



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, DECEMBER 23, 2024

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

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Blvd, 6255 and 6301 Colleyville Boulevard, ZC24-006
- 2b** Presentation and discussion of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025
- 2c** Presentation and discussion of a Special Use Permit to allow for a Veterinarian Clinic to operate out of an existing dog grooming and boarding center on Lot 5, Block 1, Colleyville Industrial Park, being located at 1808 Industrial Blvd, Case ZC24-030
- 2d** Presentation and discussion of a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Boulevard, Case ZC24-031

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, December 19, 2024*, 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 12/23/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Blvd and 6255 & 6301 Colleyville Boulevard, ZC24-006

Explanation

Skye Thibodeaux, the applicant, has submitted a request for a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development Commercial Permit on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, being approximately 10.48 acres, and zoned CC-1 Village Retail and PUD-C Planned Unit Development - Commercial. The rezoning request is for a new PUD to be created which would allow for a 'luxury garage' development to be built.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Information Provided by the Applicant
5. Site Plan Exhibit
6. Building 1 Elevations
7. Buildings 2 & 3 Elevations
8. Building 4 Elevations
9. Building Materials Exhibit
10. Existing Drainage Exhibit
11. Drainage Plan Exhibit
12. Drainage Plan Information
13. Drainage Plan Information
14. Utility Plan
15. Landscaping Plan

Aerial Map

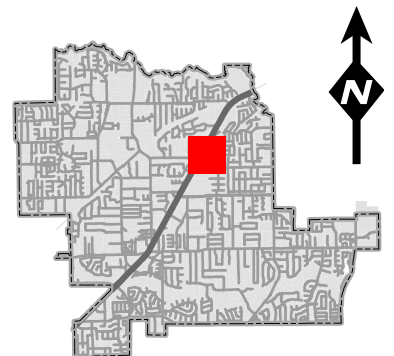


ZC24-006

1801 Industrial Blvd

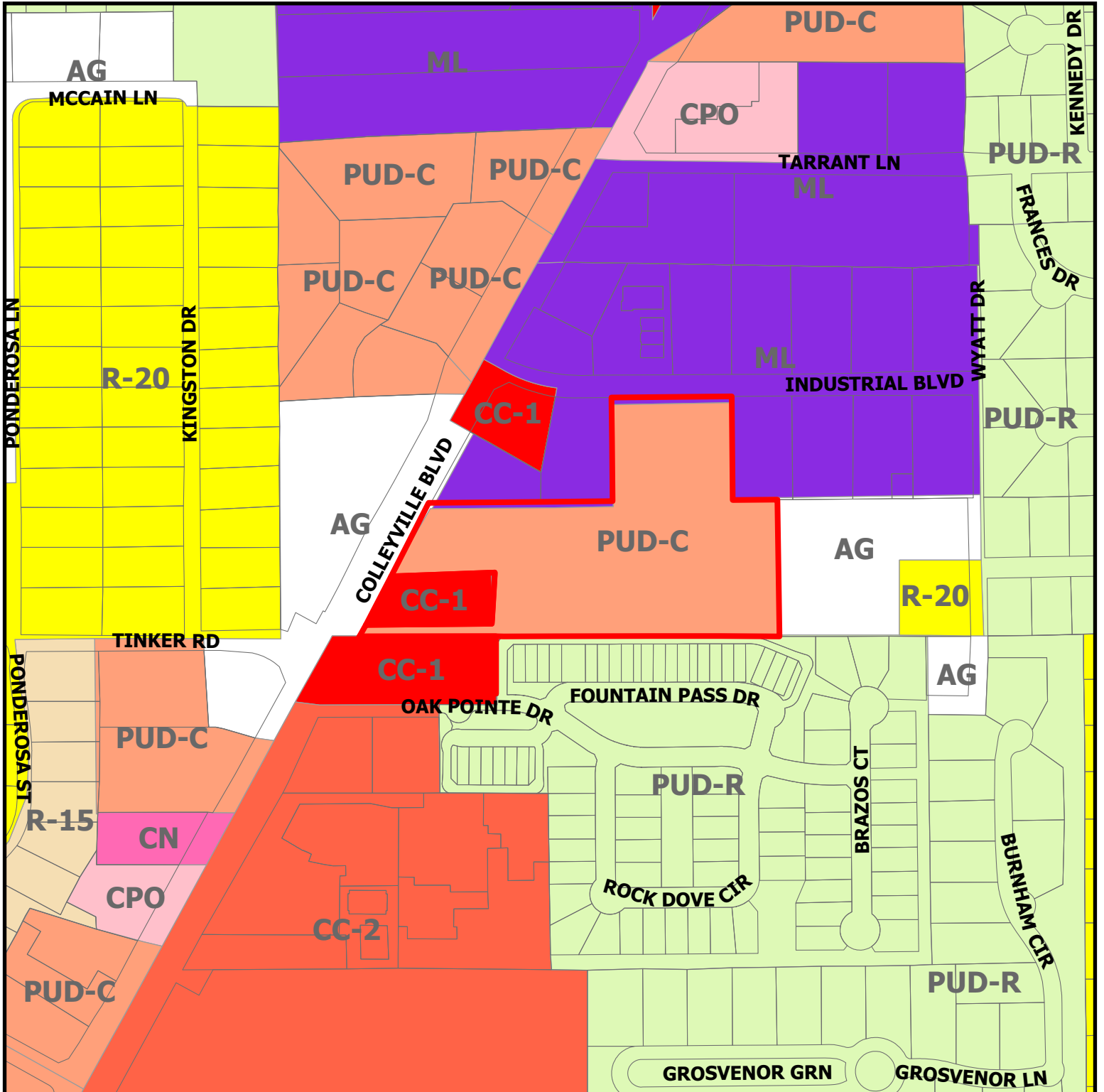


Subject Property



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

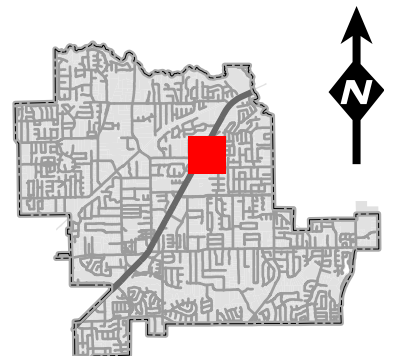


ZC24-006

1801 Industrial Blvd

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 Subject Property



Planning Objectives Statement for the Planned Development Ordinance – Colleyville Luxury Garages

The primary objective of the Colleyville Luxury Garages Planned Development (PD) is to delineate specialized land use regulations and development standards essential for the establishment and operation of luxury garage facilities. This ordinance aims to integrate these facilities seamlessly with the commercial tract at the northeast corner of Highway 26 and Oak Pointe Drive, contributing positively to the local economic fabric and urban landscape.

Key Planning Objectives:

1. Enhance Community Value and Aesthetics:

- Promote high-quality development that is in harmony with the surrounding community's architectural and cultural ethos.
- Implement form-based design principles to ensure that the physical form of development enhances the area's aesthetic appeal and functional utility.

2. Regulate Land Use and Development Standards:

- Clearly define permissible uses within the industrial and commercial tracts, ensuring compatibility with adjacent residential and commercial areas.
- Establish rigorous development standards that emphasize landscape integration, architectural excellence, and minimal environmental impact.

3. Support for High-Value Storage and Recreational Spaces:

- Develop luxury garages as secure, climate-controlled environments for the storage of high-value items such as automobiles and recreational vehicles.
- Include ancillary services to cater to the needs of local collectors and enthusiasts, thereby fostering a community of like-minded individuals.

4. Environmental and Sustainability Integration:

- Encourage the adoption of sustainable and environmentally friendly practices including energy-efficient systems and renewable energy use.
- Implement advanced stormwater management and water-efficient landscaping to minimize the ecological footprint.

5. Optimization of Traffic and Access:

- Design site layouts that provide easy access to major roadways while minimizing disruptions to local traffic patterns.
- Establish buffer zones to mitigate noise, light, and visual impacts on adjacent residential zones, enhancing the overall quality of life for nearby residents.

6. Safety and Operational Efficiency:

- Enforce state-of-the-art security measures, including surveillance and access control systems, to ensure the safety and security of stored valuables.
- Implement noise control measures to maintain the tranquility of the surrounding residential areas.

7. Community and Economic Benefits:

- Utilize the commercial tract to support neighborhood-serving retail and service amenities that enhance the daily lives of local residents.
- Plan for a vibrant commercial hub that not only serves the immediate community but also attracts visitors and stimulates local economic growth.

Through these objectives, the Planned Development for Colleyville Luxury Garages will not only cater to specific needs but also significantly contribute to the broader goals of community enhancement and sustainable development. This initiative reflects a comprehensive approach to urban planning that respects existing community standards while aiming for future-oriented growth and development.

What are the Benefits of having Luxury Garages in an Affluent City?

A luxury garage condo project can offer several benefits to a city and its residents. Here are some key advantages:

- **Economic Growth:** These projects can stimulate local economies. They attract investment and can lead to job creation during both construction and operation. Additionally, the presence of such a facility can increase the value of nearby properties.
- **Community Development:** Luxury garage condos often include communal areas or shared facilities, fostering a sense of community among condo owners. This can lead to stronger social networks within the city.
- **Aesthetic Appeal:** Well-designed luxury garage condos can enhance the visual appeal of the area. Modern architecture and landscaping can transform underutilized or unattractive spaces into desirable locations.
- **Attracting Affluent Residents:** These projects can attract wealthy individuals who contribute to the local economy through spending and taxes. Their presence can also attract high-end businesses and services, further boosting the local economy.
- **Urban Regeneration:** These projects can be part of broader urban regeneration efforts, revitalizing neglected or underused areas of the city.
- **Safety and Security:** Luxury garage condos often have enhanced security features, which can contribute to the overall safety of the area. This can be an attractive feature for residents and can help reduce crime rates.
- **Meeting Specialized Needs:** For car enthusiasts or collectors, these condos provide a space that meets their specialized needs – like climate control, ample space for maintenance, and a community of like-minded individuals.

Luxury garage condos have a unique appeal that specifically attracts affluent buyers and residents. Here's how they manage to draw this demographic:

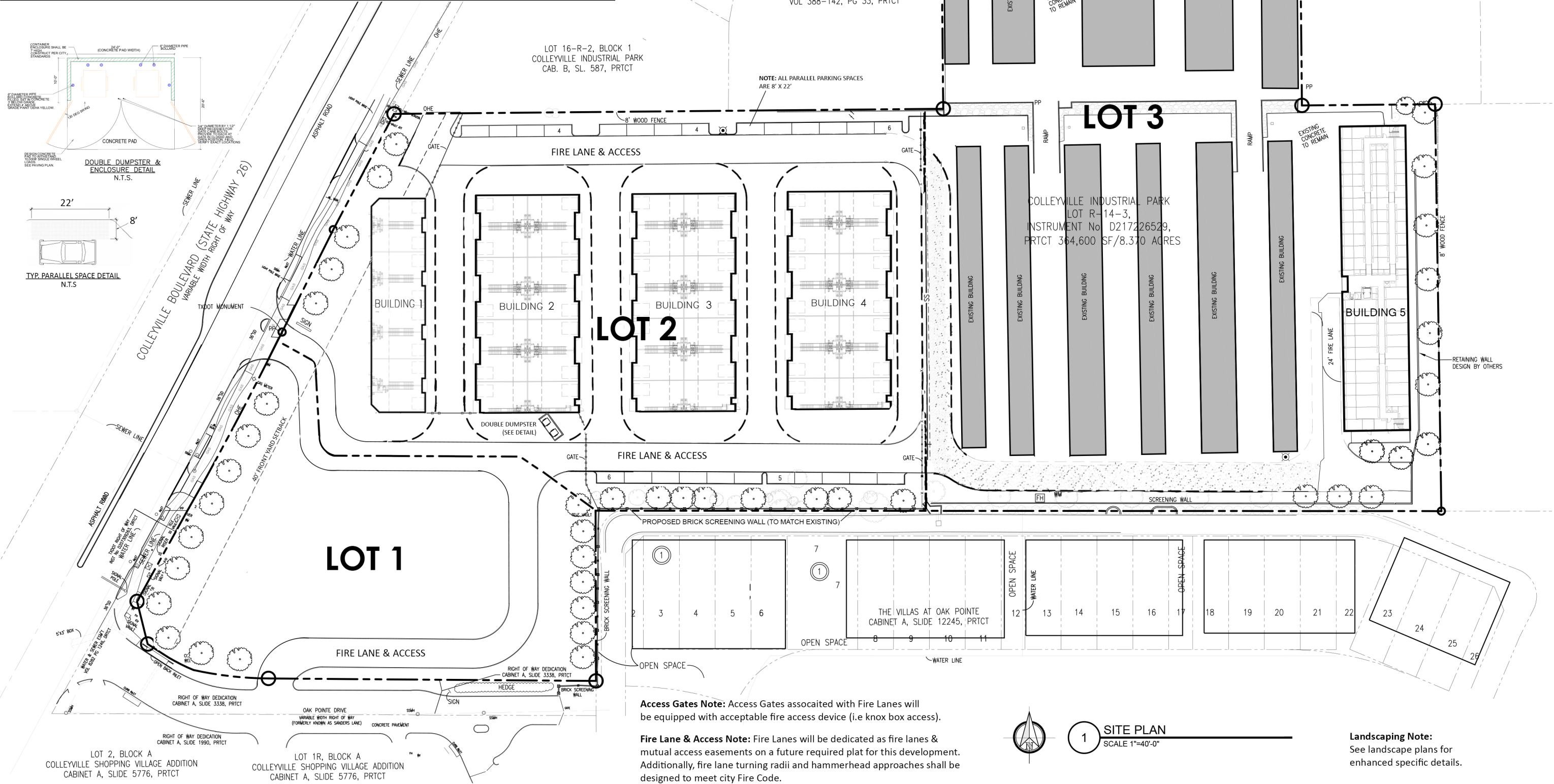
- **Exclusive Lifestyle:** Luxury garage condos offer an exclusive lifestyle that is highly appealing to affluent individuals. They provide a combination of privacy, security, and luxury amenities that are not commonly found in standard residential or commercial properties.
- **High-End Amenities:** These condos often include state-of-the-art security systems, climate-controlled environments, concierge services, and luxurious communal areas. These features cater to the sophisticated tastes and high expectations of affluent buyers.
- **Status Symbol:** Owning a luxury garage condo can be a status symbol. It signifies not just wealth but also a certain level of sophistication and a passion for luxury cars, which can be a shared interest among affluent communities.

- **Community of Like-Minded Individuals:** These condos create a community of like-minded individuals who share similar interests and lifestyles. For car enthusiasts or collectors, being part of a community that values and understands their passion is a significant draw.
- **Investment Opportunity:** Affluent buyers often look for unique investment opportunities. Luxury garage condos can be an attractive investment as they are relatively rare and cater to a niche market, potentially offering good returns on investment.
- **Customization and Personalization:** The ability to customize and personalize their space is important for many affluent buyers. Luxury garage condos often offer the flexibility to customize the interiors to suit individual tastes and needs, especially for showcasing car collections.
- **Convenient Location:** These condos are typically located in desirable areas, often in close proximity to city centers, luxury shopping, dining, and entertainment options, or in scenic locations. The convenience and prestige of the location are key factors.
- **Security for Valuable Assets:** For those who own luxury or exotic cars, the advanced security features of these condos provide peace of mind. The secure storage and maintenance facilities are ideal for protecting valuable assets.
- **Lifestyle Integration:** Luxury garage condos often provide a seamless integration of residential and hobby space. This is particularly appealing to those who want to incorporate their passion for cars into their daily lives without compromising on living standards.
- **Scarcity and Exclusivity:** The unique nature and limited availability of luxury garage condos create a sense of exclusivity. Affluent buyers are often drawn to properties that are not accessible to the general public, adding to the allure.

This high-end, specialized use has caught the attention of national publications, stating affluent communities containing residents with disposable incomes “can’t get permission from their homeowners’ association to build a separate garage” (Inside Self Storage Magazine) to house their extensive collections of collector vehicles and items. Around the nation, these units are selling for a base purchase price in the range of \$150,000 to \$575,000.

In summary, luxury garage condos attract affluent buyers and residents by offering an exclusive lifestyle, high-end amenities, investment opportunities, and a community of like-minded individuals. They cater to specific interests and needs, making them a highly desirable property choice for the wealthy.

Site Data Table			
	Lot 1	Lot 2	Lot 3
Lot Area	75,040 SF	130,563 SF	223,500 SF
Building 1 Area		11,772 SF	
Building 2 Area		16,914 SF	
Building 3 Area		16,914 SF	
Building 4 Area		16,914 SF	
Building 5 Area			27,989 SF
Total Building Area (New)		62,514 SF	27,989 SF
Lot Coverage %		48%	N/A
Zoning	PUD	PUD	PUD
Proposed Land Use	Future Commercial	Luxury Garages	Self-Storage Facilities
Current Land Use	Undeveloped	Undeveloped	Self-Storage Facilities
Parking Provided		25 spaces	18 spaces
Landscape Area Provided	15,008 (MIN)	26,113 SF (MIN)	N/A
Building Height	35 FT (MAX)	35 FT (MAX)	35 FT (MAX)



2459 Emberton Dr
Lewisville, TX 75067
817.657.3259

Prepared by:
Skye Thibodeaux, AICP
skye@enkiplan.com

ENKI
DEVELOPMENT

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
ADDITIONAL SELF STORAGE
PD SITE PLAN
COLLEYVILLE, TEXAS 76034

PRELIMINARY ONLY
Not intended to be
approved for
construction permit

PD Site Plan

Material	%
B1	30
S1	50
E1	15
E2	5
E3	0



Western Elevation



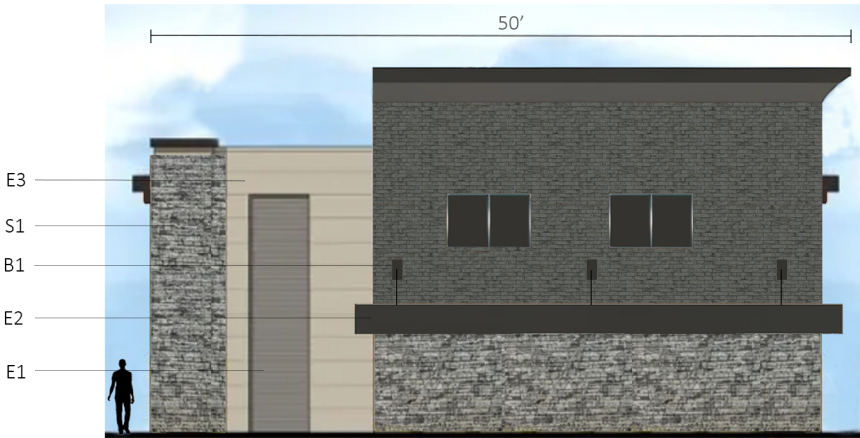
Material	%
B1	0
S1	65
E1	25
E2	10
E3	0

E2
E1
S1

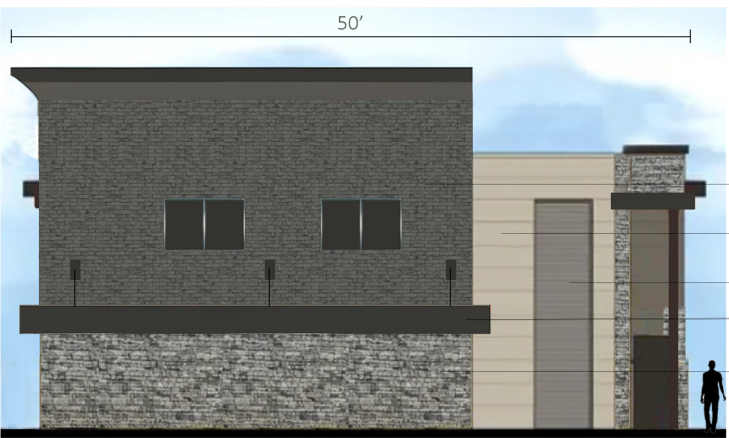
Side Door Access

Eastern Elevation

Material	%
B1	40
S1	40
E1	5
E2	5
E3	10



Northern Elevation



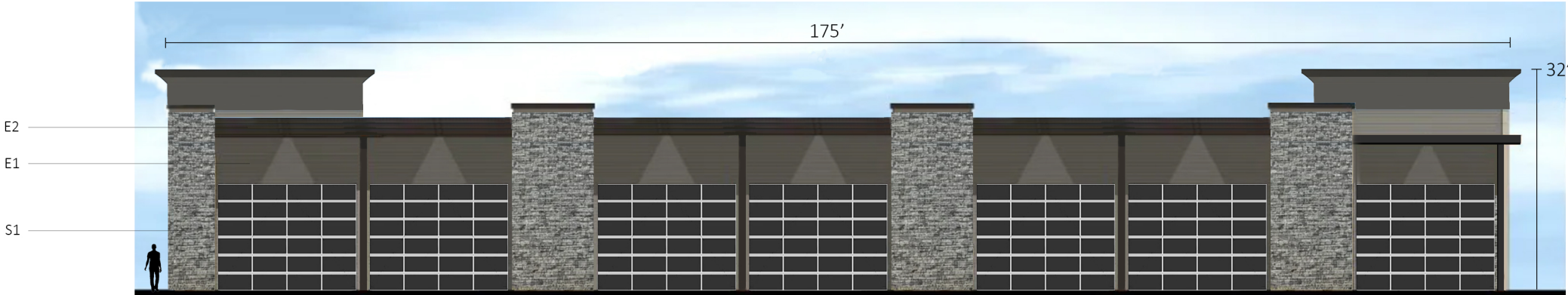
Southern Elevation

Material	%
B1	40
S1	40
E1	5
E2	5
E3	10

B1
E3
E1
E2
S1

Colleyville Luxury Garages- Building 1

Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0



Side Door Access

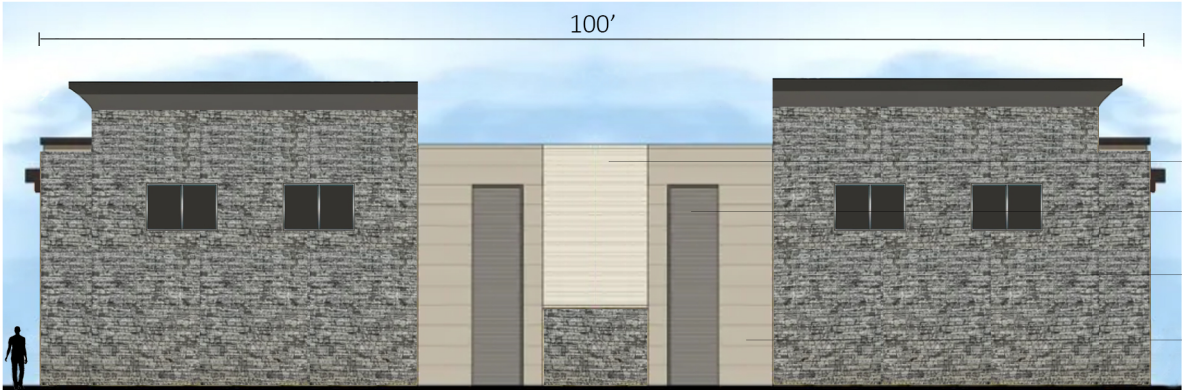
Western Elevation



Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0

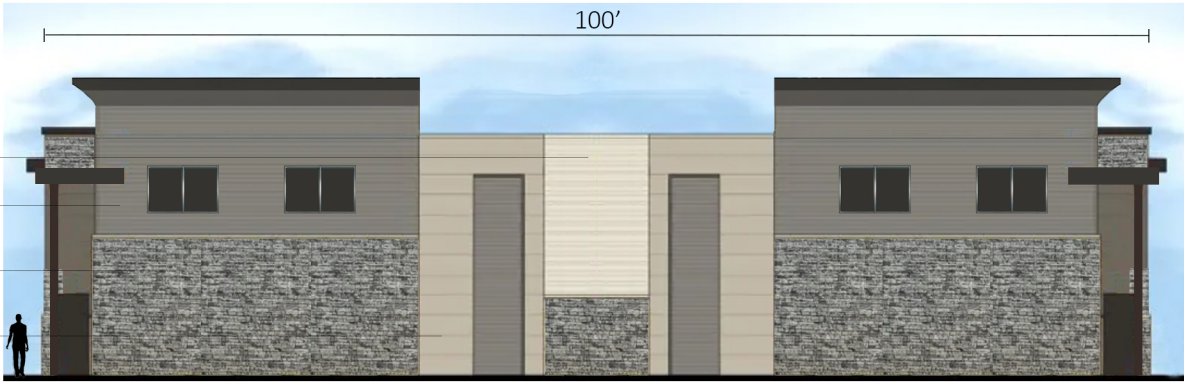
Side Door Access

Eastern Elevation



Material	%
B1	0
S1	80
E1	5
E2	0
E3	10
E4	5

Northern Elevation



Material	%
B1	0
S1	65
E1	20
E2	0
E3	10
E4	5

Southern Elevation

Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0



Side Door Access

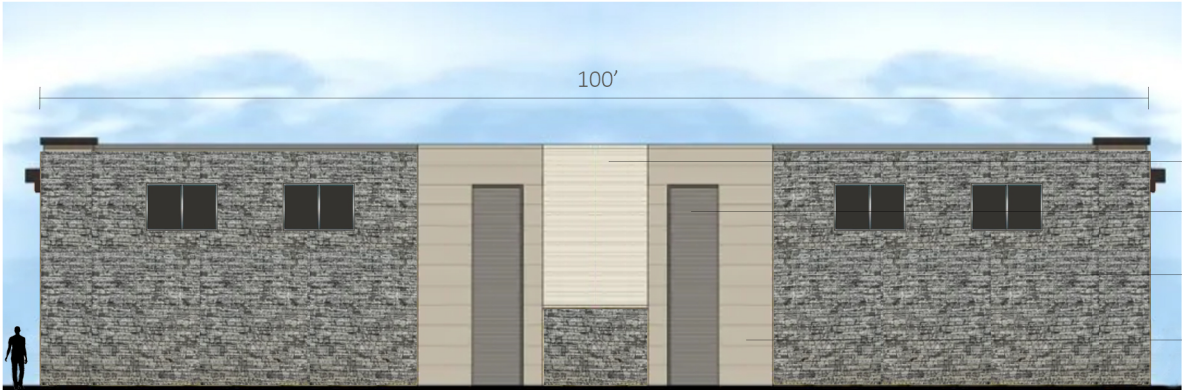
Western Elevation



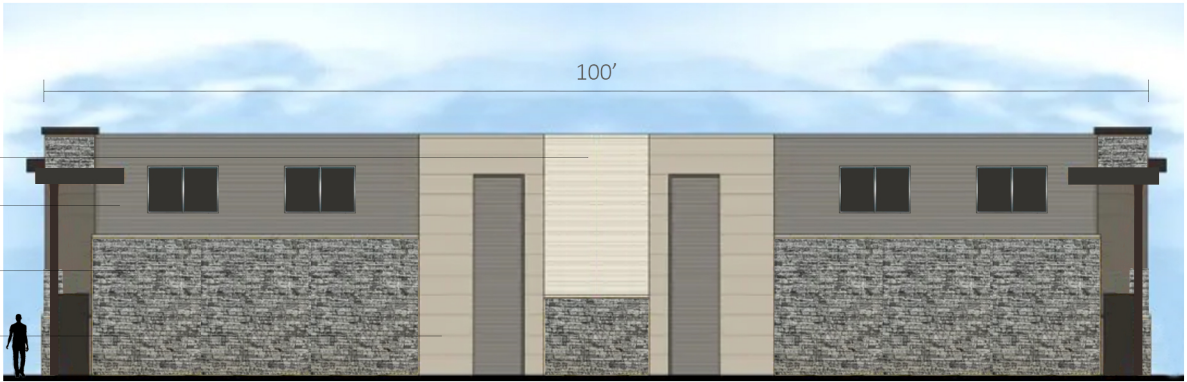
Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0

Side Door Access

Eastern Elevation



Northern Elevation



Southern Elevation

Material	%
B1	0
S1	80
E1	5
E2	0
E3	10
E4	5

Material	%
B1	0
S1	65
E1	20
E2	0
E3	10
E4	5



B1 - Dark Grey Brick



S1 - Grey Stone



E3 - Tan EIFS



E1 - Light Grey EIFS



E2 - Dark Grey EIFS



E4 - Light Tan EIFS

DA	SE VARIER	AREEN	ACR.	USERS	F ₁₀ (4EN/HR)	Q ₁₀ (COPS)
H-54	0.95	0.26	2.16	10.00	7.98	7.98
	0.88	0.26	Pavement			
I-01	0.76	0.22	3.87	10.00	7.98	5.00
	0.88	0.27	Pavement			
I-02	0.62	0.30	1.00		7.98	3.24
	0.95	0.28	Pavement			
I-03	0.88	0.47	2.98	10.00	7.98	5.41
I-04	0.88	1.16	2.68	10.00	7.98	7.89
	0.65	0.06	Pavement			
I-05	0.89	0.78	2.58	10.00	7.98	5.27
	0.39	0.05	Grass			
	0.98	0.36	Pavement			
I-06	0.62	0.81	1.73	10.00	7.98	5.08
	0.35	0.18	Pavement			
	0.35	0.41	Grass			
I-07	0.81	0.87	2.13	10.00	7.98	5.61
	0.99	0.20	Pavement			
	0.35	0.11	Grass			
	0.88	0.26	Concrete			
I-08	0.88	0.80	2.47	10.00	7.98	5.41
I-11	0.79	0.56	2.81	10.00	7.98	3.53
I-12	0.85	0.48	2.84	10.00	7.98	2.27

DA	C	VALUE	ACRES	T ₂ (MIN)		T ₁₀ (IN/HR)	Q ₁₀ (CFS)
				ACT ₂	USED		
H-32	0.80	0.91	3.49	10.00	7.98	5.79	
		0.98	0.52	Pavement			
		0.39	0.20	Grass			
H-33	0.87	0.73	3.41	10.00	7.98	5.44	
		0.98	0.19	Pavement			
		0.50	57.05	30.00	30.00	4.53	128.73
H-34	0.85	14.30	Commercial				
		0.85	0.51	2.00	10.00	7.98	3.68
		0.88	0.51	Commercial			
H-35	0.88	0.60	2.87	10.00	7.98	4.23	
		0.98	0.16	Pavement			
		0.78	0.48	4.05	10.00	7.98	2.84
H-36	0.85	0.19	Pavement				
		0.88	1.55	2.39	10.00	7.98	10.48
		0.85	1.55	Commercial			
H-39	0.35	19.87	21.00	21.00	5.55	38.61	
		0.35	19.87	Detention			
		0.97	0.75	2.74	10.00	7.98	5.25
H-40	0.98	0.16	Pavement				
		0.78	0.27	2.83	10.00	7.98	1.68
		0.35	0.09	Grass			
H-41	0.95	0.19	Pavement				
		0.88	0.44	3.32	10.00	7.98	2.89
		0.85	0.58	11.52	11.52	7.5	3.78
H-43	0.99	0.09	Pavement				
		0.51	12.14	21.30	21.30	5.53	34.07
		0.65	0.33	Commercial			

DETENTION IS REQUIRED FOR LOT 1 DEVELOPMENT. PRELIMINARY DETENTION SIZING IS PROVIDED WITH THIS SET OF PRELIMINARY DRAINAGE PLANS. FINAL LOCATION OF DETENTION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER PRIOR TO DEVELOPMENT OF LOT 1.

TxDOT DRIVEWAY CONNECTION CONSTRUCTION NOTES:

1. TxDOT permit shall be received prior to beginning any road construction.
2. Contractor shall schedule a pre-work inspection with the TxDOT Inspector # 817.291.6413, at least forty-eight (48) hours prior to work beginning.
3. Posted Speed Colleyville Blvd (SH 26) is 45 MPH.
4. Full-Depth saw cut joint criteria made for removal of existing state formed concrete.
5. An expansion joint (old joint) shall be installed for all driveway and public street connections at the end of curb radii at the drive approach.

This interim document is released
for the purpose of
REVIEW ONLY
under the authority of Jennifer
M. Cobbs, P.E. 98314 on
November 20, 2024. It is not to
be used for any other purpose.

DESIGNED: JMC	SCALE: 1"=60'	DATE: DECEMBER 2017	SHEET: 2
DRAWN: CM		PROJECT No.: E-1129	
CHECKED: JPS			

DETENTION COMPUTATIONS FOR LOT 2& 3 DETENTION

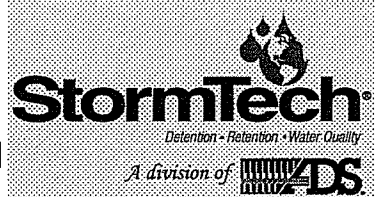
2x2 Grate Inlet			
Assumed 50% Clogging of full area: L=8' Effective Length and A = 3.2 SF for Unknown Grate Inlet			
d	Q	Q	Q
Depth (FT)	Weir Flow (CFS)	Orifice Flow (CFS)	Combined (CFS)
0.10	0.569	0.000	0.569
0.11	0.657	0.000	0.657
0.12	0.748	0.000	0.748
0.13	0.844	0.000	0.844
0.14	0.943	0.000	0.943
0.15	1.046	0.000	1.046
0.16	1.152	0.000	1.152
0.17	1.262	0.000	1.262
0.18	1.375	0.000	1.375
0.19	1.491	0.000	1.491
0.20	1.610	0.000	1.610
0.21	1.732	0.000	1.732
0.22	1.857	0.000	1.857
0.23	1.985	0.000	1.985
0.24	2.116	0.000	2.116
0.25	2.250	0.000	2.250
0.26	2.386	1.566	3.953
0.27	2.525	2.215	4.741
0.28	2.667	2.713	5.380
0.29	2.811	3.133	5.944
0.30	2.958	3.503	6.460
0.31	3.107	3.837	6.944
0.32	3.258	4.144	7.403
0.33	3.412	4.431	7.843
0.34	3.569	4.699	8.268
0.35	3.727	4.954	8.681
0.36	3.888	5.195	9.083
0.37	4.051	5.426	9.478
0.38	4.216	5.648	9.864
0.39	4.384	5.861	10.245
0.40	4.554	6.067	10.621
0.41	4.726	6.266	10.991
0.42	4.899	6.459	11.358
0.43	5.075	6.646	11.721
0.44	5.254	6.828	12.082
0.45	5.434	7.005	12.439
0.46	5.616	7.178	12.794
0.47	5.800	7.347	13.147
0.48	5.986	7.513	13.499
0.49	6.174	7.674	13.848
0.50	6.364	7.832	14.196
0.51	6.556	7.987	14.543
0.52	6.750	8.140	14.889
0.53	6.945	8.289	15.234
0.54	7.143	8.436	15.578
0.55	7.342	8.580	15.922
0.56	7.543	8.722	16.265
0.57	7.746	8.861	16.607
0.58	7.951	8.999	16.950
0.59	8.157	9.134	17.291
0.60	8.366	9.267	17.633
0.61	8.576	9.399	17.974
0.62	8.787	9.528	18.316
0.63	9.001	9.656	18.657
0.64	9.216	9.783	18.999
0.65	9.433	9.907	19.340
0.66	9.651	10.030	19.682
0.67	9.872	10.152	20.023
0.68	10.093	10.272	20.365
0.69	10.317	10.391	20.708
0.70	10.542	10.508	21.050

Project:

Chamber Model -
Units -
Number of Chambers -
Number of End Caps -
Voids in the stone (porosity) -
Base of STONE Elevation -
Amount of Stone Above Chambers -
Amount of Stone Below Chambers -
Area of system -

MC-3500
Imperial
4
2
40
616.50
12
9
377

Click Here For Manual



Include Perimeter Stone in Calculations

sf Min. Area - 239 sf min. area

StormTech MC-3500 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Stone, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
66	0.00	0.00	0.00	0.00	12.57	12.57	1111.22	622.00
65	0.00	0.00	0.00	0.00	12.57	12.57	1098.65	621.92
64	0.00	0.00	0.00	0.00	12.57	12.57	1086.09	621.83
63	0.00	0.00	0.00	0.00	12.57	12.57	1073.52	621.75
62	0.00	0.00	0.00	0.00	12.57	12.57	1060.95	621.67
61	0.00	0.00	0.00	0.00	12.57	12.57	1048.39	621.58
60	0.00	0.00	0.00	0.00	12.57	12.57	1035.82	621.50
59	0.00	0.00	0.00	0.00	12.57	12.57	1023.25	621.42
58	0.00	0.00	0.00	0.00	12.57	12.57	1010.69	621.33
57	0.00	0.00	0.00	0.00	12.57	12.57	998.12	621.25
56	0.00	0.00	0.00	0.00	12.57	12.57	985.55	621.17
55	0.00	0.00	0.00	0.00	12.57	12.57	972.99	621.08
54	0.06	0.00	0.23	0.00	12.47	12.71	960.42	621.00
53	0.19	0.02	0.78	0.05	12.24	13.06	947.71	620.92
52	0.29	0.04	1.18	0.08	12.07	13.32	934.65	620.83
51	0.40	0.05	1.61	0.10	11.88	13.60	921.34	620.75
50	0.69	0.07	2.75	0.14	11.41	14.30	907.74	620.67
49	1.03	0.09	4.11	0.18	10.85	15.14	893.44	620.58
48	1.25	0.11	5.00	0.21	10.48	15.69	878.30	620.50
47	1.42	0.13	5.69	0.25	10.19	16.13	862.61	620.42
46	1.57	0.14	6.29	0.29	9.93	16.52	846.48	620.33
45	1.71	0.16	6.83	0.33	9.70	16.86	829.96	620.25
44	1.83	0.18	7.31	0.36	9.50	17.17	813.10	620.17
43	1.94	0.20	7.75	0.40	9.31	17.46	795.93	620.08
42	2.04	0.22	8.16	0.44	9.13	17.73	778.47	620.00
41	2.13	0.23	8.54	0.47	8.96	17.97	760.74	619.92
40	2.22	0.25	8.90	0.50	8.81	18.21	742.77	619.83
39	2.31	0.27	9.23	0.53	8.66	18.42	724.57	619.75
38	2.38	0.28	9.54	0.56	8.53	18.63	706.14	619.67
37	2.46	0.29	9.84	0.59	8.40	18.82	687.52	619.58
36	2.53	0.31	10.11	0.62	8.28	19.00	668.70	619.50
35	2.59	0.32	10.37	0.64	8.16	19.18	649.69	619.42
34	2.66	0.33	10.62	0.67	8.05	19.34	630.52	619.33
33	2.72	0.35	10.86	0.69	7.94	19.50	611.17	619.25
32	2.77	0.36	11.09	0.72	7.84	19.65	591.67	619.17
31	2.82	0.37	11.30	0.74	7.75	19.79	572.02	619.08
30	2.88	0.38	11.50	0.77	7.66	19.93	552.23	619.00
29	2.92	0.40	11.70	0.79	7.57	20.06	532.30	618.92
28	2.97	0.41	11.88	0.82	7.49	20.18	512.24	618.83
27	3.01	0.42	12.05	0.84	7.41	20.30	492.06	618.75
26	3.05	0.43	12.21	0.86	7.34	20.41	471.76	618.67
25	3.09	0.44	12.38	0.88	7.26	20.52	451.35	618.58
24	3.13	0.45	12.52	0.90	7.20	20.62	430.83	618.50
23	3.17	0.46	12.66	0.92	7.13	20.72	410.21	618.42
22	3.20	0.47	12.80	0.94	7.07	20.81	389.49	618.33
21	3.23	0.48	12.92	0.96	7.01	20.90	368.68	618.25
20	3.26	0.49	13.05	0.98	6.96	20.98	347.78	618.17
19	3.29	0.50	13.16	1.00	6.90	21.06	326.90	618.08
18	3.32	0.51	13.27	1.01	6.85	21.14	305.74	618.00
17	3.34	0.51	13.38	1.03	6.80	21.21	284.60	617.92
16	3.37	0.52	13.47	1.04	6.76	21.28	263.39	617.83
15	3.39	0.53	13.57	1.06	6.72	21.34	242.12	617.75
14	3.41	0.54	13.66	1.07	6.67	21.41	220.77	617.67
13	3.44	0.54	13.75	1.09	6.63	21.47	199.37	617.58
12	3.46	0.55	13.83	1.10	6.59	21.52	177.90	617.50
11	3.48	0.56	13.91	1.11	6.56	21.58	156.37	617.42
10	3.51	0.59	14.02	1.19	6.48	21.69	134.79	617.33
9	0.00	0.00	0.00	0.00	12.57	12.57	113.10	617.25
8	0.00	0.00	0.00	0.00	12.57	12.57	100.53	617.17
7	0.00	0.00	0.00	0.00	12.57	12.57	87.97	617.08
6	0.00	0.00	0.00	0.00	12.57	12.57	75.40	617.00
5	0.00	0.00	0.00	0.00	12.57	12.57	62.83	616.92
4	0.00	0.00	0.00	0.00	12.57	12.57	50.27	616.83
3	0.00	0.00	0.00	0.00	12.57	12.57	37.70	616.75
2	0.00	0.00	0.00	0.00	12.57	12.57	25.13	616.67
1	0.00	0.00	0.00	0.00	12.57	12.57	12.57	616.58

EXISTING VS POST-DEVELOPMENT DRAINAGE SUMMARY

Evaluation	Acreage	C	Time in minutes	i _{2yr}	Q ₂	i _{5yr}	Q ₅	i _{10yr}	Q ₁₀	i _{25yr}	Q ₂₅	i _{50yr}	Q ₅₀	i _{100yr}	Q ₁₀₀	Conveyance Notes
Existing Drainage To Industrial	6	0.79	10.00	4.71	22.18	5.74	27.04	6.51	30.66	7.55	35.56	8.40	39.56	9.24	43.52	Existing drainage conveyance to Industrial Blvd
Post-Construction Drainage To Industrial (By Area)	5.76	0.85	10.00	4.71	23.06	5.74	28.10	6.51	31.87	7.55	36.96	8.40	41.13	9.24	45.24	Post-Construction drainage conveyance to Industrial Blvd (By Area)
Minimum Detention Required (CFS)					0.88		1.07		1.21		1.40		1.56		1.72	Minimum CFS to be detained in proposed detention chambers
Post-Construction Drainage To Industrial (Post-Detention)	5.76	0.85	15.00	3.9	19.09	4.86	23.79	5.53	27.07	6.46	31.63	7.20	35.25	7.98	39.07	Post-Construction drainage conveyance to Industrial Blvd (By Area)
					-3.09		-3.24		-3.59		-3.93		-4.31		-4.45	Post Detention Deduction on Peak Discharge

ONSITE DRAINAGE AREAS 6 AND 7, OFFSITE DRAINAGE AREA 8, AND STREET ROW AREA 9, ARE INCLUDED IN THE STORM DRAIN INFRASTRUCTURE FOR SH 26 AS FULLY-DEVELOPED COMMERCIAL SITE DRAINAGE (REFERENCE TxDOT DAM, SHEET 10).

