CITY OF COLLEYVILLE
CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JUNE 2, 2026

WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR

CALL TO ORDER

WS-1 Update on voting center/splash pad and playground project

WS-2 Discussion of the June 22, 2026, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS

INVOCATION: Pastor Dale Molden, CrossCreek Church

PLEDGE OF ALLEGIANCE: City Attorney

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-26-5151

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Presentation of the Colleyville Fire Department Civic Achievement Award to Captain Robert Creamier - Mayor Bobby Lindamood and Fire Chief Mark Cantrell

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-26-5152

4a Approval of the May 12, 2026, City Council minutes

4b Approval of an Interlocal Cooperation Contract between the City of Colleyville and North Central Texas Trauma Regional Advisory Council for an Ambulance Staging Management Trailer and equipment, and authorizing the City Manager to execute the contract

4c Approval of the City Council Rules of Procedure

4d Approval of uniform bylaws for Colleyville Center Advisory Committee, Colleyville Library Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, Sign Board of Appeals, and Zoning Board of Adjustment

4e Approval of an amended Interlocal Agreement between the City of Colleyville and the Grapevine-Colleyville Independent School District for school resource officers

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-26-2369

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

5b Ordinance O-26-2370

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

5c Ordinance O-26-2371

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

5d Ordinance O-26-2372

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

5e Ordinance O-26-2373

Repealing and replacing Chapter 6, Alcoholic Beverages in the Colleyville Code of Ordinances

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-26-5153

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

7. CITIZEN COMMENTS

8. REPORTS

Planning and Zoning Commission Minutes - April 13, 2026

9. RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 2, 2026 - READING AND PUBLIC HEARING - RESOLUTION R-26-5154

10. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, May 27, 2026,* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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 817.503.1130, and reasonable accommodations will be made to assist you.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-1 **Agenda Date** 6/2/2026
Type Ordinance
Department City Manager

Title
Update on voting center/splash pad and playground project

Explanation
Staff will give an update on the voting center/splash pad and playground project.

Attachments

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number WS-2 **Agenda Date** 6/2/2026
Type Worksession
Department City Secretary

Title
Discussion of the June 22, 2026, City Council regular agenda items

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 1
Agenda Date 6/2/2026
Type Executive Session
Department City Secretary

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

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RESOLUTION R-26-5151

A RESOLUTION APPROVING COUNCIL ACTION REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 2, 2026

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ 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
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 3 **Agenda Date** 6/2/2026
Type Announcements, Proclamations, and Presentations
Department Fire

Title
Presentation of the Colleyville Fire Department Civic Achievement Award to Captain Robert Creamier - Mayor Bobby Lindamood and Fire Chief Mark Cantrell

RESOLUTION R-26-5152

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 2, 2026

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

a. Approval of the May 12, 2026, City Council minutes

b. Approval of an amended Interlocal Agreement between the City of Colleyville and the Grapevine-Colleyville Independent School District for school resource officers

c. Approval of the City Council Rules of Procedure

d. Approval of uniform bylaws for Colleyville Center Advisory Committee, Colleyville Library Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, Sign Board of Appeals, and Zoning Board of Adjustment

e. Approval of an amended Interlocal Agreement between the City of Colleyville and the Grapevine-Colleyville Independent School District for school resource officers

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ 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
City Secretary, TRMC

Bobby Lindamood
Mayor

CITY OF COLLEYVILLE
CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 12, 2026

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, May 12, 2026, at 5:30 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

ABSENT: Councilmember Ben Graves.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Development Director Ben Bryner, Public Works and Parks and Recreation Director Lisa Escobedo, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Discussion of Assisted Living Facilities, Applicable Zoning, and Other Zoning Issues

City Attorney Sarah Ross presented a review of the City's zoning, Texas Human Resources Code Chapter 123, Federal Fair Housing Act, Americans with Disabilities, and the Texas Fair Housing Act. Additionally, she reviewed definitions contained in the Colleyville Land Development Code and licensing requirements for Assisted Living Facilities. Attorney Ross stated the Land Development Code is already restrictive and provides a process for reasonable accommodation. At this time, the attorney does not recommend any changes to the City's zoning and regulations.

WS-2 Discussion of the May 12, 2026, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 6:11 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

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There was no action taken and Mayor Lindamood adjourned Executive Session at 6:45 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:00 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

ABSENT: Councilmember Ben Graves.

INVOCATION: Pastor Jon Chasten, Victory Church
PLEDGE OF ALLEGIANCE: City Attorney

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-26-5146

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events.

Proclamation in recognition of National Public Works Week, May 17-23, 2026 - Mayor Bobby Lindamood and Public Works/Parks and Recreation Director Lisa Escobedo

Mayor Lindamood presented a proclamation in recognition of National Public Works Week to Public Works Director Lisa Escobedo and department staff who were present. Mayor Lindamood stated the accomplishments of this department are many, and thanked them for all the work they do, from being first responders, to saving the taxpayer money by being skilled in projects and development.

Proclamation in recognition of National Police Week, May 11-16, 2026 - Mayor Bobby Lindamood and Police Chief Michael Miller

Mayor Lindamood presented the proclamation in recognition of National Police Week to Chief Miller and noted the good work of the department. Chief Miller thanked Mayor Lindamood and stated he accepts the proclamation on behalf of the family of Colleyville Reserve Officer Dennis Harrell, who died in the line of duty in 1980.

Presentation of the Colleyville Receipt Race winners - Mayor Bobby Lindamood

Mayor Lindamood stated 19 schools participated in the 2026 Colleyville Receipt Race, collecting a total of 33,458 receipts from Colleyville businesses and represents more than 33,000 transactions supporting local shops and restaurants, demonstrating strong community engagement and support for Colleyville's business community. All the participating schools received $500, with first, second, and third place prizes being awarded as follows:

- First Place Prize of $5,000 - Heritage Middle School
- Second Place Prize of $3,000 - Bransford Elementary
- Third Place Prize of $2,000 - Colleyville Elementary

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-26-5147

4a Approval of the May 5, 2026, City Council minutes

4b Approval of a Construction Services Agreement with Smith Lawn and Tree, LLC., in an amount not to exceed $91,848.59, for the Texas Tree Trail project, and authorizing the City Manager to execute the Agreement

Mayor Lindamood read Resolution R-26-5147 in its entirety.

Public Works/Parks and Recreation Director Lisa Escobedo presented item 4b. City Council commended Director Escobedo and her department for the exceptionalism of the Texas Tree Trail.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Mayor Pro Tem Elder made a motion to approve Resolution R-26-5147, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Absent: 1 – Councilmember Ben Graves

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - April 2026

Assistant City Manager Mark Wood presented the monthly financial report and reviewed the general fund, property tax collections, sales tax and a year over year sales tax comparison, drainage fund, and the debt service. He stated all funds were performing well, the exception is the Hotel Occupancy Tax which is being evaluated and will be projected conservatively in the next budget year.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

6a Ordinance O-26-2364
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

Mayor Lindamood read the caption of Ordinance O-26-2364.

Community Development Director Ben Bryner presented the SUP request which would allow Covenant Christian Academy to add a commercial storage building on the property which is located in a non-residential district. He noted the building would be covered with brick, matching the school's other structures.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Councilmember Raine made a motion to approve Ordinance O-26-2364, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Absent: 1 – Councilmember Graves

6b Ordinance O-26-2365
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

Mayor Lindamood read the caption of Ordinance O-26-2365.

Community Development Director Ben Bryner presented this request to allow for a revision of the business hours which were established by ordinance, for Stone House Restaurant.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Deputy Mayor Pro Tem Richardson made a motion to approve Ordinance O-26-2365, with the amendment all music must cease at 10:00 p.m., seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Absent: 1 – Councilmember Graves

6c Ordinance O-26-2366
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

Mayor Lindamood read the caption of Ordinance O-26-2366.

Community Development Director Ben Bryner presented this request for a SUP to allow Thrift Giant to provide a donation station drop off at the Colleyville location. Director Bryner noted a wall has been constructed in the donation area to screen the vehicles dropping off items.

The City Council thanked Thrift Giant officials for their investment in Colleyville and their work with the Colleyville Lions Club.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Councilmember Alphonso made a motion to approve Ordinance O-26-2366, by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Absent: 1 – Councilmember Graves

6d Ordinance O-26-2367
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

Mayor Lindamood read the caption of Ordinance O-26-2367.

Community Development Director presented this item and stated staff has prepared an amendment to the Land Development Code which would amend sections of the code related to outdoor storage and display, and require a SUP approved by City Council.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Mayor Pro Tem Elder made a motion to approve Ordinance O-26-2367, seconded by Deputy Mayor Pro Tem Richardson.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Absent: 1 – Councilmember Graves

6e Ordinance O-26-2368
Amending Chapter 86 (streets, sidewalks and other public places) of the City of Colleyville Code of Ordinances to adopt a Division 2; adopting safety restrictions for the use of motorized carts within the City

Mayor Lindamood read the caption of Ordinance O-26-2368.

Assistant City Manager Adrienne Lothery presented this item, noting this item has discussed at two Worksessions in February and April of this year and the highlights

of the ordinance reflect items discussed by the City Council and include providing a definition for motorized carts, ATVs, low speed vehicles, and neighborhood electric vehicles, safety equipment requirements, and a list of prohibited streets for motorized cart use.

Mayor Lindamood stated the proposed ordinance is being brought forward at the request of citizens, not at the request of City Council, and City Council can discuss and act on the ordinance or vote to table the ordinance to receive additional public feedback and provide for Councilmember Graves to be present.

There was general discussion regarding cart use locations, safety equipment, and regulation within a gated community.

Mayor Lindamood asked Police Chief Michael Miller to answer questions of the City Council regarding current use of golf carts and department concerns.

Mayor Lindamood opened the public hearing.

Jim Makens, Colleyville, spoke in opposition to the ordinance citing safety, Texas Transportation Code, and traffic.

Clel Oravetz, Colleyville, spoke in favor of the ordinance noting he understands everyone’s comments and believes use of golf carts should be allowed.

There were no others wishing to speak and Mayor Lindamood closed the public hearing.

There was continued discussion among the City Council regarding safety, roads, and child safety restraints. Mayor Lindamood stated his opinion is the ordinance must be of benefit for all residents.

Deputy Mayor Pro Tem Scotty Richardson made a motion to approve Ordinance O-26-2368, with the amendment the motorized carts may be operated solely on Local Streets, which are the black streets, as identified in the Master Thoroughfare Plan.

