CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, APRIL 13, 2026

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: Jerry Savoie
PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

1a March 9, 2026 Planning and Zoning Commission Meeting Minutes
March 23, 2026 Planning and Zoning Commission Worksession Minutes

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, Case ZC26-004 THE APPLICANT HAS WITHDRAWN THE REQUEST

2b Consideration of a rezoning from AG Agricultural to R-20 Single-Family Residential on Tract 1A09, Abstract 1756, A.T. Young Survey, located at 108 Glade Road, Case ZC26-005

2c Consideration of a Special Use Permit for an accessory building located in a non-residential zoning district on Lot 1R, Block 1, Covenant Christian Academy Addition, zoned PUD-C Planned Unit Development – Commercial, located at 901 Cheek-Sparger Road, Case ZC26-006

2d Consideration of a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 6916 Pleasant Run Road, Case ZC26-007

2e Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC26-008

2f Consideration of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-009

2g Consideration of a Special Use Permit for a Charitable Donation Station on Lot 8, Block 6R, Woodbriar Estates West Addition, zoned CC-3 Highway Commercial, located at 3901 Colleyville Boulevard, Case ZC26-010

2h Consideration of a replat for proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, and zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case PC26-004

2i Consideration of an amendment to the Land Development Code Chapter 3, Land Use, which includes edits throughout the chapter related to outdoor storage and display, Case GC26-005

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, April 7, 2026,* by 5:00 p.m.

Daniel Ponder
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

Agenda Number 1a **Agenda Date** 4/13/2026 **Number** -
Type Approval of Minutes
Department Community Development

Title
March 9, 2026 Planning and Zoning Commission Meeting Minutes
March 23, 2026 Planning and Zoning Commission Worksession Minutes

Explanation
Approval of the minutes from the Planning and Zoning Commission meeting on March 9, 2026, and the Planning and Zoning Commission Worksession meeting on March 23, 2026.

Attachments
1. Planning and Zoning Commission Meeting Minutes - March 9, 2026
2. Planning and Zoning Commission Worksession Minutes - March 23, 2026

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MARCH 9, 2026

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair David Groves on March 9, 2026, at 6:15 p.m.

Roll Call

Present: David Groves, Richard Remley, David Ebert, Jerome Obinabo, Candace Sandifer, Jerry Savoie, and Brandon Arnold.

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Bethany Lopez, and Fire Marshal Rob Mckeown.

Community Development Director Ben Bryner and Planning Manager Daniel Ponder briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the updates to the cases the Commission would be voting on.

Chair David Groves adjourned the Planning and Zoning Commission Pre Commission Meeting at 6:22 p.m.

CALL MEETING TO ORDER
CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair David Groves on March 9, 2026, at 7:00 p.m.

Roll Call

Present: David Groves, Richard Remley, David Ebert, Jerome Obinabo, Candace Sandifer, Jerry Savoie, and Brandon Arnold.

Staff Present: Community Development Director Ben Bryner, Planning Manager Daniel Ponder, Planner Bethany Lopez, and Fire Marshal Rob Mckeown.

1. APPROVAL OF MINUTES

1a February 9, 2026, Planning and Zoning Commission Meeting Minutes
February 23, 2026, Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the February 9, 2026, Planning and Zoning Commission Meeting Minutes and the February 23, 2026 Planning and Zoning Worksession meeting minutes, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 7 – Groves, Remley, Ebert, Obinabo, Sandifer, Savoie, Arnold
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, Case ZC26-004

Planning Manager Daniel Ponder presented case ZC26-004 and briefed the Commission on the request. The applicant is requesting to rezone a portion of the property to R-20 Single-Family Residential and create three new lots.

Michael Monk, the applicant, came forward and briefed the commission on his request. There was general discussion regarding the number of lots proposed. Commissioner Remley asked if the applicant was willing to consider R-30 zoning. Monk expressed his desire to create smaller lots but was willing to table the case to consider new options.

The public hearing was opened.

Gennady Ronin, 4808 Black Court, spoke on the case. He requested that the commission consider the fewest lots possible for the request, due to concerns about additional traffic.

With no one else wishing to speak, the public hearing was closed.

Commissioner Savoie made a motion to table case ZC26-004 to the April 13, 2026, Planning and Zoning Commission Meeting, seconded by Commissioner Remley.

The motion was carried by the following vote:

Aye: 7 – Groves, Remley, Ebert, Obinabo, Sandifer, Savoie, Arnold
Nay: 0

2b Consideration of an amendment to the Land Development Code, Chapter 3, Section 3.24(F) District Regulation Notes and Section 3.24(G) Schedule of District Regulations, which includes edits throughout the section, Case GC26-003

Community Development Director Ben Bryner presented case GC26-003 and briefed the Commission on the request. The amendment would permit up to 4% of additional lot coverage for structures open on at least two sides.

The public hearing was opened. With no one wishing to speak, the public hearing was closed.

Commissioner Savoie made a motion to approve case GC26-003, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 7 – Groves, Remley, Ebert, Obinabo, Sandifer, Savoie, Arnold
Nay: 0

3. CITIZEN COMMENTS

The public hearing was opened. With no one wishing to speak the public hearing was closed.

4. ADJOURNMENT

The meeting adjourned at 7:31 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on April 13, 2026, by a vote of x-x.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MARCH 23, 2026

CALL MEETING TO ORDER
EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair David Groves on March 23, 2026, at 6:15 p.m.

Roll Call

Present: David Groves, David Ebert, Jerome Obinabo, Jerry Savoie, Richard Remley, Candace Sandifer, and Brandon Arnold.

Staff Present: Community Development Director Ben Bryner, Fire Marshal Rob Mckeown, Planning Manager Daniel Ponder, Planner Chris Pham, Planner/Urban Forester Ivana Gonzalez, and Planner Bethany Lopez.

2. WORKSESSION AGENDA ITEMS

2a Presentation and discussion of a rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, Case ZC26-004

TABLED FROM THE MARCH 9, 2026, PLANNING AND ZONING COMMISSION MEETING

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The applicant provided a new proposal for three R-40 lots instead of three R-20 lots and one R-40 lot.

2b Presentation and discussion of a rezoning from AG Agricultural to R-20 Single-Family Residential on Tract 1A09, Abstract 1756, A.T. Young Survey, located at 108 Glade Road, Case ZC26-005

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The applicant is requesting the zoning change to allow for three R-20 lots on the property.

2c Presentation and discussion of a Special Use Permit for an accessory building located in a non-residential zoning district on Lot 1R, Block 1, Covenant Christian Academy Addition, zoned PUD-C Planned Unit Development – Commercial, located at 901 Cheek-Sparger Road, Case ZC26-006

Planning Manager Daniel Ponder presented the case and briefed the Commission on the request. The accessory building would meet all requirements, but a Special Use Permit is required in non-residential zoning districts.

2d Presentation and discussion of a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 6916 Pleasant Run Road, Case ZC26-007

Planner Bethany Lopez presented the case and briefed the Commission on the request. The Special Use Permit is required due to its location on a corner lot and its size.

2e Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC26-008

Planner Bethany Lopez presented the case and briefed the Commission on the request. The request would amend a previous ordinance to change the permitted hours of operation.

Presentation of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-009

Planner Chris Pham presented the case and briefed the Commission on the request. There was discussion regarding the elevations and site plan provided by the applicant.

Presentation of a replat for proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, and zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case PC26-004

Planner/Urban Forester Ivana Gonzalez presented the case and briefed the Commission on the request. The replat is necessary to combine two tracts into one lot due to the southern tract formerly being part of the lot to the west.

2h Presentation and discussion of a Special Use Permit for a Charitable Donation Station on Lot 8, Block 6R, Woodbriar Estates West Addition, zoned CC-3 Highway Commercial, located at 3901 Colleyville Boulevard, Case ZC26-010

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. All charitable donation stations require the approval of a Special Use Permit. The applicant is proposing a masonry wall to screen the donation station.

2i Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Land Use, which includes edits throughout the chapter related to outdoor storage, Case GC26-005

Community Development Director Ben Bryner presented the case and briefed the Commission on the request. The amendment would require a Special Use Permit for outdoor storage in all zoning districts where it is currently allowed by right.

3. ADJOURNMENT

The meeting adjourned at 6:50 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on April 13, 2026 by a vote of X-X.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title

Consideration of a rezoning from R-40 Single-Family Residential to R-20 Single-Family Residential and R-40 Single-Family Residential on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, located at 300 Black Drive, Case ZC26-004 THE APPLICANT HAS WITHDRAWN THE REQUEST

Explanation

TABLED FROM THE MARCH 9, 2026, PLANNING AND ZONING COMMISSION MEETING. THIS ITEM HAS BEEN WITHDRAWN.

Michael Monk, the applicant, has submitted a request for a rezoning on Tracts 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, being approximately 3.11 acres, and zoned R-40 Single-Family Residential.

Attachments

1. Withdrawal Request

MCM CUSTOM HOMES
PRESIDENT

309 Glade Rd. Colleyville, TX 76034
8174925755
mcmcustomhomes@gmail.com

I am formally requesting that zoning case ZC26-004 for 300 Black Drive be withdrawn from consideration.

Thx Mike Monk



CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a rezoning from AG Agricultural to R-20 Single-Family Residential on Tract 1A09, Abstract 1756, A.T. Young Survey, located at 108 Glade Road, Case ZC26-005

Explanation
Josh Dyer, the applicant, has submitted a request for a rezoning on Tract 1A09, Abstract 1756, A.T. Young Survey being approximately 1.45 acres, and zoned AG Agricultural.

Analysis: The original request was to rezone the property to R-20 Single-Family Residential from AG Agricultural. The applicant has submitted a revised request to rezone the property to R-30 Single-Family Residential. The zoning exhibits proposes two lots.

Existing Conditions/Background: The subject property, 108 Glade Road, is zoned AG Agricultural and developed with a single-family home. It is located on the northeast corner of Fry Lane and Glade Road.

Plat Status: The subject property is unplatted.

DRC Review: The Development Review Committee reviewed the request during their March 23, 2026, meeting and the case was scheduled for the April 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The property to the north is zoned AG Agricultural and is improved with a single-family home. The properties to the east and west are zoned R-20 Single-Family Residential and improved with single-family homes. The properties to the south are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes.

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

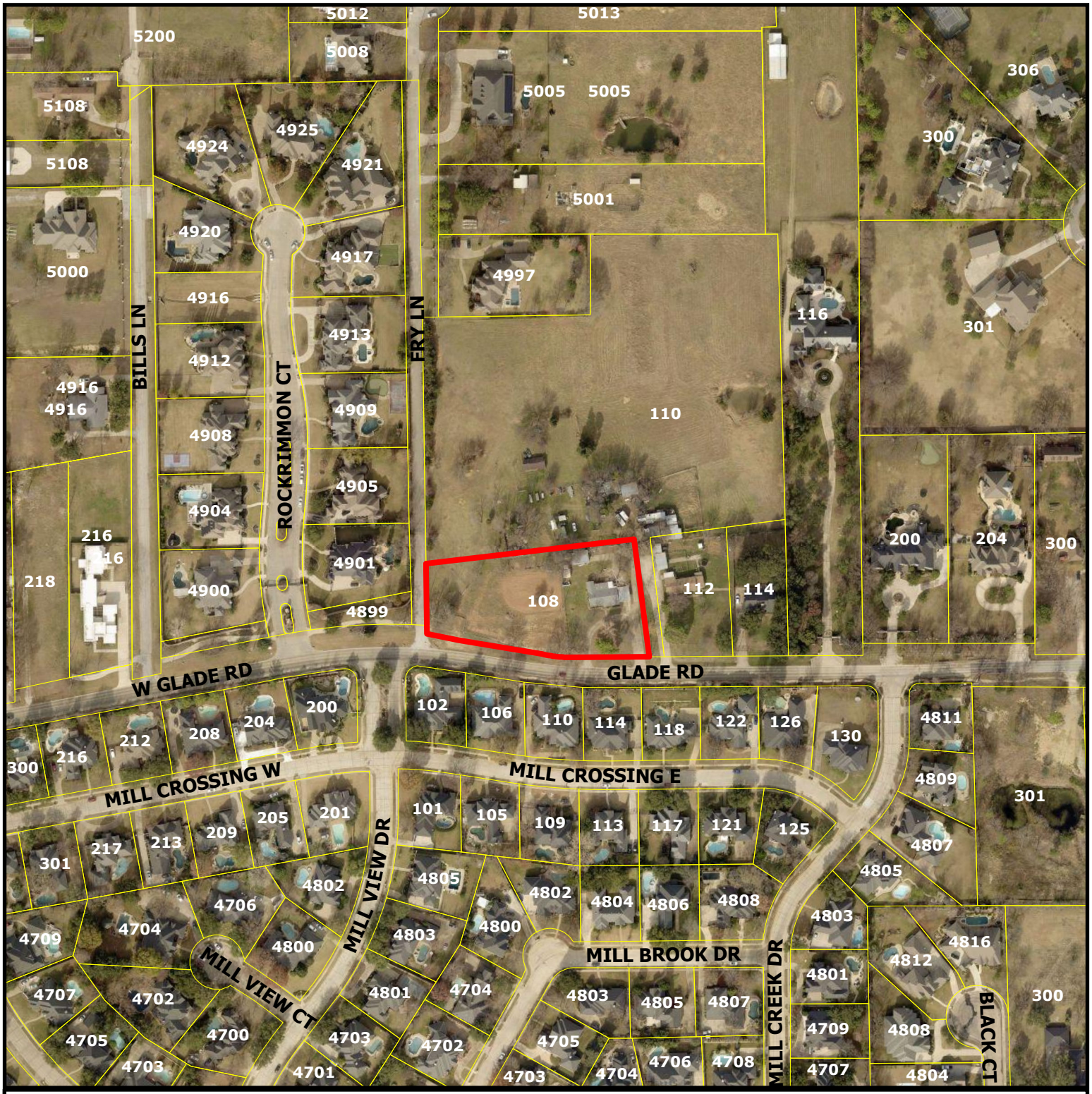
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in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

State law and the Land Development Code.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Zoning Exhibit - Original
6. Zoning Exhibit - Revised
7. Survey
8. Notification Map
9. Notification Letter
10. Letter of Opposition
11. Opposition Map
12. Opposition Report
13. Draft Ordinance

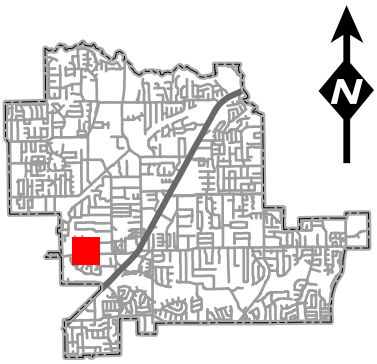
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-005

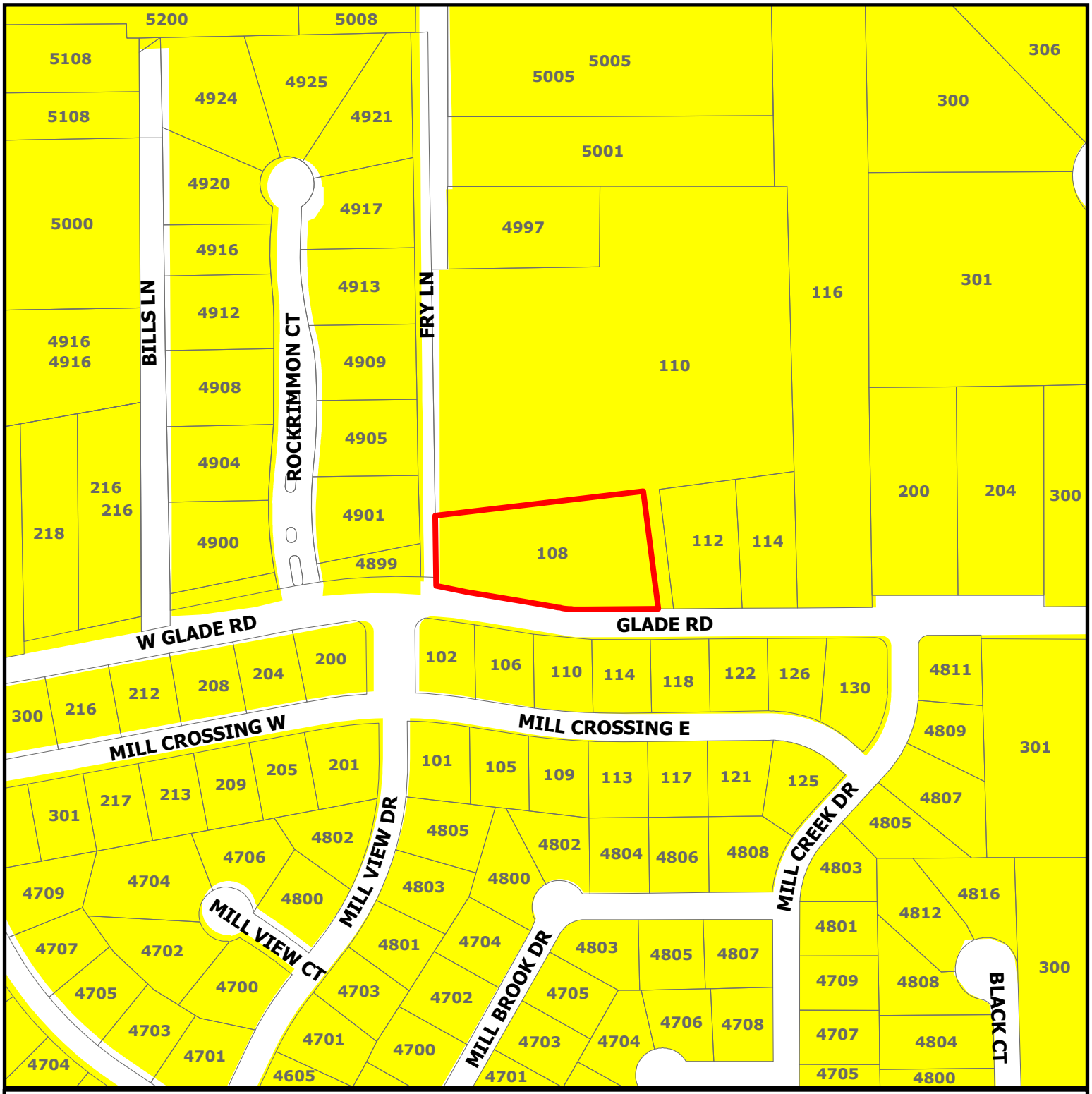
108 Glade Road



Subject Property

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

Future Land Use Map

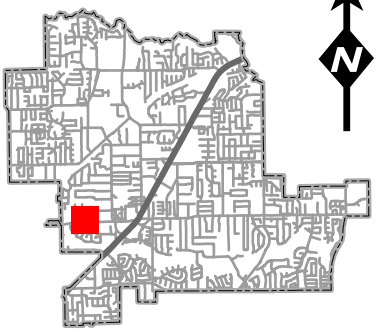


ZC26-005

108 Glade Road

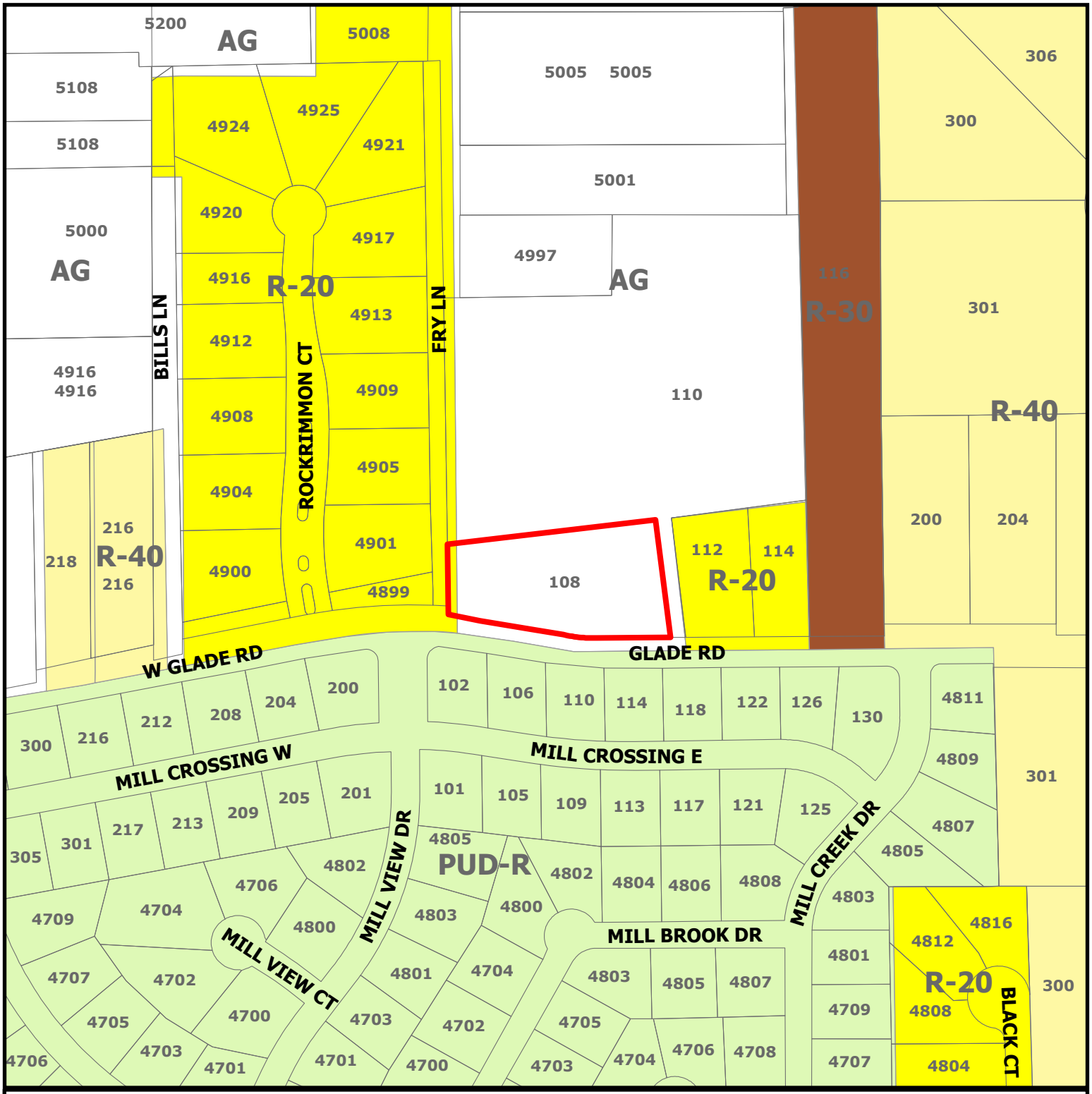
Residential

Subject Property



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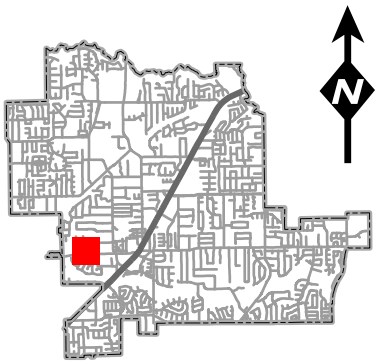
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-005

108 Glade Road



Subject Property

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STATEMENT OF PLANNING OBJECTIVES

The purpose of this zoning request is to rezone approximately 1.447 acres of land in the City of Colleyville from AG (Agricultural) to R-30 Single-Family Residential. The proposed zoning change will allow the property to be developed with single-family residential uses that are consistent with the character of the surrounding area while providing larger estate-style lots.

The subject property is bordered by residential properties that are currently zoned R-20. The proposed R-30 zoning represents a lower density classification with larger minimum lot sizes than the adjacent R-20 districts. This request is intended to ensure compatibility with surrounding single-family development while enhancing neighborhood character through larger lot configurations and higher-quality residential construction.

Upon approval of the zoning change, the property will be replatted into two single-family residential lots. The proposed homes will range in size from approximately 4,000 to 6,000 square feet, consistent with estate-style housing in Colleyville and supportive of long-term property values.

The development objective is to create two high-quality residential homes on generously sized lots that complement the surrounding neighborhoods while maintaining an appropriate transition from the existing agricultural zoning.



LEGEND

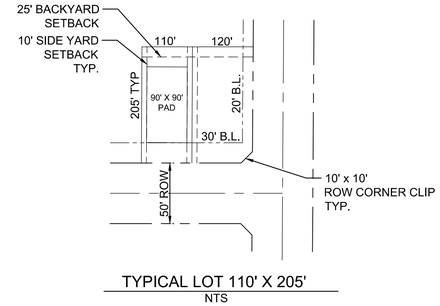
- PROJECT LOCATION
- SETBACK
- LOTS
- PROPOSED PAD

PROJECT INFORMATION

CURRENT ZONING= AGRICULTURE
PROJECT TOTAL ACREAGE = 1.46 AC
UNDEVELOPABLE AREA = 0 AC
NET DEVELOPABLE AREA = 1.46 AC

LOT COUNT

OPEN SPACE LOTS = 0
TOTAL LOT COUNT = 3 LOTS



TYPICAL LOT 110' X 205'
NTS

SHIELD ENGINEERING
TBPELS ENGINEERING #F-11039, SURVEYING #10193890

0 60 120 180
GRAPHIC SCALE IN FEET

CITY OF COLLEYVILLE, TEXAS

108 GLADE RD COLLEYVILLE TRACT SF

LAND PLAN
February 19, 2026

DESIGNED: AN	SCALE:	DATE:	SHEET:
DRAWN: AN	1" = 60'	Feb 2026	1 OF 1

108 GLADE RD COLLEYVILLE TRACT SF

2026/02/19 ALEJANDRO.NEGRETE L:\JOBS\DUE DILIGENCE\SINGLE-FAMILY\2026044.01 108 GLADE RD COLLEYVILLE (2 LOTS)\EXHIBITS\20260219 LAND PLAN\DWG\108 GLADE RD COLLEYVILLE TRACT LAND PLAN.DWG

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LEGEND

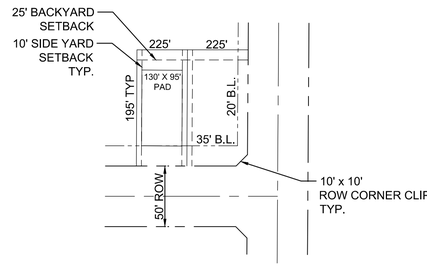
- PROJECT LOCATION
- SETBACK
- LOTS
- PROPOSED PAD

PROJECT INFORMATION

CURRENT ZONING= AGRICULTURE
PROJECT TOTAL ACREAGE = 1.455 AC
UNDEVELOPABLE AREA = 0 AC
NET DEVELOPABLE AREA = 1.455 AC

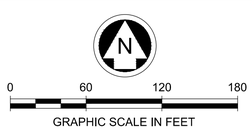
LOT COUNT

OPEN SPACE LOTS = 0
TOTAL LOT COUNT = 2 LOTS



TYPICAL LOT 225' X 195'
NTS

SHIELD ENGINEERING
TBPELS ENGINEERING #F-11039, SURVEYING #10193890



GRAPHIC SCALE IN FEET

CITY OF COLLEYVILLE, TEXAS

108 GLADE RD COLLEYVILLE TRACT SF

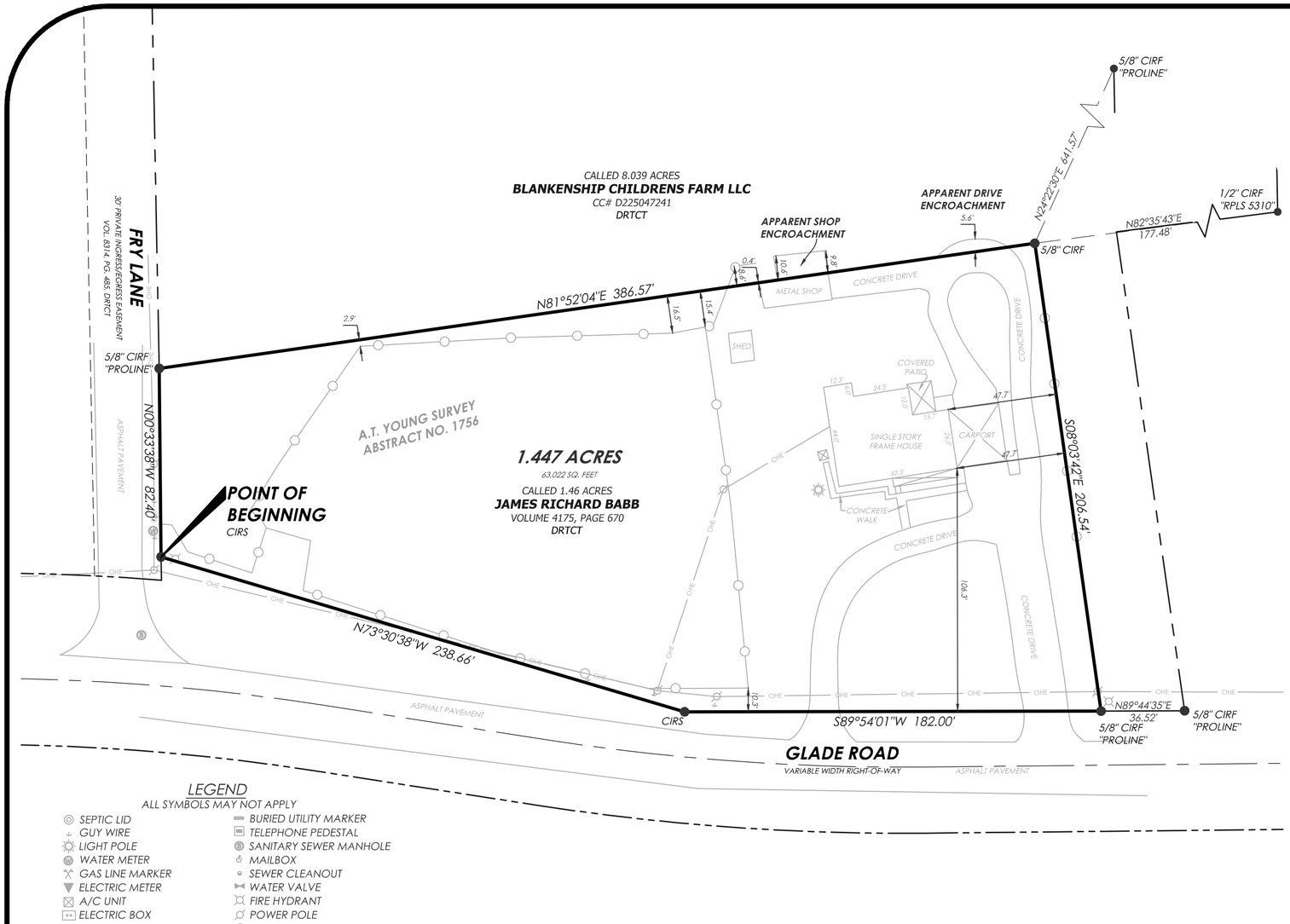
LAND PLAN
March 24, 2026

DESIGNED: AN	SCALE:	DATE:	SHEET:
DRAWN: AN	1" = 60'	Mar 2026	1 OF 1

108 GLADE RD COLLEYVILLE TRACT SF

2026/03/24 ALEJANDRO.NEGRETE L:\JOBS\DUE DILIGENCE\SINGLE-FAMILY\2026044.01 108 GLADE RD COLLEYVILLE (2 LOTS)\EXHIBITS\20260219 LAND PLAN.DWG\108 GLADE RD COLLEYVILLE TRACT LAND PLAN - R30.DWG

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METES AND BOUNDS DESCRIPTION

BEING *A 1.447 ACRE TRACT OF LAND SITUATED IN THE A.T. YOUNG SURVEY, ABSTRACT NUMBER 1756, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.46 ACRE TRACT OF LAND DESCRIBED BY DEED TO JAMES RICHARD BABB, RECORDED IN VOLUME 4175, PAGE 670, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:*

BEGINNING *AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 1.46 ACRE TRACT, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF GLADE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AND THE EAST LINE OF FRY LANE, A PRIVATE 30' INGRESS/EGRESS EASEMENT, RECORDED IN VOLUME 8134, PAGE 485, DEED RECORDS, TARRANT COUNTY, TEXAS;*

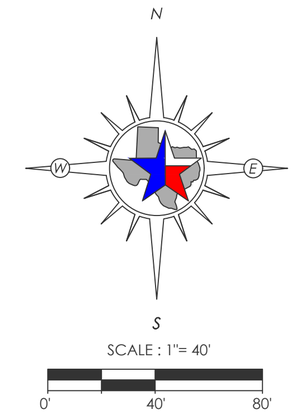
THENCE *NORTH 00 DEGREES 33 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 1.46 ACRE TRACT AND WITH THE EAST LINE OF SAID FRY LANE, A DISTANCE OF 82.40 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE NORTHWEST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING THE UPPER SOUTHWEST CORNER OF A CALLED 8.039 ACRE TRACT OF LAND DESCRIBED BY DEED TO BLANKENSHIP CHILDRENS FARM LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER D225047241, DEED RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS FOR REFERENCE NORTH 30 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 565.19 FEET;*

THENCE *NORTH 81 DEGREES 52 MINUTES 04 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.46 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID CALLED 8.039 ACRE TRACT, A DISTANCE OF 386.57 FEET, TO A 5/8" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING AN ELL CORNER IN SAID NORTH LINE, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE NORTHEAST CORNER OF SAID CALLED 8.039 ACRE TRACT BEARS NORTH 24 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 641.57 FEET;*

THENCE *SOUTH 08 DEGREES 03 MINUTES 42 SECONDS EAST, CONTINUING ALONG SAID COMMON LINE, A DISTANCE OF 206.54 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE SOUTHEAST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING THE LOWER SOUTHWEST CORNER OF SAID CALLED 8.039 ACRE TRACT, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF SAID GLADE ROAD, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE LOWER SOUTHEAST CORNER OF SAID CALLED 8.039 ACRE TRACT BEARS NORTH 89 DEGREES 44 MINUTES 35 SECONDS EAST, A DISTANCE OF 36.52 FEET;*

THENCE *SOUTH 89 DEGREES 54 MINUTES 01 SECONDS WEST, DEPARTING SAID COMMON LINE AND ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID GLADE ROAD, A DISTANCE OF 182.00 FEET, TO A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882";*

THENCE *NORTH 73 DEGREES 30 MINUTES 38 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 238.66 FEET, TO THE* ***POINT OF BEGINNING****, AND CONTAINING 1.447 ACRES OR 63,022 SQUARE FEET OF LAND, MORE OR LESS.*



SCALE : 1"= 40'

0' 40' 80'

LEGEND

ALL SYMBOLS MAY NOT APPLY

- SEPTIC LID
- GUY WIRE
- LIGHT POLE
- WATER METER
- GAS LINE MARKER
- ELECTRIC METER
- A/C UNIT
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- IRRIGATION CONTROL VALVE
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- SEWER CLEANOUT
- WATER VALVE
- FIRE HYDRANT
- POWER POLE
- STORM DRAIN MANHOLE

- CHAINLINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- IRON FENCE

DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS
PRTCT = PLAT RECORDS, TARRANT COUNTY, TEXAS
CC# = COUNTY CLERK'S INSTRUMENT NUMBER
IRF = IRON ROD FOUND
CIRS = 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR RPLS 6882"
OHE = OVERHEAD ELECTRIC

GENERAL NOTES

1. *THIS SURVEY WAS PREPARED* ***WITHOUT*** *THE BENEFIT OF THE COMMITMENT FOR TITLE INSURANCE. THIS SURVEYOR HAS NOT PERFORMED ANY RESEARCH IN REGARDS TO EASEMENTS AFFECTING THE PROPERTY.*
2. *THE BEARINGS SHOWN HEREON ARE IN REFERENCE TO THE TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4202*
3. *ALL CORNERS CALLED CIRS ARE 5/8 INCH CAPPED IRON RODS SET STAMPED "LONESTAR RPLS6882".*
4. *THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.*

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER ***48439C0095K****, DATED SEPTEMBER 25, 2009, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.*

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON ***JULY 1, 2025****. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A* ***CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY****.*

EXECUTED THIS THE ***7TH*** *DAY OF* ***JULY****, 2025.*

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

STATE OF TEXAS
REGISTERED
MARSHALL W. MILLER
6882
PROFESSIONAL
LAND SURVEYOR

PROJECT NUMBER: 250619 *DATE: JULY 7, 2025*
REVISED DATE:
REVISION NOTES:

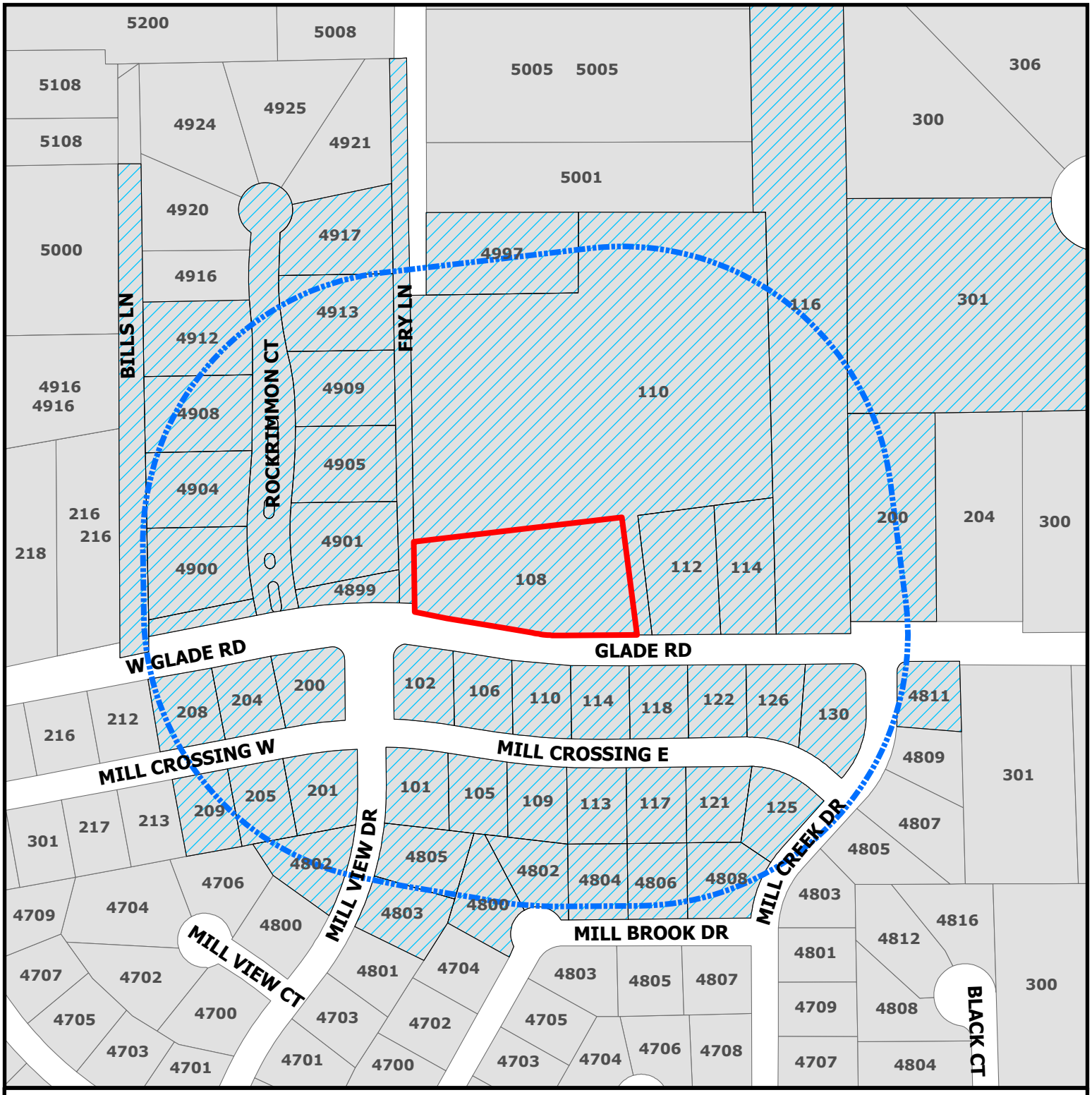
SHEET 1 OF 1

BOUNDARY SURVEY OF 1.447 ACRES OF LAND

SITUATED IN THE A.T. YOUNG SURVEY, ABSTRACT NO. 1756, CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS

–LONESTAR–
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817–935–8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

Notification Map



CITY OF COLLEYVILLE TEXAS

ZC26-005

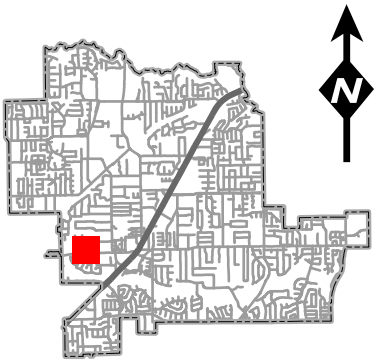
108 Glade Road

DISCLAIMER:
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Subject Property

Buffer

Parcels to be notified



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 & Zoning Commission Meeting: Monday, April 13, 2026 at 7:00p.m.
City Council Meetings: Tuesday, May 5, 2026 & Tuesday, May 12, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

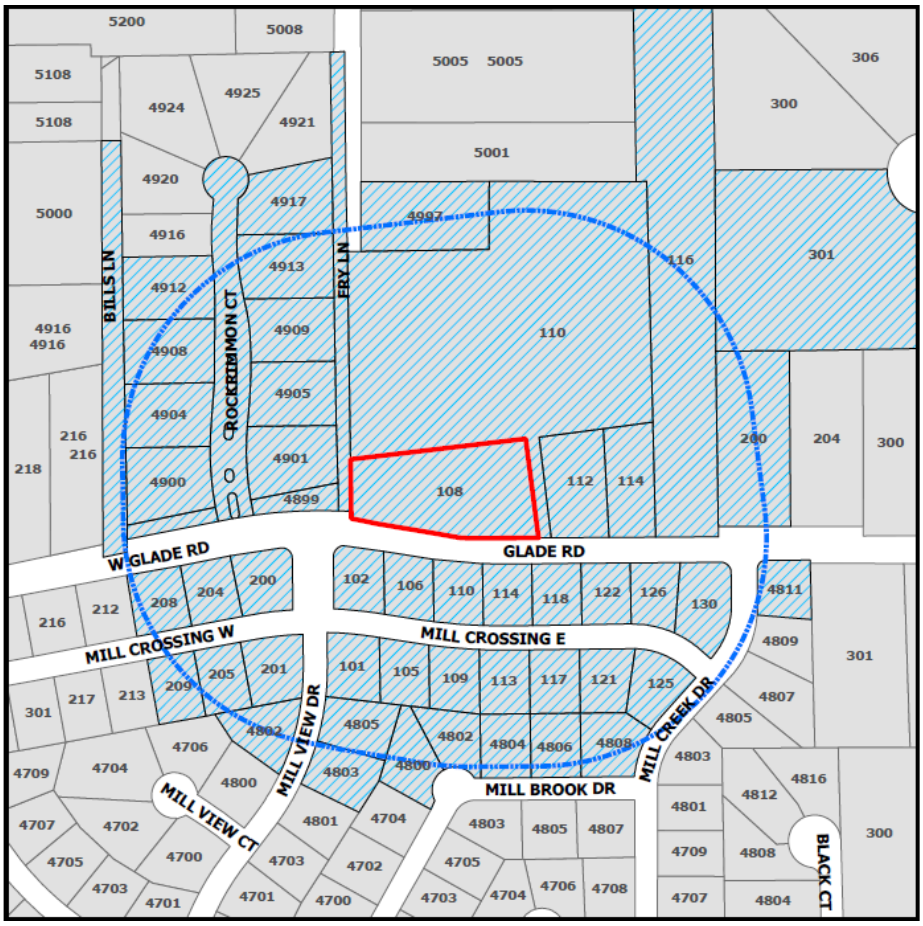
Request:	Consideration of a rezoning from AG Agricultural to R-20 Single-Family Residential on Tract 1A09, Abstract 1756, A.T. Young Survey, being approximately 1.45 acres. The request is to create three R-20 lots from one tract of land.
Zoning Case:	ZC26-005
Applicant:	Josh Dyer
Owner:	James Babb
Location:	108 Glade Road
Property Description:	Tract 1A09, Abstract 1756, A.T. Young Survey
Present Zoning:	AG Agricultural

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

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.

Daniel Ponder

Daniel Ponder
Planning Manager

March 26, 2026

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034
Citizenletters@colleyville.com

Re: Zoning case ZC26-005, 108 Glade Road

To whom it May Concern:

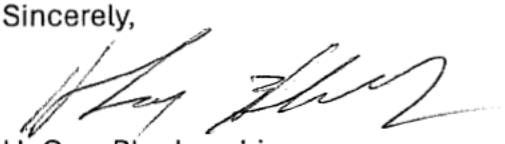
My name is Gary Blankenship, and I reside at 116 Glade Road, Colleyville, Texas 76034. I built my residence there over twenty years ago because of the large residential lots all along Glade Road and the large agriculture areas immediately adjacent to my home. Those large residential lots are consistent with all the surrounding area that is not within an established subdivision. The existing small homes located on many of these large lots between Bransford Road and the Colleyville west City limits are now being sold, and larger homes are being built on those larger lots.

Herein I would like to protest to the subject zoning case mentioned above. My protest is not against the rezoning per say but against the desire to later cut this 1.4 acres into three small inconsistent lots for this area. Glade Road has now become a major ingress/egress transportation route into and out of the City of Colleyville. I think it is important that we maintain a pleasant, inviting look and safe transportation route not only for the visitors passing through but for the residents, as well. The subject tract is located on a blind curve on Glade Road. Because of the morning and evening traffic flow already there, it is hard to imagine the added danger by putting two more driveways in that blind curve. Additionally, if that portion of Glade Road is ever widened the third lot proposed and adjoining Fry Lane would be severely impacted. Should a sidewalk ever be envisioned, I believe that same lot would be in that pathway. In addition, if Fry Lane ever becomes a public street, the Fry Lane setback would need to be a part of the third proposed lot, which would render it as unusable because of the reduced available square footage.

The proposed lots are barely one-half acre and to suggest building 4,000 to 6,000 square foot homes on small lots is a little inconceivable. This is obviously a method for the present owner of this tract to maximize the sales price but is this the end that the city wants to see and to realize the increased danger that it will create. The only half acre lot that I am familiar with is 114 Glade Road. There the buyer (builder) admitted he paid too much for the lot and the home that was razed located thereon. To break even he admitted he needs to build an approximate 4,000 square foot home and is in the process of doing same. However, he was unsuccessful in selling the lot for what he paid and unsuccessful in preselling the home and is now building a spec home on that site. These small lots are inconsistent with all other lots on Glade Road in Colleyville. I also worry that buyers in the market for a 4,000 to 6,000 square foot home with a selling price of $3 million and up will not desire a half-acre lot that goes with these proposed homes.

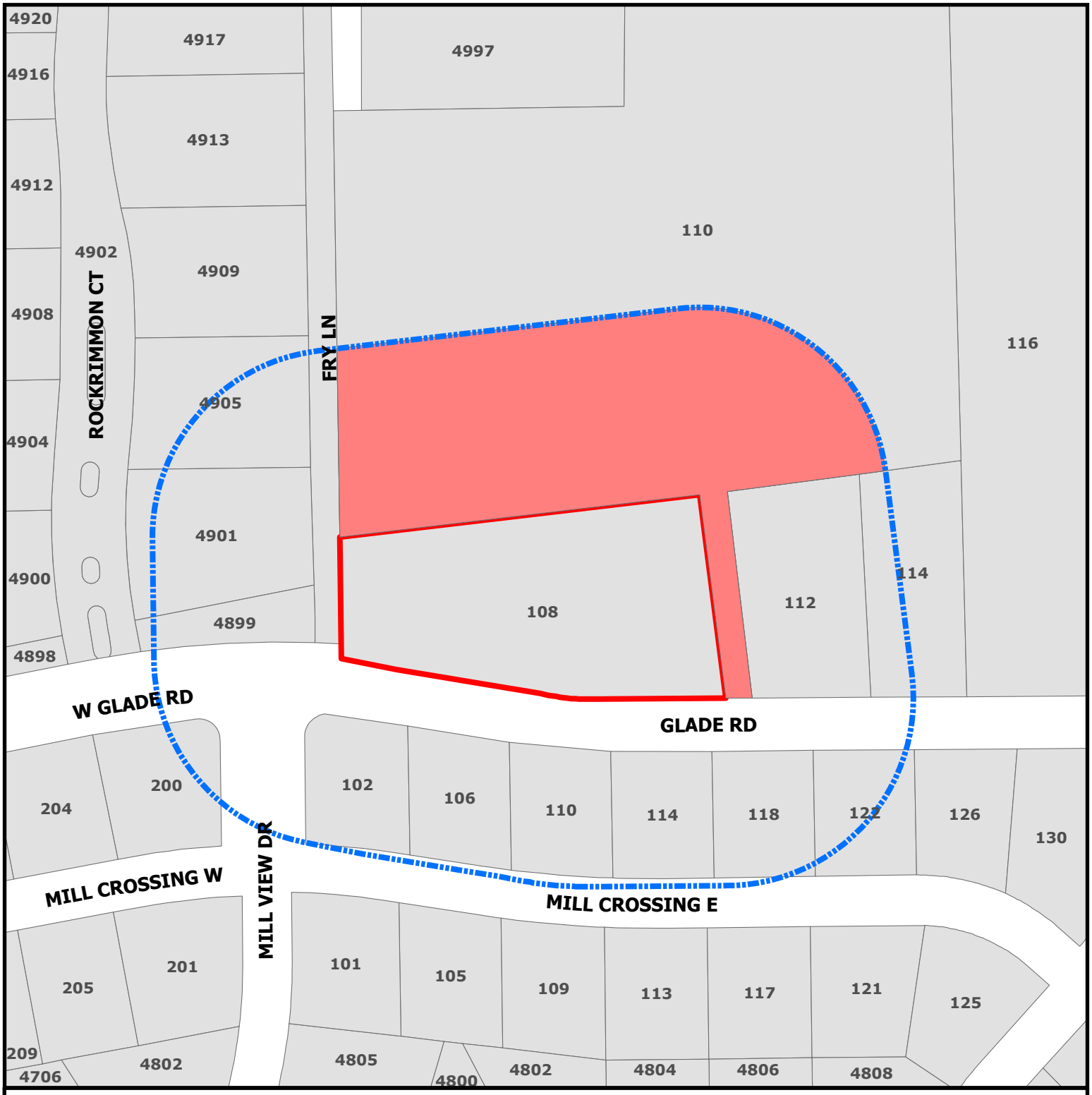
Therefore, because of the ultimate danger that cutting this tract into three tiny lots on a blind curve of Glade Road and the inconsistent small acreage lots that this will create for the area, I urge the Planning and Zoning Commission to deny this request.

Sincerely,



H. Gary Blankenship
116 Glade Road
Colleyville, Texas 76034
[redacted]

Opposition Map



CITY OF COLLEYVILLE TEXAS

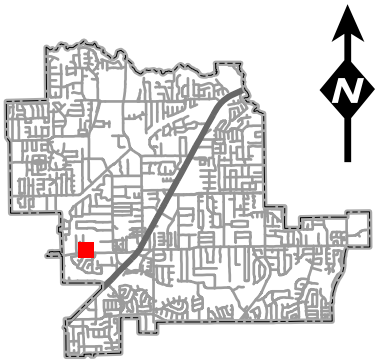
ZC26-005

108 Glade Road

Subject Property

Opposing

Protest Buffer



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List of Opposing Properties

Address	Owner's Name	Percentage
110 GLADE RD	BLANKENSHIP CHILDRENS FARM LLC	31.74%

Address Count : 1 **Total Percentage:** 31.74%

Date : 3/27/2026 11:19 AM

ORDINANCE O-26-XXXX

AMENDING THE ZONING ON APPROXIMATELY 1.45 ACRES, BEING TRACT 1A09, ABSRACT 1756, A.T. YOUNG SURVEY, LOCATED AT 108 GLADE ROAD, BY AUTHORIZING A REZONING FROM AG AGRICULTURAL TO R-30 SINGLE-FAMILY RESIDENTIAL; 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 a request for a rezoning from AG Agricultural to R-30 Single-Family Residential (Case ZC26-005) for the real property described as Tract 1A09, Abstract 1756, A.T. Young Survey, located at 108 Glade Road, as further described and depicted on Exhibit "A" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned AG Agricultural; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.

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 the Subject Property, by authorizing a rezoning from AG Agricultural to R-30 Single-Family

Residential on 1.45 acres, being Tract 1A09, Abstract 1756, A.T. Young Survey, as depicted on the attached as Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. As depicted in the attached Exhibit "B".

Sec. 5. 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, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of May 2026.

The second reading and public hearing being conducted on the 12th day of May 2026

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 12TH DAY OF MAY 2026.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map

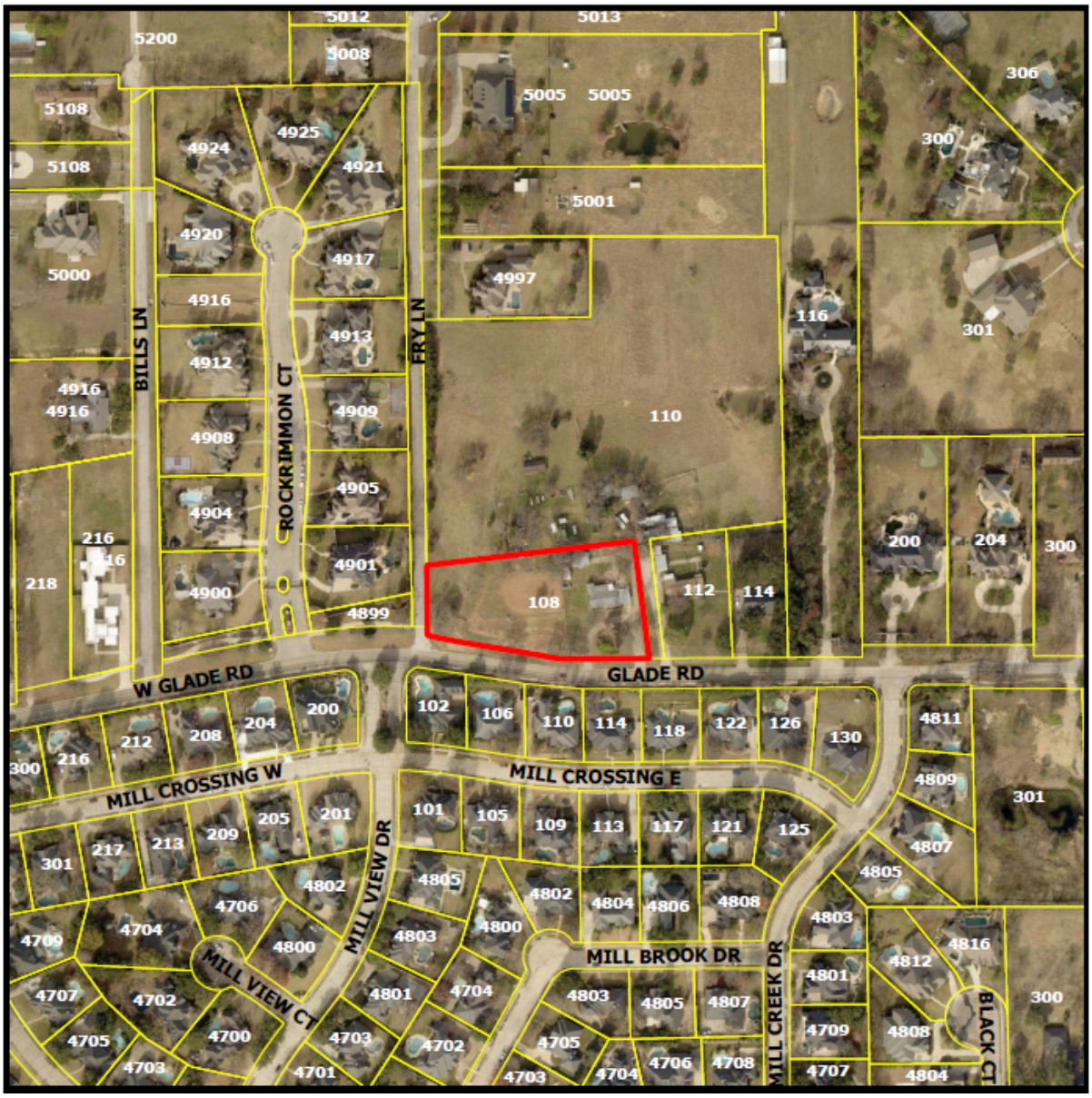
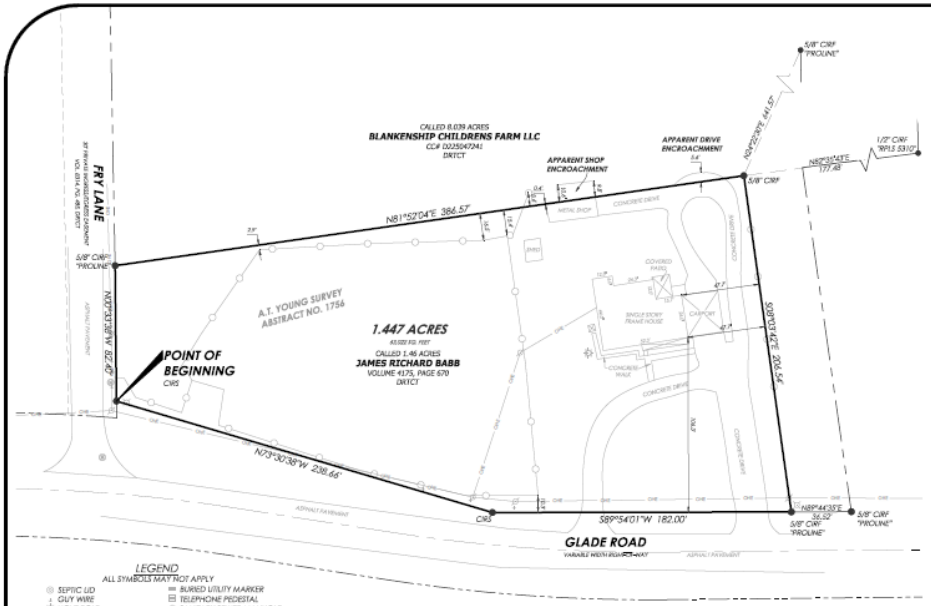


Exhibit "B" – Zoning Exhibit



METES AND BOUNDS DESCRIPTION

BEING A 1.447 ACRE TRACT OF LAND SITUATED IN THE A.T. YOUNG SURVEY, ABSTRACT NUMBER 1756, CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.46 ACRE TRACT OF LAND DESCRIBED BY DEED TO JAMES RICHARD BABB, RECORDED IN VOLUME 4175, PAGE 670, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" CAPPED IRON ROD SET STAMPED "LONESTAR 6882" AT THE SOUTHWEST CORNER OF SAID CALLED 1.46 ACRE TRACT, BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF GLADE ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AND THE EAST LINE OF FRY LANE, A PRIVATE 30' INGRESS/EGRESS EASEMENT, RECORDED IN VOLUME 8134, PAGE 485, DEED RECORDS, TARRANT COUNTY, TEXAS;

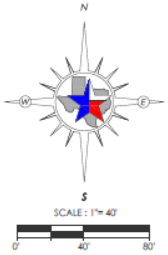
THENCE NORTH 00 DEGREES 35 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID CALLED 1.46 ACRE TRACT AND WITH THE EAST LINE OF SAID FRY LANE, A DISTANCE OF 82.40 FEET, TO A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE NORTHWEST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING THE UPPER SOUTHWEST CORNER OF A CALLED 8.039 ACRE TRACT OF LAND DESCRIBED BY DEED TO BLANKENSHIP CHILDRENS FARM LLC, RECORDED IN COUNTY CLERK'S INSTRUMENT NUMBER D225047241, DEED RECORDS, TARRANT COUNTY, TEXAS, FROM WHICH A 1/2" CAPPED IRON ROD FOUND BEARS FOR REFERENCE NORTH 30 DEGREES 57 MINUTES 34 SECONDS EAST, A DISTANCE OF 565.19 FEET;

THENCE NORTH 81 DEGREES 52 MINUTES 04 SECONDS EAST, DEPARTING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID CALLED 1.46 ACRE TRACT, BEING COMMON WITH THE UPPER SOUTH LINE OF SAID CALLED 8.039 ACRE TRACT, A DISTANCE OF 386.57 FEET, TO A 5/8" CAPPED IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID CALLED 1.46 ACRE TRACT, SAME BEING AN ELL CORNER IN SAID NORTH LINE, FROM WHICH A 5/8" CAPPED IRON ROD FOUND STAMPED "PROLINE" AT THE NORTHEAST CORNER OF SAID CALLED 8.039 ACRE TRACT BEARS NORTH 29 DEGREES 22 MINUTES 30 SECONDS EAST, A DISTANCE OF 641.57 FEET;

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0' 40' 80'

LEGEND

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- LIGHT POLE
- WATER METER
- GAS LINE MARKER
- ELECTRIC METER
- A/C UNIT
- ELECTRIC BOX
- IRRIGATION CONTROL VALVE
- BURIED UTILITY MARKER
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE
- MAILBOX
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DRTCT = DEED RECORDS, TARRANT COUNTY, TEXAS
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4. THIS SURVEY REFLECTS THE ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, OR ABANDONED. FURTHER, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL THE UNDERGROUND UTILITIES, OR OTHER BURIED FEATURES, BUT HAS MADE AN ATTEMPT TO LOCATE THOSE VISIBLE OR INDICATED AS ACCURATELY AS POSSIBLE.