DRAINAGE CALCULATIONS

Area No.	Acreage	C	Time in minutes	i _{2yr}	Q ₂	i _{5yr}	Q ₅	i _{10yr}	Q ₁₀	i _{25yr}	Q ₂₅	i _{50yr}	Q ₅₀	i _{100yr}	Q ₁₀₀	Conveyance Notes
1	4.39	0.85	10.00	4.71	17.58	5.74	21.42	6.51	24.29	7.55	28.17	8.40	31.34	9.24	34.48	Offsite commercial to Industrial Blvd.
2	0.24	0.85	10.00	4.71	0.96	5.74	1.17	6.51	1.33	7.55	1.54	8.40	1.71	9.24	1.88	Offsite commercial to existing grate inlet
3	0.18	0.85	10.00	4.71	0.72	5.74	0.88	6.51	1.00	7.55	1.16	8.40	1.29	9.24	1.41	Project area conveyance to existing grate inlet
4	0.35	0.85	10.00	4.71	1.40	5.74	1.71	6.51	1.94	7.55	2.25	8.40	2.50	9.24	2.75	Project area conveyance to grate inlet to detention system
5	0.67	0.85	10.00	4.71	2.68	5.74	3.27	6.51	3.71	7.55	4.30	8.40	4.78	9.24	5.26	Project area conveyance to grate inlet to detention system
6	2.16	0.85	10.00	4.71	8.65	5.74	10.54	6.51	11.95	7.55	13.86	8.40	15.42	9.24	16.96	TxDOT DA H-48/H-47
7	0.61	0.85	10.00	4.71	2.44	5.74	2.98	6.51	3.38	7.55	3.91	8.40	4.36	9.24	4.79	TxDOT DA H-47
8	0.81	0.85	10.00	4.71	3.24	5.74	3.95	6.51	4.48	7.55	5.20	8.40	5.78	9.24	6.36	Offsite drainage--TxDOT DA H-47
9	0.37	0.85	10.00	4.71	1.48	5.74	1.81	6.51	2.05	7.55	2.37	8.40	2.64	9.24	2.91	SH 26 ROW--TxDOT DA H-29

Outlet Plate Computations

Q=CxAXSquare Root of (2gh) for Orifice Flows at Outlet

PRELIMINARY DETENTION COMPUTATIONS FOR LOT 1 DETENTION

Hydrograph Report

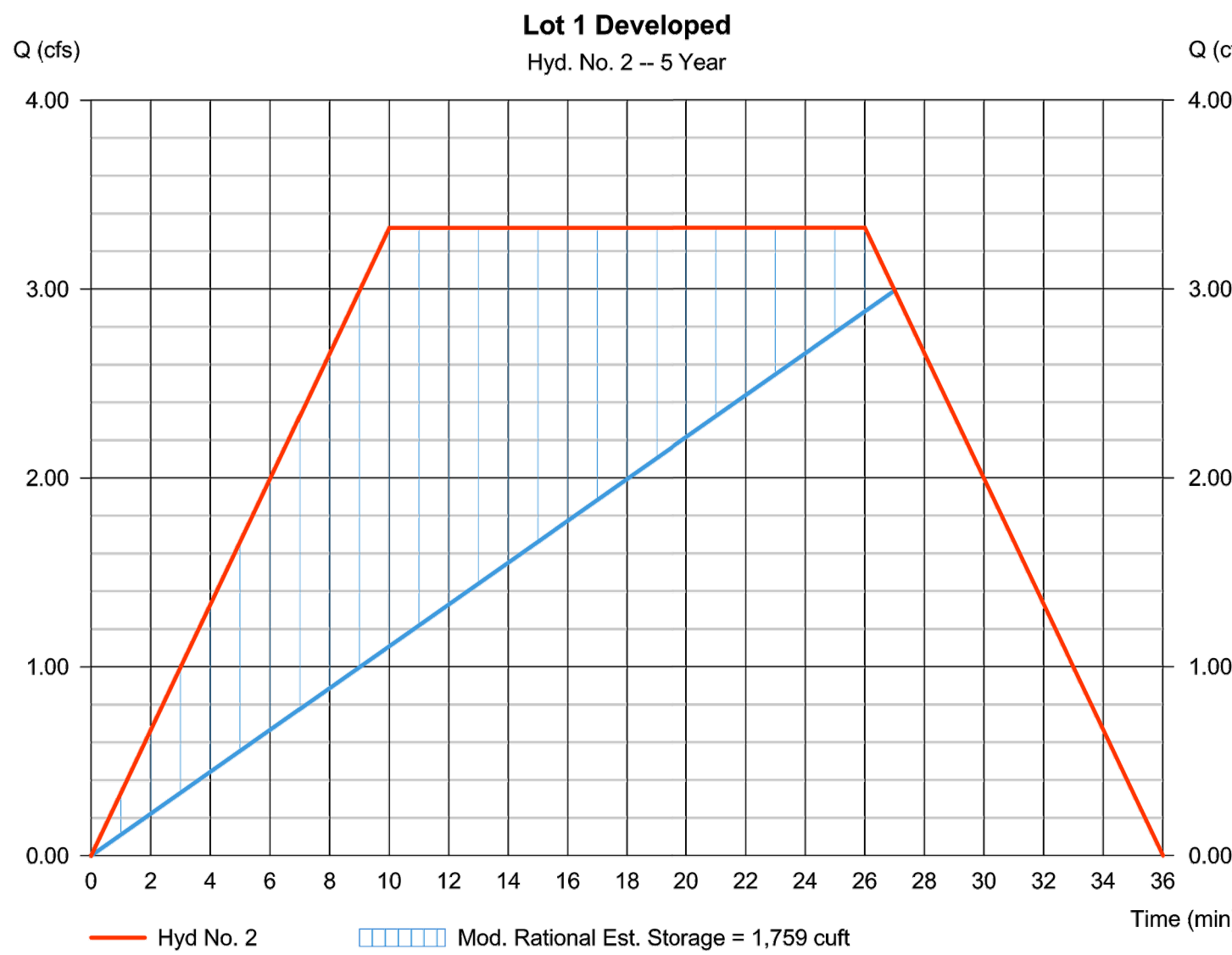
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 3.323 cfs
Storm frequency	= 5 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 5,204 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 3.399 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=3.120 cfs	Est. Req'd Storage	=1,759 cuft



Hydrograph Report

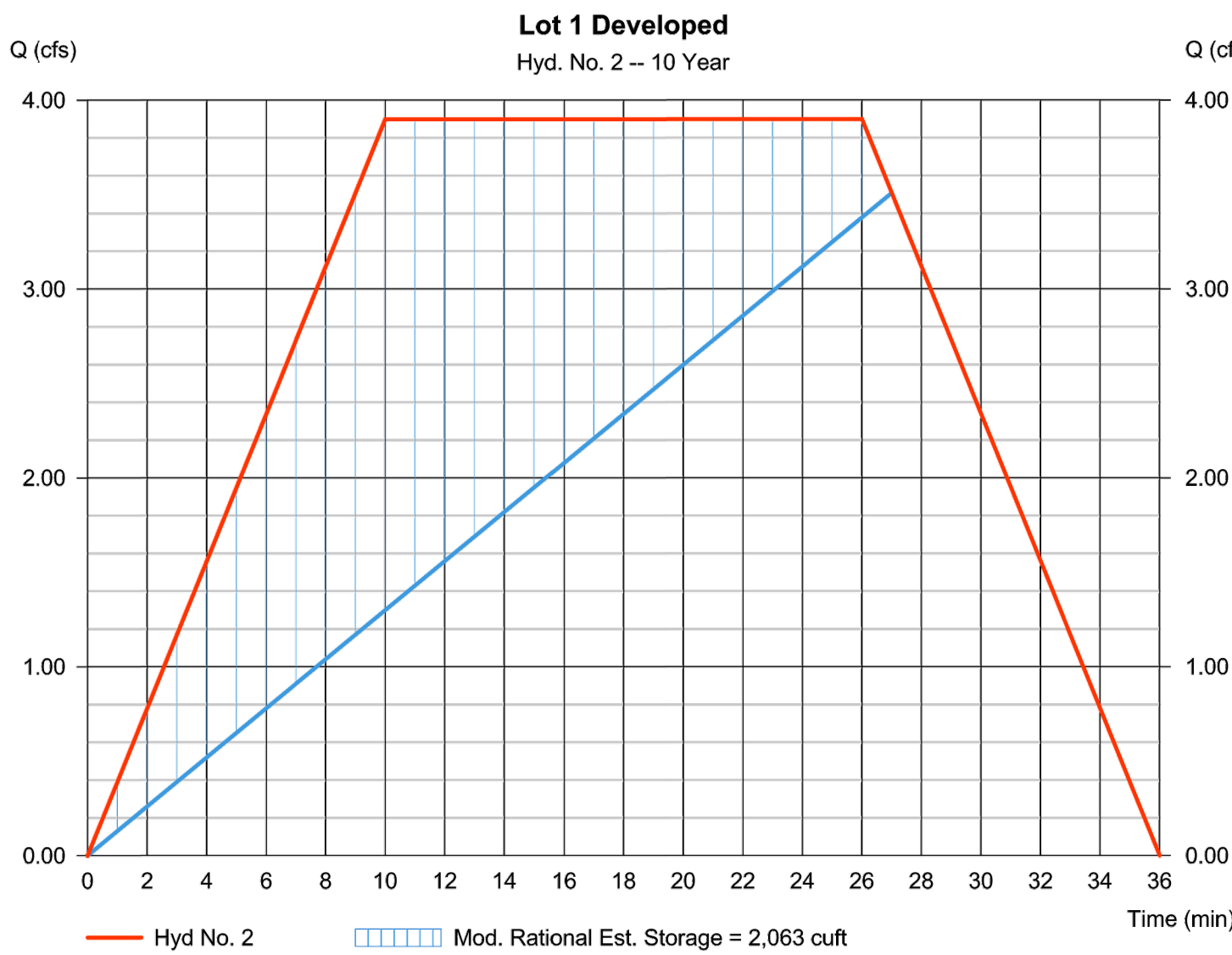
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 3.898 cfs
Storm frequency	= 10 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 6,104 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 3.987 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=3.660 cfs	Est. Req'd Storage	=2,063 cuft



Hydrograph Report

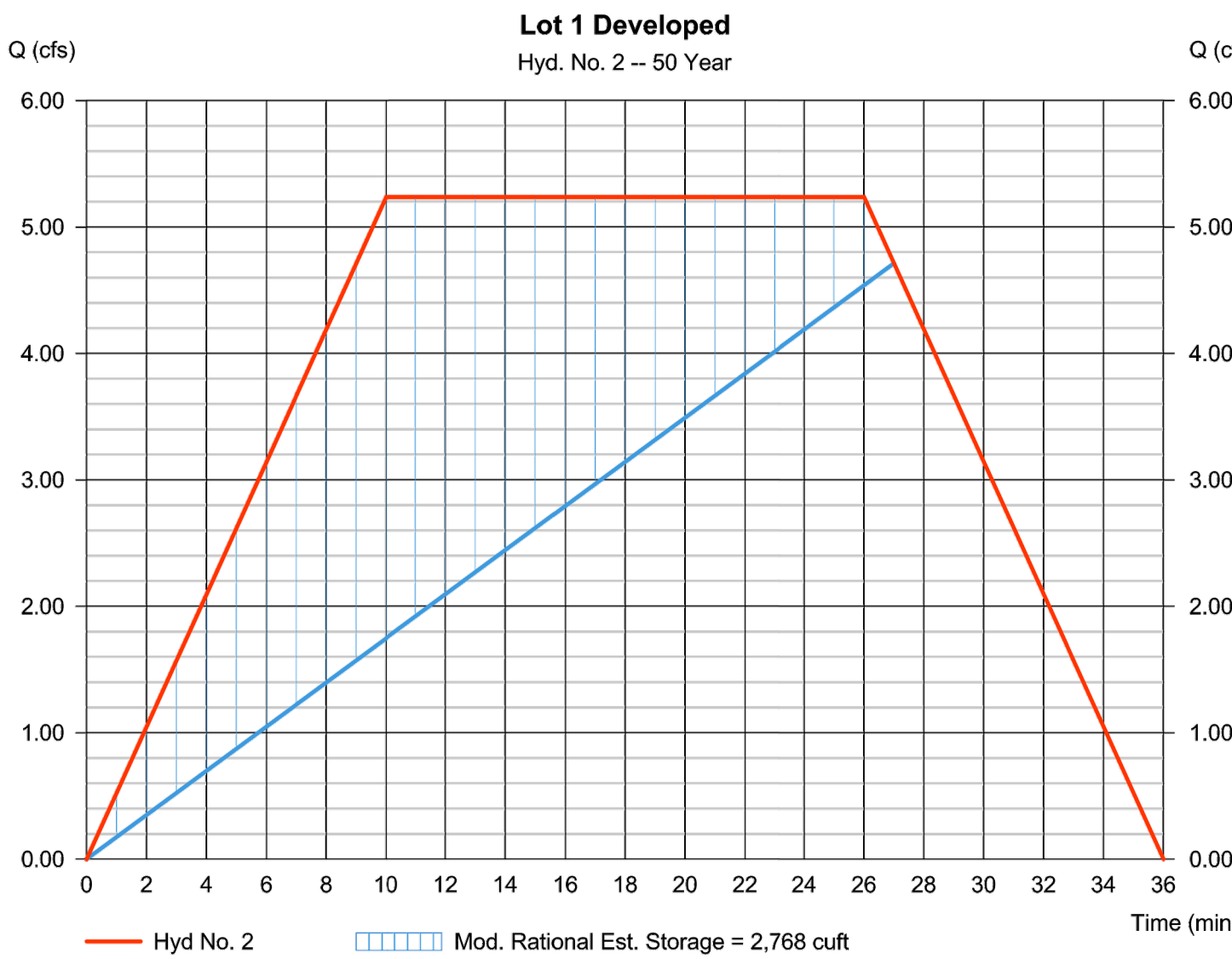
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 5.235 cfs
Storm frequency	= 50 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 8,198 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 5.356 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=4.920 cfs	Est. Req'd Storage	=2,768 cuft



Hydrograph Report

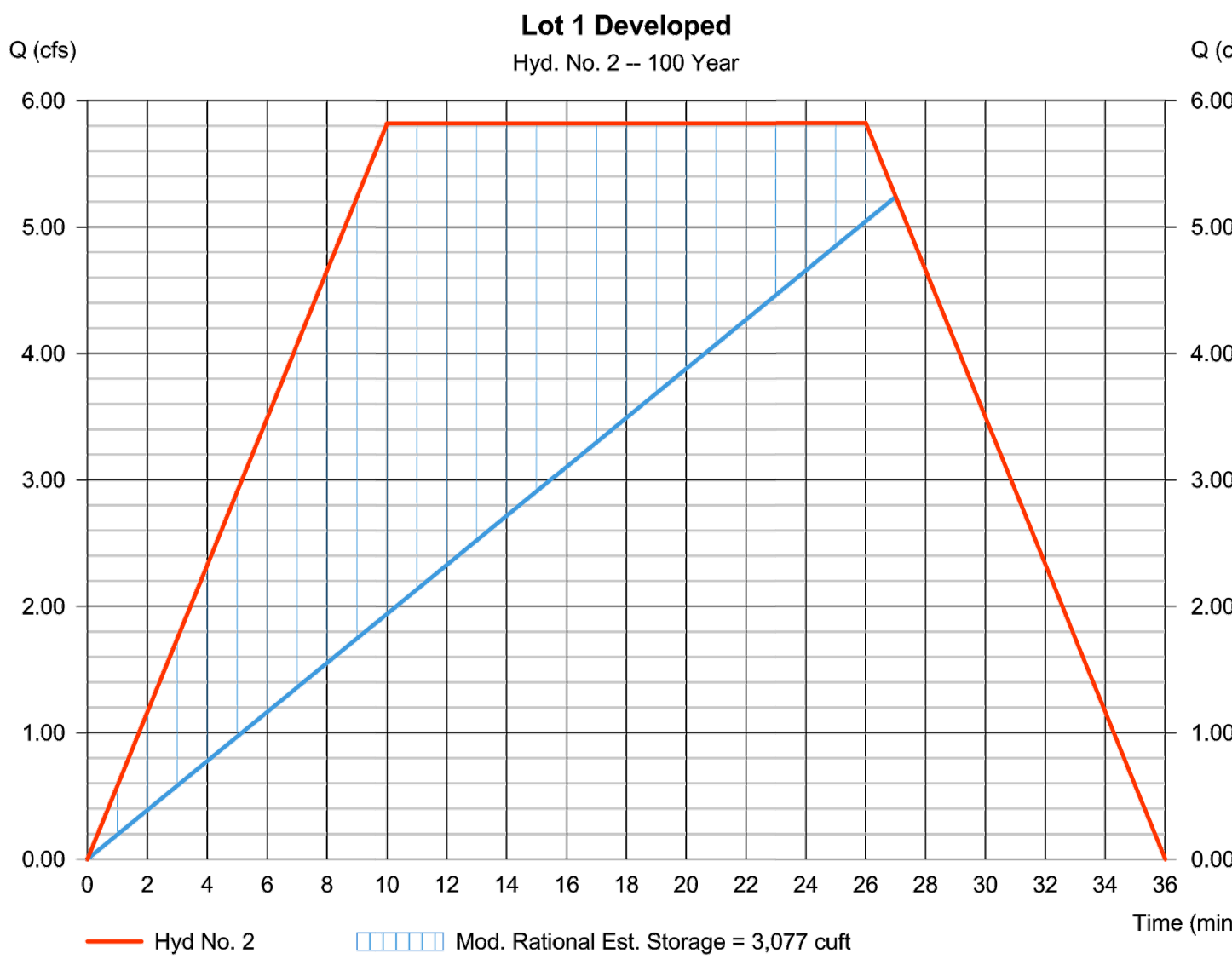
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 5.820 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 9,114 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 5.954 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=5.470 cfs	Est. Req'd Storage	=3,077 cuft



This interim document is released
for the purpose of
REVIEW ONLY
under the authority of Jennifer
M. Cobbs, P.E. 98314 on
November 20, 2024. It is not to
be used for any other purpose.



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

PRELIMINARY DRAINAGE PLAN

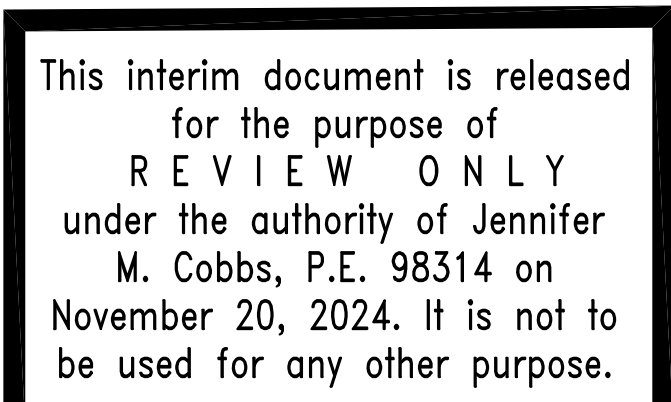
LOTS 1, 2 & 3, BLOCK 1
COLLEYVILLE INDUSTRIAL PARK
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TEXAS

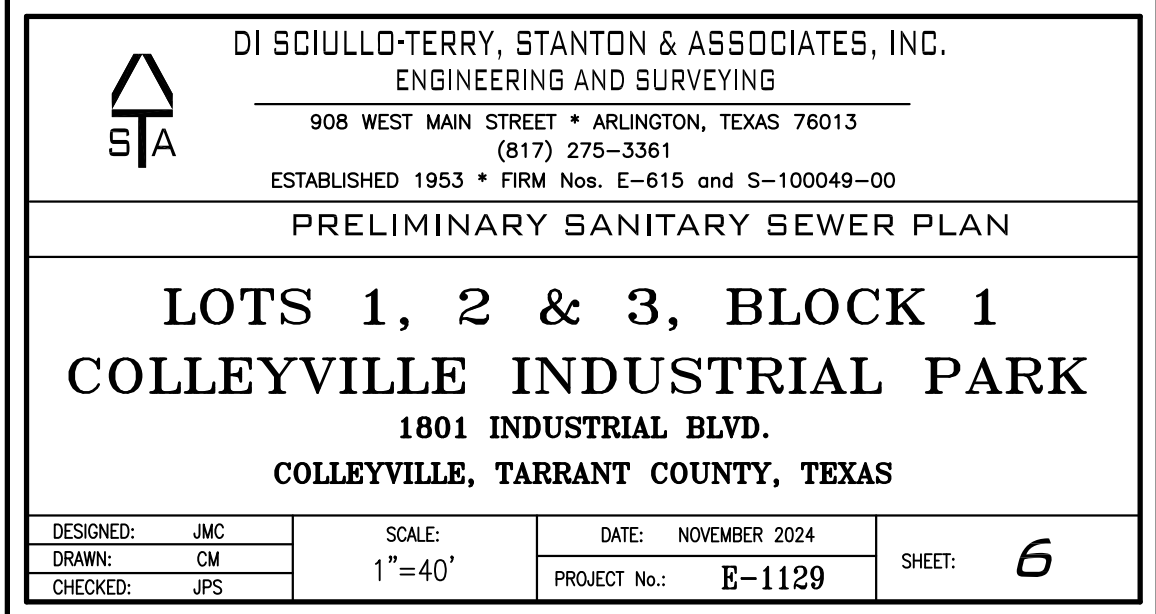
DESIGNED: JMC
DRAWN: CM
CHECKED: JFS

SCALE:
1"=40'

DATE: NOVEMBER 2024
PROJECT No.: E-1129

SHEET: 4





EXISTING TREES TO REMAIN SHALL BE FLAGGED BY CONTRACTOR PRIOR TO BEGINNING ANY WORK ON SITE.

CONTRACTOR SHALL PLACE A MINIMUM 4' HEIGHT PROTECTIVE CHAIN LINK FENCING 5' OUTSIDE THE EDGE OF CANOPY OF ALL TREES TO REMAIN.

CONTRACTOR SHALL MAINTAIN FLAGGING AND PROTECTIVE FENCING AROUND EXISTING TREES TO REMAIN AT LEAST UNTIL SUBSTANTIAL COMPLETION.

CONTRACTOR SHALL ENSURE THAT NO DUMPING OF BACKFILL, SOIL EXCAVATION, STAKING OR STORAGE OF MATERIALS OR DUMPING OF ANY KIND SHALL OCCUR WITHIN THE FENCED AREA OF THE TREES TO REMAIN.

CONTRACTOR SHALL ENSURE THAT NO PARKING OF ANY TYPE OF VEHICLE, EQUIPMENT OR CONSTRUCTION TRAILER SHALL OCCUR WITHIN THE FENCED AREA OF TREES TO REMAIN.

CONTRACTOR SHALL ENSURE THAT NO DRIVING OF VEHICLES SHALL OCCUR WITHIN THE FENCED AREA OF TREES TO REMAIN.

CONTRACTOR SHALL ENSURE THAT NO GRADE CHANGES SHALL OCCUR WITHIN THE CANOPY OF THE EXISTING TREES TO REMAIN.

CONTRACTOR SHALL KEEP FENCED AREAS OF TREES TO REMAIN FREE OF TRASH, DEBRIS OR EXCESSIVE RUNOFF.

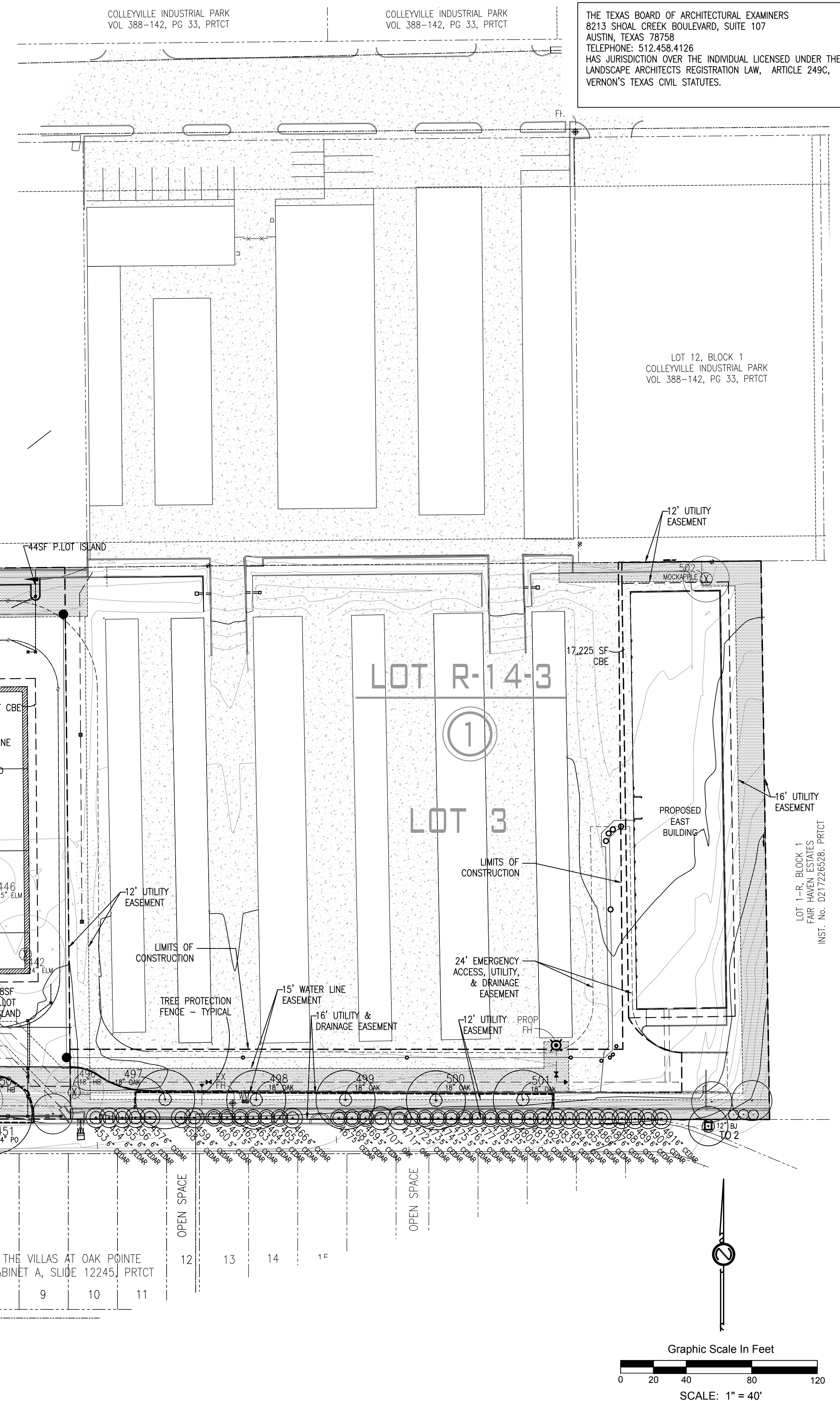
FOR IRRIGATION, ANY LATERAL LINE OR MAINLINE TRENCHES WHICH ENCR OACH IN THE DRIPLINE OF EXISTING TREES SHALL BE HAND DUG.

TREES WITHIN 25' OF THE SITE WHICH ARE TO REMAIN SHALL ALSO BE PROTECTED WITH A 4' HEIGHT CHAIN LINK FENCE OR BRIGHT COLORED SNOW FENCE 5' OUTSIDE THE EDGE OF THE CANOPY.

SEE SHEET L0.1 FOR EXISTING TREE PRESERVATION AND REMOVAL PLAN.
SEE SHEET L1.1 FOR LOT 2 MITIGATION AND PLANTING PLAN AND
LANDSCAPE DATA TABLE.
SEE SHEET L1.2 FOR LOT 2 SHRUB AND GROUNDCOVER PLANTING.
SEE SHEET L1.3 FOR LOT 1 MITIGATION AND PLANTING PLAN AND
LANDSCAPE DATA TABLE.
SEE SHEETS L0.1 AND L1.2 FOR PLANT LIST.

SEE CIVIL PLANS FOR SITE LAYOUT, GRADING AND UTILITIES.

 EXISTING TREE CALCULATED CANOPY
 EXISTING TREE
 TREE NUMBER
 TREE PROTECTION FENCE
 EXISTING TREE TO BE REMOVED
 CBE
 P
 TREE TRUNK PROTECTION REQUIRED (MINIMUM LOCATIONS SHOWN)



No.	Description	Date
1		
2		
3		
4		
5		
6		

COLLEYVILLE INDUSTRIAL PARK
LOTS 1, 2, AND 3, BLOCK 1
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TX

akim la
LANDSCAPE ARCHITECT
P.O. BOX 17850 / FORT WORTH, TEXAS 76102
2328 PRIMROSE AVENUE / FORT WORTH, TEXAS 76111
ALIS@AKMLA.COM / 817.875.1839



DATE: November 2024

SHEET NUMBER:

0.1

pyright akm la 2024

PD TREE PRESERVATION AND REMOVAL PLAN

TREE #	SIZE/SPECIES	cal. in.	sf area	Outside CBE LOT 1	Outside CBE LOT 2	Outside CBE LOT 3	status	TYPE	COMMENT	P MITI SF LOT 1	P MITI SF LOT 2	P MITI SF LOT 3	HT (TN) L2	HT MITI LOT 1	HT MITI SF LOT 2	HT MITI SF LOT 3	REMAIN P SF LOT 1	REMAIN HT SF LOT 1	REMAIN P SF LOT 2	REMAIN HT SF LOT 2	REMAIN P SF LOT 3	REMAIN HT SF LOT 3	LOT	LOCATION	TREE #	NOTES
377	SLASH PINE	27			0		REMOVE	excluded	dead			0											LOT 2	W. SIDE LANDSCAPE BUFFER	377	Trunk severed below OHE; not considered HT, DEAD
378	PECAN	20	1257		1257		REMAIN	P											1257				LOT 2	W. SIDE LANDSCAPE BUFFER	378	
379	PECAN	16	804		804		REMAIN	P											804				LOT 2	W. SIDE FIRELANE	379	
380	PECAN	30	2827		0		REMOVE	HT	CBE				-30		14135								LOT 2	W. SIDE FIRELANE	380	
382	ASH	23	1385		0		REMOVE	exempt	building			0											LOT 2	BLDG(16"-14")	382	Very Poor Condition, should not have to mitigate, 23"
383	PECAN	23	1385		0		REMOVE	exempt	building			0											LOT 2	BLDG 2 (16"-14")	383	
385	PECAN	30	2827		0		REMOVE	HT	building				-30		14135								LOT 2	BLDG 2	385	
386	PECAN	26	2124		0		REMOVE	HT	building				-26		10620								LOT 2	BLDG 2	386	
388	OAK (POST)	24	1810		0		REMOVE	HT	building				-24		9050								LOT 2	BLDG 3	388	
389	OAK (POST)	17	908		804		REMOVE	P	mitigate			908											LOT 2	P.LOT BTWN B3 AND B4	389	
391	OAK (POST)	24	1810		0		REMOVE	HT	building				-24		9050								LOT 2	BLDG 3	391	
392	OAK (POST)	22	1520		0		REMOVE	HT	building				-22		7600								LOT 2	BLDG 3	392	
393	BJ	18	1018		1018		REMOVE	P	mitigate			1018											LOT 2	P.LOT BTWN B3 AND B4	393	
394	OAK (POST)	15	706		0		REMOVE	exempt	building			0											LOT 2	BLDG 3	394	
395	OAK (POST)	10	314		314		REMOVE	P	mitigate			314											LOT 2	s. of Bldg 3	395	
396	OAK (POST)	12	452		452		REMOVE	P	mitigate			452											LOT 2	s. of Bldg 3	396	
398	OAK (POST)	24	1810		1810		REMOVE	HT	mitigate				-24		9050								LOT 2	s. of Bldg 3	398	
400	OAK (POST)	13	531		531		REMAIN	P											531				LOT 2	S PROP LINE	400	buffer area - s. property line
402	BJ	12	452		452		REMOVE	P	mitigate			452											LOT 2	curb, P LINE	402	
403	ELM																						LOT 2	SEE TREE 511, FIRELANE	403	7"
404	ELM	6	113	113			REMAIN	P											113				LOT 1	s. of firelane LOT 1	404	
405	ELM	16	804	804			REMOVE	P	mitigate			804											LOT 1	s. of firelane LOT 1	405	
406	OAK (POST)	34	3632	3632			REMAIN	HT											3632				LOT 1	LOT 1	406	
407	PO	11	380		380		REMAIN	P															LOT 2	ESMT S PROP LINE	407	buffer area - s. property line
408	OAK (POST)	12	452		452		REMAIN	P															LOT 2	ESMT S PROP LINE	408	buffer area - s. property line
410	PO	18	1018		1018		REMAIN	P															LOT 2	ESMT S PROP LINE	410	buffer area - s. property line
411	PO	18	1018		1018		REMAIN	P															LOT 2	ESMT S PROP LINE	411	buffer area - s. property line
412	PO	18	1018		1018		REMAIN	P															LOT 2	S PROP LINE	412	buffer area - s. property line
413	HB	8	0		0		REMAIN	excluded	species														LOT 2	ESMT S PROP LINE	413	buffer area - s. property line, 8"
414	PO	11	380		380		REMAIN	P															LOT 2	S PROP LINE	414	buffer area - s. property line
417	OAK (POST)	18	1018		1018		REMOVE	P	mitigate			1018											LOT 2	E-W FIRELANE	417	
421	OAK (POST)	36	4072		4072		REMOVE	HT	mitigate				-36		20380								LOT 2	P.LOT BTWN B3 AND B4	421	drive aisle s of bldg
430	AMERICAN ELM	9	154		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	430	
433	PO	18	1018		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	433	
434	OAK (POST)	16	804		0		REMOVE	excluded	dead			0											LOT 2	BLDG 4	434	DEAD
441	PECAN	7	154		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	441	
442	ELM	24	1809		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	442	
446	ELM	15	707		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	446	
447	ELM	10	314		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	447	
450	HB	10	0		0		REMAIN	excluded	species														LOT 2	ESMT S PROP LINE	450	buffer area - s. property line, 10"
451	PO	24	1810		1810		REMAIN	HT															LOT 2	ESMT S PROP LINE	451	
452	HB	10	0		0		REMAIN	excluded	species														LOT 2	ESMT S PROP LINE	452	
453	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	453	
454	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	454	
455	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	455	
456	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	456	
457	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	457	
458	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	458	
459	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	459	
460	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	460	
461	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	461	
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469	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	469	
470	OAK (LIVE)	7	154			154	REMAIN	P															LOT 3	S OF SCRIN FENCE @ EX BLDGS	470	
471	OAK (LIVE)	7	154			154	REMAIN	P															LOT 3	S OF SCRIN FENCE @ EX BLDGS	471	
472	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	472	
473	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	473	
474	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	474	
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488	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	488	
489	CEDAR	6	0		0		REMAIN	excluded	size																	

LANDSCAPE DATA TABLE (LOT 1)

SITE AREA LOT 1	71,239 SF	
TOTAL LF FRONTAGE	663.16 LF	
ITEM	REQUIRED	PROVIDED
FRONTAGE LANDSCAPE TREE (1 TREE/40 LF) (C4, SECT.4.6.3.b.)	16	MIN. 16
FRONTAGE LANDSCAPE SHRUB (5 GAL.) (CHAP.4, SECT.4.6.3.b.)	133	MIN. 133
LANDSCAPE SETBACK AT COLLEYVILLE BLVD. (C4, SECT.4.6.3.k.)	20' WIDTH	20' WIDTH
LANDSCAPE SETBACK AT OAKPOINTE (C4, SECT.4.6.3.k.)	20' WIDTH	10' WIDTH SEE BELOW
MINIMUM REQUIRED LANDSCAPE (4.6.3.), SEE BELOW*	11% 7,836 SF	MIN.11% MIN. 7,863 SF
MIN. REQUIRED FRONT YARD LANDSCAPE AREA - 50% OF REQ'D LAND AREA (C4, SECT.4.6.3.)	3,918 SF 50%	3,918 SF 50%
E. PROPERTY LINE GREENBELT (4.6.3.i.): 3" CALIPER TREES AT 20'-23' ON CENTER (SEE BELOW)	YES 20' WIDTH EVERGREEN SHRUB	YES* 20' WIDTH DECIDUOUS TREE

"C4" REFERS TO THE LAND DEVELOPMENT CODE, CHAPTER 4, LANDSCAPE AND BUFFERING. "PD" REFERS TO THE PD ORDINANCE BEING AMENDED (01-10-1741).

LANDSCAPE DATA TABLE NOTES

LOT 1: MATCH LOT 2 FOR REQUIRED LANDSCAPE AREA (11%) (EXCEPTION TO CITY ORDINANCE).

LOT 1: TO REDUCE FRONTAGE LANDSCAPE BUFFER AT OAKPOINTE DRIVE TO 10' WIDTH (EXCEPTION TO CITY ORDINANCE).

LOT 1: PROVIDE DECIDUOUS TREES IN EAST SIDE BUFFER AT 20'-23' O.C. (EXCEPTION TO CITY ORDINANCE).

LOT 2: LANDSCAPE FRONTAGE TREES INCLUDE 1 EXISTING AND 6 PROPOSED TREES.

LOT 2: PROPOSED 3" CALIPER TREES AT SOUTH PROPERTY LINE GREENBELT (EXCEPTION TO PD).

LOT 2: EXISTING TREES WITHIN THE GREENBELT ARE BEING USED TO SCREEN - GREENBELT INCLUDES 8 EXISTING OAK TREES AND 7 PROPOSED TREES (3" CALIPER) ON CENTER SPACING VARIES (EXCEPTION TO CURRENT PD AND CITY ORDINANCE).

ALL LOTS: EXISTING TREES FOR SCREENING AND MITIGATION ARE LOCATED WITHIN EASEMENTS THROUGHOUT THE SITE (EXCEPTION TO CITY ORDINANCE).

ALL LOTS: PROPOSED TREES FOR MITIGATION AND SCREENING ARE LOCATED WITHIN UTILITY EASEMENTS THROUGHOUT THE SITE (EXCEPTION TO CITY ORDINANCE).

EXISTING TREES TO REMAIN SHALL HAVE A COMBINATION OF BARK MULCH, ORNAMENTAL STONE AND/OR NEWLY ESTABLISHED GRASS WITHIN THE CRITICAL ROOT ZONE AS GROUND COVER.

EXISTING TREES WHICH ARE REMOVED SHALL BE MITIGATED FOR PER THE COLLEYVILLE URBAN FORESTRY ORDINANCE, LAND DEVELOPMENT CODE, CHAPTER 5

PLANT KEY

- EXISTING TREE CALCULATED CANOPY
- EXISTING TREE TO REMAIN
- TREE NUMBER CAL. INCHES-SPECIES SEE SHEET L0.4
- TREE PROTECTION FENCE
- PROPOSED LARGE CANOPY TREE, 3" CALIPER @ 30' O.C. (33 PROVIDED)
- PROPOSED SMALL CANOPY TREE, 3" CALIPER @ 15' O.C., (24 PROVIDED)
- PROPOSED LARGE CANOPY TREE, 4" CALIPER @ 20' O.C. (7 PROVIDED)
- P PARKING LOT TREE
- CBE CONSTRUCTION BUILDING ENVELOPE
- TREE TRUNK PROTECTION REQUIRED (MINIMUM LOCATIONS SHOWN)

LANDSCAPE NOTES

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR SUBCONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.

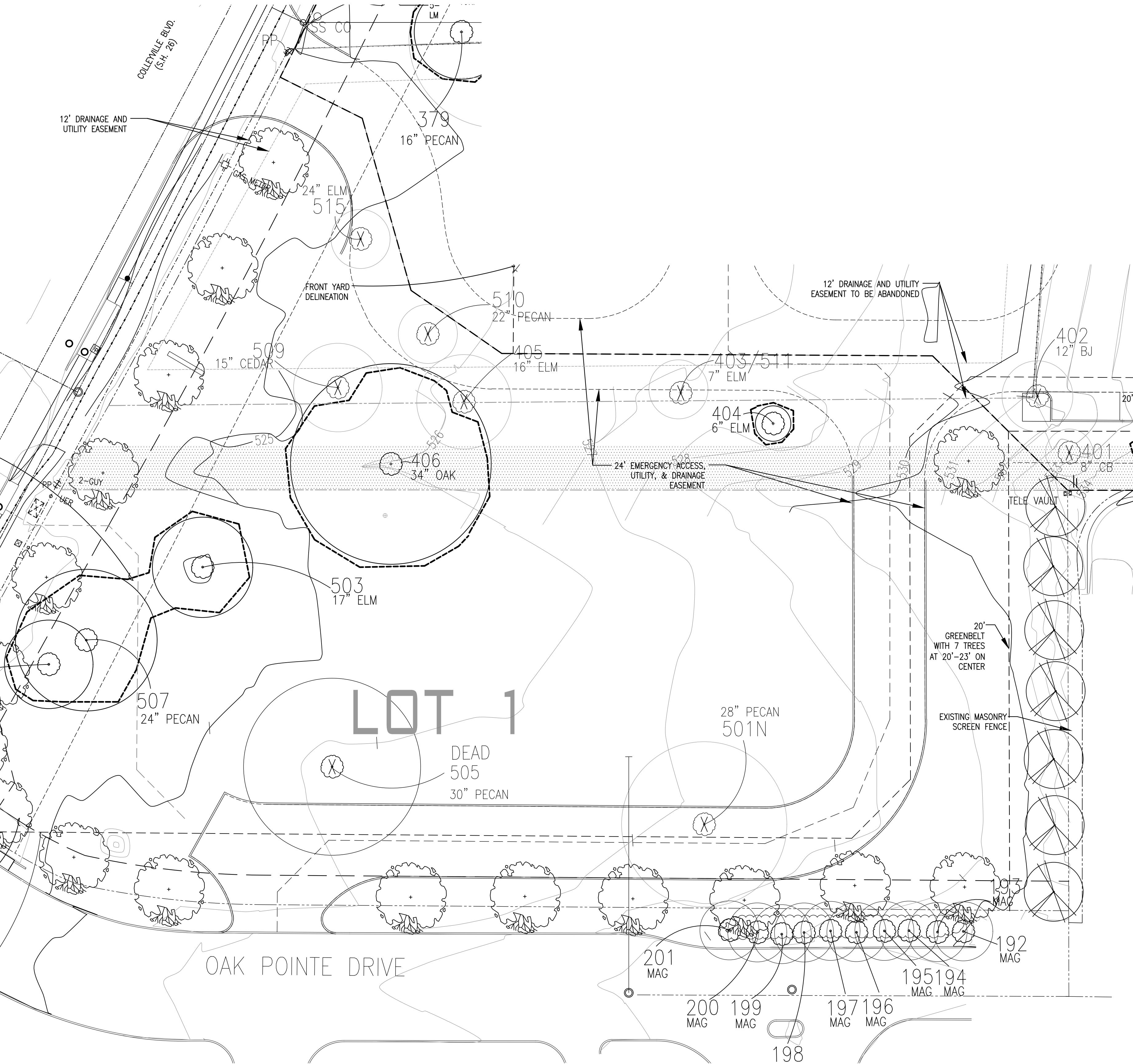
CONTRACTOR SHALL ADVISE THE OWNER OF ANY CONDITION FOUND ON-SITE OR OFF-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.

ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF FOUR INCHES (4") HARDWOOD BARK MULCH. SEE LANDSCAPE DETAILS.

TREES SHALL BE LOCATED A MINIMUM OF EIGHT FEET (8') FROM ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET (5') FROM ALL PAVED AREAS. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET (5') FROM ALL FIRE HYDRANTS.

LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER. MAINTENANCE SHALL CONSIST OF WEEDING, WATERING, MOWING AND EDGING, SPRAYING, FERTILIZING, GARBAGE AND DEBRIS REMOVAL, TEMPORARY EROSION CONTROL AND EROSION REPAIR AT A MINIMUM. NO TOPPING OF ORNAMENTAL TREES SHALL BE PERFORMED PRIOR TO INSTALLATION NOR WHILE ON-SITE.

TREES, SHRUBS AND GROUND COVER SHALL BE FROM THE RECOMMENDED TREE AND PLANT LIST FOR THE CITY. GROUND COVER MAY INCLUDE ORNAMENTAL STONE AND DECOMPOSED GRANITE. PENDING CITY APPROVAL.



THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
8213 SHOAL CREEK BOULEVARD, SUITE 107
AUSTIN, TEXAS 78758
TELEPHONE: 512.458.4126
HAS JURISDICTION OVER THE INDIVIDUAL LICENSED UNDER THE LANDSCAPE ARCHITECTS REGISTRATION LAW, ARTICLE 249C, VERNON'S TEXAS CIVIL STATUTES.

GENERAL NOTES

SEE SHEET L0.1 FOR EXISTING TREE PRESERVATION AND REMOVAL PLAN AND TREE PROTECTION NOTES.
SEE SHEET L1.1 FOR LOT 2 MITIGATION AND PLANTING PLAN AND LANDSCAPE DATA TABLE.
SEE SHEETS L1.1 AND L1.3 FOR PLANT LIST (TREES).
SEE SHEET L1.2 FOR LOT 1 MITIGATION AND PLANTING PLAN AND LANDSCAPE DATA TABLE.
SEE SHEET L1.3 FOR LOT 3 (LIMITS OF CONSTRUCTION) MITIGATION AND PLANTING PLAN AND LANDSCAPE DATA TABLE.
SEE CIVIL PLANS FOR SITE LAYOUT, GRADING AND UTILITIES.

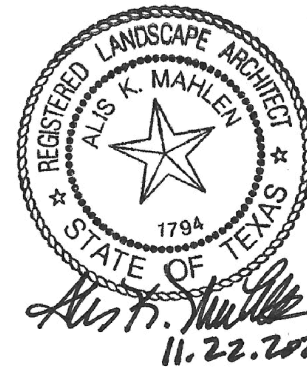
COLLEYVILLE INDUSTRIAL PARK

LOTS 1, 2, AND 3, BLOCK 1
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TX

akm la

LANDSCAPE ARCHITECT

P.O. BOX 17850 / FORT WORTH, TEXAS 76102
2328 PRIMROSE AVENUE / FORT WORTH, TEXAS 76111
ALISO@AKMLA.COM / 817.875.1839

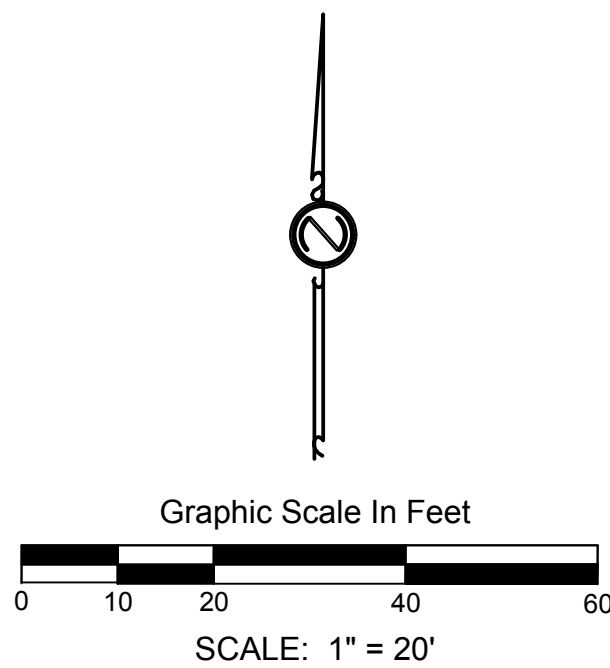


DATE: November 2024

SHEET NUMBER:

L1.2

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PD LOT 1 TREE MITIGATION AND PLANTING PLAN

PLANT LEGEND LOT 3 (TREES)

SYM	QTY	COMMON NAME	LATIN NAME	MINIMUM SIZE	COMMENTS
TREES SHADE (MEDIUM/LARGE)					
BO	3	BURR OAK	QUERCUS MACROCARPA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
CE	5	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
LE	1	LACEBARK ELM	ULMUS PARVIFOLIA "FEDERAL"	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
LO	4	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
P	3	PECAN	CARYA ILLINOENSIS	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
TREES SHADE (SMALL)					
YH	1	YAUPON HOLLY	ILEX VOMITORIA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	MULTI-TRUNK

LANDSCAPE DATA TABLE (LOT 3)

SITE AREA LOT 3	221,901.9 SF	LF OF FRONTAGE	0 LF
LIMITS OF CONSTRUCTION (LOC)	44,369 SF		
ITEM	REQUIRED	PROVIDED	
MINIMUM REQUIRED LANDSCAPE (PD: SEC. 5, 8.c.) (USING L.O.C. FOR CALCULATION)	11% 4,881 SF	MIN.20% 40,500 SF	
E. PROPERTY LINE GREENBELT: SHRUBS 36" HT @ 36" OC TO REACH 6' IN 2 YEARS (PD: 5, 8.a.).	YES	YES	
S. PROPERTY LINE GREENBELT: 5"-6" CAL TREES AT 20' ON CENTER (PD: 5, 8.a.).	YES	EXISTING YES	

"C4" REFERS TO THE LAND DEVELOPMENT CODE, CHAPTER 4, LANDSCAPE AND BUFFERING.

"PD" REFERS TO THE PD ORDINANCE BEING AMENDED (01-10-1741).

LANDSCAPE DATA TABLE NOTES

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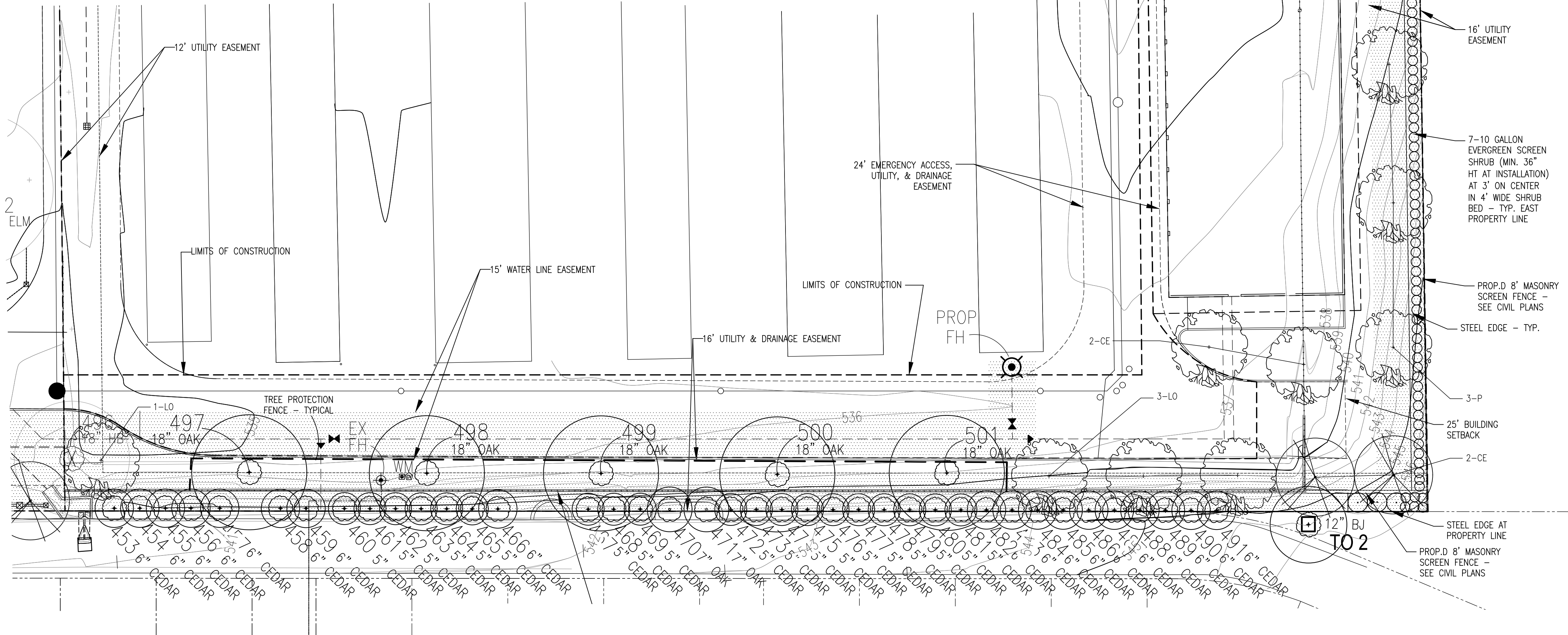
EXISTING TREES WHICH ARE REMOVED SHALL BE MITIGATED FOR PER THE COLLEYVILLE URBAN FORESTRY ORDINANCE, LAND DEVELOPMENT CODE, CHAPTER 5

PLANT LEGEND NOTES:

ALL TREES SHALL BE B & B OR CONTAINER GROWN.