There was continued discussion following the motion. Mayor Lindamood asked for a further amendment to include a requirement for children eight years of age and under be required to be in a car seat. Deputy Mayor Pro Tem stated he wishes for the motion and amendment to remain without the car seat, providing for the ordinance to follow State law.

The motion made by Deputy Mayor Pro Tem Richardson to approve Ordinance O-26-2368, with the amendment the motorized carts may be operated solely on Local Streets, which are the black streets, as identified in the Master Thoroughfare Plan, was seconded by Councilmember Holt Gunderson.

The motion to approve Ordinance O-26-2368 was approved by the following vote:

Ayes: 4 – Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Nays: 2 - Mayor Bobby Lindamood and Mayor Pro Tem Brandi Elder.

Absent: 1 – Councilmember Graves

7. RESOLUTION(S): READING AND PUBLIC HEARING

7a Resolution R-26-5148

Consideration of a variance to the provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code on Lot 14, Block 3, Lakes of Somerset, zoned R-20 Single-Family Residential, located at 4608 Alexandra Drive, Case VC26-005

Mayor Lindamood read Resolution R-26-5148 in its entirety.

Community Development Director Ben Bryner presented the request for a variance to allow for a variance to provide for the side yard setback to be reduced to six feet to allow for an attached pergola.

There was discussion of the location and size of the pergola.

Applicant Todd Jenkins, and property owner Kevin Kuykendall were present to answer questions of the City Council.

Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Councilmember Alphonso made a motion to approve Resolution R-26-5148, seconded by Mayor Pro Tem Brandi Elder.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Absent: 1 – Councilmember Ben Graves

7b Resolution R-26-5149

Consideration of a variance to the provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code on Lot 10, Block 14, Ross Downs Estates, zoned PUD-R Planned Unit Development - Residential, located at 6406 Meade Drive, Case VC26-006

Mayor Lindamood read Resolution R-26-5149 in its entirety.

Community Development Director Ben Bryner presented the request to allow a rear setback of 17 feet to provide for an addition to the existing home.

There was general discussion of the location of the addition, size, and distance from the neighboring properties.

Applicants Aaron and Rebecca Osborne were present to answer questions of the City Council.

Mayor Lindamood opened the public hearing.

Wishing to record opposition to this item but not speaking were Patricia Quine, Colleyville, Ramona O'Harlon, Colleyville, and Derek Luna, Colleyville.

Speaking in opposition were Pat O'Harlon, Colleyville, and Moses Varghese, Colleyville.

There were no others present wishing to speak and Mayor Lindamood closed the public hearing.

There was further discussion regarding the location of the addition.

Mayor Lindamood made a motion to deny Resolution R-26-5149, seconded by Mayor Pro Tem Brandi Elder.

The motion to deny was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Kimberly Holt Gunderson, and Tim Raine.

Absent: 1 – Councilmember Ben Graves

8. CITIZEN COMMENTS

There were no speakers.

9. RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 12, 2026 - READING AND PUBLIC HEARING - RESOLUTION R-26-5150

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 9:22 p.m.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4b **Agenda Date** 6/2/2026 **Number** Resolution R-26-5152
Type Resolution
Department Fire

Title
Approval of an Interlocal Cooperation Contract between the City of Colleyville and North Central Texas Trauma Regional Advisory Council for an Ambulance Staging Management Trailer and equipment, and authorizing the City Manager to execute the contract

Explanation
Reading and Public Hearing

The Colleyville Fire Department operates within the North Central Texas regional emergency healthcare and preparedness system coordinated by the North Central Texas Trauma Regional Advisory Council (NCTTRAC). NCTTRAC serves as the regional coordinating body for trauma, EMS, healthcare coalition preparedness, and disaster medical response within Trauma Service Area E and surrounding partner areas.

NCTTRAC also serves as the lead Regional Advisory Council for Emergency Medical Task Force 2, or EMTF-2. The Texas EMTF program is a state and federally supported disaster medical response system designed to provide rapidly deployable medical resources during large-scale incidents, disasters, and major events. EMTF capabilities can include ambulance strike teams, AMBUS units, mobile medical units, medical incident support teams, nurse strike teams, and other specialized response assets. Through this regional relationship, Colleyville Fire Department benefits from access to coordinated training, emergency preparedness planning, resource coordination, and deployable medical response capabilities that extend beyond routine local emergency response. This connection strengthens Colleyville's ability to support both local needs and larger regional incidents requiring a coordinated multi-agency response.

The Colleyville Fire Department is seeking City Council authorization to enter into an Interlocal Cooperation Contract to assume responsibility for the housing, care, and operational readiness of a mobile command trailer as a deployable regional resource. This trailer would support NCTTRAC/EMTF-related emergency response operations while also being available for Colleyville's local use during emergencies, planned events, public safety operations, and incidents requiring field command or communications support. Locally, the trailer would enhance the department's ability to manage larger or more complex events by providing a dedicated command and coordination platform. Regionally, it would allow Colleyville to contribute directly to the broader emergency response system by maintaining a deployable asset that can support incidents beyond city limits when requested through the appropriate regional or state coordination process.

Financial Impact
The City would be responsible for providing the insurance coverage of the trailer and supplies.

Recommendation
Approve

Attachments
1. ILCC - ASMT Trailer

INTERLOCAL COOPERATION CONTRACT
AMBULANCE STAGING MANAGEMENT TRAILER (ASMT)

The State of Texas

County of Tarrant

THIS INTERLOCAL COOPERATION CONTRACT ("CONTRACT"), also known as the ASMT Trailer Contract, is made and entered into this 3rd day of June 2026 pursuant to the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code (the "ACT"), and is by and between the North Central Texas Trauma Regional Advisory Council (hereafter "NCTTRAC"), a Texas non-profit corporation and City of Colleyville, Texas ("Receiving Agency"), a home rule municipal corporation, (hereinafter collectively the "Parties") and shall be considered effective the ___day of _____, 2026 ("Effective Date").

Accordingly, the Parties agree as follows:

I. LEGAL AUTHORITY

The parties represent and warrant that:

1. NCTTRAC is a non-profit corporation created under Texas Administrative Code Title 25, Part 1, Chapter 157 and operated to provide one or more governmental functions and services, and is defined as a "Political Subdivision" per §791.003 (3d) and §791.003 (5), and
2. The Receiving Agency is eligible to contract with NCTTRAC under the ACT because it is one of the following: a local government, as defined in the ACT (a county, a municipality, a special district, or other political subdivision of the State of Texas or any other state, or a combination of two or more of those entities), a state agency (an agency of the State of Texas as defined in §771.002 of the Texas Government Code, or a similar agency of another state), or a non-profit corporation created and operated to provide one or more governmental functions and services, and
3. The Receiving Agency and NCTTRAC possess adequate legal authority to enter into this CONTRACT.
4. The Receiving Agency and NCTTRAC in paying for the performance of governmental functions or in performing such governmental functions pursuant to the CONTRACT shall make payments therefore only from current revenues legally available to such party that are legally permissible.
5. The governing bodies of each entity believe that this CONTRACT is beneficial to the public and that each party had the legal authority to provide the governmental function which is the subject of the CONTRACT.

II. STATEMENT OF SERVICE TO BE PERFORMED:

The Receiving Agency and the NCTTRAC agree to provide services as set forth in the statement of work attached as "Schedule (A) –ASMT Trailer", "Exhibit (A) – Equipment List", "Exhibit (B) – Affidavit of Insurance or Other Means of Replacement", and "Exhibit (C) – NCTTRAC Performance Measures, which schedules, and exhibits are incorporated herein for all purposes.

Equipment provided by NCTTRAC under this CONTRACT, as described in Exhibit A to this Contract known as the "Equipment List ASMT Trailer," is provided to the Receiving Agency at no market fees for goods or services. In lieu of payment for the use of the ASMT TRAILER, the Receiving Agency shall be responsible for various fees and costs associated with the ASMT Trailer as provided for in the attached Schedules.

III. BASIS FOR CALCULATING FEES AND COSTS:

The basis and responsibility for any reimbursable fees and costs by Receiving Agency is outlined in the statement of work attached as Schedule (A) –ASMT Trailer, Exhibit (A) – Equipment List, and Exhibit (B) – Affidavit of Insurance or Other Means of Replacement.

IV. CONTRACT AMOUNT:

Equipment provided by NCTTRAC under this CONTRACT is provided to the Receiving Agency at no market fees for goods or services.

V. PAYMENTS OWED:

The basis and responsibility for any reimbursable fees for services is outlined in the statement of work attached as Schedule (A) –ASMT Trailer, Exhibit (A) – Equipment List, and Exhibit (B) – Affidavit of Insurance or Other Means of Replacement.

VI. TERM OF CONTRACT:

This CONTRACT is effective as of the "Effective Date." The initial term of the CONTRACT shall be one (1) year from the Effective Date ("Initial Term"). At the end of the Initial Term, this CONTRACT shall automatically renew on the anniversary of the Effective Date on a yearly basis ("Successive Term(s)") until terminated by the Parties in accordance with the terms set forth in paragraph VII below.

VII. TERMINATON:

This CONTRACT may be terminated by either the Receiving Agency or NCTTRAC when one of the following occurs:

1. Either party requests termination in writing with 60 days' notice;
2. Immediately if the prime award to NCTTRAC is terminated by the Texas Department of State Health Services (DSHS); or
3. NCTTRAC no longer serves as the DSHS Hospital Preparedness Program (HPP) contractor.

At the conclusion of the contractual relationship between the Receiving Agency and NCTTRAC, for any reason, title to any remaining equipment, supplies, or modifications that structurally affect the apparatus purchased for this project through NCTTRAC managed funds revert to NCTTRAC. Receiving Agency shall surrender and transfer all right, title and interest to any equipment, supplies, or modifications that structurally affect the apparatus to NCTTRAC and all obligations and liabilities of Receiving Agency pursuant to this CONTRACT shall cease. As to the apparatus itself, all right, title and interest shall remain with NCTTRAC throughout this CONTRACT.

At the conclusion of the contractual relationship between DSHS and NCTTRAC, for any reason, title to any remaining equipment and supplies purchased for this project under HPP funds, reverts to DSHS. At that time, and at the discretion of DSHS, the title may be transferred to a third party, or it may be retained by the Receiving Agency, as may be determined.

VIII. VENUE

This CONTRACT and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this CONTRACT are performable in Tarrant County, Texas such that exclusive venue for any action or dispute arising out of this CONTRACT shall be in state district court in Tarrant County, Texas.

