



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, OCTOBER 23, 2023

**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, located at 309 Glade Road, Case PC23-010
- 2b** Presentation and discussion of a Special Use Permit to allow a Heliport on Lot AR, Block 7, of the Windview Addition, located at 2325 Oak Knoll Drive, Case ZC23-031
- 2c** Presentation and Discussion of a Rezoning from AG Agricultural to R-40 Single Family Residential for a portion of Lot 1, Block 1, Fred C. Rice Addition, located at 6103 Hunter Lane, Case ZC23-032
- 2d** Presentation and discussion of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential for Tracts 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-033

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards on *Thursday, October 19, 2023* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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 PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2a

Agenda Date 10/23/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, located at 309 Glade Road, Case PC23-010

Explanation

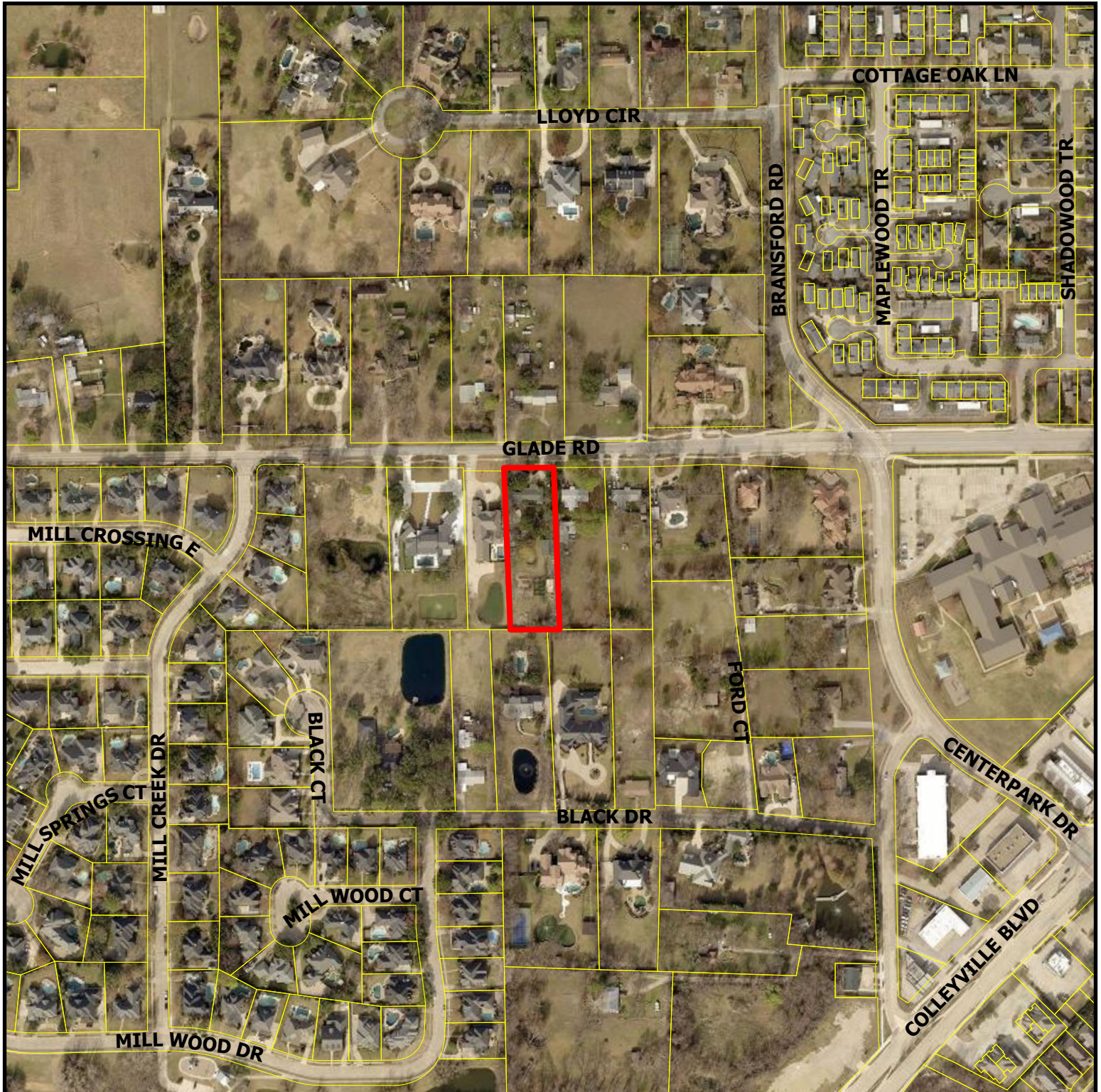
Brian Connally, the applicant, has submitted a request for a Minor Plat with a Waiver for Lot Width on Lot 1, Block 1, MCM Addition, being Tract 2N01, Abstract 1248, Thomas J Polson Survey, being 1.14 acres, and located at 309 Glade Road. The purpose of the request is to allow for the property to be platted and allow for a new home to be built. The lot width is 126 feet and not the required 150 feet per the R-40 zoning that currently exists on the property.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Streetview
4. Plat Exhibit
5. Tree Survey

Aerial Map

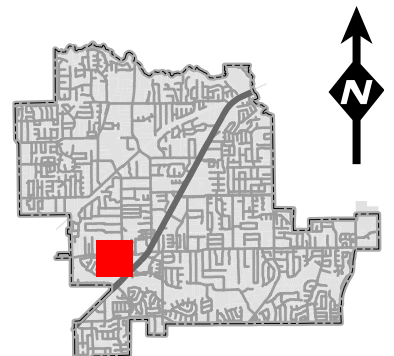


PC23-010

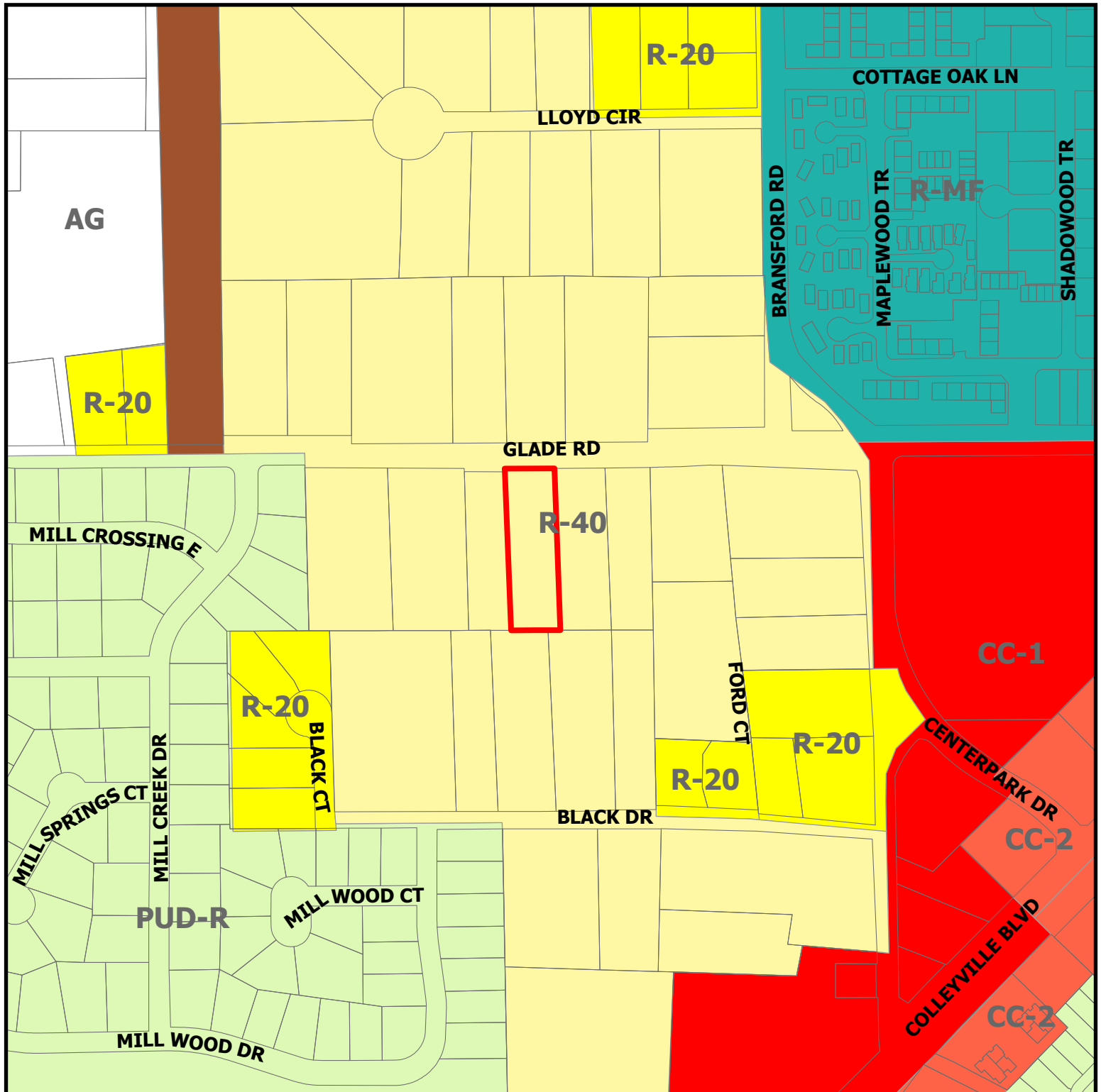
309 Glade Rd

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 Subject Property



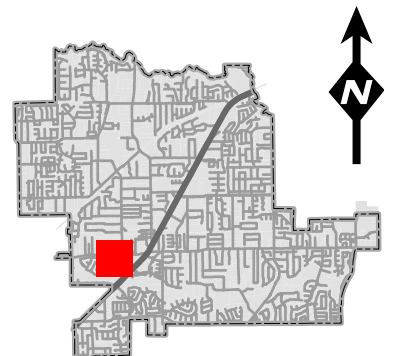
Zoning Map



PC23-010

309 Glade Rd

 Subject Property



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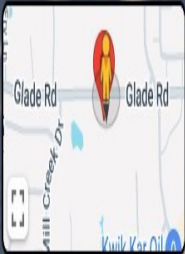
309 Glade Road, Colleyville, TX

304 Glade Rd

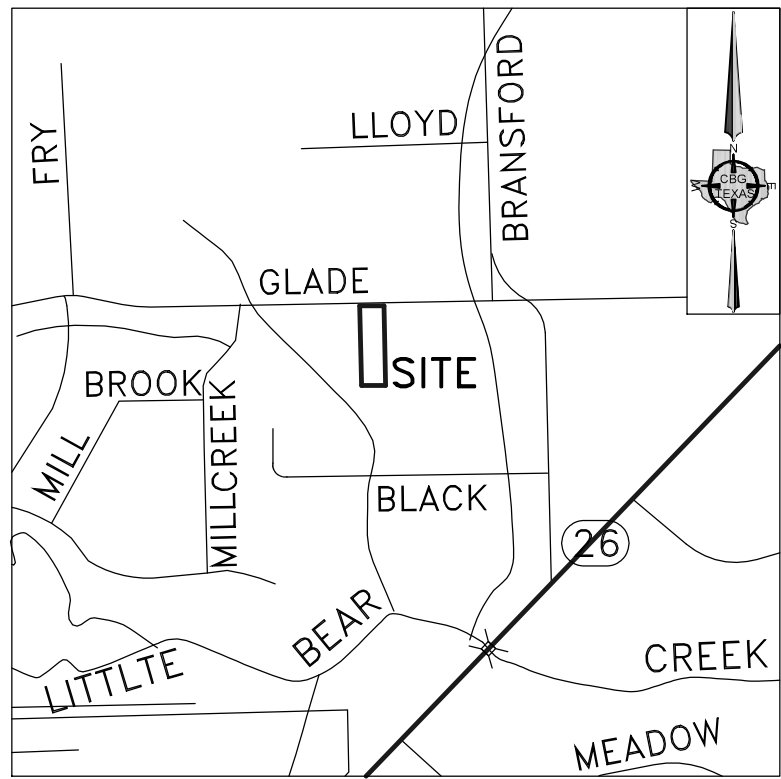
Colleyville, Texas

 Google Street View

May 2022 [See more dates](#)



Google



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

Whereas, MCM Custom Homes LLC, is the sole owner of a tract of land situated in the Thomas J. Polson Survey, Abstract No. 1248, City of Colleyville, Tarrant County, Texas, same being a tract of land conveyed to MCM Custom Homes LLC, a Texas limited liability company, by General Warranty Deed with Vendor's Lien recorded in Instrument Number D223171237, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point for corner, said corner being along the South right-of-way line of Glade Road (a variable width right-of-way), same being the Northwest corner of a tract of land conveyed to Charles Ray Edwards, by deed recorded in Instrument Number D214106798, Official Public Records, Tarrant County, Texas, from which a 1/2 inch iron rod found bears South 00 degrees 06 minutes 48 seconds East, a distance of 5.42 feet for witness;

THENCE South 01 degrees 01 minutes 07 seconds East, along the West line of said Edwards tract, a distance of 415.03 feet to a point for corner, said corner being the Southwest corner of said Edwards tract, same being along the North line of Lot 2, Block 1, Panno Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 4983, Plat Records, Tarrant County, Texas;

THENCE South 89 degrees 49 minutes 54 seconds West, along the North line of Lot 2, Block 1, of said Panno Addition, a distance of 126.17 feet to a 1/2 inch iron rod found with yellow cap for corner, said corner being along the North line of Lot 1, Block 1, of said Panno Addition, same being the Southeast corner of Lot 1, Block 1, Abrams & Hawkins Addition, an Addition to the City of Colleyville, Tarrant County, Texas, according to the Plat thereof recorded in County Clerk's Instrument Number D212226407, Plat Records, Tarrant County, Texas;

THENCE North 01 degrees 12 minutes 26 seconds West, along the East line of said Lot 1, Block 1, of said Abrams & Hawkins Addition, a distance of 415.01 feet to a point for corner, said corner being along the South right-of-way line of said Glade Road;

THENCE North 89 degrees 49 minutes 54 seconds East, along the South right-of-way line of said Glade Road, a distance of 125.12 feet to the POINT OF BEGINNING and containing 52,136 square feet and or 1.20 acres of land.

LEGEND

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
C.C.I.N. = COUNTY CLERK'S INSTRUMENT NUMBER
C.F.N. = CLERK'S FILE NUMBER
VOL. = VOLUME
PG. = PAGE
CAB. = CABINET
SLD. = SLIDE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
1/2" SPF = 1/2 INCH SQAURE PIPE FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PFC = POINT FOR CORNER

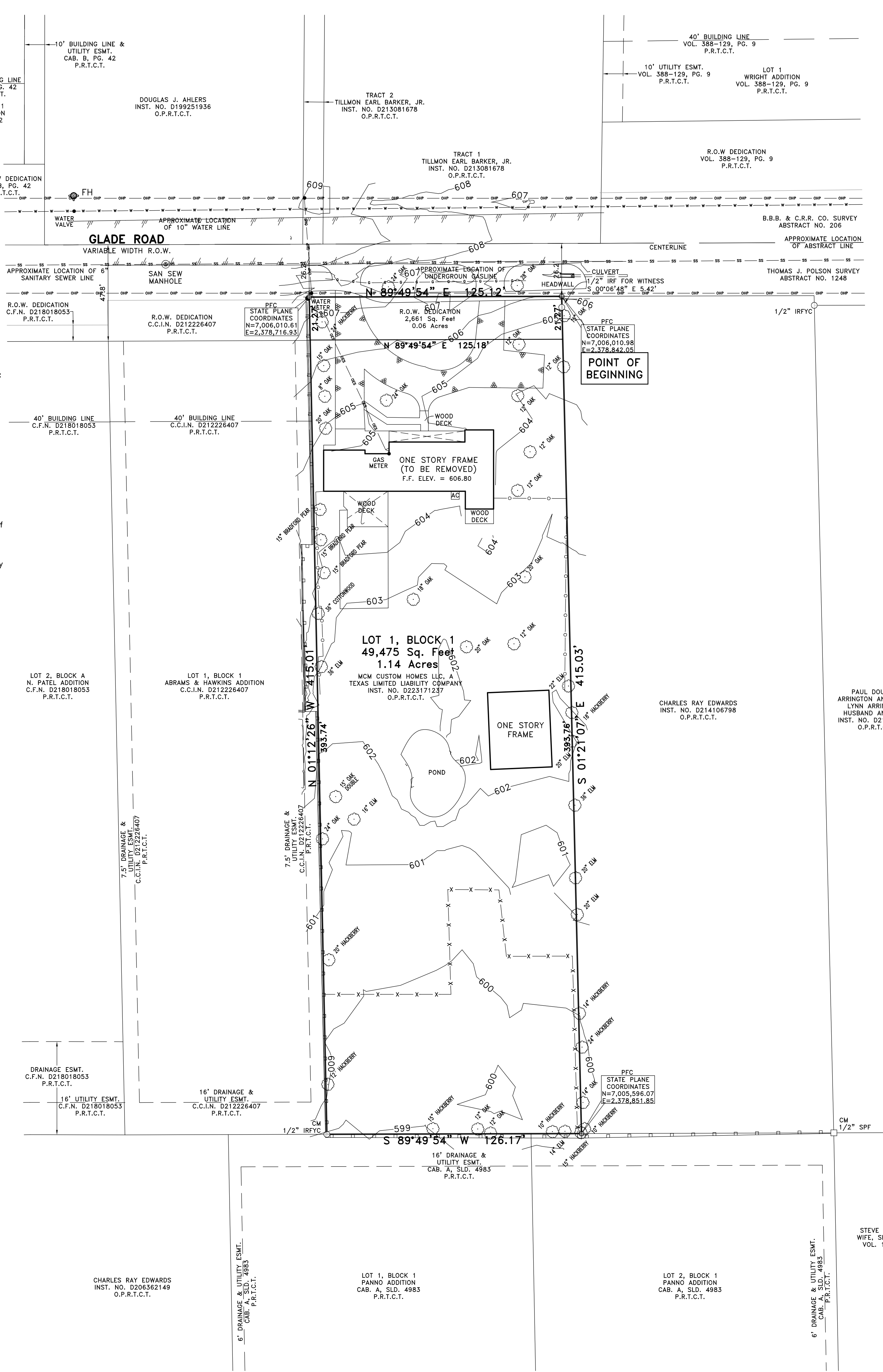
a) **DRAINAGE EASEMENT RESTRICTIONS:** No Construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of 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.

b) **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, inspecting, 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.

c) The Maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.

GENERAL NOTES

- 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE, NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 6) BENCHMARK IS A CITY OF COLLEYVILLE BENCHMARK (BENCHMARK NO. 56, ELEVATION = 602.34') AND (BENCHMARK NO. 58, ELEVATION = 612.05')
- 7) ACCORDING TO THE F.I.R.M. IN MAP NO. 48439C0095K, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
- 8) ALL BUILDINGS TO BE REMOVED.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That We, MCM Custom Homes LLC, a Texas limited liability company, Owner, do hereby adopt this plat designating the hereinbefore described property as **MCM ADDITION**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use and forever all streets, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, 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.

