CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION AGENDA

100 Main Street Colleyville, Texas 76034

MONDAY, MAY 11, 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: Richard Remley
PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

April 13, 2026 Planning and Zoning Commission Meeting Minutes

2. PUBLIC HEARING AGENDA ITEMS

2a 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 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

2b 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 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

2c Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-011

2d Consideration of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-012

2e Consideration of a minor plat with waivers for proposed Lots 1-3, Block A, Monk Addition, being Tract 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, and zoned R-40 Single-Family Residential, located at 300 Black Drive, Case PC26-007

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Tuesday, May 5, 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 **Agenda Date** 5/11/2026 **Number** -
Type Approval of Minutes
Department Community Development

Title
April 13, 2026 Planning and Zoning Commission Meeting Minutes

Explanation
Approval of minutes from the April 13, 2026 Planning and Zoning Commission Meeting.

Attachments
1. April 13, 2026 Planning and Zoning Commission Meeting Minutes

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, APRIL 13, 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 April 13, 2026, at 6:15 p.m.

Roll Call

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

Absent: Jerry Savoie.

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

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 6:36 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 April 13, 2026, at 7:00 p.m.

Roll Call

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

Absent: Jerry Savoie.

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

1. APPROVAL OF MINUTES

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

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

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, 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

THIS ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

Commissioner Obinabo made a motion to withdraw case ZC26-004 seconded by Commissioner Remley.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, Arnold
Nay: 0

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

Planning Manager Daniel Ponder presented case ZC26-005 and briefed the Commission on the request. The applicant initially requested to rezone the property to R-20 Single-Family Residential but amended the request to R-30 Single-Family

Residential. The change to R-30 zoning would only permit two lots rather than three as initially requested.

Mark Allen, 500 West 7th Street, Fort Worth, TX, the applicant, came forward and spoke on the request. He stated the change was made in response to a letter of opposition received for the case.

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

Commissioner Remley made a motion to approve case ZC26-005, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 5 – Remley, Ebert, Obinabo, Sandifer, Arnold
Nay: 1 - Groves

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

Planning Manager Daniel Ponder presented case ZC26-006 and briefed the Commission on the request. The request would comply with all regulations of the Land Development Code.

Trey Martinez, 604 County Road 4794, Boyd, TX, the applicant, came forward and spoke on the request. The accessory building would serve as additional storage for the school.

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

Commissioner Obinabo made a motion to approve case ZC26-006, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, Arnold
Nay: 0

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

Planner Bethany Lopez presented case ZC26-007 and briefed the Commission on the request. The SUP is required due to the location of the proposed carport on a corner lot.

The applicant was not present to speak on the case. Commissioner Obinabo discussed the option to table the case to allow the applicant to speak at the next Planning & Zoning Commission meeting.

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

Commissioner Obinabo made a motion to table case ZC26-007, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 5 – Groves, Remley, Ebert, Obinabo, Sandifer
Nay: 1 - Arnold

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

Planner Bethany Lopez presented case ZC26-008 and briefed the Commission on the request. The regulations regarding alcohol sales would not be altered with the request.

Brian Hendershot, 7751 Barber Ranch Road, Fort Worth, TX, the applicant, came forward and spoke on the request. The business desired the opportunity to open early for special occasions, such as for Mother's Day or Easter.

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

Commissioner Remley made a motion to approve case ZC26-008, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, Arnold

Nay: 0

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

Planner Christopher Pham presented case ZC26-009 and briefed the Commission on the request. The development would include four total buildings including garages, restaurants, and retail for the business known as Garages of America. The development would include a screening wall and landscaping adjacent to residential uses and additional landscaping along Colleyville Boulevard. Commissioner Obinabo recused himself due to a potential conflict of interest.

Fred Gans, 2323 Tarpley Road, Suite 100, Carrollton, TX, the applicant, came forward and spoke on the request.

The public hearing was opened. The following citizens did not wish to speak, but did wish to record their opposition:

Jacob Duncan, 2204 Danielle Drive
Michelle Osborne, 6901 Meade Drive
Shane Shankle, 4804 Black Court

David Mueller, 6900 Meade Drive, spoke in opposition of the case. He spoke on behalf of the residents along Meade Drive and Danielle Drive, sharing a list of requests for the project. These requests included adding more landscaping, further restrictions on parking and lighting, and increased restrictions on noise. The letter was signed by residents from 17 properties.

Lynn Poole, 6912 Meade Drive, spoke in opposition of the case. She raised concerns about hours of operation, demand for the business, and the existing trees on the property.

Chris Fourment, 6901 Shepherds Glen, spoke in support of the case. He supported the development and spoke in favor of the other locations of the business.

Tatum Fusco, 7009 Colleyville Boulevard, spoke in support of the case as one of the property owners. She shared her desire for the property to be sold.

Gennady Ronin, 4808 Black Court, spoke in opposition of the case. He prefers to keep the existing rural area over this development.

Denise Zamora, 7009 Colleyville Boulevard, spoke in support of the case as one of the property owners. She voiced her desire to sell the property.

David Hawthorne, 6902 Meade Drive, spoke in opposition of the case. He raised concerns about special events that would take place at the development.

Mitchell Austin, 6918 Meade Drive, spoke in opposition of the case. He held concerns about drainage and potential flooding at the site, as well as concern for the trees.

Mindy Lowack, 6914 Meade Drive, spoke in opposition of the case. She stated the development would not be ideal for the Northern Gateway to the city.

Kimberly Hawthorne, 6902 Meade Drive, spoke in opposition of the case. She quoted the zoning notice sent to nearby property owners and opposed the development of "mini warehouses" on the property.

Michelle Duncan, 2204 Danielle Drive, spoke in opposition of the case. She stated the development on the property should not be an eyesore and favored a different development for the area.

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

Fred Gans, the applicant, returned to answer questions and concerns raised during the public hearing. He stated he had tried to contact the HOA of the adjacent neighborhood but was not able to discuss the project. Gans also spoke on the landscape buffer between the residential neighborhood and the proposed development.

There was further discussion between the Commissioners regarding the development. Commissioner Ebert discussed tabling the case to the next Planning & Zoning Commission meeting to allow the applicant time to communicate with the neighboring residents.

Commissioner Ebert made a motion to table case ZC26-009, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 5 – Groves, Remley, Ebert, Sandifer, Arnold
Nay: 0
Abstain: 1 - Obinabo

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

Planner Christopher Pham presented case ZC26-010 and briefed the Commission on the request. Charitable Donation Stations require a Special Use Permit in all zoning districts. The request would serve the business Thrift Giant.

Mark Abel, 1896 E. FM 550, Rockwall, TX, the applicant, came forward and spoke on the request. He spoke about the benefits of clothing donations due to environmental concerns and waste. Unsold donated clothing would be donated to developing countries.

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

There was further discussion between the Commissioners regarding the case regarding screening. Abel assured there would be sufficient screening along the donation station.

Commissioner Remley made a motion to approve case ZC26-010, seconded by Commissioner Ebert.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, Arnold
Nay: 0

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

Planner Christopher Pham presented case PC26-004 and briefed the Commission on the request.

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

Commissioner Arnold made a motion to approve case PC26-004, seconded by Commissioner Obinabo.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, Arnold
Nay: 0

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

Community Development Director Ben Bryner presented case GC26-005 and briefed the Commission on the request. The amendment would require outdoor storage uses currently allowed by right to receive approval of a Special Use Permit.

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

Commissioner Ebert made a motion to approve case GC26-003, seconded by Commissioner Remley.

The motion was carried by the following vote:

Aye: 6 – Groves, Remley, Ebert, Obinabo, Sandifer, 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 8:44 p.m.

The minutes were written and prepared by:

Bethany Lopez

Bethany Lopez
Planner

The meeting minutes were approved on May 11, 2026, by a vote of x-x.

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a **Agenda Date** 5/11/2026 **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 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

Explanation
TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

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.

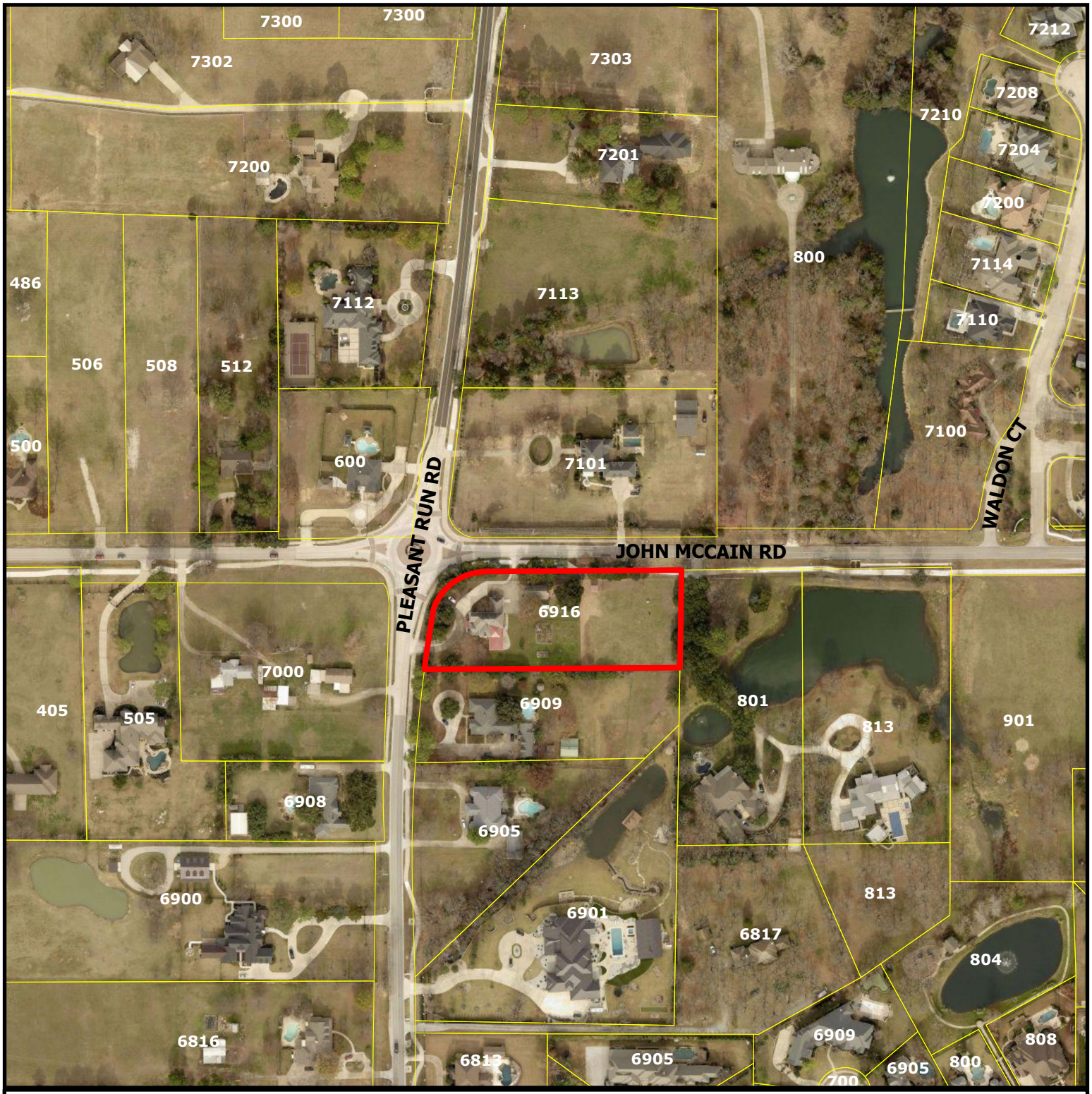
Public Notification: Staff mailed notices to all property owners within 500 feet as well

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

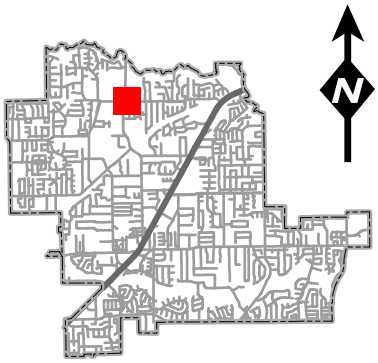
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-007

6916 Pleasant Run Road



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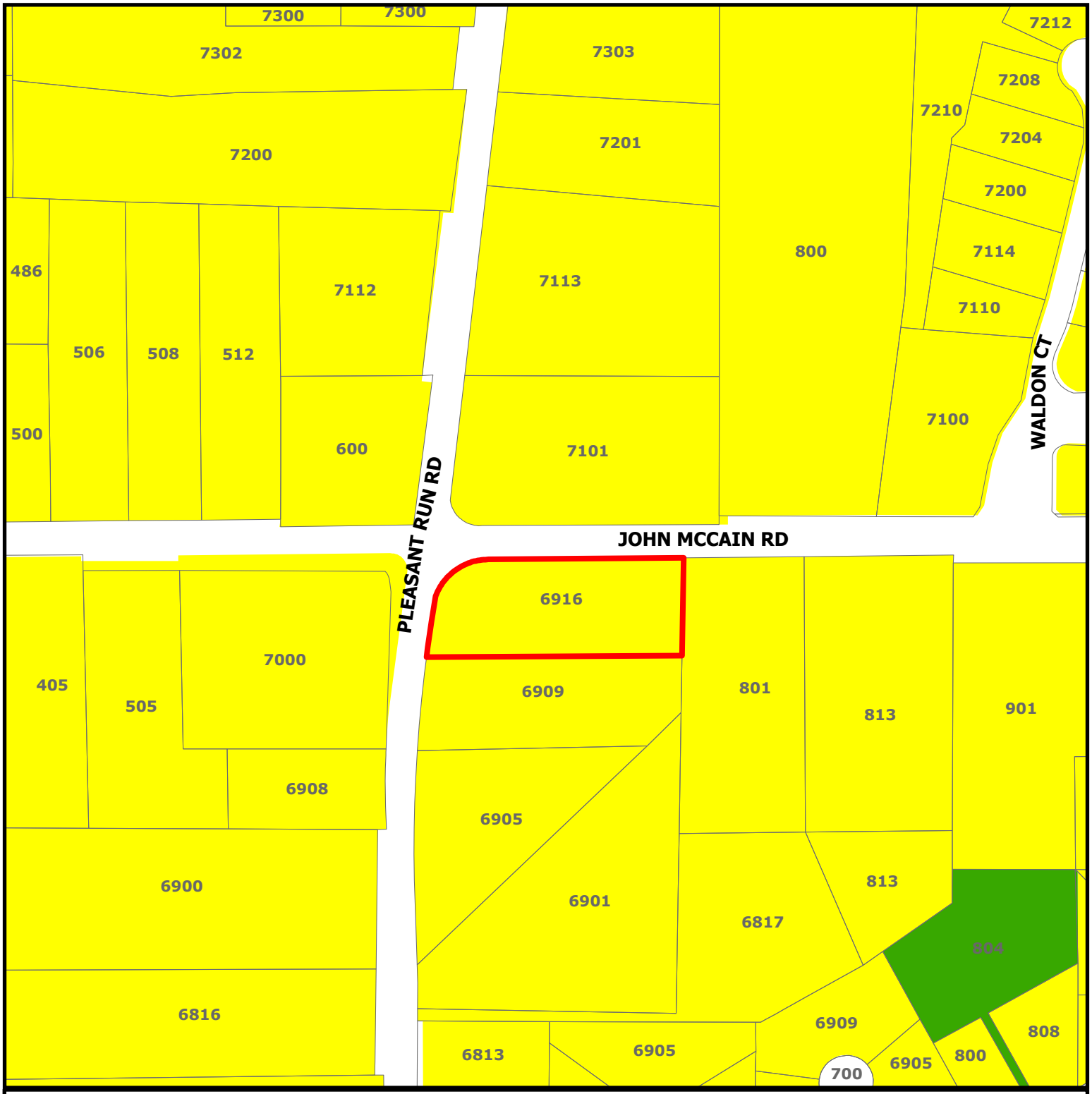
Subject Property

Future Land Use Map



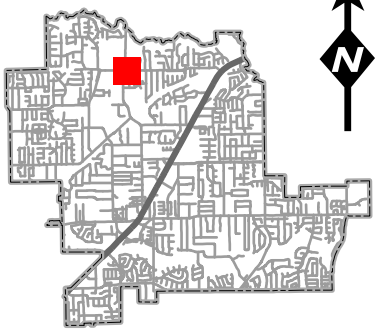
ZC26-007

6916 Pleasant Run Road

Residential

Open Space; Parks

Subject Property



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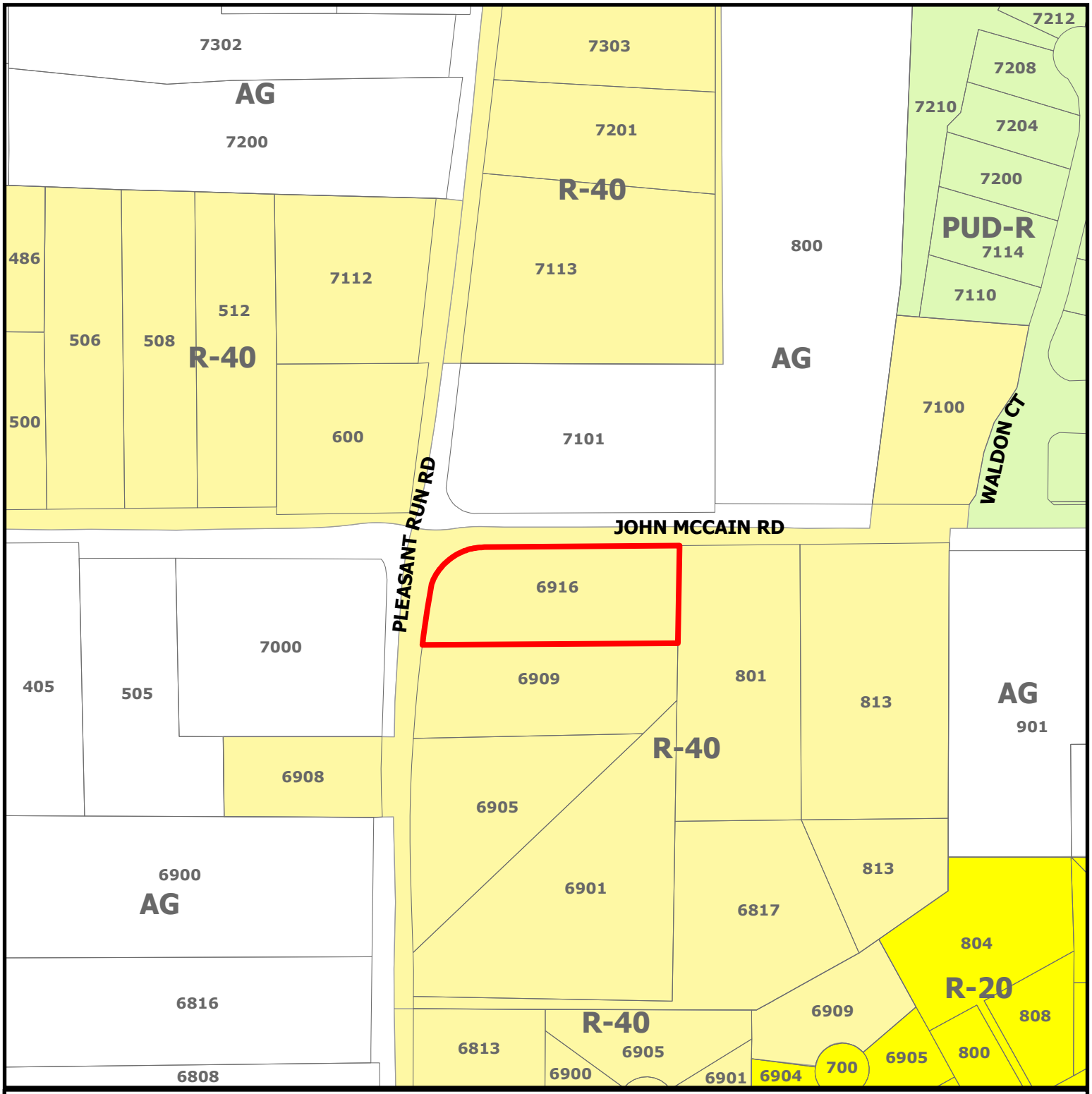
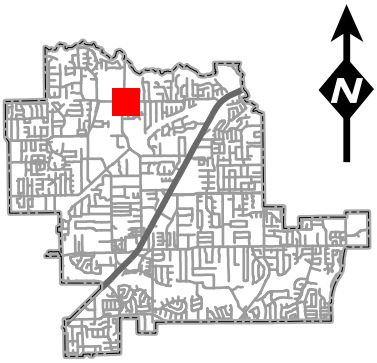
Zoning Map



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 10x12

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 ESEMT. (VOL. 388-210, PG. 93)

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

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

IRON FENCE

10' ASPHALT DRIVE

SET I.R.

FOUND I.R.

NORTH
1" = 100'
GRAPHIC SCALE

RLS #: 6123-18-5963
CLIENT #: 7374677R
FIELD DATE: 10/24/23
DRAFTER: AM
APPROVED: DK
SCALE: 1" = 20'

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

Overland Consortium Inc. Surveyors
500 Solana Blvd Suite 110 Roanoke, TX 76262
Tel 281.940.6888 Fax 281.207.4476

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

NOTES

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

DAVID E. KING, JR.
6273
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S NAME: DAVID E. KING, JR. DATED: 10/24/2023

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DATE	REVISION	DATE	REVISION

RESIDENTIAL
LAND SERVICES

FOR ALL INQUIRIES CONTACT:
RLS
(469)375-6898
Form: B-TTA

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

SURVEYOR'S NOTE:
SUBJECT LOT WAS ORIGINALLY PLATTED IN VOLUME 388-120, PAGE 8, MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS.

John McCain

Iron fence

36.8'

AC AC

Barn
882 sq ft
Brick

24.5'

36'

65'

61.1'

Iron fence

Pleasant Run Road

3,654 sq ft

29x18'

18'

28'

Metal Carport

N

Scale
5'

80,492 sq ft
1.848 Acres

83.1'

767 sq ft
parent Suite

44'

40'

63.8'

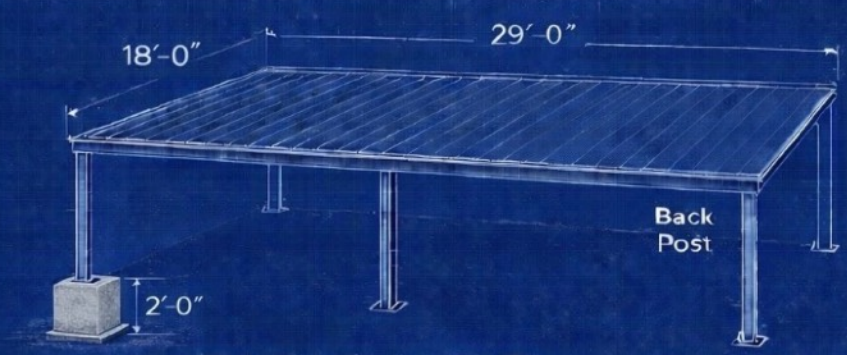
Wood Fence

40.8'

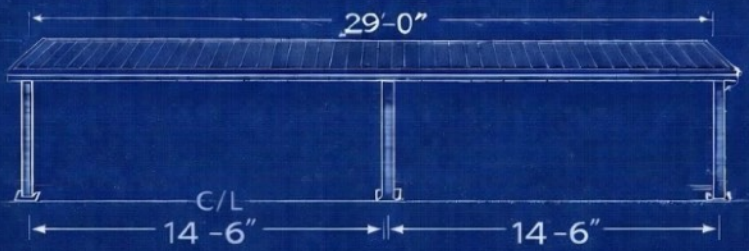
Iron fence

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



FRONT & SIDE ELEVATION



ROOF VIEW
(Top Down)

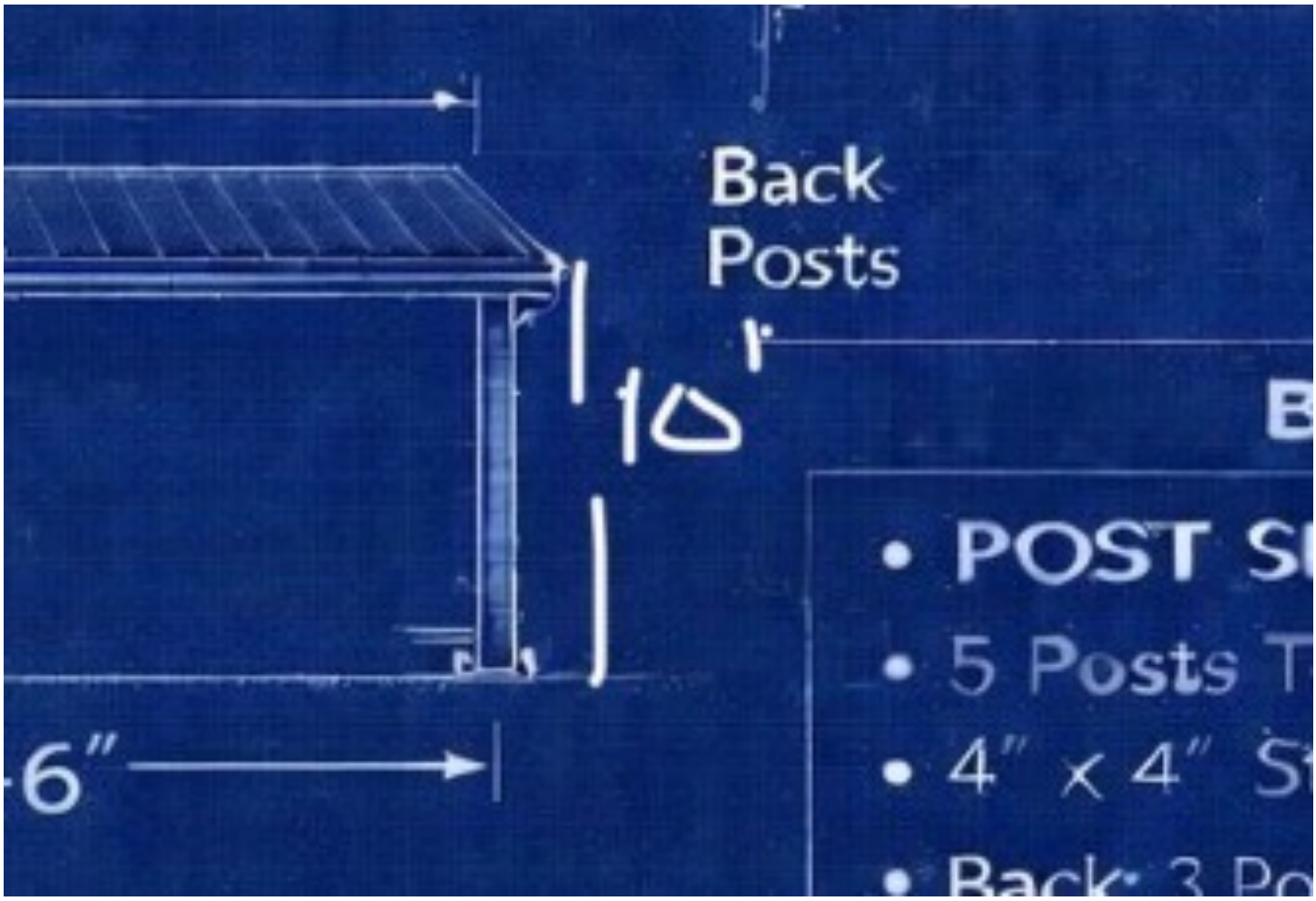
POST SPACING (Back Side)

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	
Existing	Dwelling + Garage	4,421
	Covered Porch	50
	Covered Patio	480
	Accessory Structures	1,105
	Other roofed areas	272
New	Dwelling + Garage	
	Covered Porch	
	Covered Patio	
	Accessory Structures	
	Car/RV port Other roofed areas	522

Paved + Pool/Spa Square Foot	
Driveway	7,105
Sidewalk	255
Uncovered Patio	
Uncovered Deck	
Pool/Spa (Surface area)	
Pool/Spa Deck (surface area)	
Sport Court	
Driveway	
Sidewalk	
Uncovered Patio	
Uncovered Deck	
Pool/Spa (Surface area)	
Pool/Spa Deck (surface area)	
Sport Court	

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

Total Uncovered	7,360	**Total Impervious (Under roof + Uncovered)**	14,210
		Total Impervious/ Lot Size	17.65 %

Notification Map

CITY OF COLLEYVILLE TEXAS

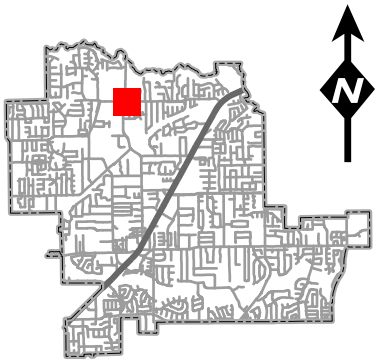
ZC26-007

6916 Pleasant Run Road

Subject Property

Buffer

Parcels to be notified



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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 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 2nd day of June 2026.

The second reading and public hearing being conducted on the 16th day of June 2026.

PASSED AND APPROVED BY A VOTE OF __ AYES AND __ NAYS ON THIS THE 16TH DAY OF JUNE 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 2b **Agenda Date** 5/11/2026 **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 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

Explanation
TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

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 5.07 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-warehouse 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.

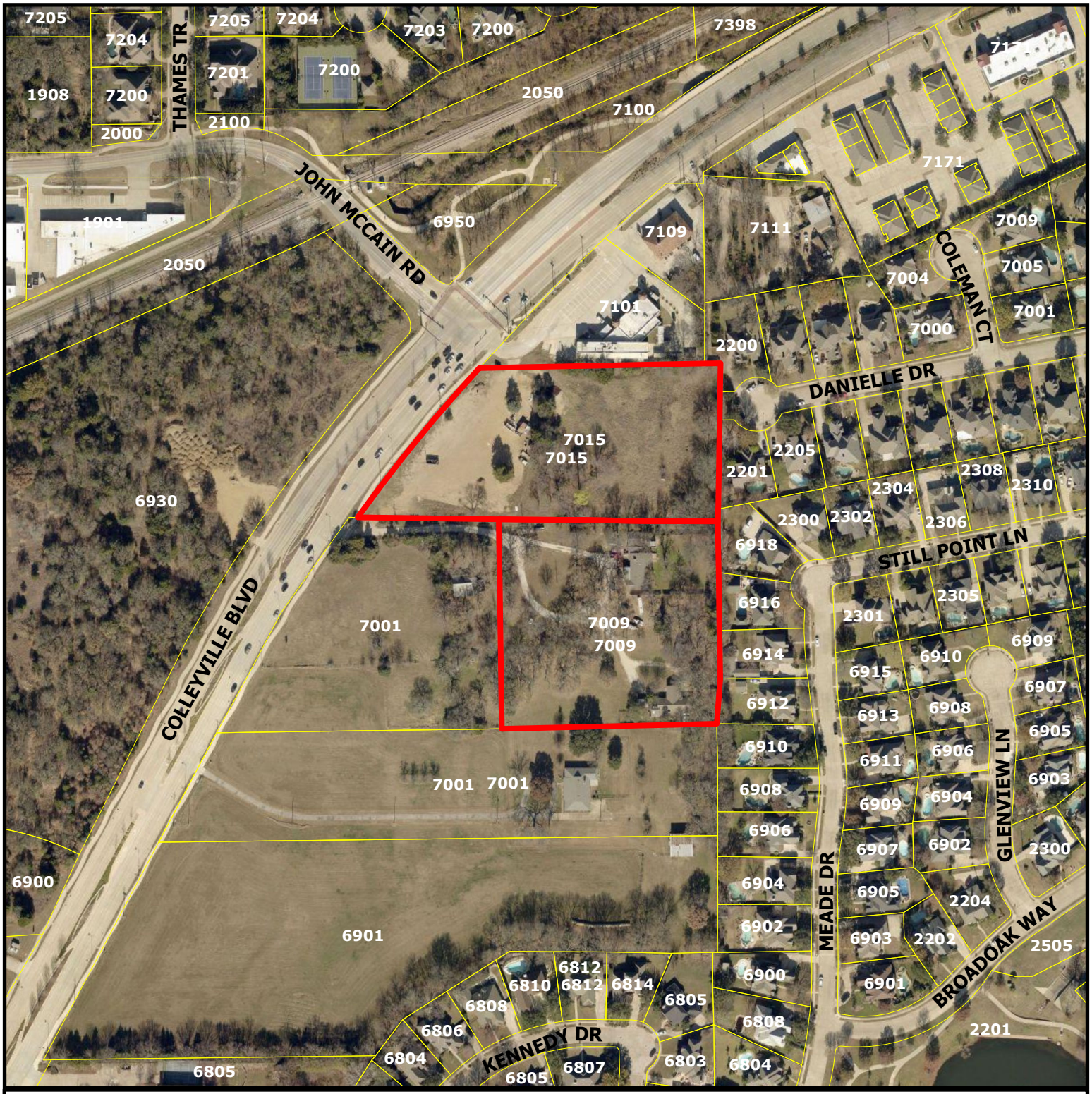
Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development.