IX. GENERAL PROVISIONS:

1. This CONTRACT is entered into by the duly authorized officials of each respective party.
2. Any notice required pursuant to this CONTRACT must be in writing and is properly given if hand delivered, or sent by certified or registered mail, or overnight courier service, to the Parties either at the address below for or at such other address as the Parties from time to time specify by written notice pursuant to this Section. Any such notice is considered delivered on the date of delivery if hand delivered, or upon confirmation if sent by certified or registered mail or an overnight courier service.

   If to NCTTRAC:
   NCTTRAC
   600 Six Flags Drive, Suite 160
   Arlington, Texas 76011

   If to City of Colleyville:
   Colleyville Fire Department
   100 Main Street
   Colleyville, TX 76034

3. To the extent authorized by the laws and constitution of the State of Texas, the NCTTRAC and the Receiving Agency shall not be liable for any lost profits, special, incidental, consequential, or punitive damages, whether for breach of any express or implied warranties or otherwise. The NCTTRAC and the Receiving Agency do not warrant any goods or services shall be without defect, interruption, or suited for particular purposes. The Receiving Agency agrees to work cooperatively with NCTTRAC to maintain services to the best of both Parties' abilities.
4. During the term of this CONTRACT and any extensions thereto, the Receiving Agency assumes sole and exclusive responsibility and liability arising from the use, employment, deployment, redeployment, and reconstitution of the ASMT Trailer and supporting equipment in accordance with the provisions of law and regulations which govern their activities. Receiving Agency shall be responsible and liable, regardless of fault, for any damage that may arise during the time period they are in possession of usage of any matters or items found in Schedule (A) –ASMT Trailer and Exhibit (A) – Equipment List. This includes, but is not

limited to accidents, equipment damage, bodily injury, damage/repair of electronic equipment, theft/loss, damage to the equipment / vehicle.

5. In case any other provision hereof should be held to be illegal, invalid, or unenforceable in any respect, such illegality, invalidity, or unenforceability shall not affect any other provision of this CONTRACT, and this CONTRACT shall be construed as if such invalid, illegal or unenforceable provision had never been included in this CONTRACT.
6. It is understood by both parties that each will fulfill its responsibilities under this CONTRACT in accordance with the provisions of law and regulations which govern their activities. Nothing in this CONTRACT is intended to negate or otherwise render ineffective any such provisions or operating procedures. If at any time either party is unable to perform its functions under this CONTRACT consistent with such party's statutory and regulatory mandates, the affected party shall immediately provide written notice to the other to establish a date for mutual resolution of the conflict up to, and including, forfeiture of the use and return to NCTTRAC those assets described in the statement of work attached as Schedule (A) and in the Equipment List – Exhibit (A).
7. This CONTRACT constitutes the entire CONTRACT hereto with respect to the subject matter hereof and supersedes any prior understanding of written or oral agreements between the parties with respect to the subject matter of this CONTRACT. No amendment, modification, or alteration of the terms of the CONTRACT shall be binding on either party unless the same is in writing, dated subsequent to the date hereof, and is duly executed by the party against whom enforcement is sought.
8. Each person signing this CONTRACT on behalf of a party hereby confirms for the benefit of the other party to this CONTRACT that any requisite approvals from the governing body of such party have been obtained, and all prerequisites to the execution, delivery and performance hereof have been obtained by or on behalf of that party.
9. Force Majeure – Either party may be excused from performance under this CONTRACT for any period that such party is prevented from performing its obligations in whole or in part as a result of any act of God, war, civil disturbance, epidemic, court order, or other event outside the control of such party, provided the party seeking to be excused has prudently and promptly acted to take any and all reasonable corrective measures that are within such party's control.
10. Neither party has authority for and on behalf of the other except as provided in this CONTRACT. No other authority, power, partnership, use or rights are granted or implied except as provided by Texas and or Federal laws and regulations, and as defined in Schedule (A) to this CONTRACT.
11. Neither party may incur any debt, obligation, expense, or liability of any kind on behalf of the other party without the other party's express written approval.
12. To the fullest extent permitted by law, the Receiving Agency will defend and indemnify NCTTRAC, its directors, employees, agents, and representatives (the "Indemnities") and hold the Indemnities harmless and defend Indemnities against any damage, claims, suits actions, liabilities, loss, penalties, costs, and expenses including, without limitation, reasonable attorneys' fees arising out of or alleged to have arisen from or in any way connected to
    i. the use of the equipment by the contractor,
    ii. a breach of any of the representations, warranties, or obligations of this CONTRACT by NCTTRAC,
    iii. any claims (whether founded or unfounded) of any nature or character, including but not limited to those under "General Provisions," Section 4 (above), or

iv. any actual or alleged negligence or dishonesty of, or any actual or alleged act of commission or omission by NCTTRAC or any of its employees, agents, representatives, or contractors.

13. NCTTRAC will defend and indemnify the Receiving Agency, its elected officials, directors, officers, employees, agents, and representatives (the "Receiving Agency Indemnities") and hold the Receiving Agency Indemnities harmless against any damages, claims, suits, actions, liabilities, loss, penalties, costs and expenses including, without limitation reasonable attorneys' fees, arising out of NCTTRAC's negligent acts or omissions related to the Hospital Preparedness Program.

X. CONTRACT SIGNATURES:

The UNDERSIGNED CONTRACTING PARTIES bind themselves to the faithful performance of this CONTRACT. It is mutually understood that this CONTRACT shall be effective if signed by a person authorized to do so according to the normal operating procedures of said party. If the governing body of a party is required to approve this CONTRACT, it shall not become effective until approved by the governing body of that party. In that event, this CONTRACT shall be executed by the duly authorized official(s) of the party as expressed in an approving resolution or order of the governing body of said party, a copy of which shall be attached to this CONTRACT.

RECEIVING AGENCY **CITY OF COLLEYVILLE, TEXAS**	
APPROVED AS TO FORM AND LEGALITY:	
ATTEST:	Jerry Ducay
_____ Attorney (or Designee) Name	Receiving Agency Authority Name
City Attorney Title	Colleyville City Manager Title
_____ Attorney (or Designee) Signature	_____ Signature
_____ Date of Signature	_____ Date of Signature

PERFORMING AGENCY **NORTH CENTRAL TEXAS TRAUMA REGIONAL ADVISORY COUNCIL**	
APPROVED AS TO FORM AND LEGALITY:	
ATTEST:	
_____ Attorney (or Designee) Name	_____ NCTTRAC Authority Name
_____ Title	_____ Title
_____ Signature	_____ Signature
_____ Date of Signature	_____ Date of Signature

SCHEDULE (A)
ASMT TRAILER

I. Purpose of CONTRACT

It is the purpose of this CONTRACT to establish a cooperative and mutually beneficial relationship between the parties and to set forth the relative responsibilities of the parties as they relate to the utilization of an Ambulance Staging Management Trailer purchased with NCTTRAC managed funds.

II. Project Description

The ASMT Trailer is one component of the Texas Emergency Medical Task Force (EMTF) Project. The EMTF Project was developed by the Texas Department of State Health Services (DSHS) to create a network of rapidly deployable, regionally based emergency medical assets across Texas. North Central Texas Trauma Regional Advisory Council (NCTTRAC) is contracted by DSHS to administer the EMTF Project within Trauma Service Areas (TSA) C, D, and E; these TSAs together form EMTF Region 2.

The ASMT Trailer may be deployed outside the Receiving Agency's jurisdiction on a State Mission Assignment (SMA). On an SMA, the Receiving Agency's operational costs will be reimbursed per separate agreement(s). Other federal, state, and local provisions may also apply.

The Receiving Agency maintains authority for daily use of the ASMT Trailer. If other jurisdictions issue a mutual aid request for use of the ASMT Trailer, and the ASMT Trailer is available, the Receiving Agency will provide priority support to jurisdictions within Emergency Medical Task Force Region 2, with follow-on consideration to support requests from other regions, the state, and the federal government. Requests for an ASMT Trailer deployment outside the Receiving Agency's jurisdiction will be routed to the Receiving Agency in compliance with Texas Emergency Management Act, Chapter 418, Texas Government Code, and the Texas Disaster Act of 1975.

An Equipment List is attached as Exhibit (A) to this CONTRACT.

III. Purpose

The ASMT Trailer supports state, regional, and local preparedness by providing a platform and equipment necessary for the effective staging of ambulances and other disaster response equipment and personnel.

IV. Responsibilities of the Parties Under CONTRACT

In consideration of the mutual aims, desires and promises of the parties to this CONTRACT, and, in recognition of the public benefit to be derived from effective implementation of the programs involved, the parties agree that their responsibilities under this CONTRACT shall be as follows:

A. The Receiving Agency shall:

1) Sign the Texas Department of State Health Services Non-Expendable Personal Property Report Form (Form GC-11) and Property Transfer Record when the ASMT Trailer is acquired from NCTTRAC.

