



**CITY OF COLLEYVILLE  
PLANNING AND ZONING  
COMMISSION AGENDA**

100 Main Street Colleyville, Texas 76034

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**MONDAY, JANUARY 13, 2025**

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**PRE COMMISSION MEETING  
6:15 P.M.  
EXECUTIVE CONFERENCE ROOM  
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,  
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS  
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND  
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL  
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code  
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with  
attorney on legal issues raised by public hearing or action items on the  
agenda**

**7:00 P.M. - REGULAR MEETING  
CALL TO ORDER AND ROLL  
INVOCATION: David Groves  
PLEDGE OF ALLEGIANCE**

**1. ELECTION OF OFFICERS**

**1a** Election of Chair and Vice-Chair of the Planning and Zoning  
Commission

**2. APPROVAL OF MINUTES**

**2a** December 9, 2024 Planning and Zoning Commission Minutes  
December 23, 2024 Planning and Zoning Commission Worksession  
Minutes



### **3. PUBLIC HEARING AGENDA ITEMS**

- 3a** Consideration 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 Boulevard and 6255 and 6301 Colleyville Boulevard, ZC24-006
- 3b** Consideration 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 REQUEST TO TABLE BY APPLICANT TO FEBRUARY 10, 2025 PLANNING AND ZONING COMMISSION MEETING
- 3c** Consideration 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 Boulevard, Case ZC24-030
- 3d** Consideration 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

### **4. CITIZEN COMMENTS**

### **5. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, January 9, 2025* 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 BRIEFING

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**Agenda Number** 2a

**Agenda Date** 1/13/2025

**Number** -

**Type** Approval of Minutes

**Department** Community Development

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## **Title**

December 9, 2024 Planning and Zoning Commission Minutes

December 23, 2024 Planning and Zoning Commission Worksession Minutes

## **Explanation**

## **Recommendation**

Approve

## **Attachments**

1. December 9, 2024 Planning and Zoning Commission Meeting Minutes
2. December 23, 2024 P&Z Worksession Minutes



# **CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES**

100 Main Street, Colleyville, Texas, 76034

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**MONDAY, DECEMBER 9, 2024**

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## **CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM**

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on November 12, 2024 at 6:15 p.m.

### **Roll Call**

**Present:** David Groves, Richard Remley, David Ebert, Jerome Obinabo, Brandon Arnold, and Claudia Bevill

**Absent:** Jerry Savoie

**Staff Present:** Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Christopher Pham

**Also Present:** Attorney, Sarah Ross, Fire Marshal, Rob Mckeown, City Engineer, Larry Wright

City staff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion amongst the updates to the case the Commission would be voting on.

The Commission had questions about case ZC24-024, specifically regarding the rules and regulations of religious uses and the number of attendees that would be using the space. Recommendations were made to adjust the language from Bible studies to religious studies to be more inclusive of all religions.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:54 p.m.

## **CALL MEETING TO ORDER**

## **CITY COUNCIL CHAMBERS**

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on December 9, 2024, at 7:00 p.m.

### **Roll Call**

**Present:** David Groves, Richard Remley, David Ebert, Jerome Obinabo, Brandon Arnold, and Claudia Bevill

**Absent:** Jerry Savoie

**Staff Present:** Ben Bryner, Jacquelyn Reyff, Kristopher Potts, and Christopher Pham

**Also Present:** Attorney, Sarah Ross, Fire Marshal, Rob Mckeown, City Engineer, Larry Wright

### **1. APPROVAL OF MINUTES**

**1a** November 12, 2024 Planning and Zoning Commission Meeting Minutes

November 25, 2024 Planning and Zoning Commission Worksession Meeting Minutes

**Commissioner Remley made a motion to approve the November 12, 2024 Planning and Zoning Commission Meeting Minutes and the November 25, 2024 Planning and Zoning Worksession meeting minutes.**

**Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 5 – Groves, Obinabo, Remley, Arnold, Bevill**

**Nay: 0**

**Abstain: 1 - Ebert**

## **2. PUBLIC HEARING AGENDA ITEMS**

- 2a** Consideration of a of a Replat with a waiver for lot width for Lot 1, Block A, Alverson Addition, being located at 605 Beverly Drive, Case PC24-014

Jacquelyn Reyff presented case PC24-0114 and briefed the Commission. The property meets most of the R-40 Single Family Residential requirements, other than the width. The lot is 132 feet in width, rather than the required 150 feet.

The applicant spoke to the commission and stated had no additional notes to say to the Commission.

The Commission did not have any questions for the applicant.

The public hearing was opened at 7:05 p.m.

With no one wishing to speak, the public hearing was closed at 7:05 p.m.

**Commissioner Arnold made a motion to approve Case PC24-014.**

**Commissioner Obinabo seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Ebert, Obinabo, Remley, Arnold, and Bevill**

- 2b** Consideration of an amendment to the Planned Unit Development - Commercial district for The Village at Colleyville for consideration of a specific use to be allowed on Lot 27 of the Village at Colleyville Addition, being located at 55 Main Street, Suite 100, Case ZC24-024

**TABLED FROM THE NOVEMBER 12th PLANNING AND ZONING COMMISSION MEETING**

**Commissioner Obinabo made a motion to remove Case ZC24-024 from the table.**

**Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:****Aye: 6 – Groves, Ebert, Obinabo, Remley, Arnold, and Bevill**

Jacquelyn Reyff presented case ZC24-024 and briefed the Commission. In the Village at Colleyville PUD-C ordinance, religious use is not currently allowed.

The applicant, Alvaro Matehuala, 3728 Matson Street, North Richland Hills, TX, spoke about the Colleyville Prayer Room and the type of work the Prayer Room has done. He stated that he works with individuals who need prayer, conducts bible studies, and prays on behalf of individuals.

The Commission inquired about the parking usage and the number of occupants that would be in the Prayer Room at any given time. Mr. Matehuala stated that the most amount of individuals they would have were for corporate events and that it was not more than 10-15 people at a time.

The public hearing was opened at 7:26 p.m.

Toni Cardini, 33 Main Street, Suite 230, did not wish to speak, but did wish to record her opposition.

Debbie Pilgrim, 33 Main Street, spoke in opposition, specifically regarding the number of people that would use the space per day, the possibility of early morning use, and concerns over walkway visibility to access the suite.

With no one else wishing to speak, the public hearing was closed at 7:30 p.m.

The Commission discussed with staff the possibility of changing the language of the proposed ordinance amendment. Commissioner Obinabo made the recommendation that the language be more restrictive to only include ministry, religious studies, & religious counseling and that it exclude service. Commissioner Groves stated that the restriction of service could be seen as an infringement on the right to practice, and that the occupancy load would be dictated by the Certificate of Occupancy process.

**Commissioner Remley made a motion to approve Case ZC24-024 with an amendment to the ordinance language, being "Religious: Religious uses including, but not limited to, ministry, religious studies, and pastoral counseling."**

**Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Ebert, Obinabo, Remley, Arnold, and Bevill**

**Nay: 0**

- 2c** Consideration of an amendment to a Planned Unit Development – Commercial Ordinance to allow for office and medical office buildings, being Tract 1, Abstract 1154, R H McEwing Survey, located at 8060 Precinct Line Road, Case ZC24-027

Christopher Pham presented case ZC24-027 and briefed the Commission on the request. The request is to allow for office and medical office buildings to be built, rather than the proposed retail and restaurant buildings outlined in Ordinance O-18-2065. The original ordinance shows three retail and restaurant pad sites. This amended plan would convert two of the pad sites into three office buildings, with the last pad remaining a drive-through restaurant. As part of the request, the applicant is requesting to reduce the required masonry material on the buildings to 63%.

The applicant, Kyle Moss, 5807 Preston Way, addressed the Commission and let the Commission know he was available to answer any questions. Commissioner Groves asked if the applicant was open to increasing the masonry materials on the façades. The applicant stated they were open to increasing the amount of masonry on the street-side façade.

The public hearing was opened at 7:52 p.m.

Billye Souder Fowler, 1303 Briar Ridge Drive, Keller, TX did not wish to speak, but did wish to record their support.

With no one wishing to speak, the public hearing was closed at 7:52 p.m.

**Commissioner Bevill made a motion to approve case ZC24-027 with the condition that the materials on the building façades were 90% masonry construction.**

**Commissioner Obinabo seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Ebert, Obinabo, Remley, Arnold, and Bevill****Nay: 0**

- 2d** Consideration of a Special Use Permit to allow for a Daycare Center on a portion of Lot 1, Block 1, Towne Center Animal Hospital, located at 4313 Colleyville Boulevard, Case ZC24-028

Kristopher Potts presented case ZC24-028 and briefed the Commission on the rezoning request.

Kevin Patel, 1782 W. McDermott Drive, Allen, TX 75013, the applicant, spoke on the case and stated they would address any questions the commission may have.

The Commission asked if there were any other day care centers that the developer had built. The developer stated that Kiddie Academy has several locations across the United States and that the owner and operator would be a franchisee and is based out of Colleyville. The Commission also asked about the building design, and staff stated that the building was not completely in compliance with the articulation requirements of Chapter 6 of the Land Development Code.

The public hearing was opened at : p.m.

With no one wishing to speak, the public hearing was closed at : p.m.

**Commissioner Remley made a motion to approve case ZC24-028.**

**Commissioner Arnold seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Ebert, Obinabo, Remley, Arnold, and Bevill****Nay: 0**

- 2e** Consideration of a change of zoning from AG Agricultural to CC-1 Village Retail, being Tract 2P, Abstract 973, Absalom J Lott Survey, located at 6312 Colleyville Boulevard, Case ZC24-029

Jacquelyn Reyff presented case ZC24-029 and briefed the Commission on the request. The request is to rezone the property from AG Agricultural to CC-1 Village Retail to allow for the development of a two-building retail center. The property currently has an Army Corps of Engineer identified blue-line stream which would



require to be moved to allow for the development of the property.

Samnatha Ranz, 2750 River Park Plaza, Fort Worth, TX 76116, the civil engineer and applicant for the case came forward and let the Commission know they were available to answer questions. The Commission asked about the timeline for development of the property if the zoning was approved. The applicant stated that the timeline with the Army Corps may take up to 2 years.

The public hearing was opened at 8:05 p.m.

Edward Bittick, 6405 Kingston, spoke in support of the item, but he did inquire about whether a privacy or screening wall would be added as part of the development and what the future uses were. Staff answered that a masonry wall was required and shown on the plan and that there was no future user in mind, but that future uses would be in accordance to the CC-1 Village Retail district.

With no one wishing to speak, the public hearing was closed at 8:08 p.m.

**Commissioner Arnold made a motion to approve case ZC24-029.**

**Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Ebert, Obinabo, Remley, Arnold, and Bevill**

**Nay: 0**

#### **4. CITIZEN COMMENTS**

The public forum opened at 8:09 p.m.

With no one wishing to speak, the public forum closed at 8:09 p.m.

#### **5. ADJOURNMENT**

The meeting adjourned at 8:09 p.m.

The minutes were written and prepared by:

*Christopher Pham*

Christopher Pham  
Planner

The meeting minutes were approved on January 13, 2024 by a vote of X-X.



# **CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES**

100 Main Street, Colleyville, Texas, 76034

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**DECEMBER 23, 2024**

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## **CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM**

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on December 23, 2024, at 6:15 p.m.

### **Roll Call**

**Present:** Claudia Bevill, David Groves, David Ebert, Richard Remley, Jerome Obinabo, and Brandon Arnold

**Absent:**

**Staff Present:** Ben Bryner, Chris Pham, and Kris Potts

**Also Present:** Fire Marshal, Rob Mckeown, and Attorney, Sarah Ross

## **2. WORKSESSION AGENDA ITMES**

- 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 and 6255 & 6301 Colleyville Boulevard, ZC24-006

Ben Bryner briefed the Commission on the proposed rezoning. There was discussion regarding if the suites would be leased or available for purchasing, this led to further questions regarding the spaces being used as residences. City Staff advised that would not be permitted and could be added to the PUD. There was also brief discussion on the economic impact this would have for the city.

- 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

Ben Bryner briefed the Commission on the proposed SUP. There was discussion regarding the compatibility with nearby residences, and what the hours of operation would be. The commission also had questions regarding a noise / traffic study and the potential damage to roads the semi-trucks could cause.

- 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

Chris Pham briefed the Commission on the proposed Special Use Permit request. There was discussion regarding what type on animals would be seen at this facility, city staff advised the commission can restrict the vet to small animals such as cats and dogs.

- 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

Kris Potts briefed the Commission on the rezoning request. There was general discussion regarding the proposed uses within the business park. Commissioners inquired whether the development would involve warehouse operations with overnight parking. City staff clarified that, as a business park, it would primarily consist of individual suites for various businesses to operate from.

### **3. ADJOURNMENT**

The meeting adjourned at 7:03 p.m.

The minutes were written and prepared by:

*Kris Potts*

Kris Potts  
Planner

The meeting minutes were approved on January 13<sup>th</sup>, 2025 by a vote of x-x.



## CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

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**Agenda Number** 3a

**Agenda Date** 1/13/2025

**Number -**

**Type** Public Hearing Agenda Items

**Department** Community Development

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### **Title**

Consideration 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 Boulevard and 6255 and 6301 Colleyville Boulevard, ZC24-006

### **Explanation**

Skye Thibodeaux, the applicant, has submitted a request to rezone the 10.48 acre property located at 1801 Industrial Boulevard, 6301 Colleyville Boulevard, and 6255 Colleyville Boulevard, from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The rezoning request is for a new PUD to be created which would allow for a 'luxury garage' development to be built.

**Existing Conditions/Background:** The subject properties are platted as 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 Addition. One portion of the development is improved with self-storage facilities. The rest of the property is currently undeveloped. The self-storage facility was developed in 2004 with the approval of Ordinance O-04-1484. A rezoning request in 2010 was approved to allow for retail, office, and self-storage uses, but it never developed.

**Proposed Zoning Change:** The request is to rezone from the PUD-C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district to replace the existing ordinance. The request is to construct a 'luxury garage' development used for the storage of high-value items such as automobiles and recreational vehicles. The garages would be sold as condominium units.

*Purpose* - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

*Analysis* - The subject property, with the proposed new configuration and use,

necessitates the change in zoning and request for a new PUD-C Planned Unit Development – Commercial district. This property has zoning approved in 2010 for the development of four buildings. The buildings were to be developed to allow for retail, general office, office showroom, warehouse, and self-storage uses. The total project size was 82,000 s.f. with 101 minimum parking spaces provided. A minimum of 11% of the site was to be common open space. The project would have provided for a 5-foot wide landscaped greenbelt adjacent to the south and east property line of the development, and a propane refilling station.

Per the proposed PUD, this project is requesting to significantly vary from the 2010 ordinance. The plan splits the development into three lots: Lots 1, 2, and 3. Lot 1 will include a fire lane and a mutual access easement from Oak Pointe Drive to connect to Lot 2. Lot 1 will be planned for the future development of commercial retail development with CC-1 Village Retail uses. Lot 2 will be developed with four 'luxury garage' buildings. Building One will be 11,772 s.f. and include 7 luxury garage units. As part of the PUD request, Building One is proposed to cross the 40' build line. Buildings Two, Three, and Four will each be 16,914 s.f. and include 14 luxury garage units. A fire lane and mutual access easement will run around the perimeter of Lot 2. Lot 3 will not undergo any changes and continue to operate as a self-storage facility. The total project size is 62,514 s.f. and provides for 25 parking spaces. The development would provide for 11% common open space and meet the required minimum landscape area required. The building elevations show the required 90% minimum masonry material.

**Plat Status:** The subject properties are platted as 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 Addition.

**DRC Review:** The Development Review Committee (DRC) reviewed this request during their December 23, 2024 meeting and offered the following comments to the applicant:

1. Lot 2, Building 1 is encroaching into the required 40' front yard setback.
2. Fire lanes are not labeled and their size and internal radii cannot be determined.
3. Dimension setback of buildings from property lines on all sides.
4. Informational comment – Parking can be determined by the PUD-C.
5. Dimension the elevations to determine they meet the vertical and horizontal articulation required by Chapter 6 of the Land Development Code.
6. **Fire Comment:** The ungated mutual access easement is not shown across the front of the property. Each drive and between the buildings is required to meet and be marked as a 24 foot fire lane. Each building will require fire sprinklers and fire alarms with monitored CO detectors.
7. **Engineering Comments:** Refer to marked up PDF attached for Engineering

Comments. Detention will be required on site for this property.

The applicant provided updated exhibits on January 3, 2025.

**Drainage:** Drainage as provided is not compliant with the Code. Detention will need to be provided on the site.

**Surrounding Development:** Properties to the south are zoned PUD-R, Planned Unit Development – Residential and CC-1 Village Retail and are improved with attached single-family homes and vacant land respectively. Properties to the north are zoned ML Light Industrial and are improved with commercial development. Property to the east is zoned AG and improved with a single-family home. Property to the west is Colleyville Boulevard.

**Comprehensive Plan:** The City's comprehensive plan, *Destination Colleyville*, designates the subject property for commercial use and as part of the Colleyville Boulevard Commercial Corridor. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

**Fees:** Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff is neutral on this request.

## Recommendation

None

## Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map



4. Statement of Planning Objectives
5. Ordinance Provided by Applicant
6. Information Provided by the Applicant
7. Site Plan Exhibit
8. Building 1 Elevations
9. Buildings 2 & 3 Elevations
10. Building 4 Elevations
11. Building Materials Exhibit
12. Existing Drainage Exhibit
13. Drainage Plan Exhibit
14. Drainage Plan Information
15. Drainage Plan Information
16. Utility Plan
17. Landscaping Plan
18. Response to Commission Comments
19. Existing PUD Ordinance (O-10-1741)
20. Notification Map
21. Notification Letter
22. Notification List
23. Draft Ordinance



# Aerial Map

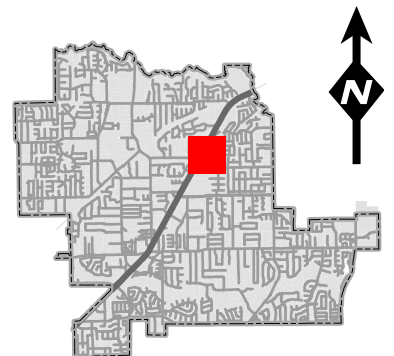


## ZC24-006

1801 Industrial Blvd



Subject Property

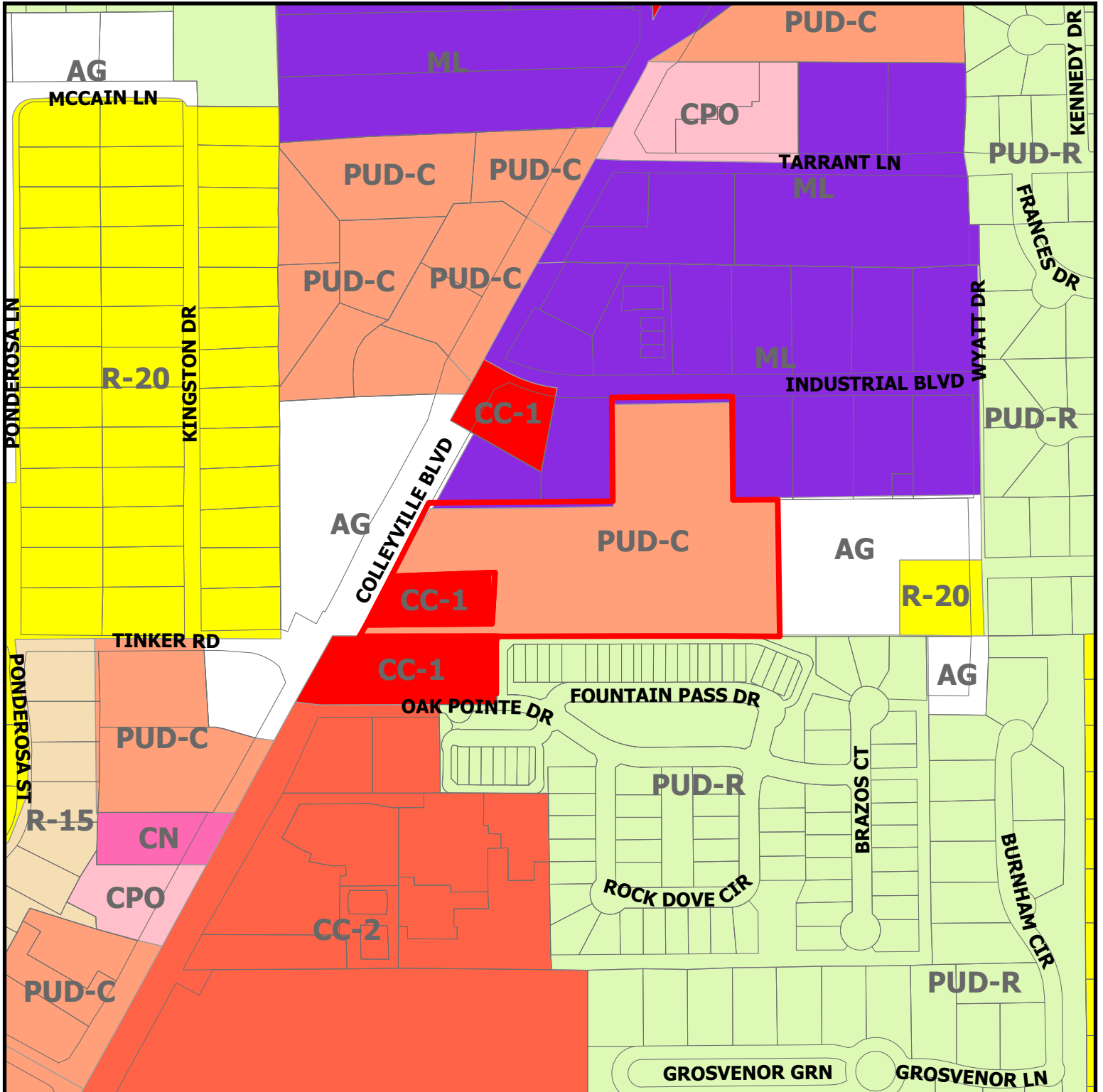


### DISCLAIMER:

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# Zoning Map

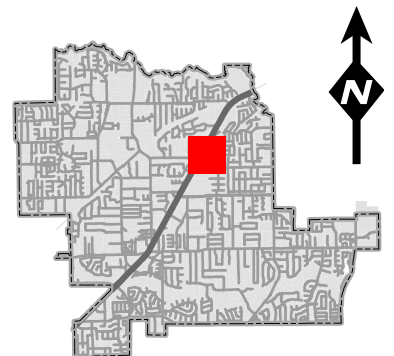


**ZC24-006**

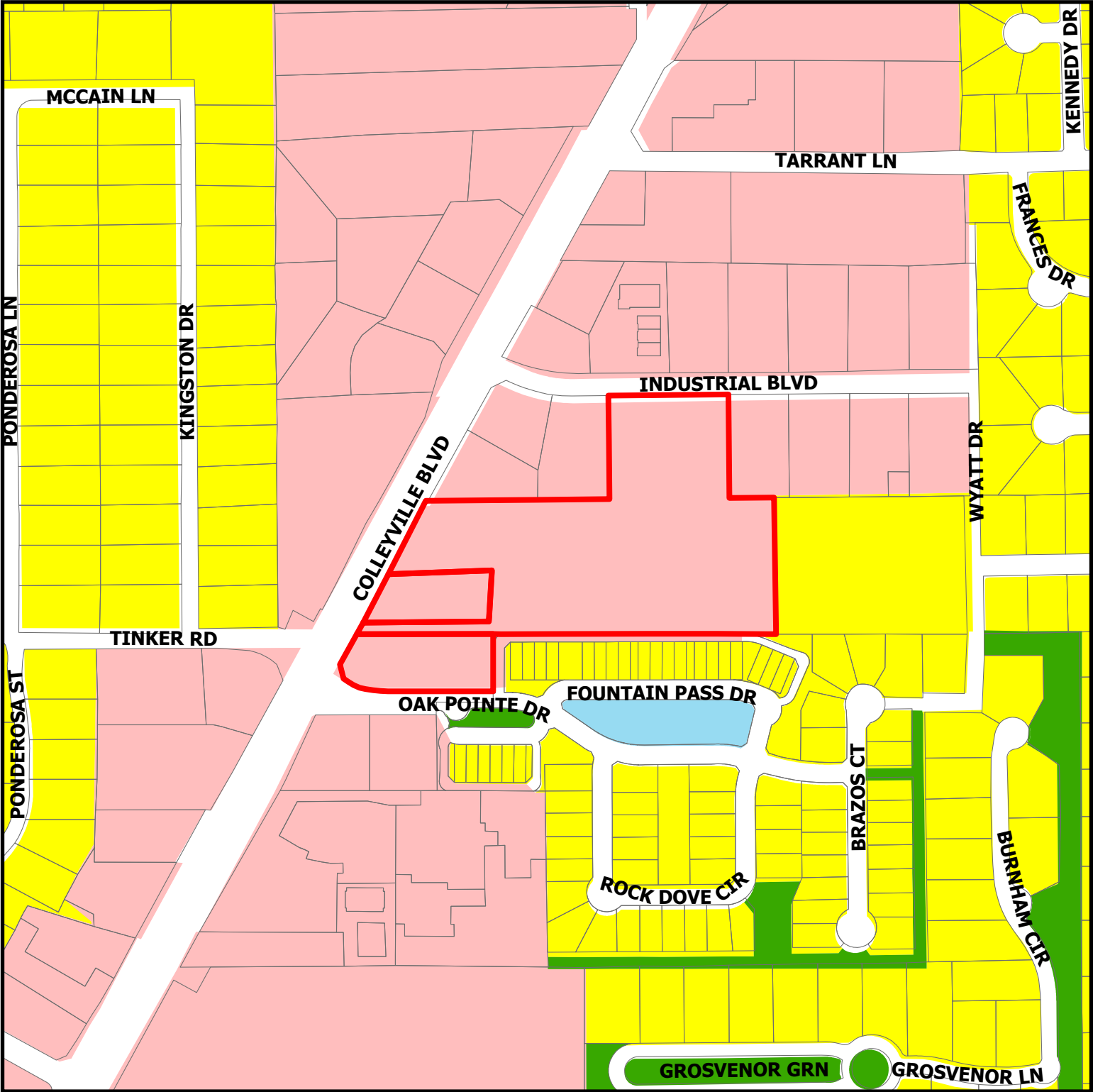
1801 Industrial Blvd

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 Subject Property



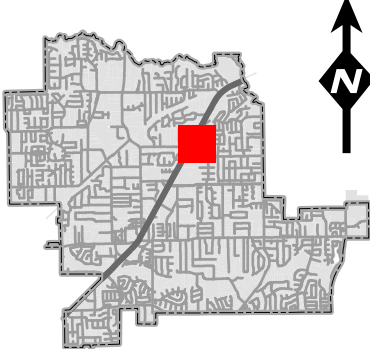
# Future Land Use Map



**ZC24-006**

**1801 Industrial Blvd**

-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks
-  Water Body
-  Subject Property



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## **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.

# **Planned Development Ordinance – Colleyville Luxury Garages**

## **Purpose**

The purpose of this Planned Development (PD) is to establish specific land use regulations and development standards for the establishment, operation, and maintenance of luxury garage facilities along with establishing uses and regulations for the commercial tract immediately located at the northeast corner of Highway 26 and Oak Pointe Drive. This PD takes a form-based approach and aims to promote high-quality development that complements the surrounding community, ensures compatibility with adjacent uses, and enhances the aesthetic appeal of the area. Luxury garages, as defined herein, are intended to provide secure, climate-controlled storage and recreational space for high-value items, along with ancillary services that cater to the needs of local collectors and enthusiasts.

## **Tracts**

The PD shall be divided into two tracts, the Industrial Tract is contained within Lots 2 & 3 and the Commercial Tract is contained in Lot 1. Each tract shall consist of certain permitted and prohibited uses along with associated site development standards.

## **Industrial Tract - Light Manufacturing District (ML)**

In a commitment to fostering a harmonious integration of industrial innovation with community well-being, this planned development ordinance proposes the establishment of an industrial tract specifically designed for high-end uses and standards. This initiative is meticulously planned to ensure that the proposed industrial tract not only embodies the pinnacle of modern industry and technology but does so with an unwavering respect for the adjacent existing residential developments. Features such as aesthetically pleasing landscape buffers, state-of-the-art noise reduction technologies, and strict adherence to environmental protection standards are integral components of this proposal. By doing so, we aim to mitigate any potential impacts on our neighboring communities, ensuring that the industrial tract enhances the local area's economic vitality without compromising the quality of life. This approach represents our dedication to a sustainable and mutually beneficial coexistence between industrial progress and residential tranquility.

## **Use and Definition**

A "Luxury Garage" is a facility designed solely for private storage of personal property, including automobiles and recreational vehicles, in customized unit suites that can be

defined as a “condominium” as set forth by the Texas Property Code State Statute 82.003(a)(8), as emended and subject to a declaration of condominium that complies with Chapter 82 of the Texas Property Code, as amended. Customized refers to units air conditioned/heated, containing individual meters for electricity or water/sewer, or cable/satellite service.

### **Permitted Uses**

Uses within this tract shall follow the Section 3.24 (Schedule of Permitted Uses) as it relates to uses permitted and prohibited within the Light Manufacturing (ML) District.

In addition, Luxury Garage shall be a permitted use subject to the development standards and conditions set forth in this PD.

### **Proposed Development Standards**

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Light Manufacturing (ML) District standards, except where otherwise specified below.

### **Location and Siting**

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.
2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking shall be permitted between the commercial structure and Highway 26.
4. In promoting a form-base environment along the Highway 26 boulevard, Building 1 (Luxury Garage) on Lot 2 shall be allowed to encroach the 40-foot front yard setback generally in the northwestern corner as shown on the associated PD site plan.

### **Design and Construction Standards**

Development within this tract shall adhere to the area, yard, and bulk requirements of the ML District along with other associated site development standards contained within the City of Colleyville’s Land Use Code, in addition with the following standards:



1. Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
2. Exterior design shall complement the surrounding community's character and architectural style.
3. Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.
4. Bay doors shall not be visible from Highway 26 and shall be oriented away from adjacent residential development.
5. Parking shall be provided at a ratio of one (1) space per 2,500 square feet associated with the use of Luxury Garage. Other uses shall follow the associated standards contained within the City of Colleyville's Land Use Code.

#### **Operational Standards**

1. Luxury Garages shall implement state-of-the-art security systems, including surveillance cameras, access control systems, and fire protection measures.
2. Climate control systems must ensure optimal conditions for vehicle storage, preventing damage from humidity and temperature fluctuations.
3. Noise control measures shall be in place to minimize the impact of facility operations on neighboring properties.

#### **Environmental and Sustainability Considerations**

1. Facilities are encouraged to incorporate sustainable practices, including energy-efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

#### **Compliance and Enforcement**

1. Owners and operators of Luxury Garages must comply with all applicable local, state, and federal regulations, including environmental, building, and fire codes.

## **Commercial Tract - Village Retail District (CC-1)**

Within the framework of this planned development ordinance, we propose the establishment of a commercial tract designed to serve and support the surrounding neighborhood, adhering to the highest standards of community integration and benefit. This commercial area will be developed with a keen focus on neighborhood-supporting uses, such as retail, services, and amenities that enhance the daily lives of local residents. Careful planning will ensure that the design and operation of this commercial tract respects the character and needs of adjacent existing residential developments. This includes implementing measures such as traffic management to minimize congestion, landscaping and architectural designs that blend seamlessly with the neighborhood aesthetic, and lighting that ensures safety while maintaining a comfortable residential ambiance. Our vision is to create a vibrant, accessible commercial hub that enriches the community, fosters local economic growth, and enhances the overall quality of life without imposing on the tranquility and privacy of nearby homes.

### **Permitted Uses**

Permitted Uses within the commercial tract shall follow the City of Colleyville's Land Development Code associated with scheduled uses within the CC-1 District, as amended, with exception of the prohibited uses listed below.

### **Proposed Development Standards**

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Village Retail (CC-1) District standards, except where otherwise specified below.

### **Location and Siting**

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.

2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking or maneuvering shall be permitted between the commercial structure and Highway 26.

### **Design and Construction Standards**

Development within this tract shall adhere to the area, yard, and bulk requirements of the CC-1 District along with other associated site development standards contained within the City of Colleyville's Land Use Code, in addition with the following standards:

1. Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
2. Exterior design shall complement the surrounding community's character and architectural style.
3. Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.

### **Environmental and Sustainability Considerations**

1. Facilities are encouraged to incorporate sustainable practices, including energy-efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

## 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:

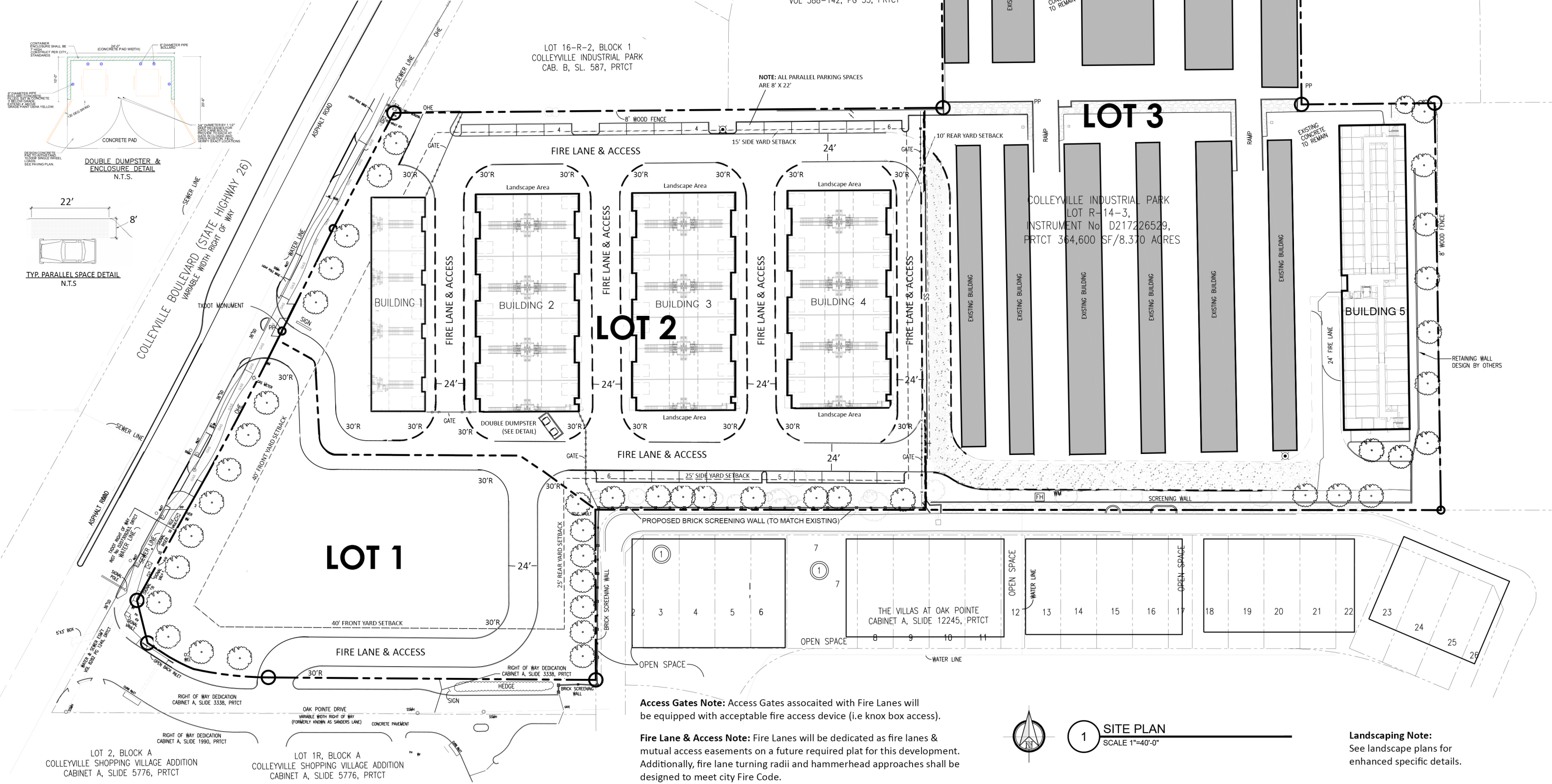
- **Exclusive Lifestyle:** Luxury garage condos offer an exclusive lifestyle that is highly appealing to affluent individuals. They provide a combination of privacy, security, and luxury amenities that are not commonly found in standard residential or commercial properties.
- **High-End Amenities:** 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)             |



**Access Gates Note:** Access Gates associated with Fire Lanes will be equipped with acceptable fire access device (i.e. knox box access).

**Fire Lane & Access Note:** Fire Lanes will be dedicated as fire lanes & mutual access easements on a future required plat for this development. Additionally, fire lane turning radii and hammerhead approaches shall be designed to meet city Fire Code.



1 SITE PLAN  
SCALE 1"=40'-0"

**Landscaping Note:**  
See landscape plans for enhanced specific details.

**PRELIMINARY ONLY**  
Not intended to be approved for construction permit

PD Site Plan

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



2459 Emberton Dr  
Lewisville, TX 75067  
817.657.3259  
Prepared by:  
Skye Thibodeaux, AICP  
skye@enkiplan.com



**VERTICAL ARTICULATION:** The parapets extend 4.5’ above the 28’ primary height of Building 1 and run a length of 50% of the longest adjacent plane. A covered walkway is provided for the full length of the front facade.

**HORIZONTAL ARTICULATION:** No building façade visible from a public street or parking area shall extend horizontally greater than three times the height of the wall without having an off-set of not less than 4.5’.

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



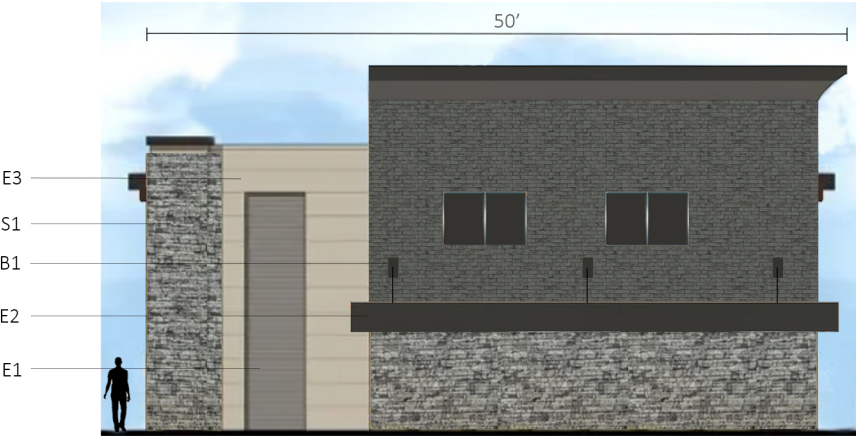
Western Elevation



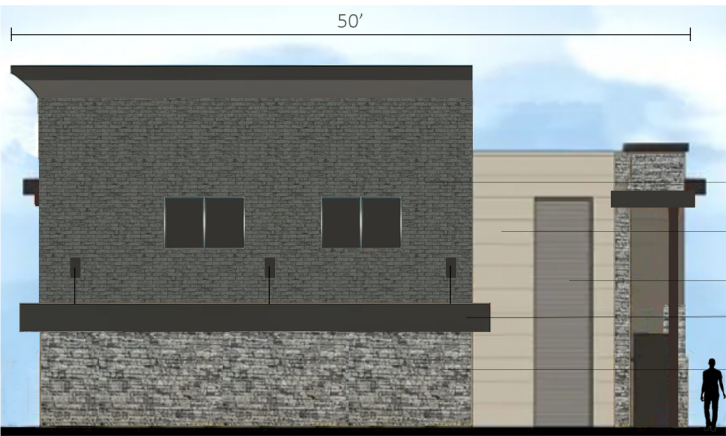
| Material | %  |
|----------|----|
| B1       | 0  |
| S1       | 65 |
| E1       | 25 |
| E2       | 10 |
| E3       | 0  |

Side Door Access

Eastern Elevation



Northern Elevation



Southern Elevation

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

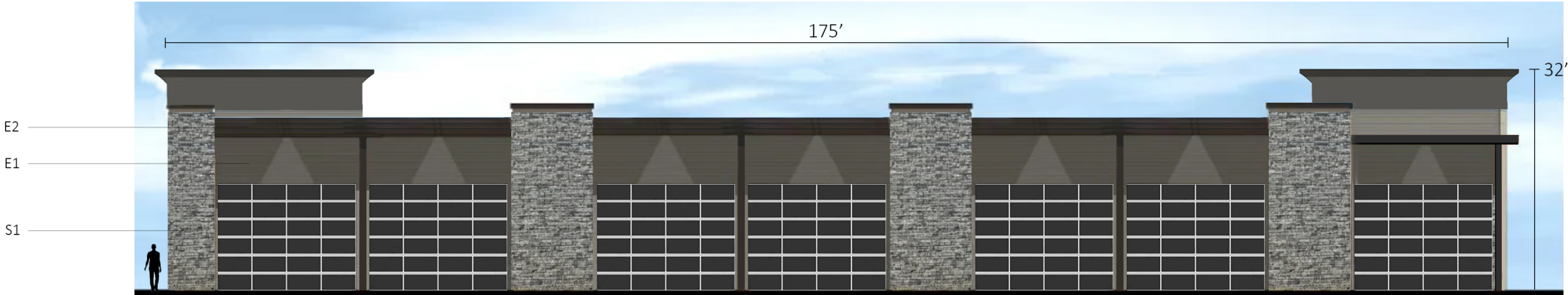
| Material | %  |
|----------|----|
| B1       | 40 |
| S1       | 40 |
| E1       | 5  |
| E2       | 5  |
| E3       | 10 |

**SIDE & REAR FEATURES:** Side and rear building facades, which are visible from the public street shall meet the relative articulation standards above. Facades which are not visible from a public street or parking area, shall exceed minimum relative standards contained in the City’s Land Use Code.

# Colleyville Luxury Garages- Building 1



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

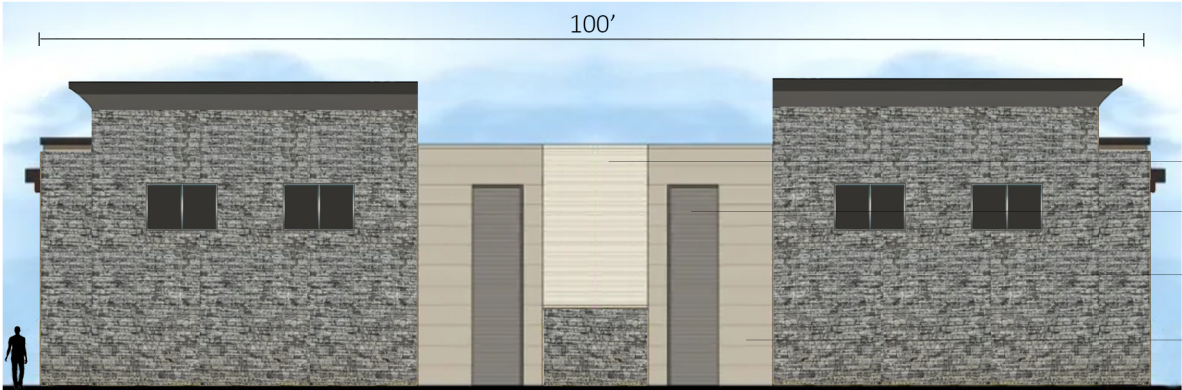


Western Elevation

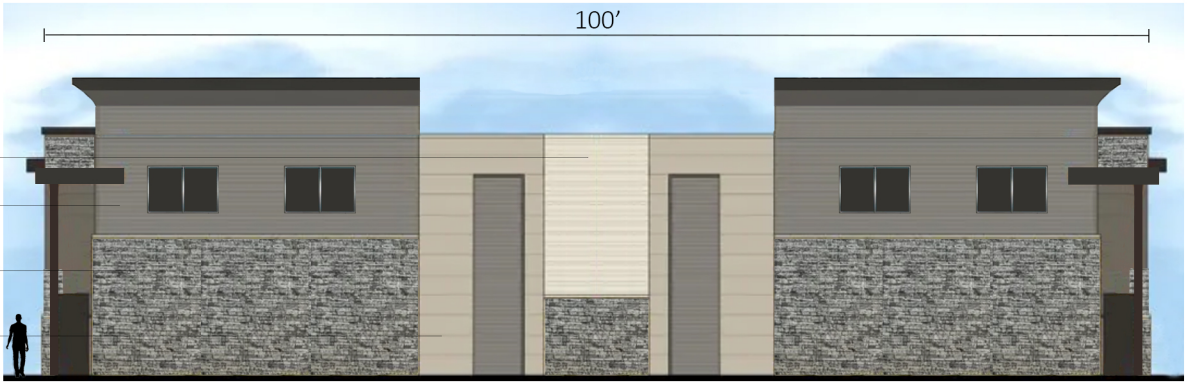


| Material | %  |
|----------|----|
| B1       | 0  |
| S1       | 65 |
| E1       | 25 |
| E2       | 10 |
| E3       | 0  |
| E4       | 0  |

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  |



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



Side Door Access

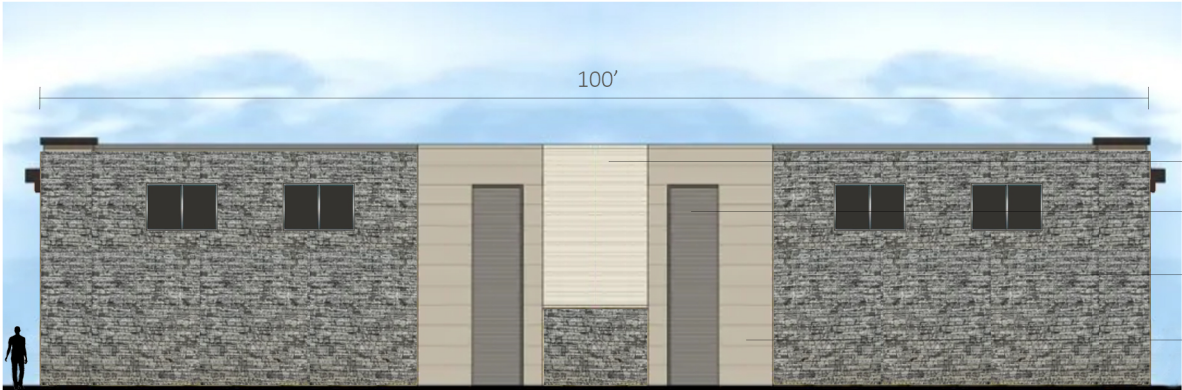
Western Elevation



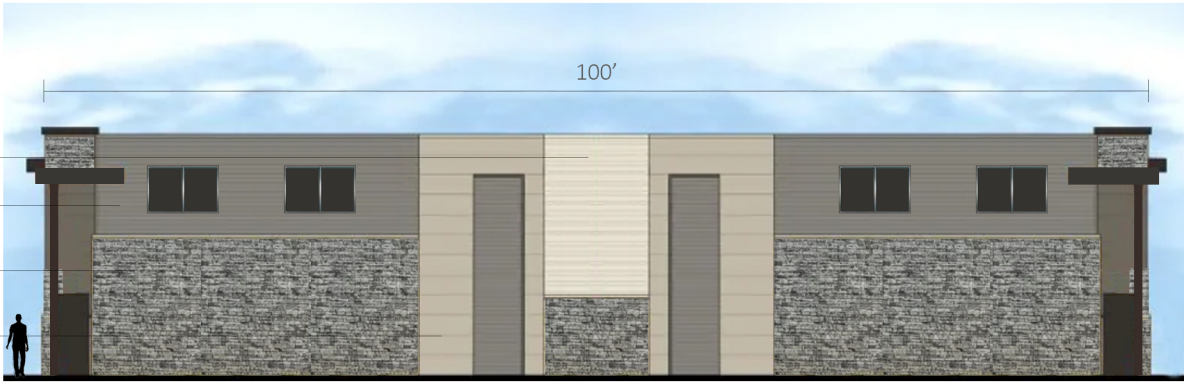
| Material | %  |
|----------|----|
| B1       | 0  |
| S1       | 65 |
| E1       | 25 |
| E2       | 10 |
| E3       | 0  |
| E4       | 0  |

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

# Colleyville Luxury Garages- Material Pallet











DETENTION COMPUTATIONS FOR LOT 2& 3 DETENTION

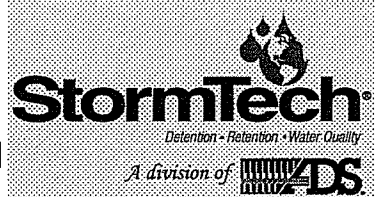
| 2x2 Grate Inlet                                                                                       |                    |                       |                   |
|-------------------------------------------------------------------------------------------------------|--------------------|-----------------------|-------------------|
| Assumed 50% Clogging of full area:<br>L=8' Effective Length and A = 3.2 SF for<br>Unknown Grate Inlet |                    |                       |                   |
| d                                                                                                     | Q                  | Q                     | Q                 |
| Depth<br>(FT)                                                                                         | Weir Flow<br>(CFS) | Orifice Flow<br>(CFS) | Combined<br>(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 More Info



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 End Cap (cubic feet) | Incremental Chambers (cubic feet) | Incremental End Cap (cubic feet) | Incremental Stone (cubic feet) | Incremental Ch. 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 <sub>2yr</sub> | Q <sub>2</sub> | i <sub>5yr</sub> | Q <sub>5</sub> | i <sub>10yr</sub> | Q <sub>10</sub> | i <sub>25yr</sub> | Q <sub>25</sub> | i <sub>50yr</sub> | Q <sub>50</sub> | i <sub>100yr</sub> | Q <sub>100</sub> | 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 <sub>2yr</sub> | Q <sub>2</sub> | i <sub>5yr</sub> | Q <sub>5</sub> | i <sub>10yr</sub> | Q <sub>10</sub> | i <sub>25yr</sub> | Q <sub>25</sub> | i <sub>50yr</sub> | Q <sub>50</sub> | i <sub>100yr</sub> | Q <sub>100</sub> | 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 (2



PRELIMINARY DETENTION COMPUTATIONS FOR LOT 1 DETENTION

Hydrograph Report

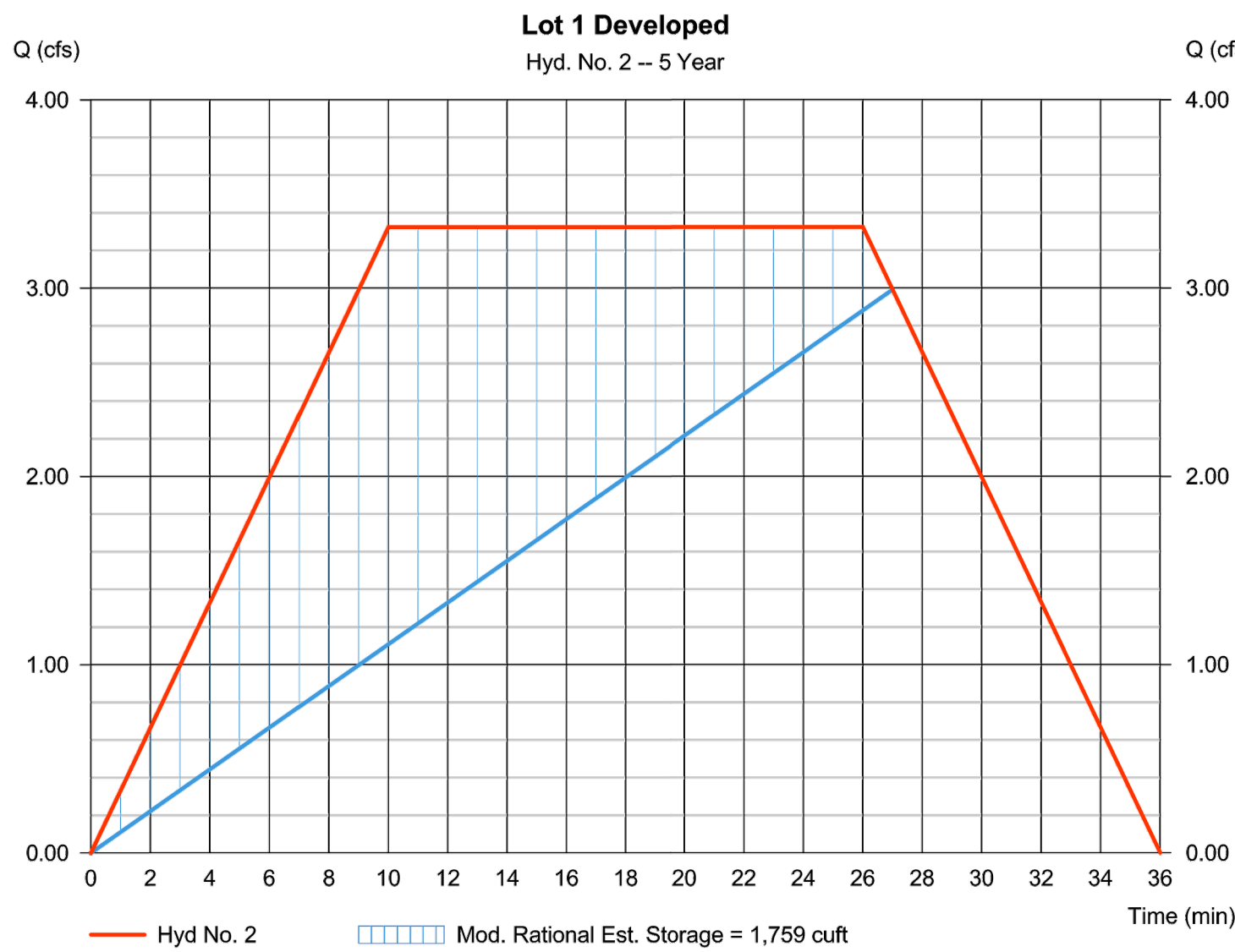
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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

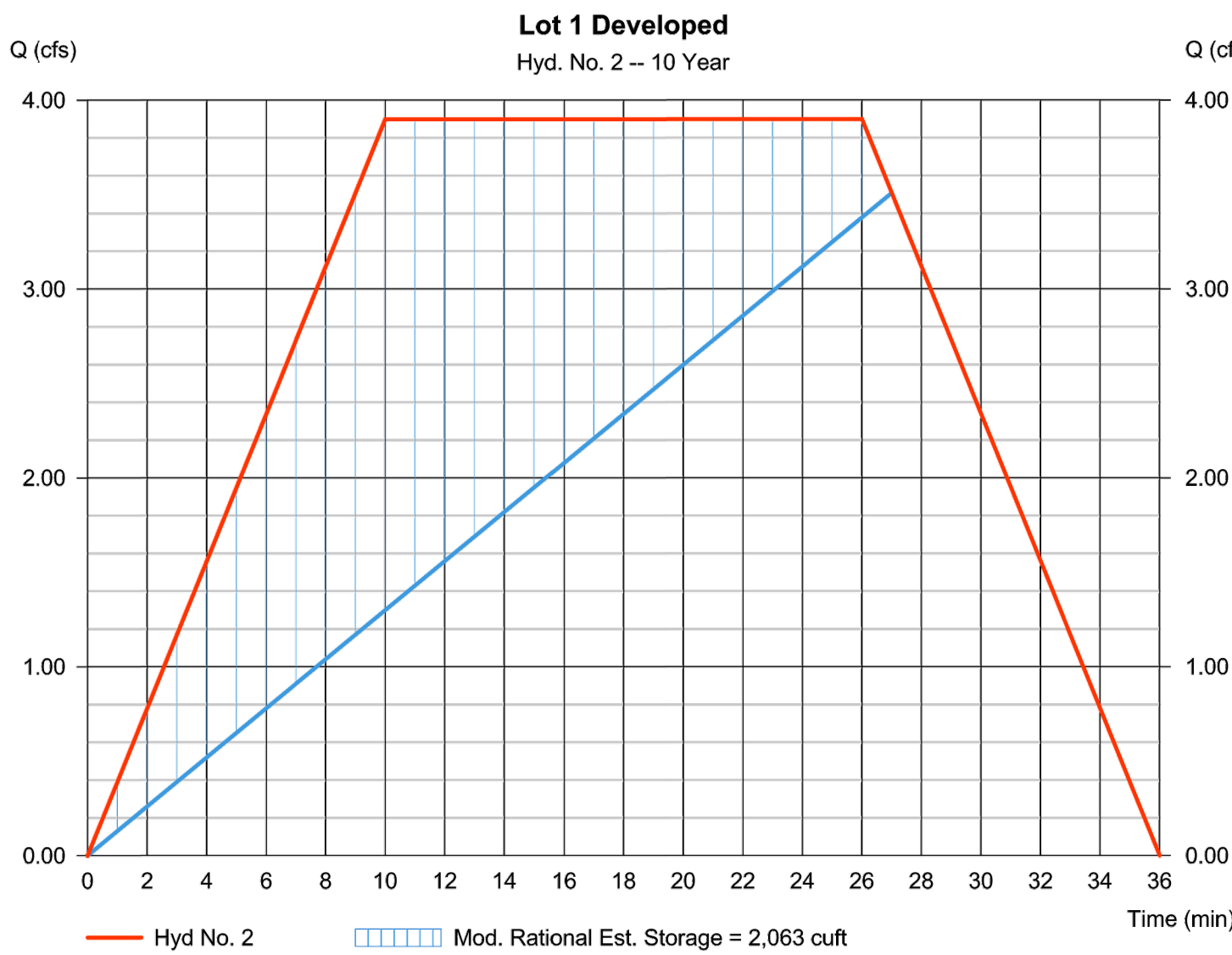
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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

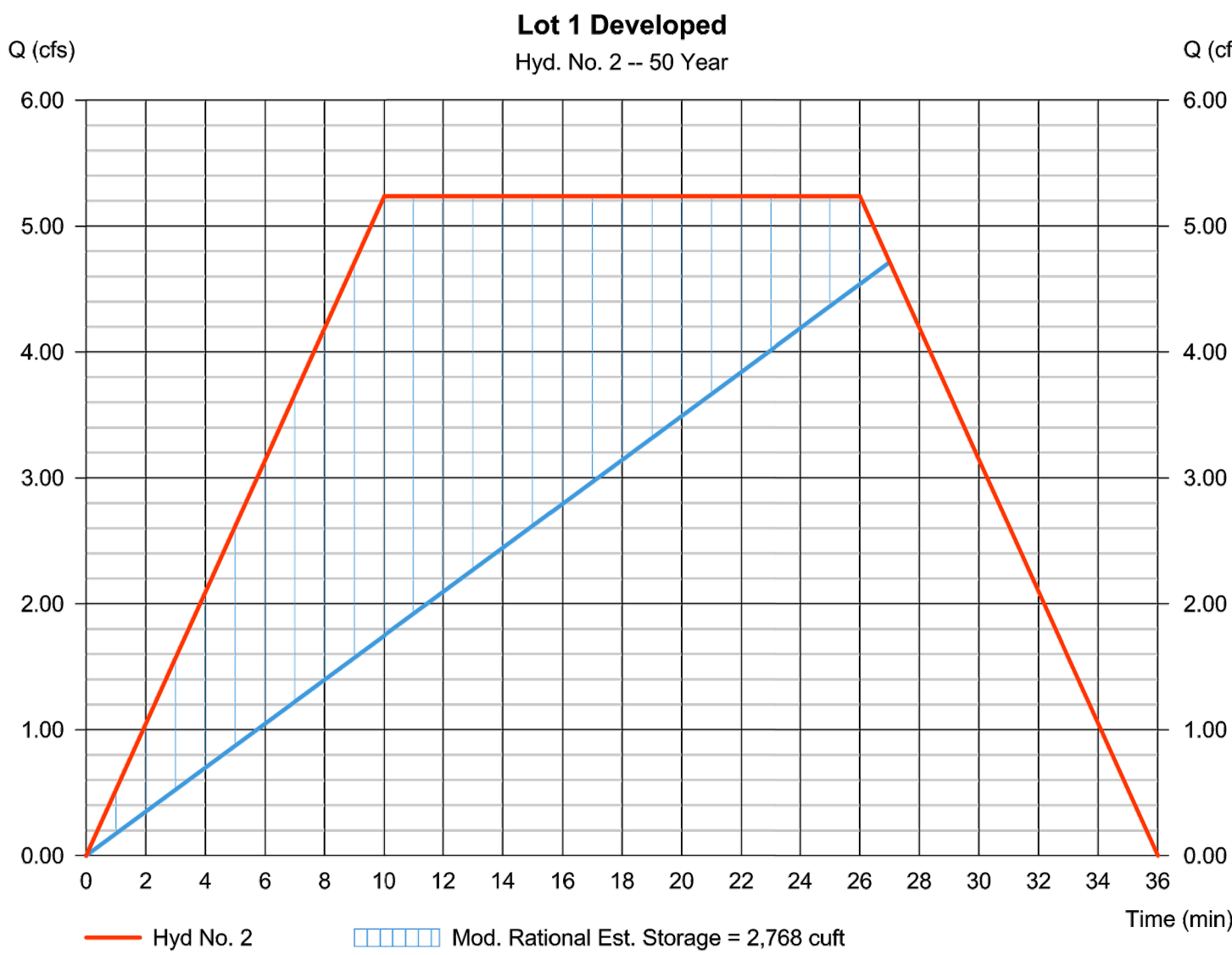
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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

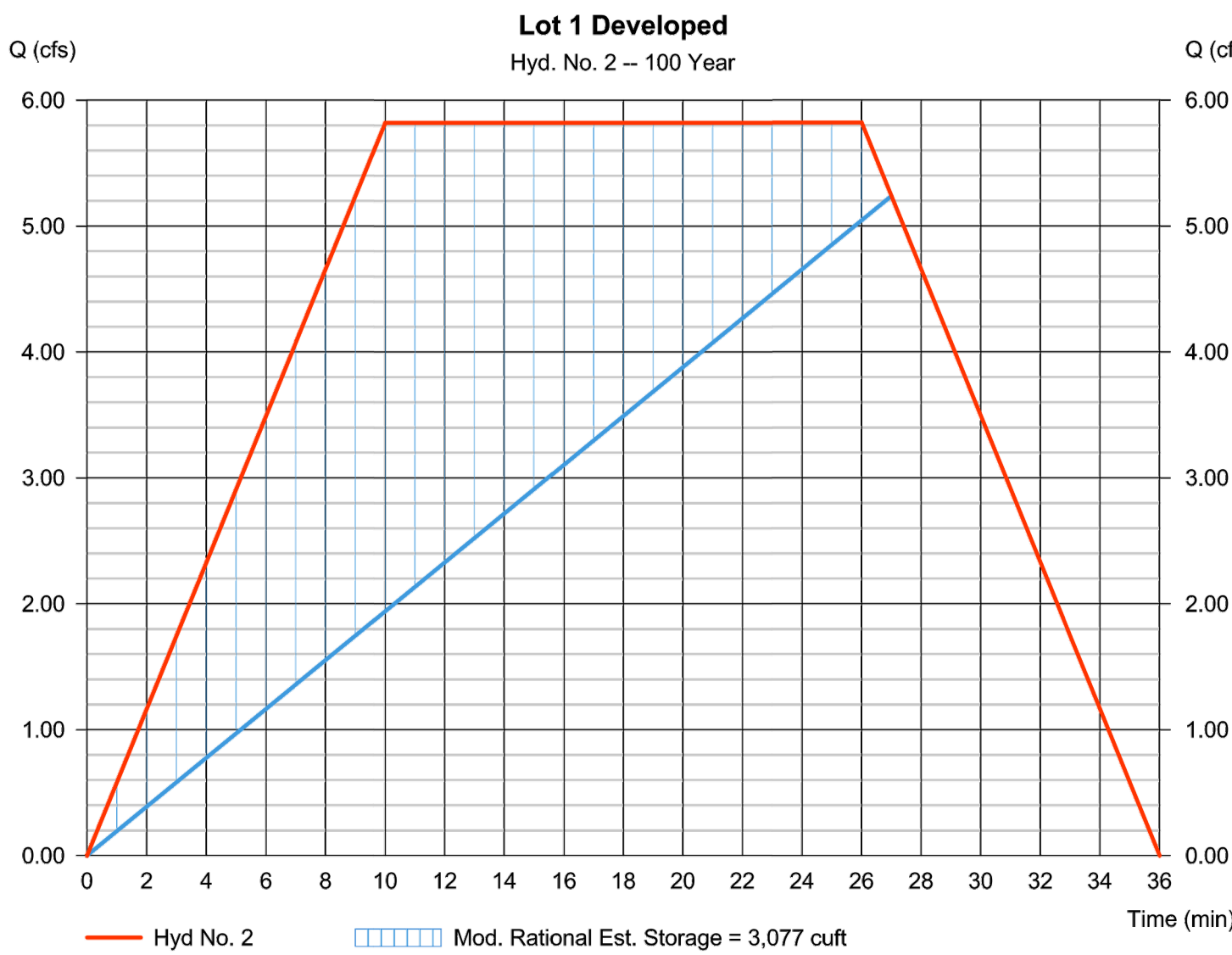
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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'

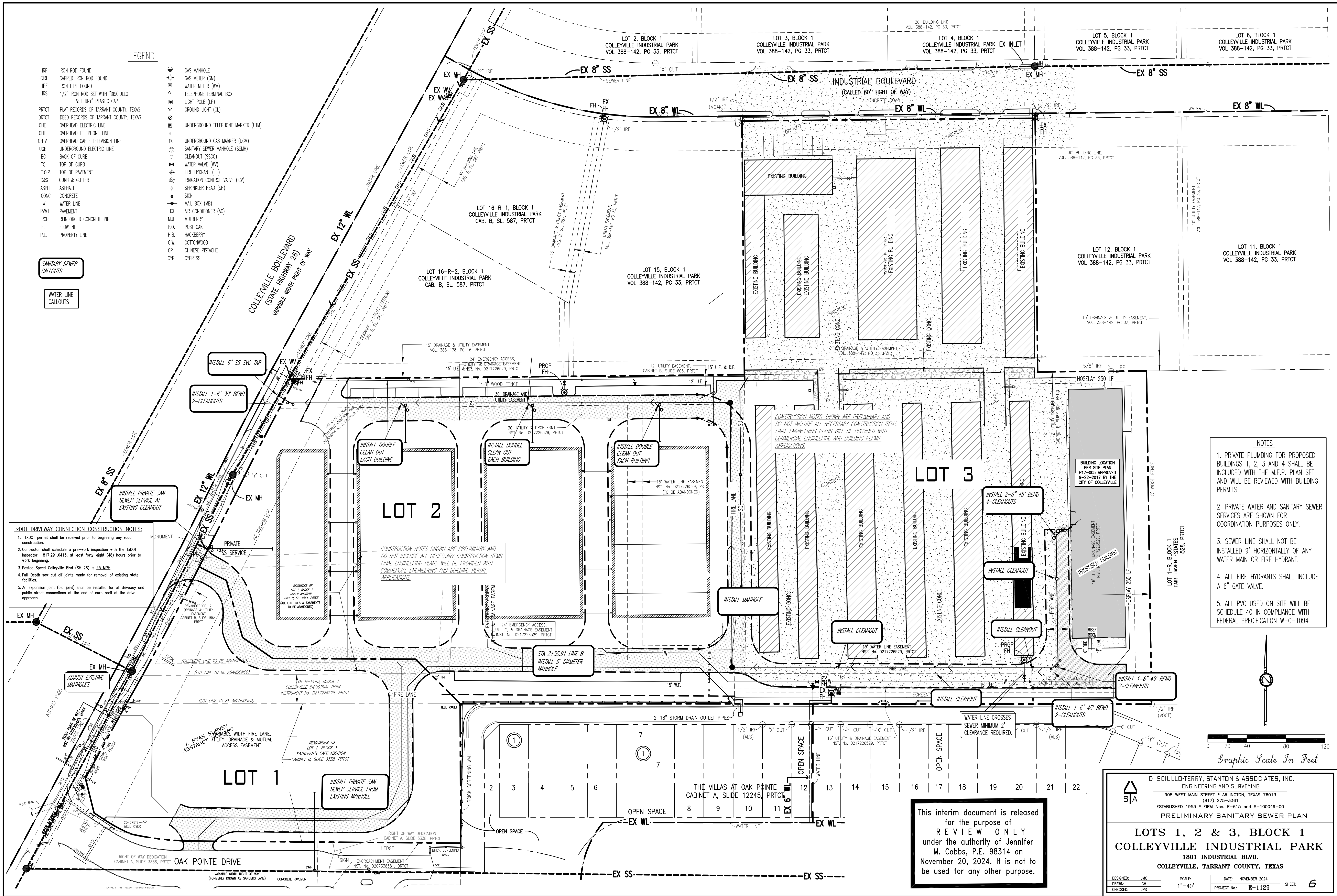
DATE: NOVEMBER 2024  
PROJECT No.: E-1129

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.