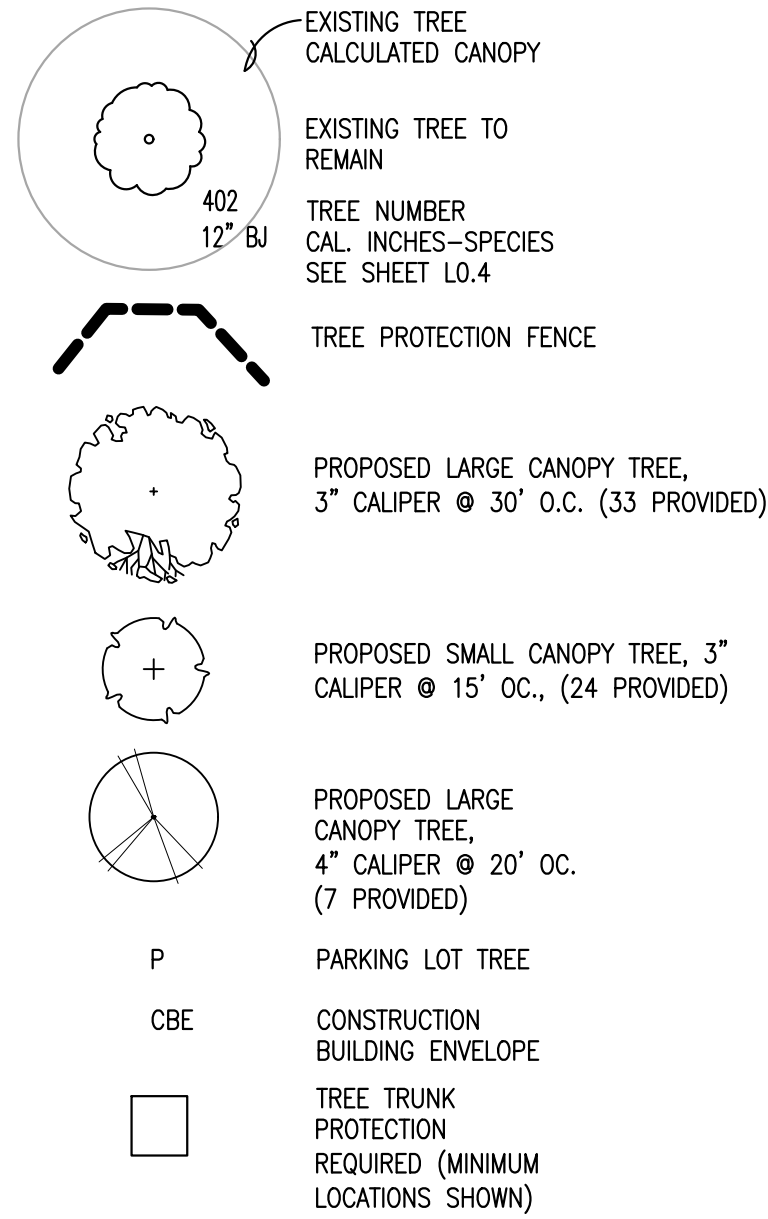
MULTI-TRUNK TREES SHALL BE 3-5 CANES, MIN. 1" EA. CANE AND TOTAL OF 3" CALIPER. SEE COMMENTS.

ALL SHRUBS SHALL HAVE A FULL AND UNIFORM HEAD AND BE SIMILAR SHAPE AND SIZE WITHIN SPECIES.



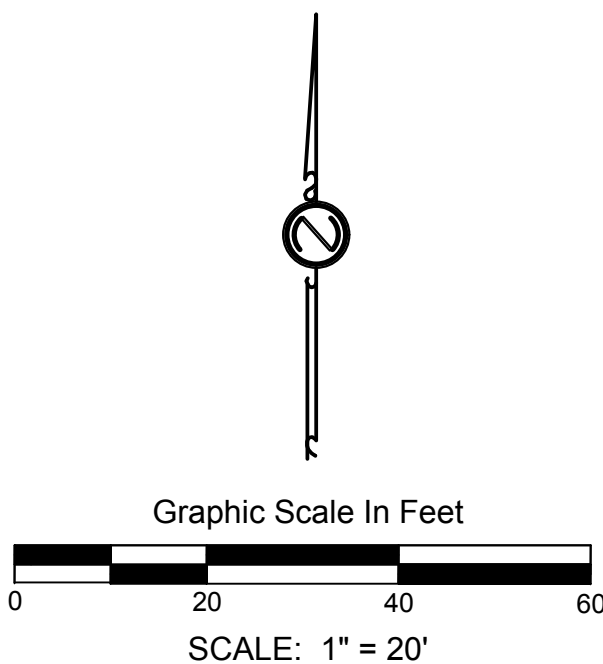
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PLANT KEY



GENERAL NOTES

SEE SHEET L0.1 FOR EXISTING TREE PRESERVATION AND REMOVAL PLAN AND TREE PROTECTION NOTES.
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No.	Description	REVISIONS	Date
7			
6			
5			
4			
3			
2			
1			

COLLEYVILLE INDUSTRIAL PARK
LOTS 1, 2, AND 3, BLOCK 1
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TX

akm la
LANDSCAPE ARCHITECT
P.O. BOX 17850 / FORT WORTH, TEXAS 76102
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DATE: November 2024
SHEET NUMBER:

L1.3
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PD LOT 3 TREE MITIGATION AND PLANTING PLAN



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2b

Agenda Date 12/23/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025

Explanation

Sarah Politiski, the applicant, has submitted a request for a Special Use Permit to allow for Warehouse and Distribution Use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey and Lot 1, Block 1, Konyha Addition, being approximately 8.60 acres, and zoned ML Light Industrial. The request is to allow for a new 149,600 square foot distribution warehouse to be built.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Economic Development Information
5. Site Plan Exhibit
6. Elevations Exhibits
7. Existing Drainage Analysis
8. Drainage and Grading Exhibit
9. Landscape Exhibit
10. Screening Wall Exhibit

Aerial Map

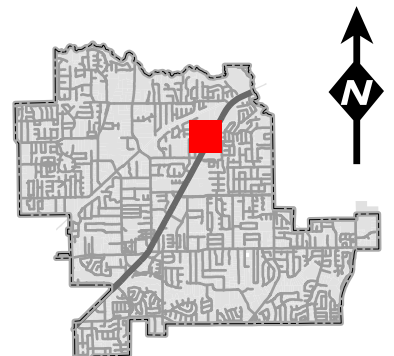


ZC24-025

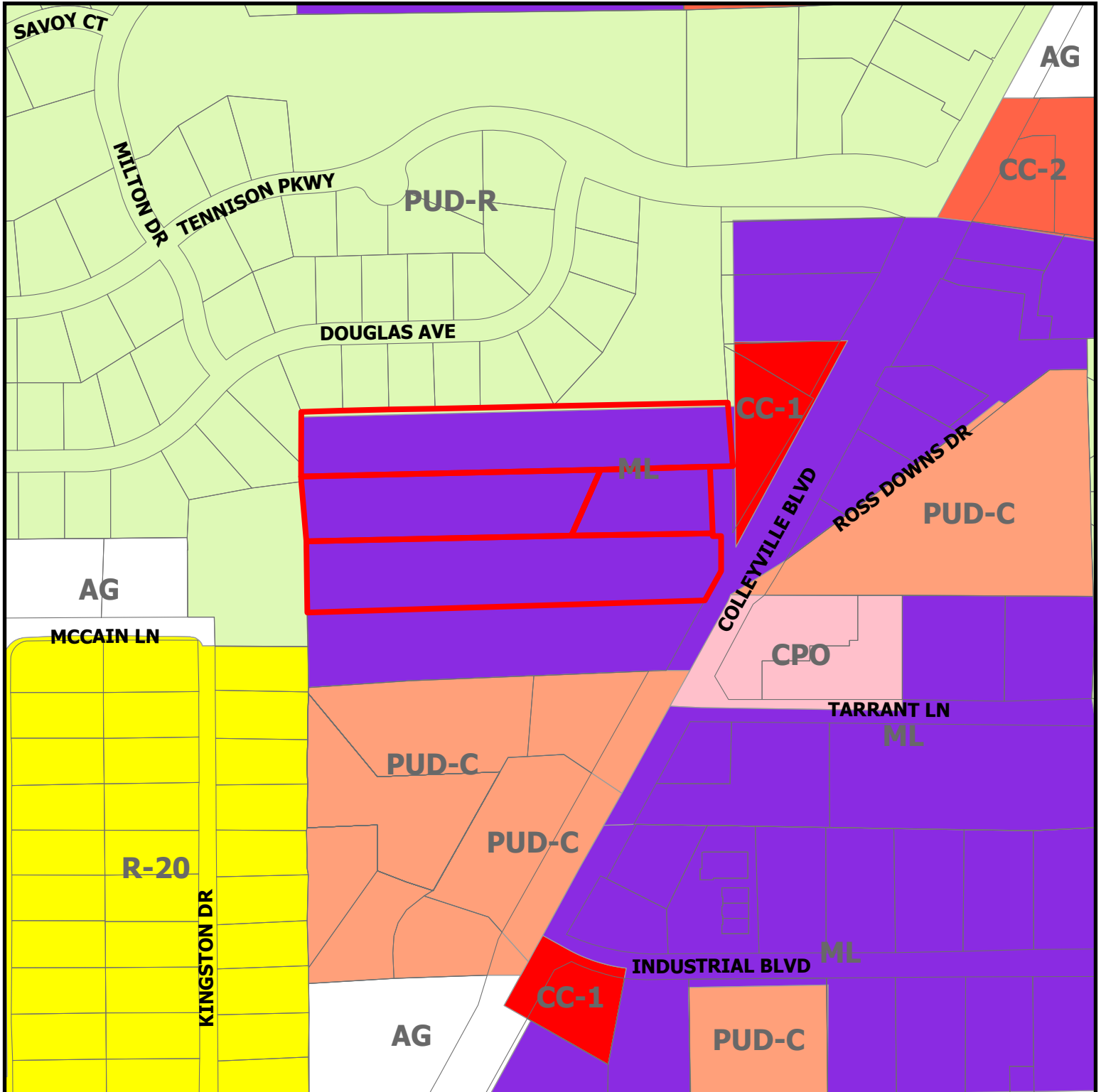
6602 Colleyville Blvd

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 Subject Property



Zoning Map

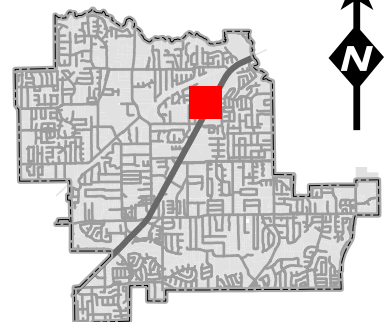


ZC24-025

6602 Colleyville Blvd



Subject Property



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October 14, 2024

Colleyville Planning Department
100 Main St.
Colleyville, TX 76034

RE: *Statement of Planning Objectives*
6526 Colleyville Blvd – Approximate 10 - acre site
Colleyville, Texas

Dear Mr. Ben Bryner:

As a follow-up to our pre-development meeting with city staff, Lovett Industrial has prepared the Statement of Planning Objects to request a Specific Use Permit (SUP) for the property generally located at 6526 Colleyville Blvd.

The subject property is currently designated as ML – Light Manufacturing on the zoning map. The property is currently hosting a variety of undesirable buildings along with what appears to be a laydown yard with some outside storage. Our intent is to develop the property as a Class A logistics facility. This facility will be built on a speculative basis, however, given its very favorable location we imagine the tenant will be local or regional of nature focused on serving the broader community. We would like to construct the facility using the highest specifications for our industry, we will construct it out of concrete tilt walls, with above standard glass accents along the offices and thin brick accents along some of the panels that are visible from Colleyville Boulevard. The existing undesirable buildings and landscaping will be removed, and we are planning to provide enhanced above market landscaping with a unique artistic focal point along the frontage of Colleyville Blvd. We have prepared a rendering showing the view from Colleyville Blvd.

This site has a multitude of challenges with development that we will have to address. There are existing creeks and wetlands that bisect the site. The site access is limited without a left turn median opening from Colleyville Blvd. We hope to work through these challenges and more to deliver a best-in-class facility to Colleyville. We are aware of the site being adjacent to the Monterra subdivision and have taken measures to ensure that we are providing a high-quality product to their neighborhood. We have reached out to the HOA to work with the neighborhood to answer any questions and address any concerns they may have. We intend to remove the undesirable use and, in its place, provide an aesthetically pleasing, considerably designed, and functional building to the neighborhood. We will provide above code tree plantings along the north and west side to respect and enhance privacy with the adjacent residential neighborhoods. For your convenience, we have prepared renderings, site plan showing proposed landscaping, and a line of sight exhibit from the neighbors' backyards as part of the submittal.

We look forward to working with the City and the adjacent property owners on this opportunity. We have sent an email to the Monterra subdivision Homeowner's Association to request a meeting. We hope to be able to meet with them prior to P&Z and would love any assistance the city could provide on this item. It is our intent that the information provided exceeds the expectations laid out within our predevelopment meeting. If there is any additional information you all would like to have that you believe would help assist you all in your review, please do not hesitate to reach out.

Please contact me at (972) 489-5570 or james.yu@lovettindustrial.com should you have any questions.

Sincerely,

James Yu, P.E.

October 14, 2024

Colleyville Planning Department
100 Main St.
Colleyville, TX 76034

RE: *Development Schedule / Economic Development Information*
6526 Colleyville Blvd – Approximate 10 - acre site
Colleyville, Texas

Dear Mr. Ben Bryner:

Please see below our estimated development schedule for the proposed project.

- 10/14 – Submit SUP zoning to City
- 12/9/24 – P&Z
- 1/7/25 – City Council.
- 1/8/25 – Start Construction Plans
- 1/31/25 – Submit Construction Plans to City
- 4/1/25 – Approved plans from City
- 5/15/25 – Start Construction
- 4/15/25 – Complete Construction

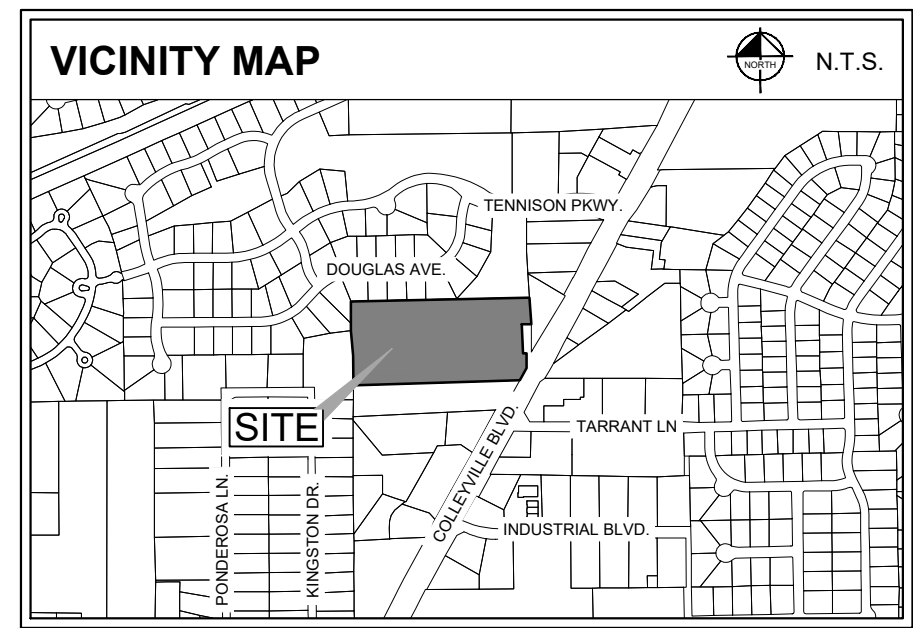
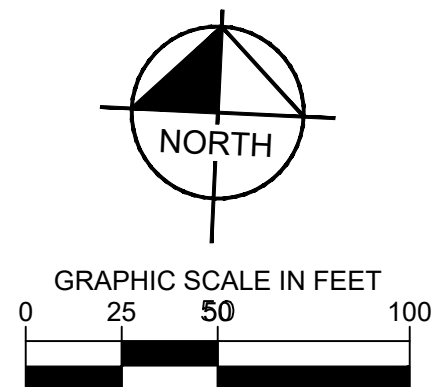
The proposed project is a speculative logistics facility. At this time there is not an end user or tenant. The table provided below is based on estimates for the project based on similar activity in the area.

Bldg Area (SF)	149,600 SF
Est. Jobs	Up to 180 jobs
Est. Construction Cost	\$10M

Please contact me at james.yu@lovettindustrial.com should you have any questions.

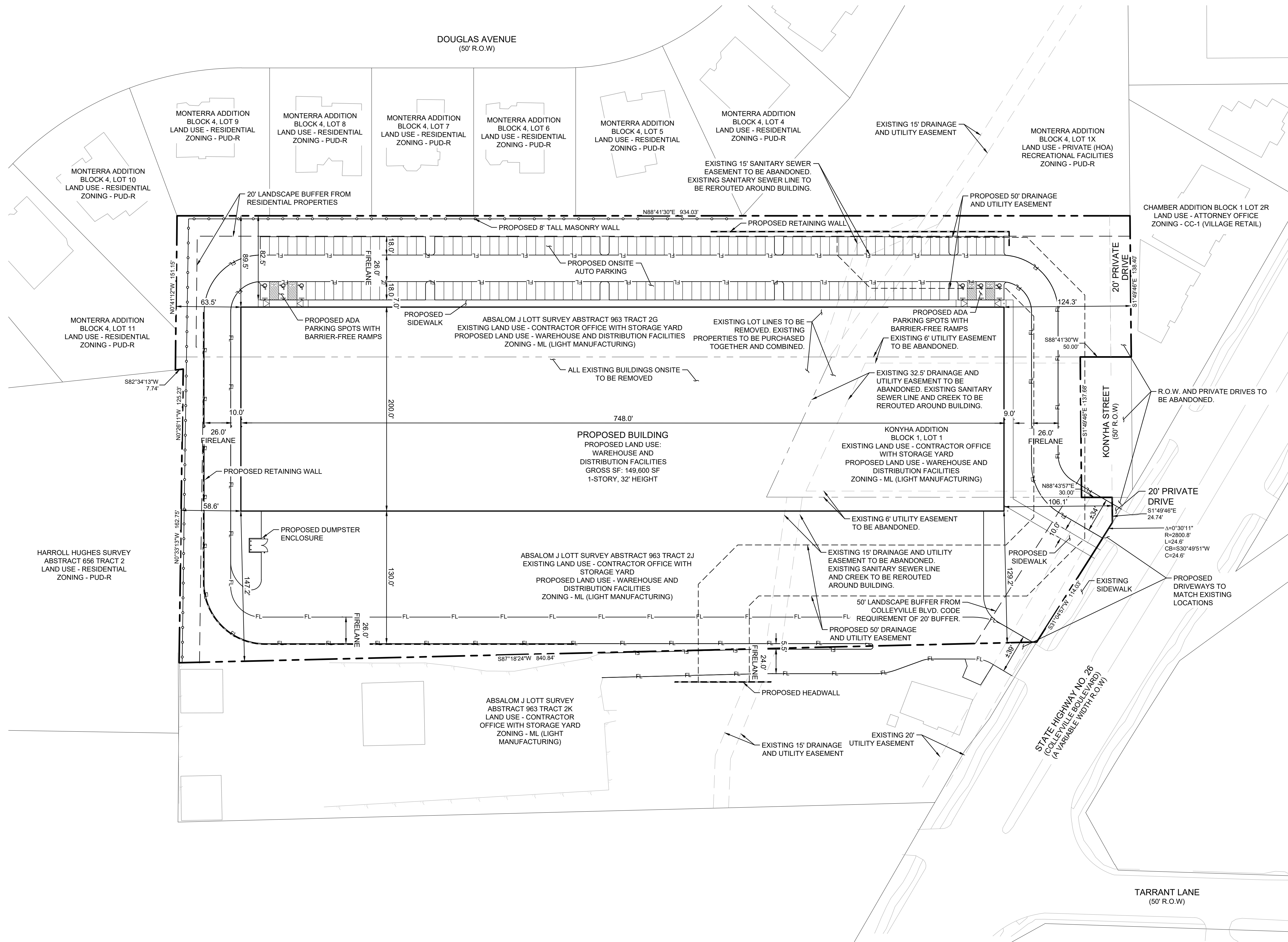
Sincerely,

James Yu, P.E.



SITE DATA TABLE	
GROSS LOT AREA	8.83 AC / 384,617 SF
GROSS LOT AREA INCLUDING ABANDONED ROW	8.99 AC / 391,676 SF
PERIMETER	2,741 LF
GROSS BUILDING AREA	149,600 SF
PERCENT OF LOT AREA	38.2%
PARKING REQUIRED	150*
PARKING PROVIDED	150
ZONING OF PROPERTY	ML - LIGHT MANUFACTURING
PROPOSED LAND USE	WAREHOUSE AND DISTRIBUTION FACILITIES
CURRENT LAND USE	CONTRACTOR OFFICE WITH STORAGE YARD
LANDSCAPE AREA REQUIRED	20% OF LOT AREA
LANDSCAPE AREA PROVIDED	77,491 SF / 20.0%
BUILDING HEIGHT	32' CLEAR
PARKING, DRIVE AISLE, AND SIDEWALK AREA	163,676 SF
PERCENT OF LOT AREA	41.8%
OPEN SPACE AREA	78,400 SF
PERCENT OF LOT AREA	20.0%

*CHAPTER 3 OF THE COLLEYVILLE LAND DEVELOPMENT CODE INDICATES PARKING GROUP 24 FOR THE PROPOSED USE OF WAREHOUSE AND DISTRIBUTION FACILITIES. PARKING GROUP 24 IS TO BE SET BY SUP OR PUD APPROVED ORDINANCE. DEVELOPER IS REQUESTING A PARKING RATIO OF 1 PER 1000 SF.



APPLICANT:
LOVETT INDUSTRIAL
3811 TURTLE CREEK BLVD, SUITE 1050
DALLAS, TX 75219
TEL. NO. 972-489-5570
CONTACT: JAMES YU, P.E.

SURVEYOR:
YAZEL PEEBLES AND ASSOCIATES, LLC
P.O. BOX 210097
BEDFORD, TX 76095
TEL. NO. 817-268-3316
CONTACT: DESIREE HURST, RPLS, PS CFedS

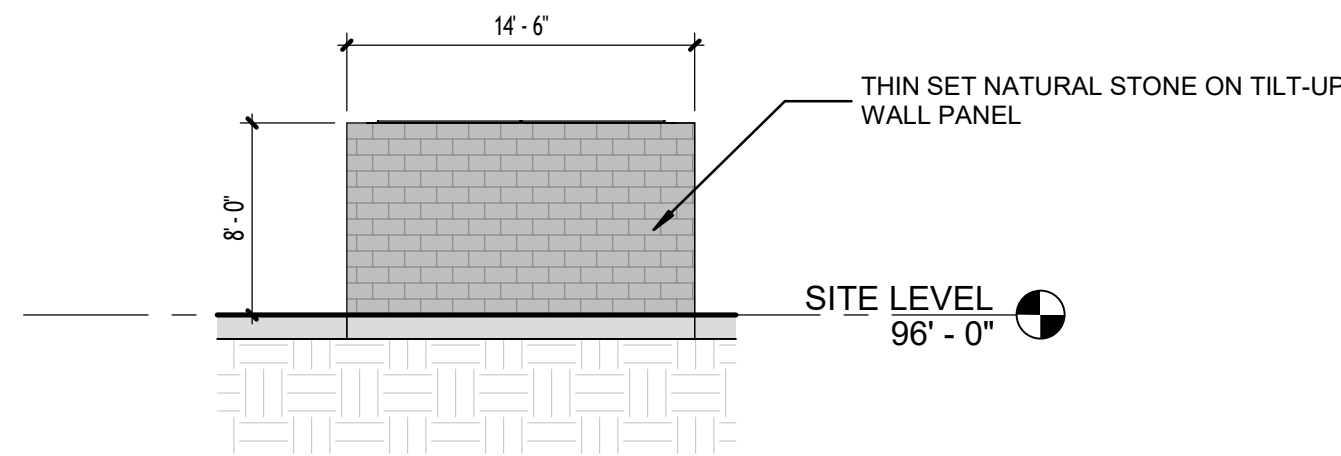
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
TEL. NO. 972-776-1780
CONTACT: DAN GALLAGHER, P.E.

OWNER OF RECORD FOR
TRACT 2J:
TRES ROSAS LTD
6516 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

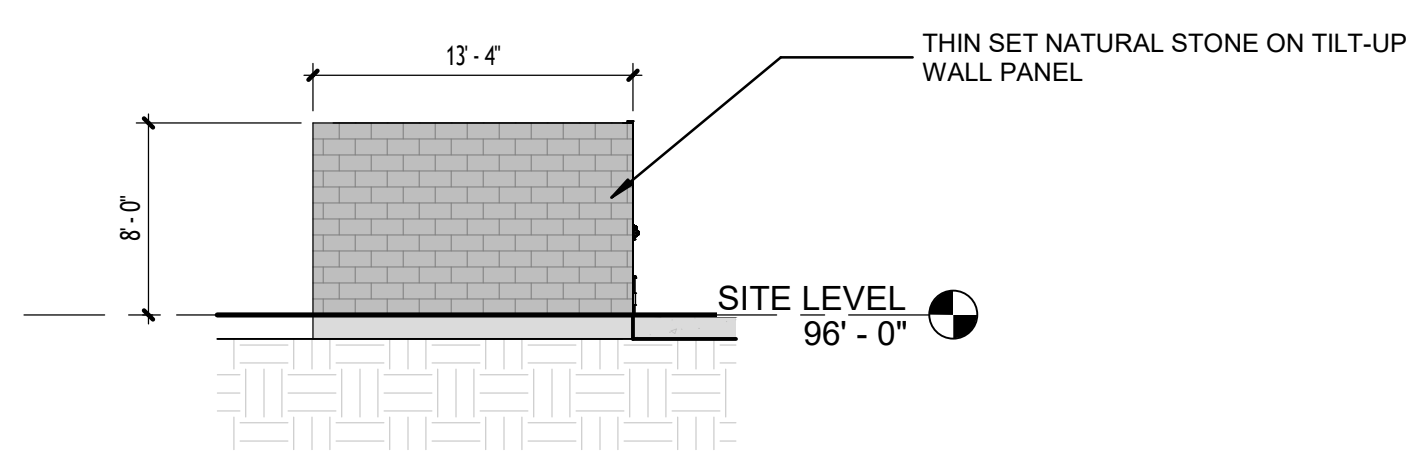
OWNER OF RECORD FOR
TRACT 2G:
GRASSROOTS HOLDINGS, INC
6604 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

OWNER OF RECORD FOR
BLOCK 1, LOT 1:
ARROYO NORTE LTD
6516 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

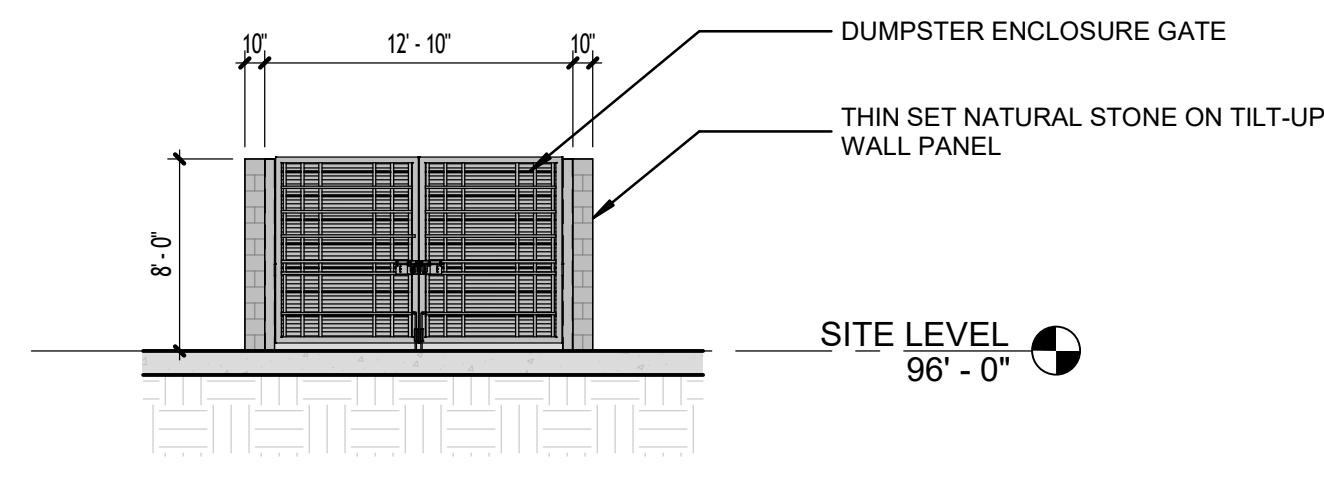
EXTERIOR ELEVATION MATERIALS LEGEND			
PAINT			
	PAINT SELECTION 1		PAINT SELECTION 3
	PAINT SELECTION 2		NATURAL STONE
			ALUMINUM STOREFRONT
			GL-1 - CLEAR IGU



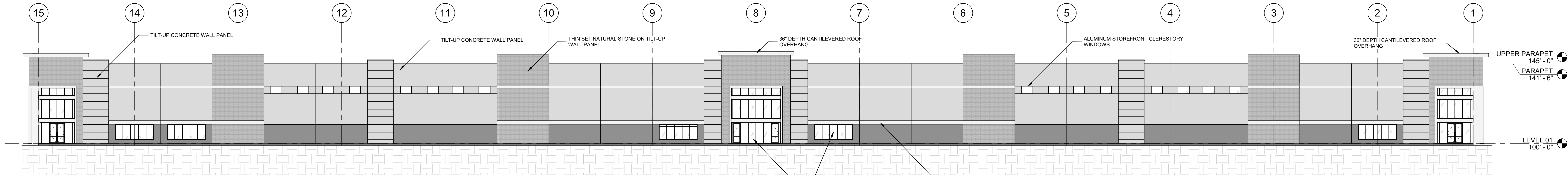
7 DUMPSTER ENCLOSURE REAR ELEVATION
1/8" = 1'-0"



6 DUMPSTER ENCLOSURE SIDE ELEVATION
1/8" = 1'-0"

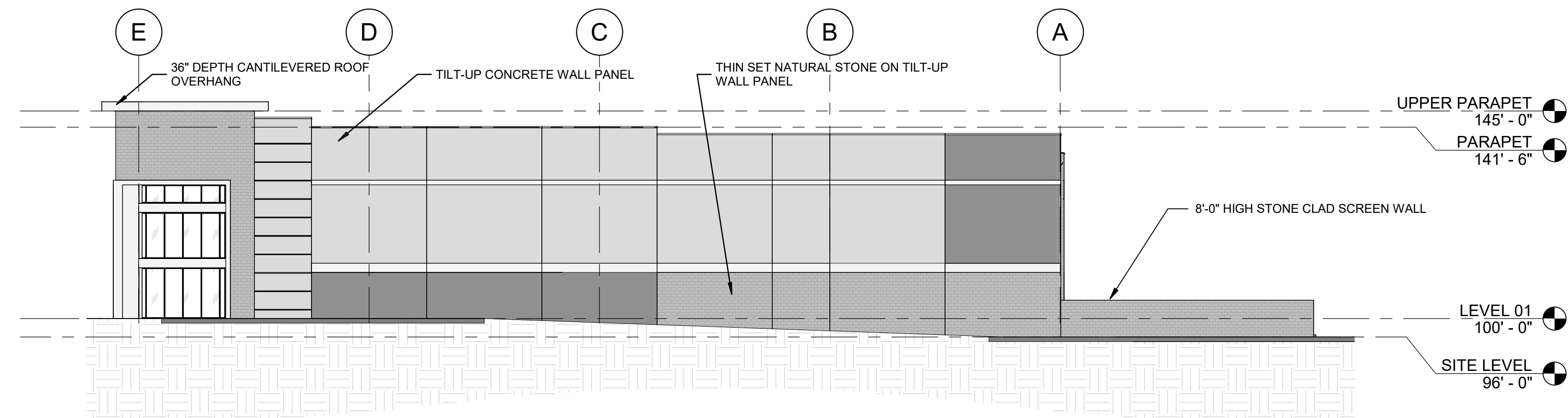


5 DUMPSTER ENCLOSURE FRONT ELEVATION
1/8" = 1'-0"



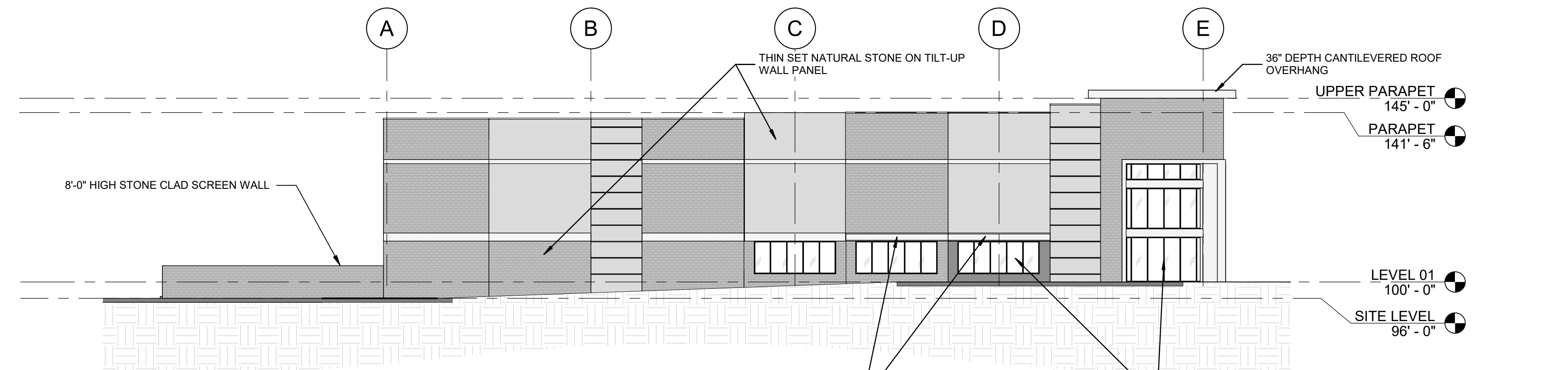
4 NORTH ELEVATION
1" = 20'-0"

TOTAL SOLID WALL AREA:	29,695 SF
TOTAL MASONRY WALL AREA:	6,873 SF
MASONRY %:	23%
TOTAL GLAZING AREA:	2,785 SF



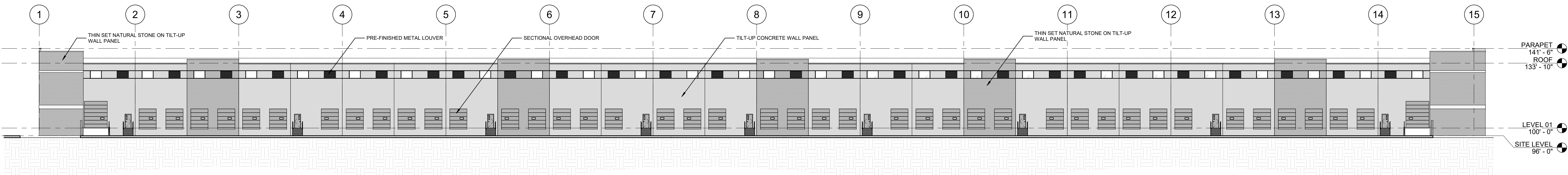
3 WEST ELEVATION
1" = 20'-0"

TOTAL SOLID WALL AREA:	7,870 SF
TOTAL MASONRY WALL AREA:	1,745 SF
MASONRY %:	22%
TOTAL GLAZING AREA:	470 SF



2 EAST ELEVATION
1" = 20'-0"

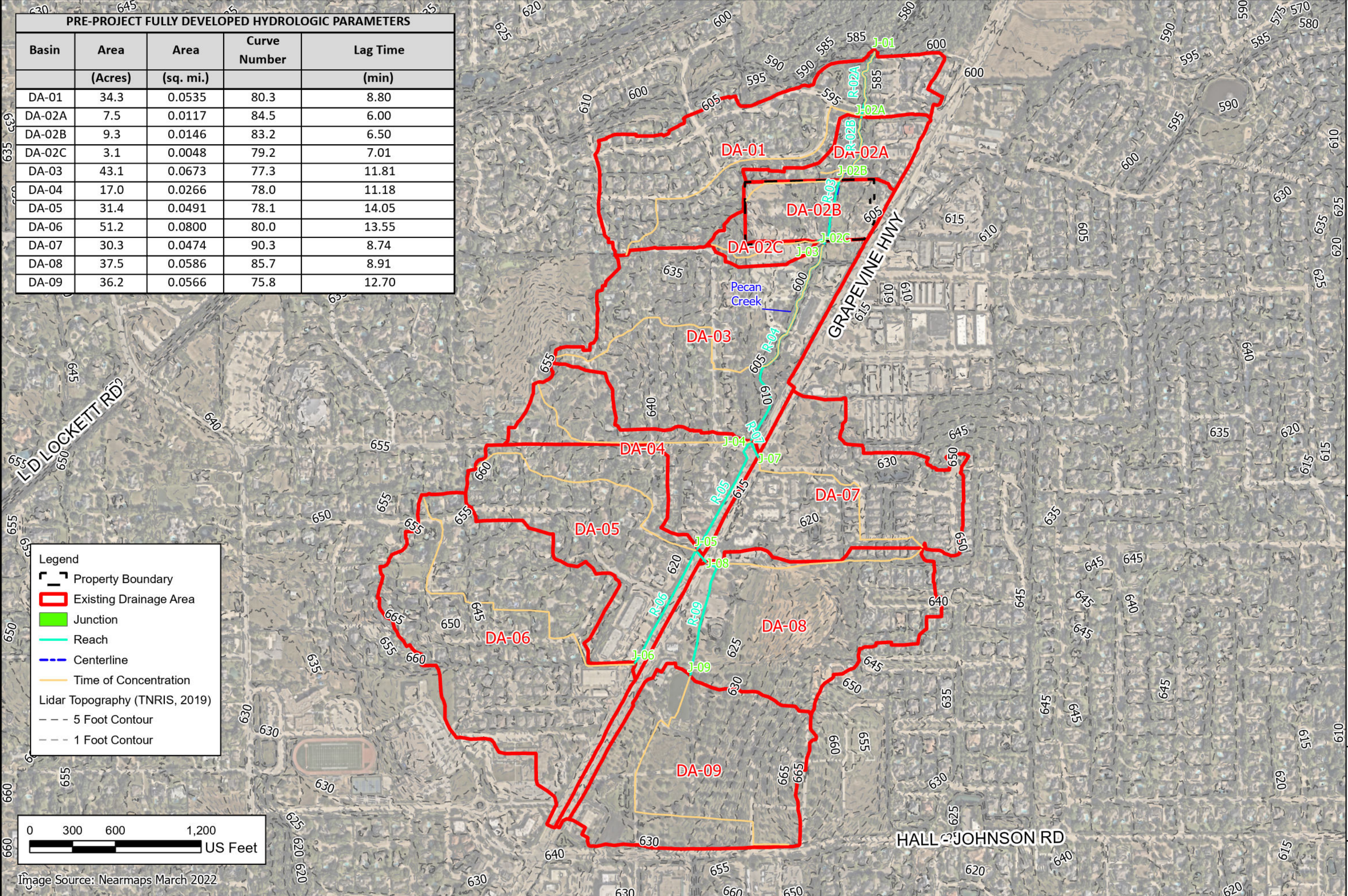
TOTAL SOLID WALL AREA:	7,870 SF
TOTAL MASONRY WALL AREA:	4,115 SF
MASONRY %:	52%
TOTAL GLAZING AREA:	950 SF



1 SOUTH ELEVATION
1" = 20'-0"

TOTAL SOLID WALL AREA:	23,595 SF
TOTAL MASONRY WALL AREA:	6,515 SF
MASONRY %:	28%
TOTAL GLAZING AREA:	700 SF

PRE-PROJECT FULLY DEVELOPED HYDROLOGIC PARAMETERS				
Basin	Area	Area	Curve	Lag Time
	(Acres)	(sq. mi.)	Number	(min)
DA-01	34.3	0.0535	80.3	8.80
DA-02A	7.5	0.0117	84.5	6.00
DA-02B	9.3	0.0146	83.2	6.50
DA-02C	3.1	0.0048	79.2	7.01
DA-03	43.1	0.0673	77.3	11.81
DA-04	17.0	0.0266	78.0	11.18
DA-05	31.4	0.0491	78.1	14.05
DA-06	51.2	0.0800	80.0	13.55
DA-07	30.3	0.0474	90.3	8.74
DA-08	37.5	0.0586	85.7	8.91
DA-09	36.2	0.0566	75.8	12.70



Legend

Property Boundary

Existing Drainage Area

Junction

Reach

Centerline

Time of Concentration

Lidar Topography (TNRIS, 2019)

5 Foot Contour

1 Foot Contour

Kimley-Horn
13455 Noel Road, Suite 700
Dallas, TX 75240
(972) 770-1300 Phone
(972) 239-3820 Fax
Engineering Firm Registration No. F-928



LOVETT COLLEYVILLE
COLLEYVILLE, TEXAS

PRE-PROJECT
DRAINAGE AREA MAP

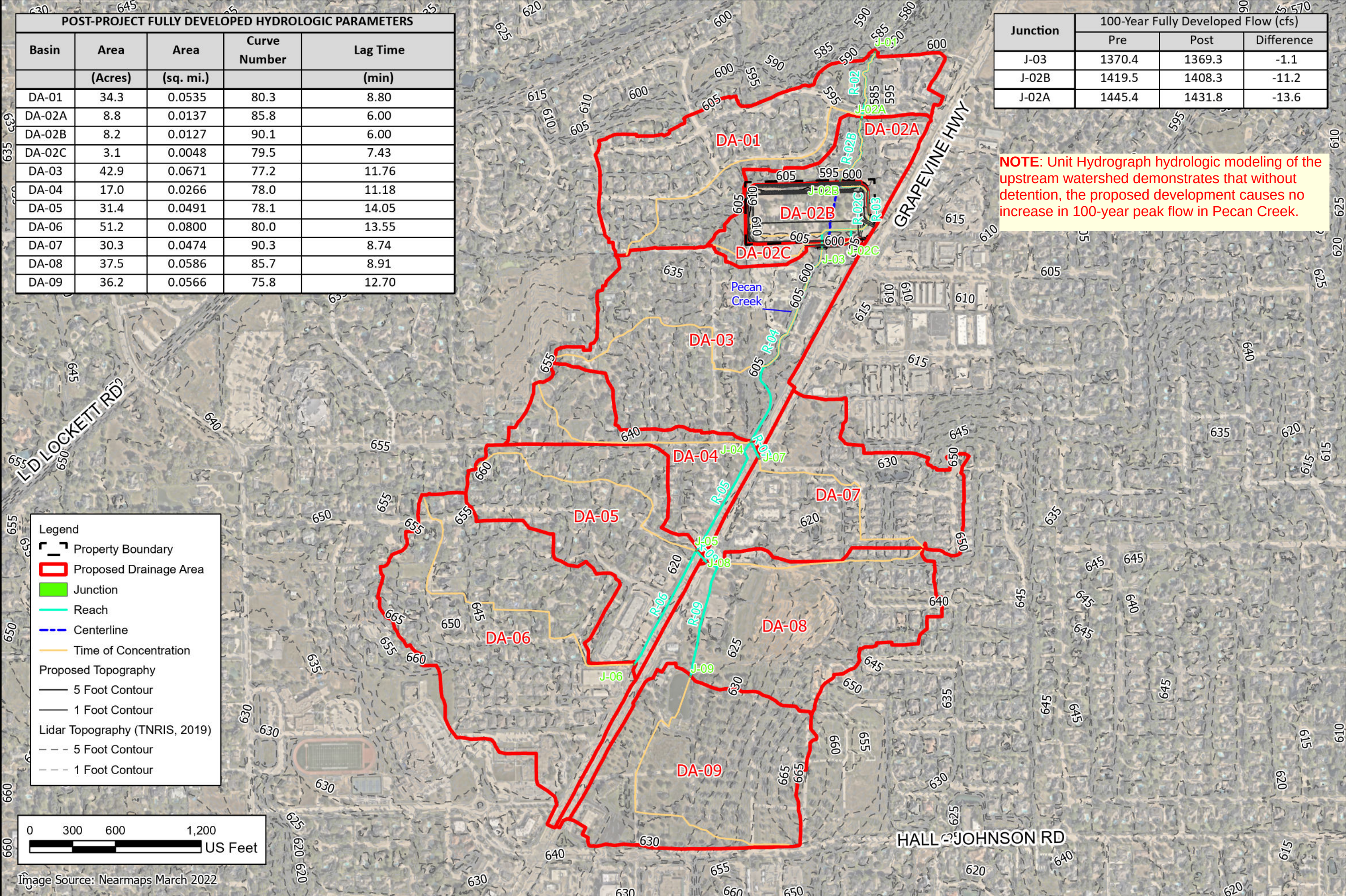
DATE: DECEMBER 2024	LEQ
DESIGN: LEQ	LEQ
DRAWN: LEQ	DWT
CHECKED: DWT	KHANO: 069225682

SHEET

POST-PROJECT FULLY DEVELOPED HYDROLOGIC PARAMETERS				
Basin	Area	Area	Curve Number	Lag Time
	(Acres)	(sq. mi.)		(min)
DA-01	34.3	0.0535	80.3	8.80
DA-02A	8.8	0.0137	85.8	6.00
DA-02B	8.2	0.0127	90.1	6.00
DA-02C	3.1	0.0048	79.5	7.43
DA-03	42.9	0.0671	77.2	11.76
DA-04	17.0	0.0266	78.0	11.18
DA-05	31.4	0.0491	78.1	14.05
DA-06	51.2	0.0800	80.0	13.55
DA-07	30.3	0.0474	90.3	8.74
DA-08	37.5	0.0586	85.7	8.91
DA-09	36.2	0.0566	75.8	12.70

Junction	100-Year Fully Developed Flow (cfs)		
	Pre	Post	Difference
J-03	1370.4	1369.3	-1.1
J-02B	1419.5	1408.3	-11.2
J-02A	1445.4	1431.8	-13.6

NOTE: Unit Hydrograph hydrologic modeling of the upstream watershed demonstrates that without detention, the proposed development causes no increase in 100-year peak flow in Pecan Creek.