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. Original Landscape Plan
8. Updated Landscape Plan
9. Trip Generation Analysis
10. Notification Map
11. Notification Letter
12. Letters Received
13. Opposition Map
14. Opposition Report
15. Draft Ordinance

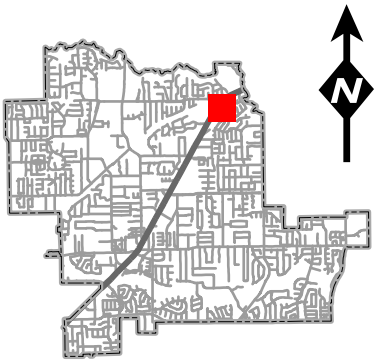
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-009

7015 Colleyville Boulevard



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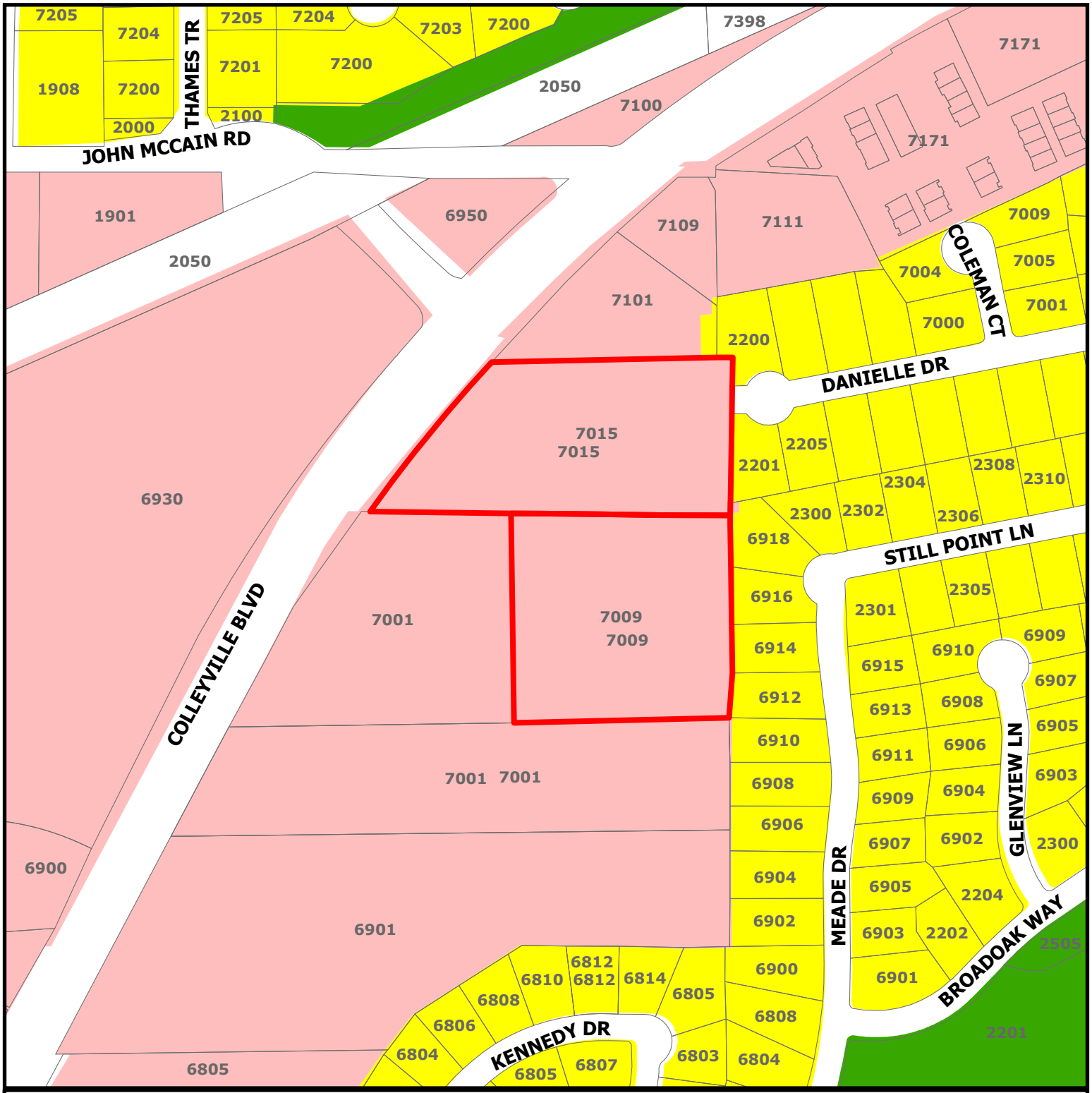
Subject Property

Future Land Use Map

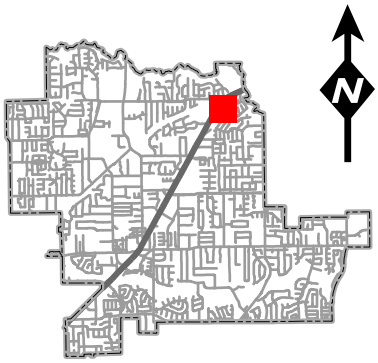


CITY OF COLLEYVILLE TEXAS

ZC26-009

7015 Colleyville Boulevard

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



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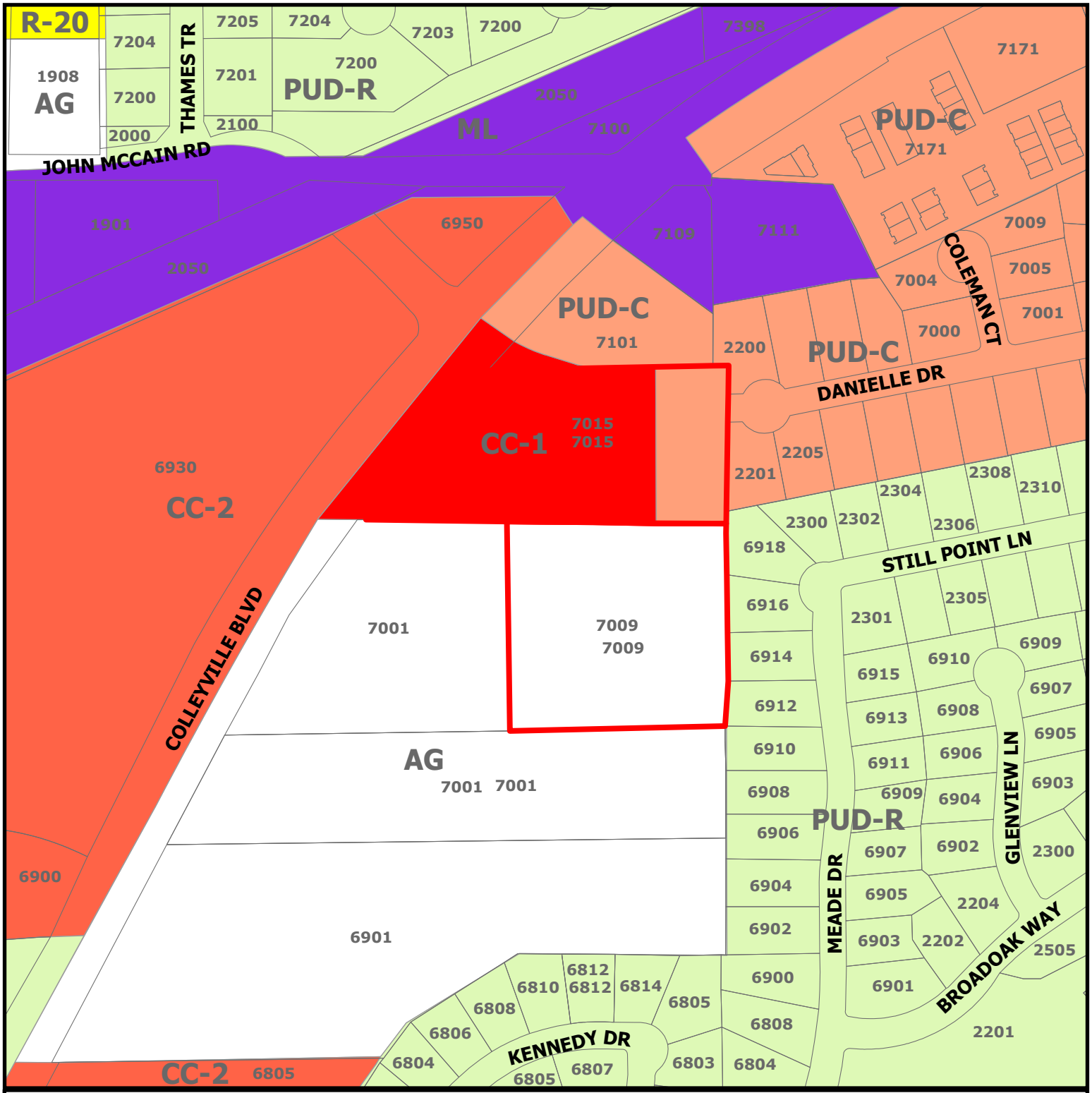
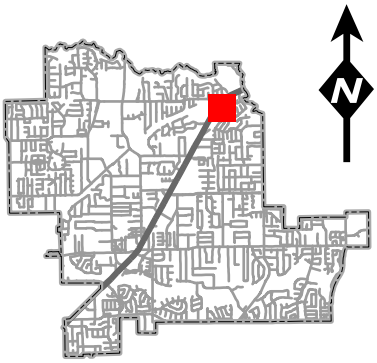
Zoning Map



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.

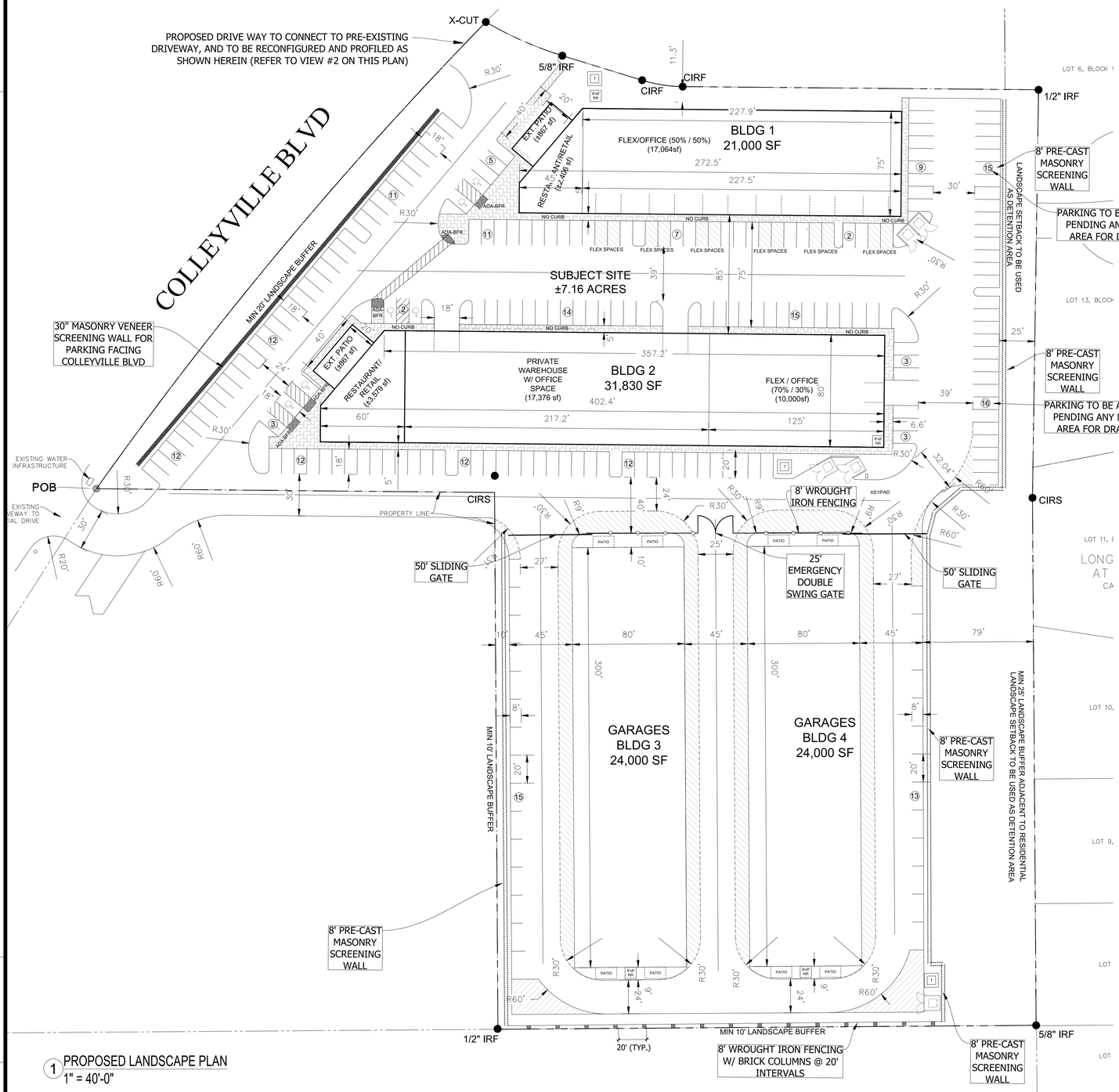
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

-SITE PLAN FOR REVIEW ONLY -

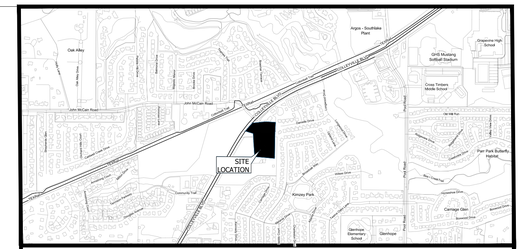
SITE DIMENSION PLAN | 04.03.26

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

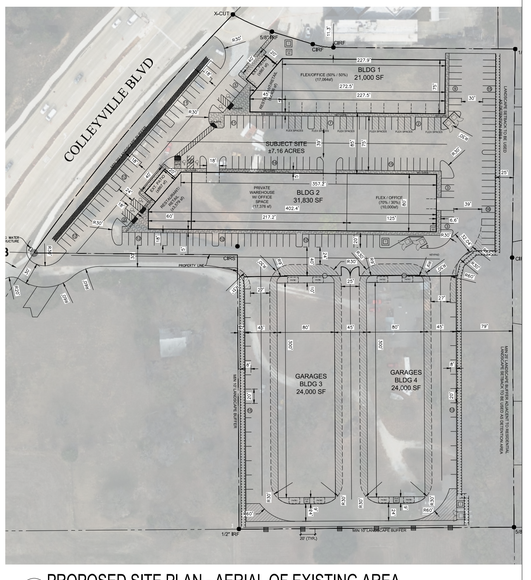


1 PROPOSED LANDSCAPE PLAN
1" = 40'-0"



VICINITY MAP - N.T.S. 1

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

SHEET NO: A0.1

GARAGES OF AMERICA - COLLEYVILLE | 7015 & 7009 COLLEYVILLE BLVD, TEXAS 79521

NOTE:
CONCEPTUAL DRAWING ONLY. SCHEMATIC DESIGN INTENDED FOR OWNER REVIEW ONLY. TO NOT TO BE SUBMITTED TO ANY CITY, JURISDICTION, OR GOVERNING ENTITY FOR PERMITTING OR JUDICIAL REVIEW.

DRAFTING INFORMATION:

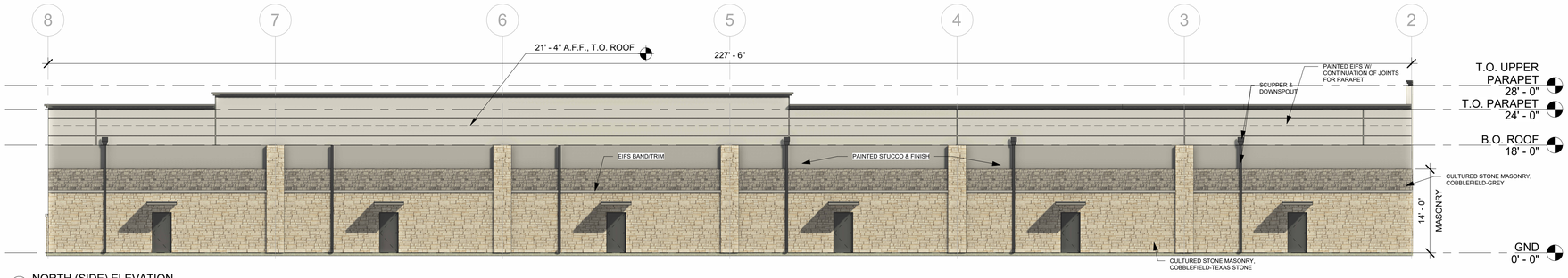
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

CONTACT INFORMATION:
GARAGES OF AMERICA
GARAGESOFAMERICA.COM;
Office: 214-241-1555

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

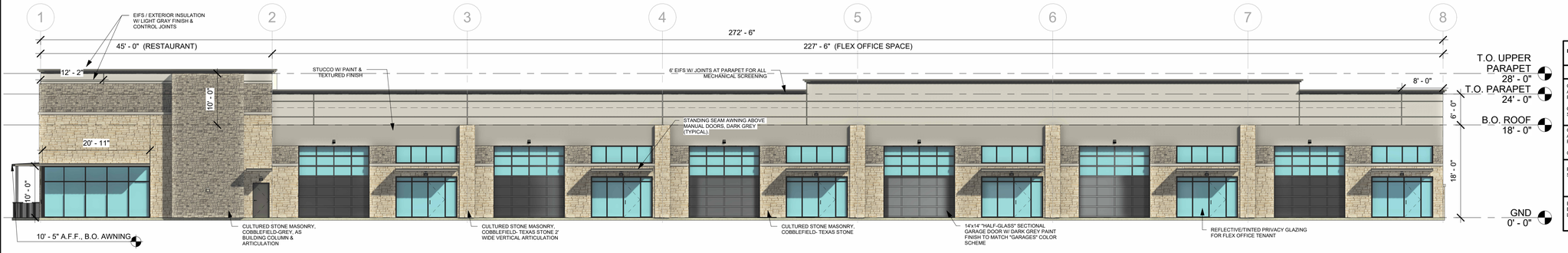
CIVIL:
ATWELL, LLC
ATWELL.COM;
Office: 972-972-4250

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
ATWELL.COM;
Office: 800-680-6630 x27



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

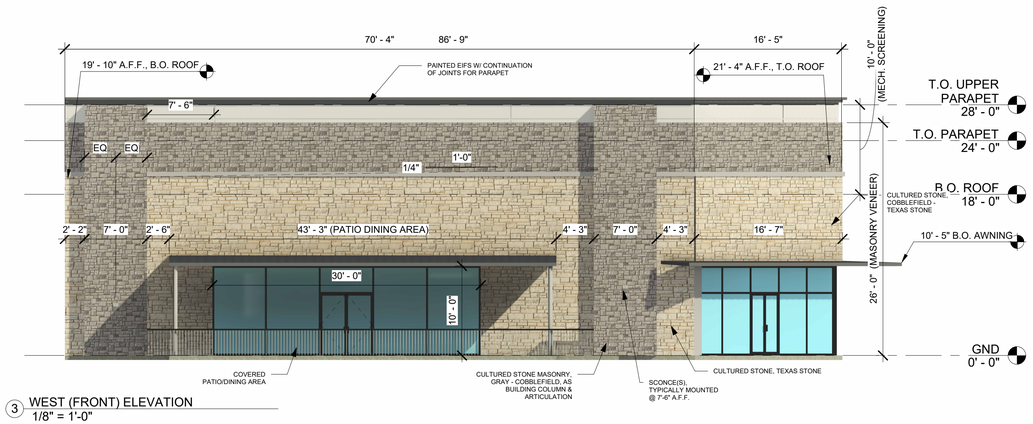
5 PERSPECTIVE - SW CORNER (N.T.S.)



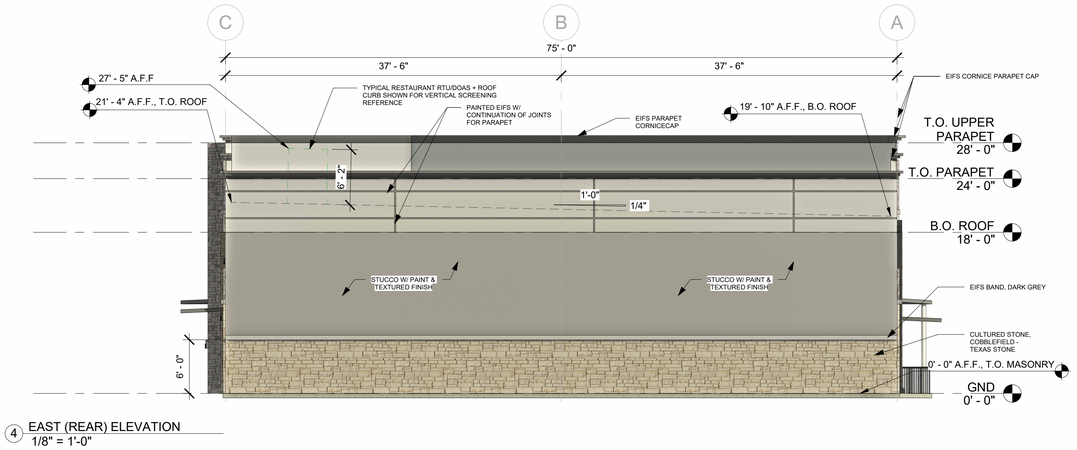
2 SOUTH (SIDE) ELEVATION
3/32" = 1'-0"

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

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DRAFTING INFORMATION:

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

CONTACT INFORMATION:
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https://www.reliablepaving.com
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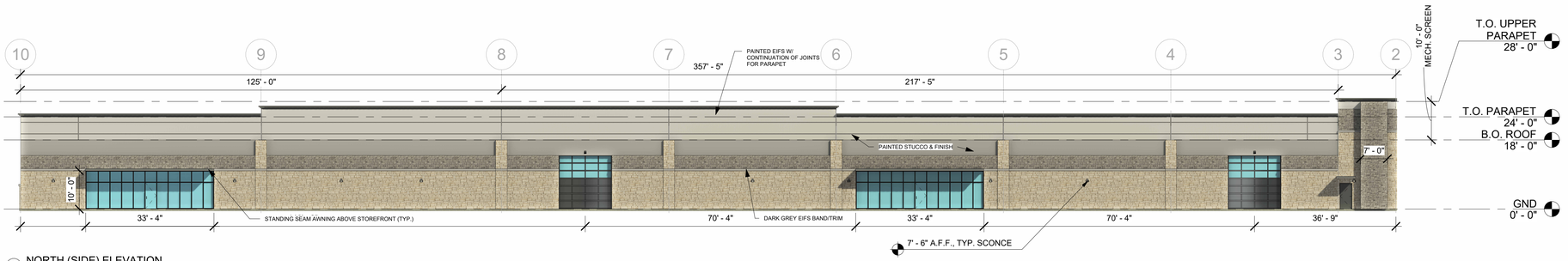
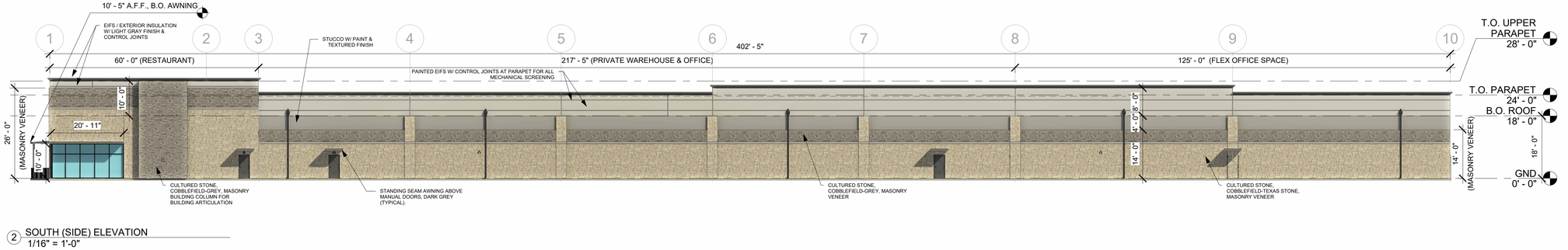
1903 Peyco Drive North
Arlington, Texas 76001

SHEET NO: A2.0



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

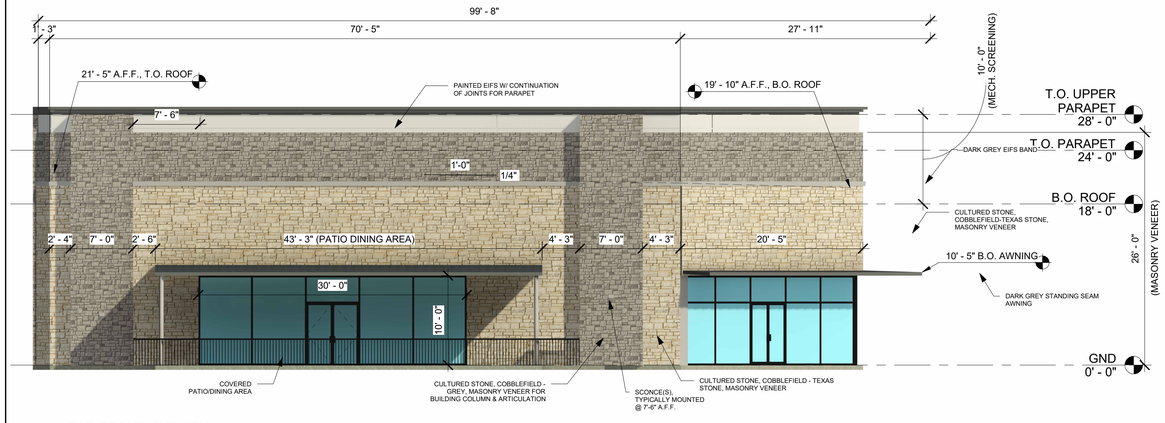
5 PERSPECTIVE - NW CORNER (N.T.S.)



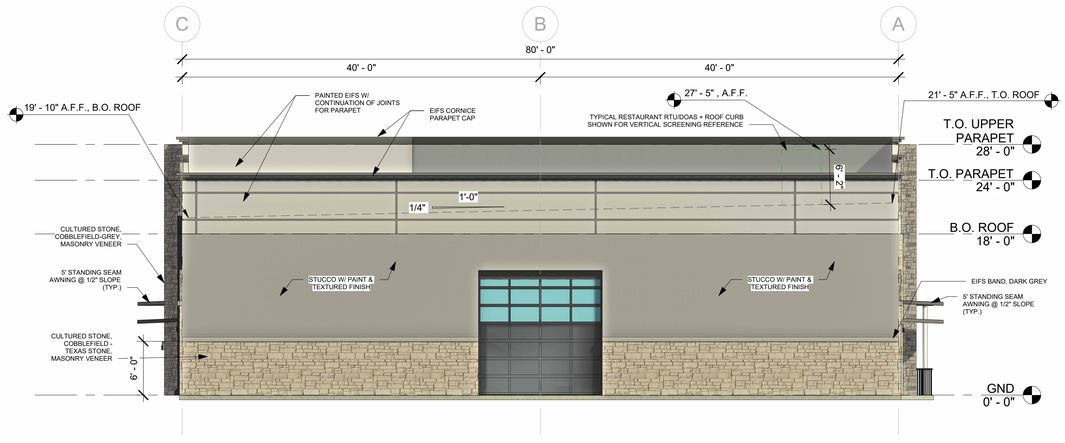
2 SOUTH (SIDE) ELEVATION
1/16" = 1'-0"

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

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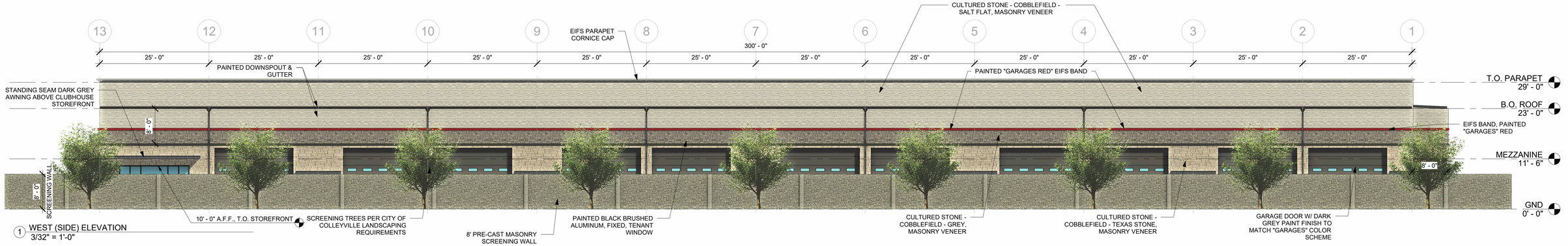
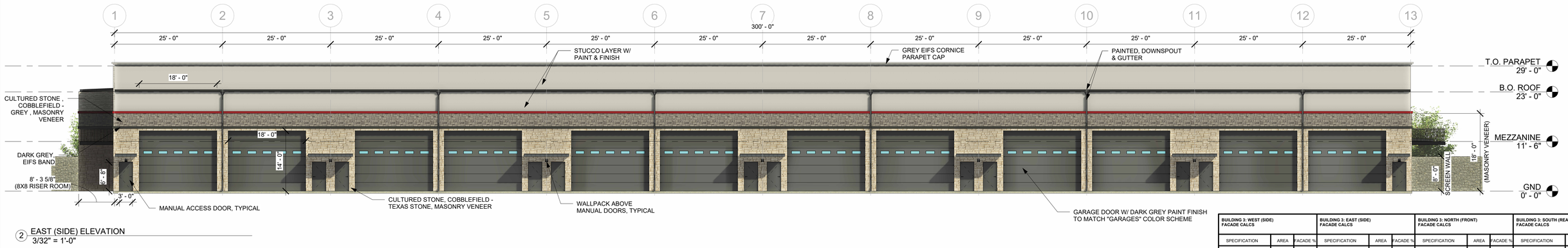
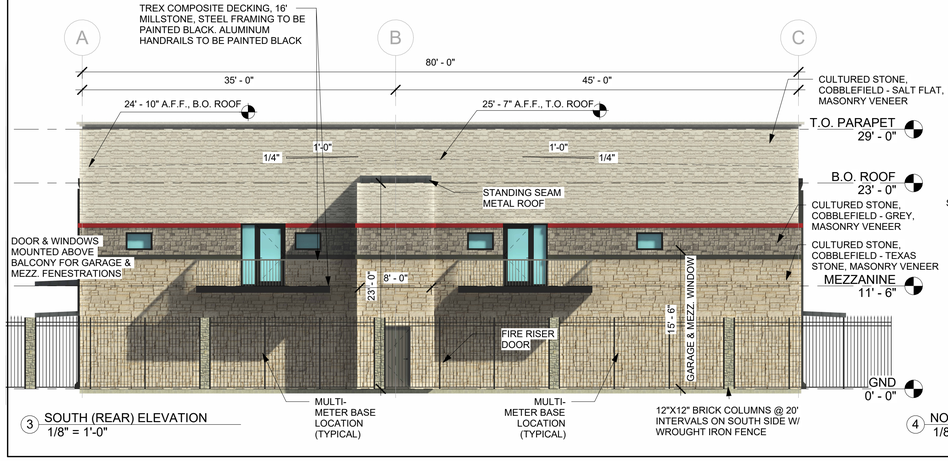
SHEET NO: A2.1



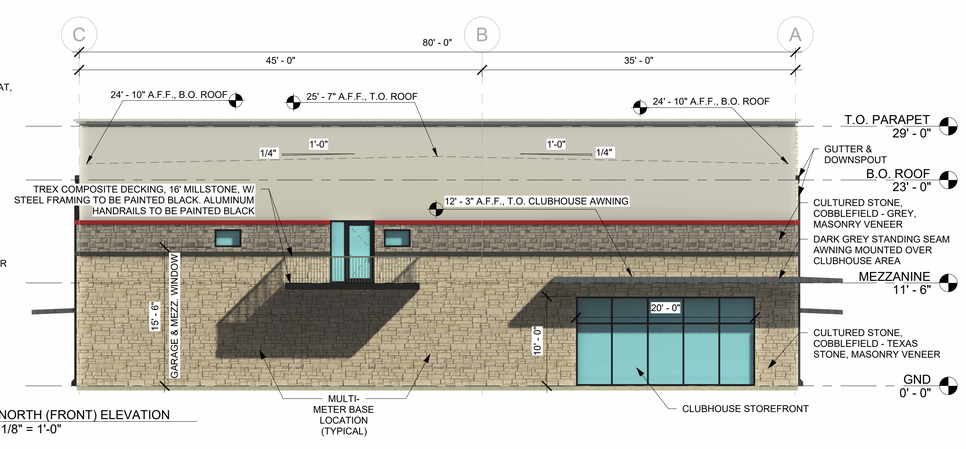
1 WEST (SIDE) ELEVATION
3/32" = 1'-0"



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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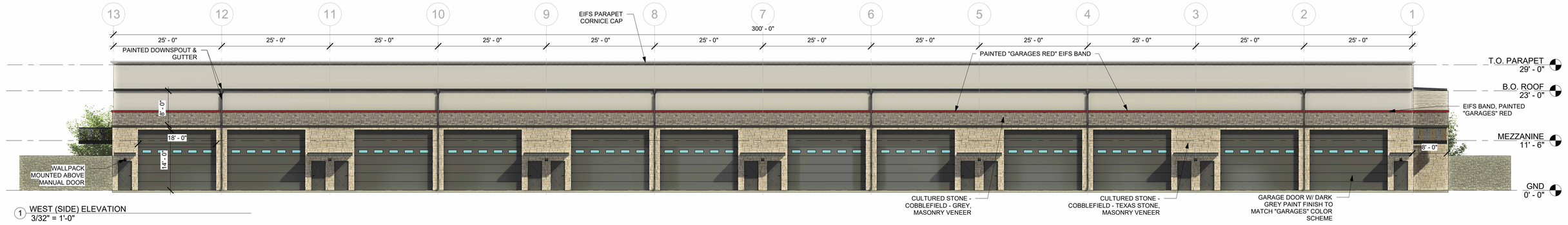
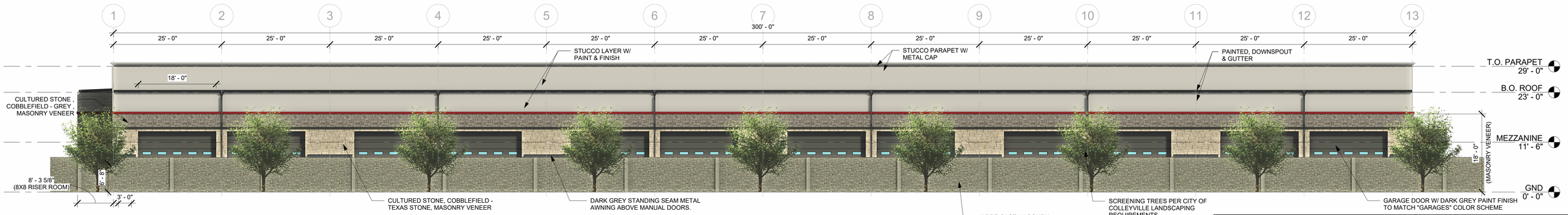
BLDG 3 - GARAGES - ELEVATION

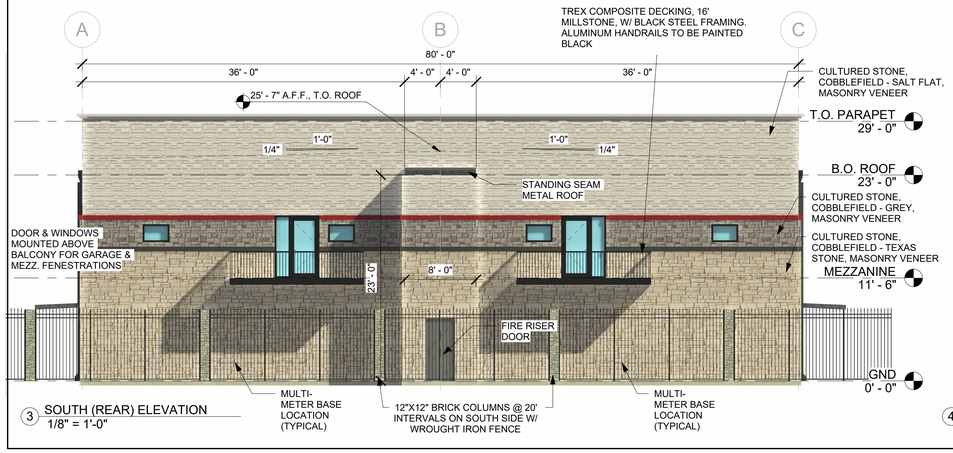
SHEET NO: A2.2



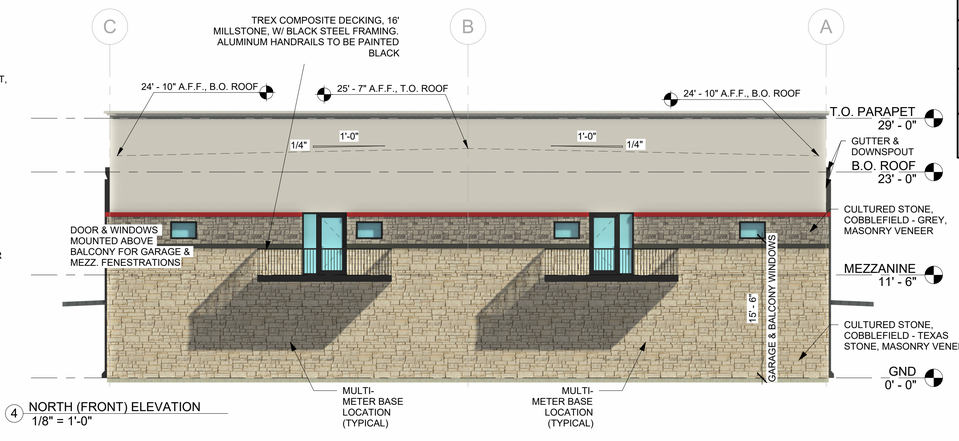
1 WEST (SIDE) ELEVATION
3/32" = 1'-0"