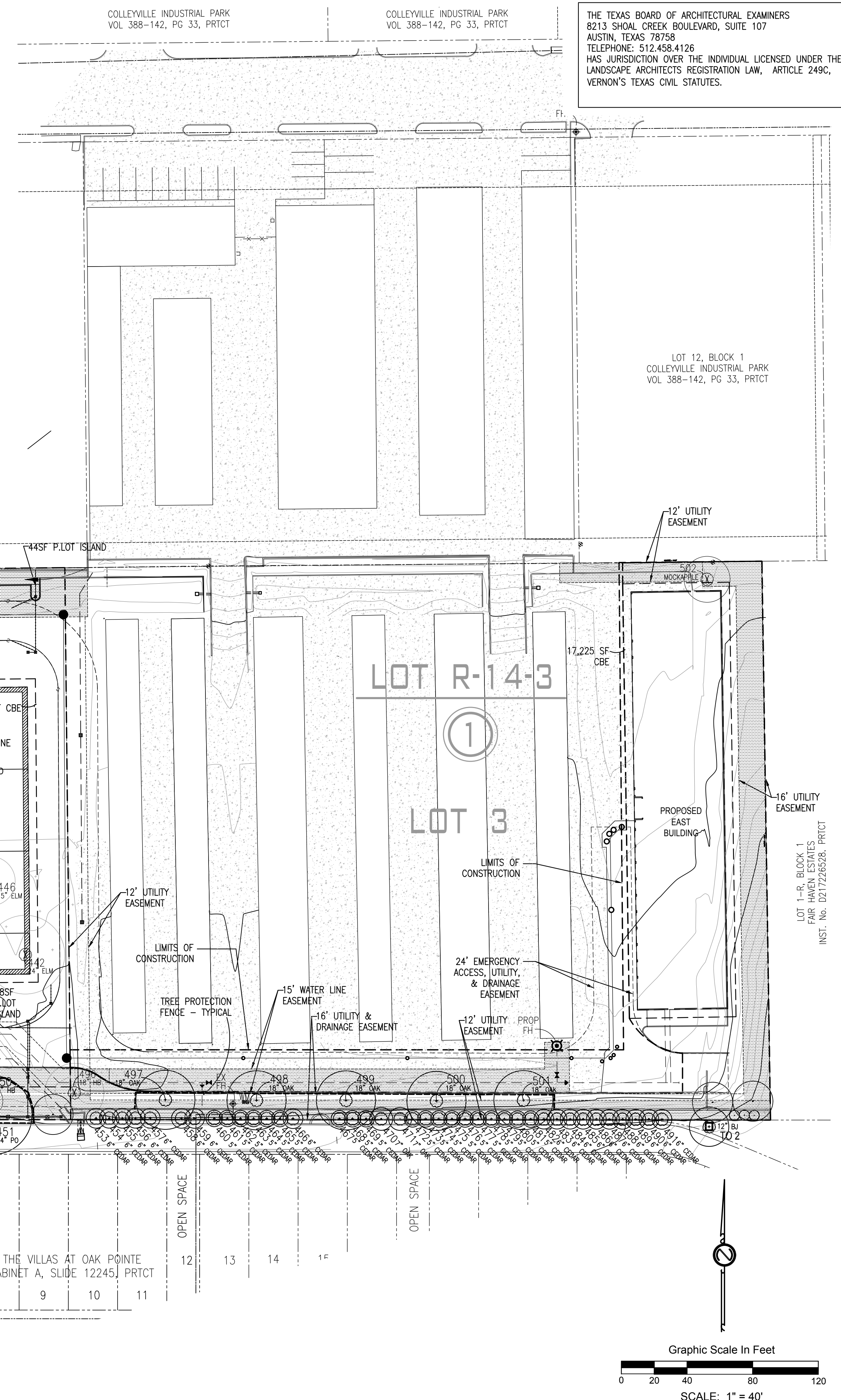
CONTRACTOR SHALL KEEP FENCED AREAS OF TREES TO REMAIN FREE OF TRASH, DEBRIS OR EXCESSIVE RUNOFF.

FOR IRRIGATION, ANY LATERAL LINE OR MAINLINE TRENCHES WHICH ENCROACH IN THE DRIFLINE 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 |
| 6         |             |      |
| 5         |             |      |
| 4         |             |      |
| 3         |             |      |
| 2         |             |      |
| 1         |             |      |
| REVISIONS |             |      |

**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 MITI (TN) L2 | HT MITI SF 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    |                                                       |
| 462    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 462    |                                                       |
| 463    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 463    |                                                       |
| 464    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 464    |                                                       |
| 465    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 465    |                                                       |
| 466    | CEDAR        | 6        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 466    |                                                       |
| 467    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 467    |                                                       |
| 468    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 468    |                                                       |
| 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    |                                                       |
| 475    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 475    |                                                       |
| 476    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 476    |                                                       |
| 477    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 477    |                                                       |
| 478    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 478    |                                                       |
| 479    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 479    |                                                       |
| 480    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 480    |                                                       |
| 481    | CEDAR        | 5        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 481    |                                                       |
| 482    | CEDAR        | 6        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 482    |                                                       |
| 483    | CEDAR        | 6        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 483    |                                                       |
| 484    | CEDAR        | 6        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 484    |                                                       |
| 485    | CEDAR        | 6        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 485    |                                                       |
| 486    | CEDAR        | 6        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 486    |                                                       |
| 487    | CEDAR        | 6        | 0       |                   | 0                 |                   | REMAIN | excluded | size     |                 |                 |                 |                 |                  |                  |                  |                   |                    |                   |                    |                   |                    | LOT 3 | S OF SCRIN FENCE @ EX BLDGS | 487    |                                                       |
| 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%<br>7,836 SF                     | MIN.11%<br>MIN. 7,863 SF            |
| MIN. REQUIRED FRONT YARD LANDSCAPE AREA - 50% OF REQ'D LAND AREA (C4, SECT.4.6.3.)       | 3,918 SF<br>50%                     | 3,918 SF<br>50%                     |
| E. PROPERTY LINE GREENBELT (4.6.3.i.): 3" CALIPER TREES AT 20'-23' ON CENTER (SEE BELOW) | YES<br>20' WIDTH<br>EVERGREEN SHRUB | YES*<br>20' WIDTH<br>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.

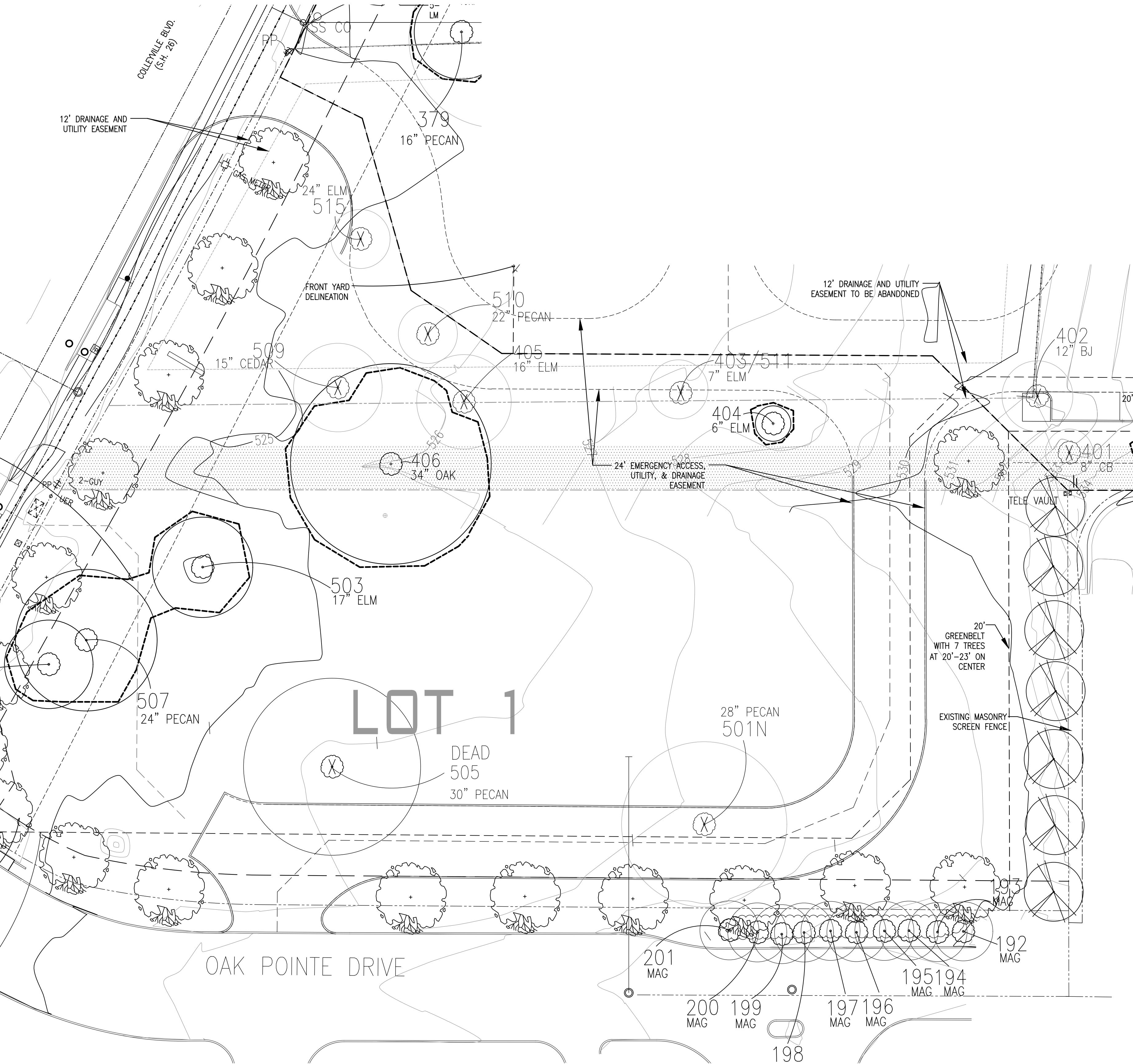
CONTRACTOR SHALL ADVISE THE OWNER OF ANY CONDITION FOUND ON-SITE OR OFF-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.

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.

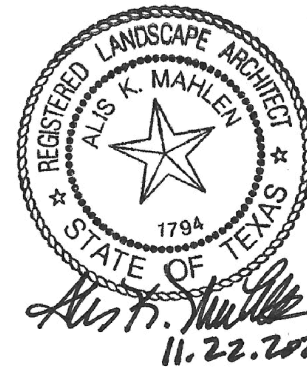
COLLEYVILLE INDUSTRIAL PARK

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

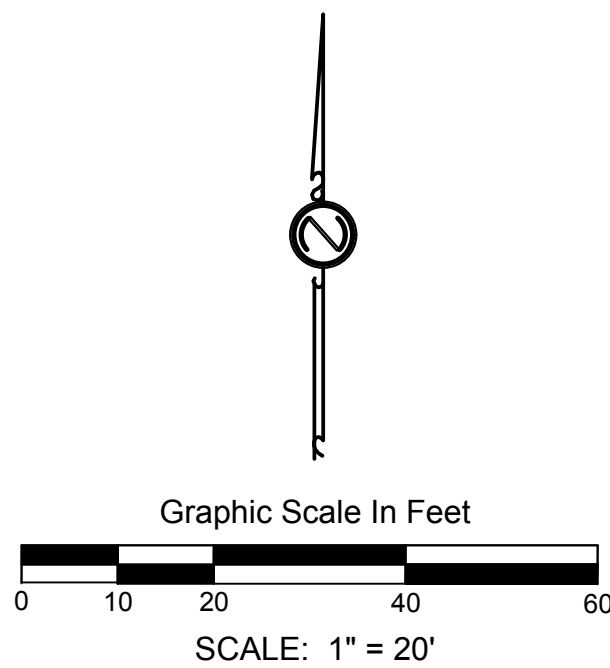


DATE: November 2024

SHEET NUMBER:

L1.2

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PD LOT 1 TREE MITIGATION AND PLANTING PLAN



| 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          |

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



**From:** [Skye Thibodeaux](#)  
**To:** [Christopher Pham](#)  
**Cc:** [Jackie Reyff](#); [Kristopher Potts](#); [Ben Bryner](#)  
**Subject:** Re: DRC Comments Case ZC24-006 Industrial Drive Urban Garages  
**Date:** Monday, December 30, 2024 1:28:35 PM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Chris, I was able to speak with Mr. Lawson this morning to confirm the items asked by P&Z at last week's workshop. Here are response to the following items asked by the Commissioners:

- Will the units be for sale or for lease? - We would be happy to commit to an ownership product but would prefer to be flexible to the market. We anticipate development taking 18 months and, not knowing what market conditions will be at that time, we would like to be able to respond to the type of demand that will exist at that time.
- What is the anticipated price of each unit? - We anticipate a unit price to be in the range of \$300-400K, assuming an ownership product.
- Will detention be provided? - Absolutely as we must meet City standards. Currently, we are planning for underground detention with Lot 2. Lot 1 must meet relative standards at the time it is developed.

Let me know if there were any additional items from the Commission I may have missed.

Regards,

On Fri, Dec 27, 2024 at 9:11 AM Skye Thibodeaux <[REDACTED]> wrote:

Good morning, Chris. It may be early next week before I get the information to you for the Commission as I believe a few members of our team are out of town for the holidays.

Will get back to you as soon as I can.

Regards,

On Mon, Dec 23, 2024 at 6:31 PM Skye Thibodeaux <[REDACTED]> wrote:

Thank you, Chris. I just watched the P&Z workshop item. We will get the information discussed by the Commission to you by the end of the week.

Regards,

On Mon, Dec 23, 2024 at 4:36 PM Christopher Pham <[CPham@colleyville.com](mailto:CPham@colleyville.com)> wrote:

Good afternoon Skye,

The Development Review Committee (DRC) has met regarding Case ZC24-006 and offers the following comments.



1. Lot 2, Building 1 is encroaching into the required 40' front yard setback.
2. Fire lanes are not labeled and their size and internal radii cannot be determined.
3. Dimension setback of buildings from property lines on all sides.
4. Informational comment – Parking can be determined by the PUD-C.
5. Dimension the elevations to determine they meet the vertical and horizontal articulation required by Chapter 6 of the Land Development Code.
6. **Fire Comment:** The ungated mutual access easement is not shown across the front of the property. Each drive and between the buildings is required to meet and be marked as a 24 foot fire lane. Each building will require fire sprinklers and fire alarms with monitored CO detectors.
7. **Engineering Comments:** Refer to marked up PDF attached for Engineering Comments. Detention will be required on site for this property.

Let me know if you have any questions.

Thank you,

*Christopher Pham*



**Planner  
City of Colleyville**



[colleyville.com](http://colleyville.com)

**P:** 817-503-1051 | **E:** [cpham@colleyville.com](mailto:cpham@colleyville.com)

100 Main Street, Colleyville, TX 76034

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Skye Thibodeaux, AICP

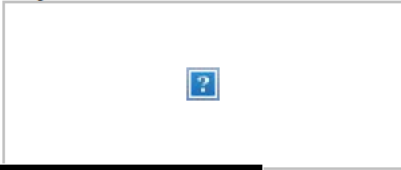


[www.enkiplan.com](http://www.enkiplan.com)



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Skye Thibodeaux, AICP



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Skye Thibodeaux, AICP



## **ORDINANCE O-10-1741**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCE O-04-1484; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF TRACTS 2B AND 2B02, ABSTRACT 963 OF THE ABSALOM J. LOTT SURVEY AND LOT R-14-2, COLLEYVILLE INDUSTRIAL PARK ADDITION FROM THE ML-LIGHT MANUFACTURING DISTRICT, CC1-VILLAGE RETAIL DISTRICT AND THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Colleyville has received an application for rezoning under Case No. ZC09-010; and

**WHEREAS**, Ordinance O-04-1484 is hereby repealed in its entirety; and

**WHEREAS**, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

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

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

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

**WHEREAS**, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of



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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Tracts 2b and 2b02, Abstract 963 of the Absalom J. Lott survey and Lot R-14-2, Colleyville Industrial Park Addition from the ML-Light Manufacturing zoning district, CC1-Village Retail zoning district and the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A" and described in Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT Ordinance O-04-1484 is hereby repealed in its entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

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

**2. SITE PLAN AND PLATTING**

- a. The development of this property shall be generally consistent with the conceptual site plan attached as Exhibit "C".

- b. All subject properties that are not platted as of the passage of this ordinance shall be platted in accordance with provisions of this ordinance and the Land Development Code prior to the issuance of any building permit.

### **3. PERMITTED AND PROHIBITED USES**

The following land uses shall be permitted within this PUDC:

1. All uses permitted in the CC2-Shopping Center zoning district
2. Auto, truck or trailer rental
3. Office showroom
4. Warehouse
5. Self-storage facilities
6. Propane refilling station
7. Outside storage of recreational vehicles, boats and watercraft

The permitted land uses shall be allowed on the subject properties per the use designations labeled on the buildings shown in Exhibit "C".

### **4. BUILDING LAYOUT AND USE SPECIFICATIONS**

- a. The following new buildings shall be allowed as described below and depicted on Exhibit "C":

#### **Phase One Buildings**

1. Building One - Maximum Size: 14,000 square feet  
Permitted Uses: Retail and General Office  
Maximum Retail area: 7,000 square feet  
Maximum Office area: 7,000 square feet  
Maximum Height: Two story, 35 feet
2. Building Two - Maximum Size: 20,000 square feet  
Permitted Uses: Office Showroom, Warehouse  
Maximum Height: One story, 35 feet
3. Building Three - Maximum Size: 20,000 square feet  
Permitted Uses: Office Showroom, Warehouse  
Maximum Height: One story, 35 feet

#### **Phase Two Building**

1. Building One – Maximum Size: 28,000 square feet  
Permitted Uses: Self-Storage

Maximum Height: Two story, 30 feet.

**5. BUILDING DESIGN**

- a. All building designs shall be generally consistent within the elevations shown in exhibit "D".
- b. Building designs shall meet the minimum articulation requirements of Chapter 6 – Building Design in the Land Development Code.
- c. For any new buildings, exterior building colors, including roof-tops, shall be of medium to dark hue of brown, black or maroon. Otherwise, exterior colors shall match the natural color of the stone or brick construction.
- d. The exposed exterior walls of all buildings must be constructed of 75 percent masonry material. Window and door openings shall not be included in the calculation of the area of the wall.

**6. PARKING**

- a. All rental vehicles must be parked along the northernmost property line of the subject property and shall not be parked closer than 80 feet from the right-of-way of SH26.
- b. This development shall provide a minimum of 101 parking spaces.
- c. Except where noted above, all parking shall meet the minimum requirements of the Land Development Code.

**7. LIGHTING**

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

**8. LANDSCAPING, BUFFERING AND OPEN SPACE**

- a. The developer shall construct a five (5) foot wide landscaped greenbelt adjacent to the south and east property line adjacent to existing residential properties. The greenbelt along the east property line shall contain live plant material of the evergreen variety which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on 36 inch centers. The



greenbelt along the southern property line shall be planted with large canopy trees, a minimum of five (5) to six (6) inches in caliper on 20 foot centers.

- b. Except where noted above, all required landscaping shall meet the minimum requirements of Chapter 4 – Landscaping and Buffering in the Land Development Code.
- c. This development shall provide a minimum of 11 percent of open space.

#### **9. SIDEWALKS**

- a. A minimum five (5) foot sidewalk shall be constructed along Industrial Boulevard where none exists prior to the issuance of the certificate of occupancy for any new structures.
- b. A minimum five (5) foot sidewalk shall be constructed along SH26 prior to the issuance of the certificate of occupancy for any new structures.

#### **10. FENCES AND SCREENING**

- a. A minimum eight (8) foot masonry fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

#### **11. GENERAL DEVELOPMENT REQUIREMENTS**

- a. The thirty (30) foot wide southernmost portion of the property shall be used only for a fire lane. This area shall not be used for the parking or storage of rental trucks, recreational vehicles or boat trailers.
- b. The location and width of all fire lanes and the installation of any gates shall meet the minimum requirements of the Land Development Code and the Fire Code and shall be approved by the Fire Marshal.
- c. The outside storage area for recreational vehicles, boats and watercraft shall contain no more than forty (40) covered parking spaces.
- d. Not more than eight (8) trucks for rental shall be parked or stored on the property.
- e. The hours of operation for any truck rental operation shall be as follows:

|                          |                        |
|--------------------------|------------------------|
| Monday through Saturday: | 8:30 a.m. to 6:00 p.m. |
| Sunday:                  | 9:00 a.m. to 1:00 p.m. |

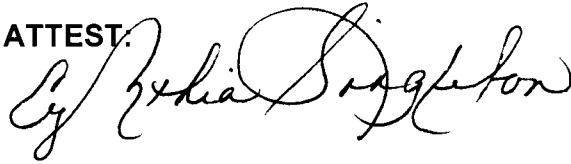
- f. The location of the propane refilling station shall be located along the northern property line as shown on Exhibit "C". The propane storage tank shall not exceed 15 feet in height and 500 gallons in volume. The storage tank shall not be closer than 100 feet from the right-of-way of SH26.
  - g. Prior to the issuance of any building permit for any buildings deriving primary access from SH26, a driveway permit shall be obtained from the Texas Department of Transportation (TxDOT).
  - h. A mutual access easement shall be located along the southernmost property line where it is adjacent to property zoned CC1-Village Retail as of the passage of this ordinance. Otherwise, mutual access easements shall be located adjacent to all properties with frontage along SH26. If not dedicated as part of a plat, said easements shall be dedicated by separate instrument prior to the issuance of the certificate of occupancy for any new structure.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 5<sup>th</sup> day of January 2010.

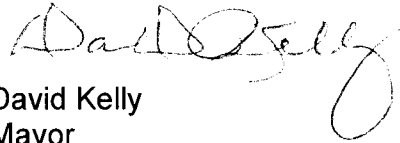
The second reading and public hearing being conducted on the 19<sup>th</sup> day of January 2010.

ATTEST.



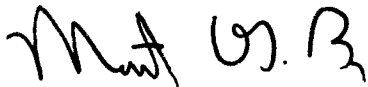
Cynthia Singleton, TRMC, CMC  
City Secretary

CITY OF COLLEYVILLE



David Kelly  
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle  
City Attorney



The map displays a section of land with the following features:

- Streets:** COLLEYVILLE BLVD, INDUSTRIAL BLVD, FOUNTAIN PASS DR, OAK POINT DR, PECAN CROSSING DR, BRAZOS CIR, and WYATT DR.
- Zoning Designations:** PUDC, AG, CC1, ML, CC2, PUDR, and R20.
- Highlighted Sites:** Four specific parcels are outlined in black and labeled 'Sites' with arrows pointing to them. These are located near the intersection of Colleyville Blvd and Industrial Blvd.
- Parcel Numbers:** Various numbers are scattered across the map, including 6404, 6400, 6407, 6401, 6400, 6401, 6301, 6259, 6255, 6206, 6215, 6212, 6210, 6208, 6211, 6216, 6217, 6218, 6219, 6220, 6221, 6222, 6223, 6224, 6225, 6226, 6227, 6228, 6229, 6230, 6231, 6232, 6233, 6234, 6235, 6236, 6237, 6238, 6239, 6240, 6241, 6242, 6243, 6244, 6245, 6246, 6247, 6248, 6249, 6250, 6251, 6252, 6253, 6254, 6255, 6256, 6257, 6258, 6259, 6260, 6261, 6262, 6263, 6264, 6265, 6266, 6267, 6268, 6269, 6270, 6271, 6272, 6273, 6274, 6275, 6276, 6277, 6278, 6279, 6280, 6281, 6282, 6283, 6284, 6285, 6286, 6287, 6288, 6289, 6290, 6291, 6292, 6293, 6294, 6295, 6296, 6297, 6298, 6299, 6300, 6301, 6302, 6303, 6304, 6305, 6306, 6307, 6308, 6309, 6310, 6311, 6312, 6313, 6314, 6315, 6316, 6317, 6318, 6319, 6320, 6321, 6322, 6323, 6324, 6325, 6326, 6327, 6328, 6329, 6330, 6331, 6332, 6333, 6334, 6335, 6336, 6337, 6338, 6339, 6340, 6341, 6342, 6343, 6344, 6345, 6346, 6347, 6348, 6349, 6350, 6351, 6352, 6353, 6354, 6355, 6356, 6357, 6358, 6359, 6360, 6361, 6362, 6363, 6364, 6365, 6366, 6367, 6368, 6369, 6370, 6371, 6372, 6373, 6374, 6375, 6376, 6377, 6378, 6379, 6380, 6381, 6382, 6383, 6384, 6385, 6386, 6387, 6388, 6389, 6390, 6391, 6392, 6393, 6394, 6395, 6396, 6397, 6398, 6399, 6400, 6401, 6402, 6403, 6404, 6405, 6406, 6407, 6408, 6409, 6410, 6411, 6412, 6413, 6414, 6415, 6416, 6417, 6418, 6419, 6420, 6421, 6422, 6423, 6424, 6425, 6426, 6427, 6428, 6429, 6430, 6431, 6432, 6433, 6434, 6435, 6436, 6437, 6438, 6439, 6440, 6441, 6442, 6443, 6444, 6445, 6446, 6447, 6448, 6449, 6450, 6451, 6452, 6453, 6454, 6455, 6456, 6457, 6458, 6459, 6460, 6461, 6462, 6463, 6464, 6465, 6466, 6467, 6468, 6469, 6470, 6471, 6472, 6473, 6474, 6475, 6476, 6477, 6478, 6479, 6480, 6481, 6482, 6483, 6484, 6485, 6486, 6487, 6488, 6489, 6490, 6491, 6492, 6493, 6494, 6495, 6496, 6497, 6498, 6499, 6500, 6501, 6502, 6503, 6504, 6505, 6506, 6507, 6508, 6509, 6510, 6511, 6512, 6513, 6514, 6515, 6516, 6517, 6518, 6519, 6520, 6521, 6522, 6523, 6524, 6525, 6526, 6527, 6528, 6529, 6530, 6531, 6532, 6533, 6534, 6535, 6536, 6537, 6538, 6539, 6540, 6541, 6542, 6543, 6544, 6545, 6546, 6547, 6548, 6549, 6550, 6551, 6552, 6553, 6554, 6555, 6556, 6557, 6558, 6559, 6560, 6561, 6562, 6563, 6564, 6565, 6566, 6567, 6568, 6569, 6570, 6571, 6572, 6573, 6574, 6575, 6576, 6577, 6578, 6579, 6580, 6581, 6582, 6583, 6584, 6585, 6586, 6587, 6588, 6589, 6590, 6591, 6592, 6593, 6594, 6595, 6596, 6597, 6598, 6599, 6600, 6601, 6602, 6603, 6604, 6605, 6606, 6607, 6608, 6609, 6610, 6611, 6612, 6613, 6614, 6615, 6616, 6617, 6618, 6619, 6620, 6621, 6622, 6623, 6624, 6625, 6626, 6627, 6628, 6629, 6630, 6631, 6632, 6633, 6634, 6635, 6636, 6637, 6638, 6639, 6640, 6641, 6642, 6643, 6644, 6645, 6646, 6647, 6648, 6649, 6650, 6651, 6652, 6653, 6654, 6655, 6656, 6657, 6658, 6659, 6660, 6661, 6662, 6663, 6664, 6665, 6666, 6667, 6668, 6669, 6670, 6671, 6672, 6673, 6674, 6675, 6676, 6677, 6678, 6679, 6680, 6681, 6682, 6683, 6684, 6685, 6686, 6687, 6688, 6689, 6690, 6691, 6692, 6693, 6694, 6695, 6696, 6697, 6698, 6699, 6700, 6701, 6702, 6703, 6704, 6705, 6706, 6707, 6708, 6709, 6710, 6711, 6712, 6713, 6714, 6715, 6716, 6717, 6718, 6719, 6720, 6721, 6722, 6723, 6724, 6725, 6726, 6727, 6728, 6729, 6730, 6731, 6732, 6733, 6734, 6735, 6736, 6737, 6738, 6739, 6740, 6741, 6742, 6743, 6744, 6745, 6746, 6747, 6748, 6749, 6750, 6751, 6752, 6753, 6754, 6755, 6756, 6757, 6758, 6759, 6760, 6761, 6762, 6763, 6764, 6765, 6766, 6767, 6768, 6769, 6770, 6771, 6772, 6773, 6774, 6775, 6776, 6777, 6778, 6779, 6780, 6781, 6782, 6783, 6784, 6785, 6786, 6787, 6788, 6789, 6790, 6791, 6792, 6793, 6794, 6795, 6796, 6797, 6798, 6799, 6800, 6801, 6802, 6803, 6804, 6805, 6806, 6807, 6808, 6809, 6810, 6811, 6812, 6813, 6814, 6815, 6816, 6817, 6818, 6819, 6820, 6821, 6822, 6823, 6824, 6825, 6826, 6827, 6828, 6829, 6830, 6831, 6832, 6833, 6834, 6835, 6

## EXHIBIT "B"- Legal Description

### SUBJECT PROPERTY DESCRIPTION

BEING a tract of land in the A. J. Lott Survey, Abstract No.963, in the City of Colleyville, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of State Highway No. 26 (100 foot right-of-way), said point being at its intersection with the south line of the A. J. Lott Survey, Abstract No. 963;

THENCE North 29° 16' 00" East along the southeast line of said State Highway No. 26, a distance of 31.60 feet to a point for corner;

THENCE North 89° 31' 43" East along the south line of Lot 1 in Block 1 in the Tinker Crossing Addition, a distance of 333.77 feet to a point for corner on the east line of said Lot 1 in Block 1;

THENCE North 03° 37' 13" East along said lot line, a distance of 128.07 feet to a point for corner on the north line of said Lot 1 in Block 1;

THENCE South 88° 54' 32" West along said lot line, a distance of approximately 269.46 feet to a point for corner on the southeast line of State Highway No. 26;

THENCE in a northeasterly direction along said State Highway No. 26, a distance of approximately 206.63 feet to a point for corner on the south line of Lot 16-R-2 in Block 1, Colleyville Industrial Park Addition;

THENCE North 89° 40' 00" East along said lot line, a distance of approximately 466.23 feet to a point for corner;

THENCE North 00° 34' 00" West, a distance of 260.06 feet to a point for corner on the south line of Industrial Boulevard (60 foot right-of-way);

THENCE North 89° 26' 00" East along the south line of Industrial Boulevard, a distance of 300.00 feet to a point for corner;

THENCE South 00° 34' 00" East, a distance of 260.06 feet to a point for corner;

THENCE North 89° 26' 00" East, a distance of approximately 111.16 feet to a point for corner;

THENCE South 00° 58' 06" East, a distance of 337.07 feet to a point for corner;

THENCE South 89° 54' 54" West, a distance of 1067.94 feet to the POINT OF BEGINNING, and containing approximately 8.322 acres of land.

## EXHIBIT "C"- Conceptual Site Plan

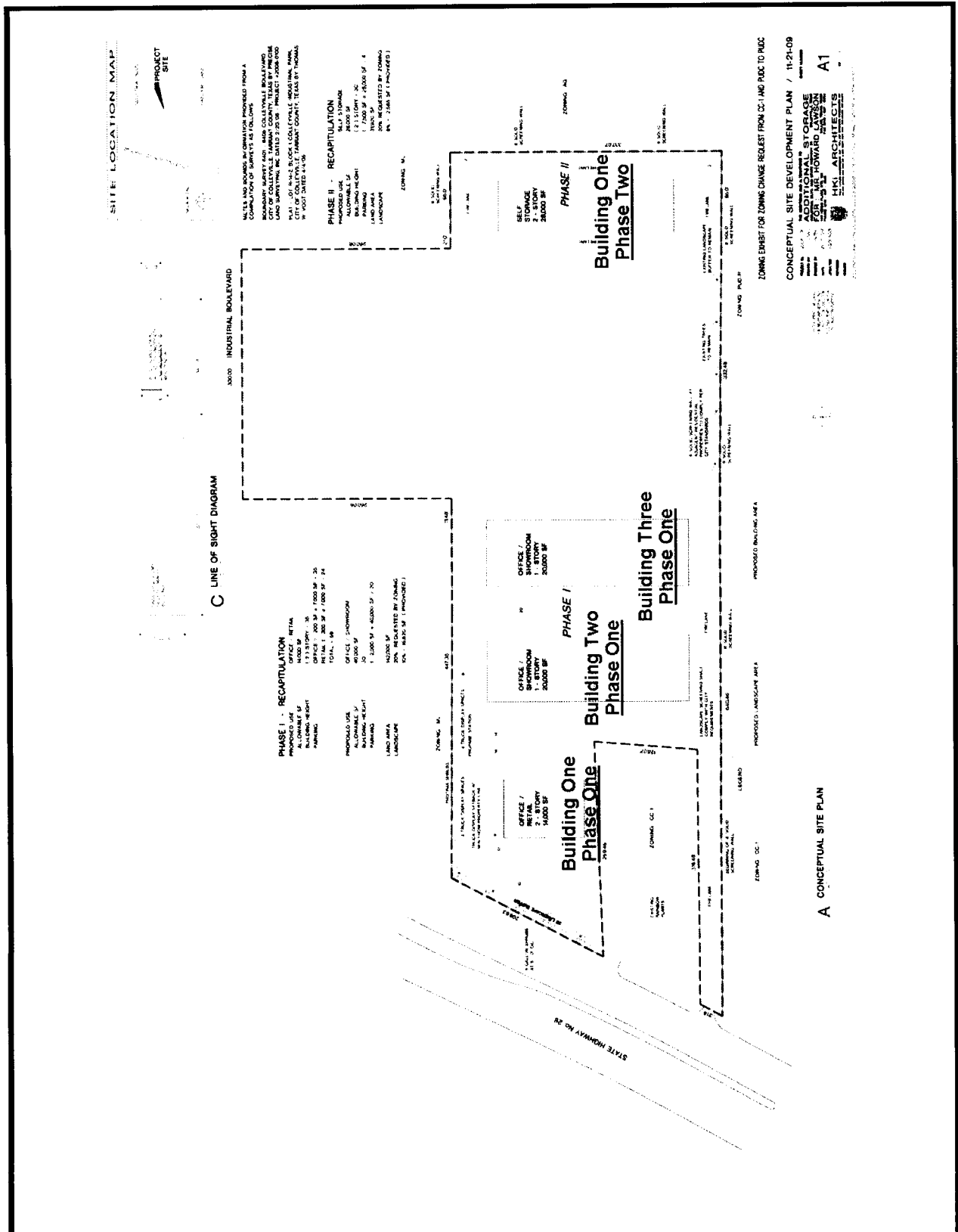
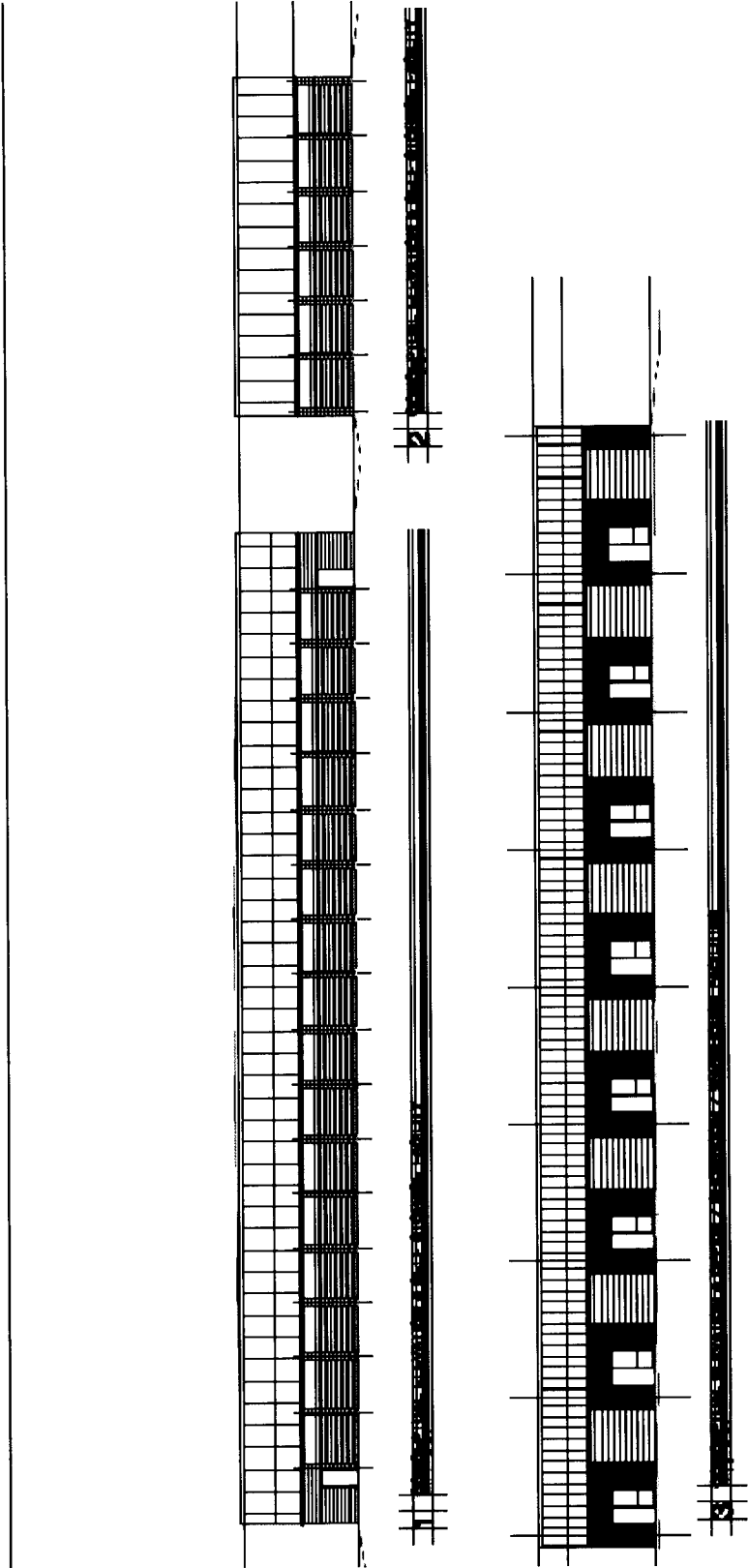
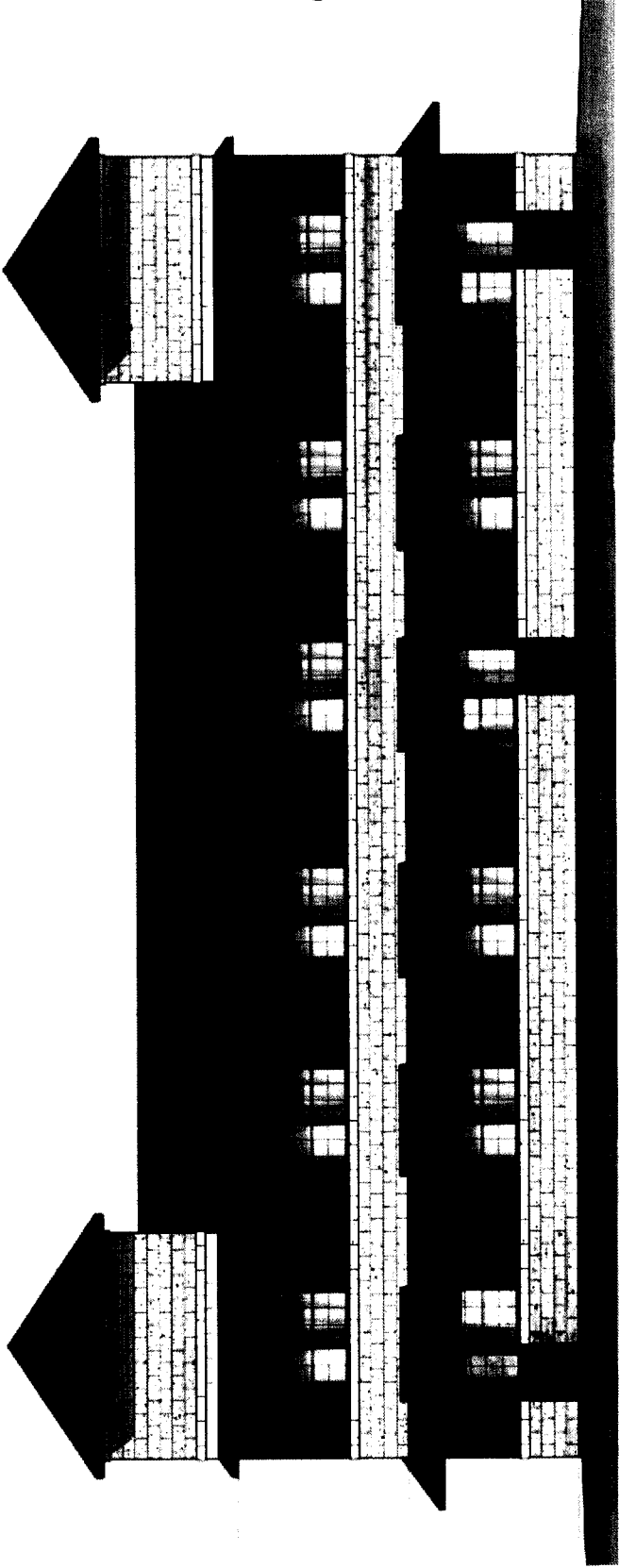


EXHIBIT "D"- Building Elevations

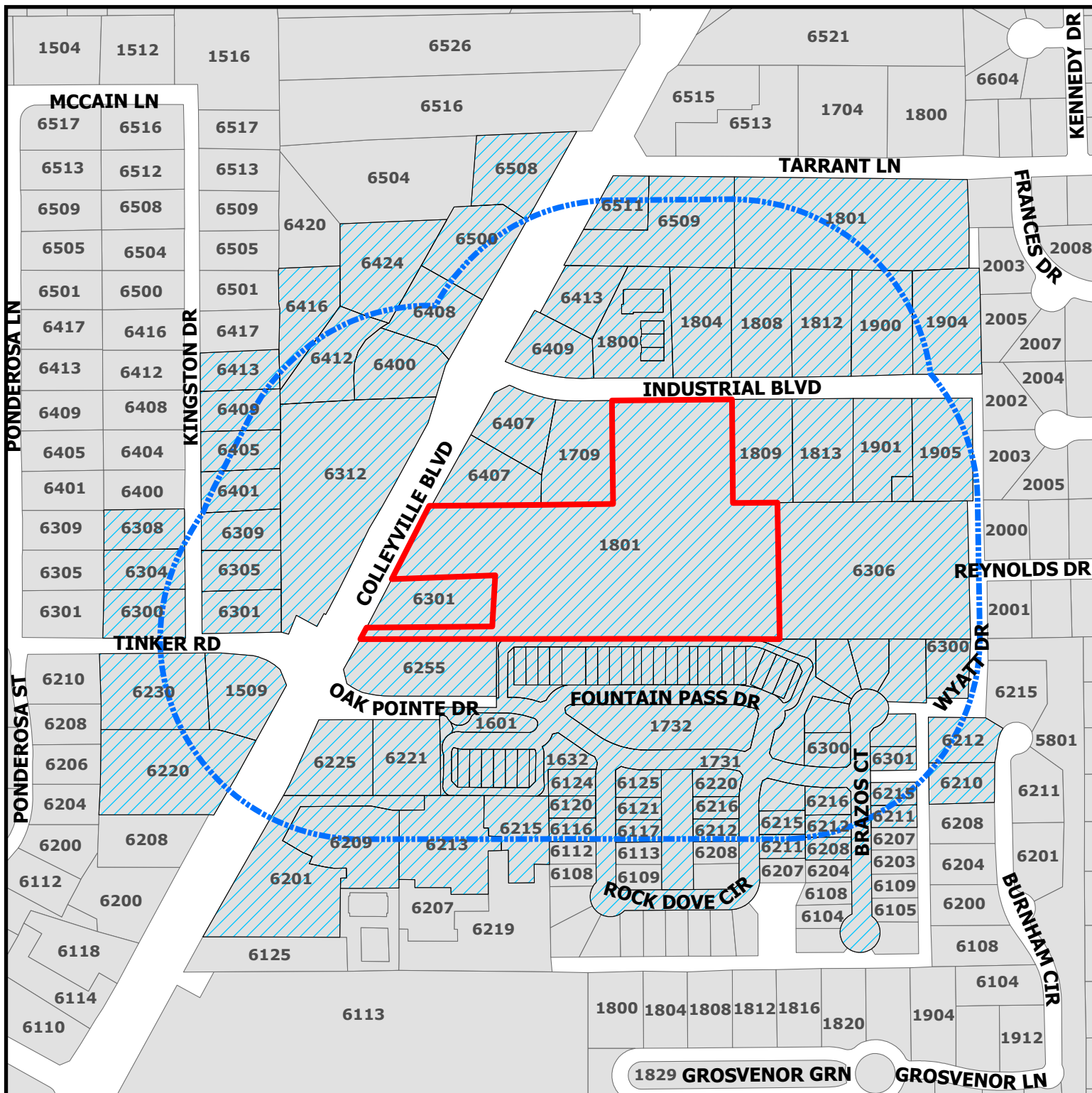




**EXHIBIT "D"- Building Elevations Continued**



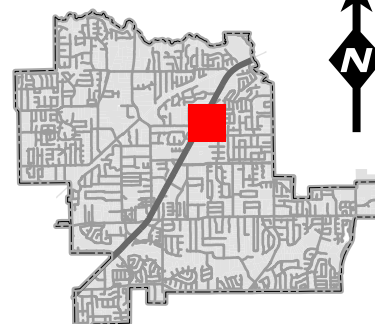
# Notification Map



**ZC24-006**

**1801 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.





## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, January 13, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, February 4, 2025 & Tuesday, February 18, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of 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. The rezoning request is for a new PUD to be created which would allow for a ‘luxury garage’ development to be built.

**Zoning Case:** ZC24-006

**Applicant:** Skye Thibodeaux

**Owner:** Additional Self Storage LP

**Location:** 1801 Industrial Blvd

**Property Description:** Lot 1, Block 1, Tinker Crossing, Lot 1A, Block 1, Kathleen’s Art Café Addition, & Lot R14-3, Block 1, Colleyville Industrial Park.

**Present Zoning:** PUD-C Planned Unit Development – Commercial and CC-1 Village Retail

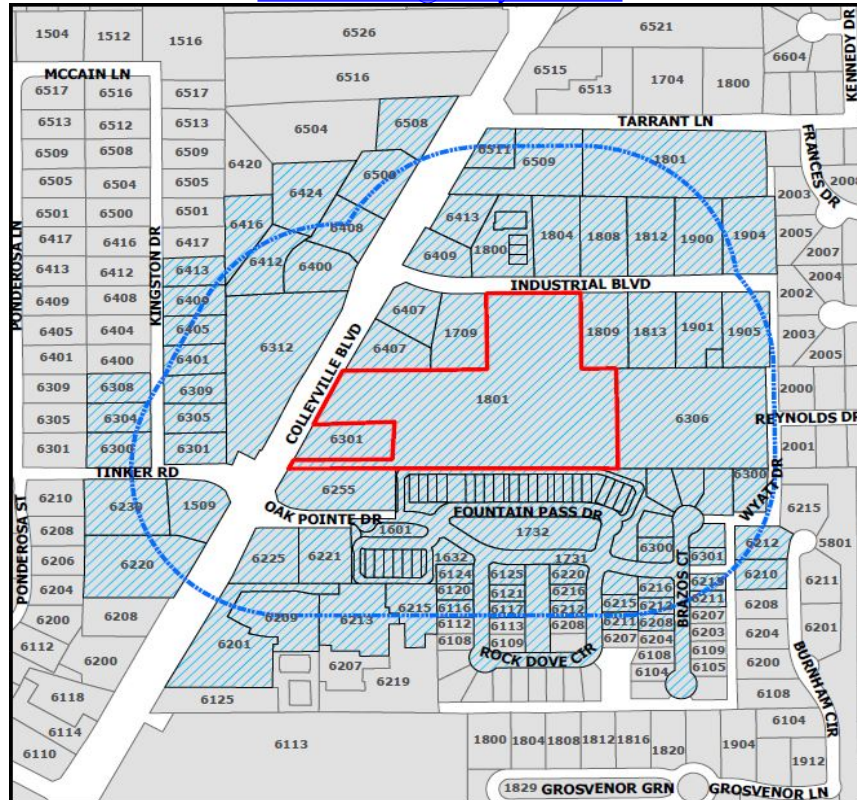
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

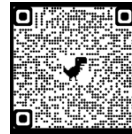
## NOTICE OF PUBLIC HEARING

[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)



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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

*Kris Potts*

Kris Potts  
Planner



| Owner Name                      | Owner City        | Owner Zip | Situs Address          |
|---------------------------------|-------------------|-----------|------------------------|
| HOVERSON PROPERTIES LLC         | COLLEYVILLE, TX   | 76034     | 1808 INDUSTRIAL BLVD   |
| RYAN, JOSEPH R                  | COLLEYVILLE, TX   | 76034     | 6300 BRAZOS CT         |
| PECAN TINKER LP                 | SOUTHLAKE, TX     | 76092     | 6230 COLLEYVILLE BLVD  |
| GORE, CHARLES E                 | ARROYO GRANDE, CA | 93420     | 1903 INDUSTRIAL BLVD   |
| LAND, BRAD                      | COLLEYVILLE, TX   | 76034     | 1813 INDUSTRIAL BLVD   |
| SNEED, FRANK                    | COLLEYVILLE, TX   | 76034     | 6309 KINGSTON DR       |
| DAEMS, CHRISTIANE L             | COLLEYVILLE, TX   | 76034     | 1741 FOUNTAIN PASS DR  |
| PECAN GARDENS ESTATES LP        | SOUTHLAKE, TX     | 76092     | 6220 COLLEYVILLE BLVD  |
| AGARWAL, AKSHAY                 | IRVING, TX        | 75039     | 6413 KINGSTON DR       |
| TIERNEY, THOMAS A               | COLLEYVILLE, TX   | 76034     | 1709 INDUSTRIAL BLVD   |
| THE STEPHANIE MCKENNON REVOCABL | COLLEYVILLE, TX   | 76034     | 1733 FOUNTAIN PASS DR  |
| STARNES, BOBBY                  | COLLEYVILLE, TX   | 76034     | 6304 BRAZOS CT         |
| CAYLOR, DONALD G                | COLLEYVILLE, TX   | 76034     | 6215 ROCK DOVE CIR     |
| GAHAN, KAREN                    | COLLEYVILLE, TX   | 76034     | 1905 FOUNTAIN PASS DR  |
| SAMIDON HOLDING LLC             | COLLEYVILLE, TX   | 76034     | 6407 COLLEYVILLE BLVD  |
| SPOGGO LLC                      | DALLAS, TX        | 75201     | 1800 INDUSTRIAL BLVD   |
| STALLO, MARK A                  | COLLEYVILLE, TX   | 76034     | 6212 BURNHAM CIR       |
| STALLARD, STEVE                 | COLLEYVILLE, TX   | 76034     | 6211 BRAZOS CT         |
| BRIGHAM, BRADLEY                | COLLEYVILLE, TX   | 76034     | 6124 ROCK DOVE CIR     |
| MCLEOD, DAVID                   | COLLEYVILLE, TX   | 76034     | 1837 FOUNTAIN PASS DR  |
| LOFTIN, STACEY B                | COLLEYVILLE, TX   | 76034     | 6306 WYATT DR          |
| NELLAHOUND HOLDINGS LLC         | COLLEYVILLE, TX   | 76034     | 6413 COLLEYVILLE BLVD  |
| KIMBALL FAMILY LIVING TRUST     | COLLEYVILLE, TX   | 76034     | 6212 ROCK DOVE CIR     |
| VIENNA CHANNELS REALTY LLC      | COLLEYVILLE, TX   | 76034     | 1905 INDUSTRIAL BLVD   |
| FISH, ROBERT                    | COLLEYVILLE, TX   | 76034     | 6401 KINGSTON DR       |
| DAY, WILLIAM D                  | COLLEYVILLE, TX   | 76034     | 6212 BRAZOS CT         |
| BROWN, ROBERT                   | COLLEYVILLE, TX   | 76034     | 1909 FOUNTAIN PASS DR  |
| 3 J GREEN LIMITED PARTNERSHIP   | COLLEYVILLE, TX   | 76034     | 6508 COLLEYVILLE BLVD  |
| OGLE, SUZANNE                   | COLLEYVILLE, TX   | 76034     | 6120 ROCK DOVE CIR     |
| AHERN, TIMOTHY                  | COLLEYVILLE, TX   | 76024     | 6216 BRAZOS CT         |
| ROWNTREE, BEVERLY               | COLLEYVILLE, TX   | 76034     | 6216 ROCK DOVE CIR     |
| HATCHER, LESLIE                 | COLLEYVILLE, TX   | 76034     | 1721 FOUNTAIN PASS DR  |
| TACCONI, EUGENIO                | COLLEYVILLE, TX   | 76034     | 1617 FOUNTAIN PASS DR  |
| TULLY, KEVIN                    | COLLEYVILLE, TX   | 76034     | 6121 ROCK DOVE CIR     |
| HORN, BILLY J                   | YANTIS, TX        | 75497     | 1809 INDUSTRIAL BLVD   |
| ROWE, SCOTT                     | COLLEYVILLE, TX   | 76034     | 6301 KINGSTON DR       |
| WEISS, SCOTT                    | COLLEYVILLE, TX   | 76034     | 1641 FOUNTAIN PASS DR  |
| MEDI-DYNE HEALTHCARE PRODUCTS L | COLLEYVILLE, TX   | 76034     | 1812 INDUSTRIAL BLVD   |
| KLEINHAUS, KERRY A              | COLLEYVILLE, TX   | 76034     | 1604 PECAN CROSSING DR |
| OLES, PHILLIP P                 | COLLEYVILLE, TX   | 76034     | 6300 WYATT DR          |
| LUERS FAMILY REVOCABLE TRUST    | GRAPEVINE, TX     | 76051     | 1901 INDUSTRIAL BLVD   |
| SHMAISANI 26 HOLDINGS LLC       | BEDFORD, TX       | 76021     | 6312 COLLEYVILLE BLVD  |
| VESTAL, TANYA                   | COLLEYVILLE, TX   | 76034     | 1621 FOUNTAIN PASS DR  |
| BOLTON, MICHAEL S               | COLLEYVILLE, TX   | 76034     | 1821 FOUNTAIN PASS DR  |
| VAN CLEAVE, PATRICIA            | COLLEYVILLE, TX   | 76034     | 6116 ROCK DOVE CIR     |
| SMITH, SHIRLEY CARTHEL          | COLLEYVILLE, TX   | 76034     | 6117 ROCK DOVE CIR     |
| 1804 INDUSTRIAL LLC             | COLLEYVILLE, TX   | 76034     | 1804 INDUSTRIAL BLVD   |
| HISSAM, WILLIAM                 | COLLEYVILLE, TX   | 76034     | 1608 PECAN CROSSING DR |
| JOCK ELLIE FAMILY LIVING TRUST  | COLLEYVILLE, TX   | 76034     | 6125 ROCK DOVE CIR     |
| DWYER, STACY H                  | COLLEYVILLE, TX   | 76034     | 1625 FOUNTAIN PASS DR  |
| HILDRETH, BRADLEY E             | COLLEYVILLE, TX   | 76034     | 6409 KINGSTON DR       |
| CAROL IRREVOCABLE TRUST         | GRAND PRAIRIE, TX | 75050     | 1616 PECAN CROSSING DR |
| COLLEYVILLE INDUSTRIAL CENTER L | PEARLAND, TX      | 77581     | 1900 INDUSTRIAL BLVD   |
| BRIAN AND JANE CARRON FAMILY TR | COLLEYVILLE, TX   | 76034     | 1612 PECAN CROSSING DR |
| PAUL AND ANNE MINSHULL REVOCABL | COLLEYVILLE, TX   | 76034     | 1725 FOUNTAIN PASS DR  |
| DOWD, STEVEN                    | COLLEYVILLE, TX   | 76034     | 6211 ROCK DOVE CIR     |
| WOOD, ROSY MARTINEZ             | COLLEYVILLE, TX   | 76034     | 6300 KINGSTON DR       |
| KUAHARA, ROBERTO                | COLLEYVILLE, TX   | 76034     | 6208 BRAZOS CT         |
| COLLEYVILLE MEDICAL PROPERTIES  | CLEVELAND, OH     | 44131     | 6221 COLLEYVILLE BLVD  |
| THAMWIVAT, ALISHA               | COLLEYVILLE, TX   | 76034     | 6210 BURNHAM CIR       |
| MILLIMET, CHARLES R             | COLLEYVILLE, TX   | 76034     | 1833 FOUNTAIN PASS DR  |
| WINDING CREEK VILLAGE LLC       | IRVING, TX        | 75062     | 6412 COLLEYVILLE BLVD  |
| GLASS, THOMAS                   | COLLEYVILLE, TX   | 76034     | 6304 KINGSTON DR       |
| UPTMOOR, JOHN                   | COLLEYVILLE, TX   | 76034     | 6301 BRAZOS CT         |
| TRUDGETT, PETE J                | COLLEYVILLE, TX   | 76034     | 1737 FOUNTAIN PASS DR  |
| GCD LAND HOLDINGS LLC           | COLLEYVILLE, TX   | 76034     | 6408 COLLEYVILLE BLVD  |
| WEIKEL, ALLEN F                 | COLLEYVILLE, TX   | 76034     | 1829 FOUNTAIN PASS DR  |
| LANDOLFO, A                     | COLLEYVILLE, TX   | 76034     | 6215 BRAZOS CT         |
| AMERICA'S STORAGE               | DALLAS, TX        | 75219     | 6509 COLLEYVILLE BLVD  |
| THOMPSON, GWENDELL              | COLLEYVILLE, TX   | 76034     | 1542 PECAN CROSSING DR |
| MIELKE LIVING TRUST             | COLLEYVILLE, TX   | 76034     | 1901 FOUNTAIN PASS DR  |
| COMBINED ENTERPRISES INC        | COLLEYVILLE, TX   | 76034     | 1800 INDUSTRIAL BLVD   |
| BURNETT, JANA                   | COLLEYVILLE, TX   | 76034     | 1637 FOUNTAIN PASS DR  |
| DOUGLAS, SCOTT E                | COLLEYVILLE, TX   | 76034     | 6308 KINGSTON DR       |
| KNOX, GARY                      | COLLEYVILLE, TX   | 76034     | 1629 FOUNTAIN PASS DR  |
| THE BENEFIT LINK INC            | COLLEYVILLE, TX   | 76034     | 6209 COLLEYVILLE BLVD  |
| PMT PARTNERS IX LTD             | HONOLULU, HI      | 96814     | 6201 COLLEYVILLE BLVD  |
| KISSICK, ERICH                  | COLLEYVILLE, TX   | 76034     | 6219 ROCK DOVE CIR     |
| VINEYARD, NANCY P               | COLLEYVILLE, TX   | 76034     | 6220 ROCK DOVE CIR     |
| ADDITIONAL SELF STORAGE LP      | DALLAS, TX        | 75234     | 1801 INDUSTRIAL BLVD   |
| LI, LI                          | KELLER, TX        | 76248     | 1509 TINKER RD         |
| THOMAS AND AMY W ZIESMANN FAMIL | COLLEYVILLE, TX   | 76034     | 6309 BRAZOS CT         |
| BONAIRE QUEST LLC               | COLLEYVILLE, TX   | 76034     | 6215 COLLEYVILLE BLVD  |
| INGRAM, BEVERLY                 | HURST, TX         | 76054     | 6409 COLLEYVILLE BLVD  |
| BITTICK, EDWARD D               | COLLEYVILLE, TX   | 76034     | 6405 KINGSTON DR       |
| SADLER, SCOTT BEN               | COLLEYVILLE, TX   | 76034     | 1600 PECAN CROSSING DR |
| WILLIAMS, JERRY E               | COLLEYVILLE, TX   | 76034     | 6305 BRAZOS CT         |
| SANDERS, BAILEY                 | COLLEYVILLE, TX   | 76034     | 6305 KINGSTON DR       |
| PUBLIC INDUSTRIAL PROPERTY CO I | DALLAS, TX        | 75234     | 6301 COLLEYVILLE BLVD  |
| YARD ART P&F LTD                | COPPELL, TX       | 75019     | 6407 COLLEYVILLE BLVD  |
| GREEN, LINDA                    | COLLEYVILLE, TX   | 76034     | 6308 BRAZOS CT         |
| PARK, JOONWOO                   | COLLEYVILLE, TX   | 76034     | 6312 BRAZOS CT         |
| BAUDHUIN, THOMAS J              | COLLEYVILLE, TX   | 76034     | 1841 FOUNTAIN PASS DR  |
| VILLAS AT OAK POINTE HOA INC    | COLLEYVILLE, TX   | 76034     | 1620 PECAN CROSSING DR |
| ROSS DOWNS ESTATES              | COLLEYVILLE, TX   | 76034     | COURTESY NOTICE        |
| VILLAS AT OAK POINTE, THE       | GRAPEVINE, TX     | 76051     | COURTESY NOTICE        |
| BROUGHTON                       | COLLEYVILLE, TX   | 76034     | COURTESY NOTICE        |
| HIGHLAND MEADOWS ADDN           | COLLEYVILLE, TX   | 76034     | COURTESY NOTICE        |
| GRAPEVINE COLLEYVILLE ISD       | GRAPEVINE, TX     | 76051     | STATE REQUIRED         |
| THIBODEAUX, SKYE                | COLLEYVILLE, TX   | 76034     | APPLICANT              |

## **ORDINANCE O-24-**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 10.48 ACRES 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 ADDITION, LOCATED AT 1801 INDUSTRIAL BOULEVARD, 6301 COLLEYVILLE BOULEVARD, AND 6255 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. ZC24-006; and

**WHEREAS,** the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to 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 10.48 acres 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 Addition, located at 1801 Industrial Boulevard, 6301 Colleyville Boulevard, and 6255 Colleyville Boulevard from the PUD-C Planned Unit Development - Commercial District To The PUD-C Planned Unit Development – Commercial Zoning District, as depicted on the attached as Exhibit "A"
- 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 'luxury garage' development on Lot 2 and plan for the future development on Lot 1.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- 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 "C".