Witness by our hands this _____ day of _____, 2023

BY: _____
MCM Custom Homes LLC (Owner) _____ Date
Michael Monk (President)

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Michael Monk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

SURVEYOR'S STATEMENT:

I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable documentation; and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Land Surveying, the City of Dallas Development Code (Ordinance no. 19455, as amended), and Texas Local Government Code, Chapter 212.

Dated this the _____ day of _____, 2023

RELEASED FOR REVIEW 10/13/2023 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS
TARRANT COUNTY

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connally known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2023.

Notary Public in and for the State of Texas

PLANNING AND ZONING COMMISSION APPROVAL

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

Mayor, City of Colleyville

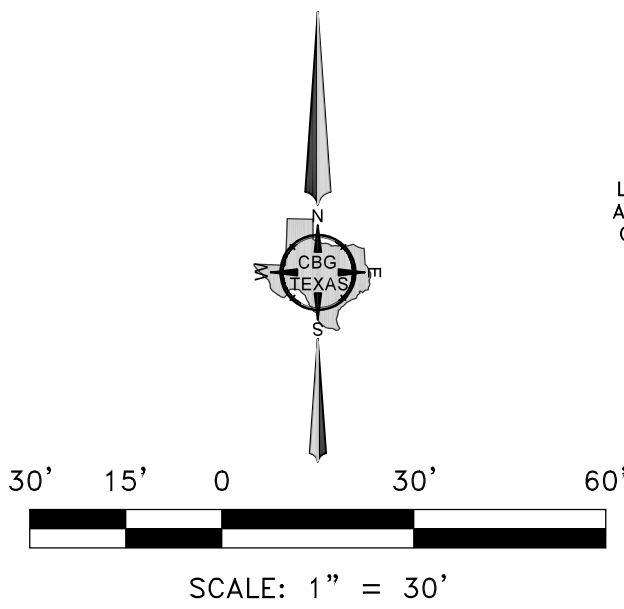
Attest: City Secretary

MINOR PLAT
MCM ADDITION
LOT 1, BLOCK 1
52,136 SQ.FT. / 1.20 ACRES
THOMAS J. POLSON SURVEY, ABSTRACT NO. 1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



OWNER: MCM CUSTOM HOMES LLC
8101 MONTELEPER WAY
COLLEYVILLE, TX 76034
817-492-5755

SCALE: 1"=30' / DATE: 09/26/2023 / JOB NO. 2314054 / DRAWN BY: JLA





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 10/23/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow a Heliport on Lot AR, Block 7, of the Windview Addition, located at 2325 Oak Knoll Drive, Case ZC23-031

Explanation

Family Tides LLC, the applicant, has submitted a request for a Special Use Permit (SUP) for a Heliport on Lot AR, Block 7, of the Windview Addition, being approximately 8.24 acres and zoned AG Agricultural district. The homeowner uses a helicopter for personal use and desires to land and take off from the residential property. An SUP is required to allow for a heliport in all zoning districts.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Streetview
4. Statement of Planning Objectives
5. Site Plan

Aerial Map

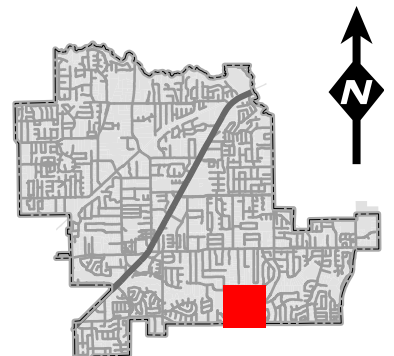


ZC23-031

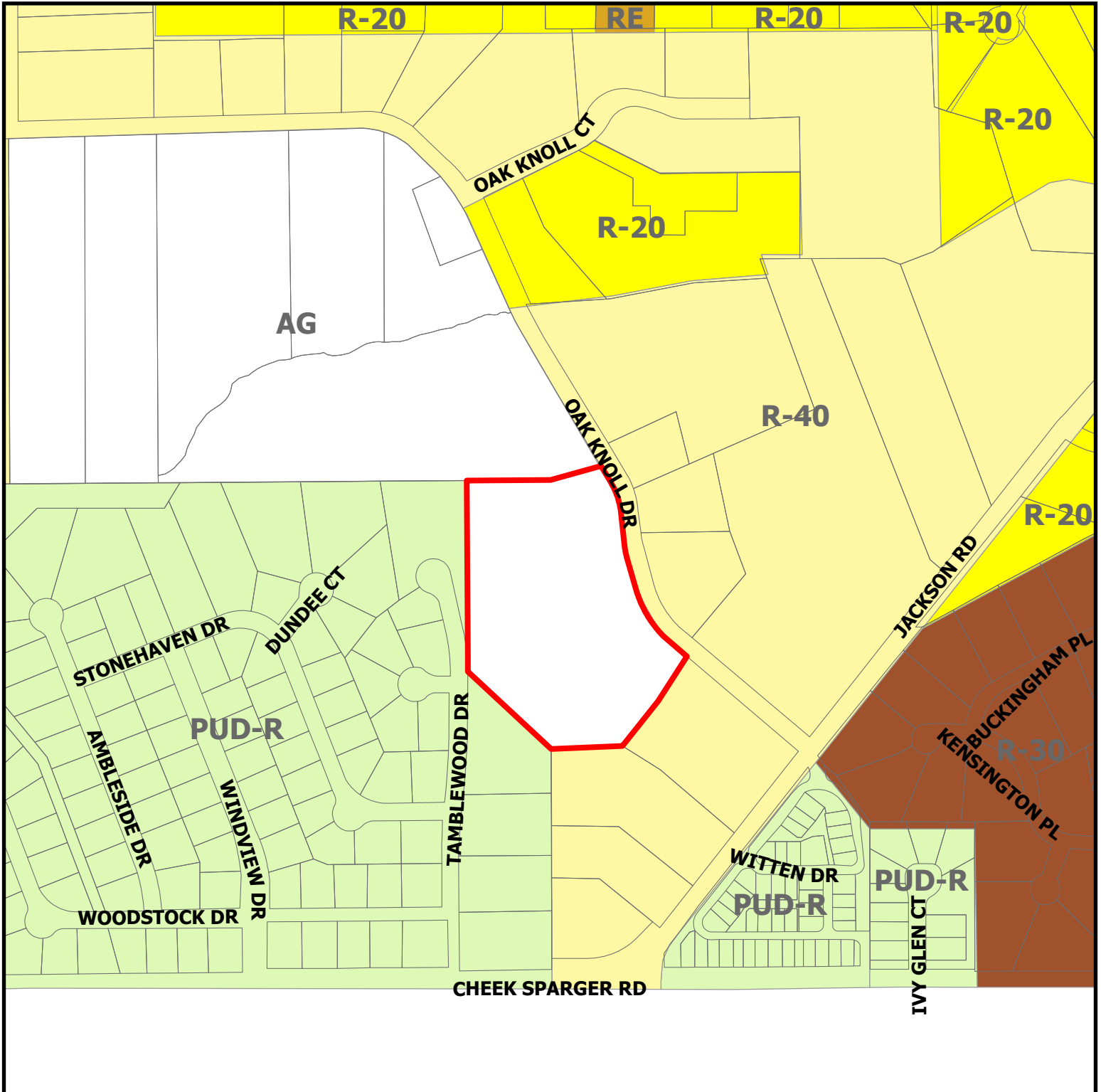
2325 Oak Knoll Dr

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 Subject Property



Zoning Map

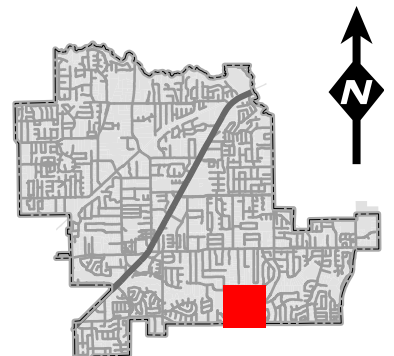


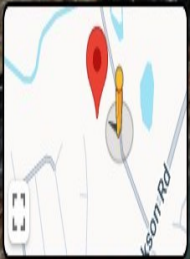
ZC23-031

2325 Oak Knoll Dr

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 Subject Property



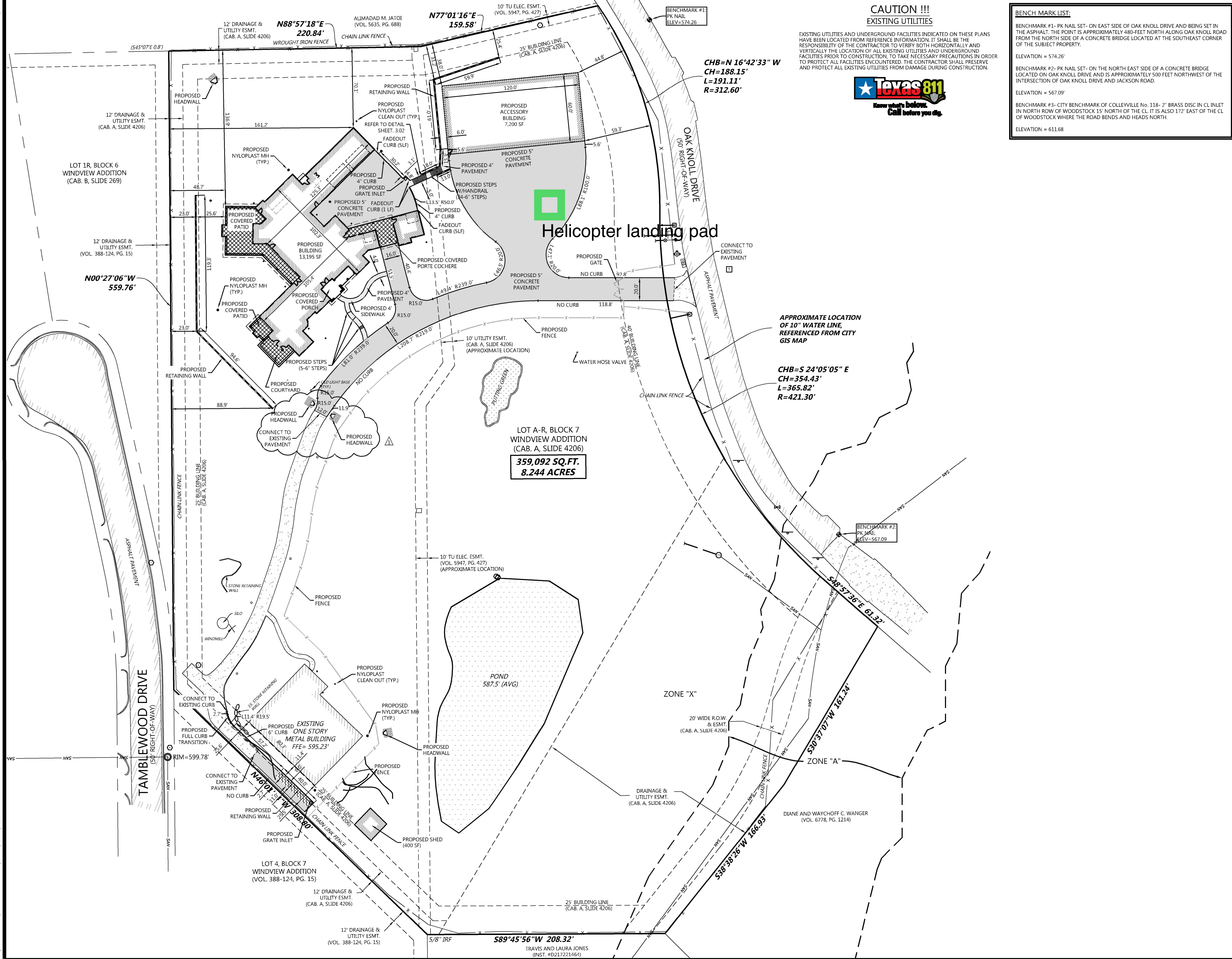


Statement of Planning Objectives

To Whom it may concern,

McMahan Revocable Trust at 2325 Oak Knoll Drive Colleyville, TX 76034 is seeking special use at the property to fly and land a personally owned helicopter. This helicopter is used for pleasure and will not be used every day, only on occasion. No additional structures are needed, nor any construction or additional materials. There is ample space as well as flight lights on the existing driveway as it sits currently. Please see photos below for landing area with flight lights.





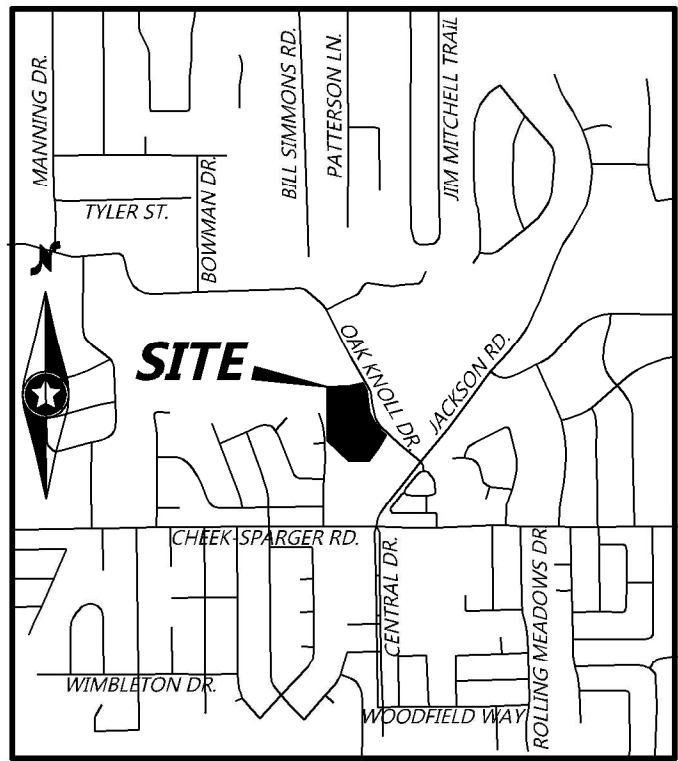
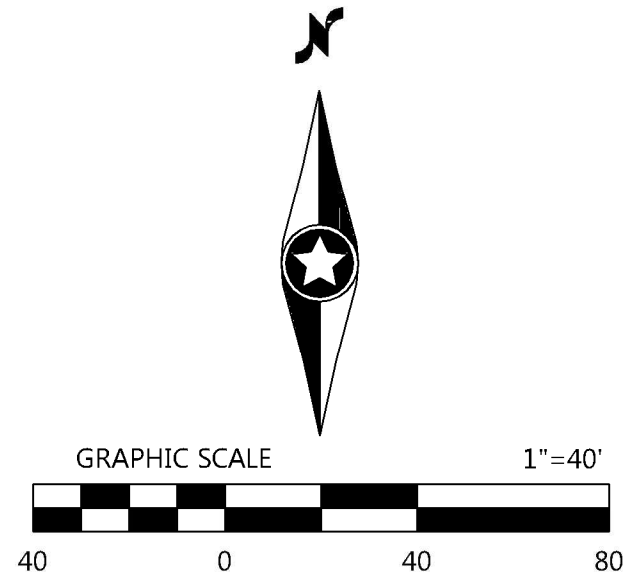
CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



BENCH MARK LIST:

BENCHMARK #1- PK NAIL SET- ON EAST SIDE OF OAK KNOLL DRIVE AND BEING SET IN THE ASPHALT. THE POINT IS APPROXIMATELY 480-FEET NORTH ALONG OAK KNOLL ROAD FROM THE NORTH SIDE OF A CONCRETE BRIDGE LOCATED AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 574.26'
BENCHMARK #2- PK NAIL SET- ON THE NORTH EAST SIDE OF A CONCRETE BRIDGE LOCATED ON OAK KNOLL DRIVE AND IS APPROXIMATELY 500 FEET NORTHWEST OF THE INTERSECTION OF OAK KNOLL DRIVE AND JACKSON ROAD.
ELEVATION = 567.09'
BENCHMARK #3- CITY BENCHMARK OF COLLEYVILLE No. 118- 2" BRASS DISC IN CL INLET IN NORTH ROW OF WOODSTOCK 15' NORTH OF THE CL. IT IS ALSO 172' EAST OF THE CL OF WOODSTOCK WHERE THE ROAD BENDS AND HEADS NORTH.
ELEVATION = 611.68'



VICINITY MAP
NOT TO SCALE

LEGEND

- CONCRETE PAVEMENT
8" CLASS "C", 3600 PSI CONCRETE
- CONCRETE PAVEMENT
5" CLASS "C", 3600 PSI CONCRETE
- SIDEWALK PAVEMENT
4" CLASS "A", 3000 PSI CONCRETE
- FOUNDATION CONCRETE
REFER TO STRUCTURAL PLANS FOR SPECS

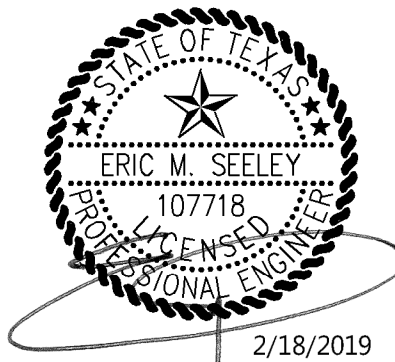
SITE DATA SUMMARY TABLE	
ITEM	LOT A-R, BLOCK 7
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	AG
LAND USE (FROM ZONING ORDINANCE)	AGRICULTURAL
LOT AREA (SQUARE FEET)	359,092
LOT AREA (ACRES)	8.2436
BUILDING FOOTPRINT AREA (SF) - EXISTING	5,124
BUILDING FOOTPRINT AREA (SF) - PROPOSED	20,395
TOTAL BUILDING AREA (SF)	25,519
FLOOR AREA - RESIDENTIAL	13,195
FLOOR AREA - ACCESSORY BUILDING	7,200
BUILDING HEIGHT (FT/STORIES)	31'-57/2
LOT COVERAGE (%)	7.11%
FLOOR AREA RATIO (XX:1)	0.07
LANDSCAPE AREA TABULATION	
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	35,909
SITE LIVING LANDSCAPE PROVIDED (SF)	306,474
IMPERVIOUS AREA TABULATION	14.65%
BUILDING FOOTPRINT AREA (SF)	25,519
OTHER IMPERVIOUS AREA (SF)	27,099
TOTAL IMPERVIOUS AREA (SF)	52,618

DESIGNED: EMS
CHECKED: AWS
DRAWN: WTW
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE:

INITIAL ISSUE: 02/13/2019
REVISIONS:
02/18/2019 REVISED GRADING & STORM

PREPARED FOR:

MCMAHAN FLOORING
5124 SHARP STREET
DALLAS, TEXAS, 75247



2/18/2019

MCMAHAN RESIDENCE

LOT A-R, BLOCK 7
WINDVIEW ADDITION
2325 OAK KNOLL DRIVE
COLLEYVILLE, TEXAS 76065

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TYPE L FIRM REGISTRATION NO. L0006901