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NUMBER 48439C0095K, DATED SEPTEMBER 25, 2009, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, THIS STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S CERTIFICATION

I, MARSHALL W. MILLER, REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 6882, STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SKETCH WAS PREPARED FROM THE PUBLIC RECORDS, AND FROM AN ACTUAL AND ACCURATE SURVEY OF THE PROPERTY PERFORMED ON THE GROUND UNDER MY DIRECTION AND SUPERVISION ON JULY 1, 2025. THE VISIBLE IMPROVEMENTS ARE AS SHOWN HEREON. EXCEPT AS SHOWN HEREON, THERE ARE NO APPARENT ENCROACHMENTS ONTO THE PROPERTY OR APPARENT PROTRUSIONS THEREFROM. I DID NOT ABSTRACT THE TITLE TO THIS PROPERTY, NOR DID I SEARCH THE PUBLIC RECORDS FOR EASEMENTS, ADVERSE CLAIMS, OR OTHER ENCUMBRANCES THAT MIGHT AFFECT THIS PROPERTY. THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1B, CONDITION 2, STANDARD LAND SURVEY.

EXECUTED THIS THE 7TH DAY OF JULY, 2025.

Marshall Miller

MARSHALL W. MILLER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6882

STATE OF TEXAS
REGISTERED
MARSHALL W. MILLER
6882
PROFESSIONAL
LAND SURVEYOR

PROJECT NUMBER: 250619 DATE: JULY 7, 2025
REVISED DATE:
REVISION NOTES:

SHEET 1 OF 1

BOUNDARY SURVEY OF 1.447 ACRES OF LAND

SITUATED IN THE A.T. YOUNG SURVEY,
ABSTRACT NO. 1756, CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

–LONESTAR–
LAND SURVEYING, LLC
TBPELS FIRM# 10194707
3521 SW WILSHIRE BLVD.,
JOSHUA, TX 76058
817–935–8701
MARSHALL.MILLER@LONESTARLANDSURVEYING.COM

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit for an accessory building located in a non-residential zoning district on Lot 1R, Block 1, Covenant Christian Academy Addition, zoned PUD-C Planned Unit Development – Commercial, located at 901 Cheek-Sparger Road, Case ZC26-006

Explanation
Trey Martinez, the applicant, has submitted a request for a Special Use Permit for an accessory building on Lot 1R, Block 1, Covenant Christian Academy Addition being approximately 15.8 acres, and zoned PUD-C Planned Unit Development.

Analysis: The request is to allow for an accessory building in a non-residential zoning district. The proposed building would comply with the regulations of Section 3.27(B):

"Commercial accessory buildings approved as a result of an SUP to be located within non-residential districts are subject to the following conditions:

1. Must meet same setbacks as the primary structure.
2. Must be located to the rear of the primary building and not visible from adjacent roadways.
3. The use of the accessory building must be ancillary to the primary use.
4. Exterior walls and features shall be of the same materials as used with the primary structure.
5. Located in such a manner as not to impede, impair, or endanger vehicular traffic on the property."

Existing Conditions/Background: The subject property, 901 Cheek-Sparger Road, is zoned PUD-C Planned Unit Development - Commercial and developed as a private school. It is located on the southeast corner of Wayne Drive and Cheek-Sparger Road.

Plat Status: The subject property is platted.

DRC Review: The Development Review Committee reviewed the request during their March 23, 2026, meeting and the case was scheduled for the April 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north are zoned PUD-R Planned Unit Development - Residential and are improved with single-family homes. The properties to the east are zoned PUD-C Planned Unit Development – Commercial and

are undeveloped. The property to the west is zoned PUD-C Planned Unit Development – Commercial and is improved with a church. To the south lies the border between the City of Colleyville and the City of Bedford.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for institutional development.

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. Hurst-Euless-Bedford 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.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Site Exhibit
5. Notification Map
6. Notification Letter
7. Draft Ordinance

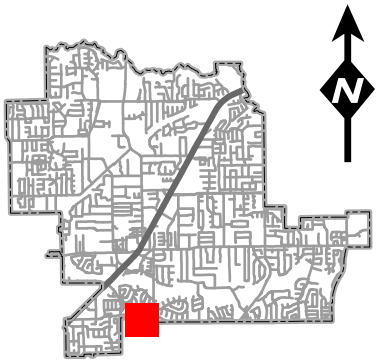
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-006

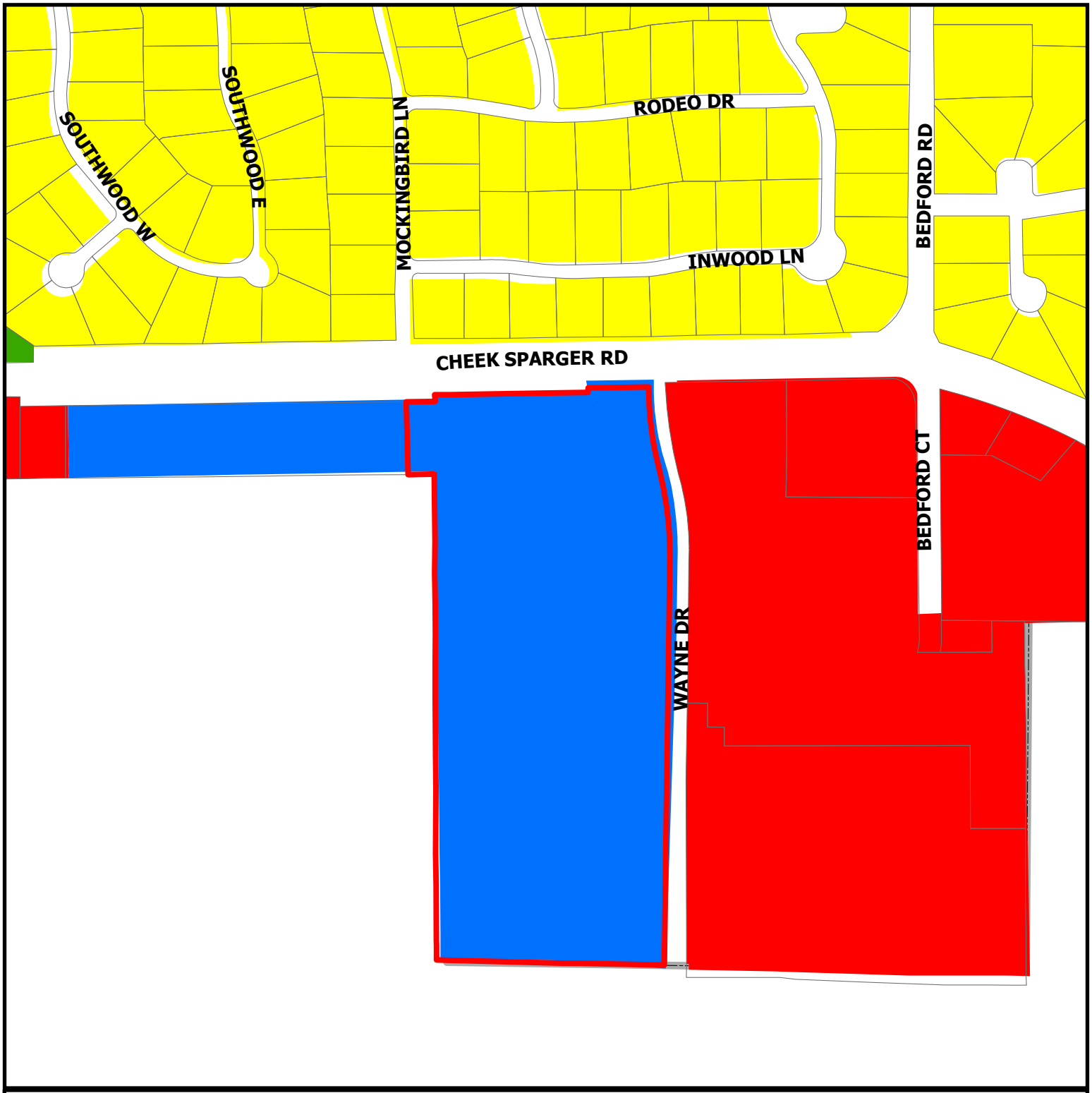
901 Cheek-Sparger Road



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Subject Property

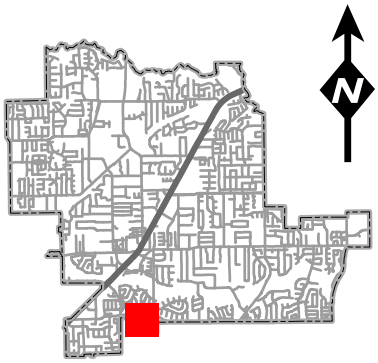
Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC26-006

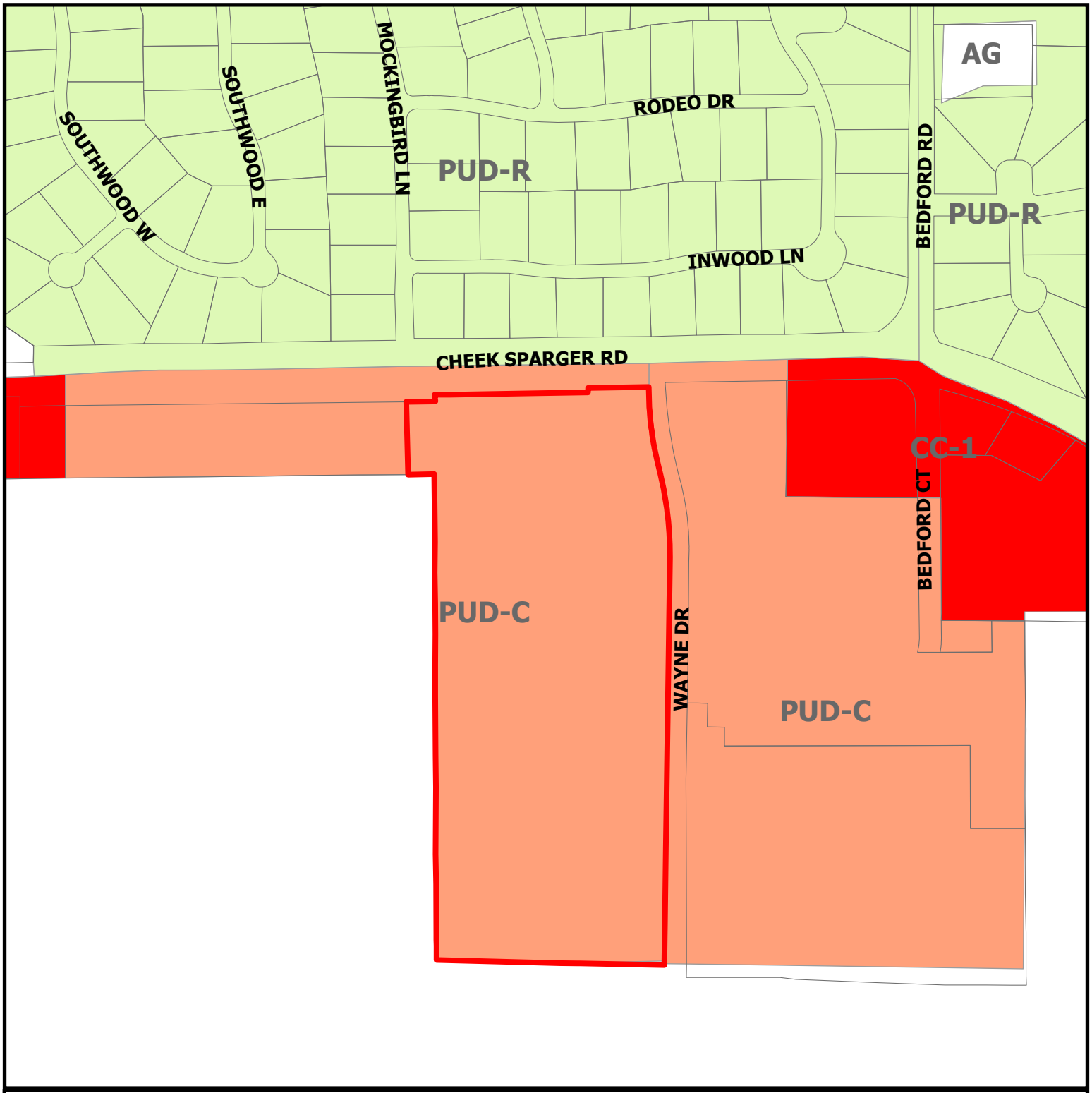
901 Cheek-Sparger Road



Residential
Commercial
Institutional
Open Space; Parks
Subject Property

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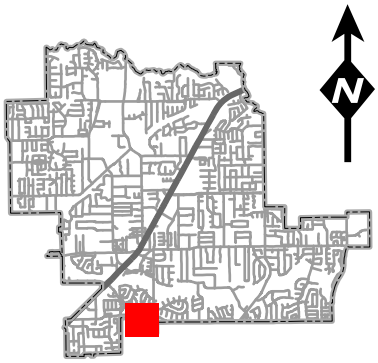
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-006

901 Cheek-Sparger Road

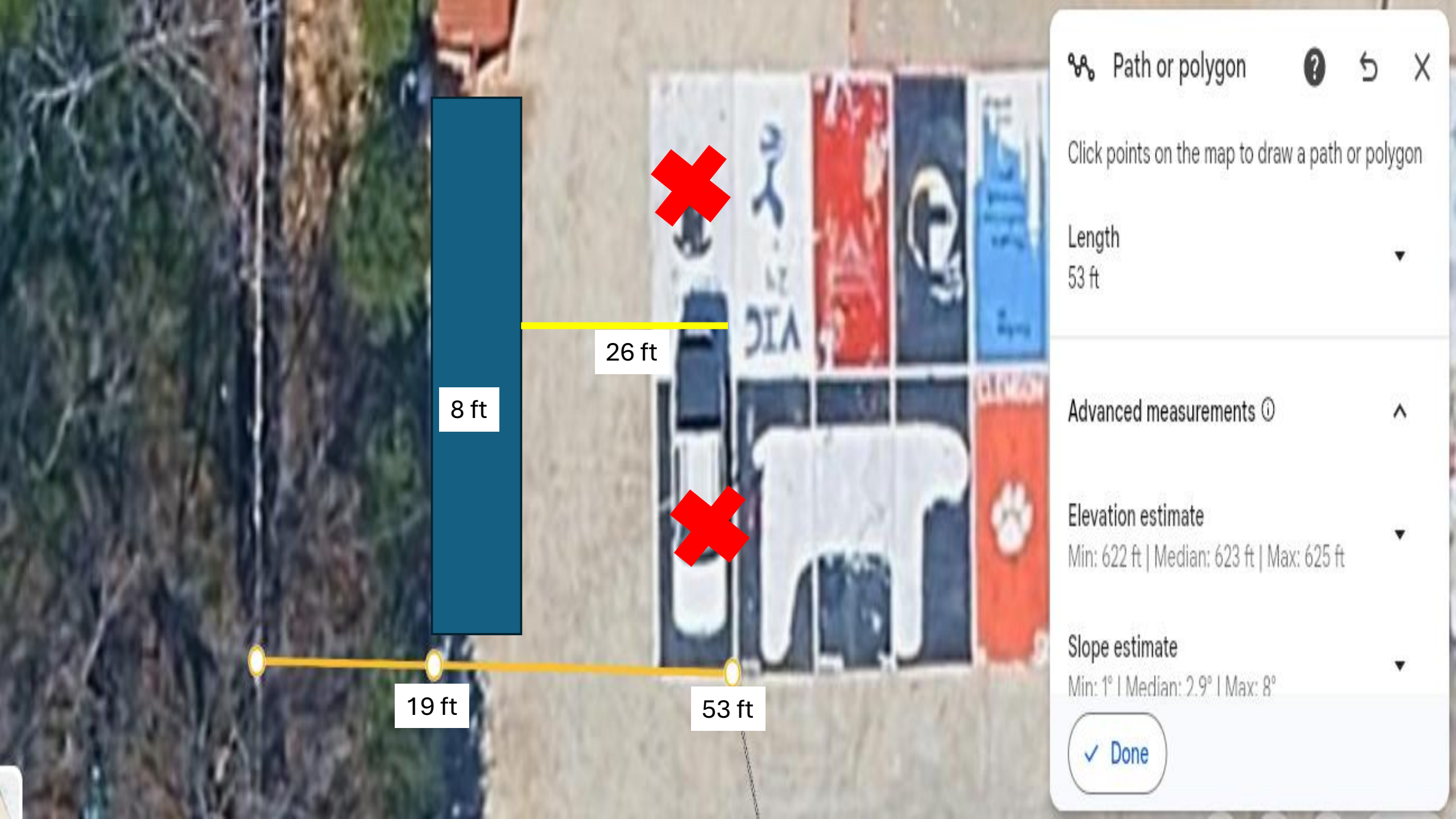


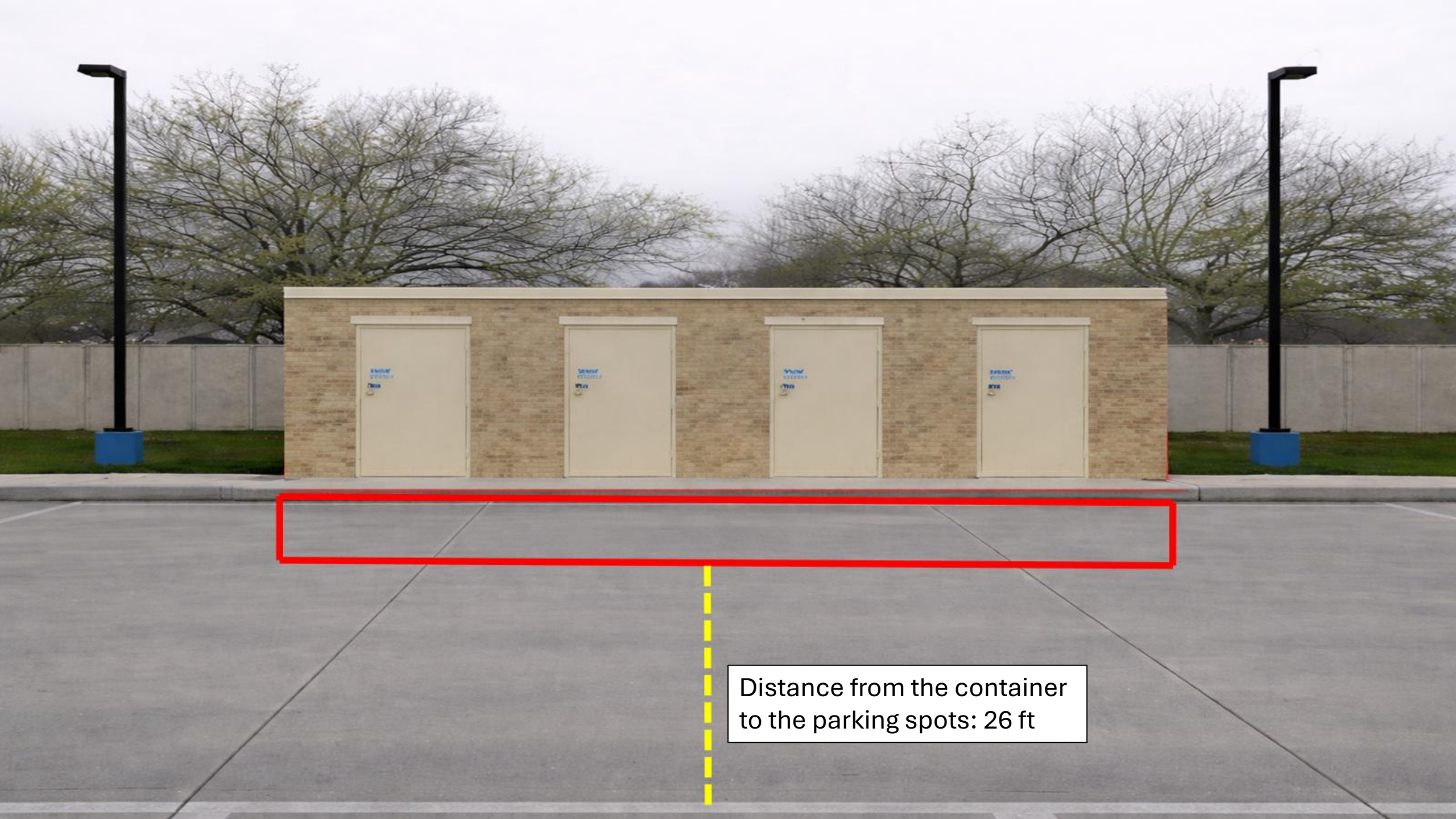
Subject Property

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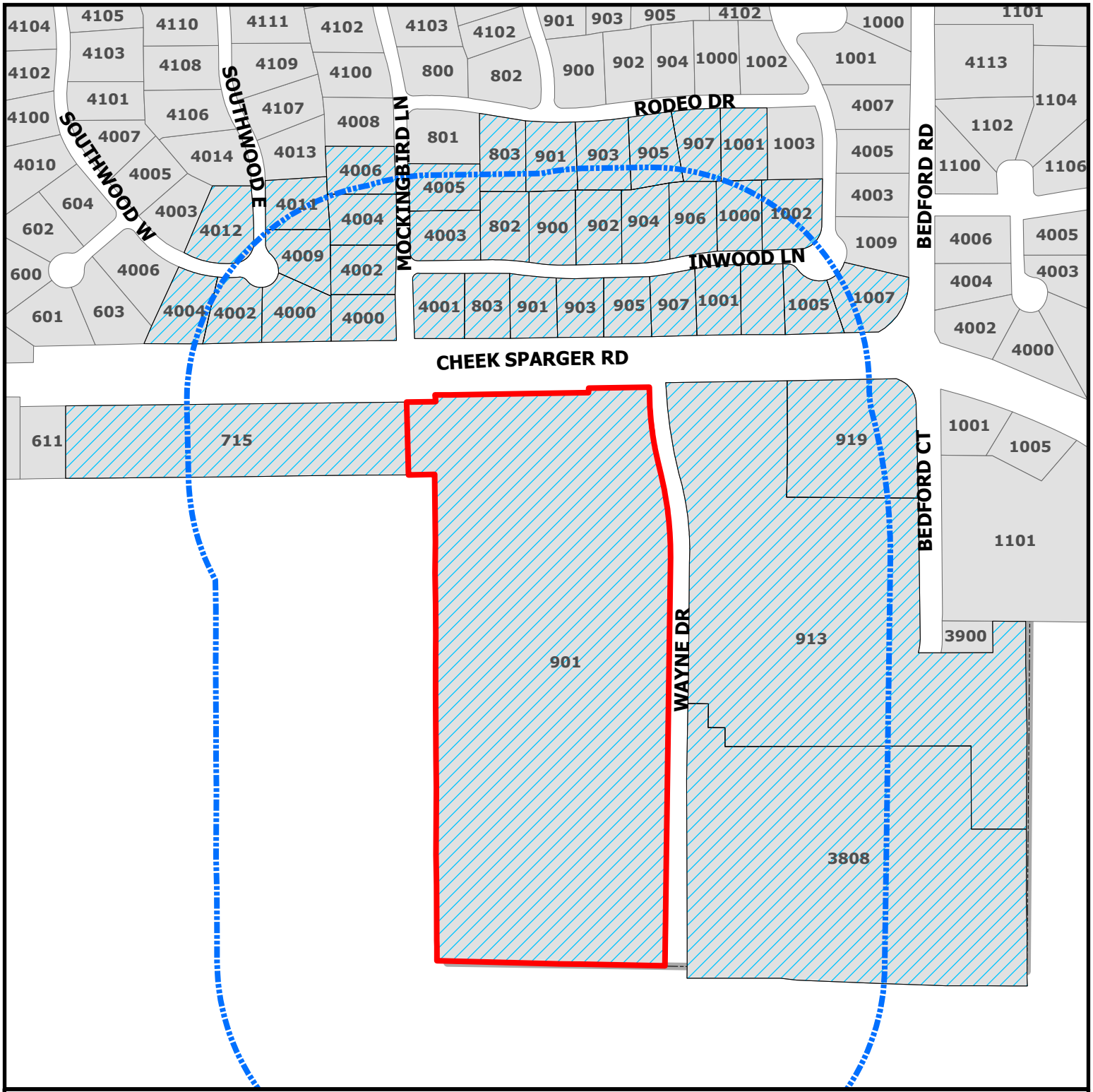

Option 2
905
729
3837
Add 2 parking spots
Take away 2 parking spots
Possibly unstriped these spots?




Path or polygon
Click points on the map to draw a path or polygon
Length
53 ft
Advanced measurements
Elevation estimate
Min: 622 ft | Median: 623 ft | Max: 625 ft
Slope estimate
Min: 1° | Median: 2.9° | Max: 8°
Done
26 ft
8 ft
19 ft
53 ft


Distance from the container to the parking spots: 26 ft

Notification Map



ZC26-006

901 Cheek-Sparger Road

CITY OF COLLEYVILLE TEXAS

Subject Property

Buffer

Parcels to be notified

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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 & Zoning Commission Meeting: Monday, April 13, 2026 at 7:00p.m.
City Council Meetings: Tuesday, May 5, 2026 & Tuesday, May 12, 2026 at 7:00p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

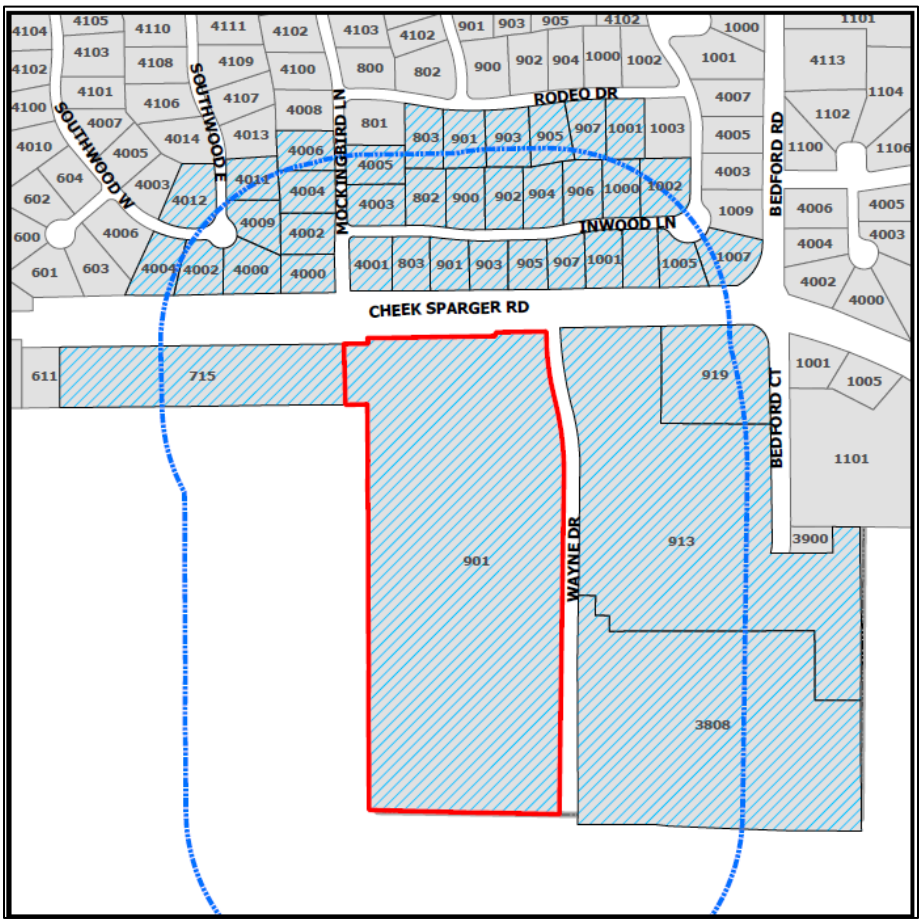
Request:	Consideration of a Special Use Permit for an accessory building located in a non-residential zoning district on Lot 1R, Block 1, Covenant Christian Academy Addition, being approximately 15.8 acres, and zoned PUD-C Planned Unit Development – Commercial. Accessory buildings require a Special Use Permit in non-residential zoning districts.
Zoning Case:	ZC26-006
Applicant:	Trey Martinez
Owner:	Covenant Christian Academy
Location:	901 Cheek-Sparger Road
Property Description:	Lot 1R, Block 1, Covenant Christian Academy Addition
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

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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-XXXX

AMENDING THE ZONING ON APPROXIMATELY 15.8 ACRES, BEING LOT 1R, BLOCK 1, COVENANT CHRISTIAN ACADEMY ADDITION, LOCATED AT 901 CHEEK-SPARGER ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR AN ACCESSORY BUILDING; 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 a request for a Special Use Permit (Case ZC26-006) to allow for an accessory building for the real property described as Lot 1R, Block 1, Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road, as further described and depicted on Exhibit "A" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned PUD-C Planned Unit Development Commercial; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.

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 the Subject Property, by authorizing a

Special Use Permit to allow for an accessory building, as depicted.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall allow for an accessory building measuring 40 feet in length, 8 feet in width, and 10 feet in height.

b. The location of the accessory building shall be generally consistent as depicted in yellow on the attached as Exhibit "B".

c. All requirements of the Land Development Code and ordinances applicable to the property shall be met, except where amended herein.

2. PARKING REQUIREMENTS

a. Any parking spaces that are removed shall be replaced on the property at a minimum ratio of one (1) parking space provided for each one (1) parking space removed.

Sec. 5. 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, as heretofore amended, and upon conviction shall be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of May 2026.

The second reading and public hearing being conducted on the 12th day of May 2026

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 12TH DAY OF MAY 2026.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

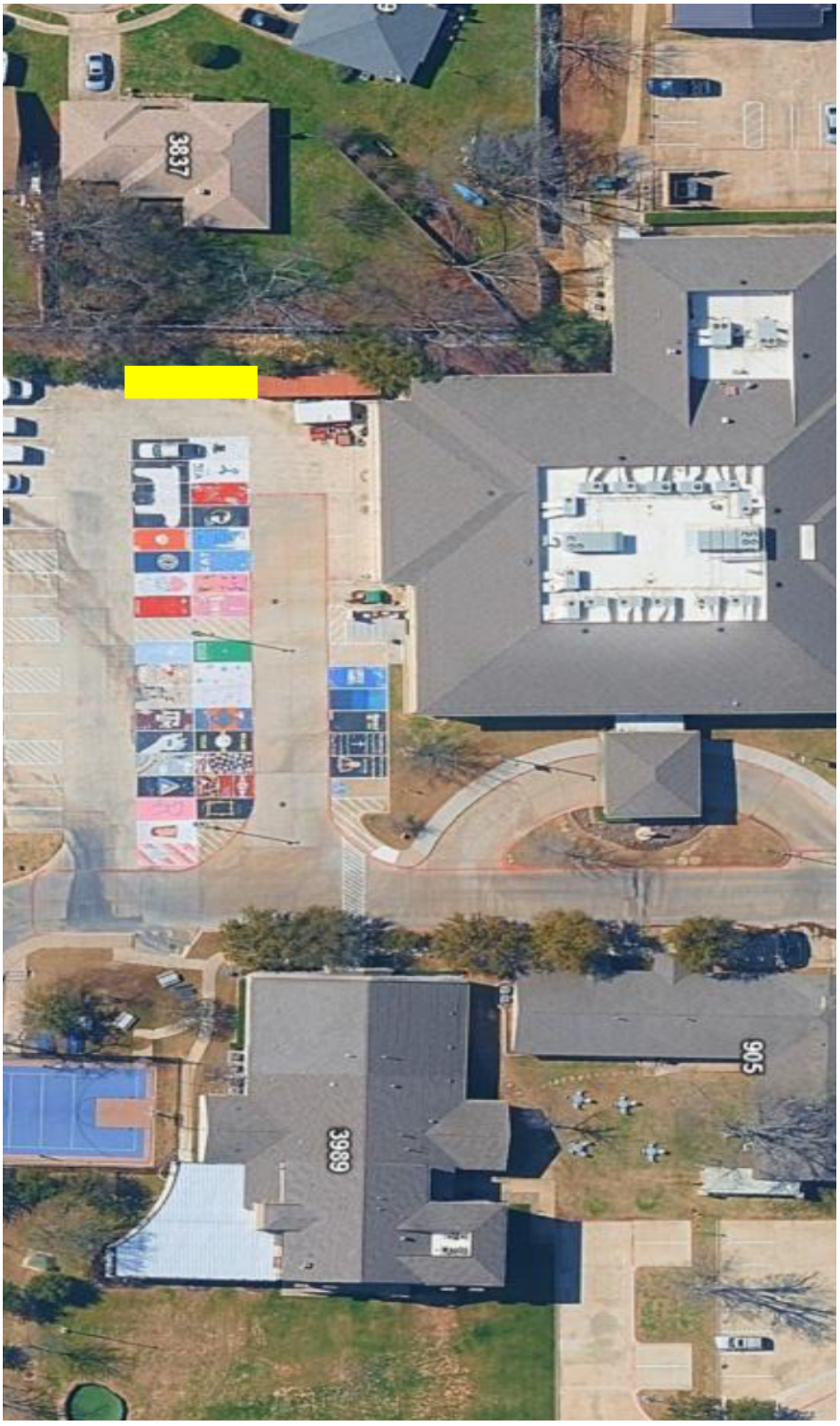
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map



Exhibit "B" – Site Plan



CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 6916 Pleasant Run Road, Case ZC26-007

Explanation
Linda Kientz, the applicant, has submitted a request for a Special Use Permit on Lot 2A, Adair & Brown Estates, being approximately 1.8 acres, and zoned R-40 Single-Family Residential.

Analysis: The request is to allow for a carport which requires the approval of a Special Use Permit (SUP) in accordance with Land Development Code Section 3.27(C). The applicant is requesting modifications to the maximum length and area regulations as well as the masonry column requirement. All carports on a corner lot require approval of an SUP.

Existing Conditions/Background: The subject property, 6916 Pleasant Run Road, is zoned R-40 Single-Family Residential and developed with a single-family home. It is located on the southeast corner of Pleasant Run Road and John McCain Road.

Plat Status: The subject property is platted.

DRC Review: The Development Review Committee reviewed the request during their March 23, 2026, meeting and the case was scheduled for the April 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and west are zoned AG Agricultural and are improved with single-family homes. The properties to the east and south are zoned R-40 Single-Family Residential and are improved with single-family homes.

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

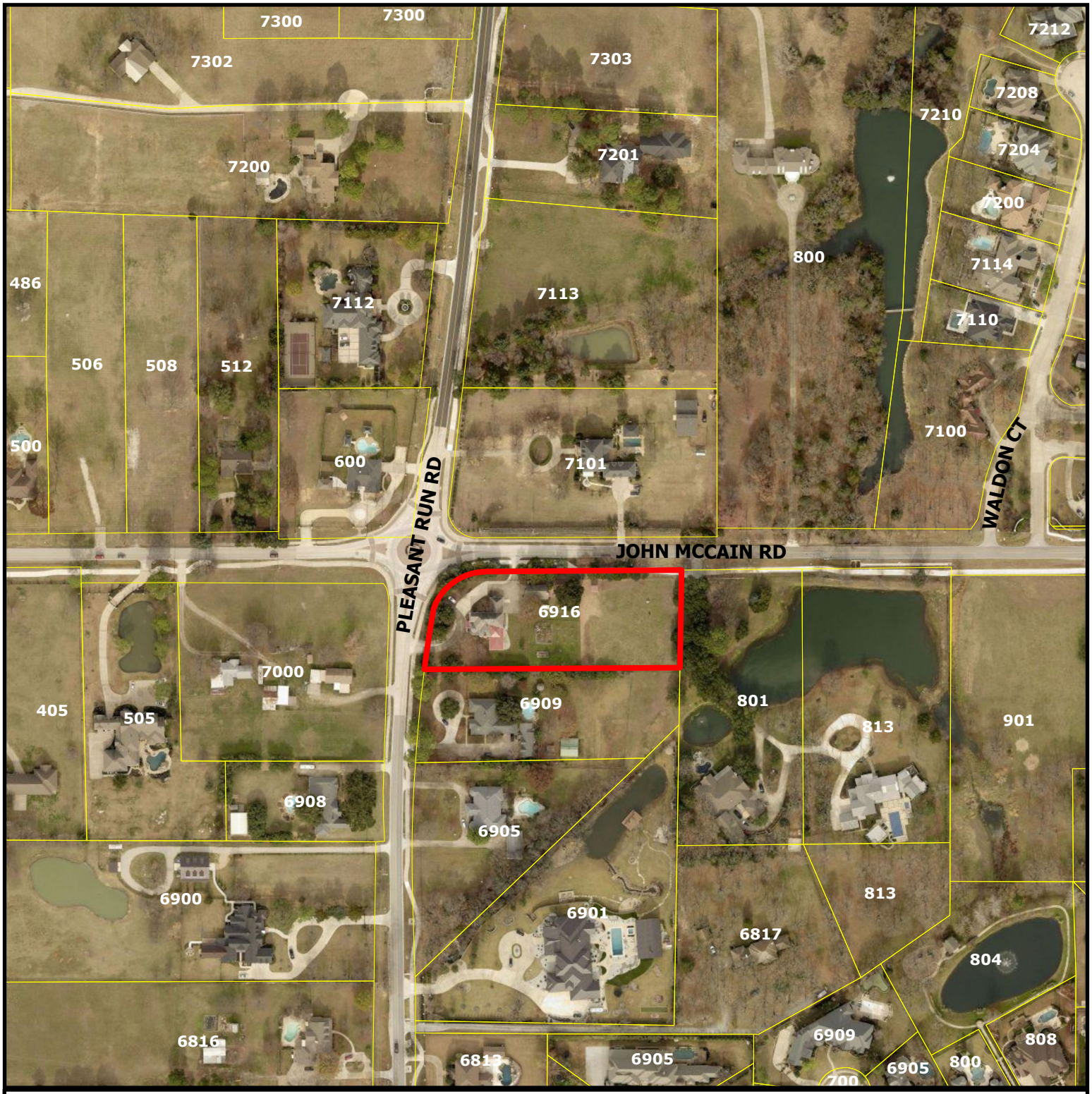
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in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

State law and the Land Development Code.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Site Plan
5. Elevations
6. Impervious Coverage Calculations
7. Notification Map
8. Notification Letter
9. Draft Ordinance

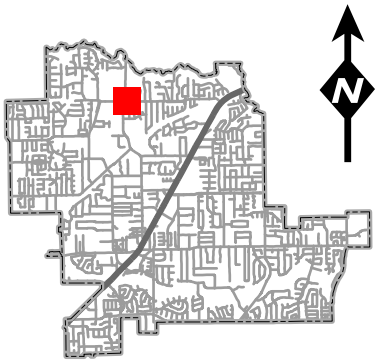
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-007

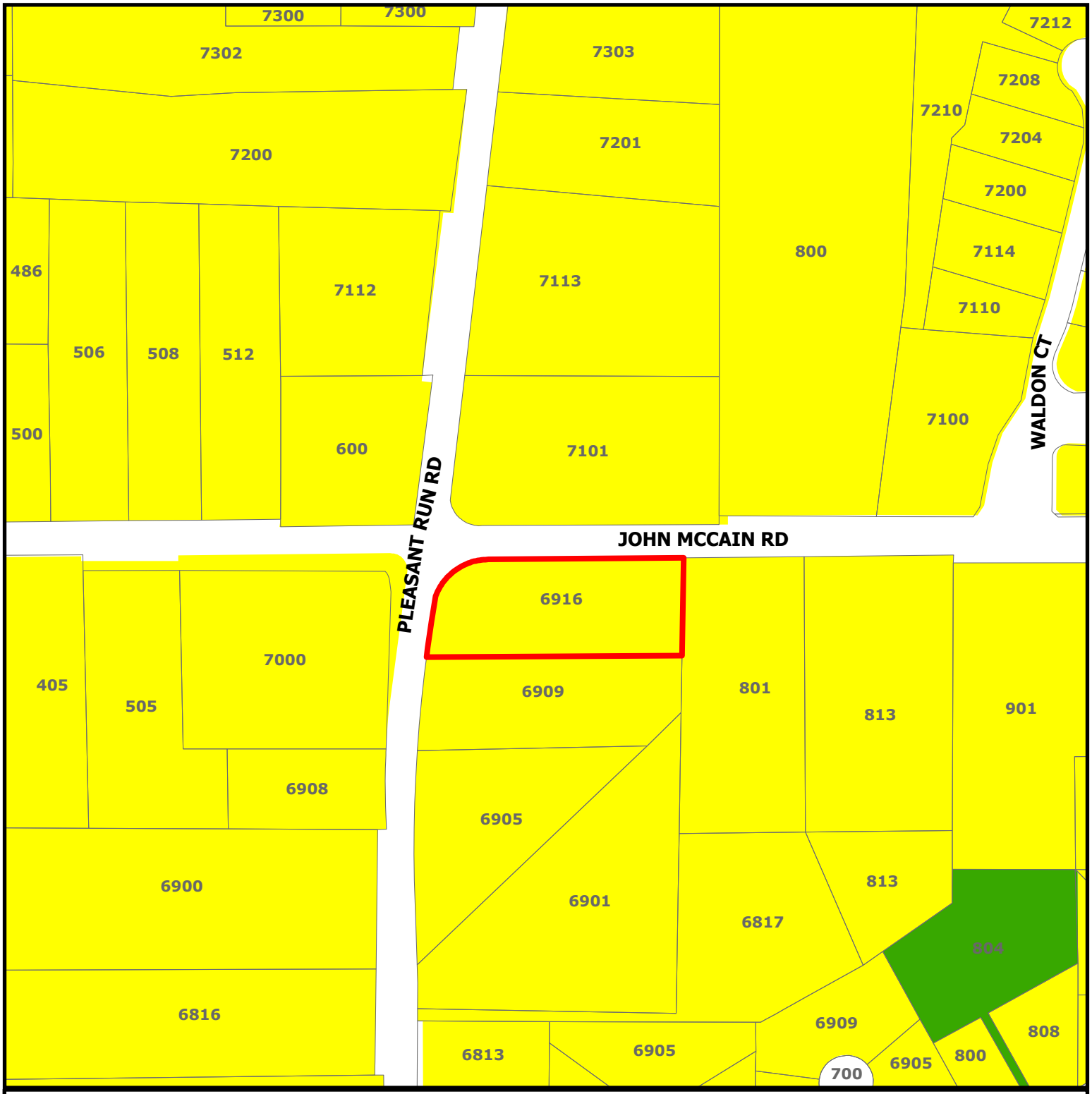
6916 Pleasant Run Road



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Subject Property

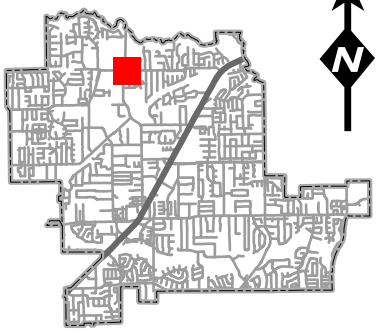
Future Land Use Map



ZC26-007

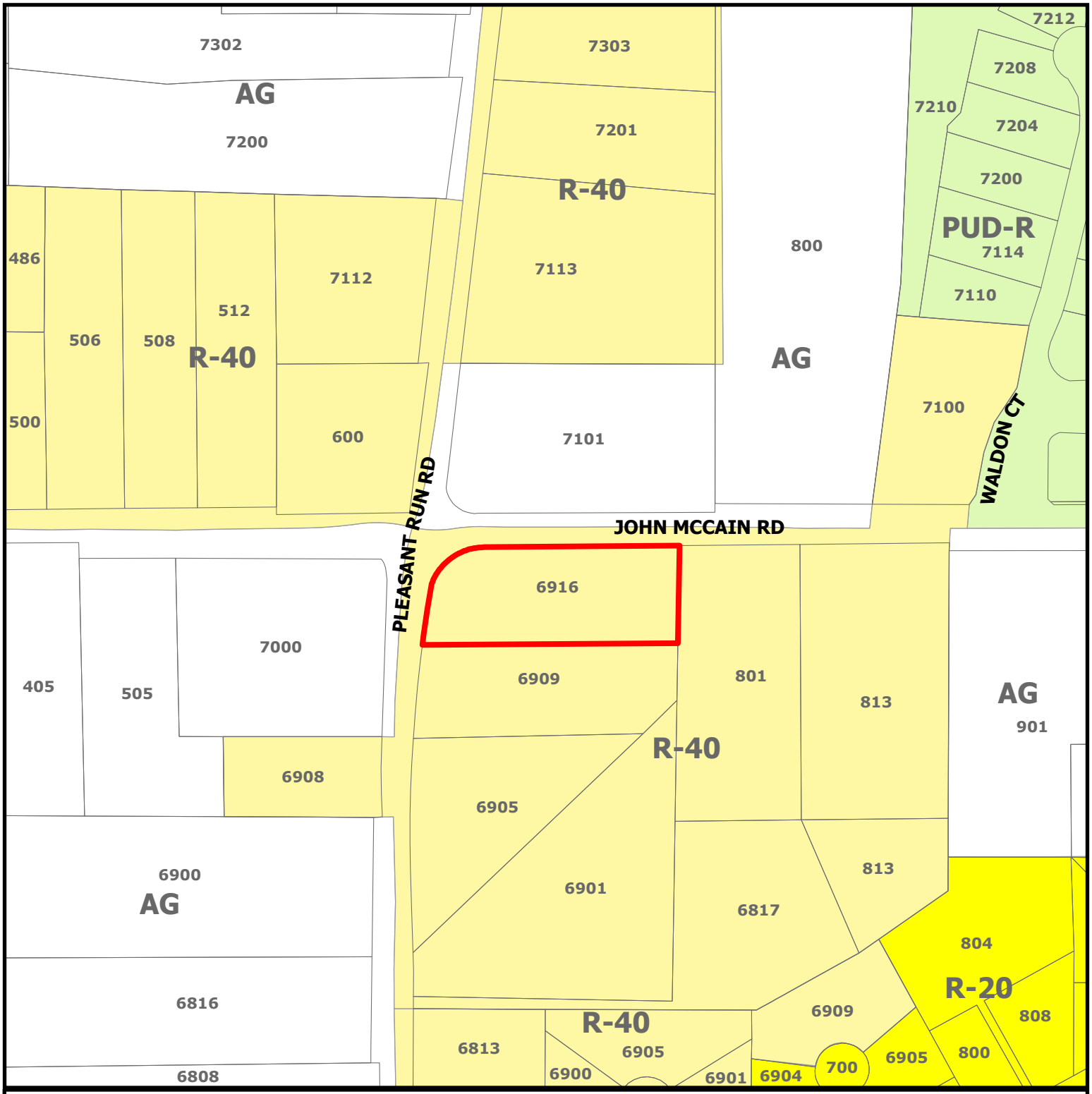
6916 Pleasant Run Road

- Residential
- Open Space; Parks
- Subject Property



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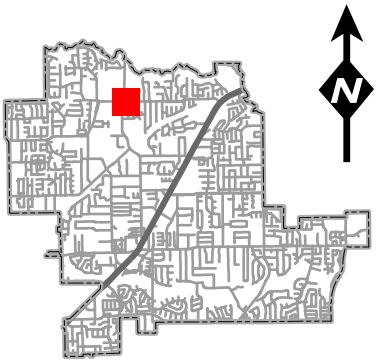
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-007

6916 Pleasant Run Road



Subject Property

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Boundary Survey

MCCAIN ROAD
(A.K.A. JOHN MCCAIN RD. - 75' R/W)

PLEASANT RUN ROAD
(75' R/W)

EAST 425.88'

N 89°46'13" W 452.46'

N 05°16'00" E 175.00'

S 05°16'00" W 175.00'

TWO STORY BRICK

BRICK/STONE BARN

Shed 16x10

Loading Shed 10'x12'

20x18 CARPORT

8'X 10' Loading Shed

LOT 2-A
76461 SQ. FT.
1.76 ACRES

LOT 2-B

40' BLDG. SETBACK (PER PLAT)

30' S 00°00'00" E 175.00' UTILITY ESTATE (VOL. 388-210, PG. 93)

5' UTILITY ESTATE (VOL. 388-210, PG. 93)

ADAIR AND BROWN ESTATES
(VOL. 388-210, PG. 93)
LOT 3-A

IRON FENCE

10' HWY EASEMENT

SET I.R.

1" = 100' GRAPHIC SCALE

NORTH

ADDRESS
6916 Pleasant Run Road
Colleyville, TX 76034

LEGAL DESCRIPTION: (AS FURNISHED)
LOT 2-A, ADAIR AND BROWN ESTATES, A RESUBDIVISION OF LOT 2, ADAIR AND BROWN ESTATES, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THAT OR PLAT THEREOF RECORDED IN VOLUME 388-136, PAGES 93, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS.

BASIS OF BEARINGS: Recorded Plat

LIST OF POSSIBLE ENCROACHMENTS: None Observed

RLS #: 6123-18-5963
CLIENT #: 7374677
FIELD DATE: 10/24/23
DRAFTER: AM
APPROVED: DK
SCALE: 1" = 30'

Overland Consortium Inc. Surveyors
First American Title Company
VIP/REALTY

SURVEYOR FILE NUMBER: 1210000819

CERTIFIED TO: (AS FURNISHED)
First American Title Company
Robert Kientz and Linda Kientz
Square One Mortgage
RESTRICTIVE COVENANTS

LEGEND

AC AIR CONDITIONER
BLDG. BUILDING
C | CALCULATED
C.B. CHORD BEARING
CONC. CONCRETE BLOCK WALL
℄ | CENTERLINE
CH.U. CONCRETE HOT ACCESSIBLE
CONC. CONCRETE
COV. COVERED
CR. CRACK IN SLAB
D | DESCRIPTION
DWY. DRIVEWAY
M | MEASURED
(OHU) OVERHEAD UTILITY LINE
P | PLATTED
P.C. POINT OF CURVATURE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.P. POWER POLE
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
R/W RIGHT OF WAY
S/W SIDEWALK
C.L.F. CHAIN LINK FENCE
W.F. WOOD FENCE

NOTES
1. UNDERGROUND UTILITY STRUCTURES, IMPROVEMENTS, FOUNDATIONS, AND/OR OTHER UNDERGROUND ENCROACHMENTS WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN CONNECTION WITH THE REFINANCE OF AN EXISTING IMPROVEMENT AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED

SURVEYOR'S NOTE:
SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 388-136, PAGE 93, MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS.

LEGEND
These standard symbols will be found in the drawing
BOUNDARY LINE
EASEMENT LINE
BUILDING SETBACK LINE
WOOD FENCE
IRON FENCE
FOUND IRON ROD
SET 1/2" IRON ROD
POWER POLE

SURVEYOR'S CERTIFICATE
I, David E. King, III, Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the property hereon described, and do further state that there are no apparent discrepancies, conflicts, shortages in area, boundary overlaps, encroachments or apparent rights-of-way, except as noted hereon.
DAVID E. KING, JR.
6273
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NAME: DAVID E. KING, JR. DATED: 10/24/2023
COPYRIGHT ALL RIGHT RESERVED TO OVERLAND CONSORTIUM INC.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

RESIDENTIAL LAND SERVICES
FOR ALL INSURANCE'S CONTACT:
RLS
(469)375-6998
Form: R.T.T.S.