**3. PERMITTED USES**

- a. The 'luxury garage condominiums' as depicted in the attached exhibits, shall be a permitted use on Lot 2.
- b. All uses in the CC-1 Village Retail zoning district shall be a permitted use in Lot 1 of the development.
- c. Lot 3 will be permitted to be a self-storage facility.
- d. Lot 1 of the development shall develop in accordance with Chapter 6 of the Land Development Code.

**4. CONCEPTUAL PLAN AND PLATTING**

- a. The development shall be generally consistent with Site Plan Exhibit "C", 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 may be approved administratively by staff.

**5. BUILDING DESIGN**

- a. The Luxury Garage development shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".
- b. Building One of Lot 2 shall not exceed two stories and be 32 feet in height. Buildings Two and Three of Lot 2 shall not exceed two stories and be 32 feet in height. Building Four of Lot 2 shall not exceed two stories and be 32 feet in height.
- c. The cumulative exterior walls of the buildings in this development shall be a minimum 90 percent masonry. 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.

**6. LANDSCAPING & OPEN SPACE**



- a. The development shall provide a minimum of 11 percent pervious cover area, as shown on the Landscaping and Open Space plans exhibit "D" 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 Chapter 4 Landscaping in the Land Development Code.

**7. PARKING AND ACCESS**

- a. This development shall contain not less than 25 parking spaces on Lot 2.
- b. The parking requirements for this Lot 2 of this planned unit development shall be as follows: Parking shall be provided at a ratio of one (1) space per 2,500 square feet associated with the use of Luxury Garages.
- c. As depicted on Site Plan Exhibit "C", a 26-foot public access and fire lane easement shall be located within the development such that it connects Oak Pointe Drive Oak Pointe Drive at the northern terminus of the right-of-way boundary. The easement shall connect from Lot 1 and Lot 2 as depicted. Said easement shall be included on any future plat of the property.

**8. 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.

**9. FENCING**

- a. An eight (8) foot precast concrete or masonry wall shall be constructed along the south property lines adjacent to the existing residential uses located in the Villas at Oak Pointe subdivision.
- b. The fence shall conform to all the minimum requirements of the Land Development Code.

**10. 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.

**11. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE**

a. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing conducted on the 4<sup>th</sup> day of February 2025.

The second reading and public hearing conducted on the 18<sup>th</sup> day of February 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS ON THIS THE 18<sup>TH</sup> DAY OF FEBRUARY 2025.

Mayor Bobby Lindamood

Mayor Pro Tem Brandi Elder

Place 2, Mark Alphonso

Place 5, Kimberly Holt Gunderson

Place 3, Scotty Richardson

Place 6, Tim Raine

Place 4, Ben Graves

**ATTEST:**

**CITY OF COLLEYVILLE**

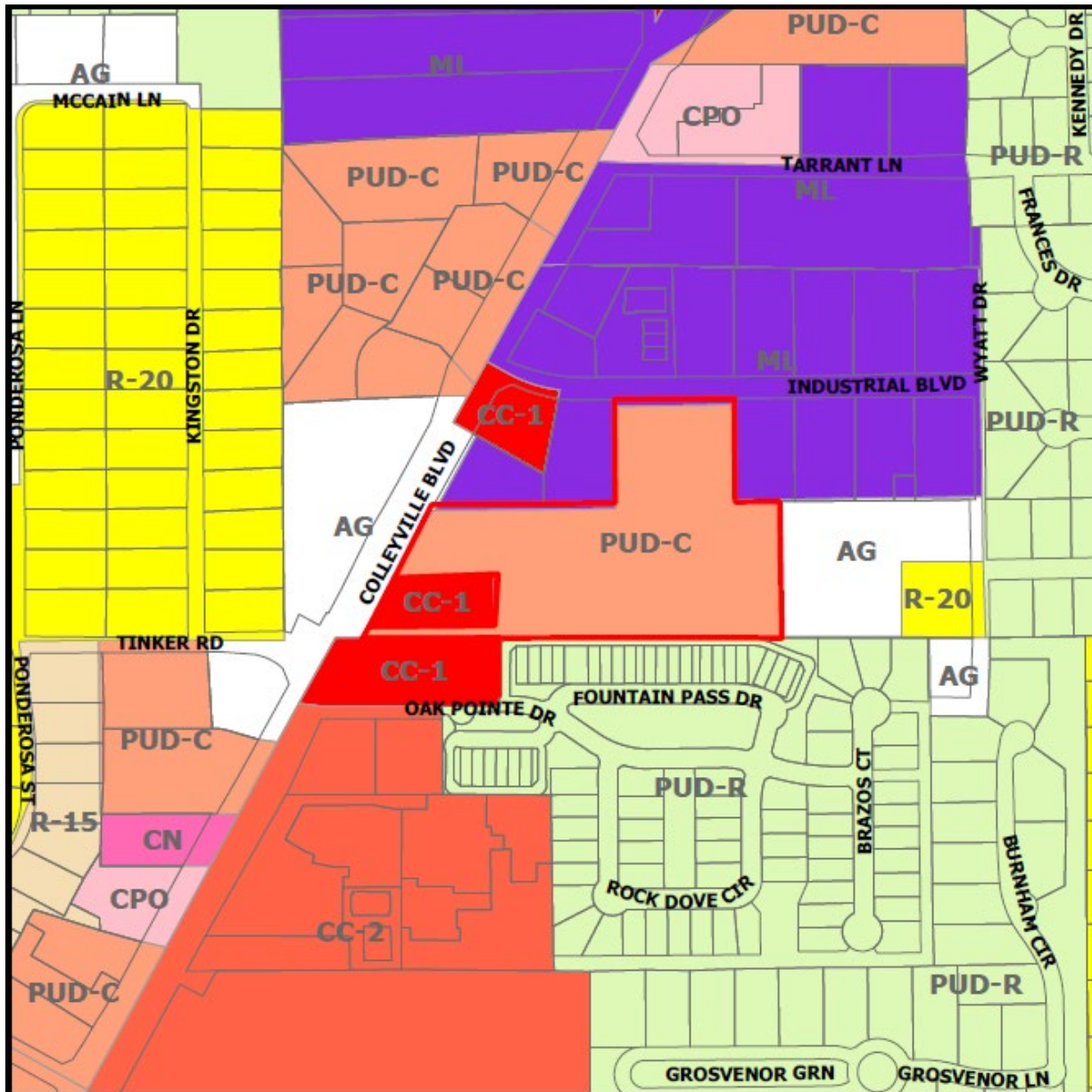
Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

## Exhibit "A" – Location and Zoning Map





# **Exhibit “B” – Statement of Planning Objectives**

## **Planned Development Ordinance – Colleyville Luxury Garages**

### **Purpose**

The purpose of this Planned Development (PD) is to establish specific land use regulations and development standards for the establishment, operation, and maintenance of luxury garage facilities along with establishing uses and regulations for the commercial tract immediately located at the northeast corner of Highway 26 and Oak Pointe Drive. This PD takes a form-based approach and aims to promote high-quality development that complements the surrounding community, ensures compatibility with adjacent uses, and enhances the aesthetic appeal of the area. Luxury garages, as defined herein, are intended to provide secure, climate-controlled storage and recreational space for high-value items, along with ancillary services that cater to the needs of local collectors and enthusiasts.

### **Tracts**

The PD shall be divided into two tracts, the Industrial Tract is contained within Lots 2 & 3 and the Commercial Tract is contained in Lot 1. Each tract shall consist of certain permitted and prohibited uses along with associated site development standards.

### **Industrial Tract - Light Manufacturing District (ML)**

In a commitment to fostering a harmonious integration of industrial innovation with community well-being, this planned development ordinance proposes the establishment of an industrial tract specifically designed for high-end uses and standards. This initiative is meticulously planned to ensure that the proposed industrial tract not only embodies the pinnacle of modern industry and technology but does so with an unwavering respect for the adjacent existing residential developments. Features such as aesthetically pleasing landscape buffers, state-of-the-art noise reduction technologies, and strict adherence to environmental protection standards are integral components of this proposal. By doing so, we aim to mitigate any potential impacts on our neighboring communities, ensuring that the industrial tract enhances the local area's economic vitality without compromising the quality of life. This approach represents our dedication to a sustainable and mutually beneficial coexistence between industrial progress and residential tranquility.

### **Use and Definition**

A "Luxury Garage" is a facility designed solely for private storage of personal property, including automobiles and recreational vehicles, in customized unit suites that can be

defined as a “condominium” as set forth by the Texas Property Code State Statute 82.003(a)(8), as emended and subject to a declaration of condominium that complies with

Chapter 82 of the Texas Property Code, as amended. Customized refers to units air conditioned/heated, containing individual meters for electricity or water/sewer, or cable/satellite service.

### **Permitted Uses**

Uses within this tract shall follow the Section 3.24 (Schedule of Permitted Uses) as it relates to uses permitted and prohibited within the Light Manufacturing (ML) District.

In addition, Luxury Garage shall be a permitted use subject to the development standards and conditions set forth in this PD.

### **Proposed Development Standards**

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Light Manufacturing (ML) District standards, except where otherwise specified below.

### **Location and Siting**

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.
2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking shall be permitted between the commercial structure and Highway 26.
4. In promoting a form-base environment along the Highway 26 Boulevard, Building 1 (Luxury Garage) on Lot 2 shall be allowed to encroach the 40-foot front yard setback generally in the northwestern corner as shown on the associated PD site plan.

### **Design and Construction Standards**

Development within this tract shall adhere to the area, yard, and bulk requirements of the ML District along with other associated site development standards contained within the City of Colleyville's Land Use Code, in addition with the following standards:

- Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
- Exterior design shall complement the surrounding community's character and architectural style.

- Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.
- Bay doors shall not be visible from Highway 26 and shall be oriented away from adjacent residential development.
- Parking shall be provided at a ratio of one (1) space per 2,500 square feet associated with the use of Luxury Garage. Other uses shall follow the associated standards contained within the City of Colleyville's Land Use Code.

### **Operational Standards**

6. Luxury Garages shall implement state-of-the-art security systems, including surveillance cameras, access control systems, and fire protection measures.
7. Climate control systems must ensure optimal conditions for vehicle storage, preventing damage from humidity and temperature fluctuations.
8. Noise control measures shall be in place to minimize the impact of facility operations on neighboring properties.

### **Environmental and Sustainability Considerations**

1. Facilities are encouraged to incorporate sustainable practices, including energy-efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

### **Compliance and Enforcement**

1. Owners and operators of Luxury Garages must comply with all applicable local, state, and federal regulations, including environmental, building, and fire codes.

## **Commercial Tract - Village Retail District (CC-1)**

Within the framework of this planned development ordinance, we propose the establishment of a commercial tract designed to serve and support the surrounding neighborhood, adhering to the highest standards of community integration and benefit. This commercial area will be developed with a keen focus on neighborhood-supporting uses, such as retail, services, and amenities that enhance the daily lives of local residents. Careful planning will ensure that the design and operation of this commercial tract respects the character and needs of adjacent existing residential developments. This includes implementing measures such as traffic management to minimize congestion, landscaping and architectural designs that blend seamlessly with the neighborhood aesthetic, and lighting that ensures safety while maintaining a comfortable residential ambiance. Our vision is to create a vibrant, accessible commercial hub that enriches the community, fosters local economic growth, and enhances the overall quality of life without imposing on the tranquility and privacy of nearby homes.

### **Permitted Uses**

Permitted Uses within the commercial tract shall follow the City of Colleyville's Land Development Code associated with scheduled uses within the CC-1 District, as amended, with exception of the prohibited uses listed below.

### **Proposed Development Standards**

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Village Retail (CC-1) District standards, except where otherwise specified below.

### **Location and Siting**

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.
2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking or maneuvering shall be permitted between the commercial structure and Highway 26.

### **Design and Construction Standards**



Development within this tract shall adhere to the area, yard, and bulk requirements of the CC-1 District along with other associated site development standards contained within the City of Colleyville's Land Use Code, in addition with the following standards:

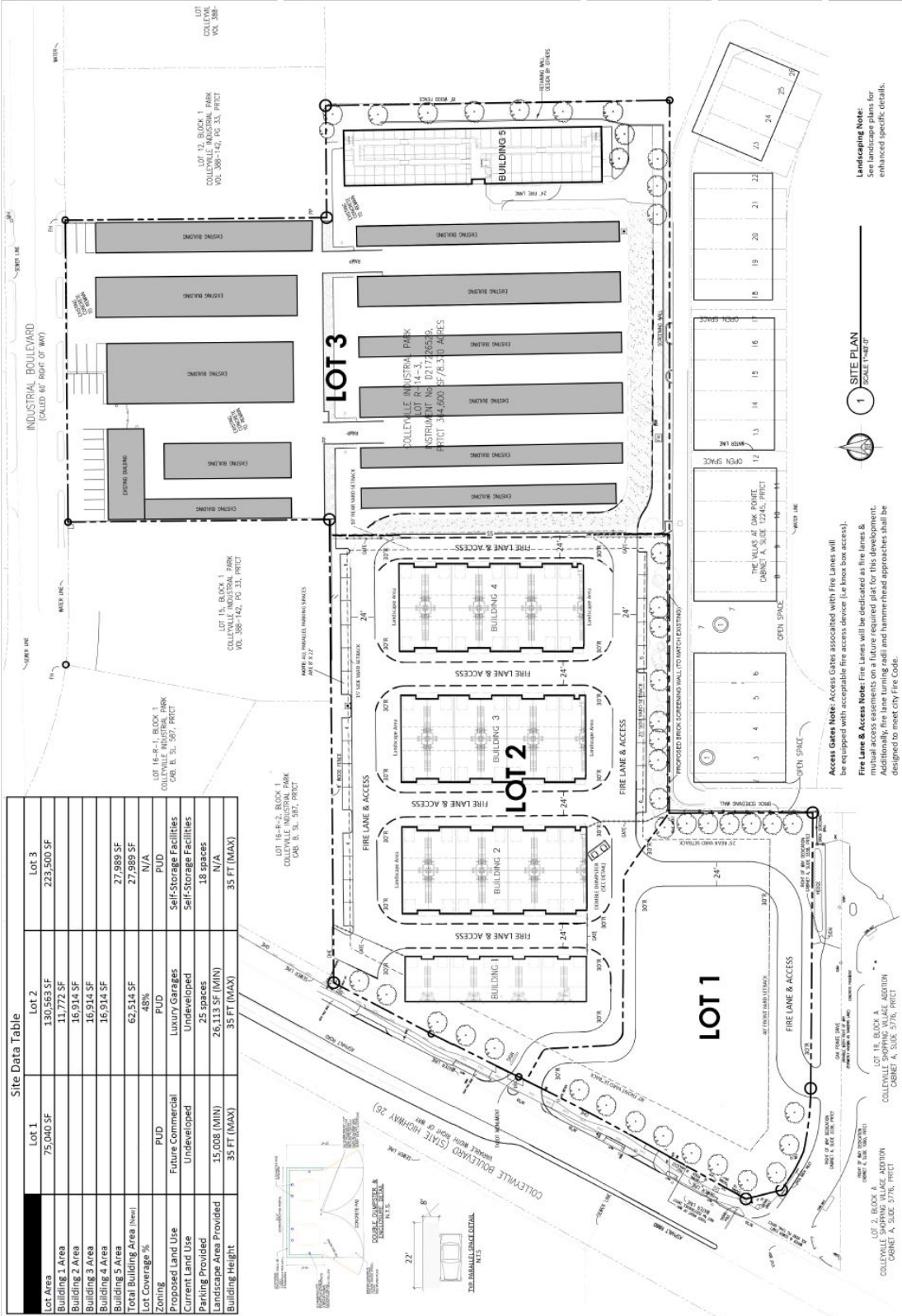
1. Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
2. Exterior design shall complement the surrounding community's character and architectural style.
3. Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.

#### **Environmental and Sustainability Considerations**

1. Facilities are encouraged to incorporate sustainable practices, including energy efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

|                                                                                                                                                                               |                                                                                   |                                                                                                                                                       |  |                         |                                                                                      |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|--------------------------------------------------------------------------------------|---------------------|
| <p>2025 Addition to<br/>         1401404, TX 75057<br/>         Prepared by:<br/>         Shaw Theobald, ACP<br/>         817.457.3250<br/>         info@shawtheobald.com</p> |  | <p>A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:<br/> <b>ADDITIONAL SELF STORAGE</b><br/>         PO SITE PLAN<br/>         COLLETTVILLE, TEXAS 76034</p> |  | <p>PRELIMINARY ONLY</p> | <p>Not intended to be<br/>         approved for<br/>         construction permit</p> | <p>PO Site Plan</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------|--------------------------------------------------------------------------------------|---------------------|

| 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 (sqft) |                   | 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)             |  |



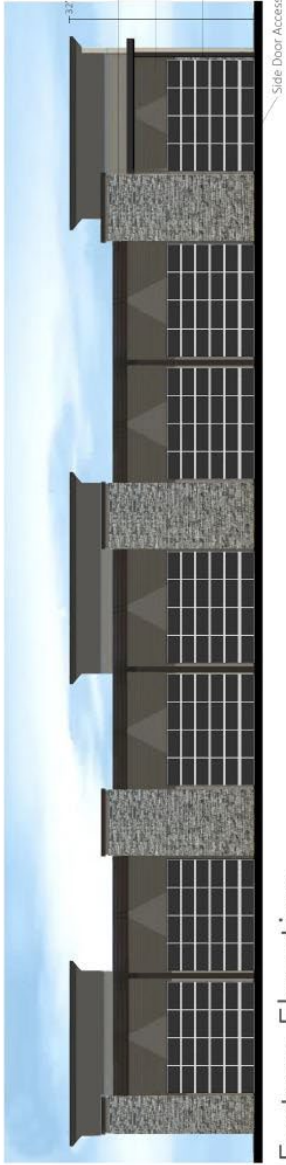
**VERTICAL ARTICULATION:** The parapets extend 4.5' above the 28' primary height of Building 1 and run a length of 100% of the facade. The parapets extend 4.5' above the 28' primary height of Building 1 and run a length of 100% of the facade. The parapets extend 4.5' above the 28' primary height of Building 1 and run a length of 100% of the facade.

**HORIZONTAL ARTICULATION:** No building facade visible from a public street or parking area shall extend horizontally greater than three times the height of the wall without having an off-set of not less than 4.5'.

| Material | %  |
|----------|----|
| B1       | 20 |
| S1       | 80 |
| E1       | 5  |
| E2       | 5  |
| E3       | 0  |

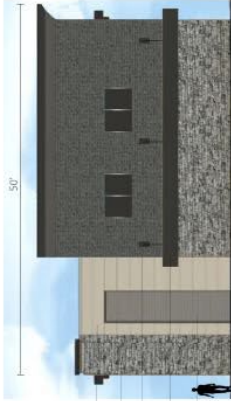


Western Elevation



Eastern Elevation

| Material | %  |
|----------|----|
| B1       | 0  |
| S1       | 95 |
| E1       | 25 |
| E2       | 0  |
| E3       | 0  |



Northern Elevation

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

**SIDE & REAR FEATURES:** Side and rear building facades, which are visible from a public street or parking area, shall be constructed in accordance with the minimum standards contained in the City's Land Use Code.



Southern Elevation

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

# Colleyville Luxury Garages- Building 1



Western Elevation



Eastern Elevation



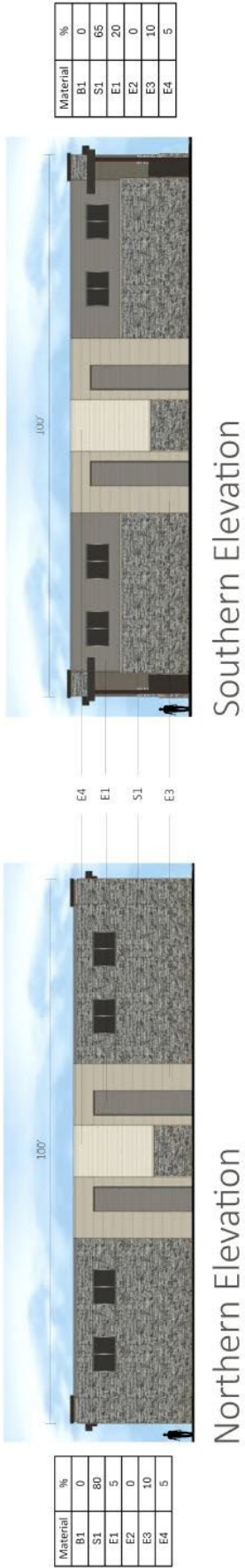
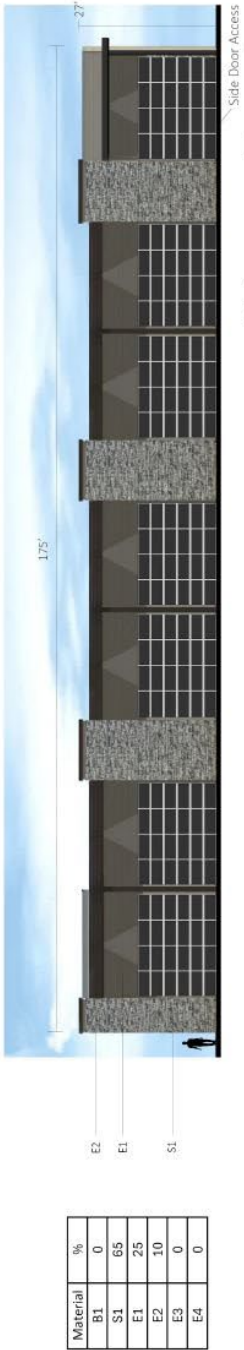
Northern Elevation



Southern Elevation

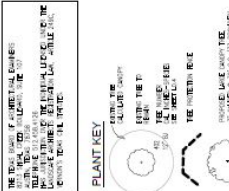
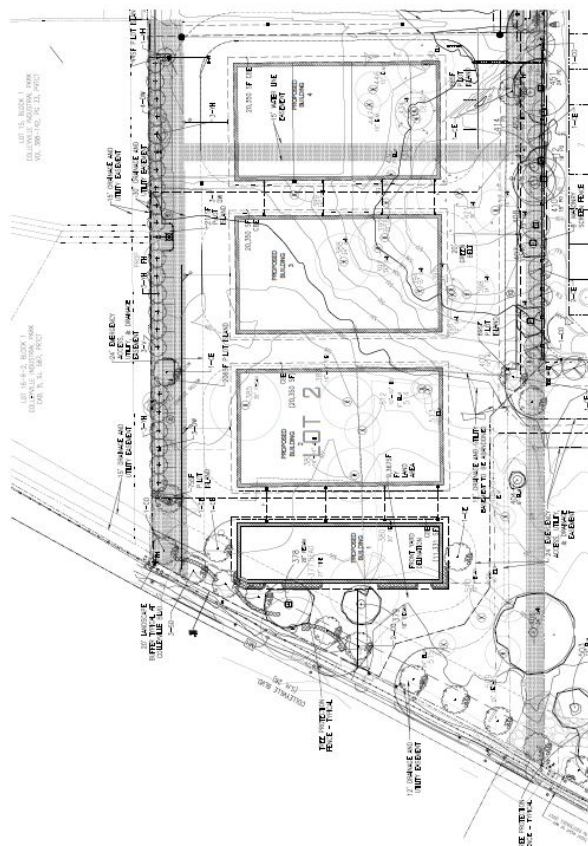
# Colleyville Luxury Garages- Buildings 2 & 3





Colleyville Luxury Garages- Building 4

| LANDSCAPE DATA TABLE (LOT 2) |                     |      | U.F. FIVE-12-1-1 U |         |
|------------------------------|---------------------|------|--------------------|---------|
| NO.                          | DESCRIPTION         | AREA | PERCENT            | PERCENT |
| 1                            | FOREST (C. 100-100) | 5    | 10                 | 10      |
| 2                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 3                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 4                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 5                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 6                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 7                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 8                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 9                            | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 10                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 11                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 12                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 13                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 14                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 15                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 16                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 17                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 18                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 19                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 20                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 21                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 22                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 23                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 24                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 25                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 26                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 27                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 28                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 29                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 30                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 31                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 32                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 33                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 34                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 35                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 36                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 37                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 38                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 39                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 40                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 41                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 42                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 43                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 44                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 45                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 46                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 47                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 48                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 49                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 50                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 51                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 52                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 53                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 54                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 55                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 56                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 57                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 58                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 59                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 60                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 61                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 62                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 63                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 64                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 65                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 66                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 67                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 68                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 69                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 70                           | FOREST (C. 100-100) | 4    | 10                 | 10      |
| 71                           | FOREST (C. 100-100) | 4    | 10                 | 10      |

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## PD LOT 2 TREE MITIGATION AND PLANTING PLAN











# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

**Agenda Number** 3b

**Agenda Date** 1/13/2025

**Number -**

**Type** Public Hearing Agenda Items

**Department** Community Development

## Title

Consideration 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 REQUEST TO TABLE BY APPLICANT TO FEBRUARY 10, 2025 PLANNING AND ZONING COMMISSION MEETING

## Explanation

TABLED TO THE FEBRUARY 10, 2025 PLANNING AND ZONING COMMISSION MEETING. Sarah Politiski, the applicant, has submitted a request for a Special Use Permit (SUP) for a Warehouse and Distribution Facility 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 Manufacturing. Warehouse and Distribution Facilities are only allowed in the ML Light Manufacturing zoning district with the approval of a Special Use Permit (SUP). The request is to allow for the development of a new 149,600 square foot distribution warehouse to be built.

**Existing Conditions/Background:** The subject properties, 6600, 6602, 6604, and 6526 Colleyville Boulevard, are zoned ML Light Manufacturing and located southwest of the intersection of Colleyville Boulevard and Tennison Parkway. The property at 6604 Colleyville Boulevard is currently undeveloped. The properties at 6600, 6602, and 6526 Colleyville Boulevard are developed with contractor offices with storage yards.

**SUP Request:** The applicant is requesting approval of an SUP to allow for a Warehouse and Distribution Facility. The property is zoned ML Light Manufacturing which allows for a warehouse and distribution facility with approval of an SUP.

**Special Use Permit Provision:** Any request for Warehouse and Distribution Facilities shall only be authorized after approval of an SUP by the City Council using the procedures contained elsewhere in this Land Development Code.

**Analysis:** Per the attached Site Plan Exhibit, the proposed development will offer a new 149,600 square foot warehouse and distribution facility. The warehouse will be 1-story and is 32-feet in height. Including the parapet walls, the total height proposed is approximately 45 feet. As per the building elevations, the warehouse facility will have 43 loading doors on the south side of the building. As part of the SUP request, the applicant is requesting a reduction in masonry materials from 90% to 22%. A 26-foot fire lane will extend around the entire facility. 150 parking spaces will be provided.

The development will offer 20% of landscaped open space area, totaling 77,491 s.f. A 50-foot landscape buffer will be provided from Colleyville Boulevard, and an 8-foot wall will be provided to screen the loading dock bay adjacent to Colleyville Boulevard. A 20-foot landscape buffer and an 8-foot masonry screening wall will also be provided adjacent to residential development on the north and west sides of the site.

**Plat Status:** A portion of the property is unplatted as Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey. A portion of the property is platted as Lot 1, Block 1, Konyha Addition.

**DRC Review:** The DRC reviewed the request and offered the following comments.

1. The building needs to meet the design requirements of Chapter 6 of the Land Development Code. Vertical articulation does not appear to be met.
2. How tall will the masonry screening wall be? The minimum height required by the Land Development Code is 8 feet.
3. The building is too tall for the zoning district. Maximum building height cannot go beyond 35 feet.
4. Provide traffic generation calculations to determine if traffic impact analysis is required.
5. Informational note: Please provide information on whether high-pile storage will occur at this site.
6. TXDOT permit is required for work in the R.O.W. of Colleyville Boulevard.
7. Engineering Comments: Refer to marked PDF attached for Engineering comments.

**Drainage:** As per the applicant's drainage plan, this development is proposing to enclose the existing Pecan Creek that crosses through the property within a proposed 3-10'x 8' reinforced concrete box storm system that wraps around the proposed building. Stormwater modeling will be required downstream and upstream of the property under pre- and post- development conditions to prove there is no increase in drainage flow or water surface elevation under multiple storm events up to the 100-year storm event. Wetlands delineation and/or mitigation is also required for the existing Pecan Creek that is proposed to be removed. There will be City, FEMA and Army Corps of Engineering reviews and approvals required for this proposed drainage design.

**Surrounding Development:** The properties to the north and west are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes. The properties to the east are Colleyville Boulevard and a lot that is zoned CC-1 Village Retail and improved with a commercial retail and medical office building. The property

to the south is zoned ML Light Industrial and improved with a contractor office with storage buildings.

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff is neutral on this request.

### **Recommendation**

None

### **Attachments**

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan Exhibit
7. Elevations Exhibits
8. Renderings Provided by Applicant
9. Existing Drainage Analysis
10. Drainage and Grading Exhibit
11. Landscape Exhibit
12. Screening Wall Exhibit
13. Economic Development Information
14. Notification Map
15. Notification Letter
16. Notification List
17. Letters Received
18. Opposition Map
19. Opposition Report
20. Draft Ordinance





**From:** [Jackie Reyff](#)  
**To:** "Politiski, Sarah"; Christopher Pham  
**Cc:** [Kristopher Potts](#); [Ben Bryner](#); [Gallagher, Dan](#); [James Yu](#); [Bennett See](#); [Whys Childs](#); [Chris Tronzano](#)  
**Subject:** RE: DRC Comments Case ZC24-025 6600, 6602, 6604, 6526 Colleyville Blvd Warehouse and Distribution  
**Date:** Friday, January 3, 2025 1:24:00 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Afternoon Sarah,

We are in receipt of your request to table to the February 10<sup>th</sup> Planning and Zoning Commission meeting. The item will remain on the agenda because letters to surrounding property owners had been sent, but it will state the applicant has requested to table.

If you have any further questions, I may be reached by phone or email.



*Jacquelyn (Jackie) Reyff*

**Planning Manager**  
**City of Colleyville**



[colleyville.com](http://colleyville.com)

**P:** 817-503-1056

**E:** [jreyff@colleyville.com](mailto:jreyff@colleyville.com)

100 Main Street, Colleyville, TX 76034

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

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**From:** Politiski, Sarah <Sarah.Politiski@kimley-horn.com>

**Sent:** Friday, January 3, 2025 1:18 PM

**To:** Christopher Pham <CPham@colleyville.com>

**Cc:** Jackie Reyff <JReyff@colleyville.com>; Kristopher Potts <KPotts@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Gallagher, Dan <dan.gallagher@kimley-horn.com>; James Yu <james.yu@lovetindustrial.com>; Bennett See <Bennett.See@lovetindustrial.com>; Whys Childs <wchilds@downsdesign.com>; Chris Tronzano <chris@studiogreenspot.com>

**Subject:** RE: DRC Comments Case ZC24-025 6600, 6602, 6604, 6526 Colleyville Blvd Warehouse and Distribution

Good afternoon Christopher,

We are in discussion with TxDOT regarding access and would like to wait until we receive more feedback from them. Can you please table the agenda item until the next P&Z session?

Thank you,

**Sarah Politiski, EIT**

**Kimley-Horn** | 2600 N. Central Expressway, Suite 400, Richardson, TX 75080

Direct: 469 708 0216

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**From:** Christopher Pham <[CPham@colleyville.com](mailto:CPham@colleyville.com)>

**Sent:** Monday, December 23, 2024 4:36 PM

**To:** Politiski, Sarah <[Sarah.Politiski@kimley-horn.com](mailto:Sarah.Politiski@kimley-horn.com)>

**Cc:** Jackie Reyff <[JReyff@colleyville.com](mailto:JReyff@colleyville.com)>; Kristopher Potts <[KPotts@colleyville.com](mailto:KPotts@colleyville.com)>; Ben Bryner <[BBryner@colleyville.com](mailto:BBryner@colleyville.com)>

**Subject:** DRC Comments Case ZC24-025 6600, 6602, 6604, 6526 Colleyville Blvd Warehouse and Distribution

Good afternoon Sarah,

The Development Review Committee (DRC) has met regarding Case ZC24-025 and offers the following comments.

1. The building needs to meet the design requirements of Chapter 6 of the Land Development Code. Vertical articulation does not appear to be met.
2. How tall will the masonry screening wall be? The minimum height required by the Land Development Code is 8 feet.
3. The building is too tall for the zoning district. Maximum building height cannot go beyond 35 feet.
4. Provide traffic generation calculations to determine if traffic impact analysis is required.
5. Informational note: Please provide information on whether high-pile storage will occur at this site.
6. TxDOT permit is required for work in the R.O.W. of Colleyville Boulevard.
7. **Engineering Comments:** Refer to marked PDF attached for Engineering comments.

Let me know if you have any questions.

Thank you,



*Christopher Pham*  
**Planner**  
**City of Colleyville**



**P:** 817-503-1051 | **E:** [cpham@colleyville.com](mailto:cpham@colleyville.com)  
100 Main Street, Colleyville, TX 76034



# Aerial Map

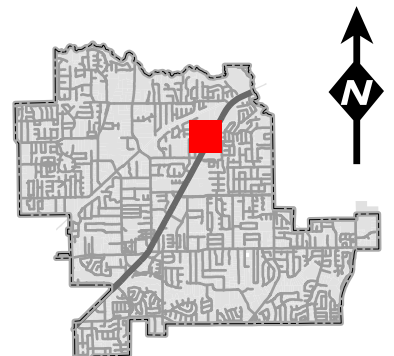


**ZC24-025**

6602 Colleyville Blvd

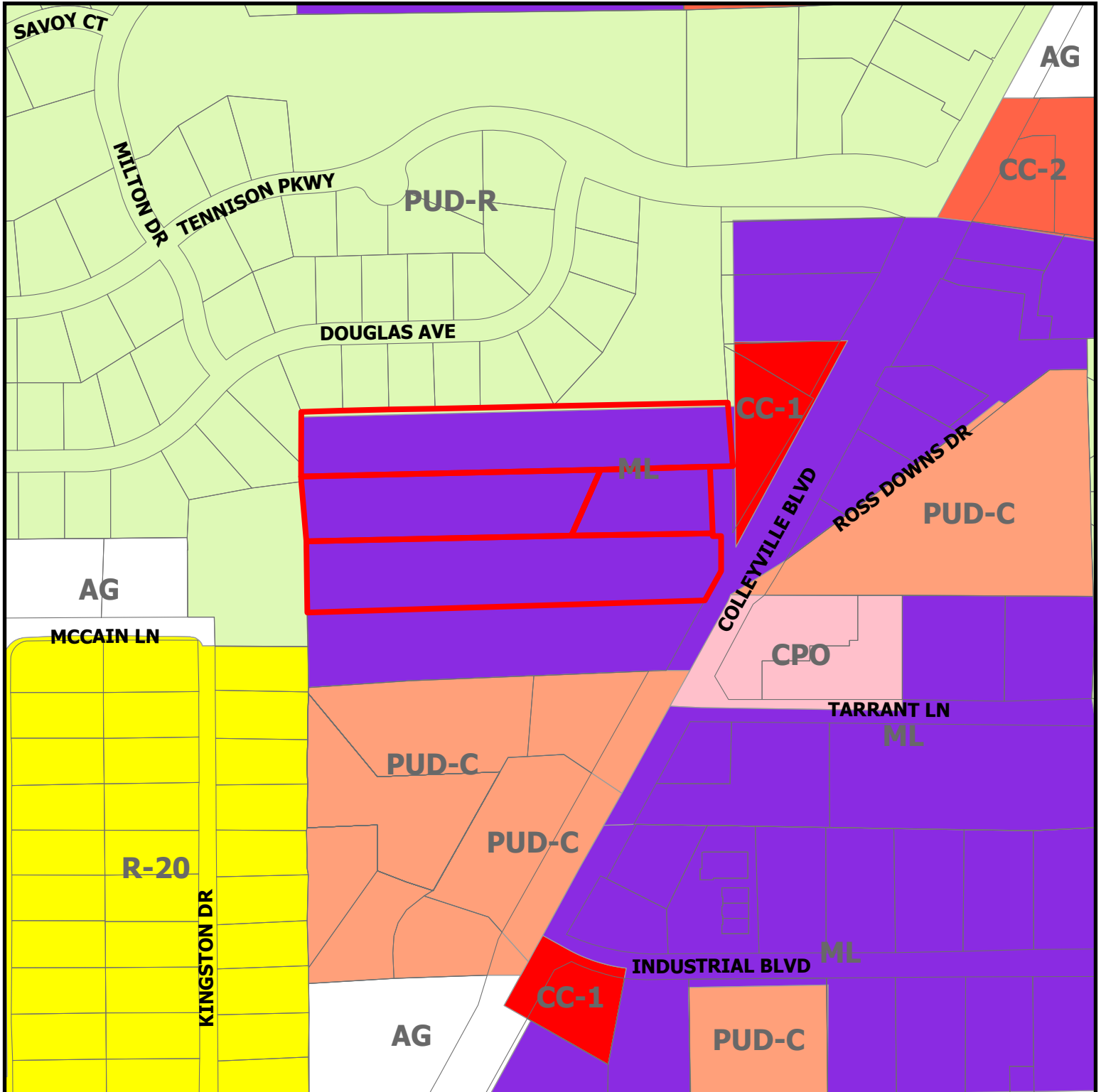
**DISCLAIMER:**  
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 Subject Property





# Zoning Map

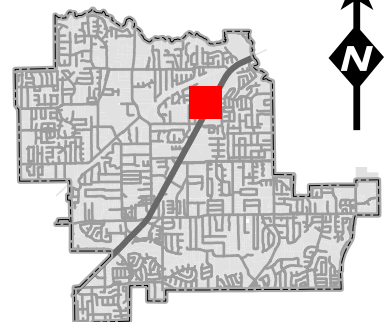


**ZC24-025**

6602 Colleyville Blvd

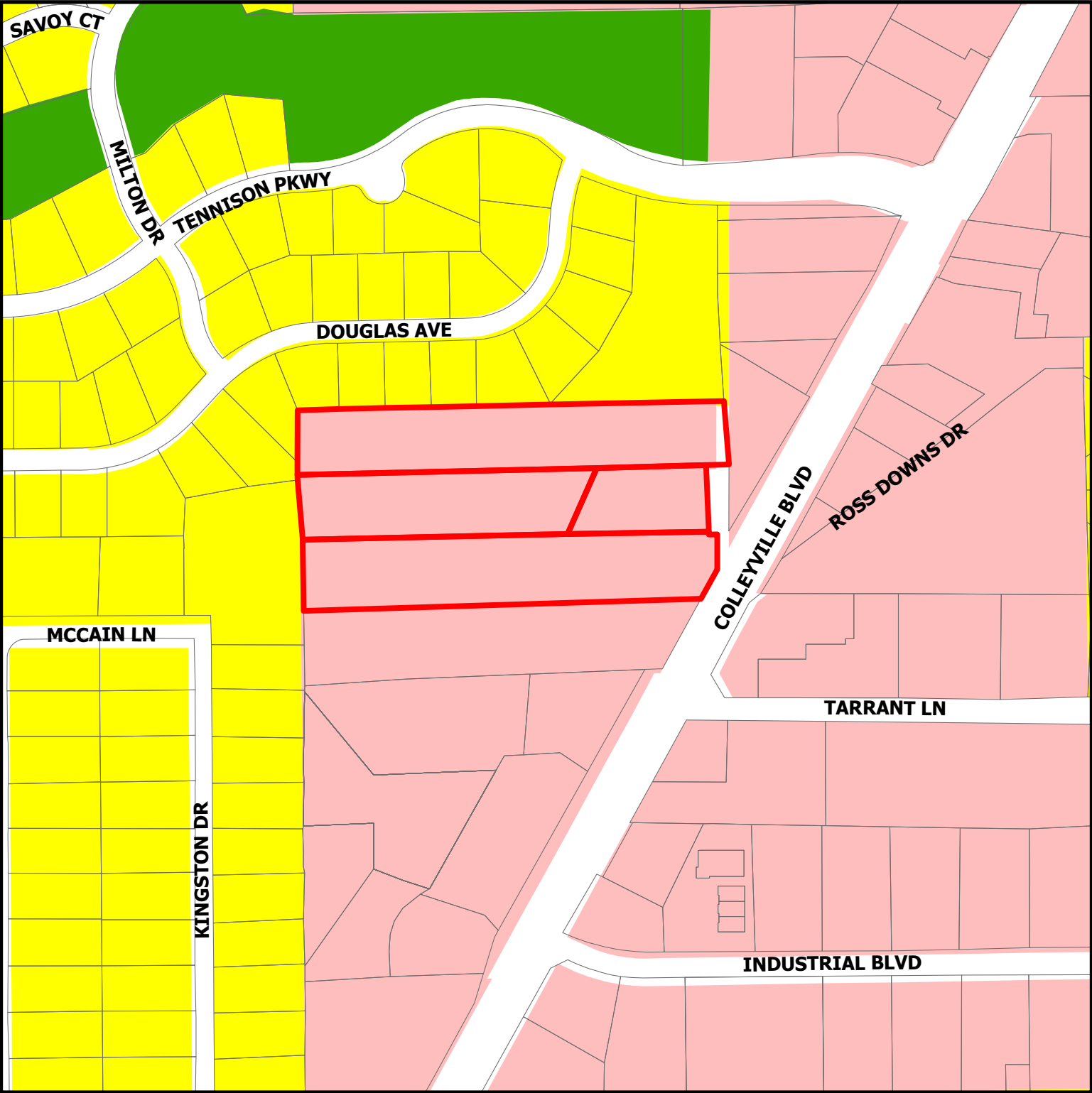


Subject Property



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# Future Land Use Map

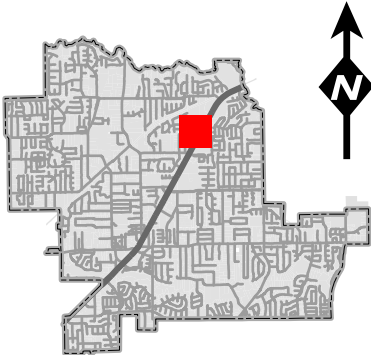


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**ZC24-025**

**6602 Colleyville Blvd**

-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks
-  Subject Property



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 [REDACTED] should you have any questions.

Sincerely,

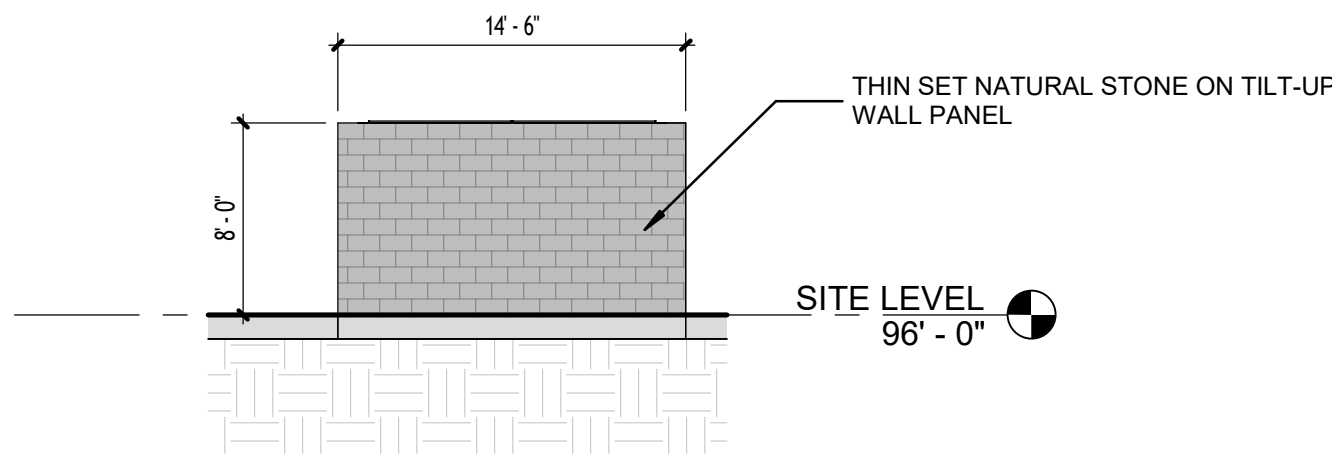
James Yu, P.E.



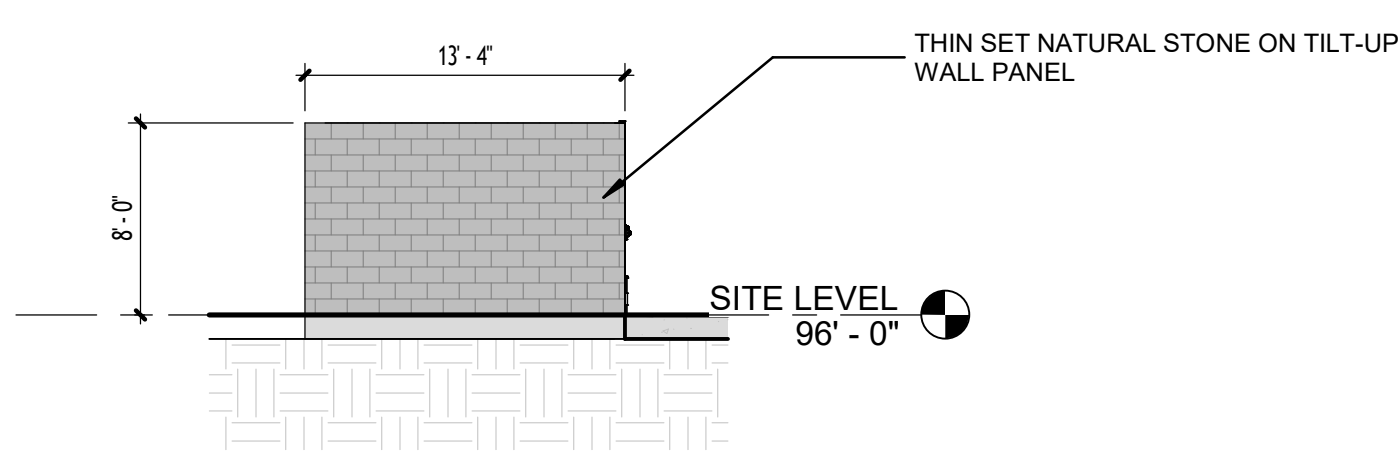




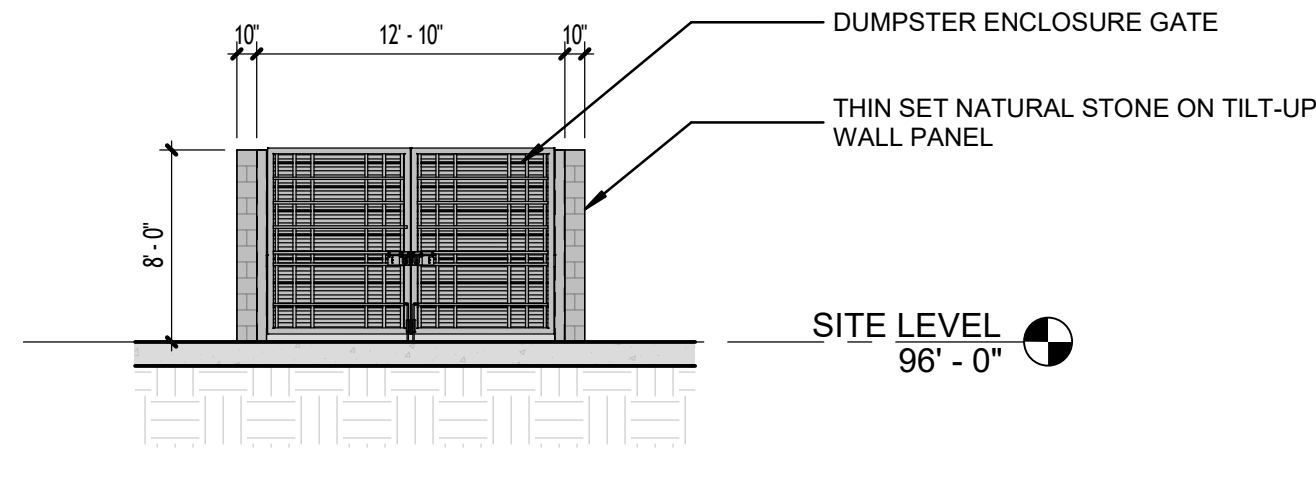
| EXTERIOR ELEVATION MATERIALS LEGEND |                   |  |                     |
|-------------------------------------|-------------------|--|---------------------|
| PAINT                               |                   |  |                     |
|                                     | PAINT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



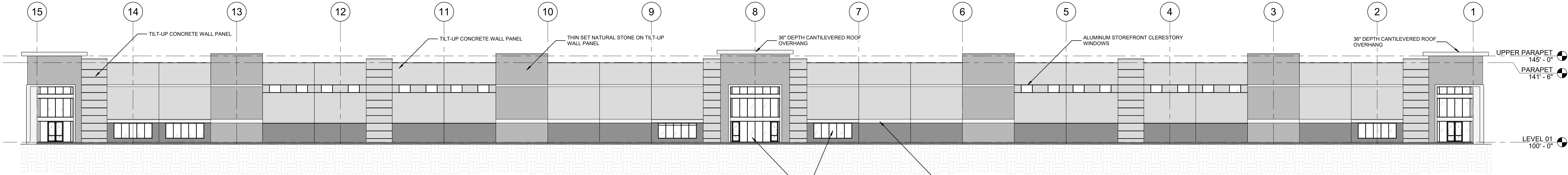
7 DUMPSTER ENCLOSURE REAR ELEVATION  
1/8" = 1'-0"



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

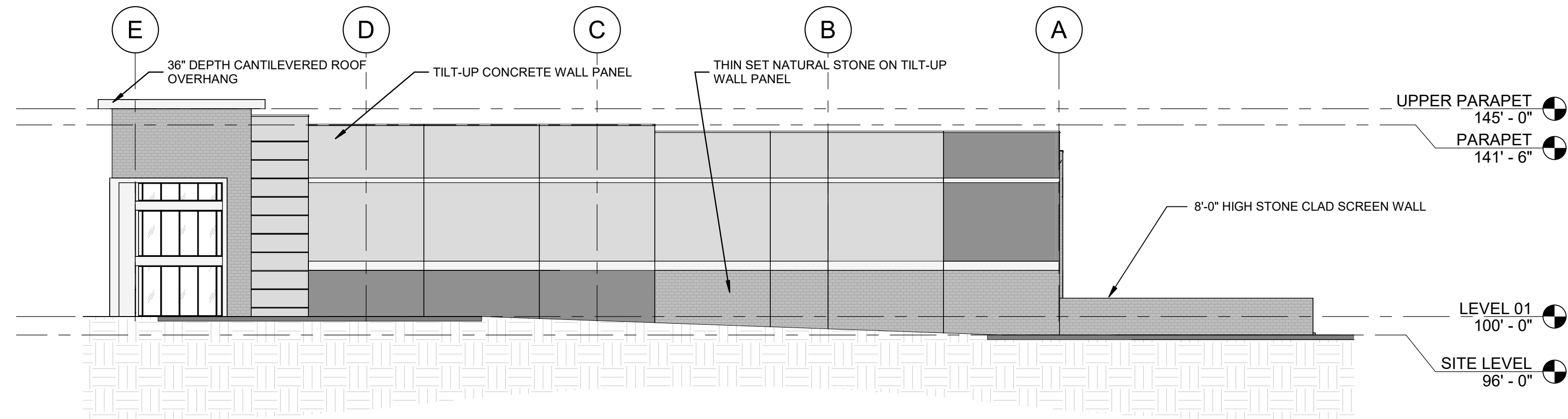


5 DUMPSTER ENCLOSURE FRONT ELEVATION  
1/8" = 1'-0"



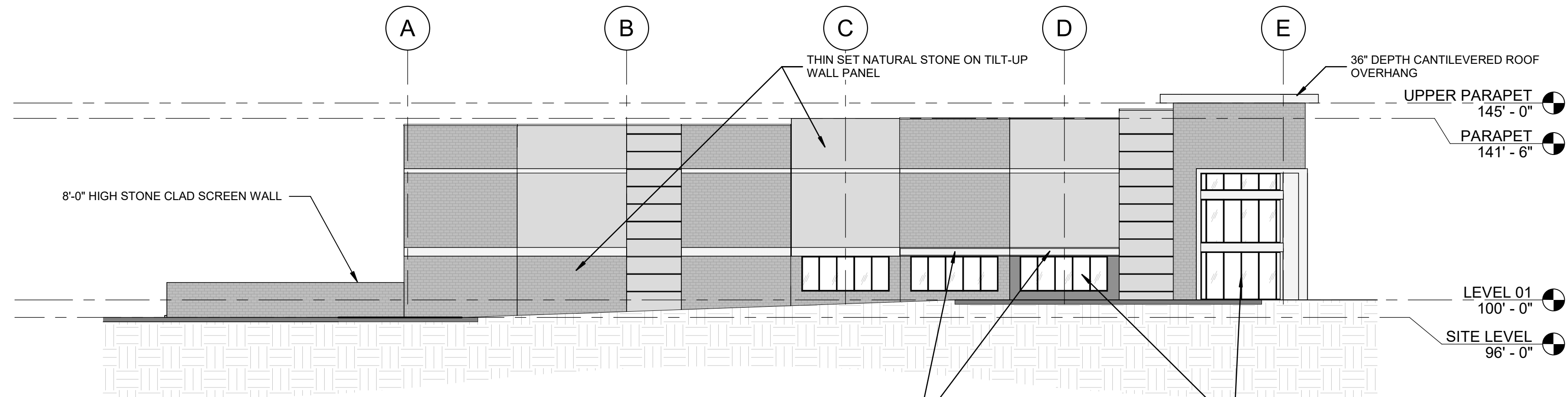
4 NORTH ELEVATION  
1" = 20'-0"

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



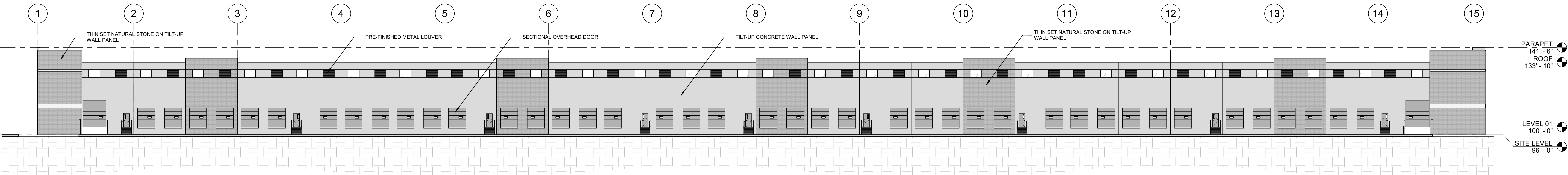
3 WEST ELEVATION  
1" = 20'-0"

|                          |          |
|--------------------------|----------|
| 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"

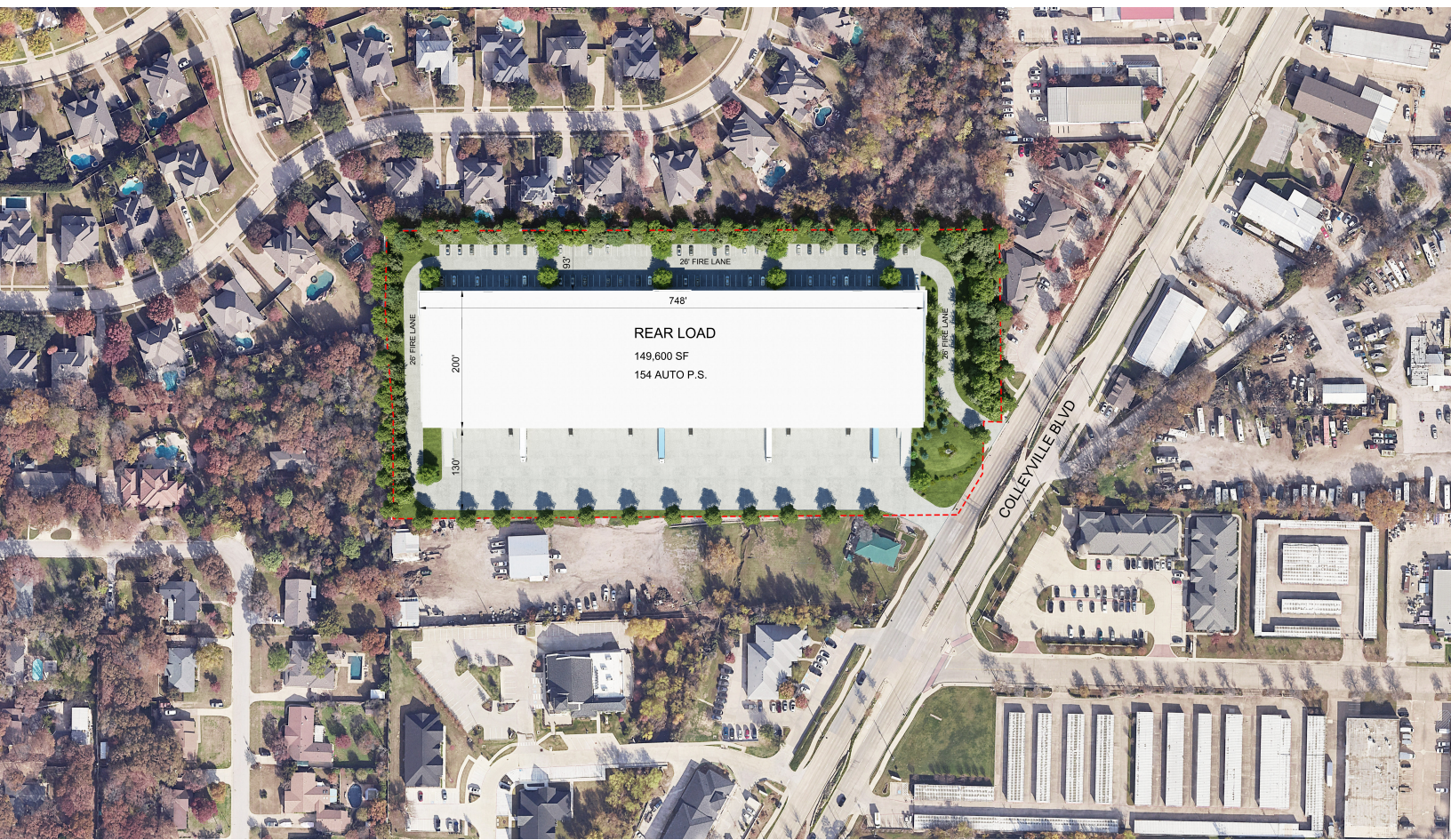
|                          |           |
|--------------------------|-----------|
| TOTAL SOLID WALL AREA:   | 23,595 SF |
| TOTAL MASONRY WALL AREA: | 6,515 SF  |
| MASONRY %:               | 28%       |
| TOTAL GLAZING AREA:      | 700 SF    |





Rendering 1 is a view from the north, however, landscaping has been removed from this rendering to show the building. The real view of the building will be obstructed, but we wanted to show the building will be a class A facility.





SITE PLAN WITH LANDSCAPE

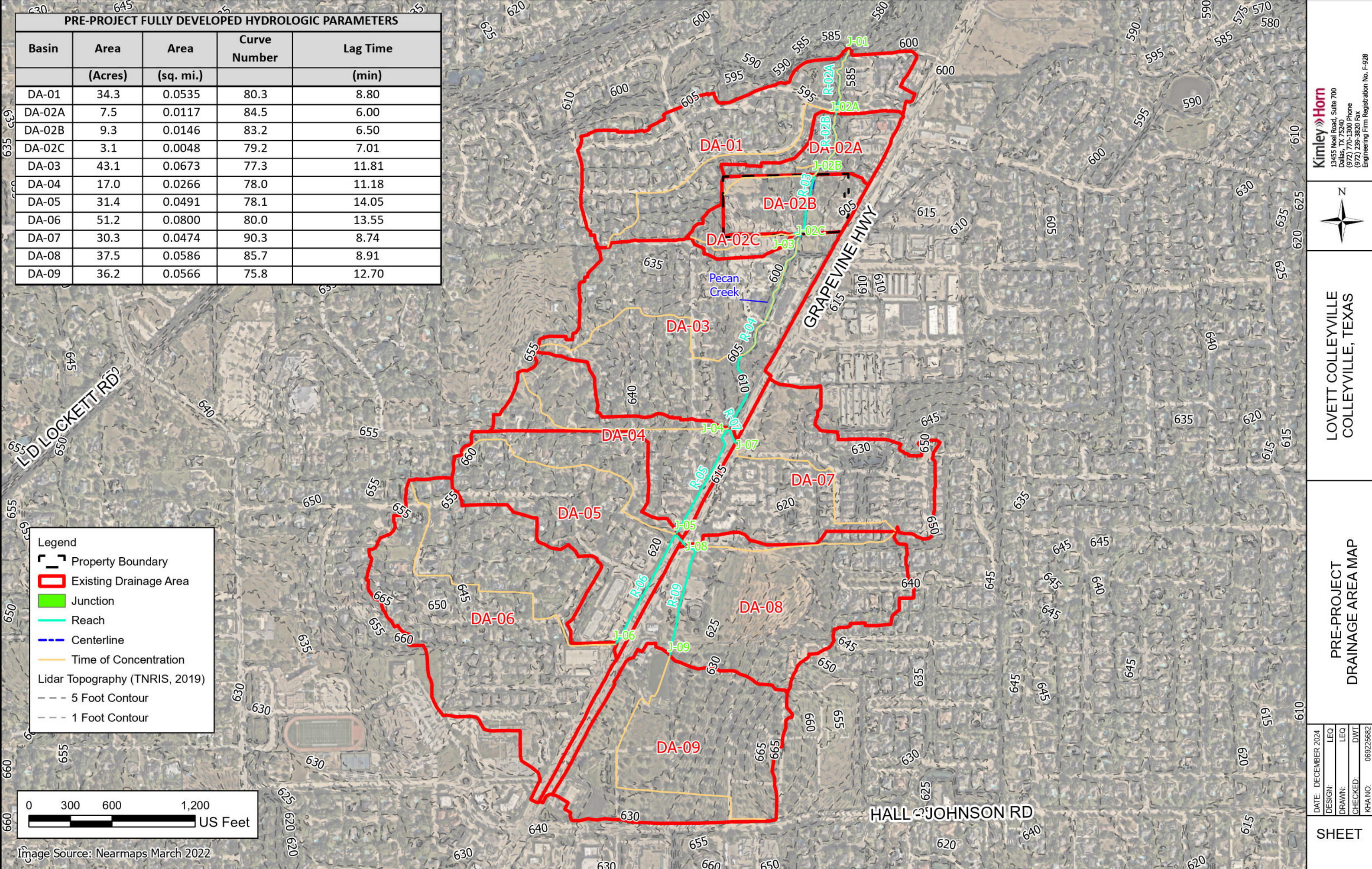




Rendering 3 is a view from the neighbors. It shows how the building will be screened by 15' tall trees. The building will be fully screened by trees at maturity.



| 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

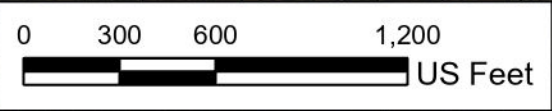


Image Source: Nearmaps March 2022

**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 |

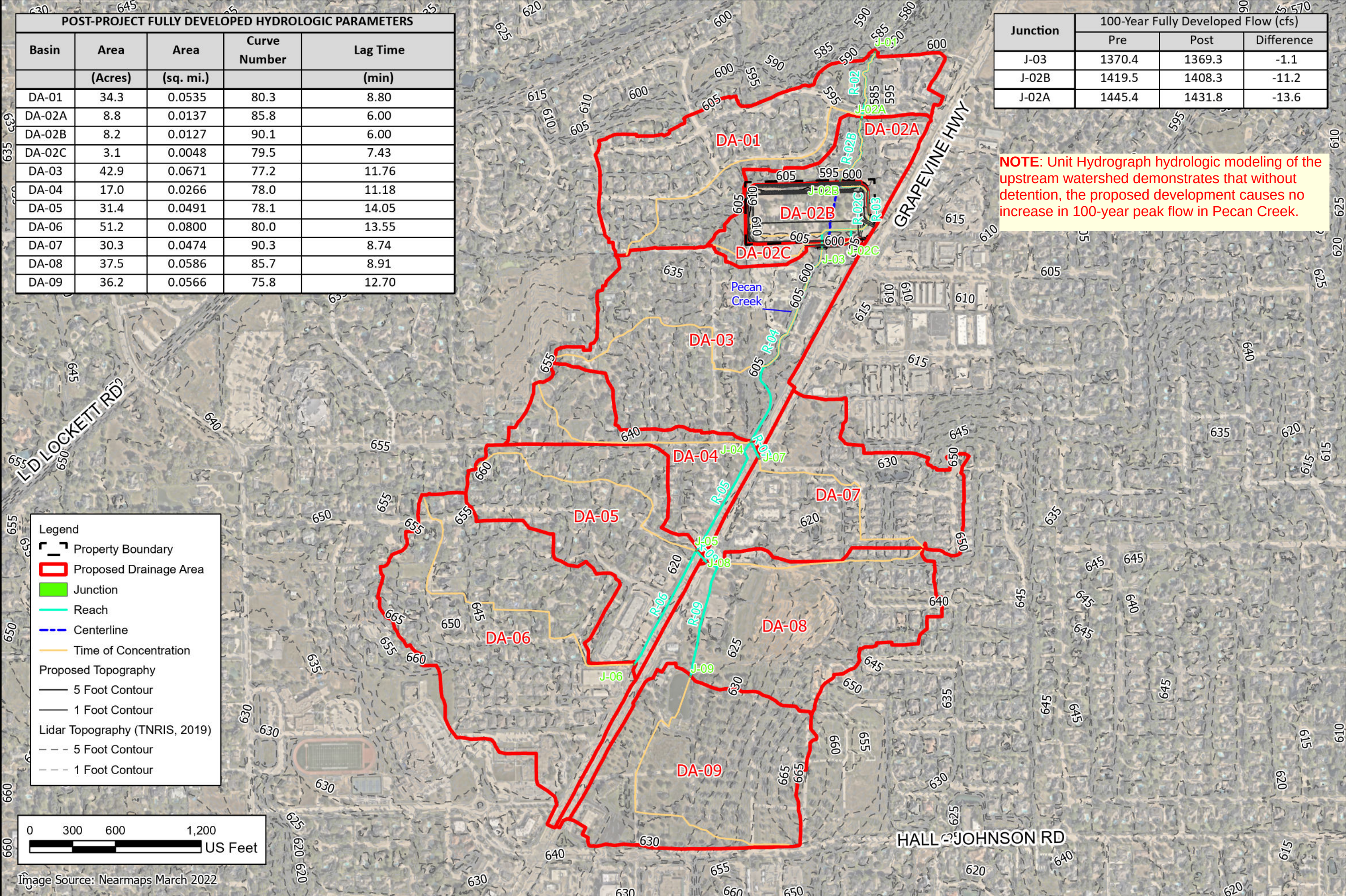
SHEET



| POST-PROJECT FULLY DEVELOPED HYDROLOGIC PARAMETERS |         |           |        |          |
|----------------------------------------------------|---------|-----------|--------|----------|
| Basin                                              | Area    | Area      | Curve  | Lag Time |
|                                                    | (Acres) | (sq. mi.) | Number | (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.



