED FLOOR
TP = TOP PAVEMENT
TI = TOP INLET
TG = TOP GRATE INLET
TC = TOP CURB
GT = GUTTER
FG = FINISHED GRADE
TW = TOP WALL
BW = BOTTOM WALL
FL = FLOW LINE
→ FLOW DIRECTION

— 609 — EXISTING ELEVATION CONTOUR
— 609 — PROPOSED ELEVATION CONTOUR

TREE PROTECTION -
PLACE ORANGE VINYL FENCING ALONG TREE CANOPY/DRIP LINE*

*GRADING AROUND PROTECTED TREES SHALL BE LIMITED TO OUTSIDE OF TREE PROTECTION. NO GRADING INSIDE OF PROTECTIVE FENCING

CONSTRUCTION NOTES:

AREAS DISTURBED BY CONSTRUCTION WILL BE FULLY SODDED WITH NATIVE BERMUDA GRASS OR HYDROMULCHED AS DIRECTED BY ENGINEER.

ALL CONCRETE INTERFACES AND CHANGES IN CONCRETE THICKNESS WILL HAVE AN EXPANSION JOINT FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.

ALL SIDEWALKS SHALL CONFORM TO A.D.A. REQUIREMENTS.

ALL SIDEWALKS SHALL BE BACKFILLED TO FINISHED GRADE SO AS NOT TO IMPEDE DRAINAGE.

ALL EXISTING/NEW CONCRETE INTERFACES SHALL BE PROVIDED WITH DOWELED EXPANSION JOINT CONSISTING OF PRE-MOLDED EXPANSION JOINT MATERIAL AND SEALANT.

MATCH ALL WATER METERS, SANITARY SEWER CLEANOUTS, ETC. WITH FINISHED GRADE

BENCHMARKS

PRIMARY BENCHMARK: CITY OF COLLEYVILLE NO. 125 - 2" BRASS DISC IN CENTERLINE INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH RIGHT-OF-WAY AND 620' EAST OF THE CENTERLINE OF HIGHWAY 26. IT IS ALSO 49.4' NORTHWEST OF A FIRE HYDRANT IN THE SOUTH RIGHT-OF-WAY.
ELEVATION = 612.66'

PROJECT BENCHMARK 52: "X" CUT SET ON THE TOP OF CURB ON A DRIVEWAY LOCATED ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±25 FEET WEST OF A SANITARY SEWER MANHOLE.
ELEVATION = 610.77'

PROJECT BENCHMARK 54: "X" CUT SET ON THE TOP OF CURB, ALONG A CONCRETE SIDEWALK, ON THE NORTH SIDE OF A DRIVEWAY ON THE WEST RIGHT-OF-WAY LINE OF HIGHWAY 26, ±35' EAST OF A STORM DRAIN MANHOLE IN A CURB INLET ALONG THE NORTH LINE OF SAID DRIVEWAY.
ELEVATION = 608.10'

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, CLEARING AND REMOVAL OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED LAYOUT.
- THE TOP FOUR (4") INCHES OF TOP SOIL SHALL BE REMOVED FROM SITE AND STOCKPILED FOR LANDSCAPE USE. ALL CUT OR FILL SLOPES TO BE 3H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO THE ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO, TRENCH BACKFILL, SIDE SLOPES, FENCES, IRRIGATION SYSTEMS, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS, ROADWAYS, ETC.
- ALL FILL AND STABILIZATION PROCEDURES SHALL BE PER GEOTECHNICAL REPORT. AT MINIMUM, SELECT FILL SHALL BE PLACED IN 6" LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY. FIELD DENSITY TESTS SHALL BE PERFORMED BY GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE. ALL COSTS FOR TESTING SHALL BE BORNE BY THE CONTRACTOR.
- DRAINAGE SHALL NOT BE DIRECTED TOWARD THE BUILDING PAD. PROVIDE A MINIMUM OF 1% SLOPE AROUND BUILDING PAD.
- SEE PAVING PLAN FOR CONCRETE SPECIFICATIONS AND LAYOUT.
- CONTRACTOR SHALL FURNISH ALL CONSTRUCTION STAKING.
- ALL PARKING LOT PAVING SHALL BE REINFORCED PER PAVING PLAN.
- ANY PUBLIC SIDEWALKS SHALL BE CONSTRUCTED PER CITY STANDARDS.
- CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL T.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.