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

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1903 Peyco Drive North
Arlington, Texas 76001

BLDG 4 - GARAGES - ELEVATIONS

SHEET NO: A2.3

EAST BUFFER LANDSCAPE PLAN

NORTH

0' 10' 20' 40'
Scale 1" = 20'

PLANTING LEGEND

PARKING ISLAND TREES

CE	17	Ulmus crassifolia	Cedar Elm

EVERGREEN TREES

SM	31	Magnolia grandiflora	Southern Magnolia
RC	32	Juniperus virginiana	Eastern Red Cedar

MITIGATION TREES

SO	19	Quercus shumardii	Shumard Red Oak

EXISTING TREES

Existing tree to remain

0' 10' 20' 40'
Scale 1" = 20'

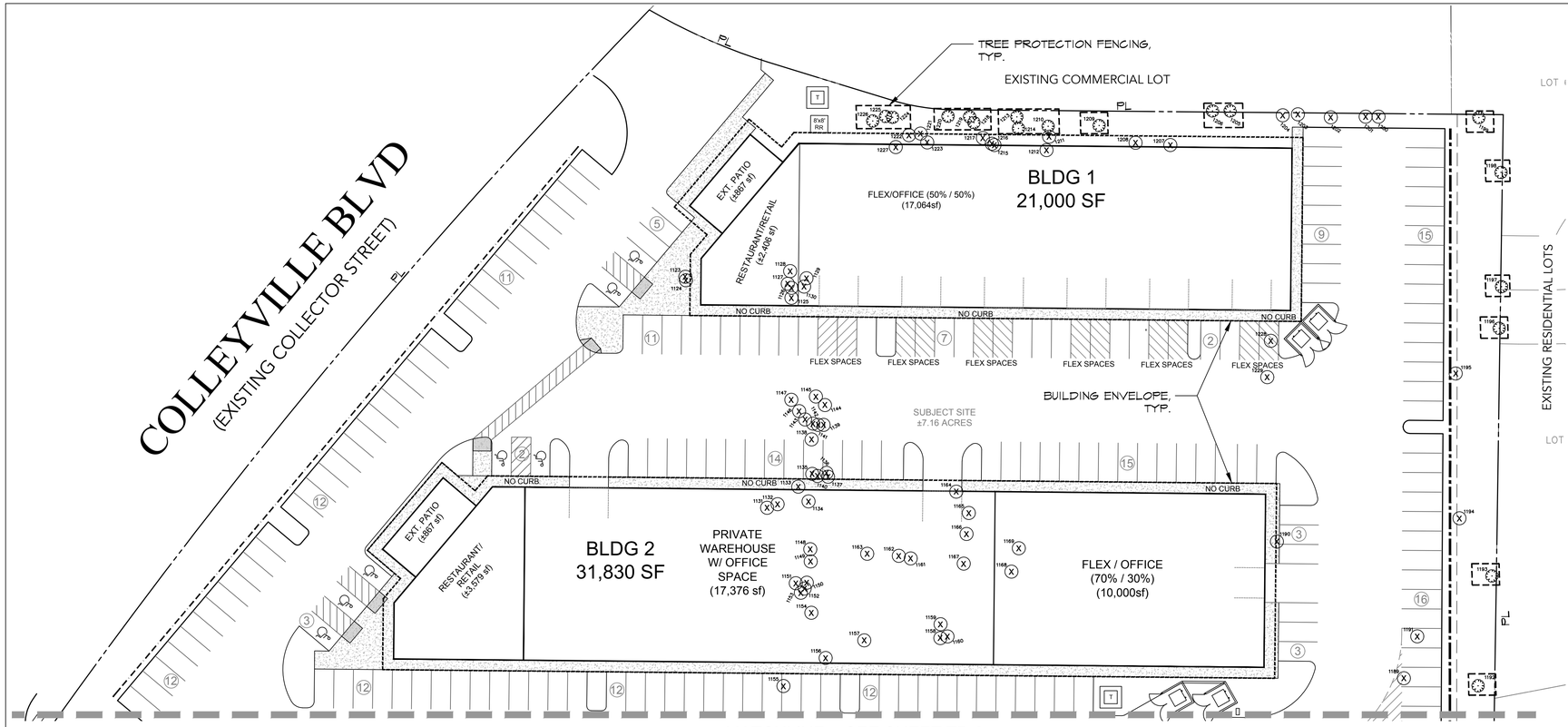
EAST BUFFER ELEVATION

GARAGES OF AMERICA - EAST RESIDENTIAL BUFFER

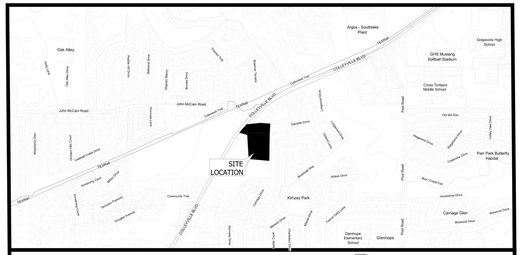
7015 COLLEYVILLE BLVD, COLLEYVILLE TX

APRIL 13, 2026

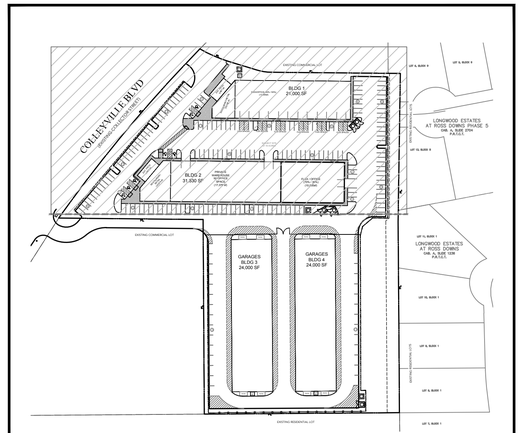
evergreen DESIGN GROUP



MATCHLINE - SEE SHEET TP-2



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	REMAIN	N/A	
*	1039	14" CEDAR	REMAIN	N/A	
	1040	14" CEDAR ELM	REMAIN	616	x
*	1041	18" CEDAR	REMAIN	N/A	
*	1042	14" CEDAR	REMAIN	N/A	
	1043	14" OAK	REMAIN	616	x
	1044	6" CEDAR ELM	REMAIN	113	x
	1045	6" CEDAR ELMH	REMAIN	113	x
	1046	6" CEDAR ELM	REMAIN	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	REMAIN	1,257	x
	1052	26" TRIPLE CEDAR ELM	REMOVE	2,124	x
	1053	14" TRIPLE CEDAR ELM	REMAIN	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
*	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	
	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	REMAIN	804	x
	1189	4X14" CEDAR ELM	REMOVE	616	x
	1191	24" CEDAR ELM	REMOVE	1,810	x
	1192	24" CEDAR ELM	REMAIN	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	30,535 SF
REQUIRED NEW CANOPY	38,109 SF
REQUIRED MITIGATION TREES (38,109 / 2,000 (per Large Tree) = 19	19 TREES
NEW MITIGATION TREES PROVIDED	**19 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

NOTE:
The Tree Mitigation Plan is intended to illustrate the anticipated tree removal and protection of this development. Tree removal is subject to change due to building locations, pavement areas, utilities, grading and other site elements that may be made during final design and construction.

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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04/13/2026

GARAGES OF AMERICA

7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

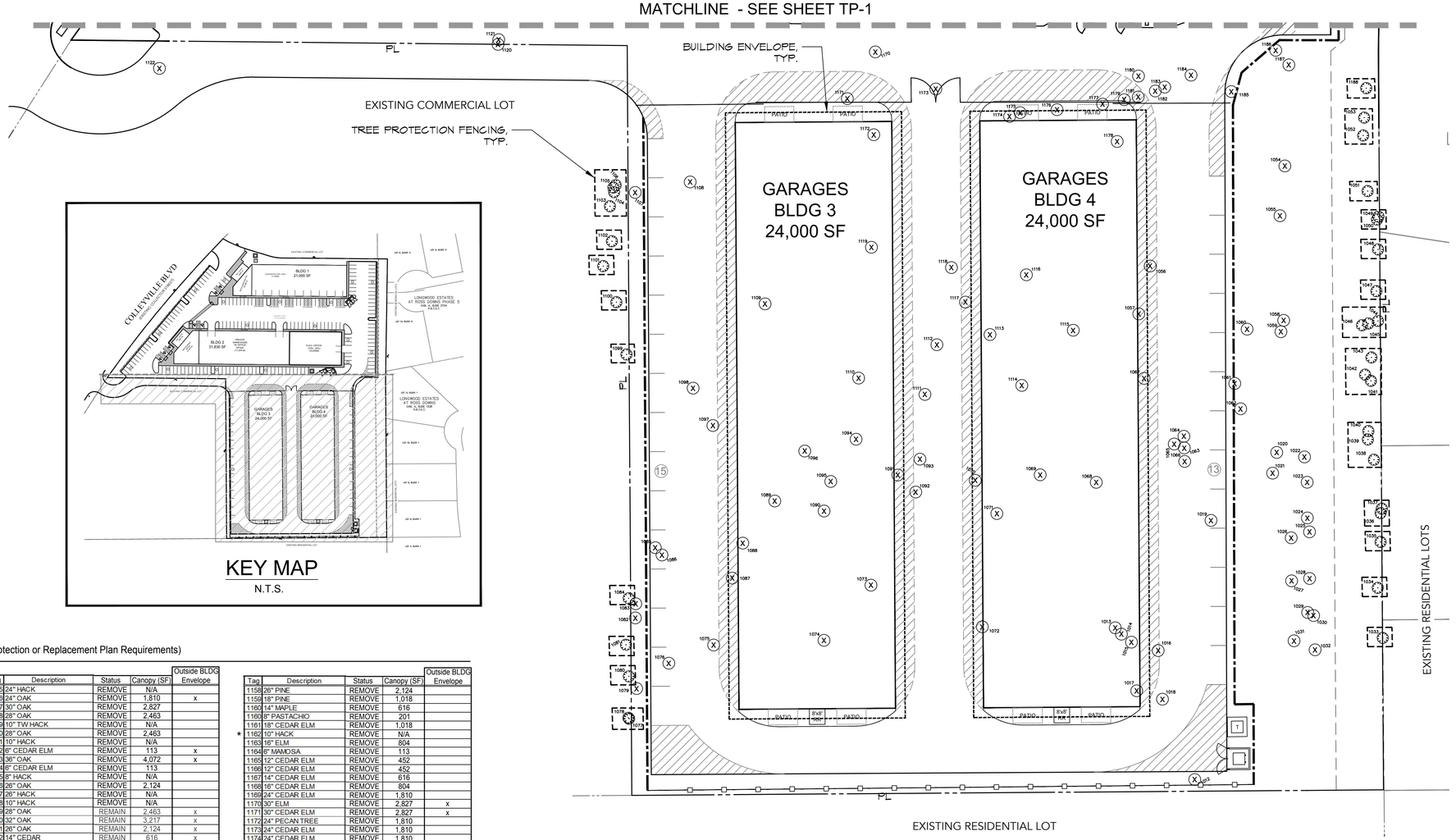
TREE PRESERVATION PLAN

Date	Comment

Project Number
Date 04/13/2026
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	REMAIN	N/A	
*	1039	14" CEDAR	REMAIN	N/A	
	1040	14" CEDAR ELM	REMAIN	616	x
*	1041	18" CEDAR	REMAIN	N/A	
*	1042	14" CEDAR	REMAIN	N/A	
	1043	14" OAK	REMAIN	616	x
	1044	6" CEDAR ELM	REMAIN	113	x
	1045	6" CEDAR ELM	REMAIN	113	x
	1046	6" CEDAR ELM	REMAIN	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	REMAIN	1,257	x
	1052	26" TRIPLE CEDAR ELM	REMOVE	2,124	x
	1053	14" TRIPLE CEDAR ELM	REMAIN	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	28" 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
*	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" T.W.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	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	
	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	REMAIN	804	x
	1189	4X14" CEDAR ELM	REMOVE	616	x
	1191	24" CEDAR ELM	REMOVE	1,810	x
	1192	24" CEDAR ELM	REMAIN	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	4X6" 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

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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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GAVIN W. LORST EDT
3428
STATE OF TEXAS
04/13/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

TREE PRESERVATION PLAN

Date	Comment

Project Number	
Date	04/13/2026
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.

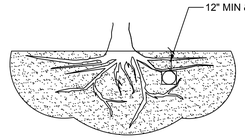
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

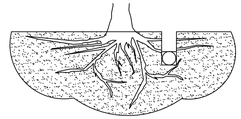
1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING. SOIL AMENDING AND FERTILIZATION: UNLESS SPECIFIED, TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL 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.

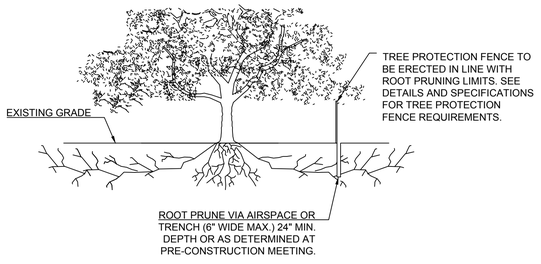


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE

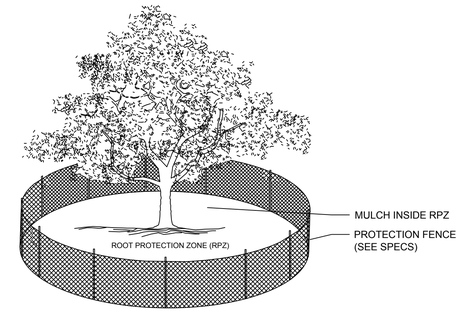
SCALE: NOT TO SCALE

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

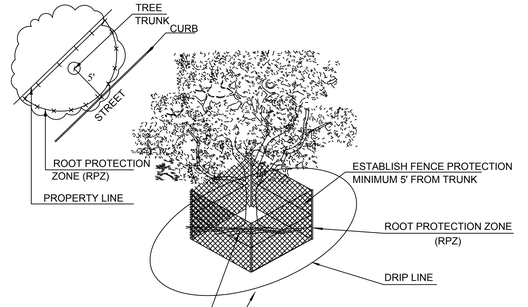
SCALE: NOT TO SCALE



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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TREE PRESERVATION DETAILS & SPECIFICATIONS

Date	Comment

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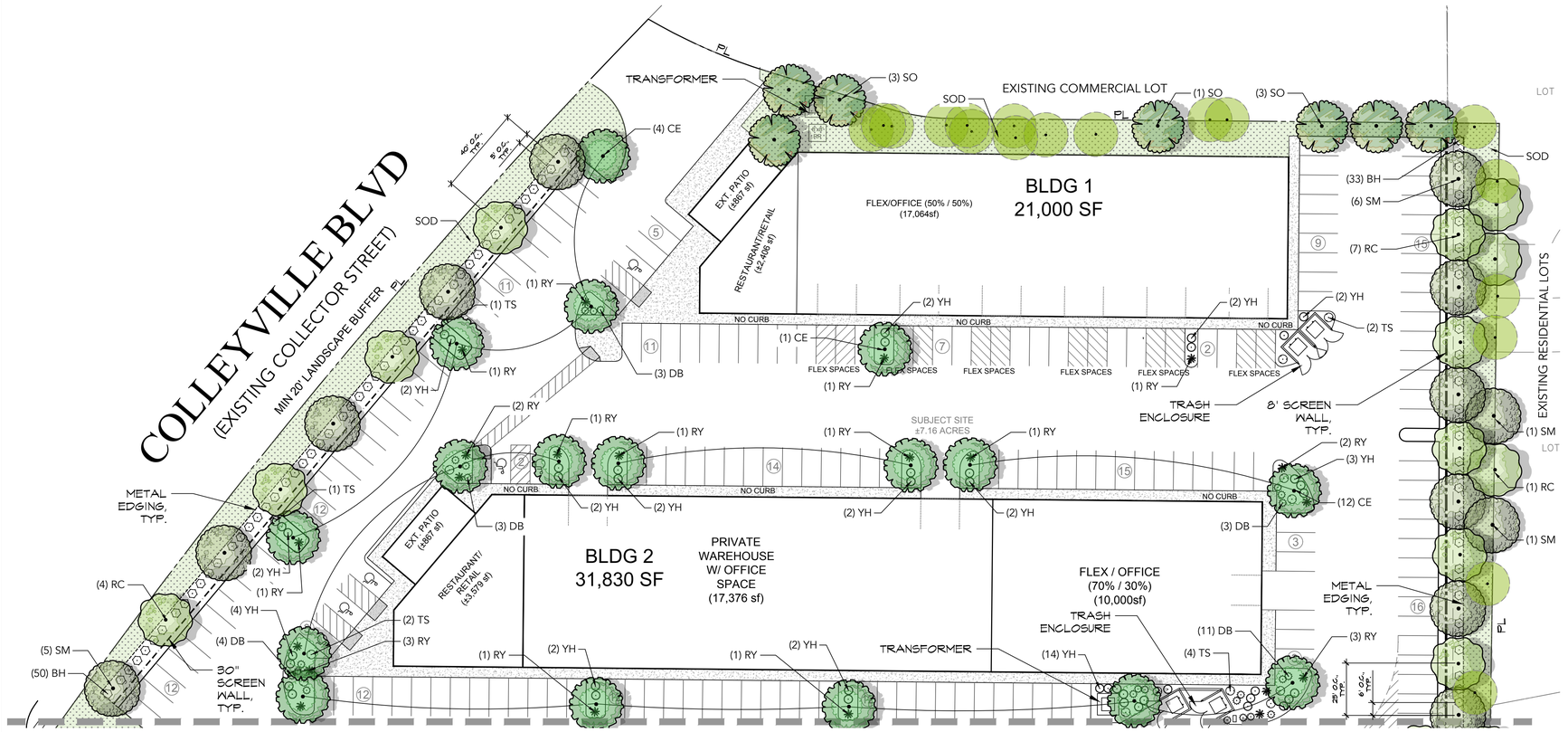
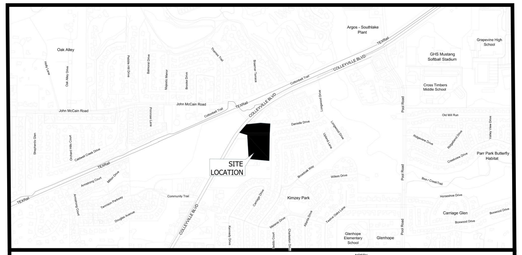
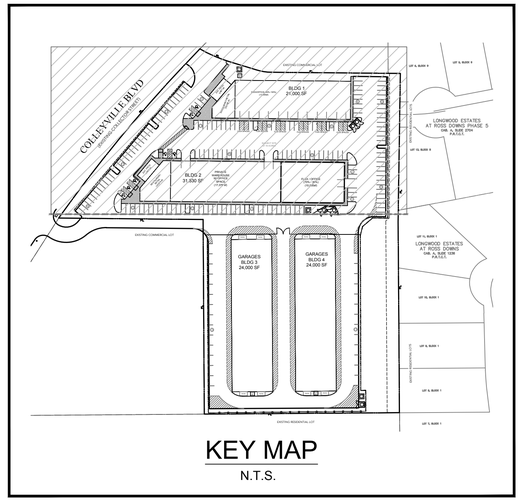
TP-3



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	31	Magnolia grandiflora Southern Magnolia	3" Cal.	
	RC	32	Juniperus virginiana Eastern Red Cedar	3" Cal.	
MITIGATION TREES					
	SO	19	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:	**54 TREES**
REQUIRED MITIGATION TREES:	19 TREES
PROVIDED MITIGATION TREES:	**19 TREES**
TOTAL TREES:	**99 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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EVERGREEN DESIGN GROUP
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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LORST EDT
3428
STATE OF TEXAS
04/13/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE PLANTING

Date	Comment

Project Number	
Date	04/13/2026
Drawn By	GL
Checked By	CS

LP-1

KEY MAP

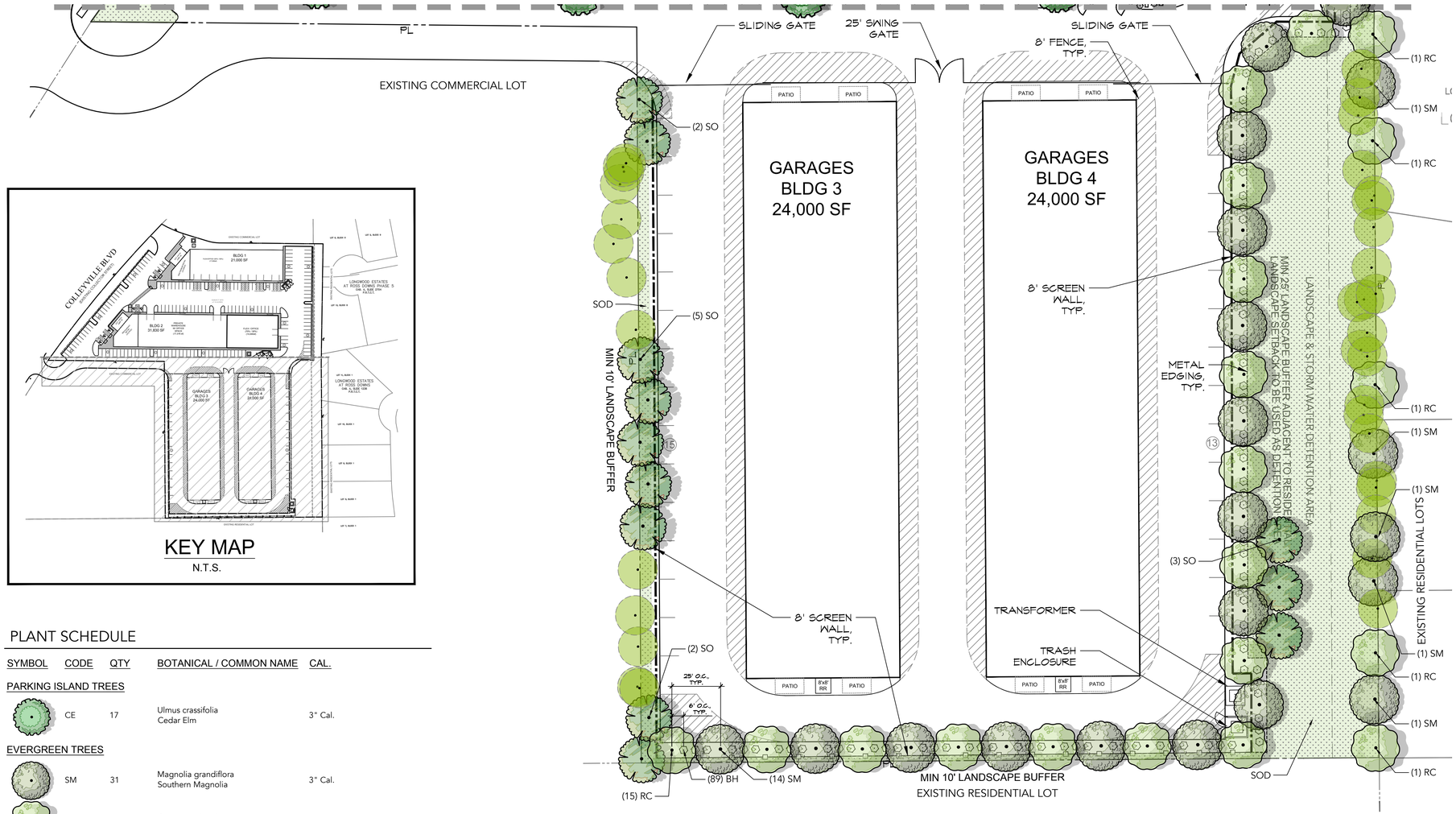
N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	
PARKING ISLAND TREES					
	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.	
EVERGREEN TREES					
	SM	31	Magnolia grandiflora Southern Magnolia	3" Cal.	
	RC	32	Juniperus virginiana Eastern Red Cedar	3" Cal.	
MITIGATION TREES					CANOPY
	SO	19	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		

MATCHLINE - SEE SHEET LP-1



NORTH

0' 15' 30' 60'

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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.

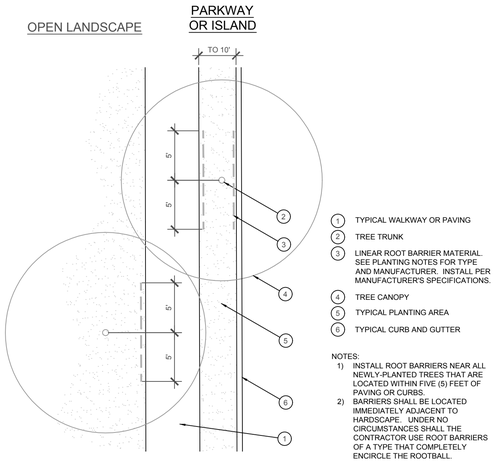
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

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
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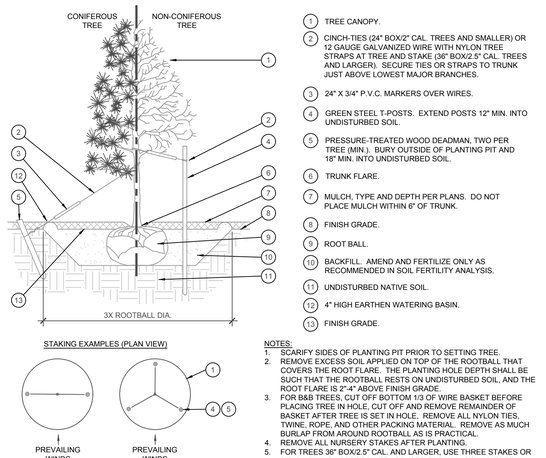

A TREE PLANTING
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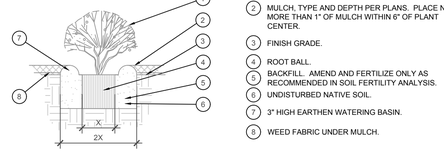

E SHRUB AND GROUNDCOVER PLANTING
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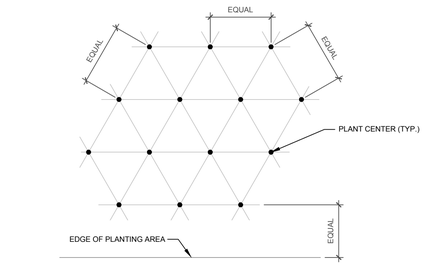


NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

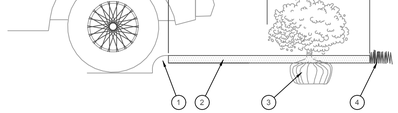
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

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		

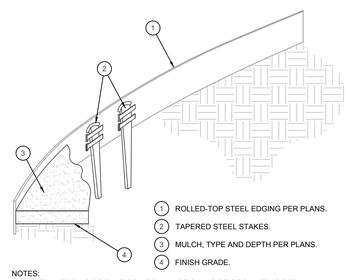
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

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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LAND PLANNING IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LORSTEDT
3428
STATE OF TEXAS
04/13/2026

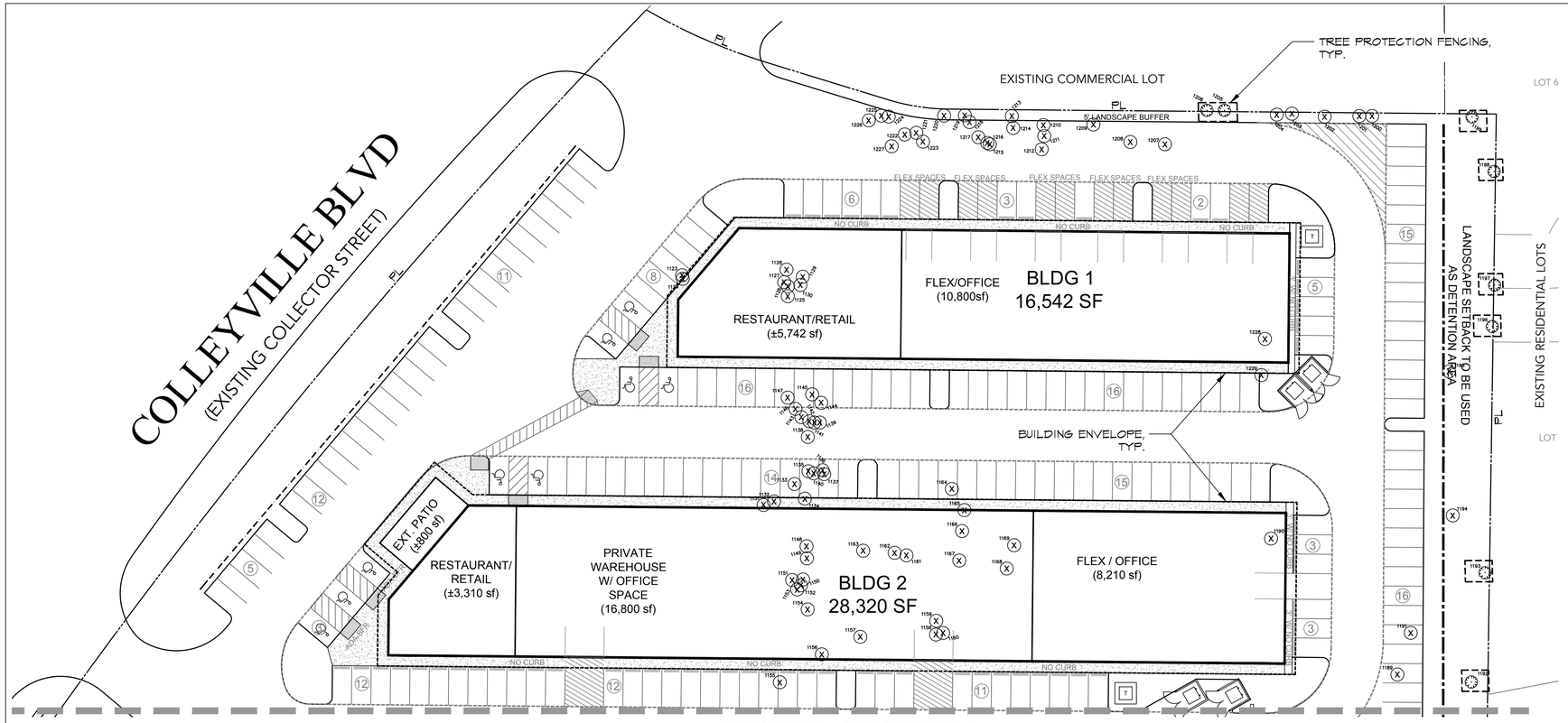
GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

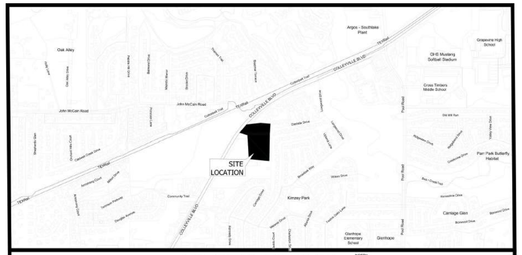
LANDSCAPE DETAILS & SPECIFICATIONS

Date	Comment

Project Number	
Date	04/13/2026
Drawn By	GL
Checked By	CS

LP-3




SITE LOCATION
Kinsey Park
Grapevine Elementary School
Grapevine High School
Cross Timbers Middle School
Oh-B Mustang Softball Stadium
Argos - Southlake Plant
Pam Park Butterfly Habitat
John McCain Road
Oak Alley
Carriage Glen
Brookwood Drive
Meadow Drive
Mesa Verde
Rolling Hills
Rockwood Drive
Community Park
Hillside Drive
Sandra Drive
Pamela Drive
Kinsey Drive
Mockingbird Lane
Mockingbird Circle
Mockingbird Court
Mockingbird Drive
Mockingbird Place
Mockingbird Terrace
Mockingbird Trail
Mockingbird Way
Mockingbird Cove
Mockingbird Crossing
Mockingbird Hill
Mockingbird Knoll
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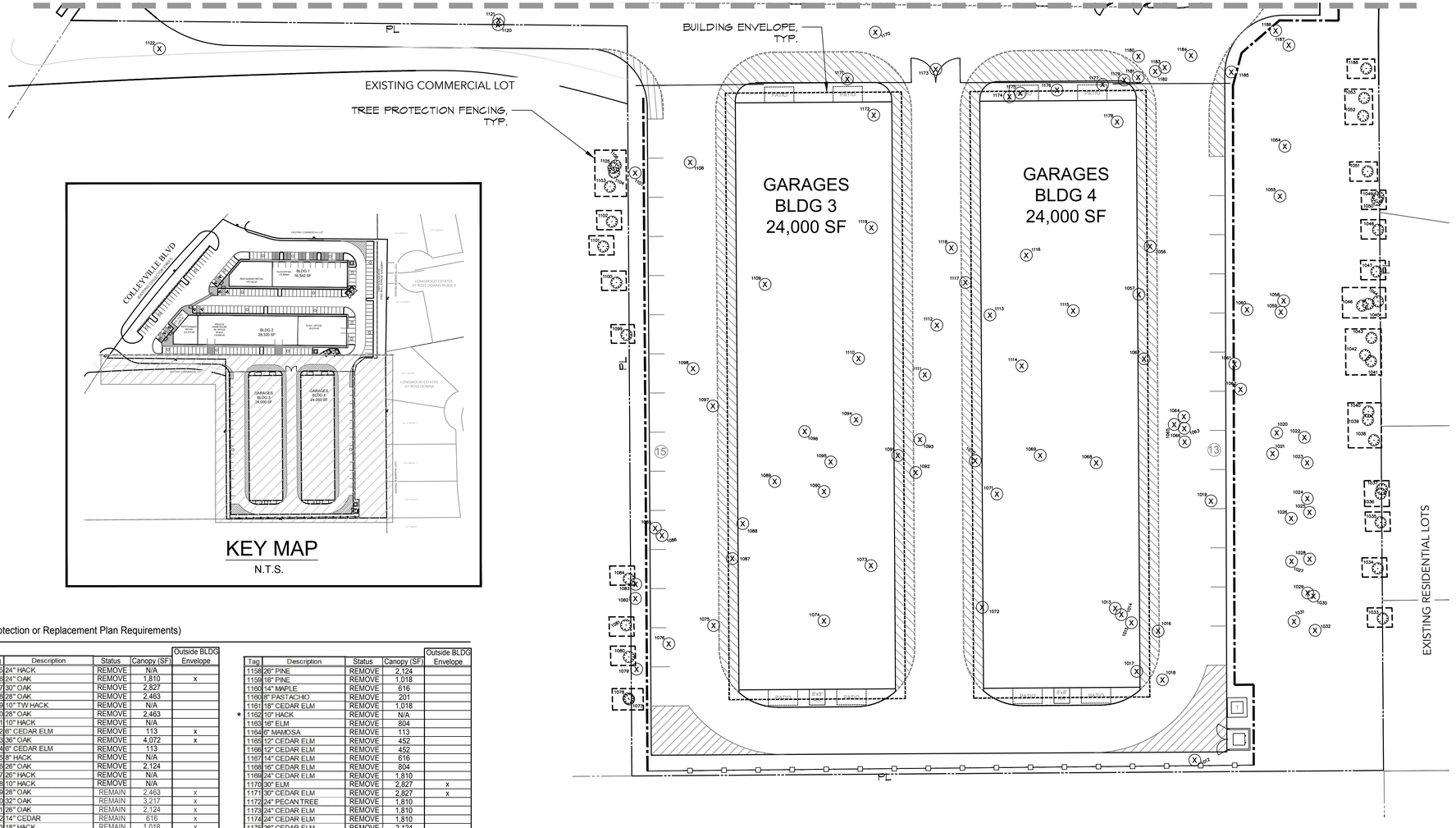
MATCHLINE - SEE SHEET TP-1



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	REMAIN	N/A	
*	1039	14" CEDAR	REMAIN	N/A	
	1040	14" CEDAR ELM	REMAIN	616	x
*	1041	18" CEDAR	REMAIN	N/A	
*	1042	14" CEDAR	REMAIN	N/A	
	1043	14" OAK	REMAIN	616	x
	1044	6" CEDAR ELM	REMAIN	113	x
	1045	6" CEDAR ELMH	REMAIN	113	x
	1046	6" CEDAR ELM	REMAIN	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	REMAIN	1,257	x
	1052	26" TRIPLE CEDAR ELM	REMOVE	2,124	x
	1053	14" TRIPLE CEDAR ELM	REMAIN	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	REMAIN	804	x
	1189	4X14" CEDAR ELM	REMOVE	616	x
	1191	24" CEDAR ELM	REMOVE	1,810	x
	1192	24" CEDAR ELM	REMAIN	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	8" 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	30,535 SF
REQUIRED NEW CANOPY	38,109 SF
REQUIRED MITIGATION TREES (38,109 / 2,000 (per Large Tree) = 19	19 TREES
NEW MITIGATION TREES PROVIDED	**19 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

NOTE:
The Tree Mitigation Plan is intended to illustrate the anticipated tree removal and protection of this development. Tree removal is subject to change due to building locations, pavement areas, utilities, grading and other site elements that may be made during final design and construction.