Legend

Property Boundary

Proposed Drainage Area

Junction

Reach

Centerline

Time of Concentration

Proposed Topography

5 Foot Contour

1 Foot Contour

Lidar Topography (TNRIS, 2019)

5 Foot Contour

1 Foot Contour

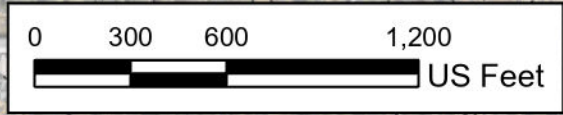
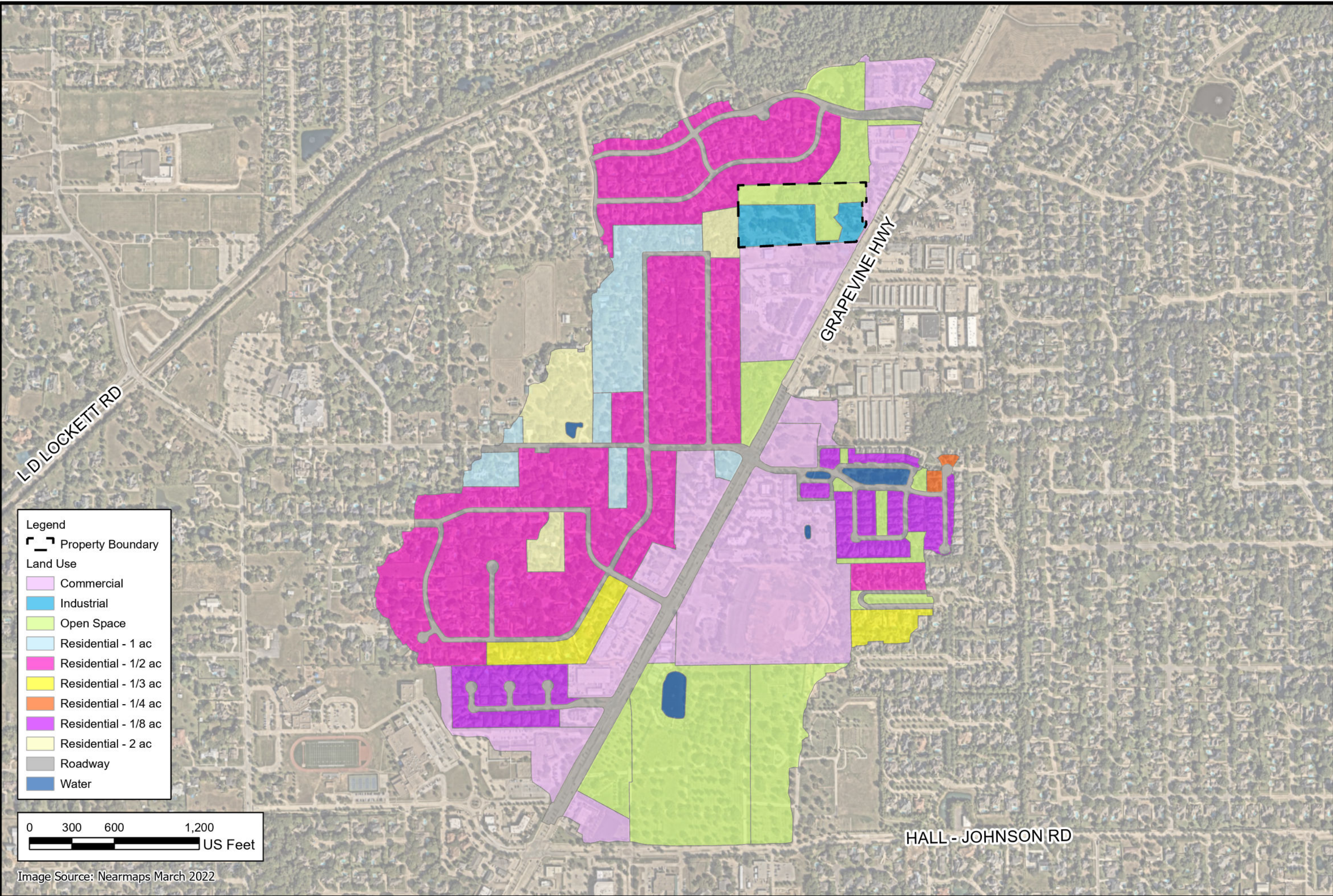


Image Source: Nearmaps March 2022

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

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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

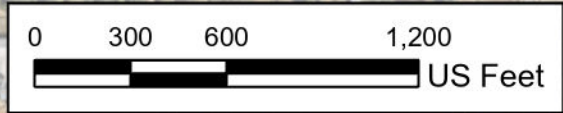


Image Source: Nearmaps March 2022

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Engineering Firm Registration No. F-928



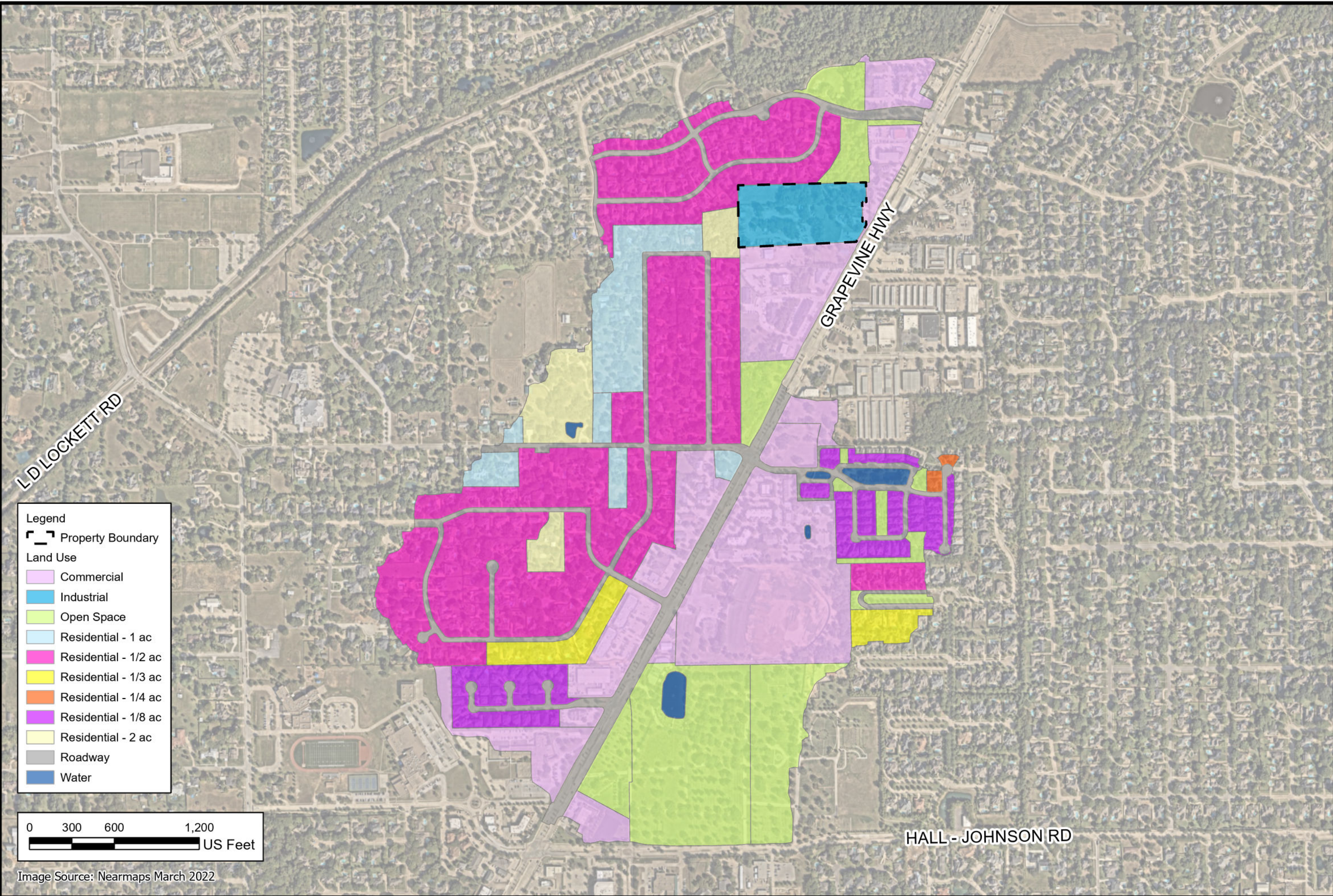
LOVETT COLLEYVILLE  
COLLEYVILLE, TEXAS

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

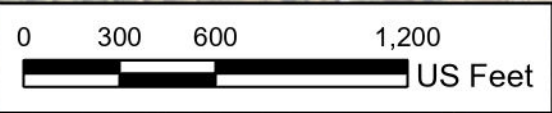


Image Source: Nearmaps March 2022

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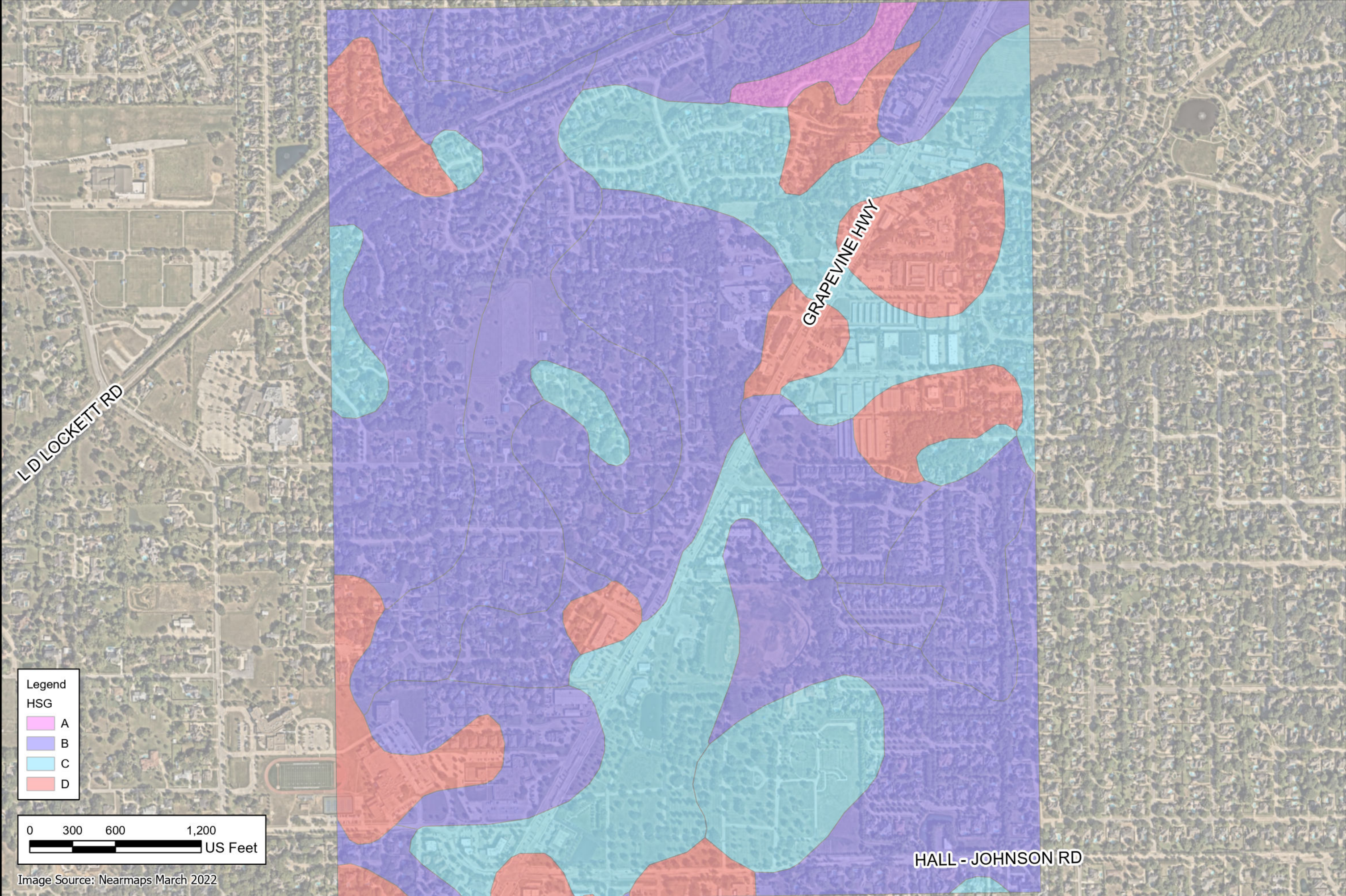
LOVETT COLLEYVILLE  
COLLEYVILLE, TEXAS

POST-PROJECT  
LAND USE MAP

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

SHEET





Legend  
HSG

|             |   |
|-------------|---|
| <div></div> | A |
| <div></div> | B |
| <div></div> | C |
| <div></div> | D |

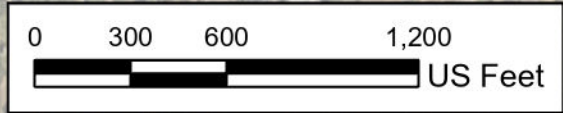


Image Source: Nearmaps March 2022

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Engineering Firm Registration No. F-928



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.

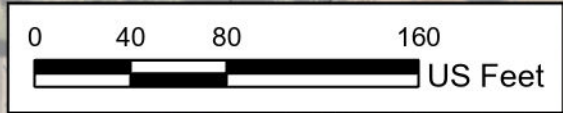


Image Source: Nearmaps March 2022

DOUGLAS AVE

Pecan Creek

GRAPEVINE HWY

| River Station | 100YR<br>W.S. Elev<br>(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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Engineering Firm Registration No. F-928



LOVETT COLLEYVILLE  
COLLEYVILLE, TEXAS

HYDRAULIC  
WORK MAP

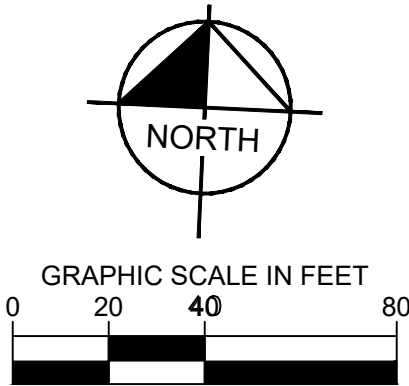
|                     |     |     |     |                  |
|---------------------|-----|-----|-----|------------------|
| DATE: DECEMBER 2024 | LEQ | LEQ | DWT | KHANO: 069225682 |
| DESIGN:             |     |     |     |                  |
| DRAWN:              |     |     |     |                  |
| 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  |

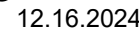
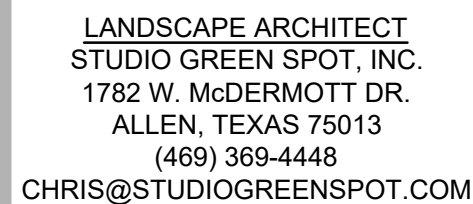




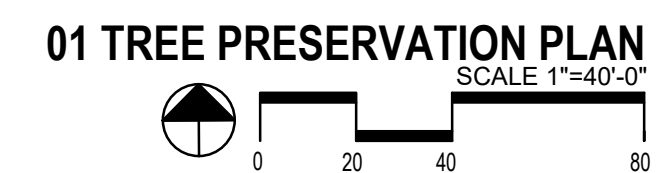
|                                                         |                           |
|---------------------------------------------------------|---------------------------|
| PRELIMINARY GRADING,<br>DRAINAGE AND<br>EROSION CONTROL | SHEET NUMBER<br><b>EX</b> |
|---------------------------------------------------------|---------------------------|

[illegible]

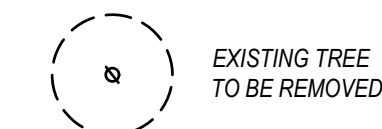




**LOVETT INDUSTRIAL**  
**STATE HIGHWAY 29**  
**COLLEYVILLE, TARRANT COUNTY, TEXAS**



**EXISTING TREE LEGEND**



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

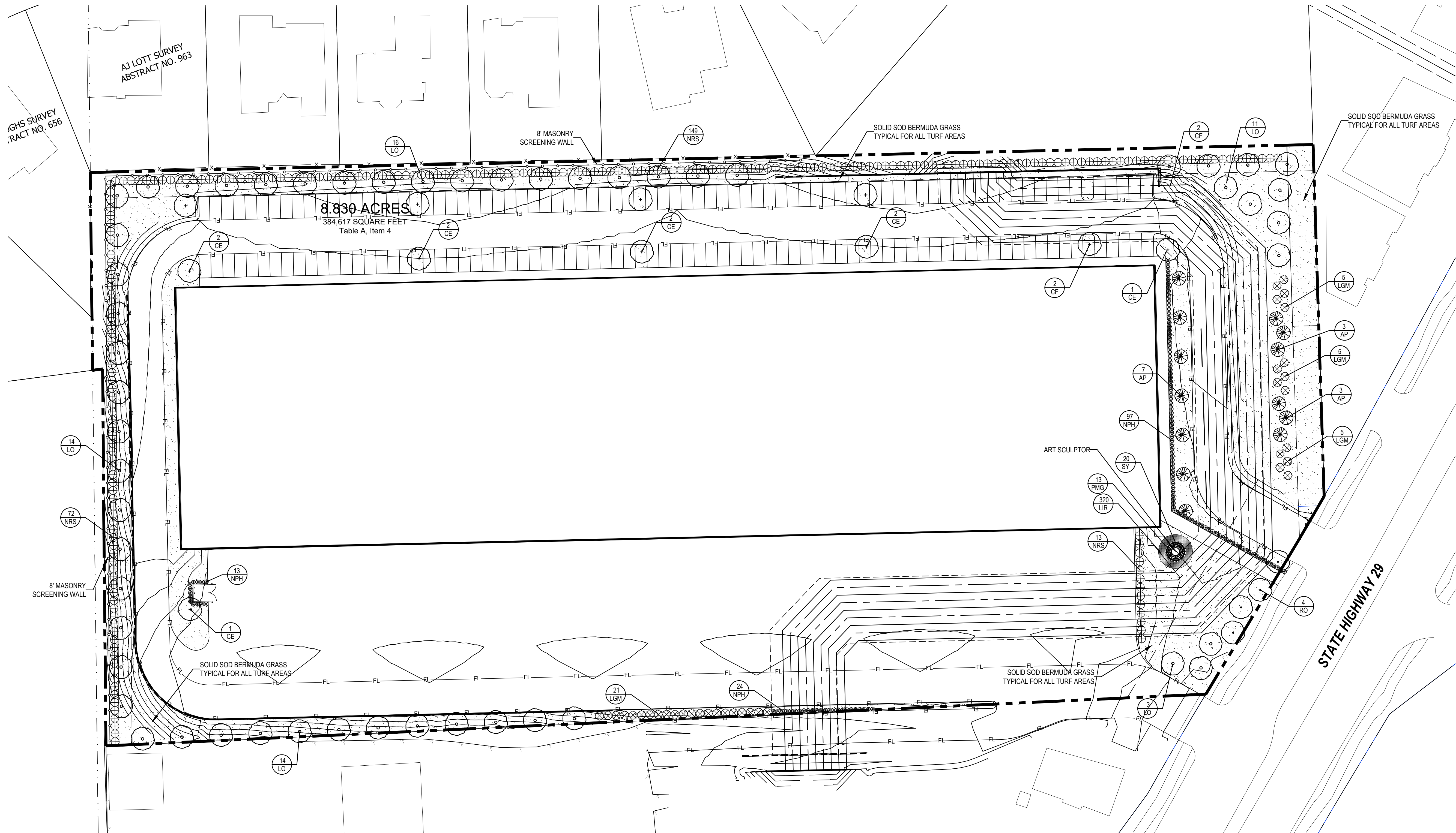
## L.1



| TREE # | DBH<br>(INCHES) | CANOPY<br>DIAMETER(FT) | CANOPY AREA | CLASSIFICATION | SPECIES   | BONTANICAL<br>NAME  | TREE TO<br>REMAIN/REMOVE |
|--------|-----------------|------------------------|-------------|----------------|-----------|---------------------|--------------------------|
| 2582   | 16              | 32                     | 804         | PROTECTED      | ELM       | Ulmus americana     | TO BE REMOVED            |
| 2593   | 11              | 22                     | 380         | PROTECTED      | ELM       | Ulmus americana     | TO BE REMOVED            |
| 2585   | 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   | 10              | 20                     | 314         | PROTECTED      | POST OAK  | Quercus stellata    | TO BE REMOVED            |
| 8062   | 27              | 54                     | 2290        | HERITAGE       | ELM       | Ulmus americana     | TO BE REMOVED            |
| 1343   |                 |                        | 64198.45    |                |           |                     |                          |

| TREE # | DBH<br>(INCHES) | CANOPY<br>DIAMETER(FT) | CANOPY AREA | CLASSIFICATION | SPECIES            | BONTANICAL<br>NAME  | TREE TO<br>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              | 40                     | 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                     | 1785        | 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      | HERITAGE           | 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            |





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<br>Site:<br>76,923 s.f. (20%) | Provided<br>76,680 s.f. (20%) |
|----------------------------------------|-------------------------------|

LANDSCAPE TREES/SHRUBS

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

|                              |                              |
|------------------------------|------------------------------|
| Required<br>(4) canopy trees | Provided<br>(4) canopy trees |
|------------------------------|------------------------------|

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<br>(9) Trees, 4" cal.<br>1,120 S.F. | Provided<br>(9) Trees, 4" cal.<br>1,296 S.F. |
|----------------------------------------------|----------------------------------------------|

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

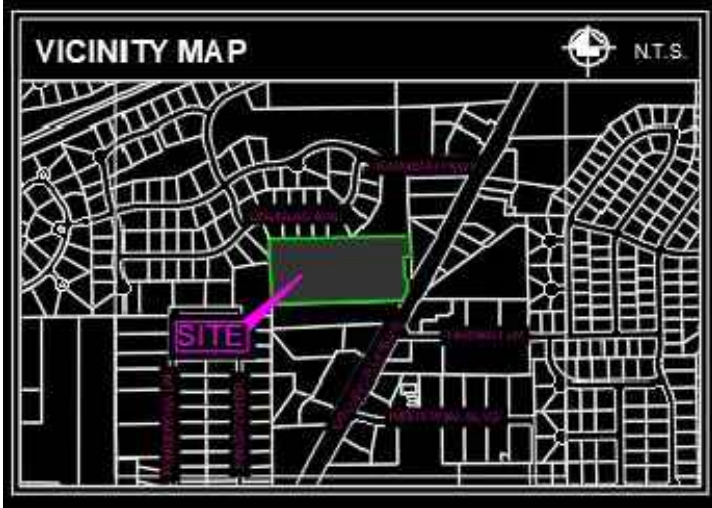
|                              |                              |
|------------------------------|------------------------------|
| Required<br>(167) Shrubs 36" | Provided<br>(221) Shrubs 36" |
|------------------------------|------------------------------|

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</i> 'Little Gem' | 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</i> 'Needlepoint'        | 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</i> '419'            |                 | 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.

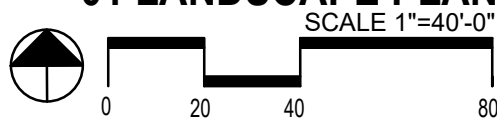
GENERAL LAWN NOTES

- 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.

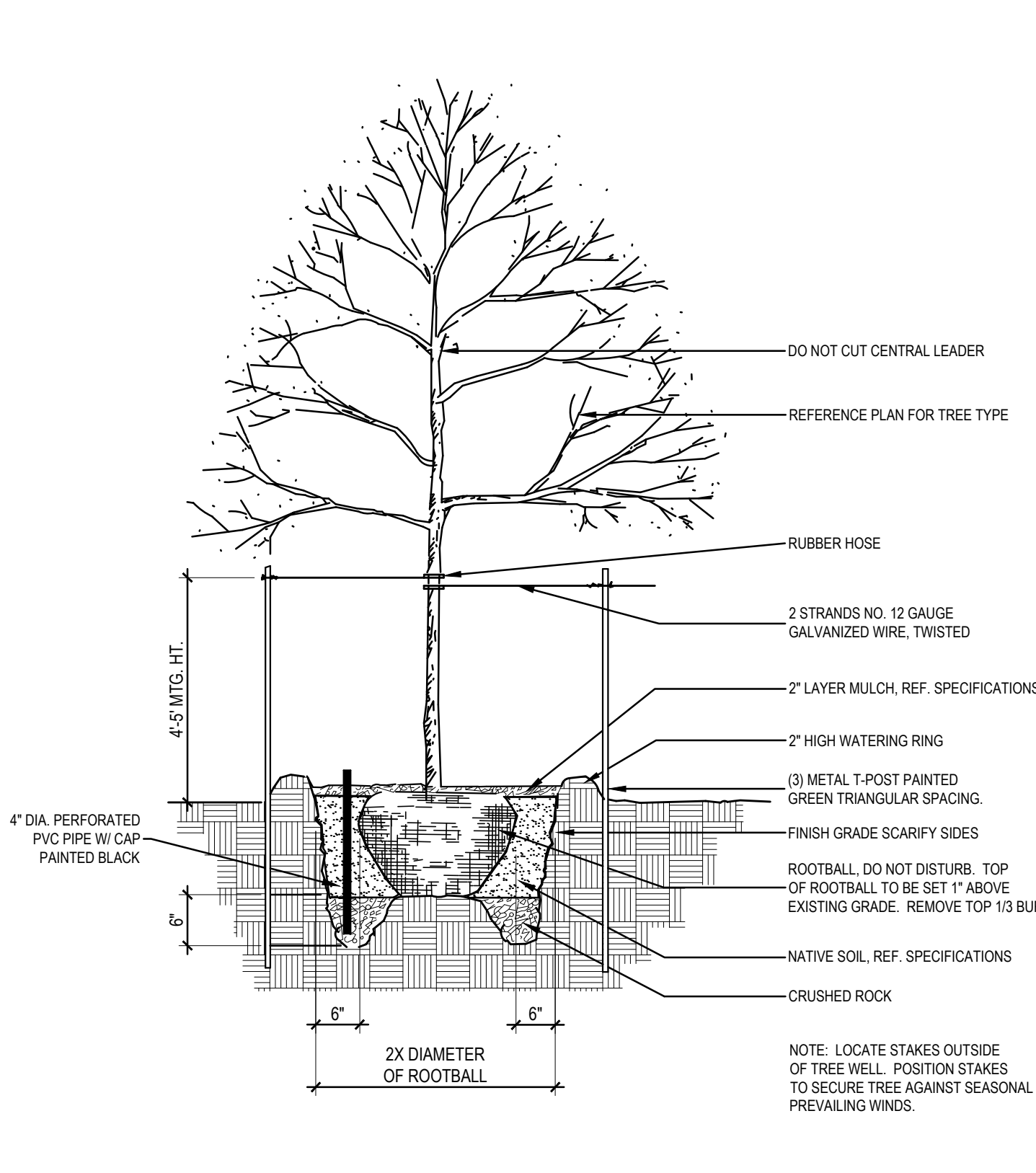
2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

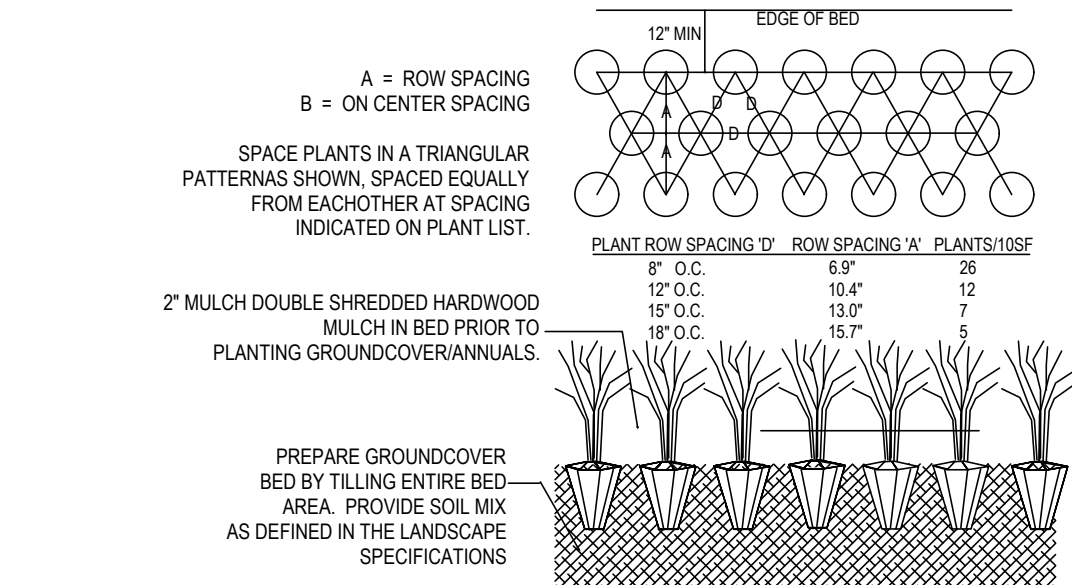
- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
  - Physical properties as follows:  
Clay – between 7-27 percent  
Silt – between 15-25 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

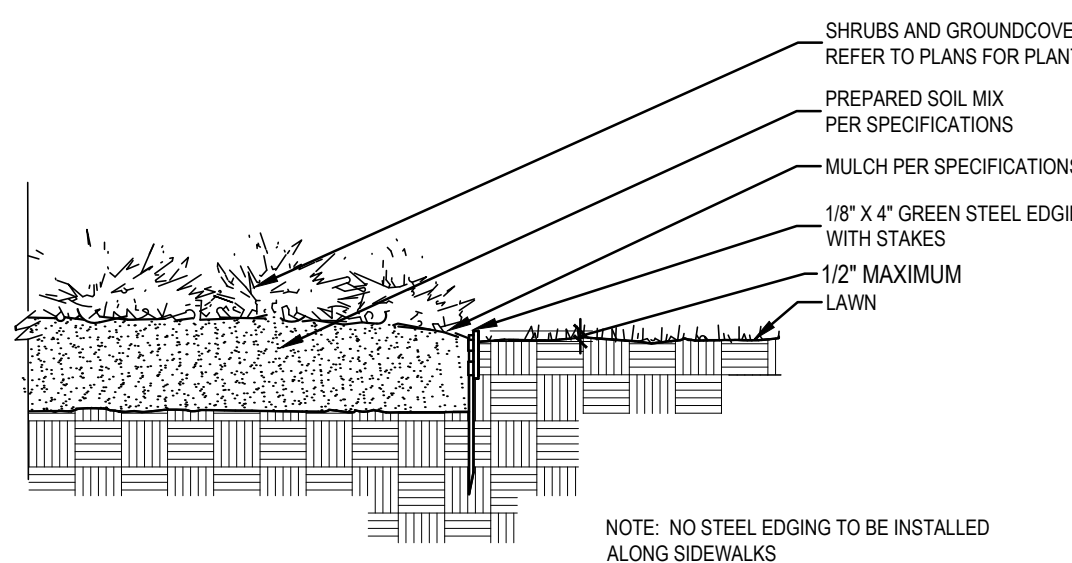
- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo-co with anchor plate; 6'-0" length; paint green.
  - Wire: 12 gauge, single strand, galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 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.



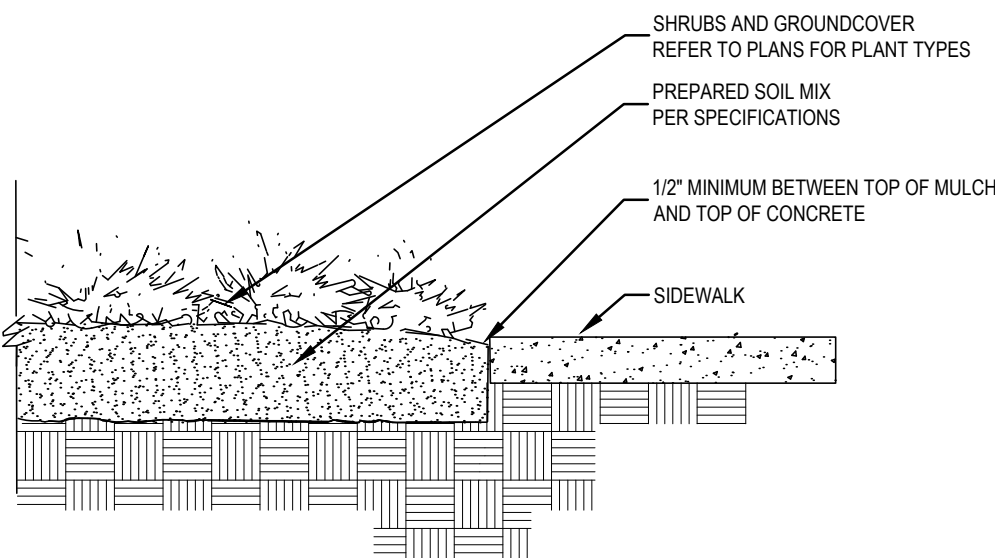
01 TREE PLANTING DETAIL NOT TO SCALE



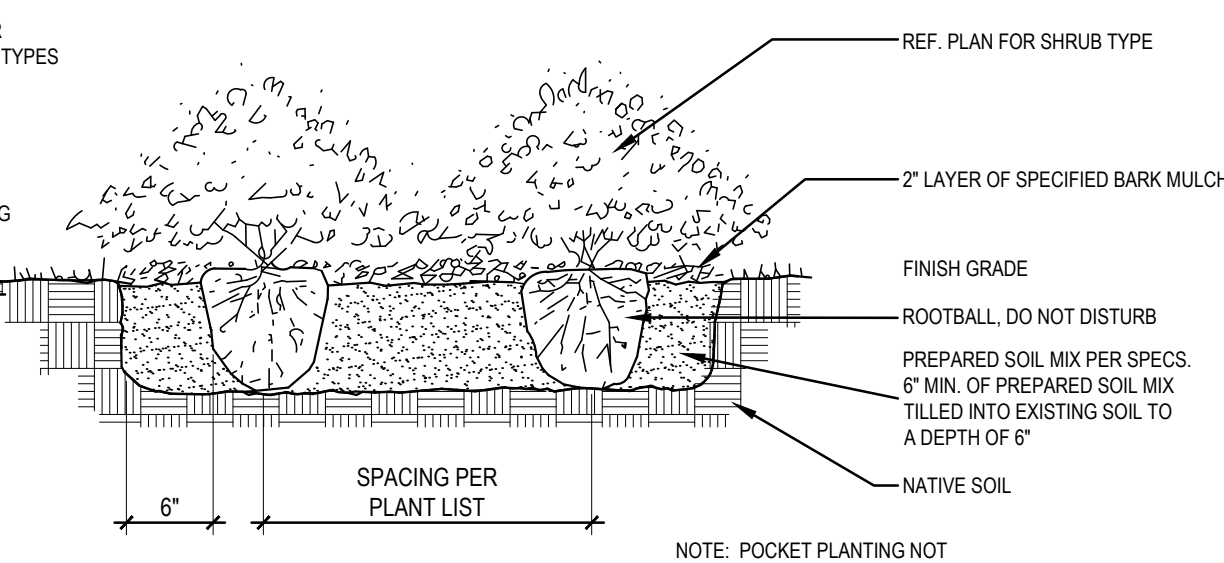
02 GROUNDCOVER PLANTING DETAIL NOT TO SCALE



04 STEEL EDGING DETAIL NOT TO SCALE



03 SIDEWALK / MULCH DETAIL NOT TO SCALE



05 SHRUB PLANTING DETAIL NOT TO SCALE

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



















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.<br>Construction<br>Cost | \$10M          |

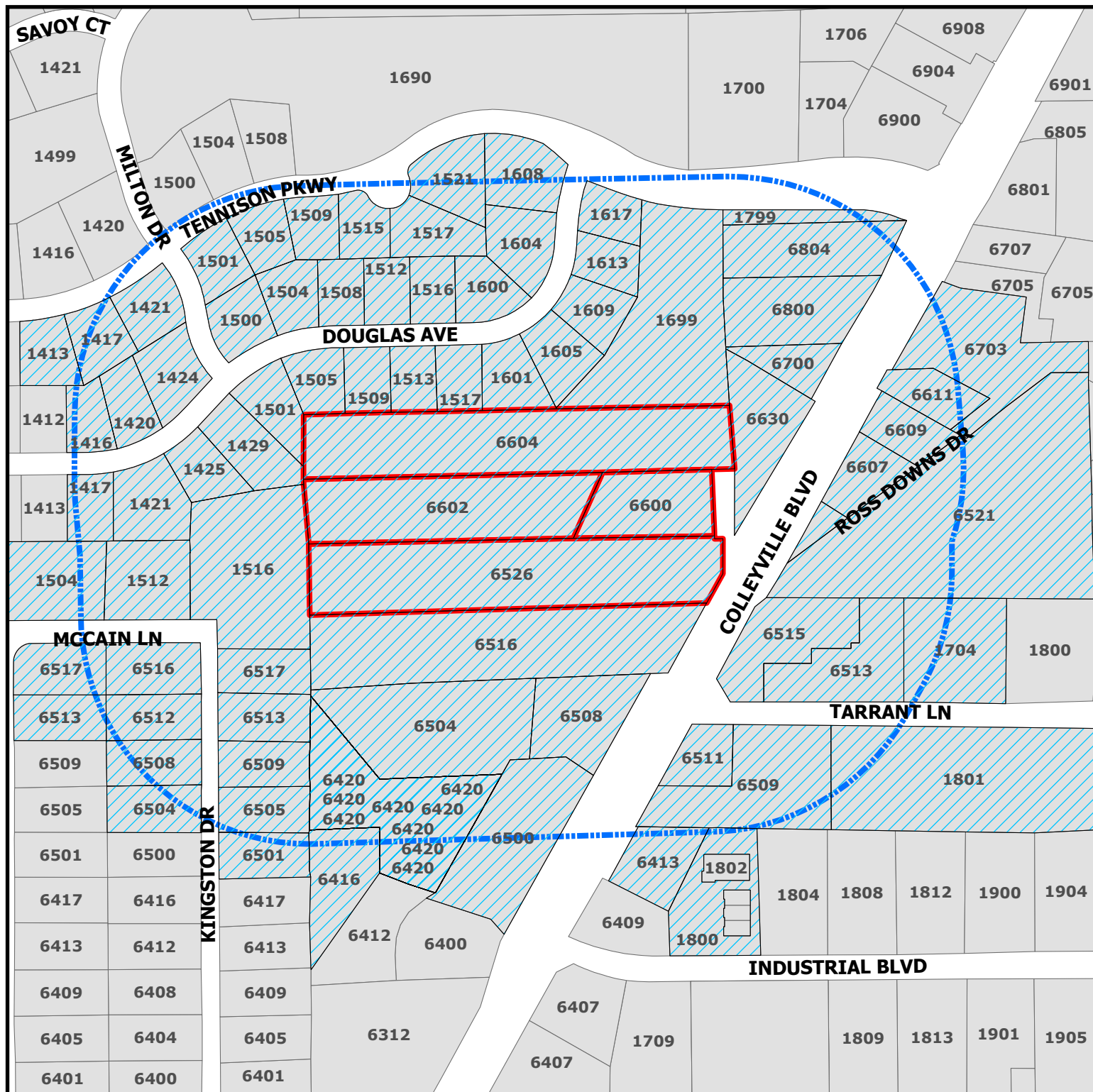
Please contact me at [REDACTED] m should you have any questions.

Sincerely,

James Yu, P.E.



## Notification Map

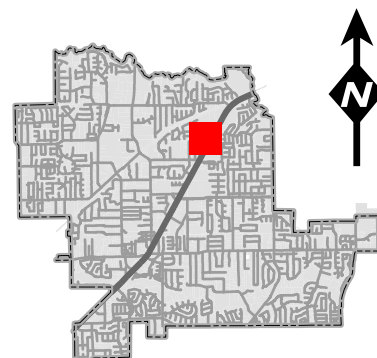


**DISCLAIMER:**  
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors,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

# ZC24-025

**6602 Colleyville Blvd**

-  Parcels to be notified  
 Buffer  
 Subject Property





## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, January 13, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, February 4, 2025 & Tuesday, February 18, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, & 2J, Abstract 963, Absalom J Lott Survey, & Lot 1, Block 1, Konyha Addition. The request is to allow for a new 149,600 square foot distribution warehouse to be built.

**Zoning Case:** ZC24-025

**Applicant:** Sarah Politiski

**Owner:** Tres Rosas LTD

**Location:** 6600, 6602, 6604, & 6526 Colleyville Boulevard

**Property Description:** Tracts 2G, 2H, & 2J, Abstract 963, Absalom J Lott Survey, & Lot 1, Block 1, Konyha Addition

**Present Zoning:** ML Light Industrial

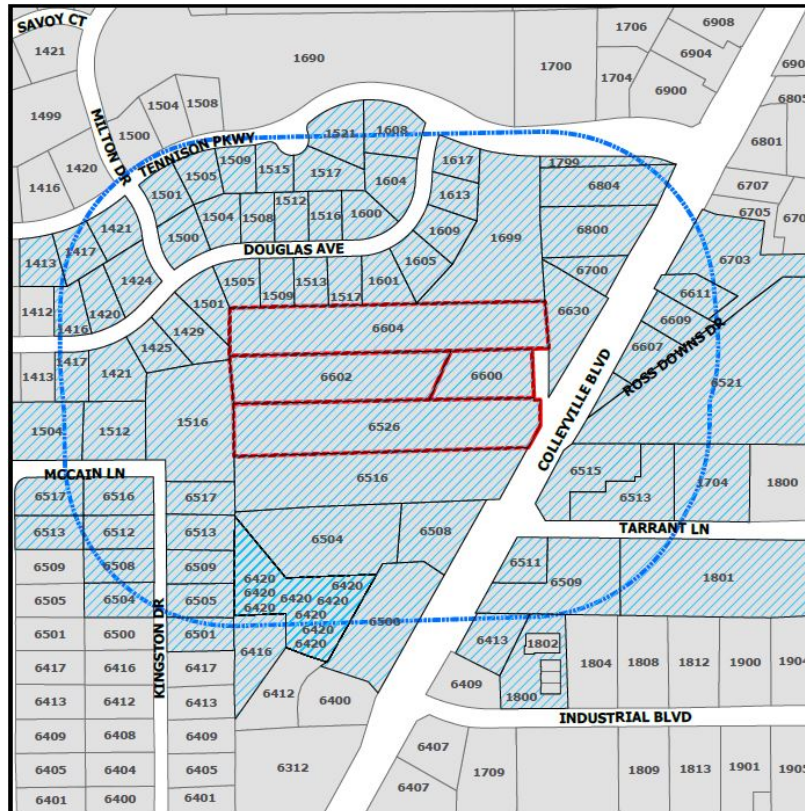
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@Colleyville.com](mailto:Citizenletters@Colleyville.com)

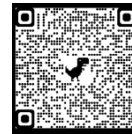


## NOTICE OF PUBLIC HEARING



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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

*Christopher Pham*

Christopher Pham  
Planner

| Owner_Name                                     | Situs_Addr            |
|------------------------------------------------|-----------------------|
| ERIC JOSE GONZALEZ & CORI MICHELLE GONZALEZ F/ | 6609 COLLEYVILLE BLVD |
| COLLEYVILLE JHCC LLC                           | 6804 COLLEYVILLE BLVD |
| BURNES, JORDAN                                 | 1512 MCCAIN LN        |
| GUILFORD FAMILY TRUST                          | 6513 PONDEROSA LN     |
| FUQUA, WILLIAM L                               | 6517 PONDEROSA LN     |
| GONZALEZ, MARIA D                              | 6516 KINGSTON DR      |
| TONDRE, ZACHARY                                | 6512 KINGSTON DR      |
| HANZELKA, FRANCES                              | 6508 KINGSTON DR      |
| SHEARS, THOMAS T TR EST                        | 6504 KINGSTON DR      |
| SIMS, REX A                                    | 6505 KINGSTON DR      |
| DIMITROV, LACHEZAR P                           | 6509 KINGSTON DR      |
| FENNEMA, SEAN                                  | 6513 KINGSTON DR      |
| MCCRARY, MARCUS                                | 6517 KINGSTON DR      |
| PULLEN, TIMOTHY B                              | 6501 KINGSTON DR      |
| ARROYO NORTE LTD                               | 6600 COLLEYVILLE BLVD |
| COMBINED ENTERPRISES INC                       | 1800 INDUSTRIAL BLVD  |
| MONTERRA HOME OWNER'S ASSOC                    | 1799 TENNISON PKWY    |
| SOMANI, RAMZAN                                 | 1501 TENNISON PKWY    |
| MCGOWAN, ANN                                   | 1516 DOUGLAS AVE      |
| HUTTO, FLOYD E                                 | 1512 DOUGLAS AVE      |
| FOSTER, WILLIAM E                              | 1508 DOUGLAS AVE      |
| MORTON, DONNIE                                 | 1504 DOUGLAS AVE      |
| HAAS, THADDIUS R                               | 1500 DOUGLAS AVE      |
| WANG, XIAOMEI                                  | 1505 TENNISON PKWY    |
| CHIA & WEN-YU WEY REVOCABLE LIVING TRUST       | 1509 TENNISON PKWY    |
| VEURINK, JAMIE                                 | 1515 TENNISON PKWY    |
| NEWMAN, JASON                                  | 1517 TENNISON PKWY    |
| BAKER, TRAVIS                                  | 1521 TENNISON PKWY    |
| GROESBECK FAMILY TRUST                         | 1608 DOUGLAS AVE      |
| VASHISTH, SURESH C                             | 1604 DOUGLAS AVE      |
| SEARFOSS DALY PATRICK                          | 1600 DOUGLAS AVE      |
| CRAIRNS LIVING TRUST                           | 1617 DOUGLAS AVE      |
| MURPHY, DANIEL                                 | 1501 DOUGLAS AVE      |
| MARS, MARK                                     | 1429 DOUGLAS AVE      |
| BIERIG, KELLY D                                | 1425 DOUGLAS AVE      |
| HARRISON, MARK                                 | 1421 DOUGLAS AVE      |
| DACUS LIVING TRUST                             | 1417 DOUGLAS AVE      |
| STEWART, ZACHARY                               | 1613 DOUGLAS AVE      |
| STANLEY, CALLI                                 | 1609 DOUGLAS AVE      |
| MANGROLA, SUMA                                 | 1605 DOUGLAS AVE      |
| DENTON, SARA A                                 | 1601 DOUGLAS AVE      |
| SEITEL, NOAH                                   | 1517 DOUGLAS AVE      |
| MEYER, DAVID W                                 | 1513 DOUGLAS AVE      |
| MOUSA, MARY                                    | 1509 DOUGLAS AVE      |
| PATEL, ALPESH                                  | 1505 DOUGLAS AVE      |
| NAIL, CORY JAMES                               | 1413 TENNISON PKWY    |
| KRULL, CHRISTOPHER NEAL                        | 1417 TENNISON PKWY    |
| PARKER, BRIAN                                  | 1421 TENNISON PKWY    |
| NAIK, YATINKUMAR                               | 1424 DOUGLAS AVE      |
| GIFFORD, EDDIE R                               | 1420 DOUGLAS AVE      |
| NOORANI, WAZIR A                               | 1416 DOUGLAS AVE      |
| AMERICA'S STORAGE                              | 6511 COLLEYVILLE BLVD |
| HART, NEIL J                                   | 6703 COLLEYVILLE BLVD |
| SUNNY DAY HOLDNGS LLC                          | 6420 COLLEYVILLE BLVD |
| IMPROVER GROUP LLC                             | 6420 COLLEYVILLE BLVD |
| CADDY, GREGORY                                 | 6420 COLLEYVILLE BLVD |
| BLY AND COMPANY LLC                            | 6420 COLLEYVILLE BLVD |
| GODLEY ENTERPRISES LLC                         | 6420 COLLEYVILLE BLVD |
| 3 J GREEN LIMITED PARTNERSHIP                  | 6508 COLLEYVILLE BLVD |
| JAMZ AVB HOLDINGS LLC                          | 6504 COLLEYVILLE BLVD |
| GCD LAND HOLDINGS LLC                          | 6500 COLLEYVILLE BLVD |
| 6515 COLLEYVILLE LLC                           | 6515 TARRANT LN       |
| DD MOORE LLC                                   | 6700 COLLEYVILLE BLVD |
| NELLAHOUND HOLDINGS LLC                        | 6413 COLLEYVILLE BLVD |
| STRATEGERY REAL ESTATE HOLDING                 | 6800 COLLEYVILLE BLVD |
| BAILEY, ARVEL W                                | 1504 MCCAIN LN        |
| J&C SERVICE GROUP LLC                          | 6521 COLLEYVILLE BLVD |
| REYNOLDS, JOHN C                               | 6604 COLLEYVILLE BLVD |
| STREAMLINE DESIGNS HOLDINGS LLC                | 6516 COLLEYVILLE BLVD |
| GARDNER, DAVID                                 | 6611 COLLEYVILLE BLVD |
| SELECT ROOFING LLC                             | 6605 COLLEYVILLE BLVD |
| ROSS DOWNS ESTATES                             | COURTESY NOTICE       |
| MONTERRA ADDITION                              | COURTESY NOTICE       |
| GRAPEVINE COLLEYVILLE ISD                      | STATE REQUIRED        |
| POLITISKI, SARAH                               | APPLICANT             |



**From:** [Allison Searfoss](#)  
**To:** [Citizen Letters](#)  
**Subject:** Deny Lovett Industrial Warehouse - 6526 Colleyville Blvd  
**Date:** Saturday, December 21, 2024 1:13:21 PM

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Hello,

My family and I live in Monterra neighborhood off Colleyville Blvd and Tennon Pkwy. We have been made aware that Lovett Industrial would like to build a 150,000 sq ft warehouse at 6536 Colleyville Blvd. This would directly impact my young family and I's home. I have two young boys and we hoped to live in Colleyville long term, and planned to live in our current home for decades. This warehouse would be visible from our home, impacting our home's value, the quiet neighborhood we've come to love, and the beauty of the trees and wooded area that would be demolished. Colleyville is known for being a beautiful, safe place to raise a family. This unattractive, noisy, giant structure would tarnish Colleyville's reputation, destroy our neighborhood's charm and value, and negatively impact Colleyville's history of being a great place for families. This structure does nothing to benefit the citizens of Colleyville.

We beg you to not rezone this area and to deny the request to build this warehouse. I beg you to consider the families and children this will negatively impact. Please support the citizens of Colleyville, not a corporation that would devalue our beautiful city.

Thank you for your attention and consideration.

Best,  
Allison

Allison Searfoss | 

**From:** [Jamie veurink](#)  
**To:** [Citizen Letters](#)  
**Cc:** [Jessica Veurink](#)  
**Subject:** Lovett Industrial Warehouse - 6526 Colleyville Blvd  
**Date:** Saturday, December 21, 2024 11:22:35 PM

---

Hello,

My family lives in the Monterra HOA community on Tenneson parkway. We were made aware of a potential zoning changes for an industrial boulevard adjacent to our community. We have alot of concerns regarding this development such as traffic congestion, sound pollution, light pollution, environmental harm, creek soil erosion and much more. As a licensed civil engineer and a member of the Monterra HOA board, I can already inform the city that any additional impacts to our creek will create additional erosion and damage, the city was just out this week to view some erosion damage and as such didn't elect to mitigate the damage for our community, any approval of the city that cause's flow constrains or turbulent water will likely result in a increase of our community's creek water levels during a high water event causing more erosion. If the city doesn't take measures to absolutely stand behind the civil engineers hydraulic analysis and parking lot runoff detention, the creek waterway and its associated tributaries, then the hoa community will have no choice but to hold the city and the developers liable at that time for financial loss or our HOA to mitigate any repair.

In addition, our community has requested the city to add a traffic light at our community on Colleyville boulevard, the traffic patterns of the lights, the u turns permitted, no turn directly to crem da la crem school causes a lot of u turn at our community entrance, additional trucks and traffic for this new development will only cause more issues. This has been a challenging issue for our community and as such, and approval of additional traffic and truck traffic for this development should warrant a full traffic study analysis. This development and the future development adjacent to our community that the city owns will only make this issue a lot worse. it's the cities responsibility to keep use safe with logical decisions that are best for the community and use our tax money appropriately and should be able to prove to the public that this development and the future development will not impact our safety, traffic congestion, and maintain the community standard from when we move in or started with in Colleyville.

Noise and light pollution, this development will be up against homes, parking lots and business bring noise and light of which will be directly impacting homes in our community and will have major impacts on our homes value and resale value. Any decision by the city to approve this development should have the board members keeping in mind that their decision to approve it will be damaging peoples value of their homes, homes that are today a large majority of someone's wealth as we all try to make due during harder economic stress.

Lastly, how do we encourage other business to be attracted to Colleyville? Warehouses are not going to improve the city and attract more economy, at least not of significant value. Look to grapevine, they have found incredible ways to attract people to the city and that in returns brings in a lot of tax dollars. The city should consider developing the property adjacent to Monterra to include attactive business. Such as a food hall, provide a train stop and encourage people to travel between grapevine and Colleyville. Build on each other. Find a developer to go big and work with them, the tax dollars brought in could build a recreation facility similar to grapevine which has family care while the parents can work out and has alot more than the cities current recreation center, no offense. Promote the city as family friendly and put Colleyville back on the map instead of everyone thinking Southlake or Grapevine and looking



over our amazing community. This warehouse, and its massive impacts to the community aren't going to do anything but push people away.

Thanks for your time,  
Jamie Veurink

**From:** [Peter Reaka](#)  
**To:** [Citizen Letters](#)  
**Subject:** Proposed Manufacturing Warehouse ZC24-025  
**Date:** Thursday, December 26, 2024 6:17:49 PM

---

Description: Consideration 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

**Because we need:**

1) Another Brown Trail flood hazard on Colleyville Blvd. When 150,000 sq ft of concrete plus concrete for parking and loading docks replaces rain absorbing, owl, red tail hawk and woodland creature occupied green space, how often will Little Bear Creek overflow on its way to Big Bear Creek?

2) Flooded homes in the Monterra neighborhood through which Little Bear Creek flows.

3) Unknown life risks and hazards placed on the more than 100 family's living in the Sapphire and Monterra neighborhoods when their one way in/out is blocked by floodwaters exacerbated by Little Bear Creek's new distribution demands.

4) More eighteen wheelers to damage our newly constructed roadways...ask Grapevine what expense was added to repair the manhole surrounds along the stretch of Hwy 26 between Kimball and Mustang.

5) Eighteen wheelers to create greater traffic hazards as they perform U-turns to gain access to the entry which only offers access to southwest traffic flow...because all of the current automobiles performing U-turns aren't enough.

6) To enhance our "bedroom community", with more noise and light pollution from the BEEP BEEP of trucks reversing into loading docks and the BLAZING night lights in the parking/fire lane areas surrounding the hulking structure.

7) Diminished property tax revenue from reduced property values in the Monterra and Sapphire neighborhoods as new prospective buyers recognize the impact a structure as tall as the highest 2nd story neighborhood roof peaks, as wide as a football field and as long as nearly three football fields will have on a true bedroom community and the neighborhoods its hulking walls dwarf.

BTW - Already, the new wedding venue has introduced noise and traffic. What impact will eighteen wheeler traffic impose on the Creme de la Creme attendees? The heavier traffic flows generated by delayed lights when the train crosses the John McCain/Colleyville Blvd intersection will be exponentially impacted as the southwest bound traffic encounters the increased U-turn traffic. Are we prepared to add traffic lights and extend/reconfigure turning lanes to accommodate eighteen wheelers?

Are we no longer a "bedroom community"?



Sent from Yahoo Mail for iPhone

**From:** [Dotty Ponder](#)  
**To:** [Citizen Letters](#)  
**Subject:** Warehouse in 26  
**Date:** Saturday, December 28, 2024 1:37:55 PM

---

To Whom It May Concern,

I do not want a big logistics warehouse on 26. The idea of having 18 wheelers coming and going regularly on 26 in the middle of our city sounds terrible, dangerous and low rent. We need to focus on getting more businesses like restaurants and shops to stay in our city.

Oh..and I also want to see a nice dog park put in maybe over by the senior citizen center or rec center. Euless had a really nice one and Grapevine had all the nice things. We need one like the one off 360 with AstroTurf and a covered area and water feature for the dogs to drink and play.

Thank you,  
Dotty Ponder



**From:** [Joice Lee](#)  
**To:** [Citizen Letters](#)  
**Cc:** [Jesse Xue](#)  
**Subject:** Opposition to logistics warehouse on 6526 Colleyville Blvd  
**Date:** Saturday, December 28, 2024 4:51:49 PM

---

To whom it may concern:

I am writing in opposition to the logistics warehouse proposed to go in at 6526 Colleyville Blvd.

The construction of this new building is concerning for both the surrounding neighborhood and the broader community, particularly those who travel along Highway 26. The increased noise pollution from the building's activities, combined with the disruption caused by more traffic, will significantly impact the quality of life for local residents. The added congestion on Highway 26 could also lead to longer travel times and more stress for commuters. It's crucial that any development takes into account its environmental and social consequences to ensure it doesn't harm the well-being of the community.

Joice Lee and Jesse Xue  
6620 Sapphire Circle South  
Colleyville, Texas 76034

**From:** [Sara Flyzik](#)  
**To:** [Citizen Letters](#)  
**Subject:** Opposition to Logistics Warehouse  
**Date:** Saturday, December 28, 2024 7:25:56 PM

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To Whom It may Concern:

It seems like a no brainer to OPPOSE approval of a 9 acre site warehouse off 26 between John McCain and Tinker. It would cause even more traffic backup and safety issues presently on 26, provide safety issues for pedestrians and cyclists on walks that Colleyville recently installed along 26, noise pollution, and I'm sure the list goes on. Those who lived off Hall Johnson opposed trucks traveling through due to these issues. It is presently difficult to enter/exit on Colleyville Blvd without a huge warehouse with added truck traffic. Why beautify Colleyville Blvd and then destroy it with truck traffic?!!!

Sincerely,  
Mike and Sara Flyzik

[Sent from the all new AOL app for iOS](#)



**From:** [Mindy McClure](#)  
**To:** [Citizen Letters](#)  
**Subject:** Industrial Proposal  
**Date:** Saturday, December 28, 2024 8:54:44 PM

---

Please deny the request for the logistics warehouse complex in the proposed location along Colleyville Boulevard. I think a quick survey of our citizens would strongly agree with my request. It is entirely in opposition to the substantial investment for improvements to the appearance of this central thoroughfare, and should not even be a topic up for discussion.

Best regards,

Rick & Mindy McClure  
800 Beverly Dr, Colleyville

**From:** [Bijal Naik](#)  
**To:** [Citizen Letters](#)  
**Subject:** Lovett Industrial Warehouse complaint  
**Date:** Saturday, December 28, 2024 9:27:06 PM

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Dear Colleyville Community Development Team,

I hope this message finds you well. I am writing to share my concerns regarding the proposed 150,000-square-foot warehouse at 6526 Colleyville Blvd. As a resident of a nearby neighborhood, I deeply value the character and quality of life in our community and feel compelled to express my apprehensions about how this project might impact our area.

My primary concerns center on the potential increase in traffic congestion along Colleyville Blvd., the rise in noise levels, and the broader implications for the peaceful environment that residents have come to cherish. Developments of this scale often bring unforeseen challenges, and I believe it's vital to consider their long-term effects on both residents and local infrastructure.

I plan to attend an upcoming city council meeting to voice these thoughts in person, but I also wanted to reach out proactively to ensure these concerns are taken into account during your deliberations. I greatly appreciate the Community Development Team's efforts to balance growth and community well-being, and I trust that the perspectives of residents like myself will play a meaningful role in the decision-making process.

Thank you for your time and attention to this matter. Please don't hesitate to reach out if you have any questions or require further details about my concerns.

Sincerely,  
Yatinkumar Naik  
1424 Douglas Avenue Colleyville, TX 76034





**From:** [Mary Ayad Mousa](#)  
**To:** [Citizen Letters](#)  
**Subject:** Request to deny building development- 6526 Colleyville Blvd.  
**Date:** Saturday, December 28, 2024 11:15:42 PM

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To Whom It May Concern,

I am writing in opposition to the logistics warehouse proposed to go in at 6526 Colleyville Blvd. Please deny the request.

I think a quick survey of our citizens would strongly agree with my request. It is entirely in opposition to the substantial investment for improvements to the appearance of this central thoroughfare, and should not even be a topic up for discussion.

The construction of this new building is concerning for both the surrounding neighborhood and the broader community, particularly those who travel along Highway 26. The increased noise and light pollution from the building's activities (30 bays of 18-wheelers backing up beeping) combined with the disruption caused by more traffic, will significantly impact the quality of life for local residents. The added congestion on Highway 26 could also lead to longer travel times and more stress for commuters. Also consider decrease in property values, flooding, and safety of our citizens and nearby residents. It's crucial that any development takes into account its environmental and social consequences to ensure it doesn't harm the well-being of the community.

I am simply perplexed. The city spent over \$8M on towers to announce entry to Colleyville. The city spent countless dollars on beautifying the medians along Colleyville Blvd, yet the city will consider a warehouse right inside the entry to our city? This makes no sense whatsoever and would not conform to the vision that I think the city council has for our town.

I think the investment the city has made in beautifying Colleyville Blvd looks great and this just doesn't make sense.

I understand the tax implications are probably tempting but I would encourage the city to have a vision and stick with it.

Please let me know what needs to be done to prevent this development from coming in our neighborhood.

Also, please confirm the date/time when this will be presented to the city so concerned citizens can voice their concerns in person.

Thanks for your time.

Mary Mousa  
Concerned Colleyville resident  


**From:** [REDACTED]  
**To:** [Citizen Letters](#)  
**Subject:** Proposed Logistics Warehouse on Hwy 26  
**Date:** Saturday, December 28, 2024 11:45:11 PM

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City of Colleyville:

I am writing in opposition to the logistics warehouse which is proposed to go in at 6526 Colleyville Blvd.

Why is this happening? The city spent over \$8M on towers to announce entry to Colleyville. The city spent additional, countless dollars on beautifying the medians along Colleyville Blvd, yet the city will consider a warehouse right inside the entry to our city? This makes no sense whatsoever and would not conform to the vision that I think the city council has for our town.

I think the investment the city has made in beautifying Colleyville Blvd looks great and warehouses just do NOT fit in with this investment and do NOT make sense.

Please deny the request for the logistics warehouse complex in the proposed location along Colleyville Boulevard. I think a quick survey of our citizens would strongly agree with my request. It is entirely in opposition to the substantial investment for improvements to the appearance of this central thoroughfare, and should not even be a topic up for discussion.

Thank you,

Valerie Hudson  
[REDACTED]



**From:** [Kelsey & Zach Stewart](#)  
**To:** [Citizen Letters](#)  
**Subject:** Monterra Neighborhood - Nearby Warehouse Development  
**Date:** Sunday, December 29, 2024 2:08:05 AM

---

Greetings-

I am writing as a concerned property owner of a home in the Monterra subdivision. We have recently been informed of plans to build a giant warehouse behind our property on Douglas Avenue. We do not support this decision and kindly request that this project be put to a stop.

We are not in favor of industrializing this area of Colleyville and believe that this would not only reduce property values, but also be an eye sore, and a noise disturbance to our property due to the numerous loading docks backing up to the neighborhood. We also have concerns about the increase in large truck traffic that would be accessing the area.

We are very upset about this potential project and are opposed to any further development. Please let me know if you need any information from us.