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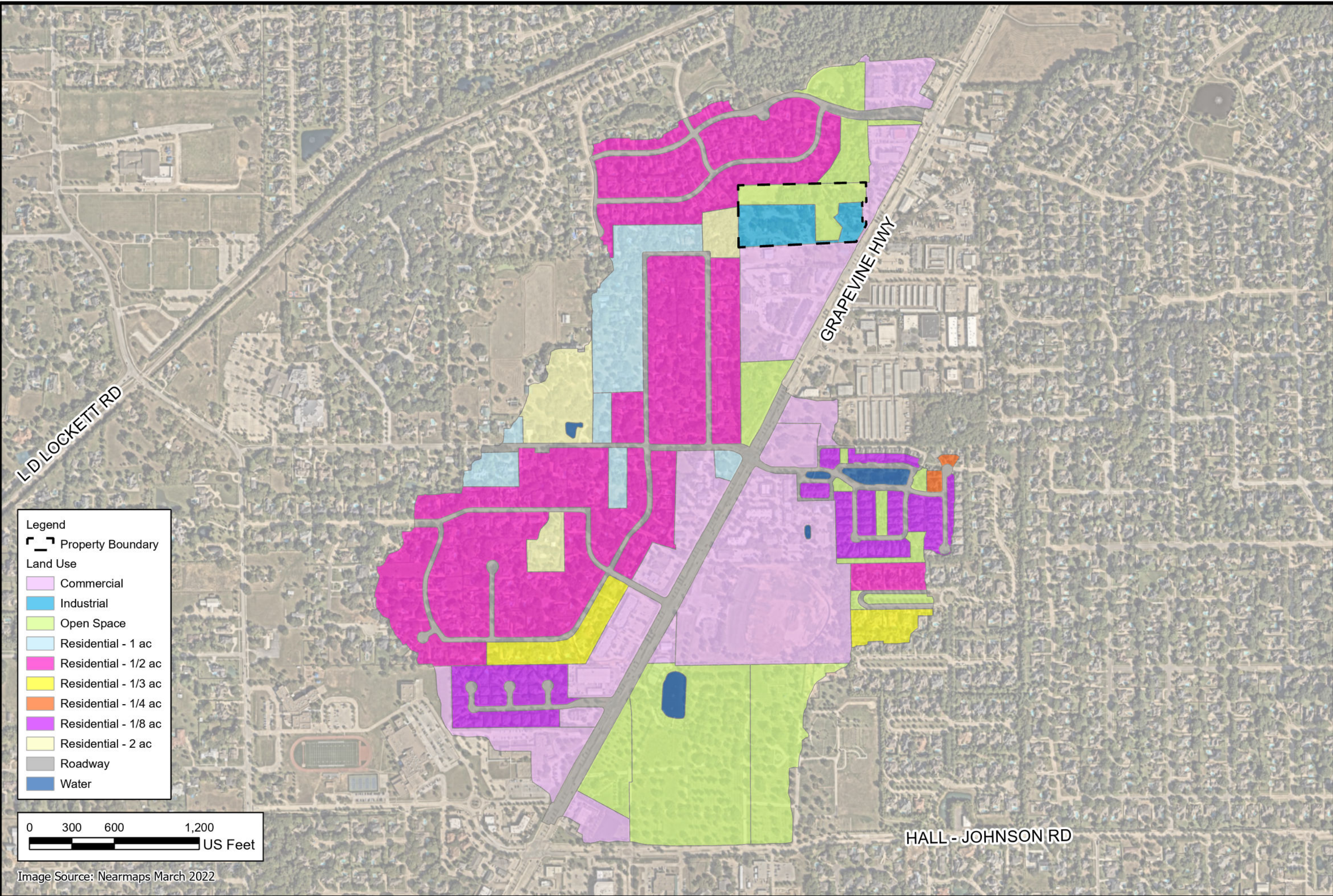


LOVETT COLLEYVILLE
COLLEYVILLE, TEXAS

POST-PROJECT
DRAINAGE AREA MAP

DATE: DECEMBER 2024	LEQ
DESIGN: LEQ	LEQ
DRAWN: LEQ	DWT
CHECKED: DWT	KHANO: 069225682

SHEET



Legend

Property Boundary

Land Use

- Commercial
- Industrial
- Open Space
- Residential - 1 ac
- Residential - 1/2 ac
- Residential - 1/3 ac
- Residential - 1/4 ac
- Residential - 1/8 ac
- Residential - 2 ac
- Roadway
- Water

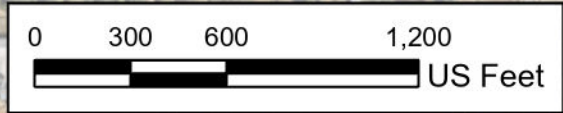


Image Source: Nearmaps March 2022

Kimley»Horn
13455 Noel Road, Suite 700
Dallas, TX 75240
(972) 770-1300 Phone
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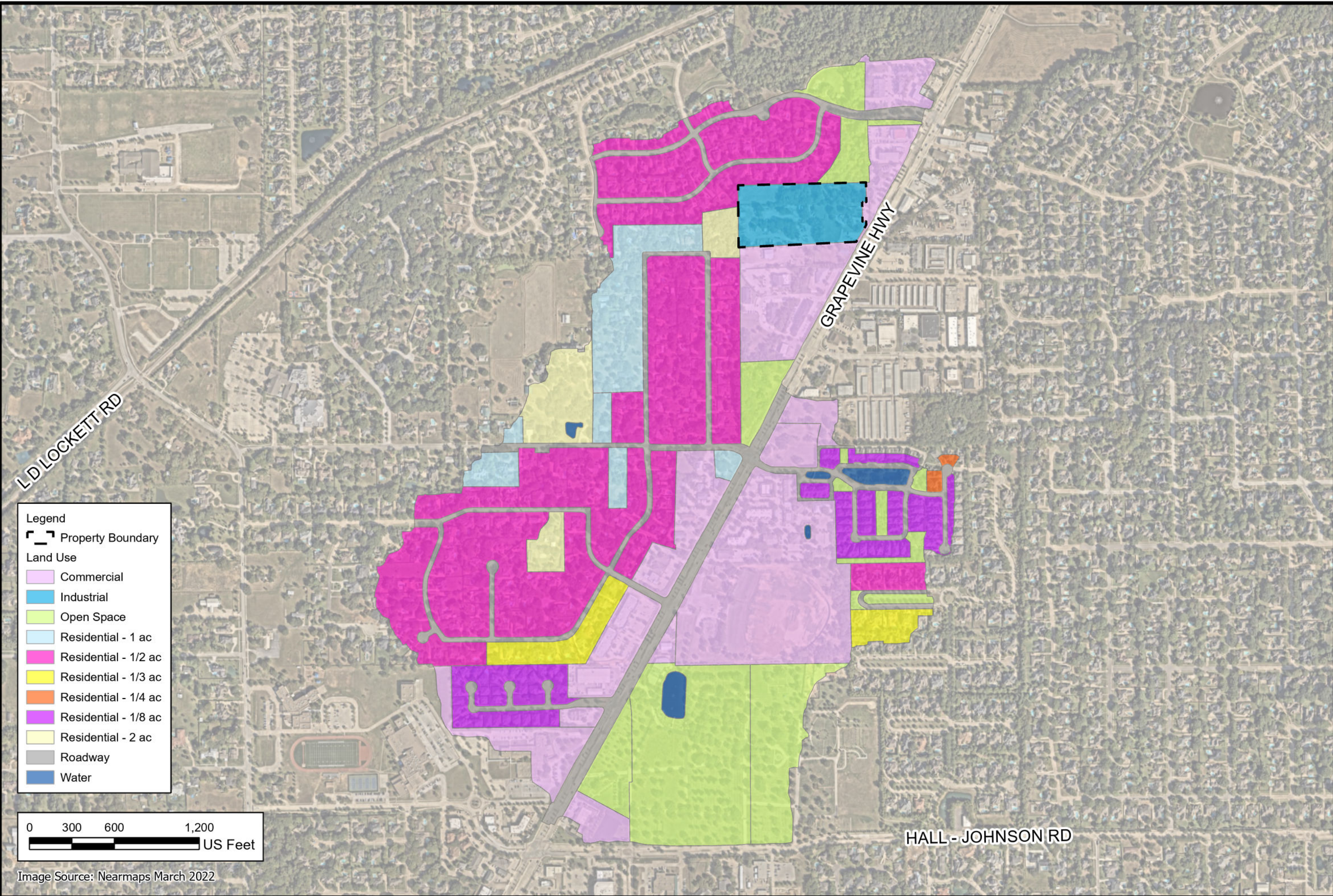


LOVETT COLLEYVILLE
COLLEYVILLE, TEXAS

PRE-PROJECT
LAND USE MAP

DATE: DECEMBER 2024	LEQ
DESIGN: LEQ	LEQ
DRAWN: LEQ	DWT
CHECKED: DWT	
KHAN: 069225682	

SHEET



Legend

Property Boundary

Land Use

- Commercial
- Industrial
- Open Space
- Residential - 1 ac
- Residential - 1/2 ac
- Residential - 1/3 ac
- Residential - 1/4 ac
- Residential - 1/8 ac
- Residential - 2 ac
- Roadway
- Water

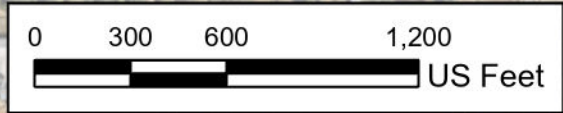


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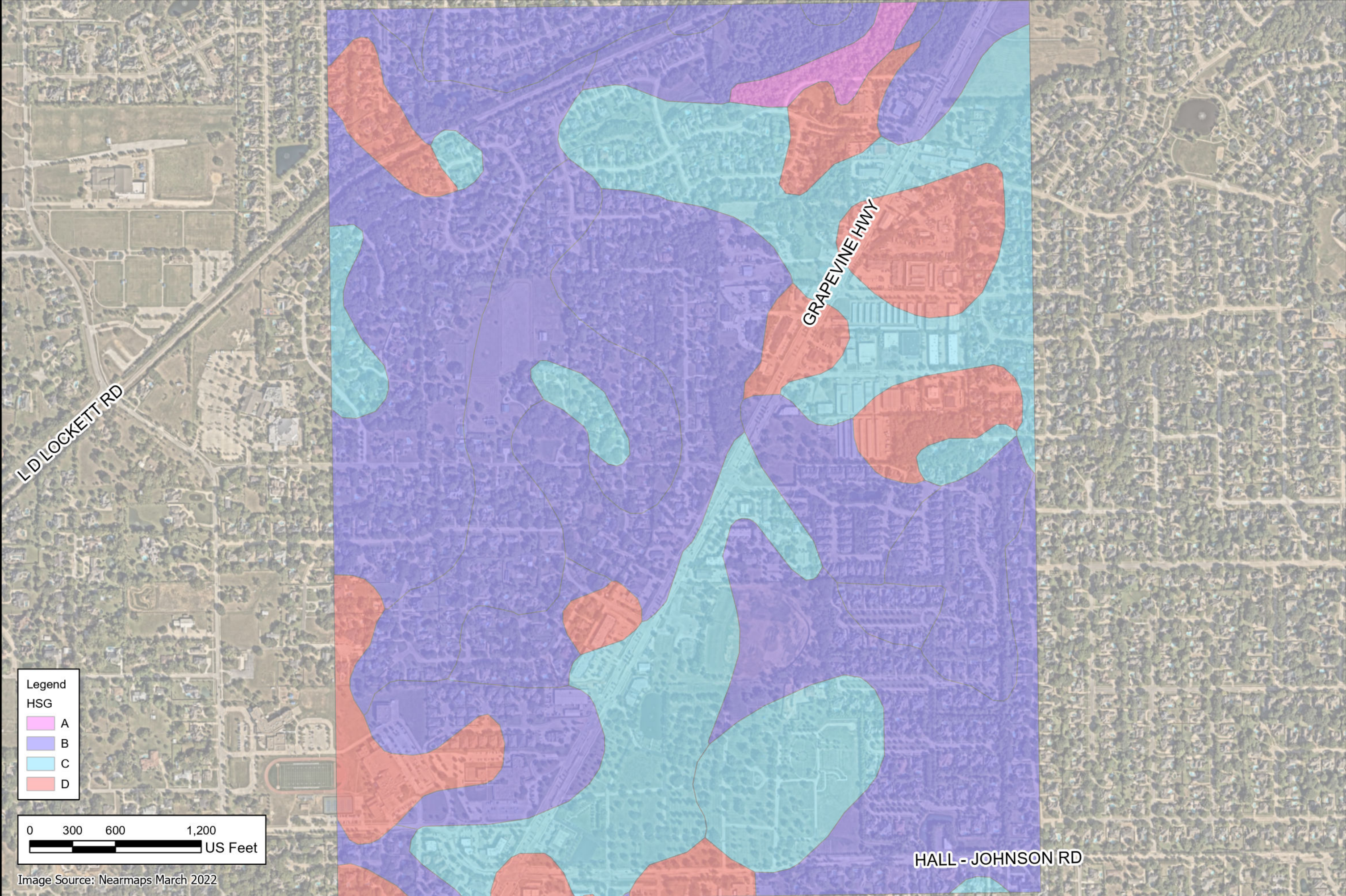
Kimley»Horn
13455 Noel Road, Suite 700
Dallas, TX 75240
(972) 770-1300 Phone
(972) 239-3820 Fax
Engineering Firm Registration No. F-928

LOVETT COLLEYVILLE
COLLEYVILLE, TEXAS

POST-PROJECT
LAND USE MAP

DATE: DECEMBER 2024	LEQ
DESIGN: LEQ	LEQ
DRAWN: LEQ	DWT
CHECKED: DWT	KHANO: 069225682

SHEET



Legend
HSG

	A
	B
	C
	D

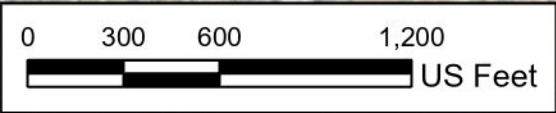


Image Source: Nearmaps March 2022

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Dallas, TX 75240
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LOVETT COLLEYVILLE
COLLEYVILLE, TEXAS

SOILS MAP

DATE:	DECEMBER 2024
DESIGN:	LEQ
DRAWN:	LEQ
CHECKED:	DWT
KHAN:	069225682

SHEET

NOTE: Pecan Creek 100-year fully developed floodplain modeled in HEC-RAS. HGL calculations show that boxing up the creek with the proposed 3-10'x8' RCB alignment causes no increase in 100-YR WSE upstream.

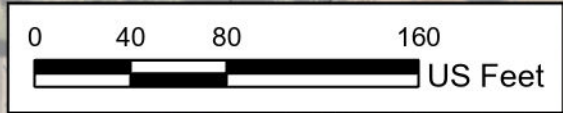


Image Source: Nearmaps March 2022

DOUGLAS AVE

Pecan Creek

GRAPEVINE HWY

River Station	100YR W.S. Elev (ft)
905	602.35
737	601.16
546	598.16
337	596.06
141	594.3

Legend

- Property Boundary
- Centerline
- Cross Section
- Pre-Project 100YR Floodplain

Flood Hazard Areas

- Zone A (Unstudied)
- Zone X (Shaded)
- Zone AE (Floodway)

Lidar Topography (TNRIS, 2019)

- 5 Foot Contour
- 1 Foot Contour
- Proposed 3-10'x8' RCB Alignment

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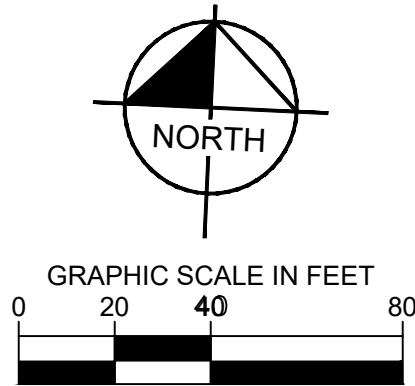
LOVETT COLLEYVILLE
COLLEYVILLE, TEXAS

HYDRAULIC
WORK MAP

DATE: DECEMBER 2024	LEQ	LEQ	DWT	KHANO: 069225682
DESIGN:				
DRAWN:				
CHECKED:				

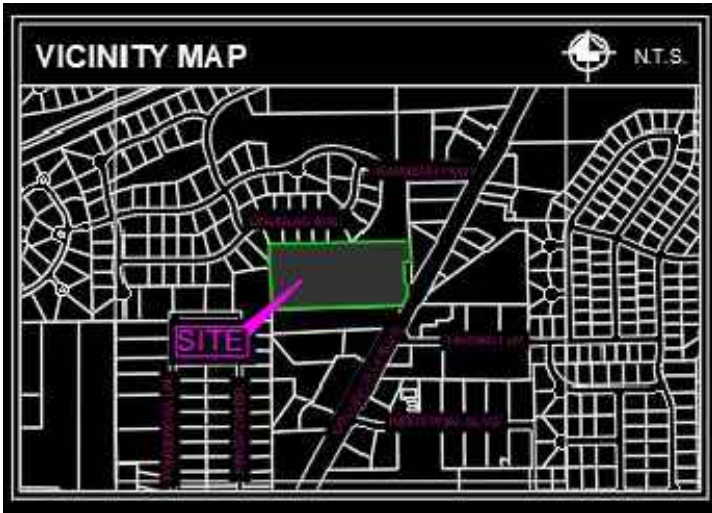
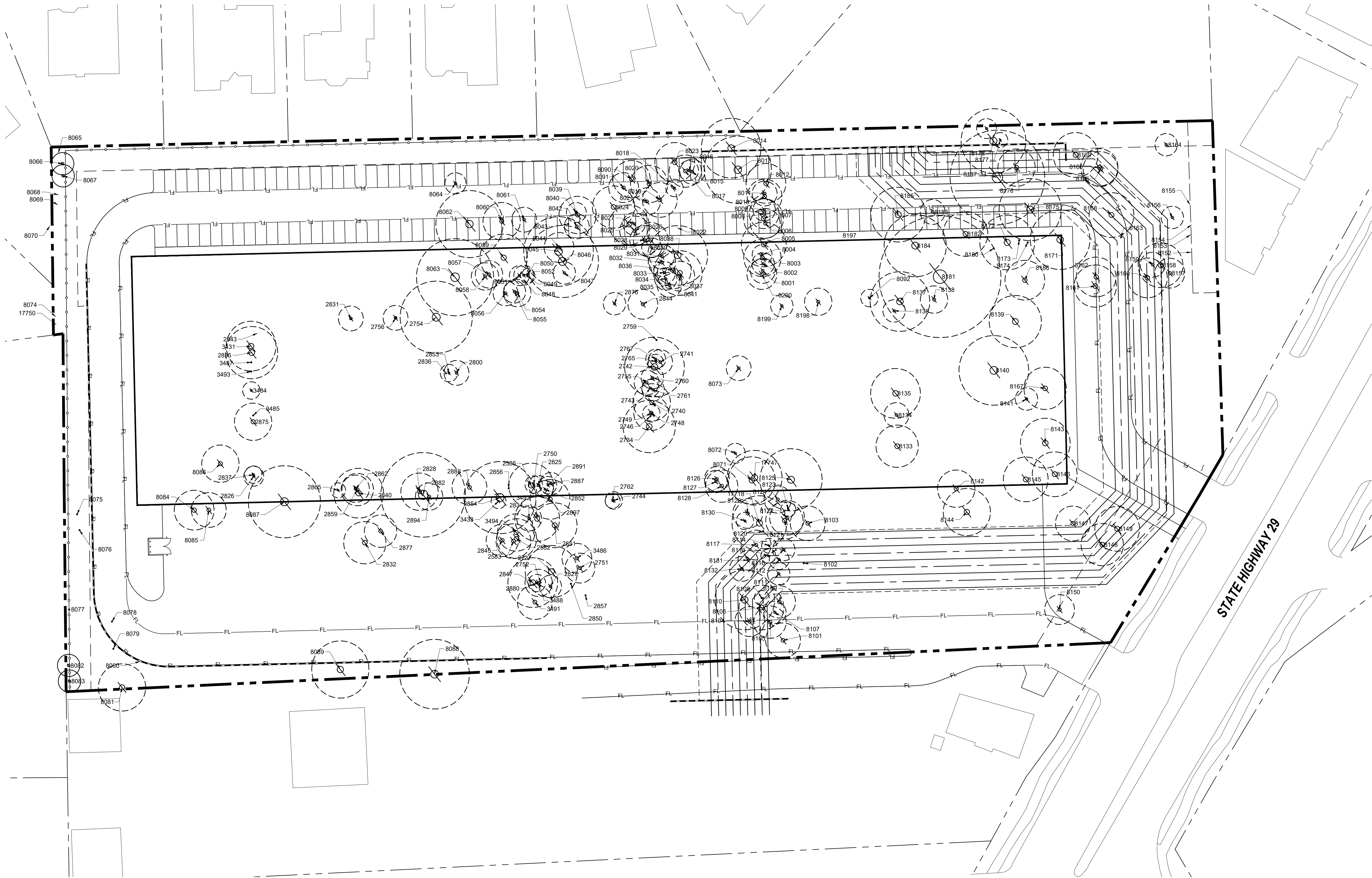
SHEET

HYDRAULICS																				HGL COMPUTATIONS								Flow Type	
STA. Dwstr.	STA. Upstr.	Connection ID	Upstr. Strc.	Dist.	FL Elev. Dwstr.	TP Elev. Dwstr.	FL Elev. Upstr.	TP Elev. Upstr.	Pipe Slope	Pipe Dia	RCB Width	RCB Height	Flow Area	Mng.'s	Q indiv.	Q design	Vel design	V cap	Q cap	Friction Slope	Friction loss	Velocity Head	Head loss Coeff.	Minor Losses	HGL EI Dwstr.	HGL EI Upstr.	HGL EI Upstr.		Throat El.
				ft					%	in	ft	ft	sf	(n)	cfs	cfs	fps	cfs	cfs	(s) ft/ft	ft	ft	(k)	ft		(outlet)	(inlet)		
Storm Line:	STRM-A												Total Flow in System =						1412.0									594.32	
1+00.00	1+05.77		45B	5.77	590.00	598.00	590.02	598.02	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.00	0.54	0.15	0.08	594.32	594.32	594.40	-	FULL FLOW
1+05.77	1+16.94		45B	11.17	590.02	598.02	590.05	598.05	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.01	0.54	0.15	0.08	594.40	594.41	594.49	-	FULL FLOW
1+16.94	2+49.75		45B	132.81	590.05	598.05	590.45	598.45	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.08	0.54	0.15	0.08	594.49	594.57	594.65	-	FULL FLOW
2+49.75	3+23.58		45B	73.83	590.45	598.45	590.67	598.67	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.04	0.54	0.15	0.08	594.65	594.69	594.77	-	FULL FLOW
3+23.58	5+55.83		45B	232.25	590.67	598.67	591.37	599.37	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.13	0.54	0.15	0.08	594.77	594.90	594.98	-	FULL FLOW
5+55.83	6+29.66		45B	73.83	591.37	599.37	591.59	599.59	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.04	0.54	0.15	0.08	594.98	595.02	595.10	-	FULL FLOW
6+29.66	8+91.59		45B	261.93	591.59	599.59	592.37	600.37	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.15	0.54	0.15	0.08	595.10	595.25	595.33	-	FULL FLOW
8+91.59	9+12.42		45B	20.83	592.37	600.37	592.44	600.44	0.30%		30.00	8.00	240.00	0.013	0.0	1412.0	5.9	13.5	3234.3	0.0006	0.01	0.54	0.15	0.08	595.33	595.34	595.42	-	FULL FLOW
9+12.42	10+02.26	UPSTREAM	INLET	89.84	592.44	600.44	596.25	604.25	4.24%		30.00	8.00	240.00	0.013	1412.0	1412.0	5.9	50.7	12159.1	0.0006	0.05	0.54	1.50	0.81	595.42	595.47	596.28	-	FULL FLOW



SHEET NUMBER
EX

[illegible]



01 TREE PRESERVATION PLAN
SCALE 1"=40'-0"

EXISTING TREE LEGEND



APPLICANT:
LOVETT INDUSTRIAL
3811 TURTLE CREEK BLVD, SUITE 1050
DALLAS, TX 75219
TEL. NO. 972-489-5570
CONTACT: JAMES YU, P.E.

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RICHARDSON, TX 75080
TEL. NO. 972-776-1780
CONTACT: DAN GALLAGHER, P.E.

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6504 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

SURVEYOR:
YAZEL PEBBLES AND ASSOCIATES, LLC
P.O. BOX 210097
BEDFORD, TX 76095
TEL. NO. 817-268-3316
CONTACT: DESIREE HURST, RPLS, PS CFedS

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OWNER OF RECORD FOR
BLOCK 1, LOT 1:
ARROYO NORTE LTD
6516 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



LOVETT INDUSTRIAL
STATE HIGHWAY 29
COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.2024

DATE:

12.16.2024

SHEET NAME:
TREE PRESERVATION PLAN

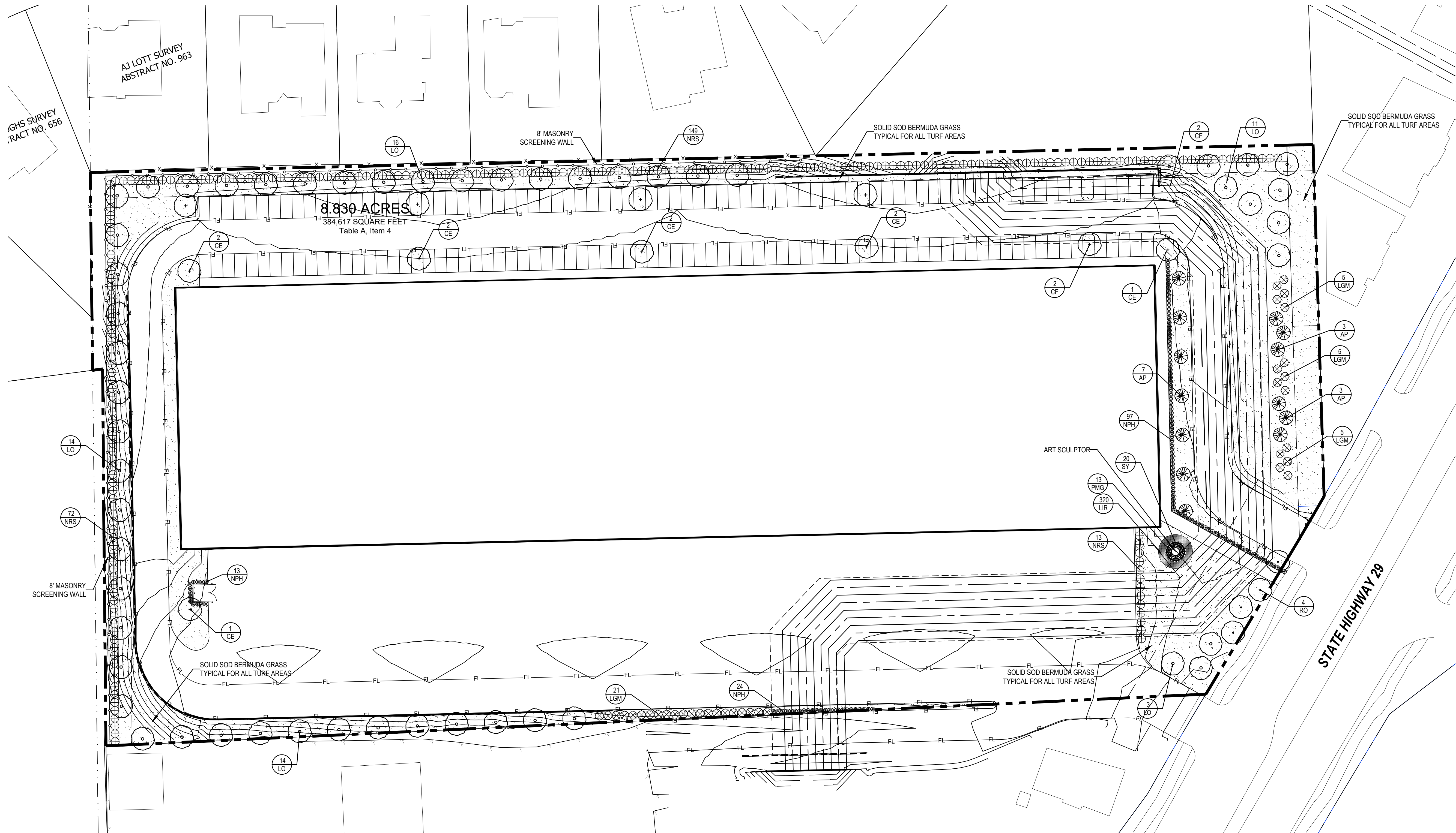
SHEET NUMBER:

L.1

TREE #	DBH (INCHES)	CANOPY DIAMETER(FT)	CANOPY AREA	CLASSIFICATION	SPECIES	BONTANICAL NAME	TREE TO REMAIN/REMOVE
2382	16	32	804	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2393	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2385	18	36	1018	PROTECTED	LIVE OAK	Quercus virginiana	TO BE REMOVED
2734		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
2737	21	42	1385	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2740	15	30	707	PROTECTED	OAK	Quercus	TO BE REMOVED
2741	10	20	314	PROTECTED	CEDAR/ELM	Ulmus crassifolia	TO BE REMOVED
2742		0	0	UNPROTECTED	MULBERRY	Morus	TO BE REMOVED
2743	7	14	154	PROTECTED	OAK	Quercus	TO BE REMOVED
2744		0	0	UNPROTECTED	MULBERRY	Morus	TO BE REMOVED
2746	21	42	1385	PROTECTED	OAK	Quercus	TO BE REMOVED
2748	14	28	616	PROTECTED	OAK	Quercus	TO BE REMOVED
2749	7	14	154	PROTECTED	CEDAR	Cedrus	TO BE REMOVED
2750	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2751	12	24	452	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
2752				UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
2754	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2755	10	20	314	PROTECTED	LIVE OAK	Quercus virginiana	TO BE REMOVED
2756		0	0	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
2759	7	14	154	PROTECTED	OAK	Quercus	TO BE REMOVED
2760		0	0	UNPROTECTED	DEAD TREE	Fraxinus americana	TO BE REMOVED
2761		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
2762	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2765	6	12	113	PROTECTED	OAK	Quercus	TO BE REMOVED
2767		0	0	UNPROTECTED	CEDAR/ELM	Ulmus crassifolia	TO BE REMOVED
2800	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2825	8	16	201	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
2826	8	16	201	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2827	9	18	254	PROTECTED	LIVE OAK	Quercus virginiana	TO BE REMOVED
2828	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2831		0	0	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
2832	17	34	908	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2834	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2835	21	42	1385	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2836		0	0	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
2837	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2840	20	40	1257	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
2844	8	16	201	PROTECTED	OAK	Ulmus americana	TO BE REMOVED
2845	13	26	531	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2847	20	40	1257	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2850		0	0	UNPROTECTED	DEAD TREE	Celtis occidentalis	TO BE REMOVED
2851	18	36	1018	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2852	7	14	154	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
2853		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
2854	29	58	2042	HERITAGE	ELM	Ulmus americana	TO BE REMOVED
2856		0	0	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
2857		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
2859	13	26	531	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
2862	11	22	380	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
2863	12	24	452	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
2875	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2876	9	18	254	PROTECTED	OAK	Quercus	TO BE REMOVED
2877	13	26	531	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2880	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2882	34	68	9632	HERITAGE	ELM	Ulmus americana	TO BE REMOVED
2883	14	28	616	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2887	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2891	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2894	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
2897	16	32	804	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
3431	20	40	1257	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
3433	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
3484	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
3485		0	0	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
3486	12	24	452	PROTECTED	OAK	Quercus	TO BE REMOVED
3487		0	0	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
3488	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
3491	14	28	616	PROTECTED	LIVE OAK	Quercus virginiana	TO BE REMOVED
3492	18	36	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
3493		0	0	UNPROTECTED	ELM	Ulmus americana	TO BE REMOVED
3494	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8001	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8002	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8003	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8004	8	16	201	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8005	18	36	1018	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8006	12	24	452	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8007	16	32	804	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8008	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8009	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8010	14	28	616	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8011	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8012	16	32	804	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8013	27	54	2290	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8014	24	48	1810	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8015		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8016		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8017	13	26	531	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8018	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8019	14	28	616	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8020		0	0	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8021	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8022	19	38	1134	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8023	8	16	201	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8024	17	34	908	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8025	16	32	804	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8026	12	24	452	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8027	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8028	12	24	452	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8029	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8030	8	16	201	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8031	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8032	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8033	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8034	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8035		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8036	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8037	18	36	1018	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8038	14	28	616	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8039	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8040		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8041	12	24	452	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8042		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8043		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8044		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8045	28	56	2463	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8046	29	58	2042	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8047		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8048	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8049	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8050	12	24	452	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8051	8	16	201	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8052	8	16	201	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8054	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8055	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8056	10	20	314	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8057	11	22	380	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8058	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8059		0	0	UNPROTECTED	DEAD		TO BE REMOVED
8060	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8061		0	0	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8062	27	54	2290	HERITAGE	ELM	Ulmus americana	TO BE REMOVED
1343			64198.45				

TREE #	DBH (INCHES)	CANOPY DIAMETER(FT)	CANOPY AREA	CLASSIFICATION	SPECIES	BONTANICAL NAME	TREE TO REMAIN/REMOVE
8063	31	62	3019	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8064	31	62	3019	HERITAGE	ELM	Ulmus americana	TO BE REMOVED
8065	0	0	0	UNPROTECTED	CHINA BERRY	Melia azedarach	TO BE REMOVED
8066	0	0	0	UNPROTECTED	CHINA BERRY	Melia azedarach	TO BE REMOVED
8067	0	0	0	UNPROTECTED	CHINA BERRY	Melia azedarach	TO BE REMOVED
8068	0	0	0	UNPROTECTED	CHINA BERRY	Melia azedarach	TO BE REMOVED
8070	15	30	707	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8071	19	38	1134	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8072	8	16	201	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8073	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8074		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8075	14	28	616	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8076	13	26	531	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8077	14	28	616	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8078	12	24	452	PROTECTED	OAK	Quercus	TO BE REMOVED
8079	17	34	908	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8080	20		1257	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8081	19	38	1134	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8082		0	0	UNPROTECTED	CHINA BERRY	Melia azedarach	TO BE REMOVED
8083	9	18	254	PROTECTED	OAK	Quercus	TO BE REMOVED
8084	16	32	804	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8085	14	28	616	PROTECTED	OAK	Quercus	TO BE REMOVED
8086	15	30	707	PROTECTED	OAK	Quercus	TO BE REMOVED
8087	29	58	2642	HERITAGE	ELM	Ulmus americana	TO BE REMOVED
8088	28	56	2463	PROTECTED	ASH	Fraxinus americana	TO BE REMOVED
8089	23	46	1662	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8090	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8091	12	452	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED	
8092	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8101	14	28	616	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8102	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8103	14	28	616	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8104	12	452	PROTECTED	ELM	Ulmus americana	TO BE REMOVED	
8105		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8106	18	36	1018	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8107	9	18	254	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8108		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8109		0	0	UNPROTECTED	COTTONWOOD	Populus deltoides	TO BE REMOVED
8110		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8111	9	18	254	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8112	8	16	201	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8113	6	12	113	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8114	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8116	9	18	254	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8117		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8120		0	0	UNPROTECTED	DEAD		TO BE REMOVED
8121	15	30	707	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8122	14	28	616	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8123	6	113	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED	
8124	11	22	380	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8125	25	50	1963	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8126	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8127	9	18	254	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8128	15	28	531	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8129	12	24	452	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8130		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8131		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8132	10	20	314	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8133	17	34	908	HERITAGE	ELM	Ulmus americana	TO BE REMOVED
8134		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8135	20	40	1257	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8136	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8137	24	48	1810	PROTECTED	PINE	Pinus	TO BE REMOVED
8138		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8139	21	42	1985	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8140	28	56	2463	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8141		0	0	UNPROTECTED	BRADFORD PEAR	Prunus corylifera	TO BE REMOVED
8142	15	30	707	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8143	20	40	1257	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8144	19	1134	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED	
8145	18	36	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8146	18	36	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8147	14	28	616	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8148	17	34	908	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8149	18	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED	
8150	12	24	452	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8151		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8152	18	36	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8153	16	32	804	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8154	17	707	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED	
8155	14	28	616	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8156	16	32	804	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8157	12	24	452	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8158	18	36	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8159	20	314	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED	
8160	16	32	804	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8161	17	34	908	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8162	16	32	804	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8163	25	50	1963	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8164	12	24	452	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8165	18	616	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED	
8166	15	30	707	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8167	17	34	908	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8168	18	36	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8169	18	36	1018	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8170	17	34	908	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8171	24	48	1810	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8172	22	44	1521	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8173	15	30	707	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8174	17	34	908	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8175	25	50	1963	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8176		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8177		0	0	UNPROTECTED	HACKBERRY	Celtis occidentalis	TO BE REMOVED
8178	26	52	2124	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8179	8	16	201	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8180	15	26	331	PROTECTED	POST OAK	Quercus stellata	TO BE REMOVED
8181	49	754	HERITAGE	ELM	Ulmus americana	TO BE REMOVED	
8182		0	0	UNPROTECTED	CEDAR	Cedrus	TO BE REMOVED
8183	10	20	314	PROTECTED	PECAN	Carya illinoensis	TO BE REMOVED
8184	25	50	1963	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8185	22	44	1521	PROTECTED	PINE	Pinus	TO BE REMOVED
8186	16	32	804	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8187	38	76	4536	HERITAGE	ELM	Ulmus americana	TO BE REMOVED
8188	19	38	1134	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
8189	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8190	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8191	15	30	707	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8192	7	14	154	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8193	9	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8194		0	0	UNPROTECTED	MISC	Ulmus americana	TO BE REMOVED
8195	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8196	18	254	PROTECTED	ELM	Ulmus americana	TO BE REMOVED	
8197	19	38	1134	PROTECTED	WILLOW		TO BE REMOVED
8198	11	22	380	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
8199	18	254	PROTECTED	LIVE OAK	Quercus virginiana	TO BE REMOVED	
8200	12	24	452	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
17718		0	0	PROTECTED	DEAD		TO BE REMOVED
17723	12	24	452	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
17724	17	34	908	PROTECTED	OAK	Quercus	TO BE REMOVED
17725	6	12	113	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
17726	20	40	1257	HERITAGE	POST OAK	Quercus stellata	TO BE REMOVED
17727	10	20	314	PROTECTED	ELM	Ulmus americana	TO BE REMOVED
17740		0	0	UNPROTECTED	DEAD		TO BE REMOVED
17750		0	0	UNPROTECTED	DEAD		TO BE REMOVED

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LANDSCAPE TABULATIONS

LANDSCAPED AREA

Requirements: At least 20% of the site to be landscaped shall be landscape.
Total Lot Area: 384,616 s.f.

Required Site: 76,923 s.f. (20%)	Provided 76,680 s.f. (20%)
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LANDSCAPE TREES/SHRUBS

Requirements: One (1) canopy tree per 40 L.F. of the street frontage.
State Highway: 139 L.F.

Required (4) canopy trees	Provided (4) canopy trees
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PARKING LOT LANDSCAPE

Requirement: (1) Tree per Island (One Island per 18 spots), 140 s.f. of landscape
per island. 154 Parking Spaces
Total Parking Lot Islands: 8 islands

Required (9) Trees, 4" cal. 1,120 S.F.	Provided (9) Trees, 4" cal. 1,296 S.F.
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Adjacent to Residential Landscape

Requirement: (1) Shrub 6' ht. at 6' o.c.
North property 554 L.F.
West Property 445 L.F.
Total: 1,001

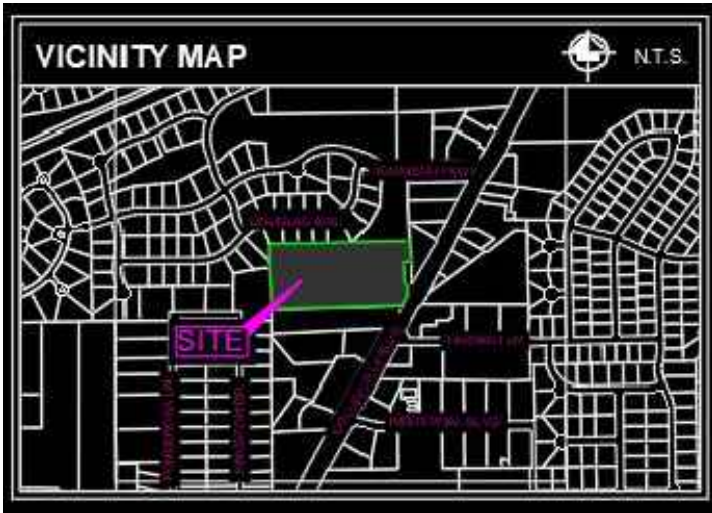
Required (167) Shrubs 36"	Provided (221) Shrubs 36"
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13 Trees required per the zoning ordinance
120- 3" caliper trees provided

PLANT MATERIAL SCHEDULE:

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	11	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12" ht., 4" spread min., 5' clear trunk
LO	56	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 13" ht., 4" spread min., 5' clear trunk
RO	4	Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 13" ht., 4" spread min., 5' clear trunk
AP	13	African Pine	<i>Pinus ildarica</i>	3" cal.	container, 8' ht., 5' spread, full to base
ACCENT TREE					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LGM	36	Little Gem Magnolia	<i>Magnolia grandiflora 'Little Gem'</i>	8' ht., 3" cal.	container, 8' ht., 6' spread spread
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NRS	234	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	6' ht.	container, 72" ht., 48" spread. 6' o.c.
NPH	134	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal. min.	container, 24" ht., 20" spread, 30" o.c.
SY	20	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 gal. min.	container full, well rooted, 24" o.c.
PMG	13	Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	5 gal. min.	container full, well rooted 24" o.c.
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	320 SF	Liriope	<i>Liriope muscari</i>	4" pots	scontainer full, well rooted
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

ALL LANDSCAPE WILL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM DESIGNED BY A STATE OF TEXAS
LICENSED IRRIGATOR TO THE STANDARDS OF THE CITY OF COLLEYVILLE AND TECO. THE SYSTEM WILL INCLUDE
AN ET BASED CONTROLLER WITH A RAIN AND FREEZE SENSOR.



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

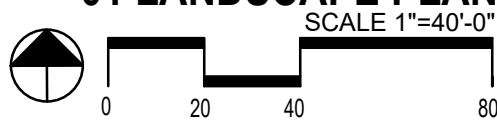
GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL. FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

01 LANDSCAPE PLAN



APPLICANT:

LOVETT INDUSTRIAL
3811 TURTLE CREEK BLVD, SUITE 1050
BEDFORD, TX 76095
TEL. NO. 972-489-5570
CONTACT: JAMES YU, P.E.

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY, SUITE 400
RICHARDSON, TX 75080
TEL. NO. 972-776-1780
CONTACT: DAN GALLAGHER, P.E.

OWNER OF RECORD FOR

TRACT 2G:
GRASSROOTS HOLDINGS, INC
6516 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

SURVEYOR:

YAZEL PEEBLES AND ASSOCIATES, LLC
P.O. BOX 210097
BEDFORD, TX 76095
TEL. NO. 817-268-3316
CONTACT: DESIREE HURST, RPLS, PS CFedS

OWNER OF RECORD FOR

TRACT 2J:
TRES ROSAS LTD
6516 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

OWNER OF RECORD FOR

BLOCK 1, LOT 1:
ARROYO NORTE LTD
6516 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



12.16.2024

LOVETT INDUSTRIAL
STATE HIGHWAY 29
COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE:

FOR APPROVAL 12.16.24

DATE:

12.16.24

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.3

SECTION 02800 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4 x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

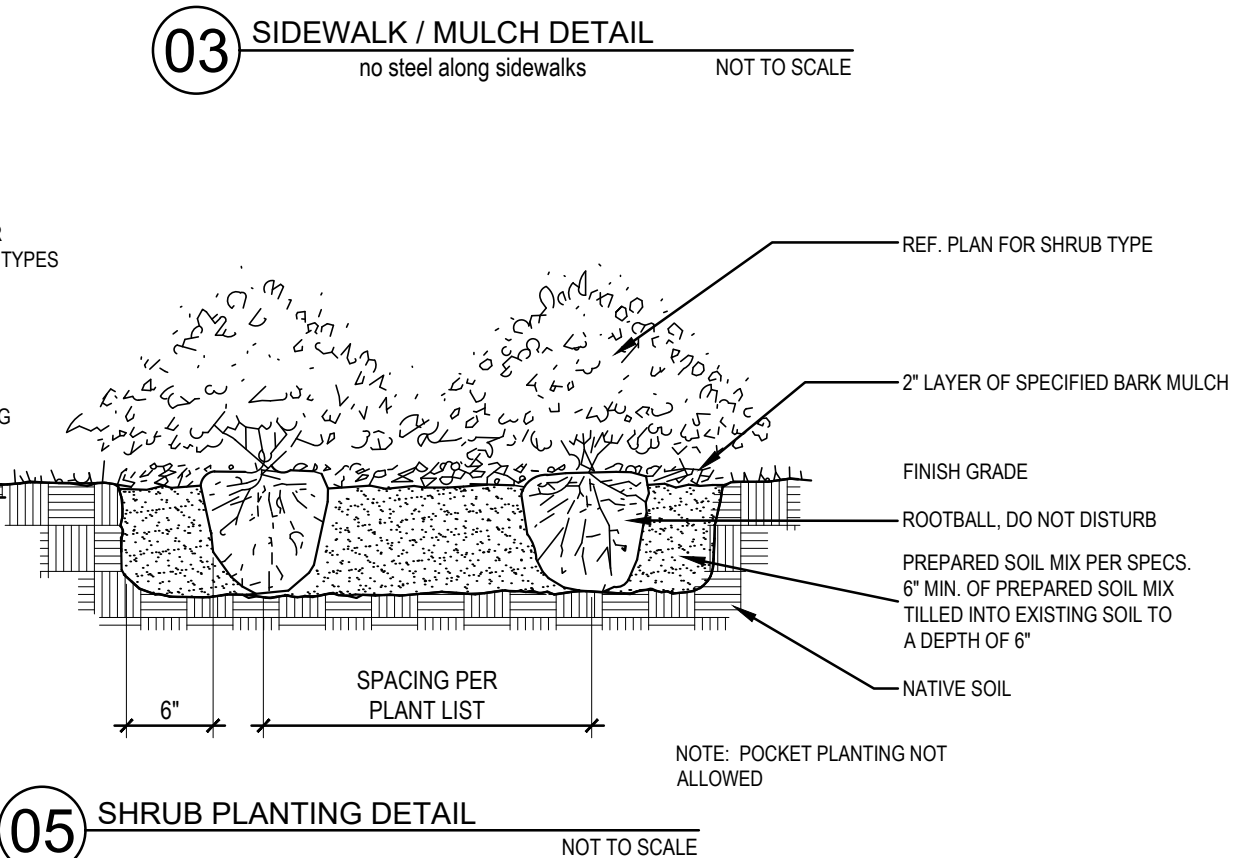
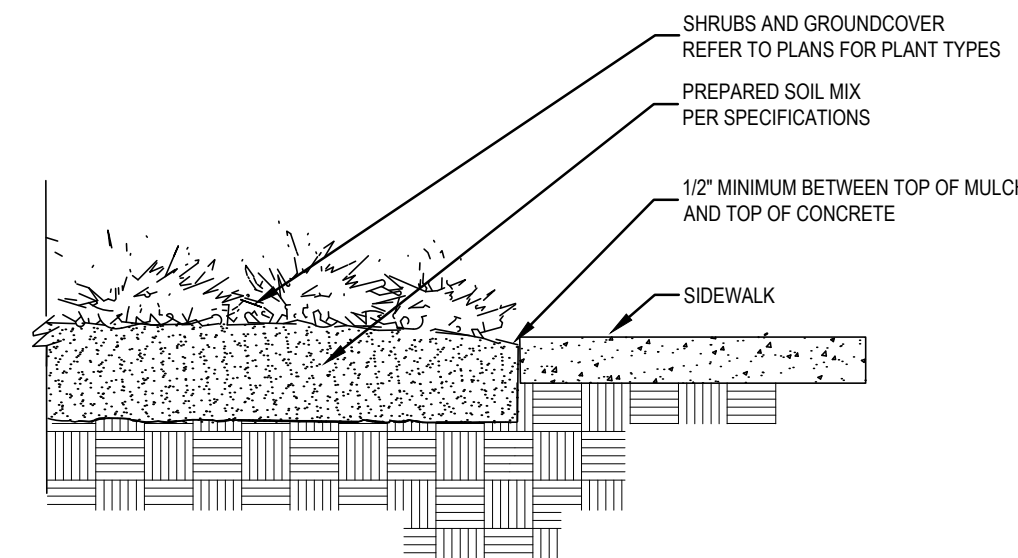
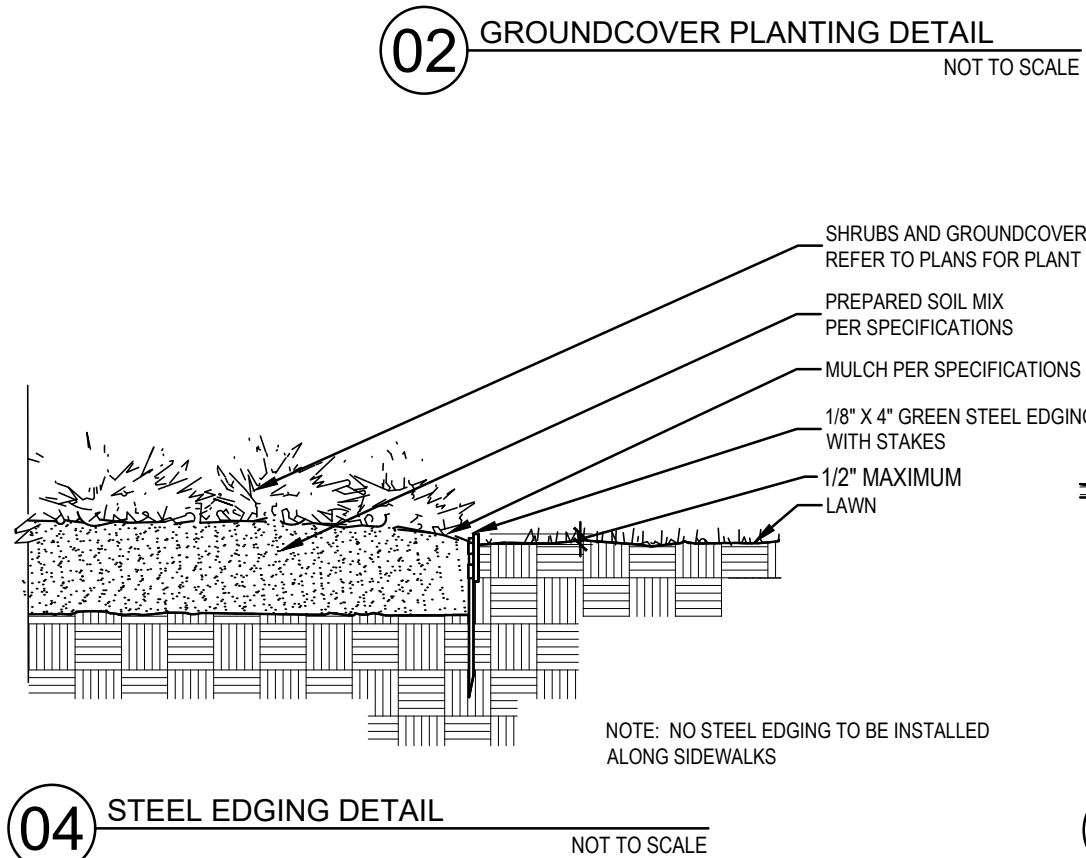
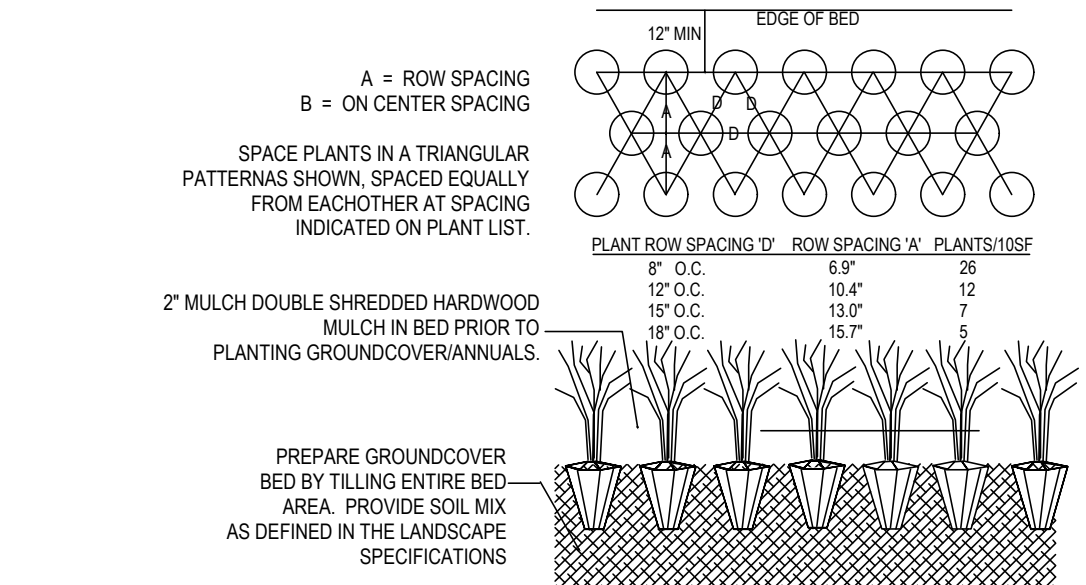
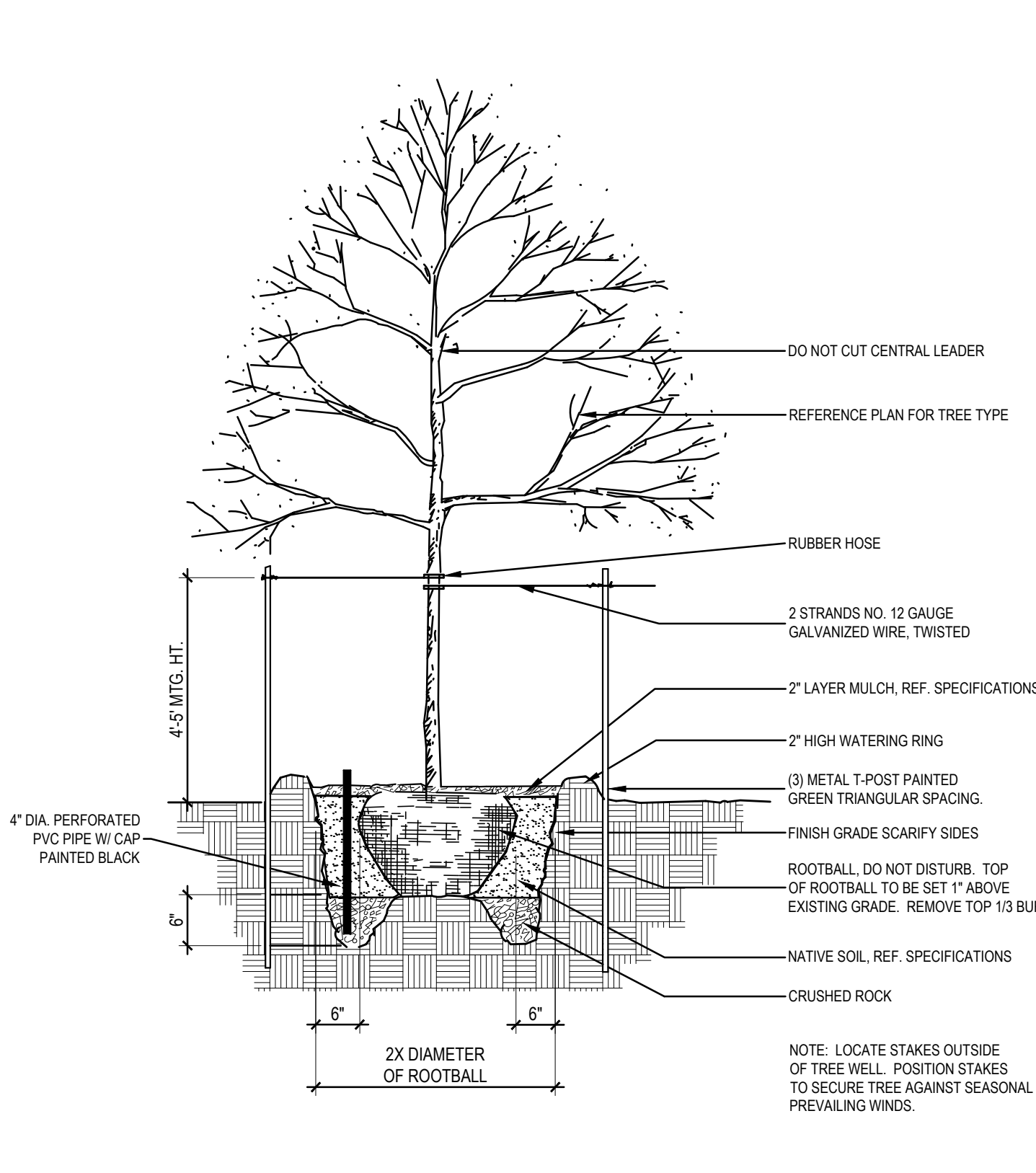
2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physical properties as follows:
Clay – between 7-27 percent
Silt – between 15-25 percent
Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
 - Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
 - Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
 - Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
 - Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
 - Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
 - Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo-co with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafl 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