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
04/29/2026

GARAGES OF AMERICA

7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

TREE PRESERVATION PLAN

Date	Comment

Project Number	
Date	04/29/2026
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.

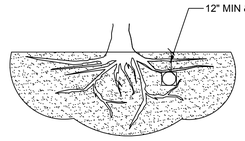
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

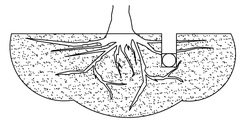
1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING. SOIL AMENDING AND FERTILIZATION: UNLESS SPECIFIED, TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL 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.

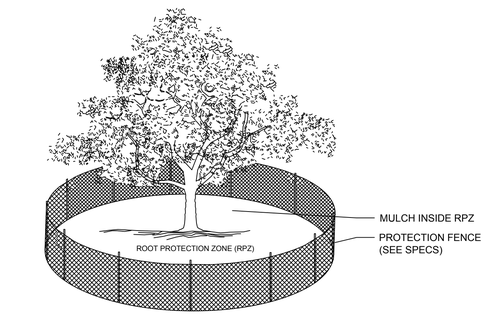


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



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

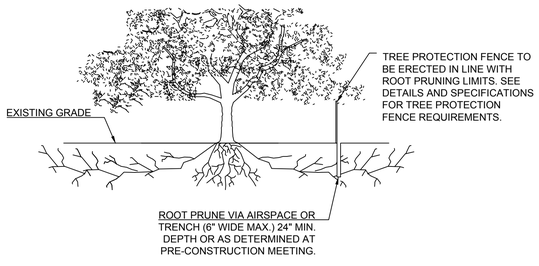
C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



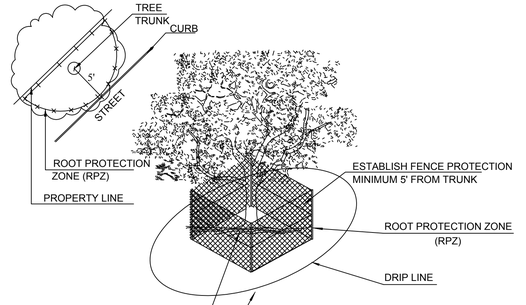
NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE
SCALE: NOT TO SCALE

NOTES
1. 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. 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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STATE OF TEXAS
04/29/2026

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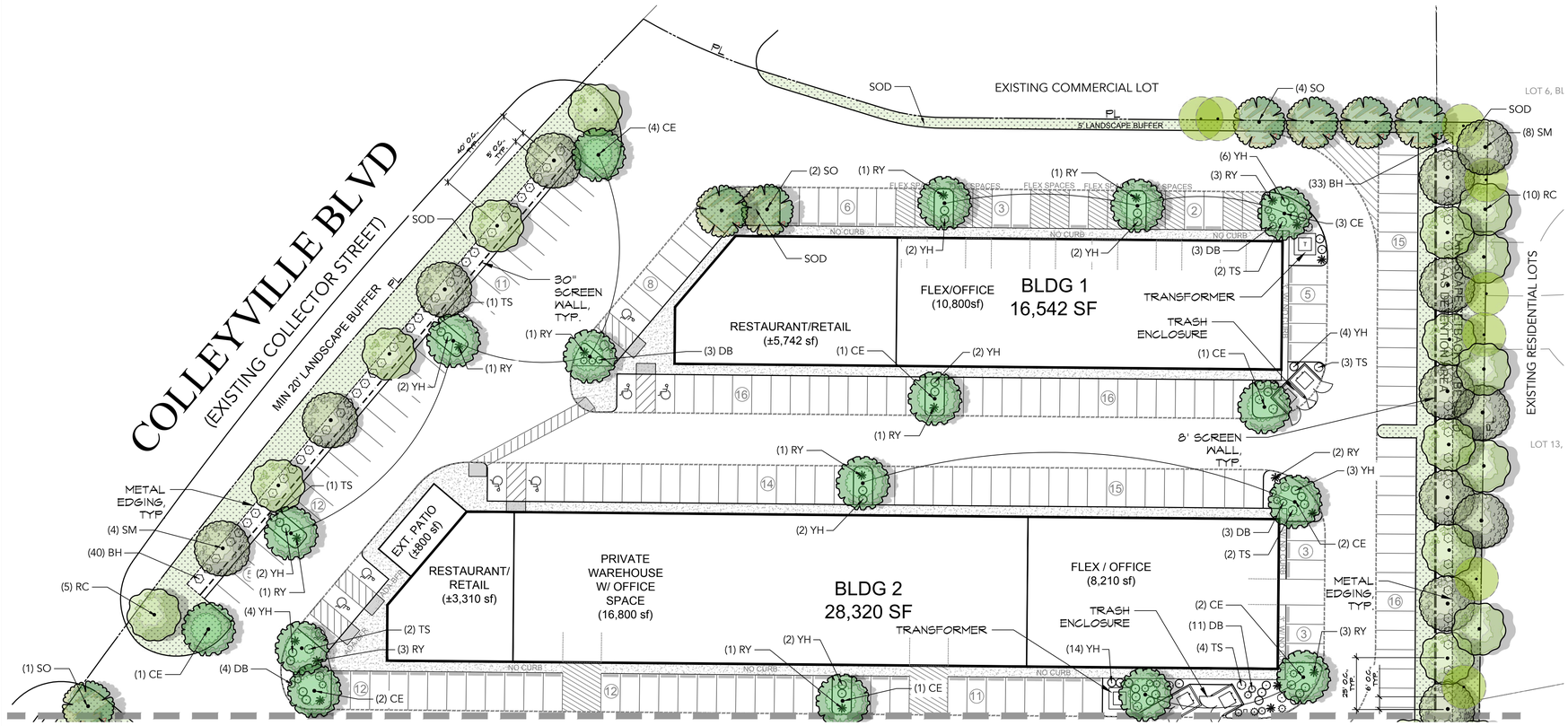
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

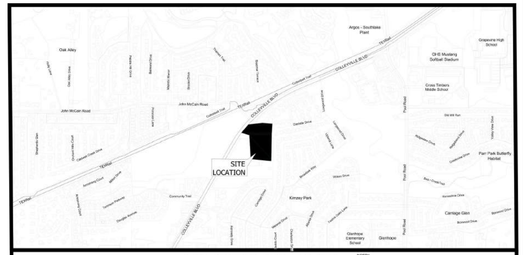
TREE PRESERVATION DETAILS & SPECIFICATIONS

Date	Comment

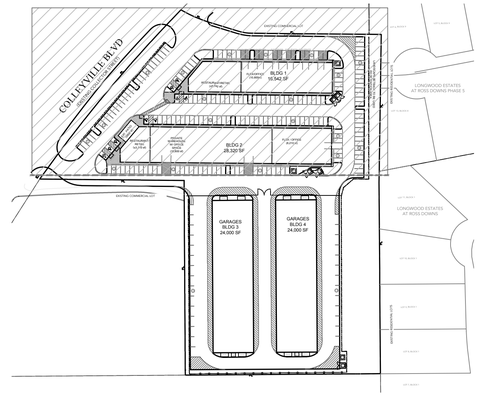
Project Number	
Date	04/29/2026
Drawn By	GL
Checked By	CS

TP-3





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.	CONTAINER	SPACING
PARKING ISLAND TREES						
	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.		
EVERGREEN TREES						
	SM	32	Magnolia grandiflora Southern Magnolia	3" Cal.		
	RC	35	Juniperus virginiana Eastern Red Cedar	3" Cal.		
MITIGATION TREES						CANOPY
	SO	19	Quercus shumardii Shumard Red Oak	3" Cal.		2,000 sf / Tree
EXISTING TREES						
			Existing tree to remain			
SHRUBS						
	RY	19	Hesperaloe parviflora Red Yucca		3 GAL / Min. 18" Ht.	36" OC
	BH	162	Ilex cornuta `Burfordii Nana` Dwarf Burford Holly		3 GAL / Min. 18" Ht.	36" OC
	YH	45	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	16	Leucophyllum frutescens 'Compacta' Compact Texas Sage		3 GAL / Min. 18" Ht.	36" OC
SOD/SEED						
	SOD	42,983 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):	19 TREES
PROVIDED:	**19 TREES**
TYPICAL LANDSCAPE SCRREENING FROM PUBLIC VIEW + INCREASED SETBACK	
REQUIRED (1 TREE / 25 LF - RESIDENTIAL ADJACENT):	40 TREES
PROVIDED:	**50 TREES**
REQUIRED MITIGATION TREES:	19 TREES
PROVIDED MITIGATION TREES:	**19 TREES**
TOTAL TREES:	**103 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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EVERGREEN DESIGN GROUP
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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LORST EDT
3428
STATE OF TEXAS
04/29/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

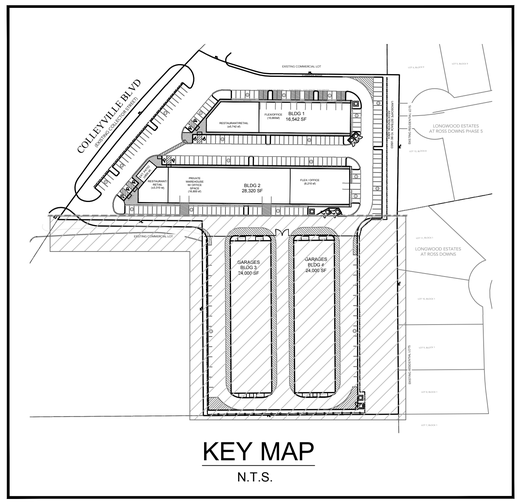
LANDSCAPE PLANTING

Date	Comment

Project Number	
Date	04/29/2026
Drawn By	GL
Checked By	CS

LP-1

MATCHLINE - SEE SHEET LP-1



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MITIGATION TREES					CANOPY
	SO	19	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
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	YH	45	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 GAL / Min. 18" Ht.	36" OC
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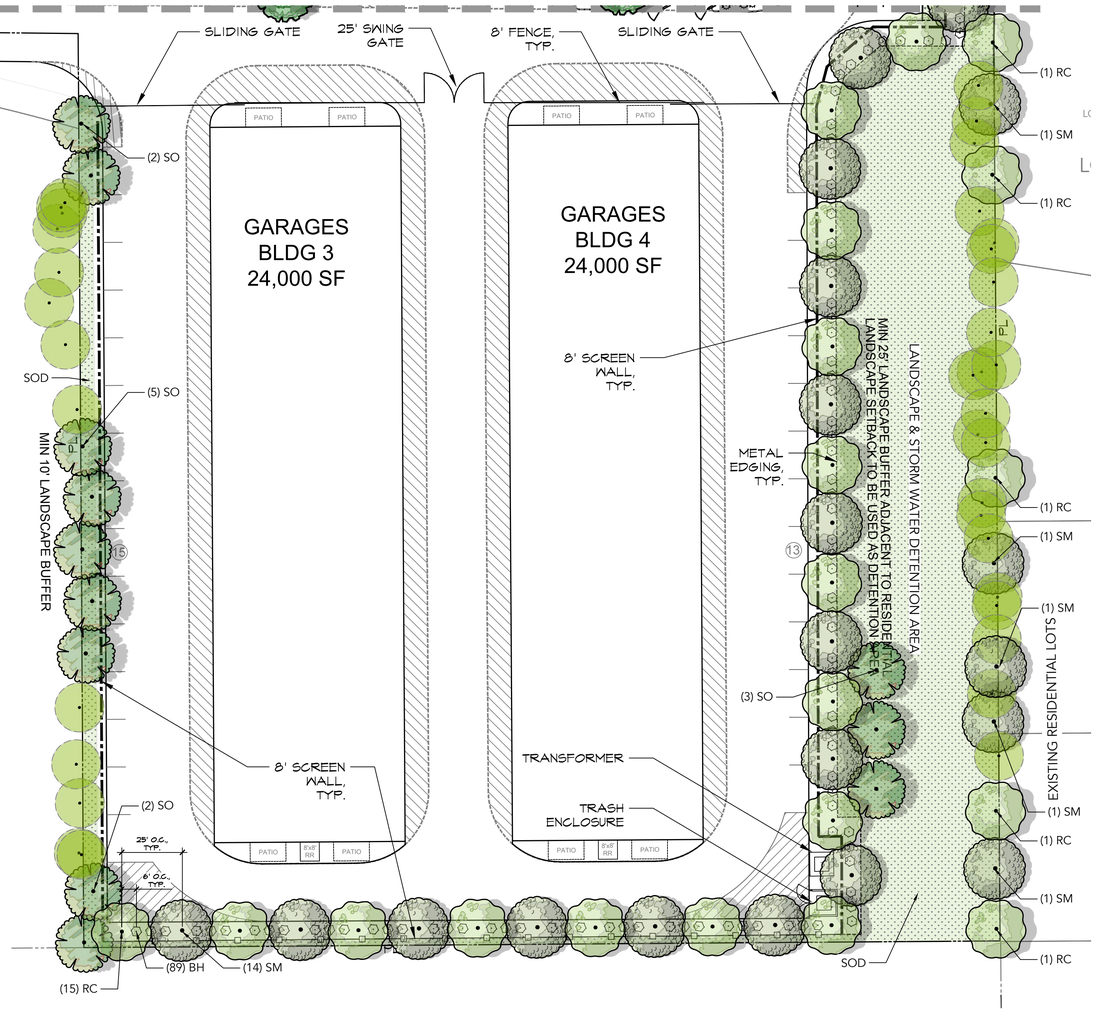
SOD/SEED					
	SOD	42,983 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass		



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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 ACCEPTIBLE 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.

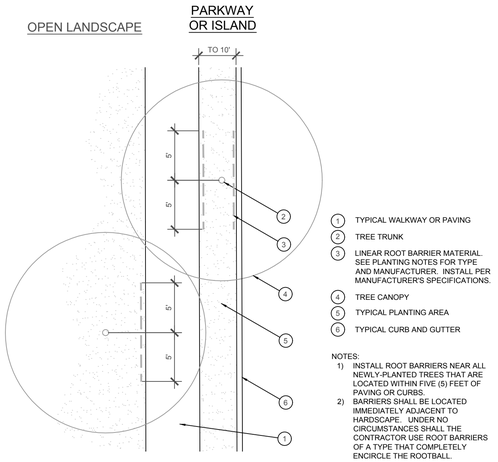
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

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.

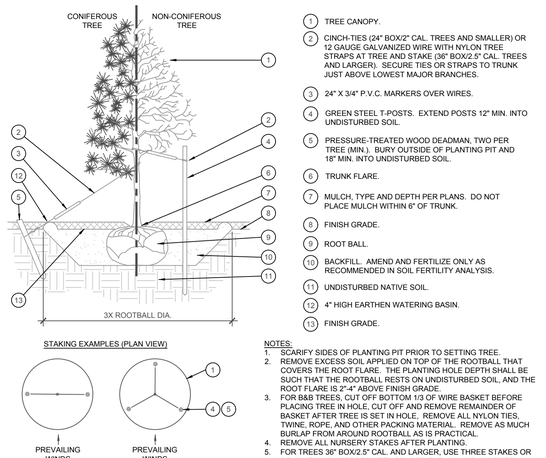
I. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): 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.

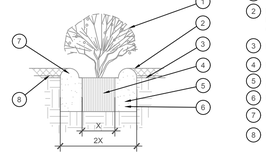
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



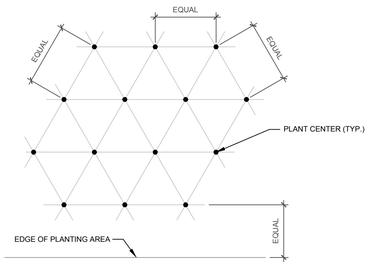
D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



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.

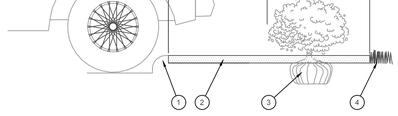
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

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		

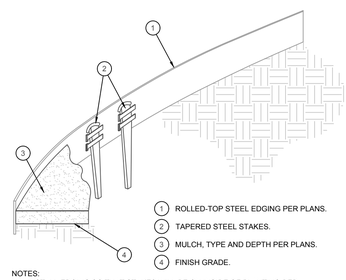
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

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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GAVIN W. LORSCHEIDT
3428
STATE OF TEXAS
04/29/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE DETAILS & SPECIFICATIONS

Date	Comment

Project Number	
Date	04/29/2026
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.

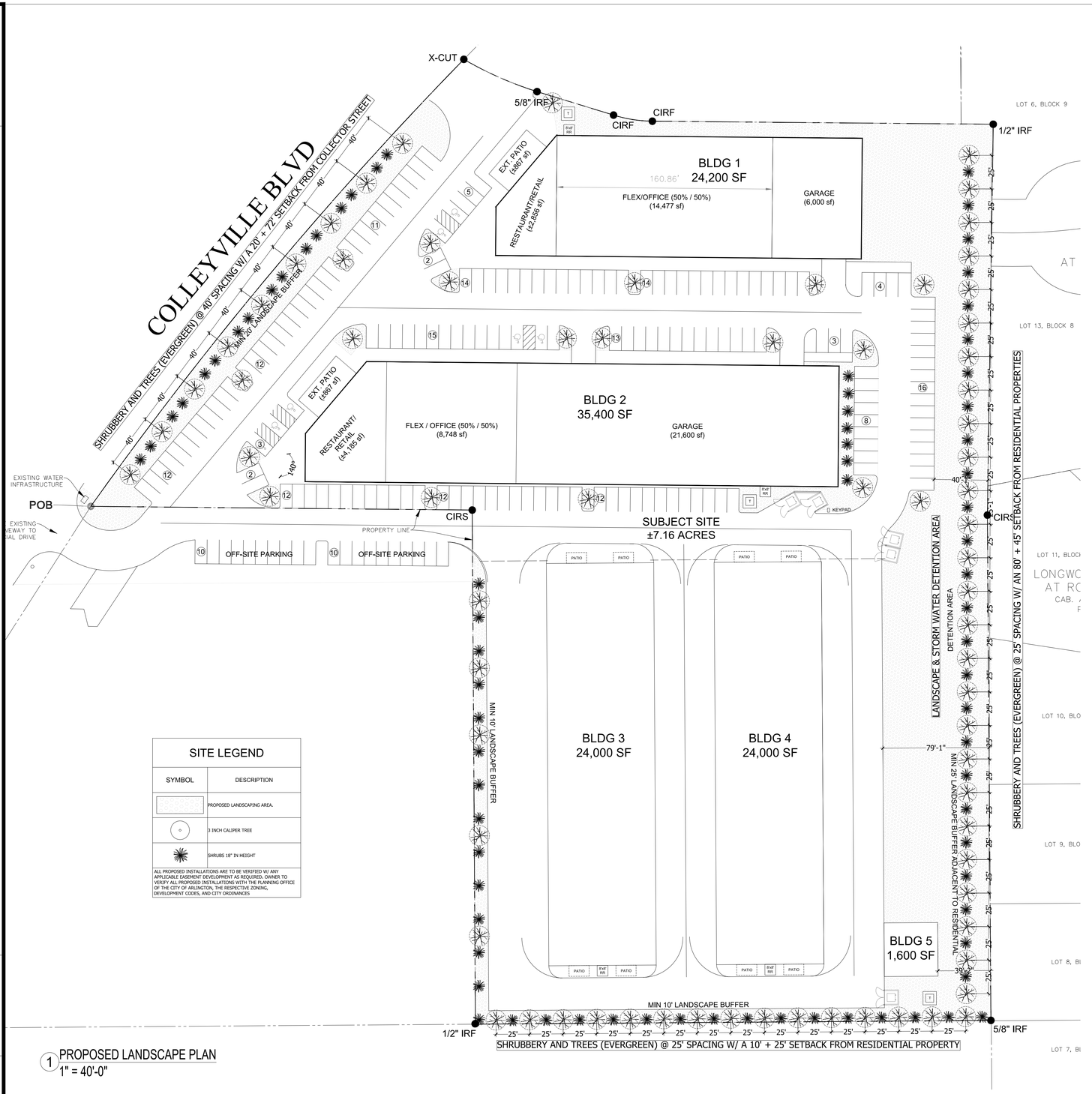
-SITE PLAN FOR REVIEW ONLY -

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



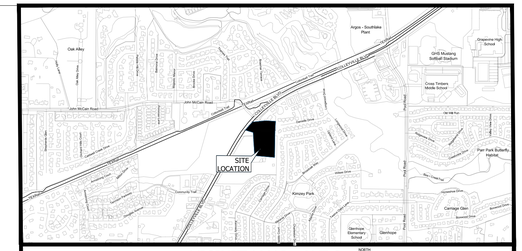
SITE LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED LANDSCAPING AREA.
	3 INCH CALIPER TREE
	SHRUBS 18" IN HEIGHT

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

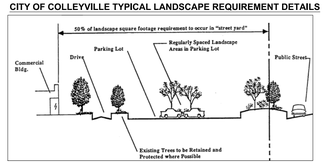


Exhibit "4-A" - Street Yard Landscaping Requirements

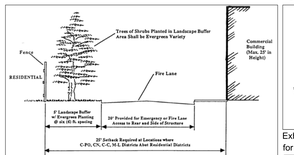


Exhibit "4-D" Rear and Side Landscape Buffer Requirements With Fire Lane Provided

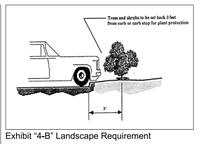


Exhibit "4-B" Landscape Requirement for Head-in Parking

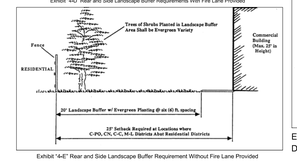


Exhibit "4-E" Rear and Side Landscape Buffer Requirement Without Fire Lane Provided

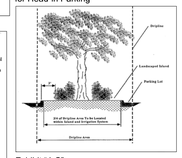
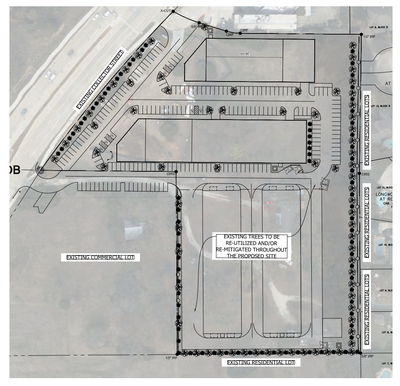
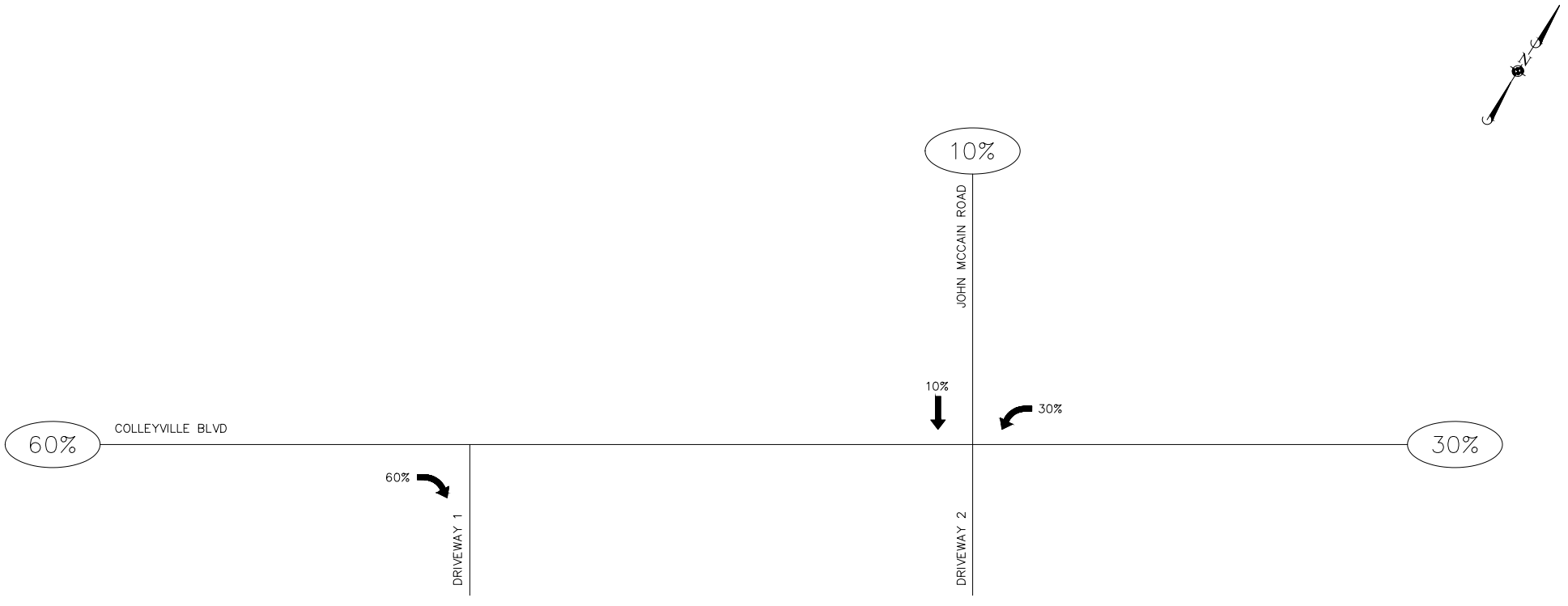


Exhibit "4-C"
Description of Dripline

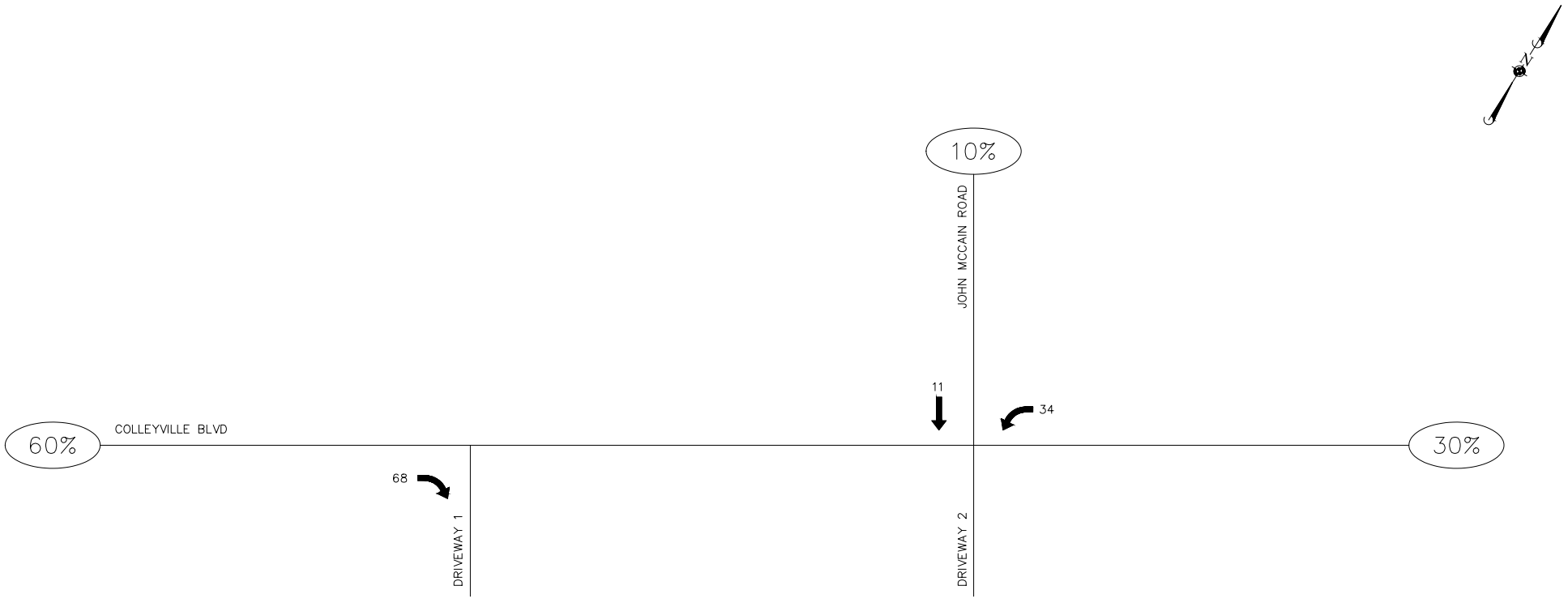


2 PROPOSED LANDSCAPE PLAN - AERIAL OF EXISTING AREA
1" = 150'-0"

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)

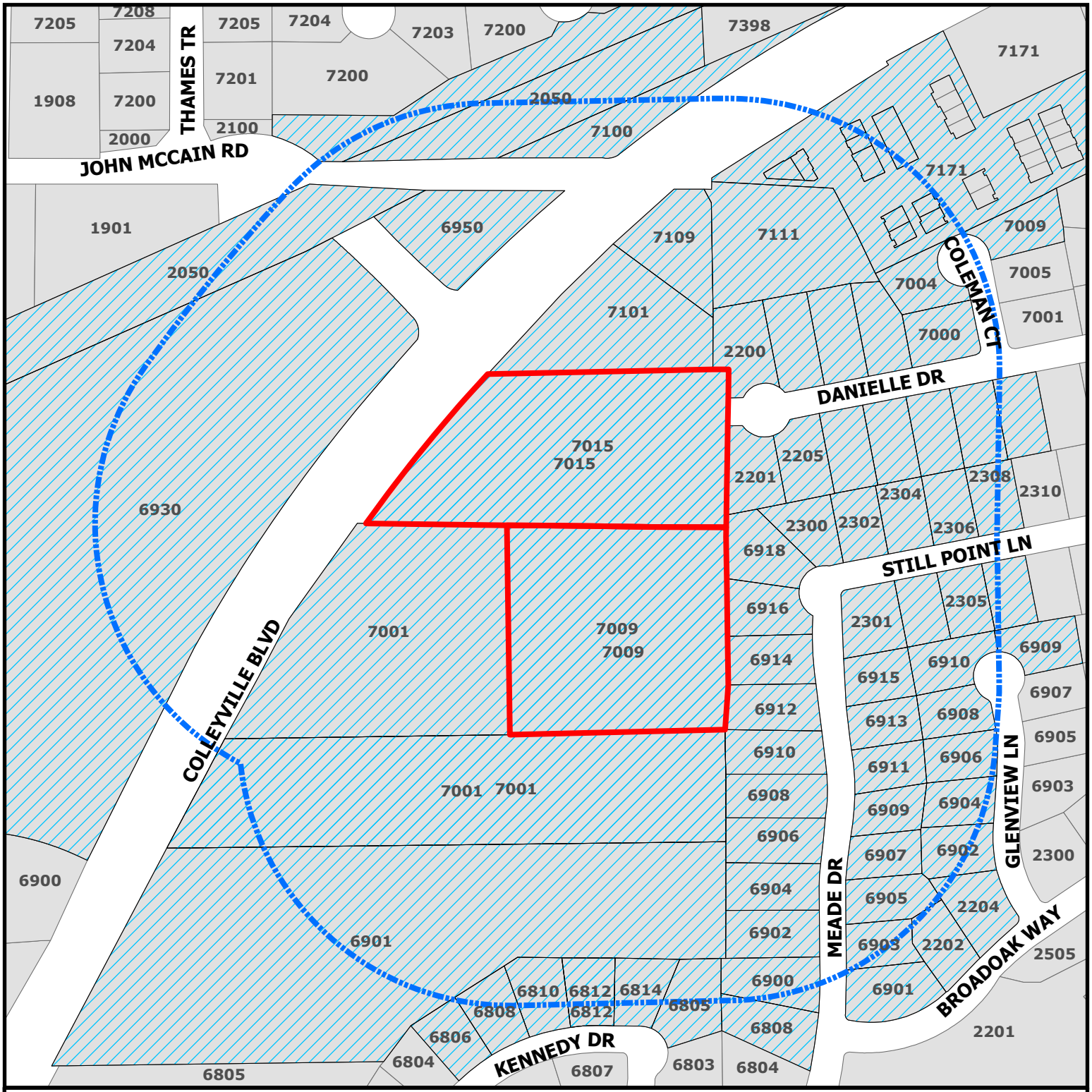
- PM Peak = 45 trips

Respectfully,

ATWELL, LLC

TX: Dallas

Notification Map



CITY OF COLLEYVILLE TEXAS

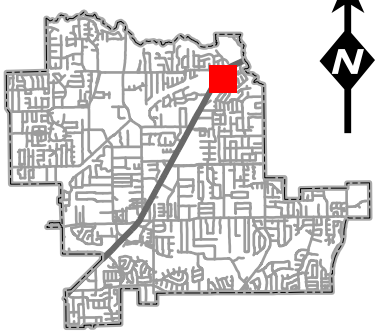
ZC26-009

7015 Colleyville Boulevard

Subject Property

Buffer

Parcels to be notified



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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

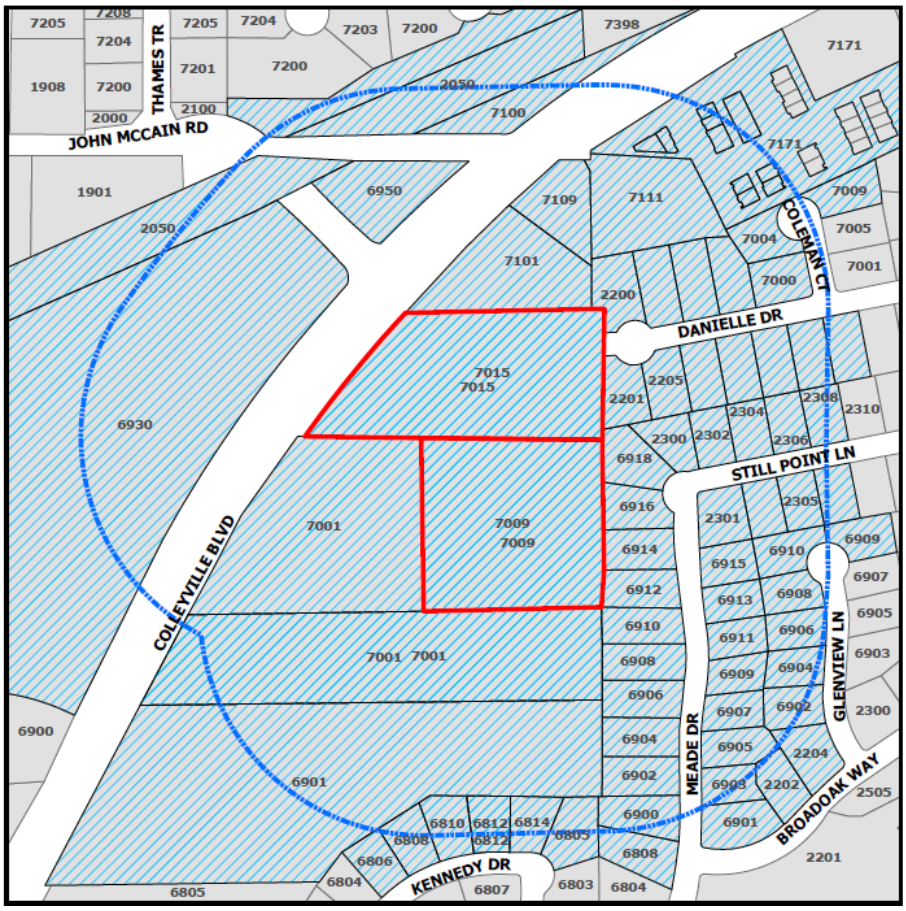
Request:	Consideration of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, being approximately 3.4 acres. The 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

From: darin szilagyi <dszilagyi@att.net>
Sent: Tuesday, April 7, 2026 9:07 PM
To: Bobby Lindamood <BLindamood@colleyville.com>; Brandi Elder <BElder@colleyville.com>; Scotty Richardson <SRichardson@colleyville.com>; Mark Alphonso <MAlphonso@colleyville.com>; Ben Graves <BGraves@colleyville.com>; Kimberly Gunderson <KGunderson@colleyville.com>; Tim Raine <TRaine@colleyville.com>
Cc: Jerry Ducay <JDucay@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Daniel Ponder <DPonder@colleyville.com>; Christine Loven <cloven@colleyville.com>; Angela Fetters <Afetters@colleyville.com>; Colleyville Main <colleyville@colleyville.com>
Subject: FORMAL WRITTEN PROTEST Case ZC26-009

You don't often get email from dszilagyi@att.net. Learn why this is important

FORMAL WRITTEN PROTEST

Case ZC26-009

7009 & 7015 Colleyville Boulevard

Proposed Rezoning for “Mini-Warehouse and Other Multi-Use Buildings”

To: Mayor and Members of the Colleyville City Council

CC: Planning & Zoning Commission, City Manager, Community Development Department, City Secretary

Re: Formal Protest of Case ZC26-009

Mayor and Council Members,

I am writing to formally protest Case ZC26-009, the proposed rezoning affecting 7009 and 7015 Colleyville Boulevard, located at the southeast corner of Colleyville Boulevard and John McCain Road.