Reviewed & Accepted by: _____ Date _____ / _____ Date _____

John McCain

Iron fence

36.8'

Barn
882 sq ft
Brick
24.5'
36'

6.1'

AC AC

61.1'

Iron fence

Pleasant Run Road

3,654 sq ft

29x18'
18'
28'
Metal Carport

N

Scale
5'

80,498 sq ft
1.848 Acres

83.1'

767 sq ft
parent suite

40'

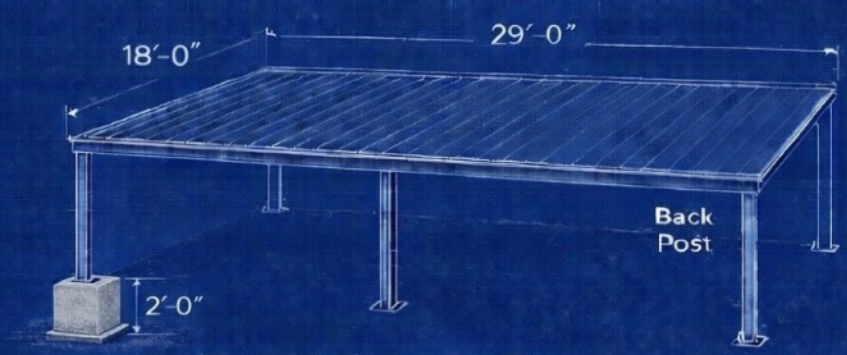
40.8'

63.8'
Wood Fence

Iron fence

Property of Linda Kientz
ALM Trust
Adair and Brown Estates
Lot 2A
6916 Pleasant Run Rd
Date 4-15-2023

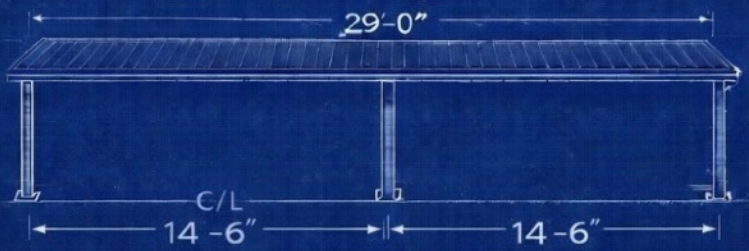
18′ x 29′ FLAT ROOF STRUCTURE



ROOF VIEW
(Top Down)



FRONT & SIDE ELEVATION



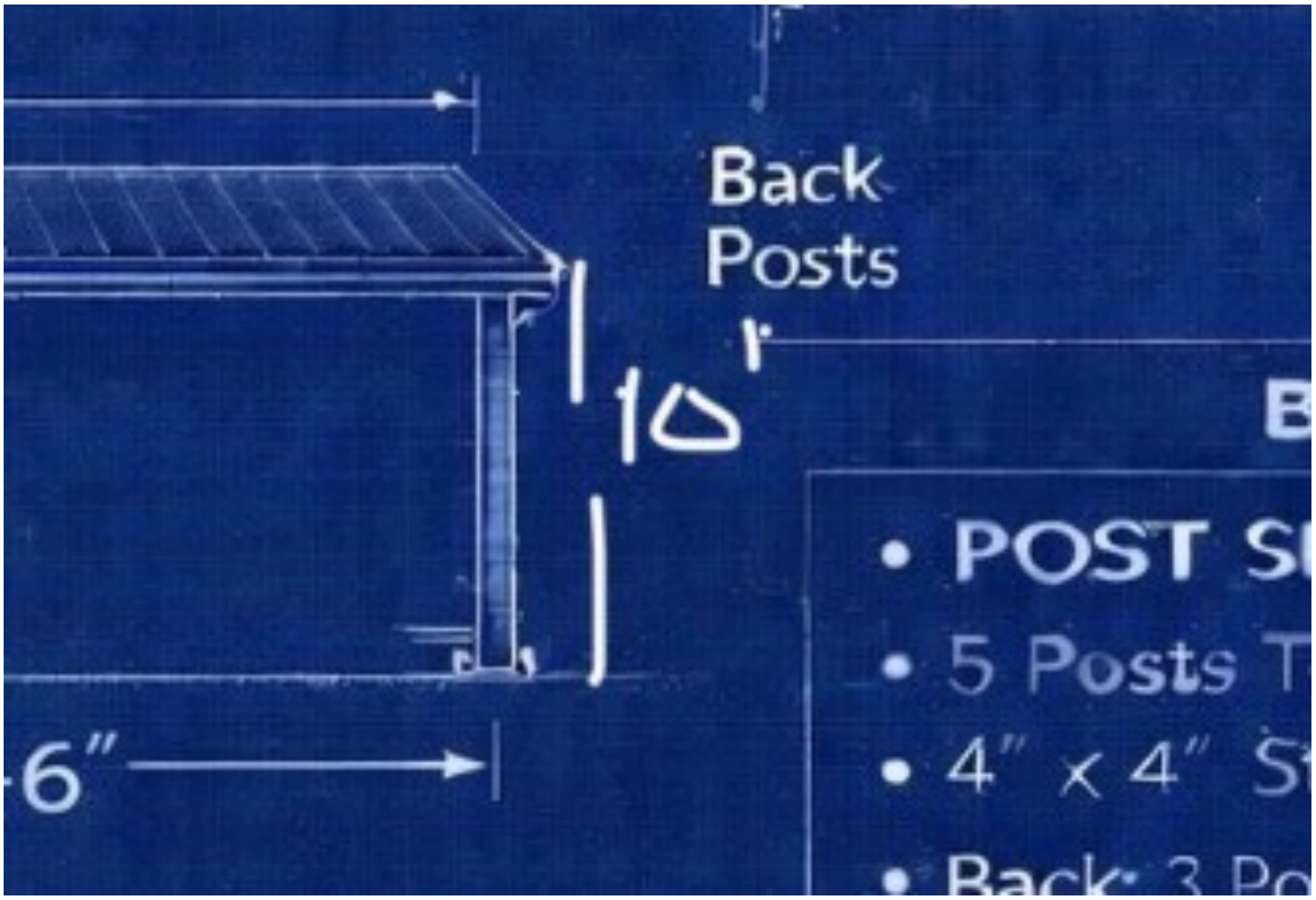
POST SPACING (Back Side)

29′-0″ Total

Back Posts | Back Center Post | Back Postt

BACK VIEW

- **POST SPECIFICATIONS**
- 5 Posts Total
- 4″ x 4″ Steel Posts
- **Back:** 3 Posts @ Equal Spacing (14.5′ O.C.)
- **Roof Size.** 18′ x 29″ (No Overhang)



City of Colleyvile Impervious Coverage Worksheet

	Building Square Foot		Paved + Pool/Spa Square Foot	
Existing	Dwelling + Garage	4,421	Driveway	7,105
	Covered Porch	50	Sidewalk	255
	Covered Patio	480	Uncovered Patio	
	Accessory Structures	1,105	Uncovered Deck	
			Pool/Spa (Surface area)	
	Other roofed areas	272	Pool/Spa Deck (surface area)	
			Sport Court	
New	Dwelling + Garage		Driveway	
	Covered Porch		Sidewalk	
	Covered Patio		Uncovered Patio	
	Accessory Structures		Uncovered Deck	
			Pool/Spa (Surface area)	
	Car/RV port Other roofed areas	522	Pool/Spa Deck (surface area)	
			Sport Court	

Total (Under Roof)	6,850	**Total Uncovered**	7,360
Total Under Roof/Lot Size	8.5 %		
Lot Size (sq. feet)	80,498 SF		

Total Impervious (Under roof + Uncovered)	14,210
Total Impervious/ Lot Size	17.65 %

Notification Map



CITY OF COLLEYVILLE TEXAS

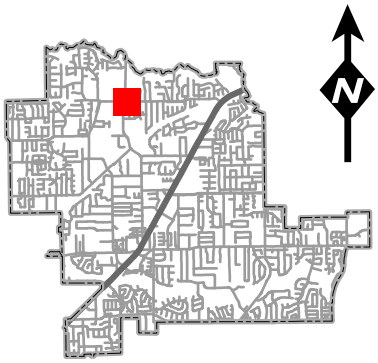
ZC26-007

6916 Pleasant Run Road

Subject Property

Buffer

Parcels to be notified



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 & Zoning Commission Meeting: Monday, April 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, May 5, 2026 & Tuesday, May 12, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request:	Consideration of a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, being approximately 1.8 acres, and zoned R-40 Single-Family Residential. The request is to permit a carport that is visible from the street and on a corner lot.
Zoning Case:	ZC26-007
Applicant:	Linda Kientz
Owner:	Alm Trust
Location:	6916 Pleasant Run Road
Property Description:	Lot 2A, Adair & Brown Estates
Present Zoning:	R-40 Single-Family Residential

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

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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.8 ACRES, BEING LOT 2A, ADAIR & BROWN ESTATES, LOCATED AT 6916 PLEASANT RUN ROAD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A RESIDENTIAL CARPORT; 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 to allow for a Residential Carport (Case ZC26-007); and

WHEREAS, the Subject Property is presently zoned R-40 Single-Family Residential; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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 Residential Carport on 1.8 acres, being Lot 2A, Adair & Brown Estates, located at 6916 Pleasant Run Road, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive

Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

a. The Special Use Permit shall allow a carport being 29 feet in length, 18 feet in width, 10 feet in height, and 522 square feet in area.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. 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 being conducted on the 5th day of May 2026.

The second reading and public hearing being conducted on the 12th day of May 2026.

PASSED AND APPROVED BY A VOTE OF _ AYES AND _ NAYS ON THIS THE 12TH DAY OF MAY 2026.

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

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Aerial Map



Exhibit "B" – Site Plan



CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC26-008

Explanation
Brian Hendershot, the applicant, has submitted a request for a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, being approximately 0.69 acres, and zoned CC-1 Village Retail.

Analysis: The request is to revise the hours of operation established by Ordinance O-25-2349. The proposed hours are 8:00 a.m. – 11:00 p.m. Monday – Sunday.

Existing Conditions/Background: The subject property, 5201 Colleyville Boulevard, is zoned CC-1 Village Retail and is developed as a restaurant. It is located on the northeast corner of Colleyville Boulevard and Thompson Terrace.

Plat Status: The subject property is platted.

DRC Review: The Development Review Committee reviewed the request during their March 23, 2026, meeting and the case was scheduled for the April 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north, south, and west are zoned CC-1 Village Retail and are improved with commercial uses. The properties to the east are zoned R-20 Single-Family Residential and are improved with single-family homes.

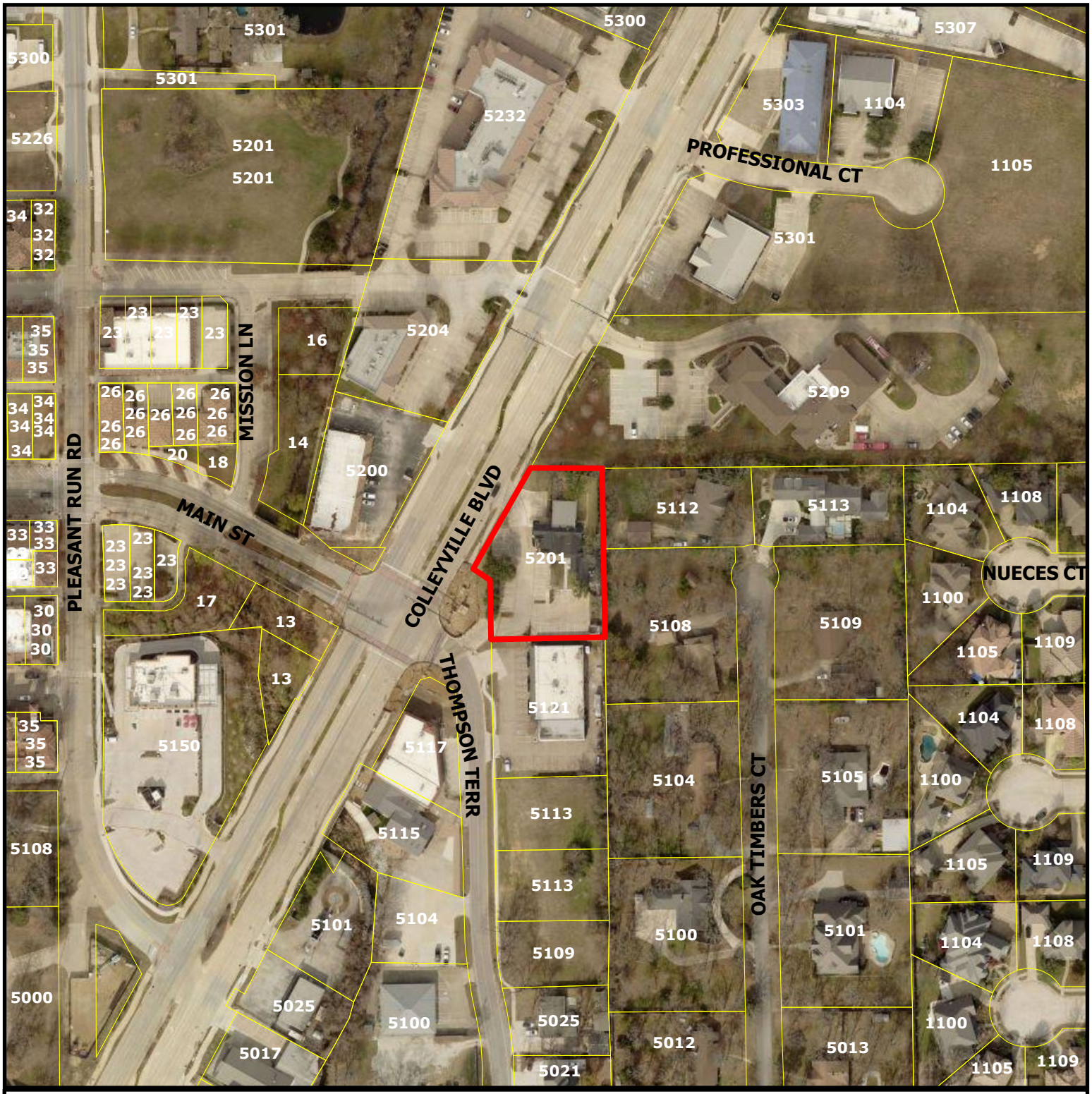
Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development.

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.

Attachments
1. Aerial Map

2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Ordinances O-25-2349
6. Notification Map
7. Notification Letter
8. Draft Ordinance

Aerial Map



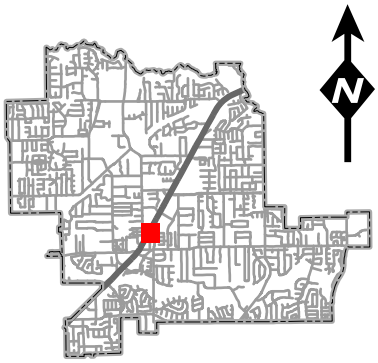
CITY OF COLLEYVILLE TEXAS

ZC26-008

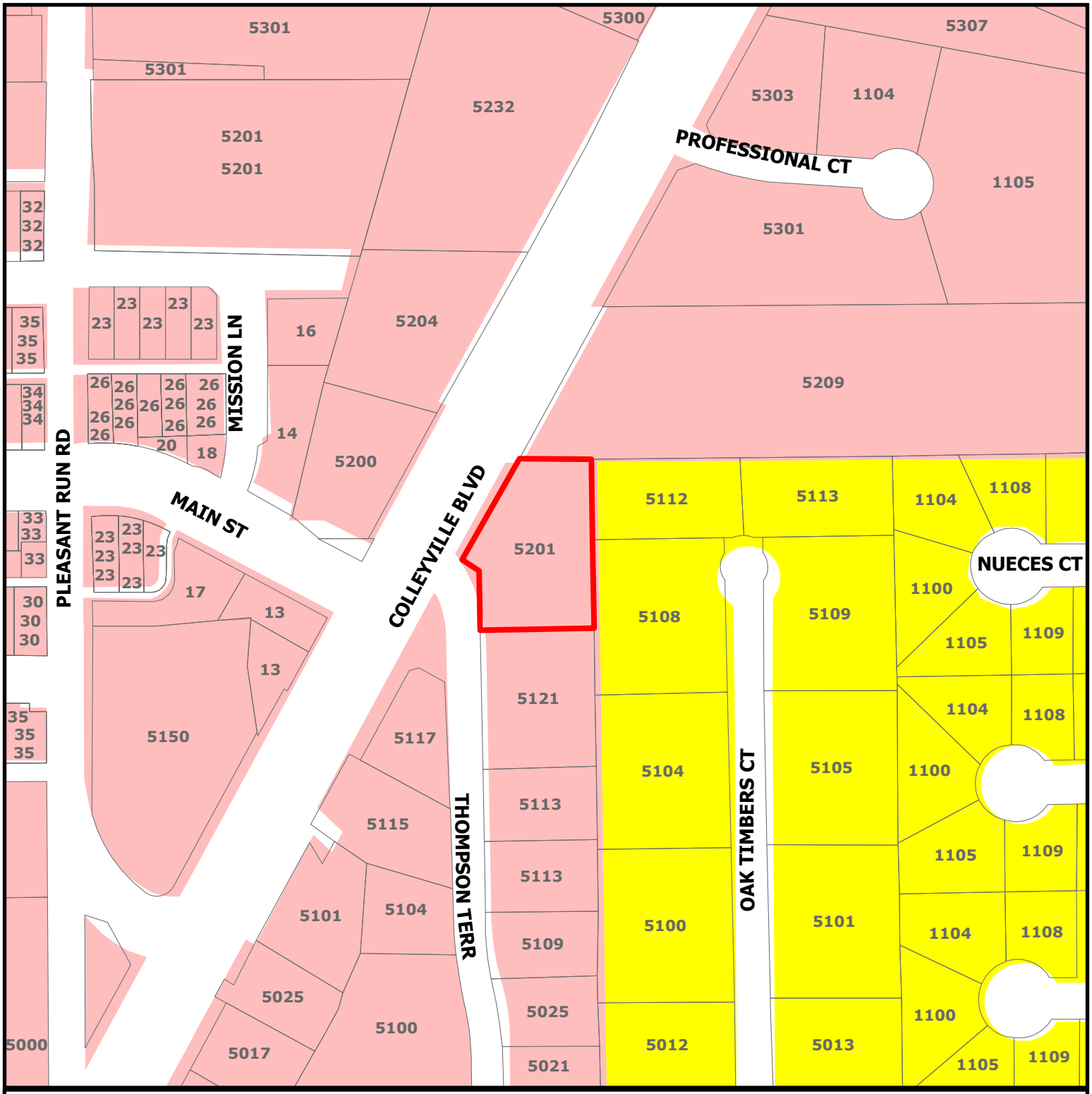
5201 Colleyville Boulevard

DISCLAIMER:
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Subject Property



Future Land Use Map



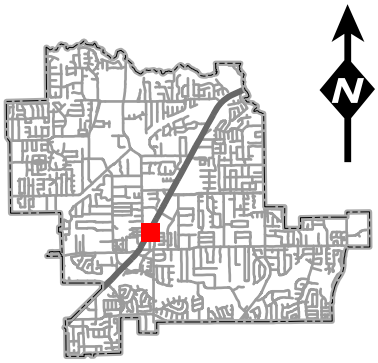
ZC26-008

5201 Colleyville Boulevard

Residential

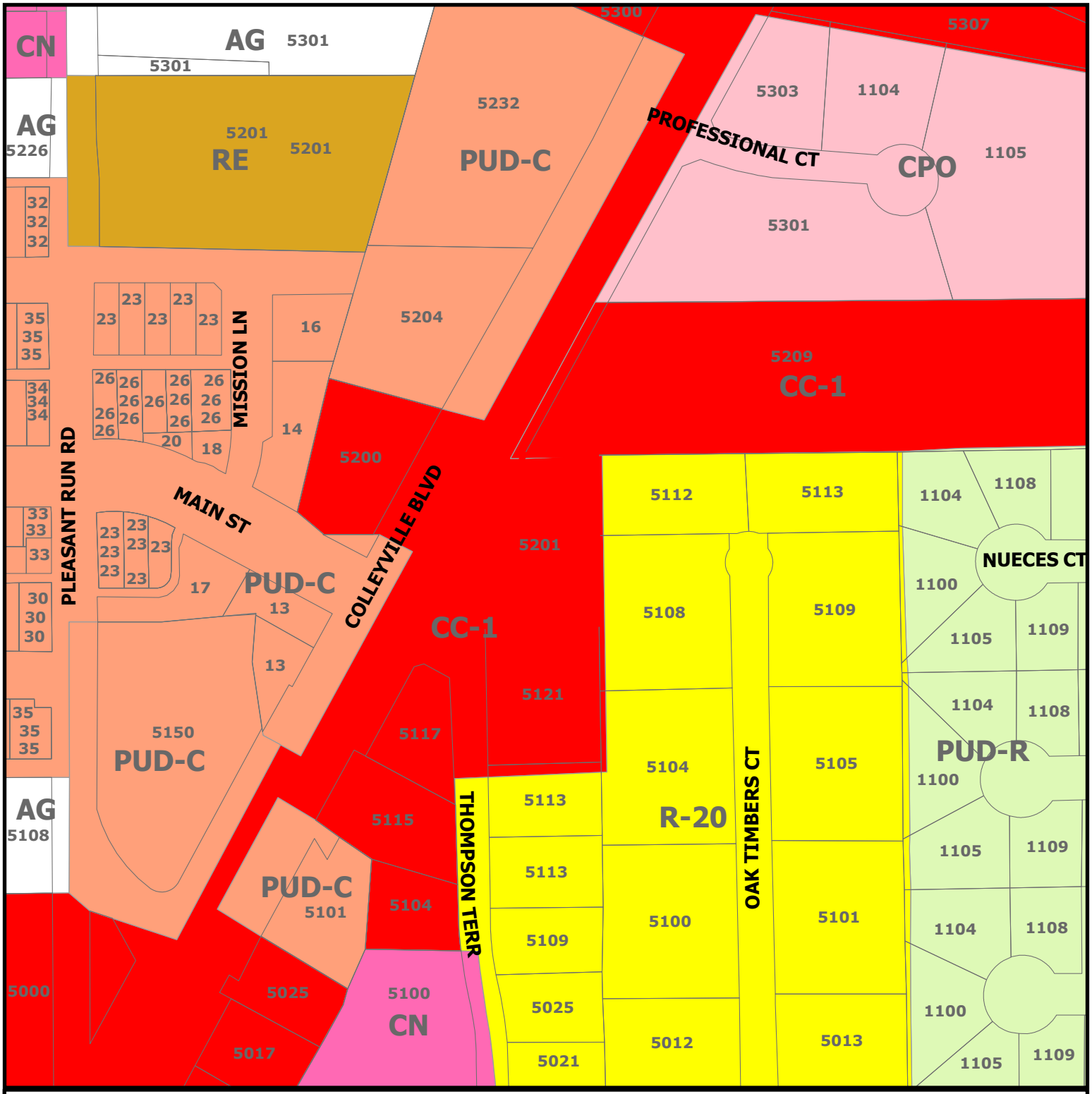
Colleyville Blvd Corridor

Subject Property



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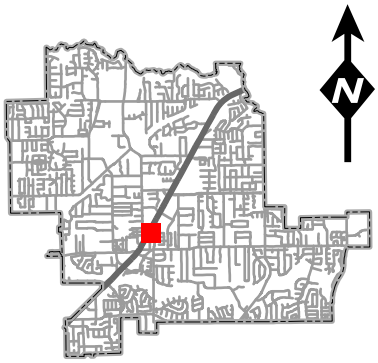
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-008

5201 Colleyville Boulevard



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Subject Property

Our goal remains to become the premier dining destination in the area, which requires ongoing growth and continued investment in our operations. While we do not anticipate any significant changes to our day-to-day operations, our ability to host seasonal or special events is currently limited by the restrictions of the existing use permit.

Under the current permit, we are unable to pursue special event brunches such as those traditionally offered on holidays like Easter, Mother's Day, and Father's Day. These types of events are common in the hospitality industry and are highly anticipated by guests.

Through this application, we are requesting the flexibility to host these occasional events when appropriate. Allowing these opportunities would not alter our regular operations but would enable us to better serve the community while also generating additional revenue and increased sales tax benefits for the area.

ORDINANCE O-25-2349

AMENDING THE ZONING FOR LOT 13R, BLOCK 2 OF THE THOMPSON TERRACES SUBDIVISION, LOCATED AT 5201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; 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 a request for a Special Use Permit (Case ZC25-022) for the sale of alcoholic beverages for on-premises consumption for the real property described as Lot 13R, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, as further described and depicted on Exhibits "A", "B", and "C" hereto (the "Subject Property"); and

WHEREAS, the Subject Property is presently zoned CC-1 Village Retail; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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

Sec. 1. THAT the foregoing premises and findings are found to be true and correct and are incorporated as if fully set forth herein.

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 the Subject Property, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted.

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the City's Comprehensive Zoning Ordinance and Land Development Code, as amended herein.

Sec. 4. THAT the Special Use Permit is hereby granted subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.

b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "Stone House Restaurant".

c. Live music shall be limited to acoustic instruments only and shall remain subject to all state and local noise regulations. No amplification or loud speakers shall be used in connection with any live music within the interior or exterior of the premises.

d. The Special Use Permit shall automatically expire upon the abandonment of the business, a change in the use, 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.

2. HOURS OF OPERATION

a. The hours of operation shall not exceed the following schedule:

Monday and Tuesday: 4:00 p.m. – 9:00 p.m.
Wednesday – Saturday: 4:00 p.m. – 10:00 p.m.
Closed on Sundays

Sec. 5. 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, as heretofore amended, and upon conviction shall

be punished by a fine set in accordance with Chapter 1, Section 1-6 of the Code of Ordinances for the City of Colleyville.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 8th day of October 2025.

The second reading and public hearing being conducted on the 21st day of October 2025.

APPROVED BY A VOTE OF **7** AYES, AND **0** NAYS, ON THIS THE 21ST DAY OF OCTOBER 2025.

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

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map

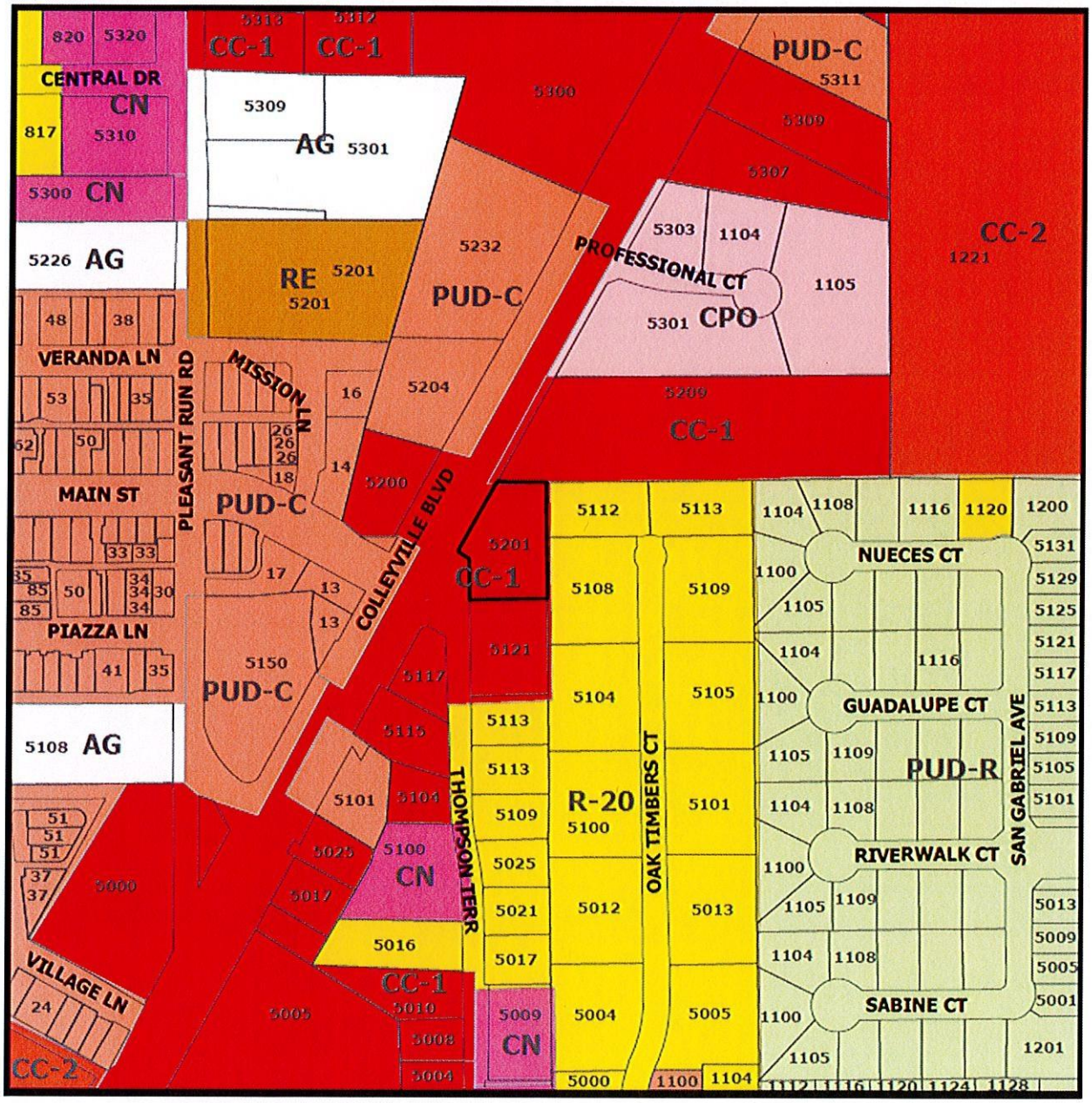


Exhibit "B" – Aerial Map

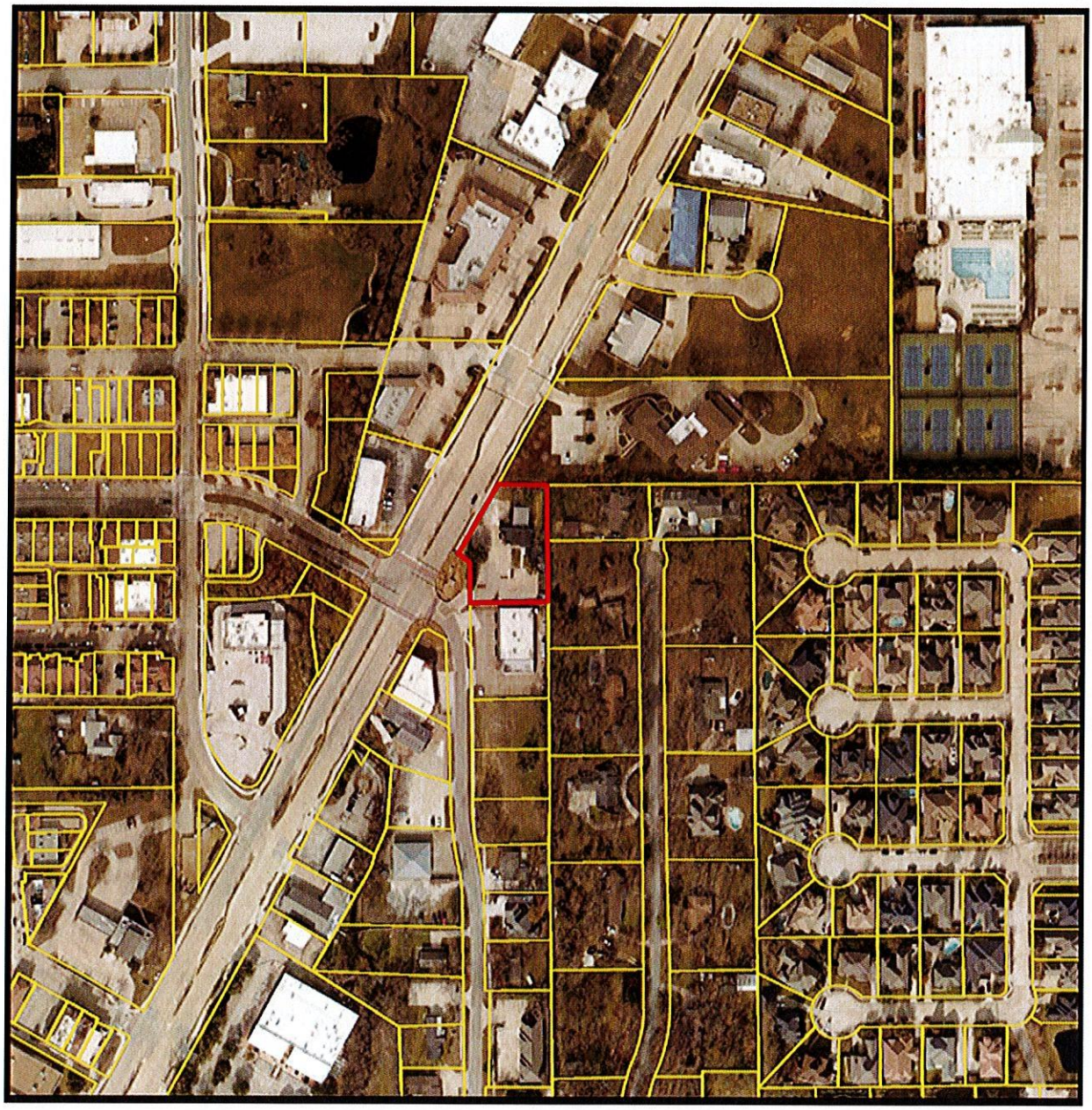
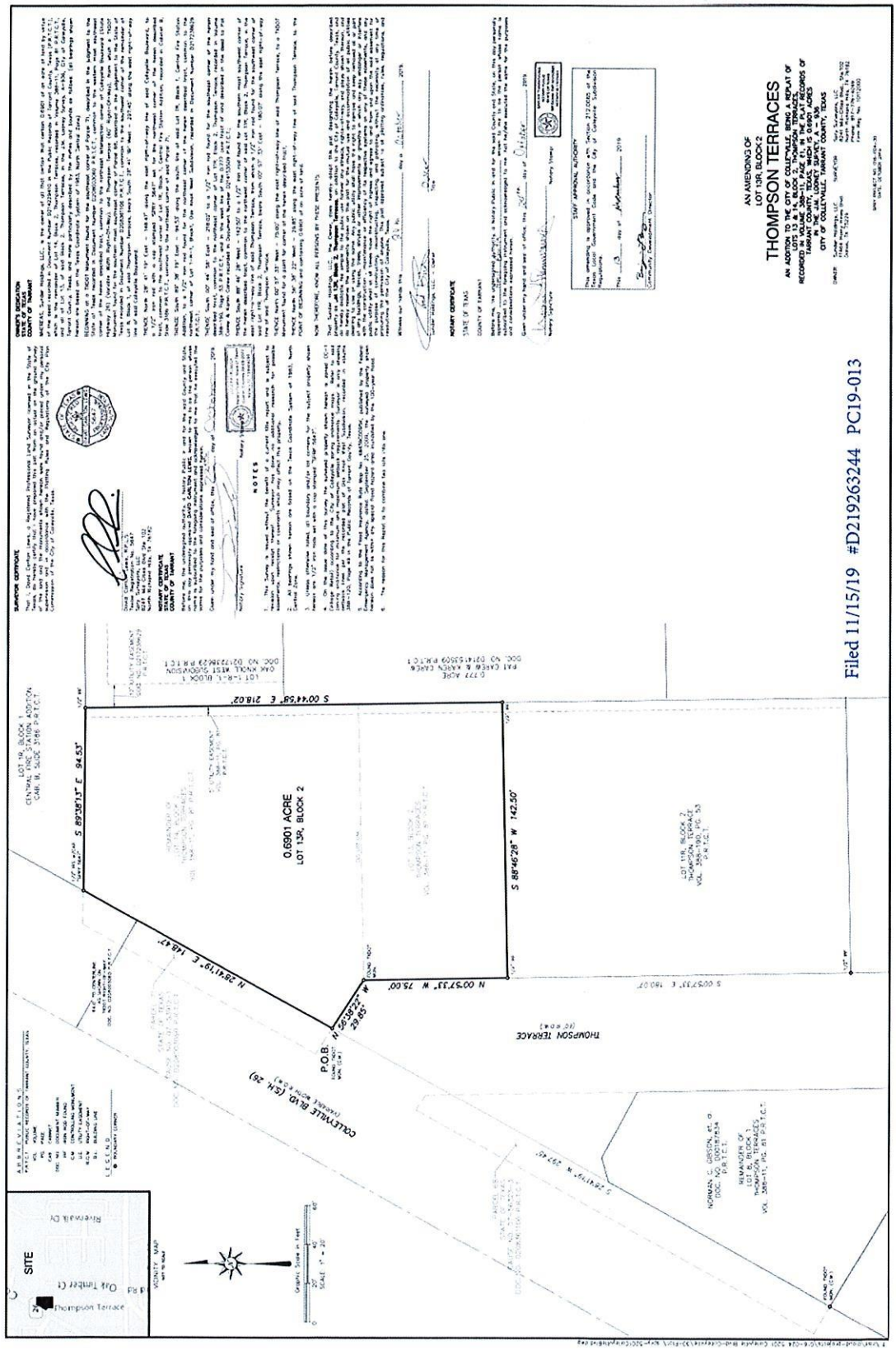
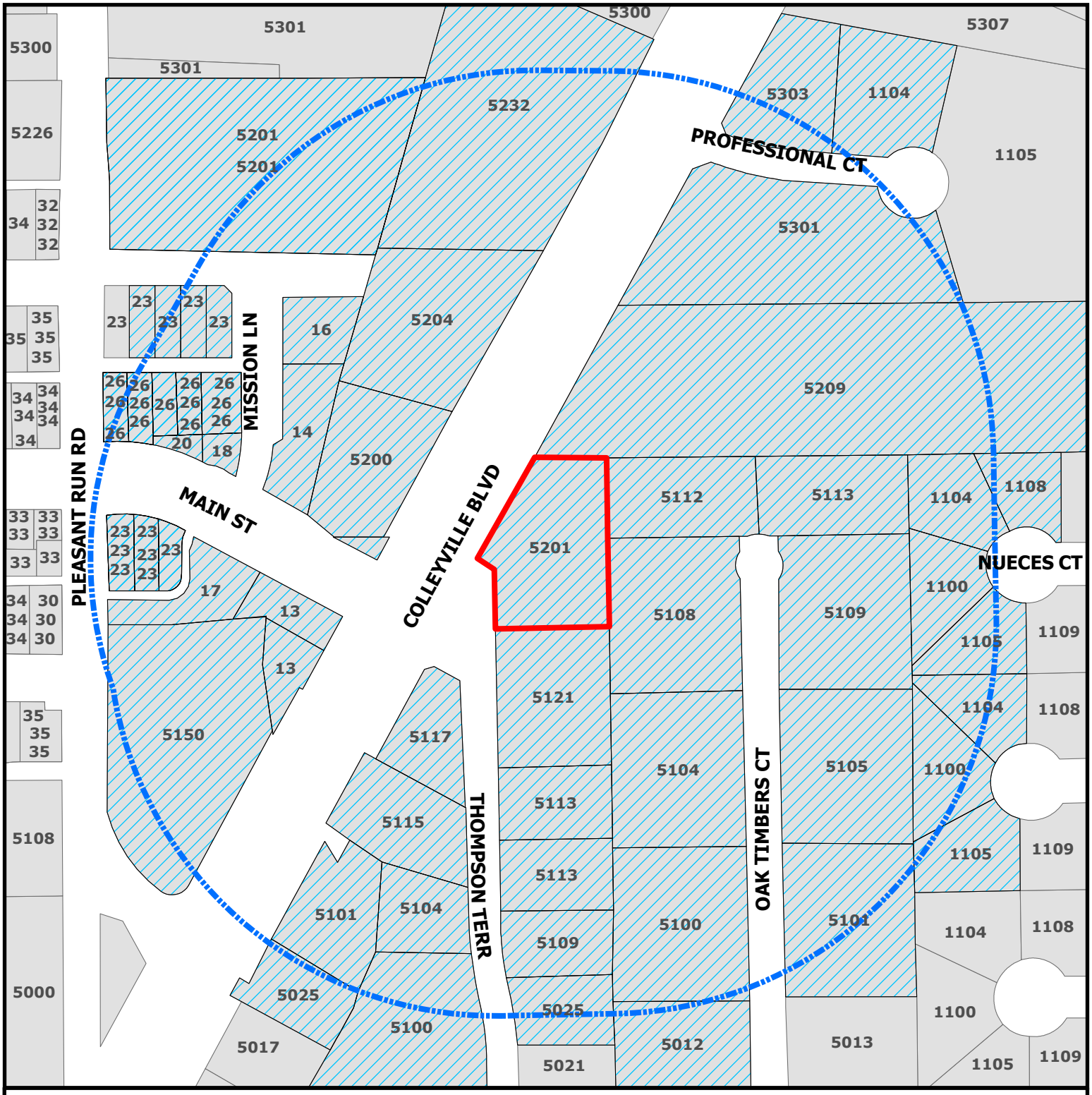


Exhibit "C" – Site Exhibit



Notification Map



CITY OF COLLEYVILLE TEXAS

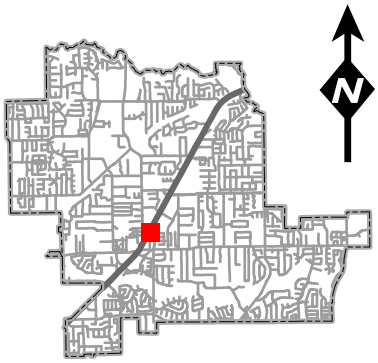
ZC26-008

5201 Colleyville Boulevard

Subject Property

Buffer

Parcels to be notified



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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 & Zoning Commission Meeting: Monday, April 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, May 5, 2026 & Tuesday, May 12, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

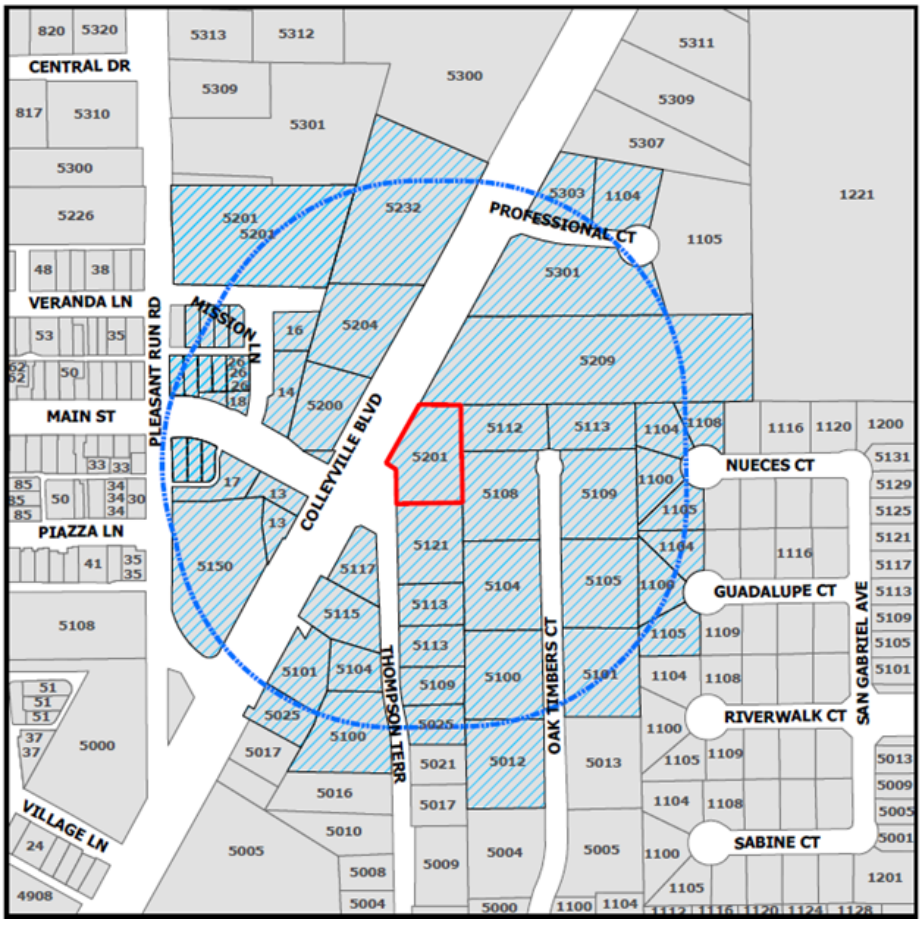
Request:	Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13R, Block 2, Thompson Terraces Subdivision, being approximately 0.7 acres, and zoned CC-1 Village Retail. The request is to revise the hours of operation established by Ordinance O-25-2349. The proposed hours would be 8:00 a.m. to 10:00 p.m., Monday through Sunday.
Zoning Case:	ZC26-008
Applicant:	Brian Hendershot
Owner:	Sunder Holdings LLC.
Location:	5201 Colleyville Boulevard
Property Description:	Lot 13R, Block 2, Thompson Terraces Subdivision
Present Zoning:	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
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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 13R, BLOCK 2 OF THE THOMPSON TERRACES SUBDIVISION, LOCATED AT 5201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; 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 On-premises Consumption of Alcohol (Case ZC26-008); 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 Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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 Lot 13R, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, by authorizing a Special Use Permit for the sale of Alcoholic

Beverages for On-premises Consumption, as depicted on 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 Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. 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 sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.

b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "Stone House Restaurant".

c. Live music shall be limited to acoustic instruments only and shall remain subject to all state and local noise regulations. No amplification or loud speakers shall be used in connection with any live music within the interior or exterior of the premises.

d. The Special Use Permit shall automatically expire upon the abandonment of the business, a change in the use, or upon the extermination or termination of the Certificate of Occupancy.

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

2. HOURS OF OPERATION

a. The hours of operation shall not exceed the following schedule:

Monday – Sunday: 8:00 a.m. – 11:00 p.m.

Sec. 5. 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. 6. 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 5th day of May 2026.

The second reading and public hearing being conducted on the 12th day of May 2026.

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 12TH DAY OF MAY 2026.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

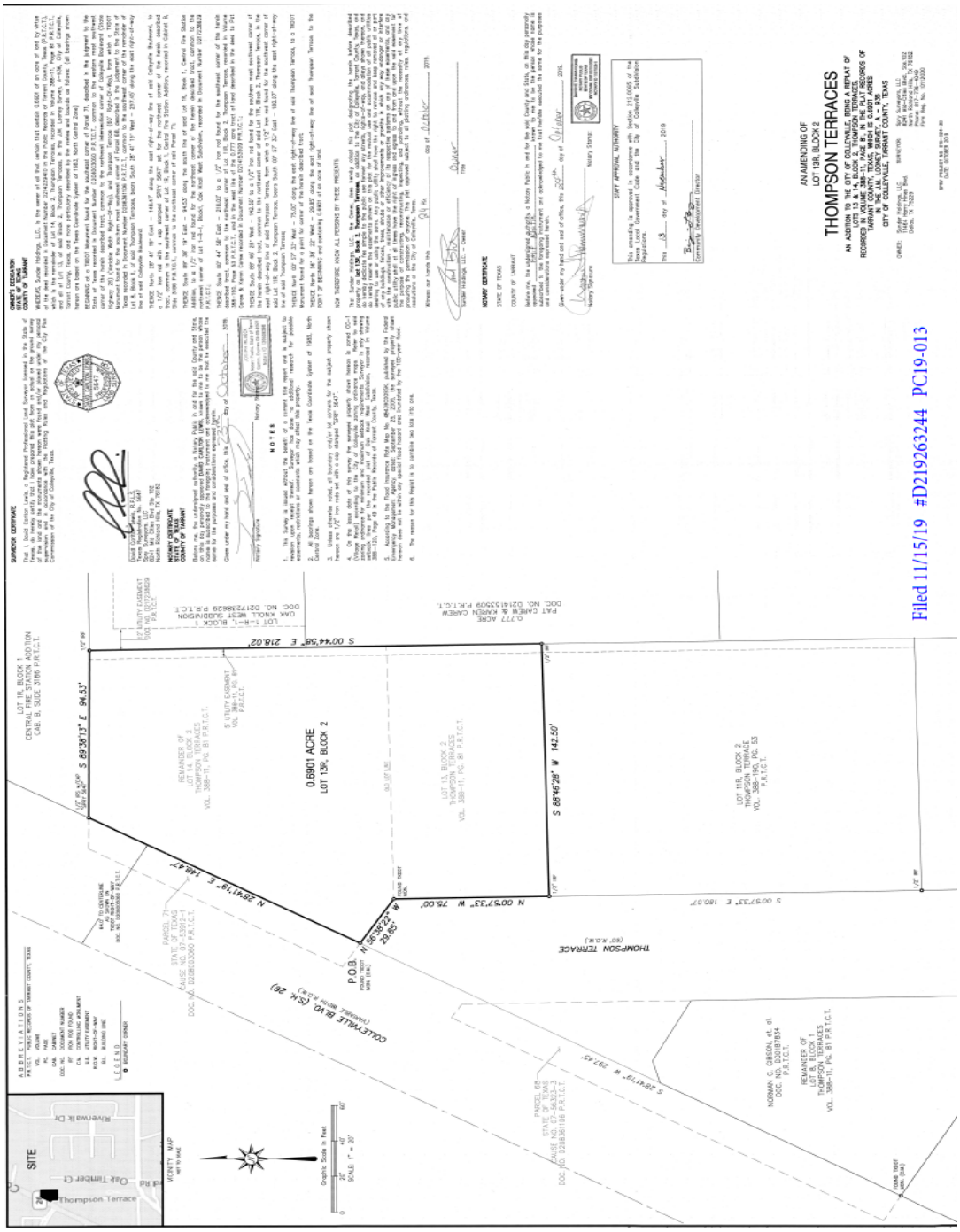
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map



Exhibit "B" – Property Survey



CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2f **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-009

Explanation
Leonardo Peña, the applicant, has submitted a request for a rezoning to PUD-C Planned Unit Development - Commercial on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, being approximately 3.4 acres, and zoned CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural.

Analysis: The request is to rezone to the PUD-C Planned Unit Development – Commercial district. The request is to construct a 'luxury garage' development in conjunction with a retail/office/flex-garage development. The garages would be sold as individual condominium units.

The proposed request includes four buildings. Buildings 1 and 2 are intended for retail, restaurant, office, and/or flex warehouse uses, while Buildings 3 and 4 will be designated as garage condominiums. The project incorporates an eight-foot-tall masonry wall along the east and west residential boundaries and a wrought iron fence with masonry columns along the south boundary. The site will provide sufficient landscape buffering and screening adjacent to residential uses/zoning and along Colleyville Boulevard.

Staff has reviewed the plans and identified areas for considerations related to building materials, building articulation, and overall site design.

Existing Conditions/Background: The subject properties, 7009 and 7015 Colleyville Boulevard, are zoned CC-1 Village Retail, PUD-C Planned Unit Development, and AG Agricultural and are developed with single-family homes. They are located south of the intersection of Colleyville Boulevard and John McCain Road.

Plat Status: A portion of the subject property is platted as Lot 1R, Block 1, The Gardens, and a portion of the subject property is unplatted.

DRC Review: The Development Review Committee reviewed the request during their March 23, 2026, meeting and the case was scheduled for the April 13, 2026, Planning

and Zoning Commission meeting.

Surrounding Development: The property to the north is zoned PUD-C Planned Unit Development - Commercial and is improved with commercial uses. The properties to the east are zoned PUD-R Planned Unit Development - Residential and PUD-C Planned Unit Development – Commercial and are improved with single-family homes. The properties to the south and east are zoned AG Agricultural and are developed with a single-family home. The properties to the west are zoned CC-2 Shopping Center and are undeveloped.

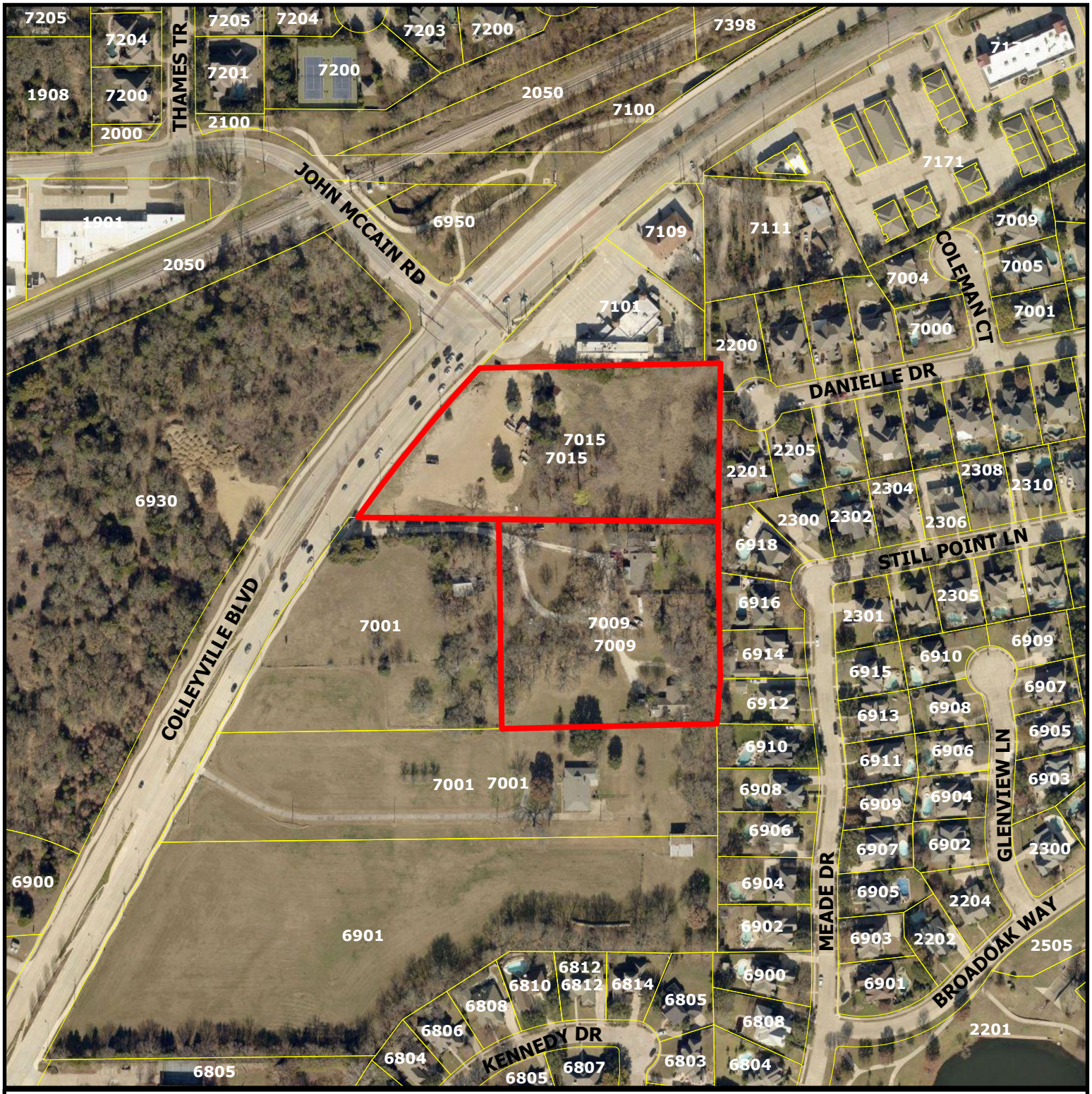
Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development.

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.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Site Plan Exhibit
6. Elevations Exhibit
7. Landscape Plan
8. Trip Generation Analysis
9. Notification Map
10. Notification Letter
11. Letters Received
12. Opposition Map
13. Opposition Report
14. Draft Ordinance

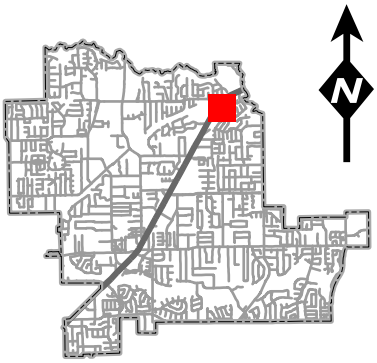
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-009

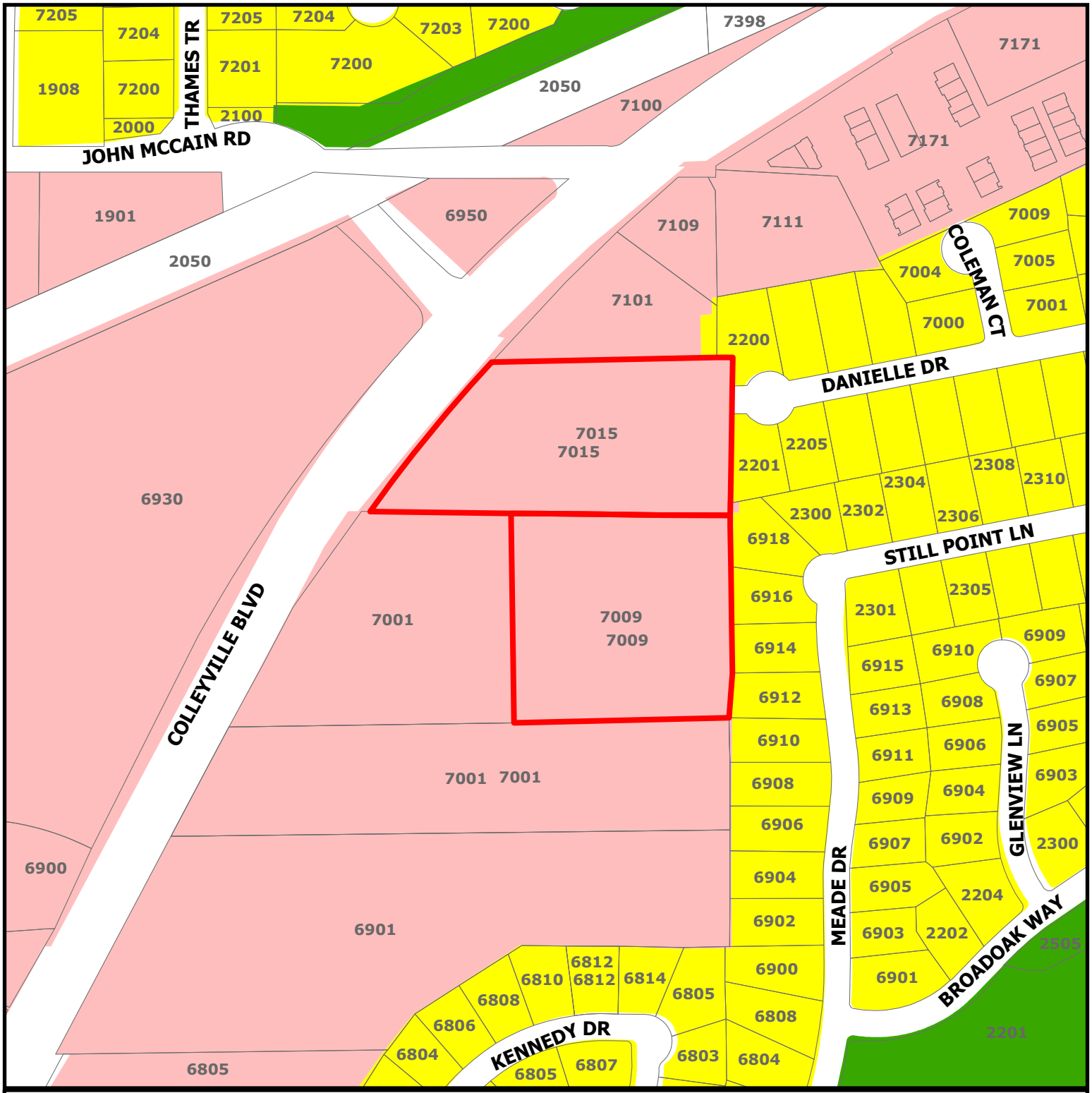
7015 Colleyville Boulevard



Subject Property

DISCLAIMER:
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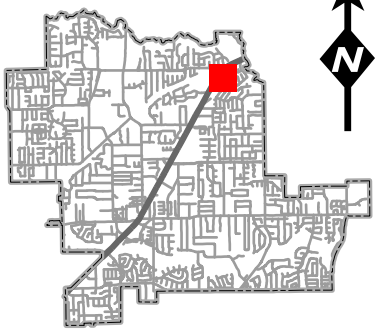
Future Land Use Map



ZC26-009

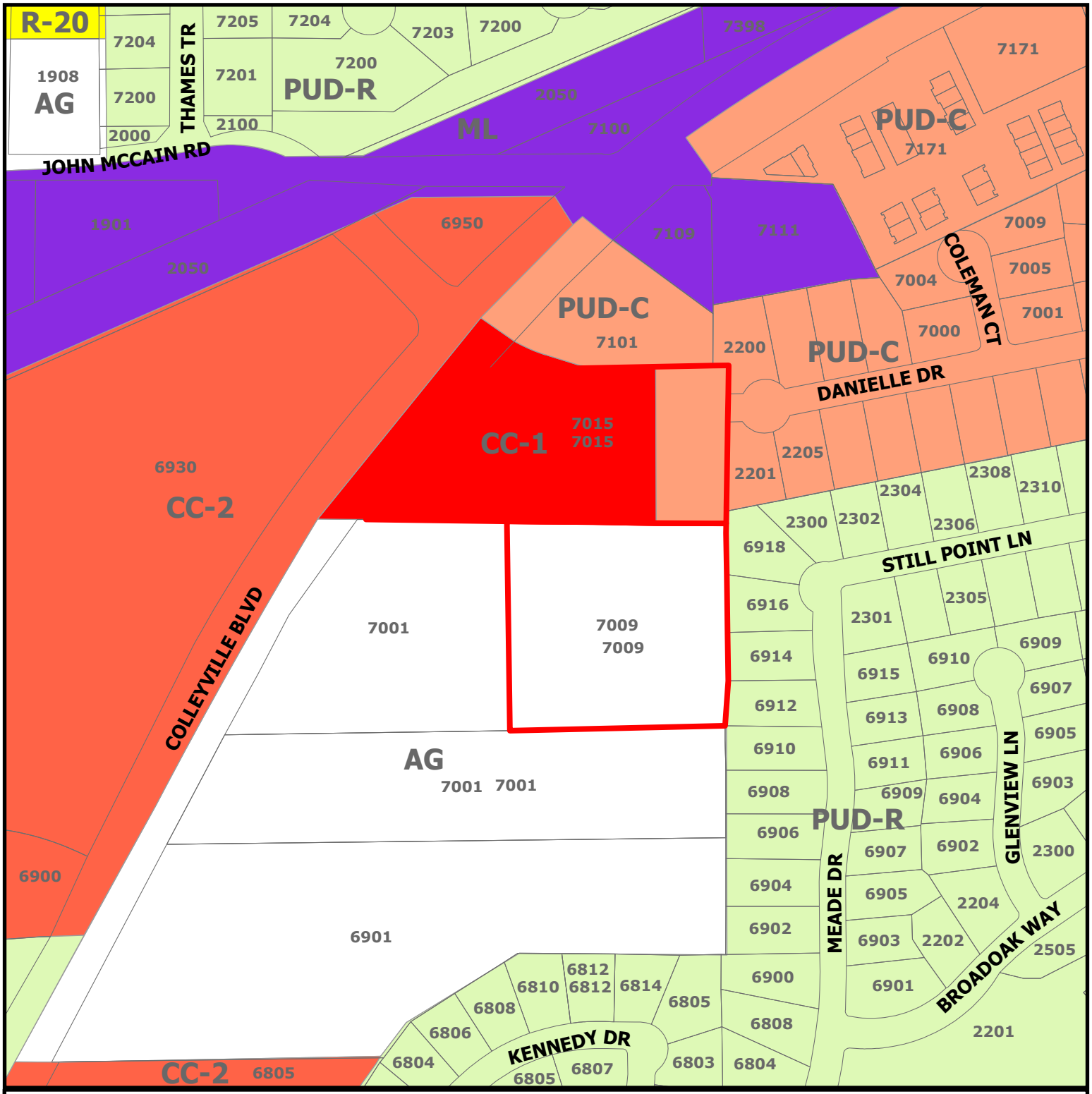
7015 Colleyville Boulevard

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



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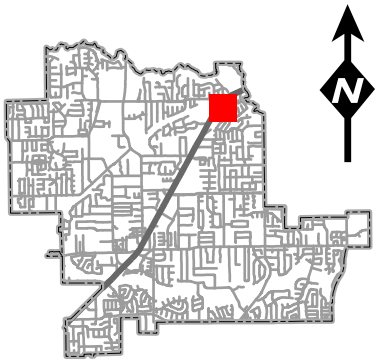
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-009

7015 Colleyville Boulevard



Subject Property

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GARAGES OF AMERICA/TEXAS

What is a *Garage Condo* Facility?
Garage Condos are the latest concept in personal storage. It's a first-class garage condominium project. These are unique facilities where the customer actually owns the oversized garage / warehouse unit as opposed to renting it. Area residents can build equity while enjoying the privacy and convenience of their own garage.