2) Participate as a mutual aid partner to cooperative agencies by providing the asset and personnel on a 24/7/365 basis for up to twenty-four (24) hours.
3) Maintain insurance or other means of replacing the ASMT Trailer and issued ancillary equipment as provided under HPP / PHEP funding. The Receiving Agency will complete and return to NCTTRAC Exhibit B, Affidavit of Insurance or Other Means of Replacement. If insurance is provided by a third-party policy, Receiving Agency will provide NCTTRAC with a copy of the Certificate of Insurance. The Certificate of Insurance shall name NCTTRAC as an additional insured or Loss Payee to the full extent of its interest in the ASMT Trailer and issued equipment and supplies. If Receiving Agency's insurance carrier refuses to insure the full replacement value of the ASMT TRAILER and issued ancillary equipment provided by NCTTRAC, Receiving Agency shall notify NCTTRAC within 48 hours that no coverage exists. In such a situation, absent other agreements, the parties shall abide by paragraph 5, below.
4) In the event of major damage or total loss of the trailers, and if the Receiving Agency is unable or fails to list NCTTRAC as a third-party insured or loss payee under its insurance policy under paragraph 4, above, the Receiving Agency shall indemnify and reimburse NCTTRAC in full for any and all losses, damages, or claims arising from such damage or loss including payment of the full acquisition value for new model replacements of the trailers and equipment in Exhibit A. This obligation shall apply regardless of cause and shall survive termination of this CONTRACT.
5) Be solely responsible for repair / replacement of equipment (ASMT Trailer) that is broken, damaged, or missing due to use, misuse, negligence, theft or outside of normal lifespan expectations.
6) Follow all manufacturer warranty procedures to complete repairs as may fall under the warranty and as directed in the manufacturers' operations and maintenance manuals.
7) Ensure that all recall notices are completed in a timely manner by an authorized service provider in compliance with the manufacturer's specifications.
8) Ensure that all repairs are made by an authorized service provider and in compliance with the manufacturer's specifications.
9) Perform and document the completion of planned, preventive, and corrective maintenance and repairs to the ASMT Trailer and ancillary equipment as indicated in the manufacturers' operations and maintenance manuals.
10) Provide a secure, indoor housing environment.
11) Maintain the ASMT Trailer in a state of operational readiness for emergency responses.
12) Provide an annual report of ASMT Trailer costs and revenue in a standardized format to be agreed upon between the Parties.
13) Using standard HPP-specific inventory forms and processes, conduct an annual or special inventory of the ASMT Trailer and ancillary equipment and provide to NCTTRAC upon request. NCTTRAC will provide support to Receiving Agency during the inventory process, as requested.
14) Maintain the ASMT Trailer and Receiving Agency's National Incident Management System (NIMS) agency compliance.
15) Provide minor equipage as needed for use within the ASMT Trailer for purposes such as administrative support and cleaning.
16) Participate in training and exercise requirements as outlined by Exhibit (C) – NCTTRAC Performance Measures to this CONTRACT.
17) Participate in ongoing quality and performance improvement efforts and events hosted both regionally and by state authorities that may require periodic overnight travel.
18) Participate as an active member of EMTF-2 Subcommittee and the Regional Emergency Preparedness Committee (REPC) of NCTTRAC.
19) Notify NCTTRAC within 24 hours of occurrence of vehicle crash or damage involving the ASMT Trailer to include any internal or external departmental and/or investigative reports.

20) Notify NCTTRAC if replacement of damaged or non-functional equipment is required, or any manufacturer warranty work.
21) Notify NCTTRAC for approval of any ASMT Trailer upgrades, repairs, improvements, or alterations prior to conducting the work. Standard preventative maintenance activities do not require NCTTRAC pre-approval.
22) Request NCTTRAC approval of change to designated ASMT Trailer host locations in advance of any permanent relocation.
23) Be responsible to ensure that the ASMT Trailer, equipment, and supply items are continuously maintained in a manner to ensure the safe operations, operational readiness, response capability and effectiveness, and structural integrity of the ASMT Trailer over the course of ownership and/or possession.
24) Comply with NCTTRAC performance requirements as outlined in Exhibit (C) – NCTTRAC Performance Measures.

B. NCTTRAC shall:

1) Allow the ASMT Trailer to remain in the possession of the Receiving Agency with the understanding that the Receiving Agency will commit to its responsibilities as outlined in this CONTRACT.
2) Monitor the performance of the Receiving Agency regarding compliance with this CONTRACT and advise the Receiving Agency of any and all concerns regarding its performance.
3) Provide copies of manufacturers' manuals and warranty statements as available.
4) Coordinate with the Receiving Agency in determining reimbursable costs allowable of the ASMT Trailer for HPP-sanctioned exercises conducted inside and outside the Receiving Agency's jurisdiction and within the geographic boundaries of EMTF-2, as allowed under DSHS HPP contract and as mutually agreed by both the Receiving Agency and NCTTRAC.

---------- End of Schedule (A) ----------

EXHIBIT (A)
EQUIPMENT LIST
ASMT TRAILER

The Receiving Agency will assume financial and legal responsibility for liability and insurance for a value no less than the total replacement cost of vehicle and supplied equipment as provided below:

1. (30) Traffic Cones
2. (4) Ambulance Staging Crates

Total acquisition value of the above items for insurance purposes is: $66,130.00

---------- End of Exhibit (A) --------

EXHIBIT (B)
AFFIDAVIT OF INSURANCE
OR OTHER MEANS OF REPLACEMENT
ASMT TRAILER

Receiving Agency: City of Colleyville, Texas
Address: 100 Main Street
City, State, Zip code Colleyville, Texas 76034

In accordance with the ASMT Trailer Contract, Schedule A, Section IV, paragraph (A)(7),

I, _____, hereby swear or affirm that
(Insert Signatory Name Above)

City of Colleyville holds the required amount of insurance, or other means of replacement, for the total value of the ASMT Trailer and issued equipment.

☐ Check box if insurance is provided by a third party

☐ Check box if Receiving Agency is self-insured

ATTEST: _____
Insert Signature Above

Christine Loven, TRMC
Insert Printed Signatory Name Above

City Secretary
Insert Printed Signatory Title Above

_____
Insert Date of Signature Above

☐ Third Party insurance certificate is attached

Return form(s) to: NCTTRAC
600 Six Flags Drive, Suite 160
Arlington, TX 76011

---------- End of Exhibit (B) --------

EXHIBIT (C)
NCTTRAC Performance Measures
ASMT TRAILER 2026

Receiving Agency:	City of Colleyville, Texas
Address:	5209 Colleyville Blvd.
City, State, Zip code:	Colleyville, TX 76034

The Receiving Agency shall execute all performance elements found below and provide support documentation to NCTTRAC upon request, no less than once per year during the term of the CONTRACT. Failure to comply with all performance elements listed below could result in Receiving Agency forfeiture of the ASMT Trailer.

- Maintain records of all ASMT Trailer responses and/or mutual aid activity at the local, regional, and state level. (Provided quarterly in a standardized format provided by NCTTRAC)

- Maintain record of participation in all local, regional, and/or state sponsored special event support (Provided quarterly in a standardized format provided by NCTTRAC)

  Maintain record of participation in all local, regional and/or state sponsored training and exercise events (Provided quarterly in a standardized format provided by NCTTRAC)

- Conduct an annual inventory of all ASMT Trailer equipment, and provide to NCTTRAC using the GC-11 format

- Provide an annual report of ASMT Trailer costs and revenue in a standardized format to be agreed upon between the parties.

- Provide a quarterly annual report of ASMT Trailer preventative maintenance activities in a standardized format to be agreed upon between the parties.

---------- End of Exhibit (C) --------

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4c **Agenda Date** 6/2/2026 **Number** Resolution R-26-5152
Type Resolution
Department City Secretary

Title
Approval of the City Council Rules of Procedure

Explanation
Reading and Public Hearing

At the April 21, 2026, City Council Worksession staff presented recommendations for the update to the City Council Rules of Procedure. Most of the updates were required to meet new legislation regarding posting and packet distribution requirements. Specific updates include Sections 1.2 updating time for calling Orientation/Goal Setting; Section 2.4 to permanently retain minutes electronically, Section 3.2, 5.1 A, B, and F to reflect legislative change for posting and disturbing agendas, 5.3 e. City Council cannot act during Citizen Comments, and Section VII. City Council options for Board, Commission, and Committee appointments.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. City Council Rules of Procedure



CITY COUNCIL

RULES OF PROCEDURE

TABLE OF CONTENTS

Section I – AUTHORITY

1.1 Charter 4
1.2 Councilmember Orientation/Training/Goals and Objectives Visioning 4
1.3 Annual Review 4
1.4 Amendments 4

Section II – GENERAL RULES

2.1 Meetings to be Public 4
2.2 City Council 4
2.3 Quorum 4
2.4 Minutes of Meetings 5
2.5 Questions to Contain One Subject 5
2.6 City Manager 5
2.7 City Attorney 5
2.8 City Secretary 5
2.9 Employees 5
2.10 Suspension of Rules 6
2.11 Executive Session 6

Section III – TYPES OF MEETINGS

3.1 Regular Meetings 6
3.2 Special and Emergency Meetings 6
3.3 Recessed Meetings 6
3.4 Worksession Meetings 7

Section IV – CONDUCT OF MEETINGS

4.1 Presiding Officer 7
4.2 Call to Order 7
4.3 Preservation of Order 7
4.4 Points of Order 7
4.5 Questions to be Stated 7
4.6 Substitution for Mayor 8
4.7 Amendment to the Minutes 8
4.8 Written Correspondence 8

Section V - AGENDA

5.1 Preparation of Agenda 8-10
5.2 Consent Agenda 10
5.3 Citizen Participation at Meetings.....10-11

Section VI – DECORUM AND DEBATE

6.1 Decorum and Debate.....11-12

Section VII – PROCEDURES FOR CITY COUNCIL APPOINTMENTS

7.1 Procedures for City Council Appointments.....13-14

Section VIII – Appointment of City Council Liaisons

8.1 Appointment of City Council Liaisons 14

Section IX - MEMORIALS

9.1 Memorials 14-15
9.2 Recognition by lowering of the United States Flag 15
9.3 Use of City equipment and personnel.....15

HISTORY OF ADOPTION AND AMENDMENTS 16

SECTION I. AUTHORITY

1.1 Charter. Section 3.09B of the Charter of the City of Colleyville provides that "the Council shall determine its own rules and order of business..." Further, Section 2.01 of the Charter provides that the City Council shall have the powers, functions, rights, privileges and immunities of every name and nature, that are now or hereafter, may be granted to a Home Rule City by the Constitution and State law, together with all implied powers necessary to carry into execution all such powers granted." In order to provide the framework for the execution of these powers and authority, the following set of rules shall be in effect upon their adoption by the City Council, and until such times as they are amended or new rules adopted in the manner provided for by these rules.

1.2 Councilmember Orientation/Training/Goals and Objectives Visioning. Within 60 days of the General Election, or sooner if incumbents are unopposed, the Mayor will call a worksession for Councilmember Orientation/Training/Goals and Objectives/Visioning, for which all Councilmembers will be required to attend. The worksession will be posted in compliance with the Texas Open Meetings Act, however minutes or recording will not be required.

1.3 Annual Review. Following the municipal elections each year, City Council may review these rules in accordance with the Charter. In the event no annual review occurs, the standing rules will continue in effect. This does not limit the City Council's right and ability to amend these rules at any other time during the year, in accordance with the Charter.

1.4 Amendments. These rules may be amended or new rules adopted by a majority vote of the members of the City Council present.

SECTION II. GENERAL RULES

2.1 Meetings to be Public. 2.1 Meetings to be Public. All meetings of the City Council shall be open to the public, with the exception of Executive Session and as otherwise provided by law.