I oppose this request because, as currently presented, it raises serious concerns regarding notice, transparency, land use compatibility, neighborhood impact, and the City’s own planning consistency for this highly visible gateway corridor.

This is not a minor administrative request. It is a consequential land use decision involving a tract that directly interfaces with an established residential neighborhood and occupies one of the most visible corners in the city. It deserves a level of scrutiny and transparency that, to date, has not been demonstrated.

1. The public was not given a clear or complete understanding of what is actually being proposed.

The official zoning description for this case refers to the project as a request to allow a “mini-warehouse use and other multi-use buildings.” Yet the City’s own public-facing explanation has described the project much more specifically as including:

- luxury for-purchase garages
- storage for high-end sports cars and collector vehicles
- office uses
- a potential company headquarters
- a restaurant
- and additional flex-space

That alone is a substantial difference in public understanding.

Even more importantly, the applicant’s own materials reportedly indicate that the project may also accommodate:

- motor coaches
- boats
- trailers
- small business equipment
- inventory
- light assembly
- trade contractor-related storage

- and separate office/showroom/warehouse-style flex buildings

That is not a trivial distinction. It materially affects how residents should evaluate this project.

A nearby resident reading “mini-warehouse and other multi-use buildings” would not reasonably understand that the proposal may function as a hybrid of:

- hobby vehicle storage,
- RV and trailer storage,
- small-business storage,
- flex commercial use,
- office/showroom activity,
- and restaurant activity

all adjacent to a residential neighborhood.

If the City itself felt compelled to “clarify” the proposal on social media after formal notice went out, that strongly suggests the official public description did not adequately communicate the true nature of the project.

Residents should not have to piece together the practical reality of a rezoning request through Facebook posts, informal commentary, and neighborhood speculation after notice has already been sent.

That is not meaningful transparency.

2. There are legitimate concerns about whether nearby residents received fair and meaningful notice.

I am also concerned that the notice process may have failed to meaningfully capture all residents who are actually affected by this proposal.

Multiple nearby residents have indicated that they did not receive notice despite being in immediate proximity to the project. If that is true, it raises serious questions about whether the notification area was adequate and whether the public process has truly been fair and inclusive.

At a minimum, the City should be prepared to answer the following publicly and on the record:

- What exact notification radius was used?
- What methodology was used to determine which property owners were notified?
- Was that radius sufficient given the nature and intensity of the proposed use?
- How many immediately impacted homeowners did not receive notice?
- Why was a project of this character and visibility not communicated more broadly and more clearly?

A process can be technically compliant and still be practically inadequate.

That is the concern here.

A proposal of this nature, directly adjacent to an established neighborhood and involving a potentially intensive commercial use, should not move forward under a process where residents are left wondering whether they should have been notified at all.

3. This is not simply a question of whether the land can be commercial. It is a question of whether this specific use belongs here.

The City’s response to at least one resident has reportedly emphasized that part of the site has long been planned for commercial use under the Future Land Use Plan.

That does not resolve the issue.

A future land use designation does not mean that every form of commercial entitlement is appropriate, nor does it mean that all commercial concepts are equally compatible with adjacent homes.

The relevant question is not:

“Can this land be commercial?”

The relevant question is:

“Is this specific use, in this specific form, at this specific location, an appropriate and compatible land use decision for Colleyville?”

Those are not the same thing.

Nearby homeowners did not buy next to an already-entitled private garage compound with possible restaurant, flex warehouse, office/showroom, and mixed storage uses. They bought adjacent to land governed by a specific planning and zoning framework, and they are entitled to expect that any substantial departure from the

practical character of that framework will be reviewed with seriousness and restraint.

This proposal appears to introduce a use that is far more intensive and operationally ambiguous than the softened public framing suggests.

4. The City is minimizing this as an aesthetic issue when the real issue is how the use will function over time.

Public messaging from the City has emphasized:

- architecture,
- landscaping,
- an 8-foot masonry wall,
- and screening from Colleyville Boulevard

But screening from the roadway is not the same thing as proving compatibility with a nearby neighborhood.

The real issue is not whether the doors are hidden from passing drivers.

The real issue is how this development may actually operate over time.

This proposal raises obvious and reasonable concerns about:

- vehicle arrivals and departures
- engine revving and idling
- evening and weekend activity
- trailer and RV movement
- loading and unloading
- small business operational use
- delivery and service activity
- light spill
- restaurant-related traffic and spillover
- and the possibility that these “garage” units become more socially active or commercially active in practice than the City is currently suggesting

These concerns are not irrational. They flow directly from the nature of the proposed use.

It is not enough for the City to simply say, in effect, “our code addresses lighting and noise.”

That is not the standard residents should accept at a location like this.

The standard should be whether this is a use whose likely real-world operation is appropriate next to an established residential neighborhood.

That has not been convincingly demonstrated.

5. This appears to be a poor and contradictory use for a highly visible gateway corridor.

This may be one of the most troubling aspects of the proposal.

The City of Colleyville has already made a major public investment in the Highway 26 gateway corridor, including the now-prominent gateway towers, which public reporting states cost approximately $8.3 million and were defended as part of a broader strategy to beautify the corridor, attract business investment, and reinforce a first-class identity for the city.

Public reporting on that project repeatedly emphasized that the corridor was meant to communicate quality, intentionality, and long-term value. The Mayor himself publicly framed those investments as part of making Colleyville stand out and attracting quality business interest to the area.

That makes the standard for land use decisions at this intersection higher, not lower.

It is therefore entirely fair to ask:

How does a rezoning described as “mini-warehouse and other multi-use buildings,” and elsewhere framed as garage condos, flex commercial, and restaurant activity, advance the same gateway vision the City has already spent years and millions of public dollars promoting?

This is not a trivial inconsistency.

If the City believes this project is genuinely consistent with the long-term gateway and corridor vision it has publicly defended, then it should be required to explain that clearly and persuasively on the record.

Because from a resident’s perspective, the fit is far from obvious.

6. The City’s role in the land transaction makes transparency even more important.

I am also troubled by the fact that the City has reportedly acknowledged that it has been involved in the ownership and/or sale of the property as part of its redevelopment process.

That does not automatically imply wrongdoing. But it does raise the standard for public confidence.

If the City is not simply evaluating a private rezoning request but is also participating in the redevelopment and disposition of the site, then the public process must be especially transparent, especially neutral, and especially careful.

Residents should be able to trust that:

- the project is being evaluated objectively,
- all material facts are being presented plainly,
- and the public is being brought into the process early enough to participate meaningfully

At this point, many residents do not have that confidence.

That is a problem.

7. The City should not approve this request based on the most flattering version of what it could be. It should evaluate it based on what it is allowed to become.

This is a crucial point.

The City should not evaluate this project based on the most polished, lifestyle-oriented, or sales-friendly version of its branding.

It should evaluate it based on the actual uses it would authorize.

And based on the materials available so far, that appears to include a broad range of activities that are more operationally intense and more commercially ambiguous than the public has been led to believe.

That is exactly why caution is warranted.

REQUESTED ACTION:

For all of these reasons, I respectfully request that the City of Colleyville not approve Case ZC26-009 as currently presented.

At a minimum, I request that the City:

1. Delay or continue consideration of this case until residents have had a full and fair opportunity to review all relevant materials and participate meaningfully in the process.

2. Publicly disclose and explain the full practical use range of the project

including all anticipated and permitted uses of:

- the garage condo units,
- any RV / trailer / boat storage,
- any contractor or business-related storage,
- any flex commercial uses,
- office/showroom functions,
- and any restaurant operations

3. Publicly address the notice issue

including:

- the notification radius,
- who was notified,
- whether nearby residents were excluded,

- and whether supplemental notice should be provided.

4. Require a much more rigorous public compatibility review focused not just on building appearance, but on:

- operations,
- hours,
- traffic patterns,
- noise,
- loading/unloading,
- lighting,
- enforcement,
- and neighborhood impact over time.

5. Publicly explain how this proposal is consistent with the City's own stated gateway and corridor vision for one of the most visible and symbolically important intersections in Colleyville.

Closing:

This is not opposition for opposition's sake.

It is a serious concern that the City may be moving too quickly toward approval of a project that has not been clearly explained, has not inspired public confidence, and may not be an appropriate long-term fit for this location.

Colleyville residents are entitled to more than a technically sufficient process and a softened project description.

They are entitled to clarity, transparency, consistency, and good judgment.

I respectfully urge you to reject or significantly slow this rezoning request unless and until those standards are met.

Darin Szilagyi, APR, FACHE

Tracye Szilagyi

2310 Still Point Lane

Colleyville, Texas 76034

RICK W. & NATASHA CHEVALIER
6910 Meade Dr., Colleyville, TX 76034-6416
[redacted]

April 12, 2026

Community Development Department
City of Colleyville
100 Main Street
Colleyville, Tx 76034
CitizenLetters@colleyville.com

RE: Consideration of rezoning, Zoning case ZC26-009

Dear Planning and Zoning Commission:

We are writing to formally oppose the proposed zoning change for the property behind our home that would permit the development of garage condominiums. My wife and I have owned our home at 6910 Meade Drive since August of 2009; we purchased it from Mr. David Harbin, who not only built the house for his family of 5 and was the original owner and one of the very first neighborhood residents but whose company was a prime developer. As Colleyville homeowners we have benefited from living in a town with a strong identity as a residential community of upscale and luxurious neighborhoods, premier public schools, outstanding residential amenities (library, recreations center, senior center), a beautiful and winding trail system, and green spaces and parks with established trees. Colleyville is a close-knit community; its residents are proud to say they live here. It's a safe and welcoming bubble inside a huge metroplex, a bubble that most of us have worked very hard to afford to live in and raise our families in.

As property owners, we also believe in and fully support the rights of property ownership. Colleyville, like our state of Texas, has some of the strongest private property right protections. We believe that a landowner, including the City in this case, has every right to sell, manage, maintain or develop their land as they see fit within the confines of the local, state and federal property laws. But because in this particular instance it is our City that owns the land, we urge you to consider the significance of allowing the proposed rezoning.

The proposed development represents a fundamental change in land use that would significantly alter the character, environment, and livability of our neighborhood. First, the proposed development is incompatible with the existing residential nature of this area. Our neighborhood reflects a quieter, rural identity that is the foundation of Colleyville. A garage condominium development built adjacent to our neighborhood would disrupt that identity and set a precedent for future encroachment of commercial uses into residential spaces.

Second, the impact on the daily lives of surrounding homeowners would be significant, regardless of the myriad of municipal code restrictions that are in place. Increased traffic, noise, and late-night activity associated both with a restaurant and luxury car units would encroach on the peaceful environment that our residents rely upon. Additionally, the light pollution that results from the operation of commercial

buildings would further diminish the quality of life and enjoyment of our homes, particularly in the evening hours.

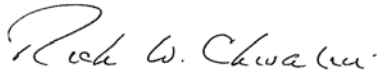
Third, the visual impact of this development will forever change the landscape of the land. What is currently a natural and open backdrop will be replaced with commercial structures that are wholly inconsistent with the surrounding residential setting. This change will permanently alter the character of our backyard views and the overall aesthetic of our neighborhood.

Fourth, this development will have concerning environmental consequences. The removal of mature trees and green space will degrade the visual landscape, alter the drainage and flooding patterns, and displace the local wildlife that inhabits this property. The change will permanently alter the land in a way that will never be restored. We routinely experience encounters in our yard or within 200 feet of it, with cottontail rabbits, mourning doves, mallard ducks, squirrels, and what probably is a bird watcher's paradise. Nightly, we hear and see two species of owls, possums, skunks, and racoons; in the early morning hours we hear actively hunting coyotes that celebrate their catch. Our flower beds and gardens benefit from ample honeybees and the rat snakes that keep the rodent population in balance. This wildlife is thriving within the constraints of the development already present, but it is at risk of being defeated. This condominium development will severely diminish the unique charm of our landscape. This charm that keeps us connected to the land and makes us want to be good stewards of our properties will be lost yet again to progress. The charm and character that drew us to Colleyville and led us to make it our home is at risk of gradual erosion, as this condominium development will surely pave the way for similar developments in the future.

Finally, this proposed development undermines the expectations of homeowners who invested in this area with the understanding that the adjacent land use would remain consistent with the existing character of our town. We understand that the City has the authority to sell the land that it owns, and we understand the reason the city purchased it years ago. But we also would like to point out that the City's authority comes with the responsibility to act as careful stewards of community character and long-term planning. Not all development is appropriate in all locations, and we strongly ask the City to seek proposals that better align with the residential character and rural feel that define our area. Our mayor indicates that Colleyville is in good financial shape. So why rush to sell this property, when our town can wait for proposals that better suit our city?

For these reasons we respectfully urge the Planning and Zoning Commission to deny the requested zoning change. Thoughtful development is important, but it must be balanced with preserving the integrity, character and livability of established neighborhoods.

Sincerely,



Rick W Chevalier

April 20, 2026

City of Colleyville

Community Development Department

Attn: Planning Manager

100 Main Street

Colleyville, TX 76034

RE: FORMAL WRITTEN PROTEST

Case ZC26-009

Rezoning of 7009 and 7015 Colleyville Boulevard

Dear Mayor and Members of the City Council:

I am the owner of real property located at 2201 Danielle Drive, Colleyville, Texas. This letter constitutes my formal written protest, pursuant to Texas Local Government Code § 211.006(d), to the proposed zoning change identified as Case ZC26-009.

I object to the requested rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial for the properties located at 7009 and 7015 Colleyville Boulevard.

My property lies within two hundred (200) feet of the area subject to this zoning change. Accordingly, my property is eligible to be counted toward the twenty percent (20%) statutory protest threshold as provided by state law.

This proposed rezoning is incompatible with the surrounding residential character and represents an intensification of commercial use that raises substantial concerns, including but not limited to:

• Increased traffic volumes and congestion on Colleyville Boulevard and adjacent residential streets, including Danielle Drive;

• Adverse impacts to public safety due to increased traffic near established neighborhoods;

• Noise, lighting, and operational impacts that are inconsistent with nearby residential zoning;

• Potential reductions in residential quality of life and neighborhood stability;

• Inconsistency with the intent of Colleyville's long-range planning objectives and existing land use patterns.

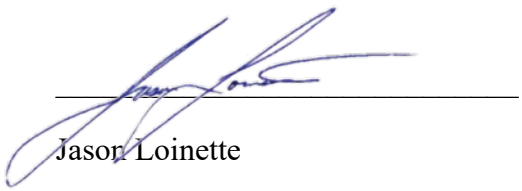
• Potential increase in crime due to the value of the automobiles being held in these warehouses

For these reasons, I respectfully request that this formal protest be accepted, filed, and included in the official record for Case ZC26-009, and that it be considered in the calculation of any valid zoning protest under Texas Local Government Code § 211.006.

Should the City Council proceed to consider approval of this rezoning request, I request that the heightened three-fourths (¾) voting requirement mandated by law be applied.

Thank you for your consideration of this correspondence and for protecting the interests of Colleyville's residential neighborhoods.

Sincerely,



Jason Loinette

Owner, 2201 Danielle Drive

Colleyville, TX 76034

Phone: [redacted]

Email: [redacted]

From: Loinette, Jason <Jason.Loinette@cmc.com>
Sent: Monday, April 20, 2026 10:58 AM
To: Daniel Ponder <DPonder@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>; citysecretary@colleyville.com
Cc: Jason [redacted] Kerry Loinette [redacted]
Subject: FORMAL WRITTEN PROTEST – Case ZC26-009 – Property Owner at 2201 Danielle Dr

Some people who received this message don't often get email from [redacted]. Learn why this is important

Good afternoon,
My name is Jason Loinette and my wife Kerry and I are the owner of 2201 Danielle Dr in Colleyville. Our property is within 20 feet of this proposed development and we are formally filing a protest against it. Please know that I consider myself a very reasonable person that is pro-business. I am not against any development here and I have expected it since moving to the house in 2020, however, if this project goes through as is, I have serious concerns about our quality of life, the quality of life for our 7 year old twins and my property value. We spend almost every day in our backyard playing, swimming, eating dinner in our gazebo or practicing baseball. I will be skipping the coaching of my son's baseball game today to attend the meeting with the developer to see what can be done but based on the latest drawings (my property is the black box on the crude snip below), there is about a 70-80 foot buffer for all nearby houses but it drops to 8-10 feet at my line. The closeness of the property only affects us so I feel like we are on an island here. I doubt that anyone on this email or in the city as a whole, would like this development that close, especially since only 2 of the existing trees will be saved (light green). Having a wall that close with minimal room for trees for the dispersal of noise and light pollution is very concerning. I hope that you understand our position and can help me push the developer for a suitable changes that only cause minimal disruption in our day to day lives.

I love this area. I grew up in Grapevine and graduated from GHS in 1996 and started looking for property in Colleyville as soon as we got pregnant in 2019. This is my first foray into anything like this so if I need to do anything else, I would really appreciate any guidance you can give me, whether it is in your official capacity or just as a resident of this great city. Thank you for your time.

From: John Fegan
To: Daniel Ponder
Subject: Concerns Regarding Development on Highway 26 Entry Corridor
Date: Friday, April 24, 2026 9:48:33 AM

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

Dear City of Colleyville Officials,

I am writing to express my concern and opposition to the garage warehouse development currently being built along Highway 26.

My understanding has always been that this corridor was intended to serve as a premier entry point into Colleyville. The City has invested significant time, effort, and resources into enhancing this area, including the tower and extensive landscaping, to create a strong and attractive first impression.

Given that vision, I was surprised and disappointed to see a warehouse-style garage development—primarily for storing high-end vehicles—being constructed in such a prominent location. In my opinion, this type of project does not align with the character, image, or long-term vision that many residents believed Colleyville had for this key gateway. My understanding there are at three other warehouses being constructed in the area.

As a resident at 1303 Bellefonte Lane and **a resident in Colleyville for over 30 years**, I care deeply about maintaining the quality and reputation of our community. I respectfully ask the City to reconsider how developments like this fit into the broader vision for Colleyville, particularly along major entry corridors.

Please DENY the request!

Thank you for your time and consideration.

Sincerely,

John Fegan
CCIM, CPM
[redacted]

Information About Brokerage Services

Protest from Homeowners on Meade and Daniel Drive – presented to P&Z meeting 13-April-2026:

The homeowners along Meade Drive and Danielle Drive that fall within the 200' perimeter distance protest the proposed project (project presented to us by the City Manager on 8-Apr-2026). Some homeowners that fall in the 500' radius agree with these proposed restrictions. Many of these homeowners are against the development in general, and believe something other than the proposed business would be a better use of the property in question. In lieu of that, we believe the following changes and restrictions are mandatory in order to get approval from the homeowners listed above.

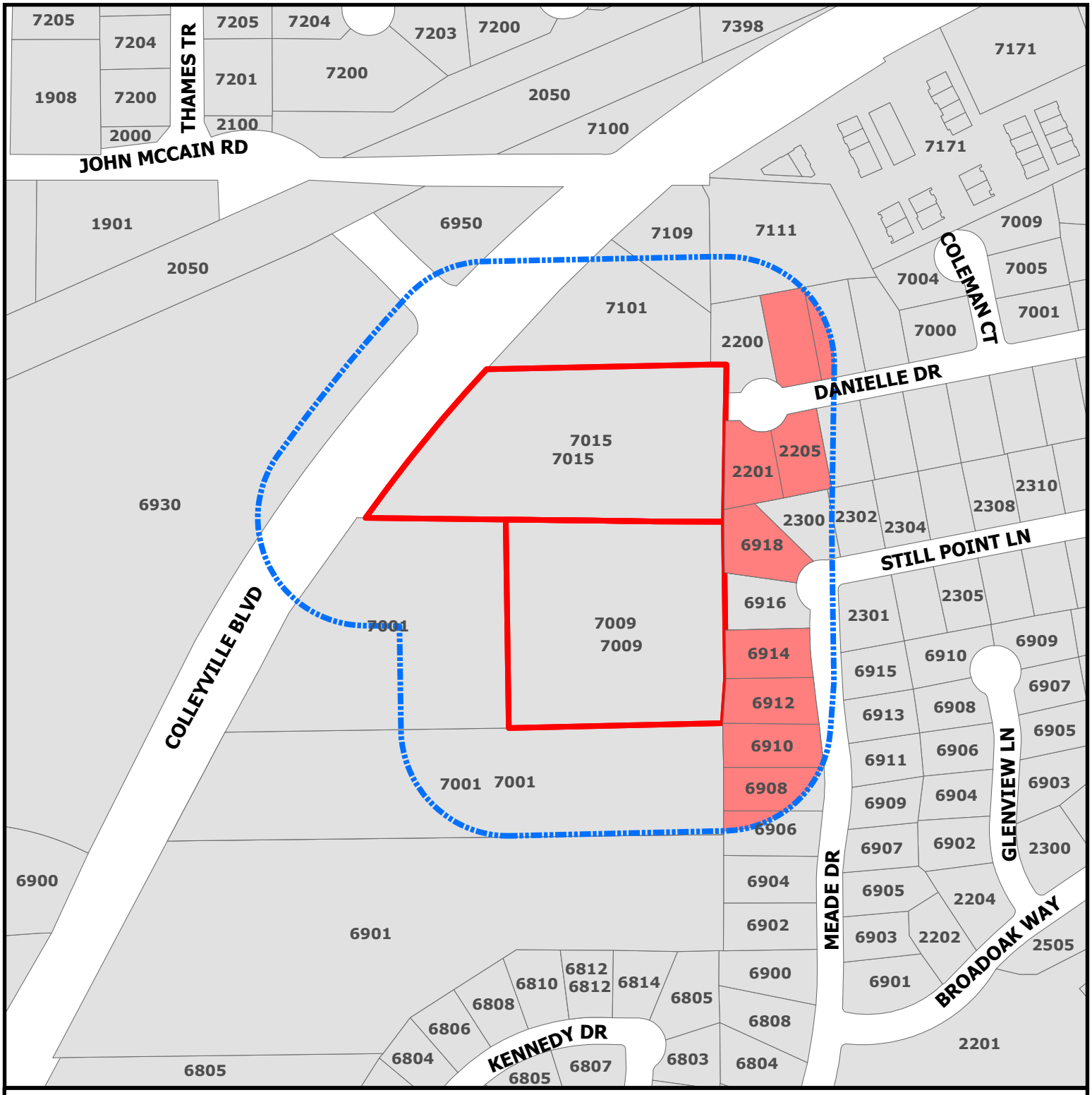
One of our key objections is the east side elevation (the side directly visible from the property owners along Meade Drive). We want to see a much more opaque structure between our property and the proposed buildings. We understand a brick/stone wall will be used, but in the space between the wall and our property lines, we want to see a much more dense series of trees/ landscaping. Our intent is to block any visibility of the structures (including the brick/stone wall) from the ground level of our properties. Consistent with Colleyville's general desire, we don't think any existing/mature trees should be removed...only augmented with additional trees. City staff have suggested 3 rows of trees being deployed in a staggered fashion to block any sight lines, and we find that acceptable (pending updated elevation views). It should be a further requirement that any parking or security lighting should be blocked from intruding upon the adjacent homeowner's property. Maintenance of this area (between the brick wall and the homeowner's property lines) shall be maintained by the owner of this development (this would include mowing, tree trimming, etc in perpetuity). We are open to the City staff proposing the necessary details to provide this "visual blockage" of the development.

In addition, the homeowners would like to see much more in the way of restrictions on the sound levels that will be generated by the development. We would like to see restrictions on whether outdoor music will be allowed, and if so, how loud it can be, and how frequent it can occur. We would also like restrictions on how often special events (ex: a rally) can be held, and the hours that even can be active. This is especially concerning during the winter hours when any trees between the development and the property owners may have dropped their leaves and provide less attenuation to any sound. In general, we would like to see restrictions on when any engine noise, music, or sound related to power tools coming from the garages will be allowed (ex: quiet hours from 8pm to 8am).

Signed:

Resident Name printed	Address	Signature
Dave & Joken Mueller	6900 Meade Dr	Dave C Mueller
BEN OSBORNE	6901 Meade Dr	
Lyman & John Poole	6912 Meade Dr	
FIGEN LOGAN	6903 Meade Dr	
David & Kim Hewitt	6902 meade Dr.	David Hewitt
Jon & Jeannie Kolger	6906 Meade Dr.	Jon Kolger
Jean Lyman	6907 Meade Dr.	
Rob & Tere Martin	6908 Meade Dr.	
Chevaliers	6910 Meade Dr	
Jeanne Smith	6913 Meade Dr	Jeanne Smith
Don & Tracy Dunn	6915 meade DR	Don Dunn
Allison Leacock	6914 Meade Dr	Allison Leacock
Mitchell Austin	6918 Meade Drive	
Jason Lainette	2201 Danielle Dr	
CHRIS CASTRO	2205 DANIELLE DR	
Urmila Sharma	2208 Danielle Dr	
Kirk Baumann	2301 STILL POINT LN	

Opposition Map



CITY OF COLLEYVILLE TEXAS

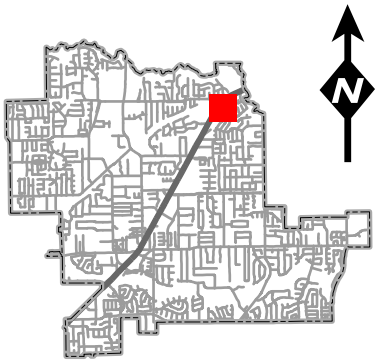
ZC26-009

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
6918 MEADE DR	AUSTIN, KATE M	2.07%
6910 MEADE DR	CHEVALIER, RICK W	1.91%
6912 MEADE DR	POOLE, JOHN T	1.87%
2204 DANIELLE DR	DUNCAN, JACOB	1.86%
6914 MEADE DR	LOWACK, MINDY	1.85%
2201 DANIELLE DR	LOINETTE, JASON	1.81%
2205 DANIELLE DR	CASTRO, CHRIS	1.7%
6908 MEADE DR	MARTIN, ROBERT V	1.6%
2208 DANIELLE DR	NEUPANE, KUSHAL	0.53%
6906 MEADE DR	KOLGER, JON K	0.37%

Address Count : **10** **Total Percentage:** **15.59%**

Date : 4/15/2026 10:33 AM

ORDINANCE O-26-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON 5.07 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 5.07 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.
   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. Hotels/motels/short-term rentals.
   iv. 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. It shall be the property owners' responsibility to maintain all landscaped areas, including areas between the screening wall and adjacent fencing on any neighboring property.

f. 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 façades facing residential uses.

c. One wall sign shall be permitted for buildings 3 and 4.

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

e. This development is permitted 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. Wall fixtures cannot be placed higher than eight feet from grade.

c. 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.

d. 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 2nd day of June 2026.

The second reading and public hearing being conducted on the 16th day of June 2026.