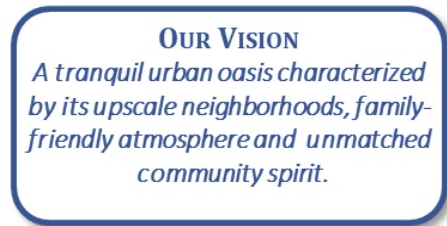
Thank you!  
Kelsey & Zach Stewart

**From:** [Bob Scott](#)  
**To:** [Citizen Letters](#)  
**Subject:** Opposition to Proposed Warehouse  
**Date:** Sunday, December 29, 2024 8:01:51 AM  
**Attachments:** [PastedGraphic-1.png](#)

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I am writing today to share my opposition to the proposed warehouse at 6526 Colleyville Blvd.

The city of Colleyville Strategic Plan states:



The placement of a warehouse on the main artery of the city with its supporting tractor-trailer traffic is inconsistent with this vision. After spending 8 million dollars on beautifying the entrances to our city embracing such a commercial property in such a visible location is inconsistent.

Further the traffic associated with the proposal is troubling and would affect me, and thousands of other citizens on a daily basis.. TX26/Colleyville Blvd is already heavily traveled and very congested, especially at John McCain Blvd. The addition of tractor-trailer traffic would add further congestion and slow access to the city.

Additionally, at this time there is no mention of how such trucks would turn north from the proposed site, there is no traffic signal and we don't need one otherwise. Further, turning south there is no way trucks could turn around. What is the plan?

So, please stop this proposal by whatever means necessary.

Bob Scott  
5846 Crescent Ln  
Colleyville, TX 76034



*Whatever you're doing today, do it with the confidence of a four year old in a Batman t-shirt.*



**From:** [Sean Fennema](#)  
**To:** [Citizen Letters](#)  
**Subject:** Logistics warehouse-Colleyville Blvd  
**Date:** Sunday, December 29, 2024 3:33:55 PM

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Please deny the request on the proposed logistics warehouse .

The traffic on 26 is already extremely heavy , especially during rush hours and this would only make it worse for the citizens that have supported you over the years.

I live at 6513 Kingston, which is directly behind the wedding venue, so this would impact my enjoyment of my backyard and house considering the large trucks coming at all hours. I bought this property to retire in . Please do everything possible to ensure this doesn't go through.

By the way, the wedding venue has been a good neighbor and have not had any issues with noise or otherwise. It's actually nice to hear the wedding parties celebrate at the end at night as they leave.

Sean Fennema  
6513 Kingston Dr, Colleyville, TX 76034

**From:** [JACK FARAGHER](#)  
**To:** [Citizen Letters](#)  
**Subject:** 6526 Colleyville Blvd logistics warehouse  
**Date:** Saturday, December 28, 2024 1:55:29 PM

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Zoning Board,

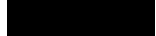
I am a Colleyville resident. My address is 6005 Hunter Ln, Colleyville.

I am writing in opposition to the logistics warehouse proposed to go in at 6526 Colleyville Blvd.

I am simply perplexed. The city spent over \$8M on towers to announce entry to Colleyville. The city spent countless dollars on beautifying the medians along Colleyville Blvd, yet the city will consider a warehouse right inside the audacious entry to our city? This makes no sense whatsoever and would not conform to the vision that I think the city council has for our town.

I understand the tax implications are probably tempting but I would encourage the city to have a vision and stick with it.

Jack Faragher



Sent from my iPhone



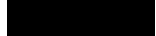
**From:** [JACK FARAGHER](#)  
**To:** [Citizen Letters](#)  
**Subject:** Re: 6526 Colleyville Blvd logistics warehouse  
**Date:** Sunday, December 29, 2024 7:01:39 PM

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One other thought on this.

There is no traffic light at the proposed site. Trucks wanting to get to 114 would have to turn south on Colleyville Blvd then either try a u-turn across Colleyville Blvd or take Hall Johnson.

Jack Faragher  
6005 Hunter Ln  
Colleyville



Sent from my iPhone

> On Dec 28, 2024, at 1:55 PM, JACK FARAGHER [REDACTED] :  
>

**From:** [Jerry Ducay](#)  
**To:** [Peter Reaka](#)  
**Cc:** [Noreen and Bill Houston](#); [gtique@hotmail.com](mailto:gtique@hotmail.com); [Sara Denton](#); [nseitel11@gmail.com](mailto:nseitel11@gmail.com); [bpannhoff@gmail.com](mailto:bpannhoff@gmail.com); [Adrienne Lothery](#); [Citizen Letters](#); [Ben Bryner](#); [Christopher Pham](#); [Jackie Reyff](#); [Christine Loven](#)  
**Subject:** RE: Proposed Distribution Warehouse ZC24-025  
**Date:** Monday, December 30, 2024 11:00:36 AM  
**Attachments:** [image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

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Peter:

Thank you for sharing your opposition to the proposed development. I have shared your comments with our elected officials and will ensure inclusion in the formal public hearing record.

Please be aware that any applicant has the right to seek development approval from City Council. Such application should not imply that the City has requested said development. Nor should it imply that approval is imminent.



*Jerry Ducay*  
**City Manager**  
**City of Colleyville**



**P:** 817-503-1111 | **M:** 817-312-2030  
100 Main Street, Colleyville, TX 76034

---

**From:** Peter Reaka [REDACTED]  
**Sent:** Sunday, December 29, 2024 12:20 PM  
**To:** Jerry Ducay <JDucay@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Citizen Letters <CitizenLetters@colleyville.com>  
**Cc:** [REDACTED]  
[REDACTED]  
**Subject:** Proposed Distribution Warehouse ZC24-025

Description: Consideration 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

Hello Jerry & Adrienne,

While I anticipate attending the January 13th P&Z meeting, I also wanted to directly share a



few thoughts in opposition to the proposed build.

Yes, based on its size I'm opposed to a structure with a footprint 1 1/2 times wider than a football field's length (423 ft), stretching almost the length of three football fields (865 ft) and standing taller than the rooftops of the neighborhood homes it will border and dwarf.

BUT, more importantly, is our "bedroom community" really looking to embrace this? Is this who Colleyville is?

I understand Grapevine is full steam ahead with more than ten such spec structures...do we actually hope to compete with their numerous hwy 114 centered spec structures? If we truly are a "bedroom community", how does a spec distribution warehouse align with said vision?

Our city council approved and has now seen the completion of a beautification campaign which includes the four towers, expanded/beautified medians with trees and other landscape/lighting features. A two plus story manufacturing/distribution warehouse with a yet-to-be-named occupant performing unknown tasks supported by numerous semi-trucks (30 plus bays) does not IMO fit the beautification narrative and definitely is not a "bedroom community" asset.

Why Colleyville would attempt to squeeze such a commercial Goliath within our designated "bedroom community" when family housing is in demand is perplexing to me and the many other Colleyville families with whom I interact.

Many of us support a strategy of patience. Let's wait for a better fit. I'm no developer but wouldn't a development of ten or twelve homes each on about half an acre complementing the existing mature trees (aged 100 plus years) and existing pond fed by Little Bear Creek be a more suitable choice? I believe the current resident big horned owl family would be in support.

For these and other specific reasons, we will attend the Jan 13th P&Z meeting to oppose this proposal.

Would you kindly share this with council members including our mayor?

Happy & Healthy 2025

[Sent from Yahoo Mail for iPhone](#)

**From:** [Jerry Ducay](#)  
**To:** [Noreen and Bill Houston](#); [Peter Reaka](#)  
**Cc:** [Adrienne Lothery](#); [Citizen Letters](#); [REDACTED] [Sara Denton](#); [REDACTED]  
[REDACTED] [Ben Bryner](#); [Christopher Pham](#); [Jackie Reyff](#); [Christine Loven](#)  
**Subject:** RE: Proposed Distribution Warehouse ZC24-025  
**Date:** Monday, December 30, 2024 4:34:07 PM  
**Attachments:** [image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Noreen:

Thank you for your comments. They will be shared with our elected officials and included in the formal public hearing record.



*Jerry Ducay*  
**City Manager**  
**City of Colleyville**



**P:** 817-503-1111 | **M:** 817-312-2030  
100 Main Street, Colleyville, TX 76034

**From:** Noreen and Bill Houston [REDACTED]  
**Sent:** Monday, December 30, 2024 4:12 PM  
**To:** Peter Reaka [REDACTED]  
**Cc:** Jerry Ducay <[JDucay@colleyville.com](mailto:JDucay@colleyville.com)>; Adrienne Lothery <[alothery@colleyville.com](mailto:alothery@colleyville.com)>; Citizen Letters <[CitizenLetters@colleyville.com](mailto:CitizenLetters@colleyville.com)>; [REDACTED] Sara Denton  
[REDACTED]  
**Subject:** Re: Proposed Distribution Warehouse ZC24-025

Thank you Peter for your excellent points made in opposition of this project. Also, thank you city manager Jerry Ducay and Mayor Lindamood for your responses. I wanted to add my thoughts found below (and my husband's, Bill) to support this opposition.

Noreen Houston  
1408 Douglas Avenue

Colleyville Boulevard is not a place for a Logistics facility (a.k.a. warehouse, distribution center, value added service manufacturing, fulfillment center) regardless of if it is a Class A facility, built with “the highest specifications, above standard glass accents and above market landscaping with a unique artistic focal point” as described by the developer. As a former Vice-President of Logistics of the manufacturing subsidiary of a large retailer, **a warehouse is a warehouse, even if it is made pretty!**



Heavy 53' trucks on our main corridor, constant noise (even if they limit operating hours), a large concrete structure in the north central part of our community **is totally unacceptable**. Also, as a resident of the Monterra subdivision, this monstrous building will abut our neighborhood, and tower above the homes that share a common fence (no matter how tall the fence is built).

And there are other major issues facing Monterra residents including devalued house values (we already have TexRail!) water flow concerns, increased garbage, particularly on windy days, and further apprehension pulling out onto Colleyville Boulevard from Tennison Parkway. Personally, I hold my breath each time I leave the development, hoping that the cars and light duty trucks that are almost always going over 45 mph or making a U-turn, allow for a safe passage. I can't imagine how bad it will be with 53' (empty or loaded) trailers barreling down Colleyville Boulevard because they are late for their appointment to load or unload!

Colleyville has begun her effort to beautify the main corridor of the city. Hopefully, that will lead us to continue to attract quality businesses to add value to our residents. Let's not be known as the auto repair, roofing, and warehouse city in Northeast Tarrant County!

On Sun, Dec 29, 2024 at 12:20 PM Peter Reaka [REDACTED] wrote:

Description: Consideration 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

Hello Jerry & Adrienne,

While I anticipate attending the January 13th P&Z meeting, I also wanted to directly share a few thoughts in opposition to the proposed build.

Yes, based on its size I'm opposed to a structure with a footprint 1 1/2 times wider than a football ball field's length (423 ft), stretching almost the length of three football fields (865 ft) and standing taller than the rooftops of the neighborhood homes it will border and dwarf.

BUT, more importantly, is our "bedroom community" really looking to embrace this? Is this who Colleyville is?

I understand Grapevine is full steam ahead with more than ten such spec structures...do we actually hope to compete with their numerous hwy 114 centered spec structures? If we truly are a "bedroom community", how does a spec distribution warehouse align with said vision?

Our city council approved and has now seen the completion of a beautification campaign which includes the four towers, expanded/beautified medians with trees and other

landscape/lighting features. A two plus story manufacturing/distribution warehouse with a yet-to-be-named occupant performing unknown tasks supported by numerous semi-trucks (30 plus bays) does not IMO fit the beautification narrative and definitely is not a “bedroom community” asset.

Why Colleyville would attempt to squeeze such a commercial Goliath within our designated “bedroom community” when family housing is in demand is perplexing to me and the many other Colleyville families with whom I interact.

Many of us support a strategy of patience. Let’s wait for a better fit. I’m no developer but wouldn’t a development of ten or twelve homes each on about half an acre complementing the existing mature trees (aged 100 plus years) and existing pond fed by Little Bear Creek be a more suitable choice? I believe the current resident big horned owl family would be in support.

For these and other specific reasons, we will attend the Jan 13th P&Z meeting to oppose this proposal.

Would you kindly share this with council members including our mayor?

Happy & Healthy 2025

[Sent from Yahoo Mail for iPhone](#)



**From:** [REDACTED]  
**To:** [Citizen Letters](#)  
**Subject:** ZC24-025  
**Date:** Tuesday, December 31, 2024 9:50:42 AM

---

Regarding the above referenced zoning case.

As a Colleyville resident and business owner, I'm concerned over this proposal from two different aspects.

1. I don't feel a large distribution warehouse fits within Colleyville's community plan. 149,000 ft<sup>2</sup> of warehouse space represents almost 3.5 acres under roof. Add in the parking and sidewalks, and the impervious ground cover easily exceeds 5 acres. I am skeptical of their rainwater runoff analysis.
2. A distribution center will undoubtedly have a substantial amount of heavy truck traffic on Hwy 26 as well as storage of the semi trailers on the facility.

This type of development is more suitable to the 114/121/635 corridor rather than Colleyville Hwy 26.

Sincerely,  
Dane

Dane Bailey  
*Auto Experts of Colleyville*

[REDACTED]

**From:** [Linda Ford](#)  
**To:** [Citizen Letters](#)  
**Subject:** 9 acre property on 26 potential warehouse  
**Date:** Tuesday, December 31, 2024 11:39:47 AM

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To Whom it May Concern:

We are Colleyville residents living off of Tinker Rd and use highway 26 for most of our comings and goings. We have recently heard that there will be a multi-building warehouse built on hwy 26 between John McCain and Tinker.

We as residents of this area are very opposed to this for the following reasons:

1. Traffic is already a mess on hwy 26 and having large trucks coming in and out constantly onto 26 poses dangers to drivers and pedestrians on our beautiful sidewalks.
2. There will have to be a stoplight put there so large working trucks can safely move in and out which will further impede traffic on 26.
3. This is very close to neighborhoods, and GHS. Lots of teenagers drive this area daily!
4. Our city has spent millions on the towers and the entry in the city. It will be such an eyesore and take away from the aesthetic look of entering our town. It does not look like the "bedroom community" that the citizens want.

Thank you for listening to our concerns.

Tim & Linda Ford  
Jewell Estates Resident  
Colleyville



**From:** [Ann McGowan](#)  
**To:** [Citizen Letters](#)  
**Subject:** Protest of Zoning case ZC24-025  
**Date:** Tuesday, December 31, 2024 1:43:36 PM

---

Be advised as a nearby homeowner, I strongly oppose a warehouse adjacent to my neighborhood. Reasons include removal of wetlands and dozens of trees, noise, traffic, and a huge eyesore looming over my neighbor' s backyards. I will save farther discussion for the meeting 1/13.

Ann McGowan  
Realtor  
C21JudgeFite  
1516 Douglas Ave

**From:** [JULIET SHIPP](#)  
**To:** [Citizen Letters](#)  
**Subject:** PROTEST OF ZONING CASE ZC24-025  
**Date:** Tuesday, December 31, 2024 2:29:25 PM

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Please be advised of my objection to the development project being considered for the above referenced zoning case. Colleyville is not a suitable location for industrial development such as this. The city has gone to great lengths and expense to enhance the esthetics and integrity of our community with recent the beautification of Hwy 26 and by limiting or not allowing multi family housing. I don't see how a warehouse of this size is consistent with the cities development strategy. In addition, the homeowners in Monterra would find themselves sandwiched between a gigantic industrial complex and the train tracks which have already negatively affected property values. Noise, traffic, compromise of surrounding wetlands are all reasons that should be strongly considered in support of a denial for this zoning request. I would hate to see our lovely Hwy 26 thoroughfare turn into an 18 wheeler passage way. This would create unsafe driving conditions for students and commuters that travel to local schools, businesses and highways that take them to various metroplex destinations. As it stands today, it is very difficult to cross 26 out of Monterra which creates an additional safety concern.

In the letter sent by Lovett Industrial, they acknowledge concerns they intend to address regarding the creek that bisects the property as well as the lack of left hand turn capability from the proposed entrance. It seems as this is confirmation of their plans to change the landscape of our roadway as well as obstructing/disrupting a waterway that could result in flooding, erosion and foundation issues for surrounding properties.

If City Council has any respect or concern for Colleyville citizens, especially those living in Monterra, this will be an easy 'NO'.

Thank you for your consideration.

Juliet Shipp  
Tennison Pkwy, Monterra  
Sent from my iPhone



**From:** [Zach Stewart](#)  
**To:** [Citizen Letters](#)  
**Subject:** Protest of zoning case ZC24-025  
**Date:** Tuesday, December 31, 2024 2:39:57 PM

---

Good Afternoon

My wife and I as well as the rest of the Monterra subdivision strongly oppose the warehouse proposed to be adjacent to our neighborhood.

Colleyville, particularly the proposed location, is not an industrial community. There is no benefit to the community for this eyesore.

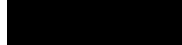
We will be at the planning and zoning meeting 1/13 for further comment and discussion.

Kind Regards,

1613 Douglas Ave



**Zach Stewart - Owner**



[www.freedomfencetx.com](http://www.freedomfencetx.com)

Click [here](#) for photos of our work on our Facebook page

**From:** [Gary Shipp](#)  
**To:** [Citizen Letters](#)  
**Subject:** Protest of zoning case ZC24-025  
**Date:** Tuesday, December 31, 2024 2:44:28 PM

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As a Monterra homeowner and resident, this email is to formally register my opposition to the Warehouse being considered for construction on property next to the Monterra subdivision.

This facility inconsistent with the model implemented years ago for Colleyville Business. It would introduce a lower tier business into a community which has targeted upper tier businesses and families.

The business and family profiles in this community have been built around the upscale community planning and would be negatively impacted for years to come, as will property values, should this project be allowed to move forward.

In addition, the incremental Highway 26 Class 8 vehicle traffic will negatively impact Monterra residents who must already bear the risk of attempting to merge into speeding traffic on Highway 26 each morning of the year. A speeding class 8 truck, which weighs 80,000 pounds, cannot slow or stop as a consumer vehicle can. If this terminal is allowed, there will be incremental accidents resulting in material injuries to residents.

Maintain the upscale profile of this community.

Protect Colleyville residents from lower tier business impacts and increased exposure to 80,000 pound vehicles on Highway 26.

Reject the application for the warehouse and trucking terminal unanimously.

Protecting this community and it's residents is the duty of each and every member of the Counsel, just as it is the duty of each and every resident.

Gary Shipp



**From:** [Emily Rowan](#)  
**To:** [Citizen Letters](#)  
**Subject:** Protest of Zoning Case ZC24-025  
**Date:** Tuesday, December 31, 2024 3:30:03 PM

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Be advised, as a homeowner in the nearby Monterra neighborhood, I strongly oppose a warehouse being built adjacent to my neighborhood. Reasons include reduction in our property value, removal of wetlands and dozens of trees, noise, heavy traffic, light pollution, road damage from heavy trucks and machinery, and an overall eyesore in our backyard. There is nothing desirable about a 150,000 square foot concrete box. There is no other warehouse of this scale in Colleyville, and building one so close to a residential area is not in keeping with the character and values of our city.

The developer has not reached out to homeowners to address questions and concerns. Please deny the warehouse SUP request by Lovett Industrial.

Thank you,  
Emily Rowan  
1424 Savoy Court

**From:** [Jenny Haas](#)  
**To:** [Citizen Letters](#)  
**Subject:** Protest Zoning Case ZC24-025  
**Date:** Wednesday, January 1, 2025 8:36:04 AM

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This serves as your notice of protest for building a warehouse that backs up to our neighborhood, Monterra in Colleyville.

Many many concerns including: NOISE, TRAFFIC, POLLUTION, RESALE VALUE, UGLY BUILDING OVERLOOKING RESIDENTIAL NEIGHBORHOOD.

With the additions of the medians on 26 our residents already run into many issues turning out of our neighborhood due to traffic and people making U-turns constantly where we are expected to turn out .

We protested RaceTrac as well for many of the same reasons. A working warehouse with trucks is even worse for the image of Colleyville, our neighborhood is at the north entrance of the city. We would love to conserve the hometown feel of Colleyville, not become industrial.

Thank you for your consideration in keeping Colleyville a wonderful, peaceful place to live.

Regards,

Jennifer and Thaddius Haas  
1500 Douglas Ave, Colleyville, Texas  




**From:** [Katherine Eakin](#)  
**To:** [Citizen Letters](#)  
**Subject:** Protest of Zoning case - ZC24-025  
**Date:** Tuesday, December 31, 2024 5:57:14 PM

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My name is Katherine Eakin. I am a Colleyville resident and live in the Monterra neighborhood.

I strongly oppose the proposed warehouse addition for reasons including but not limited to:

Noise pollution

Increased traffic

Safety

Flooding

The removal of mature and beautiful trees

Impacts to property values

I am horrified we would even consider approving a WAREHOUSE that would be a huge eyesore not just the my neighborhood. This is not the image Colleyville wants to portray - I mean we literally just completed the beautification project. How does a massive warehouse align with that vision?

It does NOT belong in a residential area.

We will be attending the 1/13 meeting for further discussion.

Katherine Eakin

**From:** [Julie Krull](#)  
**To:** [Citizen Letters](#)  
**Cc:** [Chris Krull](#)  
**Subject:** PROTEST OF ZONING CASE ZC24-025  
**Date:** Tuesday, December 31, 2024 5:55:01 PM

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Be advised, as a homeowner in the Monterra subdivision, we strongly oppose the considered warehouse adjacent to our property and subdivision. Reasons of opposition include and are not limited to:

- Removal of wetlands and mature trees
- Increased traffic and noise pollution- leaving the Monterra addition is difficult enough during high traffic times
- Potential decrease in property values
- Goes against the standards of "working for everyone" as stated by Chelsea Rose in an interview in the Community Impact
- Plenty of unused warehouse space on Hwy 26 across from Grapevine High School
- Plenty of unused business and retail locations within the Colleyville city limits 5100-6200 Colleyville Blvd for reference (Look, Black Walnut, Plain Bank, First American Title, McAlister's, Lukes Locker, 99 Cent Store, Zafiro's to name a few)
- Rendering of building reflects an eyesore and nothing more than the same warehouse structures found in Southlake by Dragon Stadium and Mustang Panther Stadium

Further discussion will be held on January 13<sup>th</sup> meeting.

Chris and Julie Krull  
1417 Tennison Pkwy



**From:** [Jennifer Simpler](#)  
**To:** [Citizen Letters](#)  
**Subject:** Rezone  
**Date:** Friday, January 3, 2025 8:42:50 AM

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Morning,

I am writing to say we do NOT want the property at 6526 Colleyville BLVD to be rezoned for a warehouse. I'm shocked this is even a consideration. We are a small town, why would we want a constant flow of semi trucks? What is the rational behind even considering of this?

Jennifer Simpler

**From:** [REDACTED]  
**To:** [Citizen Letters](#)  
**Subject:** Proposed building at 6526 Colleyville Blvd  
**Date:** Friday, January 3, 2025 8:58:28 AM

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Hello. My name is Julie Yost. I live in Colleyville off of Tinker. I am writing to voice my disapproval of the zoning request for the property at 6526 Colleyville Blvd. It would be a horrible move for all citizens of Colleyville and those traveling through it. We are a beautiful, quite city. This would bring more traffic, noise, and pollution. It would drive down home values. Please do not allow this to happen to our wonderful little city.

Thank you, Julie Yost  
6608 Emerald Dr.  
Colleyville

[Sent from the all new AOL app for iOS](#)



**From:** [Andy Tucker](#)  
**To:** [Citizen Letters](#)  
**Subject:** Proposed Warehouse off Colleyville Blvd  
**Date:** Friday, January 3, 2025 8:27:49 AM

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Good afternoon and happy holidays!

I am writing to you in opposition to the proposed warehouse project that is wanting to set up shop off Colleyville Blvd. I'll keep this short- but this is a massive safety and traffic issue. I live in Ross Downs and often access Colleyville Blvd via Tarrant Lane.

The traffic that has grown over the years has become a real headache, especially if we're trying to turn left onto Colleyville Blvd. We often also have to contend with lawn companies U-Turning at our median which has also caused several close calls. I can't imagine if 18 wheelers try doing the same if the median isn't opened. And even if it is- the traffic tie up from these trucks will be a make a bad situation even worse. Additionally the roads will be damaged by the constant pounding of these 18 wheelers.

I've been living in Colleyville for over 14 years now. It's changed a lot (some good some bad), but this is not a change in the right direction. Please consider the safety and traffic issues this building would create.

Thank you,

Andy Tucker  
Colleyville resident

**From:** [Kevin Meyers](#)  
**To:** [Citizen Letters](#)  
**Subject:** Opposition to 6526 Colleyville Blvd Warehouse  
**Date:** Sunday, January 5, 2025 11:31:32 PM

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To whom it may concern,

I strongly oppose the approval of a large commercial warehouse along Colleyville Blvd, or nearly anywhere in Colleyville for that matter.

Semi trucks will kill the vibe, and we don't need that sort of commercial activity here, especially along 26. Unless its revenue is going to cancel out/eliminate our property taxes entirely (obviously won't), then it's a hard no for that warehouse.

Thank you,

Kevin Meyers  
Colleyville Resident

**From:** [REDACTED]  
**To:** [Citizen Letters](#); [Bobby Lindamood](#); [Brandi Elder](#); [Scotty Richardson](#); [Mark Alphonso](#); [Ben Graves](#); [Kimberly Gunderson](#); [Tim Raine](#)  
**Subject:** Re: ZC24-025 - 6526 Colleyville Blvd Warehouse Distribution Facility  
**Date:** Sunday, January 5, 2025 5:05:03 PM

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Dear Planning & Zoning Committee, Mayor, and City Council,

As residents of Colleyville, we are writing to strongly oppose the proposed 42-bay, three-story logistics facility on the property at 6526 Colleyville Blvd. This development would have a significant negative impact on the community, and we ask that you carefully consider residents' concerns before deciding.

**Traffic and Safety Concerns:**

Traffic is already a major issue on Colleyville Blvd and adding a large logistics facility with 18-wheelers and delivery trucks will only exacerbate congestion. We live in the Tuscany development about a mile south of the proposed site, and turning left/north onto Colleyville Blvd is already a challenge. At various times of the day and night, it is nearly impossible to safely navigate this turn without waiting for traffic to clear in both directions. The addition of a semi-truck trying to turn out of the proposed development will completely block southbound traffic, creating significant delays and a hazardous situation. We urge you to speak with residents of the Monterra subdivision, Hardage Lane, or Tuscany subdivision to better understand the current difficulty of turning onto Colleyville Blvd. Better yet, we invite you to test it for yourselves during peak hours. Additionally, it does not appear that a traffic study has been completed to see how the road would accommodate traffic of this nature with no stoplight to manage traffic flow.

**Lack of Planning and Uncertainty:**

We are concerned about the lack of clarity regarding the long-term use of the facility. The developer has stated that the warehouse is being built on a speculative basis with no specific client in place. This raises the question of what will happen if the building remains vacant, as the developer "thinks" it will attract a logistics tenant. If the building sits empty, it would be an enormous, underutilized structure that does little to benefit the city but instead imposes ongoing costs on the community in terms of traffic and infrastructure strain.

**Impact on Property Values and Tax Revenue:**

A development of this magnitude is likely to significantly decrease property values in the surrounding areas, particularly the Monterra subdivision. We believe this will ultimately affect Colleyville's tax revenue, as declining home values mean reduced property taxes for the city. The potential for long-term negative economic consequences should be a serious consideration when evaluating the development.

**Environmental Impact:**

This logistics facility will also disrupt local ecosystems, including the creeks, wetlands, and natural trees that currently exist on the property. The environmental impact of such a large-scale development cannot be overlooked, especially in a city that values its natural beauty and green spaces.

We respectfully ask that you consider these concerns and reject the proposal to build a logistics facility at 6526 Colleyville Blvd. We believe this project would not be in the best interest of Colleyville's residents or the overall well-being of our community.

Thank you for allowing us the opportunity to share our feedback.

We, the undersigned residents of Colleyville, hereby express our opposition to the proposed warehouse distribution facility at 6526 Colleyville Blvd, and request that the Planning & Zoning Committee carefully consider the concerns raised in this letter as well as those voiced by other Colleyville residents.

Samuel & Nicole Felberbaum  
6000 Valentino Court  
Colleyville, TX 76034



**From:** [Leslie Singles](#)  
**To:** [Citizen Letters](#)  
**Subject:** Zoning @ 6526 Colleyville Blvd  
**Date:** Friday, January 3, 2025 8:11:33 PM

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Sending a quick note that our family, who currently own a home in Colleyville and have owned 2 others over the years, do NOT want a warehouse approved at 6526 CV Blvd or anywhere else in the city. The traffic is already a mess up and down 26, much less the noise and road damage the 18-wheelers would cause. These semi drivers are not going to be stopping to spend money at our local businesses. The side roads also can NOT handle the trucks cutting through. **Please do NOT approve.**

Leslie & Brandon Singles  
3705 Sweetbriar Ln

Sent from my iPhone

**From:** [Lesley Johnmeyer](#)  
**To:** [Citizen Letters](#)  
**Subject:** Opposition to zoning changes at 6526 Colleyville Blvd  
**Date:** Monday, January 6, 2025 8:11:08 AM

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I have been a resident of Colleyville, Tx for 20 years. I live at 4713 Cranbrook Drive off of Glade Road. I am vehemently opposed to the proposed zoning changes to put a warehouse on Colleyville Blvd. Our community is special and primarily residential. There are so many other areas in the metroplex to build that can accomodate this kind of high volume, heavy vehicle traffic - Southlake, Coppel, Grapevine. The unique community that is Colleyville needs to be preserved as a family and retiree-friendly residential community. Thank you.

LESLEY

Lesley Johnmeyer  
Johnmeyer Consulting LLC  


**From:** [kim wakefield](#)  
**To:** [Citizen Letters](#)  
**Subject:** Opposition to rezoning  
**Date:** Monday, January 6, 2025 8:45:17 AM

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Absolutely not.... I am very opposed to this. I live in the immediate area of Ross Downs and have lived here 31 years. This end of Colleyville Boulevard the north gateway into Colleyville looks more like an industrial park. We need more retail and restaurants not more industrial type structures. And by the way, where are the fancy street lights that were installed along Colleyville Boulevard? Why did they end installation at Tinker why did they not follow through to the entrance of Colleyville Boulevard at Longwood.



**From:** [Bob Wakefield](#)  
**To:** [Citizen Letters](#)  
**Cc:** [Bob Wakefield](#); [Kim Wakefield](#)  
**Subject:** zoning request sign at 6526 Colleyville Blvd for commercialized warehouse  
**Date:** Monday, January 6, 2025 8:58:53 AM

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Kim and I both are against this large warehouse coming to Colleyville. We surely don't want to look like Hwy 26 in Grapevine. We choose to live and invest in a quiet community for a reason. Please consider this in your voting. In addition, we feel the northern end of Colleyville, specifically Hwy. 26 is somewhat left in the dark when it comes to beautification. A couple examples, wooden power poles versus the nice metal ones with occasional flags. Those should go all the way to Bear Creek. Kimzey Park also needs a restroom with running water for our children playing and walkers. Never see those in any future plans. Please feel free to correct me if I'm wrong.

Thanks for keeping our community a quiet and safe one,

*Bob & Kim Wakefield  
6904 Wandering Way  
Colleyville, TX 76034*



**From:** [Ralph Hunter](#)  
**To:** [Citizen Letters](#)  
**Subject:** Categorically opposed to proposed zoning change at 6526 Colleyville Blvd.  
**Date:** Monday, January 6, 2025 1:55:19 PM

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Please consider this as my strong objection to the proposed zoning change at 6526 Colleyville Blvd.

A huge 42-bay warehouse and the associated 18-wheeler traffic is neither necessary nor welcomed here. There are plenty of great alternatives elsewhere for this type of construction and land use. The negatives range from noise, traffic and severe negative impact to our property value. I can truly think of no positive argument to allow this travesty in our town.

Just say "no."

Thank-you for listening.

Best Regards,

Ralph Hunter  
4801 Cranbrook Drive West, Colleyville

**From:** [Kevin Blaisure](#)  
**To:** [Citizen Letters](#)  
**Subject:** Protest of Zoning Case ZC24-025  
**Date:** Monday, January 6, 2025 4:15:57 PM

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As a Colleyville resident living in Monterra, I strongly oppose the proposed warehouse at 6526 Colleyville Blvd. A distribution warehouse in the heart of Colleyville does not align with what has made our city ideal for residents. It is already difficult to exit our neighborhood and the addition of multiple 18 wheelers would only make matters worse. The traffic over the last 5 years has gotten much worse. Traveling to 114 from 26 in the mornings has become a headache. Traffic begins to back up at John McCain and the lights often only allow 2-3 cars through. This would be equivalent to 1 18 wheeler. The commute home from 114 onto 26 is also very congested with similar issues.

There would also be removal of wetlands and trees that would be a negative to our community.

In addition, the planned development is also being developed on a speculate basis which means the huge concrete box could sit vacant for years. We have enough vacant office and restaurant space in Colleyville. We do not need a vacant distribution warehouse. I will reserve more opinions for the 1/13 meeting.

Sincerely,

*Kevin Blaisure*  
6604 Armstrong Court  
Colleyville TX 76034





**From:** [Daniel Swart](#)  
**To:** [Jackie Reyff](#)  
**Subject:** P&Z Commission Meeting  
**Date:** Saturday, January 4, 2025 9:20:45 AM

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Please submit my comments to the meeting on January 13th. Thank you.

Daniel J. Swart

6811 Milton Dr

Colleyville, TX 76034

Reference – Zoning Case ZC24-025

January 3, 2025

As previous Monterra HOA president for over 15 years, I am strongly against the P&Z commission recommending to City Council approval for special permit.

A warehouse and distribution center 149,600 sq feet would be extremely detrimental to the home values in Monterra. Issues with traffic, view and sound are just a few of the many issues.

Thank you.

Regards,

Dan Swart



**From:** [darrell ferris](#)  
**To:** [Citizen Letters](#)  
**Subject:** Subject: 6526 Colleyville Blvd  
**Date:** Friday, January 3, 2025 3:18:00 PM

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I am voicing my opinion regarding placing a large 42 bay warehouse at subject address. I live at 6610 Baker Ct, Colleyville TX 76034. The noise and increased traffic at the Tarrant Ln Highway 26 iniis unacceptable. It is terrible with traffic there already making left turns. Adding semi trucks willl further confouo. The trucks are sure to violate noise abatement restrictions in the area coming and going 24/7

Darrell Ferris

**From:** [Eric F](#)  
**To:** [Citizen Letters](#)  
**Subject:** Proposed warehouse  
**Date:** Tuesday, January 7, 2025 3:44:00 PM

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City of Colleyville,

The proposed warehouse project is ridiculous and dangerous. I almost didn't buy a house in Colleyville because of the oil tanks in Grapevine. Putting a giant industrial warehouse at the entrance to Colleyville is going to devalue real estate in the whole city. People want to live in quiet residential neighborhoods, not industrial zones.

Traffic on Highway 26 is already too heavy. The trucks will be blocking traffic on the roads as they attempt to maneuver their huge rigs in and out of the drive. Mixing 18 wheelers with the existing heavy traffic is going to lead to more serious accidents. I worked in trauma as a doctor for 35 years, and collisions with 18 wheelers will lead to fatalities. The police and fire departments should be opposing this project. Any council member who supports this must be removed. I trust however that our city leaders are wise enough to vote this project down.

Sincerely,

--

W. Eric Foster MD





**From:** [Lance Shipp](#)  
**To:** [Citizen Letters](#)  
**Subject:** Denial of Zoning Request at 6600-6526 Colleyville Blvd. - Case ZC24-025  
**Date:** Tuesday, January 7, 2025 4:40:41 PM

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Planning and Zoning Commission:

I have recently been made aware of a preliminary zoning request to build a warehouse and trucking distribution center at 6600-6526 Colleyville Blvd. I live in the neighborhood across the street in Ross Downs and frequently use Tarrant Lane and Industrial Blvd. to gain access. I respectfully request you deny the request for rezoning the aforementioned property for that purpose.

A large warehouse and truck distribution center will not add to the allure of Colleyville. Millions have recently been spent to build the gateway towers, parks and median improvements to beautify the city's brand. Placing a warehouse and trucking center at this location would create a negative impression and simply be an extension of the existing unsightly warehouse footprint northeast of the site further up Grapevine Highway. It would not enhance community value and aesthetics.

The proposal calls for 42 truck bays. The intersection of Tarrant Lane and Colleyville Blvd. is already hazardous when turning left. While they recent synchronization of the stop lights along Highway 26 has improved traffic flow overall, it has lengthened the time required to make a safe left hand turn for intersections that don't have a stop light (i.e. Tarrant Lane and Industrial Blvd.). Now imagine dozens of large semi-trucks trying to make that turn multiple times a day. It would create a serious safety problem. Adding a traffic light will only further slowdown the already congested traffic.

I am not sure of the economic impact of the proposed facility, but I would prefer that the economic development for the city focus on existing empty facilities and retail space and leave any available new development for a higher and better use that aligns more closely with the needs and brand that the City has worked hard to improve. I'm sure that if you surveyed the citizens of Colleyville about adding a warehouse/trucking facility along Colleyville Blvd., you would receive an overwhelming NO response. Putting this type of facility at this location feels like a grasp at some potential economic dollars but falls short of the vision for the continued improvement of Colleyville. To frame it in the great ethical question: Could we - yes, Should we - No. There will be better alternatives that meet all the needs of the city.

Thank you for your time and service to improve Colleyville.

Lance Shipp  
2105 Reynolds Dr.

Colleyville, TX 76034

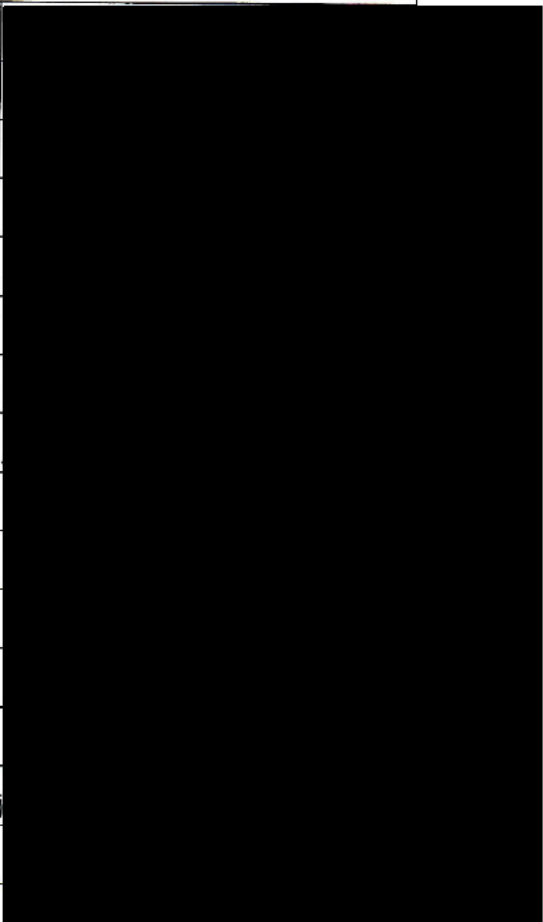
Interested Persons within the 200 ft area surrounding proposed development  
Colleyville, TX 76034

Petition Regarding:

Zoning Case: ZC24-025 Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, & 2J, Abstract 963, Absalom J Lott Survey, & Lot 1, Block 1, Konyha Addition. The request is to allow for a new 149,600 square foot distribution warehouse to be built.

We the residents of Colleyville understand the projected zoning case ZC24-025 and have signed this document to be presented to the Planning and Zoning Commission and the City Council as representing our vote in OPPOSITION to the proposed build.

Please sign your name, give your physical address and email address if you are OPPOSED to the proposed warehouse build:

| Name                    | Address          | Email                                                                                |
|-------------------------|------------------|--------------------------------------------------------------------------------------|
| D. Lee U. Rector        | 1601 Douglas Ave |  |
| Suresh Vashisth         | 1604 Douglas Ave |                                                                                      |
| Gary Groesbeck          | 1608 Douglas Ave |                                                                                      |
| Calvin Stanley          | 1609 Douglas Ave |                                                                                      |
| [Signature]             | 1609 Douglas Ave |                                                                                      |
| Sam Pannhoff            | 1605 Douglas Ave |                                                                                      |
| Blu Pannhoff            | 1605 Douglas Ave |                                                                                      |
| DALY SEARFORD           | 1600 Douglas Ave |                                                                                      |
| FLOYD HUTTO III         | 1512 Douglas Ave |                                                                                      |
| Kim Hutto               | 1512 Douglas Ave |                                                                                      |
| Michael Mousa           | 1509 Douglas Ave |                                                                                      |
| Donnie Martin           | 1504 Douglas Ave |                                                                                      |
| Jenny Higgs & Trub King | 1500 Douglas Ave |                                                                                      |
| Toni Murphy             | 1501 Douglas Ave |                                                                                      |
| Alpesh Patel            | 1505 Douglas Ave |                                                                                      |



Interested Persons within the 200 ft area surrounding proposed development  
Colleyville, TX 76034

Petition Regarding:

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| Name              | Address             | Email |
|-------------------|---------------------|-------|
| Ann McGowan       | 1516 Douglas Ave    |       |
| Zach Stewart      | 1613 Douglas Ave    |       |
| IM Sease          | *1420 Tennessee     |       |
| SHANN SOMANI      | 1501 Tennessee Pkwy |       |
| Brian Parker      | 1421 Tennessee Dr   |       |
| CHRIS KNULL       | 1417 TENNISON PKWY  |       |
| Mark Mors         | 1424 Douglas Ave    |       |
| MARK HARRISON     | 1421 DOUGLAS AVE    |       |
| Michele Dacus     | 1417 Douglas Ave    |       |
| Eddie Gifford     | 1420 Douglas Ave    |       |
| Brian Gifford     | 1424 Douglas Ave    |       |
| Bijal Naik        | 1424 Douglas Ave    |       |
| Yatinkumar Naik   | 1424 Douglas Ave    |       |
| HARRY FURUA       | 6517 Ponderosa Ln.  |       |
| Jason Schmitt     | 1504 McCaith Ln     |       |
| MARIA D. GONZALEZ | 6516 Kinston Dr     |       |

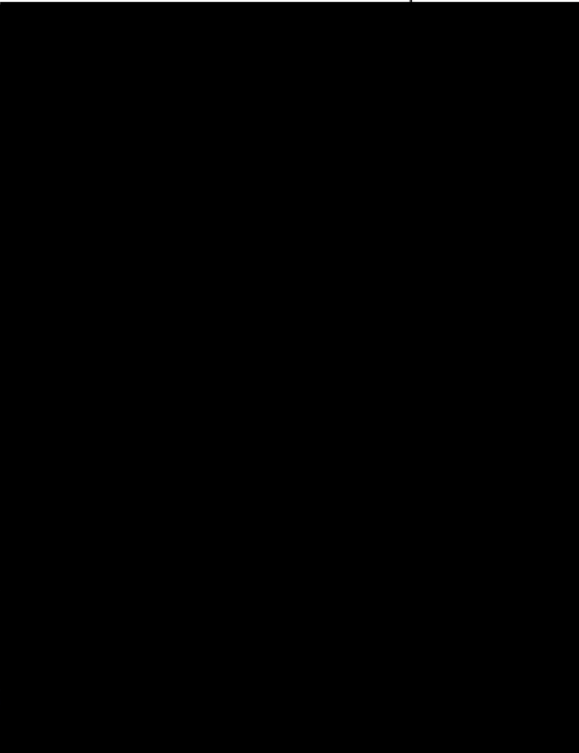
Interested Persons within the 200 ft area surrounding proposed development  
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Please sign your name, give your physical address and email address if you are **OPPOSED** to the proposed warehouse build:

| Name            | Address            | Email                                                                                |
|-----------------|--------------------|--------------------------------------------------------------------------------------|
| Stacy McGary    | 6517 Kingston      |  |
| " "             | 1516 McCain        |                                                                                      |
| Robin Fennema   | 6513 Kingston      |                                                                                      |
| REX SIMS        | 6505 KINGSTON      |                                                                                      |
| Tim Pullen      | 6501 Kingston      |                                                                                      |
| Kay Hampleda    | 6508 Kingston      |                                                                                      |
| Jamie Veerink   | 1515 Tennison Pkwy |                                                                                      |
| Jessica Veerink | 1515 Tennison Pkwy |                                                                                      |
| Michelle Baker  | 1521 Tennison Pkwy |                                                                                      |
| HOA Common Area | 1699 Tennison Pkwy |                                                                                      |
| HOA Common Area | 1799 Tennison Pkwy |                                                                                      |
| David Meyer     | 1513 Douglas Ave   |                                                                                      |
|                 |                    |                                                                                      |
|                 |                    |                                                                                      |

BOD PRES  
BOD PRES

HOA BOD Robert W. Brown



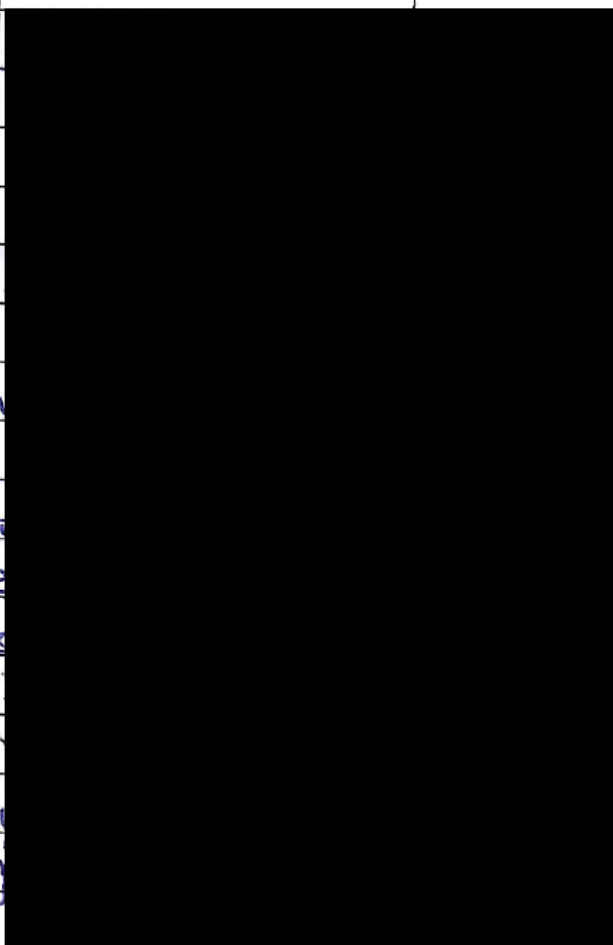
Interested Persons Colleyville, TX 76034

Petition Regarding:

Zoning Case: ZC24-025 Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, & 2J, Abstract 963, Absalom J Lott Survey, & Lot 1, Block 1, Konyha Addition. The request is to allow for a new 149,600 square foot distribution warehouse to be built.

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Please sign your name, give your physical address and email address if you are **OPPOSED** to the proposed warehouse build:

| Name                   | Address                         | Email                                                                               |
|------------------------|---------------------------------|-------------------------------------------------------------------------------------|
| Marcia L. White        | 1404 Douglas Ave                |  |
| Nancy C White          | 1404 Douglas Ave                |                                                                                     |
| Kurt & Julie Woodrich  | 6603 Armstrong Ct               |                                                                                     |
| Kevin Kristin Blaisure | 6604 Armstrong Ct               |                                                                                     |
| Juliet Shipp           | 1401 Tennison Plwy              |                                                                                     |
| Gary Shipp             | 1401 Tennison Plwy              |                                                                                     |
| NEIL HARRISON          | 6700 ARMSTRONG CT               |                                                                                     |
| NOOR MERCHAD           | <del>1411</del> 1408, Savoy Ct. |                                                                                     |
| Aaron Rawan            | 1424 Savoy Ct                   |                                                                                     |
| EMILY LOWAN            | 1424 Savoy Court                |                                                                                     |
| DAN SWART              | 6811 Milton Dr                  |                                                                                     |
| Julie Kerr             | 1405 Douglas Ave.               |                                                                                     |
| SEAN KERR              | 1405 Douglas Ave.               |                                                                                     |
| Lisa Pullen            | 1412 Douglas Ave.               |                                                                                     |
| Joyce Moseley          | 1428 Savoy Court                |                                                                                     |

done-



Interested Persons Colleyville, TX 76034

Petition Regarding:

Zoning Case: ZC24-025 Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, & 2J, Abstract 963, Absalom J Lott Survey, & Lot 1, Block 1, Konyha Addition. The request is to allow for a new 149,600 square foot distribution warehouse to be built.

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| Name                           | Address           | Email                                                                                |
|--------------------------------|-------------------|--------------------------------------------------------------------------------------|
| <i>Wodrich</i><br>Kurt & Julie | 6603 Armstrong Ct |  |
| <del>THOMAS</del> KLINKO       | 6500 Kingston     |                                                                                      |
| RHONDA CRUZ                    | 6500 Kingston     |                                                                                      |
| William Houston                | 1408 Douglas      |                                                                                      |
| Nolan Houston                  | 1408 Douglas      |                                                                                      |
| JAY FINNIGAN                   | 6608 Armstrong Ct |                                                                                      |
| HOA Common Area                | 1690 Tension Pkwy |                                                                                      |
| William Foster                 | 1508 Douglas Ave  |                                                                                      |
| Robert W. Brown                | 1407 Savoy Ct     |                                                                                      |
|                                |                   |                                                                                      |
|                                |                   |                                                                                      |
|                                |                   |                                                                                      |
|                                |                   |                                                                                      |
|                                |                   |                                                                                      |
|                                |                   |                                                                                      |

HOA 300 Pres. Robert W. Brown

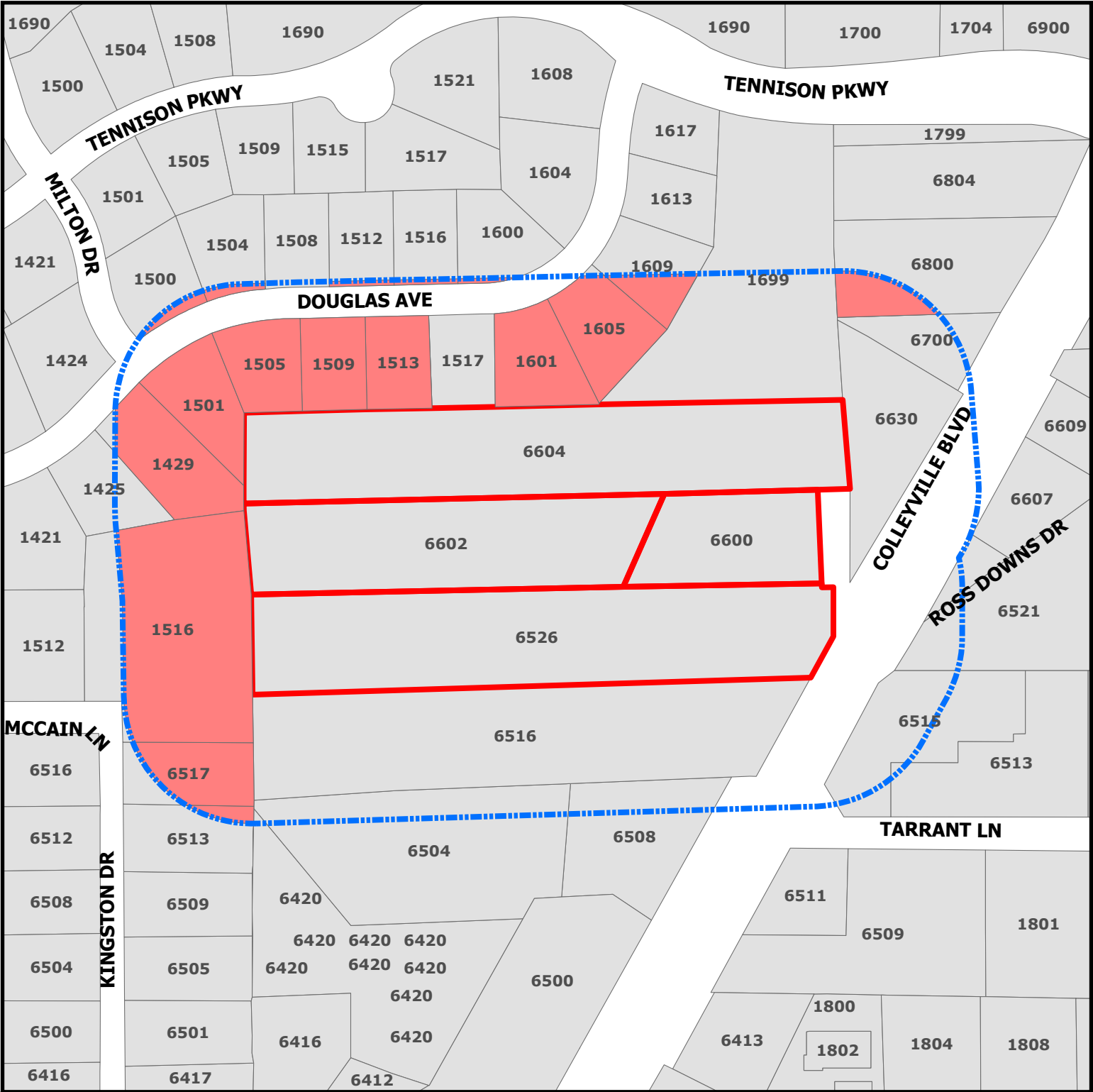
**Petition Regarding:**

We the residents of Colleyville understand the projected zoning case ZC24-025 and have signed this document to be presented to the Planning and Zoning Commission and the City Council as representing our vote in OPPOSITION to the proposed build.

**Please sign your name, give your physical address and email address if you are OPPOSED to the proposed warehouse build:**

[illegible]

# Opposition Map

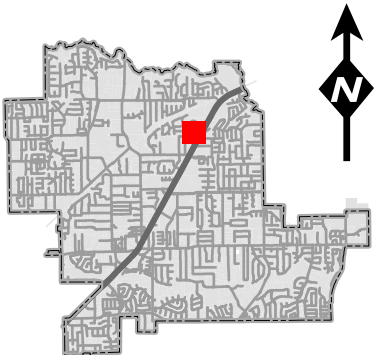


**ZC24-025**

**6602 Colleyville Blvd**

**DISCLAIMER:**  
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- Subject Property
- Opposing
- Buffer\_Protest





## List of Opposing Properties

| Address               | Owner's Name                 | Percentage |
|-----------------------|------------------------------|------------|
| 1516 MCCAIN LN        | MCCRARY, MARCUS              | 6.75%      |
| 1429 DOUGLAS AVE      | MARS, MARK                   | 2.28%      |
| 1601 DOUGLAS AVE      | DENTON, SARA A               | 1.88%      |
| 1605 DOUGLAS AVE      | MANGROLA, SUMA               | 1.88%      |
| 1501 DOUGLAS AVE      | MURPHY, DANIEL               | 1.83%      |
| 1505 DOUGLAS AVE      | PATEL, ALPESH                | 1.58%      |
| 6517 KINGSTON DR      | MCCRARY, MARCUS              | 1.49%      |
| 1509 DOUGLAS AVE      | MOUSA, MARY                  | 1.42%      |
| 1513 DOUGLAS AVE      | MEYER, DAVID W               | 1.41%      |
| 6800 COLLEYVILLE BLVD | STRATEGY REAL ESTATE HOLDING | 0.79%      |
| 1609 DOUGLAS AVE      | STANLEY, CALLI               | 0.61%      |
| 6513 KINGSTON DR      | FENNEMA, SEAN                | 0.19%      |
| 1500 DOUGLAS AVE      | HAAS, THADDIUS R             | 0.17%      |
| 1504 DOUGLAS AVE      | MORTON, DONNIE               | 0.13%      |
| 1512 DOUGLAS AVE      | HUTTO, FLOYD E               | 0.08%      |
| 1516 DOUGLAS AVE      | MCGOWAN, ANN                 | 0.08%      |
| 1600 DOUGLAS AVE      | SEARFOSS DALY PATRICK        | 0.06%      |

Address Count : 17

Total Percentage: 22.62%

# List of Opposing Properties

| Address | Owner's Name | Percentage |
|---------|--------------|------------|
|---------|--------------|------------|

| Address | Owner's Name | Percentage |
|---------|--------------|------------|
|---------|--------------|------------|

| Address | Owner's Name | Percentage |
|---------|--------------|------------|
|---------|--------------|------------|

## **ORDINANCE O-24-**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 8.60 ACRES, BEING TRACTS 2G, 2H, AND 2J, ABSTRACT 963, ABSALOM J LOTT SURVEY, AND LOT 1, BLOCK 1, KONYHA ADDITION, LOCATED AT 6600 COLLEYVILLE BOULEVARD, 6602 COLLEYVILLE BOULEVARD, 6604 COLLEYVILLE BOULEVARD, & 6526 COLLEYVILLE BOULEVARD BY AUTHORIZING A SPECIAL USE PERMIT FOR A WAREHOUSE AND DISTRIBUTION FACILITY; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Colleyville has received an application for a Special Use Permit for a Warehouse and Distribution Facility under Case No. ZC24-025; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Warehouse and Distribution Facility on 8.60 acres, being Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, of the Konyha Addition,



located at 6600 Colleyville Boulevard, 6602 Colleyville Boulevard, 6604 Colleyville Boulevard, & 6526 Colleyville Boulevard, as depicted on the attached as Exhibit "A".

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

**1. GENERAL**

- a. The Special Use Permit shall allow for the construction of a new Warehouse and Distribution facility.
- b. This development shall be generally consistent with the Site Plan Exhibit as depicted on the attached Exhibit "B".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

**2. BUILDING DESIGN**

- a. The warehouse development shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this

ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

**AND IT IS SO ORDERED.**

The first reading and public hearing conducted on the 4<sup>th</sup> day of February 2025.

The second reading and public hearing conducted on the 18<sup>th</sup> day of February 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS  
ON THIS THE 18TH DAY OF FEBRUARY 2025.

Mayor Bobby Lindamood

Mayor Pro Tem Brandi Elder

Place 2, Mark Alphonso

Place 5, Kimberly Holt Gunderson

Place 3, Scotty Richardson

Place 6, Tim Raine

Place 4, Ben Graves

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

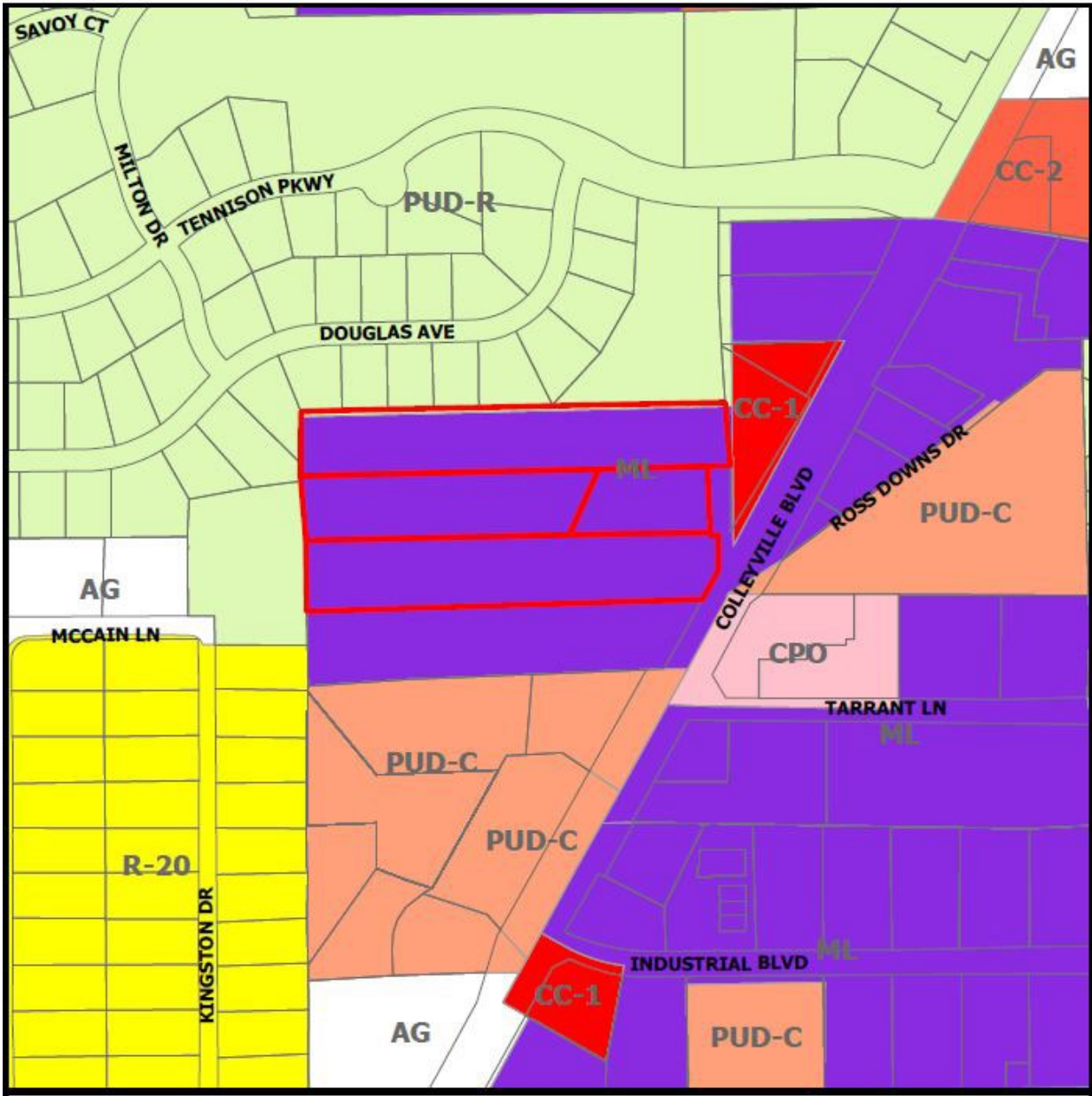
Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney



Exhibit "A" - Location and Zoning Map

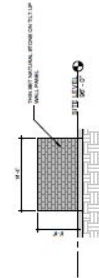


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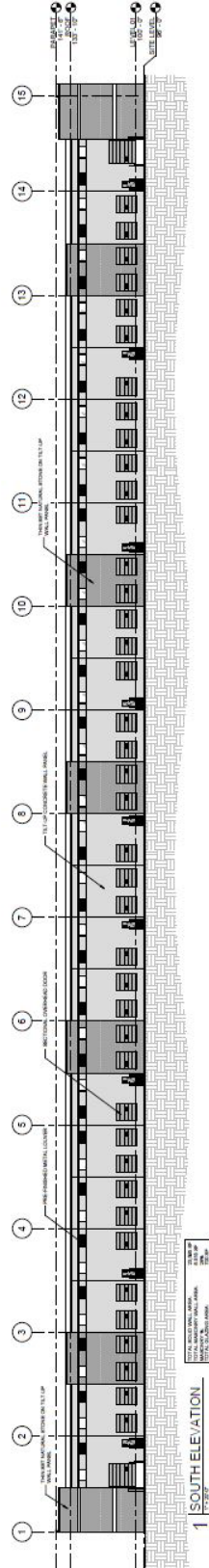
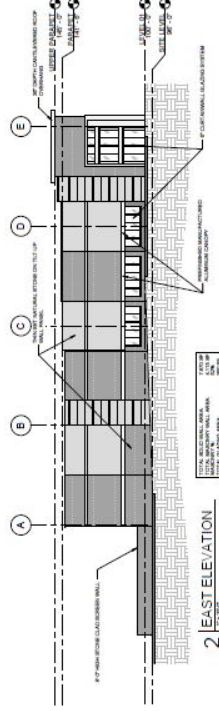
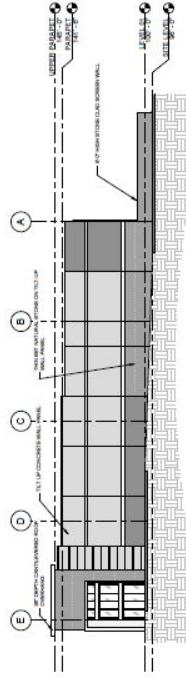
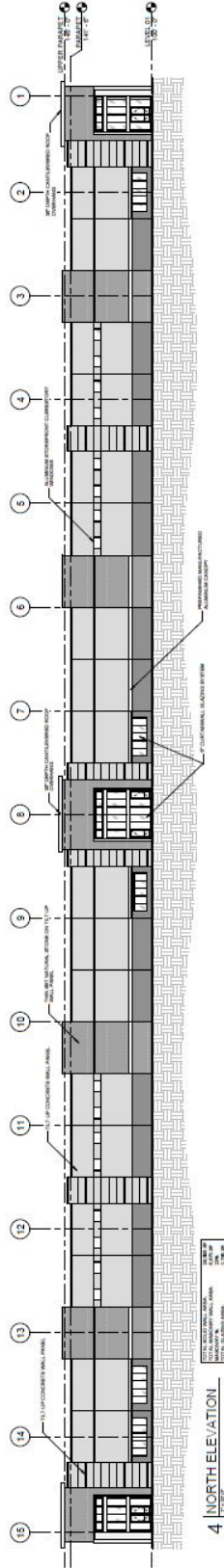
| EXTERIOR ELEVATION MATERIAL LEGEND |                    |
|------------------------------------|--------------------|
|                                    | CONCRETE           |
|                                    | CLADDING           |
|                                    | GLASS CURTAIN WALL |
|                                    | GLASS CURTAIN WALL |
|                                    | GLASS CURTAIN WALL |



5 DUMPSTER ENCLOSURE FRONT ELEVATION

6 DUMPSTER ENCLOSURE SIDE ELEVATION

7 DUMPSTER ENCLOSURE REAR ELEVATION





## CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

---

**Agenda Number** 3c

**Agenda Date** 1/13/2025

**Number** -

**Type** Public Hearing Agenda Items

**Department** Community Development

---

### **Title**

Consideration 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 Boulevard, Case ZC24-030

### **Explanation**

Melissa Preston, the applicant, has submitted a request for a Special Use Permit (SUP) for a Veterinarian Clinic on Lot 5, Block 1, Colleyville Industrial Park Addition, being approximately 0.94 acres, and zoned ML Light Manufacturing. A Veterinarian Clinic is only allowed in the ML Light Manufacturing zoning district with the approval of a Special Use Permit (SUP). The request is to allow for a veterinary clinic, 'Vetted', to operate out of an existing dog grooming and boarding business, 'The Posh Paw Resort'.