SITE PLAN &
PAVING PLAN

SHEET NUMBER:

1.02

DATE: 02/13/2019

0021192.00



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 10/23/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and Discussion of a Rezoning from AG Agricultural to R-40 Single Family Residential for a portion of Lot 1, Block 1, Fred C. Rice Addition, located at 6103 Hunter Lane, Case ZC23-032

Explanation

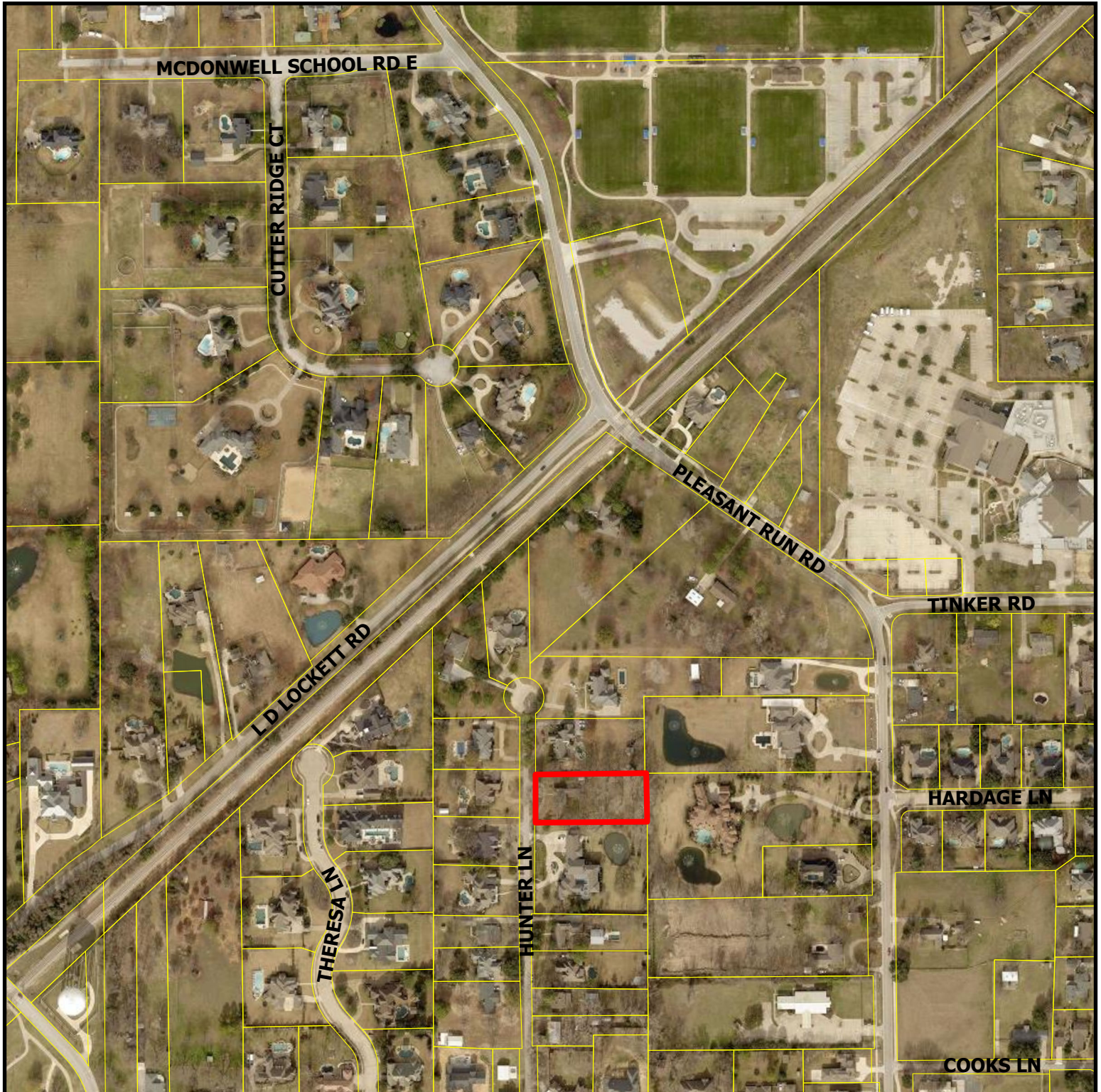
Valri Robertson, the applicant, has submitted a request for rezoning a portion of Lot 1, Block 1, Fred C. Rice Addition, being approximately 0.022 acres, zoned AG Agricultural district. The purpose of the request is to rezone a small, narrow piece of land that is being acquired from 6103 Hunter Lane and included into 6113 Hunter Lane in order to redefine the property line in alignment with the existing fence. An amending plat is currently being processed that will formally adjust the property line and will be filed subsequent to the change of zoning request.

Recommendation

Attachments

1. Zoning Map
2. Aerial Map
3. Streetview
4. Statement of Planning Objectives
5. Plat
6. Plat Description

Aerial Map

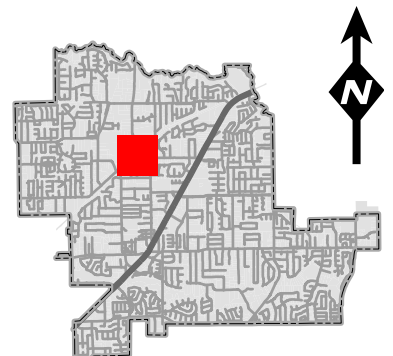


ZC23-032

6113 Hunter Ln

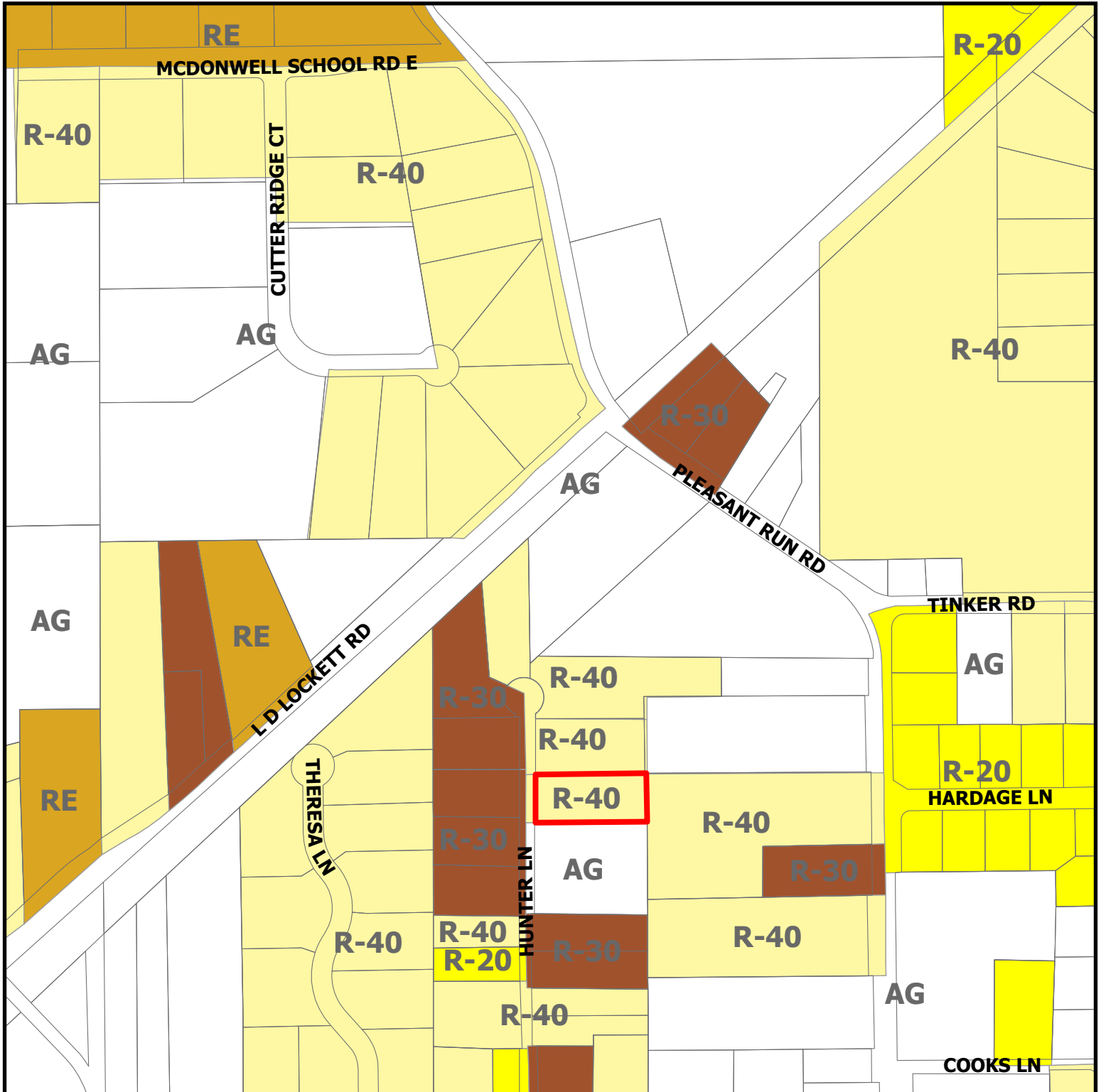


Subject Property



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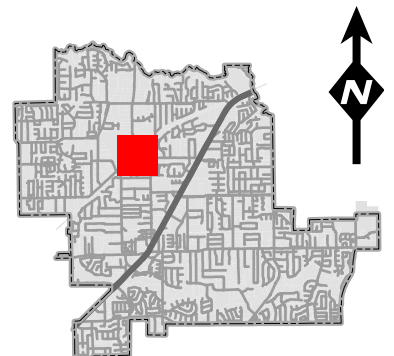
Zoning Map



ZC23-032

6113 Hunter Ln

Subject Property



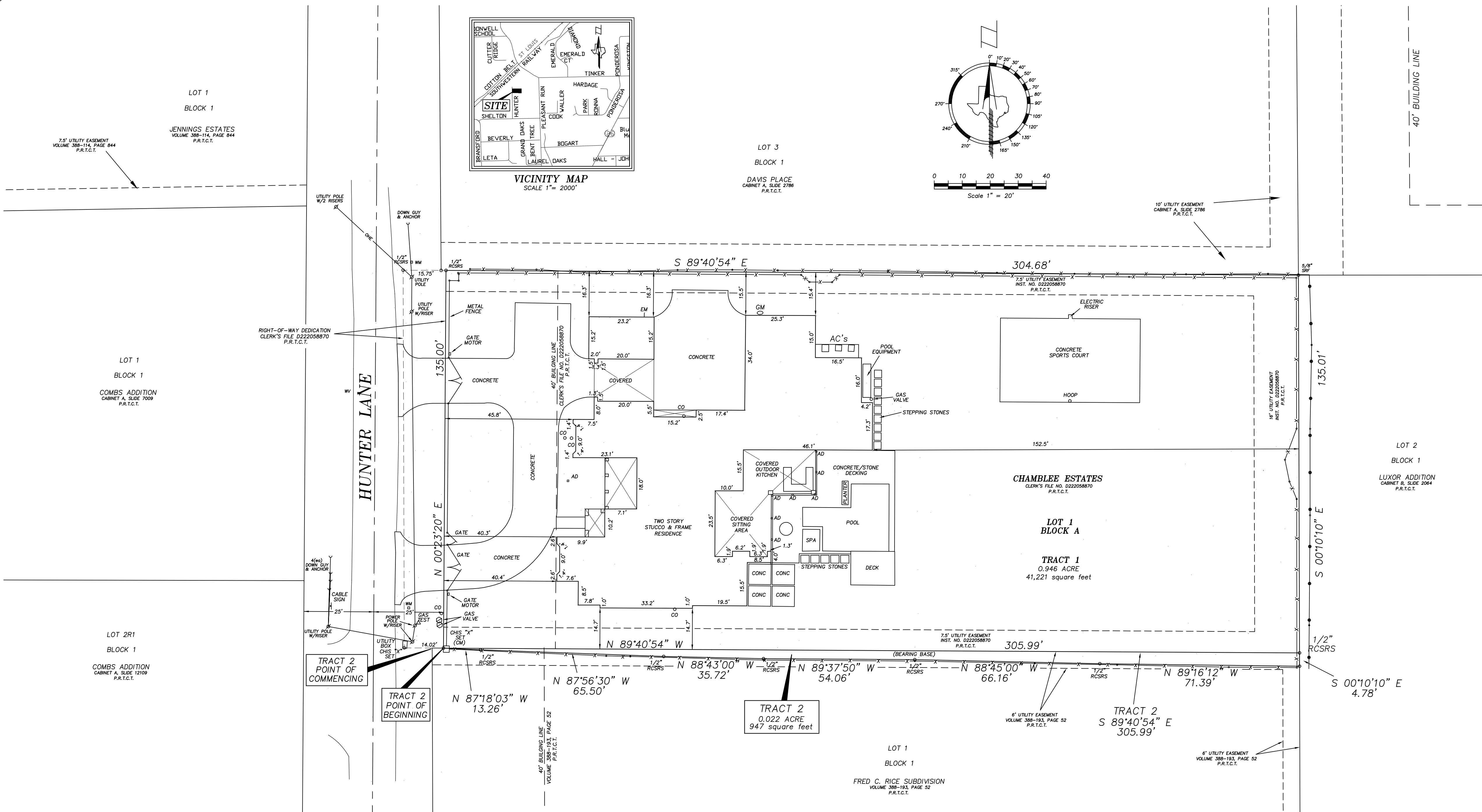
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STATEMENT OF PLANNING OBJECTIVE:

The purpose is to move a previously platted lot line to accommodate the location of a fence built on the premises.

S:\SURVEYS\REMANUSANCE HOMES\HUNTER LANE 2.DWG 10/9/2023 1:24pm



TRACT 1
PROPERTY DESCRIPTION
BEING all of Lot 1, in Block A of Chamblee Estates, an addition to the City of Colleyville as shown on the Plat Recorded under Instrument No. D222058870 of the Plat Records of Tarrant County, Texas.

TRACT 2
PROPERTY DESCRIPTION
BEING a description of a 0.022 acre or 947 square foot tract of land situated in the Joseph White Survey Abstract No. 1692, in the City of Colleyville, Tarrant County, Texas and being a portion of that same tract or parcel of land described in the Deed to Lu & Peng Ltd. as recorded under Clerk's File No. D222170894 of the Plat Records of Tarrant County, Texas. Said 0.022 acre tract also being a portion of Lot 1, in Block 1 of Fred C. Rice Subdivision an addition to the City of Colleyville as recorded in Volume 388-193, at Page 52 of the Plat Records of Tarrant County, Texas;

Commencing at a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner along the present east right-of-way line of Hunter Lane (right-of-way varies) and being the northwest corner of said Fred C. Rice Subdivision;

THENCE South 89 deg. 40 min. 54 sec. East along the north line of said Subdivision, a distance of 4.02 feet to a chiseled "X" set for corner at the southwest corner of Lot 1, in Block A of Chamblee Estates, an addition to the City of Colleyville as shown on the Plat recorded in Document No. D222058870 of the Plat Records of Tarrant County, Texas and being the POINT OF BEGINNING;

THENCE South 89 deg. 40 min. 54 sec. East, along the common line between said Fred C. Rice Subdivision and Chamblee Estates, a distance of 305.99 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 00 deg. 10 min. 10 sec. East, departing said Fred C. Rice Subdivision and along the east line of said Chamblee Estates, a distance of 4.78 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 89 deg. 16 min. 12 sec. West, departing said east line, and approximately 0.5 north of an existing fence, a distance of 71.39 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 88 deg. 45 min. 00 sec. West, a distance of 66.16 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 89 deg. 37 min. 50 sec. West, a distance of 54.06 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 88 deg. 43 min. 00 sec. West, a distance of 35.72 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

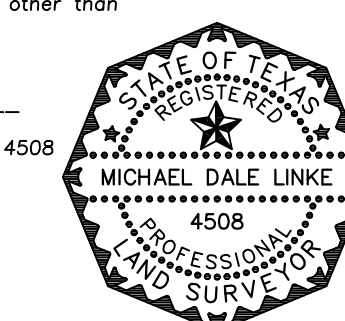
THENCE North 87 deg. 56 min. 30 sec. West, a distance of 65.50 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 87 deg. 18 min. 03 sec. West, a distance of 13.26 feet to the POINT OF BEGINNING, and containing 0.022 acre or 947 square feet of land more or less.

BASIS OF BEARINGS: Bearings as stated herein are based on the South line of Chamblee Estates an addition to the City of Colleyville as shown on the Plat recorded under Document No. D222058870 of the Plat Records of Tarrant County, Texas.

CERTIFICATION OF SURVEY
TO: ROZINA MANDANI and NFN PARVEEZ, MONUMENT CUSTOM BUILDERS, LP and OLD REPUBLIC TITLE INSURANCE COMPANY;
I hereby certify that this survey was actually made on the ground and is in accordance with current minimum standards for a Category 1A, Condition II Survey as adopted by the Texas Society of Professional Surveyors in 1988, and unless shown otherwise, the title lines and lines of actual possession are the same and that the size, location and type of buildings are as shown, and that the visible improvements are as shown, and the distance from the building to the nearest boundary line is as shown, and that there are no visible encroachments affecting this property that the undersigned is aware of other than those shown.

Michael Dale Linke
Registered Professional Land Surveyor No. 4508
DATE: October 9, 2023



LAND TITLE SURVEY OF LOT 1, BLOCK A CHAMBLEE ESTATES AND A 0.022 ACRE PORTION OF FRED C. RICE SUBDIVISION J. WHITE SURVEY ABSTRACT NO. 1692 TARRANT COUNTY, TEXAS

PREPARATION DATE: OCTOBER 8, 2023

PRISM SURVEYS, INC.
FIRM NO. 101325-00

COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
CONTACT: MR. MICHAEL LINKE

- NOTES:
- 1) This survey was prepared with the use and/or benefit of the commitment for title insurance issued by Old Republic Title Insurance Company in connection with GF No. 4548487, issued October 9, 2023 bearing an effective date of September 24, 2023.
 - 2) CM- Indicates controlling monument.
 - 3) The following notes correspond with Schedule B from the commitment stated in Note No. 1, above:
 - 1) Tract 1 is affected by the restrictive covenants as indicated on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. No plottable items. (Schedule B, item 1).
 - 2) Tract 2 is affected by the restrictive covenants as stated on the Plat recorded in Volume 388-190, at Page 10, Volume 388-13, at Page 52 of the Plat Records of Tarrant County, Texas. (Schedule B, item 2).
- TRACT 1:
- 10a) Tract 1 is affected by the 40' setback line as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10a).
 - 10b) Tract 1 is affected by the variable width right-of-way dedication along the west property line as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10b).
- TRACT 2:
- 10c) Tract 1 is affected by a 7.5' Utility Easement along the north and south line of the property as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10c).
 - 10d) Tract 1 is affected by the 16' utility easement along the east property line as shown on the Plat recorded under Clerk's File No. D222058870 of the Plat Records of Tarrant County, Texas. This item is shown. (Schedule B, item 10d).
 - 10e) The easement granted to Texas Power & Light Company as recorded in Volume 1349, at Page 155 of the Deed Records of Tarrant County, Texas could not be located due to the lack of a more specific description. (Schedule B, item 10e).
 - 10f) The easement granted to Texas Power & Light Company as recorded in Volume 1349, at Page 457 of the Deed Records of Tarrant County, Texas could not be located due to the lack of a more specific description. (Schedule B, item 10f).
 - 10g) The easement to Tarrant County as recorded in Volume 1469, at Page 349 of the Deed Records of Tarrant County, Texas does not affect tract 1. (Schedule B, item 10g).
 - 10h) The easement to Texas Power & Light Company as recorded in Volume 1598, at Page 278 of the Deed Records of Tarrant County, Texas could not be located from the description contained therein. (Schedule B, item 10h).
 - 10i) The easement to Texas Power & Light Company as recorded in Volume 1598, at Page 280 of the Deed Records of Tarrant County, Texas could not be located from the description contained therein. (Schedule B, item 10i).