12.16.2024

LOVETT INDUSTRIAL
STATE HIGHWAY 29
COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE:
FOR APPROVAL 12.16.24

DATE:
12.16.24

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.4











CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2c

Agenda Date 12/23/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a Veterinarian Clinic to operate out of an existing dog grooming and boarding center on Lot 5, Block 1, Colleyville Industrial Park, being located at 1808 Industrial Blvd, Case ZC24-030

Explanation

Melissa Preston, the applicant, has submitted a request for a Special Use Permit for a veterinarian clinic on Lot 5, Block 1, Colleyville Industrial Park Addition, being approximately 0.937 acres, and zoned ML Light Manufacturing. The request is to allow a new veterinarian's office, Vetted, to operate out of an existing business, The Posh Paw Resort.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Lease Agreement Exhibit

Aerial Map

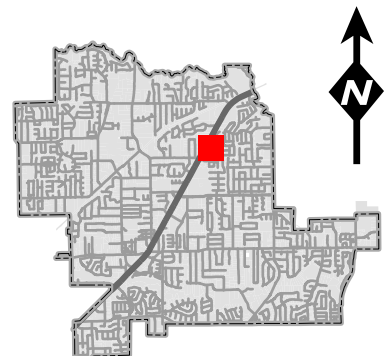


ZC24-030

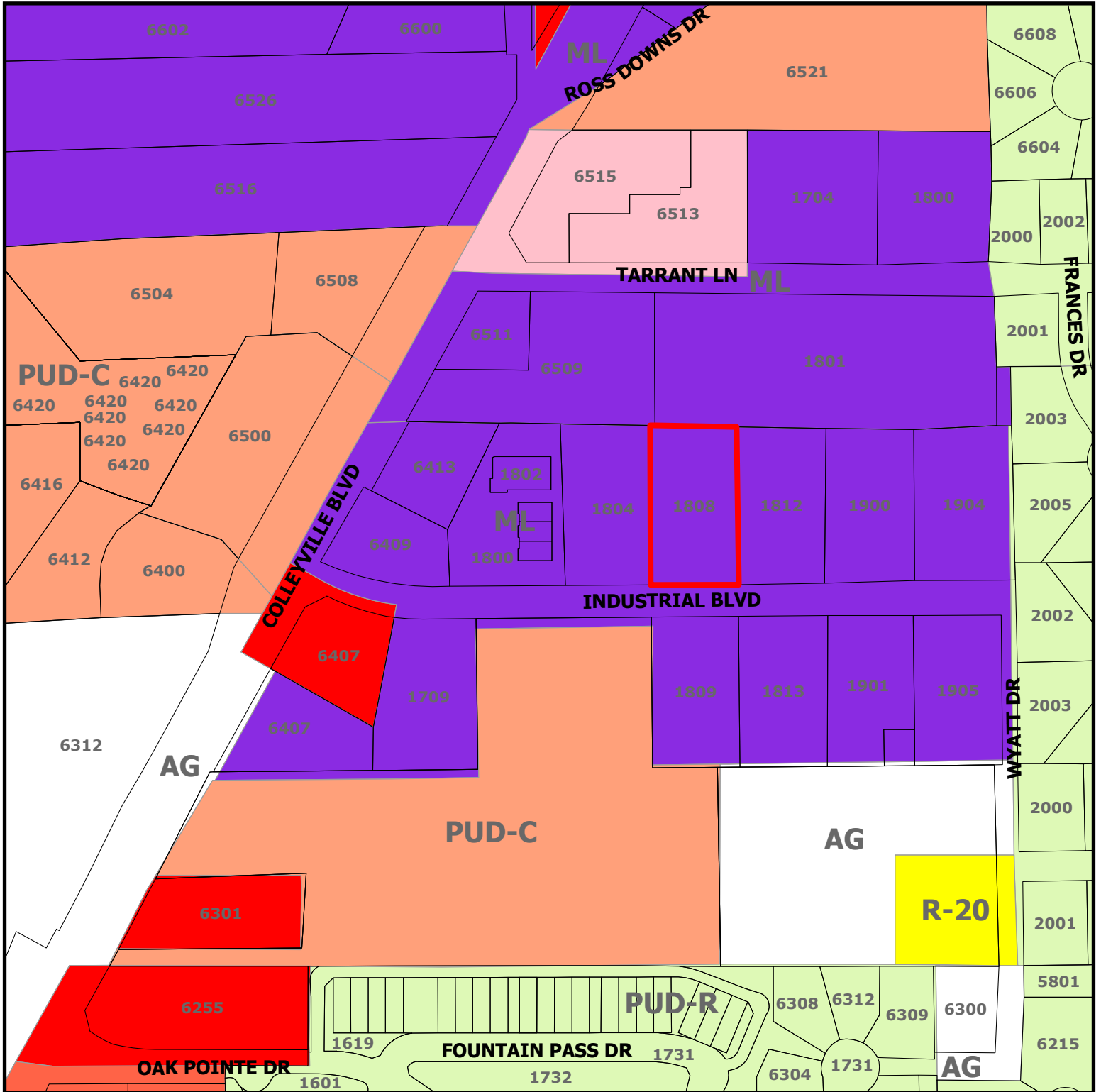
1808 Industrial Blvd

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

 Subject Property



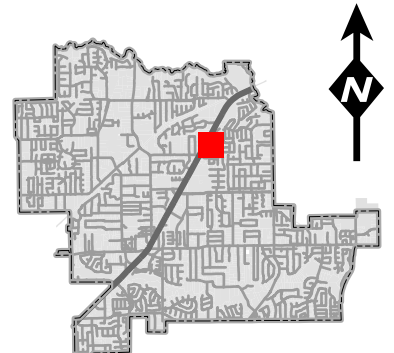
Zoning Map



ZC24-030

1808 Industrial Blvd

Subject Property



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LICENSE AGREEMENT

This License Agreement ("**License Agreement**") is made and entered into as of 28 May 2024 (the "**Effective Date**"), by and between Destination Pet, LLC, a Delaware limited liability company ("**Licensor**"), and **VETTED WELLNESS MANAGEMENT LLC**, a Delaware limited liability company ("**Licensee**"), and, together with Licensor, collectively referred to herein as the "**Parties**," or individually, a "**Party**".

WHEREAS, Licensor is a party to that certain Lease Agreement, originally dated December 7, 20221, between Hoverson Properties LLC and Licensee (collectively, "Lease"), pursuant to which Licensor leases the building located at 1808 Industrial Blvd. Colleyville, TX 76034 (the "**Leased Premises**");

WHEREAS, the Parties have entered into a Day Care Partner Agreement, dated 21 February 2024 (the "**Partnership Agreement**"), to collaborate on the provision of veterinary services at the Leased Premises; and

WHEREAS, the Parties desire by this License Agreement to provide for the licensing by Licensor to Licensee of the right to use, occupy, and receive mail (including the shipment of certain vaccines) at a portion of the Leased Premises, as more particularly described in Exhibit A attached hereto and made a part hereof (the "**Licensed Area**").

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. License; Furniture, Fixtures, and Personal Property; As-Is.

(a) **License.** Licensor hereby grants to Licensee, and Licensee hereby accepts, a license (the "**License**") to use, occupy, and receive mail at the Licensed Area for the purposes permitted under the Lease and subject to the terms and conditions set forth in this License Agreement. The Parties do not intend to create a lease or any other interest in real property for Licensee through this License Agreement, and the Parties only intend to create a license that is revocable at will by either Licensor or Licensee, provided that such revocation must comply with the Partnership Agreement. Licensee and its employees, agents, and invitees are, except as otherwise specifically provided in this License Agreement, authorized to use the common areas in the Licensed Area for their intended purposes.

(b) **Furniture, Fixtures, and Personal Property.** Licensee shall also have the right to use Licensor's furniture, fixtures, and personal property ("**Licensor's Property**"), which shall be returned to Licensor upon termination of this License Agreement pursuant to the terms and conditions of this License Agreement. Throughout the Term (as defined below), Licensee shall take reasonably good care of the Licensed Area and the Licensor's Property.

(c) **As-Is.** Licensee has inspected the Licensed Area and agrees to accept the Licensed Area "AS-IS," "WHERE-IS," and "WITH ALL FAULTS" on the date hereof. THE PARTIES DO NOT MAKE ANY WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THIS LICENSE AGREEMENT, THE LICENSED AREA, THE LICENSOR'S PROPERTY, THE BUILDING, OR THE REAL

PROPERTY OR PROPERTY INTERESTS, INCLUDING THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

2. License Period; Access; Surrender.

(a) **License Term.** Licensee's right to use the Licensed Area shall commence on the date hereof (the "**Commencement Date**") and shall remain in force and effect until the Partnership Agreement is terminated (the "**Term**").

(b) **Access.** Licensee, its employees, contractors, and agents shall at all times have access to the Licensed Area subject to the terms set forth in this License Agreement; provided, however, Licensors, its employees, contractors, and agents shall also at all times have access to the Licensed Area.

3. **License Fee.** All fees or payments are governed by the Partnership Agreement.

4. **Miscellaneous.**

(a) **No Assignment.** Neither Party will assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of the other Party, which consent shall not be unreasonably withheld. Any purported assignment or delegation in violation of this shall be null and void.

(b) **Governing Law.** This License Agreement shall be governed by and construed in accordance with the laws of the State of Delaware.

(c) **Counterparts.** This License Agreement may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered shall be an original for all purposes, but all such counterparts shall together constitute but one and the same instrument. A signed copy of this License Agreement delivered by email shall be deemed to have the same legal effect as delivery of an original signed copy of this License Agreement.

(d) **Section Headings.** The section titles contained herein are for convenience only and do not define, limit, or construe the interpretation of any of the contents of such sections.

(e) **Severability.** If one or more provision in this License Agreement is found to be invalid, illegal, or otherwise unenforceable, all other provisions will remain unaffected and shall be deemed to be in full force and effect.

(f) **Binding Effect.** This License Agreement shall be binding upon and shall inure to the benefit of the Parties hereto and their respective successors and permitted assigns, and shall not be modified except by an express written agreement signed by a duly authorized representative of both Parties.

(g) **Force Majeure.** Any delay or failure of either party to perform its obligations hereunder will be excused to the extent that it is caused by an event or occurrence beyond its reasonable control such as, by way of example and not by way of limitation, any of the following events: acts of God, actions by governmental authority, fires, explosions, riots, wars, epidemic or pandemic; provided the party claiming force majeure promptly notifies the other party in writing of the event of force majeure, the anticipated duration of the event of force majeure, and the steps, if any, being taken to remedy the failure.

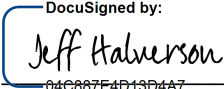
(h) **Attachments and Exhibits.** All attachments and exhibits to this License Agreement are hereby made a part hereof as if fully set out herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have signed this License Agreement as of the Effective Date.

LICENSOR:

Destination Pet, LLC, a Delaware Limited Liability Company

By:  DocuSigned by:
04C887E4D13D4A7...
Name: Jeff Halverson
Title: COO

LICENSEE:

Vetted Wellness Management LLC, a Delaware Limited Liability Company

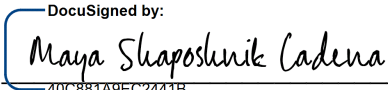
By:  DocuSigned by:
40C881A9EC2441B...
Name: Maya Shaposhnik Cadena
Title: CEO

Exhibit A

Specified Licensed Area Address and Limitations



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number 2d

Agenda Date 12/23/2024

Number -

Type Presentation and Discussion

Department Community Development

Title

Presentation and discussion of a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, being located at 6521 Colleyville Boulevard, Case ZC24-031

Explanation

Girish Narayan, the applicant, has submitted a request for a rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial for Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, approximately 4.307 acres, and zoned PUD-C, Planned Unit Development Commercial. The request is to allow development of a new office-warehousing business park.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Economic Development Information
5. Development Schedule
6. Existing Site Conditions
7. Site Plan Exhibit
8. Elevations Exhibit
9. Drainage Plan Exhibit
10. Utility Plan Exhibit
11. Landscaping and Screening Wall Exhibit
12. Paving Plan Exhibit
13. Trip Generation Report
14. Draft Ordinance Provided by the Applicant

Aerial Map

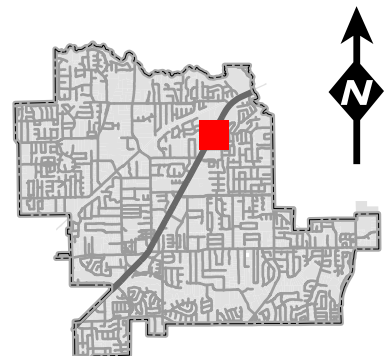


ZC24-031

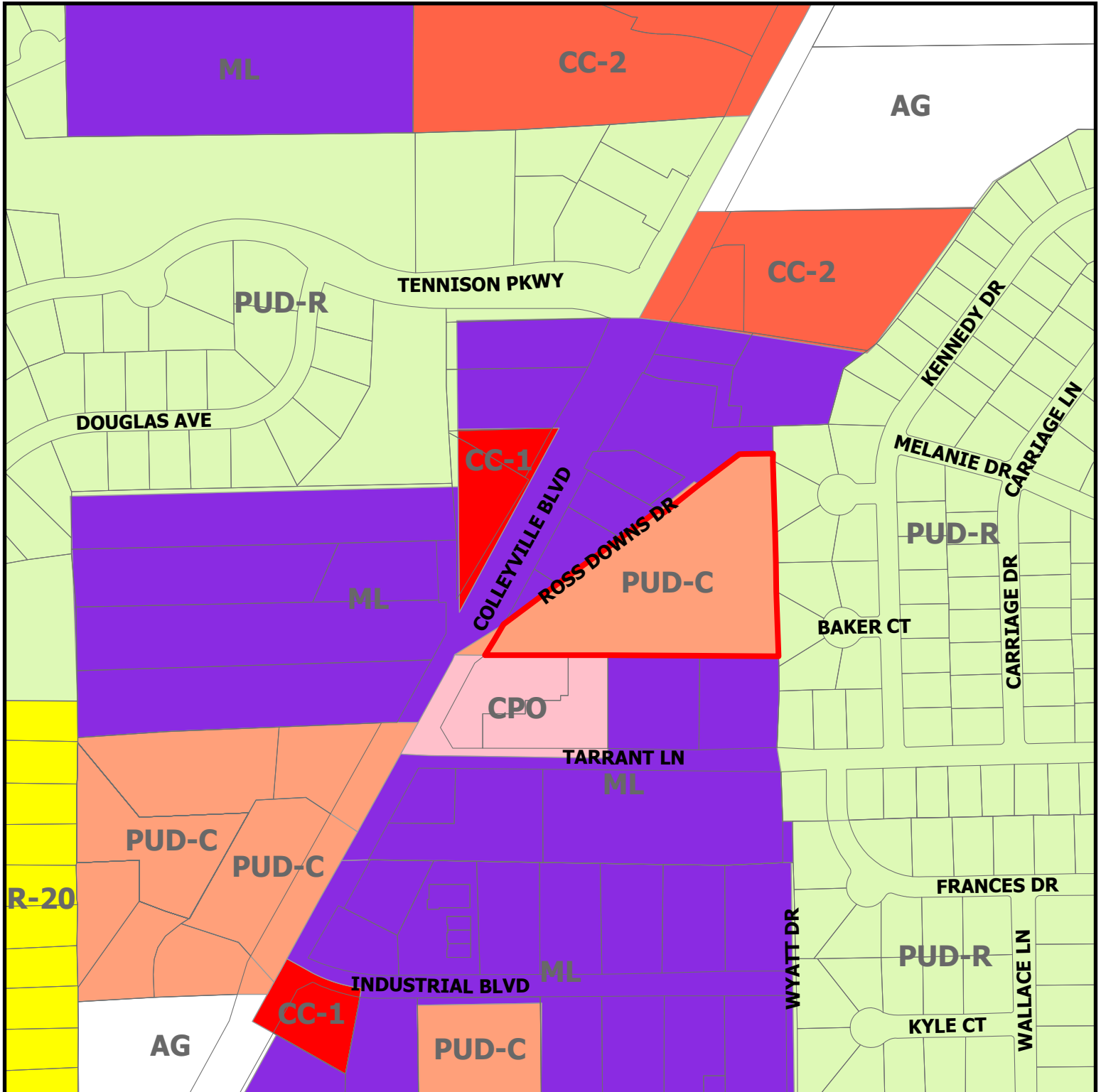
6521 Colleyville Blvd

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

 Subject Property



Zoning Map

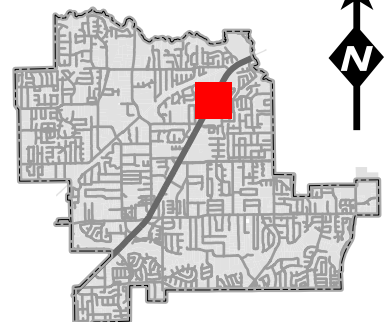


ZC24-031

6521 Colleyville Blvd



Subject Property



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Statement of Planning Objectives

Colleyville Business Park | 6521 Colleyville Blvd, Colleyville, TX

The goal of Colleyville Business Parks is to transform 6521 Colleyville Blvd into a high-quality small-business hub that meets the growing demand for functional and affordable flex spaces in Colleyville, Texas. By re-zoning this 4.26-acre site, Shoal Creek Capital Partners (SCCP) aims to create a planned use development (PUD-C) that supports the needs of local contractors, trades people, and service providers while enhancing the aesthetics and functionality of Colleyville Blvd and respecting the surrounding neighborhood.

This project proposes the construction of three buildings, totaling approximately 83,500 SF, with suites averaging 3,600 SF. Each suite will feature small office buildouts and front-loading 14' x 14' overhead doors, designed to support flexible uses such as light industrial, warehousing, and service-based businesses. Additionally, five suites along Ross Downs R will be tailored to retail-centric users, fostering a blend of commerce and services that complements the community.

Key design and planning objectives include:

1. **Planned Uses:** The Planned Use Development (PUD) outlines a thoughtful selection of commercial and industrial uses for the property, deliberately excluding those that could disrupt the tranquility and character of the surrounding neighborhood. These uses have been presented and reviewed by residents of the neighboring Ross Downs Estate.

Implementation:

- Restricted uses that are noisy (auto repair, auto body shops, etc.)
 - Restricted uses that are unsightly (outdoor storage, etc.)
 - Restricted uses that invite behaviors that are incompatible with Colleyville's community values (CBD Store, Pawn shops, Title Loans, Alcohol sales, etc.)
 - Dictates restricted operating hours as 6 am – 8 pm.
2. **Enhanced Landscaping:** The landscaping design attempts to achieve a thoughtful approach to blending functionality and beautification while addressing community concerns. First, the project seeks to provide a visual appeal along Colleyville Blvd and provide a natural barrier for detention areas.

Implementation:

- Planting Bald Cypress trees along the Colleyville frontage ensures effective screening of detention areas and the building.
- Incorporating Vitex plants and a seasonal mix of flowers around signage enhances the boulevard's aesthetics, benefiting both the project and the broader community.
- The preservation of trees along Ross Downs Blvd creates a canopy cover, enhancing the boulevard's appealing elements.

Secondly, the landscaping design aims to address neighborhood feedback by creating a visually appealing border and screening for the neighborhood to the east.

Implementation:

- Easter Red Cypress trees are planted at suite lines to create visual breaks in the buildings. This design feature was inspired by members of Ross Downs neighborhood who preferred a neighborhood-like feel rather than a fully screened barrier.
 - An 8-foot masonry fence along the eastern border further ensures privacy and minimizes potential disturbances.
3. **Architectural Compatibility:** The project incorporates architectural elements that are inspired by surrounding buildings to help integrate the development into Colleyville's existing aesthetic.

Implementation:

- The project borrows stone and brick veneer materials from projects along Colleyville Blvd. The residents of Ross Downs pointed towards these projects as successful integration of new development into the Colleyville community.
 - The alteration of materials along the building's façade adds articulation to the building.
 - Additionally, lighting elements are used to give the property a neighborhood-like feeling. The lighting elements are carefully chosen to reduce upward radiance and minimize disturbance to the neighborhood. All lighting is directed away from residential properties.
 - To integrate the project into the Ross Downs neighborhood and maintain a neighborhood feel, the east-most building (bordering the neighbors), implements a pitched metal hip roof that aligns with the design of the Ross Downs Estate.
4. **Drainage Solution:** The project addresses drainage concerns raised by the Ross Downs neighborhood, aiming to minimize disturbances and resolve site-specific drainage issues.

Implementation:

- Two detention ponds will be constructed to maintain the existing outfalls on the site. These ponds will also capture additional runoff generated by the site's re-development
 - Recognizing existing drainage conditions where water from the site flows into the neighborhood, a flume will be installed along the property's border. This flume is designed to capture runoff and redirect it to the north and south of the property, preventing water from impacting the Ross Downs neighborhood.
5. **Economic Impact:** The project will address a high demand for small-suite flex spaces, particularly in a supply-constrained submarket, while fostering the growth of small businesses in Colleyville. The tenant base for this project includes home service businesses, small retail businesses, and professional services. This project will fill in a key gap in

Colleyville's strong economic base and provide faster and more affordable home service options for the residents of Colleyville.

SCCP envisions the Colleyville Business Park as a first-class development that balances high-quality design standards with financial viability. By securing city support and incorporating community input, the project will align with Colleyville's strategic goals while introducing an attractive and functional property that elevates the area's commercial offerings.

City of Colleyville Property Tax Revenue

Commercial Property Taxes	
Project Size (SF)	83,473
Valuation per SF	\$150
Total Commercial Property Valuation	\$12,520,950
BPP Taxes	
Suites	23
Approximate Taxable Value per Suite	\$10,000
Total BPP Value	\$230,000
Total Value Creation	\$12,750,950

Total Value Creation	\$11,927,050
City of Colleyville Millage	\$0.260991
Annual Stabilized City Income	\$33,279

City of Colleyville Sales Tax Revenue

Project Size (SF)	83,473
Annual Sales PSF	\$100
Total Gross Sales	\$8,347,300

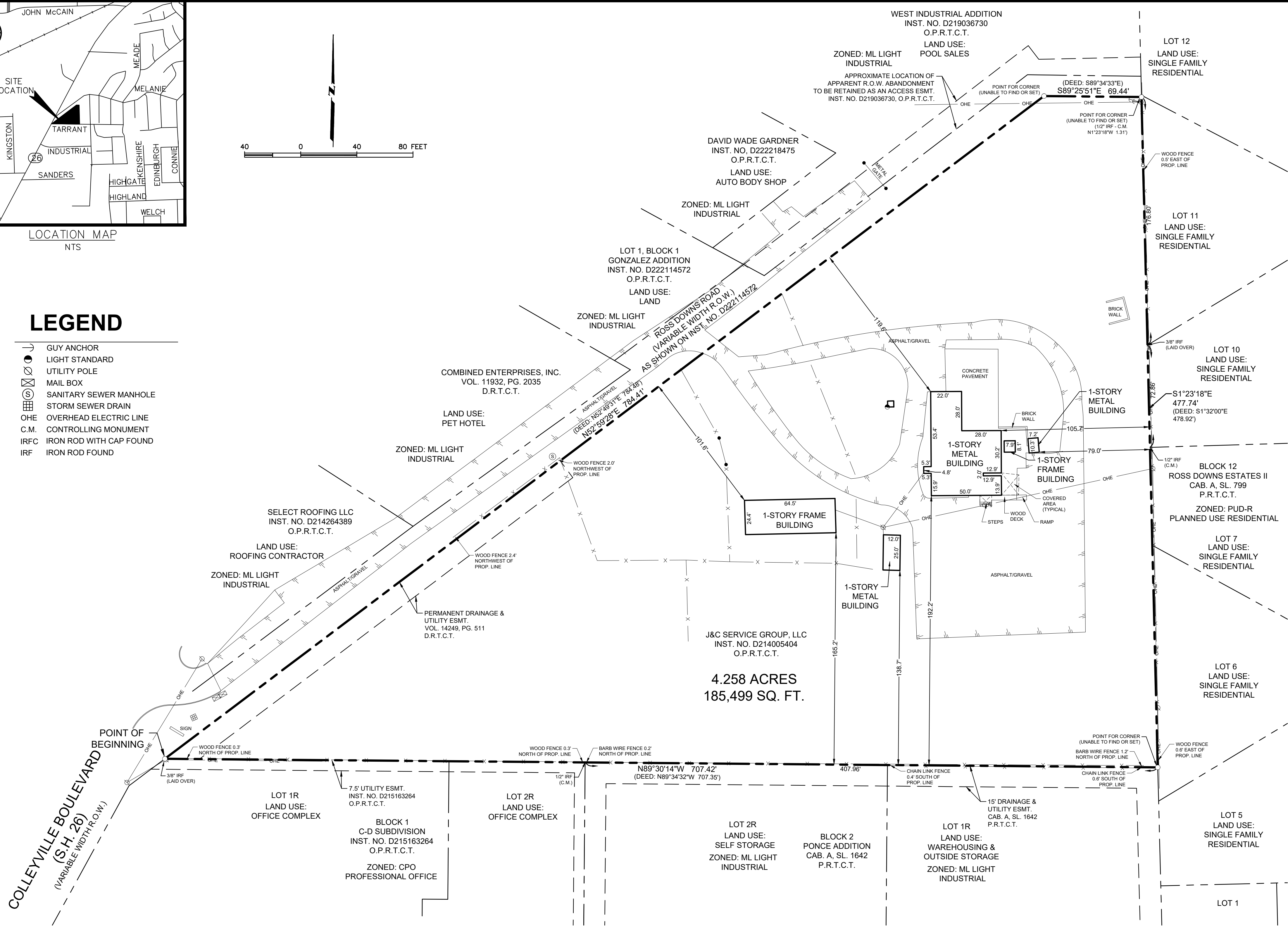
City of Colleyville Sales Tax	\$0.02
Annual Stabilized City Sales Tax Income	\$166,946

Total Annual City Income Produced	\$200,225
--	------------------

	Name	Duration	Start	Finish	Predecessors	(%) Complete	Q4 2024			Q1 2025			Q2 2025			Q3 2025			Q4 2025			Q1 2026			Q2 2026			Q3 2026			Q4 2026			Q1 2027		
							Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	
1	DESIGN	147 d	11/1/24	5/26/25		0%																														
2	Design Release	0 d	11/1/24	11/1/24		0%																														
3	Concept Design	25 d	11/1/24	12/5/24	2	0%																														
4	Schematic Design	20 d	2/18/25	3/17/25	13	0%																														
5	Design Development	20 d	3/18/25	4/14/25	4	0%																														
6	Construction Documents	20 d	4/15/25	5/12/25	5	0%																														
7	CD Review & Approval	10 d	5/13/25	5/26/25	6	0%																														
8	ENGINEERING	117 d	11/1/24	4/14/25		0%																														
9	Concept Plan	28 d	11/1/24	12/10/24	2	0%																														
10	Civil Design	40 d	2/18/25	4/14/25	13	0%																														
11	GOVERNMENT APPROVALS	161 d	12/3/24	7/15/25		0%																														
12	HOA Meeting	0 d	12/3/24	12/3/24		0%																														
13	REZONING	46 d	12/16/24	2/18/25		0%																														
14	Rezoning Submission	0 d	12/16/24	12/16/24		0%																														
15	Comments from P&Z	0 d	12/23/24	12/23/24		0%																														
16	Resubmission	0 d	1/3/25	1/3/25		0%																														
17	P&Z Meeting	0 d	1/13/25	1/13/25		0%																														
18	City Council Meeting #1	0 d	2/4/25	2/4/25		0%																														
19	City Council Meeting #2	0 d	2/18/25	2/18/25		0%																														
20	Engineering Site Plan Submittal	0 d	4/15/25	4/15/25	10FS+1 d	0%																														
21	Engineering Site Plan Review	60 d	4/16/25	7/8/25	20	0%																														
22	Building Permit Review	40 d	5/13/25	7/7/25	6	0%																														
23	Preconstruction Meeting	5 d	7/9/25	7/15/25	21	0%																														
24	BIDDING / CONTRACT NEGOTIATIONS	36 d	5/13/25	7/1/25		0%																														
25	GC Bidding	15 d	5/13/25	6/2/25	6	0%																														
26	Bid Review	10 d	6/3/25	6/16/25	25	0%																														
27	Select GC	1 d	6/17/25	6/17/25	26	0%																														
28	Contract Negotiation	10 d	6/18/25	7/1/25	27	0%																														
29	CONSTRUCTION	251 d	7/16/25	7/1/26		0%																														
30	Mobilize	5 d	7/16/25	7/22/25	23	0%																														
31	Demolition	20 d	7/23/25	8/19/25	30	0%																														
32	Earthwork	40 d	8/20/25	10/14/25	31	0%																														
33	Site Utilities	30 d	9/25/25	11/5/25	32FS-14 d	0%																														
34	Piers	15 d	10/15/25	11/4/25	32	0%																														
35	Underground Plumbing	15 d	10/29/25	11/18/25	34FS-5 d	0%																														
36	Floor Slab	20 d	11/12/25	12/9/25	35FS-5 d	0%																														
37	Steel Erection	20 d	12/10/25	1/6/26	36	0%																														
38	Metal Panels	20 d	1/7/26	2/3/26	37	0%																														

	Name	Duration	Start	Finish	Predecessors	(%) Complete	Q4 2024			Q1 2025			Q2 2025			Q3 2025			Q4 2025			Q1 2026			Q2 2026			Q3 2026			Q4 2026			Q1 2027	
							Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
39	Roof Panels	20 d	2/4/26	3/3/26	38	0%																													
40	OH MEPF	20 d	3/4/26	3/31/26	39	0%																													
41	Exterior Finishes	40 d	3/4/26	4/28/26	39	0%																													
42	Paving	100 d	12/10/25	4/28/26	36	0%																													
43	Canopies	20 d	4/29/26	5/26/26	41	0%																													
44	Overhead Doors	10 d	4/29/26	5/12/26	41	0%																													
45	Hollow Metal Doors	10 d	4/29/26	5/12/26	41	0%																													
46	Storefront	20 d	4/29/26	5/26/26	41	0%																													
47	Sidewalks	10 d	4/29/26	5/12/26	42	0%																													
48	Irrigation / Landscape	25 d	5/13/26	6/16/26	47	0%																													
49	Striping	5 d	6/17/26	6/23/26	48	0%																													
50	Inspections	10 d	6/17/26	6/30/26	48	0%																													
51	Substantial Completion	1 d	7/1/26	7/1/26	50	0%																													

	GUY ANCHOR
	LIGHT STANDARD
	UTILITY POLE
	MAIL BOX
	SANITARY SEWER MANHOLE
	STORM SEWER DRAIN
	OVERHEAD ELECTRIC LINE
	CONTROLLING MONUMENT
	IRON ROD WITH CAP FOUND
	IRON ROD FOUND



THENCE N 89°30'14" W, with the north line of said Ponce Addition, at a distance of 407.96 feet passing a 1/2-inch iron rod found for the northwest corner of said Ponce Addition and the northeast corner of said C-D Subdivision, and continuing for a total distance of 707.42 feet to the **POINT OF BEGINNING** and containing 185,499 square feet or 4.258 acres of land, more or less.

OWNER OF RECORD
J&C SERVICE GROUP LLC
6521 COLLEYVILLE BLVD.
COLLEYVILLE, TX 76034-6231

SITE DATA SUMMARY	
SITE AREA	(185498.59SF) or 4.26 ACRES
TOTAL BUILDING	3 BUILDING
BUILDING 1	33332 SF (18%)
BUILDING 2	21600 SF (11.6%)
BUILDING 3	28800 SF (15.5%)
FLOOR TO AREA RATIO (FAR)	45.1% OF SITE

NOTE:
SITE DATA SUMMARY TABLES DO NOT
INCLUDE ROSS DOWN ROAD AREA.

SITE DATA SUMMARY	
SITE AREA	(185498.59SF) or 4.26 ACRES
CURRENT ZONING	C - COMMERCIAL
TOTAL PARKING PROVIDED	137 SPACES
TOTAL IMPERVIOUS AREA	137191 SF (74%)
TOTAL LANDSCAPE AREA (PERVIOUS AREA)	48308 SF (26%)
DRIVE AISLES/PEDESTRIAN WALKWAY	53460 SF (28.8%)
FLOOR TO AREA RATIO (FAR)	45.1% OF SITE

APPROXIMATE LOCATION OF
APPARENT R.O.W. ABANDONMENT
TO BE RETAINED AS AN ACCESS
ESMT.
INST. NO. D219036730, O.P.R.T.C.T.

LOT 1R2R, BLOCK 1
WEST INDUSTRIAL ADDITION
INST. NO. D219036730
O.P.R.T.C.T.

DAVID WADE GARDNER
INST. NO. D22218475
O.P.R.T.C.T.

LOT 1, BLOCK 1
GONZALEZ ADDITION
INST. NO. D222114572
O.P.R.T.C.T.

COMBINED ENTERPRISES, INC.
VOL. 11932, PG. 2035
D.R.T.C.T.

COLLEYVILLE BOULEVARD
(S.H. 26)
(VARIABLE WIDTH R.O.W.)

SELECT ROOFING L.C.
INST. NO. D214263589
O.P.R.T.C.T.

PERMANENT DRAINAGE
& UTILITY ESMT.
VOL. 14249, PG. 511
D.R.T.C.T.

EXISTING 3'X3'
GRATE INLET

PROP VALLEY
GUTTER (NOT A
PEDESTRIAN
WALKWAY)

PROP DETENTION
AREA @ 5.50'
DEPTH

PROP 06" TALL
STACK STONE
RW W/FENCE
OVERLAP

7.5' UTILITY ESMT.
INST. NO.
D215163264
O.P.R.T.C.T.

LOT 2R

22.50' DRAINAGE &
UTILITY ESMT.

LOT 2R

BLOCK 2
PONCE ADDITION
CAB. A, SL. 1642
P.R.T.C.T.

LOT 1R

15' DRAINAGE &
UTILITY ESMT.
CAB. A, SL. 1642
P.R.T.C.T.

LOT 5

PROP VALLEY
GUTTER (NOT A
PEDESTRIAN
WALKWAY)

PROP 8" TALL
MASONRY WALL

LOT 6

PROP VALLEY
GUTTER (NOT A
PEDESTRIAN
WALKWAY)

PROP 8" TALL
MASONRY WALL

1/2" IRF
(C.M.)

LOT 10

PROP VALLEY
GUTTER (NOT A
PEDESTRIAN
WALKWAY)

LOT 11

LOT 12

S89°25'51"E 69.44'

784.41'

N52°59'28"E

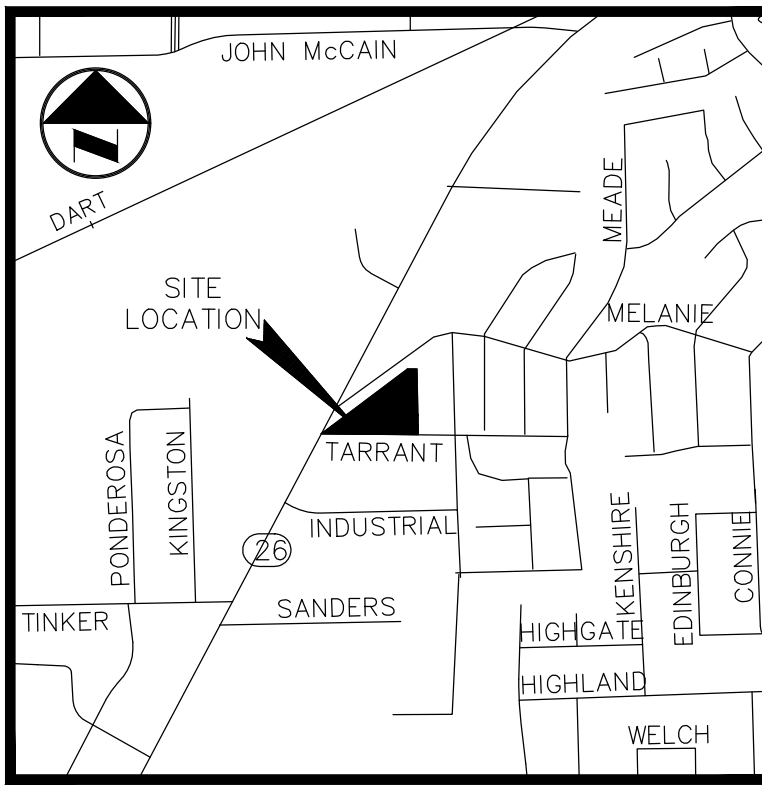
ROSS DOWNS ROAD
AS SHOWN ON INST. NO. D222114572
O.P.R.T.C.T.

BUILDING 1
33332 SF (9 SUITES)

BUILDING 2
21600 SF (6 SUITES)

BUILDING 3
28800 SF (8 SUITES)

N89°30'14"W 707.42'



LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- FIRE LANE STRIPING
- FIRE LANE EXTENTS
- INSTALL 4" 3000psf REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.(PEDESTRIAN WALKWAYS)
- ACCESSIBLE PARKING SPACE

NOTE:
REFER TO ARCHITECTURAL PLANS FOR EXACT
BUILDING DIMENSIONS. BUILDING DIMENSIONS
SHOWN ON THIS PLAN ARE FOR REFERENCE
ONLY.

CONSULTANT
RLG CONSULTING ENGINEERS, INC.
12001 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75243
(214) 739-8100
CONTACT: ABDULLAH EMAD

OWNER
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4723 MEMPHIS STREET
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CONTACT: WILSON BAUER

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5601 BRIDGE STREET #420 FORT WORTH, TX 76112					
WWW.RLGINC.COM TBE FIRM REG. F-493					
SITE PLAN					
COLLEYVILLE BLVD. COMMERCIAL					
6521 COLLEYVILLE BLVD					
ZONING REVIEW SET					
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS					
REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C02.01

PROGRESS SET FOR REVIEW ONLY

ISSUED 12/16/2024

THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES. THEY WERE PREPARED BY
OR UNDER THE SUPERVISION OF:

ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 - 2" BRASS DISC IN CL
INLET IN FRONT OF 1804 INDUSTRIAL BLVD
IN THE NORTH R.O.W. AND 620' EAST OF
CL HWY 26. IT IS ALSO
49.4' NW OF A FIRE HYDRANT IN THE
SOUTH R.O.W. ELEV=612.66

BM 1 TEMPORARY BENCHMARK
SET ON NORTH SIDE OF ASPHALT ON
ROSS DOWNS DRIVE ACROSS FROM
DRIVEWAY FOR SUBJECT PROPERTY.
ELEV=611.82

BM 2 TEMPORARY BENCHMARK
SET IN TOP OF CURB ON ROSS DOWNS
DRIVE AT THE SOUTHEAST END OF
INTERSECTION WITH COLLEYVILLE
BOULEVARD; NORTHWEST OF GRATE INLET.
ELEV=607.35

COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

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MEP ENGINEERING
RWB Consulting Engineers
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Dallas, Texas 75251
Tel: 972-788-4222

LANDSCAPE ARCHITECT
Kendall + Landscape Architecture
6976 Santa Barbara Dr.
Dallas, Texas 75214
Tel: 214 739-3226
Fax: 000 000-0000

NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

SITE
PLAN

Date
12/12/24

Scale
AS SHOWN

Project No.
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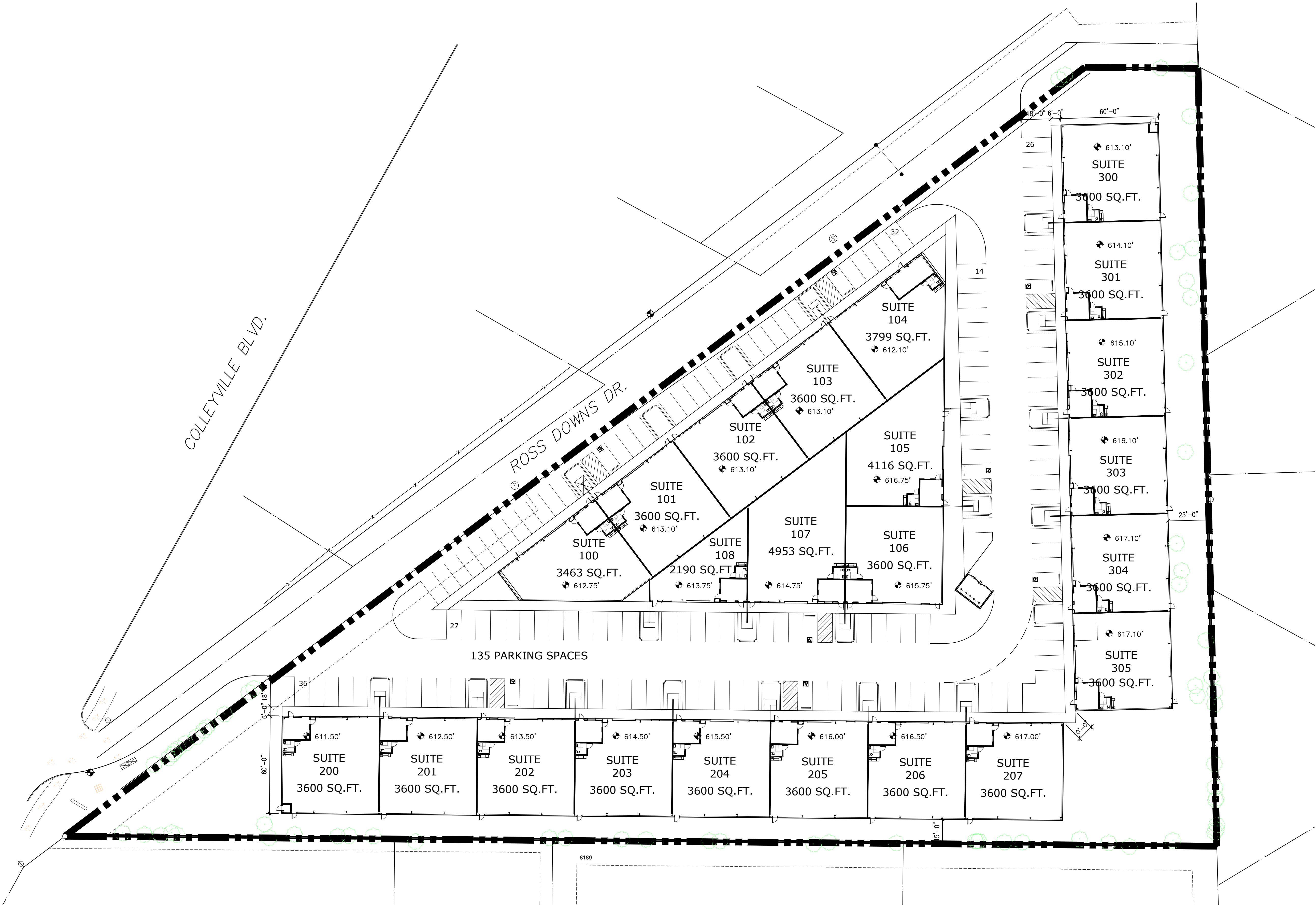
Drawn by
X.X.