**Existing Conditions/Background:** The subject property, 1808 Industrial Boulevard, is zoned ML Light Manufacturing and generally located northeast of the intersection of Colleyville Boulevard and Industrial Boulevard. The property is improved with an existing dog grooming and boarding business.

**SUP Request:** The applicant is requesting approval of an SUP to allow for a Veterinarian Clinic. The property is zoned ML Light Manufacturing which allows for veterinary clinics with approval of an SUP.

**Special Use Permit Provision:** Any request for Veterinarian Clinic shall only be authorized after approval of an SUP by the City Council using the procedures contained elsewhere in this Land Development Code.

**Analysis:** Per the attached exhibits, 'Vetted' is a veterinary primary clinic which focuses on preventative care such as exams, bloodwork, vaccines, allergy and anxiety. The clinic operates out of one room approximately 164 s.f. in size located in the Posh Paw Resort. The clinic is open on Mondays, Wednesdays, and Fridays from 9 a.m. - 3 p.m. The clinic does not perform surgery and more complex and severe conditions are referred to other specialists for further treatment. Vetted has five clinics nationwide, all of which are located in pet boarding and pet grooming facilities.

**Plat Status:** The property is platted as Lot 5, Block 1, Colleyville Industrial Park Addition.

**DRC Review:** The DRC reviewed the request and determined that the application was

complete and could be scheduled for the next available Planning and Zoning Commission meeting on January 13<sup>th</sup>, 2025.

**Drainage:** N/A

**Surrounding Development:** The properties to the north, east, south, and west are zoned ML – Light Industrial and improved with commercial industrial development.

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff recommends approval of this request.

## **Recommendation**

Approve

## **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Floor Plan Exhibit
5. Vetted Scope of Services
6. Vetted Business Plan Exhibit
7. Lease Agreement Exhibit
8. Photo provided by Applicant
9. Photo provided by Applicant
10. Exterior Door Exhibit
11. Notification Map
12. Notification Letter
13. Notification List
14. Draft Ordinance





# Aerial Map

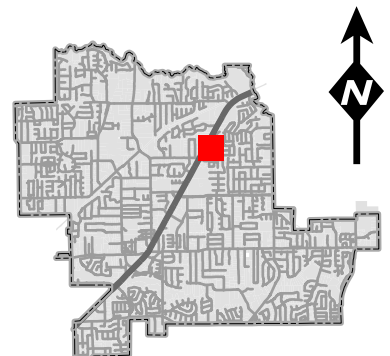


## ZC24-030

1808 Industrial Blvd

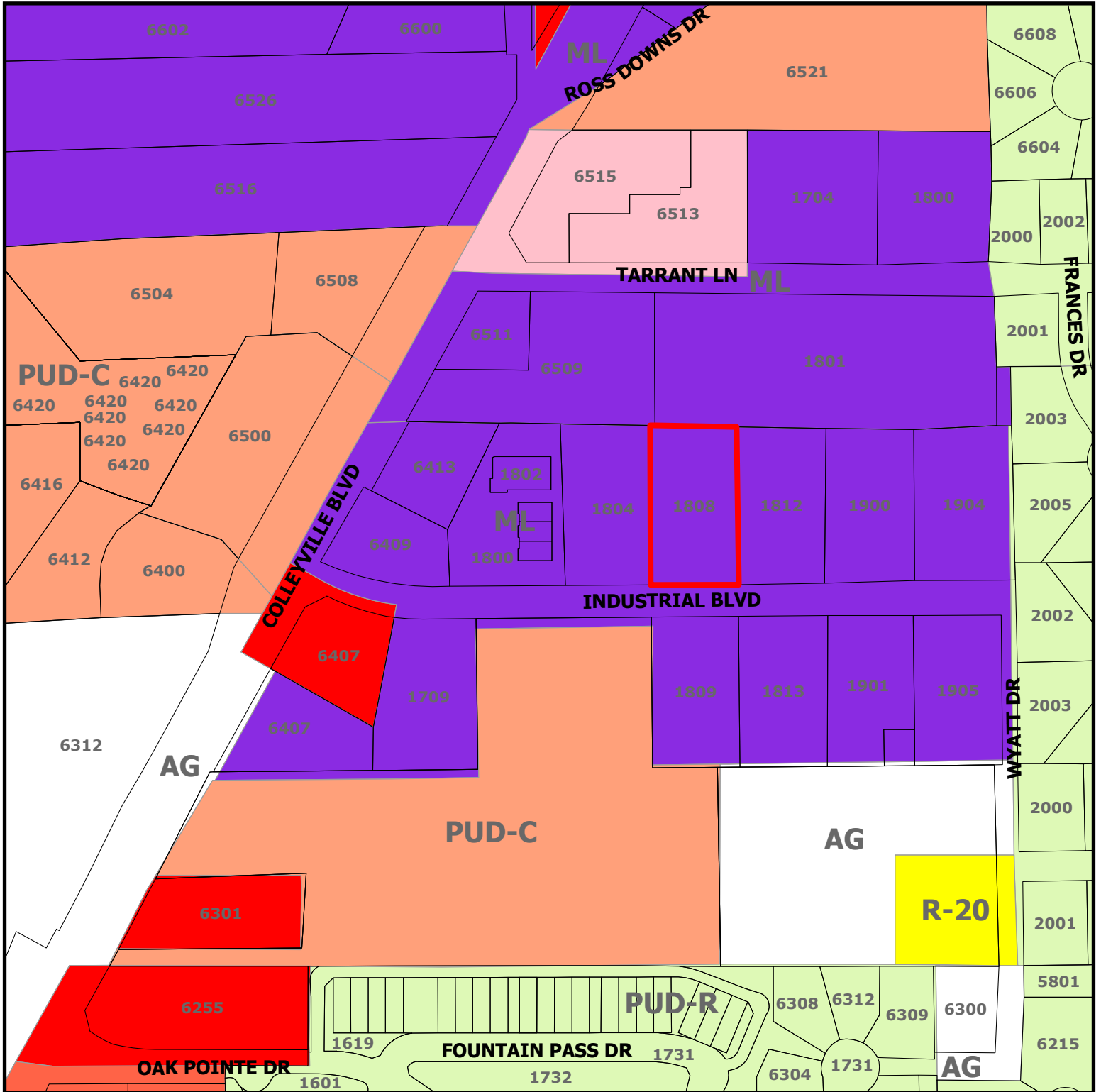
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 Subject Property





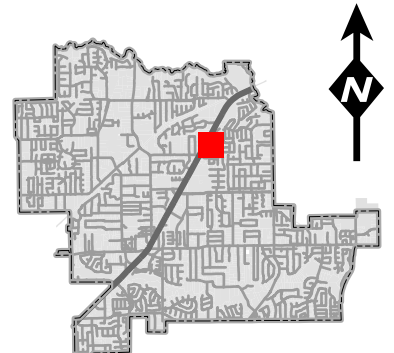
# Zoning Map



## ZC24-030

1808 Industrial Blvd

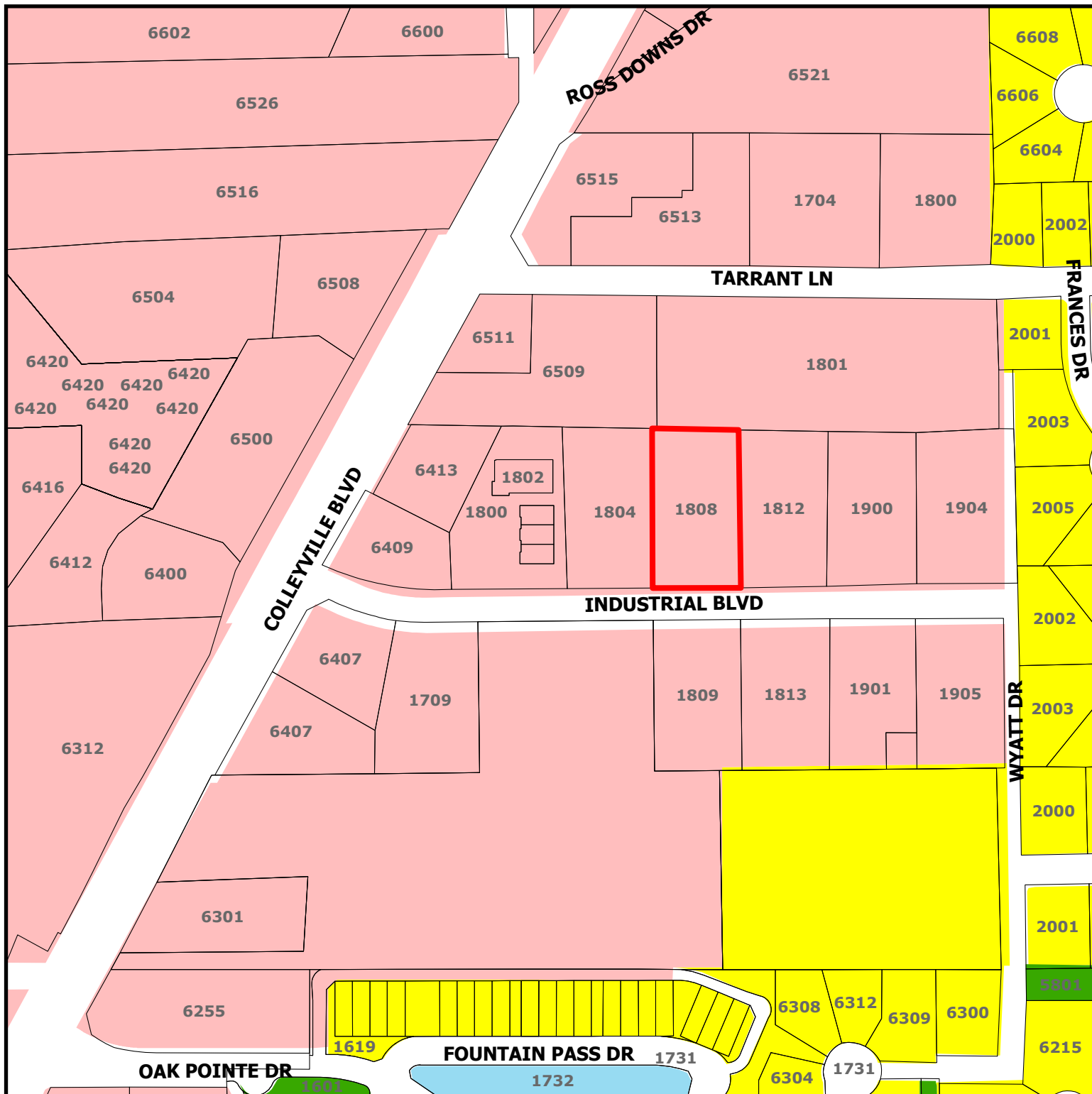
Subject Property



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# Future Land Use Map

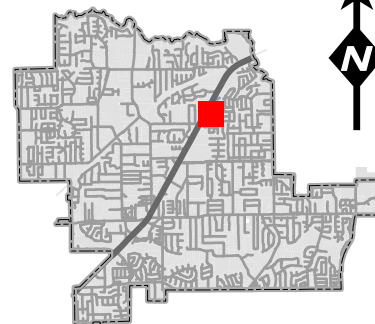


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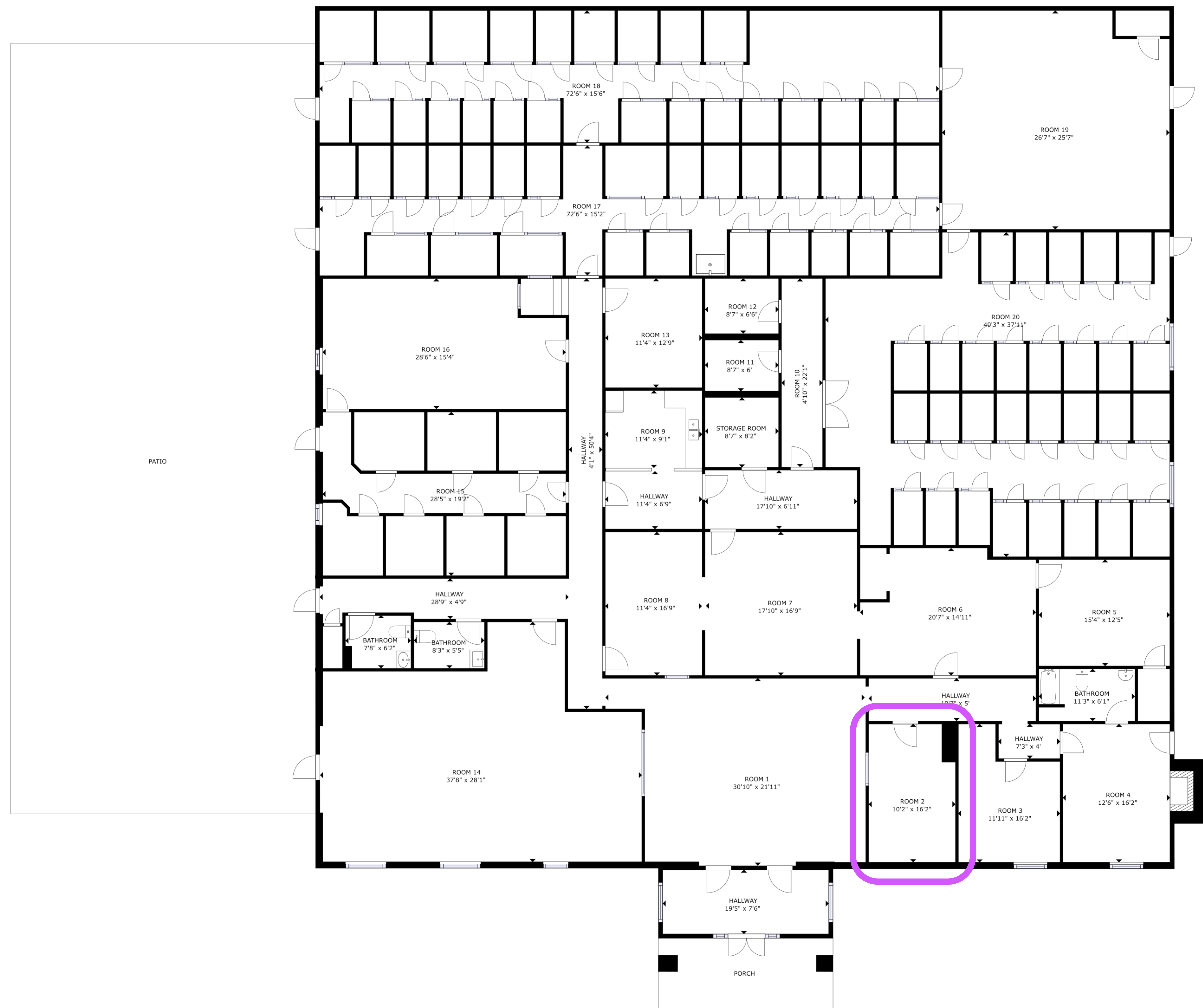
# ZC24-030

**1808 Industrial Blvd**

-  Residential  
 Colleyville Blvd Corridor  
 Open Space; Parks  
 Water Body  
 Subject Property







GROSS INTERNAL AREA

FLOOR 1: 10090 sq ft

TOTAL: 10090 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



## **VETTED Scope of services**

- Healthy Pet
- Wellness Exams
- Wellness bloodwork / Diagnostics
- Vaccines
- Anal gland expressions
- Preventive medications
- Weight management
- Mild behavioral issues
- Deworming
- Skin Infections
- Itching/Scratching
- Ear Infections
- Hair loss
- Skin irritation
- Diabetes Mellitus\*
- Lumps and Bump Check
- Mobility Care
- Nutrition
- Personalized Care Plans
- Initial Vaccine Reaction Treatment
- Splint/ Bandage Changes
- Loose stools
- Sneezing/Wheezing
- Eye issues
- Puppy Care
- Geriatric Care
- Fine needle Aspiration
- Triage
- Anxiety
- Post Surgical Follow Up
- General Pet Parent Education
- Bereavement Support
- Specialist Referral
- DNA Testing
- Supplements
- Cytologies

**VETTED Does not provide euthanasia, anesthesia or surgical procedures. We do not use or stock any Schedule 1 drugs.**





**VETTED**

# Imagine if I never...

- ✕ SAW MY FAMILY DOCTOR
- ✕ BRUSHED MY TEETH
- ✕ GOT VACCINATED
- ✕ DID BLOODWORK
- ✕ TREATED ALLERGIES & OTHER ISSUES

# VETTED

Care for your pet



*Veterinary Primary Pet Care,*  
so little things don't become big.

- 1 Uber Convenient
- 2 Transparent
- 3 Elevated Experience





## Located within local urban pet resorts

- Conveniently located
- No wait times
- 30-minute visits
- Stress-free for all
- Preventative focused

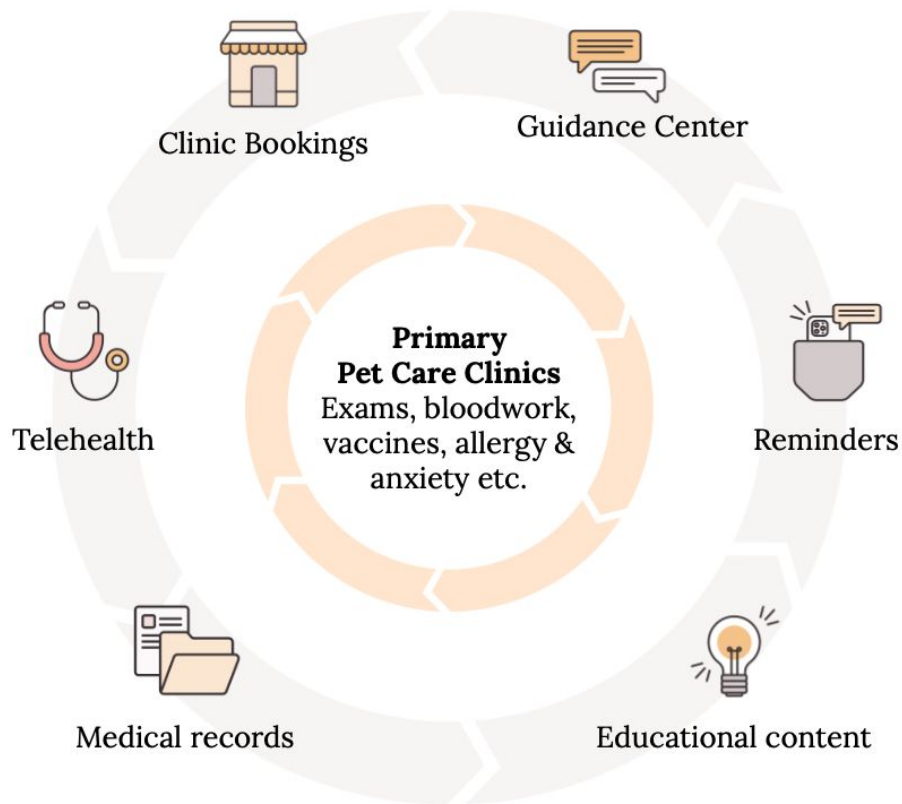
## Our Model

Located in uber-convenient pet resort centers:

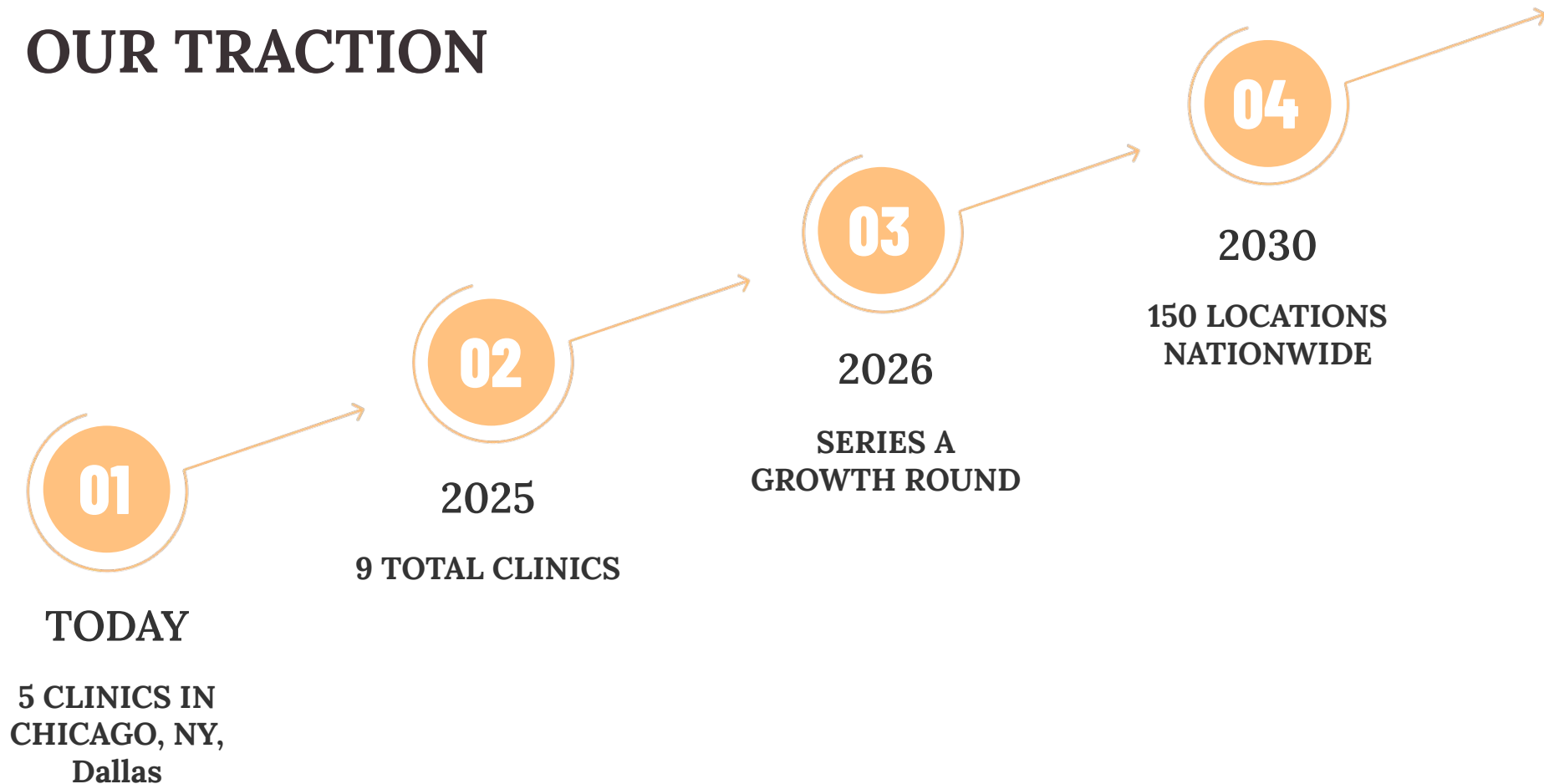
50% customers come from the resort center

50% customers walk-in or pre-book from the neighborhood

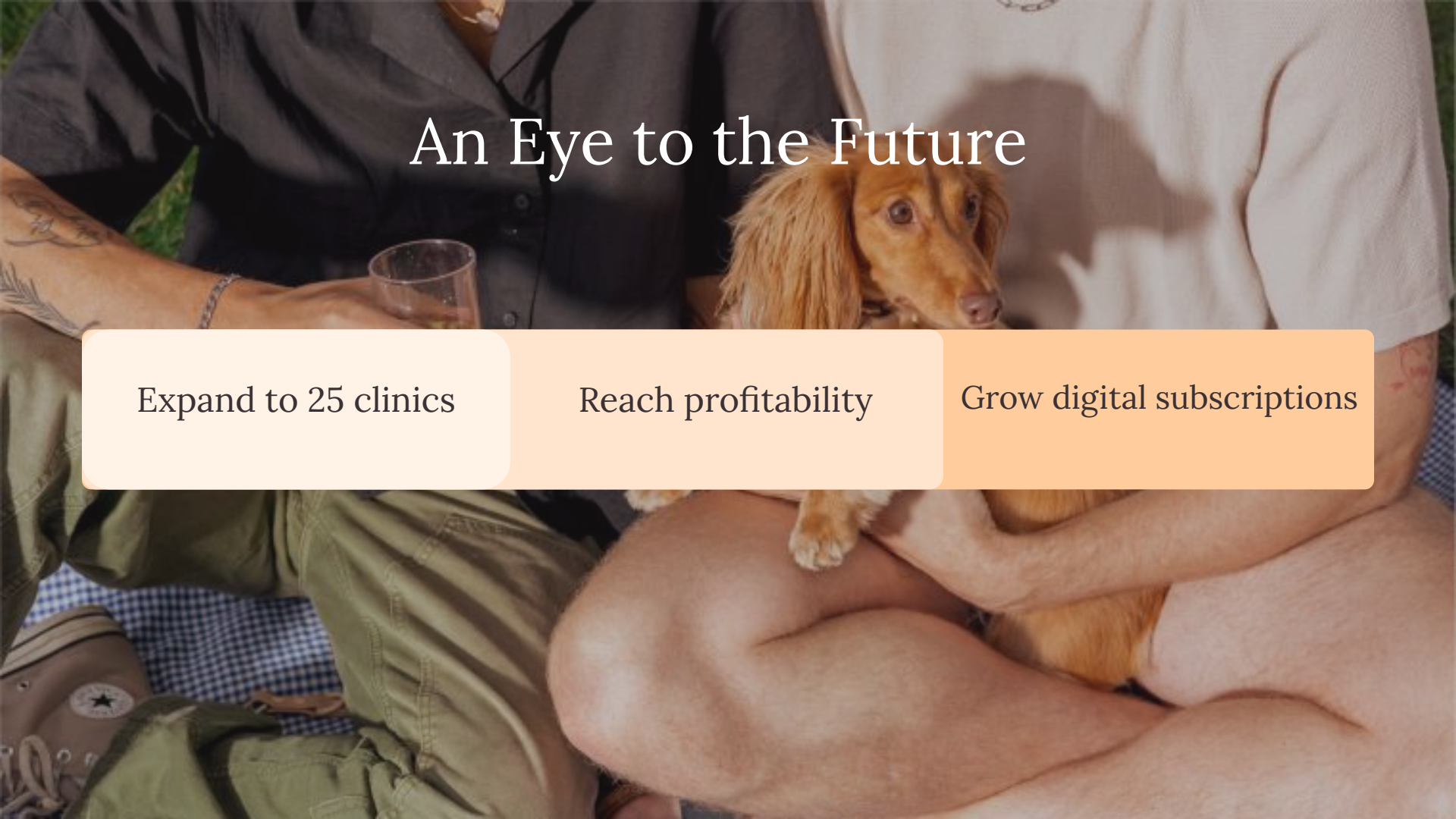
## OUR PHYSICAL & DIGITAL CARE PLATFORM



# OUR TRACTION





A background image showing a person in a dark shirt holding a glass, a long-haired dog sitting on a picnic blanket, and the legs of another person in green pants. The scene is outdoors on a checkered blanket.

# An Eye to the Future

Expand to 25 clinics

Reach profitability

Grow digital subscriptions



**Reach Out!**

**Maya Shaposhnik  
Cadena**

Vetted  
CEO & Founder



## 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.

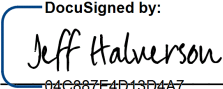
(h) **Attachments and Exhibits.** All attachments and exhibits to this License Agreement are hereby made a part hereof as if fully set out herein.

[SIGNATURE PAGE FOLLOWS]

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

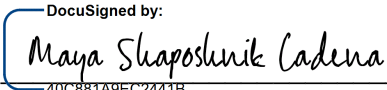
**LICENSOR:**

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**









All you need is  
love & a dog

VETTED COLLEVILLE, TX

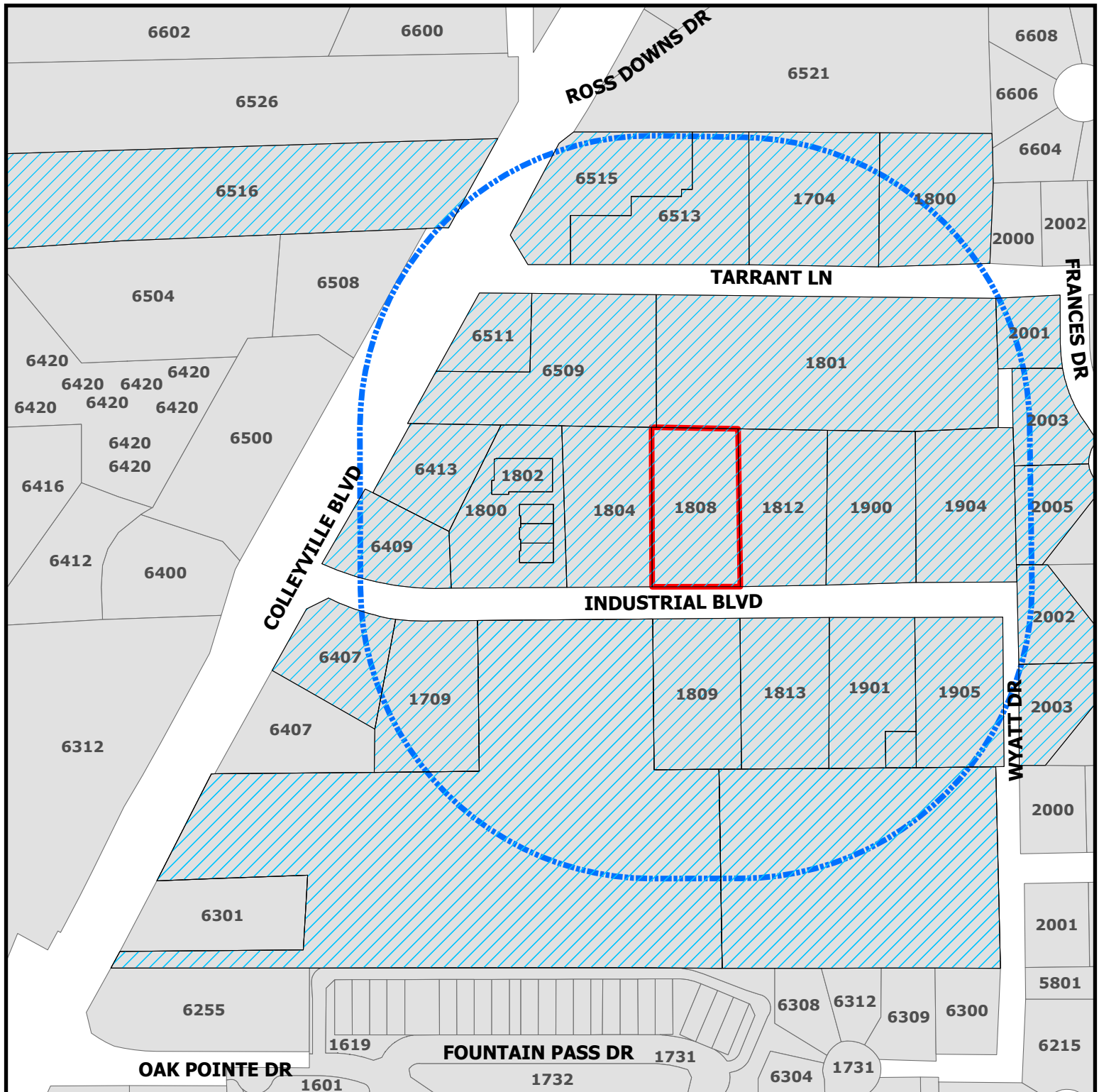
VETTED







## Notification Map

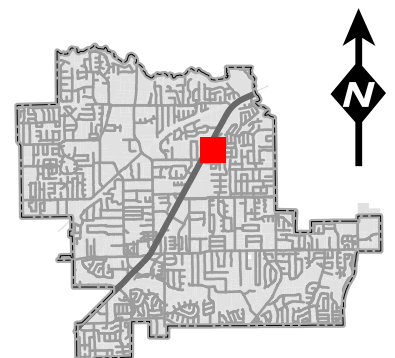


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# ZC24-030

**1808 Industrial Blvd**

- Parcels to be notified
- Buffer
- Subject Property





## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, January 13, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, February 4, 2025 & Tuesday, February 18, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration 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. The request is to allow for a Veterinarian Clinic known as 'Vetted' to operate out of 'The Posh Paw Resort'.

**Zoning Case:** ZC24-030

**Applicant:** Melissa Preston

**Owner:** Hoverson Properties LLC

**Location:** 1808 Industrial Boulevard

**Property Description:** Lot 5, Block 1, Colleyville Industrial Park

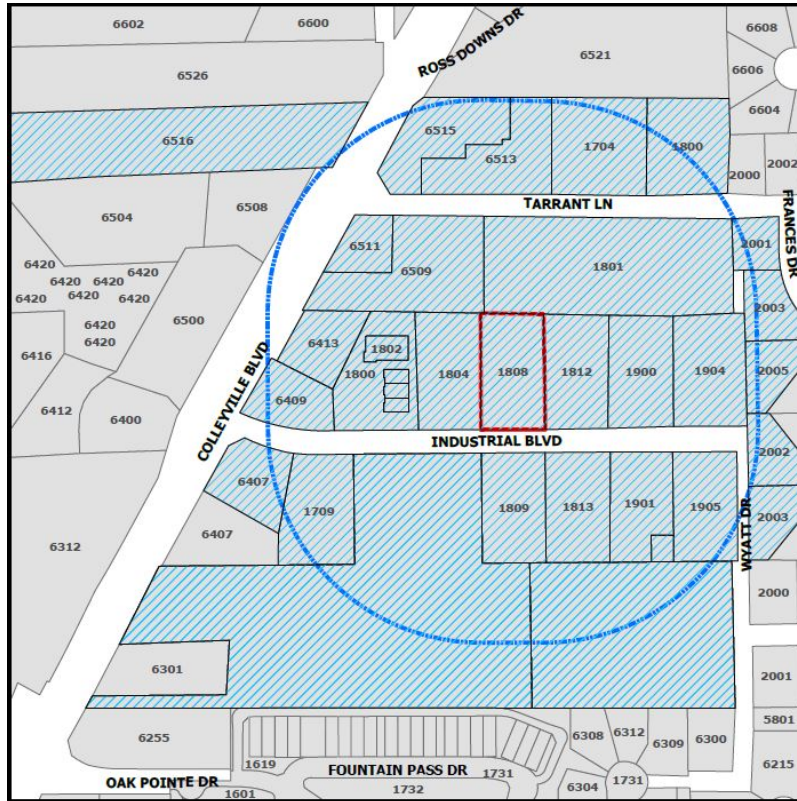
**Present Zoning:** ML Light Manufacturing

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

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

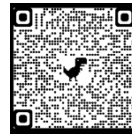
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)

# NOTICE OF PUBLIC HEARING



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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts  
Planner



| Owner_Name                        | Situs_Addr            |
|-----------------------------------|-----------------------|
| LOFTIN, STACEY B                  | 6306 WYATT DR         |
| COMBINED ENTERPRISES INC          | 1800 INDUSTRIAL BLVD  |
| SPOGGO LLC                        | 1800 INDUSTRIAL BLVD  |
| SBJ RESCH FAMILY LTD              | 1800 TARRANT LN       |
| AMERICA'S STORAGE                 | 1704 TARRANT LN       |
| ECHOLS, BRENT K                   | 2001 TARRANT LN       |
| CAMERON, DAVID A                  | 2003 FRANCES DR       |
| LINDLEY, SWIFT L                  | 2002 KYLE CT          |
| PRINCE, DOUG D                    | 2003 KYLE CT          |
| LINZ, WILLIAM J                   | 2005 FRANCES DR       |
| 6515 COLLEYVILLE LLC              | 6513 TARRANT LN       |
| LUERS FAMILY REVOCABLE TRUST      | 1901 INDUSTRIAL BLVD  |
| GORE, CHARLES E                   | 1903 INDUSTRIAL BLVD  |
| LAND, BRAD                        | 1813 INDUSTRIAL BLVD  |
| HORN, BILLY J                     | 1809 INDUSTRIAL BLVD  |
| TIERNEY, THOMAS A                 | 1709 INDUSTRIAL BLVD  |
| SAMIDON HOLDING LLC               | 6407 COLLEYVILLE BLVD |
| NELLAHOUND HOLDINGS LLC           | 6413 COLLEYVILLE BLVD |
| INGRAM, BEVERLY                   | 6409 COLLEYVILLE BLVD |
| TEJAS COMANCHE LLC                | 1804 INDUSTRIAL BLVD  |
| HOVERSON PROPERTIES LLC           | 1808 INDUSTRIAL BLVD  |
| MEDI-DYNE HEALTHCARE PRODUCTS LTD | 1812 INDUSTRIAL BLVD  |
| COLLEYVILLE INDUSTRIAL CENTER LLC | 1904 INDUSTRIAL BLVD  |
| VIENNA CHANNELS REALTY LLC        | 1905 INDUSTRIAL BLVD  |
| ADDITIONAL SELF STORAGE LP        | 1801 INDUSTRIAL BLVD  |
| STREAMLINE DESIGNS HOLDINGS LLC   | 6516 COLLEYVILLE BLVD |
| ROSS DOWNS ESTATES                | COURTESY NOTICE       |
| VILLAS AT OAK POINTE, THE         | COURTESY NOTICE       |
| MONTERRA ADDITION                 | COURTESY NOTICE       |
| BROUGHTON                         | COURTESY NOTICE       |
| HIGHLAND MEADOWS ADDN             | COURTESY NOTICE       |
| GRAPEVINE COLLEYVILLE ISD         | STATE REQUIRED        |
| PRESTON, MELISSA                  | APPLICANT             |

## **ORDINANCE O-24-**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.94 ACRES, BEING LOT 5, BLOCK 1, COLLEYVILLE INDUSTRIAL PARK ADDITION, LOCATED AT 1808 INDUSTRIAL BOULEVARD BY AUTHORIZING A SPECIAL USE PERMIT FOR A VETERINARIAN CLINIC; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Colleyville has received an application for a Special Use Permit for a Veterinarian Clinic under Case No. ZC24-030; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a Veterinarian Clinic on 0.94 acres, being Lot 5, Block 1, of the Colleyville Industrial Park Addition, located at 1808 Industrial Boulevard, for the business known as 'Vetted', as depicted on the attached as Exhibit "A".

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

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

**1. GENERAL**

- a. The Special Use Permit shall apply to the veterinary clinic business known as 'Vetted' only.
- b. The Special Use Permit shall authorize 'Vetted' to perform the scope of services as depicted on the attached as Exhibit "B".
- c. The hours of operation shall be from 9 a.m. – 3 p.m.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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



**AND IT IS SO ORDERED.**

The first reading and public hearing conducted on the 4<sup>th</sup> day of February 2025.

The second reading and public hearing conducted on the 18<sup>th</sup> day of February 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS  
ON THIS THE 18TH DAY OF FEBRUARY 2025.

Mayor Bobby Lindamood

Mayor Pro Tem Brandi Elder

Place 2, Mark Alphonso

Place 5, Kimberly Holt Gunderson

Place 3, Scotty Richardson

Place 6, Tim Raine

Place 4, Ben Graves

**ATTEST:**

**CITY OF COLLEYVILLE**

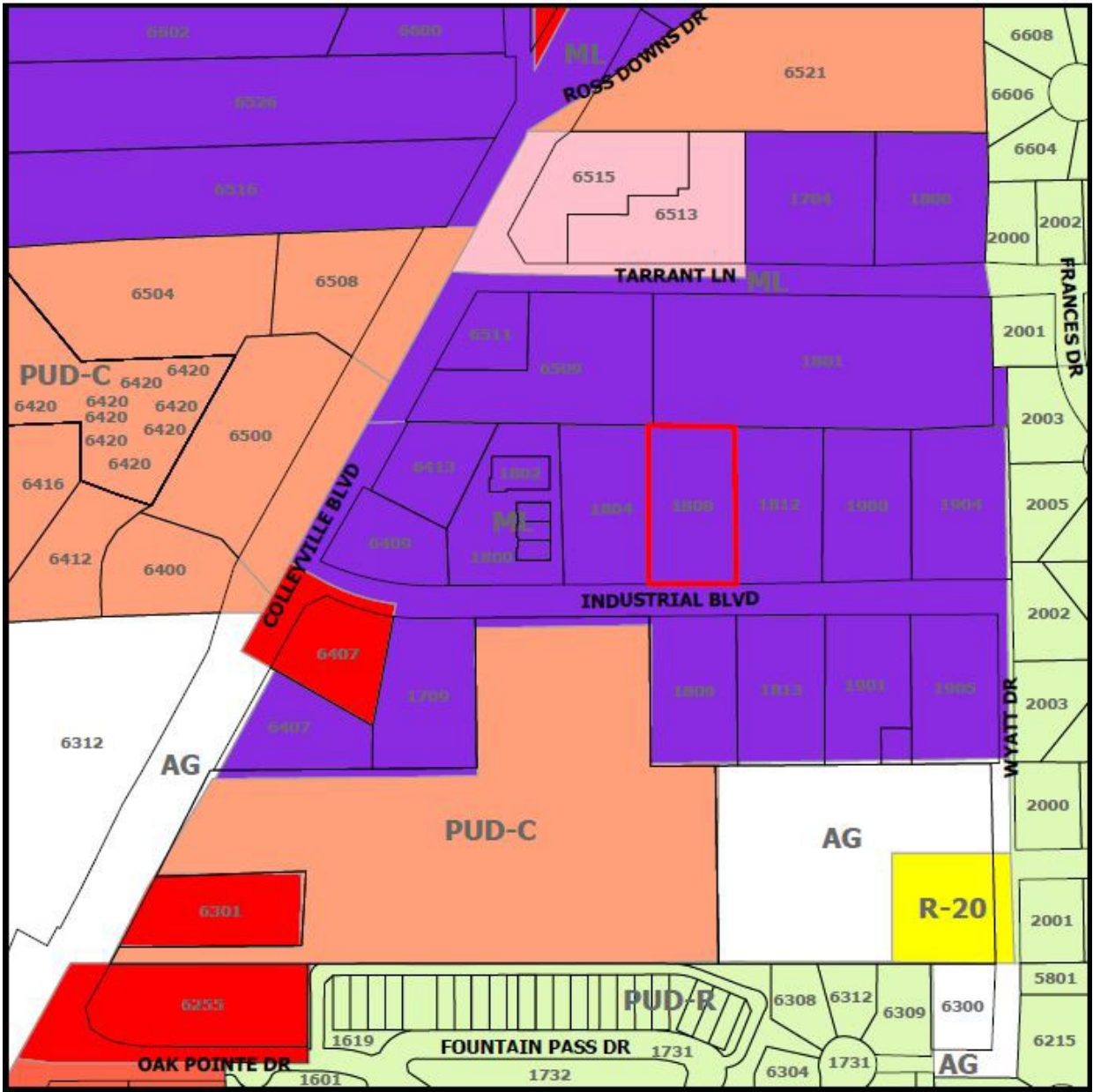
Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

Exhibit "A" - Location and Zoning Map



## **Exhibit “B” – Scope of Services**

### **VETTED Scope of services**

- Healthy Pet
- Wellness Exams
- Wellness bloodwork / Diagnostics
- Vaccines
- Anal gland expressions
- Preventive medications
- Weight management
- Mild behavioral issues
- Deworming
- Skin Infections
- Itching/Scratching
- Ear Infections
- Hair loss
- Skin irritation
- Diabetes Mellitus\*
- Lumps and Bump Check
- Mobility Care
- Nutrition
- Personalized Care Plans
- Initial Vaccine Reaction Treatment
- Splint/ Bandage Changes
- Loose stools
- Sneezing/Wheezing
- Eye issues
- Puppy Care
- Geriatric Care
- Fine needle Aspiration
- Triage
- Anxiety
- Post Surgical Follow Up
- General Pet Parent Education
- Bereavement Support
- Specialist Referral
- DNA Testing
- Supplements
- Cytologies

**VETTED Does not provide euthanasia, anesthesia or surgical procedures. We do not use or stock any Schedule 1 drugs.**





# CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

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**Agenda Number** 3d

**Agenda Date** 1/13/2025

**Number -**

**Type** Presentation and Discussion

**Department** Community Development

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## **Title**

Consideration 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 to rezone the 4.31 acre property located at 6521 Colleyville Boulevard, from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The rezoning request is for a new PUD to be created, which would allow for the development of a new office warehouse business park.

**Existing Conditions/Background:** The subject property is unplatted as Tract 2A & a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey, and is zoned PUD-C Planned Unit Development - Commercial. The property is currently improved with an automotive repair shop, known as 'Hodges Automotive'. The auto repair shop was authorized with the approval of Ordinance O-03-1416.

**Proposed Zoning Change:** The request is to rezone from the PUD -C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district to replace the existing ordinance. The request is to construct a new business park development. The business park development would feature suites with roll-up garage doors.

*Purpose* - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

*Analysis* – The subject property, with the proposed new configuration and use, necessitates the change in zoning and request for a new PUD-C Planned Unit Development – Commercial district. This property has zoning approved in 2003 for the development of an auto repair shop, with numerous other sub-uses. The ordinance allowed for automotive repair, truck rental, landscaping contractor with outside storage,

one single-family residential unit, and the outside storage of recreational vehicles, boats, automobiles, and vans.

Per the statement of planning objectives, this project is requesting to allow for the development of a commercial business park which provides for flex spaces to be used by small businesses. The project proposes the construction of three buildings, with a total project size of 83,500 s.f and provides 137 parking spaces. Each building would have multiple suites, with suites averaging 3,600 s.f. Each suite will feature a small office space and front loading 14'x14' overhead doors, designed to support light industrial uses. Five suites along Ross Down Drive will be tailored to retail-centric users. The hours of operation for the businesses would be from 6 a.m.-8 p.m. As part of the development, the developers would re-pave the abandoned Ross Down Drive and provide for a 24' fire lane.

As per the attached elevations exhibit, the buildings will have brick facades, with plaster fascia roofs. Buildings Two and Three will also include sloping roof planes with metal shingles. As part of the PUD-C request, the applicant is requesting a waiver in required horizontal and vertical articulation from the regulations of Chapter 6 of the Land Development Code. The development would provide 40,116 s.f. of landscaped open space, which is in excess of the required 20% landscaped open space.

**Plat Status:** The subject properties are unplatted as Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey.

**DRC Review:** The Development Review Committee (DRC) reviewed this request during their December 23, 2024 meeting and offered the following comments to the applicant:

1. The articulation, horizontal and vertical, of the elevations do not meet Chapter 6 of the Land Development Code. Provide the percentage of materials for the elevations.
2. Design note: Design of buildings may warrant some redesign. City Manager's Office has asked if the applicant will consider frosted glass material for the roll-up garage doors, rather than the galvanized aluminum shown.
3. Fire Comment: Please confirm the fire lane turning radii. As per Chapter 14, the minimum inside turning radius is 30 feet and the minimum outside turning radius is 50 feet.

The applicant provided updated exhibits on January 6, 2025.

**Drainage:** The development will provide for two detention ponds. As proposed, the drainage as provided is compliant with the Land Development Code.

**Surrounding Development:** Properties to the north and west are zoned ML Light Industrial and are improved with commercial development. The properties to the south are zoned ML Light Industrial and CPO Professional Office Commercial District and are improved with commercial development. The properties to the east are zoned PUD-R

Planned Unit Development – Residential and improved with single-family residential homes.

**Comprehensive Plan:** The City's comprehensive plan, *Destination Colleyville*, designates the subject property for commercial use and as part of the Colleyville Boulevard Commercial Corridor. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

**Fees:** Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff is neutral on this request.

### Recommendation

None

### Attachments

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



16. Notification Map
17. Notification Letter
18. Notification List
19. Draft Ordinance

# Aerial Map

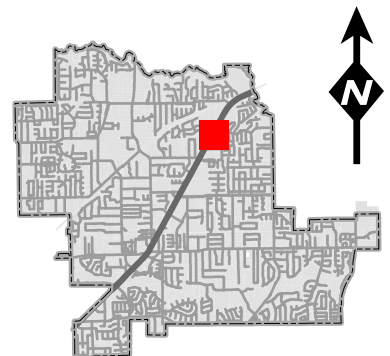


## ZC24-031

6521 Colleyville Blvd



Subject Property

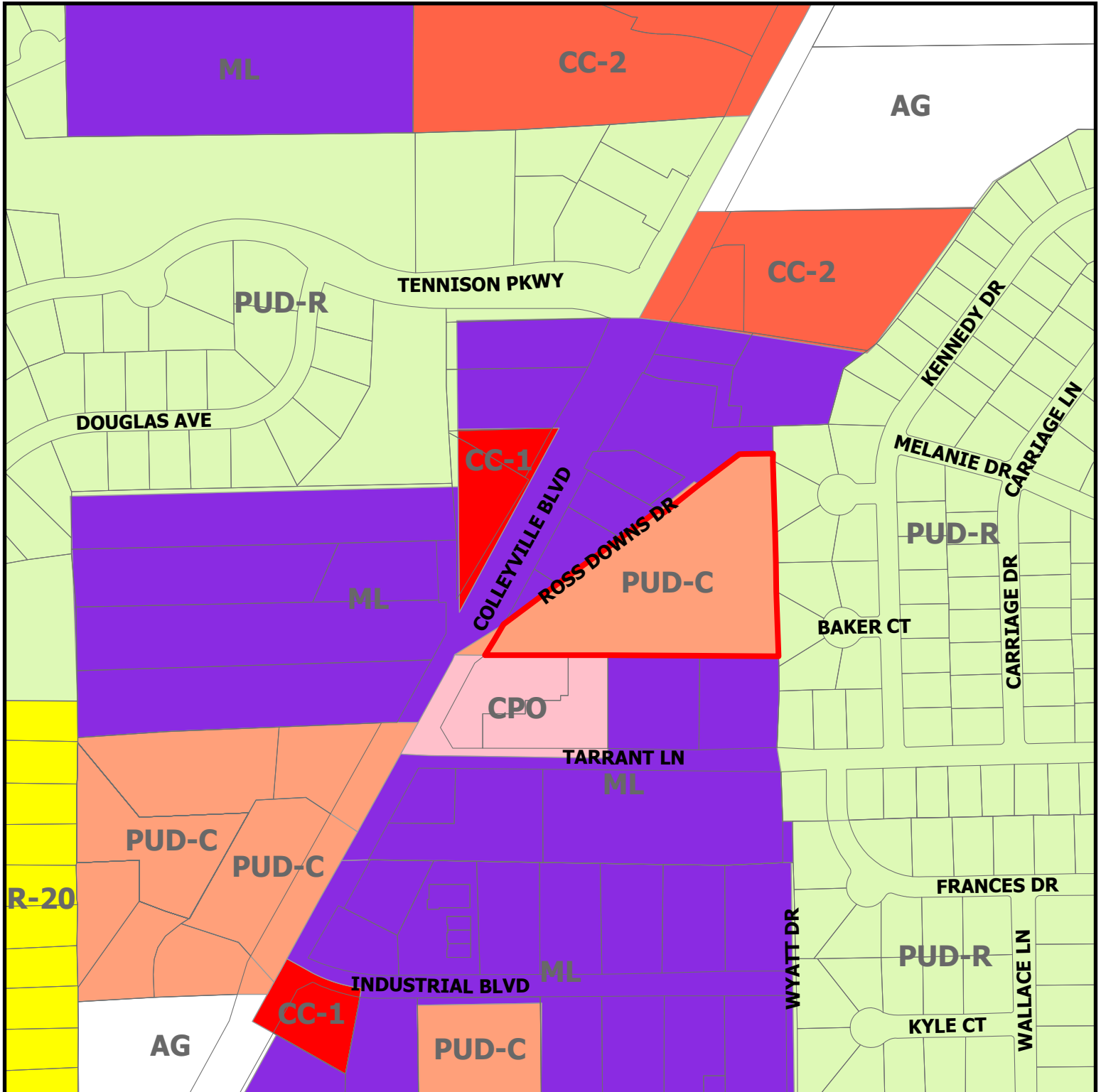


### DISCLAIMER:

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# Zoning Map

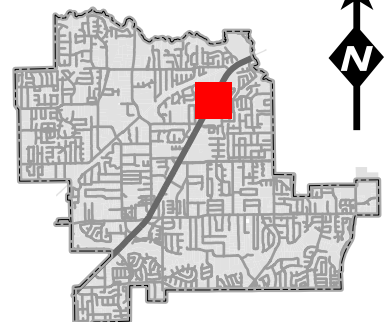


**ZC24-031**

6521 Colleyville Blvd



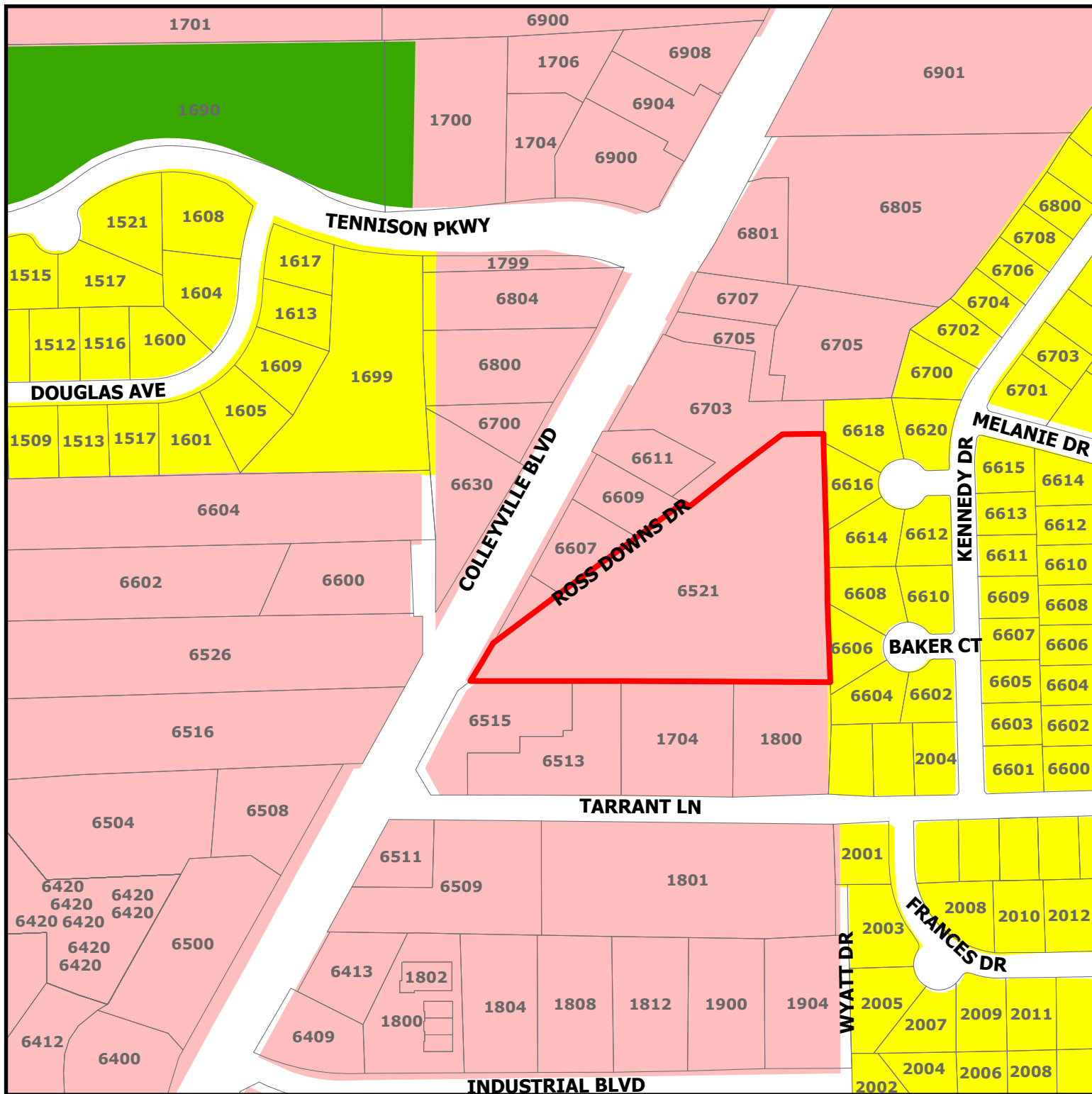
Subject Property



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# Future Land Use Map

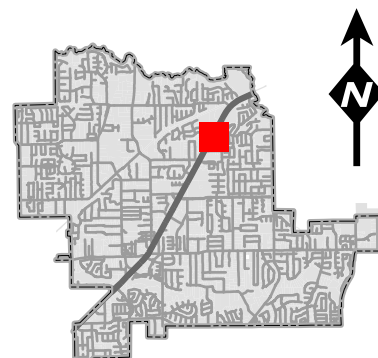


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# ZC24-031

**6521 Colleyville Blvd**

-  Residential  
 Colleyville Blvd Corridor  
 Open Space; Parks  
 Subject Property



## 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.

| 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               |

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

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

DAVID WADE GARNER  
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.)

30' radii cutting into  
neighbors property. If  
this driveway is  
required could we  
utilize this as an exit  
only FL?

SELECT ROOFING LLC  
INST. NO. D214261589  
O.P.R.T.C.T.

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

With this driveway in  
compliance. Do we  
need the one cutting  
through the Baseball  
facility?

EXISTING 3'X3'  
GRATE INLET

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

PROP. 06' TALL  
STACK STONE  
RW W/FENCE  
OVERLAD

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

BLOCK 1  
C-D SUBDIVISION  
INST. NO. D215163264  
O.P.R.T.C.T.

LOT 1R

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

0.83'

PROP. 8' TALL  
MASONRY WALL

0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0.83'

PROP. VALLEY  
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GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

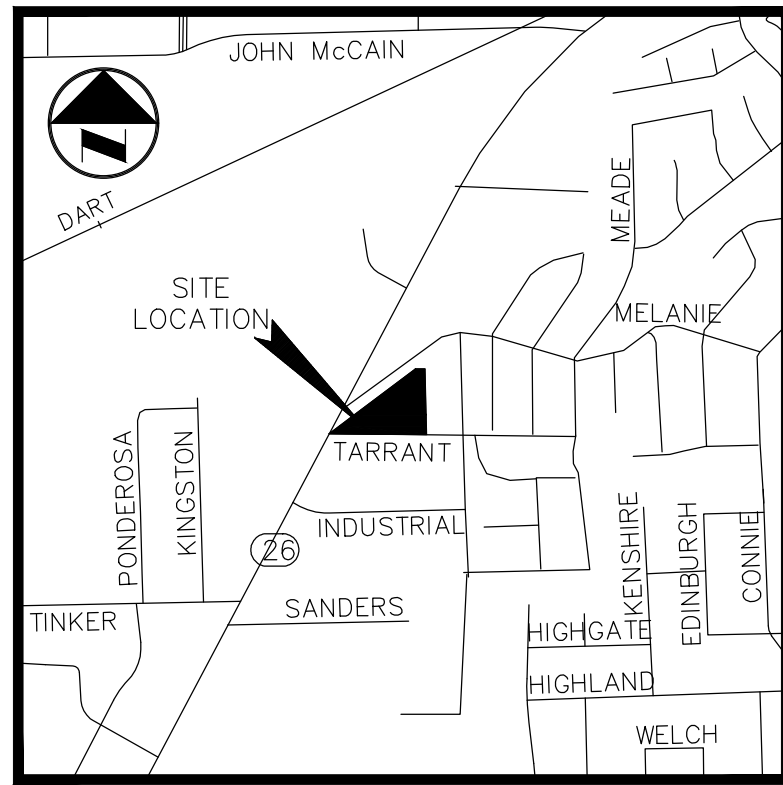
0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0.83'

PROP. VALLEY  
GUTTER (NOT A  
PEDESTRIAN  
WALKWAY)

0 15 30 60  
(FEET)  
1 inch = 30 ft.



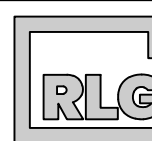
#### LEGEND

- PROPERTY LINE
- EASEMENT/SETBACK LINE
- FIRE LANE STRIPING
- FIRE LANE EXTENTS
- INSTALL 4" 3000psi REINFORCED  
CONCRETE PAVEMENT WITH #3 BARS  
@ 24" O.C.E.W.(PEDESTRIAN WALK  
WAYS)
- 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  
SHOAL CREEK CAPITAL  
4723 MEMPHIS STREET  
DALLAS, TX 75207  
(512) 963-3911  
CONTACT: WILSON BAUER



**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

#### 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

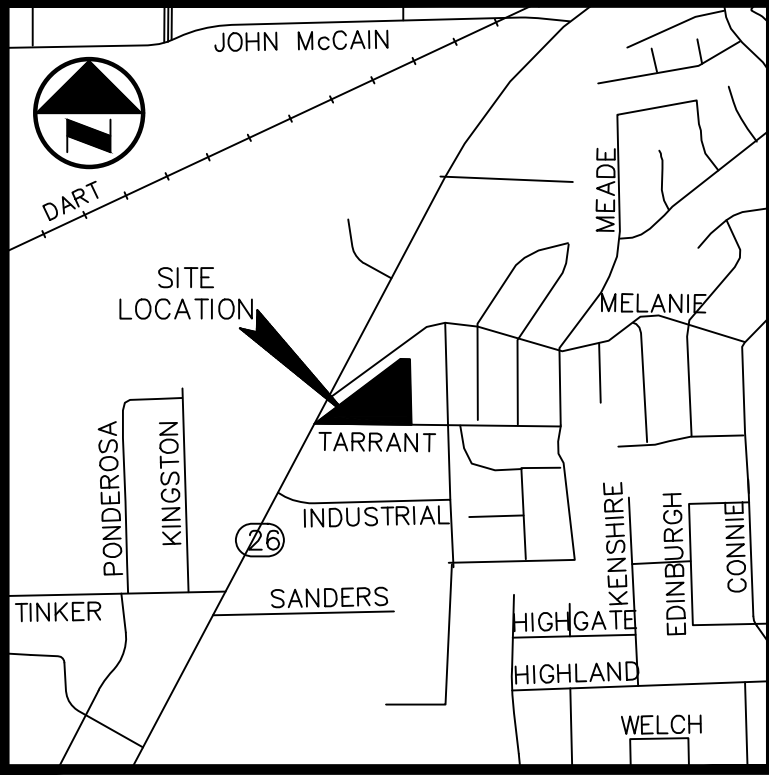
#### BENCHMARKS:

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

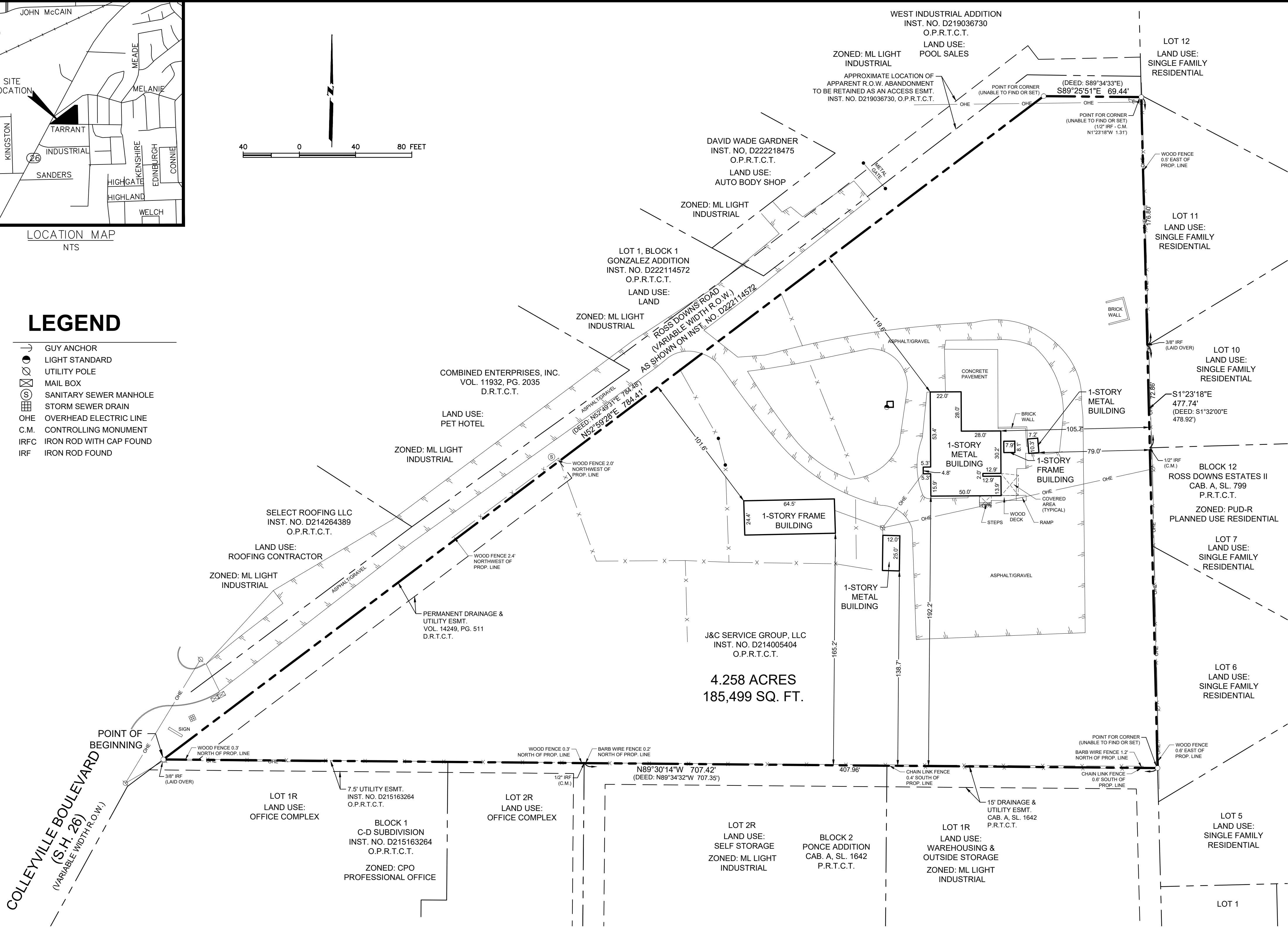
BM 2 TEMPORARY BENCHMARK  
SET IN TOP OF CURB ON ROSS DOWNS  
DRIVE AT THE SOUTHEAST END OF  
INTERSECTION WITH COLLEYVILLE  
BOULEVARD; NORTHWEST OF GRATE INLET.  
ELEV=607.35





## LEGEND

- GUY ANCHOR
- LIGHT STANDARD
- UTILITY POLE
- MAIL BOX
- SANITARY SEWER MANHOLE
- STORM SEWER DRAIN
- OHE OVERHEAD ELECTRIC LINE
- C.M. CONTROLLING MONUMENT
- IRFC IRON ROD WITH CAP FOUND
- IRF IRON ROD FOUND



### DESCRIPTION OF PROPERTY SURVEYED 185,499 SQ. FT. / 4.258 ACRES

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.