!! FINAL GRADING NOTE !!

FINISHED GRADES SHOWN HEREON REPRESENT TOP OF PAVING, TOP OF SOD AND/OR LANDSCAPING, UNLESS NOTED OTHERWISE.

UNDER NO CIRCUMSTANCES SHALL SOD OR LANDSCAPING BE PLACED ABOVE THE BRICK LEDGE. FINAL GRADE SHALL ENSURE POSITIVE FLOW AWAY FROM THE BUILDING AND OTHER STRUCTURES.

! CONTRACTOR NOTICE !

ALL SIDEWALKS, AND PAVED AREAS, REQUIRING ADA ACCESS SHALL BE CONSTRUCTED WITH 5% (MAX.) SLOPE AND 2.0% (MAX.) CROSS SLOPE IN ORDER TO ENSURE A.D.A. ACCESS TO ALL ENTRANCES. IF ANY GRADES AND/OR CONTOURS SHOWN ON THIS PLAN CONFLICT WITH THESE PARAMETERS, THE CONTRACTOR SHALL REPORT SUCH DISCREPANCIES (IN WRITING) FOR RECONCILIATION BEFORE CONSTRUCTION COMMENCES.

ROUGH GRADING SHALL BE WITHIN 0.1 FT + OR - OF FINISHED GRADES SHOWN. UNDER PAVEMENT AND/OR BUILDING FINISHED FLOORS, FINISHED GRADES SHALL BE CONSTRUCTED TO THE TOP OF SUBGRADE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ADA ACCESSIBILITY TO ALL DOORWAYS, ETC. IF ANY GRADES AS SHOWN ON THE PLANS CONFLICT WITH TAS/ADA ACCESSIBILITY GUIDELINES, THE DISCREPANCIES SHALL BE REPORTED IMMEDIATELY, IN WRITING, TO THE ENGINEER FOR RECONCILIATION.

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. #200 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 265-9408
www.hamiltonduffy.com