LEGEND			
WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING			
AC	= AIR CONDITIONER	RCP	= REINFORCED CONCRETE PIPE
AD	= AREA DRAIN	RP	= REFLECTOR POST
BCM	= BURIED CABLE MARKER	RW	= RETAINING WALL
BSLM	= BURIED GAS LINE MARKER	SDI	= STORM DRAIN INLET
BSLL	= METAL BOLLARD	SS	= SIDEWALK
CL	= CENTERLINE	SS	= STREET SIGN
CLP	= CHAIN LINK FENCE	SSMH	= SANITARY SEWER MANHOLE
CM	= CONCRETE	SRP	= STEEL ROD FOUND
CM-CT	= DEEP RECORDS TARRANT COUNTY, TEXAS.	SSS	= STEEL ROD SET
CM	= CONCRETE	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
EN	= ELECTRIC METER	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
FM	= FIRE HYDRANT	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
GEN	= ELECTRIC GENERATOR	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
GTE	= GENERAL TELEPHONE	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
GW	= DOWN GUY & ANCHOR	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
HCS	= HANDICAP PARKING SIGN	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
LL	= LANDSCAPE LIGHTS	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
MP	= MANHOLE	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
MPR	= MARKER	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
MRT-CT	= MAP/PLAT RECORDS TARRANT COUNTY, TX.	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
PP	= POWER POLE	SSWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is shown in a special flood hazard area. This property is shown in Zone X (unshaded). Map No. 48439C0095K, Map Date: September 25, 2009.

PROPERTY DESCRIPTION

BEING a description of a 0.022 acre or 947 square foot tract of land situated in the Joseph White Survey Abstract No. 1692, in the City of Colleyville, Tarrant County, Texas and being a portion of that same tract or parcel of land described in the Deed to Liu & Peng Ltd. as recorded under Clerk's File No. D222170894 of the Plat Records of Tarrant County, Texas. Said 0.022 acre tract also being a portion of Lot 1, in Block 1 of Fred C. Rice Subdivision an addition to the City of Colleyville as recorded in Volume 388-193, at Page 52 of the Plat Records of Tarrant County, Texas;

Commencing at a ½" steel rod with a red plastic cap stamped "Prism Surveys" set for corner along the present east right-of-way line of Hunter Lane (right of way varies) and being the northwest corner of said Fred C. Rice Subdivision;

THENCE South 89 deg. 40 min. 54 sec. East along the north line of said Subdivision, a distance of 4.02 feet to a chiseled "X" set for corner at the southwest corner of Lot 1, in Block A of Chamblee Estates, an addition to the City of Colleyville as shown on the Plat recorded in Document No. D222058870 of the Plat Records of Tarrant County, Texas and being the POINT OF BEGINNING;

THENCE South 89 deg. 40 min. 54 sec. East, along the common line between said Fred C. Rice Subdivision and Chamblee Estates, a distance of 305.99 feet to a ½" steel rod with a red plastic cap stamped Prism Surveys set for corner;

THENCE South 00 deg. 10 min. 10 sec. East, departing said Fred C. Rice Subdivision and along the east line of said Chamblee Estates, a distance of 4.78 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 89 deg. 16 min. 12 sec. West, departing said east line, and approximately 0.5 feet north of an existing fence, a distance of 71.39 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 88 deg. 45 min. 00 sec. West, a distance of 66.16 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 89 deg. 37 min. 50 sec. West, a distance of 54.06 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 88 deg. 43 min. 00 sec. West, a distance of 35.72 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE North 87 deg. 56 min. 30 sec. West, a distance of 65.50 feet to a ½-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 10/23/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential to R-40 Single Family Residential for Tracts 1B1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-033

Explanation

Curtis Young, the applicant, has submitted a request for a zoning change for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, approximately 13.84 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential district. The request is to rezone the property from AG and RE to the R-40 Single Family Residential district to allow for a new 9-lot single-family detached subdivision to be known as The Bluffs at Colleyville.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Zoning Exhibit
5. Preliminary Grading, Drainage, and Utility Plans
6. Design Set - The Bluffs of Colleyville
7. Urban Forestry Exhibits

Aerial Map

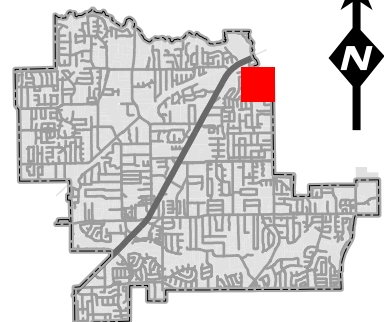


ZC23-033

2417 Wilkes Dr



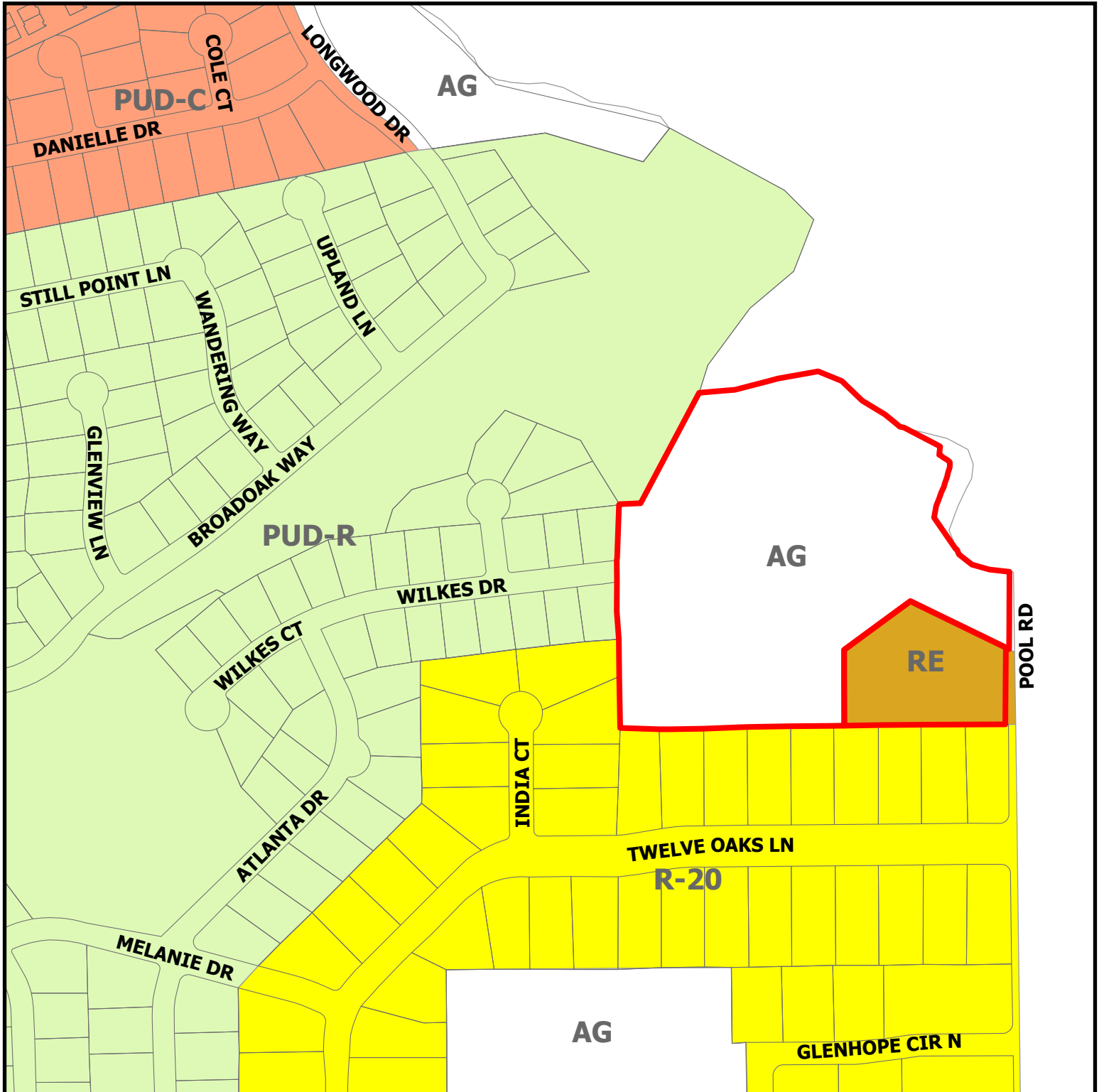
Subject Property



DISCLAIMER:

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

Zoning Map

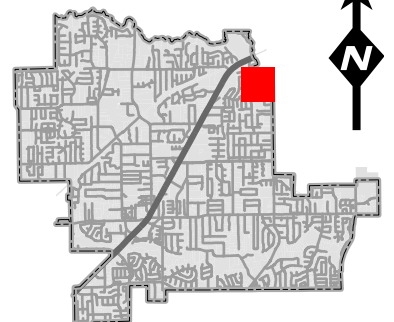


ZC23-033

2417 Wilkes Dr



Subject Property



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

The Bluffs at Colleyville

Colleyville, Texas

Zoning Narrative –16 OCT 2023

WillowTree Development, LLC, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

The Bluffs at Colleyville is a proposed residential neighborhood to be developed by WillowTree Development, LLC, under the R-40 Residential District regulations for residential development in the City of Colleyville. The approximately 14 acre property is located on the west side of Pool Road, just south of Big Bear Creek, which is also the Colleyville/Grapevine city limits.

Adjacencies: The property is adjacent to, and could almost be considered an extension of, the Ross Downs Estates neighborhood- as it is currently accessed through that neighborhood via Wilkes Drive. The Ross Downs Estates lots to the south (off of Twelve Oaks Lane) are ½ acre lots, but the section of Ross Downs Estates through which this property is currently accessed (from the west), is comprised of 10,000+ sf lots. To the north and east is Big Bear Creek, and the City of Grapevine.

The property is primarily currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to R-40, unifying the property into one cohesive, master planned residential development of the highest quality. There is currently an occupied single-family home on the property, which will be removed as it is developed.

The proposed plan will far exceed the lot sizes, quality and values of the neighborhoods and properties we are adjacent to. Where we are adjacent to the ½ acre Ross Downs lots to the south, and 10,000 sf lots to the west, we are proposing all 40,000 sf+ lots. We have designed the project to be compatible and in harmony with our adjacent neighbors, comply with the requirements of the R-40 Ordinance, and to be consistent with the city’s Comprehensive Plan. Overall density is 0.65 lots per acre.

Quality and compatibility with the adjacent residential, in this portion of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: The property currently only has one point of street access, determined when Ross Downs was approved and developed. Wilkes Drive currently dead-ends into the property on the west side. After discussions with the neighbors along Wilkes Dr. and elsewhere in Ross Downs- and hearing their concerns of having additional traffic along those streets, an additional property was acquired which will allow access directly from Pool Road. Also, because of proposing fewer than 10 lots, no secondary access point is required, so we are not connecting to Wilkes Dr., thereby putting no additional traffic on Wilkes Drive and other Ross Downs streets.

The residences planned for The Bluffs at Colleyville will be upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to go through a design review process, prior to construction, to assure a high level of quality and design.

The Bluffs at Colleyville will be developed with the normal Colleyville public street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, directly into Big Bear Creek. Therefore, no detention ponds will be necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot. The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

The Bluffs at Colleyville will be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

The Bluffs at Colleyville will have a total of nineteen (9) homes, each with an estimated average value upon completion of \$2,500,000, resulting in an overall tax base of over \$25,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$550,000, with over \$75,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	3,500 square feet.
Minimum Lot Area:	40,000 s.f. (Average about 46,900 s.f.)
Minimum Lot Width:	Eighty feet (80') measured at the building setback line, except pie-shaped cul-de-sac lots, in which case the minimum shall be seventy-five feet (75'), as shown on the Development Plan.
Front Yard Setbacks:	Forty feet (40') back of the property line
Rear Yard Setbacks:	Twenty-Five feet (25')
Side Yard Setbacks:	Fifteen feet (15').
Street Standards:	The streets within The Bluffs at Colleyville are proposed to be standard Colleyville public streets. All sections will be built to the standard street section of 31' b/b paving, in a 50' Street ROW.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three car garage with wood-like, architecturally enhanced doors.
Masonry Requirement:	The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

Additional Elevation Requirements: All plans will be reviewed by the The Bluffs at Colleyville Architectural Review Committee, to ensure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all “four sides” shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile composition or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

Fencing: Wood fencing will only be permitted between lots. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

Streetscape Standards: Minimum of two (2) three-inch (3”) caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.

Open Space Maintenance: The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the The Bluffs at Colleyville Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.

Street Design Standards:

Right of Way:	Fifty feet (50') (Undivided),
Travel Lane Width:	Thirty-one feet (31'), back of curb to back of curb.
Turning Radii:	Fifteen feet (15')

Open Space Standards: All Common Open Space along the internal streets shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by The Bluffs at Colleyville Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

Signage: A monument sign identifying the subdivision shall be built at the entry from Pool Road.

Site Data Summary Chart

Single Family Residential Lots	9	
Residential Lots	69.77%	9.69 ac.
R.O.W.	10.22%	1.42 ac.
Open Space	20.01%	2.78 ac.
Res. Gross Acreage	100.00%	13.89 ac.

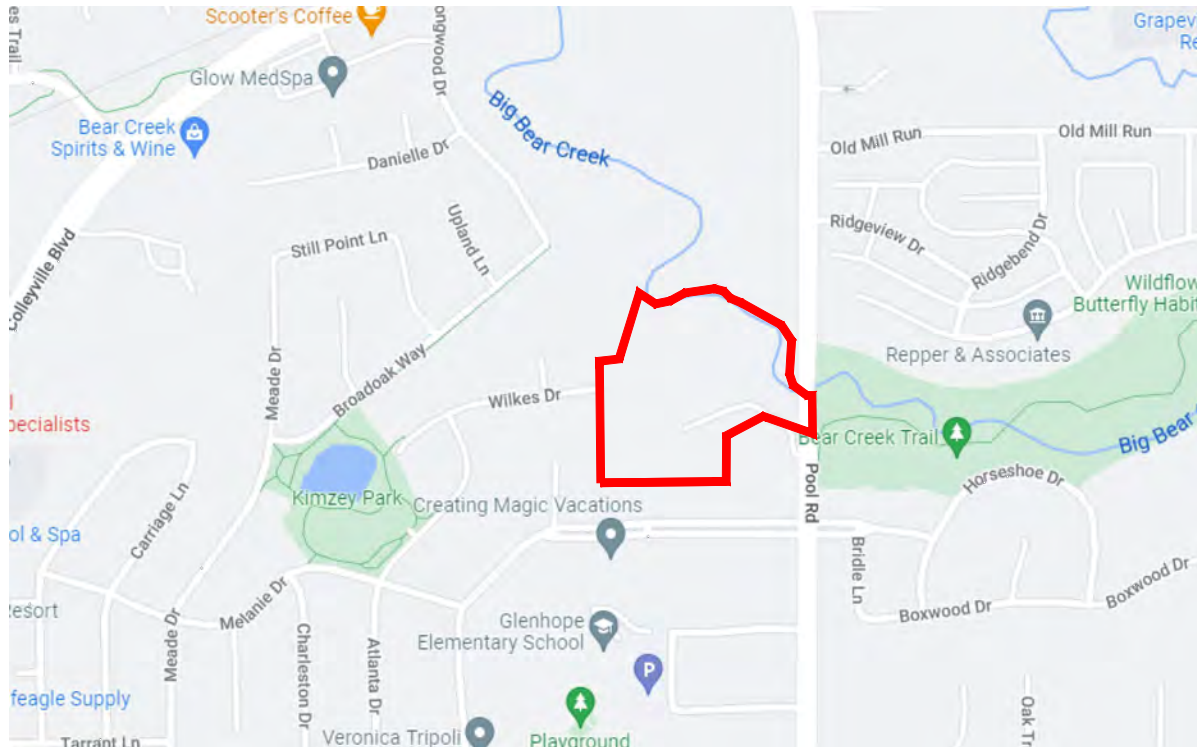
Site Data

Gross Acreage	13.89 ac.
Gross Density (lots / acre)	0.65 lots/AC

Existing Zoning:	AG
Proposed Zoning:	R-40
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	9
Minimum Lot Area	44,432 s.f.
Average Lot Area	46,900 s.f.



LOCATION MAP

Legend

Nature Trail

5' Sidewalk

Flood Plain

Developer:
WillowTree Development, LLC
680 N. Carroll Avenue, Suite 100
Southlake, Texas 76092
817-617-9105
Attn: Travis Franks

Engineer:
Redinger Group, LLC
P.O. Box 93206
Southlake, Texas 76092
817-253-5727
Attn: Clayton Redinger, P.E.