2.2 City Council. For purposes of these rules, the collective membership of the Mayor and City Councilmembers shall be known as the City Council. Individually, each shall be referred to as Mayor, Mayor Pro Tem, Deputy Mayor Pro Tem, or Councilmember.

2.3 Quorum. Four (4) voting members of the City Council shall constitute a quorum.

2.4 Minutes of Meetings. An account of all proceedings of the City Council shall be kept by the City Secretary and shall be permanently retained electronically, thus constituting the official record of the City Council. The Official City Council Minutes are action minutes and provide the action taken by the City Council and a summary of subjects discussed.

2.5 Questions to Contain One Subject. All questions submitted for a vote shall contain only one subject. If two or more points are involved, any Councilmember may require a division, if the question reasonably admits of a division. Division shall be required only on the affirmative vote of three (3) Councilmembers. If no division is so requested and approved, or the questions do not reasonably admit of a division, the question shall be submitted as originally framed.

2.6 City Manager. The City Manager shall attend all City Council meetings unless expressly excused. The City Manager may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote.

2.7 City Attorney. The City Attorney shall attend all regular meetings of the City Council unless expressly excused and, shall upon request by the Mayor, Councilmember, or City Manager; give an opinion, either written or oral, on questions of law during the meeting. The City Attorney shall act as the City Council's Parliamentarian. The City Attorney shall give an opinion, either written or oral, on questions of law to the City Manager or designated representative, during the course of daily affairs of the City. The City Attorney may make recommendations to the City Council and take part in all discussions of the City Council, but shall have no vote. The City Attorney shall confer and discuss with a Councilmember or the Mayor regarding a question of law pertaining to the affairs of the City. In such event, the City Attorney shall advise the City Manager of the question posed and information provided. The City Manager shall forward the information to the full City Council as soon as reasonably practical.

2.8 City Secretary. The City Secretary shall attend all meetings of the City Council unless expressly excused and shall keep the official minutes and perform such other duties as may be requested by the City Council.

2.9 Employees. Any employee of the City, when requested by the City Manager, shall attend any meeting of the City Council and, if requested to do so by the City Manager, such employee may present information relating to matters before the City Council. The City Manager will determine the staff spokesperson for providing information, for a particular agenda item, at the City Council meeting.

2.10 Suspension of Rules. Any provisions of these rules not governed by State law, the City Charter, or City Code may be suspended by a majority vote of all Councilmembers present and eligible to vote.

2.11 Executive Session. All matters discussed in Executive Session, as authorized by the Texas Open Meetings Act, may be deemed confidential and by law, participants authorized to attend Executive Sessions are not required to make public disclosure concerning the matters discussed in Executive Session. It shall be the policy of the City Council, the Mayor, individual Councilmembers, City Manager, City Attorney, City Secretary, and others who are authorized to attend Executive Sessions shall not make selective disclosure of confidential matters; where the disclosure of the information has not been released to the general public and/or where such disclosure provides an unfair advantage to the recipient or would be detrimental to the City and its citizens. For the opening and closing of an Executive Session, the Mayor shall do such at the location as noted on the official agenda notice posted in compliance with the Texas Open Meetings Act, and all of this information must be included in the certified agenda. (Tex. Gov't Code §551.103) For purposes of regular agenda meeting postings, the opening and closing of an Executive Session shall be done in the Executive Conference Room of City Hall.

SECTION III. TYPES OF MEETINGS

3.1 Regular Meetings. The City Council shall meet in City Hall on the first and third Tuesday of each month at 7:00 p.m. unless otherwise officially established by the City Council. The City Council shall take a vote at 12:00 a.m. on whether or not to continue a meeting for additional time if further items are on the agenda and have not been considered. The call for and conduct of all meetings of the City Council, both regular and special as provided in Section 3.2 hereof, shall be in accordance with State law.

3.2 Special and Emergency Meetings. Special meetings may be held on the call of the Mayor or four (4) members of the City Council at the place within the City of Colleyville designated in the public notice, posted three business days prior to the meeting date. In accordance with State law, Section 551.045, the notice to the public of an emergency meeting must be posted at least one hour before the meeting is scheduled to begin. An emergency meeting exists only if immediate action is required of a governmental body because of an "imminent threat to public health and safety" or a "reasonably unforeseeable situation".

3.3 Recessed Meetings. Any meeting of the City Council may be recessed to a later time provided that no recess shall be for a longer period than until the next regularly scheduled City Council meeting.

3.4 Worksession Meetings. The Mayor, any three (3) Councilmembers, or the City Manager for the purpose of discussing in depth, investigating, or exploring matters of interest to the City, without formal action being taken thereon by the City Council, may call Worksession meetings. The time, place, and purpose of such worksession meeting shall be stated in a notice complying with the Texas Open Meetings Act. Such worksession meetings may be held in any appropriate location outside the City Hall upon concurrence by any three (3) Councilmembers or as determined by the City Manager. Such worksession meetings may include, but shall not be limited to, meetings with neighboring governmental bodies or agencies, meetings with one of the City's appointed boards, commissions, or committees, civic organizations, or a meeting for Councilmembers to research, evaluate, explore, investigate or discuss any matter of interest or possible action affecting the City, subject to compliance with the provisions of the Texas Open Meetings Act.

No official action shall be taken at any worksession meeting, unless a regular or special meeting is called as provided for in these Rules.

SECTION IV. CONDUCT OF MEETINGS

4.1 Presiding Officer. The Mayor, if present, shall preside at all meetings of the City Council. In the absence of the Mayor, the Mayor Pro Tem shall preside. In the absence of both Mayor and Mayor Pro Tem, the Deputy Mayor Pro Tem shall preside. In the event the first three are absent, the most senior tenured Councilmember, by last name alphabetical order, shall preside.

4.2 Call to Order. The meetings of the City Council shall be called to order by the Mayor, or in the Mayor's absence, by the Mayor Pro Tem. In the absence of both the Mayor and Mayor Pro Tem, the Deputy Mayor Pro Tem shall call the meeting to order. In the event the first three are absent, the meeting shall be called to order by the City Secretary.

4.3 Preservation of Order. The Mayor shall preserve order and decorum, prevent clash of personalities or the impugning of Councilmembers' motives to occur and confine Councilmembers in debate to the question under discussion.

4.4 Points of Order. The Mayor shall determine all points of order, subject to the right of any Councilmember to appeal to the City Council. If any appeal is taken, the question shall be "Shall the decision of the Mayor be sustained?"

4.5 Questions to be stated. The Mayor shall state all questions submitted for a vote and announce the result.

4.6 Substitution for Mayor. The Mayor may call the Mayor Pro Tem, or in the Mayor Pro Tem's absence, the Deputy Mayor Pro Tem first, or any other Councilmember to take the Mayor's place in the chair, such substitutions not to continue beyond adjournment.

4.7 Amendment to the Minutes. Amendments to the Minutes are made by a motion during the item to consider approval of the minutes. The Minutes are action minutes and provide the action taken by City Council and a summary of subjects discussed. If a Councilmember desires that certain information be included in the minutes, the Councilmember shall state prior to the information, "For the record". If it is a lengthy statement, a written copy shall be provided to the City Secretary.

4.8 Written Correspondence. A citizen's request in the reading of a statement into the public record as part of a City Council agenda item is at the sole discretion of any member or all of the governing body. The City Council is not obligated to provide for a reading of correspondence into the public record on behalf of an absent individual as part of a City Council public hearing. The City Council, any or all Councilmembers, may elect to provide for a reading of the correspondence, make reference indicating the general position of the correspondence, or pass over the correspondence. The correspondence is provided to City Council and is included in the City Council agenda packet.

SECTION V. AGENDA

5.1 Preparation of Agenda.

A. The order of business of each meeting shall be as contained in the City Council agenda compiled and prepared by the City Secretary and approved by the City Manager. The agenda shall be a listing by topic of subjects to be considered by the City Council, and, in the case of regular meetings, shall be delivered to the City Council not less than three business days, (Example: Wednesday, prior to Tuesday meeting) preceding the meeting to which it pertains. An item shall be placed on the agenda when requested by the Mayor or any two members of the City Council at the next regularly scheduled meeting of the City Council.

B. Any member of the City Council desiring to present a subject for City Council consideration shall advise in writing to the City Manager of the fact no later than 4:30 p.m. on Monday of the week preceding regular City Council meetings. Subject matter will be accompanied by a summary regarding the purpose for the inclusion of this subject on the agenda.

C. Items Omitted from Agenda. Any item not appearing on the agenda shall not be taken up for discussion as a matter of City Council business during a regular

meeting unless it is of an emergency nature and comes to the City's attention too late to appear on the agenda. Such special, urgent, or emergency issues shall be posted in compliance with the Texas Open Meetings Act and the City Charter and may be added as a supplemental item to the regular agenda.

D. The regular agenda items shall be generally considered in the following order:

a. Worksession Items
b. Executive Session – Executive Conference Room
c. Call to Order - 7:00 p.m. - Council Chambers
d. Invocation
e. Pledge of Allegiance
f. Resolution action on Executive Session item(s)
g. Announcements, Proclamations and Presentations
h. Consent Items
i. Items not for City Council action
j. Public Hearings
Ordinance(s), Tabled Ordinance(s), Resolution(s), Tabled Resolution(s)
k. Citizen Comments
l. Reports of Boards, Commissions, and Committees
m. Resolution approving City Council action not otherwise approved
n. Adjournment

E. The general order of a Public Hearing shall be:

a. Staff presentation
b. Applicant introductory presentation – five minutes, longer if the project warrants
c. City Council discussion
d. Open Public Hearing
e. Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
f. Close public hearing
g. City Council discussion and vote
h. In the alternative, the item may be tabled or continued to a future meeting of the City Council.

1. If the City Council wishes to consider additional public testimony, the public hearing shall be reopened, and the public hearing and item shall be continued to a date certain.

2. If the Public Hearing is not reopened and continued to a date certain, the City Council may only conduct an additional public hearing upon

publication of notice in accordance with Chapter 211 of the Local Government Code.

F. The City Manager, through the City Secretary, shall provide the City Council with a written analysis of and recommendation of items to be acted on by the City Council at its meetings. These communications shall be generally referred to as agenda packets. The agenda packets for all regular meetings shall be delivered to the City Council within three business days preceding the regular meeting to which it pertains, unless an emergency condition makes it necessary to deliver the communication on a subsequent day.

G. The City Secretary shall post notices of all City Council meetings in order to afford compliance with the Texas Open Meetings Act.