PROPOSED OFFICE DEVELOPMENT

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

GRADING PLAN

PRELIMINARY
FOR REVIEW ONLY

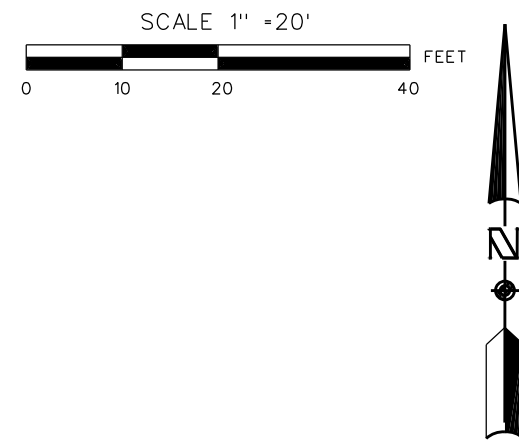
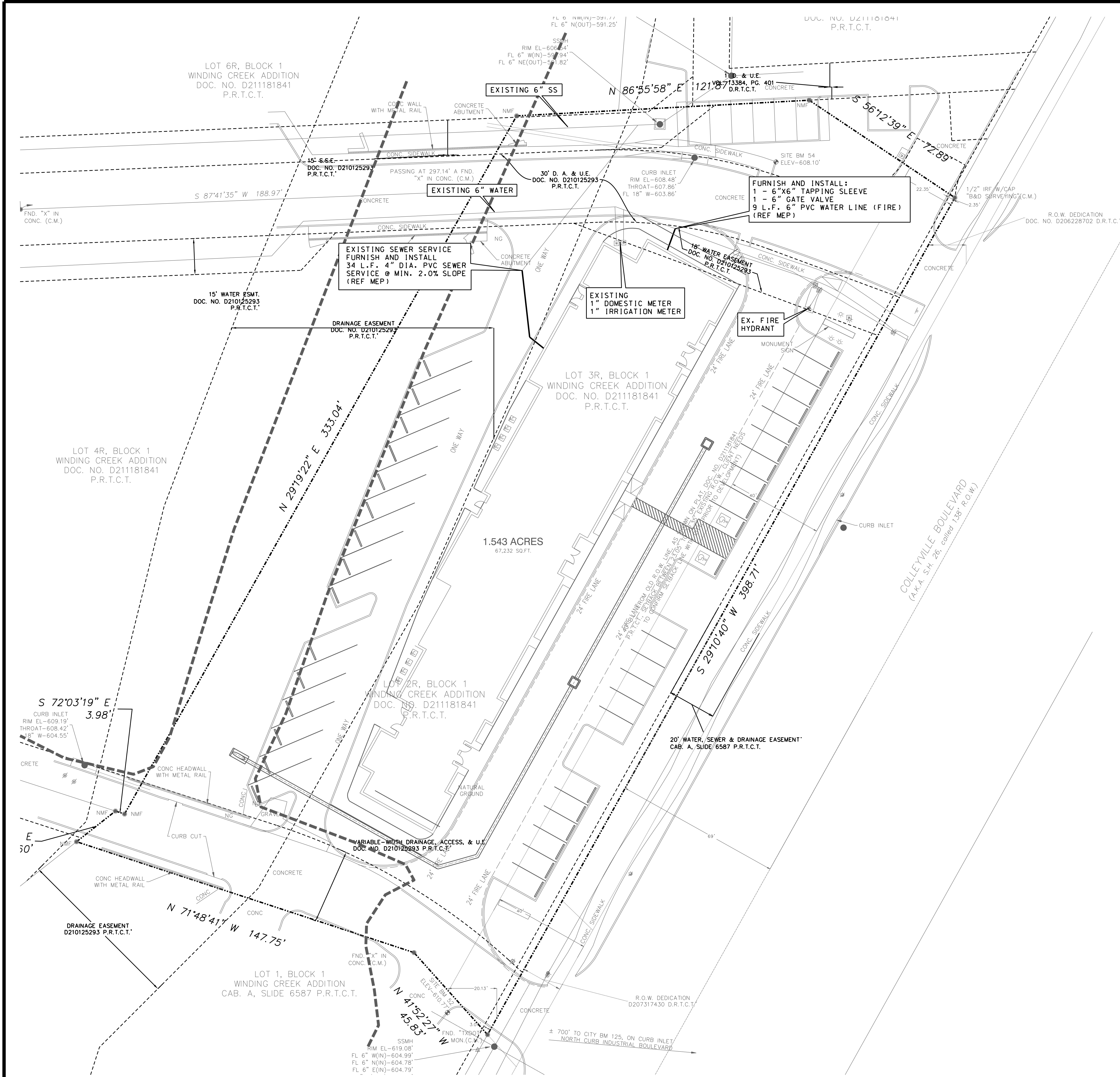
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KEITH M. HAMILTON
PE NO. 87384
DATE

NO.	REVISION	DATE	BY	DATE	JOB NO.	028-113	DATE	7-26-22	DESIGNED	K.M.H.	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS FIRM REG. NO.	F-5260