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 16TH DAY OF JUNE 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

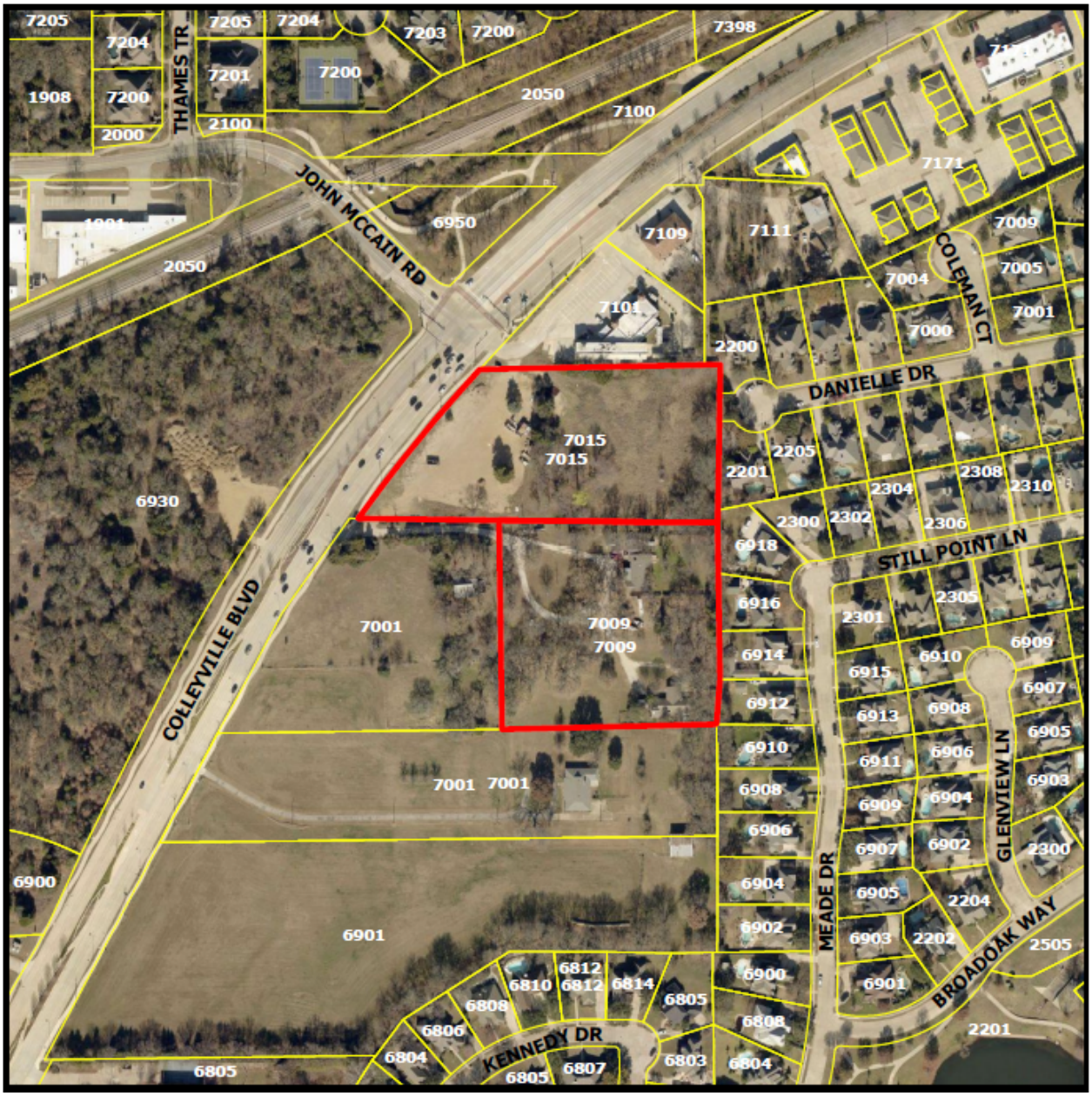


Exhibit "B" – Statement of Planning Objectives

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:	39' 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	3,270	33	33	EXISTING SPACES PROVIDED FOR RESTAURANT
OFFICE	300	8,922	29	29	
WAREHOUSE	1,000	8,808	9	9	
		21,000	71	91	
BUILDING 2					
RESTAURANT	100	4,446	45	81	EXTRA SPACES PROVIDED FOR RESTAURANT
OFFICE	300	3,600	10	10	
WAREHOUSE	1,000	7,000	7	7	
PRIV. WAREHOUSE	2,000	17,378	7	7	
		31,830	69	88	
GARAGES - BLDG #3	2,000	24,000	12	12	NOTHING PROVIDED FOR NON-COMPLIANCE
GARAGES - BLDG #4	2,000	24,000	12	12	NOTHING PROVIDED FOR NON-COMPLIANCE
TOTALS		100,199	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: OZEL 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

CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com/
https://www.reliablepaving.com
Office: 817-467-0779
2903 Peyco Drive North
Arlington, Texas 76001

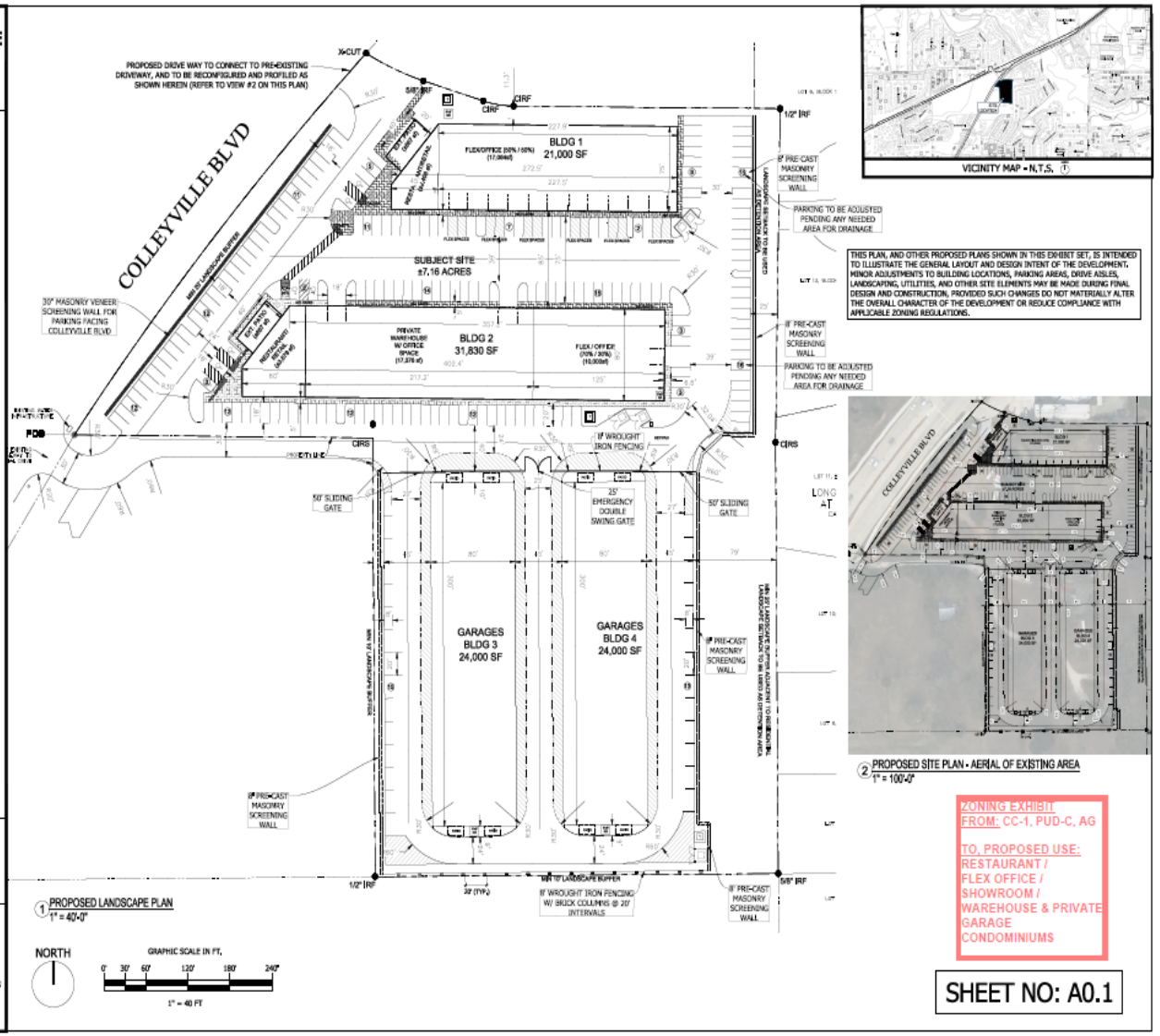
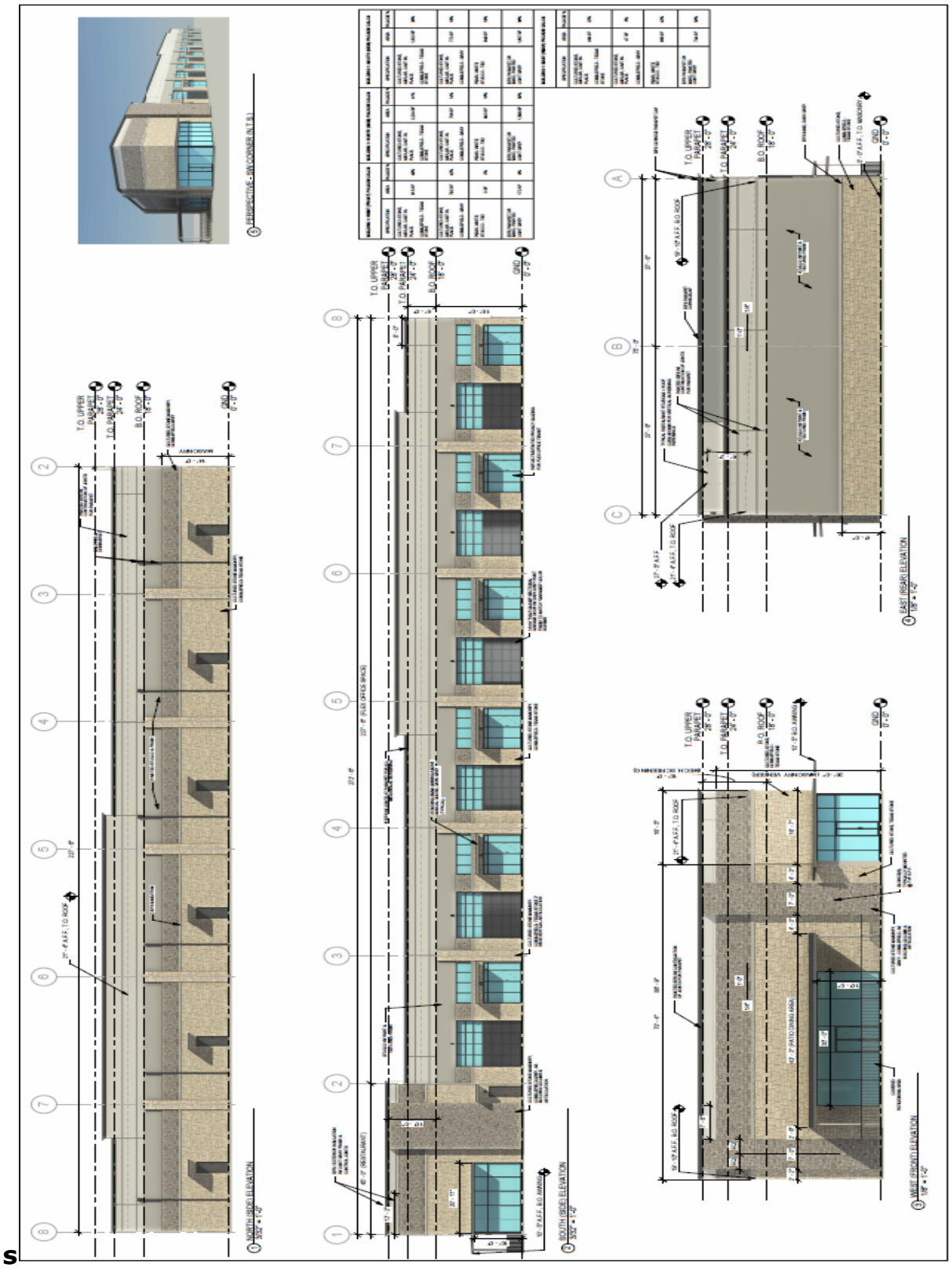


Exhibit "C" – Site Plan

Exhibit "D" – Elevation



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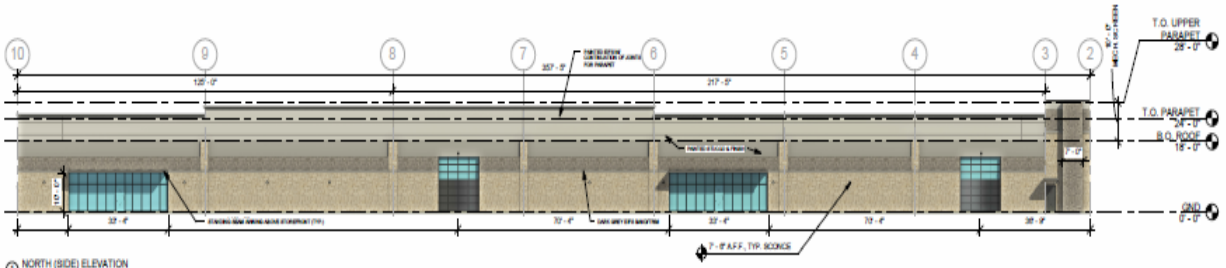
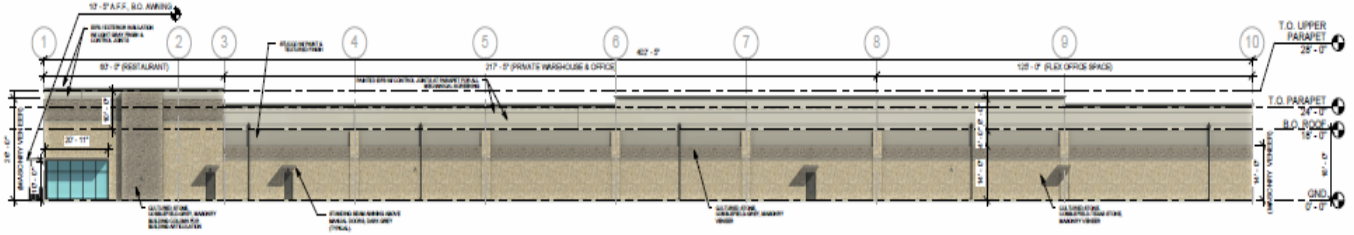


1 NORTH (SIDE) ELEVATION
1/16" = 1'-0"

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



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

BUILDING 2: WEST (FRONT) FACADE CALCS

SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - TEXAS STONE	884 SF	49%
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - GRAY	884 SF	49%
PEARL WHITE STUCCO - TBD	0 SF	0%
EIFS PAINT OR BAND, PAINTED LIGHT GREY	108 SF	6%

BUILDING 2: NORTH (SIDE) FACADE CALCS

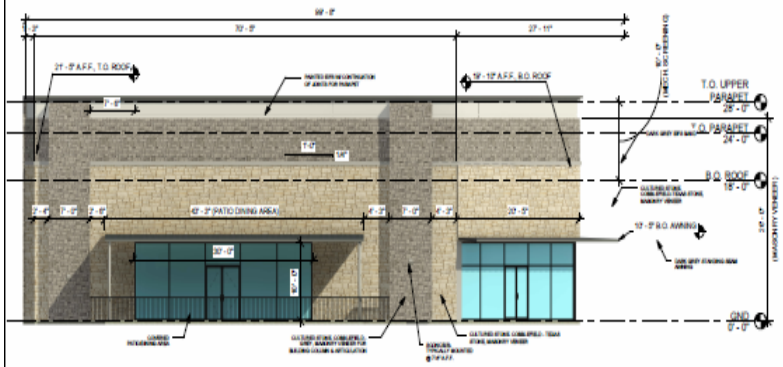
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - TEXAS STONE	2,707 SF	17%
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - GRAY	1,214 SF	7%
PEARL WHITE STUCCO - TBD	1,366 SF	9%
EIFS PAINT OR BAND, PAINTED LIGHT GREY	2,165 SF	14%

BUILDING 2: SOUTH (SIDE) FACADE CALCS

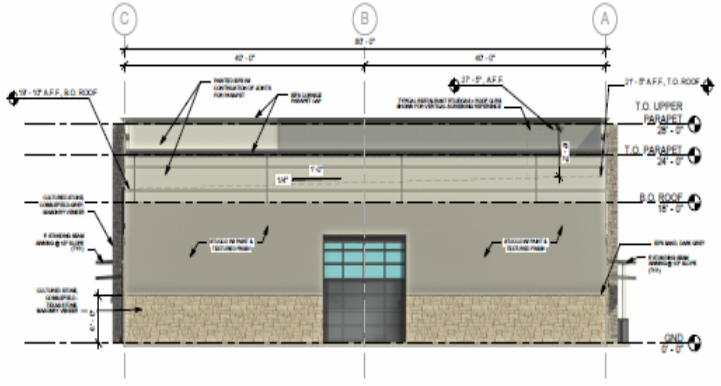
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - TEXAS STONE	4,166 SF	49%
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - GRAY	1,214 SF	14%
PEARL WHITE STUCCO - TBD	1,366 SF	16%
EIFS PAINT OR BAND, PAINTED LIGHT GREY	2,165 SF	25%

BUILDING 2: EAST (REAR) FACADE CALCS

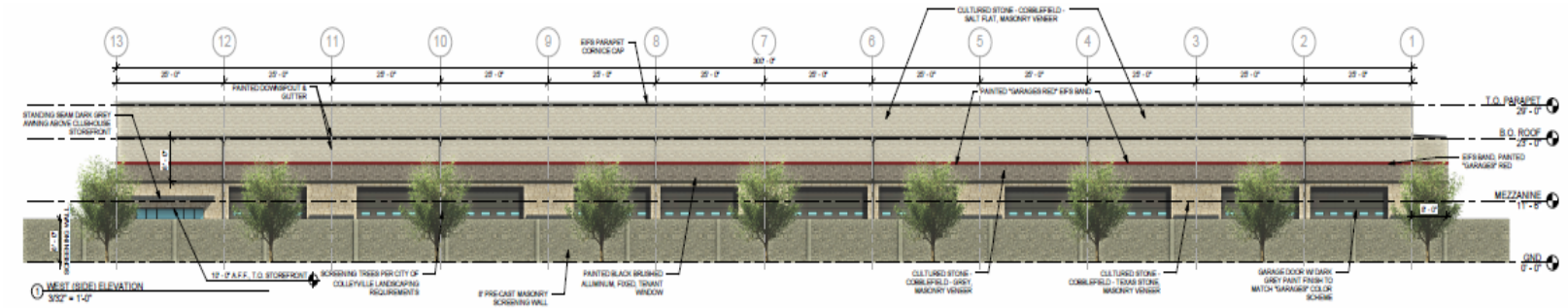
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - TEXAS STONE	438 SF	20%
CULTURED STONE, ASHLAR, CAST IN PLACE CORNERFIELD - GRAY	90 SF	4%
PEARL WHITE STUCCO - TBD	913 SF	42%
EIFS PAINT OR BAND, PAINTED LIGHT GREY	716 SF	33%



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



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



BUILDING 1 WEST (SIDE) FACADE CALCS			BUILDING 2 EAST (SIDE) FACADE CALCS			BUILDING 3 NORTH (FRONT) FACADE CALCS			BUILDING 4 SOUTH (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %	SPECIFICATION	AREA	FACADE %
CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - TEXAS STONE	1,301 SF	22%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - TEXAS STONE	1,143 SF	20%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - TEXAS STONE	1,123 SF	19%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - TEXAS STONE	1,307 SF	22%
CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - GREY	635 SF	11%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - GREY	635 SF	11%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - GREY	216 SF	4%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - GREY	216 SF	11%
CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - SALT FLAT	1,324 SF	23%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - SALT FLAT	96 SF	1%	PAINT, SHEET STUCCO - TBD	331 SF	6%	CULTURED STONE, MIRUM CAST IN PLACE - COBBLEFIELD - SALT FLAT	635 SF	11%
EIFS BAND (PAINTED "GARAGE RED" WHERE APPLICABLE)	110 SF	2%	PAINT, SHEET STUCCO - TBD	2,660 SF	46%	EIFS BAND (PAINTED "GARAGE RED" WHERE APPLICABLE)	73 SF	1%	EIFS BAND (PAINTED "GARAGE RED" WHERE APPLICABLE)	73 SF	1%
			EIFS BAND (PAINTED "GARAGE RED" WHERE APPLICABLE)	110 SF	2%						

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

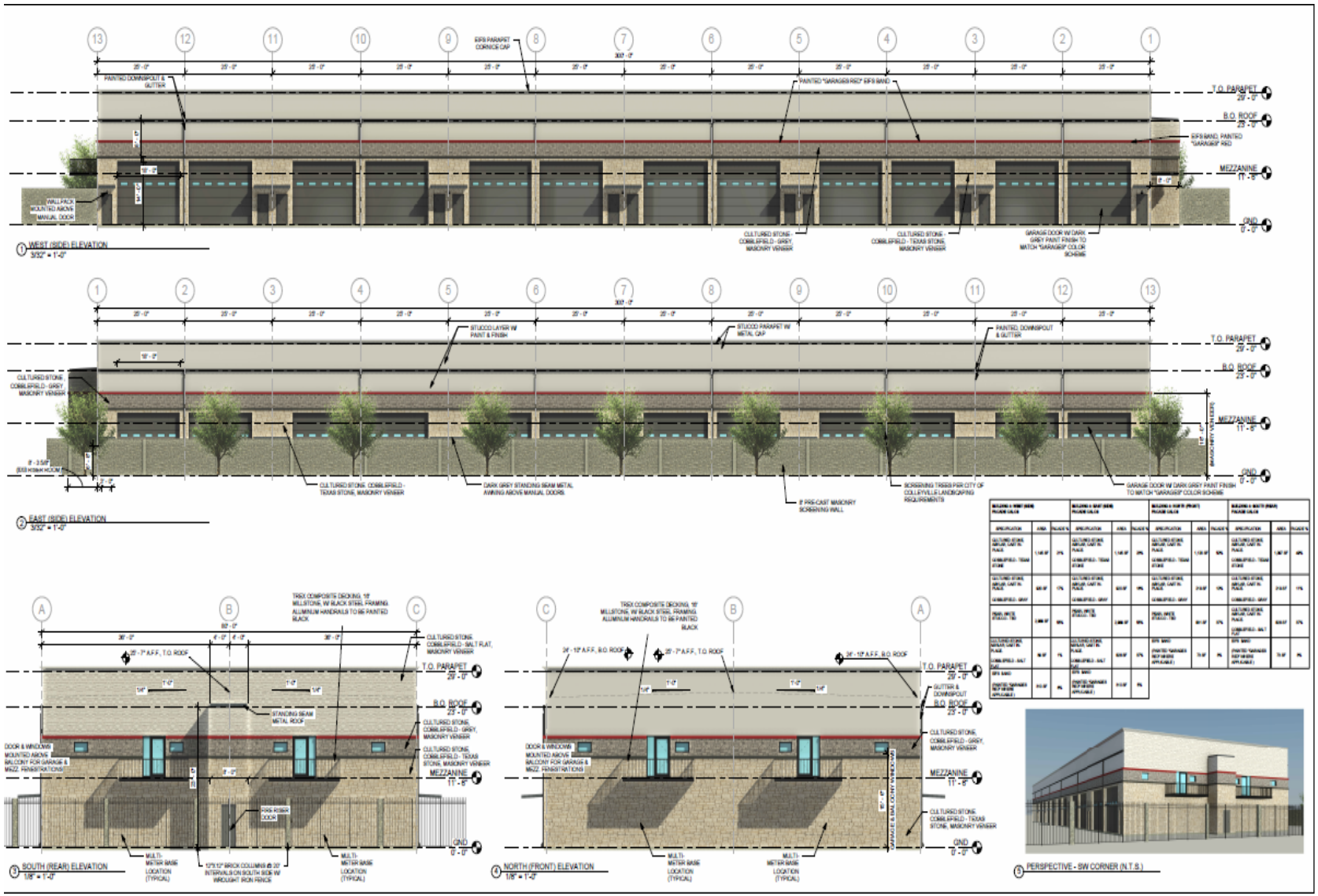
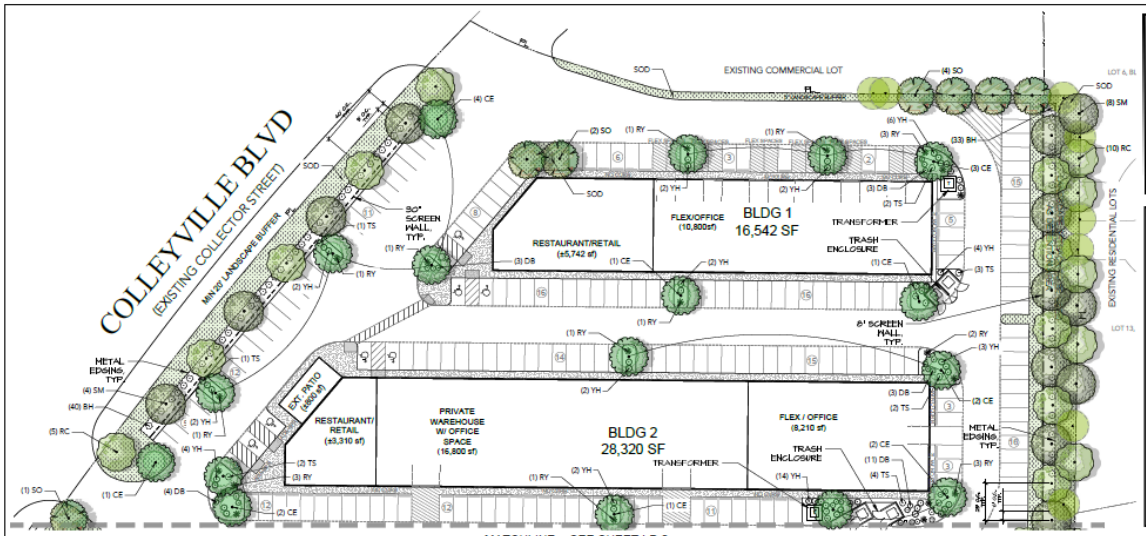
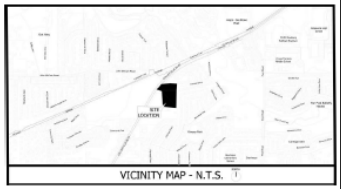
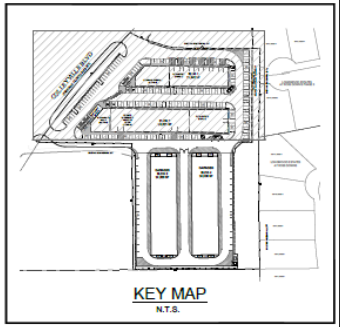

1 WEST (SIDE) ELEVATION
3/32" = 1'-0"
2 EAST (SIDE) ELEVATION
3/32" = 1'-0"
3 SOUTH (REAR) ELEVATION
1/8" = 1'-0"
4 NORTH (FRONT) ELEVATION
1/8" = 1'-0"
5 PERSPECTIVE - SW CORNER (N.T.S.)
T.O. PARAPET
B.O. ROOF
MEZZANINE
GND
CULTURED STONE - COBBLEFIELD - GREY, MASONRY VENEER
CULTURED STONE - COBBLEFIELD - 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
8' PRE-CAST MASONRY SCREENING WALL
SCREENING TREES PER CITY OF COLLEYVILLE LANDSCAPING REQUIREMENTS
DARK GREY STANDING SEAM METAL AWNING ABOVE MANUAL DOORS
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

Exhibit "E" – Landscape Plan







GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THIS 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. CONTRACTOR SHALL VERIFY THE GRADING PLANS AND SITE CONDITIONS AND NOTIFY THE ROUGH GRADER 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 AREAS AND TO PROVIDE POSITIVE DRAINAGE.
   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 (SUBSOIL & 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 1" BELOW THE FINISH SURFACE OF THE WALKS. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 12" 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 12" AWAY FROM THE WALKS.
   f. IN THE EVENT THAT ANY MINOR GRADING 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 PLANTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION OF ROOT ZONES, 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 PATTERNING SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SUBSTITUTIONS ARE MADE WITHOUT PERMISSION, THE LANDSCAPE CONTRACTOR SHALL REPLANT THE LANDSCAPE ARCHITECT IS OMITTED (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THIS 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 BOLD ICED IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE PLANTING AUTHORITY). CONTRACTOR 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 30 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE BEGINNING 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. BODDED AND BROADCAST 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; SMART IRRIGATION CONTROLLER THAT IS WEATHER OR SOIL MOISTURE COMPLIANCE; IRRIGATION CONTROLLER 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 LINES. ROOT BARRIERS SHALL BE INSTALLED AT A MINIMUM OF TEN (10) LINEAR FEET 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 ENCIRCLES THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1 1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND BROADCAST AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF MULCH TO OWNER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO ORDERING MULCH FOR CONSTRUCTION. ABSOLUTELY NO RECYCLED GROUND SHALL BE USED 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	32	Magnolia grandiflora Southern Magnolia	3" Cal.	
	RC	35	Juniperus virginiana Eastern Red Cedar	3" Cal.	
MITIGATION TREES					
	SO	19	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	19	Hesperaloe parviflora Red Yucca	3 GAL / Min. 18" Ht.	36" OC
	BH	162	Ilex comuta 'Burfordii Nana' Dwarf Burford Holly	3 GAL / Min. 18" Ht.	36" OC
	YH	45	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	16	Leucophyllum frutescens 'Compacta' Compact Texas Sage	3 GAL / Min. 18" Ht.	36" OC
SOD/SEED					
	SOD	42,983 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): 19 TREES
PROVIDED: 19 TREES

TYPICAL LANDSCAPE SCREENING FROM PUBLIC VIEW + INCREASED SETBACK
REQUIRED (1 TREE / 25 LF - RESIDENTIAL ADJACENT): 40 TREES
PROVIDED: 80 TREES

REQUIRED MITIGATION TREES: 19 TREES
PROVIDED MITIGATION TREES: 19 TREES

TOTAL TREES: 103 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 SCALE ABOVE.

EVERGREEN DESIGN GROUP
972.243.3933
www.evergreendesigngroup.com

04/29/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE PLANTING

Date	Comment

Project Number
Date 04/29/2026
Drawn By GL
Checked By CS

LP-1

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	
PARKING ISLAND TREES					
	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.	
EVERGREEN TREES					
	SM	32	Magnolia grandiflora Southern Magnolia	3" Cal.	
	RC	35	Juniperus virginiana Eastern Red Cedar	3" Cal.	
MITIGATION TREES					CANOPY
	SO	19	Quercus shumardii Shumard Red Oak	3" Cal.	2,000 sf / Tree
EXISTING TREES					
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
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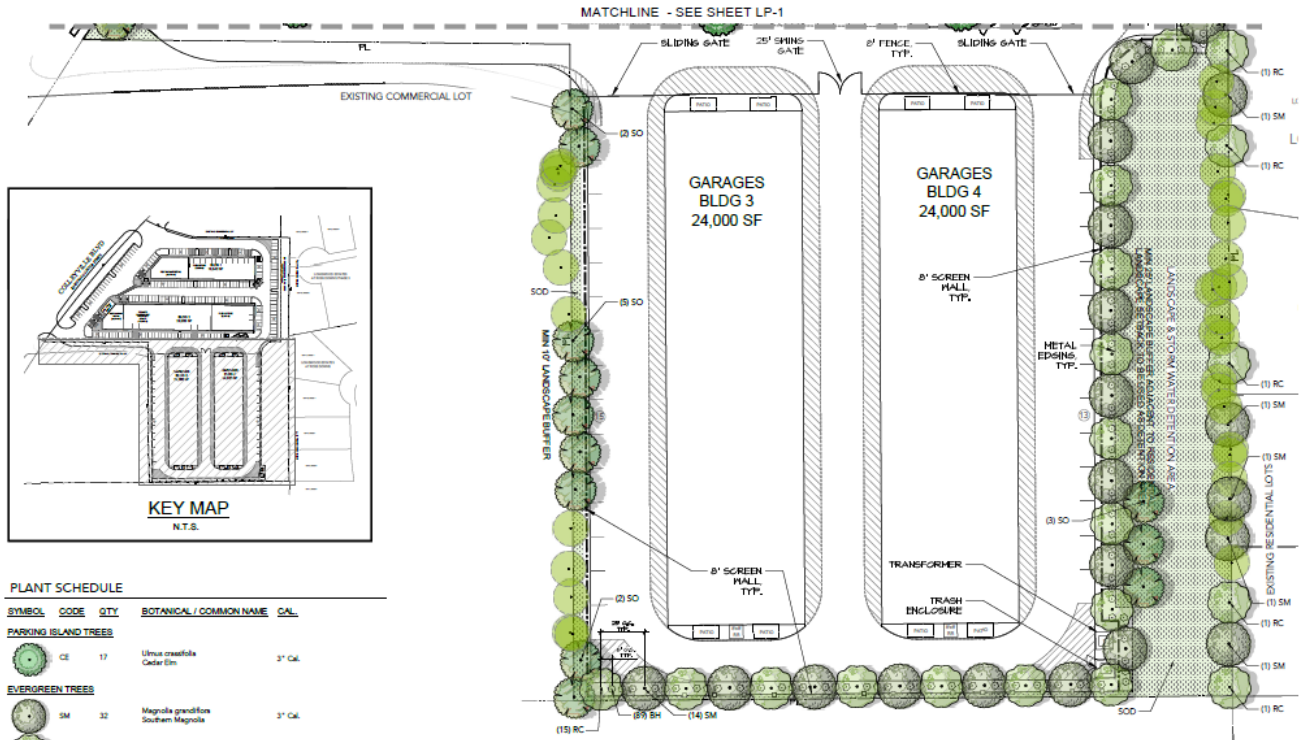
SOD/SEED					
	SOD	42,983 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass		



NORTH

Scale 1" = 30'

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EVERGREEN DESIGN GROUP

04/29/2026

GARAGES OF AMERICA

7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

LANDSCAPE PLANTING

Date	Comment

Project Number
Date 04/29/2026
Drawn By GL
Checked By CS

LP-2

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c **Agenda Date** 5/11/2026 **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 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-011

Explanation
Terry Kearney, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for Alcoholic Beverage Sales On-Premises Consumption on Lot 1, Block 1, Village Front Door Addition, being approximately 0.86 acres and zoned PUD-C Planned Unit Development – Commercial. The SUP request is to allow for on-premises alcoholic beverage sales/consumption at a restaurant.

Analysis: The applicant has requested an SUP to allow for alcoholic beverage sales on-premises consumption for a restaurant, which requires a Special Use Permit in accordance with the Land Development Code Section 3.24.B.

Plat Status: The property is platted.