Owner:
Unique Fortune, LLC
400 Carroll Avenue
Southlake, TX 76092
Tel: 817-366-8666
Contact: Mark Goodwin

Applicant:
Sage Group, Inc.
1130 N. Carroll Avenue, Suite 200
Southlake, TX 76092
817-424-2626
Contact: Curtis Young, AIA

Planner:

SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL: 817-424-2626

15 AUG 23

1" = 50'

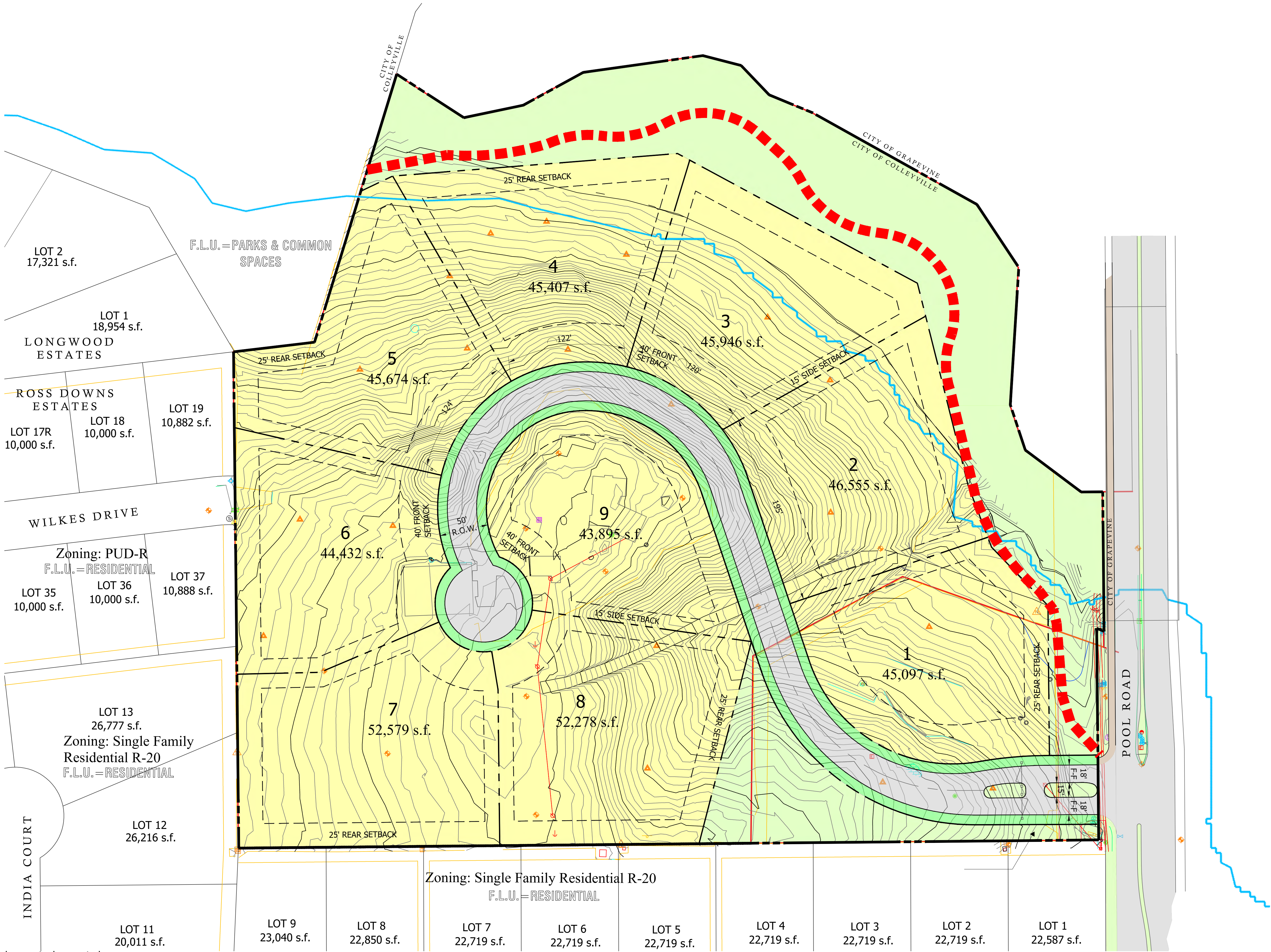
0

50'

100'

200'

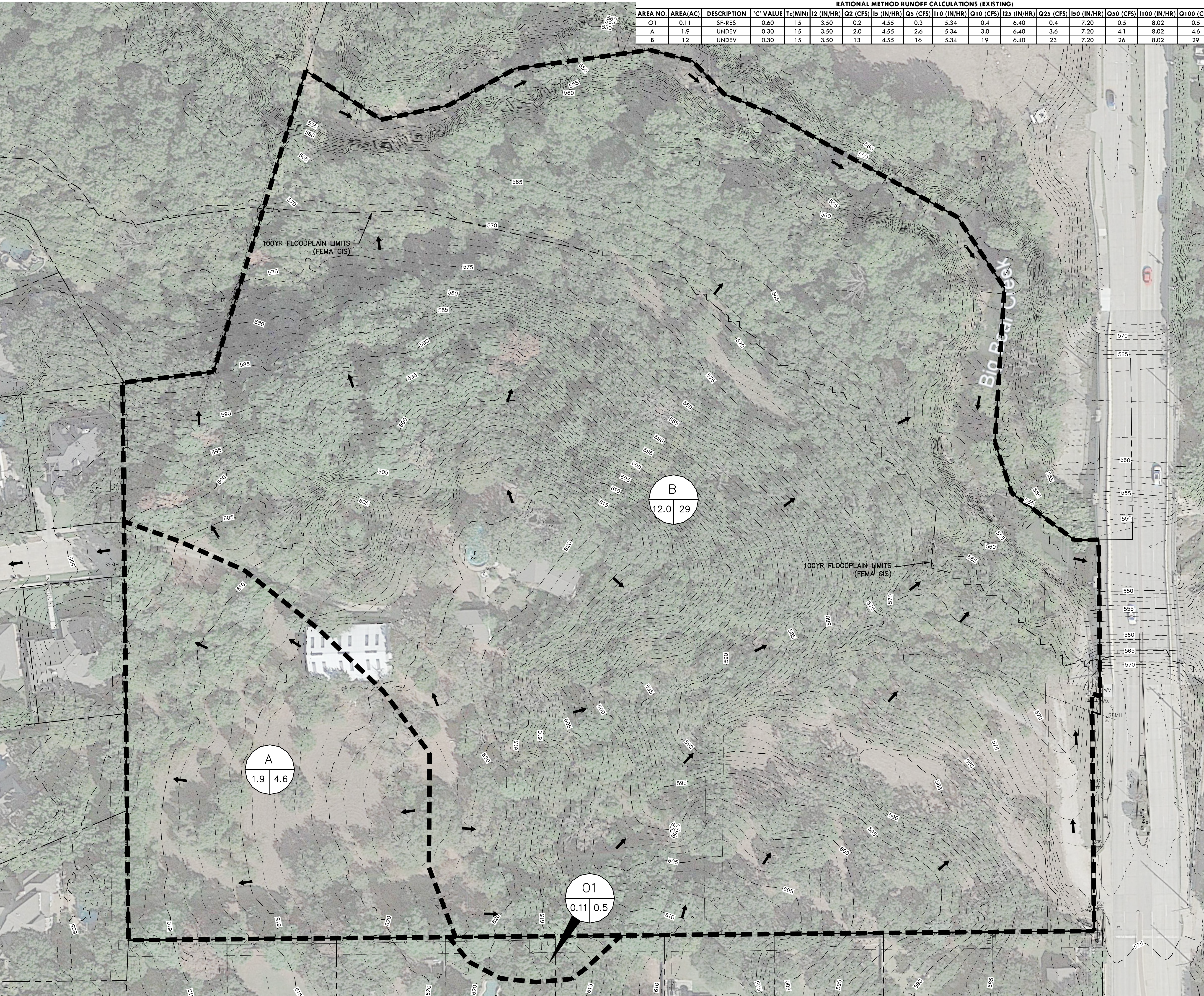
- Notes:
- Front are 40' Typical, except where noted.
 - Side Setbacks are 15' Typical.
 - Rear Setbacks are 25' Typical, except where noted.



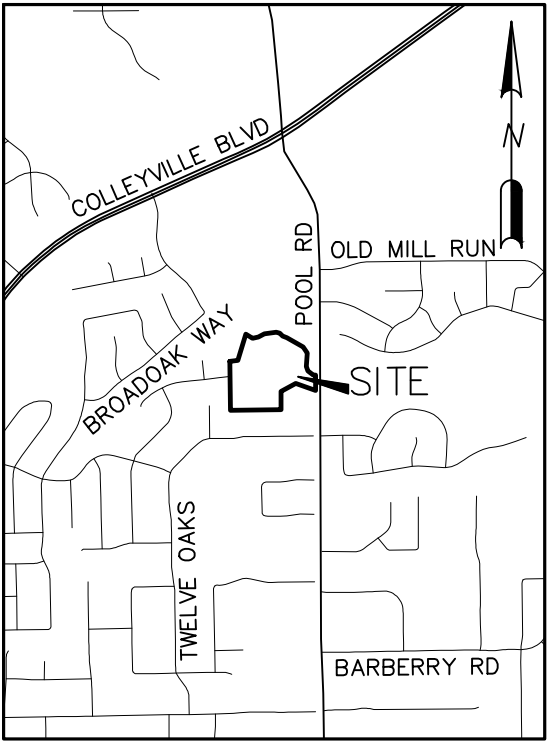
Concept Plan - 9 Lots w/OS

The Bluffs at Colleyville

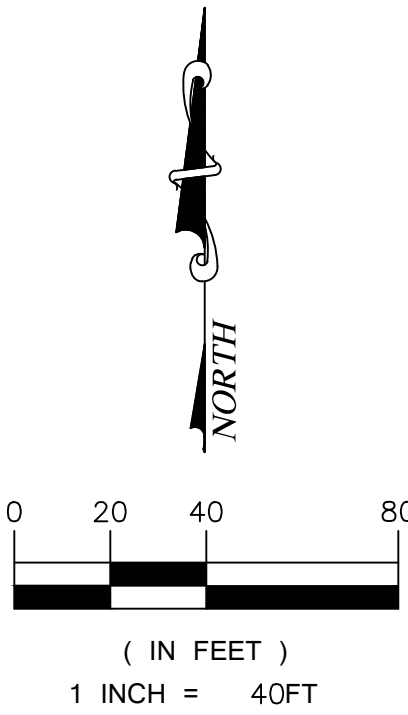
Case ZC23-010
Zoning Exhibit for Zoning Change Request From AG to R-40



RATIONAL METHOD RUNOFF CALCULATIONS (EXISTING)																	
AREA NO.	AREA (AC)	DESCRIPTION	'C' VALUE	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)	
01	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5	
A	1.9	UNDEV	0.30	15	3.50	2.0	4.55	2.6	5.34	3.0	6.40	3.6	7.20	4.1	8.02	4.6	
B	12	UNDEV	0.30	15	3.50	13	4.55	16	5.34	19	6.40	23	7.20	26	8.02	29	



VICINITY MAP
SCALE: 1" = 2000'



- LEGEND
- DRAINAGE AREA LABEL
 - FLOW ARROW (POST-PROJECT)
 - DRAINAGE DIVIDE
 - EXISTING CONTOUR MINOR
 - EXISTING CONTOUR MAJOR
 - DESIGN POINT

1. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
2. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.

REDINGER GROUP, LLC
P.O. BOX 92306
DALLAS, TEXAS 75292
PHONE (817) 233-2272
FAX (817) 233-2273
ENGINEERING REGISTRATION NUMBER E-23239
PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
14145 BARBERRY RD., SUITE 100
COLLEYVILLE, TEXAS 76032
PHONE (817) 617-9105

EXISTING DRAINAGE PLAN
THE BLUFFS AT COLLEYVILLE
14 ACRE PUD-R
COLLEYVILLE, TEXAS

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROAD OAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

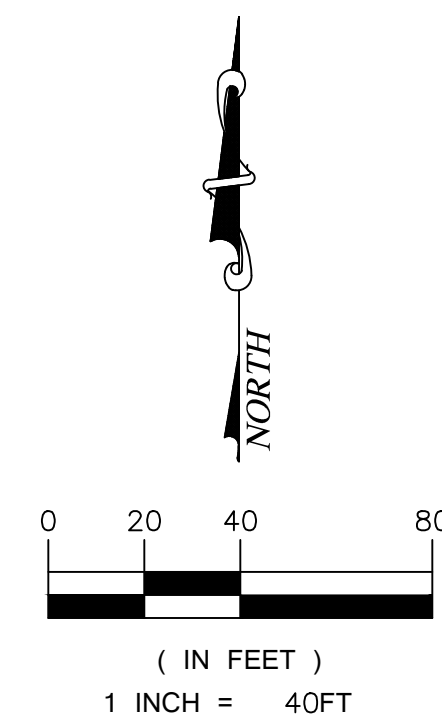
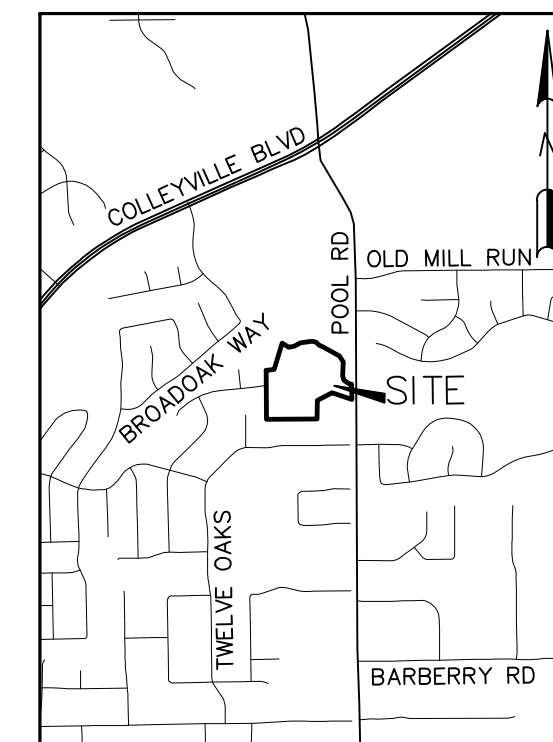
PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

Engineer: CLAYTON T. REDINGER
P.E. No. 97487 Date: 10/16/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
1

RATIONAL METHOD RUNOFF CALCULATIONS (PROPOSED)																
AREA NO.	AREA(AC)	DESCRIPTION	'C' VALUE	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)
O1	0.11	SF-RES	0.60	15	3.50	0.2	4.55	0.3	5.34	0.4	6.40	0.4	7.20	0.5	8.02	0.5
A1	2.4	SF-RES	0.60	15	3.50	5.0	4.55	6.6	5.34	7.7	6.40	9.2	7.20	10.4	8.02	12
B1	4.2	SF-RES	0.60	15	3.50	8.8	4.55	11	5.34	13	6.40	16	7.20	18	8.02	20
B2	3.9	SF-RES	0.60	15	3.50	8.2	4.55	11	5.34	12	6.40	15	7.20	17	8.02	19
B3	3.3	OPEN SPACE	0.30	15	3.50	3.5	4.55	4.5	5.34	5.3	6.40	6.3	7.20	7.1	8.02	7.9



LEGEND



DRAINAGE AREA LABEL



FLOW ARROW (POST-PROJECT)



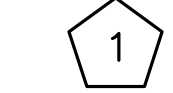
DRAINAGE DIVIDE



EXISTING CONTOUR MINOR



EXISTING CONTOUR MAJOR



DESIGN POINT

1. NO GRADING IS ANTICIPATED WITHIN THE REGULATORY FLOODWAY/FLOODPLAIN OF BIG BEAR CREEK WHICH WOULD REQUIRE A CLOMR SUBMITTAL THROUGH FEMA.
2. CRITERIA BASED ON CITY OF COLLEYVILLE ENGINEERING DESIGN STANDARDS.
3. THE DEVELOPMENT DISCHARGES DIRECTLY TO A FEMA REGULATED FLOOD HAZARD AREA FOR BIG BEAR CREEK.
4. DETENTION ASSESSMENT MEMORANDUM PROVIDED BY SEPARATE CORRESPONDENCE.
5. BIG BEAR CREEK SPECIAL FLOOD HAZARD AREA OBTAINED THROUGH TARRANT COUNTY GIS, REFERENCED TO NAD83 TEXAS STATE PLAN COORDINATES, NORTH CENTRAL ZONE, US FEET.
6. FINAL ENGINEERING REVIEW AND COORDINATION MAY RESULT IN MINOR ADJUSTMENTS TO THIS PLAN

BENCHMARKS:

COLLEYVILLE BM-29
2" BRASS DISC IN CL
INLET IN N. ROW OF
TWELVE OAKS 128' W
OF POOL ROAD & 25.4'
N OF MEDIAN BOC
ELEV = 583.70'

COLLEYVILLE BM-92
2" BRASS DISC IN N
END OF INLET 16.4' W
OF CL OF BROADOAK ST.
55' S OF CL OF
LONGWOOD ST & 41' SE
OF A FIRE HYDRANT
ELEV = 577.13'

**PRELIMINARY
FOR REVIEW ONLY**
Not for Construction or Permit Purposes

CLAYTON T. REDINGER
97497 10/16/2023

Drawn By: DSM
Reviewed By: CTR
Project: 1013-01

SHEET
2

REDINGER GROUP PROJECT No. 1013-01 – SITE PLAN FOR THE BLUFFS AT COLLEYVILLE – COLLEYVILLE, TEXAS

REDINGER GROUP, LLC

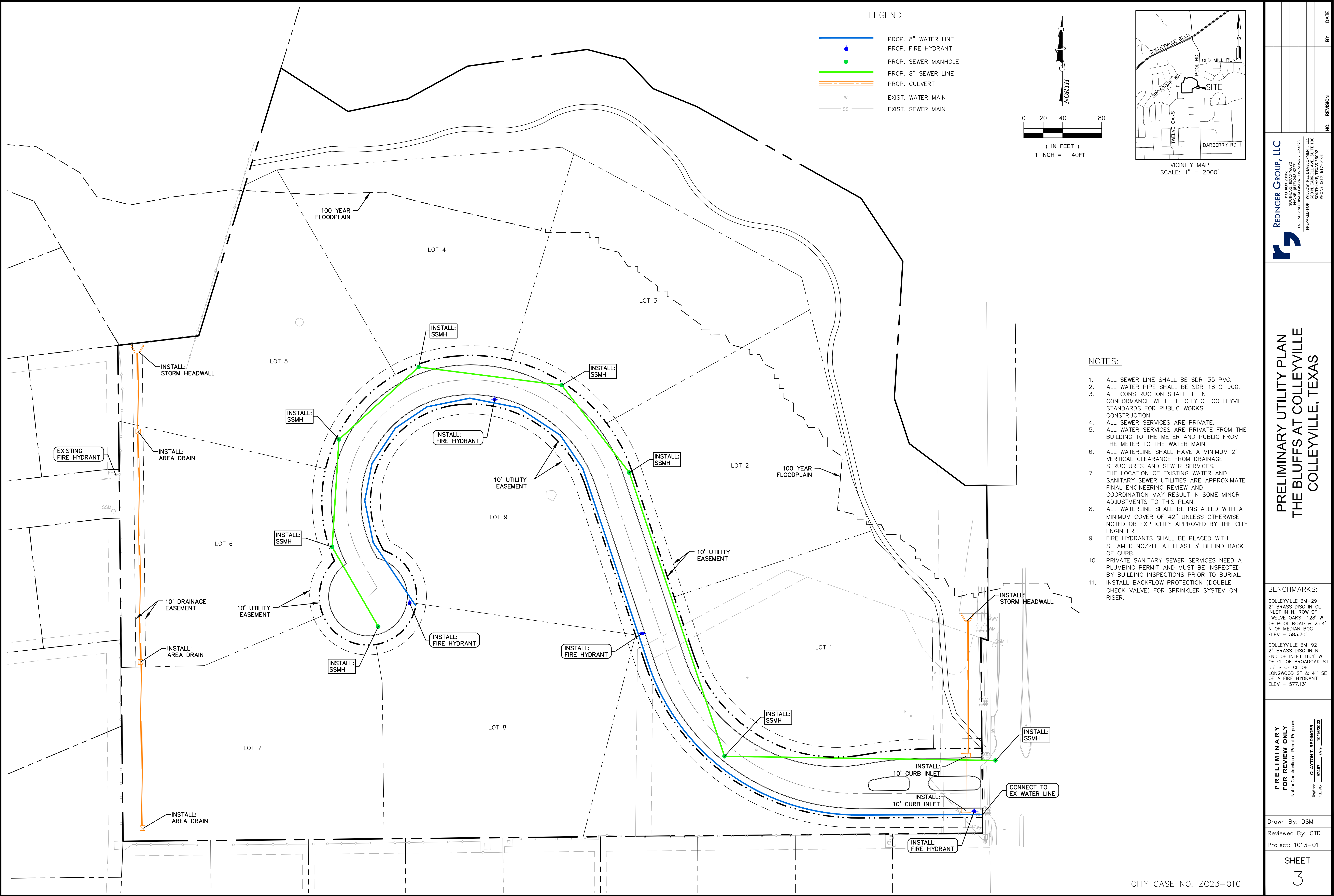
SOUTHLAKE, TEXAS 76092
 PHONE: (817) 253-5727
 ENGINEERING FIRM REGISTRATION NUMBER F-23328
 PREPARED FOR: WILLOWTREE DEVELOPMENT, LLC
 680 N. CARROLL AVE., SUITE 100
 SOUTHLAKE, TEXAS 76092
 PHONE: (817) 617-9105

NO.	REVISION
-----	----------

3Y

3

CITY CASE NO. ZC23-010



THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET LEGEND

	COVER SHEET
01	SITE PLAN
02	DETAILS
03	RENDERING
04	PLANTING PLAN

AN EXTERIOR DESIGN PACKAGE FROM

BLOUNT|DESIGNS

SITE CONDITIONS NOTE

ALL EXISTING SITE CONDITIONS & UTILITIES ARE TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. LANDSCAPE DESIGNER SHALL NOT BE HELD ACCOUNTABLE FOR ANY DISCREPANCIES PERTAINING TO SURVEY OR EXISTING CONDITIONS.



THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE

SITE PLAN

SHEET NO.

01

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNTDESIGNS

SITE CALCULATIONS

-BED PREP AND MULCH: 3,206 SF
(3" DEPTH, TREES IN SOD TO RECEIVE 4' DIA. RING)

-BERMUDA SOD: 8,186 SF

-EDGING - 3/4" METAL (BLACK): 480 LF

-GRAVEL (DECOMPOSED GRANITE): 580 SF

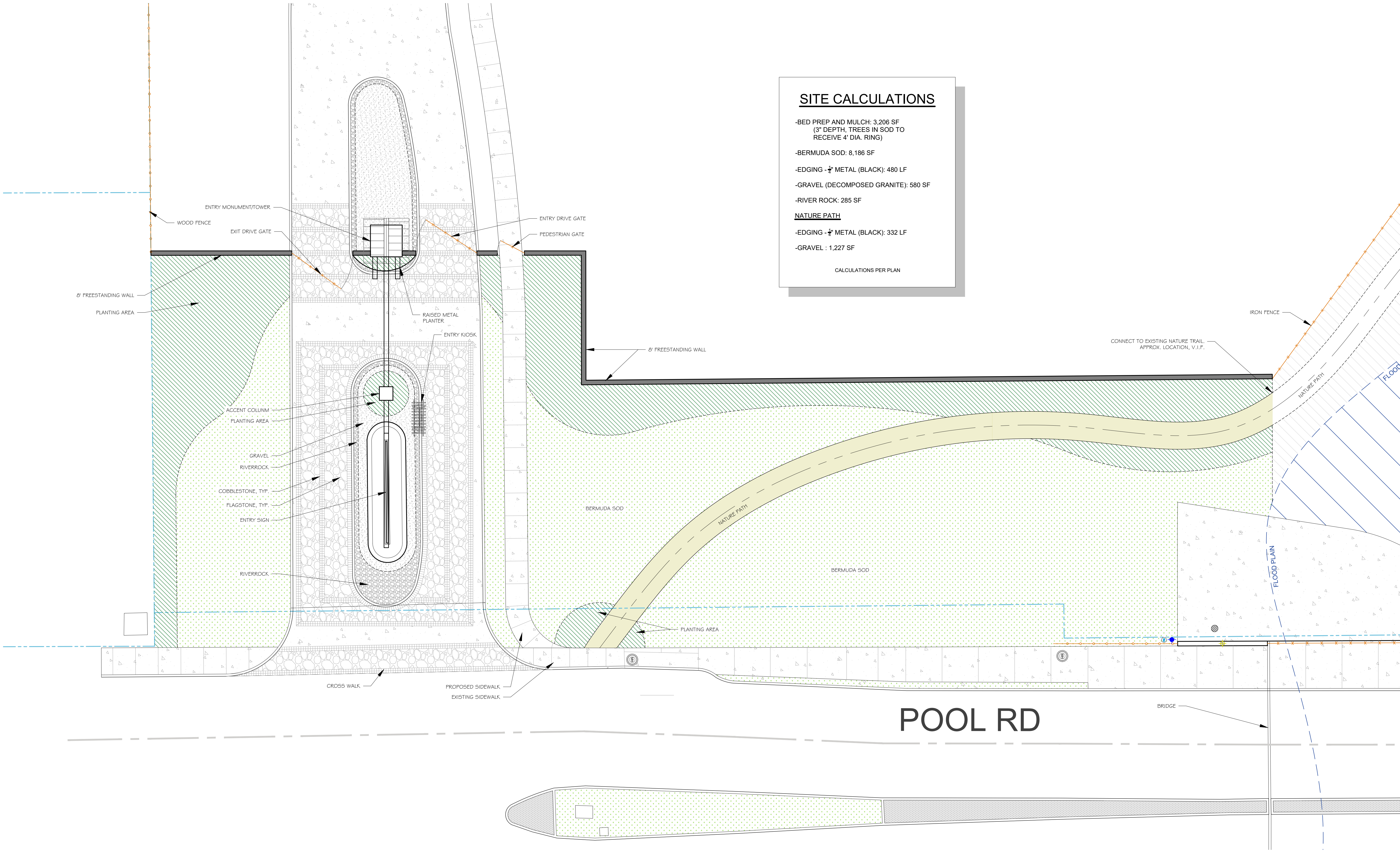
-RIVER ROCK: 285 SF

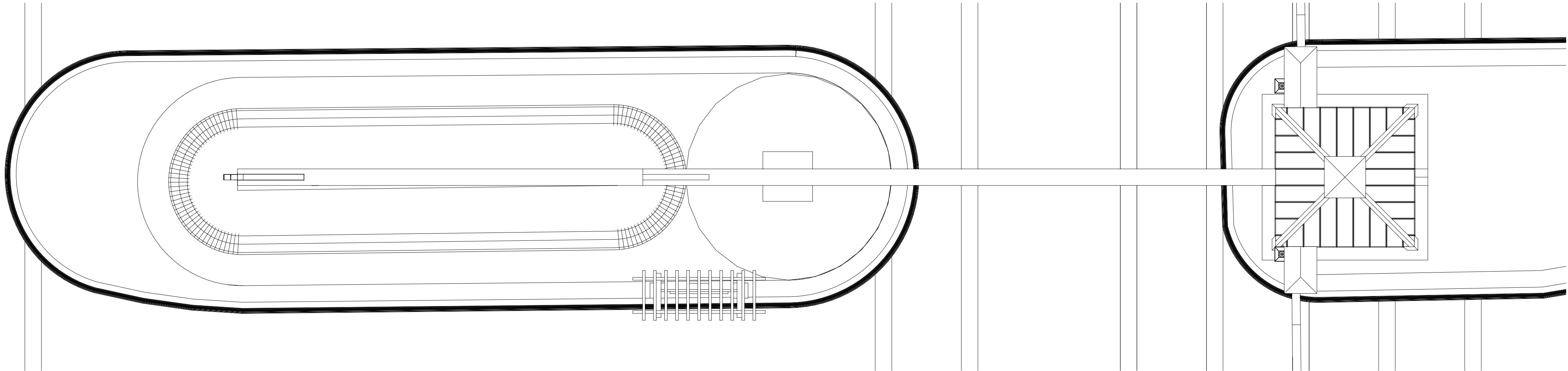
NATURE PATH

-EDGING - 3/4" METAL (BLACK): 332 LF

-GRAVEL : 1,227 SF

CALCULATIONS PER PLAN

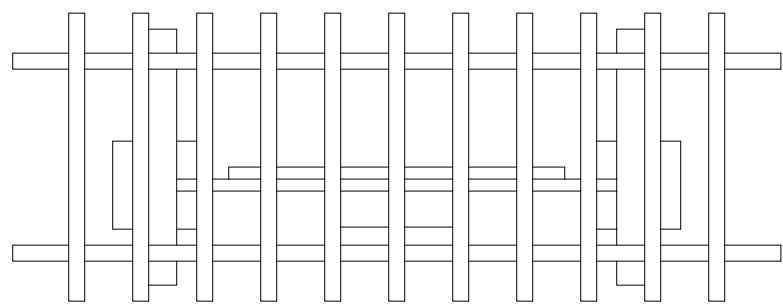




ENTRY PLAN

C

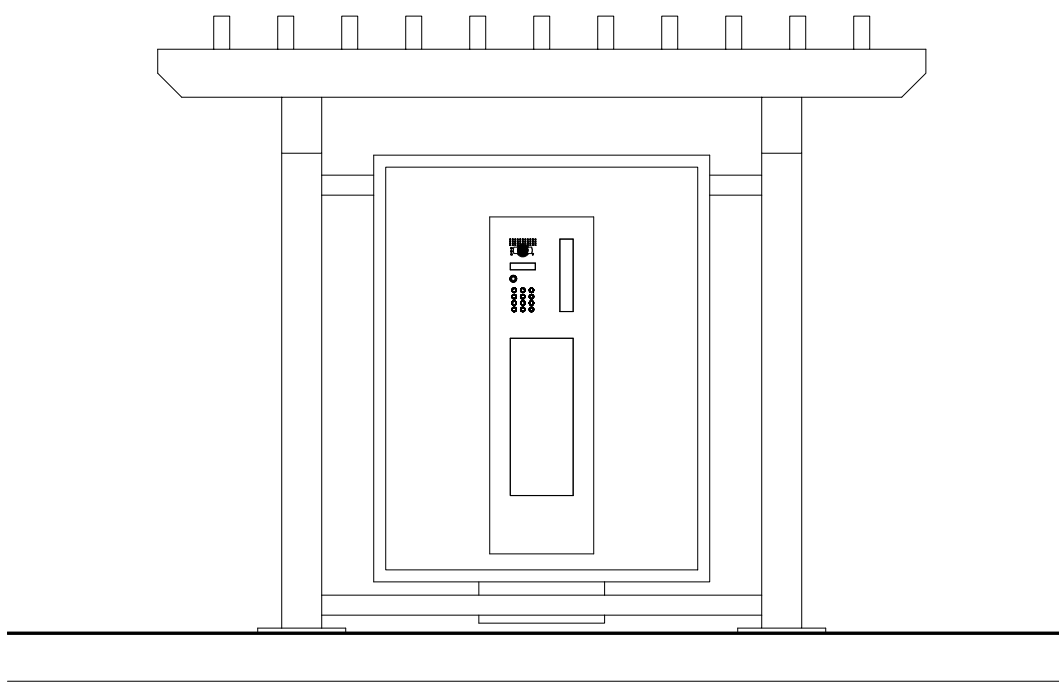
Scale: 1/4" = 1'-0"



ENTRY KIOSK - PLAN

F

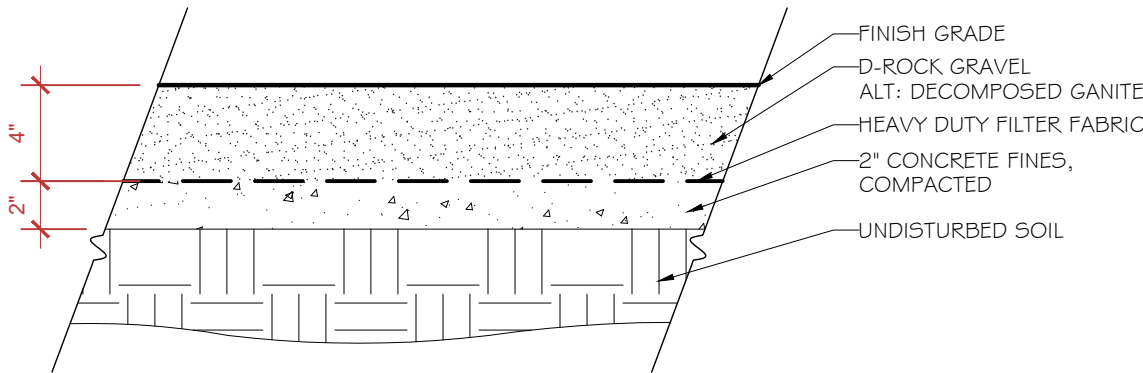
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ENTRY KIOSK - ELEVATION

E

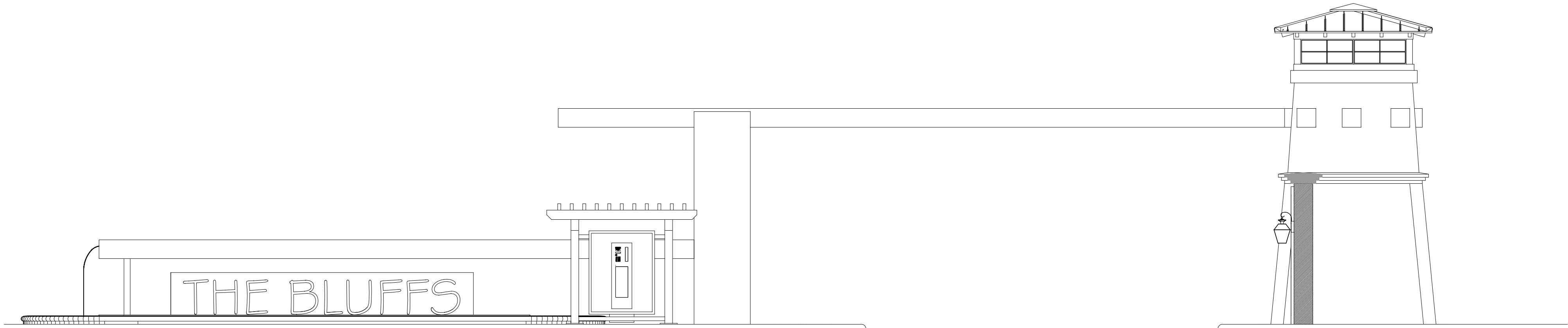
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NATURE PATH - SECTION

D

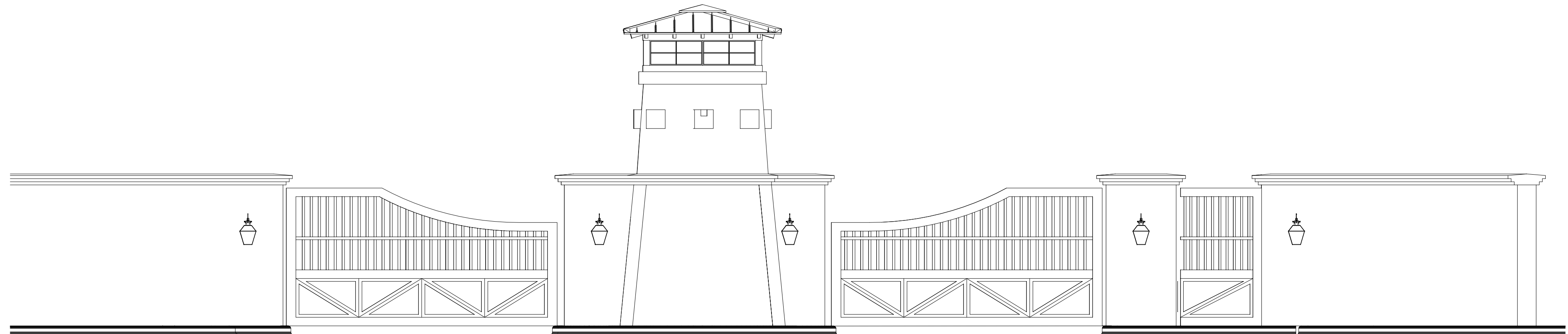
Scale: 1-1/2" = 1'-0"



ENTRY - SIDE ELEVATION

B

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



ENTRY - FRONT ELEVATION

A

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



B|D

THE BLUFFS AT COLLEYVILLE

COLLEYVILLE, TARRANT COUNTY, TEXAS

SHEET TITLE

RENDERINGS

SHEET NO.

03

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

BLOUNT|DESIGNS

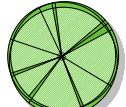
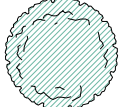
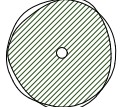
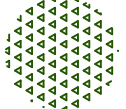
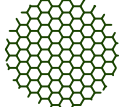
SHEET TITLE

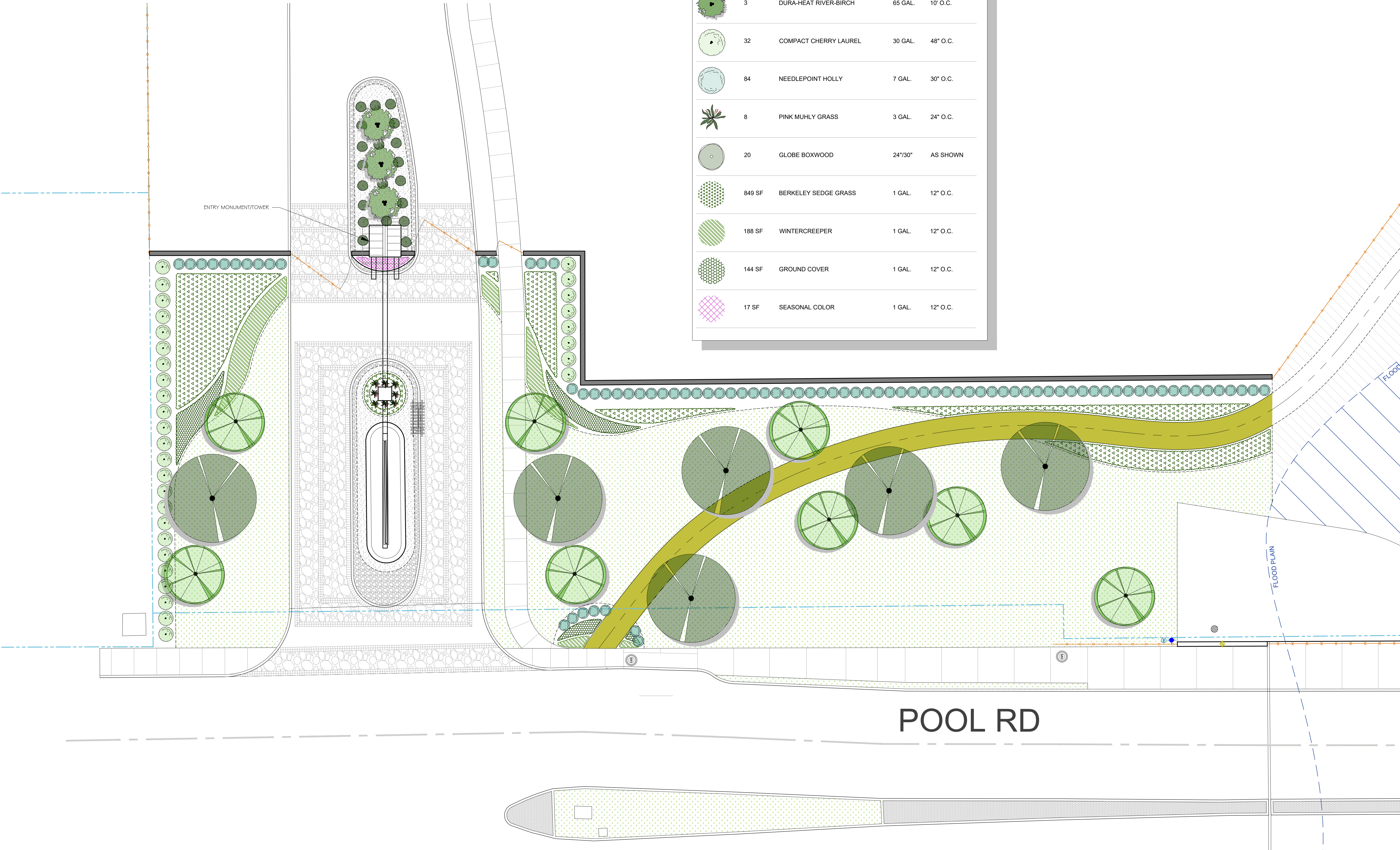
PLANTING
PLAN

SHEET NO.