SHEET

C1.20



GENERAL NOTES FOR WATER IMPROVEMENTS

- ALL WATER LINES SHALL BE PVC PIPE CONFORMING TO AWWA STANDARD C900 DR-18 OR POLYETHYLENE (PE) PRESSURE PIPE AWWA C-906 DR 9 (200 PSI) PIPE COLOR CODED BLUE OUTSIDE FOR WATER LINE. WITH NSF SEAL, PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE NCTCOG STD. SPECS. WATER MAINS TO HAVE A MINIMUM OF 48" COVER TO TOP OF PIPE AS MEASURED FROM THE TOP OF PIPE TO THE EXISTING GROUND OR PROPOSED FINISHED GRADE, WHICHEVER IS GREATER. SERVICE LINE CONNECTORS SHALL BE COMPRESSION-TYPE WITH STAINLESS STEEL TUBE LINERS.
- ALL WATER METERS SHALL BE INSTALLED BY CITY PERSONNEL.
- ALL WATER LINES TO BE ENCASED IN SAND, UNLESS SPECIFIED OTHERWISE AND DETAILED. BACKFILL SHALL BE SELECT MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- ALL SERVICES TO METER TO BE 1" DIAMETER, TYPE K COPPER AS SPECIFIED IN ASTM B88 UNLESS NOTED OTHERWISE.
- UTILITY CONTRACTOR TO FURNISH AND INSTALL WATER METER BOXES AFTER THE PAVING CONTRACTOR HAS BEEN COMPLETED.
- ALL FIRE HYDRANT ASSEMBLIES TO BE EQUIPPED WITH A 6" GATE VALVE AND BOX. ALL VALVES AND FIRE HYDRANTS TO BE PER CITY SPECIFICATIONS.
- ANY WATER VALVES LOCATED WITHIN PAVEMENT AREAS SHALL BE ADJUSTED TO FINAL GRADE BY THE PAVING CONTRACTOR.
- ALL PROPOSED WATER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS.
- WATER LINES WILL BE INSTALLED AS SHOWN ON THE PLANS. HOWEVER, FIELD ADJUSTMENTS APPROVED BY THE INSPECTOR OR ENGINEER MAY BE MADE TO LESSEN DAMAGE TO THE ROAD PAVEMENT OR WHEN OTHER UTILITY LOCATIONS, TREES, OR STRUCTURES WARRANT SUCH AN ADJUSTMENT.
- ALL WATER LINES AND APPURTENANCES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THESE PLANS, THE RULES, REGULATIONS, POLICIES AND PROCEDURES OF THE CITY OF COLLEYVILLE AND SUBMITTED TO CONSTRUCTION MANAGER FOR APPROVAL.
- ALL PVC PIPE AND APPURTENANCES (FITTINGS, VALVES, NIPPLES, ETC.) 3" DIA. AND SMALLER SHALL BE CONSTRUCTED AS SHOWN.

GENERAL NOTES FOR SANITARY SEWER

- ALL PROPOSED SANITARY SEWER PIPE SHALL BE PVC SDR-35.
- WHEN A PROPOSED SEWER LINE CROSSES AN EXISTING WATER LINE, THE CONTRACTOR SHALL INSTALL ONE 20 FOOT JOINT OF DR-18 (C-900) ON THE SEWER LINE, CENTERED ON THE WATER LINE, USING SDR-26 TO C-900 ADAPTORS. NO SPECIAL PAY WILL BE PERMITTED FOR THIS ITEM.
- ALL PROPOSED SEWER LINES ARE TO BE LOCATED AS SHOWN ON THE PLANS. ALL LINES LOCATED WITHIN AREAS OF PAVEMENT SHALL HAVE THE TOP 8" OF BACKFILL REPLACED WITH CRUSHED STONE INCLUDING SERVICES.
- ALL SEWER LINES SHALL BE INSTALLED PER CITY OF COLLEYVILLE STANDARDS.
- ALL WATER MAIN CLEARANCE FOR PARALLEL SANITARY SEWER MAIN SHALL BE A MINIMUM SEPARATION OF 3 FEET VERTICAL AND 9 FEET HORIZONTAL. PROPER SEPARATION OF UTILITIES MUST BE MAINTAINED PER TCEO REGULATIONS.