Every Garage Condo unit features a 14-foot high overhead door with commercial-grade electric opener and two remotes, 22 to 24-foot-high ceilings, a 3-foot walk-in door, mezzanine, air conditioning, an overhead heater, insulated walls and ceilings, individually-metered electrical service with 125-amp panels, a dedicated RV power outlet, R-38 roof insulation, fluorescent lighting, fire sprinklers, and pre-wiring for phone/cable/broadband access.

Site and common area *amenities* shared by Garage Condo unit owners will include restroom facilities, a spacious, private clubhouse for exclusive use by unit owners, 50 to 60-foot wide drive aisles, trash and recycling service, access to potable water as well as an RV dump station.

Design Strategy
The proposed Colleyville location will provide convenience and efficiency in site layout by providing wide drive aisles and easy-to-access units. It is anticipated that screening of the overhead doors will be important. Toward that end, we are attempting to screen the view to the exterior of the site with mature trees and fencing. By providing landscape screening with species as appropriate to best fit into this area of Colleyville, Texas.

A Garage Condo facility typically fits very well at the edges of commercial/industrial areas and in transitional zones. We are an exceptional transitional development both in terms of architecture and use. Our buildings can be designed with materials and scales reflective of surrounding residential structures, while still conveying a commercial vernacular. The ***use*** is low impact in frequency of traffic generation, noise, odor, vibration, glare, etc. Furthermore, the typical Garage Condo unit owner is a nearby homeowner – so, even though it is a commercial development, there is a noticeable residential "feel" to the facilities and in the mind-set of the end users.

Individual unit sizes range from about 700 square feet up to 1,250 square feet, with most units around 1,000 square feet. This size range has proven to be the most popular at our other Garage Condo locations.

How Are *Garage Condos* Units Utilized?

1. Typically, 98% of units are purchased by car enthusiasts/collectors and the other 2% are small businesses that comply with the condo docs as acceptable non-retail uses.

2. Historically, approximately 98% of units are owned by car collectors, hobbyists, investors, and owners of similar 'toys'. Again, equipped with our market research, we believe the proposed Garage Condos in Colleyville will see the higher end of this range as automotive users.

3. About 2% to 5% of previous Garage Condo facilities have been purchased or occupied by small businesses for storage of equipment and/or inventory. We anticipate sales to such users to be within this range as well. These businesses primarily include smaller trade contractors, light assembly, and 'Mom and Pop' type incubator businesses. Retail businesses, signage, and business customers are not allowed in these units. Employees are allowed only for short visits for loading and unloading. However, we are planning to incorporate two flex buildings on the property for office/showroom/warehouse/ spaces as

part of this project designed specifically for such business users. Again, however, our market projection indicates the buyers of the Garage Condos units will be primarily automobile storage users.

The Benefits of *Garage Condos* for the community.
With more and more residential communities having stringent neighborhood covenants restricting the size of garages, these 24/7 accessible, secured, covered, heated and convenient spaces to store valuable belongings are in increasingly high demand.

There is a 'pride of ownership' component that the owners enjoy. The financial 'barrier of entry' to acquire these units keeps the facilities somewhat exclusive, and the owners tend to take great pride in ensuring that the facility is kept in good condition and adheres to the published condominium declarations. Appreciation of their investment also plays an important role.

The benefits for the community are also evident. A Garage Condos facility provides an excellent property tax base with minimal infrastructure and service needs. The facility also provides an attractive, useful alternative to the ongoing concern of storage enforcement. Automobiles that were once stored in outdoor parking areas are now inside, protected, and out of view.

City and County governments ***love*** Garage Condos. Garage Condos in Colleyville will:

- **Provide a $15,000,000 (+) property tax base –** on a small (3.3 Acre) site

- **Provide an *In-Community* solution to outdoor vehicle storage.**

- **Increase in sales tax revenue –** when Garage Condos unit owners residing in *surrounding* jurisdictions buy big ticket items and have them delivered to their unit, The City and County receive sales tax that would otherwise flow to surrounding jurisdictions.

  In addition, as unit buyers build out the interiors of their spaces, they will be shopping at local Home Depot, Lowes and other supply houses for shelving, work benches, air compressors, hose reels, and all manner of tools and equipment.

- **Generate very little traffic –** much less than traditional mini-storage and considerably less than commercial or industrial uses. Nonetheless, the project will pay the standard fees required by all development projects.

- **Require minimal domestic water and sanitary sewer service –** with only a couple of restrooms, a kitchen sink, and a bunch of minimally utilized service sinks.

- **Demand almost no law enforcement and fire protection services**

- **No impact on County School District resources.**

Successful Track Record:
GOA helped create the very first Garages of America/Texas Condo project in DFW and Texas in 2016. Since then, I have immersed myself and my team into the innovation, growth and continuous improvement of this unique real estate product. To date I have built 12 Garage Condo

projects and sold over 800 units. Currently there are 2 Garage Condo projects in various stages of construction. Measured in terms of design, quality, amenities, sales velocity, land planning, and a clear understanding of our customer's needs and priorities, the success of these projects has been unparalleled by competitors. Thanks to a talented team of professionals, and a commitment to satisfying the needs of all project stakeholders, we have built on our successes and even raised unit prices throughout the development process.

Flex Warehouse: The Garage Condominiums attracts several types of automotive related businesses that are a perfect fit for Flex-Warehouse space with mezzanines. The spaces vary in size per building for specific tenants.

The proposed use for building 1 is a 25,300 square foot flex building of which Innovative Auto Sports will occupy 4,000 square feet, which services high end luxury and exotic vehicles.

The proposed uses for building 2 include 4,000 square foot space for GoodGuys Club and Grill, which is a sit-down restaurant serving beer and burgers, and will include an outdoor patio. National headquarters for GoodGuys Rod and Custom Association, will occupy 10,000 square feet of office/warehouse. Also, P1 Motor Lounge will occupy 21,300 square feet for a car gallery and exotic car storage, where individuals store exotic cars, either on the floor area or on lifts. Individual automotive storage/parking within a clear span building with parking spaces for month-to-month storage.

GARAGES OF AMERICA - COLLEYVILLE

CONCEPTUAL PLAN 04

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

SF TABLE		
BUILDING	**AREA (SF)**	TYPE
1	21,000	RETAIL / REST. / OFFICE / WAREHOUSE
2	31,830	RETAIL / REST. / OFFICE / WAREHOUSE
3	24,000	GARAGES
4	24,000	GARAGES
TOTAL W/ ALL BUILDINGS	100,830 SF	

SITE DATA:

LOT - AREA APPROX: 311,196 SF / 7.14 AC

ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES
AREA REQUIREMENTS:

MAX HEIGHT:	35' MAX
MIN. LOT SIZE:	N/A
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	10', 20' (RESIDENTIAL)
MAX BLDG. COVERAGE:	< 50%

CATEGORY	PARKING REQ. (1/X)	SQUARE FOOTAGE	PARKING REQUIRED	PARKING AVAILABLE	NOTES
TOTAL PARKING CALCULATIONS					
BUILDING 1					
RESTAURANT	100	3,273	33	53	EXTRA SPACES PROVIDED FOR RESTAURANT
OFFICE	300	8,532	29	29	
WAREHOUSE	1,000	8,532	9	9	
		20,337	**71**	**91**	
BUILDING 2					
RESTAURANT	100	4,446	45	61	EXTRA SPACES PROVIDED FOR RESTAURANT
OFFICE	300	3,000	10	10	
WAREHOUSE	1,000	7,000	7	7	
PRIV. WAREHOUSE	2,500	17,376	7	7	
		31,822	**69**	**85**	
GARAGES - BLDG #3	2,500	**24,000**	10	15	NOT REQ'D, PROVIDED FOR OVER-COMPLIANCE
GARAGES - BLDG #4	2,500	**24,000**	10	13	NOT REQ'D, PROVIDED FOR OVER-COMPLIANCE
TOTALS		**100,159**	**140**	**204**	

GENERAL NOTES:

CITY OF COLLEYVILLE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER: SHALL HAVE SCREENING WALLS OF BRICK, MASONRY, STONE, CMU, OR OTHER ARCHITECTURAL FINISH. METAL GATE WILL BE PRIMED AND PAINTED AND CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN SPECIFICATIONS.

MECHANICAL AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPING: ALL PLANTINGS WILL COMPLY WITH THE CITY OF COLLEYVILLE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.

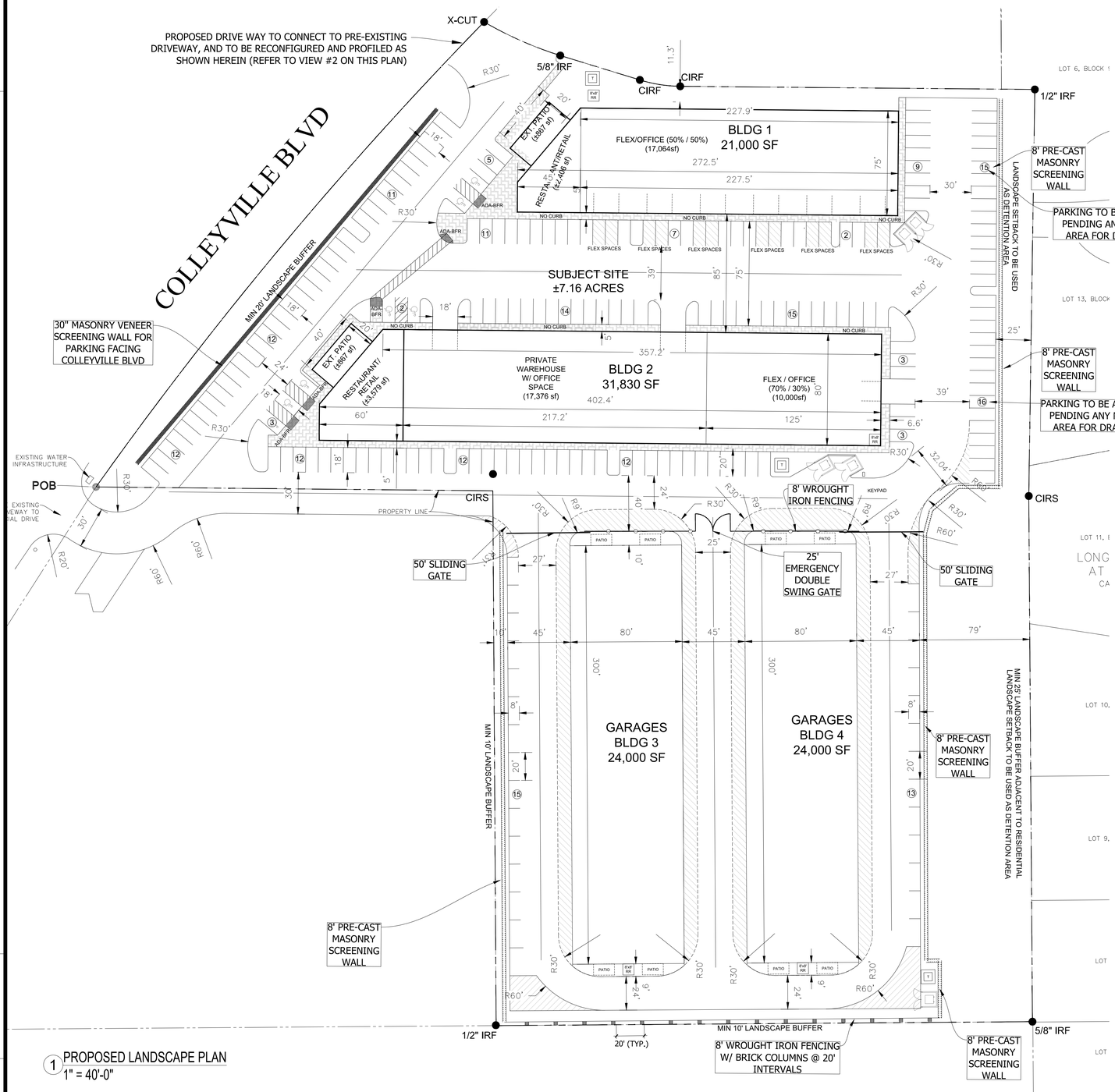
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

-SITE PLAN FOR REVIEW ONLY -

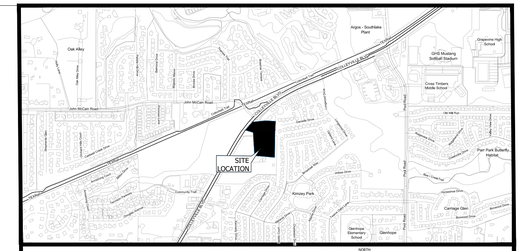
SITE DIMENSION PLAN | 04.03.26

NOTE:
SITE PLAN IS FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.

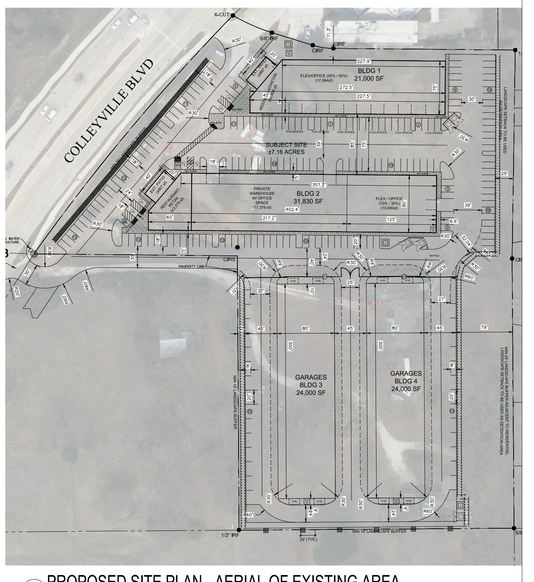
CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com;
https://www.reliablepaving.com
Office: 817-467-0779
1903 Peyco Drive North
Arlington, Texas 76001



1 PROPOSED LANDSCAPE PLAN
1" = 40'-0"



VICINITY MAP - N.T.S. 1

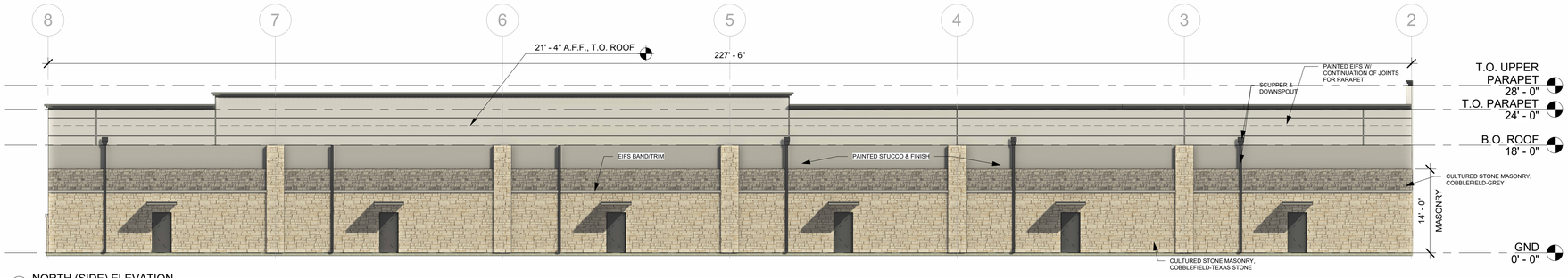


2 PROPOSED SITE PLAN - AERIAL OF EXISTING AREA
1" = 100'-0"

ZONING EXHIBIT
FROM: CC-1, PUD-C, AG

TO, PROPOSED USE:
RESTAURANT /
FLEX OFFICE /
SHOWROOM /
WAREHOUSE & PRIVATE GARAGE CONDOMINIUMS

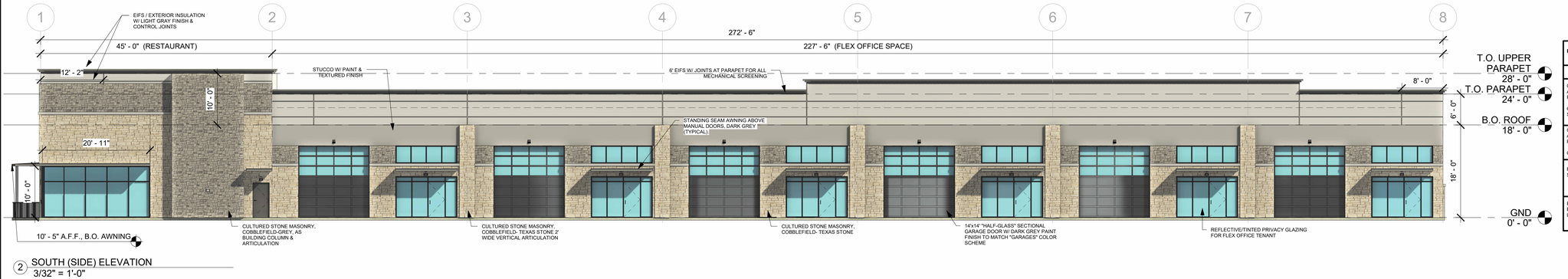
SHEET NO: A0.1



1 NORTH (SIDE) ELEVATION
3/32" = 1'-0"



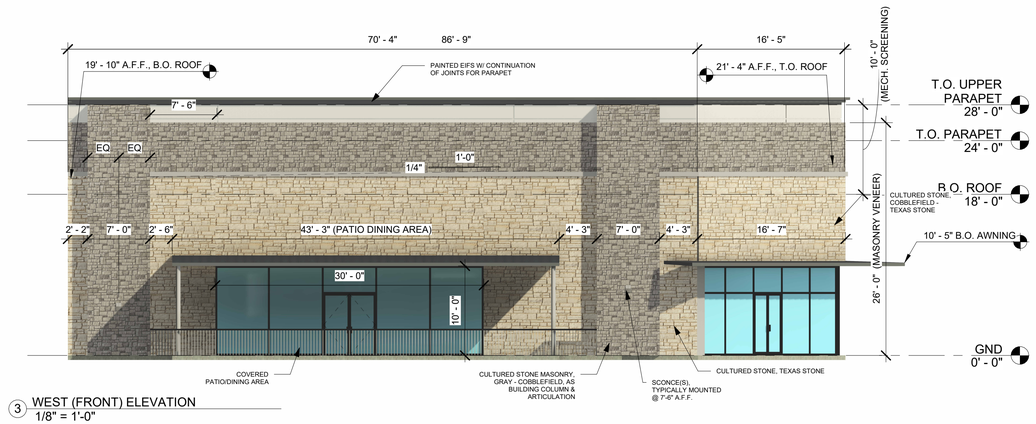
5 PERSPECTIVE - SW CORNER (N.T.S.)



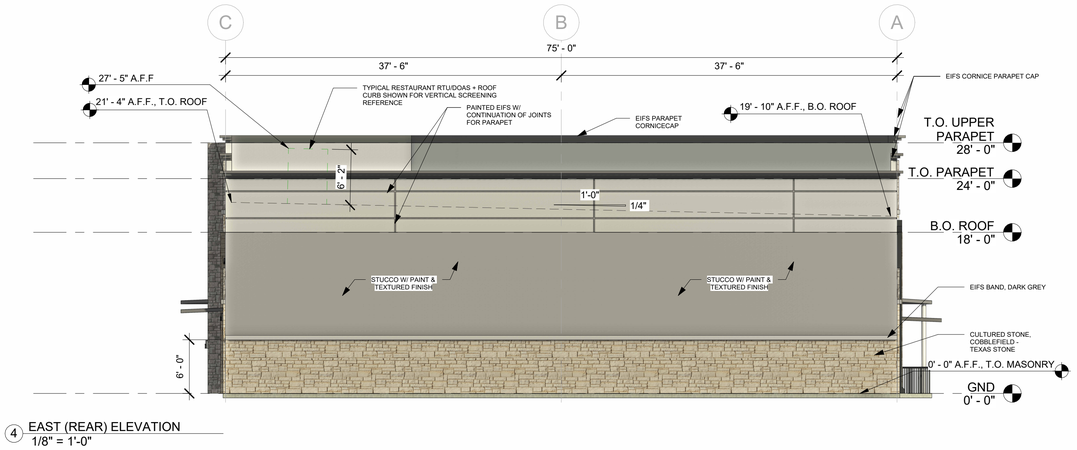
2 SOUTH (SIDE) ELEVATION
3/32" = 1'-0"

BUILDING 1: WEST (FRONT) FACADE CALCS			BUILDING 1: NORTH (SIDE) FACADE CALCS			BUILDING 1: SOUTH (SIDE) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	913 SF	49%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	2,224 SF	41%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,322 SF	29%
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	792 SF	42%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	736 SF	14%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	772 SF	18%
PEARL WHITE STUCCO - TBD	0 SF	0%	PEARL WHITE STUCCO - TBD	840 SF	16%	PEARL WHITE STUCCO - TBD	848 SF	19%
EIFS PARAPET OR BAND, PAINTED LIGHT GREY	172 SF	9%	EIFS PARAPET OR BAND, PAINTED LIGHT GREY	1,599 SF	30%	EIFS PARAPET OR BAND, PAINTED LIGHT GREY	1,637 SF	36%

BUILDING 1: EAST (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	464 SF	22%
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	47 SF	3%
PEARL WHITE STUCCO - TBD	863 SF	42%
EIFS PARAPET OR BAND, PAINTED LIGHT GREY	704 SF	33%



3 WEST (FRONT) ELEVATION
1/8" = 1'-0"



4 EAST (REAR) ELEVATION
1/8" = 1'-0"

PROJECT:
GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521

BLDG 1 - ELEVATIONS

CONCEPTUAL DRAWING: 4/3/2026 9:35:49 AM

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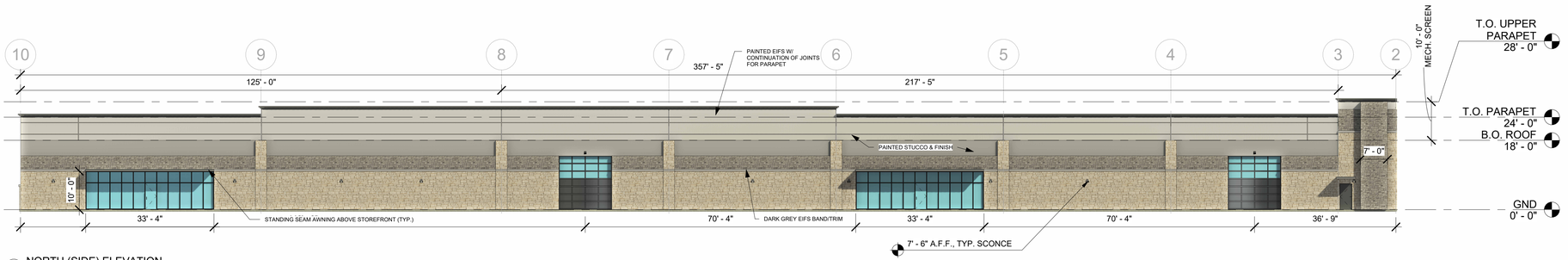
DRAFTING INFORMATION:

DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com;
https://www.reliablepaving.com
Office: 817-467-0779

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Arlington, Texas 76001

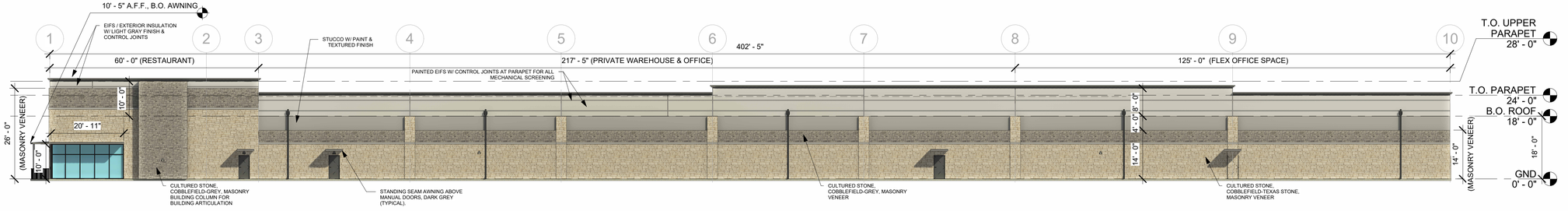
SHEET NO: A2.0



1 NORTH (SIDE) ELEVATION
1/16" = 1'-0"



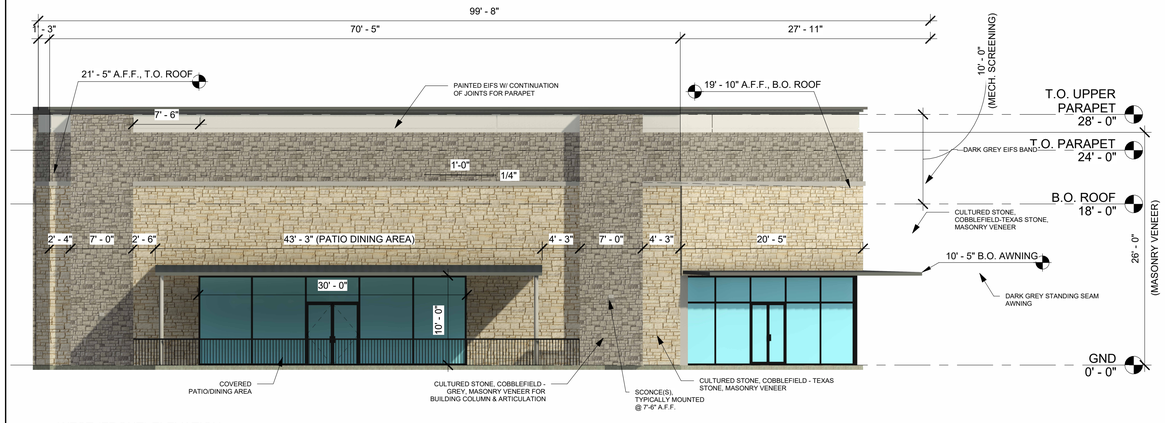
5 PERSPECTIVE - NW CORNER (N.T.S.)



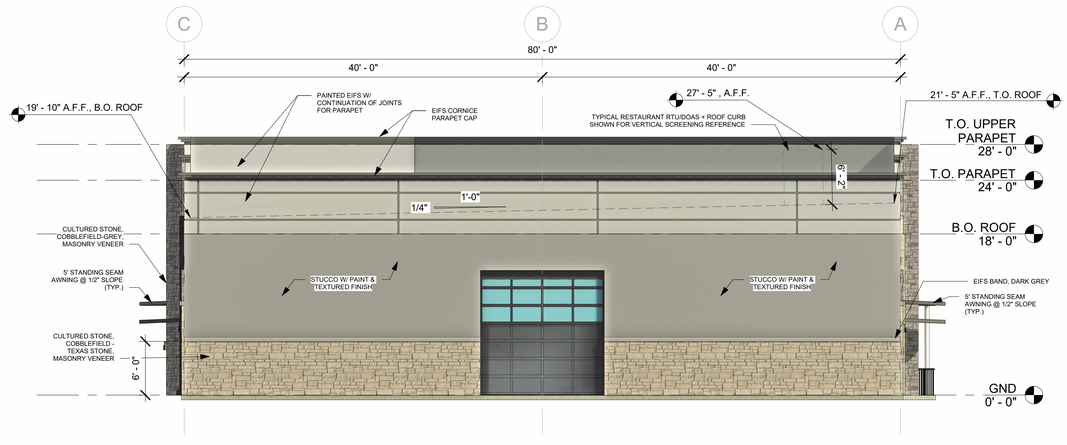
2 SOUTH (SIDE) ELEVATION
1/16" = 1'-0"

BUILDING 2: WEST (FRONT) FACADE CALCS			BUILDING 2: NORTH (SIDE) FACADE CALCS			BUILDING 2: SOUTH (SIDE) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	985 SF	49%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	2,757 SF	37%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	4,169 SF	43%
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	833 SF	42%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	1,274 SF	17%	CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	1,774 SF	18%
PEARL WHITE STUCCO - TBD	0 SF	0%	PEARL WHITE STUCCO - TBD	1,299 SF	18%	PEARL WHITE STUCCO - TBD	1,289 SF	13%
EIFS PARAPET OR BAND, PAINTED LIGHT GREY	185 SF	9%	EIFS PARAPET OR BAND, PAINTED LIGHT GREY	2,165 SF	28%	EIFS PARAPET OR BAND, PAINTED LIGHT GREY	2,576 SF	26%

BUILDING 2: EAST (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	408 SF	20%
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	90 SF	4%
PEARL WHITE STUCCO - TBD	817 SF	40%
EIFS PARAPET OR BAND, PAINTED LIGHT GREY	743 SF	36%



3 WEST (FRONT) ELEVATION
1/8" = 1'-0"



4 EAST (REAR) ELEVATION
1/8" = 1'-0"

PROJECT:
GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521

BLDG 2 - ELEVATIONS

CONCEPTUAL DRAWING: 4/3/2026 9:37:24 AM

NOTE:
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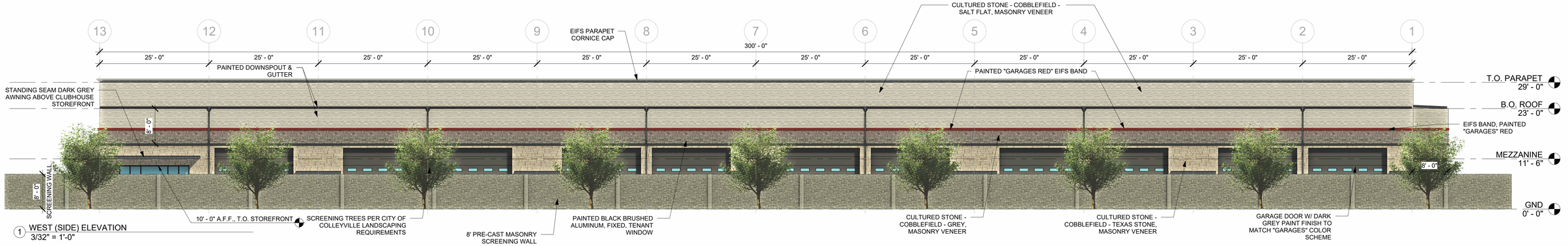
DRAFTING INFORMATION:

DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

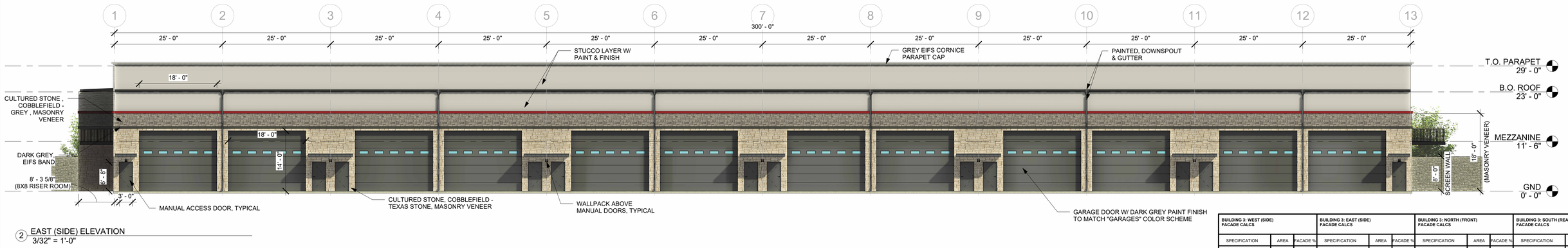
CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com;
https://www.reliablepaving.com
Office: 817-467-0779

1903 Peyco Drive North
Arlington, Texas 76001

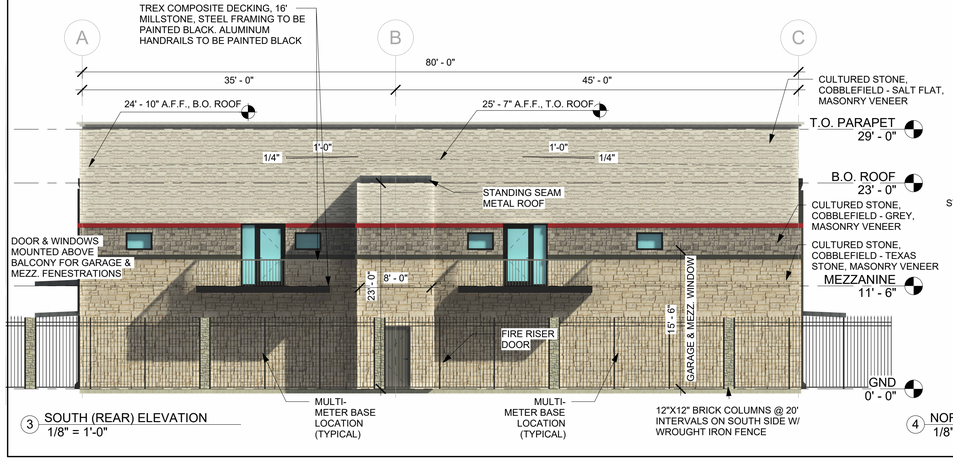
SHEET NO: A2.1



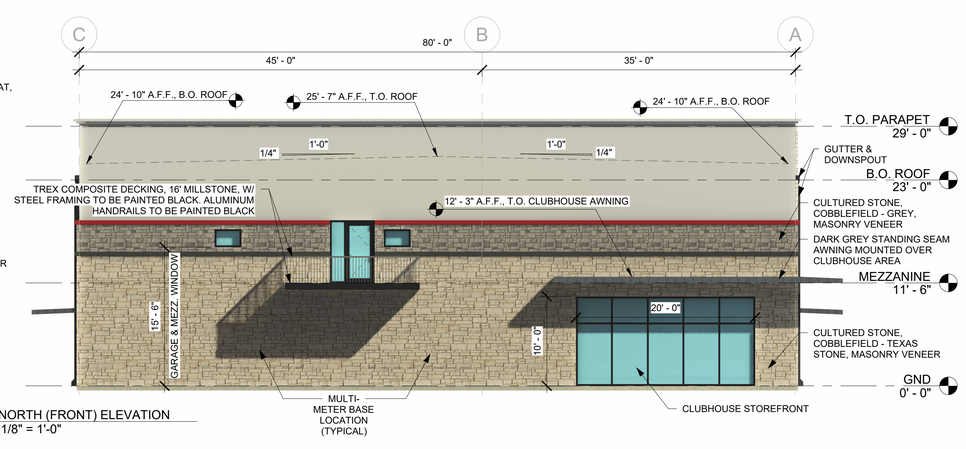
1 WEST (SIDE) ELEVATION
3/32" = 1'-0"



2 EAST (SIDE) ELEVATION
3/32" = 1'-0"



3 SOUTH (REAR) ELEVATION
1/8" = 1'-0"



4 NORTH (FRONT) ELEVATION
1/8" = 1'-0"

BUILDING 3: WEST (SIDE) FACADE CALCS			BUILDING 3: EAST (SIDE) FACADE CALCS			BUILDING 3: NORTH (FRONT) FACADE CALCS			BUILDING 3: SOUTH (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,201 SF	22%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,145 SF	23%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,120 SF	50%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,097 SF	49%
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	920 SF	17%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	920 SF	16%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	219 SF	10%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	219 SF	11%
CULTURED STONE, ASHLAR, CAST-IN-PLACE. COBBLEFIELD-SALT FLAT	3,029 SF	55%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - SALT FLAT	39 SF	1%	PEARL WHITE STUCCO - TBD	831 SF	37%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - SALT FLAT	828 SF	37%
EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	310 SF	6%	PEARL WHITE STUCCO - TBD	2,989 SF	55%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	73 SF	3%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	73 SF	3%
			EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	310 SF	5%						



5 PERSPECTIVE - SE CORNER (N.T.S.)

PROJECT:
GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521

CONCEPTUAL DRAWING: 4/3/2026 11:40:54 AM

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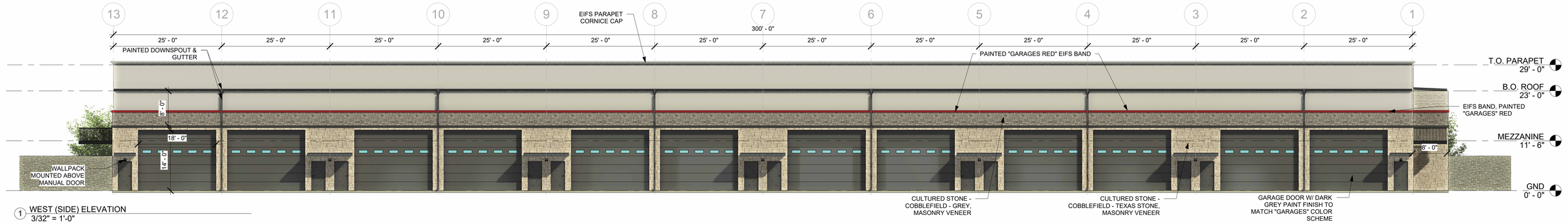
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com;
https://www.reliablepaving.com
Office: 817-467-0779

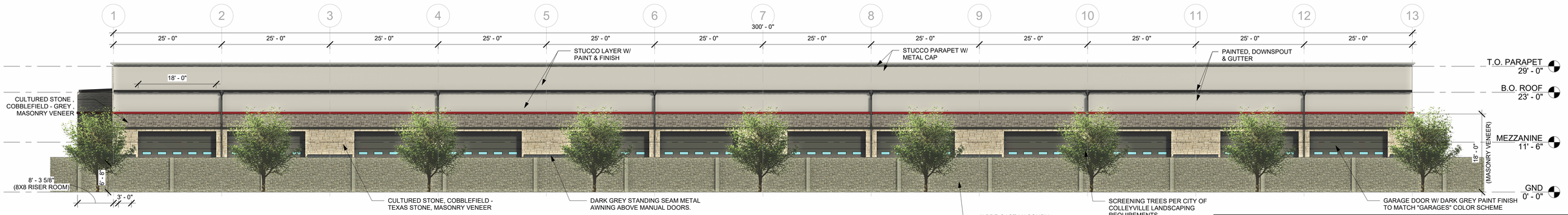
1903 Peyco Drive North
Arlington, Texas 76001

BLDG 3 - GARAGES - ELEVATION

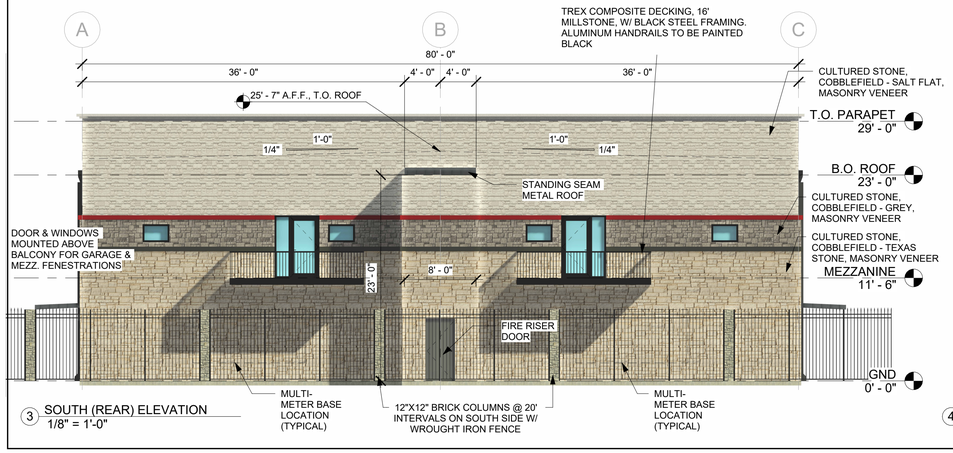
SHEET NO: A2.2



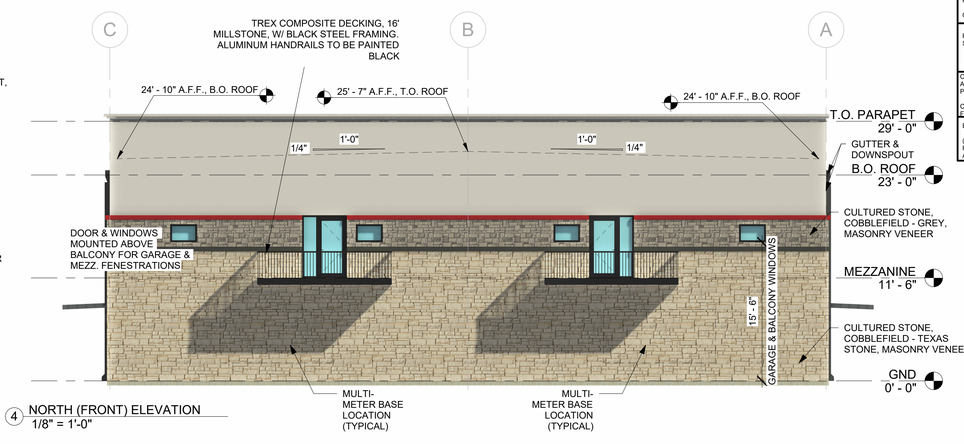
1 WEST (SIDE) ELEVATION
3/32" = 1'-0"



2 EAST (SIDE) ELEVATION
3/32" = 1'-0"



3 SOUTH (REAR) ELEVATION
1/8" = 1'-0"



4 NORTH (FRONT) ELEVATION
1/8" = 1'-0"

BUILDING 4: WEST (SIDE) FACADE CALCS			BUILDING 4: EAST (SIDE) FACADE CALCS			BUILDING 4: NORTH (FRONT) FACADE CALCS			BUILDING 4: SOUTH (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,145 SF	21%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,145 SF	23%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,120 SF	50%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - TEXAS STONE	1,097 SF	49%
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	920 SF	17%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	920 SF	16%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	219 SF	10%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - GRAY	219 SF	11%
PEARL WHITE STUCCO - TBD	2,989 SF	55%	PEARL WHITE STUCCO - TBD	2,989 SF	55%	PEARL WHITE STUCCO - TBD	831 SF	37%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - SALT FLAT	828 SF	37%
CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - SALT FLAT	39 SF	1%	CULTURED STONE, ASHLAR, CAST IN-PLACE. COBBLEFIELD - SALT FLAT	828 SF	37%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	73 SF	3%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	73 SF	3%
EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	310 SF	6%	EIFS BAND (PAINTED "GARAGES RED" WHERE APPLICABLE)	310 SF	5%						



5 PERSPECTIVE - SW CORNER (N.T.S.)

PROJECT:

GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521

CONCEPTUAL DRAWING: 4/3/2026 11:46:00 AM

NOTE:
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DRAFTING INFORMATION:

DRAWN BY: JOSE LABASTIDA

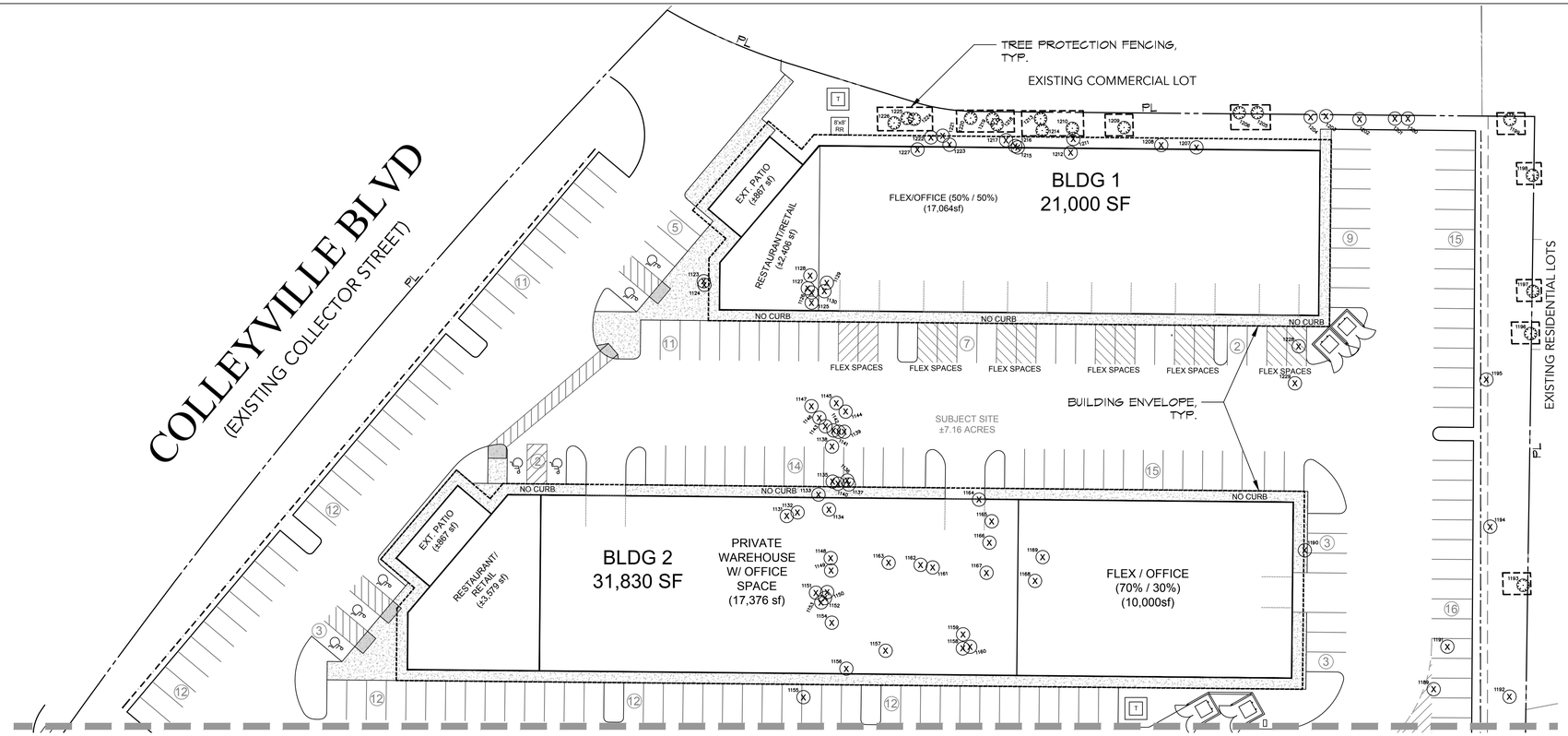
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

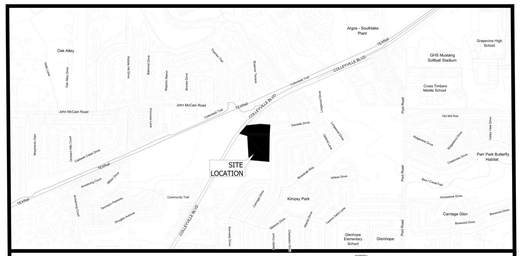
CONTACT INFORMATION:
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https://www.reliablecommercial.com;
https://www.reliablepaving.com
Office: 817-467-0779

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Arlington, Texas 76001

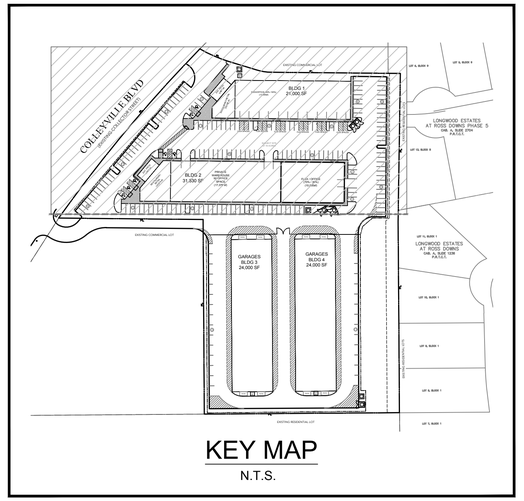
BLDG 4 - GARAGES - ELEVATIONS

SHEET NO: A2.3





VICINITY MAP - N.T.S.



KEY MAP
N.T.S.