DRC Review: The Development Review Committee reviewed the request during their April 20, 2026, meeting and the case has been scheduled for the May 11, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and west are zoned PUD-C Planned Unit Development – Commercial and are improved with commercial and residential uses. The properties to the south and east are zoned CC-1 Village Retail and are improved with commercial uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1,000 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

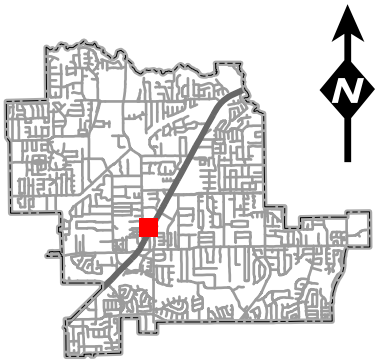
1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Statement of Planning Objectives
5. Site Exhibit
6. Notification Map
7. Notification Letter
8. Draft Ordinance

Aerial Map

CITY OF COLLEYVILLE TEXAS

ZC26-011

5204 Colleyville Boulevard



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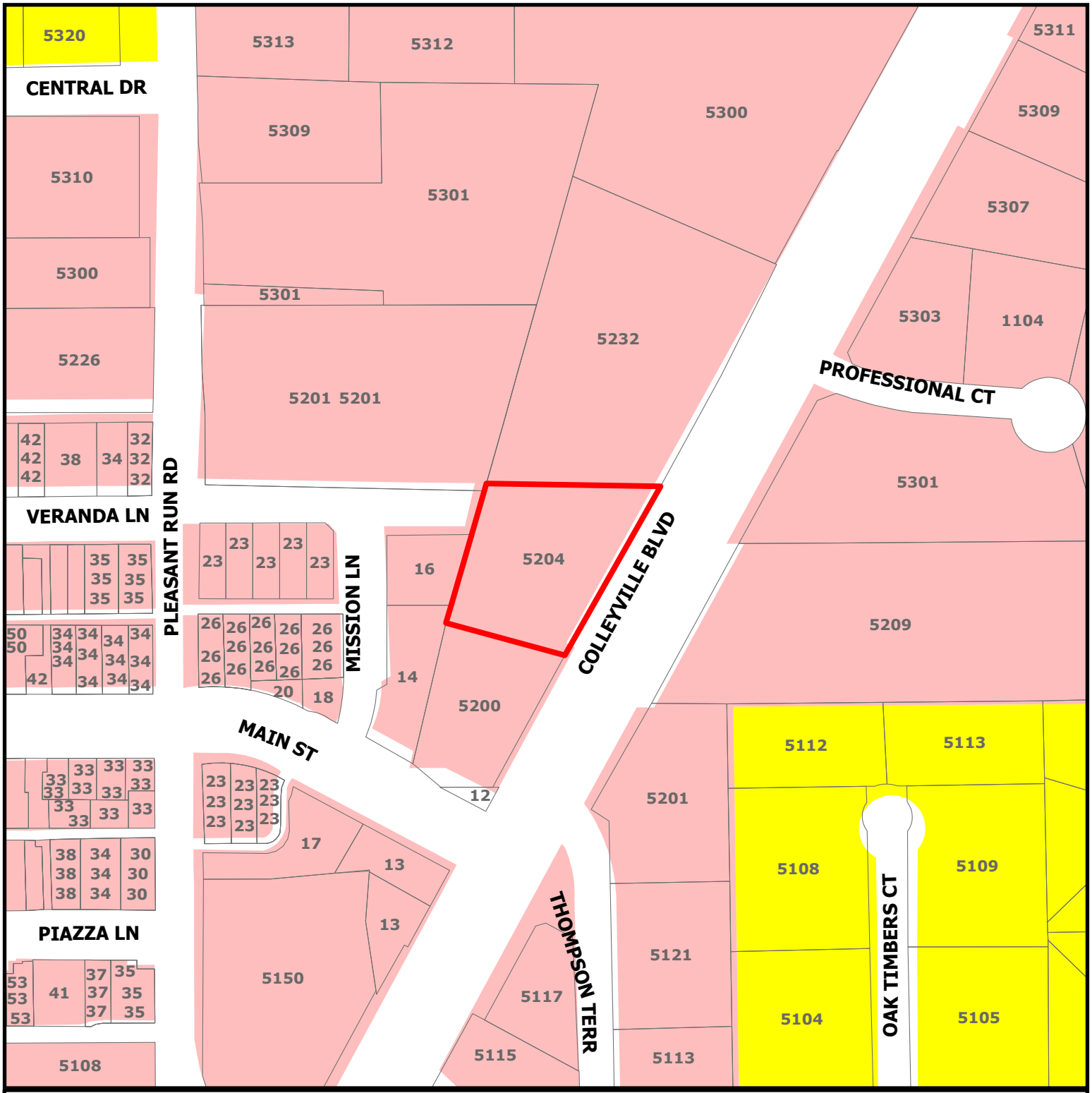
Subject Property

Future Land Use Map



CITY OF COLLEYVILLE TEXAS

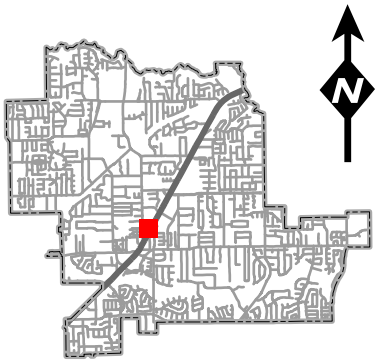
ZC26-011

5204 Colleyville Boulevard

Residential

Colleyville Blvd Corridor

Subject Property



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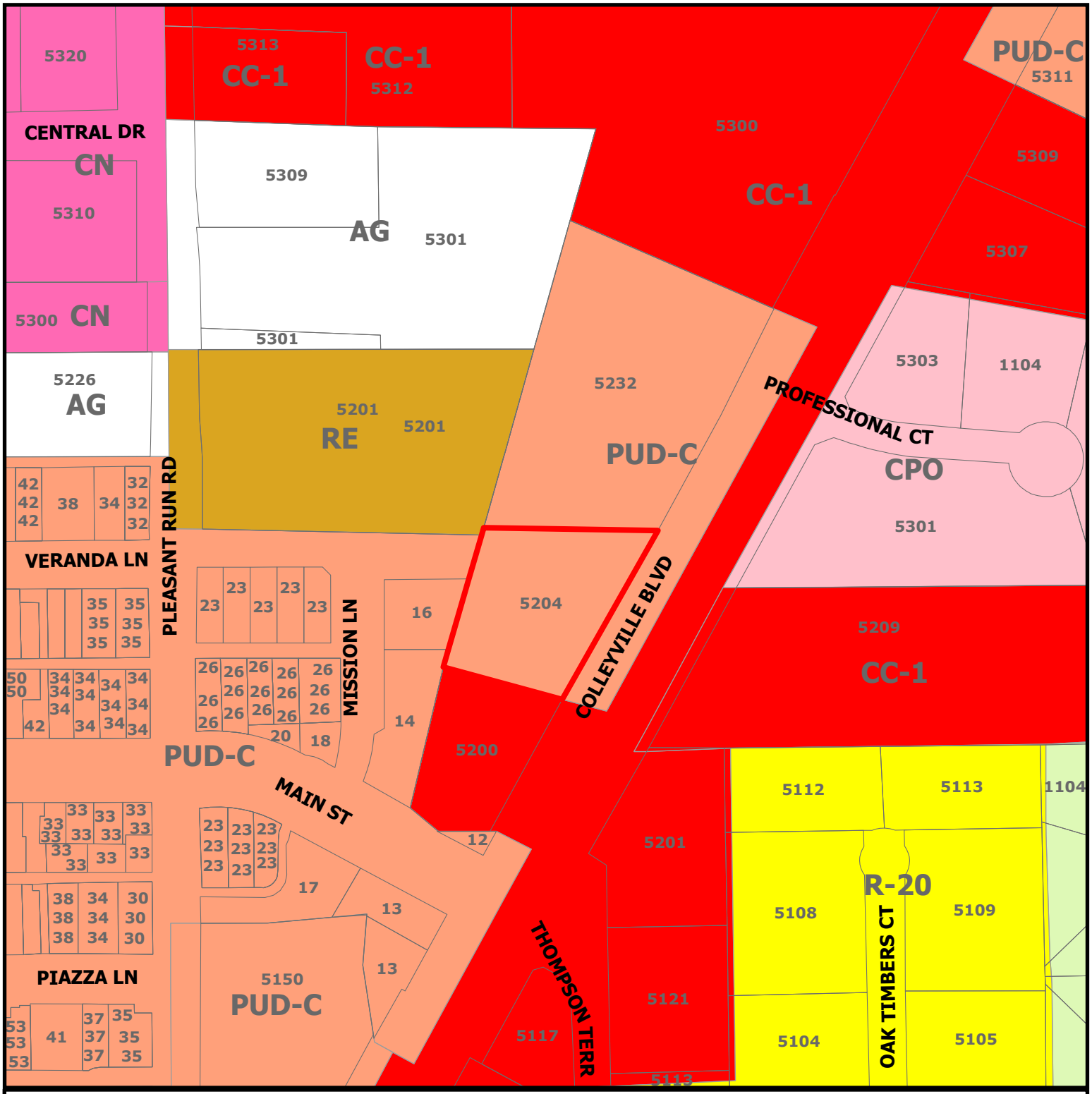
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-011

5204 Colleyville Boulevard

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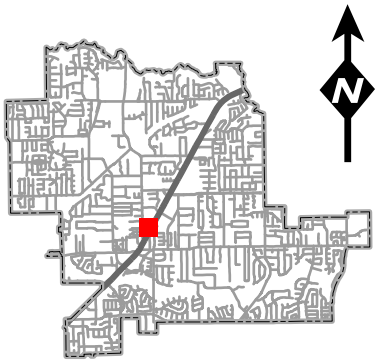
Subject Property



Lucile’s Restaurant

Lucile’s is a full service restaurant serving American Food Classics with an emphasis on seafood. We have a wide spectrum of menu items from Sandwiches to Live Maine Lobster. Our original location is at 4700 Camp Bowie Blvd Ft Worth, TX 76107. We have been operating since 1993 at that location. Colleyville will be our second location. Lucile’s is open for Lunch and Dinner 7 days a week and serves breakfast Saturday and Sunday. Lucile’s Product mix is 80% Food/NAB and 20% Alcohol. The Alcohol mix is 60 % Liquor with 60% of that Craft Cocktails. Wine accounts for 35% of the Alcohol mix and Beer 5% of the Alcohol mix

Site Exhibit

ZC26-011

5204 Colleyville Boulevard

N

DISCLAIMER:
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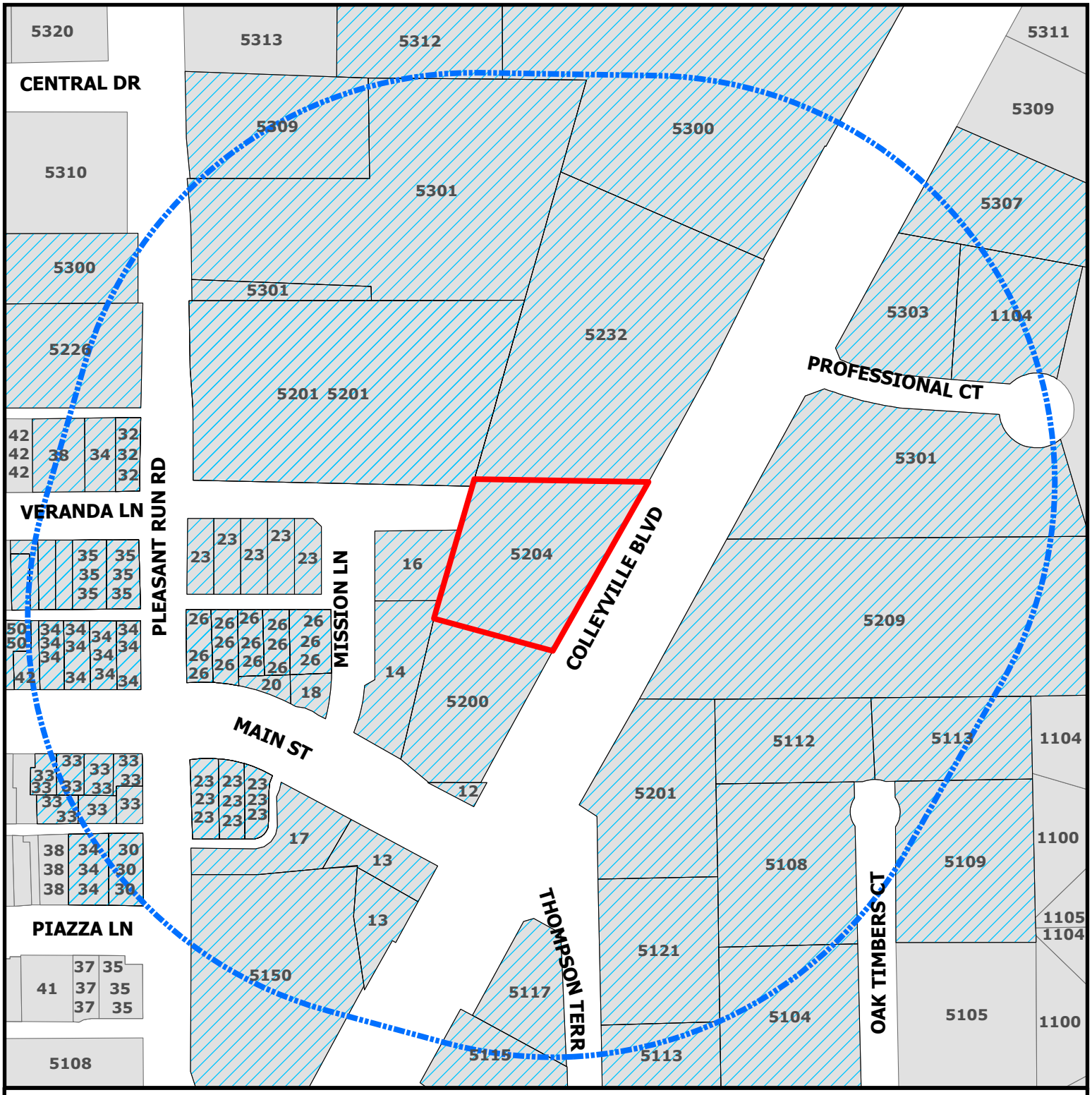
Subject Property

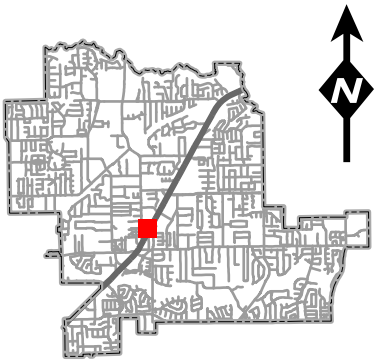
Notification Map



CITY OF COLLEYVILLE TEXAS

ZC26-011

5204 Colleyville Boulevard



Subject Property

Buffer

Parcels to be notified

DISCLAIMER:
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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, May 11, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, June 2, 2026 & Tuesday, June 16, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

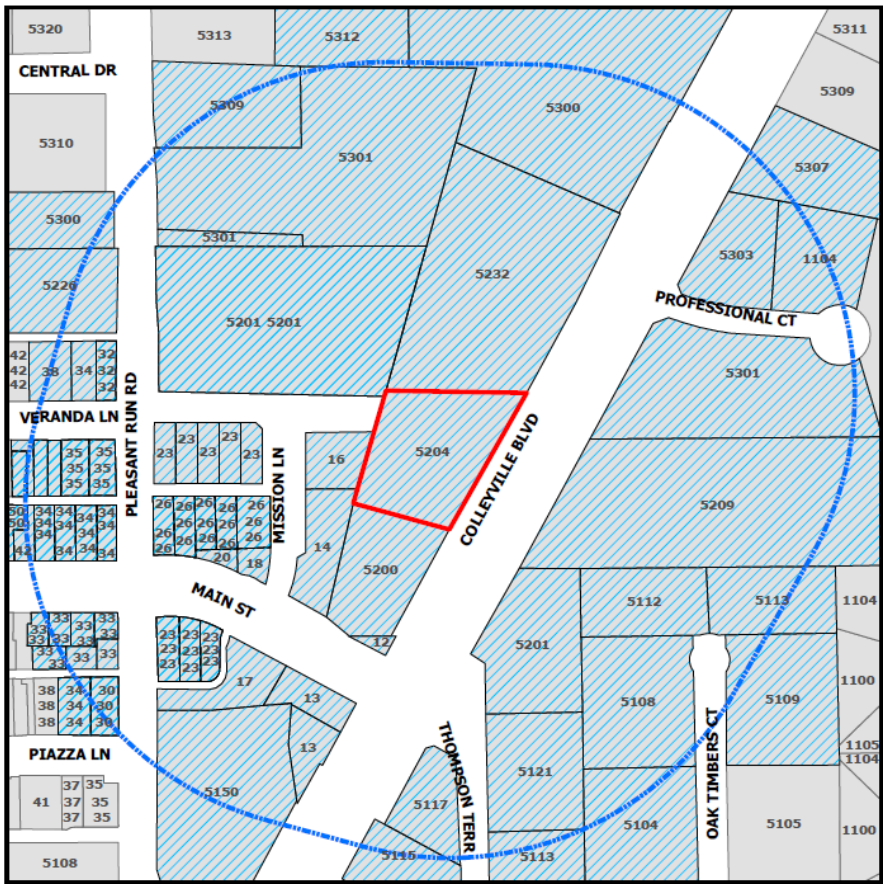
Request:	Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-011. The request is to allow on-premises alcohol beverage sales and consumption for a restaurant.
Zoning Case:	ZC26-011
Applicant:	Terry Kearney
Owner:	DDK Real Estate INV, LLC.
Location:	5204 Colleyville Boulevard
Property Description:	Lot 1, Block 1, Village Front Door 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 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 1, BLOCK 1, VILLAGE FRONT DOOR ADDITION, LOCATED AT 5204 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE ALCOHOLIC BEVERAGES SALES – ON-PREMISES 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 under Case No. ZC26-011; 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 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, by authorizing a Special Use Permit for alcoholic beverage sales – on-premises consumption, as depicted on Exhibit “A” and 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 alcoholic beverage sales – on-premises consumption in conjunction with a restaurant use only.

b. The name of the business authorized for alcoholic beverage sales – on-premises consumption by this Special Use Permit shall be called "Lucile's".

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

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

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 2nd day of June 2026.

The second reading and public hearing being conducted on the 16th day of June 2026.

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 16TH DAY OF JUNE 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" – Zoning Map

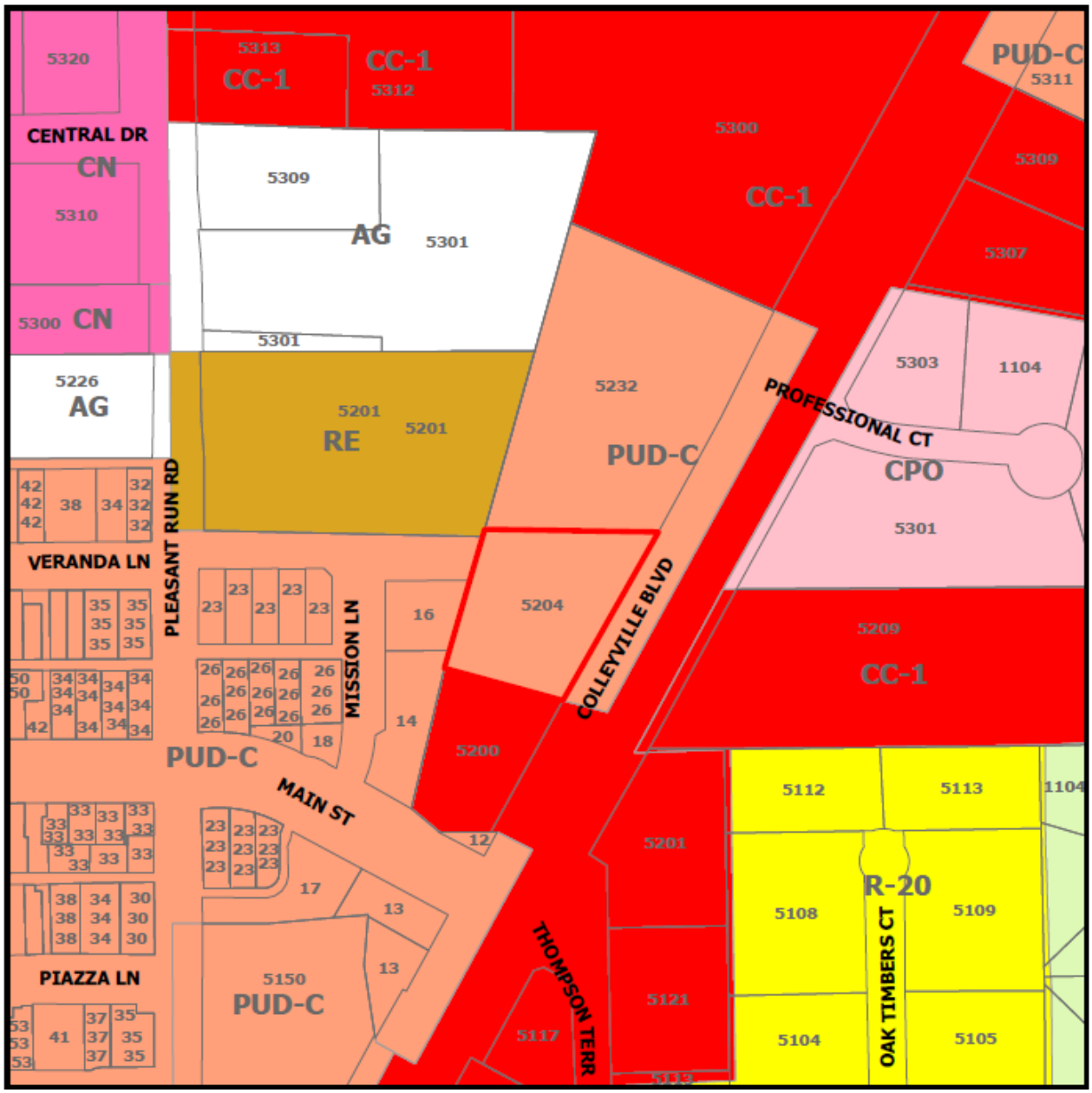


Exhibit "B" – Aerial Map

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2d **Agenda Date** 5/11/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-012

Explanation
Terry Kearney, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for a parking reduction on Lot 1, Block 1, Village Front Door Addition, being approximately 0.86 acres and zoned PUD-C Planned Unit Development – Commercial. The request is to allow a parking reduction for a restaurant from 69 required spaces to 38 spaces.

Analysis: The applicant has requested an SUP to allow for a parking reduction for a restaurant from 69 required spaces to 38 spaces. The site is currently developed with 38 parking spaces. The property is adjacent to alternative public parking options in the mixed-use development called the "Village at Colleyville".

Existing Conditions/Background: The subject property, 5204 Colleyville Boulevard, resides at the intersection of Colleyville Boulevard and Mission Lane and has PUD-C Planned Unit Development – Commercial zoning. The property is developed as a commercial building.

Plat Status: The property is platted.

DRC Review: The Development Review Committee reviewed the request during their April 20, 2026, meeting and the case has been scheduled for the May 11, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and west are zoned PUD-C Planned Unit Development – Commercial and are improved with commercial and residential uses. The properties to the south and east are zoned CC-1 Village Retail and are improved with commercial uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well

as any Homeowners' Associations within 1,000 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 Exhibit
6. Notification Map
7. Notification Letter
8. Draft Ordinance

Aerial Map

ZC26-012

5204 Colleyville Boulevard

Subject Property

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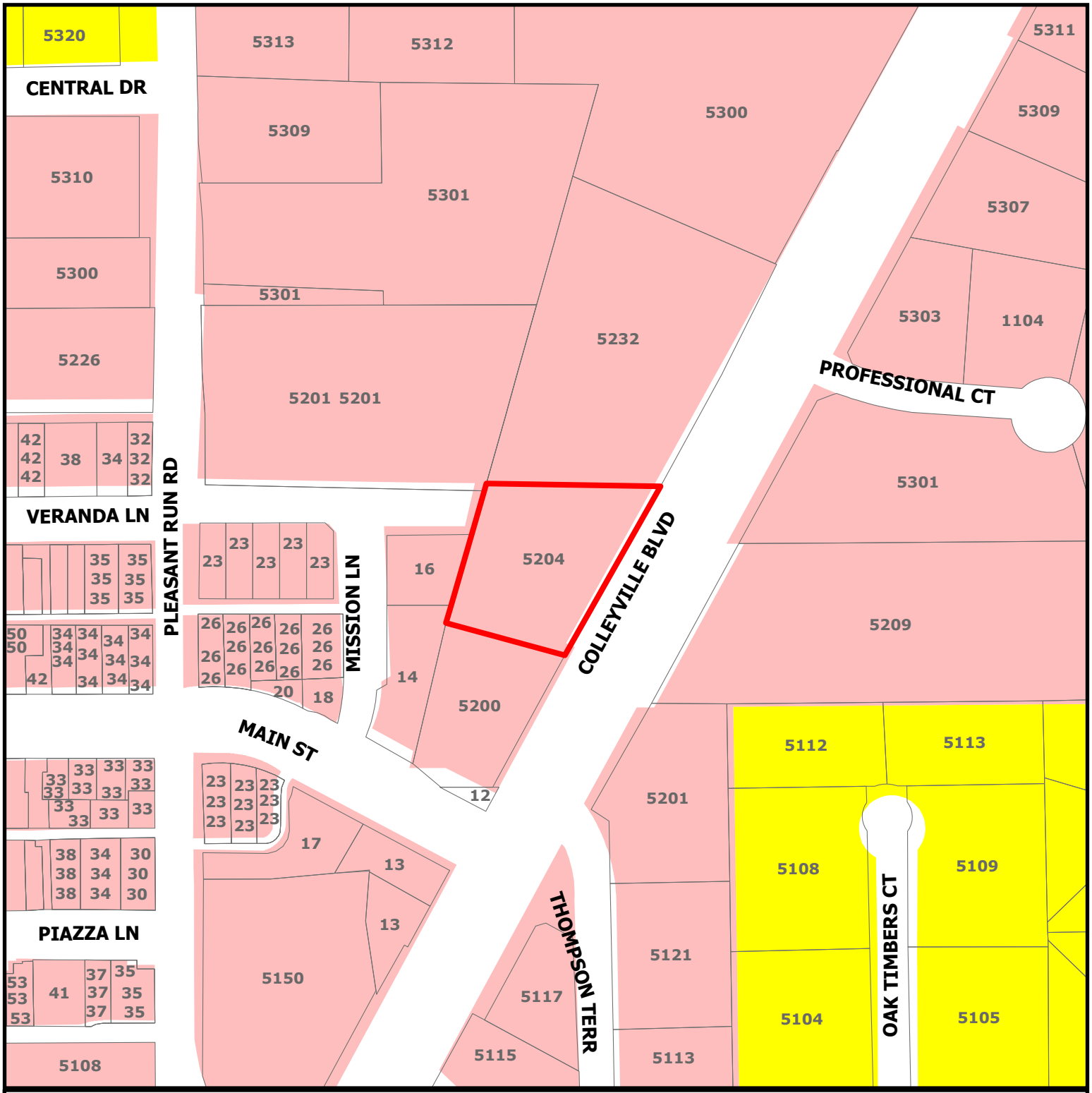
Future Land Use Map



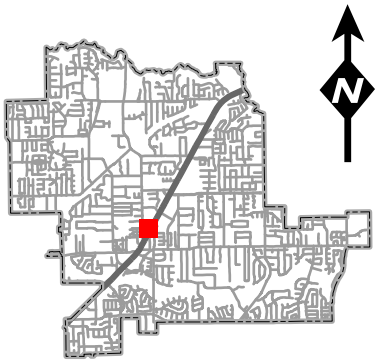
ZC26-012

5204 Colleyville Boulevard

Residential

Colleyville Blvd Corridor

Subject Property



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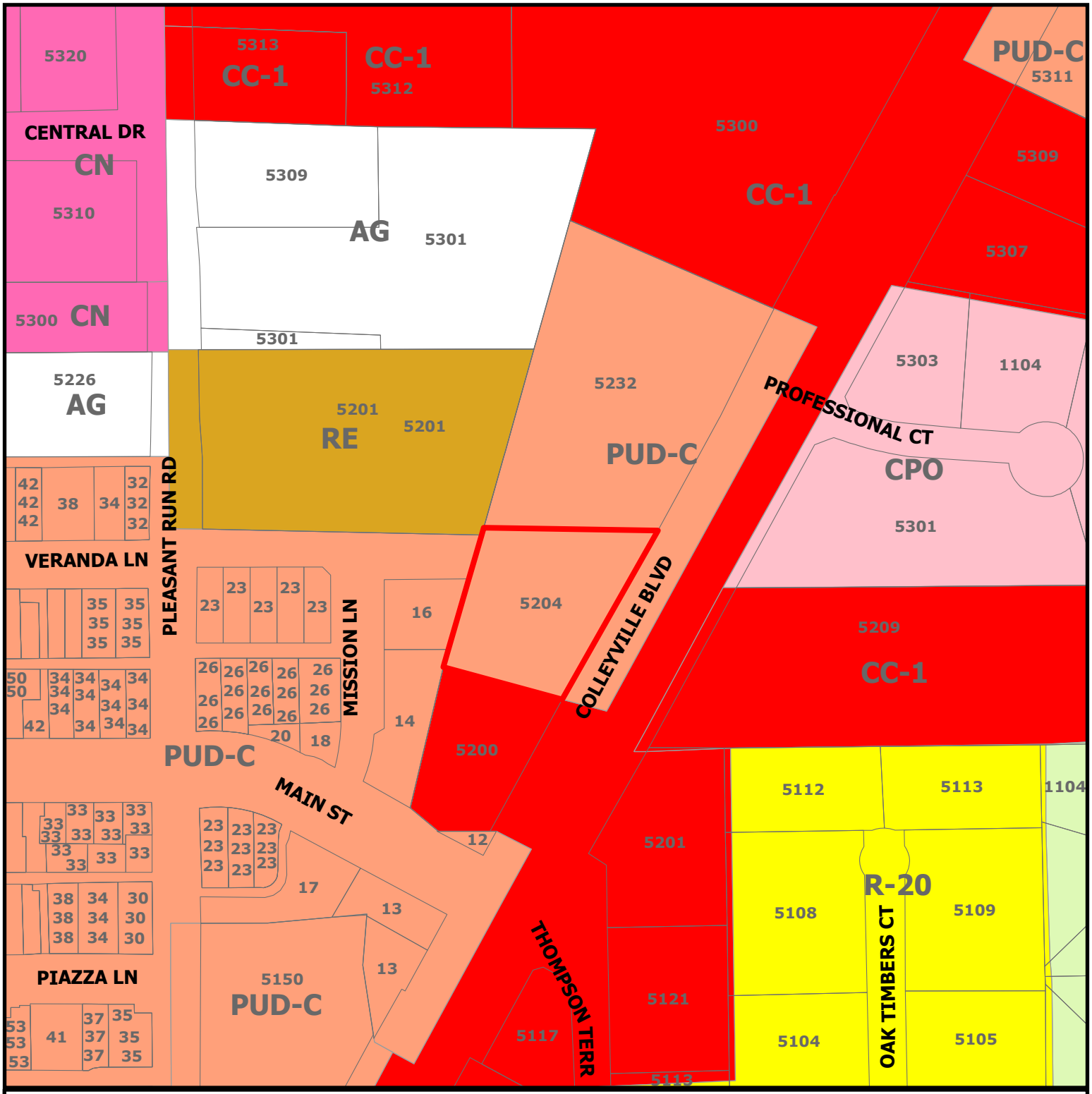
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-012

5204 Colleyville Boulevard

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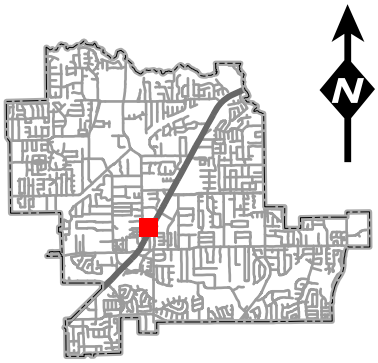
Subject Property



Lucile’s Restaurant

Lucile’s is a full service restaurant serving American Food Classics with an emphasis on seafood. We have a wide spectrum of menu items from Sandwiches to Live Maine Lobster. Our original location is at 4700 Camp Bowie Blvd Ft Worth, TX 76107. We have been operating since 1993 at that location. Colleyville will be our second location. Lucile’s is open for Lunch and Dinner 7 days a week and serves breakfast Saturday and Sunday. Lucile’s Product mix is 80% Food/NAB and 20% Alcohol. The Alcohol mix is 60 % Liquor with 60% of that Craft Cocktails. Wine accounts for 35% of the Alcohol mix and Beer 5% of the Alcohol mix

Site Exhibit

ZC26-012

5204 Colleyville Boulevard

N

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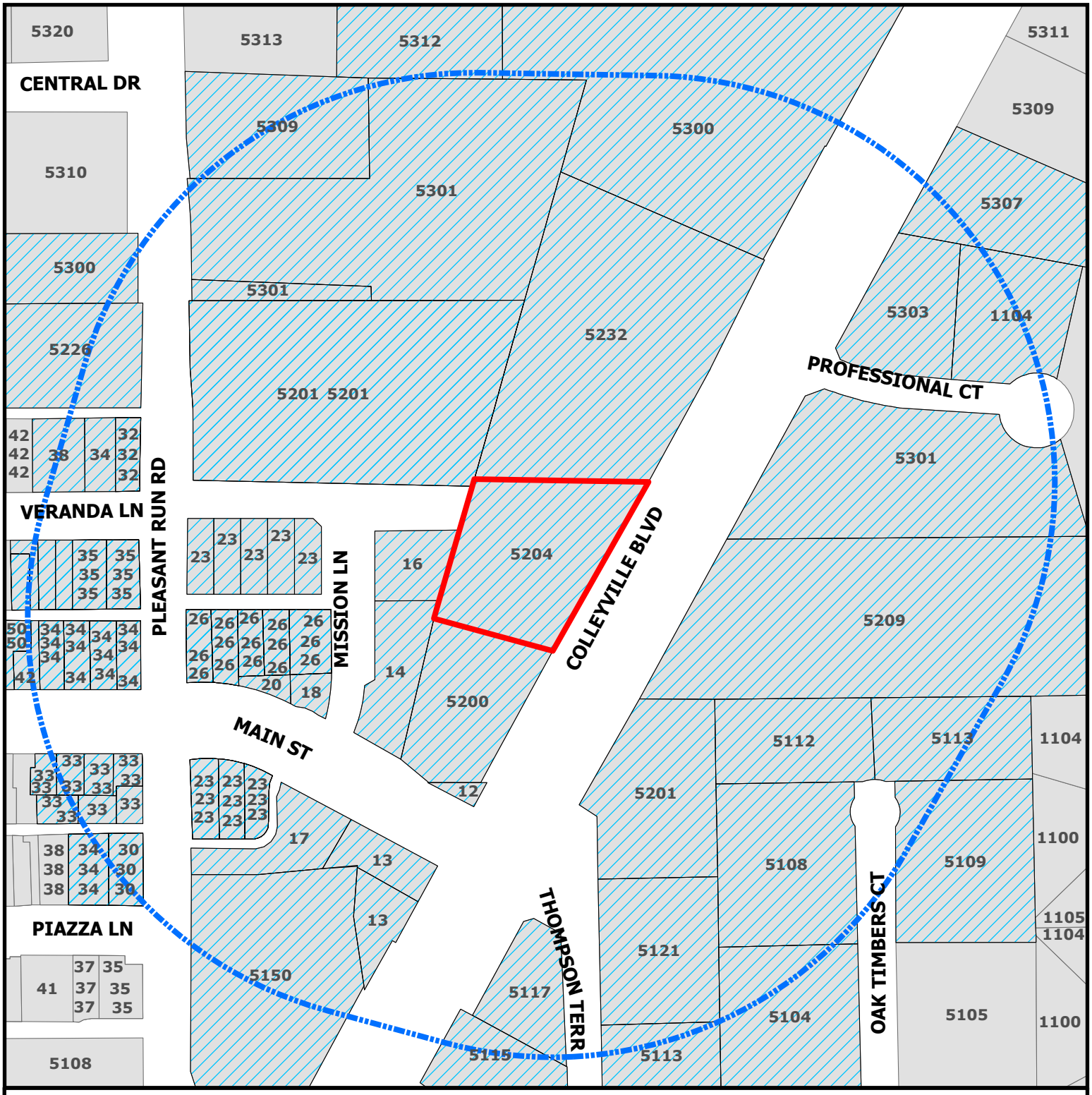
Subject Property

Notification Map



CITY OF COLLEYVILLE TEXAS

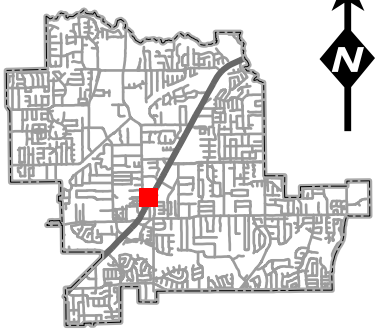
ZC26-012

5204 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, May 11, 2026, at 7:00 p.m.
City Council Meetings: Tuesday, June 2, 2026 & Tuesday, June 16, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

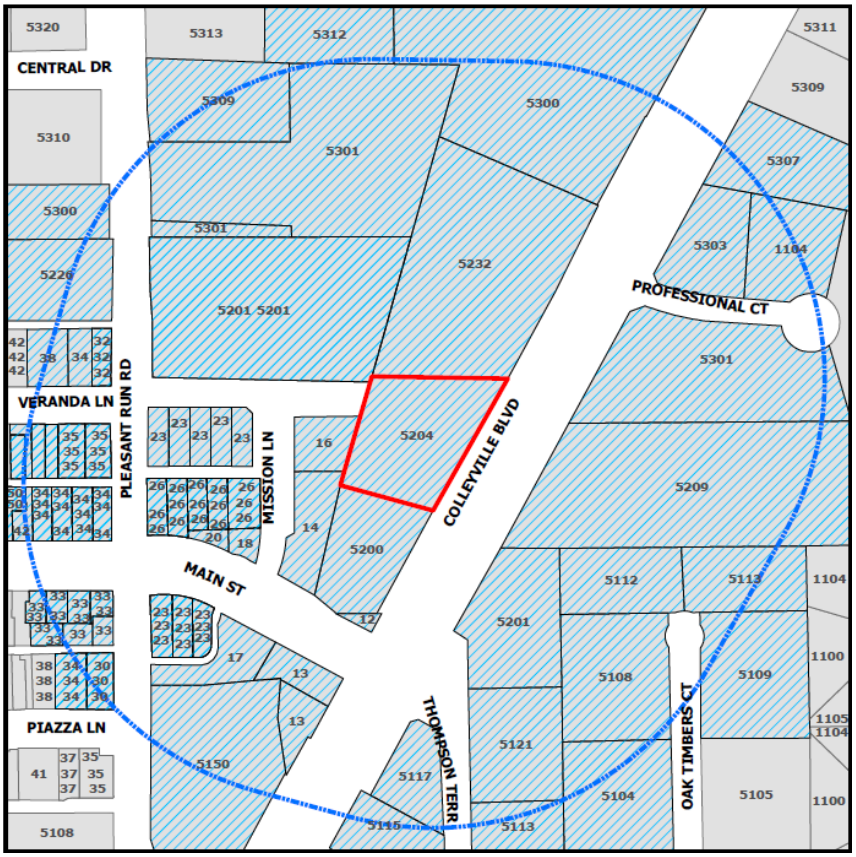
Request:	Consideration of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-012. The request is to allow a reduction in parking for a restaurant from 69 required spaces to 38 spaces. The site is currently developed with 38 parking spaces.
Zoning Case:	ZC26-012
Applicant:	Terry Kearney
Owner:	DDK Real Estate INV, LLC.
Location:	5204 Colleyville Boulevard
Property Description:	Lot 1, Block 1, Village Front Door 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 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 1, BLOCK 1, VILLAGE FRONT DOOR ADDITION, LOCATED AT 5204 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A PARKING REDUCTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a parking reduction under Case No. ZC26-012; 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 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, by authorizing a Special Use Permit for a parking reduction, as depicted on Exhibit “A” and 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. There shall be 38 parking spaces authorized for the business known as "Lucile's".