Checked by
J. Langford

Drawing Number

AC1.01

SHEET OF



COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

ARCHITECT
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NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

ELEVATIONS

Date
12/12/24

Scale
AS SHOWN

Project No.
00000

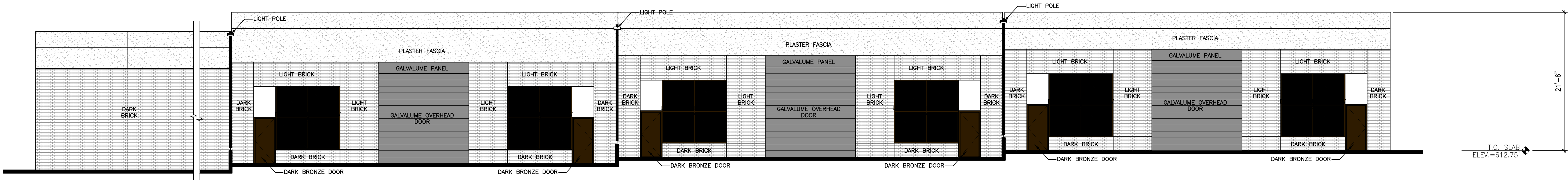
Drawn by
X.X.

Checked by
J. Langford

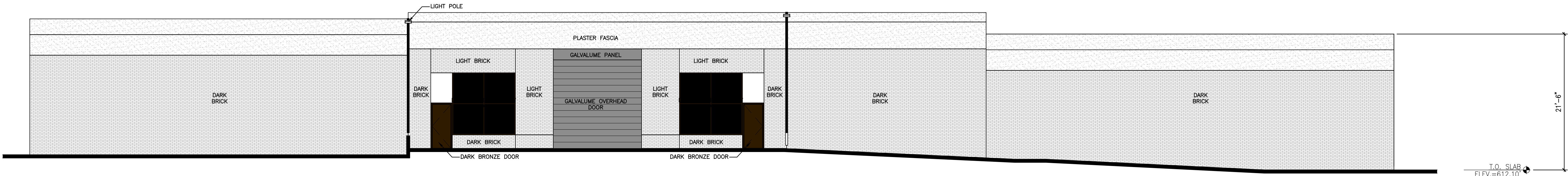
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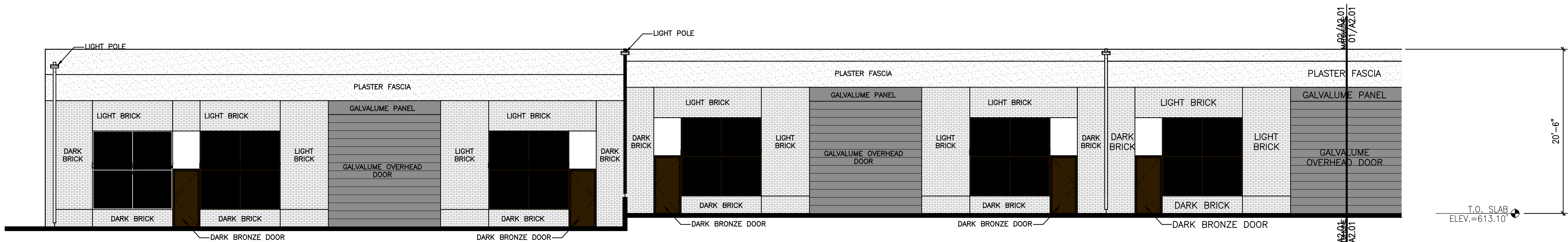
SHEET OF



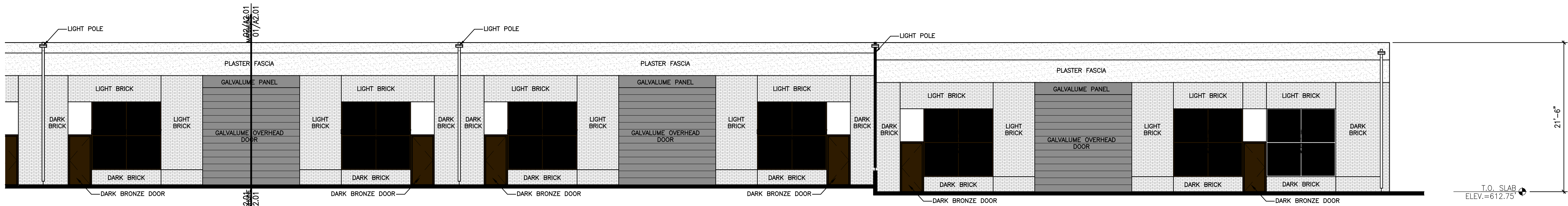
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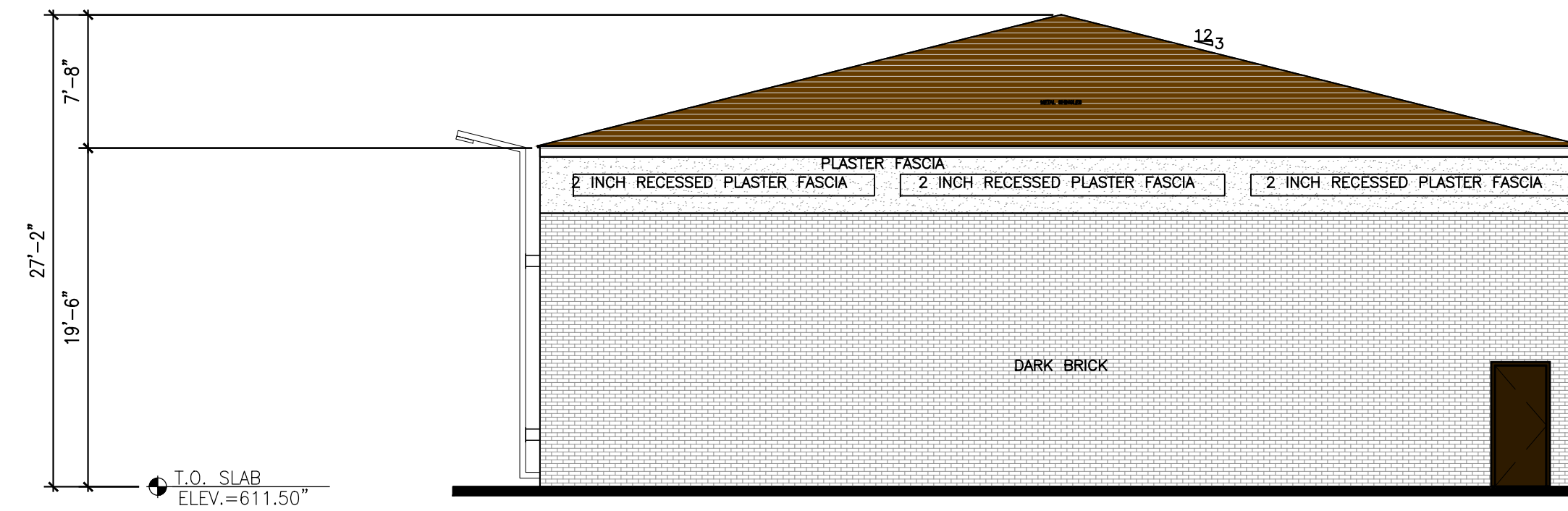
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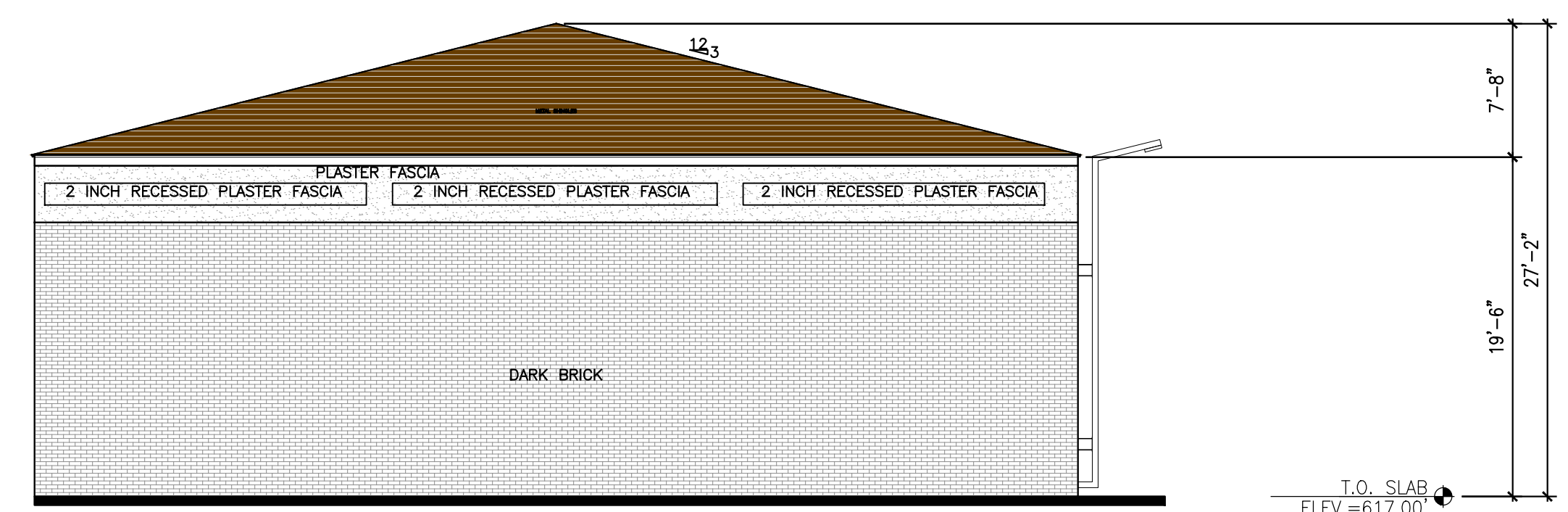
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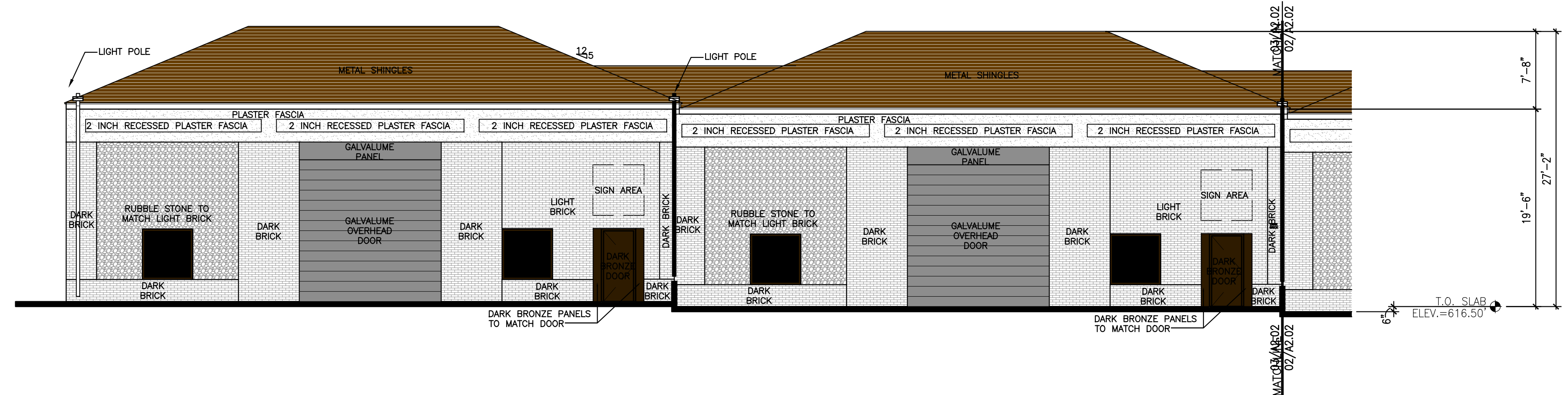
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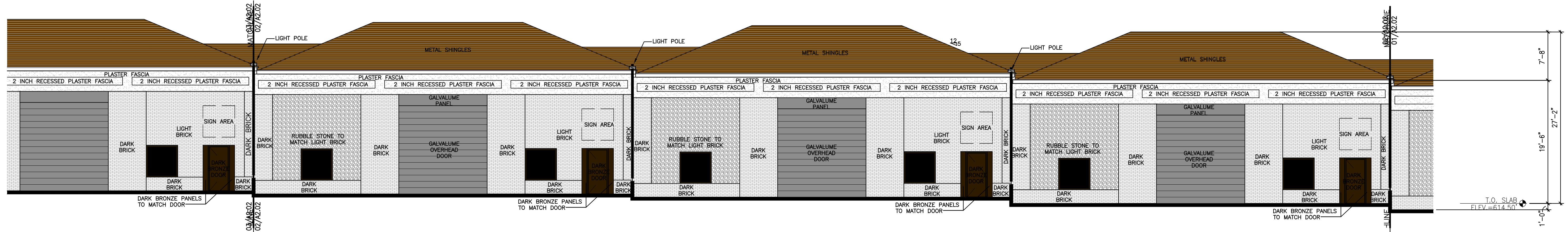
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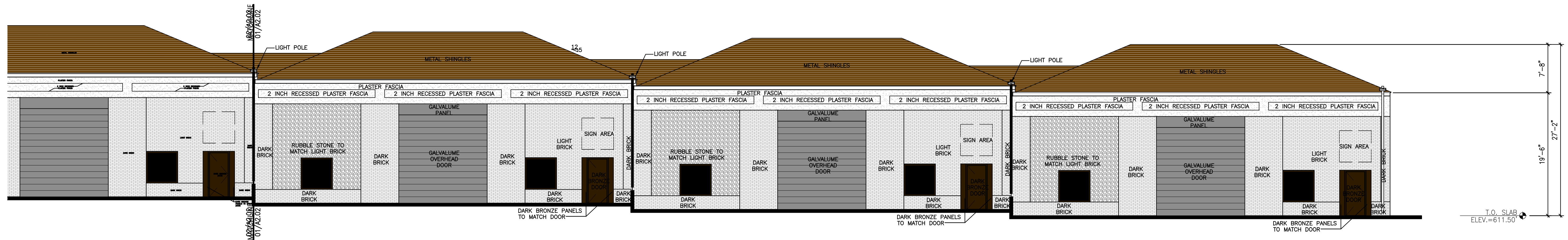
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3 ELEVATION -BLDG 200 -NORTH
SCALE: 1/8"=1'-0" XREF:XX-XXX



2 ELEVATION -BLDG 200 -NORTH
SCALE: 1/8"=1'-0" XREF:XX-XXX



1 ELEVATION -BLDG 200 -NORTH
SCALE: 1/8"=1'-0" XREF:XX-XXX

COLLEYVILLE BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

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Dallas, Texas 75251
Tel: 972-788-4222

LANDSCAPE ARCHITECT
Kendall + Landscape Architecture
6976 Santa Barbara Dr.
Dallas, Texas 75214
Tel: 214 739-3226
Fax: 000 000-0000

NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

ELEVATIONS

Date
12/12/24

Scale
AS SHOWN

Project No.
00000

Drawn by
X.X.

Checked by
J. Langford

Drawing Number

A2.02

SHEET OF

COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

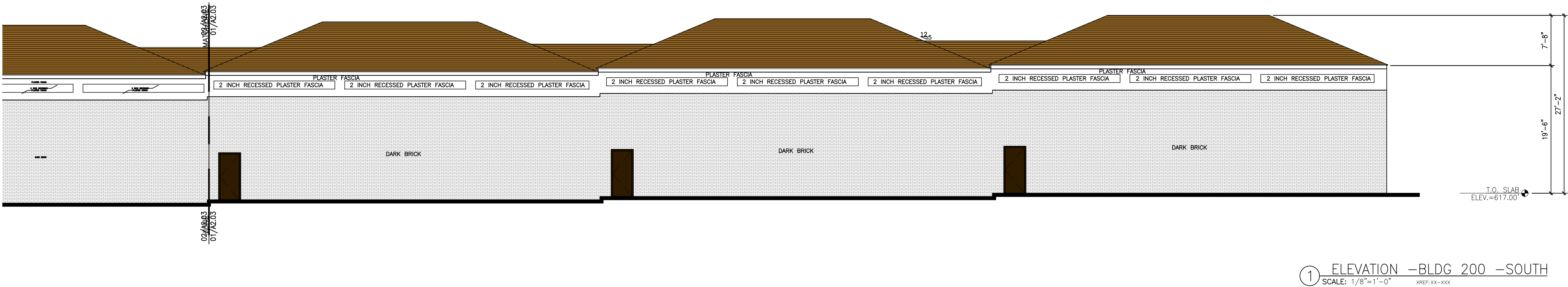
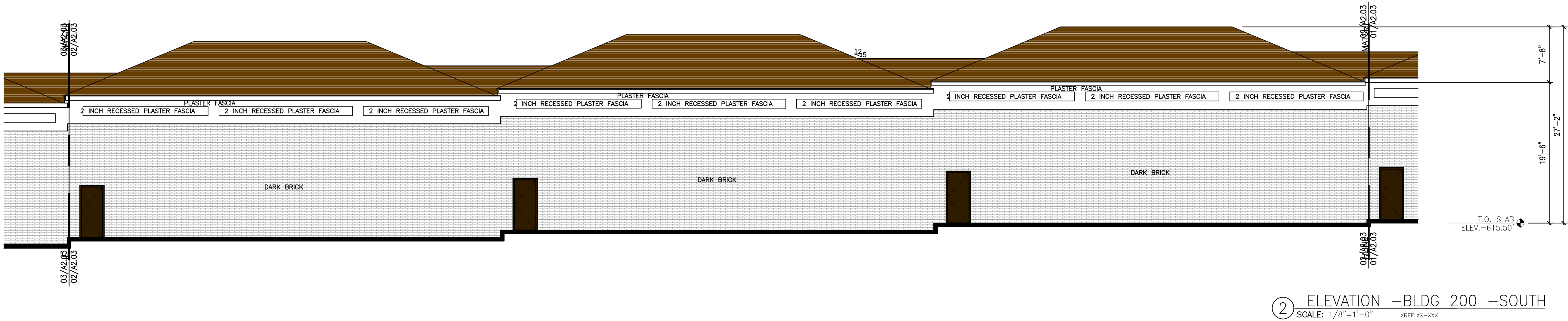
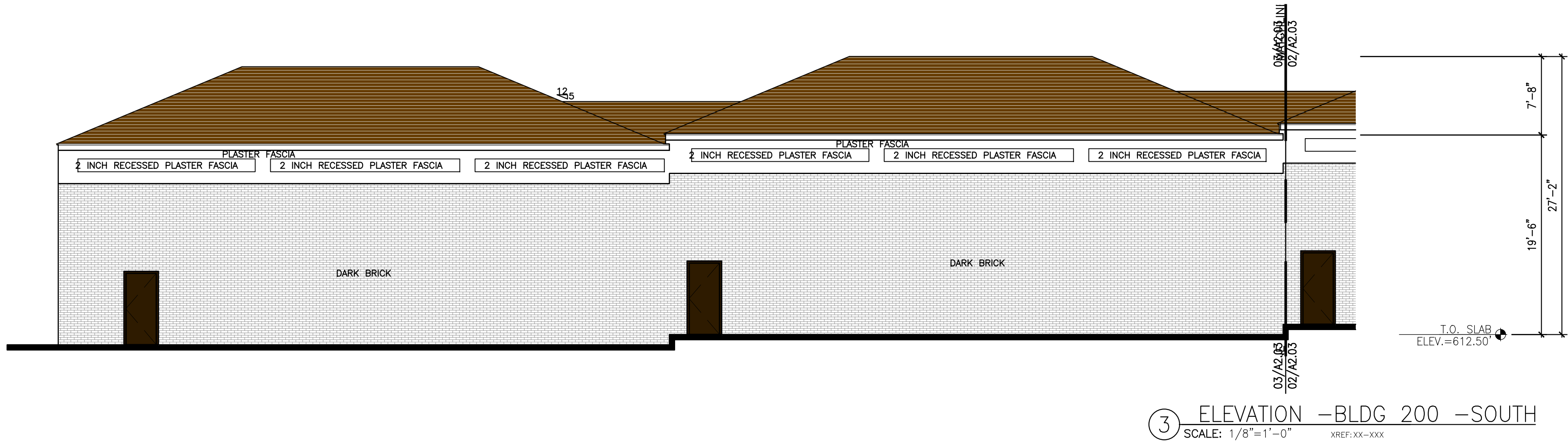
ARCHITECT
James E. Langford
Architects and Planners
3001 Bookout St.
Dallas, Texas 75201
T: 214 520 9100
F: 214 520 9271

OWNER
SHOAL CREEK CAPITAL
4723 Memphis St.
Dallas, Texas 75207
T: 000 000 0000
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STRUCTURAL & CIVIL ENGINEER
RLG Engineering
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Dallas, Texas 75243
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MEP ENGINEERING
RWB Consulting Engineers
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LANDSCAPE ARCHITECT
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6976 Santa Barbara Dr.
Dallas, Texas 75214
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Fax: 000 000-0000



NO.	REVISIONS/SUBMISSIONS	DATE

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ELEVATIONS

Date
12/12/24

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Drawing Number

A2.03

SHEET OF

COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

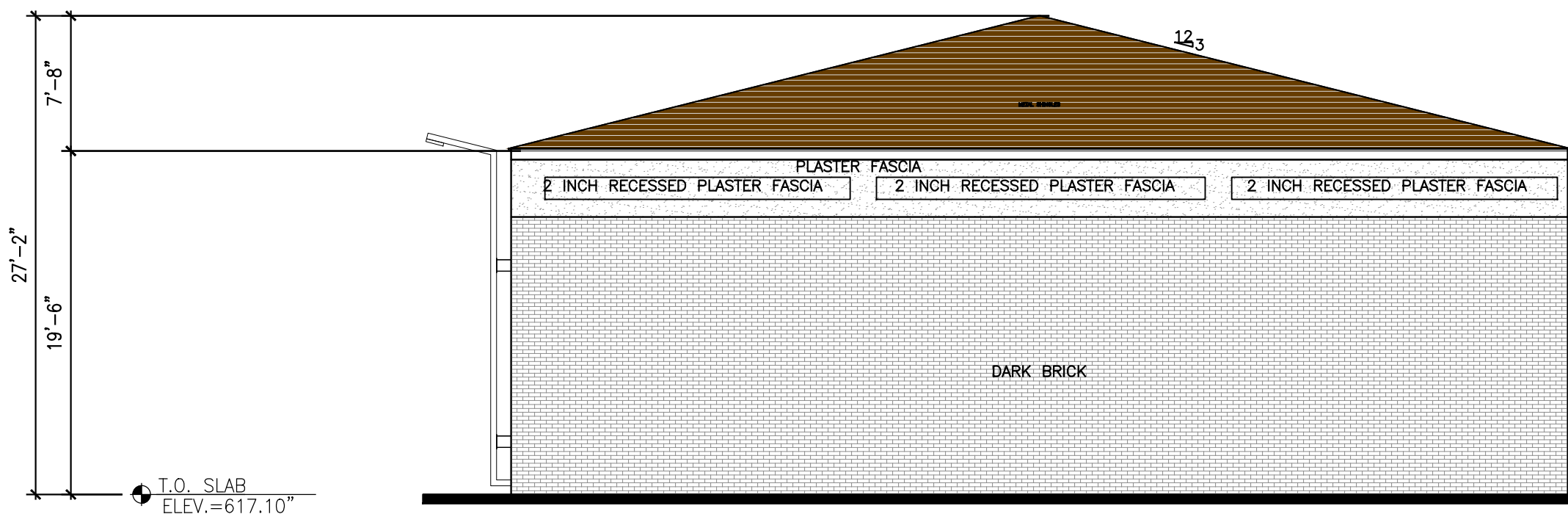
ARCHITECT
James E. Langford
Architects and Planners
3001 Bookout St.
Dallas, Texas 75201
T: 214 520 9100
F: 214 520 9271

OWNER
SHOAL CREEK CAPITAL
4723 Memphis St.
Dallas, Texas 75207
T: 000 000 0000
F: 000 000 0000

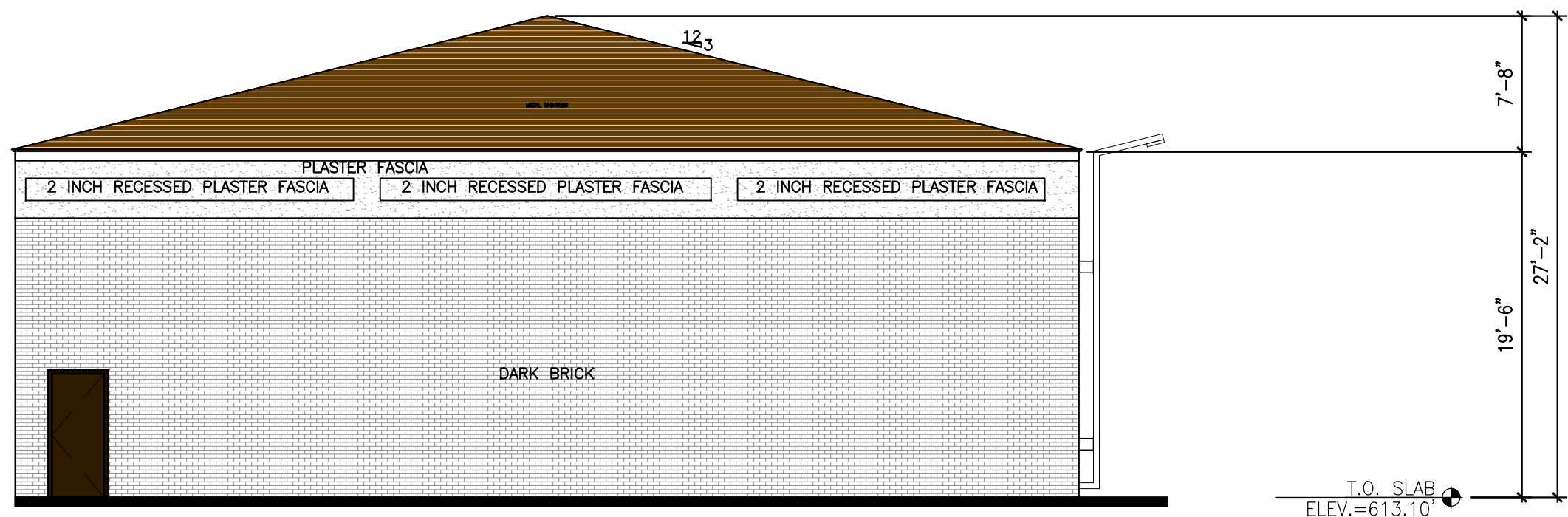
STRUCTURAL & CIVIL ENGINEER
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Dallas, Texas 75243
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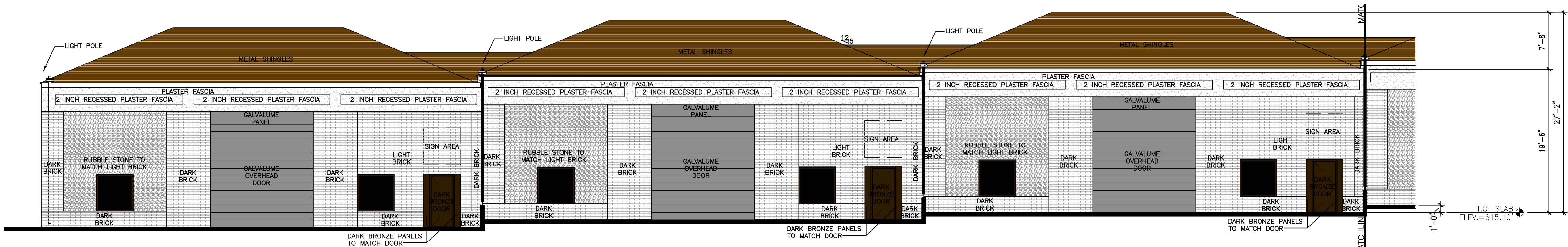
LANDSCAPE ARCHITECT
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Dallas, Texas 75214
Tel: 214 739-3226
Fax: 000 000-0000



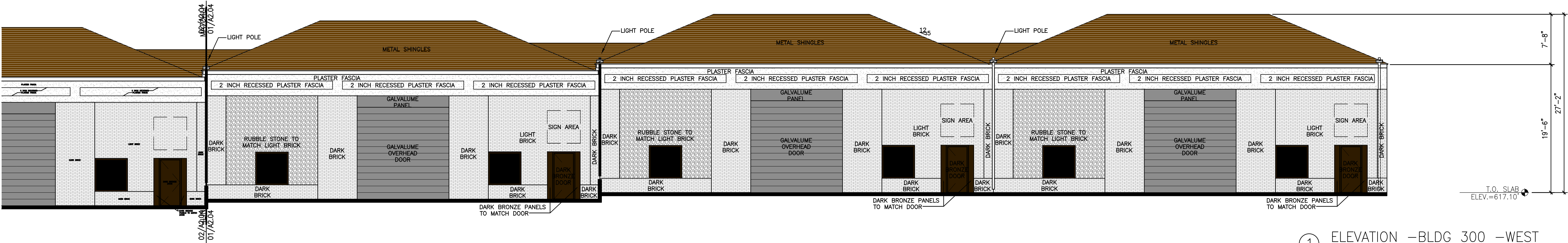
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③ ELEVATION -BLDG 300 -NORTH
SCALE: 1/8"=1'-0" XREF:XX-XXX



② ELEVATION -BLDG 300 -WEST
SCALE: 1/8"=1'-0" XREF:XX-XXX



① ELEVATION -BLDG 300 -WEST
SCALE: 1/8"=1'-0" XREF:XX-XXX

NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

ELEVATIONS

Date
12/12/24

Scale
AS SHOWN

Project No.
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X.X.

Checked by
J. Langford

Drawing Number

A2.04

SHEET OF

COLLEYVILLE
BUSINESS PARK

6521 Colleyville Blvd
COLLEYVILLE, TX 76034
T: XXX XXX XXXX

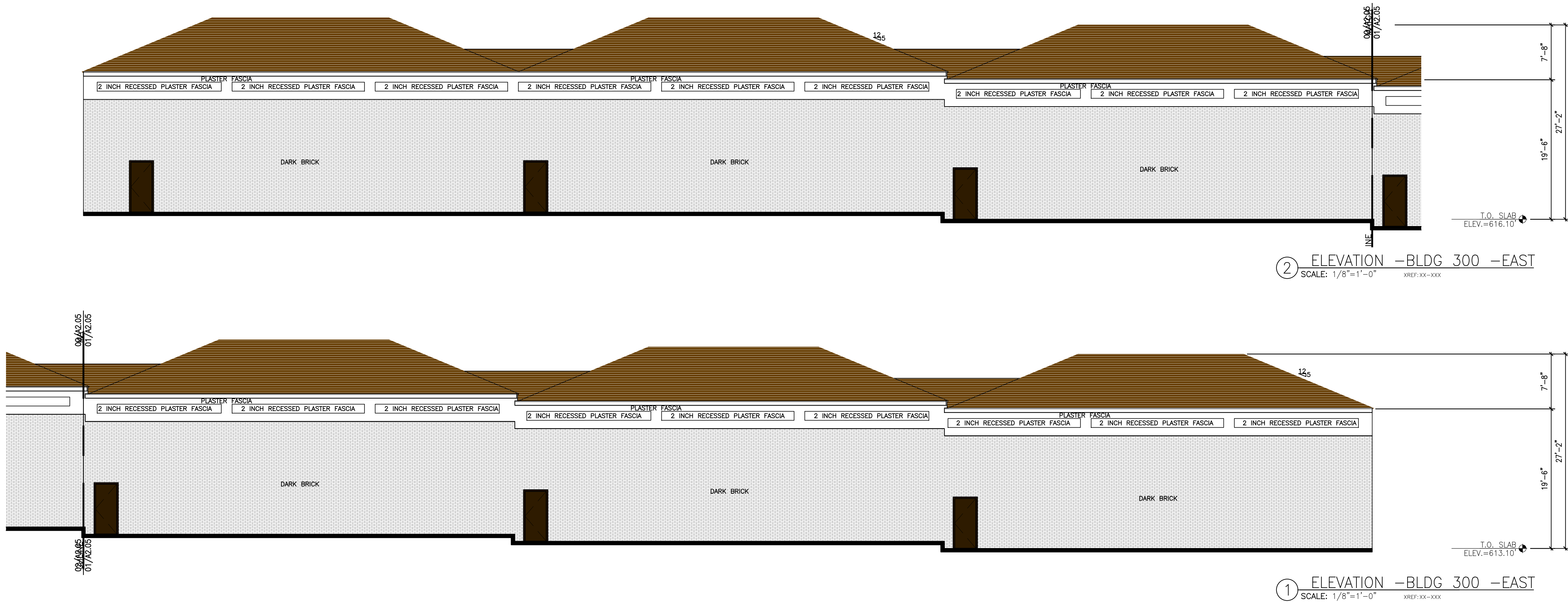
ARCHITECT
James E. Langford
Architects and Planners
3001 Bookhout St.
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F: 214 520 9271

OWNER
SHOAL CREEK CAPITAL
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F: 000 000 0000

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NO.	REVISIONS/SUBMISSIONS	DATE

Drawing Title

ELEVATIONS

Date

12/12/24

Scale

AS SHOWN

Project No.

00000

Drawn by

X.X.

Checked by

J. Langford

Drawing Number

A2.05

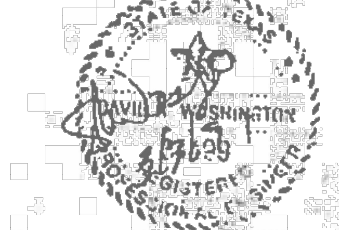
SHEET OF



AREA NUMBER	DESIGN POINT	AREA (ACRES)	L (IN.)	R (IN.)	L (IN.)	L (IN.)	L (IN.)	L (IN.)	NOTES
A1	W	2.31	10	0.70	8.60	11.50	10.87	18.59	CONST. STD. 10" CURB INLET
B1	B	4.37	10	0.70	8.60	11.50	20.19	35.18	CONST. STD. 10" CURB INLET
C1		1.50	15	0.60	5.50	8.60	4.85	8.64	
C2		0.12	15	0.60	5.50	8.60	0.40	0.69	
C3		0.22	15	0.60	5.50	8.60	0.73	1.27	
C1 THRU C3		1.84	15	0.60	5.50	8.60	6.07	10.60	CONST. STD. 5" CURB INLET
D1	D	1.10	15	0.60	5.50	8.60	3.63	6.34	CONST. STD. 5" CURB INLET
E1	E	1.46	15	0.60	5.50	8.60	4.62	8.41	CONST. STD. 10" CURB INLET
F1		0.91	15	0.60	5.50	8.60	3.00	5.24	
F2		0.12	15	0.60	5.50	8.60	0.40	0.69	
F3		0.23	15	0.60	5.50	8.60	0.76	1.32	
F4		0.15	15	0.60	5.50	8.60	0.49	0.86	
F1 THRU F4		1.41	15	0.60	5.50	8.60	4.65	8.12	CONST. STD. 10" CURB INLET
G1	G	1.02	15	0.60	5.50	8.60	3.37	5.88	CONST. STD. 5" CURB INLET
H1	H	70.90	22.40	0.57	4.50	7.70	19.88	311.18	CONST. CONC. BOX STRUCTURE
I1	I	1.38	15	0.60	5.50	8.60	4.49	7.83	CONST. STD. 10" CURB INLET
K1		0.17	15	0.60	5.50	8.60	0.58	0.98	
K2		1.04	15	0.60	5.50	8.60	3.43	5.99	
K3		0.28	15	0.60	5.50	8.60	0.92	1.61	
K1 THRU K3		1.49	15	0.60	5.50	8.60	4.92	8.58	CONST. STD. 10" CURB INLET
L1	L	1.63	15	0.60	5.50	8.60	5.38	9.39	CONST. STD. 10" CURB INLET
M1		2.07	15	0.50	5.50	8.60	5.69	9.94	CONST. STD. 10" CURB INLET
M2		0.50	15	0.50	5.50	8.60	1.37	2.40	
M1 & M2		2.57	15	0.50	5.50	8.60	7.06	12.34	
N1		0.56	15	0.60	5.50	8.60	1.85	3.22	CONST. 2'-2" GRATE INLET
N2		0.66	15	0.60	5.50	8.60	2.16	3.80	CONST. 2'-2" GRATE INLET
N3		0.83	15	0.60	5.50	8.60	2.74	4.78	PROVIDE 6" OPEN PARAPET WALL 5' LONG EACH SIDE
O1	O	2.05	15	0.60	5.50	8.60	6.78	11.60	CONST. STD. 5" CURB INLET
P1	P	1.09	15	0.60	5.50	8.60	3.60	6.28	CONST. STD. 5" CURB INLET
Q1	Q	0.88	15	0.60	5.50	8.60	2.80	5.02	CONST. STD. 5" CURB INLET
R1	R	1.43	15	0.60	5.50	8.60	4.72	8.24	
R2		0.22	15	0.60	5.50	8.60	0.73	1.27	
R3		0.88	15	0.60	5.50	8.60	2.80	5.07	
R4		0.38	15	0.60	5.50	8.60	1.25	2.19	
R5		0.30	15	0.60	5.50	8.60	0.99	1.73	
R6		0.32	15	0.60	5.50	8.60	1.06	1.84	
R7		0.37	15	0.60	5.50	8.60	1.22	2.13	
R8		0.32	15	0.60	5.50	8.60	1.06	1.84	
R1 THRU R8		4.22	15	0.60	5.50	8.60	13.92	24.31	CONST. 2 - STD. 10" CURB INLETS
S1	S	1.95	15	0.60	5.50	8.60	6.57	11.48	CONST. STD. 10" CURB INLET
T1	T	0.60	15	0.60	5.50	8.60	1.88	3.46	CONST. STD. 10" CURB INLET
U1	U	0.55	15	0.60	5.50	8.60	1.81	3.17	
U2		0.20	15	0.60	5.50	8.60	0.68	1.18	
U3		0.23	15	0.60	5.50	8.60	0.78	1.37	
U4		0.16	15	0.60	5.50	8.60	0.53	0.92	
U5		0.93	15	0.60	5.50	8.60	3.07	5.36	
U6		2.55	15	0.60	5.50	8.60	8.42	14.69	
U7		0.10	15	0.60	5.50	8.60	0.33	0.58	
U8		0.20	15	0.60	5.50	8.60	0.68	1.15	
U1 THRU U8		4.92	15	0.60	5.50	8.60	16.24	28.33	CONST. 2 - STD. 10" CURB INLETS
V1	V	0.83	15	0.60	5.50	8.60	2.74	4.78	
W1	W	0.67	15	0.60	5.50	8.60	2.21	3.86	
X1	X	0.88	10	0.70	6.60	11.50	3.14	5.47	CONST. CONC. SWALE
A1 & B1		6.68	10	0.70	6.60	11.50	30.86	53.77	BEGIN LINE "W"
H1		70.90	22.4	0.57	4.50	7.70	19.88	311.18	BEGIN 5'-0" BOX
A1 THRU H1		13.51	16.4	0.65	5.30	9.10	46.54	78.91	END 30" RCP
A1 THRU M2		24.41	22.8	0.57	4.50	7.70	216.51	370.48	BEGIN 30" BOX
A1 THRU M2		24.41	22.8	0.57	4.50	7.70	216.51	370.48	BEGIN 30" BOX
A1 THRU N1		22.02	23.2	0.58	4.30	7.40	229.90	394.95	CONST. 2'-2" GRATE INLET
A1 THRU N2		22.68	23.4	0.58	4.30	7.40	231.14	397.78	CONST. 2'-2" GRATE INLET
A1 THRU N3		23.51	23.6	0.58	4.30	7.40	233.21	401.34	END 9'-0" BOX CULVERT BEGIN TRANSITION
A1 THRU N3		23.51	23.6	0.58	4.30	7.40	233.21	401.34	END TRANSITION BEGIN 7'-4" BOX CULVERT
ALL EXCEPT		107.21	24.1	0.58	4.30	7.40	267.38	460.15	END BOX CULVERT & BEGIN CHANNEL
ALL		47.08	26.3	0.59	4.30	7.50	269.38	461.85	END CONCRETE CHANNEL
ALL & R.O.W.		133.47	25.4	0.59	4.20	7.20	325.13	557.37	CONNECTION WITH ROSS DOWNS III STORM DRAIN

I, David R. Washington, a Professional Engineer, registered in the State of Texas, have prepared this Drainage Study and Plan in compliance with the latest published policy, criteria, and requirements of the City of Colleyville, and have verified that the topographic information used in this Study and Plan is in compliance with said requirements and is otherwise suitable for developing this workable overall Plan of Drainage which can be implemented through proper detailed construction planning and subsequent construction.

David R. Washington, P.E.



ROSS DOWNS ESTATES II
THE CITY OF COLLEYVILLE, TEXAS

DRAINAGE AREA MAP

WASHINGTON & ASSOCIATES, INC.
ENGINEERS & PLANNERS

500 Grapevine Hwy., Suite 375 • Hurst, Texas 76054 • 817/485-0707 • Telex 817/488-3077

DATE: NOV. 1990 DRAWN: D.D.J. DESIGN: K.L.C. APPROVE: T.J.W.
FILENAME: \089-007\CDAM11H JOB NO. 089-007 SHEET 10

FOR REFERENCE ONLY

PROGRESS SET
FOR REVIEW ONLY
ISSUED 12/16/2024

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ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 - 2" BRASS DISC IN CL INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH R.O.W. AND 620' EAST OF CL HWY 26. IT IS ALSO 49.4' NW OF A FIRE HYDRANT IN THE SOUTH R.O.W. ELEV=612.66
BM 1 TEMPORARY BENCHMARK SET ON NORTH SIDE OF ASPHALT ON ROSS DOWNS DRIVE ACROSS FROM DRIVEWAY FOR SUBJECT PROPERTY. ELEV=611.82
BM 2 TEMPORARY BENCHMARK SET IN TOP OF CURB ON ROSS DOWNS DRIVE AT THE SOUTHWEST END OF INTERSECTION WITH COLLEYVILLE BOULEVARD, NORTHWEST OF GRATE INLET. ELEV=607.35

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBP FIRM REG. F-493

DRAINAGE AREA MAP (FOR REFERENCE ONLY)

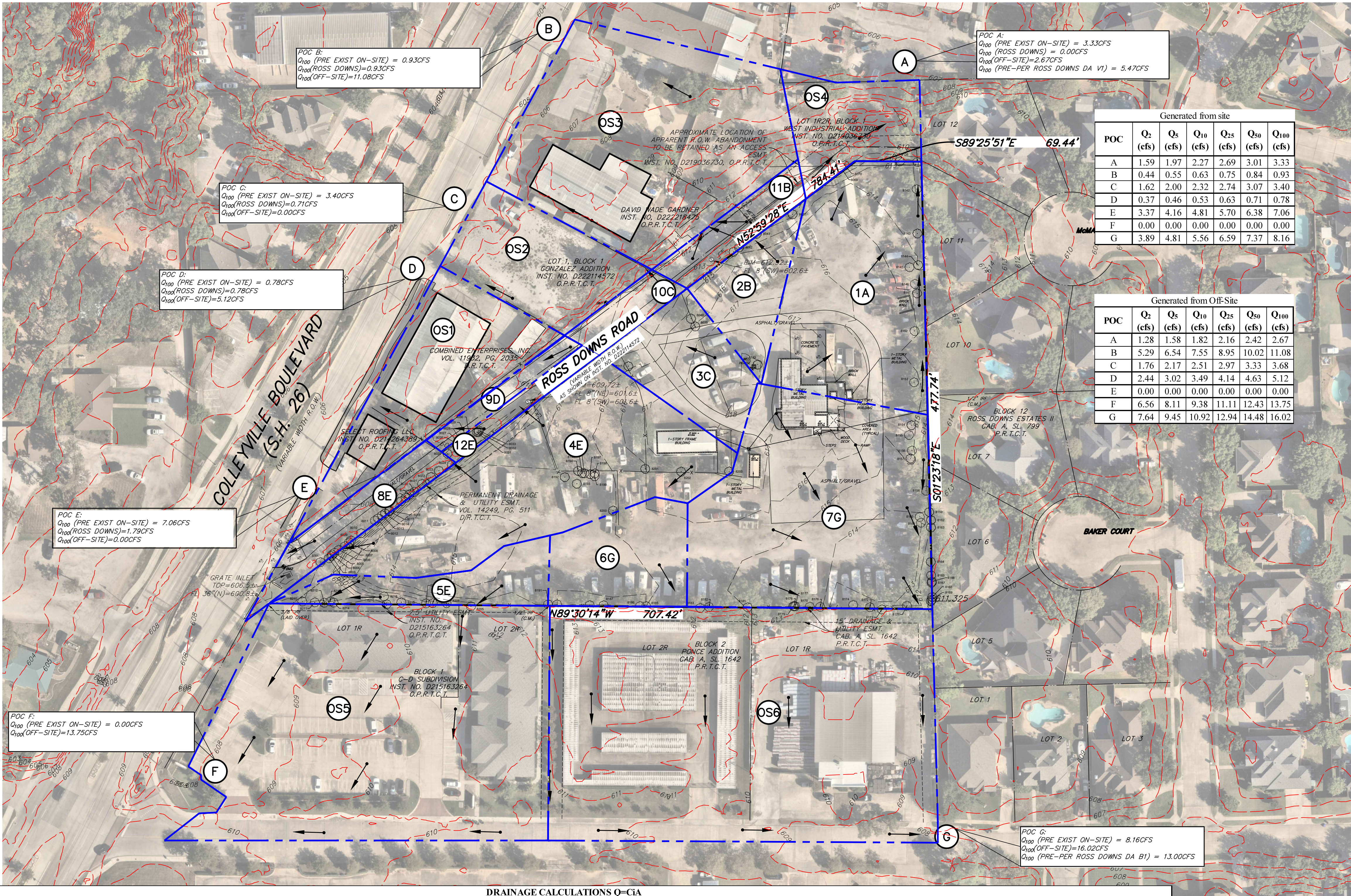
COLLEYVILLE BLVD. COMMERCIAL

6521 COLLEYVILLE BLVD

ZONING REVIEW SET

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C08.01



Drainage Area 1	
Building Area (SF)	1,173.60
Paving Area (SF)	1,967.89
Total Impervious (SF)	3,141.49
Gravel Area (SF)	3,231.08
Pervious (SF)	30,146.27
Weighted C	0.41

Drainage Area 2	
Building Area (SF)	18.73
Paving Area (SF)	1,158.57
Total Impervious (SF)	1,177.31
Gravel Area (SF)	2,745.65
Pervious (SF)	6,296.61
Weighted C	0.45

Drainage Area 3	
Building Area (SF)	61.41
Paving Area (SF)	2,719.49
Total Impervious (SF)	2,780.89
Gravel Area (SF)	6,180.03
Pervious (SF)	5,264.98
Weighted C	0.52

Drainage Area 4	
Building Area (SF)	1,510.82
Paving Area (SF)	0.00
Total Impervious (SF)	1,510.82
Gravel Area (SF)	14,835.72
Pervious (SF)	30,455.91
Weighted C	0.42

Drainage Area 5	
Building Area (SF)	0.00
Paving Area (SF)	0.00
Total Impervious (SF)	0.00
Gravel Area (SF)	3,221.09
Pervious (SF)	7,508.68
Weighted C	0.40

Drainage Area 6	
Building Area (SF)	0.00
Paving Area (SF)	0.00
Total Impervious (SF)	0.00
Gravel Area (SF)	9,316.13
Pervious (SF)	5,318.58
Weighted C	0.45

Drainage Area 7	
Building Area (SF)	2,220.07
Paving Area (SF)	15,003.94
Total Impervious (SF)	17,224.02
Gravel Area (SF)	16,124.75
Pervious (SF)	18,944.31
Weighted C	0.58

Drainage Area 8	
Building Area (SF)	0.00
Paving Area (SF)	4,202.86
Total Impervious (SF)	4,202.86
Gravel Area (SF)	0.00
Pervious (SF)	4,749.04
Weighted C	0.61

Drainage Area 9	
Building Area (SF)	0.00
Paving Area (SF)	8,474.56
Total Impervious (SF)	3,750.37
Gravel Area (SF)	0.00
Pervious (SF)	438.72
Weighted C	0.84

Drainage Area 10	
Building Area (SF)	0.00
Paving Area (SF)	2,948.69
Total Impervious (SF)	2,948.69
Gravel Area (SF)	0.00
Pervious (SF)	1,592.84
Weighted C	0.71