5.2 Consent Agenda. In preparing the consent agenda, the City Manager shall consider the number and degree of complexity of items to be considered by the City Council for the purpose of conserving the City Council's time in meetings. Items, which are anticipated to be routine and require little or no discussion by the City Council shall be listed under the agenda category, styled "Consent Items". Prior to taking up the Consent Agenda, the Mayor shall determine if there are any items thereon which should be removed from the Consent Agenda for discussion. Any Councilmember may, upon request; remove any item from the Consent Agenda for discussion and separate action. Thereafter, all remaining Consent Agenda items may be acted upon by a single motion approving the Consent Agenda. Items removed from the Consent Agenda shall be considered on the ending Resolution, which is for action not otherwise approved.

5.3 Citizen Participation at Meetings.

a. Presentations by citizens must be confined to the agenda item being considered and any questions will be directed to the Mayor. Citizens wishing to speak shall be allowed to speak, provided prior to the consideration of the item; said person completes and delivers to the City Secretary a Speaker's Card providing name, address, and topic. Presentation(s) by citizens shall be limited to a period of not more than five (5) minutes. Any time spent by the City Council will not be counted against the citizen's time allotment. No person shall speak more than the time limits provided herein on any subject, and unused time may not be passed to another speaker. That privilege shall not be accorded unless there is an exception supported by a majority of those eligible to vote. The Mayor shall not be obligated to recognize a speaker for a second comment on a subject until all others have spoken and there is unused time available.

b. Following a request by a Councilmember, the Mayor may request the City Council suspend the rules to allow citizens to speak after the public hearing has been closed.

c. To maintain decorum, the Mayor shall recognize persons who have completed a Speaker Card indicating a desire to address the City Council.

d. As a rule, citizens may not participate in discussions of the City Council except when recognized by the Mayor and during citizen presentations, public hearings, and as otherwise provided for in these Rules.

e. Citizens may speak on items under the item "Citizen Comments". The presentation time period is no longer than five minutes, as stated in Section 5.3 a. The City Council will take no action on the items presented under "Citizen Comments".

SECTION VI. DECORUM AND DEBATE

6.1 Decorum and Debate

a. These rules are intended to serve as a statement of intent as to how this City Council endeavors to conduct itself during City Council meetings. It is the intent of the City Council that all members shall act based on a consistent level of information, with the goal being to act fully informed on all matters. Accordingly, when a Councilmember obtains material relevant to a matter before the City Council, which has not otherwise been disclosed to the City Council, such Councilmember shall promptly provide such material to the City Manager and City Secretary for dissemination to the City Council. All such information will be disseminated and disclosed to the full City Council, prior to the case being presented.

b. When a measure is presented for consideration to the City Council, the Mayor shall recognize the Councilmember(s) to present the case, as needed. When two or more Councilmembers wish to speak, the presiding officer shall name the Councilmember who is to speak first. No member of the City Council shall interrupt another while speaking except to make a point of order or to make a point of personal privilege.

c. The Mayor shall not be obligated to recognize any Councilmember for a second comment on the subject or amendment until every Councilmember wishing to speak has been allowed a first comment.

d. Questions from speakers to the City Council with request for an immediate answer, except the applicants and persons representing applicants on platting or zoning cases, shall be prohibited. A Councilmember's questions to speakers should be to specific individuals and the Mayor should explain to those individuals beforehand that they may come to the podium and answer if they choose to.

e. Any Councilmember desiring to speak shall be recognized by the Mayor, and shall confine remarks to the subject under discussion or to be discussed. No Councilmember shall be allowed to speak more than once on any one subject until every Councilmember wishing to speak shall have spoken.

f. No Councilmember shall be permitted to indulge in personalities, use language personally offensive, impugn motives of Councilmembers, charge deliberate misrepresentation, or use language tending to hold a member of the City Council, the public, or City staff up to contempt.

g. The Mayor shall not permit unrecognized speaker's comments or allow a member of the audience to indulge in personalities, use language tending to hold the City Council, the public, or City staff up to contempt.

h. If a Councilmember is transgressing the rules of the City Council, through speech or otherwise, the Mayor shall, or any Councilmember may, call him/her to order in which case he/she shall immediately be quiet unless permitted to explain. The City Council shall, if appealed to, decide the case without debate. If the decision is in favor of the Councilmember called to order, he/she shall be at liberty to proceed, but not otherwise, and if the case occurs, he/she shall be liable to censure or such punishment as the City Council deems proper, consistent with City Ordinances, Resolutions, and Charter.

i. Any individual of the public who shall disrupt the City Council proceedings or disregard the Mayor shall first be warned of such offense and be requested that they refrain from disrupting the proceedings and/or disregarding the instructions of the Mayor. Any individual of the public failing to honor the first warning of the Mayor for order shall receive a second and final warning prior to expulsion and/or citation for disturbing a public meeting pursuant to State law. When the Mayor fails to maintain order and decorum, the Councilmembers may compel the Mayor to enforce this provision following due parliamentary procedure, which affirms such compulsion by a majority vote of the City Council.

SECTION VII. PROCEDURES FOR CITY COUNCIL APPOINTMENTS

Applications for Boards, Commissions, and Committees are accepted two months prior to the appointment term. Ex: March Appointments will be advertised and applications for appointment accepted January through February. The appointment periods are:

March appointments:

Colleyville Center Advisory Committee
Parks and Recreation Advisory Board

June appointments:

Colleyville Economic Development Corporation
Tax Increment Finance District
Audit Committee
Municipal Judge Review and Selection Committee

November appointments:

Colleyville Library Board
Metroport Teen Court Advisory Board
Planning and Zoning Commission
Zoning Board of Adjustment/ Sign Board of Appeals

The applications for appointment, listing of Boards, Commissions, and Committees, and their responsibilities, and a roster of members are maintained on the City's website on the City Secretary page. The City Secretary contacts members whose terms will expire to advise they may reapply. Two months prior to the expiring terms, the City Secretary requests an announcement to be made in the *City E-News*, seeking applicants for those Boards, Commissions, and Committees with expiring terms.

Upon receipt of a spreadsheet and the applications for appointment distributed by the City Secretary to the Mayor and City Council prior to the Council meeting where the Mayor and Council will appoint members by resolution, the appointments can be discussed during the Worksession item – Discussion of the regular agenda items.

If during discussion of the appointments, the Mayor and City Council wish to appoint by slate, per resolution, the Mayor will read the resolution, inserting the names of those to be appointed. There will be discussion as needed however, if the Council agrees with the resolution as read, the motion, second, and vote, will consider the appointments made, without seeking individual nominations from the City Council.

If City Council has not determined a slate of appointees to be read into the resolution, the Mayor shall open the floor for nominations and if there are no

nominations, the Mayor will call on each Councilmember for a nomination. After each Councilmember has had an opportunity to make or defer to make a nomination, the Mayor will take a vote on the slate of nominees by asking each Councilmember to state the name of the nominee the Councilmember votes to appoint to the position under consideration. This process will repeat for the next position to be filled until all positions are filled.

If no applications are received or fewer applications than open positions are received, the City Council may fill positions from the floor, request the City Secretary to advertise the open position(s) or leave a vacant position open. In the event of a vacancy other than an expiring term, the City Council may fill the position by a majority vote of the City Council. The appointee shall serve the unexpired term. At any time, the City Council may consider the number of members appropriate to a Board, Commission, or Committee, and by resolution, enact a change and amend the bylaws.

SECTION VIII. APPOINTMENT OF CITY COUNCIL LIAISONS

8.1 Procedures for appointment of City Council Liaison. At the discretion of the Mayor or by call of three (3) Councilmembers, a Councilmember or Councilmembers may be appointed as a liaison or liaisons, representing the City, to a City Board, Commission, or Committee, the Chamber of Commerce, Independent School District, or other organizations.

SECTION IX. MEMORIALS

9.1 Memorials. The following procedures are for honoring deceased current or former City elected officials, sitting board, commission, or committee members, and community volunteers.

A. Recognition of the death of a current or former City elected official. When the City is notified of the death of a current or former elected official, flowers or a plant will be sent to the memorial service, or a donation to an organization specified by the family, in an amount not to exceed $150.00, and a sympathy card will be sent to the family.

B. At the family's request and with City Manager approval, members of the Colleyville Police and Fire Department Honor Guard may attend the funeral of a current or former City elected official as representatives of the City.

C. Recognition of the death of a sitting board, commission, or committee member. When the City is notified of the death of a sitting board, commission, or committee member, the City Manager's Office will forward a sympathy card to the family.

D. Recognition of the death of community volunteers. Due to the significant number of community volunteers assisting a multitude of organizations across the City of Colleyville, it will not be the practice of the City to recognize these individuals in a formal capacity. During a City Council meeting, elected officials may at their discretion, verbally recognize the efforts of these individuals and their service to Colleyville during the agenda item for Announcements, Proclamations, and Presentations.

9.2 Recognition by lowering of the United States Flag. The City is not at liberty to proclaim the Flag of the United States be flown at half-staff in recognition of a City official. Per the United States Code, only the President of the United States or the State Governor can order the flag lowered to half-staff.

9.3 Use of City equipment and personnel. At no time will City equipment be used to carry the casket in a funeral procession of a deceased, current, or former City elected official, board, commission, or committee member, or community volunteer. City equipment and vehicles may be used in a funeral procession, as authorized by the Department Director, for City employees who have died in the line of duty.