TREE INVENTORY (*Tree species exempt from Tree Protection or Replacement Plan Requirements)

	Tag	Description	Status	Canopy (SF)	Outside BLDG Envelope
*	1012	24" BRADFORD PEAR	REMOVE	N/A	
	1013	30" CREPE MYRTLE	REMOVE	2,827	
	1014	30" CREPE MYRTLE	REMOVE	2,827	
	1015	16" CREPE MYRTLE	REMOVE	804	
	1016	16" CREPE MYRTLE	REMOVE	804	x
	1017	20" LACE BARK ELM	REMOVE	1,257	
	1018	12" CREPE MYRTLE	REMOVE	452	x
	1019	20" ELM	REMOVE	1,257	x
*	1020	12" CEDAR	REMOVE	N/A	
	1021	20" OAK	REMOVE	1,257	x
	1022	25" OAK	REMOVE	2,124	x
	1023	18" OAK	REMOVE	1,018	x
	1024	24" OAK	REMOVE	1,810	x
	1025	10" OAK	REMOVE	314	x
	1026	30" CEDAR ELM	REMOVE	2,827	x
	1027	30" CEDAR ELM	REMOVE	2,827	x
	1028	14" OAK	REMOVE	616	x
*	1029	8" CEDAR	REMOVE	N/A	
	1030	30" OAK	REMOVE	2,827	x
	1031	16" TRIP CEDAR ELMS	REMOVE	804	x
	1032	12" OAK	REMOVE	452	x
	1033	14" HACKBERRY	REMAIN	616	x
	1034	6" CEDAR	REMAIN	113	x
	1035	16" OAK	REMAIN	804	x
	1036	6" BRADFORD PEAR	REMAIN	113	x
	1037	8" HACK	REMAIN	201	x
*	1038	16" CEDAR	REMOVE	N/A	
*	1039	14" CEDAR	REMOVE	N/A	
	1040	14" CEDAR ELM	REMOVE	616	x
*	1041	18" CEDAR	REMOVE	N/A	
*	1042	14" CEDAR	REMOVE	N/A	
	1043	14" OAK	REMOVE	616	x
	1044	6" CEDAR ELM	REMAIN	113	x
	1045	6" CEDAR ELMH	REMOVE	113	x
	1046	6" CEDAR ELM	REMOVE	113	x
	1047	6" CEDAR ELM	REMAIN	113	x
	1048	12" OAK	REMAIN	452	x
	1049	10" CEDAR	REMAIN	314	x
	1050	10" OAK	REMAIN	314	x
	1051	20" CEDAR ELM	REMOVE	1,257	x
	1052	26" TRIPLE CEDAR ELM	REMOVE	2,124	x
	1053	14" TRIPLE CEDAR ELM	REMOVE	616	x
	1054	24" CEDAR ELM	REMOVE	1,810	x
	1055	14" CEDAR ELM	REMOVE	616	x
	1056	24" OAK	REMOVE	1,810	
*	1057	20" HACK BERRY	REMOVE	N/A	
*	1058	20" BOIS D'ARC	REMOVE	N/A	
*	1059	30" BOIS D'ARC	REMOVE	N/A	
	1060	28" OAK	REMOVE	2,463	x
	1061	28" OAK	REMOVE	2,463	x
	1062	32" OAK	REMOVE	3,217	x
	1063	10" CEDAR	REMOVE	314	x
	1064	12" CEDAR	REMOVE	452	x
	1065	UND" CEDAR	REMOVE	452	x
	1066	28" OAK	REMOVE	2,463	x
	1067	28" OAK	REMOVE	2,463	
*	1068	18" HACK	REMOVE	N/A	
	1069	32" OAK	REMOVE	3,217	
	1070	26" OAK	REMOVE	2,124	
	1071	28" CEDAR ELM	REMOVE	2,463	
	1072	28" OAK	REMOVE	2,463	x
	1073	30" OAK	REMOVE	2,827	x
	1074	30" OAK	REMOVE	2,827	x
	1075	32" OAK	REMOVE	3,217	x
	1076	32" OAK	REMOVE	3,217	x
	1077	6" HACK	REMAIN	113	x
	1078	" CEDAR	REMAIN	113	x
	1079	26" OAK	REMOVE	2,124	x
	1080	8" CEDAR	REMAIN	201	x
	1081	8" CEDAR	REMAIN	201	x
*	1082	12" HACK	REMOVE	N/A	
*	1083	14" HACK	REMOVE	N/A	
	1084	8" CEDAR ELM	REMAIN	201	x

	Tag	Description	Status	Canopy (SF)	Outside BLDG Envelope
*	1085	24" HACK	REMOVE	N/A	
	1086	24" OAK	REMOVE	1,810	x
	1087	30" OAK	REMOVE	2,827	
	1088	28" OAK	REMOVE	2,463	
*	1089	10" TW HACK	REMOVE	N/A	
	1090	28" OAK	REMOVE	2,463	
*	1091	10" HACK	REMOVE	N/A	
	1092	6" CEDAR ELM	REMOVE	113	x
	1093	36" OAK	REMOVE	4,072	x
	1094	6" CEDAR ELM	REMOVE	113	
*	1095	8" HACK	REMOVE	N/A	
	1096	26" OAK	REMOVE	2,124	
*	1097	26" HACK	REMOVE	N/A	
*	1098	10" HACK	REMOVE	N/A	
	1099	28" OAK	REMAIN	2,463	x
	1100	32" OAK	REMAIN	3,217	x
	1101	26" OAK	REMAIN	2,124	x
	1102	14" CEDAR	REMAIN	616	x
	1103	18" HACK	REMAIN	1,018	x
	1104	6" CEDAR	REMAIN	113	x
	1105	16" HACK	REMAIN	804	x
	1106	10" HACK	REMAIN	314	x
	1107	28" OAK	REMOVE	2,463	x
	1108	32" OAK	REMOVE	3,217	x
*	1109	4X10" HACKS	REMOVE	N/A	
	1110	32" OAK	REMOVE	3,217	
	1111	24" OAK	REMOVE	1,810	x
	1112	30" OAK	REMOVE	2,827	x
	1113	26" OAK	REMOVE	2,124	
	1114	26" OAK	REMOVE	2,124	
	1115	10" CEDAR ELM	REMOVE	314	x
	1116	26" OAK	REMOVE	2,124	x
	1117	34" OAK	REMOVE	3,632	x
	1118	28" OAK	REMOVE	2,463	x
	1119	28" OAK	REMOVE	2,463	
	1120	14" ELM	REMOVE	616	x
*	1121	12" HACK	REMOVE	N/A	
	1122	14" ELM	REMOVE	616	
	1123	8" CHINE PISTACHIO TWIN	REMOVE	201	
*	1124	14" CEDAR	REMOVE	N/A	
*	1125	12" CEDAR	REMOVE	N/A	
*	1126	7X12" BOIS D'ARC	REMOVE	N/A	
*	1127	12" CEDAR	REMOVE	N/A	
*	1128	8" CEDAR	REMOVE	N/A	
*	1129	16" CEDAR	REMOVE	N/A	
*	1130	16" CEDAR	REMOVE	N/A	
*	1131	12" HACK	REMOVE	N/A	
	1132	18" CEDAR ELM	REMOVE	1,018	
	1133	14" CEDAR ELM	REMOVE	616	
	1134	16" CEDAR ELM	REMOVE	804	
	1135	8" CEDAR ELM	REMOVE	201	
	1136	16" CEDAR ELM	REMOVE	804	
	1137	8" CEDAR ELM	REMOVE	201	
	1138	18" CEDAR ELM	REMOVE	1,018	x
*	1139	14" CEDAR	REMOVE	N/A	
	1140	16" CEDAR ELM	REMOVE	804	
*	1141	8" CEDAR	REMOVE	N/A	
*	1142	6" CEDAR	REMOVE	N/A	
*	1143	16" CEDAR	REMOVE	N/A	
*	1144	16" CEDAR	REMOVE	N/A	
*	1145	16" HACK	REMOVE	N/A	
*	1146	10" CEDAR	REMOVE	N/A	
*	1147	26" CEDAR	REMOVE	N/A	
	1148	18" CEDAR ELM	REMOVE	1,018	
	1149	16" CEDAR ELM	REMOVE	804	
	1150	12" CEDAR ELM	REMOVE	452	
	1151	8" CEDAR ELM	REMOVE	201	
	1152	12" CEDAR ELM	REMOVE	452	
	1153	10" CEDAR ELM	REMOVE	314	
	1154	20" ELM	REMOVE	1,257	
	1155	18" CEDAR ELM	REMOVE	1,018	
	1156	18" CEDAR ELM	REMOVE	1,018	
	1157	40" CEDAR ELM	REMOVE	5,027	

	Tag	Description	Status	Canopy (SF)	Outside BLDG Envelope
	1158	26" PINE	REMOVE	2,124	
	1159	18" PINE	REMOVE	1,018	
	1160	14" MAPLE	REMOVE	616	
	1160	8" PASTACHIO	REMOVE	201	
	1161	18" CEDAR ELM	REMOVE	1,018	
*	1162	10" HACK	REMOVE	N/A	
	1163	16" ELM	REMOVE	804	
	1164	6" MAMOSA	REMOVE	113	
	1165	12" CEDAR ELM	REMOVE	452	
	1166	12" CEDAR ELM	REMOVE	452	
	1167	14" CEDAR ELM	REMOVE	616	
	1168	16" CEDAR ELM	REMOVE	804	
	1169	24" CEDAR ELM	REMOVE	1,810	
	1170	30" ELM	REMOVE	2,827	x
	1171	30" CEDAR ELM	REMOVE	2,827	x
	1172	24" PECAN TREE	REMOVE	1,810	
	1173	24" CEDAR ELM	REMOVE	1,810	
	1174	24" CEDAR ELM	REMOVE	1,810	
	1175	26" CEDAR ELM	REMOVE	2,124	
	1176	20" CEDAR ELM	REMOVE	1,257	
	1177	12" CEDAR ELM	REMOVE	452	
	1178	28" OAK	REMOVE	2,463	
	1179	24" CEDAR ELM	REMOVE	1,810	x
	1180	14" OAK	REMOVE	616	x
*	1181	6" CEDAR	REMOVE	N/A	
	1182	14" CEDAR ELM	REMOVE	616	x
	1183	16" CEDAR ELM	REMOVE	804	x
	1184	20" OAK	REMOVE	1,257	x
*	1185	16" HACK	REMOVE	N/A	
	1186	40" CEDAR ELM	REMOVE	5,027	x
	1187	18" CEDAR ELM	REMOVE	1,018	x
	1188	16" CEDAR ELM	REMOVE	804	x
	1189	4X14" CEDAR ELM	REMOVE	616	x
	1191	24" CEDAR ELM	REMOVE	1,810	x
	1192	24" CEDAR ELM	REMOVE	1,810	x
	1193	36" HACK	REMAIN	4,072	x
	1194	5X18" CEDAR ELM	REMOVE	1,018	x
	1195	38" OAK	REMOVE	4,537	x
	1196	10" CEDAR ELM	REMAIN	314	x
	1197	10" HACK	REMAIN	314	x
	1198	6" HACK	REMAIN	113	x
	1199	30" ELM	REMAIN	2,827	x
	1200	30" CEDAR ELM	REMOVE	2,827	x
*	1201	30" HACK	REMOVE	N/A	
*	1202	26" CEDAR	REMOVE	N/A	
*	1203	24" CEDAR	REMOVE	N/A	
*	1204	30" HACK	REMOVE	N/A	
	1205	8" HACK	REMAIN	113	x
	1206	6" HACK	REMAIN	113	x
*	1207	4X8" BRADFORD PEAR	REMOVE	N/A	
*	1208	5X10" BRADFORD PEAR	REMOVE	N/A	
	1209	6" CEDAR ELM	REMOVE	113	x
	1210	8" HACK	REMAIN	201	x
*	1211	20" HACK	REMOVE	N/A	
*	1212	28" CEDAR	REMOVE	N/A	
	1213	6" CEDAR ELM	REMAIN	113	x
	1214	8" CEDAR ELM	REMAIN	201	x
	1215	6" CEDAR ELM	REMOVE	113	
*	1216	8" CEDAR	REMOVE	N/A	
*	1217	14" CEDAR	REMOVE	N/A	
	1218	6" CEDAR ELM	REMAIN	113	x
	1219	6" CEDAR ELM	REMAIN	113	x
	1220	14" CEDAR	REMAIN	616	x
*	1221	6" CEDAR	REMOVE	N/A	
*	1222	6" CEDAR	REMOVE	N/A	
*	1223	12" MOSQUITE	REMOVE	N/A	
	1224	10" CEDAR	REMAIN	314	x
	1225	8" CEDAR ELM	REMAIN	201	x
	1226	10" CEDAR	REMAIN	314	x
	1227	6" CHINESE PISTACHIO	REMOVE	113	
*	1228	10" HACK	REMOVE	N/A	
*	1229	8" HACK	REMOVE	N/A	

TREE MITIGATION CALCULATIONS

EXISTING PROTECTED CANOPY (Outside Building Envelope)	137,288 SF
REQUIRED PRESERVATION (50%)	68,644 SF
PRESERVED CANOPY	24,590 SF
REQUIRED NEW CANOPY	44,054 SF
REQUIRED MITIGATION TREES (44,054 / 2,000 (per Large Tree) = 22	22 TREES
NEW MITIGATION TREES PROVIDED	**22 TREES**

Protected tree canopy calculated per City of Colleyville ordinance.
Exempt species excluded from calculation.
New tree canopy credit: Large = 2,000 SF, Medium = 1,000 SF, Small = 100 SF

LEGEND

- XXXX — Indicates Tree ID Number
- Existing Tree to Remain
- X — Existing Tree to be Removed
- Tree Protection Fencing (Diagrammatic)

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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STATE OF TEXAS
04/03/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

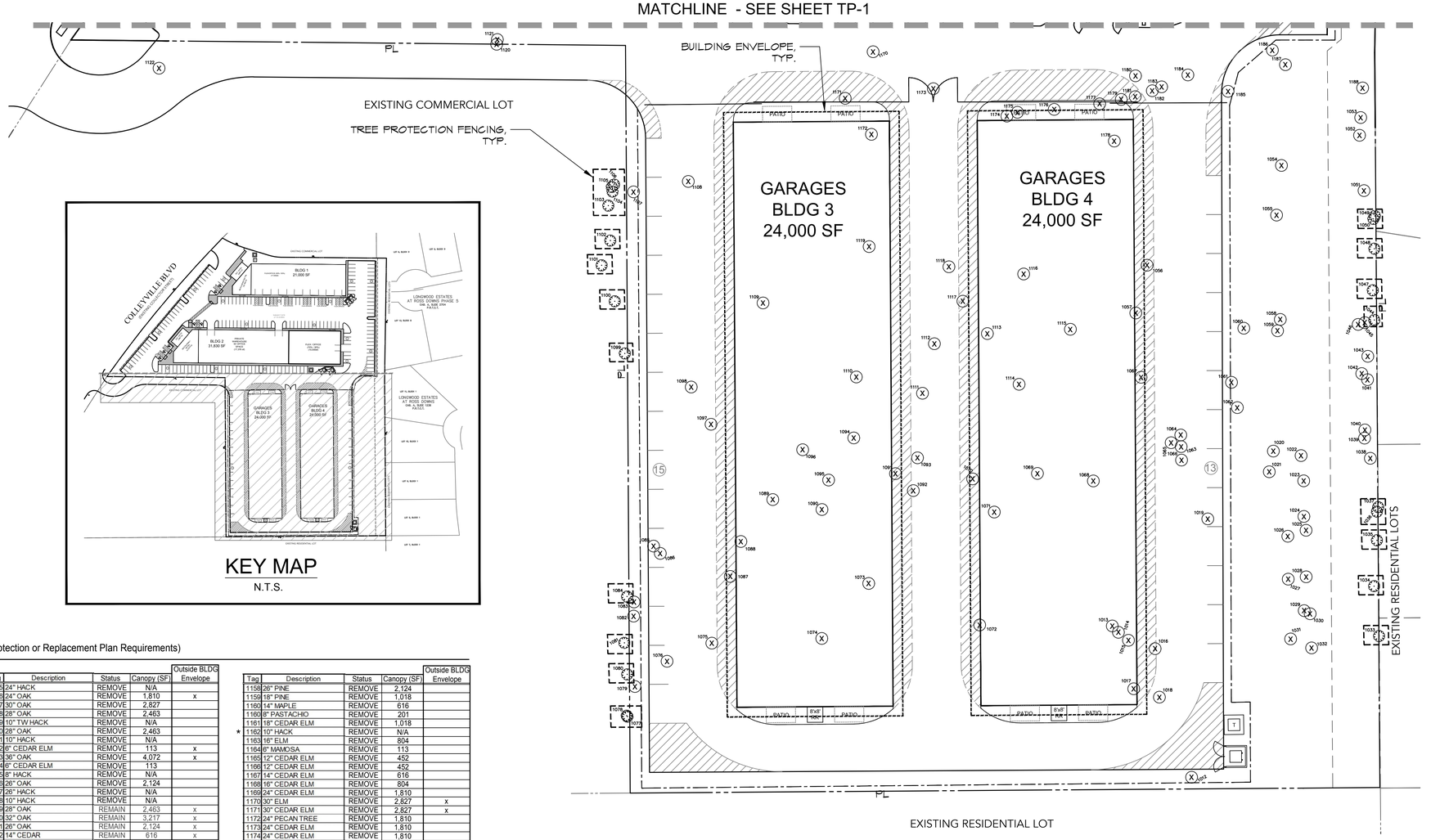
TREE PRESERVATION PLAN

Date	Comment

Project Number	
Date	04/03/2026
Drawn By	GL
Checked By	CS

TP-1

MATCHLINE - SEE SHEET TP-1



KEY MAP
N.T.S.

TREE INVENTORY (*Tree species exempt from Tree Protection or Replacement Plan Requirements)

Tag	Description	Status	Canopy (SF)	Outside BLDG Envelope
* 1012	24" BRADFORD PEAR	REMOVE	N/A	
1013	30" CREPE MYRTLE	REMOVE	2,827	
1014	30" CREPE MYRTLE	REMOVE	2,827	
1015	16" CREPE MYRTLE	REMOVE	804	
1016	16" CREPE MYRTLE	REMOVE	804	x
1017	20" LACE BARK ELM	REMOVE	1,257	
1018	12" CREPE MYRTLE	REMOVE	452	x
1019	20" ELM	REMOVE	1,257	x
* 1020	12" CEDAR	REMOVE	N/A	
1021	20" OAK	REMOVE	1,257	x
1022	25" OAK	REMOVE	2,124	x
1023	18" OAK	REMOVE	1,018	x
1024	24" OAK	REMOVE	1,810	x
1025	10" OAK	REMOVE	314	x
1026	30" CEDAR ELM	REMOVE	2,827	x
1027	30" CEDAR ELM	REMOVE	2,827	x
1028	14" OAK	REMOVE	616	x
* 1029	8" CEDAR	REMOVE	N/A	
1030	30" OAK	REMOVE	2,827	x
1031	16" TRIP CEDAR ELMS	REMOVE	804	x
1032	12" OAK	REMOVE	452	x
1033	14" HACKBERRY	REMAIN	616	x
1034	6" CEDAR	REMAIN	113	x
1035	16" OAK	REMAIN	804	x
1036	6" BRADFORD PEAR	REMAIN	113	x
1037	8" HACK	REMAIN	201	x
* 1038	16" CEDAR	REMOVE	N/A	
* 1039	14" CEDAR	REMOVE	N/A	
1040	14" CEDAR ELM	REMOVE	616	x
* 1041	18" CEDAR	REMOVE	N/A	
* 1042	14" CEDAR	REMOVE	N/A	
1043	14" OAK	REMOVE	616	x
1044	6" CEDAR ELM	REMAIN	113	x
1045	6" CEDAR ELMH	REMOVE	113	x
1046	6" CEDAR ELM	REMOVE	113	x
1047	6" CEDAR ELM	REMAIN	113	x
1048	12" OAK	REMAIN	452	x
1049	10" CEDAR	REMAIN	314	x
1050	10" OAK	REMAIN	314	x
1051	20" CEDAR ELM	REMOVE	1,257	x
1052	26" TRIPLE CEDAR ELM	REMOVE	2,124	x
1053	14" TRIPLE CEDAR ELM	REMOVE	616	x
1054	24" CEDAR ELM	REMOVE	1,810	x
1055	14" CEDAR ELM	REMOVE	616	x
1056	24" OAK	REMOVE	1,810	
* 1057	20" HACK BERRY	REMOVE	N/A	
* 1058	20" BOIS D'ARC	REMOVE	N/A	
* 1059	30" BOIS D'ARC	REMOVE	N/A	
1060	28" OAK	REMOVE	2,463	x
1061	28" OAK	REMOVE	2,463	x
1062	32" OAK	REMOVE	3,217	x
1063	10" CEDAR	REMOVE	314	x
1064	12" CEDAR	REMOVE	452	x
1065	UND" CEDAR	REMOVE	452	x
1066	28" OAK	REMOVE	2,463	x
1067	28" OAK	REMOVE	2,463	
* 1068	18" HACK	REMOVE	N/A	
1069	32" OAK	REMOVE	3,217	
1070	26" OAK	REMOVE	2,124	
1071	28" CEDAR ELM	REMOVE	2,463	
1072	28" OAK	REMOVE	2,463	x
1073	30" OAK	REMOVE	2,827	x
1074	30" OAK	REMOVE	2,827	x
1075	32" OAK	REMOVE	3,217	x
1076	32" OAK	REMOVE	3,217	x
1077	6" HACK	REMAIN	113	x
1078	" CEDAR	REMAIN	113	x
1079	26" OAK	REMOVE	2,124	x
1080	8" CEDAR	REMAIN	201	x
1081	8" CEDAR	REMAIN	201	x
* 1082	12" HACK	REMOVE	N/A	
* 1083	14" HACK	REMOVE	N/A	
1084	8" CEDAR ELM	REMAIN	201	x

Tag	Description	Status	Canopy (SF)	Outside BLDG Envelope
* 1085	24" HACK	REMOVE	N/A	
1086	24" OAK	REMOVE	1,810	x
1087	30" OAK	REMOVE	2,827	
1088	28" OAK	REMOVE	2,463	
* 1089	10" TW HACK	REMOVE	N/A	
1090	28" OAK	REMOVE	2,463	
* 1091	10" HACK	REMOVE	N/A	
1092	6" CEDAR ELM	REMOVE	113	x
1093	36" OAK	REMOVE	4,072	x
1094	6" CEDAR ELM	REMOVE	113	
* 1095	8" HACK	REMOVE	N/A	
1096	26" OAK	REMOVE	2,124	
* 1097	26" HACK	REMOVE	N/A	
* 1098	10" HACK	REMOVE	N/A	
1099	28" OAK	REMAIN	2,463	x
1100	32" OAK	REMAIN	3,217	x
1101	26" OAK	REMAIN	2,124	x
1102	14" CEDAR	REMAIN	616	x
1103	18" HACK	REMAIN	1,018	x
1104	6" CEDAR	REMAIN	113	x
1105	16" HACK	REMAIN	804	x
1106	10" HACK	REMAIN	314	x
1107	28" OAK	REMOVE	2,463	x
1108	32" OAK	REMOVE	3,217	x
* 1109	4X10" HACKS	REMOVE	N/A	
1110	32" OAK	REMOVE	3,217	
1111	24" OAK	REMOVE	1,810	x
1112	30" OAK	REMOVE	2,827	x
1113	26" OAK	REMOVE	2,124	
1114	26" OAK	REMOVE	2,124	
1115	10" CEDAR ELM	REMOVE	314	x
1116	26" OAK	REMOVE	2,124	x
1117	34" OAK	REMOVE	3,632	x
1118	28" OAK	REMOVE	2,463	x
1119	28" OAK	REMOVE	2,463	
1120	14" ELM	REMOVE	616	x
* 1121	12" HACK	REMOVE	N/A	
1122	14" ELM	REMOVE	616	
1123	8" CHNE PISTACHIO TWIN	REMOVE	201	
* 1124	14" CEDAR	REMOVE	N/A	
* 1125	12" CEDAR	REMOVE	N/A	
* 1126	7X12" BOIS D'ARC	REMOVE	N/A	
* 1127	12" CEDAR	REMOVE	N/A	
* 1128	6" CEDAR	REMOVE	N/A	
* 1129	16" CEDAR	REMOVE	N/A	
* 1130	16" CEDAR	REMOVE	N/A	
* 1131	12" HACK	REMOVE	N/A	
1132	18" CEDAR ELM	REMOVE	1,018	
1133	14" CEDAR ELM	REMOVE	616	
1134	16" CEDAR ELM	REMOVE	804	
1135	8" CEDAR ELM	REMOVE	201	
1136	16" CEDAR ELM	REMOVE	804	
1137	8" CEDAR ELM	REMOVE	201	
1138	18" CEDAR ELM	REMOVE	1,018	x
* 1139	14" CEDAR	REMOVE	N/A	
1140	16" CEDAR ELM	REMOVE	804	
* 1141	8" CEDAR	REMOVE	N/A	
* 1142	6" CEDAR	REMOVE	N/A	
* 1143	16" CEDAR	REMOVE	N/A	
* 1144	18" CEDAR	REMOVE	N/A	
* 1145	16" HACK	REMOVE	N/A	
* 1146	10" CEDAR	REMOVE	N/A	
* 1147	26" CEDAR	REMOVE	N/A	
1148	18" CEDAR ELM	REMOVE	1,018	
1149	16" CEDAR ELM	REMOVE	804	
1150	12" CEDAR ELM	REMOVE	452	
1151	8" CEDAR ELM	REMOVE	201	
1152	12" CEDAR ELM	REMOVE	452	
1153	10" CEDAR ELM	REMOVE	314	
1154	20" ELM	REMOVE	1,257	
1155	18" CEDAR ELM	REMOVE	1,018	
1156	18" CEDAR ELM	REMOVE	1,018	
1157	40" CEDAR ELM	REMOVE	5,027	

Tag	Description	Status	Canopy (SF)	Outside BLDG Envelope
1158	26" PINE	REMOVE	2,124	
1159	18" PINE	REMOVE	1,018	
1160	14" MAPLE	REMOVE	616	
1160	8" PASTACHIO	REMOVE	201	
1161	18" CEDAR ELM	REMOVE	1,018	
* 1162	10" HACK	REMOVE	N/A	
1163	16" ELM	REMOVE	804	
1164	6" MAMOSA	REMOVE	113	
1165	12" CEDAR ELM	REMOVE	452	
1166	12" CEDAR ELM	REMOVE	452	
1167	14" CEDAR ELM	REMOVE	616	
1168	16" CEDAR ELM	REMOVE	804	
1169	24" CEDAR ELM	REMOVE	1,810	
1170	30" ELM	REMOVE	2,827	x
1171	30" CEDAR ELM	REMOVE	2,827	x
1172	24" PECAN TREE	REMOVE	1,810	
1173	24" CEDAR ELM	REMOVE	1,810	
1174	24" CEDAR ELM	REMOVE	1,810	
1175	26" CEDAR ELM	REMOVE	2,124	
1176	20" CEDAR ELM	REMOVE	1,257	
1177	12" CEDAR ELM	REMOVE	452	
1178	28" OAK	REMOVE	2,463	
1179	24" CEDAR ELM	REMOVE	1,810	x
1180	14" OAK	REMOVE	616	x
* 1181	6" CEDAR	REMOVE	N/A	
1182	14" CEDAR ELM	REMOVE	616	x
1183	16" CEDAR ELM	REMOVE	804	x
1184	20" OAK	REMOVE	1,257	x
* 1185	16" HACK	REMOVE	N/A	
1186	40" CEDAR ELM	REMOVE	5,027	x
1187	18" CEDAR ELM	REMOVE	1,018	x
1188	16" CEDAR ELM	REMOVE	804	x
1189	4X14" CEDAR ELM	REMOVE	616	x
1191	24" CEDAR ELM	REMOVE	1,810	x
1192	24" CEDAR ELM	REMOVE	1,810	x
1193	36" HACK	REMAIN	4,072	x
1194	5X18" CEDAR ELM	REMOVE	1,018	x
1195	38" OAK	REMOVE	4,537	x
1196	10" CEDAR ELM	REMAIN	314	x
1197	10" HACK	REMAIN	314	x
1198	6" HACK	REMAIN	113	x
1199	30" ELM	REMAIN	2,827	x
1200	30" CEDAR ELM	REMOVE	2,827	x
* 1201	30" HACK	REMOVE	N/A	
* 1202	26" CEDAR	REMOVE	N/A	
* 1203	24" CEDAR	REMOVE	N/A	
* 1204	30" HACK	REMOVE	N/A	
1205	6" HACK	REMAIN	113	x
1206	6" HACK	REMAIN	113	x
* 1207	4X8" BRADFORD PEAR	REMOVE	N/A	
* 1208	5X10" BRADFORD PEAR	REMOVE	N/A	
1209	6" CEDAR ELM	REMOVE	113	x
1210	8" HACK	REMAIN	201	x
* 1211	20" HACK	REMOVE	N/A	
* 1212	28" CEDAR	REMOVE	N/A	
1213	6" CEDAR ELM	REMAIN	113	x
1214	8" CEDAR ELM	REMAIN	201	x
1215	6" CEDAR ELM	REMOVE	113	
* 1216	8" CEDAR	REMOVE	N/A	
* 1217	14" CEDAR	REMOVE	N/A	
1218	6" CEDAR ELM	REMAIN	113	x
1219	6" CEDAR ELM	REMAIN	113	x
1220	14" CEDAR	REMAIN	616	x
* 1221	6" CEDAR	REMOVE	N/A	
* 1222	8" CEDAR	REMOVE	N/A	
* 1223	12" MOSQUITE	REMOVE	N/A	
1224	10" CEDAR	REMAIN	314	x
1225	8" CEDAR ELM	REMAIN	201	x
1226	10" CEDAR	REMAIN	314	x
1227	6" CHINESE PISTACHIO	REMOVE	113	
* 1228	10" HACK	REMOVE	N/A	
* 1229	8" HACK	REMOVE	N/A	

LEGEND

- XXXX — Indicates Tree ID Number
- Existing Tree to Remain
- (X) Existing Tree to be Removed
- Tree Protection Fencing (Diagrammatic)

TREE MITIGATION CALCULATIONS

EXISTING PROTECTED CANOPY (Outside Building Envelope)	137,288 SF
REQUIRED PRESERVATION (50%)	68,644 SF
PRESERVED CANOPY	24,590 SF
REQUIRED NEW CANOPY	44,054 SF
REQUIRED MITIGATION TREES (44,054 / 2,000 (per Large Tree) = 22	22 TREES
NEW MITIGATION TREES PROVIDED	**22 TREES**

Protected tree canopy calculated per City of Colleyville ordinance.
Exempt species excluded from calculation.
New tree canopy credit: Large = 2,000 SF, Medium = 1,000 SF, Small = 100 SF

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LORST EDT
3428
STATE OF TEXAS
04/03/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

TREE PRESERVATION PLAN

Date	Comment

Project Number	
Date	04/03/2026
Drawn By	GL
Checked By	CS

TP-2

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL 'T' SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.

3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.

4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

7. WITHIN THE CRZ:
   a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
   b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
   c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
   d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
   e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
   f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.

10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES

11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.

13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.

14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

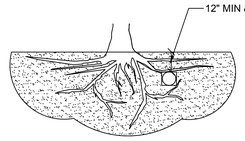
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

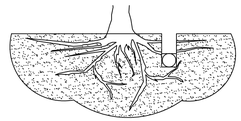
1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING. SOIL AMENDING AND FERTILIZATION: UNLESS SPECIFIED, TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL 1 PROTECTION AS PER ITEM NO. 802 ARE SHOWN ON TREE PROTECTION TABLE ON SHEET TP-1.
2. ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
3. NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
4. TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
5. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN 3 INCHES IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR.
6. THE ROOT PROTECTION ZONE IS THAT AREA SURROUNDING A TREE, AS MEASURED BY A RADIUS FROM THE TREE TRUNK, IN WHICH NO EQUIPMENT, VEHICLES OR MATERIALS MAY OPERATE OR BE STORED. THE REQUIRED RADIUS LENGTH IS 1 FOOT PER DIAMETER INCH OF THE TREE. FOR EXAMPLE, A 10-INCH DIAMETER TREE WOULD HAVE A 10-FOOT RADIUS ROOT PROTECTION ZONE AROUND THE TREE. ROOTS OR BRANCHES THAT ARE IN CONFLICT WITH THE CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. LIVE OAK WOUNDS SHALL BE PAINTED OVER, WITHIN 20 MINUTES TO PREVENT OAK WILT.
7. ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
8. GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
9. TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS SHALL BE REMOVED BY HAND AS DIRECTED BY THE PROJECT MANAGER OR CITY INSPECTOR.
10. TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
11. EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
12. ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO IT'S REMOVAL.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



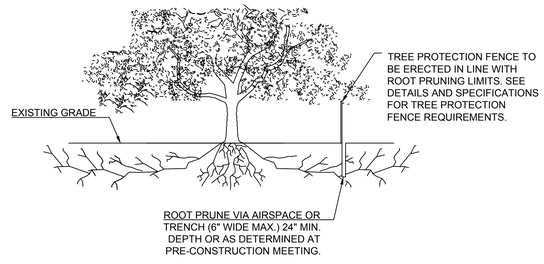
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



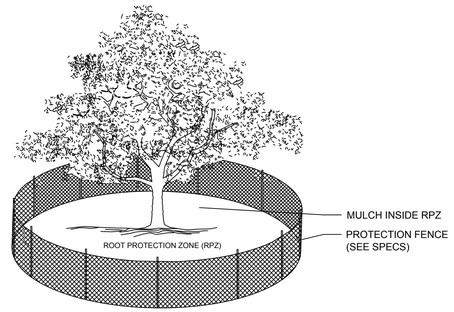
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR .
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

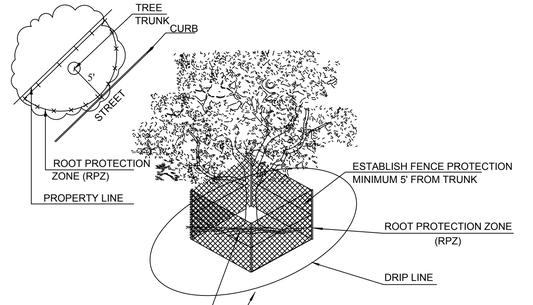


D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

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04/03/2026

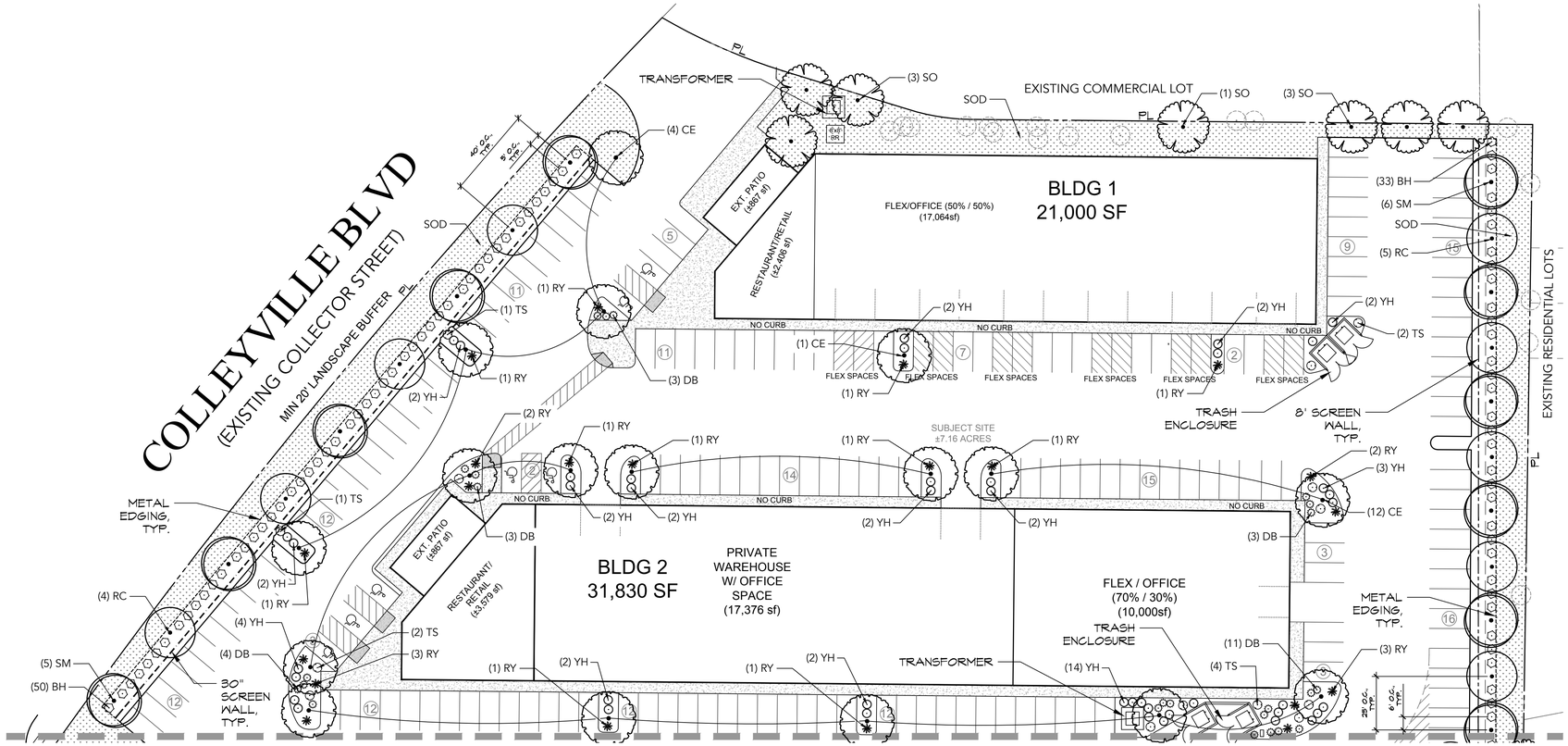
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TREE PRESERVATION DETAILS & SPECIFICATIONS

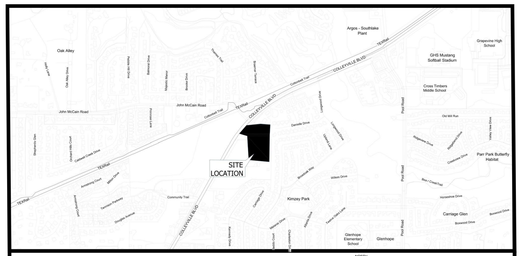
Date	Comment

Project Number	
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Checked By	CS

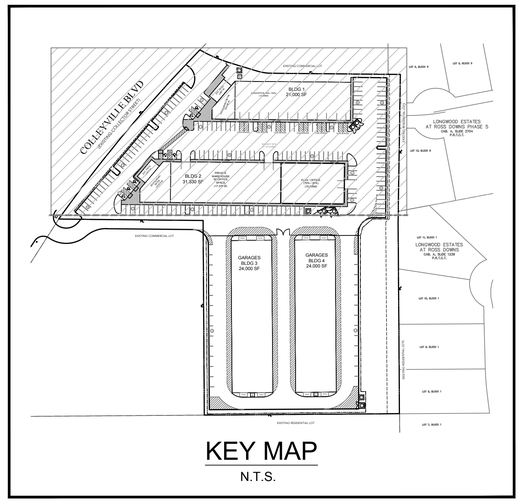
TP-3



MATCHLINE - SEE SHEET LP-2



VICINITY MAP - N.T.S.



KEY MAP
N.T.S.

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
8. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH; NATURAL (UNDYED); OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CANOPY
PARKING ISLAND TREES					
	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.	
EVERGREEN TREES					
	SM	25	Magnolia grandiflora Southern Magnolia	3" Cal.	
	RC	24	Juniperus virginiana Eastern Red Cedar	3" Cal.	
MITIGATION TREES					
	SO	22	Quercus shumardii Shumard Red Oak	3" Cal.	2,000 sf / Tree
EXISTING TREES					
			Existing tree to remain		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
SHRUBS					
	RY	21	Hesperaloe parviflora Red Yucca	3 GAL / Min. 18" Ht.	36" OC
	BH	172	Ilex cornuta `Burfordii Nana` Dwarf Burford Holly	3 GAL / Min. 18" Ht.	36" OC
	YH	43	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 GAL / Min. 18" Ht.	36" OC
	DB	24	Dietes bicolor African Iris	1 GAL / Min. 18" Ht.	36" OC
	TS	14	Leucophyllum frutescens 'Compacta' Compact Texas Sage	3 GAL / Min. 18" Ht.	36" OC
SOD/SEED					
	SOD	43,177 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass		

LANDSCAPE CALCULATIONS

OVERALL SITE:	311,196 SF (7.14 ACRES)
PERMITTING AUTHORITY:	CITY OF COLLEYVILLE, TX
ZONING:	(PD) PLANNED DEVELOPMENT
SITE USE:	COMMERCIAL / RETAIL + GARAGES
PROPOSED LANDSCAPE AREA	73,152 SF (24% OF SITE)
TREE REQUIREMENTS:	
FRONT YARD TREES LOCATED IN LANDSCAPE SETBACK, AND PROVIDED WITHIN THE LANDSCAPE SETBACK OF R.O.W.	
REQUIRED (1 TREE / 40 LF)	9 TREES
PROVIDED:	**9 TREES**
LANDSCAPE ISLAND W/ TREE	
REQUIRED (1 TREE / ≤ 18 PARKING SPACES):	17 TREES
PROVIDED:	**17 TREES**
TYPICAL LANDSCAPE SCRREENING FROM PUBLIC VIEW + INCREASED SETBACK	
REQUIRED (1 TREE / 25 LF - RESIDENTIAL ADJACENT):	40 TREES
PROVIDED:	**40 TREES**
REQUIRED MITIGATION TREES:	22 TREES
PROVIDED MITIGATION TREES:	**22 TREES**
TOTAL TREES:	**88 TREES**
SHRUB REQUIREMENTS:	
NUMBER OF SHRUBS PER SCREENING OF ADJACENT PROPERTY OR ADJACENT ROADWAY, AS INSTALLED THROUGHOUT THE SITE	
REQUIRED (1 SHRUB / 5 LF OF ADJACENT ROADWAY):	50 SHRUBS
PROVIDED:	**50 SHRUBS**
REQUIRED (1 SHRUB / 6 LF OF ADJACENT PROPERTY):	122 SHRUBS
PROVIDED:	**122 SHRUBS**

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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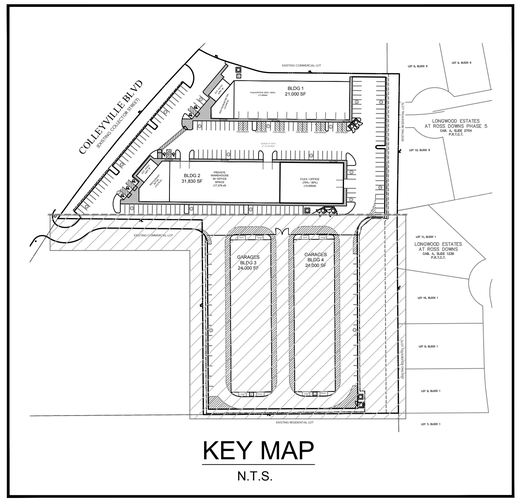
LANDSCAPE PLANTING

Date	Comment

Project Number	
Date	04/03/2026
Drawn By	GL
Checked By	CS

LP-1

MATCHLINE - SEE SHEET LP-1



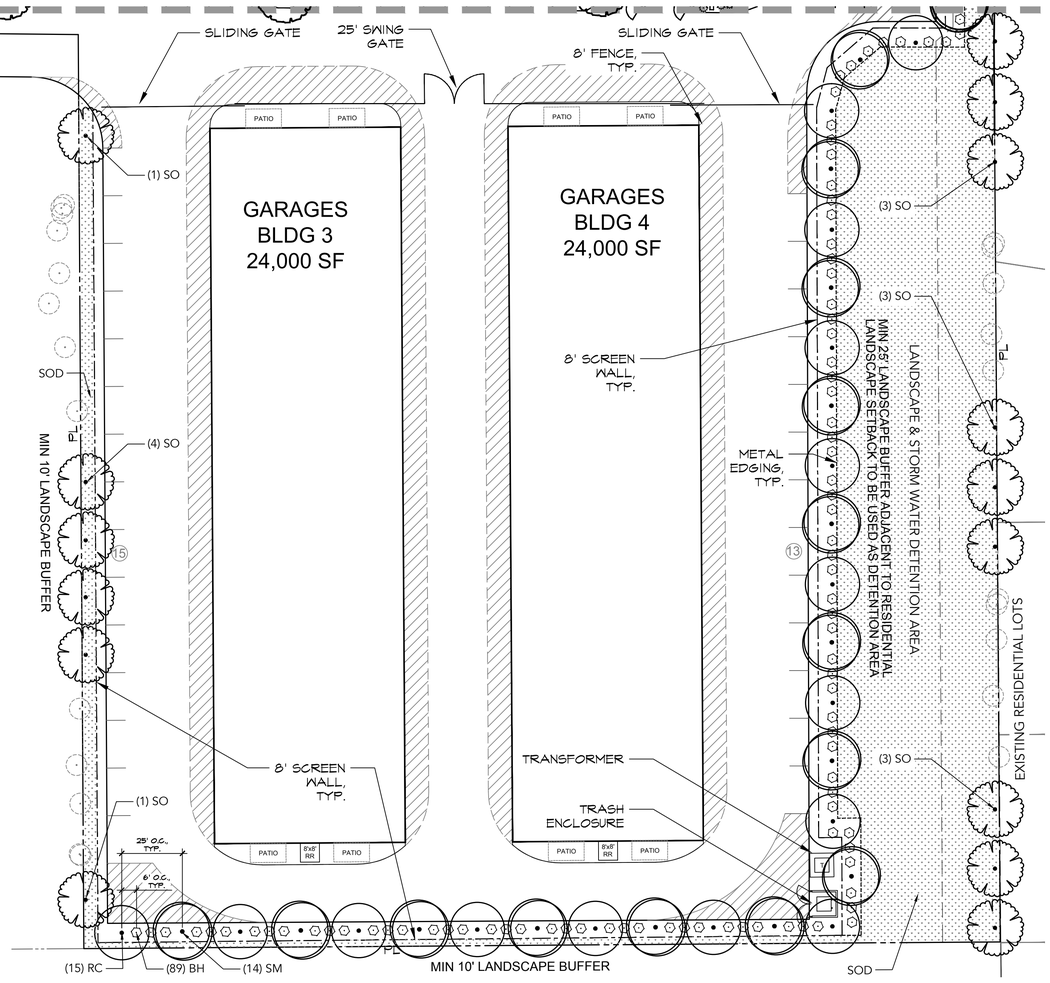
KEY MAP

N.T.S.

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	Existing tree to remain				

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NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LOFSTEDT
3428
STATE OF TEXAS

04/03/2026

GARAGES OF AMERICA

7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE PLANTING

Date	Comment

Project Number	
Date	04/03/2026
Drawn By	GL
Checked By	CS

LP-2

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
   7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).

J. TREE STAKING AND GUYING.
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
      b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:

a.	1"-2" TREES	TWO STAKES PER TREE
b.	2-1/2"-4" TREES	THREE STAKES PER TREE
c.	TREES OVER 4" CALIPER	GUY AS NEEDED
d.	MULTI-TRUNK TREES	THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE

   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
   3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

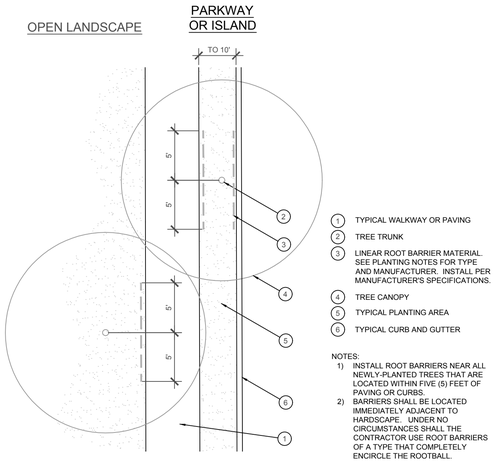
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

H. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

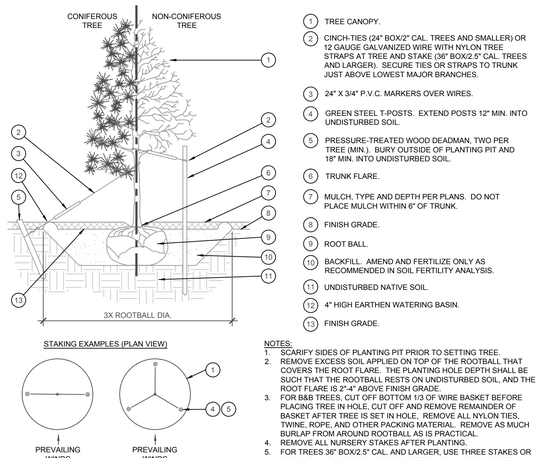
I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

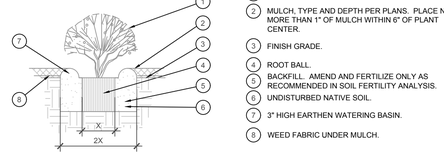
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



A TREE PLANTING
SCALE: NOT TO SCALE



E SHRUB AND GROUNDCOVER PLANTING
SCALE: NTS

NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

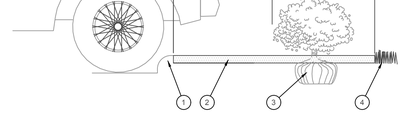
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

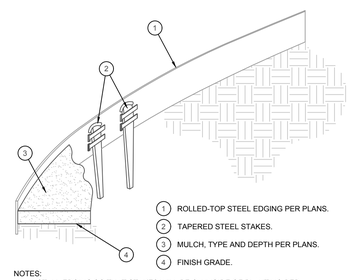
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

F PLANT SPACING
SCALE: NTS



B PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



C STEEL EDGING
SCALE: NOT TO SCALE

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GAWIN W. LORSTADT
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STATE OF TEXAS
04/03/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE DETAILS & SPECIFICATIONS

Date	Comment

Project Number	
Date	04/03/2026
Drawn By	GL
Checked By	CS

LP-3

April 3rd, 2026

City of Colleyville Planning Department
100 Main Street
Colleyville, Texas 76034

RE: Garages of America Trip Generation Analysis

Dear City of Colleyville Planning Department,

This traffic analysis has been prepared for the proposed Garages of America located at 7015 Colleyville Blvd, Colleyville, TX 76034.

The project involves a mixed-use development with different restaurant, office, and warehouse/garage components. Most of the generated trips will be coming from the restaurants on site which are located close to the frontage of the site.

This study evaluates the anticipated traffic demand to determine whether the roadway will have the capacity for the trips that the development will create.

Traffic Analysis

The traffic analysis has been calculated based on the Institute of transportation engineers common trip generation rates for the PM peak hour. Table 1 outlines the projected trip generation from our proposed site.

Table 1: Trip Generation Table

Trip Generation Table				
PM Peak Hour Trips				
Use	GFA	Unit of Measure	Trips Per Unit	Total Trips
Building 1				
Restaurant	3,723	1000 SF GFA	9.77	36.37
Office	7,238	1000 SF GFA	1.15	8.32
Warehouse	7,238	1000 SF GFA	0.17	1.23
Garage	6,000	1000 SF GFA	0.17	1.02
Building 2				
Restaurant	5,052	1000 SF GFA	9.77	49.36
Office	4,374	1000 SF GFA	1.15	5.03
Warehouse	4,374	1000 SF GFA	0.17	0.74
Garage	21,600	1000 SF GFA	0.17	3.67
Building 3				
Garage	24,000		0.17	4.08
Building 4				
Garage	24,000		0.17	4.08
Total				
				113.91

GARAGES OF AMERICA - COLLEYVILLE

CONCEPTUAL PLAN 02

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

SF TABLE

BUILDING	AREA (SF)	TYPE
1	24,200	RETAIL / REST. / GARAGE
2	35,400	RETAIL / REST. / GARAGE
3	24,000	GARAGES
4	24,000	GARAGES
5	1,600	GARAGES
TOTAL W/ ALL BUILDINGS	109,200 SF	

SITE DATA:

LOT - AREA APPROX: 311,196 SF / 7.14 AC

ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES
AREA REQUIREMENTS:

MAX HEIGHT:	35' MAX
MIN. LOT SIZE:	N/A
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	10', 20' (RESIDENTIAL)
MAX BLDG. COVERAGE:	< 50%

CATEGORY	PARKING REQ. (1/X)	SQUARE FOOTAGE	PARKING REQUIRED	PARKING AVAILABLE	NOTES
PARKING INCLUSIVE TO GARAGE BUILDINGS 3 & 4					
BUILDING 1					
Restaurant	100	3,723	38	38	Assumes all Restaurant for Parking Overhead
Retail	200	0	0	6	
Office	300	7,238	25	25	
WAREHOUSE	500	7,238	15	15	
Garage(s)	1,000	6,000	6	6	Assumed Parking Requirement 1/1000
		24,199	84	90	
BUILDING 2 - TO UTILIZE OFF-SITE PARKING FOR MINIMUM VALUE(S) REQUIRED					
Restaurant	100	5,052	51	51	Assumes all Restaurant for Parking Overhead
Retail	200	0	0	11	
Office	300	4,374	15	15	
WAREHOUSE	500	4,374	9	9	
Garage(s)	1,000	21,600	22	22	Assumed Parking Requirement 1/1000
		35,400	97	108	
TOTALS		59,599	181	198	

GENERAL NOTES:

CITY OF COLLEYVILLE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER: SHALL HAVE SCREENING WALLS OF BRICK, MASONRY, STONE, CMU, OR OTHER ARCHITECTURAL FINISH. METAL GATE WILL BE PRIMED AND PAINTED AND CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN SPECIFICATIONS.

MECHANICAL AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPING: ALL PLANTINGS WILL COMPLY WITH THE CITY OF COLLEYVILLE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.

DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

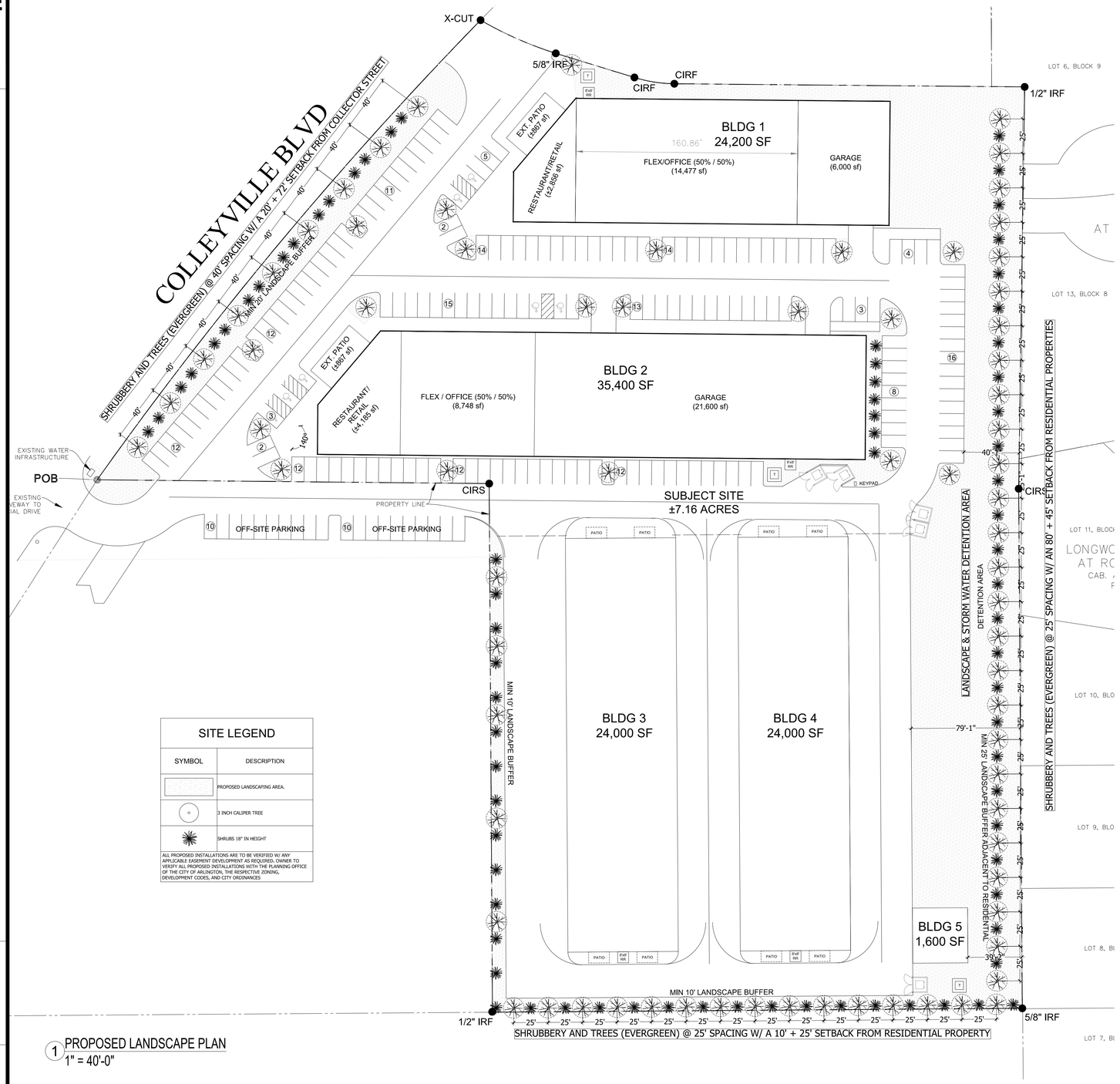
-SITE PLAN FOR REVIEW ONLY -

SITE LANDSCAPE PLAN | 03.12.26

NOTE:
SITE PLAN IS FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.

RELIABLE CONSTRUCTION
RETAIL | COMMERCIAL | INDUSTRIAL | SELF STORAGE | PAVING

CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com;
https://www.reliablepaving.com
Office: 817-467-0779
1903 Peyco Drive North
Arlington, Texas 76001



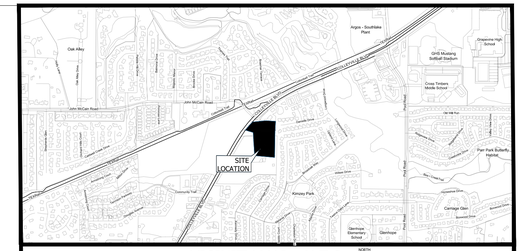
SITE LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED LANDSCAPING AREA.
	3 INCH CALIPER TREE
	SHRUBS 18" IN HEIGHT

ALL PROPOSED INSTALLATIONS ARE TO BE VERIFIED W/ ANY APPLICABLE EASEMENT DEVELOPMENT AS REQUIRED. OWNER TO VERIFY ALL PROPOSED INSTALLATIONS WITH THE PLANNING OFFICE OF THE CITY OF ARLINGTON, THE RESPECTIVE ZONING, DEVELOPMENT CODES, AND CITY ORDINANCES

1 PROPOSED LANDSCAPE PLAN
1" = 40'-0"

NORTH

GRAPHIC SCALE IN FT.
0' 30' 60' 120' 180' 240'
1" = 40 FT



VICINITY MAP - N.T.S. 1

SITE DATA CALCULATIONS

CATEGORY	DESCRIPTION	AREA (SF)	% OF SITE
BUILDING	GROSS AREA PER BUILDING FOOTPINT	109,200	35%
PROPOSED PAVING	SITE PAVING, DRIVE-APPROACH, & PARKING (PROPOSED ONLY)	128,844	41%
LANDSCAPING	ALL LAWN, FOLIAGE, AND TREE ADDITIONS; OR THE RE-UTILIZATION OF EXISTING PROTECTED TREES	73,152	24%
	TOTALS	311,196	100%

REQUIRED TREE & SHRUBBERY QTY CALCULATIONS

CATEGORY	DESCRIPTION	LOCATION / RATIO	QTY
TREES	FRONT YARD TREES LOCATED IN LANDSCAPE SETBACK, AND PROVIDED WITHIN THE LANDSCAPE SETBACK OF R.O.W.	1 TREE / 40 LF	9
	LANDSCAPE ISLAND W/ TREE	1 TREE / ≤ 18 PARK SPACES	16
	TYPICAL LANDSCAPE SCREENING FROM PUBLIC VIEW + INCREASED SETBACK	1 TREE / 25 LF (RESIDENTIAL ADJ.)	46
	TOTAL AMOUNT OF TREES		71
SHRUBS	NUMBER OF SHRUBS PER SCREENING OF ADJACENT PROPERTY OR ADJACENT ROADWAY, AS INSTALLED THROUGHOUT THE SITE	1 SHRUB PER 5 LF OF ADJACENT ROADWAY	85

* OWNER TO VERIFY ALL PROPOSED COMMERCIAL SITE REQUIREMENTS PER THE CITY OF COLLEYVILLE PRIOR TO ANY CONSTRUCTION OR DEVELOPMENT. OFF-STREET PARKING VALUES PROVIDED W/ THE RESPECTIVE TO THE CONCEPTUAL SITE PLAN PROPOSED HEREIN, AND AS PROVIDED ON THE INTENDED BUILDING DEVELOPMENTS. ALL ACCESSIBILITY STANDARDS ARE TO BE VERIFIED BY THE OWNER PER TAS AND THE JURISDICTIONAL ENTITY MANAGING THE PROPOSED SITE HEREIN.