Drainage Area 11	
Building Area (SF)	0.00
Paving Area (SF)	3,223.40
Total Impervious (SF)	3,223.40
Gravel Area (SF)	0.00
Pervious (SF)	3,629.97
Weighted C	0.61

NOTE:
1. C VALUES USED TO CALCULATE WEIGHTED RUNOFF COEFFICIENTS ARE NOTED BELOW

PERVIOUS GRASS AREAS - C=0.35
IMPERVIOUS GRAVEL AREAS - C=0.5
IMPERVIOUS PAVED ASPHALT/CONCRETE AREAS - C=0.9
IMPERVIOUS ROOF AREAS - C=0.9

DRAINAGE CALCULATIONS Q=CIA																
DRAINAGE AREA	Area (acres)	Time of Concentration (min)	C (composite)	i ₂ (in/hr)	i ₅ (in/hr)	i ₁₀ (in/hr)	i ₁₅ (in/hr)	i ₃₀ (in/hr)	i ₆₀ (in/hr)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₁₅ (cfs)	Q ₃₀ (cfs)	Q ₆₀ (cfs)	Outfall
1A	0.84	10	0.41	4.62	5.71	6.6	7.82	8.75	9.68	1.59	1.97	2.27	2.69	3.01	3.33	A
2B	0.23	10	0.45	4.62	5.71	6.6	7.82	8.75	9.68	0.49	0.61	0.70	0.83	0.93	1.03	C
3C	0.33	10	0.52	4.62	5.71	6.6	7.82	8.75	9.68	0.79	0.97	1.13	1.33	1.49	1.65	C
4E	1.07	10	0.42	4.62	5.71	6.6	7.82	8.75	9.68	2.06	2.55	2.95	3.49	3.90	4.32	E
5E	0.25	10	0.40	4.62	5.71	6.6	7.82	8.75	9.68	0.45	0.56	0.64	0.76	0.85	0.94	E
6G	0.34	10	0.45	4.62	5.71	6.6	7.82	8.75	9.68	0.69	0.85	0.99	1.17	1.31	1.45	G
7G	1.20	10	0.58	4.62	5.71	6.6	7.82	8.75	9.68	3.20	3.96	4.57	5.42	6.07	6.71	G
8E(ROSS DOWN)	0.21	10	0.61	4.62	5.71	6.6	7.82	8.75	9.68	0.58	0.71	0.82	0.98	1.09	1.21	E
9D(ROSS DOWN)	0.10	10	0.84	4.62	5.71	6.6	7.82	8.75	9.68	0.37	0.46	0.53	0.63	0.71	0.78	D
10C(ROSS DOWN)	0.10	10	0.71	4.62	5.71	6.6	7.82	8.75	9.68	0.34	0.42	0.49	0.58	0.65	0.71	C
11B(ROSS DOWN)	0.16	10	0.61	4.62	5.71	6.6	7.82	8.75	9.68	0.44	0.55	0.63	0.75	0.84	0.93	B
12E(ROSS DOWN)	0.07	11	0.84	4.62	5.71	6.6	7.82	8.75	9.68	0.28	0.34	0.40	0.47	0.53	0.58	E
OS1	0.59	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	2.44	3.02	3.49	4.14	4.63	5.12	D
OS2	0.42	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	1.76	2.17	2.51	2.97	3.33	3.68	C
OS3	1.27	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	5.29	6.54	7.55	8.95	10.02	11.08	B
OS4	0.31	10	0.90	4.62	5.71	6.6	7.82	8.75	9.68	1.28	1.58	1.82	2.16	2.42	2.67	A
OS5	2.03	10	0.70	4.62	5.71	6.6	7.82	8.75	9.68	6.56	8.11	9.38	11.11	12.43	13.75	F
OS6	2.36	10	0.70	4.62	5.71	6.6	7.82	8.75	9.68	7.64	9.45	10.92	12.94	14.48	16.02	G
TOTAL(site)	4.26									9.28	11.46	13.25	15.70	17.57	19.43	
TOTAL (ross down)	0.56									1.73	2.14	2.48	2.94	3.29	3.63	

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ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 - 2" BRASS DISC IN CL INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH R.O.W. AND 620' EAST OF CL HWY 26. IT IS ALSO 49.4' NW OF A FIRE HYDRANT IN THE SOUTH R.O.W. ELEV=612.66

BM 1 TEMPORARY BENCHMARK SET ON NORTH SIDE OF ASPHALT ON ROSS DOWNS DRIVE ACROSS FROM DRIVEWAY FOR SUBJECT PROPERTY. ELEV=611.82

BM 2 TEMPORARY BENCHMARK SET IN TOP OF CURB ON ROSS DOWNS DRIVE AT THE SOUTHWEST END OF INTERSECTION WITH COLLEYVILLE BOULEVARD; NORTHWEST OF GRATE INLET. ELEV=607.35

RLG CONSULTING ENGINEERS
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
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PRE-DEVELOPMENT DRAINAGE AREA MAP

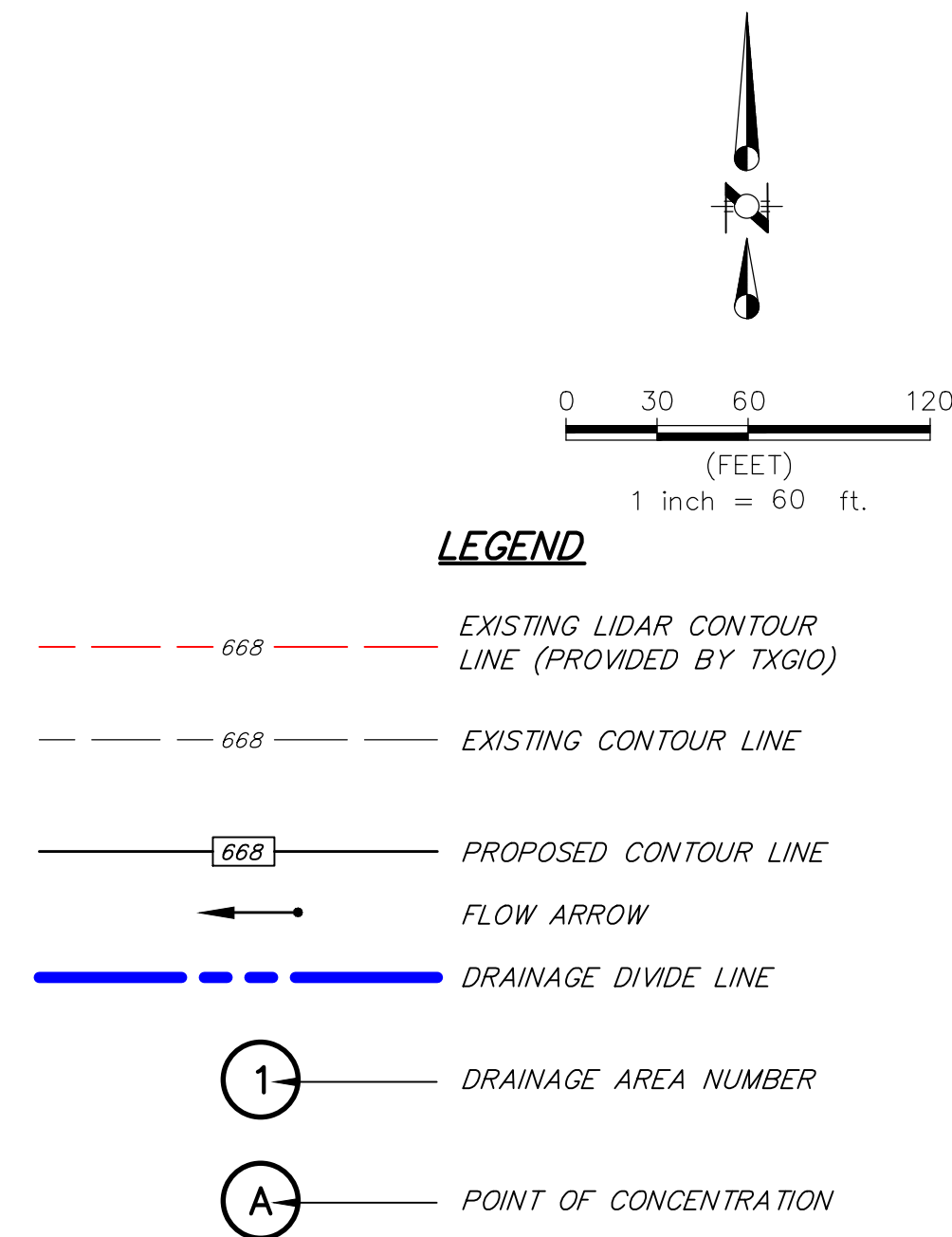
COLLEYVILLE BLVD. COMMERCIAL

6521 COLLEYVILLE BLVD

ZONING REVIEW SET

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C08.02



Generated From Site						
POINT OF CONCENTRATION	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
A	2.52	3.12	3.60	4.27	4.78	5.29
B	0.15	0.19	0.22	0.26	0.29	0.32
C	0.18	0.23	0.26	0.31	0.35	0.39
D	0.14	0.17	0.20	0.24	0.27	0.29
E	8.34	10.31	11.92	14.12	15.80	17.48
F	0.00	0.00	0.00	0.00	0.00	0.00
G	8.26	10.21	11.80	13.98	15.64	17.31

Generated From Off-Site						
POINT OF CONCENTRATION	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)
A	0.87	1.07	1.24	1.47	1.64	1.81
B	1.12	1.38	1.60	1.89	2.12	2.34
C	1.06	1.31	1.51	1.79	2.00	2.22
D	1.38	1.71	1.98	2.34	2.62	2.90
E	0.00	0.00	0.00	0.00	0.00	0.00
F	6.56	8.11	9.38	11.11	12.43	13.75
G	7.64	9.45	10.92	12.94	14.48	16.02

NOTE:
1. C VALUE FOR ONSITE RATIONAL METHOD IS
EQUAL TO 0.85 AS STATED IN SECTION 14-170 IN
THE LAND DEVELOPMENT CODE SUB SECTION C
FOR AN INDUSTRIAL SITE.

NOTE:

1. INTENSITIES PROVIDED ARE REFERENCED FROM NOAA ATLAS 14. INTENSITIES FROM NOAA WERE COMPARED TO THE INTENSITIES LOCATED IN THE ISWMM HYDROLOGY CHART 5.1 FOR TARRANT COUNTY AND THROUGH ENGINEERING JUDGEMENT NOAA WAS FOUND TO BE MORE CONSERVATIVE.

2. THE REFERENCED DRAINAGE AREA MAP FROM THE ROSS DOWN ESTATES II DEVELOPMENT WAS USED TO DETERMINE PRE EXISTING FLOWS TO POINT OF CONCENTRATION "A" AND "C". THE DRAINAGE AREA MAP DENOTES OUR SITE AS AREAS "B1" AND "V1" RESPECTIVELY.

DRAINAGE CALCULATIONS Q=CIA																	
DRAINAGE AREA	Area (acres)	T _c	C	i ₂ (in/hr)	i ₅ (in/hr)	i ₁₀ (in/hr)	i ₂₅ (in/hr)	i ₅₀ (in/hr)	i ₁₀₀ (in/hr)	Q ₂ (cfs)	Q ₅ (cfs)	Q ₁₀ (cfs)	Q ₂₅ (cfs)	Q ₅₀ (cfs)	Q ₁₀₀ (cfs)	Outfall	Remarks
1A	0.50	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	1.94	2.40	2.78	3.29	3.68	4.07	A	SHEET FLOW TO STREET AND OUT THROUGH NORTHERN PROPERTY
2G	1.82	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	7.16	8.84	10.22	12.11	13.55	14.99	G	SHEET FLOW TO DRIVE AISLE, THROUGH A PROP STORM SYSTEM AND INTO SOUTH EAST DETENTION SYSTEM
3E	1.66	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	6.52	8.05	9.31	11.03	12.34	13.65	E	SURFACE DRAIN TO ROSS AND ONSITE STORM SYSTEM AND INTO THE SOUTHWEST DETETION SYSTEM
4G	0.28	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	1.10	1.37	1.58	1.87	2.09	2.31	G	SHEET FLOW TO PROPERTIES SOUTH OF SITE
5E(ROSS DOWNS)	0.21	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.83	1.02	1.18	1.40	1.57	1.74	E	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
6DR(ROSS DOWNS)	0.04	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.14	0.17	0.20	0.24	0.27	0.29	D	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
7C(ROSS DOWNS)	0.05	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.18	0.23	0.26	0.31	0.35	0.39	C	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
8B(ROSS DOWNS)	0.04	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.15	0.19	0.22	0.26	0.30	0.32	B	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
9AR(ROSS DOWNS)	0.15	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	0.58	0.71	0.83	0.98	1.10	1.21	A	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO ROG
10E(ROSS DOWNS)	0.25	10	0.85	4.62	5.71	6.6	7.82	8.75	9.68	1.00	1.23	1.43	1.69	1.89	2.09	E	SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
OS1	0.33	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	1.38	1.71	1.98	2.34	2.62	2.90	D	OFF SITE SHEET FLOW INTO ADJACENT PROPERTIES AND INTO COLLEYVILLE BLVD
OS2	0.25	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	1.06	1.31	1.51	1.79	2.00	2.22	C	OFF SITE SHEET FLOW INTO CURB INLET AND INTO DETENTION POND, FLOW WILL BY PASS DETENTION SYSTEM AND FLOW INTO TXDOT SYSTEM
OS3	0.27	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	1.12	1.38	1.60	1.89	2.12	2.34	B	OFF SITE SHEET FLOW TO THE NORTH EAST INTO ADJACENT PROPERTIES MATCHING PRE EXISTING CONDITIONS
OS4	0.21	10	0.9	4.62	5.71	6.6	7.82	8.75	9.68	0.87	1.07	1.24	1.47	1.64	1.81	A	OFF SITE SHEET FLOW TOWARDS COLLEYVILLE BLVD AND INTO TXDOT STORM SYSTEM
OS5	2.03	10	0.7	4.62	5.71	6.6	7.82	8.75	9.68	6.56	8.11	9.38	11.11	12.43	13.75	F	OFF SITE SHEET FLOW SOUTHWEST INTO TXDOT SYSTEM
OS6	2.36	10	0.7	4.62	5.71	6.6	7.82	8.75	9.68	7.64	9.45	10.92	12.94	14.48	16.02	G	OFF SITE SHEET FLOW SOUTH AND INTO 15' CURB INLET SERVING ROSS DOWNS ESTATES II
TOTAL (SITE)	4.26									16.72	20.67	23.89	28.30	31.67	35.04		
TOTAL (ROSS DOWNS)	0.73									2.88	3.56	4.12	4.88	5.46	6.04		
TOTAL (OFF SITE)	5.46									18.63	23.03	26.62	31.54	35.29	39.04		

PROGRESS SET
FOR REVIEW ONLY
ISSUED 12/16/2024

THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES. THEY WERE PREPARED BY

ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 2" BRASS DISC IN CL
INLET IN FRONT OF 1804 INDUSTRIAL
IN THE NORTH R.O.W. AND 620' EAST
CL HWY 26. IT IS ALSO
49.4' NW OF A FIRE HYDRANT IN THE
SOUTH R.O.W.
ELEV=612.66

BM 1 TEMPORARY BENCHMARK
SET ON NORTH SIDE OF ASPHALT ON
ROSS DOWNS DRIVE ACROSS FROM
DRIVEWAY FOR SUBJECT PROPERTY.
ELEV=611.82

BM 2 TEMPORARY BENCHMARK
SET IN TOP OF CURB ON ROSS DOWN
DRIVE AT THE SOUTHEAST END OF
INTERSECTION WITH COLLEYVILLE
BOULEVARD; NORTHWEST OF GRATE II
ELEV=607.35

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POST-DEVELOPMENT DRAINAGE AREA MAP

COLLEYVILLE BLVD. COMMERCIAL
6521 COLLEYVILLE BLVD

ZONING REVIEW SET

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C08.03

SOUTH WEST DETENTION TABLES

Qdis =	Cund * I * A
Qin =	Cdev * I * A
Vin =	Time * Qin * 60 sec/min
Vout =	0.5 * (Time + Tc) * Qdis * 60 sec/min
Storage =	Vin - Vout
Cdev =	C1*A1 + C2*A2 A
	C=0.85 ZONING

SOUTH WEST DETENTION	DRAINAGE AREAS	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
PREDEVELOPED FLOW TO TXDOT INLET "POC E"	PreDev Area 4.8,12	3.37	4.16	4.81	5.70	6.38	7.06
POST DEVELOPED FLOW CIRCUMVENTING DETENTION SYSTEM	5(ROSS DOWNS)	0.83	1.02	1.18	1.40	1.57	1.74
ALLOWABLE DISCHARGE FROM DETENTION SYSTEM		2.54	3.14	3.63	4.30	4.81	5.32

Time (min)	I100 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	9.68	0.85	1.91	15.7	5.32	9448	3191	6257
15	7.95	0.85	1.91	12.9	5.32	11639	3989	7650
20	7.12	0.85	1.91	11.6	5.32	13905	4787	9118
30	5.47	0.85	1.91	8.9	5.32	16016	6382	9634
40	4.85	0.85	1.91	7.9	5.32	18922	7978	10944
50	4.22	0.85	1.91	6.9	5.32	20610	9573	11037
60	3.60	0.85	1.91	5.9	5.32	21082	11169	9913
70	3.39	0.85	1.91	5.5	5.32	23149	12764	10385
80	3.18	0.85	1.91	5.2	5.32	24804	14360	10444
90	2.97	0.85	1.91	4.8	5.32	26045	15955	10089
100	2.75	0.85	1.91	4.5	5.32	26873	17551	9322
110	2.54	0.85	1.91	4.1	5.32	27288	19146	8141
120	2.33	0.85	1.91	3.8	5.32	27289	20742	6547

NOTE:
Q100 EVENT SHALL GOVERN DETENTION VOLUME REQUIEMENTS

DETENTION SUMMARY
Q100=5.32cfs (OUT)
STORAGE REQ'D=11,037 FT³
STORAGE PROVIDED=13,600± FT³

NOTE:
1. DETENTION CALCULATIONS ARE BASED OFF PRE EXISTING CALCULATED C VALUES. NOT THE REFERENCED C VALUES FROM ROSS DOWN ESTATES II DRAINAGE AREA MAP.
2. DETENTION CALCULATIONS ARE BASED OF NOAA ATLAS INTENSITIES. THE REFERENCED ROSS DOWN ESTATES II HAS AN INTENSITY OF 11.50IN/HR.
3. PROPOSED DETENTION PONDS INCLUDE 1' OF FREE BOARD.
4. PROPOSED FLOWS AT DIFFERENT POC'S WILL MATCH OR BE LOWER THAN PRE EXISTING FLOWS TO THE ASSOCIATED POC'S.

Time (min)	I50 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	8.75	0.85	1.91	14.2	4.81	8540	2884	5656
15	7.20	0.85	1.91	11.7	4.81	10541	3606	6935
20	6.45	0.85	1.91	10.5	4.81	12590	4327	8264
30	4.95	0.85	1.91	8.1	4.81	14494	5769	8725
40	4.38	0.85	1.91	7.1	4.81	17113	7211	9901
50	3.82	0.85	1.91	6.2	4.81	18625	8653	9972
60	3.25	0.85	1.91	5.3	4.81	19032	10096	8936
70	3.06	0.85	1.91	5.0	4.81	20883	11538	9345
80	2.86	0.85	1.91	4.7	4.81	22357	12980	9377
90	2.67	0.85	1.91	4.3	4.81	23453	14422	9031
100	2.48	0.85	1.91	4.0	4.81	24172	15865	8308
110	2.28	0.85	1.91	3.7	4.81	24514	17307	7207
120	2.09	0.85	1.91	3.4	4.81	24478	18749	5729

Time (min)	I25 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	7.82	0.85	1.91	12.7	4.30	7632	2578	5054
15	6.46	0.85	1.91	10.5	4.30	9458	3222	6235
20	5.79	0.85	1.91	9.4	4.30	11302	3867	7435
30	4.45	0.85	1.91	7.2	4.30	13030	5156	7874
40	3.94	0.85	1.91	6.4	4.30	15369	6445	8924
50	3.42	0.85	1.91	5.6	4.30	16706	7734	8972
60	2.91	0.85	1.91	4.7	4.30	17041	9023	8018
70	2.73	0.85	1.91	4.4	4.30	18674	10312	8363
80	2.56	0.85	1.91	4.2	4.30	19963	11601	8362
90	2.38	0.85	1.91	3.9	4.30	20906	12890	8016
100	2.20	0.85	1.91	3.6	4.30	21505	14179	7326
110	2.03	0.85	1.91	3.3	4.30	21758	15467	6291
120	1.85	0.85	1.91	3.0	4.30	21667	16756	4911

Time (min)	I10 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	6.60	0.85	1.91	10.7	3.63	6442	2176	4266
15	5.46	0.85	1.91	8.9	3.63	7993	2720	5274
20	4.90	0.85	1.91	8.0	3.63	9558	3264	6295
30	3.77	0.85	1.91	6.1	3.63	11039	4351	6687
40	3.33	0.85	1.91	5.4	3.63	13013	5439	7574
50	2.90	0.85	1.91	4.7	3.63	14136	6527	7609
60	2.46	0.85	1.91	4.0	3.63	14406	7615	6791
70	2.31	0.85	1.91	3.8	3.63	15771	8703	7068
80	2.16	0.85	1.91	3.5	3.63	16839	9791	7049
90	2.01	0.85	1.91	3.3	3.63	17612	10879	6733
100	1.85	0.85	1.91	3.0	3.63	18089	11967	6122
110	1.70	0.85	1.91	2.8	3.63	18269	13054	5215
120	1.55	0.85	1.91	2.5	3.63	18154	14142	4011

Time (min)	I5 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	5.71	0.85	1.91	9.3	3.14	5573	1882	3691
15	4.73	0.85	1.91	7.7	3.14	6925	2353	4572
20	4.24	0.85	1.91	6.9	3.14	8283	2824	5460
30	3.27	0.85	1.91	5.3	3.14	9575	3765	5810
40	2.89	0.85	1.91	4.7	3.14	11283	4706	6577
50	2.51	0.85	1.91	4.1	3.14	12249	5647	6602
60	2.13	0.85	1.91	3.5	3.14	12473	6588	5885
70	2.00	0.85	1.91	3.2	3.14	13641	7529	6112
80	1.86	0.85	1.91	3.0	3.14	14549	8471	6078
90	1.73	0.85	1.91	2.8	3.14	15196	9412	5785
100	1.60	0.85	1.91	2.6	3.14	15584	10353	5231
110	1.46	0.85	1.91	2.4	3.14	15710	11294	4416
120	1.33	0.85	1.91	2.2	3.14	15577	12235	3342

Time (min)	I2 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	4.62	0.85	1.91	7.5	2.54	4509	1523	2986
15	3.83	0.85	1.91	6.2	2.54	5607	1904	3703
20	3.44	0.85	1.91	5.6	2.54	6708	2285	4424
30	2.65	0.85	1.91	4.3	2.54	7759	3046	4713
40	2.34	0.85	1.91	3.8	2.54	9135	3808	5328
50	2.03	0.85	1.91	3.3	2.54	9906	4569	5337
60	1.72	0.85	1.91	2.8	2.54	10072	5331	4742
70	1.61	0.85	1.91	2.6	2.54	11011	6092	4919
80	1.50	0.85	1.91	2.4	2.54	11738	6854	4685
90	1.40	0.85	1.91	2.3	2.54	12254	7615	4639
100	1.29	0.85	1.91	2.1	2.54	12558	8377	4181
110	1.18	0.85	1.91	1.9	2.54	12651	9138	3513
120	1.07	0.85	1.91	1.7	2.54	12532	9900	2632

SOUTH EAST DETENTION TABLES

Qdis =	Cund * I * A
Qin =	Cdev * I * A
Vin =	Time * Qin * 60 sec/min
Vout =	0.5 * (Time + Tc) * Qdis * 60 sec/min
Storage =	Vin - Vout
Cdev =	C1*A1 + C2*A2/(A) C=0.85 ZONING

SOUTH EAST DETENTION	DRAINAGE AREAS	Q2 (cfs)	Q5 (cfs)	Q10 (cfs)	Q25 (cfs)	Q50 (cfs)	Q100 (cfs)
PREDEVELOPED FLOW TO 15' CURB INLET "POC G"	PreDev Area 6.7,OS6	11.54	14.26	16.48	19.53	21.85	24.17
POST DEVELOPED FLOW CIRCUMVENTING DETENTION SYSTEM	4.OS6	8.75	10.81	12.50	14.81	16.57	18.33
ALLOWABLE DISCHARGE FROM DETENTION SYSTEM		2.79	3.45	3.98	4.72	5.28	5.84

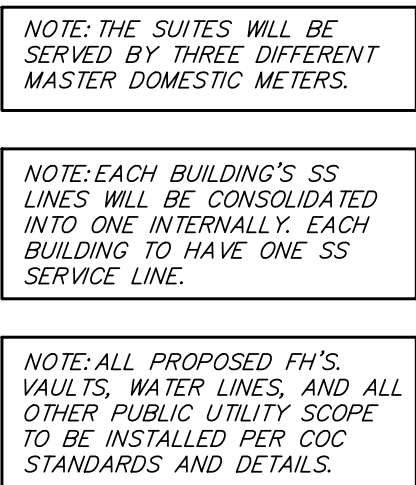
Time (min)	I100 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	9.68	0.85	1.82	15.0	5.84	8996	3506	5489
15	7.95	0.85	1.82	12.3	5.84	11082	4383	6699
20	7.12	0.85	1.82	11.0	5.84	13240	5260	7980
30	5.47	0.85	1.82	8.5	5.84	15250	7013	8237
40	4.85	0.85	1.82	7.5	5.84	18016	8766	9250
50	4.22	0.85	1.82	6.5	5.84	19624	10519	9104
60	3.60	0.85	1.82	5.6	5.84	20073	12273	7800
70	3.39	0.85	1.82	5.2	5.84	22042	14026	8016
80	3.18	0.85	1.82	4.9	5.84	23617	15779	7838
90	2.97	0.85	1.82	4.6	5.84	24799	17532	7266
100	2.75	0.85	1.82	4.3	5.84	25587	19286	6301
110	2.54	0.85	1.82	3.9	5.84	25982	21039	4943
120	2.33	0.85	1.82	3.6	5.84	25984	22792	3191

NOTE:
Q100 EVENT SHALL GOVERN DETENTION VOLUME REQUIEMENTS

DETENTION SUMMARY
Q100=5.84cfs (OUT)
STORAGE REQ'D=9,250 FT³
STORAGE PROVIDED=13,510± FT³

Time (min)	I50 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	8.75	0.85	1.82	13.6	5.28	8131	3170	4962
15	7.20	0.85	1.82	11.2	5.28	10037	3962	6075
20	6.45	0.85	1.82	10.0	5.28	11988	4754	7234
30	4.95	0.85	1.82	7.7	5.28	13800	6339	7461
40	4.38	0.85	1.82	6.8	5.28	16294	7924	8370
50	3.82	0.85	1.82	5.9	5.28	17734	9509	8226
60	3.25	0.85	1.82	5.0	5.28	18122	11094	7028
70	3.06	0.85	1.82	4.7	5.28	19894	12678	7206
80	2.86	0.85	1.82	4.4	5.28	21287	14263	7024
90	2.67	0.85	1.82	4.1	5.28	22331	15848	6483
100	2.48	0.85	1.82	3.8	5.28	23016	17433	5583
110	2.28	0.85	1.82	3.5	5.28	23341	19018	4324
120	2.09	0.85	1.82	3.2	5.28	23307	20602	2705

Time (min)	I25 (in/hr)	Cdev	A (acre)	Qin (cfs)	Qdis (cfs)	Vin (cf)	Vout (cf)	Storage (cf)
10	7.82	0.85	1.82	12.1	4.72	7267	2833	4434
15	6.46	0.85	1.82	10.0	4.72	9005	3541	5464
20	5.79	0.85	1.82	9.0	4.72	10761	4249	6512
30	4.45	0.85	1.82	6.9	4.72	12406	5665	6741
40	3.94	0.85	1.82	6.1	4.72	14634	7082	7552
50	3.42	0.85	1.82	5.3	4.72	15907	8498	7409
60	2.91	0.85	1.82	4.5	4.72	16226	9915	6311
70	2.73	0.85	1.82	4.2	4.72	17781	11331	6450
80	2.56	0.85	1.82	4.0	4.72	19008	12747	6260
90	2.38	0.85	1.82	3.7	4.72	19906	14164	57



NOTE: ALL PROPOSED FH'S, VAULTS, WATER LINES, AND ALL OTHER PUBLIC UTILITY SCOPE TO BE INSTALLED PER COC STANDARDS AND DETAILS.

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C10.01

No.	Tree	Caliper inch	Disposition	Health	Exclusion	Mitigation	Notes
8001	Elm	32	To remain and protect	Alive			
8002	Hackberry	10	To remain and protect	Alive			
8003	Elm	9	To remain and protect	Alive			
8004	Elm	10	To remain and protect	Alive			
8005	Dead Tree	15	To remain and protect	Dead			
8006	Hackberry	6	To remain and protect	Alive			
8007	Elm	6	To remain and protect	Alive			
8008	Hackberry	8	To remain and protect	Alive			
8009	Elm	6	To remain and protect	Alive			
8010	Elm	24	To remain and protect	Alive			
8011	Elm	9	To be removed	Alive			In the right of
8012	Elm	6	To be removed	Alive			In the right of
8013	Elm	7	To be removed	Alive			In the right of
8014	Elm	6	To be removed	Alive			In the right of
8015	Elm	15	To be removed	Alive			In the right of
8016	Elm	8	To be removed	Alive			In the right of
8017	Elm	6	To be removed	Alive			In the right of
8018	Elm	7	To be removed	Alive			In the right of
8019	Elm	7	To be removed	Alive			In the right of
8020	Elm	8	To be removed	Alive			In the right of
8021	Oak	22	To be removed	Alive			In the right of
8022	Hackberry	6	To be removed	Alive			In the right of
8023	Oak	24	To be removed	Alive			In the right of
8024	Elm	11	To be removed	Alive			In the right of
8025	Elm	15	To be removed	Alive			In the right of
8026	Elm	9	To be removed	Alive			In the right of
8027	Elm	9	To be removed	Alive			In the right of
8028	Elm	9	To be removed	Alive			In the right of
8029	Elm	8	To be removed	Alive			In the right of
8030	Elm	12	To be removed	Alive			In the right of
8031	Elm	16	To be removed	Alive			In the right of
8032	Elm	17	To be removed	Alive			In the right of
8033	Elm	21	To be removed	Alive			In the right of
8035	Elm	34	To be removed	Alive			In the right of
8036	Elm	13	To be removed	Alive			In the right of
8037	Elm	14	To be removed	Alive			In the right of
8038	Hackberry	12	To be removed	Alive			In the right of
8040	Hackberry	36	To be removed	Alive	Building envelope		
8041	Hackberry	14	To be removed	Alive	Building envelope		
8042	Hackberry	8	To be removed	Alive			In the right of
8043	Elm	24	To be removed	Alive			In the right of
8069	Hackberry	11	To be removed	Alive			In the right of
8070	Hackberry	19	To be removed	Alive			In the right of
8076	Hackberry	8	To be removed	Alive	Building envelope		
8077	Elm	11	To be removed	Alive	Building envelope		
8111	Hackberry	14	To be removed	Alive	Building envelope		
8133	Hackberry	40	To be removed	Alive	Building envelope		
8137	Hackberry	27	To remain and protect	Alive			
8138	Hackberry	13	To remain and protect	Alive			
8142	Live Oak	27	To remain and protect	Alive			
8143	Unknown	10	To remain and protect	Dead			
8144	Bradford Pear	21	To remain and protect	Alive			
8145	Unknown	11	To remain and protect	Dead			
8146	Unknown	11	To remain and protect	Dead			
8147	Unknown	11	To remain and protect	Dead			
8152	Unknown	11	To remain and protect	Dead			
8153	Unknown	30	To remain and protect	Dead			
8154	Unknown	12	To remain and protect	Dead			
8155	Pine	13	To be removed	Alive	Building envelope		
8156	Pine	11	To be removed	Alive	Building envelope		
8157	Elm	13	To be removed	Alive	Building envelope		
8158	Hackberry	23	To be removed	Alive	Required screening		
8159	Elm	21	To be removed	Alive	Required screening		
8160	Oak	16	To remain and protect	Alive			
8161	Oak	9	To remain and protect	Alive			
8162	Hackberry	37	To be removed	Alive	Required screening		
8163	Hackberry	21	To be removed	Alive	Required screening		
8164	Hackberry	8	To be removed	Alive	Required screening		
8165	Hackberry	30	To be removed	Alive	Required screening		
8166	Hackberry	8	To be removed	Alive	Required screening		
8167	Bradford Pear	22	To be removed	Alive	Required screening		
8168	Hackberry	6	To be removed	Alive	Required screening		
8169	Hackberry	6	To be removed	Alive	Required screening		
8170	Elm	18	To be removed	Alive	Required screening		
8171	Elm	36	To remain and protect	Alive			
8172	Elm	72	To remain and protect	Alive			
8173	Elm	11	To remain and protect	Alive			
8174	Elm	19	To remain and protect	Alive			
8175	Hackberry	16	To remain and protect	Alive			
8176	Hackberry	16	To remain and protect	Alive			
8177	Elm	24	To remain and protect	Alive			
8178	Elm	11	To remain and protect	Alive			
8179	Elm	24	To remain and protect	Alive			
8181	Elm	48	To remain and protect	Alive			
8182	Hackberry	9	To remain and protect	Alive			
8183	Elm	2	To remain and protect	Alive			
8185	Elm	13	To remain and protect	Alive			
8186	Elm	14	To remain and protect	Alive			
8187	Hackberry	32	To remain and protect	Alive			
8188	Elm	16	To remain and protect	Alive			
8189	Elm	27	To remain and protect	Alive			
8191	Elm	9	To remain and protect	Alive			
8192	Willow	74	To be removed	Alive	Building envelope		
8193	Willow	80	To be removed	Alive	Building envelope		
8194	Elm	10	To be removed	Alive	Building envelope		
8195	Elm	9	To be removed	Alive	Building envelope		
8196	Unknown	10	To be removed	Alive	Building envelope		
8197	Unknown	10	To be removed	Alive	Building envelope		
8198	Willow	11	To be removed	Alive	Building envelope		
8199	Mulberry	10	To be removed	Alive	Building envelope		
8200	Willow	37	To be removed	Alive	Building envelope		
8201	Hackberry	15	To be removed	Alive	Building envelope		
8202	Elm	12	To be removed	Alive	Building envelope		
8203	Elm	24	To be removed	Alive	Building envelope		
8205	Elm	24	To remain and protect	Alive			
8206	Elm	13	To remain and protect	Alive			
8207	Elm	13	To remain and protect	Alive			
8208	Elm	12	To remain and protect	Alive			
8210	Hackberry	22	To remain and protect	Alive			
8211	Elm	34	To remain and protect	Alive			
8212	Elm	9	To remain and protect	Alive			
8213	Cedar	8	To remain and protect	Alive			
8214	Elm	10	To remain and protect	Alive			
8215	Elm	9	To remain and protect	Alive			
8216	Willow	21	To remain and protect	Alive			
8218	Lilac	20	To remain and protect	Alive			

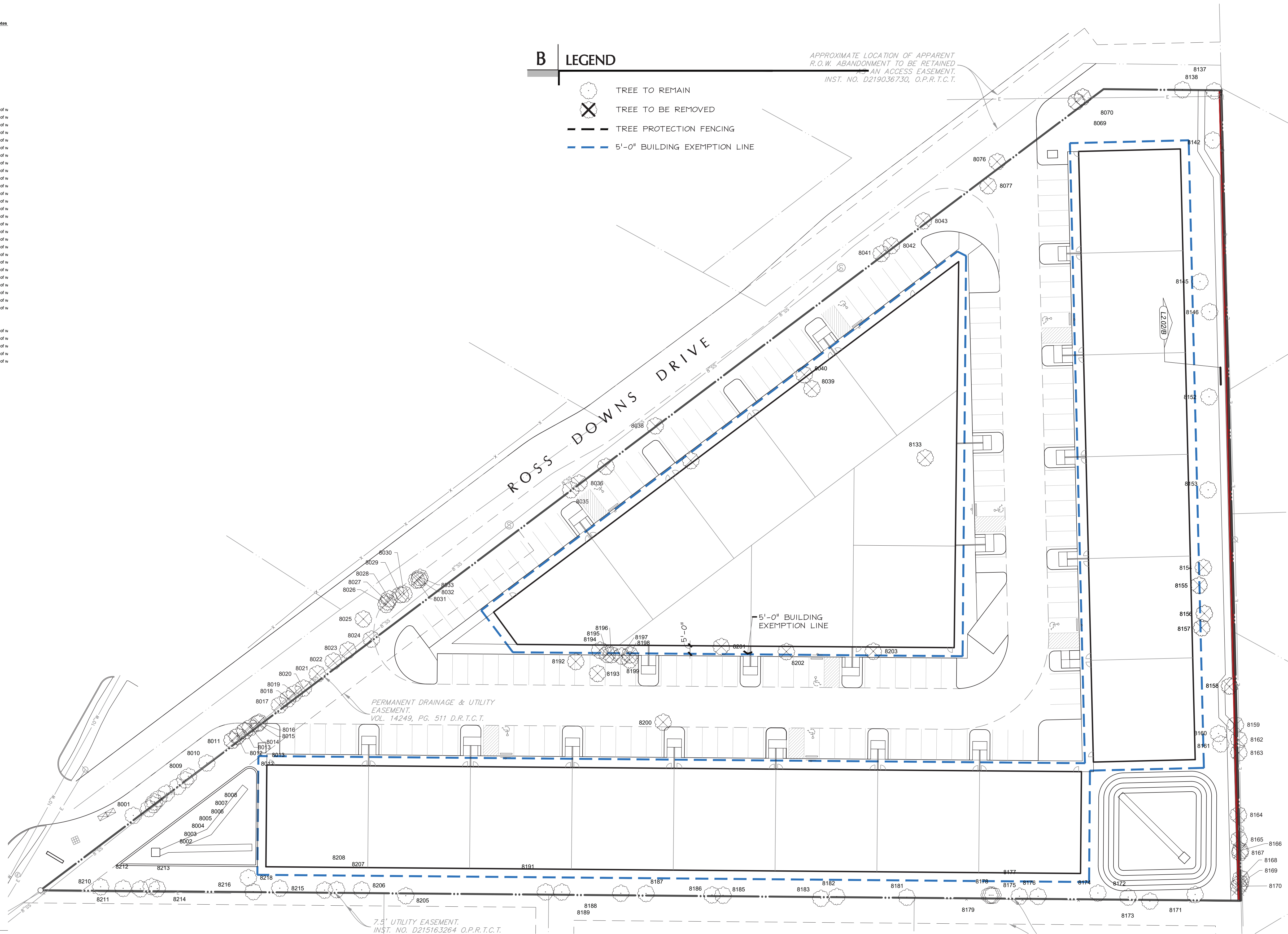
Protected Caliper inches removed
50% existing tree preservation credit
Mitigation required
Number of trees installed - 4" caliper

0
0.0
0.0
0

B | **LEGEND**

-  TREE TO REMAIN
 TREE TO BE REMOVED
 TREE PROTECTION FENCING
 5'-0" BUILDING EXEMPTION LINE

APPROXIMATE LOCATION OF APPARENT
R.O.W. ABANDONMENT TO BE RETAINED
AS AN ACCESS EASEMENT.
INST. NO. D219036730, O.P.R.T.C.T.



Colleyville Business Park
Colleyville, Texas

Seal

Revisions

Issue Date

13 December 2024

Sheet Name

TREE PROTECTION AND REMOVAL

Sheet Number

L1.01

A TREE PROTECTION AND REMOVAL PLAN

$$1'' = 30'.0''$$




Colleyville Business Park
Colleyville, Texas

Seal

Revisions

Issue Date

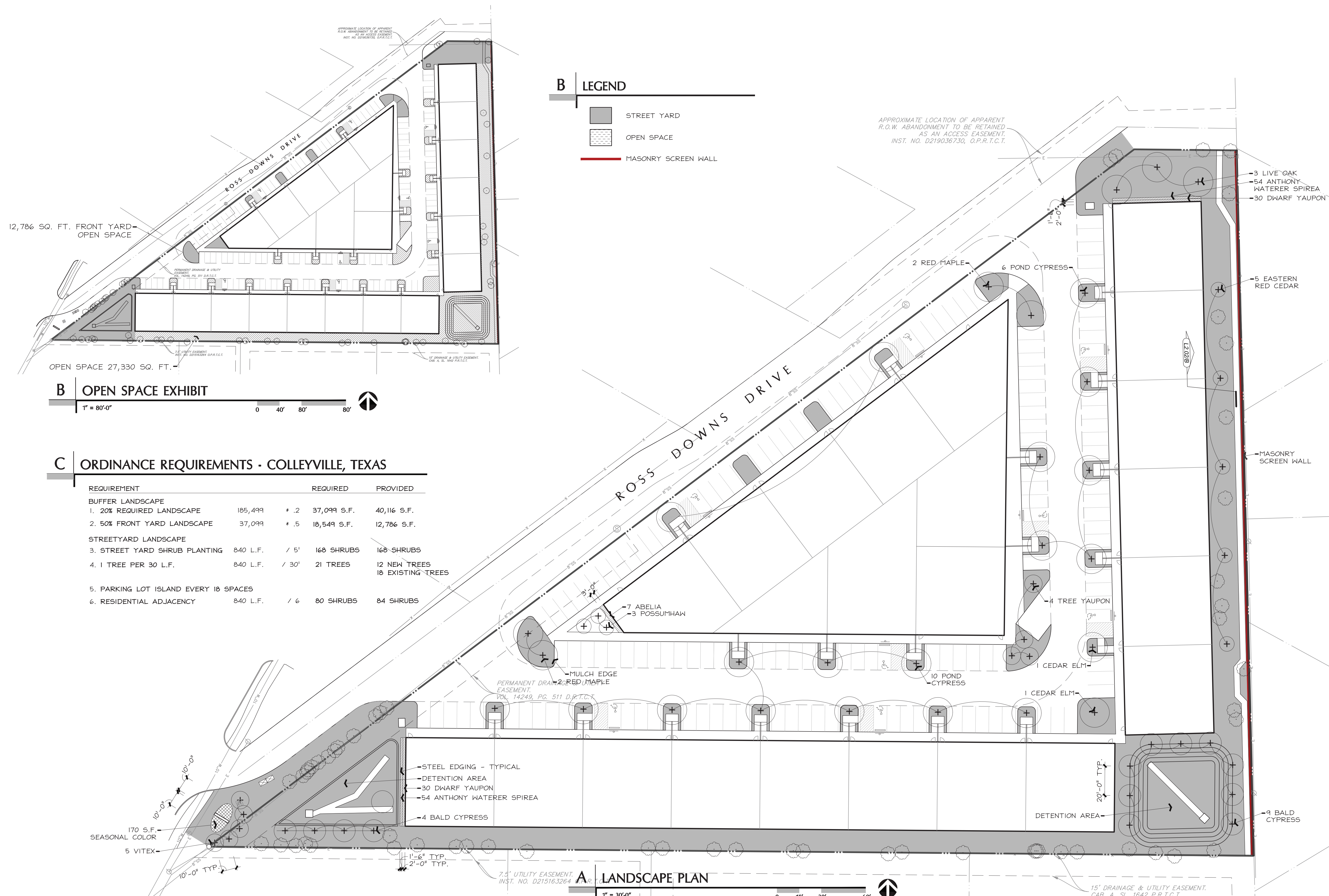
13 December 2024

Sheet Name

LANDSCAPE PLAN

Sheet Number

L2.01





A | PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM ASCENDUM	POND CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 3'-4' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
ILEX VOMITORIA	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX DECIDUOUS	POSSUMHAW	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
SPIREA JAPONICA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	3 GALLON	24" ON CENTER
ILEX VOMITORIA NANA	DWARF YAUPON	3 GALLON	24" ON CENTER
ABELIA GRANDIFLORA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GALLON	36" ON CENTER

LAWN

CYNDON

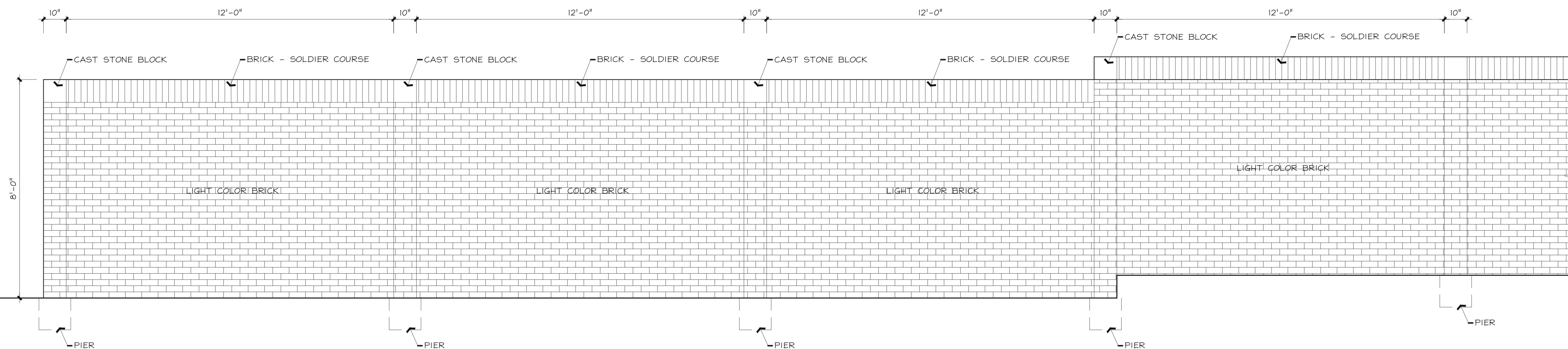
SOLID SOD BERMUDA

ANNUALS

SPRING - PANSIES 'BEACON FIELD' OR 'MAXIM BLUE' OR 'IMPERIAL SILVER PRINCESS' - 4" POT, 8" ON CENTER.

SUMMER - NEW GOLD LANTANA - 1 GALLON, 18" ON CENTER

FALL - CHRYSANTHEMUM 'SEMINOLE' - 4" POT, 8" ON CENTER.



B | MASONRY WALL ELEVATION

$$1/2'' = 1'-0''$$

A horizontal number line with arrows at both ends. It is marked with the numbers 0 and 2. There are two shaded gray rectangular regions: one between 0 and 1, and another between 1 and 2.