History of Adoption and Amendments

Resolution	Date	Subject
R-88-387	8/18/88	Adopted Rules of Procedure
R-90-610	7/3/90	Amended to adopt the procedure for appointing committees as established by ordinance
R-90-612	7/17/90	None noted
R-91-654	1/22/91	Amended regular meeting language; subjects for City Council consideration; preparation of agenda
R-94-999	4/19/94	Provided suspension of rules by ¾ majority
R-95-1122	6/6/95	Amended Councilmembers presenting subjects for City Council consideration
R-03-2268	6/5/03	Members presenting subjects for City Council consideration
R-05-2599	9/20/05	Citizen comments
R-06-2721	7/5/06	Regular agenda items, Pre Council and Executive Session posted meeting times; public hearing order; process for continuing public hearings; memorials
R-07-2859	7/17/07	Robert's Rules of Order removed
R-08-2980	6/17/08	Resolutions
R-09-3183	12/15/09	Types of meetings; agenda sections; preparation of agendas; memorials
R-11-3308	1/4/11	Memorials
R-12-3520	8/7/12	Types of meetings & special meetings
R-13-3645	6/18/13	Grammatical updates
R-16-4023	8/16/16	Executive session (certified agendas) and start time; removal of paragraphs relative to the establishment of worksessions; order of the regular agenda items; general order of public hearings; removal of oral presentations by city manager; addition of speaker card submittal prior to the close of the public hearing; removal of the offering of unsolicited input; addition of language to City Councilmembers transgressing the rules of procedure; & addition of $100 for memorial donations
R-17-4162	8/1/17	Updated Section 7.1(B) lettering and included an application and financial disclosure forms be provided by applicants filling a vacancy.
R-17-4210	12/5/17	Updated Section 1.2, 1.3, and 1.4 to call for Councilmember orientation/training/goal setting and visioning.
R-21-4658		Grammatical, policy, and legislative updates. Minor updates to Sections 1.2, 4.1, Section V. Preparation of Agenda clarified City Secretary role and added power of the Mayor, or two City Councilmembers may request an item be placed on the agenda; 5.1 D. and F. updated to include general order of business and process; 5.3 a. and d. policy update; Section VII. New Procedures of City Council Appointments; Section VIII. Memorials A. removal of proclamation and book; 8.3-updated policy.
R-22-4751	7/19/22	Updated Section 2.1, Changed Section 3.1, and 5.1D, changing the regular meeting time to 7:00 p.m. from 7:30 p.m. to become effective October 3, 2022, updated Section 4.1, updated Section VII, added Section VIII – Appointment of City Council Liaisons, renumbered previous Section VIII, to Section IX.
R-24-4966	9/04/24	Updated sections 2.2, 4.1, 4.2, and 4.6 to include Deputy Mayor Pro Tem. Section 5.3 update clarifies time and use of time during citizen participation at meetings.
R-26-5152	6/2/2026	Updated sections 1.2 updating time for calling Orientation/Goal Setting; updated Section 2.4 to permanently retain minutes electronically, Update to Section 3.2, 5.1 A, B, and F to reflect legislative change for posting and disturbing agendas, 5.3 e. City Council cannot act during Citizen Comments, and Section VII. City Council options for Board, Commission, and Committee appointments.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4d **Agenda Date** 6/2/2026 **Number** Resolution R-26-5152
Type Resolution
Department City Secretary

Title
Approval of uniform bylaws for Colleyville Center Advisory Committee, Colleyville Library Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, Sign Board of Appeals, and Zoning Board of Adjustment

Explanation
Reading and Public Hearing

At the March 3, 2026, City Council Worksession, staff brought forward for discussion and direction, uniform bylaws for the Colleyville Center Advisory Committee, Colleyville Library Board, Parks and Recreation Advisory Board, Planning and Zoning Commission, Sign Board of Appeals, and Zoning Board of Adjustment (BCC's). The attached bylaws change the minimum number of meetings required, excepting the Planning and Zoning Commission, removal of place positions for the Library Board, and the Parks and Recreation Advisory Board, removal of alternates in 2027 from the Library Board, and removal of GCISD and athletic organization from the Parks and Recreation Advisory Board. For BCC's who meet a minimum of twice annually, absence from three (3) consecutive regular meetings in a twelve-month period may constitute grounds for review and possible removal by the City Council, and the Chair and Vice Chair for the BCC's who meet the minimum number will serve for the term of the two-year appointment.

The bylaws now contain a definition of a quorum and a Robert's Quorum Table to determine a quorum and a majority vote. A code of conduct, public communication and social media policy, Open Meeting Act compliance, and enforcement sections are consistent across the bylaws.

If City Council approves the bylaws, they will be forwarded to each Board, Commission, and Committee, through the staff representative, for their approval and implementation.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments

1. Colleyville Center Advisory Committee_Bylaws
2. Colleyville Library Board Bylaws
3. Parks and Recreation Advisory Board Bylaws
4. Planning and Zoning Commission Bylaws
5. Sign Board of Appeals Bylaws
6. Zoning Board of Adjustment Bylaws

City of Colleyville
COLLEYVILLE CENTER ADVISORY COMMITTEE
BYLAWS

ARTICLE I. ESTABLSIHMENT AND AUTHORITY

The Colleyville Center Advisory Committee ("Committee") is established by the City Council of the City of Colleyville, Texas, by Resolution R-93-893 established the Committee on June 15, 1993, and Resolution R-97-1326 which revised the Committee's charge on October 21, 1997. The Colleyville Community Center name was changed by City Council, by Resolution R-02-2058 on November 19, 2002, to Colleyville Center. The Committee serves in an advisory capacity only and operates under the authority of the City Council. The Committee shall have no administrative, budgetary, contractual, or supervisory authority. The Committee shall comply with all applicable federal and state laws, City Charter provisions, City ordinances, and City policies, including the Texas Open Meetings Act and the Texas Public Information Act.

ARTICLE II. PURPOSE

1. Provide recommendations to the City Council and City staff regarding programming and community engagement at the Colleyville Center.
2. Support long-range planning efforts related to the Colleyville Center.
3. Promote community awareness of Colleyville Center programs and services.

All recommendations are subject to review and approval by the City Council.

ARTICLE III. MEMBERSHIP

Section 1. Appointment and Terms

The Committee shall consist of six (6) members appointed by the City Council and six additional members appointed by the following organizations as the representative: Colleyville Chamber of Commerce, Colleyville Garden Club, Colleyville Lions Club, Colleyville Rotary Club, Colleyville Woman's Club, and the National Charity League. Members are appointed for a two-year term with an established staggered structure. All members shall be qualified voters and residents of the City. No member may be employed by the City and all members serve without compensation.

Section 2. Attendance

Members are expected to attend all regular meetings. Absence from three (3) consecutive regular meetings in a twelve-month period may constitute grounds for review and possible removal by the City Council. Members shall notify staff in advance if unable to attend a meeting.

Section 3. Vacancies
Vacancies shall be filled by appointment of the City Council for the remainder of the unexpired term.

ARTICLE IV. OFFICERS

Section 1. Election
The Committee shall elect from its membership a Chair and Vice Chair who will serve for the two-year appointment. If one or both terms expire, a Chair and Vice Chair will be elected from the membership, at the first meeting following City Council appointments or when the term has expired.

Section 2. Duties
The Chair shall preside at meetings, coordinate agenda requests with City staff, and maintain order and decorum during meetings. The Vice Chair shall perform the duties of the Chair in the Chair's absence. Officers shall not exercise authority beyond that granted to the Board as an advisory body.

ARTICLE V. MEETINGS

Section 1. Number of Meetings
A minimum of two regular meetings shall be conducted annually at a time and place designated by the City. All meetings shall be posted and conducted in compliance with the Texas Open Meetings Act. A majority of appointed members shall constitute a quorum. Proxy voting is prohibited. Members must be physically present or participate as otherwise permitted by law.

Section 2. Quorum
A quorum is defined as the minimum number of voting members who must be present at a properly convened meeting in order to conduct business. A quorum is a majority of voting members, and a majority is required to conduct the meeting, even when there is no item for vote or action. If a majority is not present, the Chair may: 1. Adjourn the meeting; 2. give a stated time (example: 15 minutes from the time the meeting was scheduled) when the meeting will be adjourned if other members do not arrive. If the option is to extend the time, no business may be conducted and the meeting must be adjourned when the time expires.

The following Robert's Quorum Table will be used to determine a quorum and a majority vote of a quorum:

Total Number of Members	Quorum	Majority of a Quorum
5	3	2
6	4	3
7	4	3
8	5	3
9	5	3
10	6	4

11	6	4
12	7	4

ARTICLE VI. VOTING

Each member and organization representative shall have one vote. Action shall be taken by a majority vote of members present and voting, unless otherwise required by law. See Robert's Quorum Table for a majority vote minimum, when based on quorum present.

ARTICLE VII. CODE OF CONDUCT

Section 1. State of Commitment

Members are appointed to represent the best interests of the residents of the City of Colleyville and shall conduct themselves in a manner that reflects positively on the City in all actions.

Section 2. General Standards

- Act in the best interest of the City as a whole.
- Comply with all applicable laws, including the Texas Open Meetings Act and Texas Public Information Act.
- Treat fellow members, City Council, City staff, and the public with courtesy and respect.
- Shall not accept or solicit any benefit, economic gain, or advantage related to his/her position with the City, nor use that position to secure special privileges or exemptions.
- When acting in an official capacity, shall not grant any special consideration, treatment or advantage to a person or organization beyond that which is available to every other person or organization, and shall not personally represent, or appear on behalf of, the private interests of others in a meeting of any board, commission, committee, or the city council.
- Refrain from disruptive conduct during meetings.
- Avoid conflicts of interest and comply with all applicable disclosure requirements under state law and City policy.
- Refrain from directing City staff or becoming involved in administrative operations.
- Maintain confidentiality of executive session discussions and legally protected information.
- Conviction of a felony or offense involving moral turpitude will result in immediate dismissal

Section 3. Public Communication

Members shall not represent themselves as speaking on behalf of the Committee or the City unless authorized by the City Council. When speaking as private citizens, members shall clarify their comments do not represent official City positions.

Section 4. Enforcement
Alleged violations of this Code of Conduct may be referred to the City Secretary for City Manager and City Council review. Members serve at the pleasure of the City Council and may be removed in accordance with City policy and applicable law.

ARTICLE VIII. SOCIAL MEDIA

Section 1. Purpose
This Social Media Policy provides guidance regarding appropriate use of social media platforms in a manner consistent with state law, City policy, and the advisory role of the Committee.

Section 2. Personal Accounts
- Members shall not represent their personal opinions as official positions of the Committee or the City unless expressly authorized.
- When referencing Committee matters, members should clearly state they are speaking in their individual capacity unless authorized to speak on behalf of the Committee.
- Members shall not use City logos, official branding, or titles in a manner that implies official endorsement without prior authorization.

Section 3. Open Meeting Act and City Policy Compliance
- Members shall not post their individual opinions regarding any case or action which will be forthcoming to City Council, or any Board, Commission, or Committee, prior to the case or action being presented on an official agenda for the Board, Commission, Committee, and City Council.
- Members shall not use social media to deliberate with a quorum regarding matters within the Committee's jurisdiction outside of a properly posted meeting.
- Posting comments, replies, reactions, or similar interactions that constitute deliberation among a quorum is prohibited.
- Members shall avoid engaging in online discussions of Committee business when other Committee members are participating in the same communication thread.