#### NOTES:

1. The basis of bearings for this survey is The State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983. Adjustment realization 2011.

2. Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map No. 48439C0095 K, Community-Panel No. 480590 0095 K, effective date: August 23, 2001. All of the subject property is shown to be located in "Zone X" on said map. Relevant zones are defined on said map as follows:

"Zone X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

3. There are no known deed restrictions for the surveyed property.

4.258 ACRES  
6521 COLLEYVILLE BOULEVARD  
ZONING EXHIBIT

SITUATED IN THE  
A.J. LOTT SURVEY, ABSTRACT NO. 963  
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS  
SCALE: 1"=40' DATE: JULY 11, 2024  
PROJECT NO. 2024-023

#### APPLICANT

SHOAL CREEK CAPITAL MANAGEMENT LLC  
4723 MEMPHIS ST.  
DALLAS, TX 75207

#### OWNER OF RECORD

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



COLLEYVILLE  
BUSINESS PARK

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

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

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Drawing Title

SITE  
PLAN

Date  
01/03/25

Scale  
AS SHOWN

Project No.  
00000

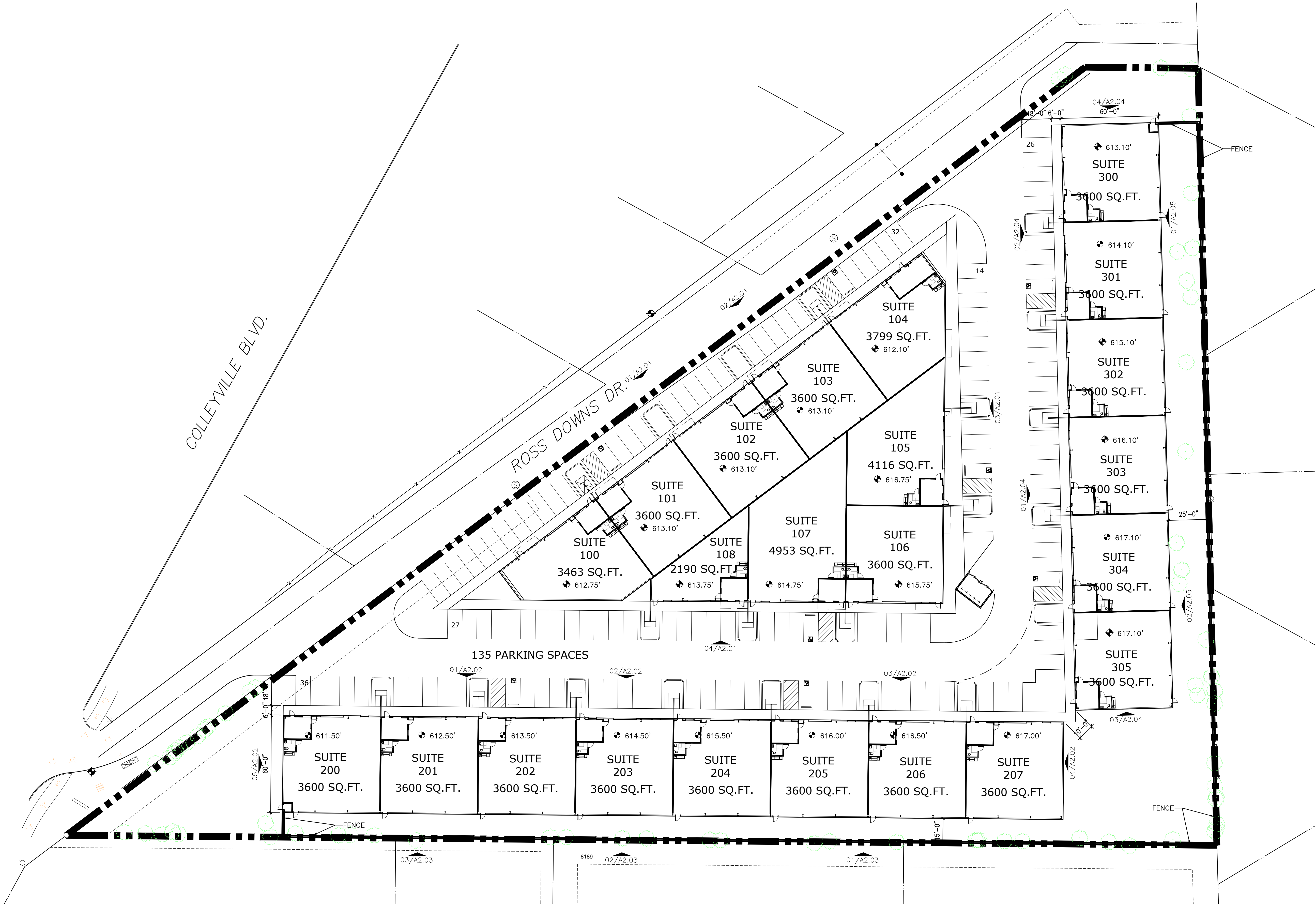
Drawn by  
X.X.

Checked by  
J. Langford

Drawing Number

AC1.01

SHEET OF



① SITE PLAN - "A"  
SCALE: 1"=30'-0" XREF:XX-XXX



COLLEYVILLE  
BUSINESS PARK

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

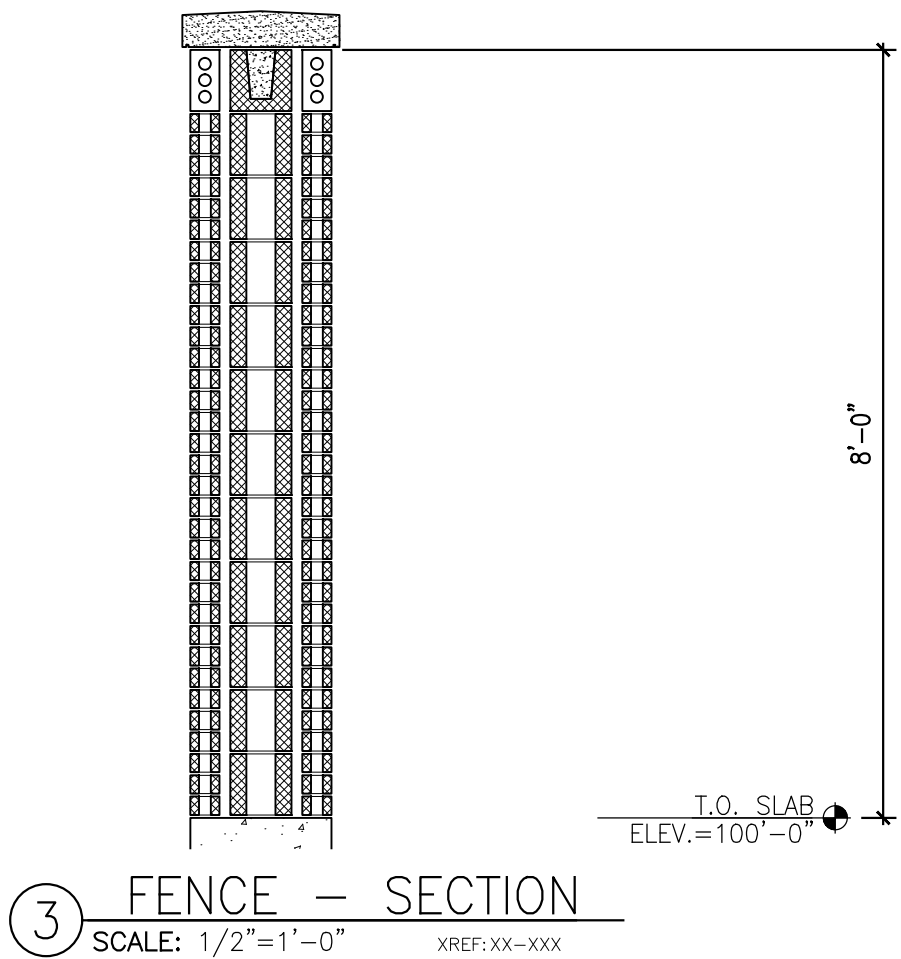
ARCHITECT  
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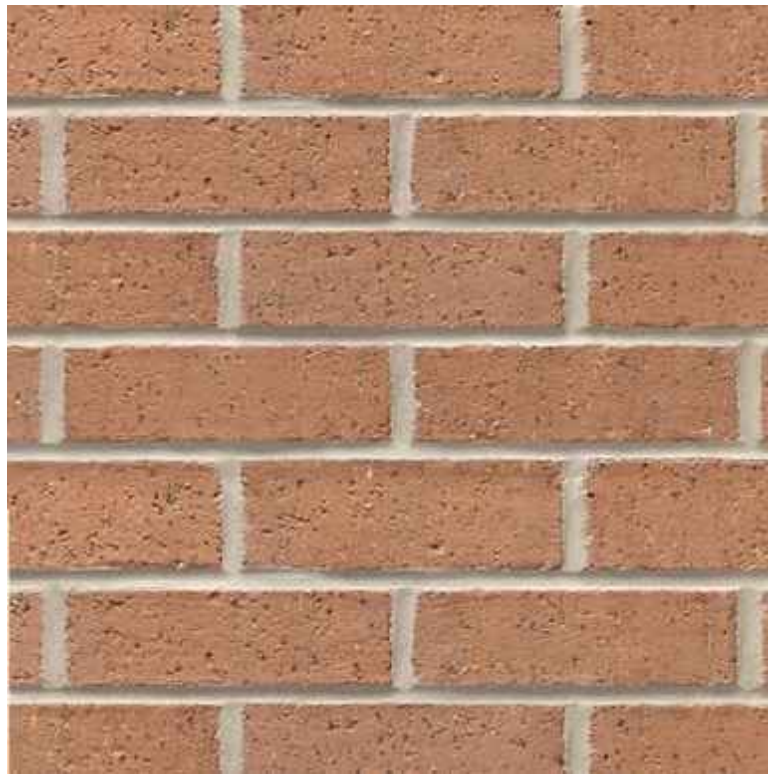
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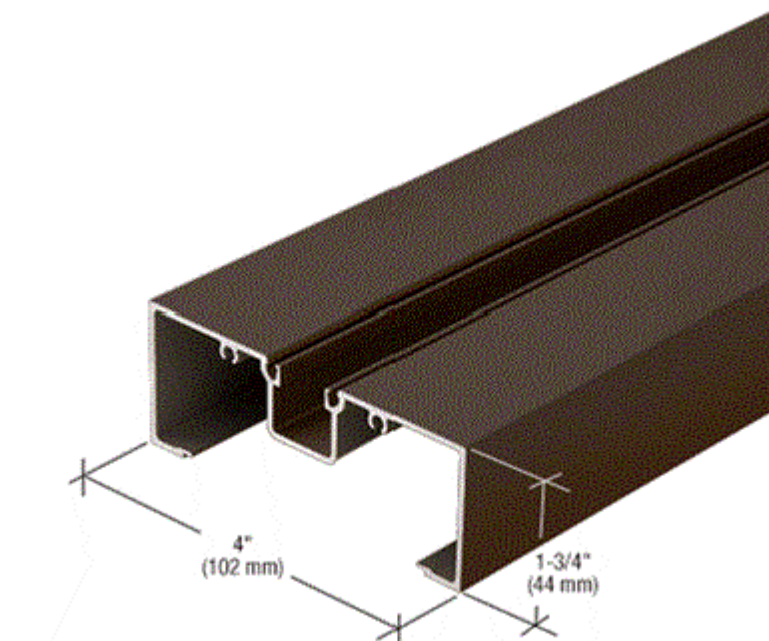
SANDSTONE



EL RICARDO - ACME BRICK

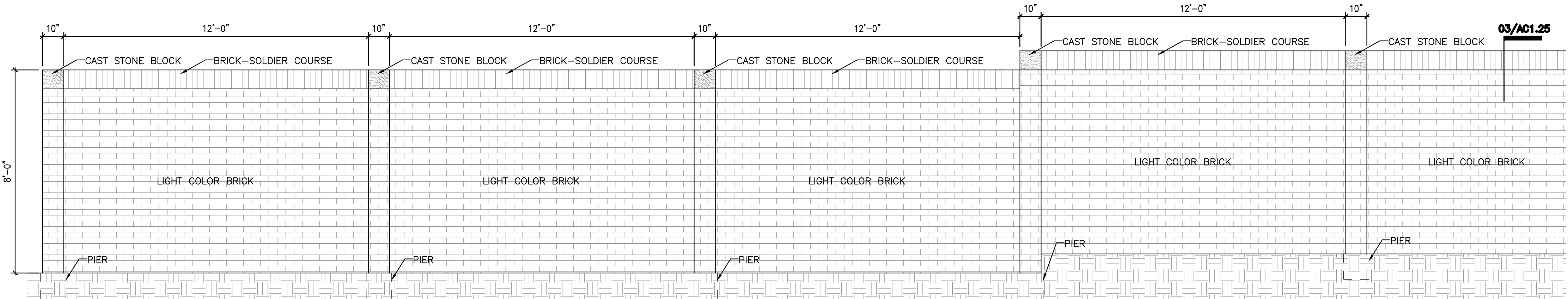


ACADEMY - ACME BRICK



DARK BRONZE - ALUM. WINDOW FRAME

2 MATERIAL SAMPLES  
SCALE: 1"=1'-0" XREF:XX-XXX



1 FENCE ELEVATION  
SCALE: 3/8"=1'-0" XREF:XX-XXX

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Drawing Title

SITE  
DETAILS

Date

01/03/25

Scale

AS SHOWN

Project No.

00000

Drawn by

X.X.

Checked by

J. Langford

Drawing Number

AC1.25

SHEET OF



COLLEYVILLE  
BUSINESS PARK

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

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Tel: 214 739-3226  
Fax: 000 000-0000

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Drawing Title

ELEVATIONS

Date  
01/06/25

Scale  
AS SHOWN

Project No.  
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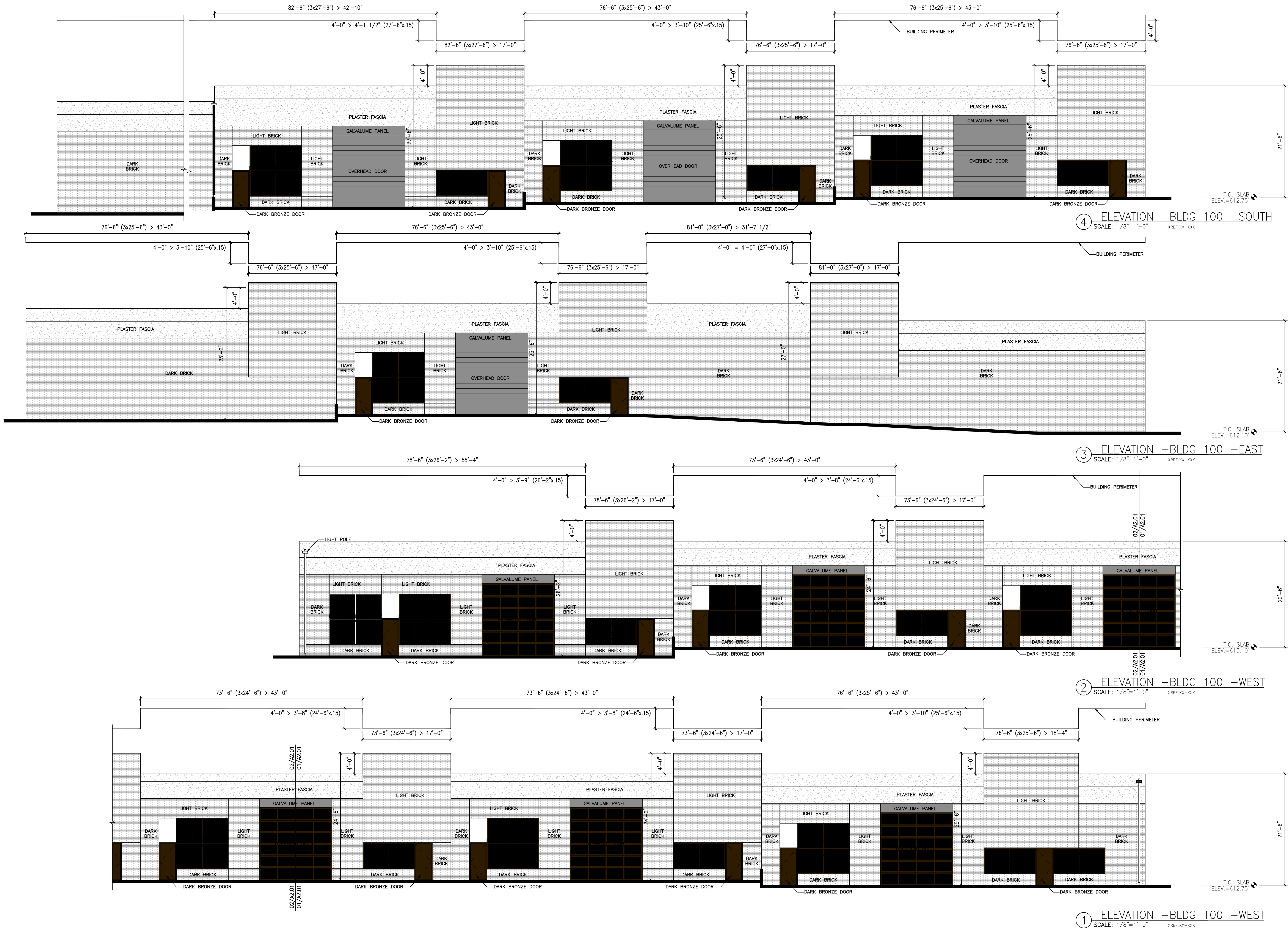
Drawn by  
X.X.

Checked by  
J. Langford

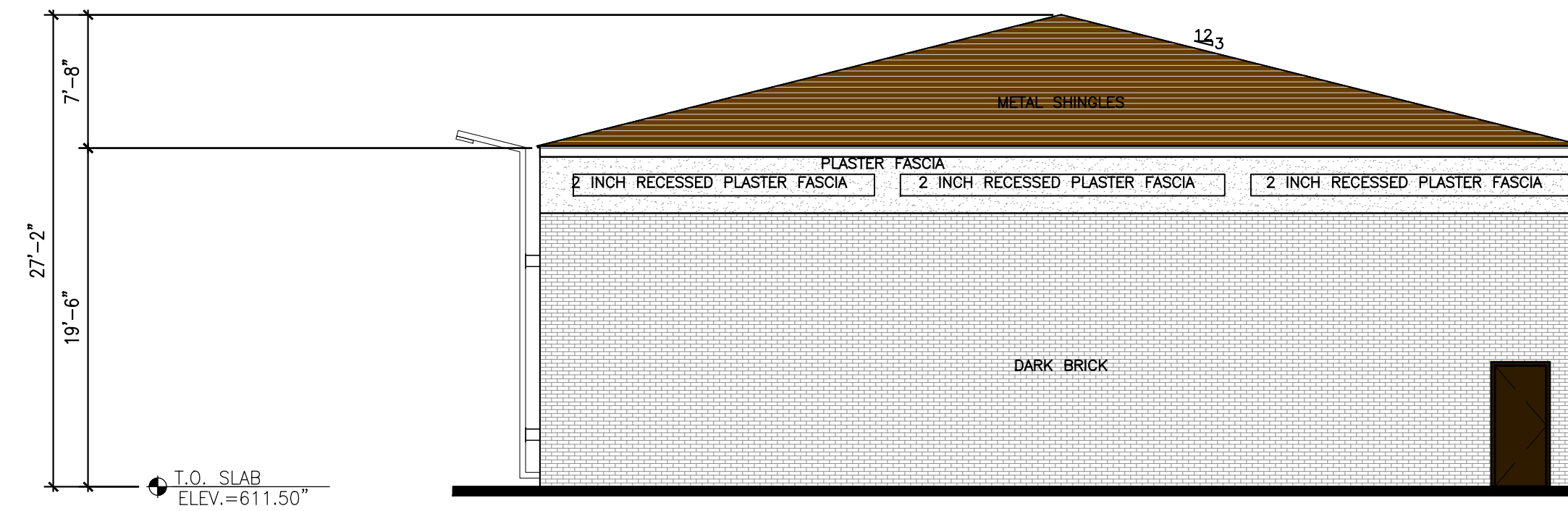
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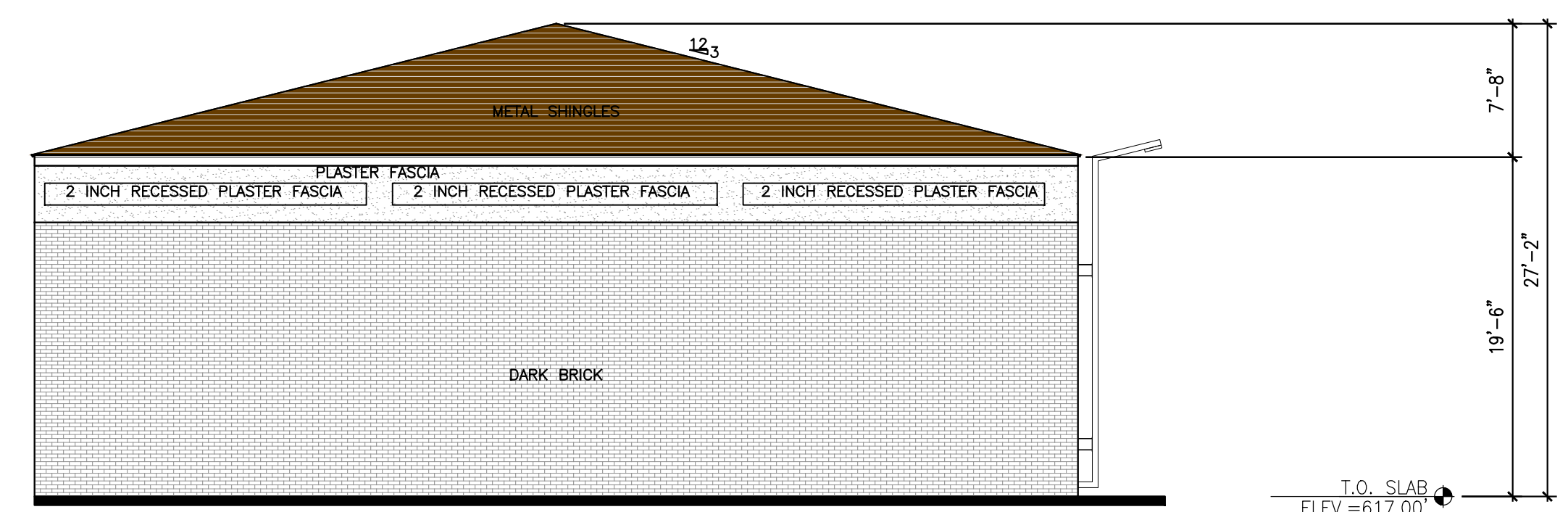
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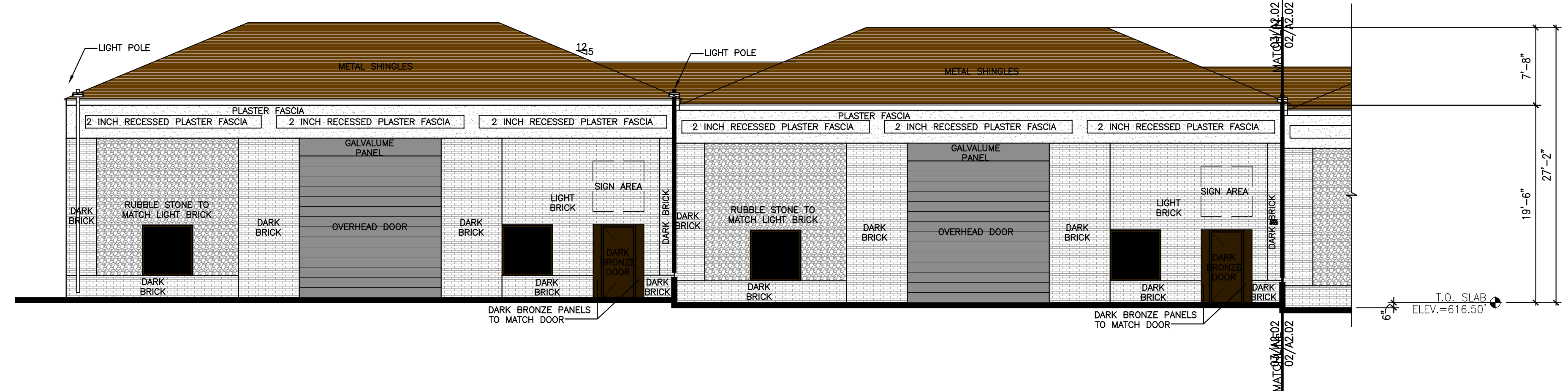




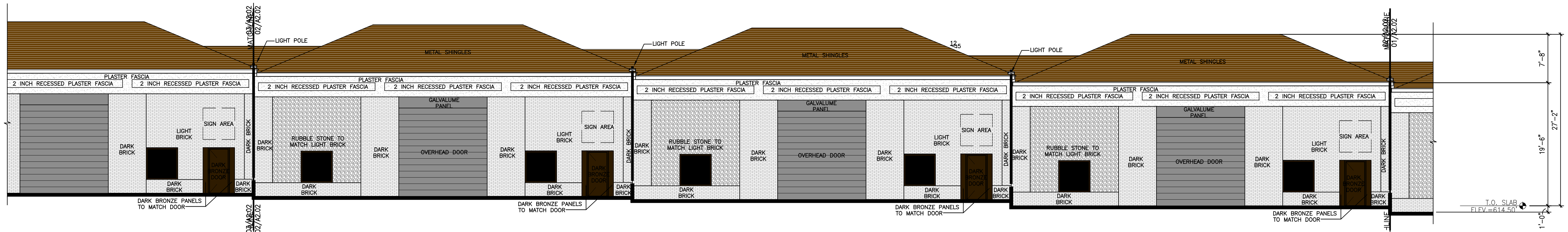
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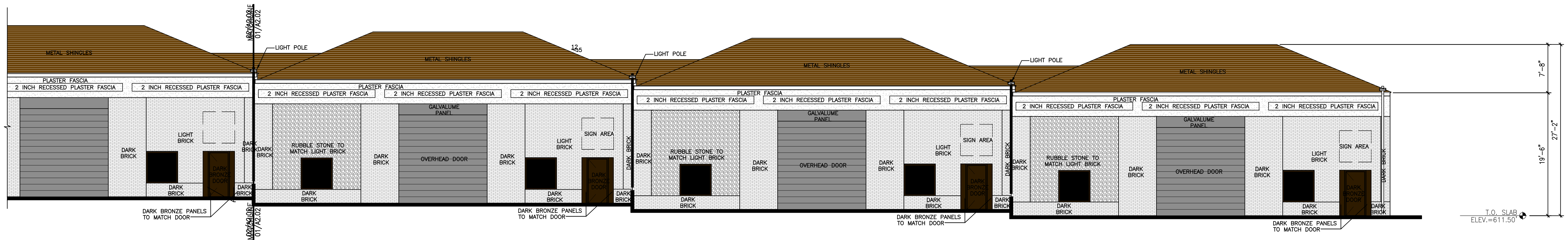
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2 ELEVATION -BLDG 200 -NORTH  
SCALE: 1/8"=1'-0" XREF:XX-XXX



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

ARCHITECT  
James E. Langford  
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F: 214 520 9271

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F: 000 000 0000

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Dallas, Texas 75214  
Tel: 214 739-3226  
Fax: 000 000-0000

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Drawing Title

ELEVATIONS

Date  
01/06/25

Scale  
AS SHOWN

Project No.  
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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

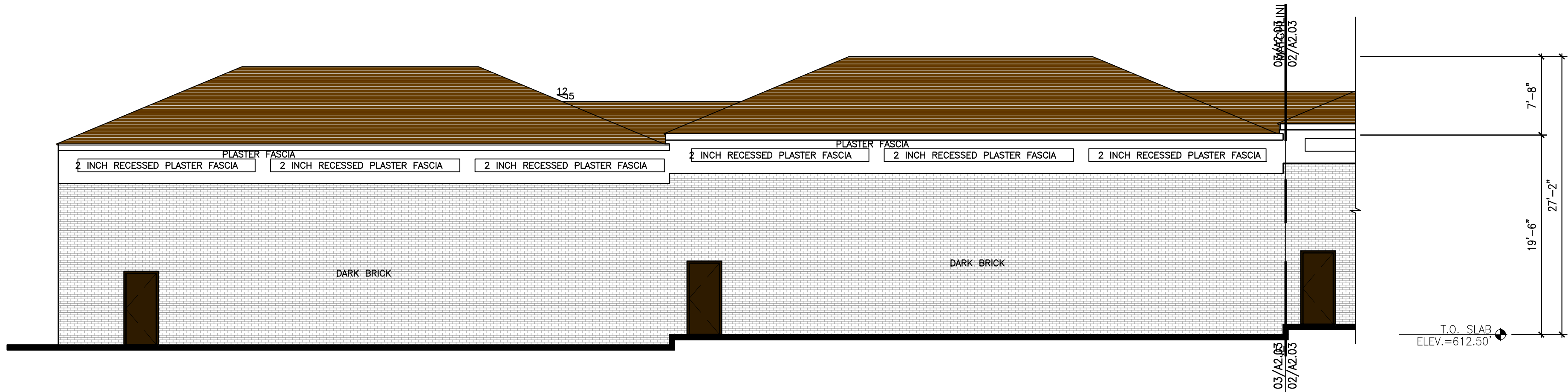
ARCHITECT  
James E. Langford  
Architects and Planners  
3001 Bookout St.  
Dallas, Texas 75201  
T: 214 520 9100  
F: 214 520 9271

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

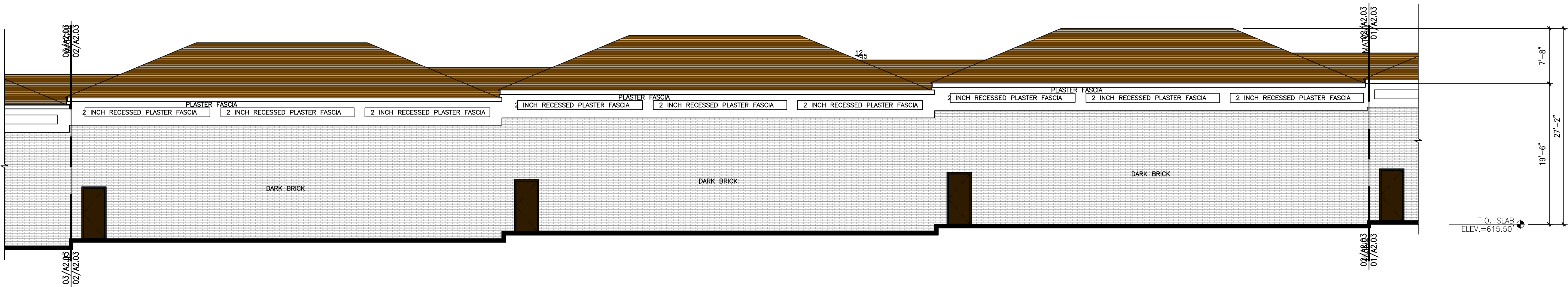
STRUCTURAL & CIVIL ENGINEER  
RLG Engineering  
12001 N. Central Expy., Suite 300  
Dallas, Texas 75243  
T: 214 739 8900  
F: 000 000 0000

MEP ENGINEERING  
RWB Consulting Engineers  
12222 Merit Dr., Suite 400  
Dallas, Texas 75251  
Tel: 972-788-4222

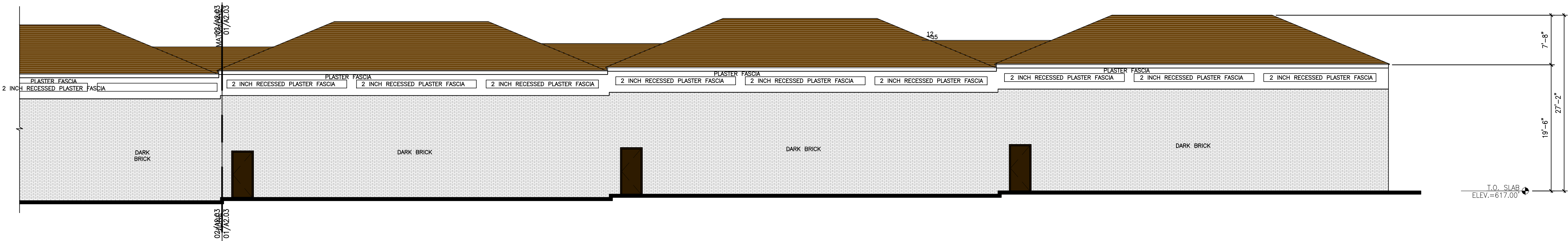
LANDSCAPE ARCHITECT  
Kendall + Landscape Architecture  
6976 Santa Barbara Dr.  
Dallas, Texas 75214  
Tel: 214 739-3226  
Fax: 000 000-0000



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



② ELEVATION -BLDG 200 -SOUTH  
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① ELEVATION -BLDG 200 -SOUTH  
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Drawing Title

ELEVATIONS

Date

01/06/25

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Project No.

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Drawn by

X.X.

Checked by

J. Langford

Drawing Number

A2.03

SHEET OF



COLLEYVILLE  
BUSINESS PARK

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

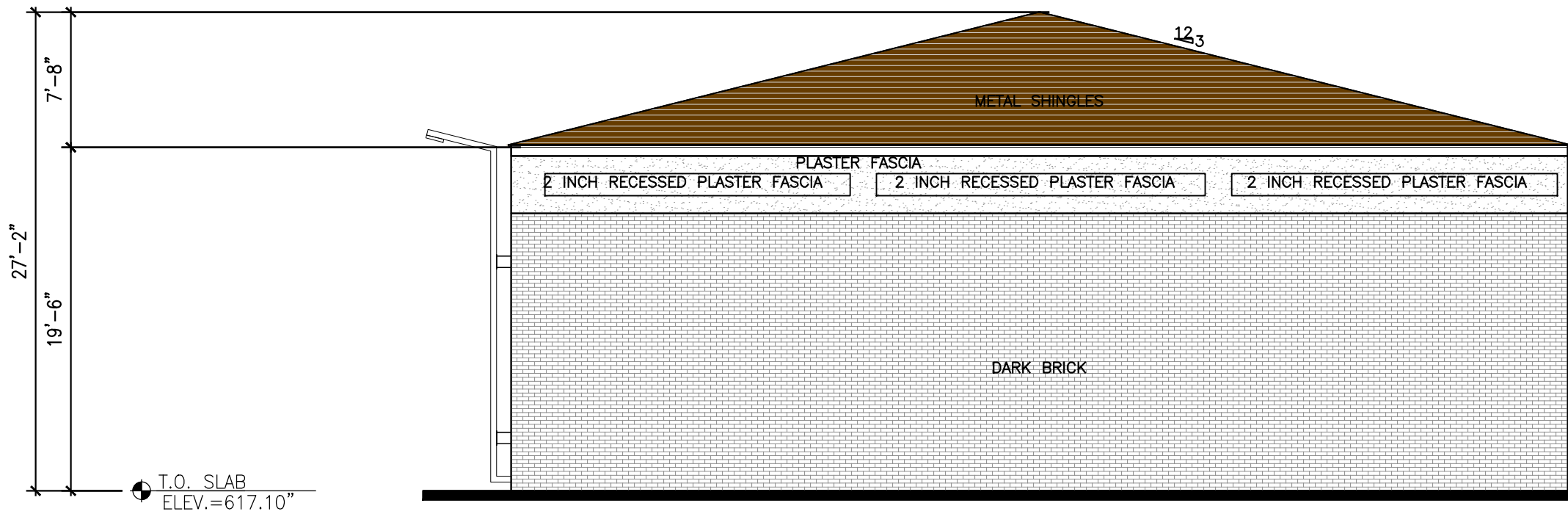
ARCHITECT  
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Architects and Planners  
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OWNER  
SHOAL CREEK CAPITAL  
4723 Memphis St.  
Dallas, Texas 75207  
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F: 000 000 0000

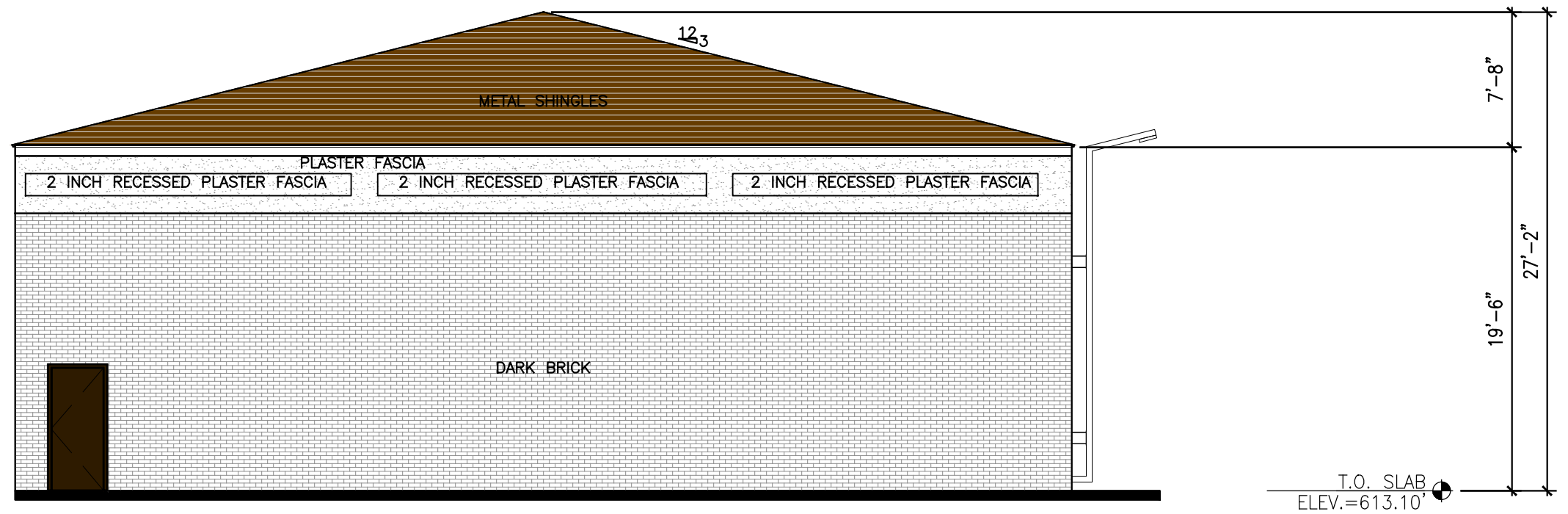
STRUCTURAL & CIVIL ENGINEER  
RLG Engineering  
12001 N. Central Expy., Suite 300  
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F: 000 000 0000

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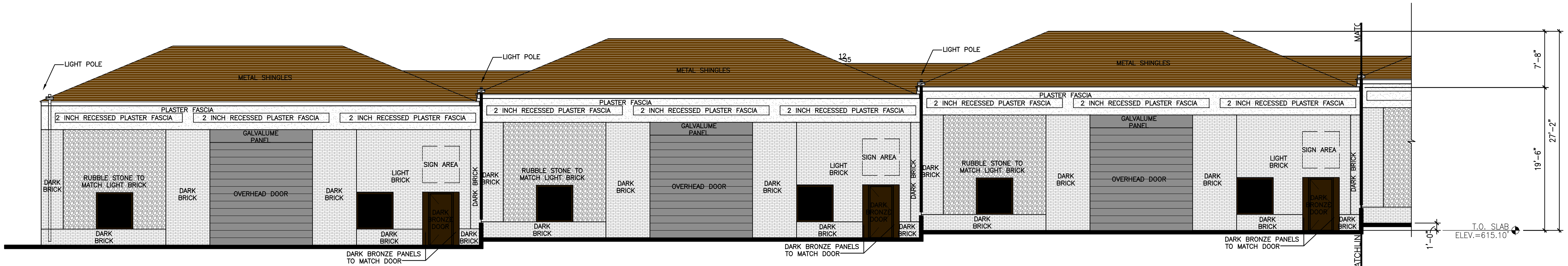
LANDSCAPE ARCHITECT  
Kendall + Landscape Architecture  
6976 Santa Barbara Dr.  
Dallas, Texas 75214  
Tel: 214 739-3226  
Fax: 000 000-0000



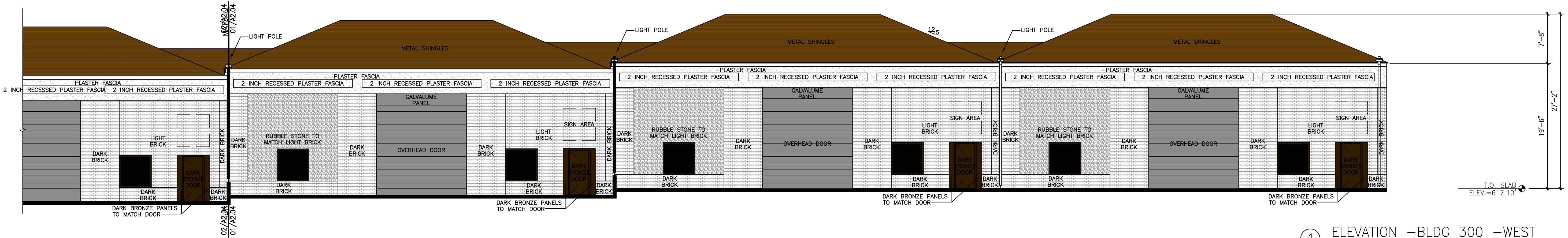
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② ELEVATION -BLDG 300 -WEST  
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① ELEVATION -BLDG 300 -WEST  
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Drawing Title

ELEVATIONS

Date 01/06/25

Scale AS SHOWN

Project No. 00000

Drawn by 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

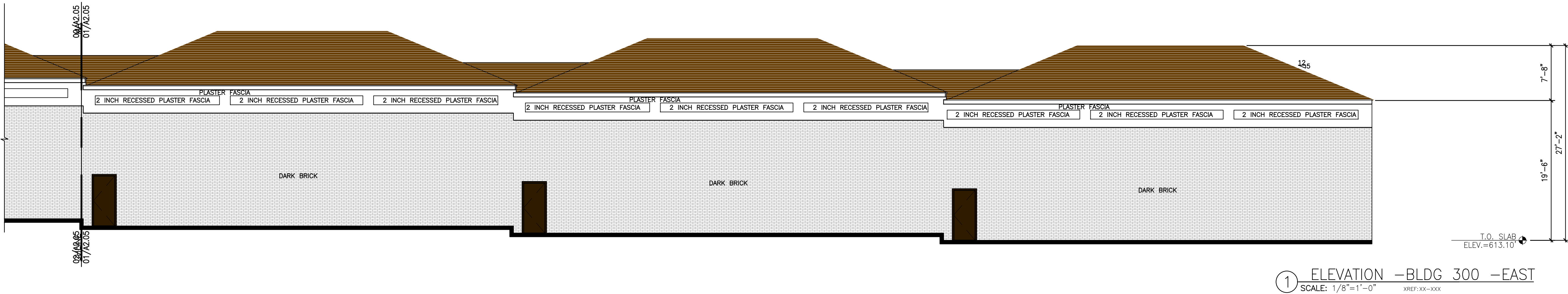
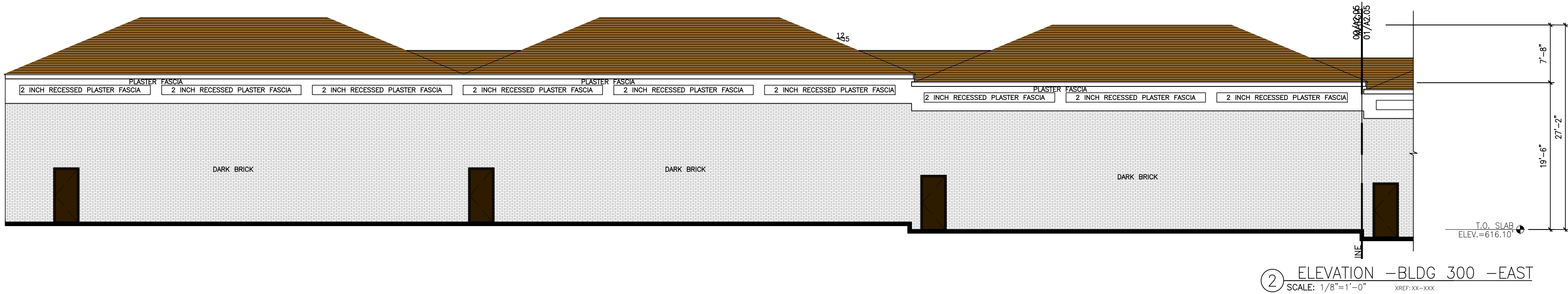
ARCHITECT  
James E. Langford  
Architects and Planners  
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Dallas, Texas 75201  
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OWNER  
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4723 Memphis St.  
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| NO. | REVISIONS/SUBMISSIONS | DATE |
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Drawing Title

ELEVATIONS

Date

01/06/25

Scale

AS SHOWN

Project No.

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Drawn by

X.X.

Checked by

J. Langford

Drawing Number

A2.05

SHEET OF

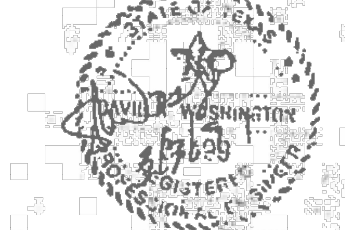




| AREA NUMBER  | DESIGN POINT | AREA (ACRES) | L (IN.) | R (IN.) | S (IN.) | T (IN.) | Q (IN.) | U (IN.) | W (IN.) | NOTES                                          |
|--------------|--------------|--------------|---------|---------|---------|---------|---------|---------|---------|------------------------------------------------|
| 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    | 181.88  | 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    | 181.88  | 311.18  |         | BEGIN 5'-0" BOX                                |
| A1 THRU H1   |              | 13.51        | 16.4    | 0.65    | 5.30    | 9.10    | 66.54   | 78.91   |         | END 30" RCP                                    |
| A1 THRU H1   |              | 24.41        | 22.8    | 0.57    | 4.50    | 7.70    | 216.51  | 370.48  |         | BEGIN 30" BOX                                  |
| A1 THRU M2   |              | 96.46        | 23.2    | 0.59    | 4.30    | 7.40    | 228.10  | 392.35  |         |                                                |
| A1 THRU N1   |              | 92.02        | 23.2    | 0.58    | 4.30    | 7.40    | 229.90  | 394.05  |         | CONST. 2'-2" GRATE INLET                       |
| A1 THRU R2   |              | 92.68        | 23.4    | 0.58    | 4.30    | 7.40    | 231.14  | 397.78  |         | CONST. 2'-2" GRATE INLET                       |
| A1 THRU H3   |              | 93.51        | 23.6    | 0.58    | 4.30    | 7.40    | 233.21  | 401.34  |         | END 9'-0" BOX CULVERT BEGIN TRANSITION         |
| A1 THRU H3   |              | 93.51        | 24.0    | 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                |
| U1 & U2      |              | 47.08        | 25.3    | 0.59    | 4.30    | 7.40    | 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

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 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 T&PE FIRM REG. F-493

**DRAINAGE AREA MAP (FOR REFERENCE ONLY)**

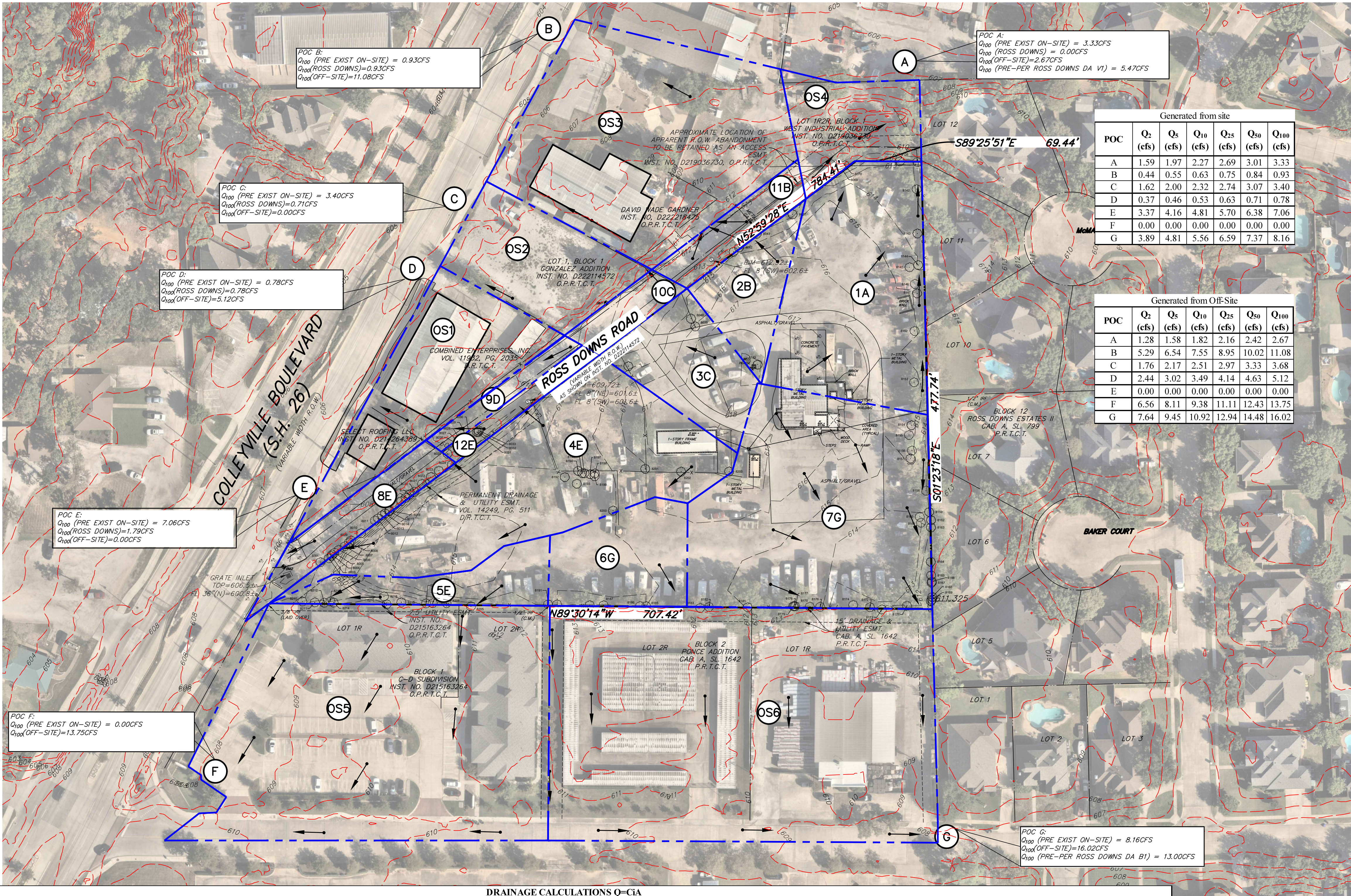
**COLLEYVILLE BLVD. COMMERCIAL**  
**6521 COLLEYVILLE BLVD**

**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 <sub>2</sub> (in/hr) | i <sub>5</sub> (in/hr) | i <sub>10</sub> (in/hr) | i <sub>15</sub> (in/hr) | i <sub>30</sub> (in/hr) | i <sub>60</sub> (in/hr) | Q <sub>2</sub> (cfs) | Q <sub>5</sub> (cfs) | Q <sub>10</sub> (cfs) | Q <sub>15</sub> (cfs) | Q <sub>30</sub> (cfs) | Q <sub>60</sub> (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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12001 N. CENTRAL EXPRESSWAY #300 DALLAS, TX 75243  
5601 BRIDGE STREET #420 FORT WORTH, TX 76112  
WWW.RLGINC.COM TBPE FIRM REG. F-493

PRE-DEVELOPMENT DRAINAGE AREA MAP

COLLEYVILLE BLVD. COMMERCIAL

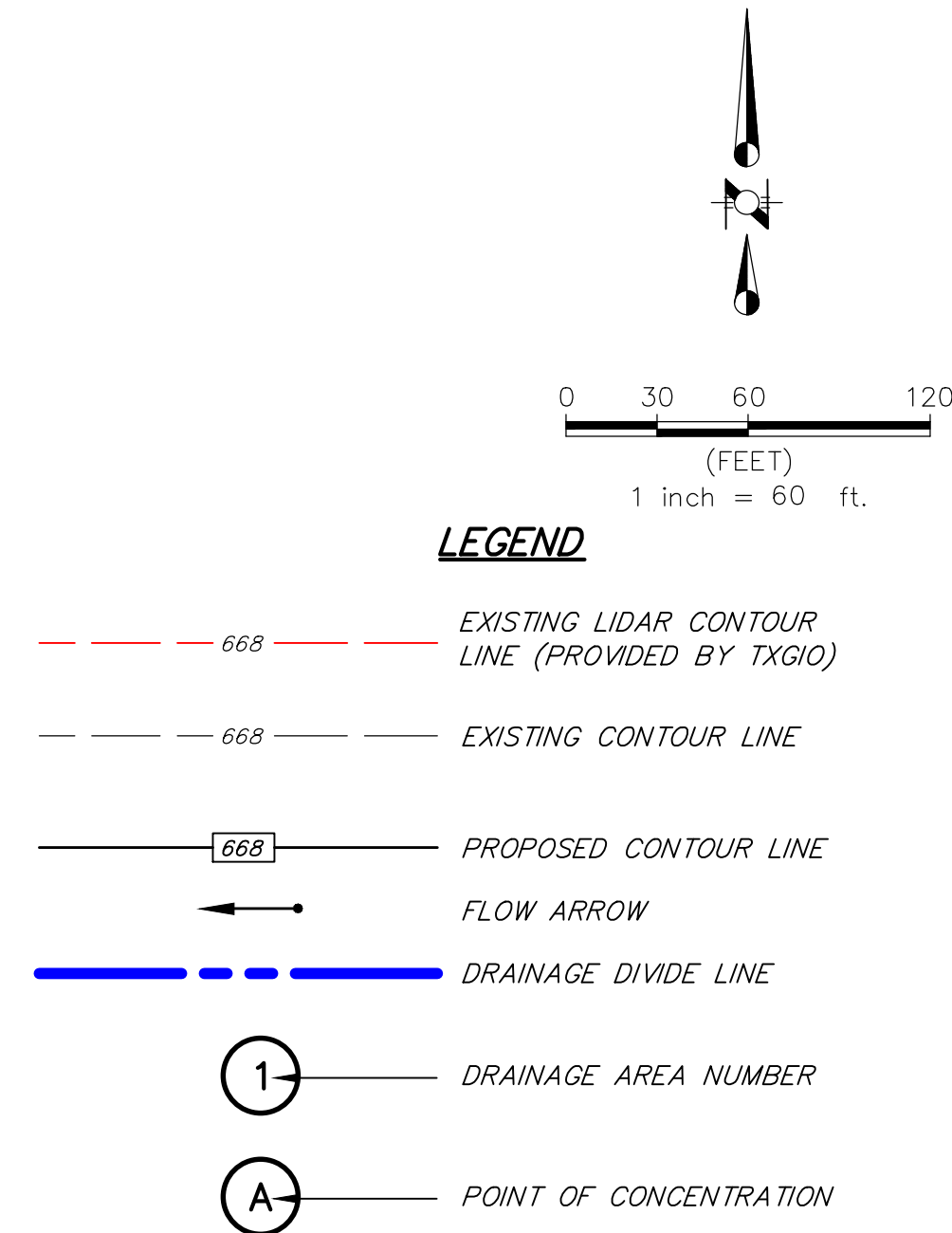
6521 COLLEYVILLE BLVD

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 Off-Site |                         |                         |                          |                          |                          |                           |
|-------------------------|-------------------------|-------------------------|--------------------------|--------------------------|--------------------------|---------------------------|
| POINT OF CONCENTRATION  | Q <sub>2</sub><br>(cfs) | Q <sub>5</sub><br>(cfs) | Q <sub>10</sub><br>(cfs) | Q <sub>25</sub><br>(cfs) | Q <sub>50</sub><br>(cfs) | Q <sub>100</sub><br>(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. INTENSITIES PROVIDED ARE REFERENCED FROM NOAA ATLAS 14. INTENSITIES FROM NOAA WERE COMPARED TO THE INTENSITIES LOCATED IN THE ISWM HYDROLOGY CHART 5.7 FOR TARRANT COUNTY AND THROUGH ENGINEERING JUDGEMENT NOAA WAS FOUND TO BE MORE CORRECT.
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.