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

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

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 2nd day of June 2026.

The second reading and public hearing being conducted on the 16th day of June 2026.

APPROVED BY A VOTE OF ___ AYES AND ___ NAYS ON THIS THE 16TH DAY OF JUNE 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" – Zoning Map

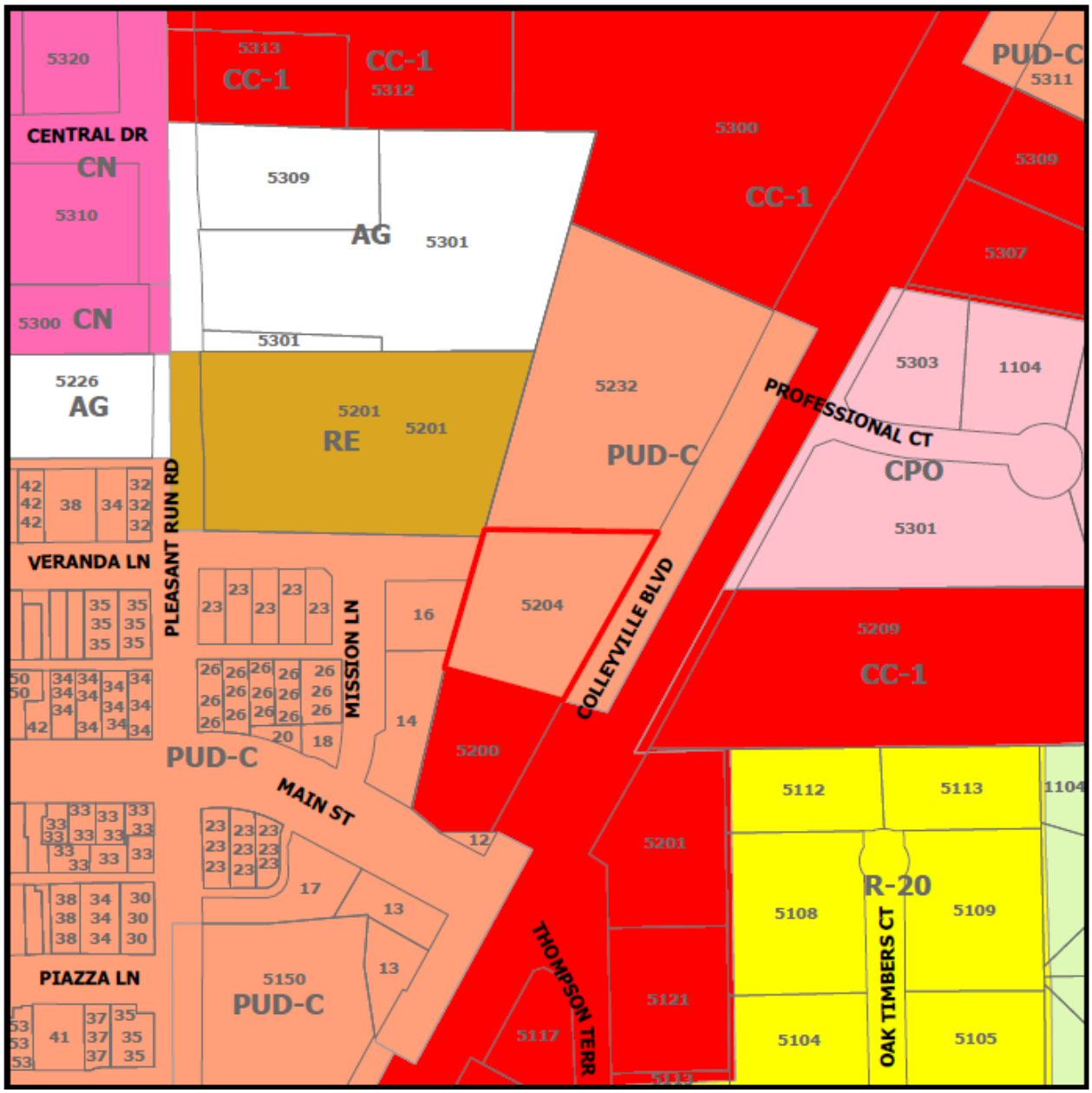


Exhibit "B" – Aerial Map

CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2e **Agenda Date** 5/11/2026 **Number** -
Type Public Hearing Agenda Items
Department Community Development

Title
Consideration of a minor plat with waivers for proposed Lots 1-3, Block A, Monk Addition, being Tract 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, and zoned R-40 Single-Family Residential, located at 300 Black Drive, Case PC26-007

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

Analysis: The request is for a minor plat with waivers which would allow for the creation of three platted lots. The R-40 zoning district requires a minimum lot width of 150 feet and a minimum lot frontage of 120 feet. Lot 1 would require a waiver for lot width and lot frontage, both proposed as 115 feet. Lot 3 would require a waiver for lot frontage, as it does not have the minimum lot width at the front property line.

Existing Conditions/Background: The subject property, 300 Black Drive, is zoned R-40 Single-Family Residential and developed with a single-family home. It is located on the northeast corner of Black Court and Black Drive.

Plat Status: The subject property is unplatted.

DRC Review: The Development Review Committee reviewed the request during their April 20, 2026, meeting and the case has been scheduled for the May 11, 2026, Planning and Zoning Commission meeting.

Surrounding Development: The properties to the north and east are zoned R-40 Single-Family Residential are 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. The properties to the west 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. The proposed request for a residential 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 1,000 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

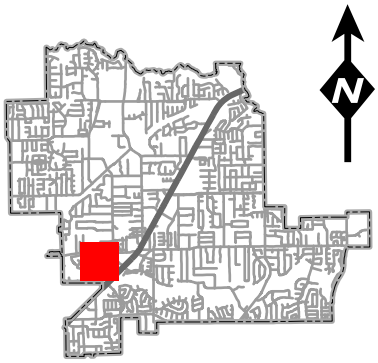
1. Aerial Map
2. Future Land Use Map
3. Zoning Map
4. Plat Drawing
5. Notification Map
6. Letter of Opposition
7. Opposition Map
8. Opposition Report
9. Draft Resolution

Aerial Map

CITY OF COLLEYVILLE TEXAS

PC26-007

300 Black Drive



Subject Property

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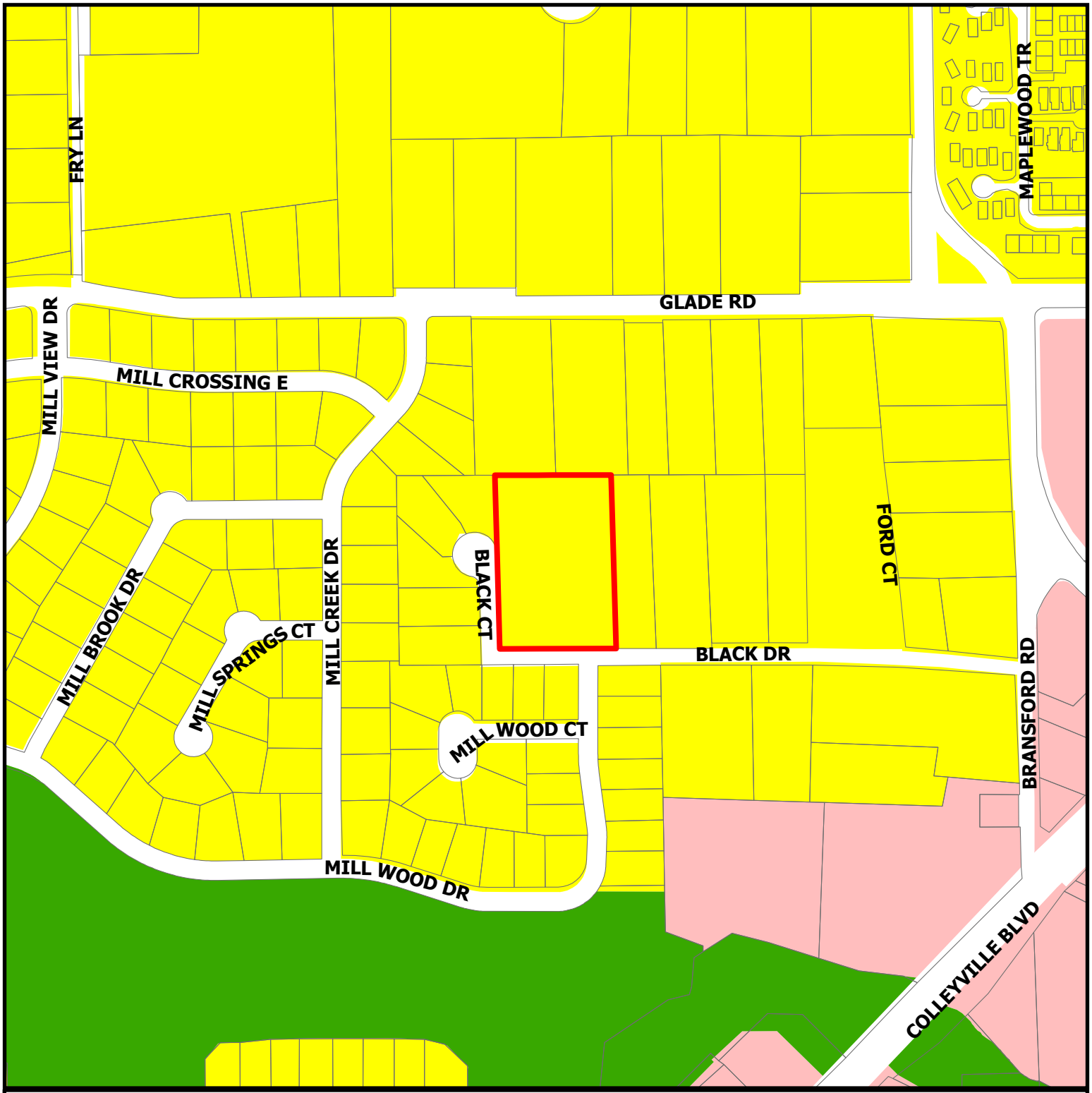
Future Land Use Map

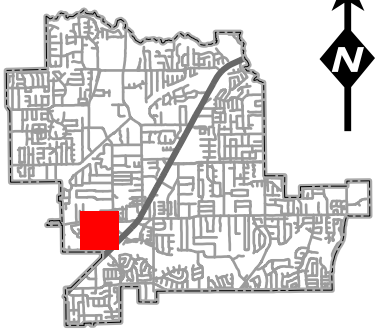


CITY OF COLLEYVILLE TEXAS

PC26-007

300 Black Drive

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



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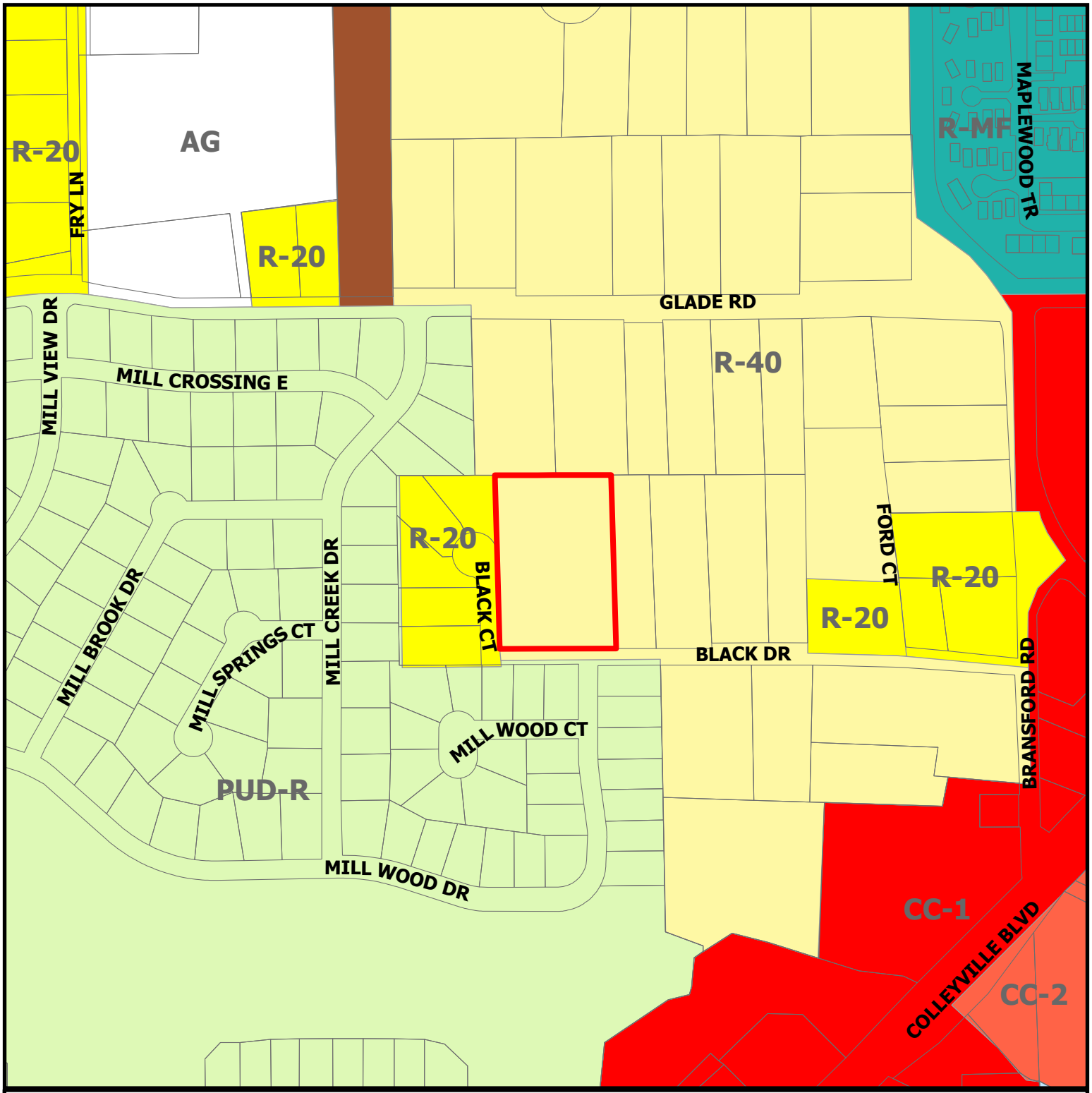
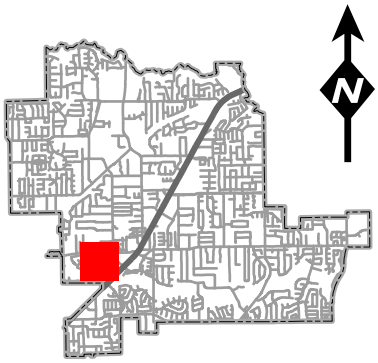
Zoning Map



CITY OF COLLEYVILLE TEXAS

PC26-007

300 Black Drive



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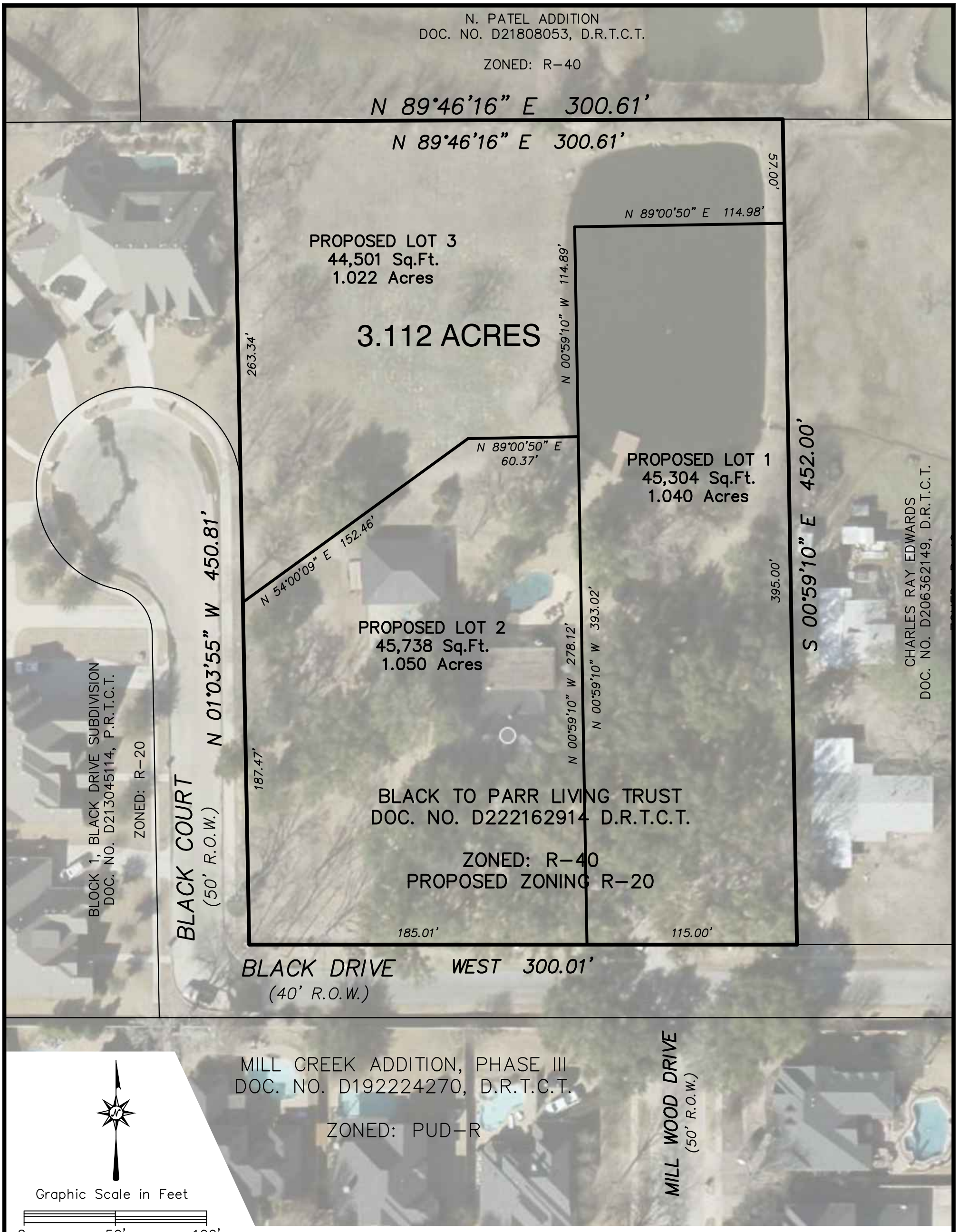
Subject Property



NOTES

1. This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.

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3. Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.

4. On the issue date of this survey the property shown hereon is zoned R-40.

5. The bearings and distances for the property shown hereon are based on the deed conveyed to Leland Pennington Jr, recorded in Document Number D212194694, in the Deed Records of Tarrant County, Texas.

ABBREVIATIONS	
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER

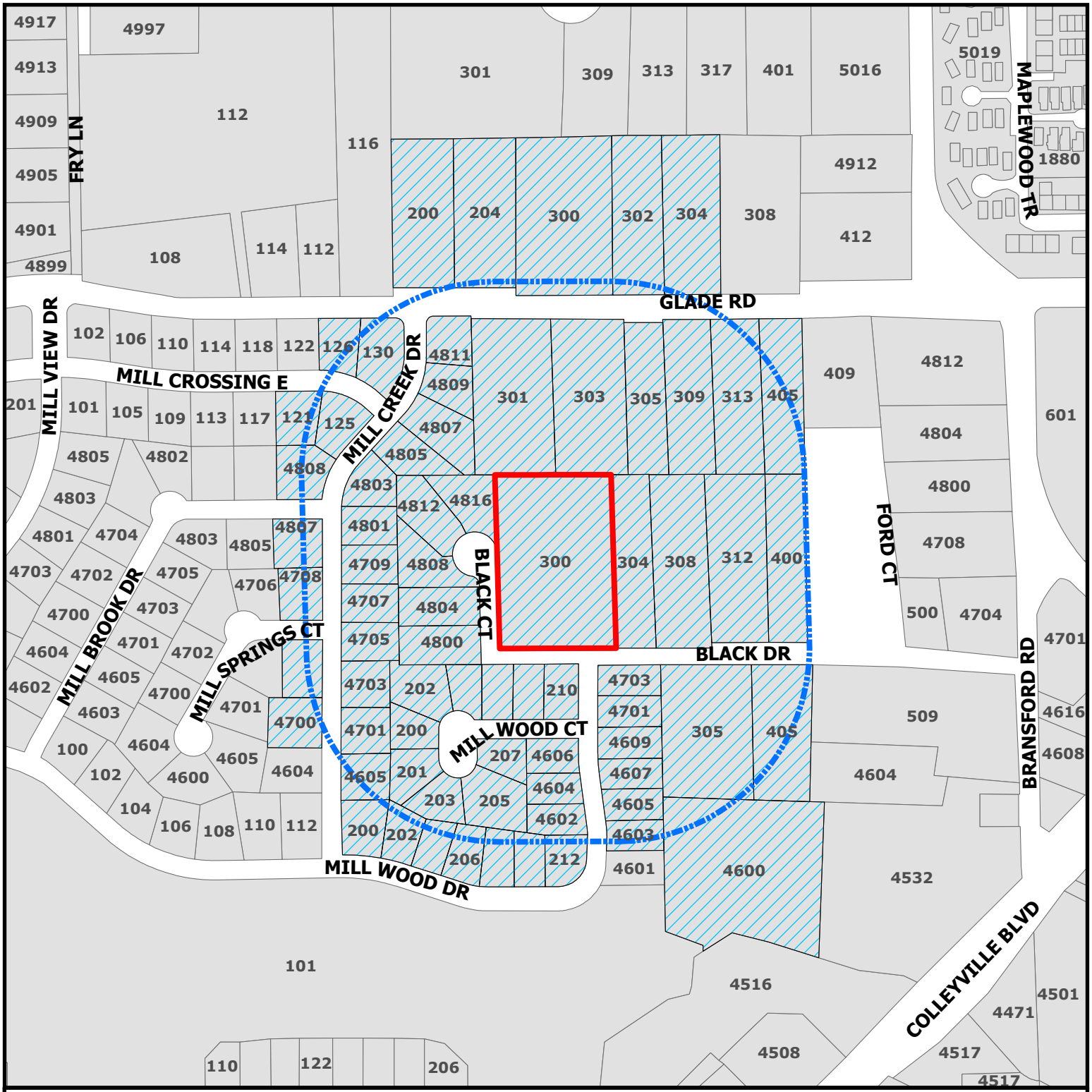
ZONING EXHIBIT
3.112 ACRES

IN THE THOMAS J. POULSON SURVEY, A-1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE DATE: 4/12/2026	SCALE: 1"=50'	PROJECT NO.: 023-081-51

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

Notification Map



CITY OF COLLEYVILLE TEXAS

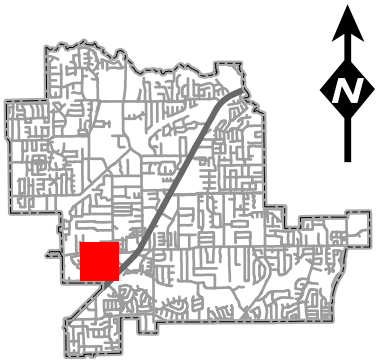
PC26-007

300 Black Drive

Subject Property

Buffer

Parcels to be notified



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From: Weston Pollock
To: Citizen Letters
Subject: Zoning Case PC26-007
Date: Wednesday, April 29, 2026 10:27:06 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

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

I am writing to express my opposition to the Zoning change request. I'm concerned about the added traffic and congestion this will create in an already congested area. I'm also concerned about the current configuration of the existing cul-de-sac on Black Ct, which wasn't designed to accommodate access to a lot on the back half/north side of the property.

Thank you,
Weston

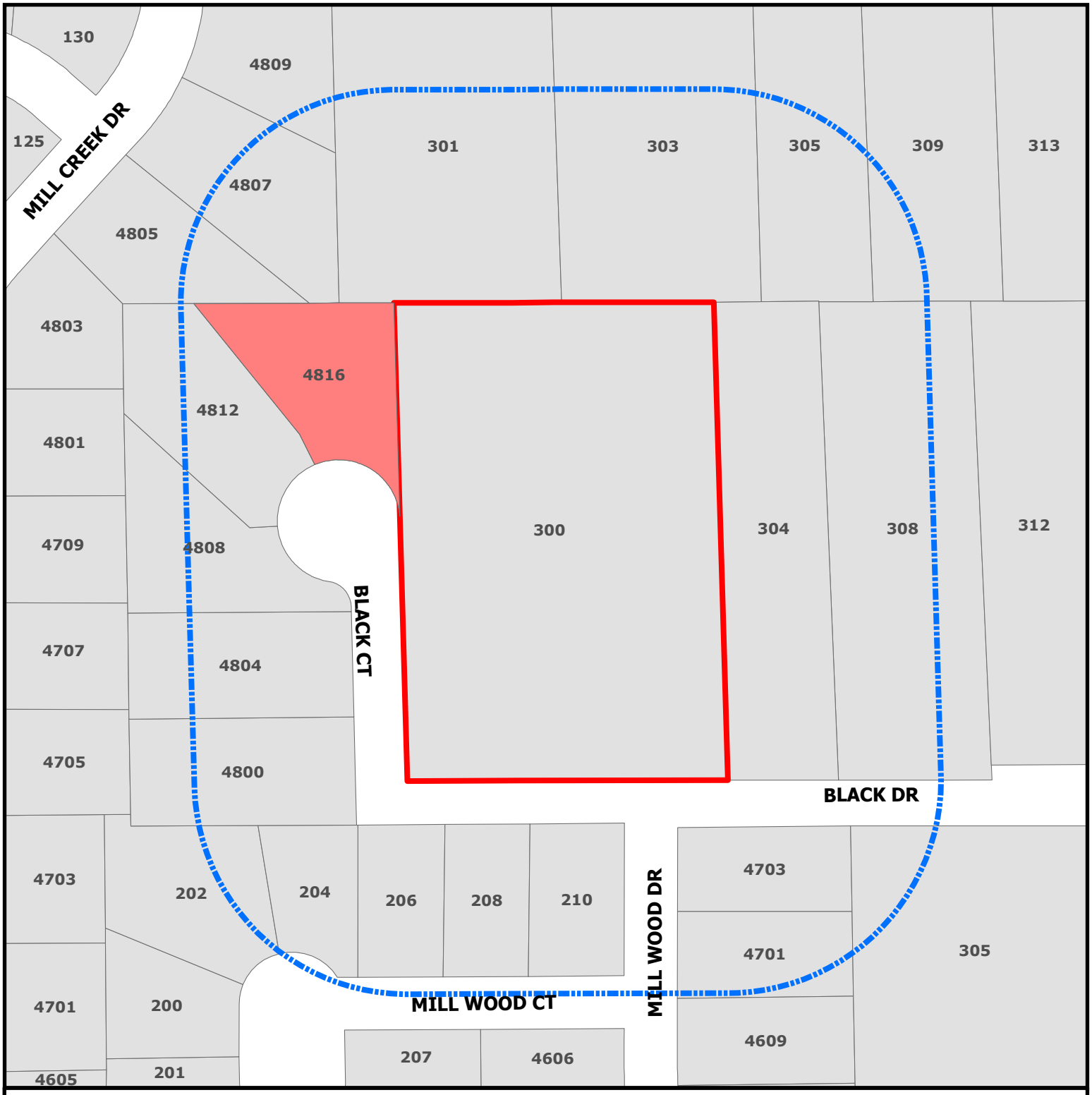
[redacted]
Weston Pollock
Partner and Wealth Advisor | Smith Anglin Financial

T | [redacted]
D | [redacted]
A | 14755 Preston Road, Suite 700, Dallas, Texas 75254
E [redacted]

Smith Anglin
A HIGHTOWER COMPANY

We are here to protect your privacy and serve your best interests. If you have any questions or concerns, please contact us directly. Please direct any trade or account instructions to a live person. If you think you have received an email by mistake, please delete it and notify us of the error. Email is not a secure method of communication. We cannot warranty and do not accept responsibility or liability for the accuracy or content of email messages or for the presence of viruses, worms or other malicious code-disabling agents. Hightower Advisors, LLC is a SEC registered investment adviser. Securities are offered through Hightower Securities, LLC - Member FINRA/SIPC. 200 W Madison St. 25th Floor, Chicago, IL, 60606 -

Opposition Map



CITY OF COLLEYVILLE TEXAS

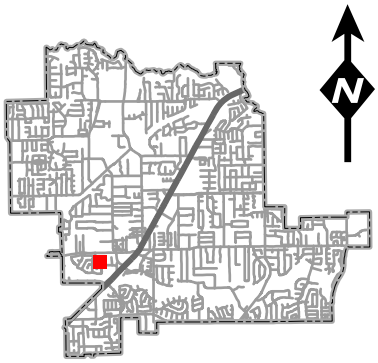
PC26-007

300 Black Drive

Subject Property

Opposing

Protest Buffer



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List of Opposing Properties

Address	Owner's Name	Percentage
4816 BLACK CT	POLLOCK, WESTON A	4.7%

Address Count : 1 **Total Percentage:** 4.7%

Date : 4/29/2026 2:36 PM

RESOLUTION R-26-XXXX

A RESOLUTION APPROVING A MINOR PLAT WITH A WAIVER FOR LOT WIDTH AND LOT FRONTAGE FOR LOTS 1-3, BLOCK A, MONK ADDITION

WHEREAS, the property being platted is currently described as Tract 2Y and 2AA, Abstract 1248, Thomas J. Polson Survey, and is proposed to be platted as Lots 1-3, Block A, Monk Addition; and

WHEREAS, the Planning and Zoning Commission recommended approval of the minor plat with a waiver for lot width and lot frontage for Lots 1-3, Block A, Monk Addition on May 11, 2026.

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

Sec. 1. THAT Lots 1-3, Block A, Monk Addition, being approximately 3.11 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 2ND DAY OF JUNE 2026.

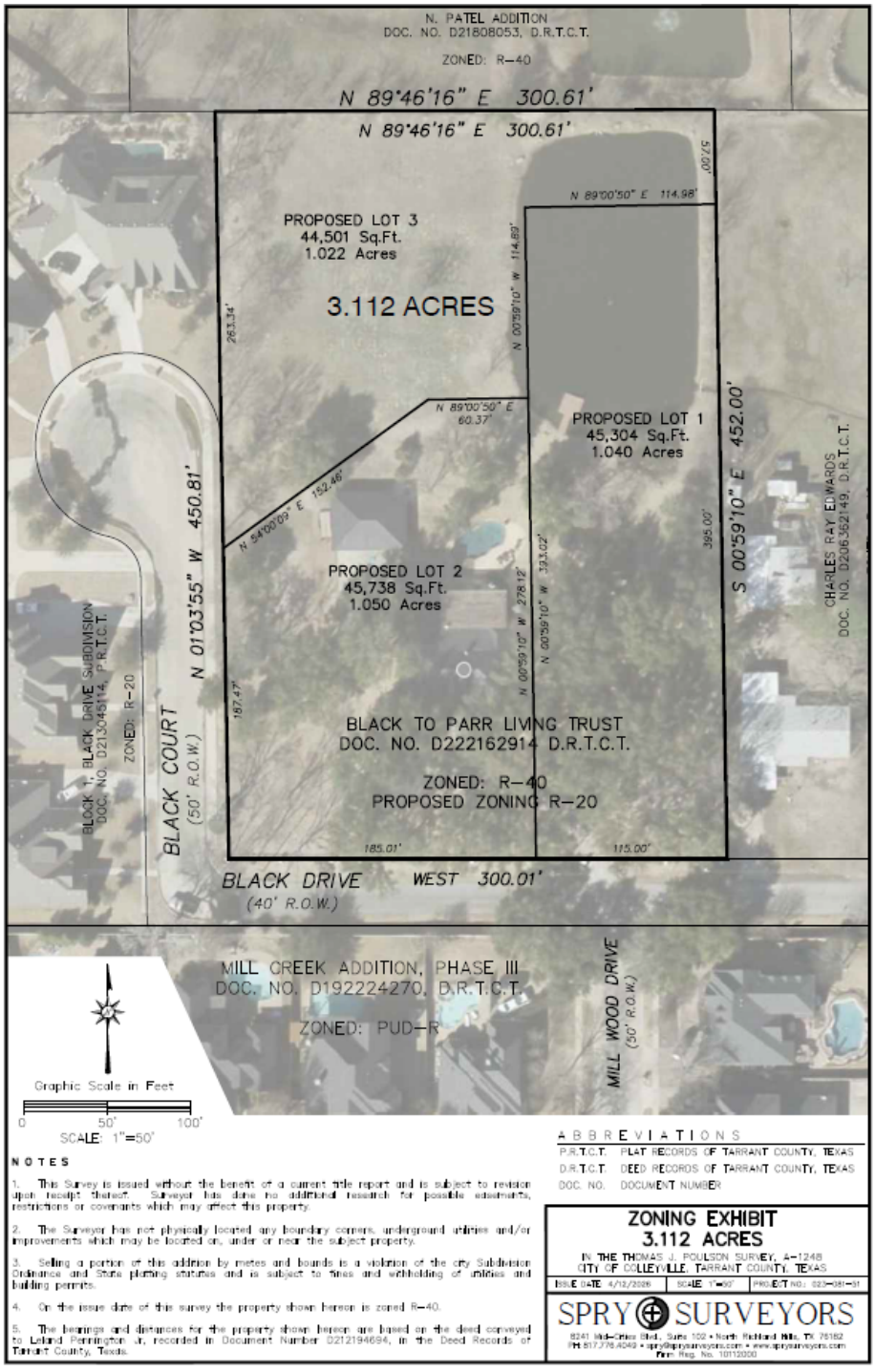
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit



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ISSUE DATE: 4/13/2026	SCALE: 1"=50'	PROJECT NO.: 023-081-31

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PH: 817.776.4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000