CITY OF COLLEYVILLE TYPICAL LANDSCAPE REQUIREMENT DETAILS

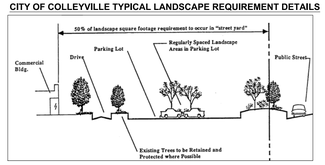


Exhibit "4-A" - Street Yard Landscaping Requirements

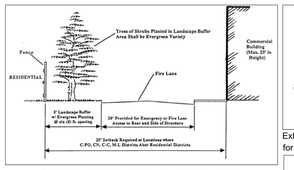


Exhibit "4-C" Rear and Side Landscape Buffer Requirement Without Fire Lane Provided

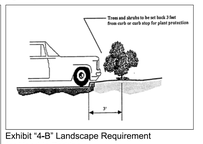


Exhibit "4-B" Landscape Requirement for Head-in Parking

Exhibit "4-D" Rear and Side Landscape Buffer Requirement With Fire Lane Provided

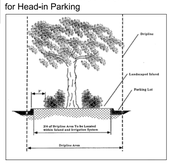
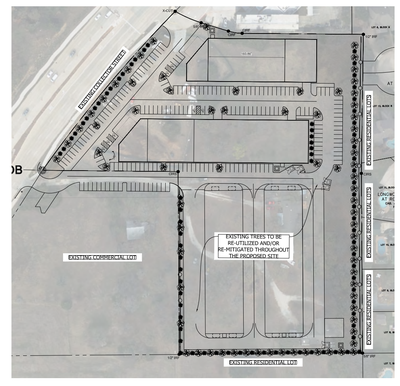
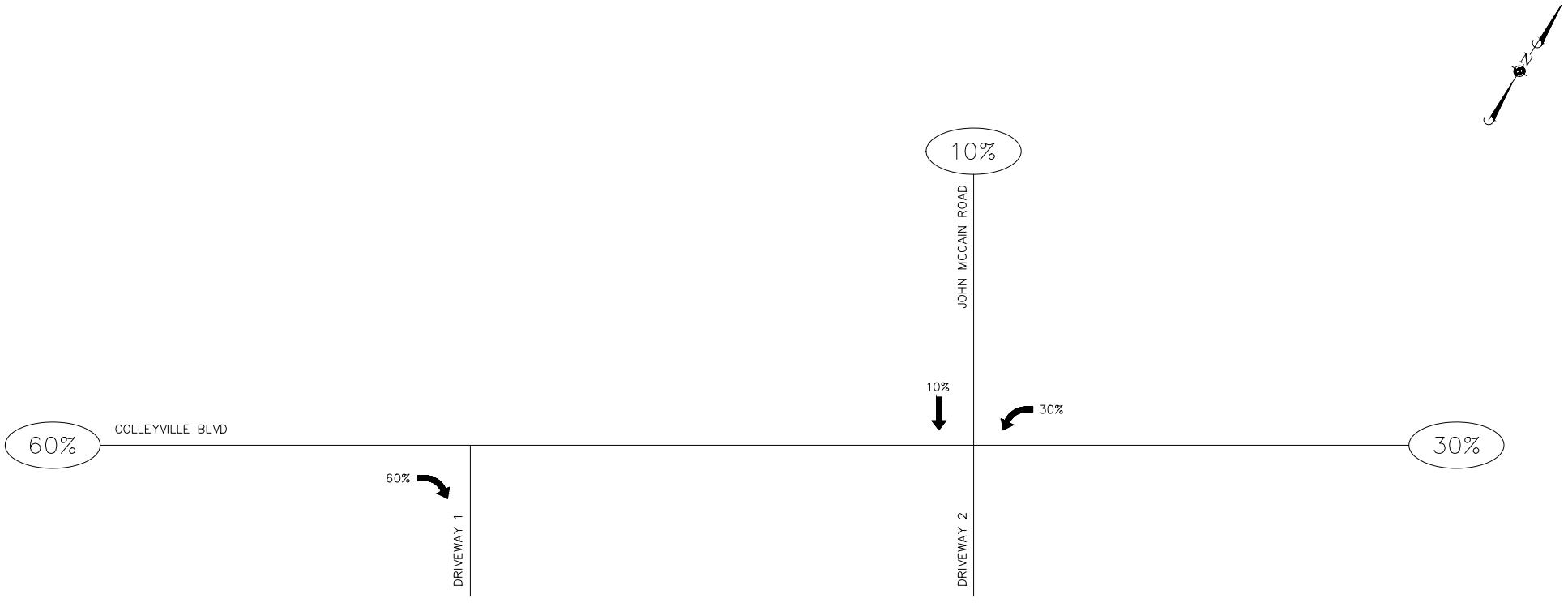


Exhibit "4-C" Description of Dripline

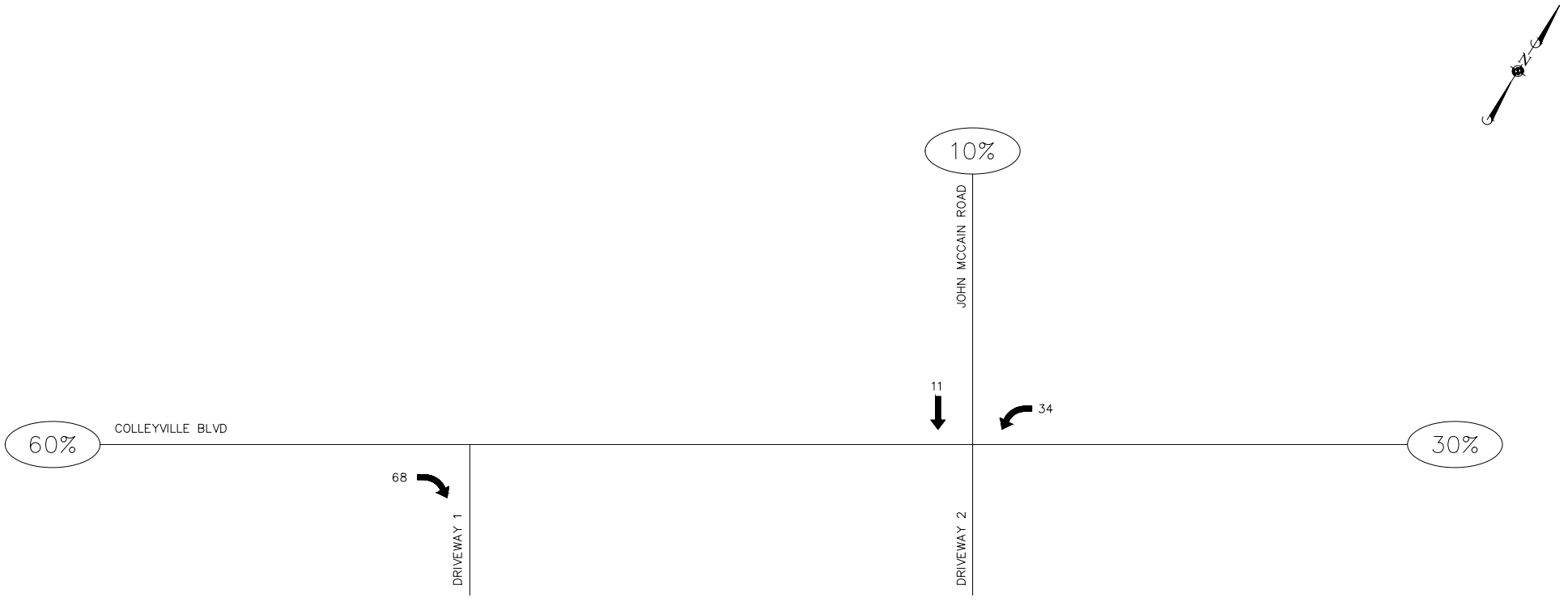


2 PROPOSED LANDSCAPE PLAN - AERIAL OF EXISTING AREA
1" = 150'-0"

SHEET NO: A0.2



LEGEND: XX % = TRIP DISTRIBUTION



LEGEND: XX = PM PEAK HOUR TRIP GENERATION

Conclusion

Driveway 1 (South Drive)

- PM Peak = 68 trips

Driveway 2 (North Drive – Full Access)

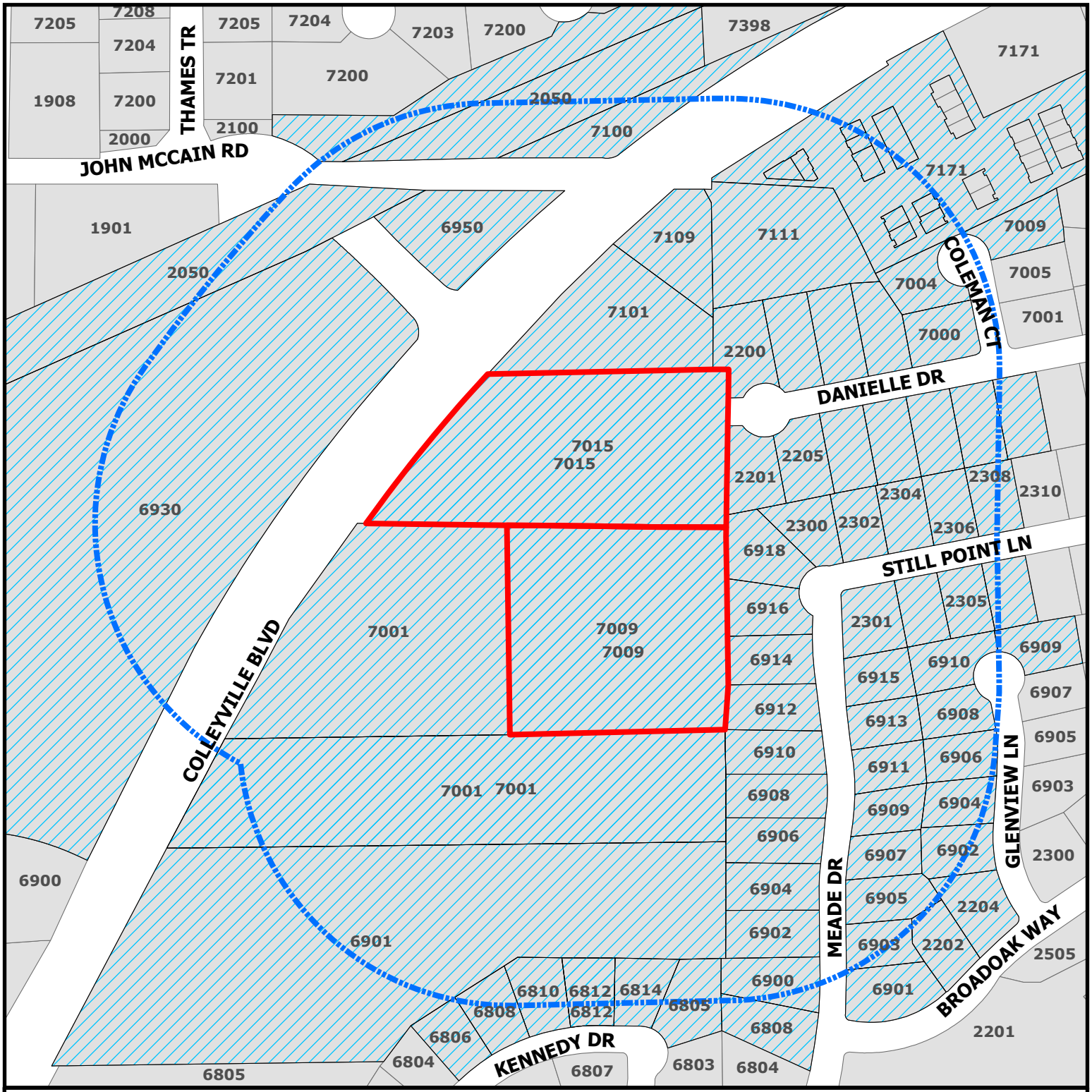
- PM Peak = 45 trips

Respectfully,

ATWELL, LLC

TX: Dallas

Notification Map



CITY OF COLLEYVILLE TEXAS

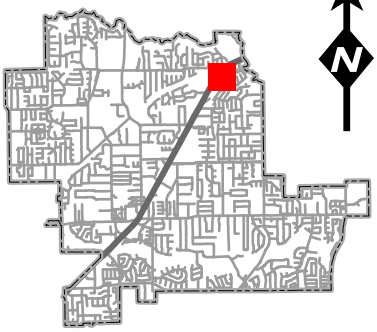
ZC26-009

7015 Colleyville Boulevard

Subject Property

Buffer

Parcels to be notified



N

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 & Zoning Commission Meeting: Monday, April 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, May 5, 2026 & Tuesday, May 12, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

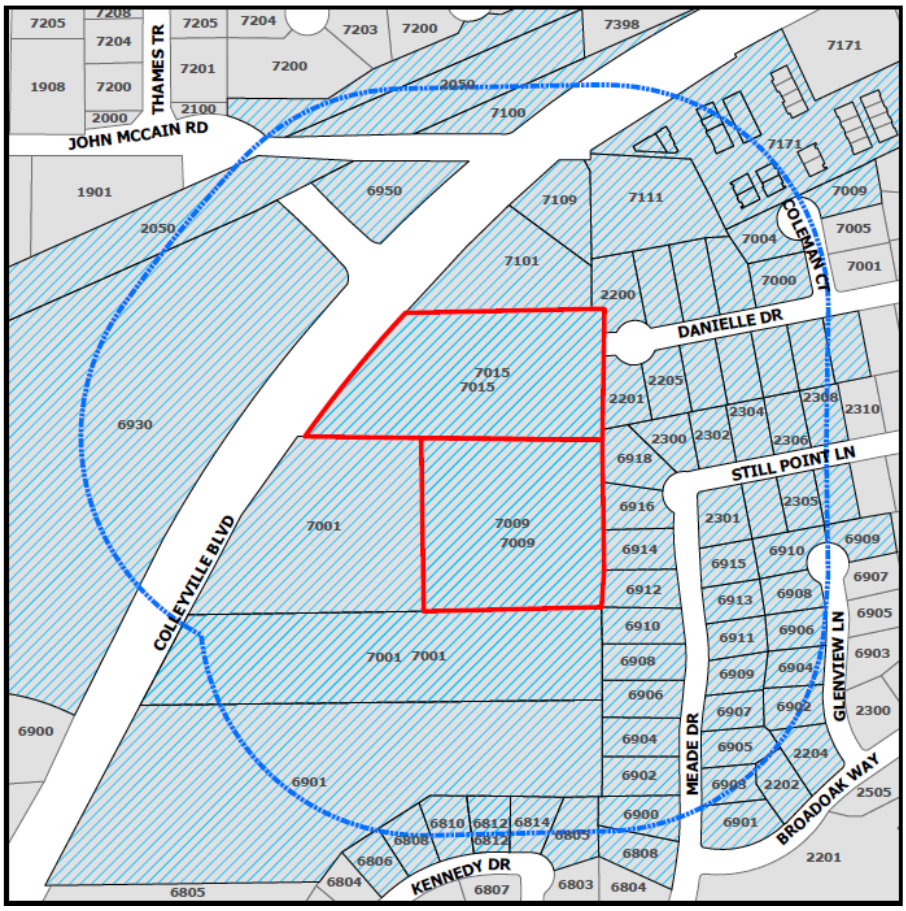
Request:	Consideration of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, being approximately 3.4 acres. The request is to rezone to allow for a mini-warehouse use and other multi-use buildings.
Zoning Case:	ZC26-009
Applicant:	Leonardo Pena
Owner:	City of Colleyville & Diane Myers West
Location:	7009 & 7015 Colleyville Boulevard
Property Description:	Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey
Present Zoning:	CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural

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

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.

Daniel Ponder

Daniel Ponder
Planning Manager

From: Tyler DeBey
To: Citizen Letters
Subject: ZC26-009 Protest
Date: Friday, March 27, 2026 7:05:23 AM

You don't often get email from [redacted] Learn why this is important

To whom it may concern,

Please consider this email my written protest of the proposed rezoning and construction of mini-warehouse use and other multi-use buildings as part of zoning case ZC26-009.

As a tax-paying resident of 2212 Danielle Drive in Colleyville, TX. I am not in favor of the proposed development. We moved within the Ross Down subdivision from 2000 Tarrant Lane, Colleyville, TX to Danielle Drive to move away from the commercial space next door to a quiet cul-de-sac where our small children could enjoy the benefits of a quiet cul-de-sac by riding bicycles, playing basketball with neighbor friends, throwing the baseball, drawing with chalk on the driveway, taking walks around the neighborhood, and many other outdoor activities where kids can explore and grow in social skills.

My concern as a father and homeowner is the added traffic and noise at the end of our street, the unknown of who is working or visiting the businesses, the unknown of the type of business or services are being provided and their hours of operation, and what material or equipment is being stored.

It is one of my favorite times of the day to stand in the street with my family and spend time outside after a busy day at school and work playing whatever game my children have thought of before heading in for supper and bedtime routine.

I do not want to see this type of commercial space at the end of the street where businesses can be accessed at all hours and adds foot traffic in the area where it currently does not exist. The businesses, especially the storage facilities, typically do not require active onsite supervision and having the back of the buildings face Danielle Drive we will be exposed to security lighting polluting the street and homes and most likely accumulating trash from the surrounding businesses adding to the eyesore.

The use of the addresses in this email must be redacted if shared with any public party that is not included in the email distribution list.

Tyler DeBey, P.E.
2212 Danielle Drive, Colleyville, TX
Colleyville citizen, homeowner, tax-payer

From: Lynn Poole
To: Citizen Letters
Subject: Formal Protest
Date: Sunday, March 29, 2026 8:47:32 PM

You don't often get email from [redacted] Learn why this is important

Protest to the city of Colleyville

Subject: Formal Protest of Proposed Rezoning and Commercial Development in Colleyville

To the Members of the Colleyville City Council,

I am writing to formally protest the proposed rezoning of agricultural land to commercial use for the development of a warehouse facility, including a bar and grill, in close proximity to an established residential neighborhood within the City of Colleyville.

This proposal raises significant concerns regarding land use compatibility, environmental impact, public safety, and the overall quality of life for the families who call this area home.

1. Incompatible Land Use and Neighborhood Impact
The conversion of agricultural land to an intensive commercial operation can represent a dramatic shift in land use. Colleyville has long been known for its commitment to preserving a residential, community-oriented atmosphere. Introducing a warehouse combined with a bar and grill—particularly one that may operate into late hours—directly conflicts with that character. The resulting noise, traffic, and activity levels are not compatible with a neighborhood of families and homes.

2. Traffic, Noise, and Safety Concerns
This type of development will inevitably lead to a substantial increase in traffic, including large delivery trucks and frequent customer vehicles. The addition of a bar raises concerns about late-night noise, disturbances, and the potential for impaired driving in close proximity to residential streets. These factors create unnecessary risks for residents and will negatively impact the safety and tranquility of the area.

3. Environmental Impact Statement Concerns
A development of this scale and nature requires a comprehensive and transparent Environmental Impact Statement (EIS). Key concerns include:

- **Noise Pollution:** Continuous operational noise from warehouse activities and late-night business operations will disrupt nearby homes.
- **Air Quality:** Increased emissions from delivery trucks and higher traffic volume may degrade local air quality.
- **Light Pollution:** Bright commercial lighting, especially overnight, will intrude upon residential properties and natural surroundings.
- **Stormwater Runoff and Drainage:** Replacing agricultural land with paved surfaces increases runoff and may strain existing drainage infrastructure, raising flooding

concerns.

• **Loss of Open Space:** The removal of agricultural land diminishes green space, wildlife habitat, and the rural character that distinguishes Colleyville.

These environmental impacts must be fully studied, documented, and shared with the public prior to any approval.

4. Lack of Transparency and Public Engagement

It is particularly troubling that discussions and possible agreements between the City and the developer appear to have occurred before nearby residents were notified or given the opportunity to participate. Transparency and public involvement are essential to good governance. One you pride yourself on. Decisions of this magnitude should not move forward without clear communication, proper notice, and meaningful input from the community.

5. Request for Action

Given the concerns outlined above, I respectfully request that the Colleyville City Council:

• Deny the rezoning application from agricultural to commercial use.

• Require a full, independent Environmental Impact Statement before any further consideration.

• Disclose all communications, agreements, and negotiations between the City and the developer related to this project.

I would like to think Colleyville has built its reputation on thoughtful planning and respect for its residents. This proposal/consideration, as presented, undermines those values and would have lasting negative consequences for the surrounding community.

Thank you for your time and consideration. I urge you to protect the character, safety, and livability of our neighborhoods. Please acknowledge the receipt of this email.

Sincerely,

Lynn Poole
6912 Meade Drive
Colleyville, Texas 76034
[redacted]

From: Mindy Lowack
To: Citizen Letters
Cc: Mindy Lowack
Subject: Zoning Case: ZC26-009
Date: Tuesday, March 31, 2026 7:38:24 PM

You don't often get email from [redacted]. Learn why this is important

To the Honorable Members of the Colleyville City Council,

I am writing to express my strong opposition to the proposed rezoning of agricultural land for commercial use, specifically for a warehouse development that includes a bar and grill near an established residential neighborhood in Colleyville.

This proposal raises several concerns related to land use compatibility, environmental impact, public safety, and the overall quality of life for nearby residents.

This location serves as a key entry point into the city for those traveling westbound on Highway 26. As one of the first impressions of Colleyville for both residents and visitors, it is worth considering whether a warehouse facility is the most appropriate and welcoming use for such a prominent gateway. This corridor should reflect the community's character and pride, rather than introduce a use that feels more industrial than inviting.

The shift from agricultural to intensive commercial use represents a significant change in the character of the area. Colleyville has long valued a quiet, residential environment, and this type of development—combining warehouse operations with a late-hour bar and grill—would be out of place. The increased noise, activity, and commercial presence would not align with the surrounding neighborhood.

Traffic and safety are also significant concerns. This type of development will bring increased delivery truck and semi activity, including large delivery trucks. The inclusion of a bar raises the likelihood of late-night noise and the potential for impaired driving near residential streets. Together, these factors could negatively affect both safety and the peaceful nature of the neighborhood.

From an environmental standpoint, a development of this scale warrants a thorough and independent Environmental Impact Statement (EIS). Important issues that should be fully evaluated include:

- Loss of agricultural land, green space; Having some green space is not a bad thing. Does Colleyville want to be all concrete?
- Noise from warehouse operations and late-night business activity
- Stormwater runoff and drainage concern due to expanded paved surfaces. There are already drainage issues with the land that soaks it up.
- Air quality impacts from increased traffic and emissions
- Light pollution affecting nearby homes

These impacts should be carefully studied and made available to the public before any decisions are made.

In light of these concerns, I respectfully request that the City Council:

- Deny the proposed rezoning from agricultural to commercial use
- Require a comprehensive, independent Environmental Impact Statement before moving forward
- Disclose all communications and agreements between the City and the

developer related to this project

Colleyville has built its reputation on thoughtful planning and respect for its residents. Approving this proposal as presented would be inconsistent with those values and could have lasting negative consequences for the community.

Thank you for your time and consideration. I urge you to protect the character, appearcnce and overall appeal of our city.

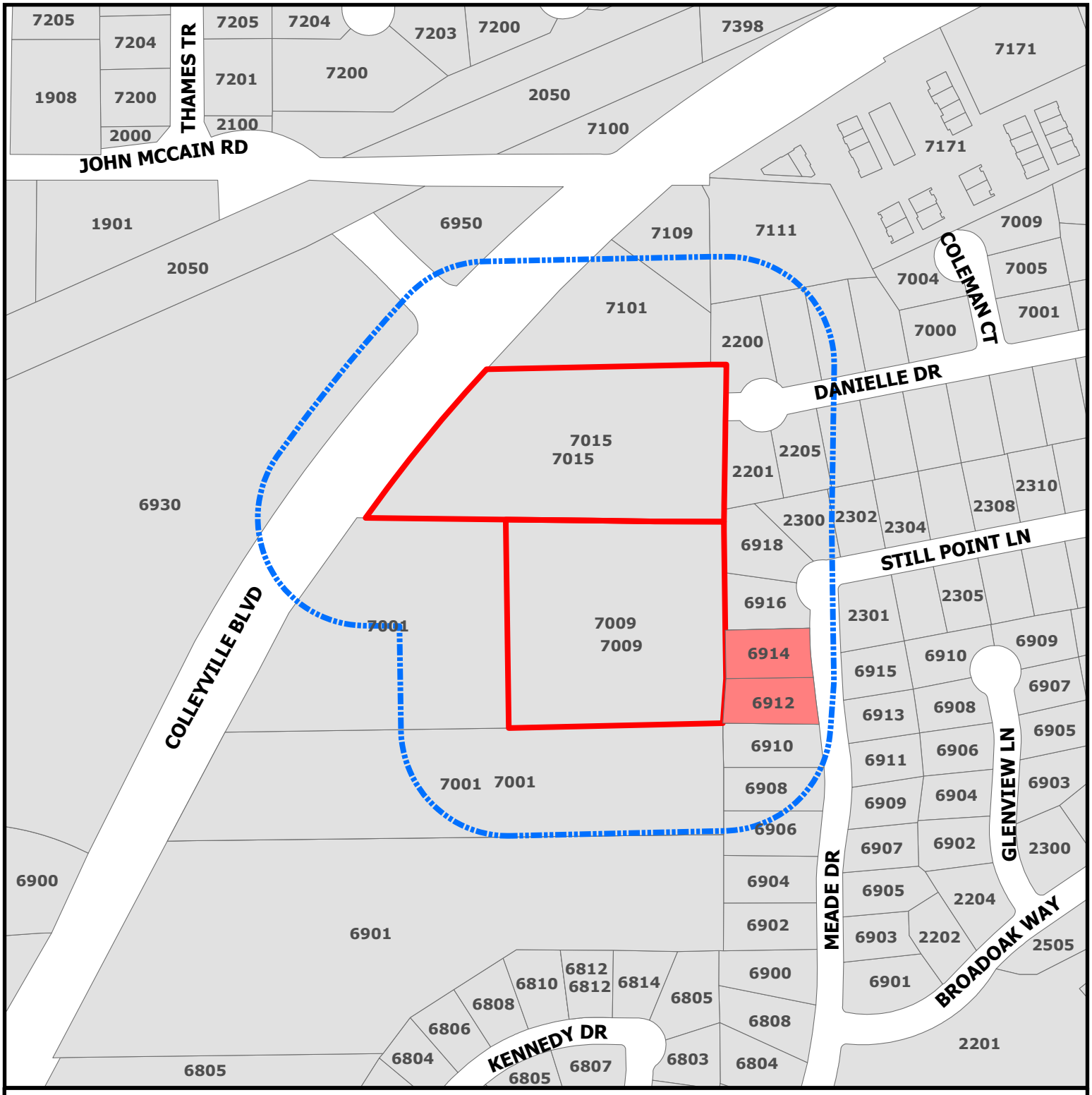
Respectfully,

Mindy Lowack

6914 Meade Drive

Colleyville, TX 76034

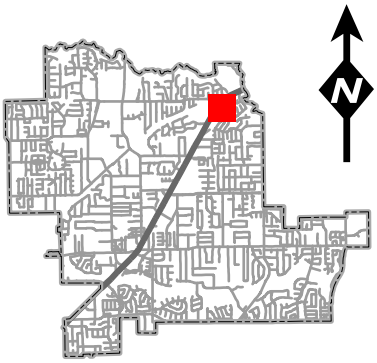
Opposition Map



CITY OF COLLEYVILLE TEXAS

ZC26-009

7015 Colleyville Boulevard



Subject Property

Opposing

Protest Buffer

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.

List of Opposing Properties

Address	Owner's Name	Percentage
6912 MEADE DR	POOLE, JOHN T	1.87%
6914 MEADE DR	LOWACK, MINDY	1.85%

Address Count : 2 **Total Percentage:** 3.72%

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON 3.4 ACRES, BEING LOT 1R, BLOCK 1, THE GARDENS AND TRACT 3G, ABSTRACT 963, ABSALOM J. LOTT SURVEY, LOCATED AT 7009 & 7015 COLLEYVILLE BOULEVARD, BY AUTHORIZING A REZONING FROM PUD-C PLANNED UNIT DEVELOPMENT COMMERCIAL; 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 from CC-1 Village Retail, PUD-C Planned Unit Development Commercial, and AG Agricultural to PUD-C Planned Unit Development Commercial (Case ZC26-009); 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 Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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 rezoning from CC-1 Village Retail, PUD-C Planned Unit Development Commercial, and AG Agricultural to PUD-C Planned Unit Development Commercial on 3.4 acres, being Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom

J. Lott Survey, located at 7009 & 7015 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 Land Development Code 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. Change the zoning to PUD-C Planned Unit Development Commercial.

b. The development shall be generally consistent with the exhibits attached herein.

2. PERMITTED LAND USES

a. The following land uses will be permitted within this PUD-C, provided the layout of the buildings and uses are consistent with the site plan shown on Exhibit "C":

   i. Garage Condominiums/Mini-Warehouse.
   ii. Flex-Office/Warehouse Space.
   iii. Automotive Repair/Paint and Body/Automotive Upholstery/Automotive Customization.
      1. Located minimum 100 feet away from residential use/zoning district.
      2. All repairs and servicing shall be conducted within an enclosed building.
   iv. All uses allowed in the CC-1 Village Retail and CC-2 Shopping Center zoning districts shall be permitted.

b. The following land uses are prohibited within this PUD-C:

   i. Outdoor storage of vehicles or materials, including overnight storage.
   ii. Outdoor mechanical work (all work shall be conducted indoors).
   iii. All residential uses.

3. CONCEPTUAL SITE PLANS AND PLATTING

a. The arrangement, location, and footprint of buildings within this PUD-C shall be generally as shown on the attached Exhibit "C".

b. The buildings and materials shall be generally consistent with elevations depicted on the attached as Exhibit "D".

c. Prior to the issuance of any development permits within this PUD-C and as a condition to the development of the subject property, the developer shall obtain approval of a final plat of the property in accordance with the procedures and requirements of the Colleyville Land Development Code.

4. LANDSCAPING/SCREENING

a. Landscaping and screening shall be generally consistent with the landscape plan as depicted on the attached as Exhibit "E".

b. A landscape buffer between 25 and 40 feet shall be provided from the east property line. The buffer area shall be a continuous, unimproved area, adjacent to residential zoning/use reserved for landscaping and screening only.

c. The detention area shall be landscaped (trees around the perimeter).

d. An eight-foot-tall masonry wall shall be constructed adjacent to existing residential uses in accordance with the Land Development Code. An eight-foot-tall wrought-iron fence, with masonry columns to match the primary materials used on the building, shall be constructed along the south side of the proposed Buildings 3 and 4.

e. Screening, buffering, and landscaping shall meet the minimum requirements of the Land Development Code, except where amended herein.

5. SIGNAGE

a. The maximum area for wall signs shall only be calculated using lineal width from non-garage tenant space.

b. No signage shall be permitted on building facades facing residential uses.

c. Wall signs shall not be permitted on buildings 3, 4, and 5.

d. All signage shall be generally consistent within the development.

e. This development will be allowed one monument sign.

f. All signs shall meet the minimum requirements of the Land Development Code, except where amended herein.

6. PARKING AND ACCESS

a. Sufficient parking shall be provided to sustain each use, as depicted on the attached Exhibit "C".

b. No off-site parking shall count towards the required parking, unless authorized by the City Manager, or his/her designee.

7. LIGHTING

a. All lighting shall be directed away from adjacent residential properties. Illumination from outdoor lighting shall not exceed one-quarter (1/4) foot-candles, as measured from any portion of the property line.

b. The applicant shall be required to submit a photometric plan to meet all minimum requirements of the Land Development Code, or all other requirements as amended herein.

c. All outdoor lighting shall use fully shielded fixtures to prevent light pollution.

8. ARCHITECTURAL DESIGN

a. The architectural design shall be generally consistent with the elevations drawings as depicted on the attached as Exhibit "D".

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 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 5th day of May 2026.

The second reading and public hearing being conducted on the 12th day of May 2026.

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 12TH DAY OF MAY 2026.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Aerial Map

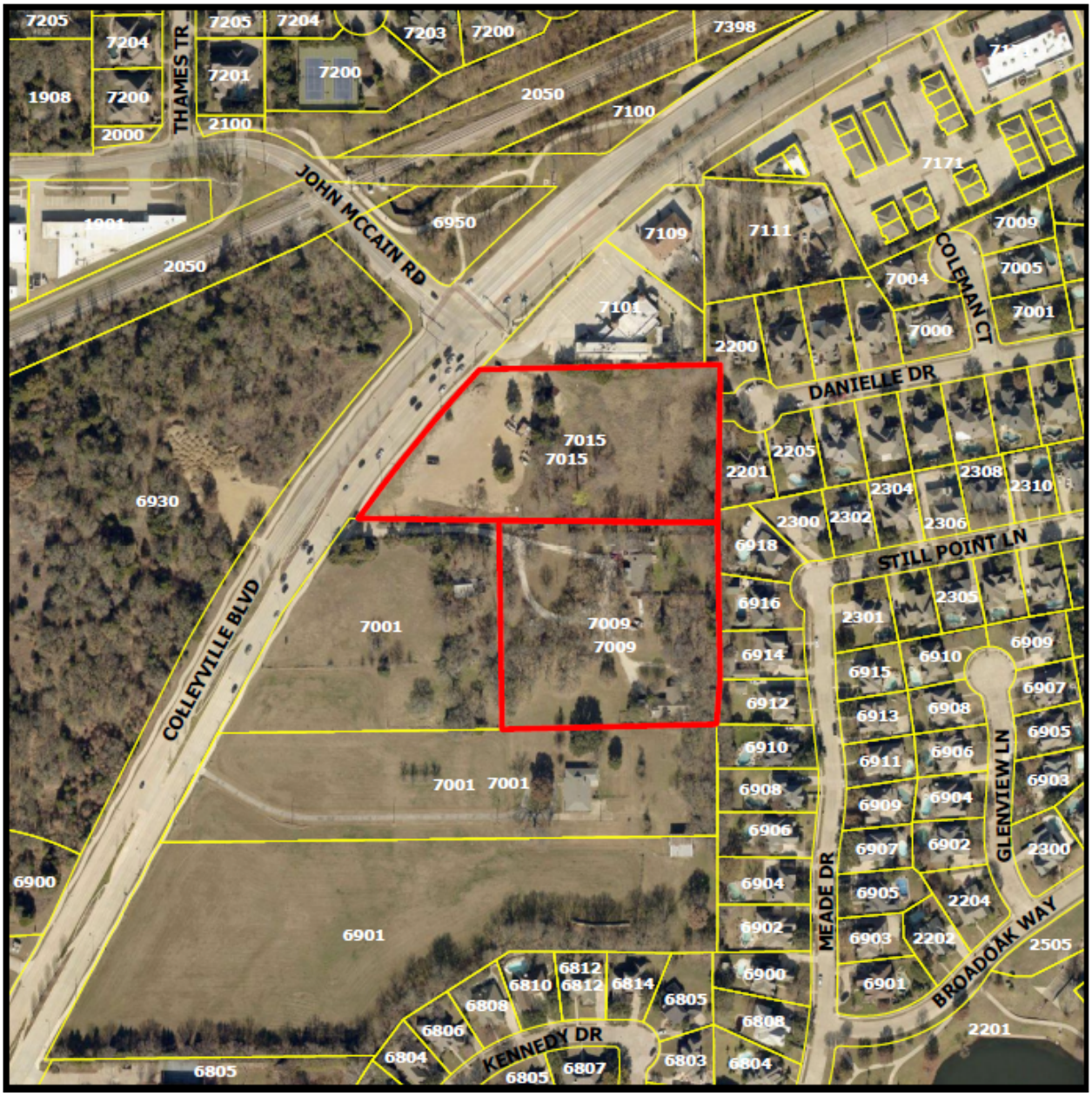


Exhibit "B" – Statement of Planning Objectives

GARAGES OF AMERICA/TEXAS

What is a *Garage Condo* Facility?

Garage Condos are the latest concept in personal storage. It's a first-class garage condominium project. These are unique facilities where the customer actually owns the oversized garage / warehouse unit as opposed to renting it. Area residents can build equity while enjoying the privacy and convenience of their own garage.

Every Garage Condo unit features a 14-foot high overhead door with commercial-grade electric opener and two remotes, 22 to 24-foot-high ceilings, a 3-foot walk-in door, mezzanine, air conditioning, an overhead heater, insulated walls and ceilings, individually-metered electrical service with 125-amp panels, a dedicated RV power outlet, R-38 roof insulation, fluorescent lighting, fire sprinklers, and pre-wiring for phone/cable/broadband access.

Site and common area *amenities* shared by Garage Condo unit owners will include restroom facilities, a spacious, private clubhouse for exclusive use by unit owners, 50 to 60-foot wide drive aisles, trash and recycling service, access to potable water as well as an RV dump station.

Design Strategy

The proposed Colleyville location will provide convenience and efficiency in site layout by providing wide drive aisles and easy-to-access units. It is anticipated that screening of the overhead doors will be important. Toward that end, we are attempting to screen the view to the exterior of the site with mature trees and fencing. By providing landscape screening with species as appropriate to best fit into this area of Colleyville, Texas.

A Garage Condo facility typically fits very well at the edges of commercial/industrial areas and in transitional zones. We are an exceptional transitional development both in terms of architecture and use. Our buildings can be designed with materials and scales reflective of surrounding residential structures, while still conveying a commercial vernacular. The *use* is low impact in frequency of traffic generation, noise, odor, vibration, glare, etc. Furthermore, the typical Garage Condo unit owner is a nearby homeowner – so, even though it is a commercial development, there is a noticeable residential "feel" to the facilities and in the mind-set of the end users.

Individual unit sizes range from about 700 square feet up to 1,250 square feet, with most units around 1,000 square feet. This size range has proven to be the most popular at our other Garage Condo locations.

How Are *Garage Condos* Units Utilized?

1. Typically, 98% of units are purchased by car enthusiasts/collectors and the other 2% are small businesses that comply with the condo docs as acceptable non-retail uses.
2. Historically, approximately 98% of units are owned by car collectors, hobbyists, investors, and owners of similar 'toys'. Again, equipped with our market research, we believe the proposed Garage Condos in Colleyville will see the higher end of this range as automotive users.
3. About 2% to 5% of previous Garage Condo facilities have been purchased or occupied by small businesses for storage of equipment and/or inventory. We anticipate sales to such users to be within this range as well. These businesses primarily include smaller trade contractors, light assembly, and 'Mom and Pop' type incubator businesses. Retail businesses, signage, and business customers are not allowed in these units.

Employees are allowed only for short visits for loading and unloading. However, we are planning to incorporate two flex buildings on the property for office/showroom/warehouse/ spaces as

part of this project designed specifically for such business users. Again, however, our market projection indicates the buyers of the Garage Condos units will be primarily automobile storage users.

The Benefits of *Garage Condos* for the community.

With more and more residential communities having stringent neighborhood covenants restricting the size of garages, these 24/7 accessible, secured, covered, heated and convenient spaces to store valuable belongings are in increasingly high demand.

There is a 'pride of ownership' component that the owners enjoy. The financial 'barrier of entry' to acquire these units keeps the facilities somewhat exclusive, and the owners tend to take great pride in ensuring that the facility is kept in good condition and adheres to the published condominium declarations. Appreciation of their investment also plays an important role.

The benefits for the community are also evident. A Garage Condos facility provides an excellent property tax base with minimal infrastructure and service needs. The facility also provides an attractive, useful alternative to the ongoing concern of storage enforcement. Automobiles that were once stored in outdoor parking areas are now inside, protected, and out of view.

City and County governments *love* Garage Condos. Garage Condos in Colleyville will:

- Provide a $15,000,000 (+) property tax base – on a small (3.3 Acre) site
- Provide an *In-Community* solution to outdoor vehicle storage.
- Increase in sales tax revenue – when Garage Condos unit owners residing in *surrounding* jurisdictions buy big ticket items and have them delivered to their unit, The City and County receive sales tax that would otherwise flow to surrounding jurisdictions.

In addition, as unit buyers build out the interiors of their spaces, they will be shopping at local Home Depot, Lowes and other supply houses for shelving, work benches, air compressors, hose reels, and all manner of tools and equipment.

- Generate very little traffic – much less than traditional mini-storage and considerably less than commercial or industrial uses. Nonetheless, the project will pay the standard fees required by all development projects.
- Require minimal domestic water and sanitary sewer service – with only a couple of restrooms, a kitchen sink, and a bunch of minimally utilized service sinks.
- Demand almost no law enforcement and fire protection services
- No impact on County School District resources.

Successful Track Record:

GOA helped create the very first Garages of America/Texas Condo project in DFW and Texas in 2016. Since then, I have immersed myself and my team into the innovation, growth and continuous improvement of this unique real estate product. To date I have built 12 Garage Condo

projects and sold over 800 units. Currently there are 2 Garage Condo projects in various stages of construction. Measured in terms of design, quality, amenities, sales velocity, land planning, and a clear understanding of our customer's needs and priorities, the success of these projects has been unparalleled by competitors. Thanks to a talented team of professionals, and a commitment to satisfying the needs of all project stakeholders, we have built on our successes and even raised unit prices throughout the development process.

Flex Warehouse: The Garage Condominiums attracts several types of automotive related businesses that are a perfect fit for Flex-Warehouse space with mezzanines. The spaces vary in size per building for specific tenants.
The proposed use for building 1 is a 25,300 square foot flex building of which Innovative Auto Sports will occupy 4,000 square feet, which services high end luxury and exotic vehicles.
The proposed uses for building 2 include 4,000 square foot space for GoodGuys Club and Grill, which is a sit-down restaurant serving beer and burgers, and will include an outdoor patio. National headquarters for GoodGuys Rod and Custom Association, will occupy 10,000 square feet of office/warehouse. Also, P1 Motor Lounge will occupy 21,300 square feet for a car gallery and exotic car storage, where individuals store exotic cars, either on the floor area or on lifts. Individual automotive storage/parking within a clear span building with parking spaces for month-to-month storage.

GARAGES OF AMERICA - COLLEYVILLE

CONCEPTUAL PLAN 04

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

SF TABLE		
BUILDING	AREA (SF)	TYPE
1	21,000	RETAIL / REST. / OFFICE / WAREHOUSE
2	31,830	RETAIL / REST. / OFFICE / WAREHOUSE
3	24,000	GARAGES
4	24,000	GARAGES
TOTAL W/ ALL BUILDINGS	100,830 SF	

SITE DATA:

LOT - AREA APPROX: 311,196 SF / 7.14 AC

ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES
AREA REQUIREMENTS:

MAX HEIGHT:	35' MAX
MIN. LOT SIZE:	N/A
FRONT YARD SETBACK:	20'
SIDE YARD SETBACK:	10'
REAR YARD SETBACK:	10', 20' (RESIDENTIAL)
MAX BLDG. COVERAGE:	< 50%

CATEGORY	PARKING REQ. (1/X)	SQUARE FOOTAGE	PARKING REQUIRED	PARKING AVAILABLE	NOTES
TOTAL PARKING CALCULATIONS					
BUILDING 1					
RESTAURANT	100	5,250	53	53	EXTRA SPACES PROVIDED FOR RESTAURANT
OFFICE	300	8,000	28	28	
WAREHOUSE	1,000	8,000	8	8	
		21,000	79	81	
BUILDING 2					
RESTAURANT	100	6,480	65	81	EXTRA SPACES PROVIDED FOR RESTAURANT
OFFICE	300	3,000	10	10	
WAREHOUSE	1,000	7,000	7	7	
PRV. WAREHOUSE	2,500	17,330	7	7	
		31,830	89	88	
GARAGES - BLDG #3	1,000	24,000	15	15	NOTHING PROVIDED FOR GARAGE SPACE
GARAGES - BLDG #4	1,000	24,000	15	15	NOTHING PROVIDED FOR GARAGE SPACE
TOTALS		100,169	140	284	

GENERAL NOTES:

CITY OF COLLEYVILLE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

SANITATION CONTAINER: SHALL HAVE SCREENING WALLS OF BRICK, MASONRY, STONE, CMU, OR OTHER ARCHITECTURAL FINISH. METAL GATE WILL BE PRIMED AND PAINTED AND CONSTRUCTED IN ACCORDANCE WITH CITY DESIGN SPECIFICATIONS.

MECHANICAL AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW OF PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPING: ALL PLANTINGS WILL COMPLY WITH THE CITY OF COLLEYVILLE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.

DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

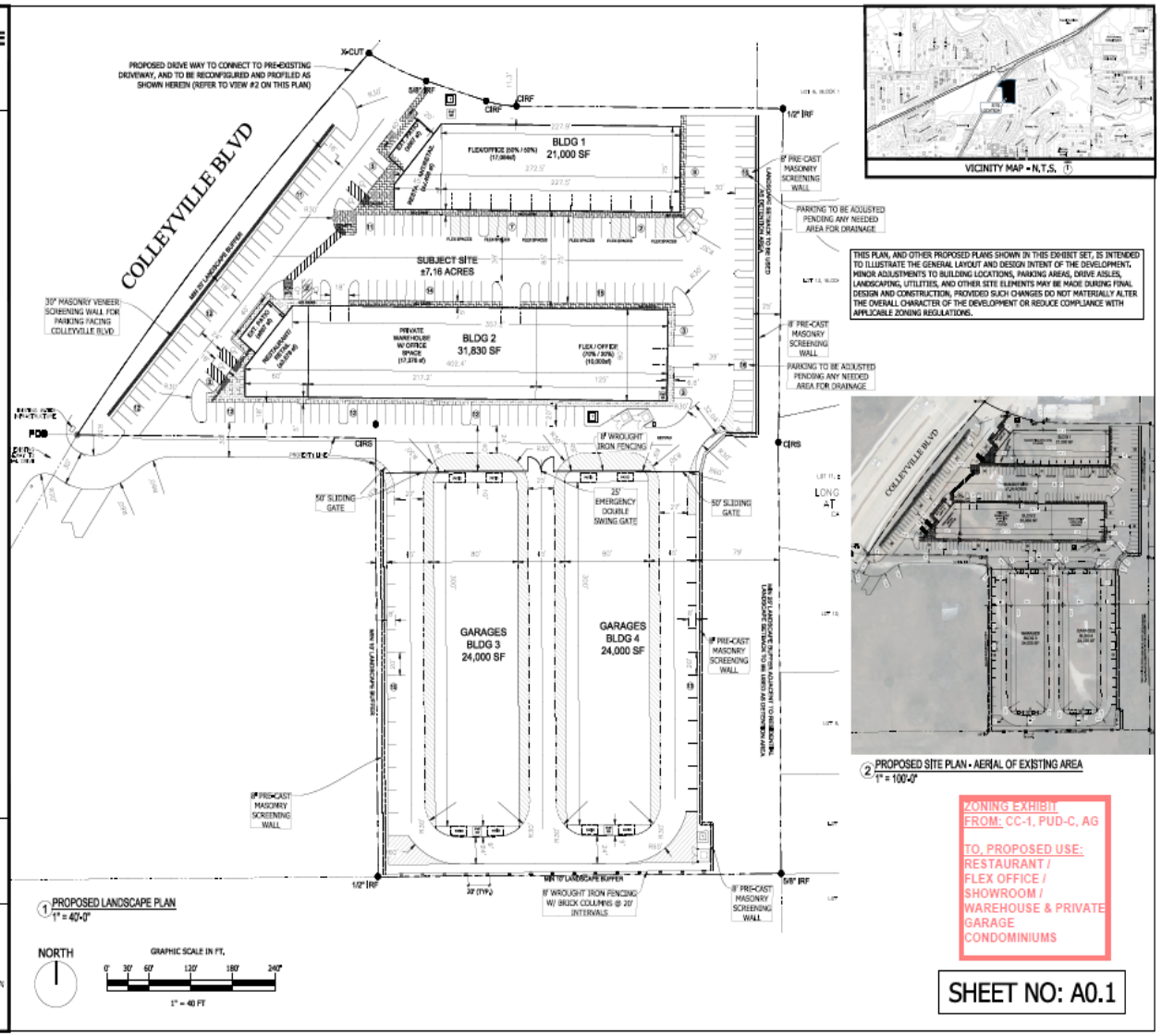
-SITE PLAN FOR REVIEW ONLY -

SITE DIMENSION PLAN | 04.03.26

NOTE:
SITE PLAN IS FOR OWNER REVIEW ONLY, NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES, FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.

RELIABLE CONSTRUCTION
Garages of America

CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com/
https://www.reliablepaving.com
Office: 817-467-3779
1903 Peyco Drive North
Arlington, Texas 76001



1 PROPOSED LANDSCAPE PLAN
1" = 40'-0"

THIS PLAN, AND OTHER PROPOSED PLANS SHOWN IN THIS EXHIBIT SET, IS INTENDED TO ILLUSTRATE THE GENERAL LAYOUT AND DESIGN INTENT OF THE DEVELOPMENT. MINOR ADJUSTMENTS TO BUILDING LOCATIONS, PARKING AREAS, DRIVE AISLES, LANDSCAPING, UTILITIES, AND OTHER SITE ELEMENTS MAY BE MADE DURING FINAL DESIGN AND CONSTRUCTION, PROVIDED SUCH CHANGES DO NOT MATERIALLY ALTER THE OVERALL CHARACTER OF THE DEVELOPMENT OR REDUCE COMPLIANCE WITH APPLICABLE ZONING REGULATIONS.

2 PROPOSED SITE PLAN - AERIAL OF EXISTING AREA
1" = 100'-0"

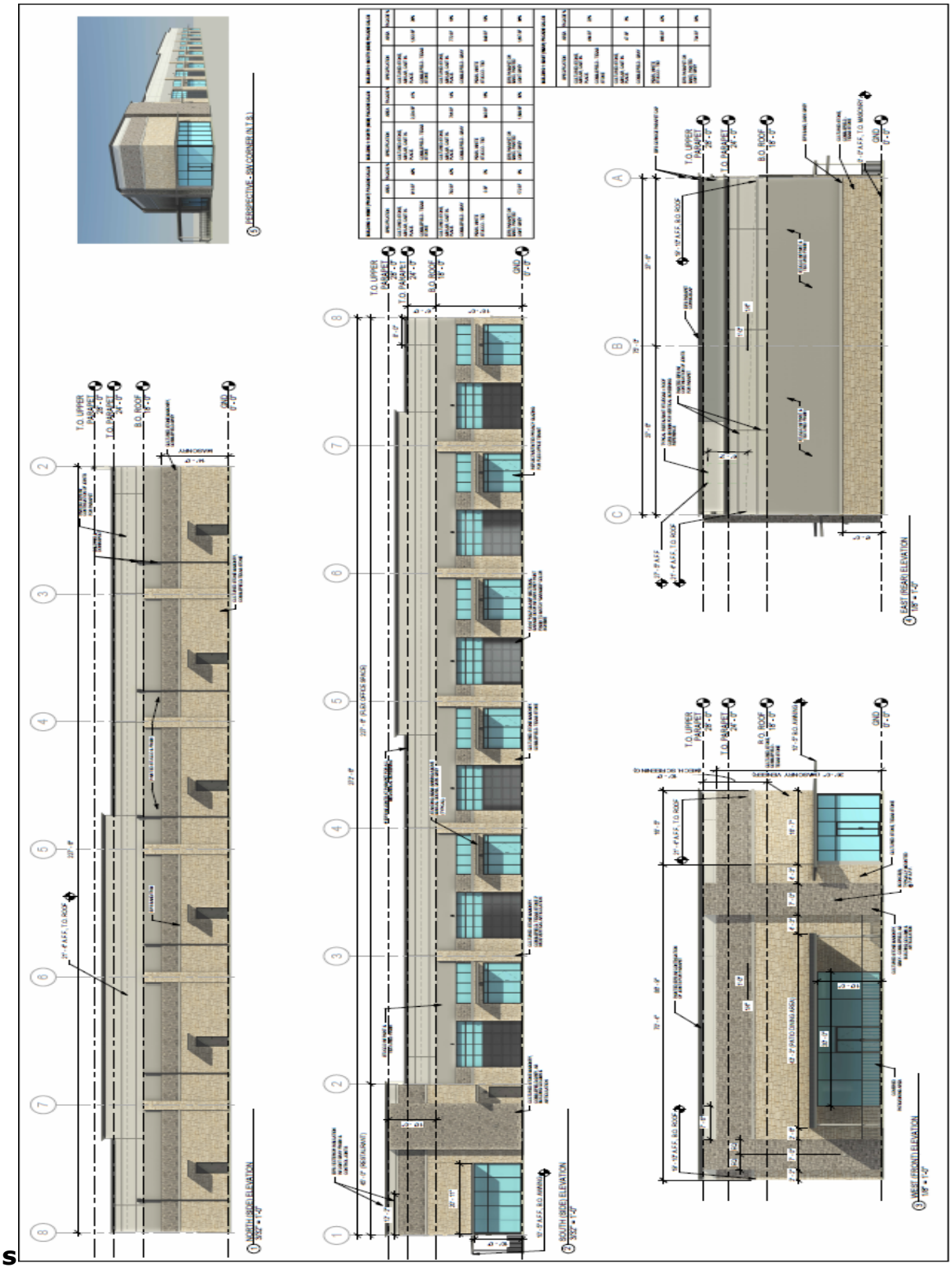
ZONING EXHIBIT
FROM: CC-1, PUD-C, AG

TO, PROPOSED USE:
RESTAURANT /
FLEX OFFICE /
SHOWROOM /
WAREHOUSE & PRIVATE GARAGE
CONDOMINIUMS

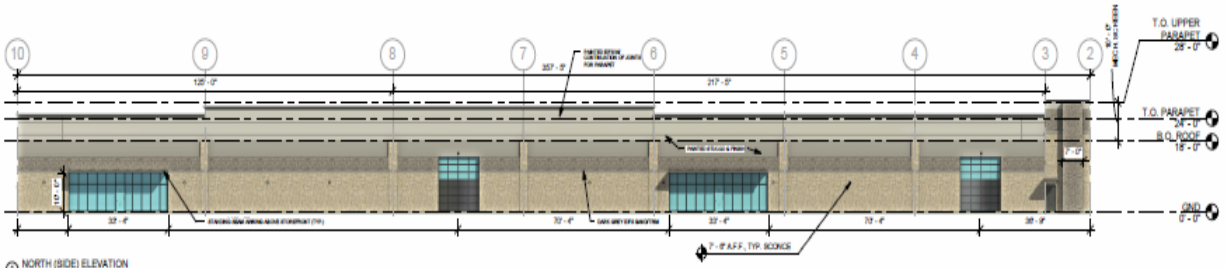
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Exhibit "C" – Site Plan

Exhibit "D" – Elevation



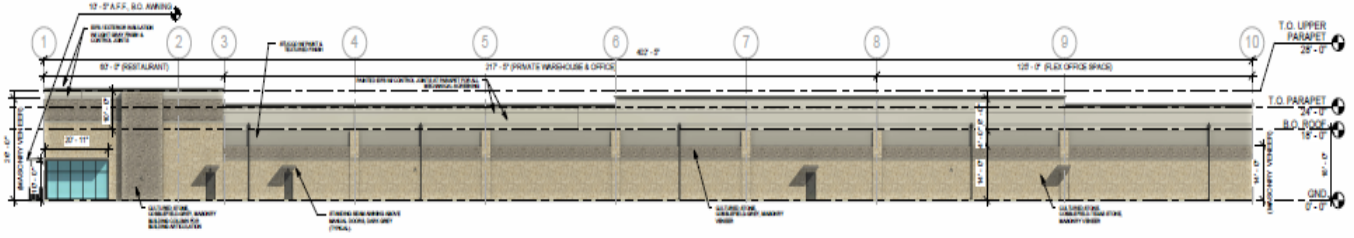
S



1 NORTH (SIDE) ELEVATION
1/16" = 1'-0"



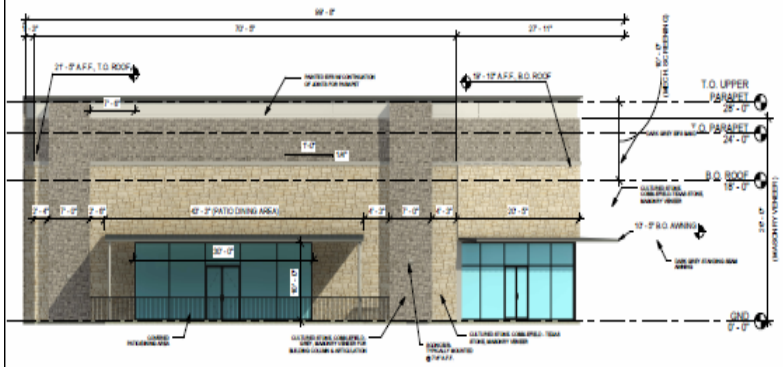
3 PERSPECTIVE - NW CORNER (N.T.S.)