04

PROJECT NUMBER: 23032
ISSUE DATE: 06.16.2023
SHEET SIZE: 24"X36"

PLANT SCHEDULE				
SYMB.	QTY.	COMMON NAME	SIZE	SPACING
	6	LIVE OAK	6" CAL.	AS SHOWN
	8	AUTUMN BLAZE MAPLE	6" CAL.	AS SHOWN
	3	DURA-HEAT RIVER-BIRCH	65 GAL.	10' O.C.
	32	COMPACT CHERRY LAUREL	30 GAL.	48" O.C.
	84	NEEDLEPOINT HOLLY	7 GAL.	30" O.C.
	8	PINK MUHLY GRASS	3 GAL.	24" O.C.
	20	GLOBE BOXWOOD	24"/30"	AS SHOWN
	849 SF	BERKELEY SEDGE GRASS	1 GAL.	12" O.C.
	188 SF	WINTERCREEPER	1 GAL.	12" O.C.
	144 SF	GROUND COVER	1 GAL.	12" O.C.
	17 SF	SEASONAL COLOR	1 GAL.	12" O.C.



Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2549	LOBLOLLY PINE	23	1,662	REM					
2558	POST OAK	13	531	PRES					
2559	POST OAK	20	1,257	PRES	HERITAGE				
2560	POST OAK	6	113	REM					
2561	POST OAK	22	1,521	PRES	HERITAGE				
2562	POST OAK	15	707	PRES	HERITAGE				
2563	POST OAK	9	254	PRES					
2564	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2565	POST OAK	17	908	PRES	HERITAGE				
2566	LOBLOLLY PINE	8	201	PRES					
2567	LOBLOLLY PINE	18	1,018	PRES					
2568	LOBLOLLY PINE	18	1,018	PRES					
2569	POST OAK	20	1,257	PRES	HERITAGE				
2581	POST OAK	8	201	PRES					
2582	POST OAK	12	452	PRES					
2583	EASTERN REDCEDAR	19	1,134	PRES					
2584	LOBLOLLY PINE	8	201	PRES					
2585	AMERICAN ELM	10	314	PRES					
2586	POST OAK	15	707	PRES	HERITAGE				
2587	POST OAK	11	804	PRES					
2588	LOBLOLLY PINE	7	154	PRES					
2589	LOBLOLLY PINE	13	531	PRES					
2590	LOBLOLLY PINE	22	1,521	PRES					
2591	POST OAK	11	380	REM					
2592	POST OAK	11	380	REM					
2593	POST OAK	7	154	PRES					
2594	POST OAK	25	1,963	PRES	HERITAGE				
2595	POST OAK	20	1,257	PRES	HERITAGE				
2596	LOBLOLLY PINE	22	1,521	REM					
2597	LOBLOLLY PINE	8	201	REM					
2598	LOBLOLLY PINE	7	154	REM					
2599	LOBLOLLY PINE	22	1,521	REM					
2600	POST OAK	8	201	PRES					
2604	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2605	POST OAK	22	1,521	PRES	HERITAGE				
2606	AMERICAN ELM	10	314	PRES					
2607	EASTERN REDCEDAR	9	254	REM		NON-P			
2608	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2609	EASTERN REDCEDAR	9	254	REM		NON-P			
2610	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2611	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2612	AMERICAN ELM	6	113	REM					
2613	POST OAK	14	616	REM					
2614	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2615	AMERICAN ELM	16	804	REM					
2616	EASTERN REDCEDAR	7	154	PRES		NON-P			
2617	EASTERN REDCEDAR	6	113	PRES		NON-P			
2618	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2619	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2620	EASTERN REDCEDAR	8	201	PRES		NON-P			
2621	AMERICAN ELM	6	113	REM					
2622	POST OAK	28	2,463	PRES	HERITAGE				
2623	POST OAK	6	113	PRES					
2624	POST OAK	28	2,463	PRES	HERITAGE				
2625	POST OAK	24	1,810	REM	HERITAGE		MITIGATE		
2626	AMERICAN ELM	6	113	REM					
2627	POST OAK	25	1,963	PRES	HERITAGE				
2628	POST OAK	27	2,290	REM	HERITAGE		MITIGATE		
2629	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2630	HACKBERRY	7	154	PRES		NON-P			
2631	HACKBERRY	12	452	PRES		NON-P			
2632	CALLERY PEAR	7	154	PRES					
2633	POST OAK	25	1,963	PRES	HERITAGE				
2634	HACKBERRY	7	154	PRES		NON-P			
2635	POST OAK	10	314	PRES					
2636	POST OAK	7	154	PRES					
2637	HACKBERRY	28	2,463	REM		NON-P			
2638	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2639	HACKBERRY	18	1,018	REM		NON-P			
2640	HACKBERRY	9	254	REM		NON-P			
2641	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
2642	AMERICAN ELM	14	616	PRES					
2643	POST OAK	13	531	REM					
2644	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
2645	POST OAK	6	113	REM					
2646	EASTERN REDCEDAR	13	531	REM					
2647	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2648	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
2649	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
2650	POST OAK	6	113	REM					
2651	POST OAK	9	254	REM					
2652	POST OAK	6	113	REM					
2653	POST OAK	6	113	REM					
2654	LOBLOLLY PINE	6	113	REM					
2655	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2656	POST OAK	7	154	REM					
2657	LOBLOLLY PINE	11	380	REM					
2658	LOBLOLLY PINE	22	1,521	REM					
2659	LOBLOLLY PINE	8	201	REM					
2660	POST OAK	7	154	REM					
2661	LOBLOLLY PINE	15	707	REM					
2662	LOBLOLLY PINE	8	201	REM					
2663	LOBLOLLY PINE	25	1,963	REM	HERITAGE		MITIGATE		
2664	LOBLOLLY PINE	24	1,810	REM					
2665	LOBLOLLY PINE	10	314	REM					
2666	LOBLOLLY PINE	8	201	REM					
2668	POST OAK	10	314	REM					
2669	POST OAK	10	314	REM					
2670	POST OAK	14	616	REM					
2671	LOBLOLLY PINE	9	254	PRES					
2672	POST OAK	16	804	REM	HERITAGE		MITIGATE		
2673	POST OAK	11	380	REM					
2674	POST OAK	12	452	REM					
2675	AMERICAN ELM	9	254	PRES					
2676	LOBLOLLY PINE	10	314	PRES					
2677	AMERICAN ELM	7	154	PRES					
2678	LOBLOLLY PINE	11	380	PRES					
2679	POST OAK	10	314	PRES					
2680	POST OAK	6	113	PRES					
2681	POST OAK	6	113	PRES					
2682	POST OAK	9	254	PRES					
2683	POST OAK	11	380	PRES					
2684	POST OAK	10	314	PRES					
2685	POST OAK	7	154	REM					
2686	POST OAK	8	201	REM					
2687	POST OAK	9	254	REM					
2688	EASTERN REDCEDAR	8	201	REM		NON-P			
2689	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2690	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
2691	AMERICAN ELM	6	113	REM					
2692	AMERICAN ELM	9	254	REM					
2693	POST OAK	10	314	REM					
2695	EASTERN REDCEDAR	16	804	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft ²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2696	EASTERN REDCEDAR	8	201	PRES		NON-P			
2697	AMERICAN ELM	10	314	PRES					
2698	POST OAK	15	707	REM	HERITAGE		MITIGATE		
2699	EASTERN REDCEDAR	8	201	REM		NON-P			
2700	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2701	HACKBERRY	6	113	PRES		NON-P			
2702	PLUM	6	113	PRES					
2703	OSAGE ORANGE	8	201	REM		NON-P			
2704	EASTERN REDCEDAR	10	314	REM		NON-P			
2705	POST OAK	10	314	REM					
2706	HACKBERRY	6	113	REM		NON-P			
2707	POST OAK	23	1,662	REM	HERITAGE		MITIGATE		
2708	POST OAK	8	201	PRES					
2709	POST OAK	7	154	REM					
2710	POST OAK	13	531	REM					
2711	POST OAK	15	707	REM	HERITAGE		MITIGATE		
2712	POST OAK	7	154	REM					
2713	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2714	OSAGE ORANGE	6	113	PRES		NON-P			
2715	OSAGE ORANGE	13	531	PRES		NON-P			
2716	OSAGE ORANGE	6	113	REM		NON-P			
2717	POST OAK	7	154	PRES					
2718	POST OAK	10	314	PRES					
2719	POST OAK	8	201	PRES					
2720	POST OAK	12	452	PRES					
2721	EASTERN REDCEDAR	7	154	PRES		NON-P			
2722	OSAGE ORANGE	13	531	PRES		NON-P			
2723	EASTERN REDCEDAR	7	154	REM		NON-P			
2724	OSAGE ORANGE	10	314	REM		NON-P			
2725	POST OAK	8	201	REM					
2726	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
2727	POST OAK	6	113	PRES					
2729	POST OAK	7	154	PRES					
2732	OSAGE ORANGE	6	113	REM		NON-P			
2733	OSAGE ORANGE	6	113	REM		NON-P			
2734	EASTERN REDCEDAR	8	201	PRES		NON-P			
2735	EASTERN REDCEDAR	8	201	PRES		NON-P			
2736	POST OAK	6	113	PRES					
2737	POST OAK	15	707	PRES					
2738	EASTERN REDCEDAR	16	804	PRES					
2739	EASTERN REDCEDAR	15	707	PRES					
2740	POST OAK	6	113	REM	HERITAGE		MITIGATE		
2741	POST OAK	8	201	REM					
2742	EASTERN REDCEDAR	13	531	PRES					
2743	POST OAK	10	314	PRES					
2744	POST OAK	9	254	PRES					
2745	POST OAK	7	154	REM					
2746	HACKBERRY	6	113	REM		NON-P			
2747	AMERICAN ELM	17	908	PRES					
2748	HACKBERRY	8	201	PRES		NON-P			
2749	AMERICAN ELM	10	314	PRES					
2750	AMERICAN ELM	22	1,521	PRES					
2751	POST OAK	6	113	PRES					
2752	POST OAK	17	908	PRES	HERITAGE				
2753	LOBLOLLY PINE	11	380	PRES					
2754	LOBLOLLY PINE	26	2,124	PRES	HERITAGE				
2755	POST OAK	7	154	PRES					
2756	POST OAK	13	531	PRES					
2757	POST OAK	6	113	PRES					
2758	POST OAK	7	154	PRES					
2759	POST OAK	7	154	PRES					
2760	POST OAK	7	154	PRES					
2761	POST OAK	25	1,963	PRES	HERITAGE				
2762	POST OAK	13	531	PRES					
2764	HACKBERRY	8	201	PRES		NON-P			
2765	HACKBERRY	12	462	PRES		NON-P			
2766	POST OAK	7	154	PRES					
2767	POST OAK	10	314	PRES					
2768	HACKBERRY	8	201	PRES		NON-P			
2769	HACKBERRY	10	314	PRES		NON-P			
2770	EASTERN REDCEDAR	7	154	PRES		NON-P			
2771	LOBLOLLY PINE	29	2,642	PRES	HERITAGE				
2772	LOBLOLLY PINE	20	1,257	PRES					
2773	AMERICAN ELM	7	154	PRES					
2774	LOBLOLLY PINE	6	113	PRES					
2775	EASTERN REDCEDAR	9	254	PRES		NON-P			
2776	POST OAK	6	113	PRES					
2777	AMERICAN ELM	17	908	PRES					
2778	EASTERN REDCEDAR	6	113	PRES		NON-P			
2779	AMERICAN ELM	7	154	PRES					
2780	AMERICAN ELM	14	616	PRES					
2781	OSAGE ORANGE	13	531	PRES		NON-P			
2782	OSAGE ORANGE	9	254	PRES		NON-P			
2783	POST OAK	12	452	PRES					
2784	POST OAK	15	707	PRES	HERITAGE				
2785	POST OAK	9	254	PRES					
2786	LOBLOLLY PINE	7	154	PRES					
2787	LOBLOLLY PINE	9	254	PRES					
2788	AMERICAN ELM	8	201	PRES					
2789	LOBLOLLY PINE	8	201	PRES					
2790	EASTERN REDCEDAR	7	154	PRES		NON-P			
2791	POST OAK	8	201	PRES					
2792	EASTERN REDCEDAR	8	201	PRES		NON-P			
2793	EASTERN REDCEDAR	7	154	PRES		NON-P			
2794	EASTERN REDCEDAR	6	113	PRES		NON-P			
2795	POST OAK	11	380	PRES					
2796	AMERICAN ELM	10	314	PRES					
2797	EASTERN REDCEDAR	12	452	PRES		NON-P			
2798	POST OAK	9	254	PRES					
2799	POST OAK	16	804	PRES	HERITAGE				
2800	POST OAK	11	380	PRES					
2801	EASTERN REDCEDAR	12	452	REM		NON-P			
2802	EASTERN REDCEDAR	11	380	REM		NON-P			
2803	POST OAK	8	201	REM					
2804	HACKBERRY	6	113	REM		NON-P			
2805	POST OAK	8	201	REM					
2806	POST OAK	6	113	REM					
2807	POST OAK	8	201	REM					
2808	POST OAK	8	201	REM					
2809	HACKBERRY	10	314	REM		NON-P			
2810	POST OAK	17	908	REM	HERITAGE		MITIGATE		
2811	HACKBERRY	12	452	REM		NON-P			
2812	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2814	EASTERN REDCEDAR	6	113	REM		NON-P			
2815	EASTERN REDCEDAR	17	908	REM					
2816	POST OAK	6	113	REM					
2817	POST OAK	8	201	REM					
2818	LOBLOLLY PINE	24	1,810	REM					
2819	LOBLOLLY PINE	19	1,134	REM					
2820	LOBLOLLY PINE	12	452	REM					
2821	LOBLOLLY PINE	16	804	REM					
2822	LOBLOLLY PINE	17	908	REM					
2823	LOBLOLLY PINE	12	452	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
2950	EASTERN REDCEDAR	7	154	REM		NON-P			
2951	LOBLOLLY PINE	14	616	REM					
2952	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
2953	POST OAK	6	113	REM					
2954	LOBLOLLY PINE	18	1,018	REM					
2955	LOBLOLLY PINE	15	707	REM					
2956	LOBLOLLY PINE	24	1,810	REM					
2957	POST OAK	7	154	REM					
2958	LOBLOLLY PINE	22	1,521	REM					
2959	POST OAK	11	380	REM					
2960	POST OAK	9	254	PRES					
2961	LOBLOLLY PINE	13	531	PRES					
2962	LOBLOLLY PINE	10	314	PRES					
2963	LOBLOLLY PINE	9	254	PRES					
2964	POST OAK	17	908	PRES	HERITAGE				
2965	EASTERN REDCEDAR	8	201	PRES		NON-P			
2966	LOBLOLLY PINE	20	1,257	PRES					
2967	LOBLOLLY PINE	16	804	PRES					
2968	LOBLOLLY PINE	16	804	PRES					
2969	EASTERN REDCEDAR	11	380	PRES		NON-P			
2970	LOBLOLLY PINE	21	1,385	PRES					
2971	LOBLOLLY PINE	21	1,385	PRES					
2972	LOBLOLLY PINE	21	1,385	PRES					
2973	LOBLOLLY PINE	17	908	REM					
2974	LOBLOLLY PINE	16	804	REM					
2975	LOBLOLLY PINE	14	616	REM					
2976	EASTERN REDCEDAR	7	154	REM		NON-P			
2977	LOBLOLLY PINE	15	707	REM					
2978	LOBLOLLY PINE	20	1,257	REM					
2979	EASTERN REDCEDAR	6	113	REM		NON-P			
2980	LOBLOLLY PINE	24	1,810	PRES					
2981	PLUM	6	113	REM					
2982	LOBLOLLY PINE	27	2,290	REM	HERITAGE		MITIGATE		
2983	LOBLOLLY PINE	7	154	REM					
2984	AMERICAN ELM	7	154	PRES					
2985	POST OAK	10	314	REM					
2986	POST OAK	11	380	REM					
2987	AMERICAN ELM	7	154	PRES					
2988	LOBLOLLY PINE	30	2,827	REM	HERITAGE		MITIGATE		
2989	LOBLOLLY PINE	12	452	REM					
2990	POST OAK	6	113	REM					
2991	LOBLOLLY PINE	19	1,134	REM					
2993	LOBLOLLY PINE	24	1,810	REM					
2994	LOBLOLLY PINE	16	804	REM					
2995	POST OAK	13	531	REM					
2996	EASTERN REDCEDAR	8	201	REM		NON-P			
2997	POST OAK	26	2,124	REM	HERITAGE		MITIGATE		
2998	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
2999	EASTERN REDCEDAR	6	113	REM		NON-P			
3000	EASTERN REDCEDAR	7	154	REM		NON-P			
6101	HACKBERRY	6	113	REM		NON-P			
6102	POST OAK	11	380	PRES					
6103	CEDAR ELM	7	154	PRES					
6104	POST OAK	12	452	PRES					
6105	POST OAK	18	1,018	PRES	HERITAGE				
6106	POST OAK	11	380	REM					
6107	POST OAK	14	616	REM					
6108	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6109	POST OAK	9	254	REM					
6110	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6111	POST OAK	8	201	REM					
6112	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6113	POST OAK	8	201	REM					
6114	POST OAK	8	201	REM					
6115	POST OAK	14	616	REM					
6116	POST OAK	13	531	REM					
6117	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6118	POST OAK	12	452	REM					
6119	POST OAK	9	254	REM					
6120	POST OAK	11	380	REM					
6121	POST OAK	11	380	REM					
6122	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
6123	POST OAK	12	452	REM					
6124	POST OAK	13	531	REM					
6125	POST OAK	9	254	REM					
6126	POST OAK	12	452	REM					
6127	POST OAK	13	531	REM					
6128	POST OAK	13	531	REM					
6129	EASTERN REDCEDAR	13	531	REM					
6130	POST OAK	10	314	REM					
6131	POST OAK	11	380	REM					
6132	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6133	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6134	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6135	POST OAK	10	314	REM					
6136	POST OAK	11	380	REM					
6137	POST OAK	10	314	REM					
6138	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6139	POST OAK	12	452	REM					
6140	POST OAK	14	616	REM					
6141	CEDAR ELM	13	531	PRES					
6142	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6143	POST OAK	13	531	PRES					
6144	POST OAK	12	452	REM					
6145	POST OAK	11	380	PRES					
6146	POST OAK	12	452	PRES					
6147	POST OAK	13	531	PRES					
6148	POST OAK	12	452	PRES					
6149	POST OAK	12	452	PRES					
6150	POST OAK	14	616	PRES					
6151	POST OAK	16	804	PRES	HERITAGE				
6152	CEDAR ELM	13	531	PRES					
6153	POST OAK	18	1,018	PRES	HERITAGE				
6154	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6155	CEDAR ELM	11	380	PRES					
6156	POST OAK	12	452	PRES					
6157	POST OAK	12	452	PRES					
6158	POST OAK	18	1,018	PRES	HERITAGE				
6159	POST OAK	12	452	PRES					
6160	POST OAK	12	452	REM					
6161	POST OAK	11	380	REM					
6162	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6163	POST OAK	13	531	REM					
6164	POST OAK	12	452	REM					
6165	POST OAK	12	452	REM					
6166	POST OAK	10	314	REM					
6167	POST OAK	7	154	REM					
6168	POST OAK	13	531	REM					
6169	AMERICAN ELM	10	314	PRES					
6170	POST OAK	12	452	PRES					
6171	POST OAK	12	452	PRES					
6172	POST OAK	12	452	REM					
6173	POST OAK	14	616	REM					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
6174	POST OAK	14	616	REM					
6175	POST OAK	8	201	REM					
6176	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6177	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6178	POST OAK	17	908	REM	HERITAGE		MITIGATE		
6179	LOBLOLLY PINE	8	201	PRES					
6180	POST OAK	10	314	REM					
6181	POST OAK	11	380	REM					
6182	POST OAK	16	804	REM	HERITAGE		MITIGATE		
6183	POST OAK	9	254	REM					
6184	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6185	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6186	HACKBERRY	7	154	REM		NON-P			
6187	POST OAK	11	380	REM					
6188	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6189	POST OAK	14	616	REM					
6190	POST OAK	10	314	REM					
6191	POST OAK	14	616	PRES					
6192	POST OAK	16	804	PRES	HERITAGE				
6193	POST OAK	15	707	PRES	HERITAGE				
6194	POST OAK	11	380	REM					
6195	POST OAK	10	314	REM					
6196	LIVE OAK	9	254	REM					
6197	POST OAK	12	452	REM					
6198	POST OAK	13	531	REM					
6199	POST OAK	13	531	REM					
6200	POST OAK	9	254	REM					
6287	POST OAK	10	314	PRES					
6288	POST OAK	17	908	PRES	HERITAGE				
6289	POST OAK	13	531	PRES					
6290	POST OAK	12	452	PRES					
6291	POST OAK	14	616	REM					
6292	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6293	POST OAK	8	201	REM					
6294	POST OAK	18	1,018	REM	HERITAGE		MITIGATE		
6295	POST OAK	14	616	REM					
6296	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
6297	POST OAK	13	531	REM					
6298	POST OAK	15	707	REM	HERITAGE		MITIGATE		
6299	POST OAK	8	201	REM					
6300	POST OAK	10	314	REM					
7975	POST OAK	15	707	PRES	HERITAGE				
7976	POST OAK	12	452	PRES					
7978	POST OAK	15	707	PRES					
7979	POST OAK	19	1,134	PRES	HERITAGE				
7981	POST OAK	14	616	PRES					
7982	POST OAK	18	1,018	PRES	HERITAGE				
7983	POST OAK	17	908	PRES	HERITAGE				
8001	POST OAK	17	908	PRES	HERITAGE				
8002	POST OAK	16	804	PRES	HERITAGE				
8003	HACKBERRY	6	113	PRES		NON-P			
8004	HACKBERRY	9	254	REM		NON-P			
8005	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8006	AMERICAN ELM	9	254	PRES					
8007	POST OAK	13	531	PRES					
8008	POST OAK	16	804	PRES	HERITAGE				
8009	AMERICAN ELM	6	113	PRES					
8010	AMERICAN ELM	8	201	REM					
8011	POST OAK	11	380	REM					
8012	HACKBERRY	8	201	PRES		NON-P			
8013	EASTERN REDCEDAR	10	314	PRES		NON-P			
8014	POST OAK	20	1,257	PRES	HERITAGE				
8015	EASTERN REDCEDAR	11	380	PRES		NON-P			
8016	POST OAK	24	1,810	PRES	HERITAGE				
8017	EASTERN REDCEDAR	8	201	PRES		NON-P			
8018	LOBLOLLY PINE	24	1,810	PRES					
8019	LOBLOLLY PINE	20	1,257	PRES					
8020	POST OAK	9	254	PRES					
8022	LOBLOLLY PINE	25	1,963	PRES	HERITAGE				
8023	LOBLOLLY PINE	14	616	PRES					
8024	LOBLOLLY PINE	22	1,521	PRES					
8025	LOBLOLLY PINE	7	154	PRES					
8026	POST OAK	20	1,257	PRES					
8027	AMERICAN ELM	12	452	PRES					
8028	LOBLOLLY PINE	16	804	PRES					
8029	LOBLOLLY PINE	18	1,018	PRES					
8030	POST OAK	7	154	PRES					
8031	LOBLOLLY PINE	23	1,662	PRES					
8032	POST OAK	7	154	REM					
8033	EASTERN REDCEDAR	9	254	REM		NON-P			
8034	EASTERN REDCEDAR	8	201	REM		NON-P			
8035	POST OAK	20	1,257	PRES	HERITAGE				
8036	POST OAK	18	1,018	PRES	HERITAGE				
8037	HACKBERRY	7	154	PRES		NON-P			
8038	POST OAK	18	1,018	PRES	HERITAGE				
8039	POST OAK	13	531	PRES					
8040	POST OAK	14	616	REM					
8041	POST OAK	10	314	REM					
8042	POST OAK	8	201	REM					
8043	POST OAK	11	380	REM					
8044	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8045	POST OAK	8	201	REM					
8046	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8047	POST OAK	9	254	REM					
8048	POST OAK	11	380	REM					
8049	POST OAK	8	201	REM					
8050	POST OAK	13	531	REM					
8051	POST OAK	9	254	REM					
8052	POST OAK	17	908	REM					
8053	POST OAK	14	616	REM					
8054	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8055	POST OAK	14	616	REM					
8056	POST OAK	14	616	REM					
8057	POST OAK	14	616	REM					
8058	POST OAK	8	201	REM					
8059	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8060	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8061	EASTERN REDCEDAR	7	154	REM		NON-P			
8062	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8063	HACKBERRY	6	113	REM		NON-P			
8064	POST OAK	6	113	REM					
8065	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8066	EASTERN REDCEDAR	7	154	REM		NON-P			
8067	EASTERN REDCEDAR	8	201	REM		NON-P			
8068	POST OAK	21	1,385	REM	HERITAGE		MITIGATE		
8069	HACKBERRY	8	201	REM		NON-P			
8070	POST OAK	7	154	PRES					
8071	LOBLOLLY PINE	23	1,662	PRES					
8072	EASTERN REDCEDAR	12	452	PRES		NON-P			
8073	POST OAK	7	154	PRES					
8074	LOBLOLLY PINE	22	1,521	PRES					
8075	POST OAK	7	154	PRES					