**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:** 1. CITY BM 125 2" BRASS DISC IN CL. INLET IN FRONT OF 1804 INDUSTRIAL 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 DOWN DRIVE AT THE SOUTHEAST END OF INTERSECTION WITH COLLEYSVILLE BOULEVARD; NORTHWEST OF GRADE II ELEV=607.33

2: | Civil | 2024 | 241.3.102 Colleyville Blvd. Commercial | 6 - Project Drawings | C08.02 POST-DEVELOPMENT DRAINAGE AREA MAP.dwg | 12/11/2024 4:54:30 PM;  
Mitchell Martinez



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<br>A                    |
|           | C=0.85 ZONING                         |

| SOUTH WEST DETENTION                               | DRAINAGE AREAS     | Q2<br>(cfs) | Q5<br>(cfs) | Q10<br>(cfs) | Q25<br>(cfs) | Q50<br>(cfs) | Q100<br>(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<br>(min) | I100<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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 FT<sup>3</sup>  
STORAGE PROVIDED=13,600± FT<sup>3</sup>

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<br>(min) | I50<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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<br>(min) | I25<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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<br>(min) | I10<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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<br>(min) | I5<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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<br>(min) | I2<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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<br>(cfs) | Q5<br>(cfs) | Q10<br>(cfs) | Q25<br>(cfs) | Q50<br>(cfs) | Q100<br>(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<br>(min) | I100<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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 FT<sup>3</sup>  
STORAGE PROVIDED=13,510± FT<sup>3</sup>

| Time<br>(min) | I50<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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<br>(min) | I25<br>(in/hr) | Cdev | A<br>(acre) | Qin<br>(cfs) | Qdis<br>(cfs) | Vin<br>(cf) | Vout<br>(cf) | Storage<br>(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              |



| No.  | Tree          | Caliper<br>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 | Muberry       | 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  |                    |            |                 |

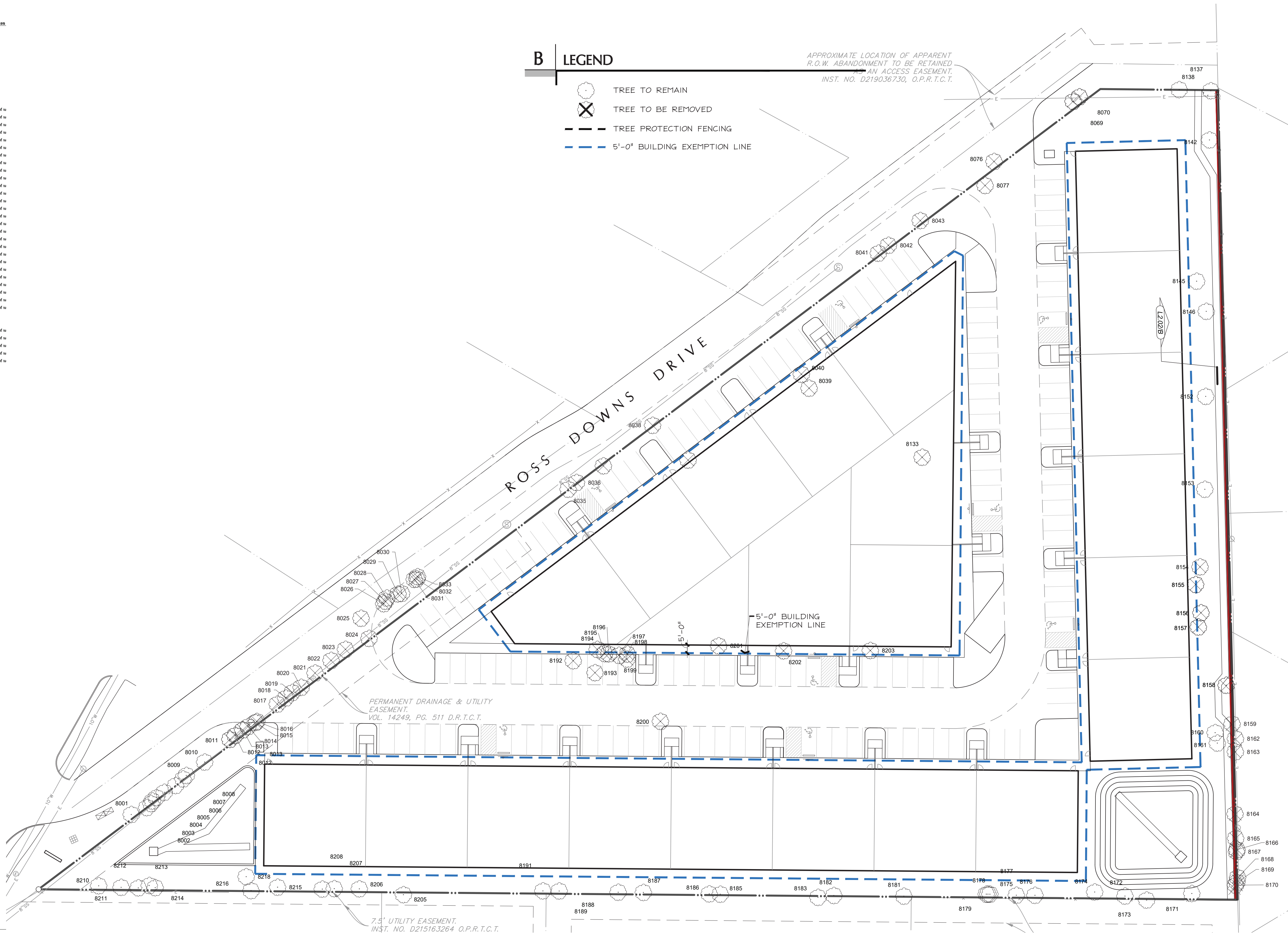
Protected Caliper inches removed  
50% existing tree preservation credit  
Mitigation required  
Number of trees installed - 4" caliper

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  
B-055

## TREE PROTECTION AND REMOVAL

Sheet Number

# L1.01

# A TREE PROTECTION AND REMOVAL PLAN

$$1'' = 30' \cdot 0''$$






Colleyville Business Park  
Colleyville, Texas

Seal

## Revisions

Issue Date

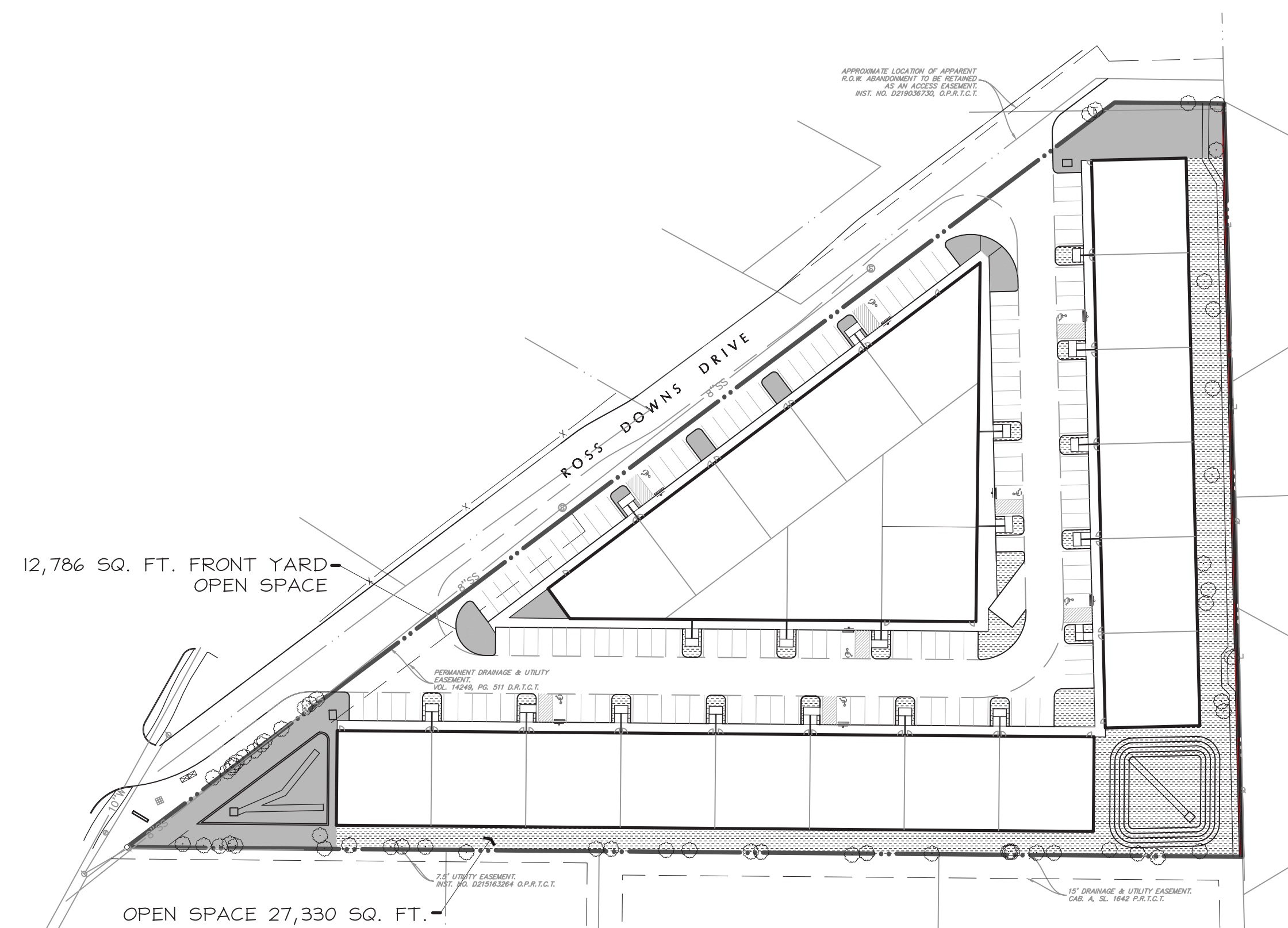
13 December 2024

Sheet Name

LANDSCAPE PLAN

Sheet Number

## L2.01



## B | OPEN SPACE EXHIBIT

 $1'' = 80'-0''$ 

| Age Group | Percentage |
|-----------|------------|
| 18-24     | 10%        |
| 25-34     | 10%        |
| 35-44     | 10%        |
| 45-54     | 10%        |
| 55-64     | 10%        |
| 65-74     | 10%        |
| 75-84     | 10%        |
| 85+       | 10%        |



## C | ORDINANCE REQUIREMENTS - COLLEYVILLE, TEXAS

| REQUIREMENT                           |          |       | REQUIRED    | PROVIDED                          |
|---------------------------------------|----------|-------|-------------|-----------------------------------|
| BUFFER LANDSCAPE                      |          |       |             |                                   |
| 1. 20% REQUIRED LANDSCAPE             | 185,499  | * .2  | 37,099 S.F. | 40,116 S.F.                       |
| 2. 50% FRONT YARD LANDSCAPE           | 37,099   | * .5  | 18,549 S.F. | 12,786 S.F.                       |
| STREET/YARD LANDSCAPE                 |          |       |             |                                   |
| 3. STREET YARD SHRUB PLANTING         | 840 L.F. | / 5'  | 168 SHRUBS  | 168 SHRUBS                        |
| 4. 1 TREE PER 30 L.F.                 | 840 L.F. | / 30' | 21 TREES    | 12 NEW TREES<br>18 EXISTING TREES |
| 5. PARKING LOT ISLAND EVERY 18 SPACES |          |       |             |                                   |
| 6. RESIDENTIAL ADJACENCY              | 840 L.F. | / 6   | 80 SHRUBS   | 84 SHRUBS                         |

**B** | **LEGEND**

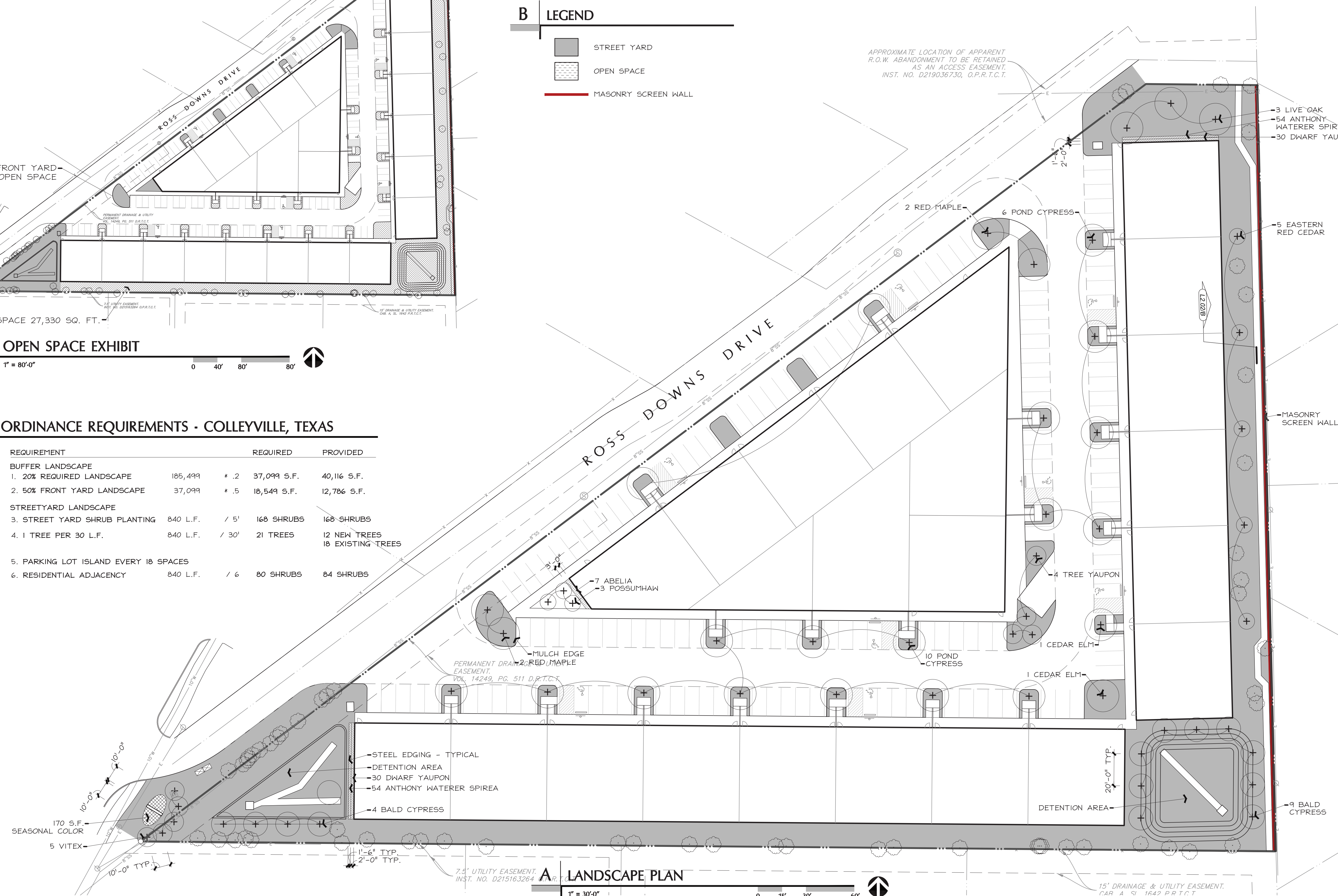


STREET YARD

OPEN SPACE

### ■ MASONRY SCREEN WALL

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



# A LANDSCAPE PLAN

 $1'' = 30'-0''$ 

0 15' 30' 6



15' DRAINAGE & UTILITY EASEMENT  
CAR A SI 1642 PRT CT





Colleyville Business Park  
Colleyville, Texas

## 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                   |
|-----------------------------------|------------------------|------------------------------------------------------------------------|-------------------------------|
| <b>LARGE TREES</b>                |                        |                                                                        |                               |
| 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.       |
| <b>ORNAMENTAL TREES</b>           |                        |                                                                        |                               |
| 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 |
| <b>SHRUBS</b>                     |                        |                                                                        |                               |
| 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

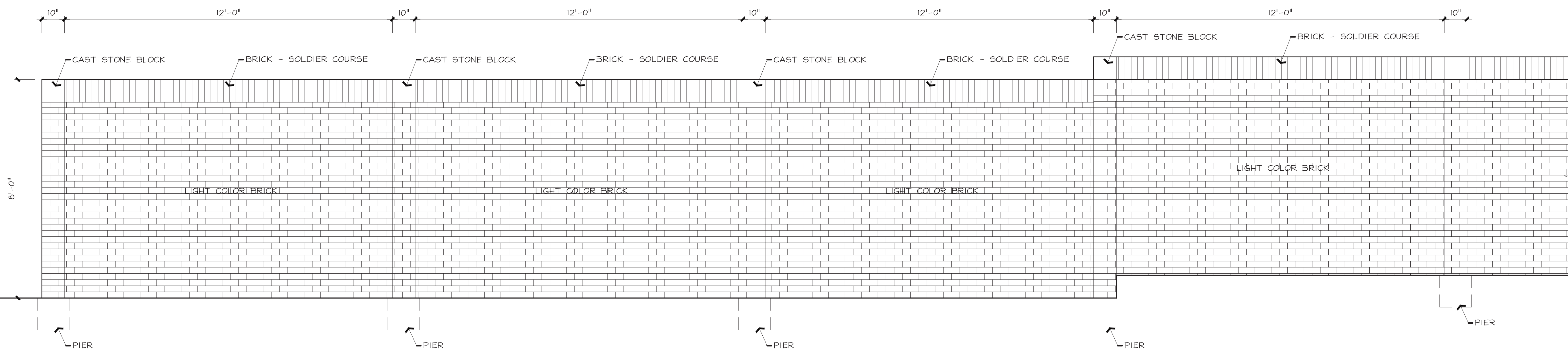
SOLID SOD BERMUDA

## 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

$$1/2'' = 1' \cdot 0''$$

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

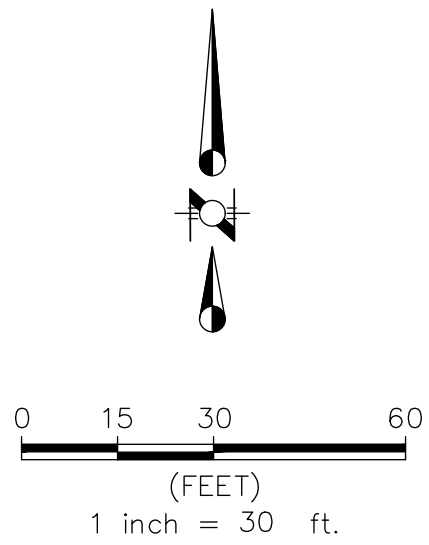
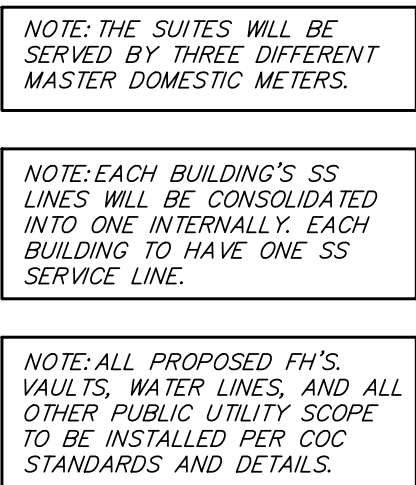
Sheet Number

## L2.02





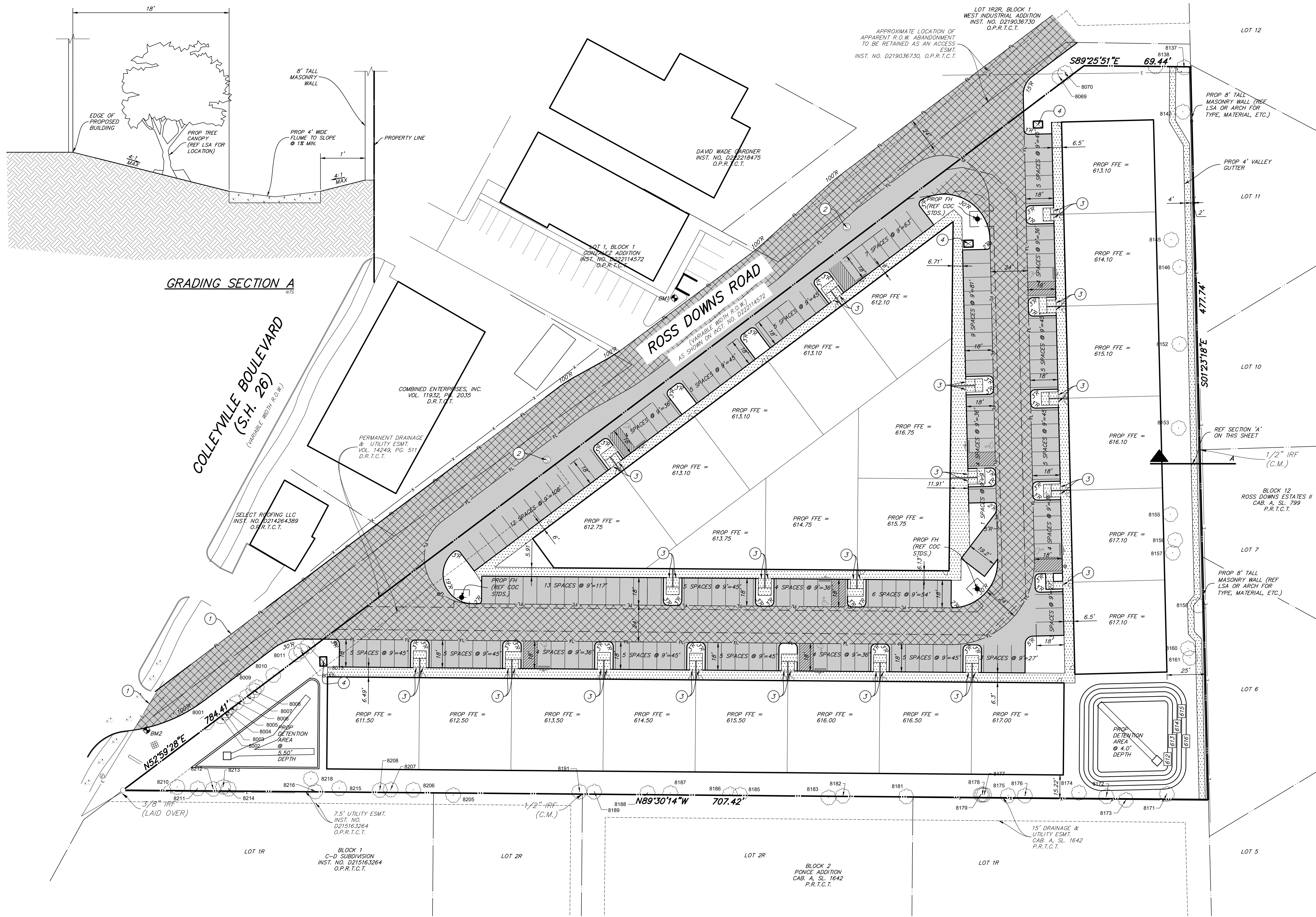




| REVIEW | DRAWN | DATE       | FILE | NUMBER | SHEET  |
|--------|-------|------------|------|--------|--------|
| RLG    | RLG   | 12/16/2024 | 2413 | 102    | C10.01 |



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 |

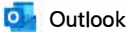
PROGRESS SET  
FOR REVIEW ONLY

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 SOUTHWEST 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>

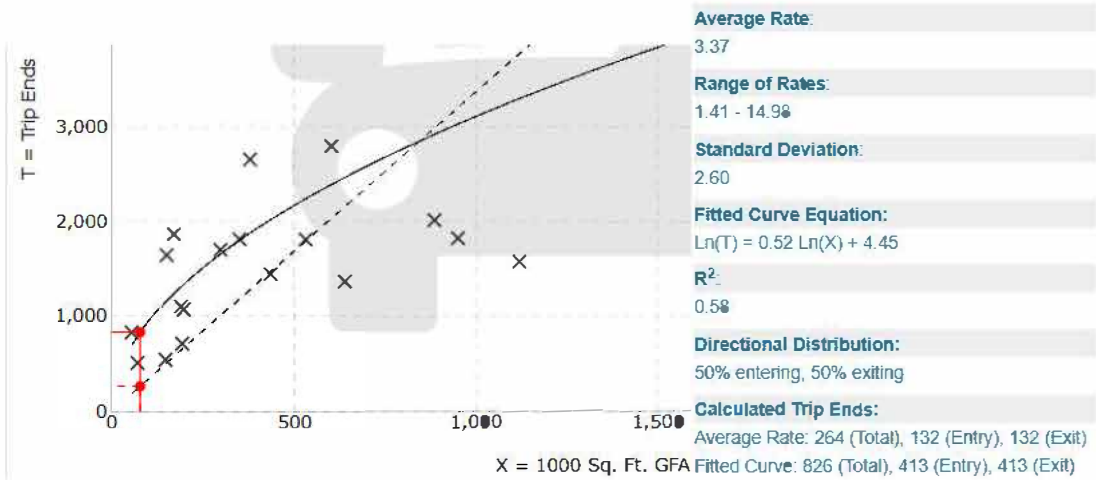
Gentlemen,

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](mailto:elizabeth@eccengineers.com)  
Mobile 214-683-6252



**City of Colleyville Property Tax Revenue**

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

|                                      |                 |
|--------------------------------------|-----------------|
| Total Value Creation                 | \$11,927,050    |
| City of Colleyville Millage          | \$0.260991      |
| <b>Annual Stabilized City Income</b> | <b>\$33,279</b> |

**City of Colleyville Sales Tax Revenue**

|                          |                    |
|--------------------------|--------------------|
| Project Size (SF)        | 83,473             |
| Annual Sales PSF         | \$100              |
| <b>Total Gross Sales</b> | <b>\$8,347,300</b> |

|                                                |                  |
|------------------------------------------------|------------------|
| City of Colleyville Sales Tax                  | \$0.02           |
| <b>Annual Stabilized City Sales Tax Income</b> | <b>\$166,946</b> |

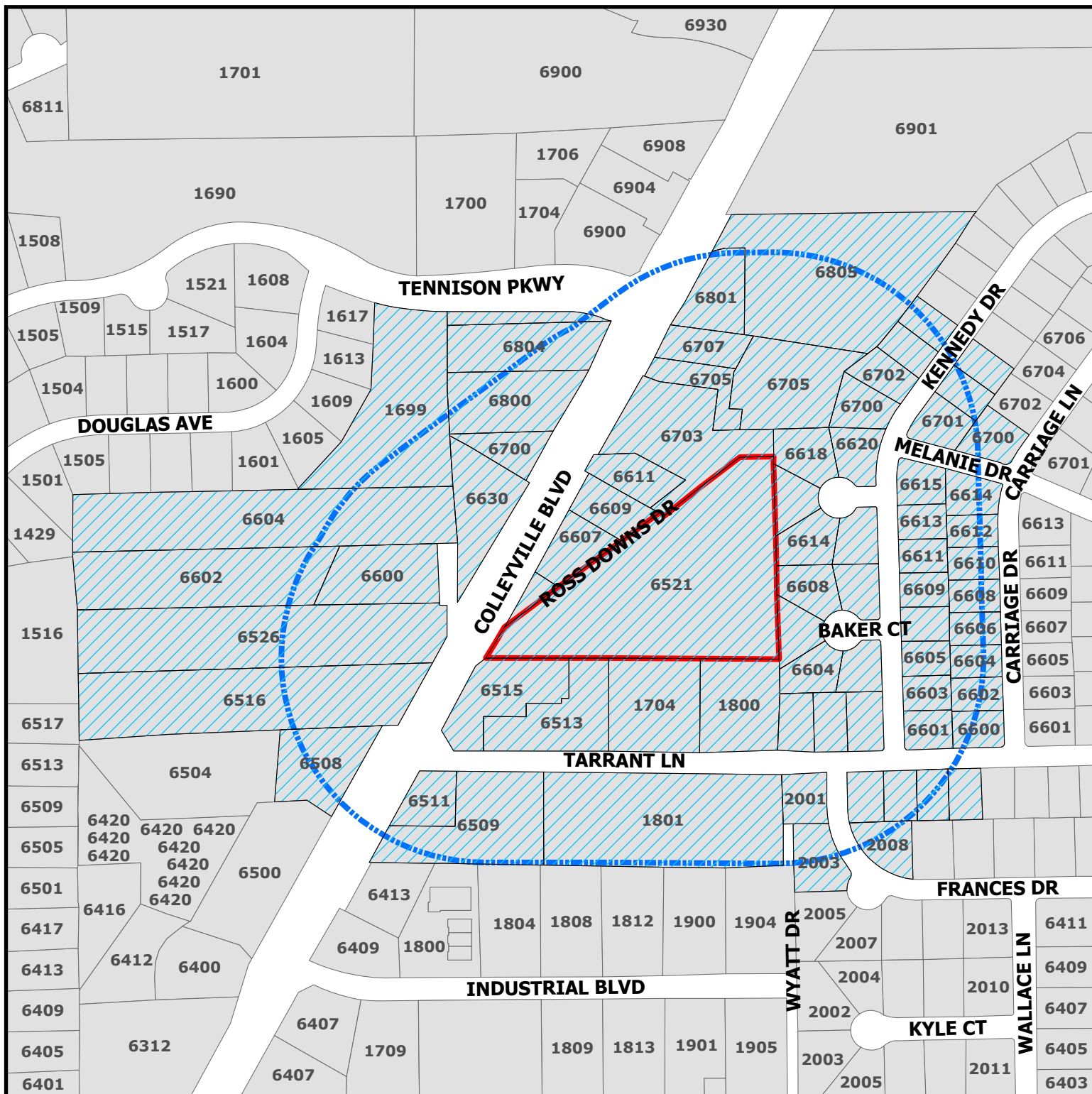
|                                          |                  |
|------------------------------------------|------------------|
| <b>Total Annual City Income Produced</b> | <b>\$200,225</b> |
|------------------------------------------|------------------|

|    | 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%           |         |     |     |         |     |     |         |     |     |         |     |     |         |     |     |         |     |     |         |     |     |         |     |     |         |     |     |         |     |

# Notification Map

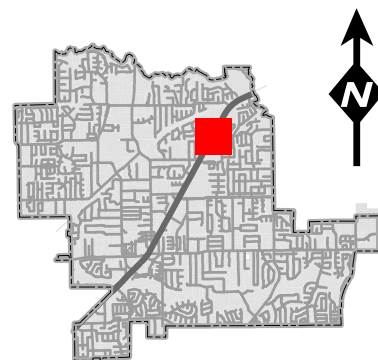


## ZC24-031

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.

-  Parcels to be notified
-  Buffer
-  Subject Property







## NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

**Planning and Zoning Commission Meeting: Monday, January 13, 2025 at 7:00 p.m.**  
**City Council Meetings: Tuesday, February 4, 2025 & Tuesday, February 18, 2025 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration 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 Blvd, Case ZC24-031. The rezoning request is for a new PUD to be created which would allow for the development of an office-warehouse park.

**Zoning Case:** ZC24-031

**Applicant:** Girish Narayan

**Owner:** J&C Service Group LLC

**Location:** 6521 Colleyville Boulevard

**Property Description:** Tract 2A and a portion of an abandoned street, Abstract 963, Absalom J. Lott Survey

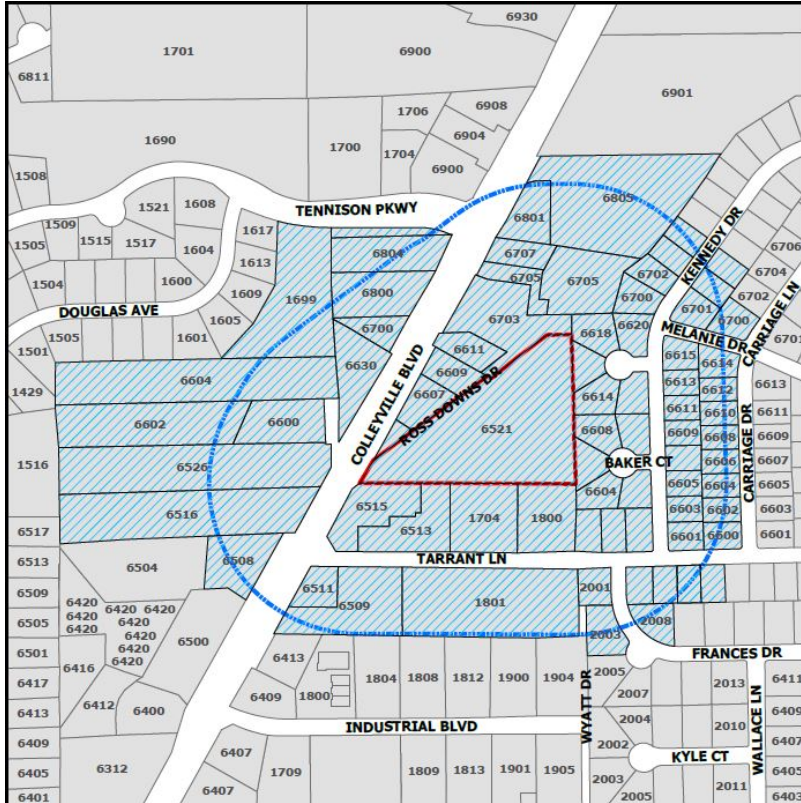
**Present Zoning:** PUD-C Planned Unit Development – Commercial

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

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

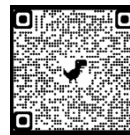
**Community Development Department**  
**City of Colleyville**  
**100 Main Street**  
**Colleyville, TX 76034**  
[Citizenletters@colleyville.com](mailto:Citizenletters@colleyville.com)

# NOTICE OF PUBLIC HEARING



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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts  
Planner



| Owner_Name                                      | Situs_Addr            |
|-------------------------------------------------|-----------------------|
| ERIC JOSE GONZALEZ & CORI MICHELLE GONZALEZ FAM | 6609 COLLEYVILLE BLVD |
| COLLEYVILLE JHCC LLC                            | 6804 COLLEYVILLE BLVD |
| ARROYO NORTE LTD                                | 6600 COLLEYVILLE BLVD |
| MONTERRA HOME OWNER'S ASSOC                     | 1799 TENNISON PKWY    |
| TX14 COLLEYVILLE LLC                            | 6805 COLLEYVILLE BLVD |
| COLLEYVILLE CREME DE LA CREME                   | 6801 COLLEYVILLE BLVD |
| SBJ RESCH FAMILY LTD                            | 1800 TARRANT LN       |
| AMERICA'S STORAGE                               | 1704 TARRANT LN       |
| ATWELL, JEFFREY O                               | 6701 KENNEDY DR       |
| WARD, JAMES                                     | 6700 CARRIAGE LN      |
| COTTEN, JANICE R S                              | 6703 KENNEDY DR       |
| DILES FAMILY REVOCABLE LIVING TRUST             | 6705 KENNEDY DR       |
| REID, RYAN                                      | 2000 TARRANT LN       |
| FLOWERS, GREGG W                                | 6614 MCKAMIN CT       |
| JEWEL, MIRZA                                    | 6616 MCKAMIN CT       |
| MCDERMOTT, COLIN                                | 6618 MCKAMIN CT       |
| WILEY, PAUL                                     | 6620 MCKAMIN CT       |
| BERGER, ANDREW                                  | 6700 KENNEDY DR       |
| RYAN, MICHAEL J                                 | 6702 KENNEDY DR       |
| WILLIAMSON, KENNY                               | 6704 KENNEDY DR       |
| FRANKS, JAY R                                   | 6706 KENNEDY DR       |
| MOAN, MICHAEL RAYMOND                           | 2002 TARRANT LN       |
| RODGERS, CHRISTOPHER                            | 2004 TARRANT LN       |
| PABON, EFREN A                                  | 6602 BAKER CT         |
| MENDIOLA, DAWN RENEE                            | 6604 BAKER CT         |
| FABIAN, SAVANNAH                                | 6606 BAKER CT         |
| MCENTIRE, KENNETH                               | 6608 BAKER CT         |
| FERRIS, DARRELL K                               | 6610 BAKER CT         |
| STEVENS, MICHAEL                                | 6612 MCKAMIN CT       |
| LOFTUS, DONNA M                                 | 2008 FRANCES DR       |
| ECHOLS, BRENT K                                 | 2001 TARRANT LN       |
| HAGEN, WILLIAM R                                | 2005 TARRANT LN       |
| GILLIAM, MARK D                                 | 2007 TARRANT LN       |
| KNEPPER, NOAH                                   | 2009 TARRANT LN       |
| KNEPPER, CHERYL                                 | 2009 TARRANT LN       |
| STADLER, TERESA                                 | 2011 TARRANT LN       |
| CAMERON, DAVID A                                | 2003 FRANCES DR       |
| KIEFER, KAREN                                   | 6601 KENNEDY DR       |
| WALIA, SANDEEP                                  | 6612 CARRIAGE DR      |
| JONES, DEAN                                     | 6610 CARRIAGE DR      |
| DAVIS, JAMES G                                  | 6608 CARRIAGE DR      |
| XIA, XIAOXIA                                    | 6606 CARRIAGE DR      |
| KING, BOBBY                                     | 6604 CARRIAGE DR      |
| ROSSR LIVING TRUST                              | 6602 CARRIAGE DR      |
| GARRETT, BOBBY                                  | 6600 CARRIAGE DR      |
| PINGEL, BRITTNEY                                | 6603 KENNEDY DR       |
| BERMAN, MICHELLE                                | 6605 KENNEDY DR       |
| SOLIMAN, AYMAN R                                | 6607 KENNEDY DR       |
| MONTEMAYOR, PEDRO                               | 6609 KENNEDY DR       |
| SMITH, BYRON E                                  | 6611 KENNEDY DR       |
| FILEWOOD, MARK A                                | 6613 KENNEDY DR       |
| LARMON, PAUL W                                  | 6615 KENNEDY DR       |
| DUFFY, MARK                                     | 6614 CARRIAGE DR      |
| LANI PROPERTIES LLC                             | 6705 COLLEYVILLE BLVD |
| HART, NEIL J                                    | 6703 COLLEYVILLE BLVD |
| IKENOUYE LLC                                    | 6705 COLLEYVILLE BLVD |
| 6515 COLLEYVILLE LLC                            | 6513 TARRANT LN       |
| DD MOORE LLC                                    | 6700 COLLEYVILLE BLVD |
| 3 J GREEN LIMITED PARTNERSHIP                   | 6630 COLLEYVILLE BLVD |
| STRATEGY REAL ESTATE HOLDING                    | 6800 COLLEYVILLE BLVD |
| J&C SERVICE GROUP LLC                           | 6521 COLLEYVILLE BLVD |
| REYNOLDS, JOHN C                                | 6604 COLLEYVILLE BLVD |
| TRES ROSAS LTD                                  | 6602 COLLEYVILLE BLVD |
| STREAMLINE DESIGNS HOLDINGS LLC                 | 6516 COLLEYVILLE BLVD |
| COMBINED ENTERPRISES INC                        | 6607 COLLEYVILLE BLVD |
| GARDNER, DAVID                                  | 6611 COLLEYVILLE BLVD |
| SELECT ROOFING LLC                              | 6605 COLLEYVILLE BLVD |
| ROSS DOWNS ESTATES                              | COURTESY NOTICE       |
| MONTERRA ADDITION                               | COURTESY NOTICE       |
| GRAPEVINE COLLEYVILLE ISD                       | STATE REQUIRED        |
| Girish Narayan                                  | APPLICANT             |

## **ORDINANCE O-24-**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 4.31 ACRES ON TRACT 2A AND A PORTION OF AN ABANDONED STREET, ABSTRACT 963, 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. ZC24-031; 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 4.31 acres on Tract 2A and a portion of an abandoned street, Abstract 963, 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, as depicted on the attached as Exhibit "A"
- 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 new business park designed to support new businesses with light industrial and retail uses.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- 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 "C".

**3. PERMITTED USES**

- a. A list of permitted uses is shown on Exhibit "B" as depicted in the attached exhibits.
- b. All accessory buildings and uses, customarily incidental to the uses listed in Exhibit "B" on the same lot within.

**4. HOURS OF OPERATION**

- a. Business operations and deliveries to the property shall 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 "C", 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 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 "D".
- 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 – Commercial Design Standards in the Land Development Code.



**7. LANDSCAPING & OPEN SPACE**

- a. The development shall provide a minimum of 20 percent pervious cover area, as shown on the Landscaping and Open Space plans Exhibit "E" 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 "E".

**8. PARKING AND ACCESS**

- a. This development shall contain not less than 137 parking spaces.

**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 wall shall be constructed along the east property line adjacent to the existing residential uses located in the Ross Downs Estates subdivision.
- b. The fence shall be generally consistent with Exhibit "E".

**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.

**12. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE**

- a. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.



**AND IT IS SO ORDERED.**

The first reading and public hearing conducted on the 4<sup>th</sup> day of February 2025.

The second reading and public hearing conducted on the 18<sup>th</sup> day of February 2025.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS ON THIS THE 18<sup>TH</sup> DAY OF FEBRUARY 2025.

Mayor Bobby Lindamood

Mayor Pro Tem Brandi Elder

Place 2, Mark Alphonso

Place 5, Kimberly Holt Gunderson

Place 3, Scotty Richardson

Place 6, Tim Raine

Place 4, Ben Graves

**ATTEST:**

**CITY OF COLLEYVILLE**

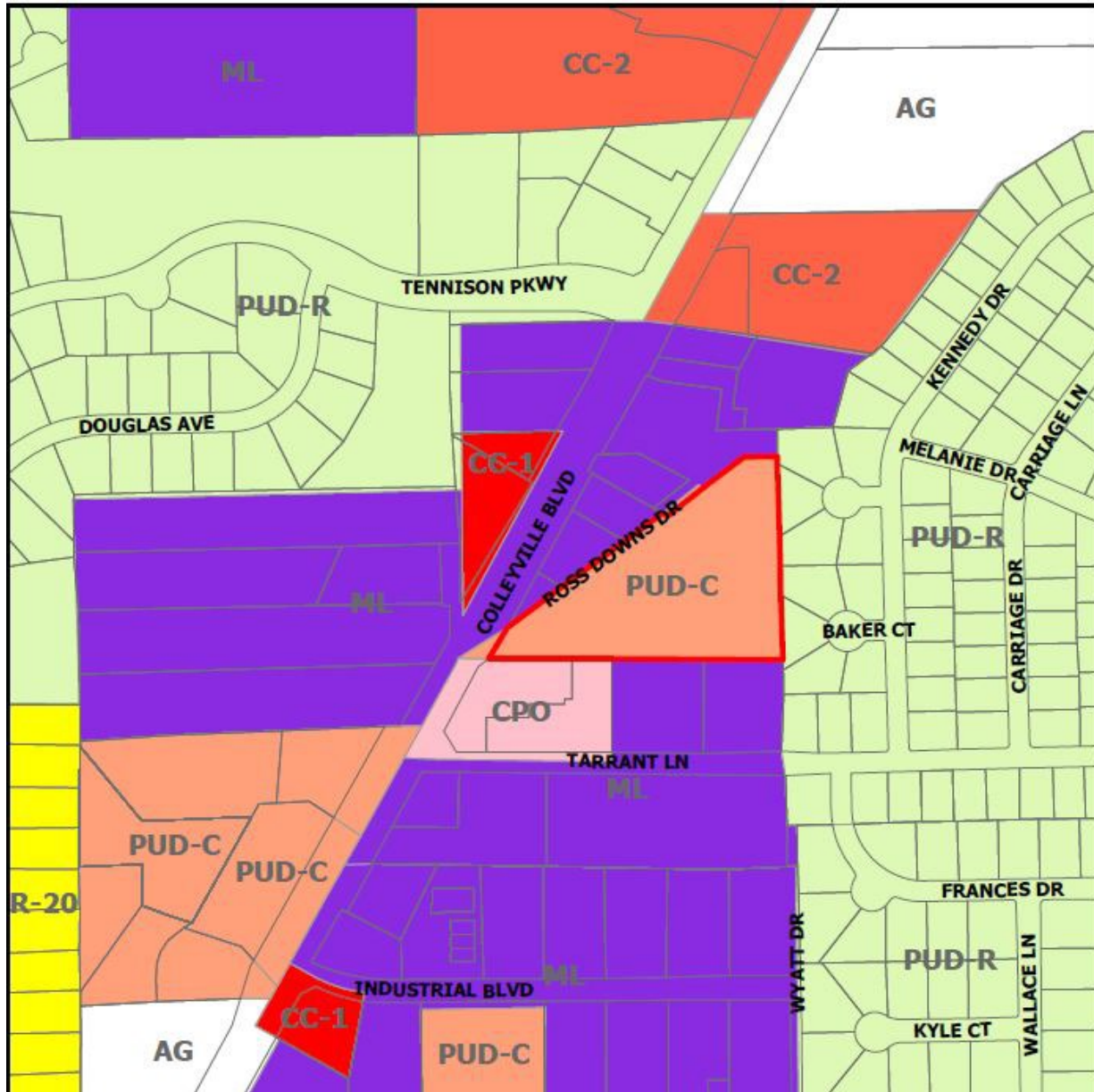
Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

## Exhibit "A" – Location and Zoning Map





## Exhibit “B” – Statement of Planning Objectives and Permitted Use Chart

### 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:

**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. 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.

### Implementation:

**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. 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.

### Implementation:

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

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.

#### **Implementation:**

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

#### **Implementation:**

**Drainage Solution:** The project addresses drainage concerns raised by the Ross Downs neighborhood, aiming to minimize disturbances and resolve site-specific drainage issues. 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.

#### **Implementation:**

1. **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



1 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.

| Table 3.24.B- - Schedule of Permitted Principal Uses |                 |     |    |
|------------------------------------------------------|-----------------|-----|----|
| Land Use Classification                              | Non-Residential |     |    |
|                                                      | CC              | ML  | RD |
| <b>A. RESIDENTIAL ACCOMMODATION USES</b>             |                 |     |    |
| 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>B. ACCESSORY USES</b>                             |                 |     |    |
| Accessory Building                                   | S               | S   | X  |
| Carport                                              |                 |     | X  |
| Home Occupations Uses                                |                 |     | X  |
| Accessory Dwelling                                   |                 | S   | X  |
| <b>C. AGRICULTURAL USES</b>                          |                 |     |    |
| 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  |
| <b>D. UTILITY USES</b>                               |                 |     |    |
| 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  |
| <b>E. PUBLIC AND INSTITUTIONAL USES</b>              |                 |     |    |
| 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  
P - Permitted Use

|                                                                            |   |   |   |
|----------------------------------------------------------------------------|---|---|---|
| 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 |
| <b>F. OFFICE USES</b>                                                      |   |   |   |
| 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 |
| <b>G. RETAIL AND SERVICE USES</b>                                          |   |   |   |
| 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, Stationery or Greeting Card Shops                                    | P |   | P |
| Camera or Music Stores                                                     | P |   | P |
| Carnivals and Circuses                                                     |   |   | X |
| CBD Store                                                                  | S |   | X |

X - Restricted Use  
 S - Special Use Permit Required  
 P - Permitted Use



|                                                                                                                                                             |   |   |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---|---|---|
| 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 |

X - Restricted Use  
S - Special Use Permit Required  
P - Permitted Use

|                                                        |   |   |   |
|--------------------------------------------------------|---|---|---|
| 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 |

X - Restricted Use  
S - Special Use Permit Required  
P - Permitted Use

#### 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 |



|                                                                 |   |   |   |
|-----------------------------------------------------------------|---|---|---|
| <b>J. HEAVY COMMERCIAL, INDUSTRIAL &amp; MANUFACTURING USES</b> |   |   |   |
| 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 |

X - Restricted Use  
 S - Special Use Permit Required  
 P - Permitted Use

[illegible]



# Exhibit "D" – Building Elevations



# COLLEYVILLE BUSINESS PARK

6000 Colleyville Blvd  
COLLEYVILLE, TX 76034  
T: 817.333.0000

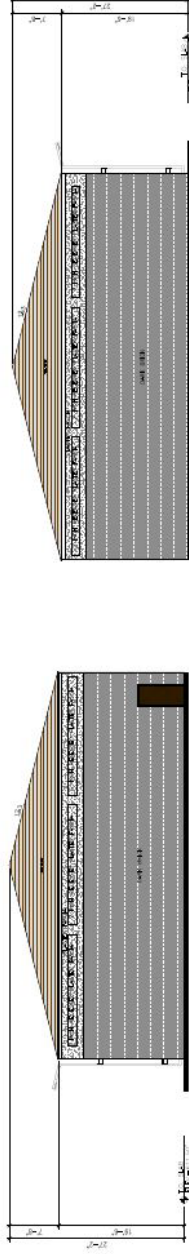
ARCHITECT  
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James E. Langford Architects  
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Dallas, Texas 75201  
T: 214.222.8271

OWNER  
DAKOTA INDUSTRIAL  
4500 Highway 36  
Dallas, Texas 75247  
T: 972.333.0000  
F: 972.333.0000

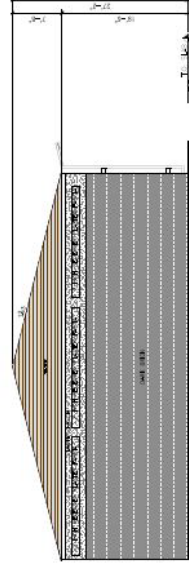
STRUCTURAL & CIVIL ENGINEER  
DAKOTA INDUSTRIAL  
12001 N. Central Expressway, Suite 300  
Dallas, Texas 75243  
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F: 972.333.0000

MVP ENGINEERING  
10000 N. Central Expressway, Suite 400  
Dallas, Texas 75243  
T: 214.738.3300  
F: 972.333.0000

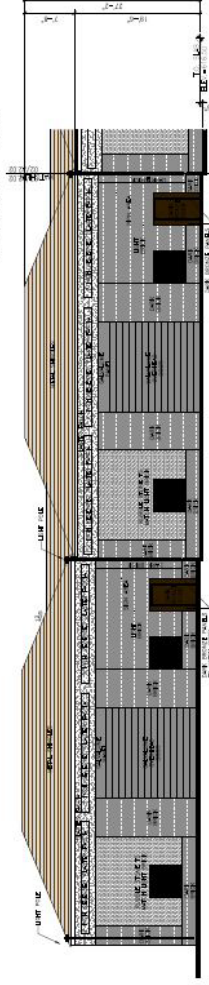
LANDSCAPE ARCHITECT  
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T: 214.222.8271  
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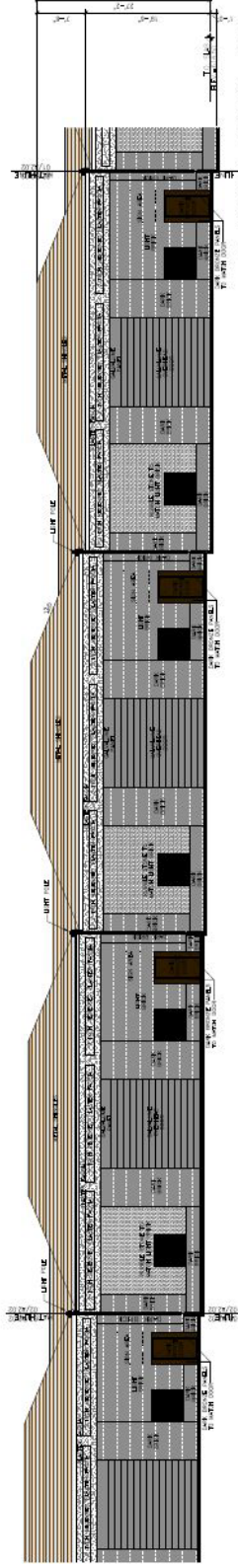
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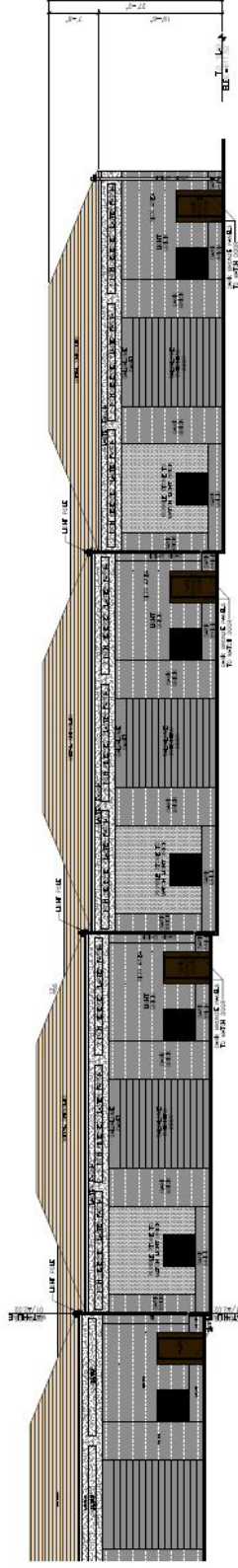
4 ELEVATION - BLDG 200 - EAST



3 ELEVATION - BLDG 200 - NORTH



2 ELEVATION - BLDG 200 - NORTH



1 ELEVATION - BLDG 200 - NORTH

## ELEVATIONS

|              |            |
|--------------|------------|
| Sheet No.    | 12/12/24   |
| Scale        | A-C H 1/4" |
| Project No.  | 000000     |
| Drawn by     | J. E.      |
| Checked by   | J. E.      |
| Sheet Number | 1 of 1     |

A2.02  
SHEET OF



# COLLEYSVILLE BUSINESS PARK

6815 Colleville Rd.  
Colleville, TX 75826  
T: 505.500.0000

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P: 214.525.8771  
F: 214.525.8771

OWNER  
BANK OF AMERICA  
4725 Springdale Dr.  
Dallas, Texas 75227  
T: 505.500.0000  
F: 505.500.0000

STRUCTURAL & CIVIL ENGINEER  
J. C. Longland & Associates  
10000 N. Central Exp., Suite 200  
Dallas, Texas 75220  
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F: 505.500.0000

MEP ENGINEERING  
B. J. Longland & Associates  
10000 N. Central Exp., Suite 200  
Dallas, Texas 75220  
T: 214.728.0800  
F: 505.500.0000

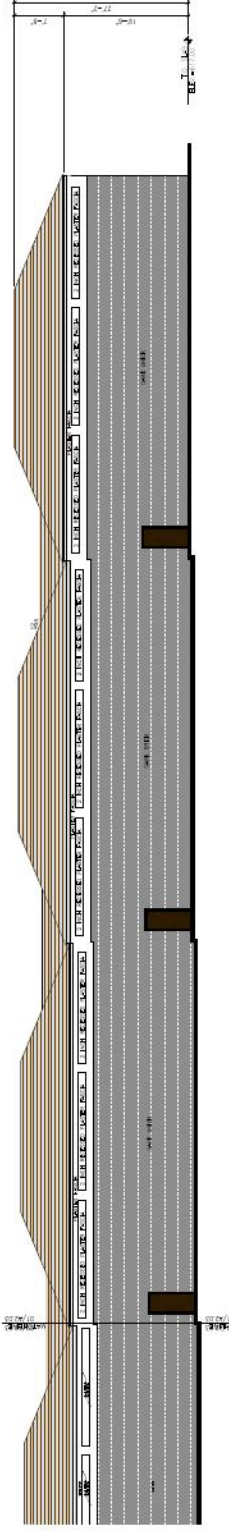
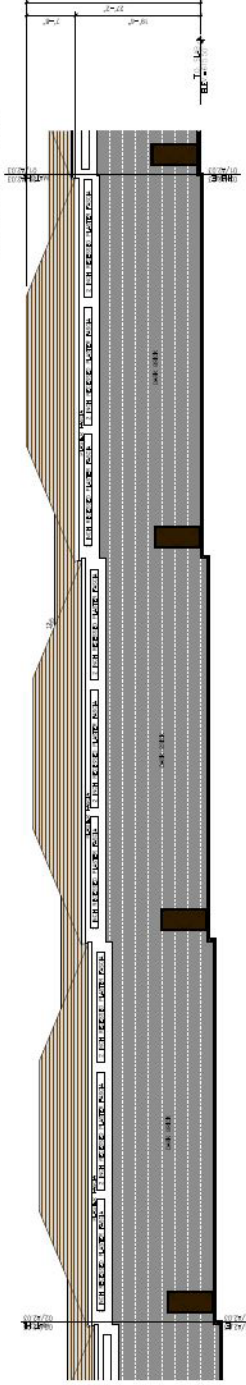
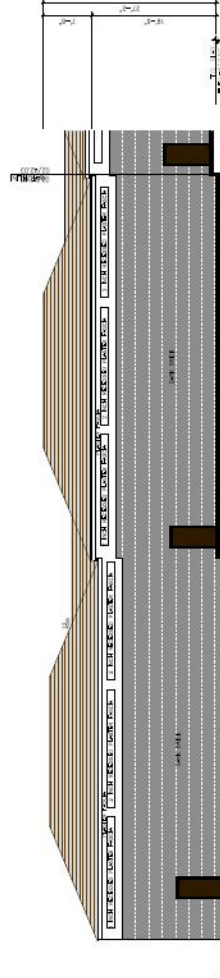
LANDSCAPE ARCHITECT  
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10000 N. Central Exp., Suite 200  
Dallas, Texas 75220  
T: 214.728.0800  
F: 505.500.0000

| NO. | REVISION/REMARKS | DATE |
|-----|------------------|------|
|     |                  |      |
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## ELEVATIONS

|                 |             |
|-----------------|-------------|
| Date            | 12/10/24    |
| Drawn           | J.S. H. 001 |
| Project No.     | 00000       |
| Drawn by        | J.S.H.      |
| Checked by      | J.S.H.      |
| Sheeting Number | 1 of 1      |

A2.03  
SHEET 03



# COLLEYVILLE BUSINESS PARK

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P: 817.335.3333

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## OWNER

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## STRUCTURAL & CIVIL ENGINEER

12001 Main Street, Suite 100  
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P: 972.336.6222

## MVP ENGINEERING

12001 Main Street, Suite 100  
Dallas, Texas 75243  
P: 972.336.6222

## LANDSCAPE ARCHITECT

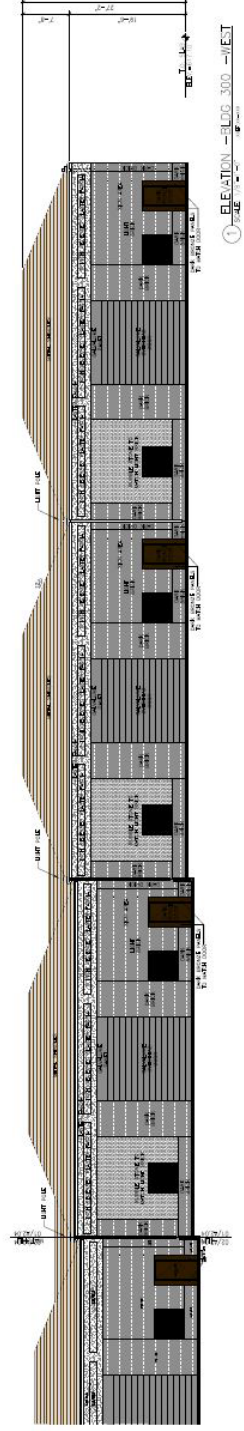
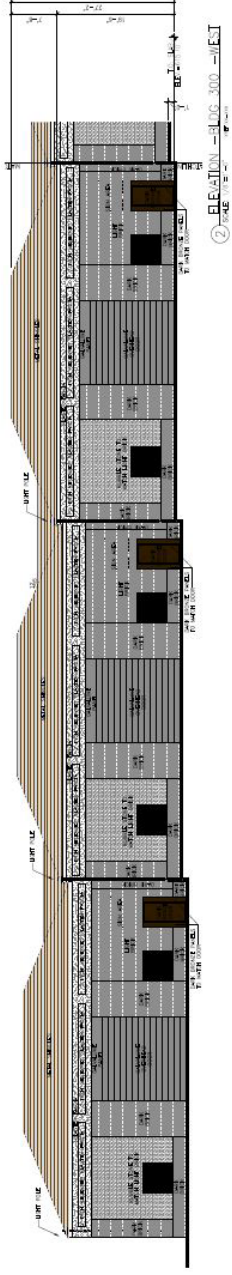
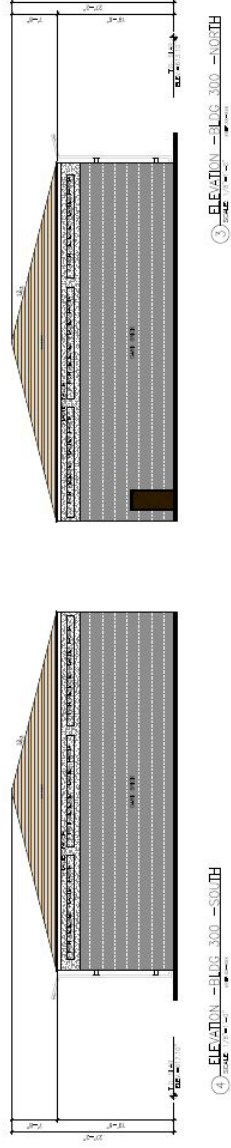
12001 Main Street, Suite 100  
Dallas, Texas 75243  
P: 972.336.6222

| NO. | REVISIONS/DESCRIPTION | DATE |
|-----|-----------------------|------|
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|     |                       |      |
|     |                       |      |
|     |                       |      |
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## ELEVATIONS

|              |              |
|--------------|--------------|
| Date         | 12/12/24     |
| Scale        | 1/8" = 1'-0" |
| Project No.  | 00000        |
| Drawn By     | J. S.        |
| Checked By   | J. S.        |
| Sheet Number | 1 of 1       |

A2.04  
SHEET OF





COLLEYVILLE  
BUSINESS PARK

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ELECTRICAL ENGINEER

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Dallas, Texas 75243

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PLUMBING ENGINEER

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Fax: 214-728-3000

HEATING ENGINEER

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Fax: 214-728-3000

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Suite 100  
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Fax: 214-728-3000

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Tel: 214-728-3000  
Fax: 214-728-3000

HEATING ENGINEER

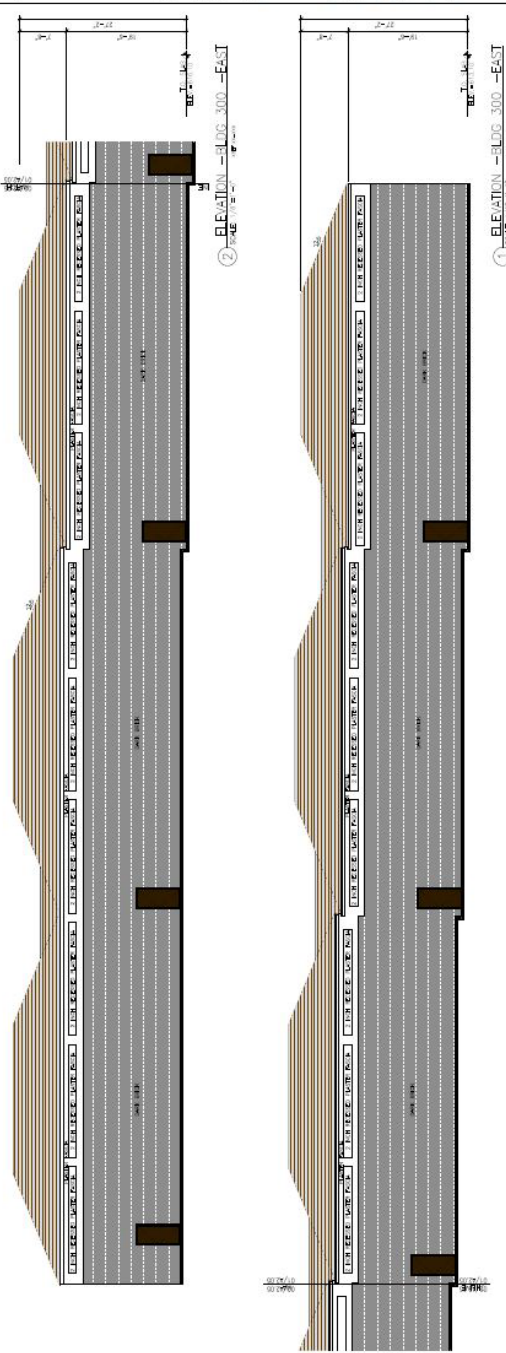
12001 N. Central Expressway  
Suite 100  
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Tel: 214-728-3000  
Fax: 214-728-3000

CIVIL ENGINEER

12001 N. Central Expressway  
Suite 100  
Dallas, Texas 75243

Tel: 214-728-3000  
Fax: 214-728-3000



| DATE           | 12/12/24         |
|----------------|------------------|
| SCALE          | 1/4" = 1'-0"     |
| PROJECT NO.    | 00000            |
| DRAWN BY       | J. L. B. / J. L. |
| CHECKED BY     | J. L. B. / J. L. |
| DRAWING NUMBER |                  |

A2.05  
SHEET OF

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LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT  
2001 E. South Street  
Dallas, Texas 75201

Tel: 214.552.8100

Fax: 214.552.8171

DATE

BY

REVISIONS

DATE

BY

REVISIONS

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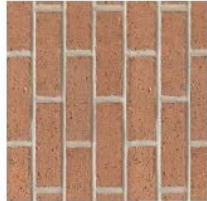
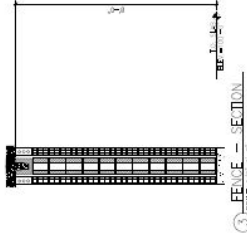
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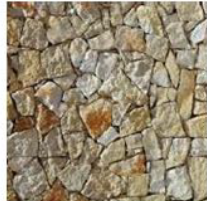
BY



ACADEMY - ACME BRICK



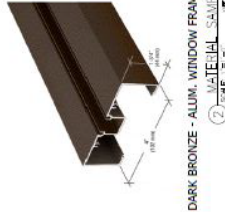
EL RICARDO - ACME BRICK



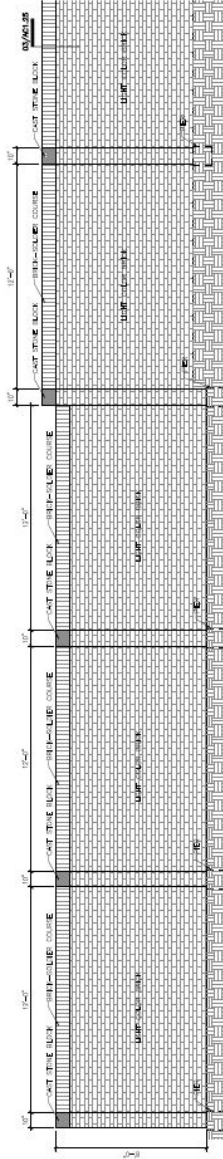
SANDSTONE



METAL ROOF SHINGLES



DARK BRONZE - ALUM. WINDOW FRAME  
SCALE 1/8" = 1'-0"



FENCE ELEVATION  
SCALE 1/8" = 1'-0"

| SITE DETAILS   |              |
|----------------|--------------|
| Date           | 01/03/25     |
| Scale          | 1/8" = 1'-0" |
| Project No.    | 00000        |
| Client         | XXX          |
| Drawn by       | XXX          |
| Checked by     | XXX          |
| Drawing Number | AC1.25       |

AC1.25  
SHEET OF



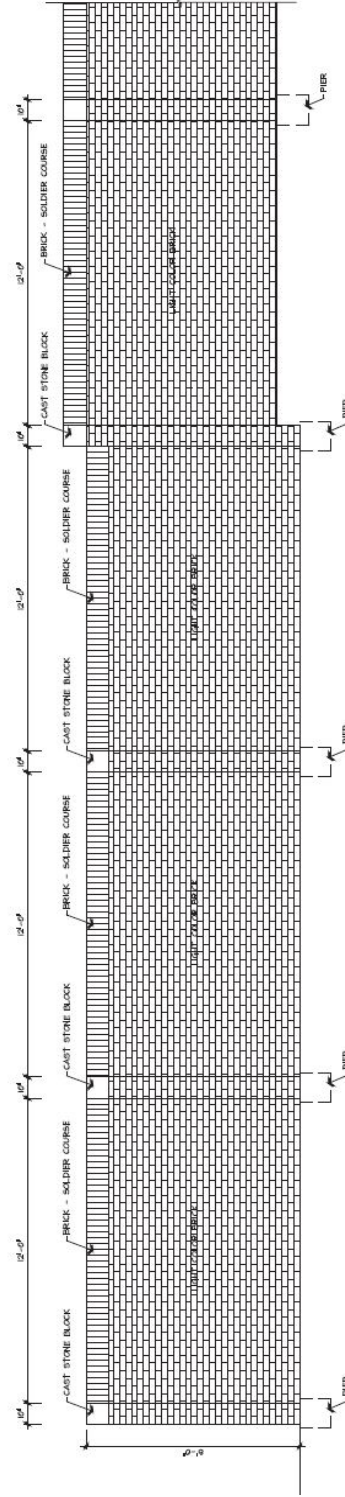


## A | PLANT LISTING

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                                                                                            | COTTON NAME           | SIZE                                                                   | DESCRIPTION                  |
|---------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------|------------------------------|
| LARGE TREES                                                                                             |                       |                                                                        |                              |
| ALBIS CRASSIFOLIA                                                                                       | CEM E-LT              | 100 GALLON CONTAINER, 4'-4 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD | SINGLE STRAIGHT LEADER       |
| GABRIUS SAMAPULI                                                                                        | LIVE OAK              | 100 GALLON CONTAINER, 4'-4 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD | SINGLE STRAIGHT LEADER       |
| TAUCUDIT DISTICHUM                                                                                      | BALD CYPRESS          | 48 GALLON CONTAINER, 4'-4 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD  | SINGLE STRAIGHT LEADER       |
| TAUCUDIT ASCENDUM                                                                                       | POND CYPRESS          | 48 GALLON CONTAINER, 4'-4 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD  | SINGLE STRAIGHT LEADER       |
| ORNAMENTAL TREES                                                                                        |                       |                                                                        |                              |
| ILEX VICTORIA                                                                                           | TREE YALPOU           | 48 GALLON CONTAINER, 3'-3 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD  | MULTI-TRUNK - 3 CANES HANDED |
| ILEX ABRUS-CANTUS                                                                                       | VITEX                 | 48 GALLON CONTAINER, 3'-3 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD  | MULTI-TRUNK - 3 CANES HANDED |
| JUNIPERUS VIRGINIANA                                                                                    | DAWSON RED CEDAR      | 48 GALLON CONTAINER, 3'-3 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD  | MULTI-TRUNK - 3 CANES HANDED |
| ILEX PEDUNCUL                                                                                           | POISONWOOD            | 48 GALLON CONTAINER, 3'-3 1/2' CALIPER, 7' - 8' HEIGHT, 9'-10' SPREAD  | MULTI-TRUNK - 3 CANES HANDED |
| SHRUBS                                                                                                  |                       |                                                                        |                              |
| SPRECA JAPONICA 'NIGHTMARE'                                                                             | ANTHONY MATIER SPRECA | 3 GALLON                                                               | 24" ON CENTER                |
| ILEX VICTORIA NANA                                                                                      | EMERY YALPOU          | 3 GALLON                                                               | 24" ON CENTER                |
| ABELIA GAMBELIANA 'ROSE GREEN'                                                                          | ROSE GREEN ABELIA     | 3 GALLON                                                               | 36" ON CENTER                |
| LAURIN                                                                                                  |                       |                                                                        |                              |
| CYTHON                                                                                                  | SOLID SMO BERTHOLA    |                                                                        |                              |
| ANNUALS                                                                                                 |                       |                                                                        |                              |
| SPRING - 'PINKIES' 'DEADON FIELD' OR 'MOUNT BLAU' OR 'FURNIVAL SILVER PRINCESS' - 4" POT, 8" ON CENTER. |                       |                                                                        |                              |
| FALL - 'CANTERBURY BEL' - 4" POT, 8" ON CENTER.                                                         |                       |                                                                        |                              |

## B | MASONRY WALL ELEVATION



13 December 2024

## DETAILS

RESEARCH DESIGN

L2.02  
 Street Number