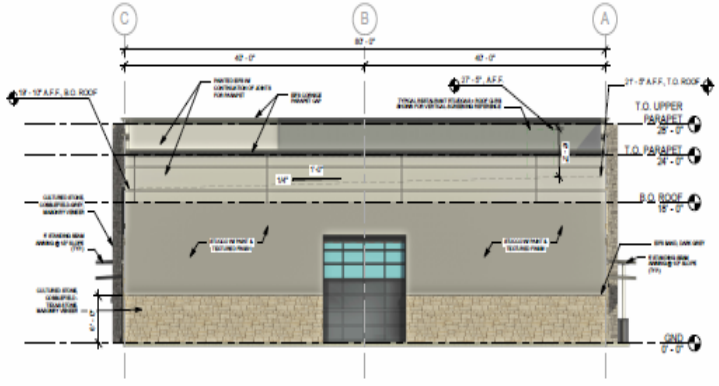
2 SOUTH (SIDE) ELEVATION
1/16" = 1'-0"

BUILDING 2: WEST (FRONT) FACADE CALCS			BUILDING 2: NORTH (SIDE) FACADE CALCS			BUILDING 2: SOUTH (SIDE) FACADE CALCS		
SPECIFICATION	AREA	FAÇADE %	SPECIFICATION	AREA	FAÇADE %	SPECIFICATION	AREA	FAÇADE %
CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - TEXAS STONE	3,841 SF	49%	CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - TEXAS STONE	2,767 SF	17%	CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - TEXAS STONE	4,166 SF	42%
CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - GRAY	3,841 SF	42%	CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - GRAY	1,214 SF	17%	CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - GRAY	1,774 SF	18%
PEARL WHITE STUCCO - TBD	0 SF	0%	PEARL WHITE STUCCO - TBD	1,366 SF	19%	PEARL WHITE STUCCO - TBD	1,866 SF	19%
EIFS PAINT OR BAND, PAINTED LIGHT GREY	1,841 SF	9%	EIFS PAINT OR BAND, PAINTED LIGHT GREY	2,166 SF	30%	EIFS PAINT OR BAND, PAINTED LIGHT GREY	2,074 SF	21%

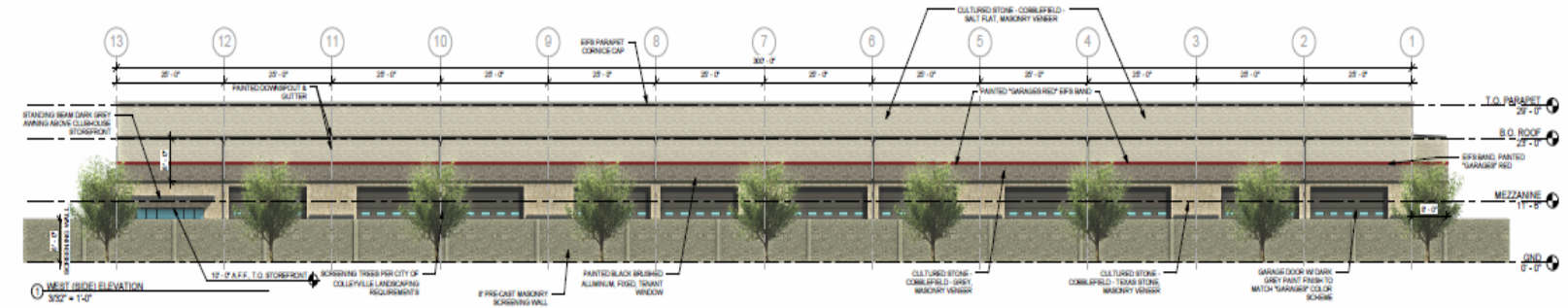
BUILDING 2: EAST (REAR) FACADE CALCS		
SPECIFICATION	AREA	FAÇADE %
CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - TEXAS STONE	4,841 SF	39%
CULTURED STONE, ASHLAR, CAST IN PLACE CORALSTELL - GRAY	841 SF	7%
PEARL WHITE STUCCO - TBD	5,121 SF	42%
EIFS PAINT OR BAND, PAINTED LIGHT GREY	1,841 SF	15%

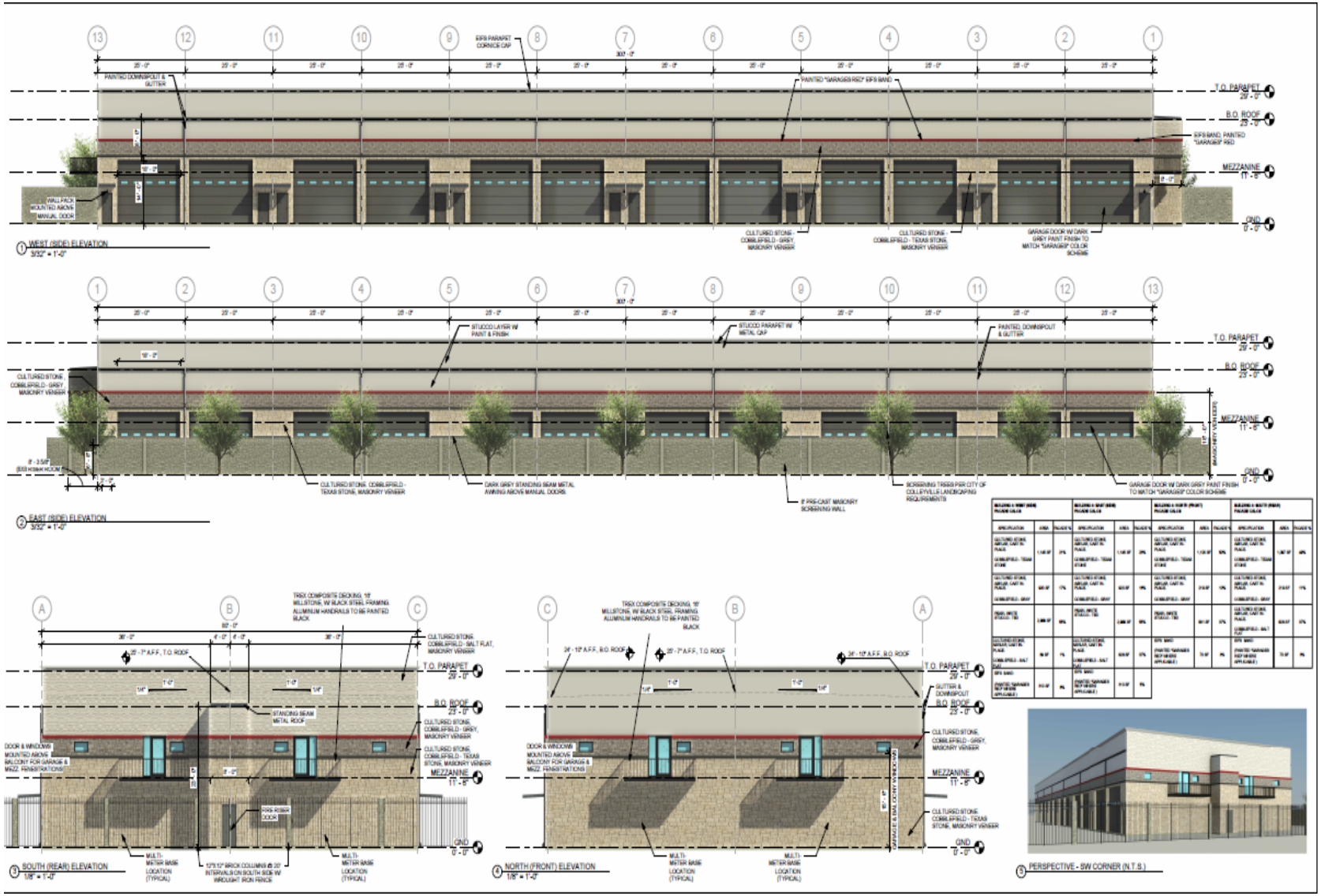


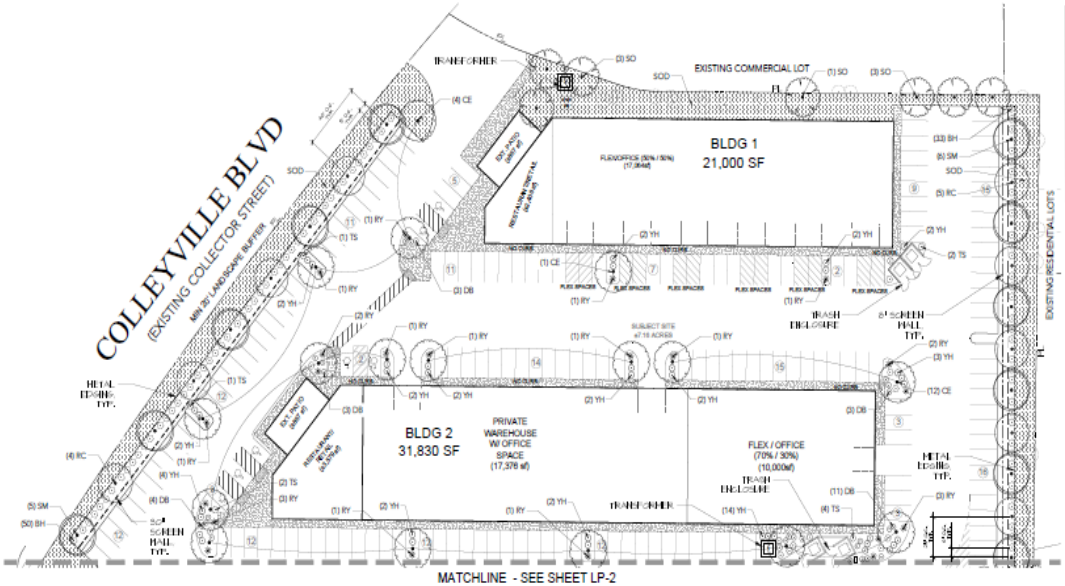
3 WEST (FRONT) ELEVATION
1/8" = 1'-0"

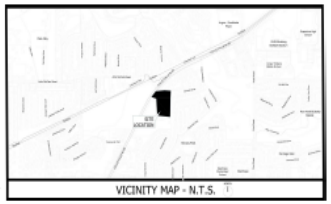


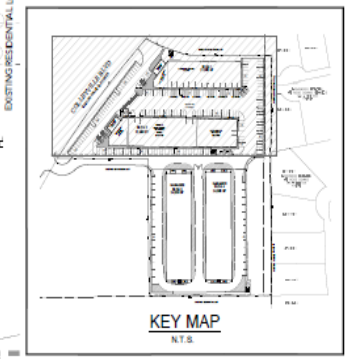
4 EAST (REAR) ELEVATION
1/8" = 1'-0"


CULTURED STONE - COBBLEFIELD - SALT FLAT, MASONRY VENEER
EIFS PARAPET CORNICE CAP
PAINTED DOWNSPOUT & GUTTER
PAINTED "GARAGE RED" EIFS BAND
STANDING SEAM DARK GREY AWNING ABOVE CLUBHOUSE STOREFRONT
T.O. PARAPET 29' - 0"
B.O. ROOF 25' - 0"
EIFS BAND, PAINTED "GARAGE RED"
MEZZANINE 11' - 6"
GND 0' - 0"
12' - 0" A.F.F., T.O. STOREFRONT
SCREENING TREES PER CITY OF COLLEYVILLE LANDSCAPING REQUIREMENTS
8' PRE-CAST MASONRY SCREENING WALL
PAINTED BLACK BRUSHED ALUMINUM, FIXED, TENANT WINDOW
CULTURED STONE - COBBLEFIELD - GREY, MASONRY VENEER
CULTURED STONE - COBBLEFIELD - TEXAS STONE, MASONRY VENEER
GARAGE DOOR W DARK GREY PAINT FINISH TO MATCH "GARAGE RED" COLOR SCHEME
1 WEST (SIDE) ELEVATION
3/32" = 1'-0"
STUCCO LAYER W/ PAINT & FINISH
GREY EIFS CORNICE PARAPET CAP
PAINTED DOWNSPOUT & GUTTER
CULTURED STONE - COBBLEFIELD - GREY, MASONRY VENEER
DARK GREY EIFS BAND
MANUAL ACCESS DOOR, TYPICAL
CULTURED STONE - COBBLEFIELD - TEXAS STONE, MASONRY VENEER
WALL PACK ABOVE MANUAL DOORS, TYPICAL
GARAGE DOOR W DARK GREY PAINT FINISH TO MATCH "GARAGE RED" COLOR SCHEME
2 EAST (SIDE) ELEVATION
3/32" = 1'-0"
TREX COMPOSITE DECKING, 10' MILLSTONE, STEEL FRAMING TO BE PAINTED BLACK, ALUMINUM HANDRAILS TO BE PAINTED BLACK
24' - 10" A.F.F., B.O. ROOF
25' - 7" A.F.F., T.O. ROOF
STANDING SEAM METAL ROOF
DOOR & WINDOWS MOUNTED ABOVE BALCONY FOR GARAGE & MAZZ. PENETRATIONS
FIRE RISER DOOR
MULTI-MISTER BASE LOCATION (TYPICAL)
3 SOUTH (REAR) ELEVATION
1/8" = 1'-0"
12' - 3" A.F.F., T.O. CLUBHOUSE AWNING
DARK GREY STANDING SEAM AWNING MOUNTED OVER CLUBHOUSE AREA
GUTTER & DOWNSPOUT
CLUBHOUSE STOREFRONT
4 NORTH (FRONT) ELEVATION
1/8" = 1'-0"
5 PERSPECTIVE - SE CORNER (N.T.S.)


1 WEST (SIDE) ELEVATION
3/32" = 1'-0"
2 EAST (SIDE) ELEVATION
3/32" = 1'-0"
3 SOUTH (REAR) ELEVATION
1/8" = 1'-0"
4 NORTH (FRONT) ELEVATION
1/8" = 1'-0"
5 PERSPECTIVE - SW CORNER (N.T.S.)
T.O. PARAPET
29' - 0"
B.O. ROOF
25' - 0"
MEZZANINE
11' - 8"
GND
0' - 0"
CULTURED STONE - COBBLEFIELD - GREY, MASONRY VENEER
CULTURED STONE - COBBLEFIELD - TEXAS STONE, MASONRY VENEER
GARAGE DOOR W DARK GREY PAINT FINISH TO MATCH "GARAGE" COLOR SCHEME
STUCCO LAYER W PAINT & FINISH
STUCCO PARAPET W/ METAL CAP
PAINTED, DOWNSPOUT & GUTTER
DARK GREY STANDING SEAM METAL AWNING ABOVE MANUAL DOORS
8' PRE-CAST MASONRY SCREENING WALL
SCREENING TRIBS PER CITY OF COLLEYVILLE LANDSCAPING REQUIREMENTS
TREX COMPOSITE DECKING, 18' MILLSTONE, W/ BLACK STEEL FRAMING, ALUMINUM HANDRAILS TO BE PAINTED BLACK
STANDING SEAM METAL ROOF
DOOR & WINDOWS MOUNTED ABOVE BALCONY FOR GARAGE & MEZZ. PENETRATIONS
MULTI-METER BASE LOCATION (TYPICAL)
12"X12" BRICK COLUMNS @ 20' INTERVALS ON SOUTH SIDE W/ WROUGHT IRON FENCE
GUTTER & DOWNSPOUT







GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ABBOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, 'FINISH GRADE' REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH, AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED REQUIREMENTS ON PREPARING THE SUBGRADE.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE REPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (SEE SOIL TEST SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. IN ORDER TO ACHIEVE THIS, THE CONTRACTOR MAY HAVE TO SCRAPE AWAY SOIL IN THE PLANTING BEDS TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 10' AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1/2" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 10' AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR OWNER'S REP PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL PLANTINGS ARE INSTALLED WITH THE CLEAR VISIBILITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON SCHEDULES AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS OR CALLOUT FOR GROUNDCOVER, PATTERNS) SHALL TAKE PRECEDENCE.
   b. ALL PLANTING TO BE INSTALLED SHALL BE FULLY AND EVENLY ESTABLISHED AT THE TIME OF FINAL INSPECTION OF THE LANDSCAPE SEQUENCE. IF SOME OF THE PLANTS ARE NOT ESTABLISHED, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROJECT DIARY/LOG).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TIME TO REVIEW AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL 'SOD' AREAS AS SHOWN ON THE PLANS. SEEDING IS ALLOWED BY THE LOCAL JURISDICTION AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
7. AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, MOWING SCHEDULE, AND FERTILIZATION SCHEDULE.
8. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. BODERS AND BERMED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS WHEREVER POSSIBLE; RAIN SENSORS; AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS WHERE ALL VERGE/PLANTER TREES THAT ARE LOCATED WITHIN PUBLIC RIGHT-OF-WAYS, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY OR "DEEP ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURERS RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH. NATURAL COLORED, DARK LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND BERMED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO SHREDDED GROUND SHALL BE USED. SHOWING ANYWHERE ON THE PROJECT. AFTER MULCH HAS BEEN INSTALLED, IS SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE GENERAL GRADING AND PLANTING NOTES AND SPECIFICATIONS.

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL
PARKING ISLAND TREES				
	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.
EVERGREEN TREES				
	SM	25	Magnolia grandiflora Southern Magnolia	3" Cal.
	RC	24	Juniperus virginiana Eastern Red Cedar	3" Cal.
MITIGATION TREES				**CANOPY**
	SO	22	Quercus shumardii Shumard Red Oak	3" Cal. 2,000 sf / Tree
EXISTING TREES				
			Existing tree to remain	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
SHRUBS					
	RY	21	Hesperaloe parviflora Red Yucca	3 GAL / Min. 18" Ht.	36" OC
	BH	172	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	3 GAL / Min. 18" Ht.	36" OC
	YH	43	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 GAL / Min. 18" Ht.	36" OC
	DB	24	Dietes bicolor African Iris	1 GAL / Min. 18" Ht.	36" OC
	TS	14	Leucophyllum frutescens 'Compacta' Compact Texas Sage	3 GAL / Min. 18" Ht.	36" OC
SOD/SEED					
	SOD	43,177 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass		

LANDSCAPE CALCULATIONS

OVERALL SITE:	311,196 SF (7.14 ACRES)
PERMITTING AUTHORITY:	CITY OF COLLEYVILLE, TX
ZONING:	(PD) PLANNED DEVELOPMENT
SITE USE:	COMMERCIAL / RETAIL + GARAGES
PROPOSED LANDSCAPE AREA	73,152 SF (24% OF SITE)
TREE REQUIREMENTS:	
FRONT YARD TREES LOCATED IN LANDSCAPE SETBACK, AND PROVIDED WITHIN THE LANDSCAPE SETBACK OF R.O.W.	
REQUIRED (1 TREE / 40 LF)	9 TREES
PROVIDED:	9 TREES
LANDSCAPE ISLAND W/ TREE	
REQUIRED (1 TREE / ≤ 16 PARKING SPACES):	17 TREES
PROVIDED:	17 TREES
TYPICAL LANDSCAPE SCREENING FROM PUBLIC VIEW + INCREASED SETBACK	
REQUIRED (1 TREE / 25 LF - RESIDENTIAL ADJACENT):	40 TREES
PROVIDED:	40 TREES
REQUIRED MITIGATION TREES:	22 TREES
PROVIDED MITIGATION TREES:	22 TREES
TOTAL TREES:	88 TREES
SHRUB REQUIREMENTS:	
NUMBER OF SHRUBS PER SCREENING OF ADJACENT PROPERTY OR ADJACENT ROADWAY, AS INSTALLED THROUGHOUT THE SITE	
REQUIRED (1 SHRUB / 5 LF OF ADJACENT ROADWAY):	50 SHRUBS
PROVIDED:	50 SHRUBS
REQUIRED (1 SHRUB / 5 LF OF ADJACENT PROPERTY):	122 SHRUBS
PROVIDED:	122 SHRUBS

NORTH

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SHOWN ABOVE.

EVERGREEN DESIGN GROUP
SUSTAINABLE LANDSCAPE ARCHITECTURE
STATE OF TEXAS
04/03/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE PLANTING

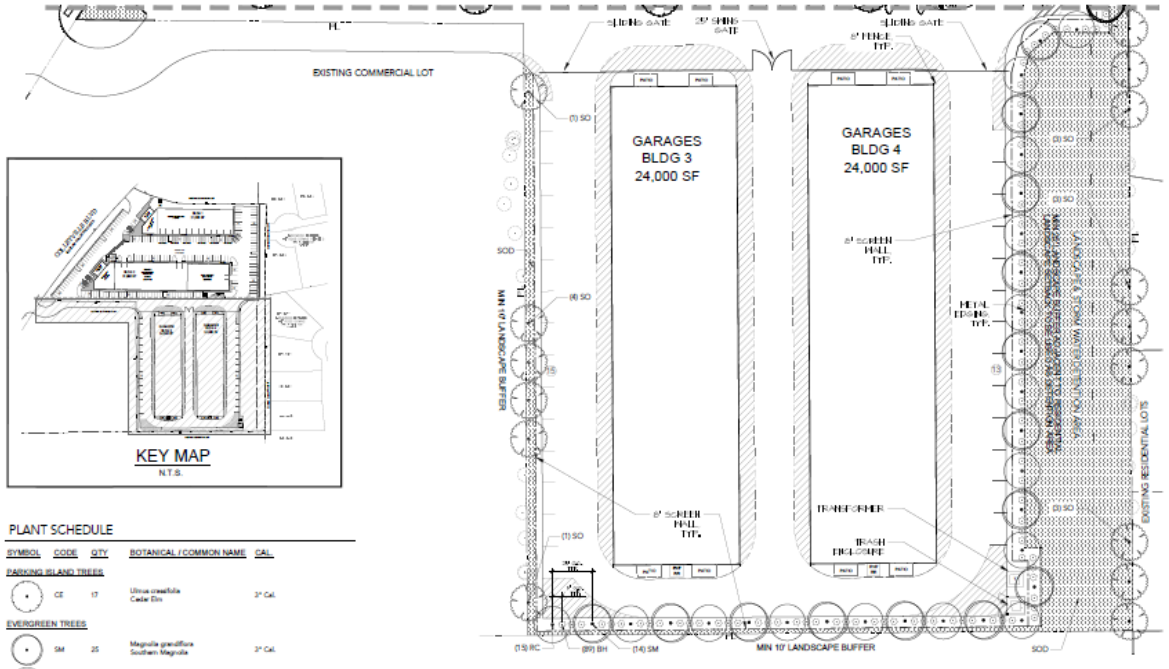
Date	Comment

Project Number
Date 04/03/2026
Drawn By GL
Checked By GS

LP-1

Exhibit "E" – Landscape Plan

MATCHLINE - SEE SHEET LP-1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	
PARKING ISLAND TREES					
	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.	
EVERGREEN TREES					
	GM	25	Magnolia grandiflora Southern Magnolia	3" Cal.	
	RC	24	Juniperus virginiana Eastern Red Cedar	3" Cal.	
MITIGATION TREES					CANOPY
	SO	22	Quercus shumardii Shumard Red Oak	3" Cal.	2,000 sf / Tree
EXISTING TREES					
			Existing tree to remain		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
SHRUBS					
	RY	21	Hesperaloe parviflora Red Yucca	3 GAL./ Min. 18" Ht.	36" OC
	BH	172	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	3 GAL./ Min. 18" Ht.	36" OC
	YH	43	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 GAL./ Min. 18" Ht.	36" OC
	DB	24	Dietes bicolor African Iris	1 GAL./ Min. 18" Ht.	36" OC
	TS	14	Leucophyllum frutescens 'Compacta' Compact Texas Sage	3 GAL./ Min. 18" Ht.	36" OC
SOD/SEED					
	SOD	43,177 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass		

NORTH

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE

04/03/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE PLANTING

Date	Comment

Project Number
Date 04/03/2026
Drawn By GL
Checked By CS

LP-2

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2g **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit for a Charitable Donation Station on Lot 8, Block 6R, Woodbriar Estates West Addition, zoned CC-3 Highway Commercial, located at 3901 Colleyville Boulevard, Case ZC26-010

Explanation
Nancy Hernandez Garcia, the applicant, has submitted a request for a Special Use Permit for a Charitable Donation Station on Lot 8, Block 6R, Woodbriar Estates West Addition, being approximately 2.7 acres, and zoned CC-3 Highway Commercial.

Analysis: The request is to allow for a Charitable Donation Station, which requires the approval of a Special Use Permit in accordance with the Land Development Code Section 3.24.

Existing Conditions/Background: The subject property, 3901 Colleyville Boulevard, is zoned CC-3 Highway Commercial and is developed with a commercial use. It is located on the southeast corner of Colleyville Boulevard and Cheek-Sparger Road.

Plat Status: The subject property is platted.

DRC Review: The Development Review Committee reviewed the request during their March 23, 2026, meeting and the case was scheduled for the April 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and west are zoned CC-3 Highway Commercial and are improved with commercial uses. The properties to the east are zoned PUD-C Planned Unit Development - Commercial and are improved with commercial uses. The properties to the south are zoned PUD-R Planned Unit Development – Residential and CN Neighborhood Commercial and are developed with single-family homes and commercial uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed request for commercial development complies with the future land use designation.

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.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Zoning Exhibit
5. Notification Map
6. Notification Letter
7. Draft Ordinance

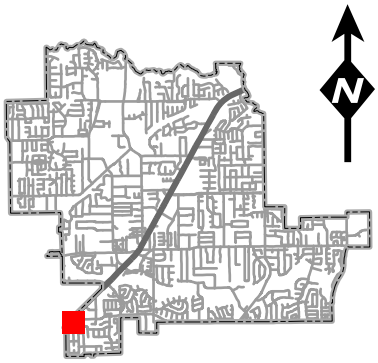
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-010

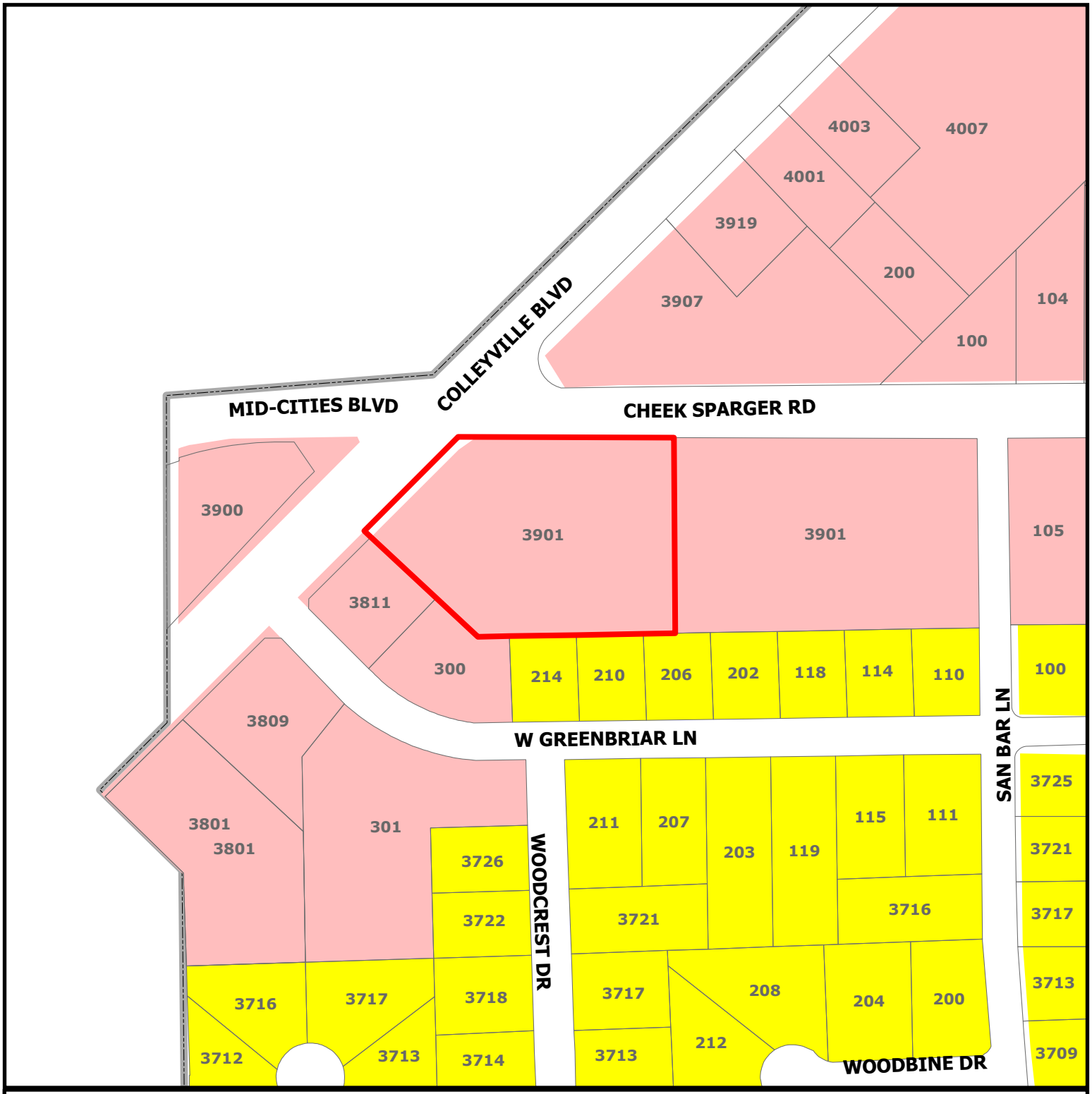
3901 Colleyville Boulevard



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Subject Property

Future Land Use Map



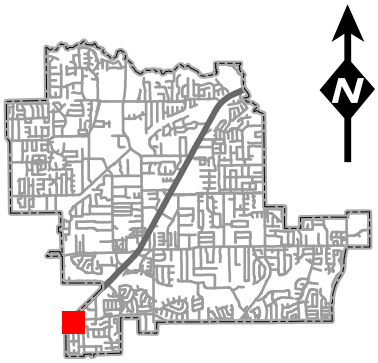
CITY OF COLLEYVILLE TEXAS

ZC26-010

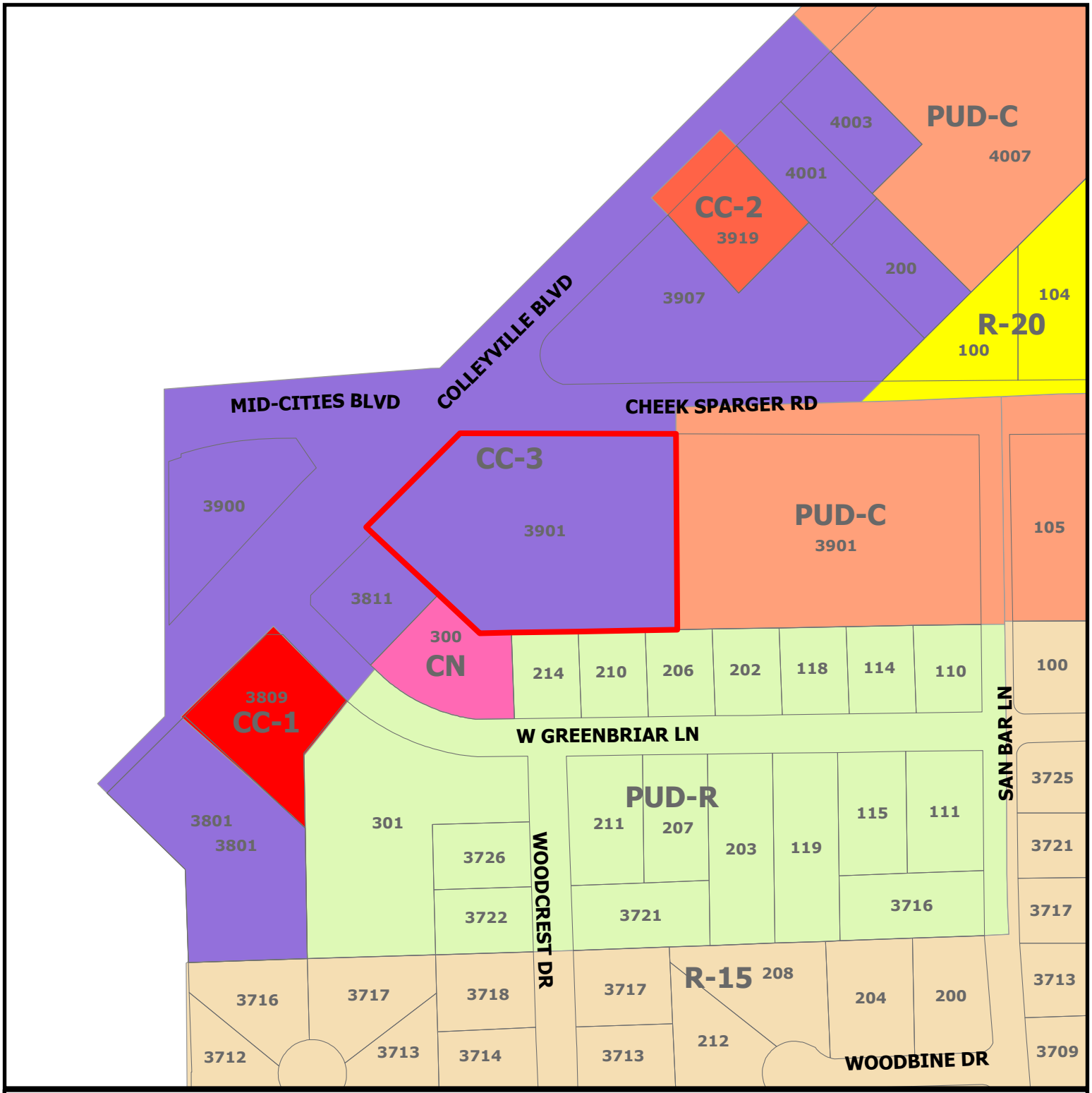
3901 Colleyville Boulevard

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- Residential
- Colleyville Blvd Corridor
- Subject Property



Zoning Map



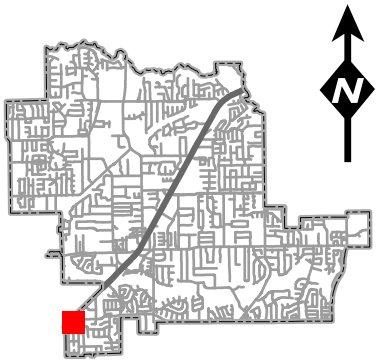
CITY OF COLLEYVILLE TEXAS

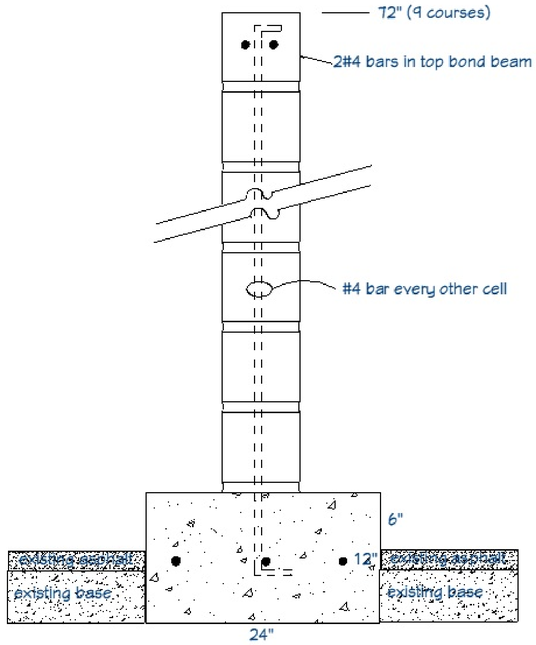
ZC26-010

3901 Colleyville Boulevard

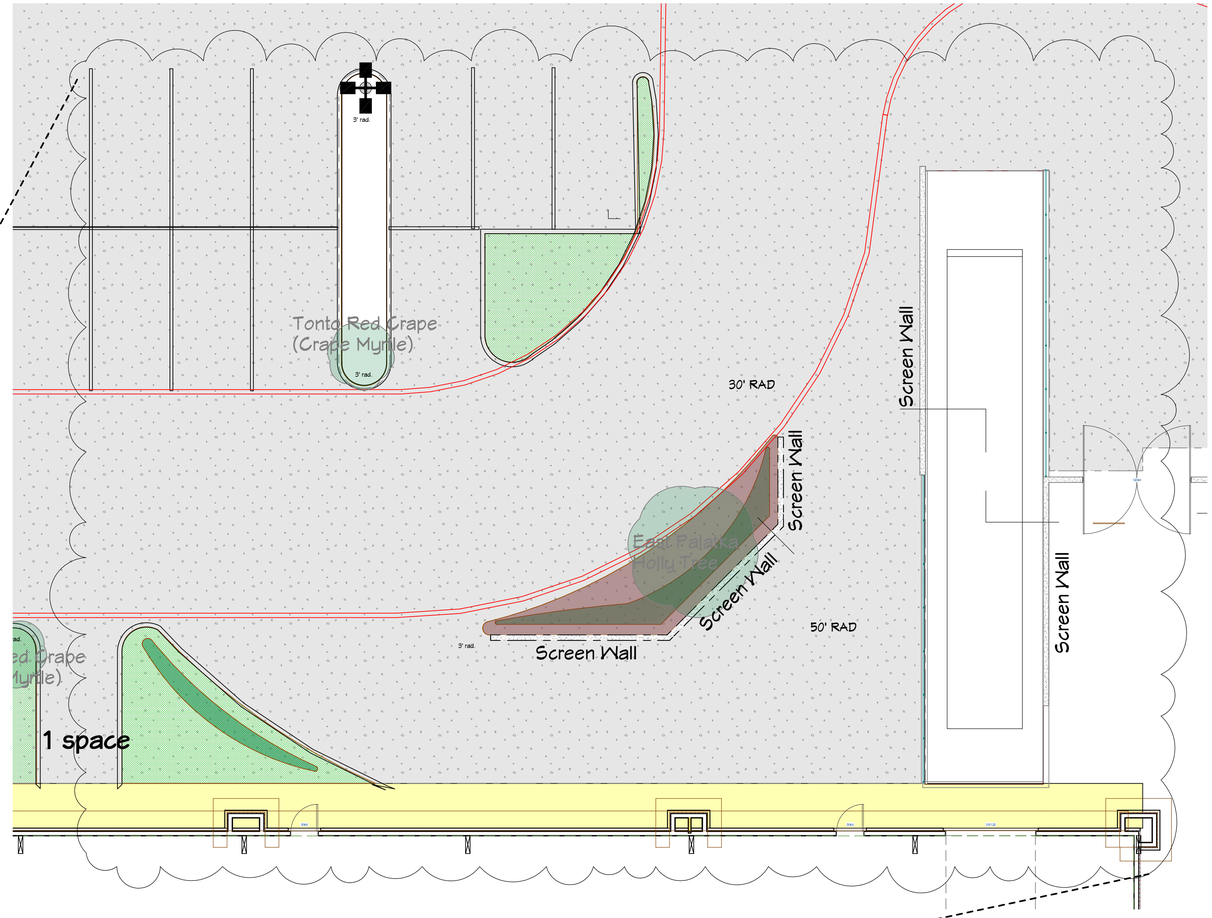
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Subject Property





Split Face Block Screen Wall & Footer: NTS



Proposed Screening at Drop Plan: scale 1/8" = 1' - 0"

(blow up from site plan



Overall Site Plan: scale 1/32" = 1' - 0"

ABE
designing & building commercial projects since 1994

DRAWINGS PROVIDED BY:
Abel Builds Excellence, LLC
1896 E. FM 550, Rockwall TX 75032
Mark@AbelBuilds.com 214-769-3396

(all rights reserved)

Project Info:
Thrift Giant
3901 Colleyville Blvd.
Colleyville TX 76044
Work Area: 2,000sf
Building Area: 30,000sf
Zoning: CC-3
Occupancy: Mercantile
Current Use: Retail
Proposed Use: Retail
Construction Type: IIB
Fire Sprinkled
Fire Alarm
Occ. Load Factor: 60gross
Occ. Load: 500 persons
Egress Factor: 0.2
Egress Width Reqd: 100"
Egress Width Prvd: 144"
Qty Exits Reqd: 2
Qty Exits Prvd: 3

Governing Codes:
2024 Int'l Bldg. Code
2024 Int'l Mech. Code
2024 Int'l Plbg. Code
2024 Int'l Energy Cons
2024 Exst'g Bldg.Code
2021 Int'l Fire Code
2023 Nat'l Elect. Code

Drawing List: Date:

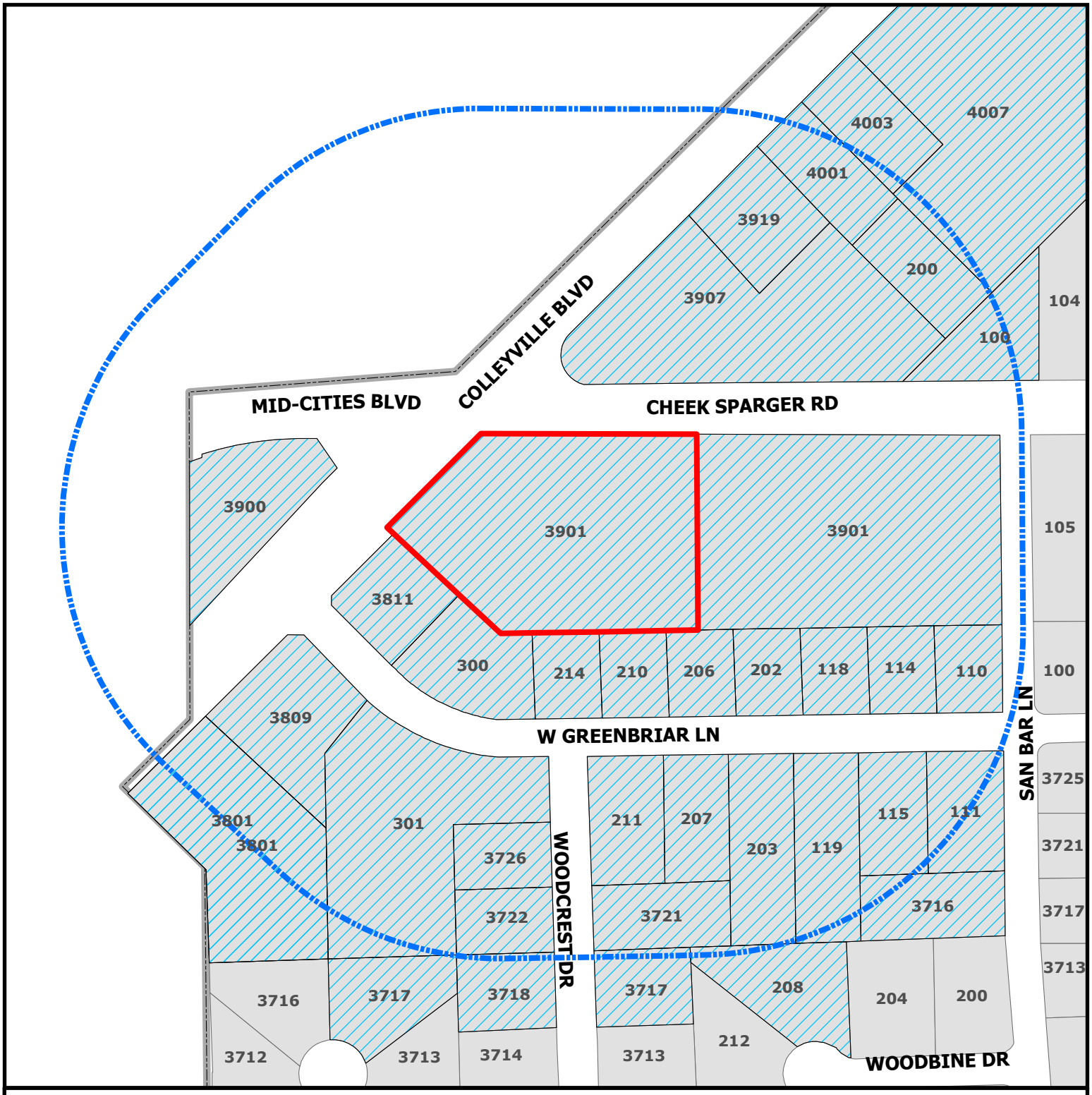
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A2 - Elevations	2/28/26
A3 - Plans	2/28/26
C1 - Site	2/28/26
C2 - Site Dets.	2/28/26
C3 - Old Fire Ln	2/28/26
H1 - ADA/TAS	2/28/26
D1 - Drop Plan	3/11/26
D2 - Drop Prsp.	3/11/26

#	DATE	BY	DESCRIPTION
1	2026/1/21	MEA	SCHEMATIC
2	2026/2/16	MEA	PERMIT
3	2026/2/27	MEA	FINAL LANDSCAPE
4	2026/3/2	MEA	PRELIM SCREEN WALL
5	2026/3/11	MEA	PROPOSED DROP SHP

Project:
Thrift Giant
3901 Colleyville Blvd.
Colleyville TX 76034

SHEET:
D1

Notification Map



CITY OF COLLEYVILLE TEXAS

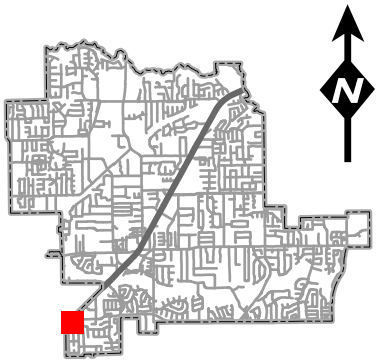
ZC26-010

3901 Colleyville Boulevard

Subject Property

Buffer

Parcels to be notified



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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 & Zoning Commission Meeting: Monday, April 13, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, May 5, 2026 & Tuesday, May 12, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

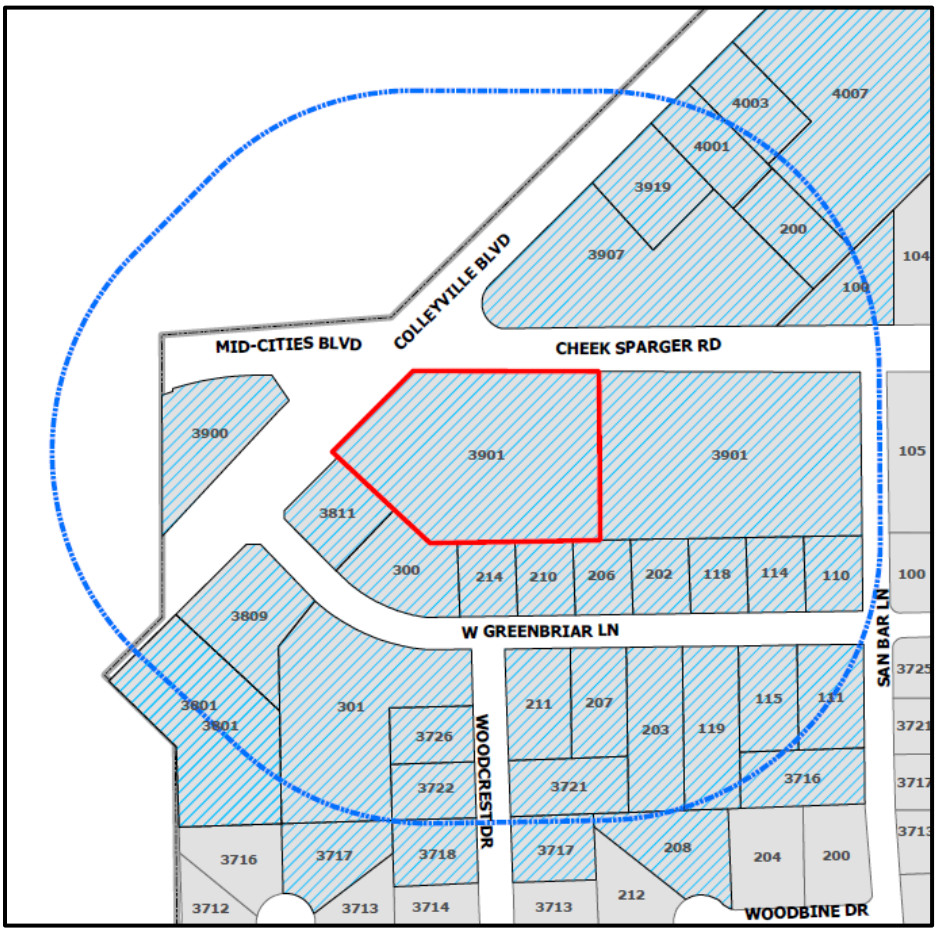
Request:	Consideration of a Special Use Permit for a Charitable Donation Station on Lot 8, Block 6R, Woodbriar Estates West Addition, being approximately 2.7 acres, and zoned CC-3 Highway Commercial. The request is to allow for a donation station drive-through.
Zoning Case:	ZC26-010
Applicant:	Nancy Hernandez Garcia
Owner:	ICA Properties Inc.
Location:	3901 Colleyville Boulevard
Property Description:	Lot 8, Block 6R, Woodbriar Estates West Addition
Present Zoning:	CC-3 Highway 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

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.

Daniel Ponder

Daniel Ponder
Planning Manager

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 2.7 ACRES, BEING LOT 8, BLOCK 6R, WOODBRIAR ESTATES WEST ADDITION, LOCATED AT 3901 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CHARITABLE DONATION STATION; 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 to allow for a Charitable Donation Station (Case ZC26-010); and

WHEREAS, the Subject Property is presently zoned CC-3 Highway Commercial; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville, has considered and made recommendations on the request, having given the requisite notices, and having held due hearings and affording a full and fair opportunity for all persons interested in the matter to be heard; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission, the information received at a public hearing, and other relevant information and materials, the City Council finds that this amendment is in conformance with the Comprehensive Plan for the City of Colleyville and promotes the general health, safety, and welfare of this community.

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 Charitable Donation Station on 2.7 acres, being Lot 8, Block 8R, Woodbriar Estates West Addition, located at 3901 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 a Charitable Donation Station.

b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".

c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the primary use of the building, 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.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of May 2026.

The second reading and public hearing being conducted on the 12th day of May 2026.

PASSED AND APPROVED BY A VOTE OF __ AYES AND __ NAYS ON THIS THE 12TH DAY OF MAY 2026.

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

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

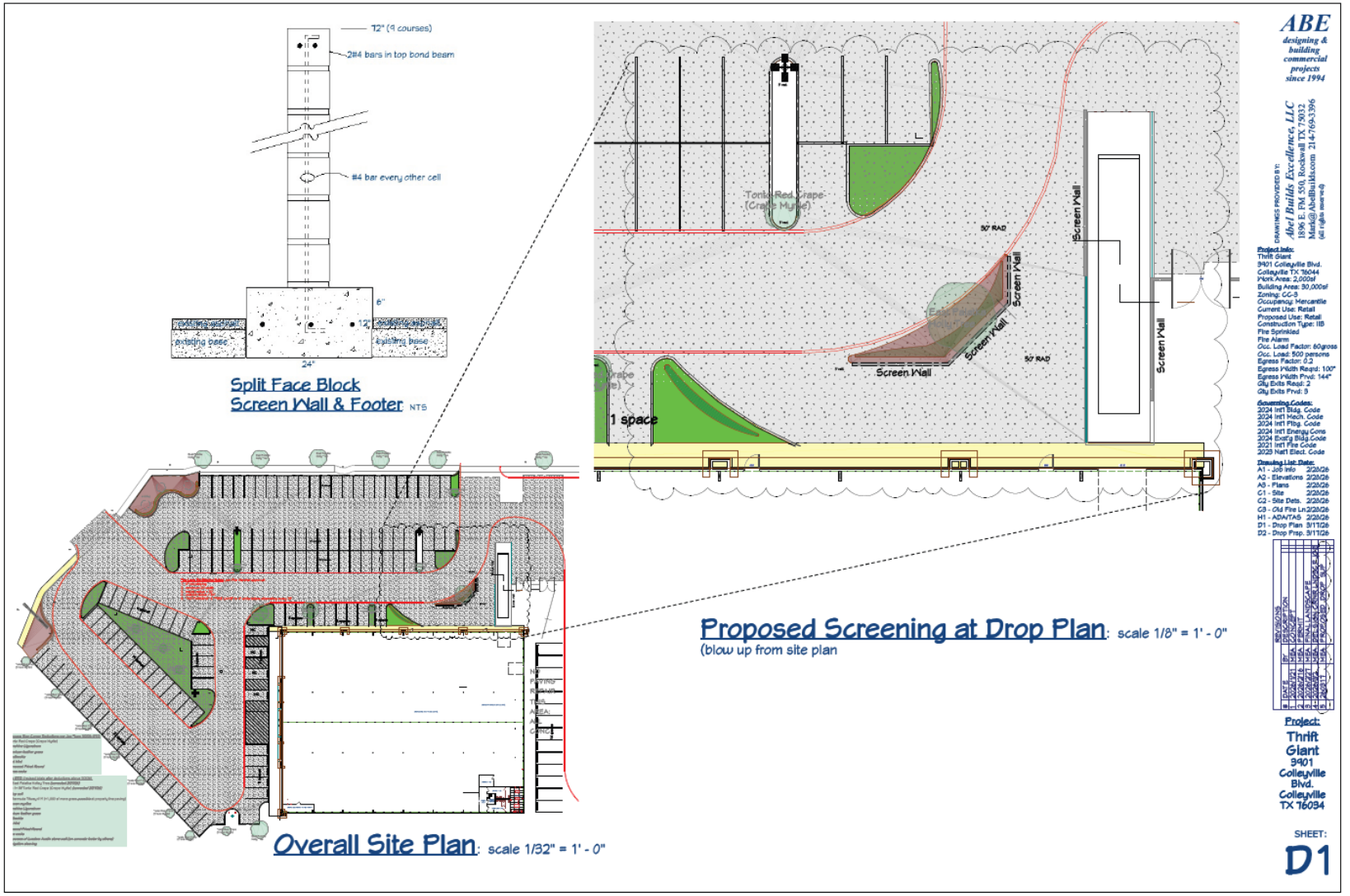
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Aerial Map



Exhibit "B" – Site Plan



CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2h **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a replat for proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, and zoned R-40 Single-Family Residential, located at 813 John McCain Road, Case PC26-004

Explanation
Zachary Stevenson, the applicant, has submitted a request for a replat for proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, being approximately 4.2 acres and zoned R-40 Single-Family Residential.

Analysis: The request is to combine two tracts into a single lot. This constitutes a replat rather than an amending plat as the southern tract is not legally platted and was previously conveyed and sold by metes and bounds.

Existing Conditions/Background: The subject property, 813 John McCain Road, is developed as a single-family home and located east of the intersection of Pleasant Run Road and John McCain Road.

Plat Status: The subject property is platted as lots 3B and 4A2, Adair & Brown Estates.

DRC Review: The DRC reviewed the request during their March 23, 2026, meeting and the case was scheduled for the April 13, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and west are zoned R-40 Single-Family Residential and are improved with single-family homes. The properties to the east are zoned AG Agricultural and are improved with single-family homes. The properties to the south are zoned R-20 Single-Family Residential and are improved with single-family homes.

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

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.

Attachments

1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Plat Exhibit
5. Notification Map
6. Notification Letter
7. Draft Resolution

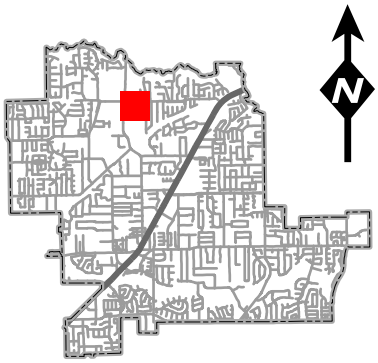
Aerial Map



CITY OF COLLEYVILLE TEXAS

PC26-004

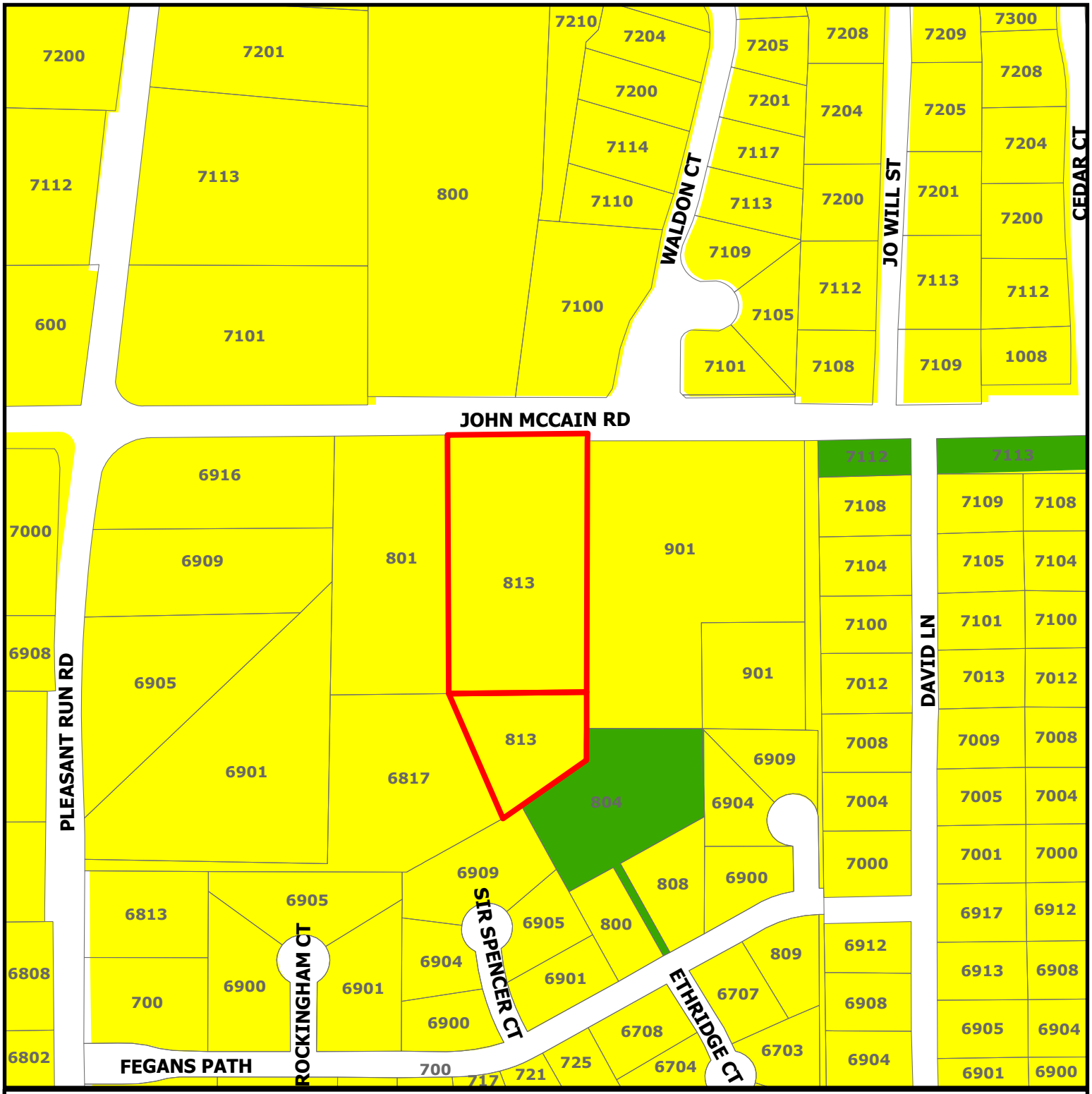
813 John McCain Road



Subject Property

DISCLAIMER:
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Future Land Use Map



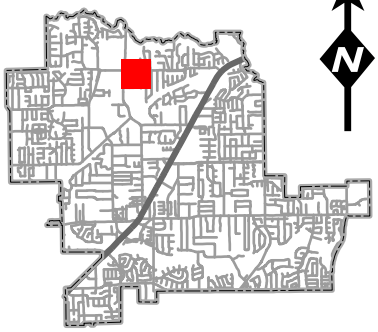
PC26-004

813 John McCain Road

Residential

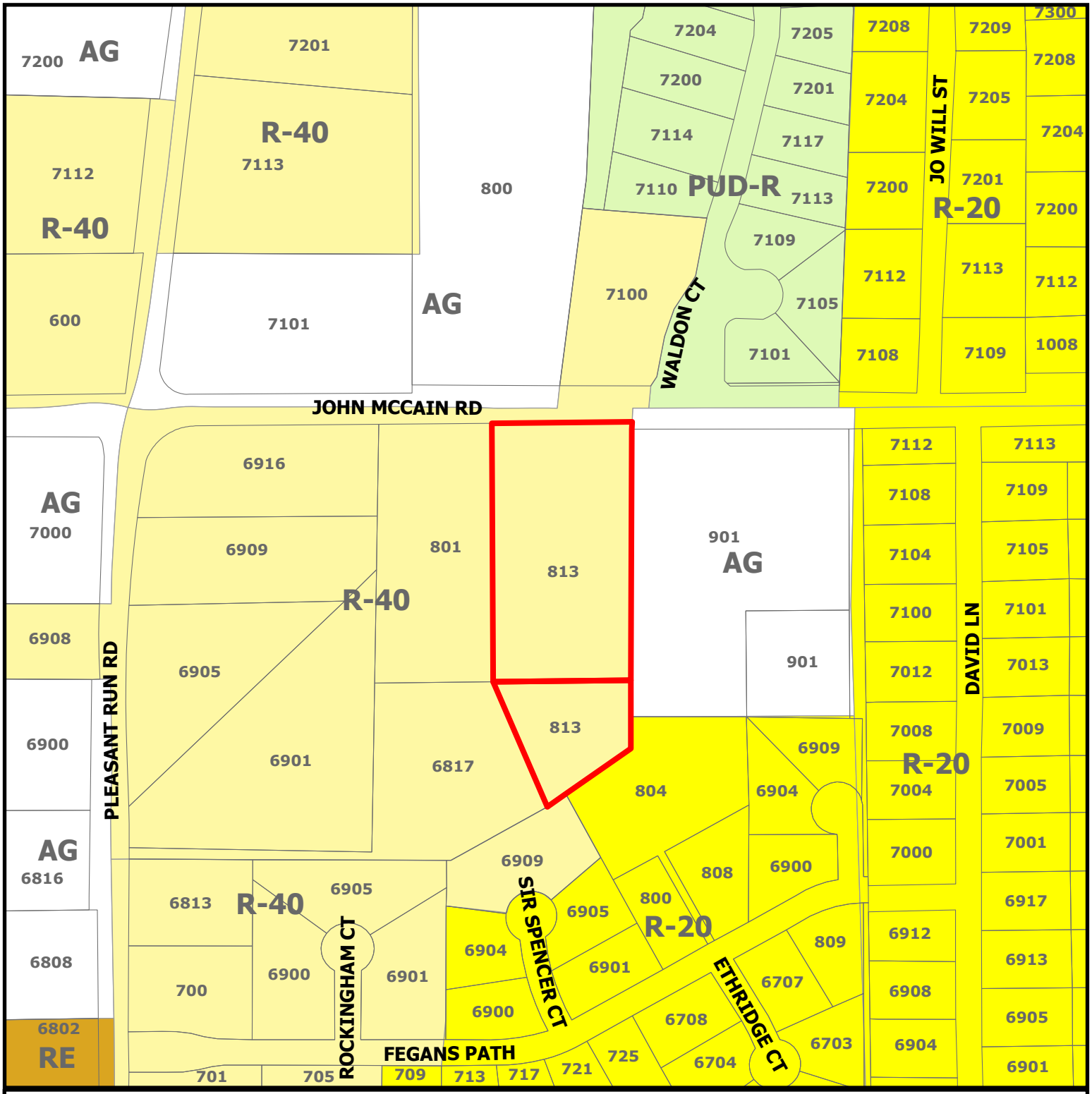
Open Space; Parks

Subject Property



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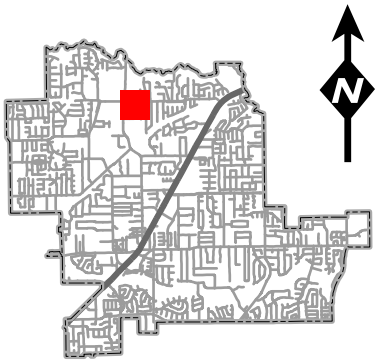
Zoning Map



CITY OF COLLEYVILLE TEXAS

PC26-004

813 John McCain Road



Subject Property

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Abbreviations - LEGEND

P.R.T.C.T.	Plat Records, Tarrant County, Texas
O.P.R.T.C.T.	Official Public Records, Tarrant County, Texas
D.R.T.C.T.	Deed Records, Tarrant County, Texas
C.I.R.F.	Capped Iron Rod Found
I.R.F.	Iron Rod Found
C.I.R.S.	Capped Iron Rod Set
ESMT.	Easement
FFE	Finished Floor Elevation
(TYP)	Typical

NOTE:
OPEN CIRCLE INDICATES FOUND/SET MONUMENT AS NOTED

ALL SET MONUMENTS TO BE INSCRIBED WITH "BARRON STARK"

KEY IDENTIFIES - LEGEND

- CENTERLINE
- EASEMENT LINE
- BOUNDARY LINE
- SURVEY ABSTRACT LINE
- RIGHT-OF-WAY LINE
- FLOOD ZONE AREA

GENERAL NOTES:

1.)The purpose of this plat is to merge all of Lot 3-B and a portion of Lot 4, Adair and Brown Estates Addition into a single lot.