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8301	POST OAK	10	314	PRES					
8302	POST OAK	17	908	PRES	HERITAGE				
8303	LOBLOLLY PINE	8	201	PRES					
8304	LOBLOLLY PINE	8	201	PRES					
8305	LOBLOLLY PINE	12	452	PRES					
8306	LOBLOLLY PINE	14	616	PRES					
8307	AMERICAN ELM	8	201	PRES					
8308	LOBLOLLY PINE	18	1,018	PRES					
8309	LOBLOLLY PINE	11	380	PRES					
8310	LOBLOLLY PINE	17	908	PRES					
8311	AMERICAN ELM	11	380	PRES					
8312	AMERICAN ELM	7	154	PRES					
8313	AMERICAN ELM	6	113	PRES					
8314	LOBLOLLY PINE	9	254	PRES					
8315	EASTERN REDCEDAR	10	314	PRES		NON-P			
8316	EASTERN REDCEDAR	8	201	PRES		NON-P			
8318	POST OAK	11	380	REM					
8319	POST OAK	9	254	REM					
8320	POST OAK	13	531	REM					
8322	POST OAK	11	380	REM					
8324	EASTERN REDCEDAR	8	201	PRES		NON-P			
8325	POST OAK	7	154	PRES					
8326	POST OAK	8	201	PRES					
8327	POST OAK	12	452	PRES					
8328	POST OAK	12	452	PRES					
8329	POST OAK	8	201	PRES					
8330	POST OAK	8	201	PRES					
8331	POST OAK	6	113	PRES					
8332	POST OAK	19	1,134	PRES	HERITAGE				
8333	POST OAK	24	1,810	PRES	HERITAGE				
8334	POST OAK	7	154	PRES					
8335	POST OAK	9	254	PRES					
8336	AMERICAN ELM	6	113	PRES					
8337	POST OAK	17	908	PRES	HERITAGE				
8338	EASTERN REDCEDAR	6	113	PRES		NON-P			
8339	POST OAK	17	908	PRES	HERITAGE				
8340	POST OAK	9	254	PRES					
8341	POST OAK	9	254	PRES					
8342	POST OAK	9	254	PRES					
8343	HACKBERRY	6	113	PRES		NON-P			
8344	POST OAK	15	707	PRES	HERITAGE				
8346	AMERICAN ELM	6	113	PRES					
8347	POST OAK	8	201	PRES					
8348	POST OAK	6	113	PRES					
8349	POST OAK	8	201	PRES					
8350	POST OAK	16	804	PRES	HERITAGE				
8351	POST OAK	7	154	PRES					
8352	POST OAK	20	1,257	PRES	HERITAGE				
8353	POST OAK	8	201	PRES					
8354	POST OAK	12	452	PRES					
8355	EASTERN REDCEDAR	9	254	PRES		NON-P			
8356	POST OAK	13	531	PRES					
8357	POST OAK	11	380	PRES					
8358	POST OAK	14	616	PRES					
8359	POST OAK	23	1,662	PRES	HERITAGE				
8360	POST OAK	14	616	PRES					
8361	POST OAK	14	616	PRES					
8362	AMERICAN ELM	8	201	PRES					
8363	AMERICAN ELM	9	254	PRES					
8364	POST OAK	10	314	PRES					
8365	POST OAK	9	254	PRES					
8366	POST OAK	14	616	PRES					
8367	POST OAK	15	707	PRES	HERITAGE				
8368	POST OAK	20	1,257	PRES	HERITAGE				
8369	POST OAK	14	616	PRES					
8370	POST OAK	12	452	PRES					
8371	AMERICAN ELM	6	254	PRES					
8372	EASTERN REDCEDAR	7	154	REM		NON-P			
8373	POST OAK	13	531	REM					
8374	EASTERN REDCEDAR	13	531	REM					
8376	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8379	POST OAK	11	380	REM					
8380	POST OAK	13	531	REM					
8381	POST OAK	17	908	REM	HERITAGE		MITIGATE		
8382	EASTERN REDCEDAR	10	314	REM		NON-P			
8383	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8384	POST OAK	8	201	REM					
8385	POST OAK	10	314	REM					
8386	POST OAK	11	380	REM					
8387	POST OAK	14	616	REM					
8388	POST OAK	12	452	REM					
8389	POST OAK	11	380	REM					
8390	EASTERN REDCEDAR	10	314	PRES		NON-P			
8392	POST OAK	6	113	REM					
8393	EASTERN REDCEDAR	8	201	REM		NON-P			
8394	AMERICAN ELM	6	113	REM					
8395	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8396	EASTERN REDCEDAR	6	113	REM		NON-P			
8397	POST OAK	6	113	REM					
8398	EASTERN REDCEDAR	9	254	REM		NON-P			
8399	POST OAK	7	154	REM					
8400	EASTERN REDCEDAR	8	201	REM		NON-P			
8401	POST OAK	14	616	REM					
8402	POST OAK	7	154	PRES					
8403	POST OAK	16	804	PRES	HERITAGE				
8404	POST OAK	11	380	PRES					
8405	POST OAK	15	707	PRES	HERITAGE				
8406	AMERICAN ELM	13	621	PRES					
8407	POST OAK	25	1,963	PRES	HERITAGE				
8408	POST OAK	11	380	PRES					
8409	POST OAK	19	1,134	PRES	HERITAGE				
8410	AMERICAN ELM	6	113	PRES					
8413	POST OAK	19	1,134	PRES	HERITAGE				
8414	POST OAK	20	1,257	PRES	HERITAGE				
8415	POST OAK	13	531	PRES					
8416	POST OAK	7	154	PRES					
8417	POST OAK	7	154	REM					
8418	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8419	AMERICAN ELM	9	254	REM					
8420	AMERICAN ELM	7	154	PRES					
8421	AMERICAN ELM	12	452	PRES					
8422	EASTERN REDCEDAR	11	380	PRES		NON-P			
8423	EASTERN REDCEDAR	9	254	REM		NON-P			
8424	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8425	EASTERN REDCEDAR	19	1,134	PRES					
8426	POST OAK	6	113	PRES					
8427	POST OAK	8	201	PRES					
8428	POST OAK	12	452	PRES					
8429	POST OAK	11	380	PRES					
8430	POST OAK	20	1,257	PRES	HERITAGE				
8431	HACKBERRY	8	201	PRES		NON-P			
8432	POST OAK	12	452	PRES					
8433	EASTERN REDCEDAR	9	254	REM		NON-P			

Tree #	Common name or species	*DBH (in)	Canopy Area (ft²)	Preservation Status	Heritage Tree	Exclusions Exempt	Tree Mitigation	Penalty / Violation	Comments
8434	CALLERY PEAR	7	154	PRES					
8435	POST OAK	7	154	REM					
8436	EASTERN REDCEDAR	15	707	PRES					
8437	POST OAK	20	1,257	PRES	HERITAGE				
8438	POST OAK	20	1,257	REM	HERITAGE		MITIGATE		
8439	EASTERN REDCEDAR	10	314	REM		NON-P			
8440	EASTERN REDCEDAR	20	1,257	REM	HERITAGE		MITIGATE		
8441	POST OAK	15	707	REM	HERITAGE		MITIGATE		
8442	POST OAK	7	154	REM					
8443	POST OAK	10	314	REM		NON-P			
8444	EASTERN REDCEDAR	12	452	REM		NON-P			
8445	EASTERN REDCEDAR	22	1,521	REM	HERITAGE		MITIGATE		
8447	HACKBERRY	8	201	REM		NON-P			
8448	HACKBERRY	9	254	PRES		NON-P			
8601	POST OAK	16	804	REM	HERITAGE		MITIGATE		
8602	AMERICAN ELM	8	201	PRES					
8603	LOBLOLLY PINE	22	1,521	PRES					
8604	OSSAGE ORANGE	7	154	PRES		NON-P			
8605	POST OAK	21	1,385	PRES	HERITAGE				
8606	POST OAK	15	707	PRES	HERITAGE				
8607	HACKBERRY	6	113	PRES		NON-P			
8608	HACKBERRY	8	201	PRES		NON-P			
8609	LOBLOLLY PINE	20	1,257	PRES					
8610	POST OAK	9	254	PRES					
8611	POST OAK	7	154	PRES					
8612	EASTERN REDCEDAR	9	254	PRES		NON-P			
8613	LOBLOLLY PINE	20	1,257	PRES					
8614	LOBLOLLY PINE	19	1,134	PRES					
8615	HACKBERRY	8	201	PRES		NON-P			
8616	POST OAK	7	154	REM					
8617	POST OAK	11	380	REM					
8618	POST OAK	19	1,134	REM	HERITAGE		MITIGATE		
8619	POST OAK	9	254	REM					
8620	POST OAK	25	1,963	REM	HERITAGE		MITIGATE		
8621	LOBLOLLY PINE	6	113	PRES					
8622	POST OAK	17	908	PRES	HERITAGE				
8623	LOBLOLLY PINE	8	201	PRES					
8624	LOBLOLLY PINE	6	113	PRES					
8626	LOBLOLLY PINE	16	804	PRES					
8627	LOBLOLLY PINE	15	707	PRES					
8628	POST OAK	22	1,521	PRES	HERITAGE				
8629	LOBLOLLY PINE	17	908	PRES					
8630	LOBLOLLY PINE	18	1,018	PRES					
8631	LOBLOLLY PINE	12	452	PRES					
8632	LOBLOLLY PINE	14	616	PRES					
8633	LOBLOLLY PINE	16	804	PRES					
8634	POST OAK	6	113	PRES					
8635	POST OAK	7	154	PRES					
8636	LOBLOLLY PINE	16	804	PRES					
8637	HERCULES CLUB	11	380	PRES		NON-P			
8638	POST OAK	8	201	PRES					
8639	POST OAK	6	113	PRES					
8640	EASTERN REDCEDAR	9	254	PRES		NON-P			
8641	EASTERN REDCEDAR	6	113	PRES		NON-P			
8642	POST OAK	22	1,521	REM	HERITAGE		MITIGATE		
8643	POST OAK	6	113	PRES					
8644	EASTERN REDCEDAR	6	113	PRES		NON-P			
8645	EASTERN REDCEDAR	8	201	PRES		NON-P			
8646	POST OAK	7	154	PRES					
8647	POST OAK	23	1,662	PRES	HERITAGE				
8648	LOBLOLLY PINE	22	1,521	PRES					
8649	POST OAK	6	113	PRES					
8650	POST OAK	22	1,521	PRES	HERITAGE				
8651	EASTERN REDCEDAR	13	531	PRES					
8652	POST OAK	14	616	PRES					
8653	POST OAK	6	113	PRES					