PROPOSED OFFICE DEVELOPMENT

LOTS 2R AND 3R, BLOCK 1
WINDING CREEK ADDITION
CITY OF COLLEYVILLE, TEXAS

UTILITY PLAN

PRELIMINARY
FOR REVIEW ONLY

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KEITH M. HAMILTON 87384
PE NO. DATE

NO.	REVISION	DATE	BY	DATE	JOB	028-113	DATE	7-26-22	DESIGNED	K.M.H.	DRAWN	K.M.H.	CHECKED	K.M.H.	TEXAS FIRM REG. NO.	F-5260

SHEET

ORDINANCE O-09-1736

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCES O-00-1211 AND O-08-1675; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 8.8 ACRES ON LOTS 1, 2R, 3R AND 5R, BLOCK 1, WINDING CREEK ADDITION FROM THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC09-008; and

WHEREAS, Ordinances O-00-1211 and O-08-1675 are hereby repealed in their entirety; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning

classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 8.8 acres on Lots 1, 2R, 3R and 5R, Block 1, Winding Creek Addition from the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".
- Sec. 3. 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. 4. THAT Ordinances O-00-1211 and O-08-1675 are hereby repealed in their entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDC is for office and retail uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".
- b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be

issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within the Planned Unit Development:
 - 1. All office uses allowed in the Land Development Code.
 - 2. For buildings with frontage along State Highway 26, all uses allowed in the CC2-Shopping Center district shall be permitted.

4. BUILDINGS AND SITE PLAN APPROVAL

- a. The total square footage of all office buildings constructed within this development be allowed as follows:
 - 1. General Office: Maximum Square Footage: 34,515
 - 2. Medical Office: Maximum Square Footage: 13,565
- b. All office buildings shall contain no more than one-story unless mixed with retail uses.
- c. All buildings constructed as part of this development that do not have frontage along State Highway 26 shall be generally consistent with the building elevation designs, attached as Exhibit "C".
- d. All buildings constructed as part of this development shall meet the minimum building design score of 30 as described in Chapter 6-Building Design in the Land Development Code.

5. PARKING

- a. All off-street parking required as part of this development shall meet the requirements of the Land Development Code.

6. LIGHTING

- a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

7. LANDSCAPING, BUFFERING AND OPEN SPACE

- a. The development shall provide a minimum of 30 percent of open space.

- b. A 15 foot landscape buffer shall be maintained along the western boundary of the development where it is adjacent to residential properties. Additionally, the landscape buffer shall contain 43 wax myrtles planted on 15 foot centers. The required buffer shall be installed prior to the issuance of the certificate of occupancy for any new structures.
- c. A 25 foot building setback shall be maintained along the entire western property line where it is adjacent to residential properties.

8. SIDEWALKS

- a. A minimum five (5) foot sidewalk shall be constructed along State Highway 26 when any new structures are built.
- b. A minimum four (4) foot sidewalk shall be constructed along all fire lines and in front of each building when any new structures are built.

9. FENCES AND SCREENING

- a. A minimum eight (8) foot masonry screening fence shall be constructed along the entire western property line adjacent to residential properties prior to the issuance of the certificate of occupancy for any new structures.

10. OTHER

- a. A minimum of 221 caliper inches of new trees shall be planted on the subject property per the requirements of Chapter 5-Tree Preservation in the Land Development Code prior to the issuance of the certificate of occupancy for the fifth structure built on the subject properties.
- b. For any building not fronting on State Highway 26, the hours of operation shall not exceed 7:00 a.m. to 8:00 p.m.
- c. All driveway approaches on State Highway 26 shall receive approval from the Texas Department of Transportation.

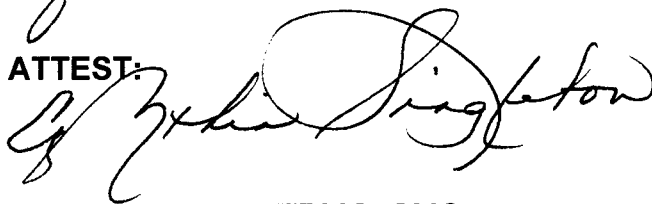
Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

- Sec. 7. 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. 8. 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. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of November 2009.