2.) Bearings & Coordinates shown hereon are referenced to the Texas state plane coordinate system, N.A.D 83 datum (Texas north central zone 4202).

3.) Any reference to the 100 year flood plain or flood hazard zones are an estimate based on the data shown on the flood insurance rate map provided by FEMA and should not be interpreted as a study or determination of the flooding propensities of this property. according to the flood insurance rate map for the City of Colleyville, Texas, dated SEPT. 25, 2009 Map No. 48439C0095K, a portion of the property described herein appears to lie within a special flood hazard area zone "Zone AE" (described as 1% annual chance flood with drainage areas less than 1 square mile) & "Shaded X" (0.2% annual chance of flooding).

4.) Underground utilities were not located during this survey, Call 811 and/or Utility Providers before excavation or construction. No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, gas, electric cable or other utility easement of any type.

5.) Special Notice: Selling any portion of this Addition by meets and bounds is a violation of City ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

6.) No abstract of title or title commitment was provided to this surveyor. Record research don by this surveyor was made only for the purpose of determining the boundary of this property and of adjoining parcels. Record documents other than those shown on this survey may exist and encumber this property.

7.) This parcel is served by a private on site sewage facility.

8.) Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where constriction is permitted all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.

9) Floodway Easement Restriction: No construction shall be allowed within a floodway easement without the written approval of the City of Colleyville, and then only after detailed engineering plans and studies show that no flooding will result.

10) Utility Easements: Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, marinating and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

State of Texas
County of Tarrant

Whereas Trevor Story and Mallie Story, being the sole owners a 4.2029 Acres in the William Dunn Survey, Abstract No. 404, City of Colleyville, Tarrant County, Texas and being all of Lot 3-B, Adair & Brown Estates, according to the plat thereof recorded in Volume 388-210, Page 93, Plat Records, Tarrant County, Texas (P.R.T.C.T.) & all of the 1.04 Acre tract of land described in deed to Dalton Way LLC, as recorded under Instrument Number D222289372, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch capped iron rod inscribed “3963” found in the southerly right-of-way line of John McCain road being common to the northeast corner of Lot 3-A of Adair & Brown Estates, as recorded in Volume 388-210, Page 93, (P.R.T.C.T.);

THENCE NORTH 89°41'20” EAST, a distance of 269.81 feet to a 1/2 inch capped iron rod inscribed “Barron Stark” set for the northwest corner of Lot 5, Adair & Brown Estates, Volume 388-121, Page 55 (P.R.T.C.T.);

THENCE SOUTH 00°20'23” EAST, departing the southerly line of John McCain Road, and with the common line of the said Lot 5, a distance of 650.12 feet to a 60D Nail found for the southeast corner of the said 1.04 Acre tract, same being in the north line of Lot 16, Castlet Manor Addtn as recorded under Instrument Number D205347348 (P.R.T.C.T);

THENCE SOUTH 60°37'07” WEST, a distance of 208.76 feet to a 1/2 inch capped iron rod inscribed “Barron Stark” set for southeast corner of Lot 4, Adair & Brown Estates Addtn as recorded under Volume 388-210, Page 8 (P.R.T.C.T), being in the north line of Lot 8, Castlet Manor Addtn as recorded under Instrument Number D205347348 (P.R.T.C.T.);

THENCE NORTH 20°19'06” WEST, with the common line of the said Lot 4, a distance of 255.93 feet to a 5/8 inch capped iron rod cap illegible found for the northeast corner of Lot 4, and with the southeast corner of the said Lot 3-A;

THENCE NORTH 00°19'24” WEST, a distance of 511.07 feet, returning to the POINT OF BEGINNING and enclosing 4.2029 Acres (183,077 Square Feet) more or less.

Surveyors Certificate

Know All Men By These Presents:

That I, Krystian Golebiewski, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STATE OF TEXAS · REGISTERED · KRYSTIAN GOLEBIEWSKI · 6400 · PROFESSIONAL LAND SURVEYOR

Krystian Golebiewski, Register Professional Land Surveyor No. 6400
Barron Stark Engineers
4055 International Plaza, Suite 350, Fort Worth, Texas 76109
krystiang@barronstark.com

USE OF THIS ELECTRONIC SEAL/SIGNATURE AUTHORIZED BY KRYSTIAN GOLEBIEWSKI, R.P.L.S. TEXAS REGISTRATION NO. 6400

Now, Therefor, Know All Men By These Presents:

That Trevor Story acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 3R, Block 1, Adair & Brown Estates, an addition to the City of Colleyville, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville, Tarrant County, Texas.

Witness, my hand, this the _____, day of _____, 20___.

By:

Dalton Way LLC:

_____
Trevor Story

Title:_____

State of Texas
County of_____

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared_____, known to me to be the person who's name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, on behalf of the said entities and in the capacities stated.

given under my had and seal of office on this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

Now, Therefor, Know All Men By These Presents:

That Mallie Story acting herein by and through its duly authorized officer(s), does hereby adopt this plat designating the herein above described property as Lot 3R, Block 1, Adair & Brown Estates, an addition to the City of Colleyville, Tarrant County, Texas; and do(es) hereby dedicate to the public's use the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Colleyville, Tarrant County, Texas.

Witness, my hand, this the _____, day of _____, 20___.

By: Dalton Way LLC:

_____
Mallie Story

Title:_____

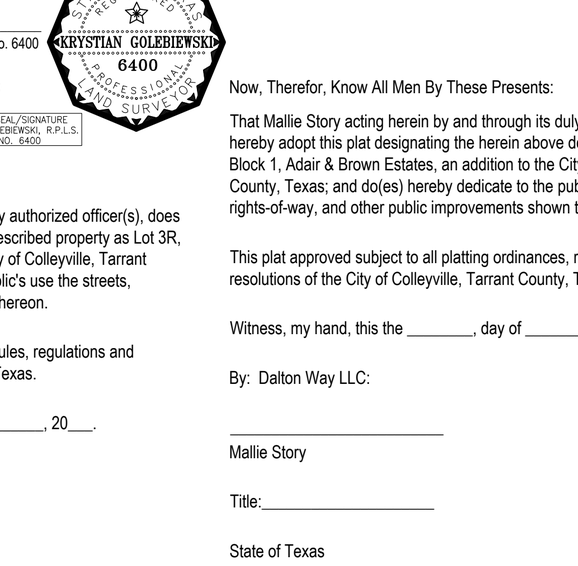
State of Texas
County of_____

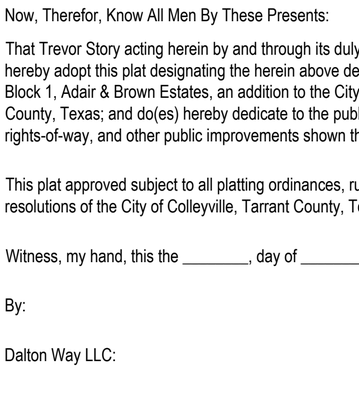
Before me, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared_____, known to me to be the person who's name is subscribed to the above and foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, on behalf of the said entities and in the capacities stated.

given under my had and seal of office on this _____ day of _____, 20___.

_____
Notary Public in and for the State of Texas

Vicinity Map (Not To Scale)





Barron•Stark Engineers

4055 International Plaza, Suite 350
Fort Worth, Texas 76109
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10998
Texas Registered Survey Firm F-10158800
www.barronstark.com

Owner: Dalton Way LLC
Address: 604 E. Northwest Hwy #102, Grapevine, TX

City Council Approval

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____day of _____, 20___. to approve this Plat.

_____
Mayor, City of Colleyville

_____
Attest: City Secretary

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____day of _____, 20___. to approve this Plat.

_____
Chairman, Planning and Zoning Commission

_____
Attest: Secretary, Planning and Zoning Commission

Replat
Lot 3R, Adair & Brown Estates
City Of Colleyville, Tarrant County, Texas

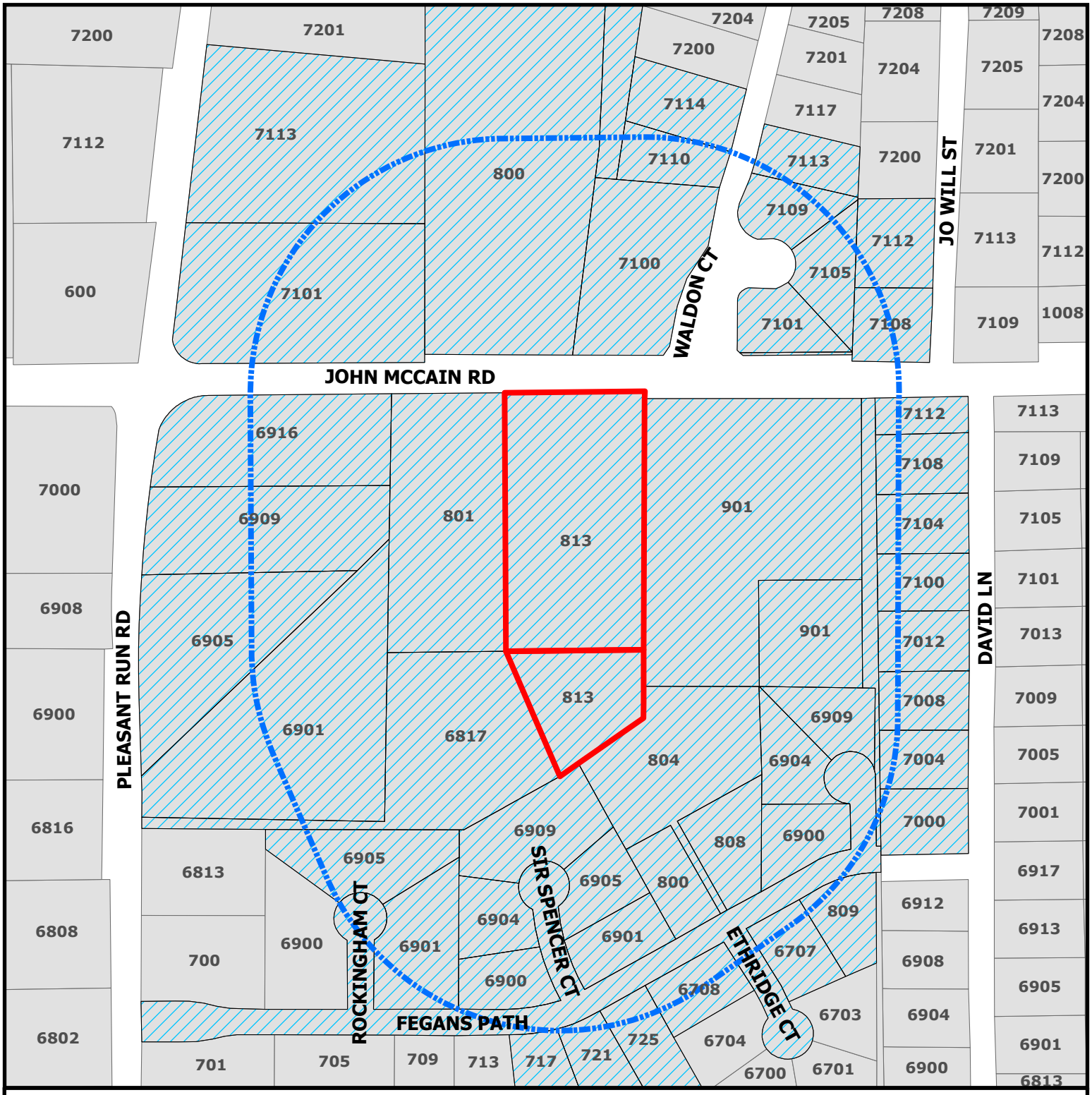
A 4.2029 Acre tract of land
being situated in the
W.T. Dunn Survey, Abstract No. 404
City Of Colleyville, Tarrant County, Texas

March 2026

PROJECT NO. 551-10452 SHEET 1 OF 1

USER: KRYSTIAN GOLEBIEWSKI
PLOTTED ON: 4/2/2026 1:23:4 PM
FILE NAME: N:\BARRON STARK\SWFT EMG\551 - HOLMES BUILDERS\10452_813 JOHN MCCAIN ROAD,COLLEYVILLE\90 CAD\00 DWG\06 PLAT\551-10452 - 813 JOHN MCCAIN RD - REPLAT.DWG

Notification Map



CITY OF COLLEYVILLE TEXAS

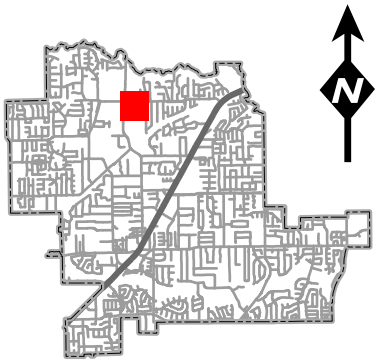
PC26-004

813 John McCain Road

Parcels to be notified

Buffer

Subject Property



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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 & Zoning Commission Meeting: Monday, April 13, 2026 at 7:00 p.m.
City Council Meeting: Tuesday, May 5, 2026 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

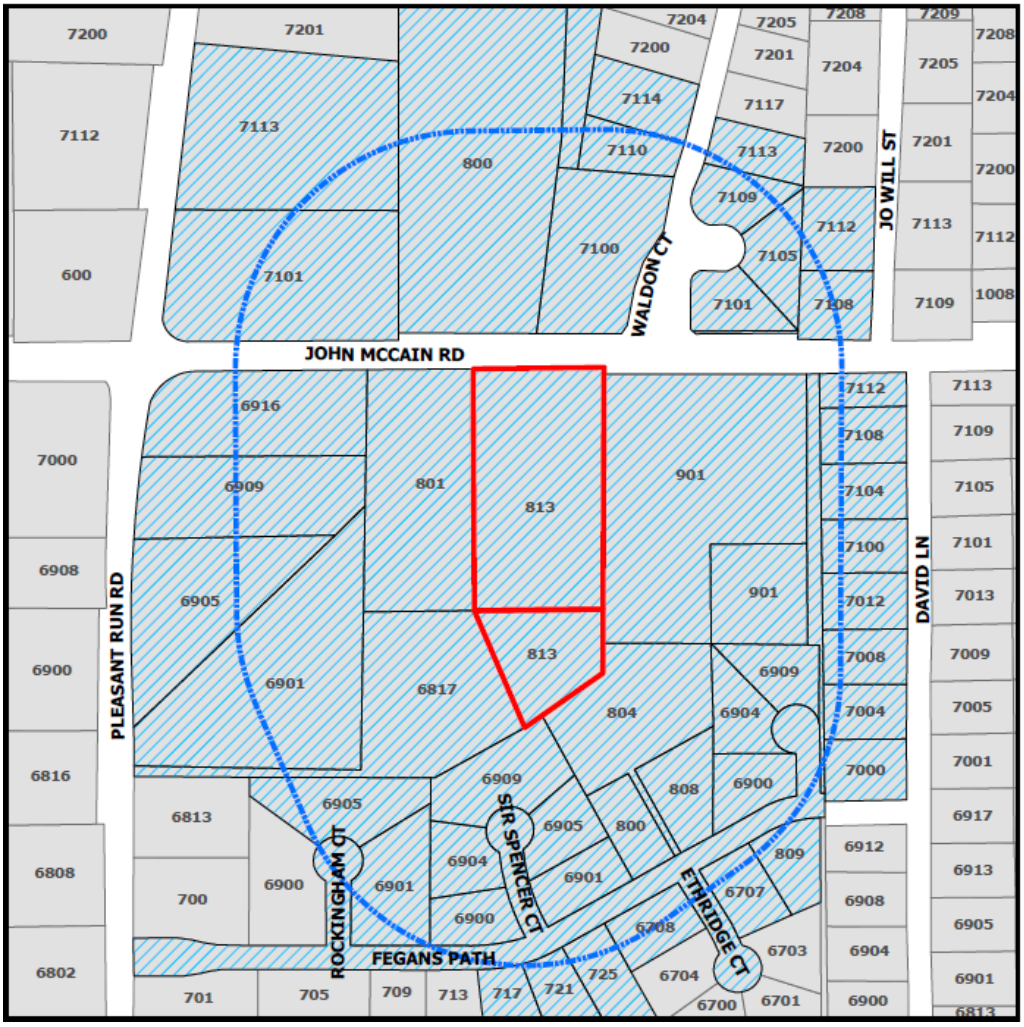
Request:	Consideration of a replat for proposed Lot 3R, Adair & Brown Estates, being Lots 3B and 4A2, Adair & Brown Estates, being approximately 4.2 acres, and zoned R-40 Single-Family Residential. The request is to combine two lots into one lot.
Zoning Case:	PC26-004
Applicant:	Zachary Stevenson
Owner:	Dalton Way LLC
Location:	813 John McCain Road
Property Description:	Lots 3B and 4A2, Adair & Brown Estates
Present Zoning:	R-40 Single-Family Residential

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

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

NOTICE OF PUBLIC HEARING



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.

Daniel Ponder

Daniel Ponder
Planning Manager

RESOLUTION R-26-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOT 3R, ADAIR & BROWN ESTATES

WHEREAS, the property being platted is currently described as Lots 3B and 4A2, Adair & Brown Estates, and is proposed to be platted as Lot 3R, Adair & Brown Estates; and

WHEREAS, the Planning and Zoning Commission recommended approval of the replat for Lot 3R, Adair & Brown Estates on April 13, 2026.

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

Sec. 1. THAT Lot 3R, Adair & Brown Estates, being approximately 4.2 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 5TH DAY OF MAY 2026.

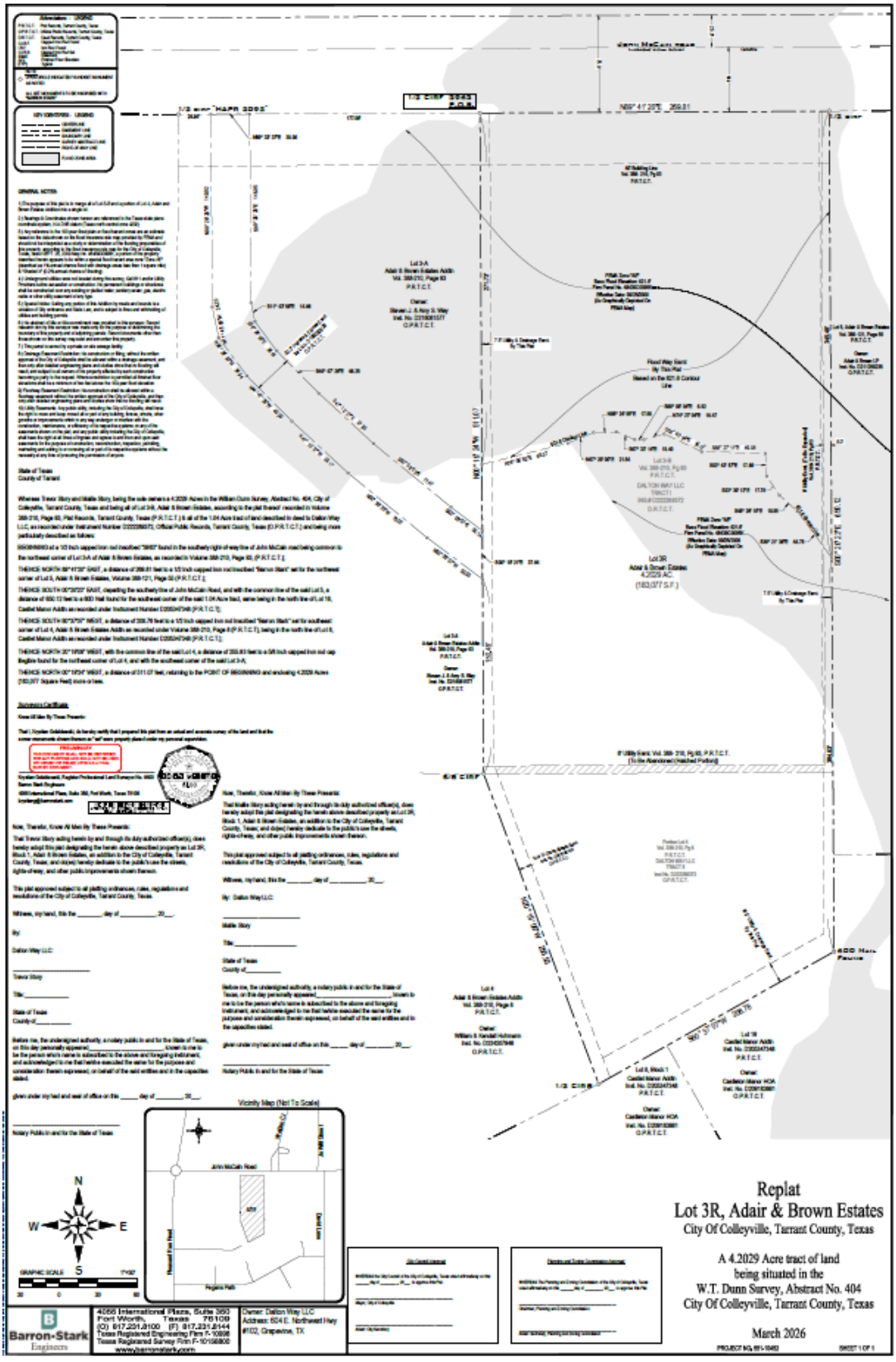
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" – Plat Exhibit



CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2i **Agenda Date** 4/13/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of an amendment to the Land Development Code Chapter 3, Land Use, which includes edits throughout the chapter related to outdoor storage and display, Case GC26-005

Explanation
Staff has prepared an amendment to the Land Development Code Chapter 3, Land Use, which would amend sections of the code that relate to outdoor storage and display. The purpose of the amendment is to remove outdoor storage and display as permitted uses. All uses which allow outdoor storage and display will require Special Use Permit approval.

Attachments
1. Proposed Chapter 3 Amendments
2. Draft Ordinance

Section 3.21 CC-3 – Highway Commercial District

A. Purpose – This district would permit uses that do not fit within the retail or manufacturing categories. Service and retail uses associated with outdoor storage, noise, especially auto repair and service and others would be permitted. The minimum lot size is less than the Shopping Center District to allow for more flexibility of uses. It is anticipated that most of these districts would not be located near residential districts.

B. Permitted Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

C. Special Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

D. Site Requirements

General Requirements:		**PRIMARY USE & STRUCTURE:**		***Accessory Use & Structure:***
Minimum lot size:	10,000 s.f.	Minimum setbacks:		Permitted as per Sec. 3.24 & 3.27
Maximum lot size:	none	front:	40 ft.	
Minimum lot width at front setback line:	150 ft.	side abutting residential:	25 ft.	
Minimum lot depth	120 ft.	side abutting non-residential:	15 ft.	
Maximum lot coverage	70%	rear abutting residential:	25 ft.	
		rear abutting non-residential	10 ft.	
		Max. Building height in stories:	2 st.	
		Max. building height in feet:	35 ft.	
		Max. building height adj. to residential district: see Sec. 3.24 (A&B)		

E. Supplementary Requirements

General:	***Landscaping Plans:***	***Off-Street Parking:***
- outdoor storage is permitted by Special Use Permit - uses adjacent to single family uses must be screened as per Sec. 3.24 - may be operated 24 hours/day.	- required as per Chapter 4 ***Commercial Bldg. Design Stds:*** – as required per Chapter 6	- as required by Sec. 3.29 ***Site Plans:*** - plans must be submitted in accordance with Sec. 3.31

Section 3.22 ML – Light Manufacturing District

A. Purpose – This district would permit uses that involve the fabrication of products or have outdoor storage, noise, odors or other objectionable aspects that would not be compatible in retail or service areas. This district is limited to those uses that are not retail in nature or in some cases those that need outdoor space.

B. Permitted Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

C. Special Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

D. Site Requirements

General Requirements:		**PRIMARY USE & STRUCTURE:**		***Accessory Use & Structure:***
Minimum lot size:	10,000 s.f.	Minimum setbacks:		Permitted per Sec. 3.24 & 3.27
Maximum lot size:	none	front:	40 ft.	
Minimum lot width at front Setback line:	100 ft.	side abutting residential:	25 ft.	
Minimum lot depth	120 ft.	side abutting non-residential:	15 ft.	
Maximum lot coverage	60%	rear abutting residential:	25 ft.	
		rear abutting non-residential	10 ft.	
		Max. Building height in stories:	2 st.	
		Max. building height in feet:	35 ft.	
		Max. building height adj. To residential district: see Sec. 3.24 (A&B)		

E. Supplementary Requirements

General:	***Landscaping Plans:***	***Off-Street Parking:***
- outdoor storage is permitted by Special Use Permit - uses adjacent to single family uses Must be screened as per Sec. 3.24 - may be operated 24 hours/day.	- required as per Chapter 4 ***Commercial Bldg. Design Stds:*** – as required per Chapter 6	- as required by Sec. 3.29 ***Site Plans:*** - plans must be submitted in accordance with Sec. 3.31

Section 3.24 Schedule of Permitted Uses

A. General Requirement and Symbols Used – Land and buildings may be used in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses* and the additional requirements of this section. The following symbols are used in Table 3.24.C, *Schedule of Permitted Principal Uses*:

1. *Permitted Uses* – A "P" in a cell indicates that the use is allowed by right as the principal use in the applicable zoning district in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses*.

2. *Specific Uses* – An "S" in a cell indicates that the use may be allowed with the approval by the City Council of a Special Use Permit following the applicable review and approval procedures.

3. *Prohibited Uses* – An empty cell indicates that the land use is prohibited in the applicable zoning district, unless otherwise allowed with the approval by the City Council of an ordinance establishing a Planned Unit Development District, or authorized by a Special Use Permit, or in conformance with the provisions contained in Section 3.6.B-*Classification of New and Unlisted Uses*.

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
A. RESIDENTIAL ACCOMODATION USES																	
Single Family Detached Dwelling	P	P	P	P	P	P	P	P	P							6	3
Duplex – Attached Dwelling							S	S								6	2
Townhome – Attached Dwellings								S								6	4
Multi-family – Attached Dwellings								S								6	4
HUD Code Manufactured Housing									P							6	2
Assisted Living Facilities	PUD only																17
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,6	18
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P								5
B. ACCESSORY USES																	
Accessory Building	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	Sec. 3.27	n.a.
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.
Home Occupations Uses	P	P	P	P	P	P	P	P	P							6	n.a.
Accessory Dwelling	P	P	S	S											S	11	1
C. AGRICULTURAL USES																	
Commercial equestrian boarding stable and school	P	S															25
Crop Farming	P	P															n.a.
Livestock raising and breeding	P	P														8	n.a.
Private horse stables for domestic use	P	P	P	S	S												n.a.
Roadside produce stands (year round)	S	S															n.a.
D. UTILITY USES																	
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21

Public Utility Supply and Storage Yards	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***		24

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Telecommunications Towers	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	2	21
Water Pumping Stations	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***		24
Wind Driven Generators	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	14	n.a.
E. PUBLIC AND INSTITUTIONAL USES																	
Colleges or Universities										***S***	***S***	***S***	***S***	***S***	***S***		12
Community Centers or Recreation Centers	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	**P**	**P**	**P**	**P**	**P**	**P**		5
Government Buildings, Offices and Facilities	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		8
Fire Stations / Police Stations	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		16
Golf Courses – Public Owned	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		22
Government Maintenance Facilities	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		25
Libraries										**P**	**P**	**P**	**P**	**P**	**P**		9
Museums										**P**	**P**	**P**	**P**	**P**	**P**		8
Post Office	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		10
Parks and Open Space Areas	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		25
Public Maintenance and Storage Buildings	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***		25
Private Schools – Elementary and Secondary	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***		13
Private Schools – High School	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***		14
Public Schools – Elementary and Secondary	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		13
Public Schools – High School	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		14
Religious Institutions	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**	**P**		18
F. OFFICE USES																	

Accountant's Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Advertising Agencies										**P**	**P**	**P**	**P**	**P**	***S***		8

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Attorney Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Chiropractic Clinics										**P**	**P**	**P**	**P**	**P**	***S***		8
Emergency Clinic (24 hrs.)												***S***	**P**	**P**	***S***	7	6
Engineering, Architect's, and Surveyor's Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
General Business Offices not elsewhere listed										**P**	**P**	**P**	**P**	**P**	***S***		8
Insurance Agencies										**P**	**P**	**P**	**P**	**P**	***S***		8
Management and Public Relations Services Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Optometrist Office										**P**	**P**	**P**	**P**	**P**	***S***		8
Psychologist Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Physician's or Dentist's Offices										**P**	**P**	**P**	**P**	**P**	***S***	4	7
Real Estate Agency Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Security Broker Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Telemarketing Offices												**P**	**P**	**P**	***S***		5
Title Abstract Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Trade or Business Schools												***S***	***S***	***S***	**P**		15
Travel Agency / Airline Ticket Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
G. RETAIL AND SERVICE USES																	
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption												***S***	***S***	***S***		9	n.a.
Alcoholic Beverage Sales – On-premises Consumption												***S***	***S***	***S***		9	n.a.

Package Store Sales – Off-premises Consumption												***S***	***S***	***S***		9	n.a.
Alcohol or Drug Treatment Center										***S***	***S***	***S***	***S***	***S***	***S***		24
Antique Stores												**P**	**P**	**P**			7

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Apparel and Accessory Stores												**P**	**P**	**P**			7
Arts and Crafts Stores and Hobby Shops												**P**	**P**	**P**			7
Bakery Stores												**P**	**P**	**P**			7
Banks, Credit Unions and Financial Institutions											**P**	**P**	**P**	**P**			8
Barber Shops and Beauty Shops											**P**	**P**	**P**	**P**			7
Bicycle Shops												**P**	**P**	**P**			7
Book, Stationary or Greeting Card Shops												**P**	**P**	**P**			7
Camera or Music Stores												**P**	**P**	**P**			7
Carnivals and Circuses												***S***	***S***				24
CBD Store													***S***	***S***			7
Cemeteries or Mausoleums										***S***	***S***	***S***	***S***	***S***	***S***		24
Charitable Donation Station												***S***	***S***	***S***			24
Civic, Social or Fraternal Organizations										***S***	***S***	**P**	**P**				7
Convenience Stores with gasoline sales												***S***	***S***	***S***	***S***		7
Copy Centers/Print Shops										***S***	***S***	**P**	**P**	**P**	**P**		7
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities											***S***	**P**	**P**	**P**	**P**		7
Day Care Centers										***S***	***S***	***S***	***S***	***S***			11
Department Stores												**P**	**P**	**P**			7
Dog Boarding with indoor and/or outdoor kennels													***S***	***S***	***S***		8

Dog Grooming													S	S	S			8
Dry Cleaner Pick-up Stations											S	P	P	P				7
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P	P				7
Equipment Rental and Leasing Stores														S	P			7

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Florist Shops											P	P	P	P			7
Food Catering													S	S	P		8
Funeral Homes												S	S	S			24
Furniture and Appliance Stores												P	P	P			9
General Retail Store (not listed elsewhere)												S	S	S			7
Grocery Stores												P	P	P		12	7
Hardware, electrical & plumbing w/o outside display											P	P	P	P			
Hardware, electrical & plumbing with outside display													S	S	S		
Hospitals												S	S	S			24
Hotels and Motels												S	P	P			19
Home Decoration Stores											P	P	P	P			7
Jewelry Stores											P	P	P	P			7
Locksmiths											S	S	S	S	P		8
Massage Therapy (Licensed and Unlicensed)												S	S	S		16	7
Mailing and Shipping Stores											P	P	P	P	P		7
Meat or Fish Market												P	P	P			7
Nurseries and Greenhouses with outside display													S	S	S		16
Pawn Shops															S		7

Pet Stores												**P**	**P**	**P**			7
Pharmacy											***S***	**P**	**P**	**P**			7
Photography Studios										**P**	**P**	**P**	**P**	**P**	**P**		8
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***		7
Restaurants, Cafes and Cafeterias												**P**	**P**	**P**			5

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Restaurants with drive-in or drive-thru service													**P**	**P**			5
Secondhand goods shop												***S***	***S***	***S***			7
Self-service Laundries											***S***	***S***	***S***	***S***			7
Short Term Loans (Title/Payday)															***S***		7
Sporting Goods Store												**P**	**P**	**P**			
Shoe Repair Shops												**P**	**P**	**P**			8
Tailor and Alteration Shops											**P**	**P**	**P**	**P**			8
Veterinarian Clinic with indoor and/or outdoor kennels													***S***	***S***	***S***	3, 4	8
Video Rental and Sales Stores												**P**	**P**	**P**			7
Wedding Chapels												***S***	***S***	***S***	***S***		24
H. RECREATIONAL AND ENTERTAINMENT USES																	
Adult Entertainment Establishments	**See section 22-5 Code of Ordinances**																5
Amusement Centers (indoors)												**P**	**P**	**P**	***S***		7
Archery and Firearms Ranges														***S***	***S***	5	24
Billiard Parlors												***S***	***S***	***S***		13	23
Commercial Recreation (outdoor)	***S***										***S***	***S***	***S***	***S***	***S***		24

Fitness Centers											*S*	P	P	P	P		7
Golf Courses – Privately Owned	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	P	P	P	P	P	P		22
Golf Driving Ranges											*S*	*S*	*S*	*S*	*S*		22
Miniature Golf Courses												*S*	*S*	*S*			20
Roller or Ice Skating Rinks												*S*	*S*	*S*			24
Theaters												P	P	P	*S*		18
I. AUTOMOTIVE AND TRANSPORTATION USES																	
Airports / Heliports / Commercial Drone Delivery Hub	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	17	24

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Auto Alarm / Stereo / Window Tinting Stores													*S*	*S*	P	10	7
Auto Lube Shops													*S*	*S*	P	10	9
Automotive and Motor Vehicle Sales													*S*	*S*	*S*	10	8
Auto Parts and Accessory Stores												P	P	P	P	10	7
Auto, Truck or Trailer Rental													*S*	*S*	*S*	10	8
Auto Upholstery Shops														*S*	P	10	9
Auto Parking Lots and Garages (free standing)										*S*	*S*	*S*	*S*	*S*	*S*		n.a.
Auto Repair Shop													*S*	*S*	*S*	10	9
Boat and Water-craft Sales and Service													*S*	*S*	*S*	10	8
Bus or Passenger Train Stations												*S*	*S*	*S*	*S*		24
Car Wash (self-service and automatic)														*S*	S		9
Commuter Transit Stations												*S*	*S*	*S*	*S*		24
Electric Vehicle (EV) Charging Station										S	S	S	S	*S*	*S*	18	n.a
Gasoline Service Stations														*S*	*S*	10	7

LPG / CNG Dispensing Stations														***S***	***S***		24
Motorcycle Sales and Service														***S***	***S***	10	8
Paint and Body Shops														***S***	***S***	10	9
Park and Ride Facilities												***S***	***S***	***S***	***S***		24
Railroad or Motor Freight Terminals															***S***		24
Recreational Vehicle Sales and Service														***S***	***S***	10	8
Tire and Battery Stores													***S***	***S***	***S***	10	7
Truck and Heavy Equipment Sales and Service														***S***	***S***	10	8
Vehicle Storage Yards or Facilities												***S***	***S***	***S***	***S***		24

J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Appliance Repair Shops														***S***	***S***		8
Building Material Sales with outside storage														***S***	***S***		7
Commercial Laundry														***S***	***S***		24
Contractor Office with storage yard														***S***	***S***		24
Contractor Office without storage yard														**P**	**P**		8
Electronic Assembly or Manufacturing															**P**		25
Exterminator Shop														***S***	***S***		24
Food Packaging and Manufacturing															***S***		24
Furniture and Cabinet Manufacturing															**P**		25
Office Showroom															**P**		25
Oil and Gas Extraction	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	See Ch. 3.1	24
Plumbing, HVAC and Electrical Trades Shops														**P**	**P**		8

Printing and Publishing - Commercial															**P**		8
Research and Development Labs															**P**		8
Scientific Instrument Assembly and Manufacturing															**P**		8
Self-Storage Facilities (mini-warehouse)															***S***		24
Upholstery and Furniture Repair Shops														**P**	**P**		8
Warehouse and Distribution Facilities															***S***		24
Wood, Paper or Leather Products															**P**		25
Manufacturing not elsewhere listed															***S***		24
Welding or Machine Shop															**P**		25
Wholesale Store/Supply															**P**		25
Wholesale Store/Supply with outdoor storage															***S***		24

E. Outdoor Storage; Screening and Hours of Operations

Zoning Districts		Outdoor Storage Allowed	Screening Requirements Adjacent to Single Family	Hours of Operation
CPO	Professional Office Commercial	No	8'	Daytime only
CN	Neighborhood Commercial	No	8'	Daytime only
CC1	Village Retail	No	8'	24 hours
CC2	Shopping Center	No	8'	24 hours
CC3	Highway Commercial	Yes*	8'	24 hours
ML	Light Manufacturing - Industrial	Yes*	8'	24 hours

*Only authorized after approval of a Special Use Permit by the City Council

ORDINANCE O-26-XXXX

AN ORDINANCE AMENDING CHAPTER 3, SECTION 3.21(E) CC-3 – HIGHWAY COMMERCIAL DISTRICT, SECTION 3.22(E) ML – LIGHT MANUFACTURING DISTRICT, TABLE 3.24(B) SCHEDULE OF PERMITTED PRINCIPAL USES, AND SECTION 3.24(E) OUTDOOR STORAGE; SCREENING AND HOURS OF OPERATION, OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.21(E) CC-3 Highway Commercial District, Section 3.22(E) ML Light Manufacturing District, Table 3.24(B) Schedule of permitted Principal Uses, and Section 3.24(E) Outdoor Storage; Screening and Hours of Operation of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

Sec. 1. THAT *Section 3.21(E) CC-3 Highway Commercial District, Section 3.22(E) ML Light Manufacturing District, Table 3.24(B) Schedule of permitted Principal Uses, and Section 3.24(E) Outdoor Storage; Screening and Hours of Operation* of the Land Development Code are hereby amended and replaced in its entirety as attached.

Sec. 2. 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. 3. 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. 4. 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. 5. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of May 2026.

The second reading and public hearing being conducted on the 12th day of May 2026.

APPROVED BY A VOTE OF __ AYES AND __ NAYS ON THIS THE 12TH DAY OF MAY 2026.

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

ATTEST:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Section 3.21 CC-3 – Highway Commercial District

A. Purpose – This district would permit uses that do not fit within the retail or manufacturing categories. Service and retail uses associated with outdoor storage, noise, especially auto repair and service and others would be permitted. The minimum lot size is less than the Shopping Center District to allow for more flexibility of uses. It is anticipated that most of these districts would not be located near residential districts.

B. Permitted Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

C. Special Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

D. Site Requirements

General Requirements:		**PRIMARY USE & STRUCTURE:**		***Accessory Use & Structure:***
Minimum lot size:	10,000 s.f.	Minimum setbacks:		Permitted as per Sec. 3.24 & 3.27
Maximum lot size:	none	front:	40 ft.	
Minimum lot width at front setback line:	150 ft.	side abutting residential:	25 ft.	
Minimum lot depth	120 ft.	side abutting non-residential:	15 ft.	
Maximum lot coverage	70%	rear abutting residential:	25 ft.	
		rear abutting non-residential	10 ft.	
		Max. Building height in stories:	2 st.	
		Max. building height in feet:	35 ft.	
		Max. building height adj. to residential district: see Sec. 3.24 (A&B)		

E. Supplementary Requirements

General:	***Landscaping Plans:***	***Off-Street Parking:***
- outdoor storage is permitted by Special Use Permit - uses adjacent to single family uses must be screened as per Sec. 3.24 - may be operated 24 hours/day.	- required as per Chapter 4 ***Commercial Bldg. Design Stds:*** – as required per Chapter 6	- as required by Sec. 3.29 ***Site Plans:*** - plans must be submitted in accordance with Sec. 3.31

Section 3.22 ML – Light Manufacturing District

A. Purpose – This district would permit uses that involve the fabrication of products or have outdoor storage, noise, odors or other objectionable aspects that would not be compatible in retail or service areas. This district is limited to those uses that are not retail in nature or in some cases those that need outdoor space.

B. Permitted Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

C. Special Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

D. Site Requirements

General Requirements:		**PRIMARY USE & STRUCTURE:**		***Accessory Use & Structure:***
Minimum lot size:	10,000 s.f.	Minimum setbacks:		Permitted per Sec. 3.24 & 3.27
Maximum lot size:	none	front:	40 ft.	
Minimum lot width at front		side abutting residential:	25 ft.	
Setback line:	100 ft.	side abutting non-residential:	15 ft.	
Minimum lot depth	120 ft.	rear abutting residential:	25 ft.	
Maximum lot coverage	60%	rear abutting non-residential	10 ft.	
		Max. Building height in stories:	2 st.	
		Max. building height in feet:	35 ft.	
		Max. building height adj. To residential district: see Sec. 3.24 (A&B)		

E. Supplementary Requirements

General:	***Landscaping Plans:***	***Off-Street Parking:***
- outdoor storage is permitted by Special Use Permit - uses adjacent to single family uses Must be screened as per Sec. 3.24 - may be operated 24 hours/day.	- required as per Chapter 4 ***Commercial Bldg. Design Stds:*** – as required per Chapter 6	- as required by Sec. 3.29 ***Site Plans:*** - plans must be submitted in accordance with Sec. 3.31

Section 3.24 Schedule of Permitted Uses

A. General Requirement and Symbols Used – Land and buildings may be used in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses* and the additional requirements of this section. The following symbols are used in Table 3.24.C, *Schedule of Permitted Principal Uses*:

1. *Permitted Uses* – A "P" in a cell indicates that the use is allowed by right as the principal use in the applicable zoning district in accordance with Table 3.24.C, *Schedule of Permitted Principal Uses*.

2. *Specific Uses* – An "S" in a cell indicates that the use may be allowed with the approval by the City Council of a Special Use Permit following the applicable review and approval procedures.

3. *Prohibited Uses* – An empty cell indicates that the land use is prohibited in the applicable zoning district, unless otherwise allowed with the approval by the City Council of an ordinance establishing a Planned Unit Development District, or authorized by a Special Use Permit, or in conformance with the provisions contained in Section 3.6.B-*Classification of New and Unlisted Uses*.

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
A. RESIDENTIAL ACCOMODATION USES																	
Single Family Detached Dwelling	P	P	P	P	P	P	P	P	P							6	3
Duplex – Attached Dwelling							S	S								6	2
Townhome – Attached Dwellings								S								6	4
Multi-family – Attached Dwellings								S								6	4
HUD Code Manufactured Housing									P							6	2
Assisted Living Facilities	PUD only																17
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,6	18
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P								5
B. ACCESSORY USES																	
Accessory Building	P	P	P	P	P	P	P	P	P	S	S	S	S	S	S	Sec. 3.27	n.a.
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.
Home Occupations Uses	P	P	P	P	P	P	P	P	P							6	n.a.
Accessory Dwelling	P	P	S	S											S	11	1
C. AGRICULTURAL USES																	
Commercial equestrian boarding stable and school	P	S															25
Crop Farming	P	P															n.a.
Livestock raising and breeding	P	P														8	n.a.
Private horse stables for domestic use	P	P	P	S	S												n.a.
Roadside produce stands (year round)	S	S															n.a.
D. UTILITY USES																	
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21

Public Utility Supply and Storage Yards	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*		24

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Telecommunications Towers	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	2	21
Water Pumping Stations	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*		24
Wind Driven Generators	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	14	n.a.
E. PUBLIC AND INSTITUTIONAL USES																	
Colleges or Universities										*S*	*S*	*S*	*S*	*S*	*S*		12
Community Centers or Recreation Centers	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	P	P	P	P	P	P		5
Government Buildings, Offices and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		8
Fire Stations / Police Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		16
Golf Courses – Public Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		22
Government Maintenance Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Libraries										P	P	P	P	P	P		9
Museums										P	P	P	P	P	P		8
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		10
Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Public Maintenance and Storage Buildings	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*		25
Private Schools – Elementary and Secondary	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*		13
Private Schools – High School	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*	*S*		14
Public Schools – Elementary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		13
Public Schools – High School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		14
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18
F. OFFICE USES																	

Accountant's Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Advertising Agencies										**P**	**P**	**P**	**P**	**P**	***S***		8

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Attorney Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Chiropractic Clinics										**P**	**P**	**P**	**P**	**P**	***S***		8
Emergency Clinic (24 hrs.)												***S***	**P**	**P**	***S***	7	6
Engineering, Architect's, and Surveyor's Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
General Business Offices not elsewhere listed										**P**	**P**	**P**	**P**	**P**	***S***		8
Insurance Agencies										**P**	**P**	**P**	**P**	**P**	***S***		8
Management and Public Relations Services Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Optometrist Office										**P**	**P**	**P**	**P**	**P**	***S***		8
Psychologist Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Physician's or Dentist's Offices										**P**	**P**	**P**	**P**	**P**	***S***	4	7
Real Estate Agency Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Security Broker Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Telemarketing Offices												**P**	**P**	**P**	***S***		5
Title Abstract Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
Trade or Business Schools												***S***	***S***	***S***	**P**		15
Travel Agency / Airline Ticket Offices										**P**	**P**	**P**	**P**	**P**	***S***		8
G. RETAIL AND SERVICE USES																	
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption												***S***	***S***	***S***		9	n.a.
Alcoholic Beverage Sales – On-premises Consumption												***S***	***S***	***S***		9	n.a.

Package Store Sales – Off-premises Consumption												S	S	S		9	n.a.
Alcohol or Drug Treatment Center										S	S	S	S	S	S		24
Antique Stores												P	P	P			7

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Apparel and Accessory Stores												P	P	P			7
Arts and Crafts Stores and Hobby Shops												P	P	P			7
Bakery Stores												P	P	P			7
Banks, Credit Unions and Financial Institutions											P	P	P	P			8
Barber Shops and Beauty Shops											P	P	P	P			7
Bicycle Shops												P	P	P			7
Book, Stationary or Greeting Card Shops												P	P	P			7
Camera or Music Stores												P	P	P			7
Carnivals and Circuses												S	S				24
CBD Store													S	S			7
Cemeteries or Mausoleums										S	S	S	S	S	S		24
Charitable Donation Station												S	S	S			24
Civic, Social or Fraternal Organizations										S	S	P	P				7
Convenience Stores with gasoline sales												S	S	S	S		7
Copy Centers/Print Shops										S	S	P	P	P	P		7
Dance Studios, Martial Arts Studios, and Cheerleading & Gymnastics Facilities											S	P	P	P	P		7
Day Care Centers										S	S	S	S	S			11
Department Stores												P	P	P			7
Dog Boarding with indoor and/or outdoor kennels													S	S	S		8

Dog Grooming													S	S	S			8
Dry Cleaner Pick-up Stations											S	P	P	P				7
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P	P				7
Equipment Rental and Leasing Stores														S	P			7

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Florist Shops											P	P	P	P			7
Food Catering													S	S	P		8
Funeral Homes												S	S	S			24
Furniture and Appliance Stores												P	P	P			9
General Retail Store (not listed elsewhere)												S	S	S			7
Grocery Stores												P	P	P		12	7
Hardware, electrical & plumbing w/o outside display											P	P	P	P			
Hardware, electrical & plumbing with outside display													S	S	S		
Hospitals												S	S	S			24
Hotels and Motels												S	P	P			19
Home Decoration Stores											P	P	P	P			7
Jewelry Stores											P	P	P	P			7
Locksmiths											S	S	S	S	P		8
Massage Therapy (Licensed and Unlicensed)												S	S	S		16	7
Mailing and Shipping Stores											P	P	P	P	P		7
Meat or Fish Market												P	P	P			7
Nurseries and Greenhouses with outside display													S	S	S		16
Pawn Shops															S		7

Pet Stores												**P**	**P**	**P**				7
Pharmacy											***S***	**P**	**P**	**P**				7
Photography Studios										**P**	**P**	**P**	**P**	**P**	**P**			8
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***			7
Restaurants, Cafes and Cafeterias												**P**	**P**	**P**				5

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Restaurants with drive-in or drive-thru service													**P**	**P**			5
Secondhand goods shop												***S***	***S***	***S***			7
Self-service Laundries											***S***	***S***	***S***	***S***			7
Short Term Loans (Title/Payday)															***S***		7
Sporting Goods Store												**P**	**P**	**P**			
Shoe Repair Shops												**P**	**P**	**P**			8
Tailor and Alteration Shops											**P**	**P**	**P**	**P**			8
Veterinarian Clinic with indoor and/or outdoor kennels													***S***	***S***	***S***	3, 4	8
Video Rental and Sales Stores												**P**	**P**	**P**			7
Wedding Chapels												***S***	***S***	***S***	***S***		24
H. RECREATIONAL AND ENTERTAINMENT USES																	
Adult Entertainment Establishments	**See section 22-5 Code of Ordinances**																5
Amusement Centers (indoors)												**P**	**P**	**P**	***S***		7
Archery and Firearms Ranges														***S***	***S***	5	24
Billiard Parlors												***S***	***S***	***S***		13	23
Commercial Recreation (outdoor)	***S***										***S***	***S***	***S***	***S***	***S***		24

Fitness Centers											***S***	**P**	**P**	**P**	**P**		7
Golf Courses – Privately Owned	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	**P**	**P**	**P**	**P**	**P**	**P**		22
Golf Driving Ranges											***S***	***S***	***S***	***S***	***S***		22
Miniature Golf Courses												***S***	***S***	***S***			20
Roller or Ice Skating Rinks												***S***	***S***	***S***			24
Theaters												**P**	**P**	**P**	***S***		18
I. AUTOMOTIVE AND TRANSPORTATION USES																	
Airports / Heliports / Commercial Drone Delivery Hub	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	***S***	17	24

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Auto Alarm / Stereo / Window Tinting Stores													***S***	***S***	**P**	10	7
Auto Lube Shops													***S***	***S***	**P**	10	9
Automotive and Motor Vehicle Sales													***S***	***S***	***S***	10	8
Auto Parts and Accessory Stores												**P**	**P**	**P**	**P**	10	7
Auto, Truck or Trailer Rental													***S***	***S***	***S***	10	8
Auto Upholstery Shops														***S***	**P**	10	9
Auto Parking Lots and Garages (free standing)										***S***	***S***	***S***	***S***	***S***	***S***		n.a.
Auto Repair Shop													***S***	***S***	***S***	10	9
Boat and Water-craft Sales and Service													***S***	***S***	***S***	10	8
Bus or Passenger Train Stations												***S***	***S***	***S***	***S***		24
Car Wash (self-service and automatic)														***S***	**S**		9
Commuter Transit Stations												***S***	***S***	***S***	***S***		24
Electric Vehicle (EV) Charging Station										**S**	**S**	**S**	**S**	***S***	***S***	18	n.a
Gasoline Service Stations														***S***	***S***	10	7

LPG / CNG Dispensing Stations														S	S		24
Motorcycle Sales and Service														S	S	10	8
Paint and Body Shops														S	S	10	9
Park and Ride Facilities												S	S	S	S		24
Railroad or Motor Freight Terminals															S		24
Recreational Vehicle Sales and Service														S	S	10	8
Tire and Battery Stores													S	S	S	10	7
Truck and Heavy Equipment Sales and Service														S	S	10	8
Vehicle Storage Yards or Facilities												S	S	S	S		24

J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Appliance Repair Shops														S	S		8
Building Material Sales with outside storage														S	S		7
Commercial Laundry														S	S		24
Contractor Office with storage yard														S	S		24
Contractor Office without storage yard														P	P		8
Electronic Assembly or Manufacturing															P		25
Exterminator Shop														S	S		24
Food Packaging and Manufacturing															S		24
Furniture and Cabinet Manufacturing															P		25
Office Showroom															P		25
Oil and Gas Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Ch. 3.1	24
Plumbing, HVAC and Electrical Trades Shops														P	P		8

Printing and Publishing - Commercial															**P**		8
Research and Development Labs															**P**		8
Scientific Instrument Assembly and Manufacturing															**P**		8
Self-Storage Facilities (mini-warehouse)															***S***		24
Upholstery and Furniture Repair Shops														**P**	**P**		8
Warehouse and Distribution Facilities															***S***		24
Wood, Paper or Leather Products															**P**		25
Manufacturing not elsewhere listed															***S***		24
Welding or Machine Shop															**P**		25
Wholesale Store/Supply															**P**		25
Wholesale Store/Supply with outdoor storage															***S***		24

E. Outdoor Storage; Screening and Hours of Operations

Zoning Districts		Outdoor Storage Allowed	Screening Requirements Adjacent to Single Family	Hours of Operation
CPO	Professional Office Commercial	No	8'	Daytime only
CN	Neighborhood Commercial	No	8'	Daytime only
CC1	Village Retail	No	8'	24 hours
CC2	Shopping Center	No	8'	24 hours
CC3	Highway Commercial	Yes*	8'	24 hours
ML	Light Manufacturing - Industrial	Yes*	8'	24 hours

*Only authorized after approval of a Special Use Permit by the City Council