Seal

Revisions

Issue Date

13 December 2024

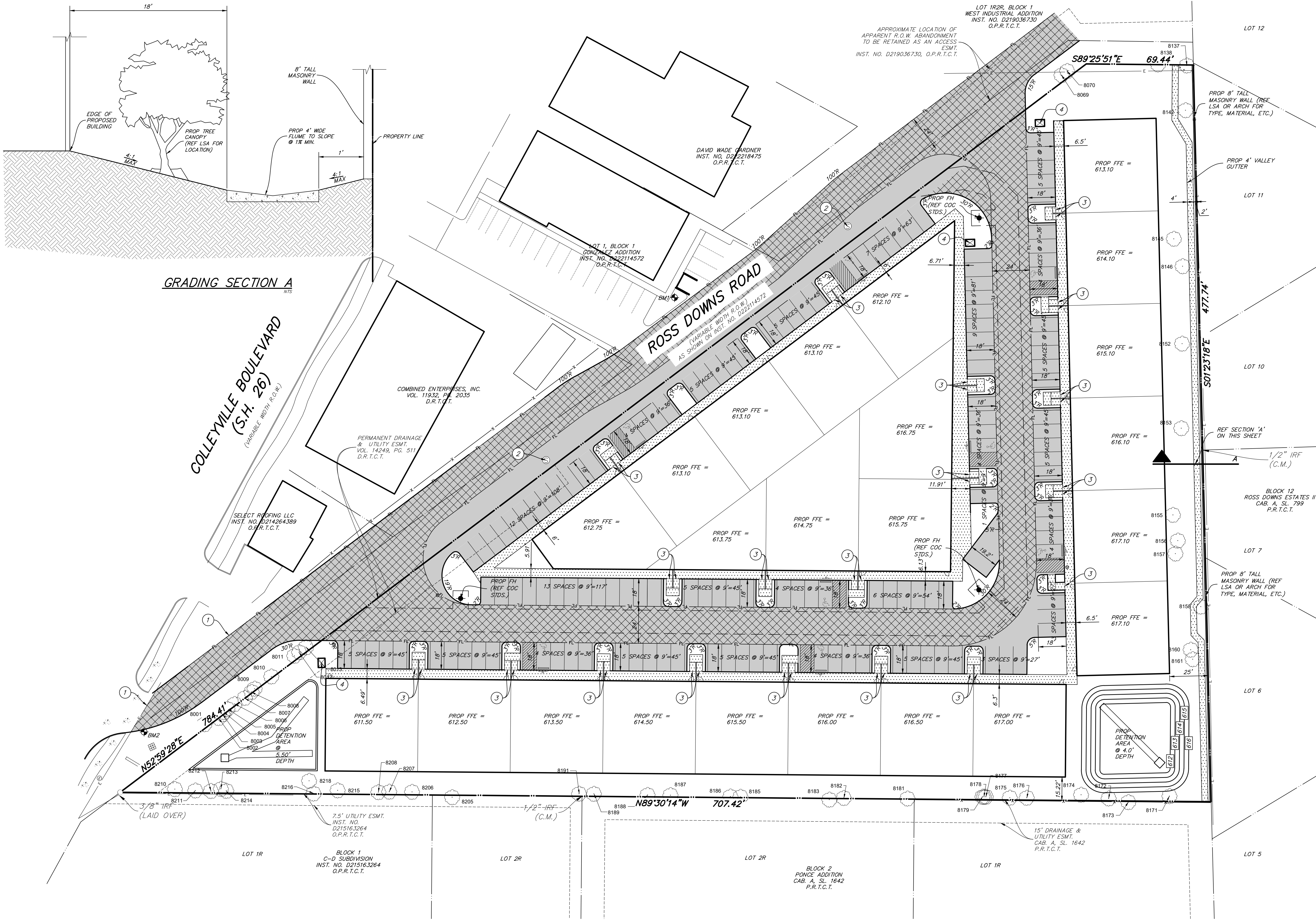
Sheet Name

DETAILS

Sheet Number

L2.02

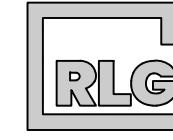
P:\CIVIL\2024\2412.102 Colleyville Blvd. Commercial\6 - Project Drawings\06-01 PAVING PLAN.dwg 12/17/2024 4:52:13 PM: Michael Martinez



LEGEND

- INSTALL 7" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 6" 3600psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 18" O.C.E.W.
- INSTALL 4" 3000psi REINFORCED CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W.
- PROPOSED CURB
- LIMITS OF PAVEMENT SAWCUT
- MATCH EXISTING PAVEMENT ELEVATION
- ADJUST EXISTING UTILITY APPURTENANCE TO GRADE
- PROPOSED BARRIER FREE RAMP
- PROPOSED 6" FIRE VAULT

NOTE: PAVEMENT DESIGNS SHOWN ARE FOR REFERENCE ONLY. ONCE A GEOTECH REPORT HAS BEEN PROVIDED, RLG WILL USE HIS/HERS PAVEMENT RECOMMENDATIONS FOR DESIGN.

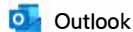
**RLG CONSULTING ENGINEERS**
12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243
5601 BRIDGE STREET #420 FORT WORTH, TX 76112
WWW.RLGINC.COM TBPE FIRM REG. F-493

PAVING PLAN
COLLEYVILLE BLVD. COMMERCIAL
6521 COLLEYVILLE BLVD
ZONING REVIEW SET
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

REVIEW	DRAWN	DATE	FILE	NUMBER	SHEET
RLG	RLG	12/16/2024	2413	102	C06.01

PROGRESS SET FOR REVIEW ONLY
ISSUED 12/16/2024
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
ABDULLAH EMAD
TEXAS PE #128156

BENCHMARKS:
CITY BM 125 - 2" BRASS DISC IN CL INLET IN FRONT OF 1804 INDUSTRIAL BLVD IN THE NORTH R.O.W. AND 620' EAST OF CL HWY 26. IT IS ALSO 49.4' NW OF A FIRE HYDRANT IN THE SOUTH R.O.W. ELEV=612.66
BM 1 - TEMPORARY BENCHMARK SET ON NORTH SIDE OF ASPHALT ON ROSS DOWNS DRIVE ACROSS FROM DRIVEWAY FOR SUBJECT PROPERTY. ELEV=611.82
BM 2 - TEMPORARY BENCHMARK SET IN TOP OF CURB ON ROSS DOWNS DRIVE AT THE SOUTHEAST END OF INTERSECTION WITH COLLEYVILLE BOULEVARD; NORTHWEST OF GRATE INLET. ELEV=607.35



RE: 6521 Colleyville Blvd, Colleyville, Tx - Site Plan Submittal

From Elizabeth Crowe <elizabeth@eccengineers.com>

Date Mon 2024-10-28 4:58 PM

To Eddie Cecena <eddie.cecena@rlginc.com>; Girish Narayan <girish@shoalcreekcap.com>

Cc Wilson Bauer <wilson@shoalcreekcap.com>; Jack Crow <jack@shoalcreekcap.com>

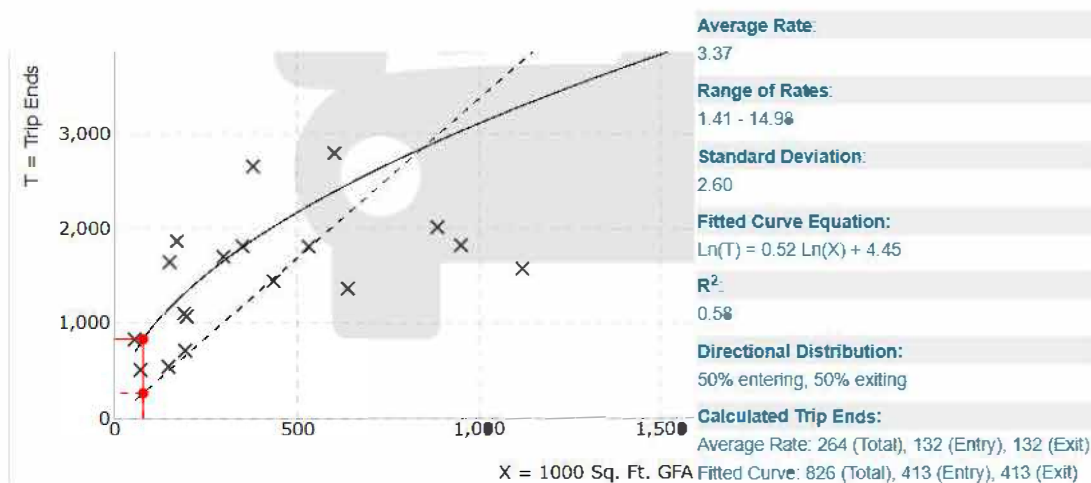
Gentlemen,

Per the City of Colleyville standards, a development that is predicted to generate less than 1,000 daily trips would not be subject to a traffic study. Utilizing the Industrial Park Land Use No. 130 from the Institute of Transportation Engineers (Definition and calculations following), the **proposed 78,246 SF development would not exceed 1,000 Daily Trips.** **This was the Land Use I sent to Girish in early October to see if this "fits" the type of development that would be likely.**

Land Use: 130 Industrial Park

Description

An industrial park contains several individual industrial or related facilities. It is characterized by a mix of manufacturing, service, and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities. Some parks in the database have a large number of small businesses and others have one or two dominant industries. General light industrial (Land Use 110) and manufacturing (Land Use 140) are related uses.



As I recall from previous correspondence with Eddie, the City of Colleyville was going to require no more of a Traffic Study than TxDOT. **THE TxDOT CRITERIA is OVER 500 Daily trips for a driveway permit and the resulting calculation is greater than 500. I would have to give the results from the Fitted Curve Equation of 826 daily trips.**

I am available if anyone requests interpretation of the graph and/or calculations.

Thank you
Elizabeth Crowe

Elizabeth Crowe, P.E.
Elizabeth Crowe Engineering Associates, PLLC
elizabeth@eccengineers.com
Mobile 214-683-6252

ORDINANCE O-24-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 4.26ACRES ON TRACT 2A AND PART OF ABANDONED STREET, ABSTRACT 693, ABSALOM J. LOTT SURVEY, LOCATED AT 6521 COLLEYVILLE BOULEVARD FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZCXX-XXX; 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 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, among other things, to 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 4.26 acres on Tract 2A and part of abandoned street, Abstract 963, Absalom J. Trent Survey, located at 6521 Colleyville Boulevard from PUD-C Planned Unit Development - Commercial zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit “A” and Exhibit “B.
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the construction of a business park on 4.26 acres.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit “C”.
- c. The proposed development is subject to PUD-C Planned Unit Development – Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits “E”.

3. PERMITTED USES

- a. The business park as depicted in the attached exhibits, shall be a permitted use.
- b. A list of permitted uses is shown on Exhibit “D”.
- c. All accessory buildings and uses, customarily incidental to the uses listed in Exhibit “D” on the same lot within.

4. Hours of operation

- a. Deliveries to the property will be restricted to 6:00 a.m. to 8:00 p.m. daily.

5. Conceptual plan and Platting

- a. The development shall be generally consistent with Site Plan Exhibit “E”, which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by staff.

6. BUILDING DESIGN

- a. All buildings on the property shall be generally consistent with the building elevations and specified material depicted in Exhibit “E”.
- b. Buildings on the property shall not exceed one story or 28 feet in height.
- c. The maximum floor area of all buildings on the property is limited to 83,500 square feet.
- d. The cumulative exterior walls of the buildings in this development shall be in accordance with the attached elevations. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding, wood, or ACM (aluminum composite material) panels.
- e. Except as modified, all buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

7. LANDSCAPING & OPEN SPACE

- a. The development shall provide a pervious cover area, as shown on the Landscaping and Open Space plans Exhibit “F” and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Exhibit F.

8. PARKING AND ACCESS

- a. This development shall comply with all elements of the Land Development Code.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight (8) foot precast concrete or masonry fence, with wood allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the east property line adjacent to the existing residential uses.
- b. The fence shall be generally consistent with Exhibit “F”.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.
- b. The development will be allowed up to two Subdivision Monument signs and one General Business sign, or one Subdivision Monument sign and two General Business signs as they are defined in the Land Development Code.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the ____ day of ____ 2025.
The second reading and public hearing being conducted on the ____ day of ____ 2025.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the ____ day of ____ 2025.

Mayor Bobby Lindamood	_____	Place 4, Ben Graves	_____
Mayor Pro Tem, Brandi Elder	_____	Place 5, Kimberly Gunderson	_____
Place 2, Mark Alphonso	_____	Place 6, Tim Raine	_____
Place 3, Scotty Richardson	_____		

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Legal Description

BEING a tract of land situated in the A.J. Lott Survey, Abstract No. 963, City of Colleyville, Tarrant County, Texas, and being all of that tract of land conveyed to J&C Service Group, LLC by deed recorded in Instrument No. D214005404, Official Public Records, Tarrant County, Texas; and being more particularly described as follows:

BEGINNING at a 3/8-inch iron rod (laid over) in the south line of Ross Downs Road at the northwest corner of Lot 2, Block 1, C-D Subdivision, an addition to the City of Colleyville, Texas, according to the plat thereof recorded in Instrument No. D215163264, Official Public Records, Tarrant County, Texas;

THENCE N 52°59'28" E, with said east line of Ross Downs Road, a distance of 784.41 feet to a point for corner (unable to find or set);

THENCE S 89°25'51" E, continuing with said east line of Ross Downs Road, a distance of 69.44 feet to a point for corner (unable to find or set) in the west line of Block 12, Ross Downs Estates II, an addition to the City of Colleyville, Texas, according to the plat thereof recorded in Cabinet A, Slide 799, Plat Records, Tarrant County, Texas; from which a 1/2-inch iron rod found at the northwest corner of Lot 11 of said Block 12 bears N 1°23'18" W, a distance of 1.31 feet;

THENCE S 1°23'18" E, with said west line of Block 12, at a distance of 176.80 feet passing a 3/8-inch iron rod found (laid over), at a distance of 249.66 feet passing a 1/2-inch iron rod found, and continuing for a total distance of 477.74 feet to a point for corner (unable to find or set) at the northeast corner of Block 2, Ponce Addition, an addition to the City of Colleyville, Texas, according to the plat thereof recorded in Cabinet A, Slide 1642, Plat Records, Tarrant County, Texas;

THENCE N 89°30'14" W, with the north line of said Ponce Addition, at a distance of 407.96 feet passing a 1/2-inch iron rod found for the northwest corner of said Ponce Addition and the northeast corner of said C-D Subdivision and continuing for a total distance of 707.42 feet to the **POINT OF BEGINNING** and containing 185,499 square feet or 4.258 acres of land, more or less.

Exhibit “C” – Statement of Planning Objectives

The goal of Colleyville Business Parks is to transform 6521 Colleyville Blvd into a high-quality small-business hub that meets the growing demand for functional and affordable flex spaces in Colleyville, Texas. By re-zoning this 4.31-acre site, Shoal Creek Capital Partners (SCCP) aims to create a planned use development (PUD-C) that supports the needs of local contractors, trades people, and service providers while enhancing the aesthetics and functionality of Colleyville Blvd and respecting the surrounding neighborhood.

This project proposes the construction of three buildings, totaling approximately 83,500 SF, with suites averaging 3,600 SF. Each suite will feature small office buildouts and front-loading 14’ x 14’ overhead doors, designed to support flexible uses such as light industrial, warehousing, and service-based businesses. Additionally, nine suites along Ross Downs Road will be tailored to retail-centric users, fostering a blend of commerce and services that complement the community.

Key design and planning objectives include:

1. **Planned Uses:** The Planned Use Development (PUD) outlines a thoughtful selection of commercial and industrial uses for the property, deliberately excluding those that could disrupt the tranquility and character of the surrounding neighborhood. These uses have been presented and reviewed by residents of the neighboring Ross Downs Estate.

Implementation:

- Restricted uses that are noisy (auto repair, auto body shops, etc.)
- Restricted uses that are unsightly (outdoor storage, etc.)
- Restricted uses that invite behaviors that are incompatible with Colleyville’s community values (CBD Store, Pawn shops, Title Loans, Alcohol sales, etc.)
- Dictates restricted operating hours as 6 am – 8 pm.

2. **Enhanced Landscaping:** The landscaping design attempts to achieve a thoughtful approach to blending functionality and beautification while addressing community concerns. First, the project seeks to provide a visual appeal along Colleyville Blvd and provide a natural barrier for detention areas.

Implementation:

- Planting Bald Cypress trees along the Colleyville frontage ensures effective screening of detention areas and the building.
- Incorporating Vitex plants and a seasonal mix of flowers around signage enhances the boulevard’s aesthetics, benefiting both the project and the broader community.
- The preservation of trees along Ross Downs Blvd creates a canopy cover, enhancing the boulevard’s appealing elements.

Secondly, the landscaping design aims to address neighborhood feedback by creating a visually appealing border and screening for the neighborhood to the east.

Implementation:

- Bald Cypress trees are planted at suite lines to create visual breaks in the buildings. This design feature was inspired by members of Ross Downs neighborhood who preferred a neighborhood-like feel rather than a fully screened barrier.
- An 8-foot masonry fence along the eastern border further ensures privacy and minimizes potential disturbances.
- Preservation of all existing live trees along the eastern border.

3. **Architectural Compatibility:** The project incorporates architectural elements that are inspired by surrounding buildings to help integrate the development into Colleyville’s existing aesthetic.

Implementation:

- The project borrows stone and brick veneer materials from projects along Colleyville Blvd. The residents of Ross Downs pointed towards these projects as successful integration of new development into the Colleyville community.
 - The alteration of materials along the building's façade adds articulation to the building.
 - Additionally, lighting elements are used to give the property a neighborhood-like feeling. The lighting elements are carefully chosen to reduce upward radiance and minimize disturbance to the neighborhood.
 - To integrate the project into the Ross Downs neighborhood and maintain a neighborhood feel, the east-most building (bordering the neighbors), implements a pitched metal hip roof that aligns with the design of the Ross Downs Estate.
4. **Drainage Solution:** The project addresses drainage concerns raised by the Ross Downs neighborhood, aiming to minimize disturbances and resolve site-specific drainage issues.

Implementation:

- Two detention ponds will be constructed to maintain the existing outfalls on the site. These ponds will also capture additional runoff generated by the site's re-development
 - Recognizing existing drainage conditions where water from the site flows into the neighborhood, a flume will be installed along the property's border. This flume is designed to capture runoff and redirect it to the north and south of the property, preventing water from impacting the Ross Downs neighborhood.
5. **Economic Impact:** The project will address a high demand for small-suite flex spaces, particularly in a supply-constrained submarket, while fostering the growth of small businesses in Colleyville. The tenant base for this project includes home service business, small retail businesses, and professional services. This project will fill in a key gap in Colleyville's strong economic base.

SCCP envisions the Colleyville Business Park as a first-class development that balances high-quality design standards with financial viability. By securing city support and incorporating community input, the project will align with Colleyville's strategic goals while introducing an attractive and functional property that elevates the area's commercial offerings.

Exhibit “D” –Use Table

Table 3.24.B- - Schedule of Permitted Principal Uses			
Land Use Classification	Non-Residential		
	CC3	ML	PO
A. RESIDENTIAL ACCOMMODATION USES			
Single Family Detached Dwelling			X
Duplex – Attached Dwelling			X
Townhome – Attached Dwellings			X
Multi-family – Attached Dwellings			X
HUD Code Manufactured Housing			X
Assisted Living Facilities		PUD	X
Bed and Breakfast Lodging			X
Private (HOA) Recreational Facilities			X
B. ACCESSORY USES			
Accessory Building	S	S	X
Carport			X
Home Occupations Uses			X
Accessory Dwelling		S	X
C. AGRICULTURAL USES			
Commercial equestrian boarding stable and school			X
Crop Farming			X
Livestock raising and breeding			X
Private horse stables for domestic use			X
Roadside produce stands (year round)			X
D. UTILITY USES			
Electrical Substations	S	S	X
Public Utility Supply and Storage Yards	S	S	X
Telecommunications Towers	S	S	X
Water Pumping Stations	S	S	X
Wind Driven Generators	S	S	X
E. PUBLIC AND INSTITUTIONAL USES			
Colleges or Universities	S	S	S
Community Centers or Recreation Centers	P	P	P
Government Buildings, Offices and Facilities	P	P	P
Fire Stations / Police Stations	P	P	X
Golf Courses – Public Owned	P	P	X
Government Maintenance Facilities	P	P	P
Libraries	P	P	X
Museums	P	P	X
Post Office	P	P	S

X - Restricted Use
S - Special Use Permit Required
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Parks and Open Space Areas	P	P	P
Public Maintenance and Storage Buildings	S	S	P
Private Schools – Elementary and Secondary	S	S	X
Private Schools – High School	S	S	X
Public Schools – Elementary and Secondary	P	P	X
Public Schools – High School	P	P	X
Religious Institutions	P	P	X
F. OFFICE USES			
Accountant's Offices	P	S	P
Advertising Agencies	P	S	P
Attorney Offices	P	S	P
Chiropractic Clinics	P	S	P
Emergency Clinic (24 hrs.)	P	S	X
Engineering, Architect's, and Surveyor's Offices	P	S	P
General Business Offices not elsewhere listed	P	S	P
Insurance Agencies	P	S	P
Management and Public Relations Services Offices	P	S	P
Optometrist Office	P	S	P
Psychologist Offices	P	S	P
Physician's or Dentist's Offices	P	S	P
Real Estate Agency Offices	P	S	P
Security Broker Offices	P	S	P
Telemarketing Offices	P	S	P
Title Abstract Offices	P	S	P
Trade or Business Schools	S	P	P
Travel Agency / Airline Ticket Offices	P	S	P
G. RETAIL AND SERVICE USES			
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption	S		X
Alcoholic Beverage Sales – On-premises Consumption	S		X
Package Store Sales – Off-premises Consumption	S		X
Alcohol or Drug Treatment Center	S	S	X
Antique Stores	P		P
Apparel and Accessory Stores	P		P
Arts and Crafts Stores and Hobby Shops	P		P
Bakery Stores	P		P
Banks, Credit Unions and Financial Institutions	P		P
Barber Shops and Beauty Shops	P		P
Bicycle Shops	P		P
Book, Stationary or Greeting Card Shops	P		P
Camera or Music Stores	P		P
Carnivals and Circuses			X
CBD Store	S		X

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Cemeteries or Mausoleums	S	S	X
Charitable Donation Station	S		S
Civic, Social or Fraternal Organizations			X
Convenience Stores with gasoline sales	S	S	X
Copy Centers/Print Shops	P	P	P
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities	P	P	P
Day Care Centers	S		X
Department Stores	P		P
Dog Boarding with indoor and/or outdoor kennels	S	S	S
Dog Grooming	S	S	P
Dry Cleaner Pick-up Stations	P		P
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)	P		X
Equipment Rental and Leasing Stores	S	P	P
Florist Shops	P		P
Food Catering	S	P	P
Funeral Homes	S		X
Furniture and Appliance Stores	P		P
General Retail Store (not listed elsewhere)	S		P
Grocery Stores	P		X
Hardware, electrical & plumbing w/o outside display	P		P
Hardware, electrical & plumbing with outside display	P	P	P
Hospitals	S		X
Hotels and Motels	P		X
Home Decoration Stores	P		P
Jewelry Stores	P		P
Locksmiths	S	P	P
Massage Therapy (Licensed and Unlicensed)	S		S
Mailing and Shipping Stores	P	P	P
Meat or Fish Market	P		X
Nurseries and Greenhouses with outside display	P	P	X
Pawn Shops		S	X
Pet Stores	P		P
Pharmacy	P		P
Photography Studios	P	P	P
Purchasing and/or resale of precious metals including jewelry, gem stones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas		S	P
Restaurants, Cafes and Cafeterias	P		P
Restaurants with drive-in or drive-thru service	P		X
Second hand goods shop	S		P
Self-service Laundries	S		X
Short Term Loans (Title/Payday)		S	X
Sporting Goods Store	P		P
Shoe Repair Shops	P		P

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Tailor and Alteration Shops	P		P
Veterinarian Clinic with indoor and/or outdoor kennels	S	S	S
Video Rental and Sales Stores	P		P
Wedding Chapels	S	S	X
H. RECREATIONAL AND ENTERTAINMENT USES			
Adult Entertainment Establishments			
Amusement Centers (indoors)	P	S	X
Archery and Firearms Ranges	S	S	X
Billiard Parlors	S		X
Commercial Recreation (outdoor)	S	S	X
Fitness Centers	P	P	P
Golf Courses – Privately Owned	P	P	X
Golf Driving Ranges	S	S	X
Miniature Golf Courses	S		X
Roller or Ice Skating Rinks	S		X
Theaters	P	S	X
I. AUTOMOTIVE AND TRANSPORTATION USES			
Airports / Heliports / Commercial Drone Delivery Hub	S	S	S
Auto Alarm / Stereo / Window Tinting Stores	S	P	X
Auto Lube Shops	S	P	X
Automotive and Motor Vehicle Sales	S	S	X
Auto Parts and Accessory Stores	P	P	X
Auto, Truck or Trailer Rental	S	S	X
Auto Upholstery Shops	S	P	X
Auto Parking Lots and Garages (free standing)	S	S	X
Auto Repair Shop	S	S	X
Boat and Water-craft Sales and Service	S	S	X
Bus or Passenger Train Stations	S	S	X
Car Wash (self-service and automatic)	S	S	X
Commuter Transit Stations	S	S	X
Electric Vehicle (EV) Charging Station	S	S	S
Gasoline Service Stations	S	S	X
LPG / CNG Dispensing Stations	S	S	X
Motorcycle Sales and Service	S	S	X
Paint and Body Shops	S	S	X
Park and Ride Facilities	S	S	X
Railroad or Motor Freight Terminals		S	X
Recreational Vehicle Sales and Service	S	S	X
Tire and Battery Stores	S	S	S
Truck and Heavy Equipment Sales and Service	S	S	X
Vehicle Storage Yards or Facilities	S	S	X

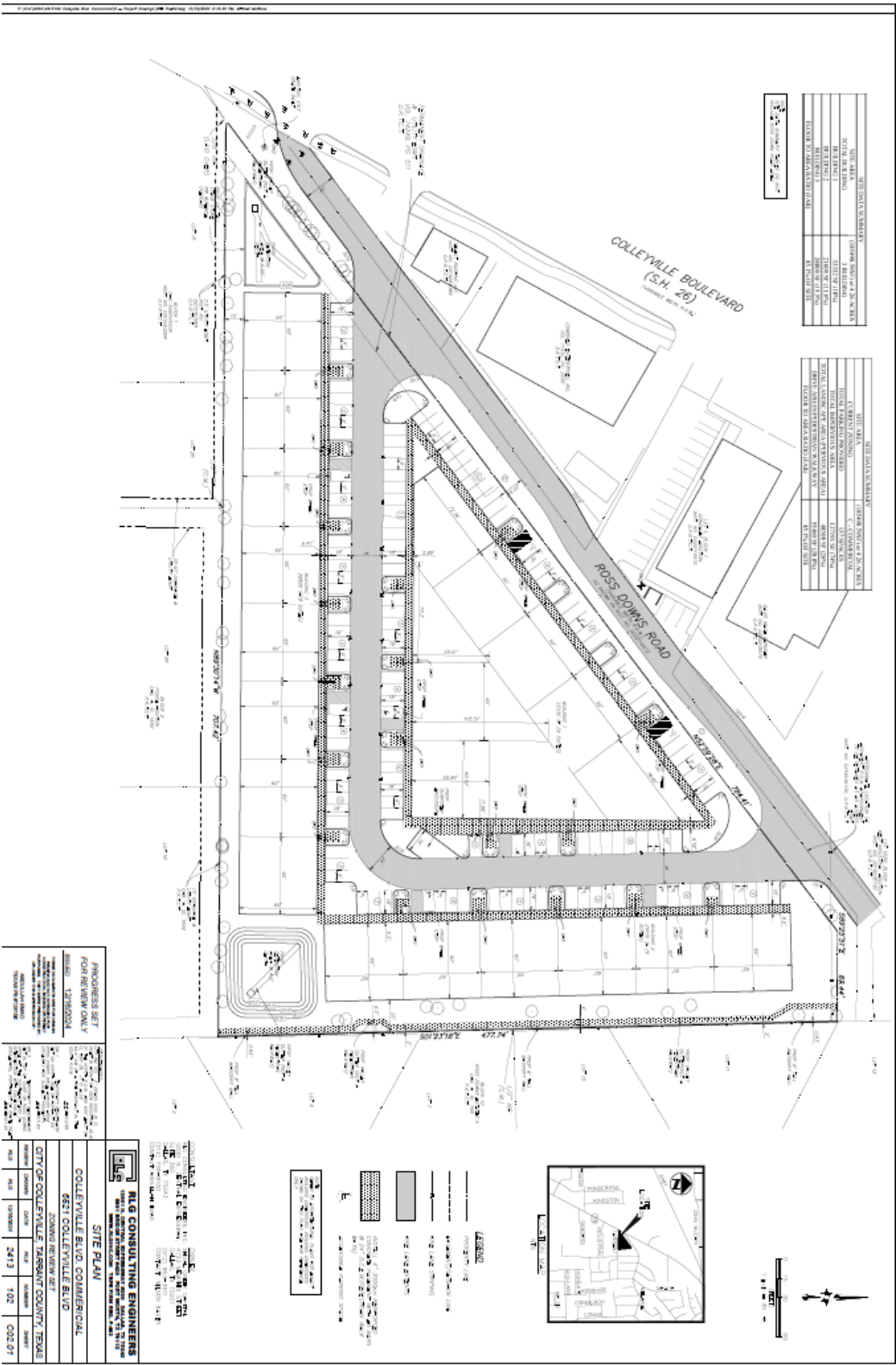
X - Restricted Use
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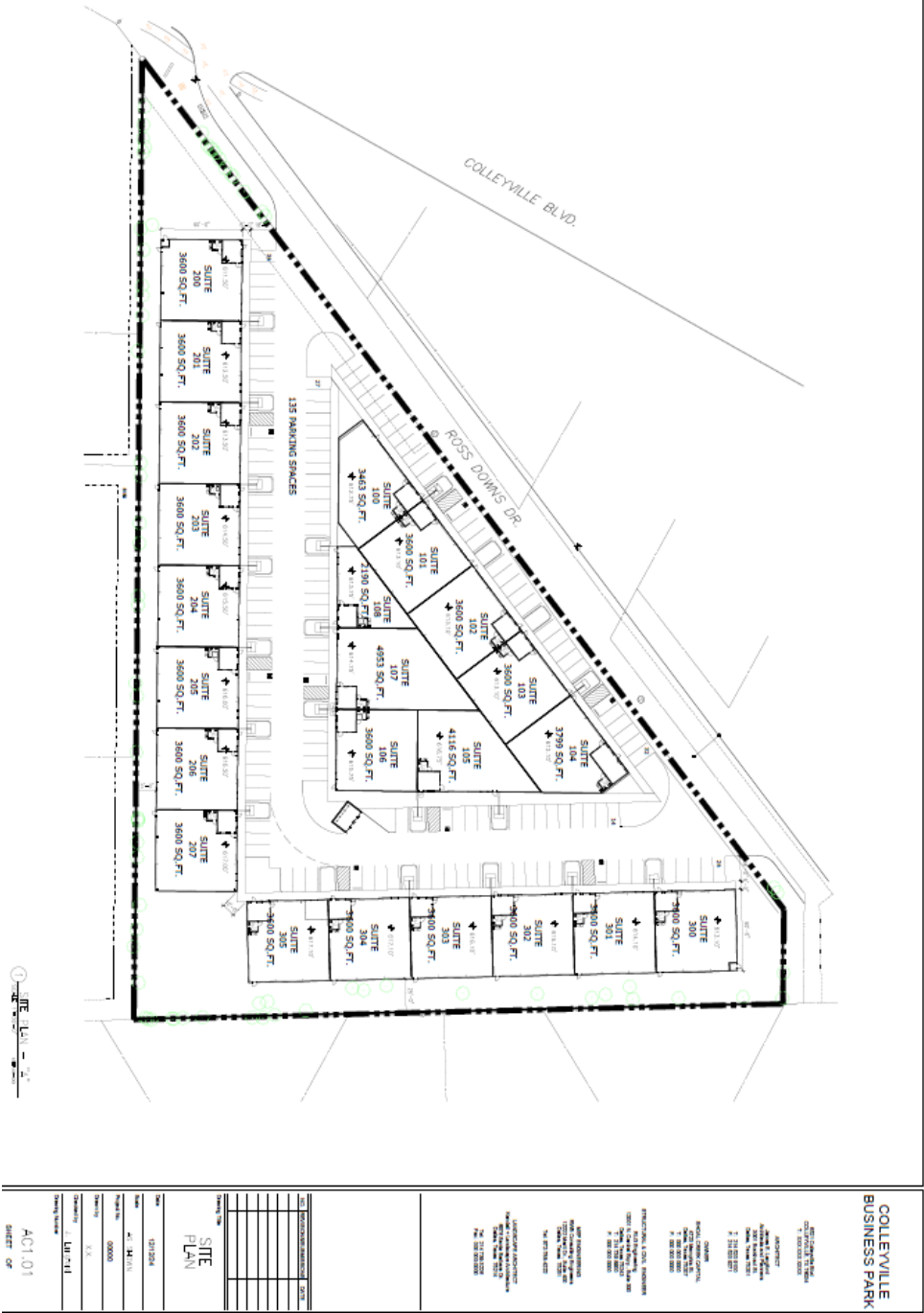
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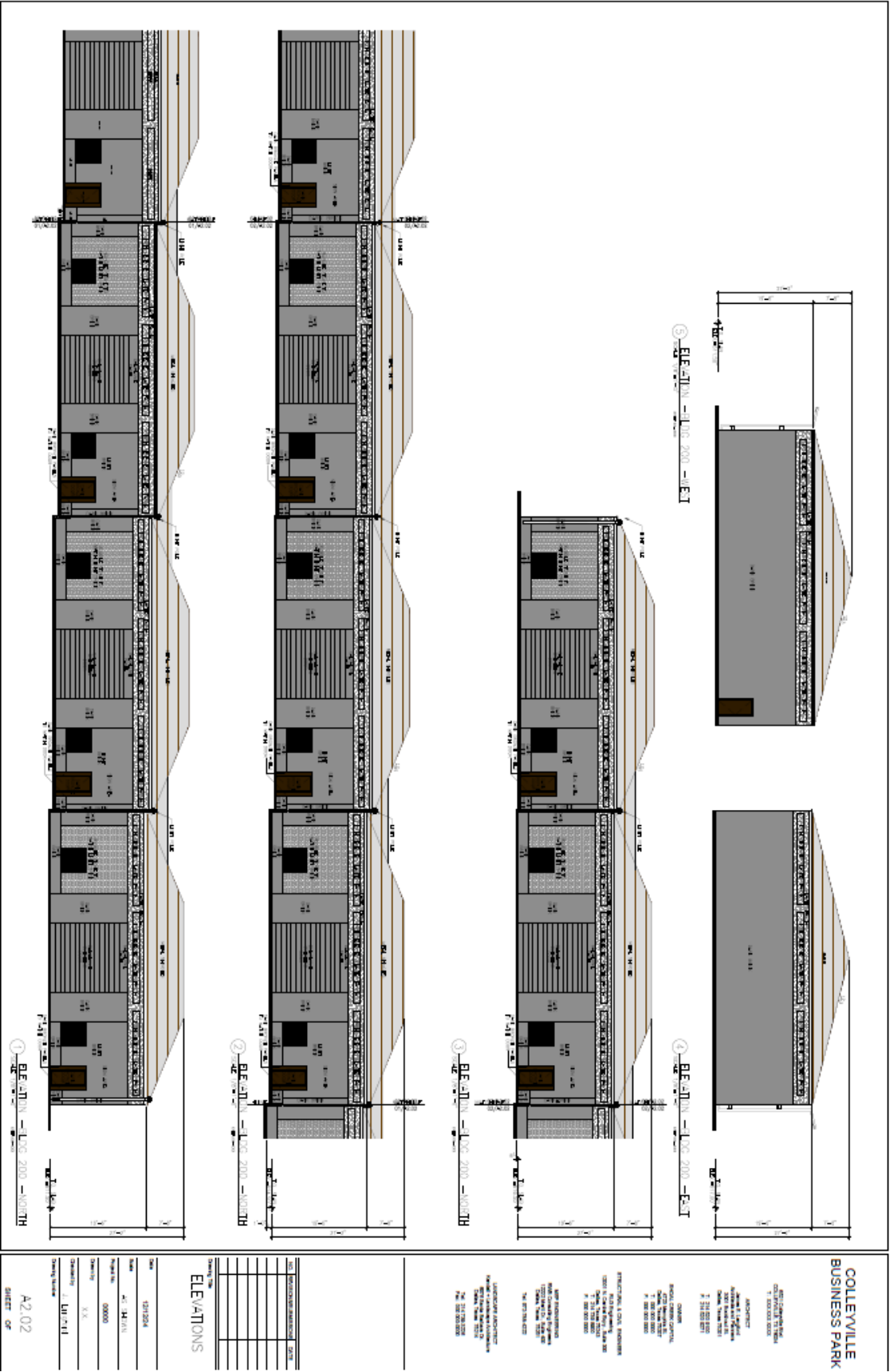
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES			
Appliance Repair Shops	S	S	P
Building Material Sales with outside storage	S	S	X
Commercial Laundry	S	S	X
Contractor Office with storage yard	S	S	X
Contractor Office without storage yard	P	P	P
Electronic Assembly or Manufacturing		P	P
Exterminator Shop	S	S	P
Food Packaging and Manufacturing		S	P
Furniture and Cabinet Manufacturing		P	P
Office Showroom		P	P
Oil and Gas Extraction	S	S	S
Plumbing, HVAC and Electrical Trades Shops	P	P	P
Printing and Publishing - Commercial		P	P
Research and Development Labs		P	P
Scientific Instrument Assembly and Manufacturing		P	P
Self-Storage Facilities (mini-warehouse)		S	P
Upholstery and Furniture Repair Shops	P	P	P
Warehouse and Distribution Facilities		S	P
Wood, Paper or Leather Products		P	P
Manufacturing not elsewhere listed		S	P
Welding or Machine Shop		P	S
Wholesale Store/Supply		P	P
Wholesale Store/Supply with outdoor storage		S	X

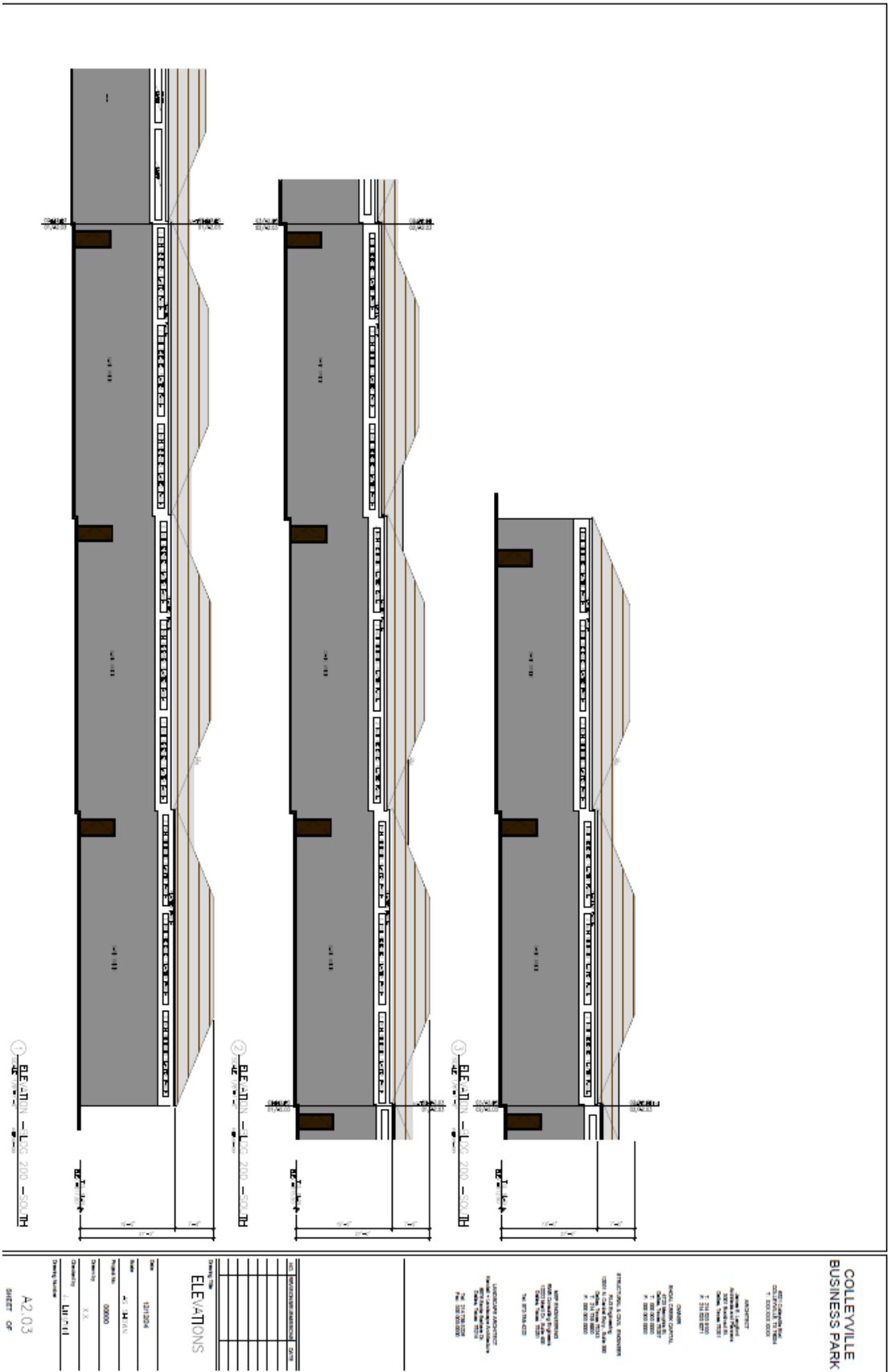
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Exhibit “E” – Site Plan and Building Elevations











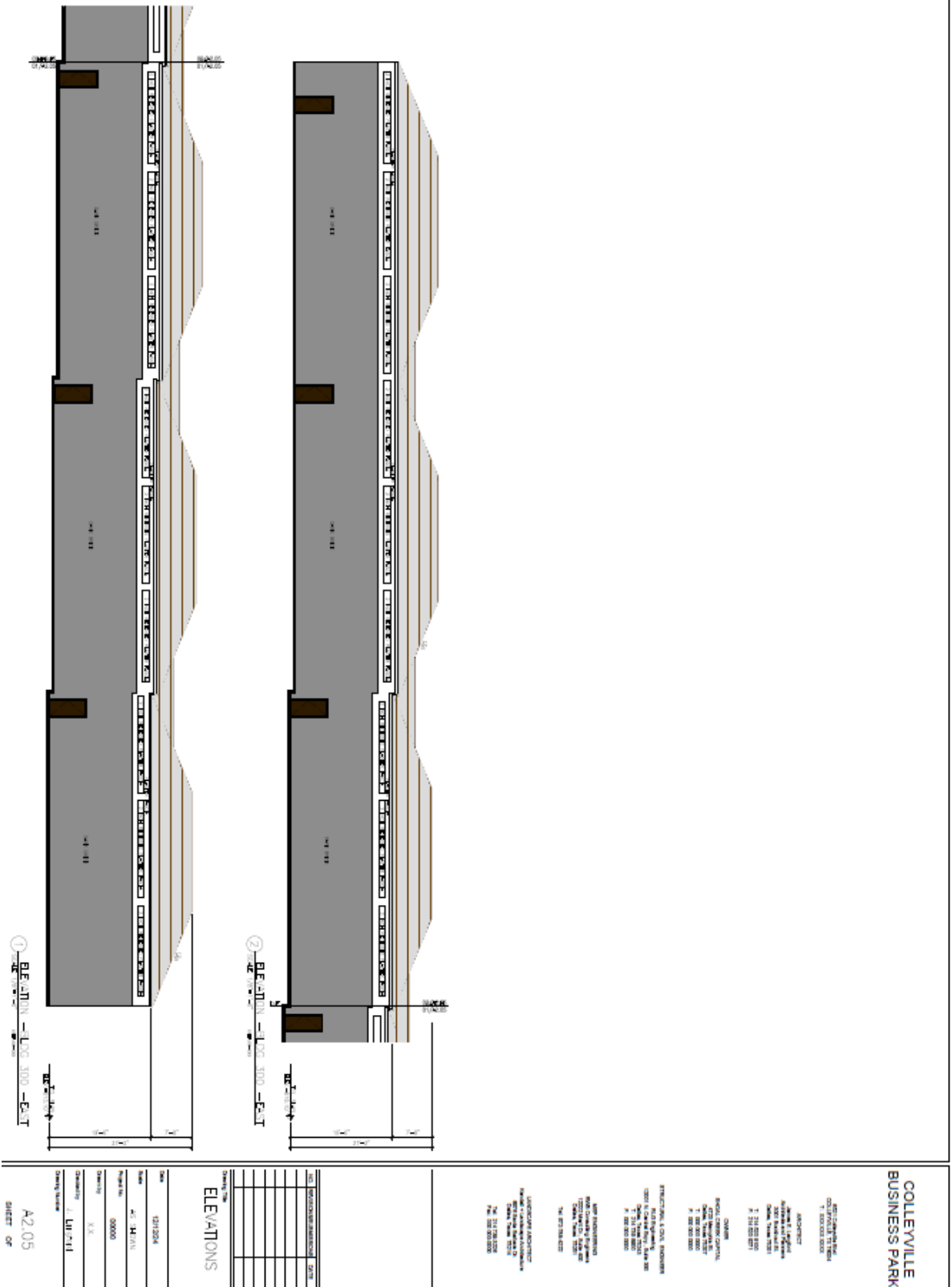
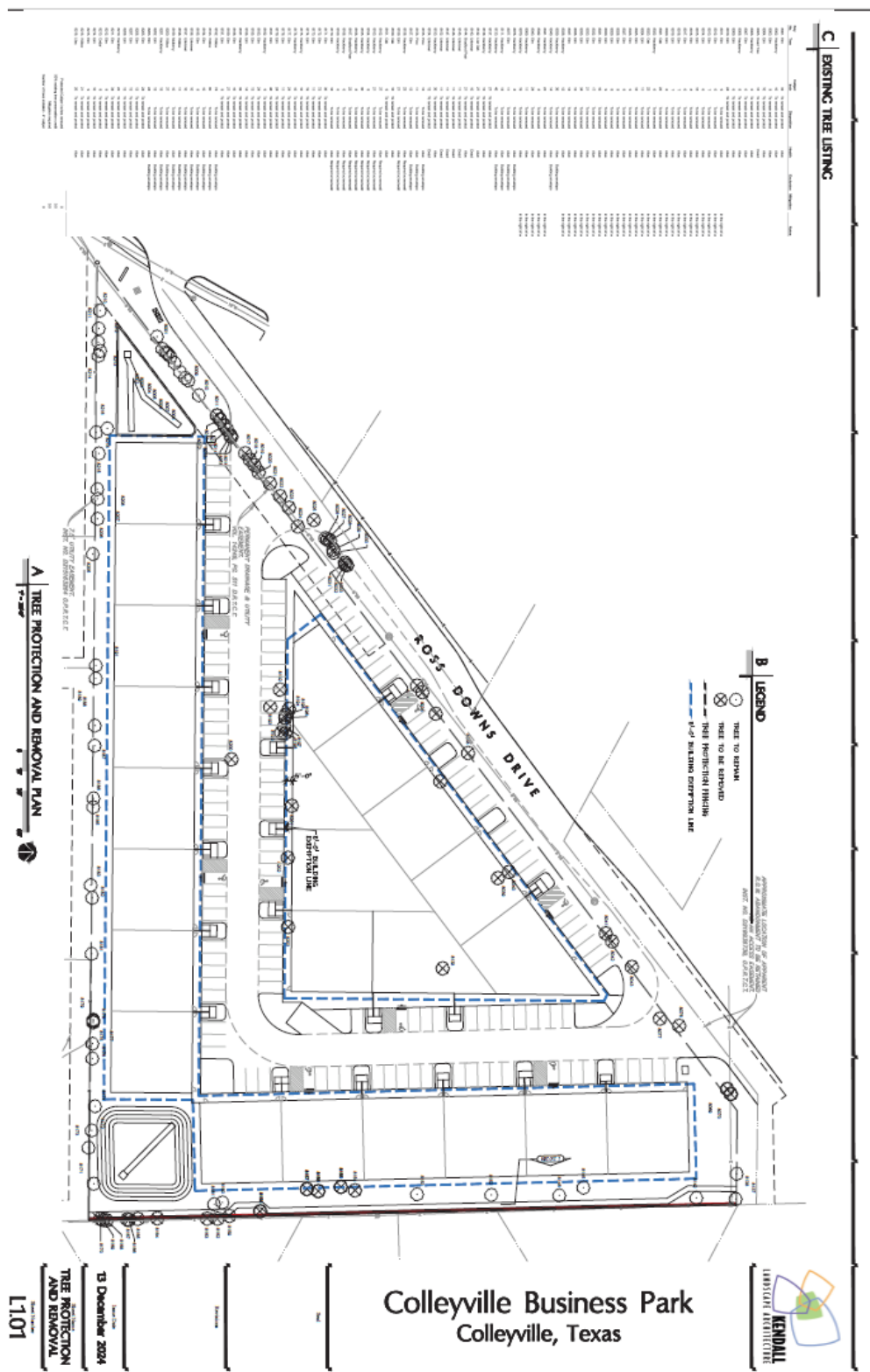


Exhibit “E” – Landscaping & Open Space Plans



ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE MINIMAL, CONTRACTOR IS RESPONSIBLE FOR VERIFIABLE QUANTITIES. PLAN REPRESENTS GOVERN.

SPRING - PARKER WICKER FIELD ON "PAVET BLVD" ON VERTICAL. SILVER TREEHOUSE - ♀ FOT, ♂ ON CENTER.
 SUMMER - 1904 GOLD LAFAYETTE - 1 ♀ ON L, 1 ♂ ON R, 1 ♂ ON CENTER.
 FALL - CROSTON PARK ON "VICTORY" - ♀ FOT, ♂ ON CENTER.



B	MASONRY WALL ELEVATION
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L2.02

DETAILS

13 December 2024

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