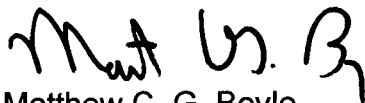
The second reading and public hearing being conducted on the 17th day of November 2009.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map

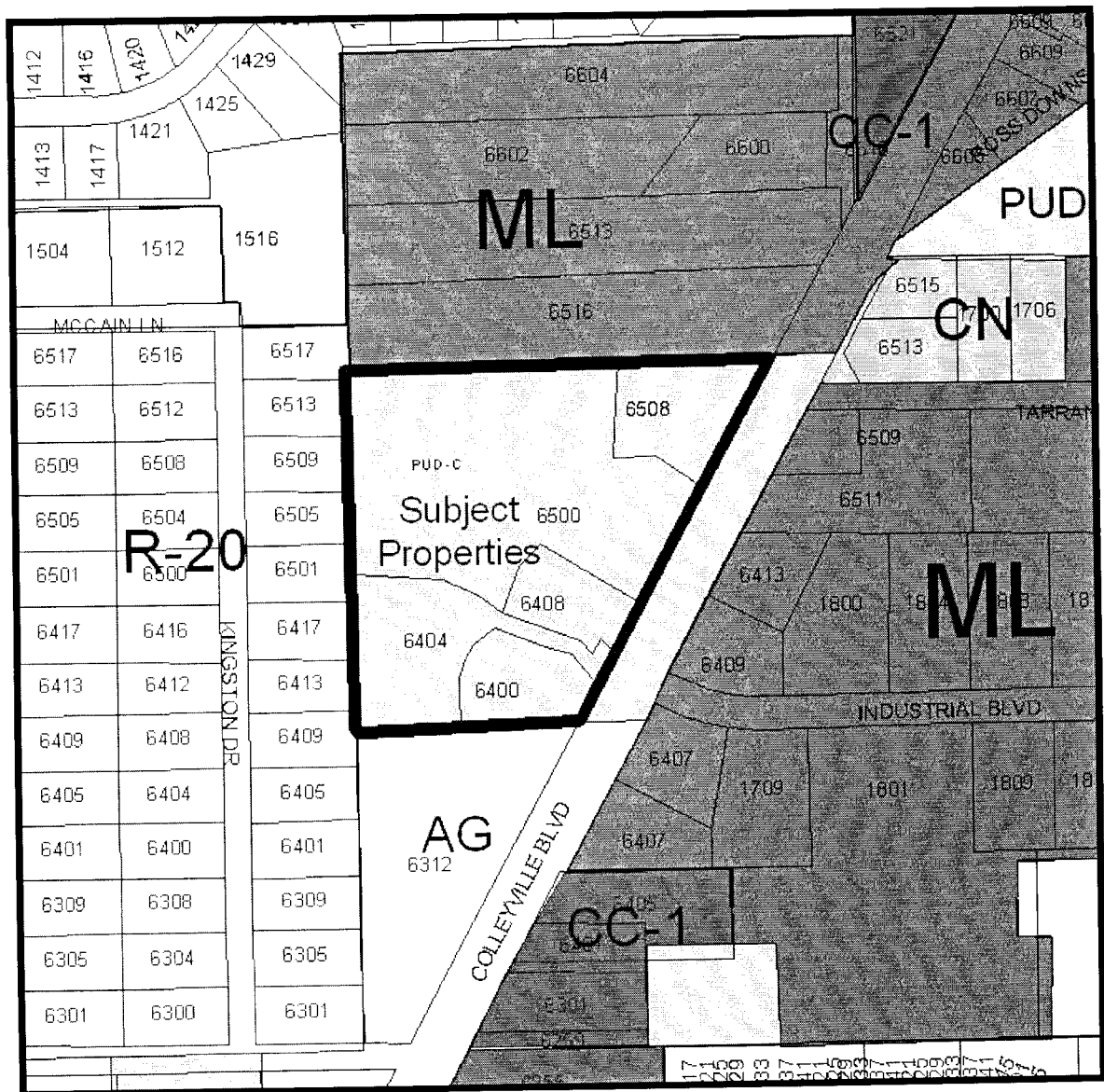
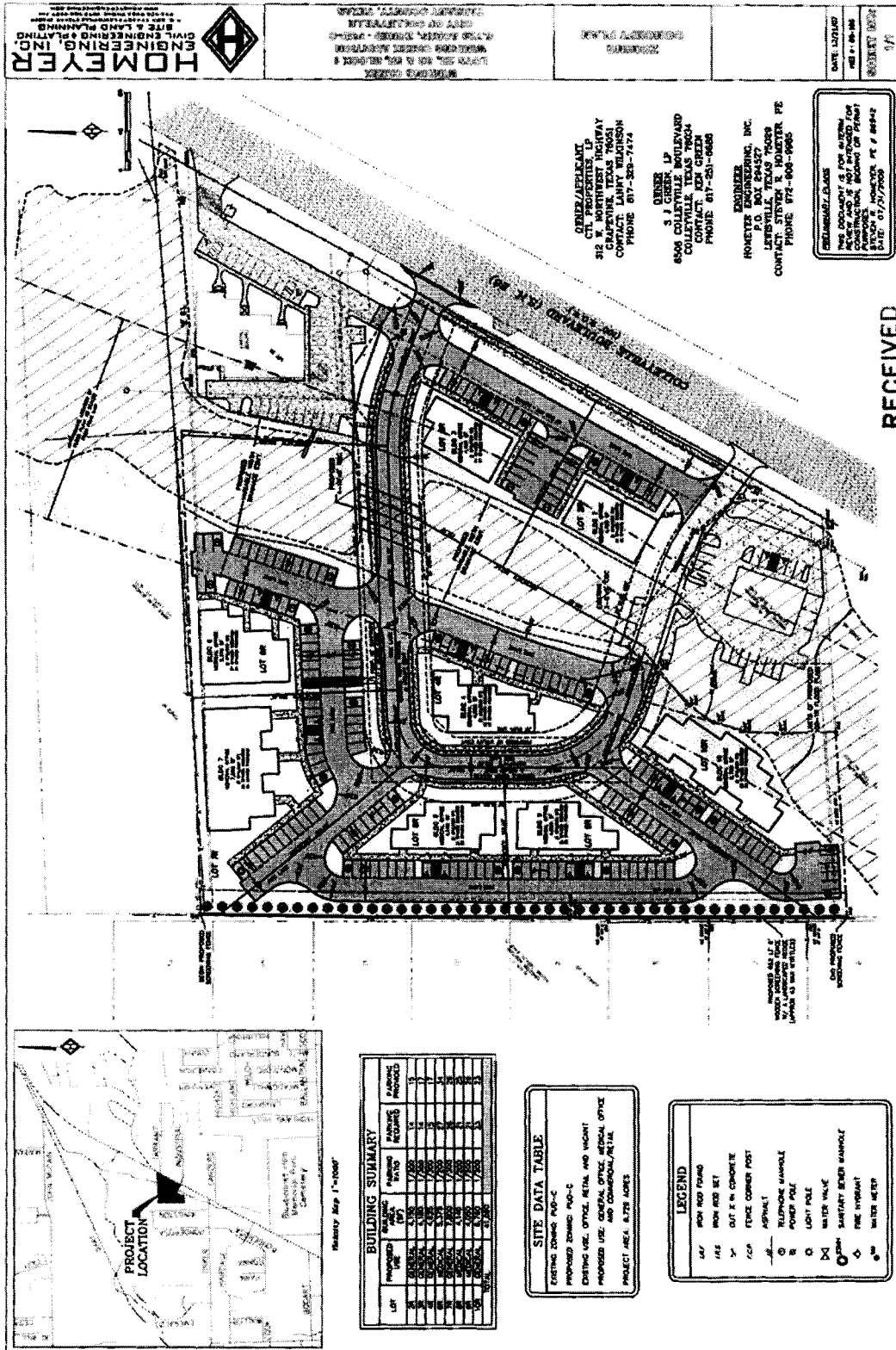


Exhibit "B" – Zoning Exhibit



RECEIVED

AUG 10 2009

Per

Exhibit "C" – Building Elevations