Section 4. Professional Conduct
Members shall
- Conduct themselves respectfully in all online interactions relating to City matters.
- Refrain from posting confidential, privileged, or executive session information.
- Avoid personal attacks or inflammatory remarks that undermine public trust.
- Comply with state law when engaging in political activity in a private capacity.

Section 5. Enforcement
Alleged violations of this Social Media Policy may be referred to the City Secretary for City Manager and City Council for final action. Members serve at the pleasure of the City Council and may be subject to removal in accordance with City policy and applicable law.

ARTICLE IX. – TRAINING REQUIREMENTS

Within 90 days of appointment, members shall complete and provide proof of completion to the City Secretary of the state required Open Meetings Act and Public Information Act training.

ARTICLE X. REMOVAL

Members serve at the pleasure of the City Council and may be removed by the City Council with or without cause, in accordance with City Charter, ordinances, resolutions, policy, and applicable law.

ARTICLE XI. AMENDMENTS

These bylaws may be amended by majority vote of the Committee and approval of the City Council. Proposed amendments shall be submitted to the City Secretary for review and placement on a City Council agenda for consideration.

City Council approved _____.

Colleyville Center Advisory Committee approval _____.

City of Colleyville
COLLEYVILLE LIBRARY BOARD
BYLAWS

ARTICLE I. ESTABLSIHMENT AND AUTHORITY

The Colleyville Library Board ("Board") is established by the City Council of the City of Colleyville, Texas, by Ordinance O-04-1466 on June 15, 2004. The Board serves in an advisory capacity only and operates under the authority of the City Council. The Board shall have no administrative, budgetary, contractual, or supervisory authority, and shall comply with all applicable federal and state laws, City Charter provisions, City ordinances, and City policies, including the Texas Open Meetings Act and the Texas Public Information Act.

ARTICLE II. PURPOSE

1. Provide recommendations regarding library services, programs, collections, and community outreach.
2. Support long-range planning efforts for library facilities and services.
3. Promote community awareness and engagement with library programs and resources.

All recommendations are subject to review and approval by the City Council.

ARTICLE III. MEMBERSHIP

Section 1. Appointment and Terms

The Board shall consist of seven (7) members, who shall be appointed by the City Council, and two ex-officio members, one each representing the Colleyville Library Foundation and the Friends of the Library, as appointed by each organization. Members are appointed for a two-year term with an established staggered structure. All members shall be qualified voters and residents of the City. No member may be employed by the City and all members serve without compensation.

The Board currently consists of two (2) alternates serving two-year terms, with the last term to expire 2027. The Alternate positions will be removed from the appointment structure at the conclusion of the 2027 Alternate 2 term.

Section 2. Attendance

Members are expected to attend all regular meetings. Absence from three (3) consecutive regular meetings in a twelve-month period may constitute grounds for review and possible removal by the City Council. Members shall notify staff in advance if unable to attend a meeting.

Section 3. Vacancies
Vacancies shall be filled by appointment of the City Council for the remainder of the unexpired term.

ARTICLE IV. OFFICERS

Section 1. Election
The Board shall elect from its membership a Chair and Vice Chair who will serve for the two-year appointment. If one or both terms expire, a Chair and Vice Chair will be elected from the membership, at the first meeting following City Council appointments or when the term has expired.

Section 2. Duties
The Chair shall preside at meetings, coordinate agenda requests with City staff, and maintain order and decorum during meetings. The Vice Chair shall perform the duties of the Chair in the Chair's absence. Officers shall not exercise authority beyond that granted to the Board as an advisory body.

ARTICLE V. MEETINGS

Section 1. Number of Meetings
A minimum of two regular meetings shall be conducted annually at a time and place designated by the City. All meetings shall be posted and conducted in compliance with the Texas Open Meetings Act. A majority of appointed members shall constitute a quorum. Proxy voting is prohibited. Members must be physically present or participate as otherwise permitted by law.

Section 2. Quorum
A quorum is defined as the minimum number of voting members who must be present at a properly convened meeting in order to conduct business. A quorum is a majority of voting members, and a majority is required to conduct the meeting, even when there is no item for vote or action. If a majority is not present, the Chair may: 1. Adjourn the meeting; 2. give a stated time (example: 15 minutes from the time the meeting was scheduled) when the meeting will be adjourned if other members do not arrive. If the option is to extend the time, no business may be conducted and the meeting adjourned when the time expires.

The following Robert's Quorum Table will be used to determine a quorum and a majority vote of a quorum:

Total Number of Members	Quorum	Majority of a Quorum
5	3	2
6	4	3
7	4	3
8	5	3
9	5	3
10	6	4

11	6	4
12	7	4

ARTICLE VI. VOTING

Each member shall have one vote, excepting the ex-officio members. Action shall be taken by a majority vote of members present and voting, unless otherwise required by law. See Robert's Quorum Table for a majority vote minimum, when based on quorum present.

ARTICLE VII. CODE OF CONDUCT

Section 1. State of Commitment

Members are appointed to represent the best interests of the residents of the City of Colleyville and shall conduct themselves in a manner that reflects positively on the City in all actions.

Section 2. General Standards

- Act in the best interest of the City as a whole.
- Comply with all applicable laws, including the Texas Open Meetings Act and Texas Public Information Act.
- Treat fellow members, City Council, City staff, and the public with courtesy and respect.
- Shall not accept or solicit any benefit, economic gain, or advantage related to his/her position with the City, nor use that position to secure special privileges or exemptions.
- When acting in an official capacity, shall not grant any special consideration, treatment or advantage to a person or organization beyond that which is available to every other person or organization, and shall not personally represent, or appear on behalf of, the private interests of others in a meeting of any board, commission, committee, or the city council.
- Refrain from disruptive conduct during meetings.
- Avoid conflicts of interest and comply with all applicable disclosure requirements under state law and City policy.
- Refrain from directing City staff or becoming involved in administrative operations.
- Maintain confidentiality of executive session discussions and legally protected information.
- Conviction of a felony or offense involving moral turpitude will result in immediate dismissal.

Section 3. Public Communication

Members shall not represent themselves as speaking on behalf of the Board or the City unless authorized by the City Council. When speaking as private citizens, members shall clarify that their comments do not represent official City positions.

Section 4. Enforcement
Alleged violations of this Code of Conduct may be referred to the City Secretary for City Manager and City Council review. Members serve at the pleasure of the City Council and may be removed in accordance with City policy and applicable law.

ARTICLE VIII. SOCIAL MEDIA

Section 1. Purpose
This Social Media Policy provides guidance regarding appropriate use of social media platforms in a manner consistent with state law, City policy, and the advisory role of the Board.

Section 2. Personal Accounts
- Members shall not represent their personal opinions as official positions of the Board or the City unless expressly authorized.
- When referencing Board matters, members should clearly state they are speaking in their individual capacity unless authorized to speak on behalf of the Board.
- Members shall not use City logos, official branding, or titles in a manner that implies official endorsement without prior authorization.

Section 3. Open Meeting Act and City Policy Compliance
- Members shall not post their individual opinions regarding any case or action which will be forthcoming to City Council, or any Board, Commission, or Committee, prior to the case or action being presented on an official agenda for the Board, Commission, Committee, and City Council.
- Members shall not use social media to deliberate with a quorum regarding matters within the Board's jurisdiction outside of a properly posted meeting.
- Posting comments, replies, reactions, or similar interactions that constitute deliberation among a quorum is prohibited.
- Members shall avoid engaging in online discussions of Board business when other Board members are participating in the same communication thread.

Section 4. Professional Conduct
Members shall
- Conduct themselves respectfully in all online interactions relating to City matters.
- Refrain from posting confidential, privileged, or executive session information.
- Avoid personal attacks or inflammatory remarks that undermine public trust.
- Comply with state law when engaging in political activity in a private capacity.

Section 5. Enforcement
Alleged violations of this Social Media Policy may be referred to the City Secretary for City Manager and City Council for final action. Members serve at the pleasure of the City Council and may be subject to removal in accordance with City policy and applicable law.

ARTICLE IX. – TRAINING REQUIREMENTS

Within 90 days of appointment, members shall complete and provide proof of completion to the City Secretary of the state required Open Meetings Act and Public Information Act training.

ARTICLE X. REMOVAL

Members serve at the pleasure of the City Council and may be removed by the City Council with or without cause, in accordance with City Charter, ordinances, and applicable law.

ARTICLE XI. AMENDMENTS

These bylaws may be amended by majority vote of the Board and approval of the City Council. Proposed amendments shall be submitted to the City Secretary for review and placement on a City Council agenda for consideration.

City Council approved _____.

Colleyville Library Board approval _____.

City of Colleyville
COLLEYVILLE PARKS AND RECREATION ADVISORY BOARD
BYLAWS

ARTICLE I. ESTABLSIHMENT AND AUTHORITY

The Colleyville Parks and Recreation Advisory Board ("Board") is established by the City Council of Colleyville, Texas, by Ordinance O-89-719 on May 12, 1989. The Board serves in an advisory capacity only and operates under the authority of the City Council. The Board shall have no administrative, budgetary, contractual, or supervisory authority, and shall comply with all applicable federal and state laws, City Charter provisions, City ordinances, and City policies, including the Texas Open Meetings Act and the Texas Public Information Act.

ARTICLE II. PURPOSE

1. Provide recommendations to the City Council and City staff regarding programming and community engagement of leisure services and park amenities within the City.
2. Support long-range planning efforts related to City parks and recreation.
3. Promote community awareness of parks and recreation programs and services.

All recommendations are subject to review and approval by the City Council.

ARTICLE III. MEMBERSHIP

Section 1. Appointment
The Board shall consist of eight (8) members, who shall be appointed by the City Council. Members are appointed for a two-year term with an established staggered structure. All members shall be qualified voters and residents of the City. No member may be employed by the City and all members serve without compensation.

Section 2. Attendance
Members are expected to attend all regular meetings. Absence from three (3) consecutive regular meetings in a twelve-month period may constitute grounds for review and possible removal by the City Council. Members shall notify staff in advance if unable to attend a meeting.

Section 3. Vacancies
Vacancies shall be filled by appointment of the City Council for the remainder of the unexpired term.

ARTICLE IV. OFFICERS

Section 1. Election
The Board shall elect from its membership a Chair and Vice Chair who will serve for the two-year appointment. If one or both terms expire, a Chair and Vice Chair will be elected from the membership, at the first meeting following City Council appointments or when the term has expired.

Section 2. Duties
The Chair shall preside at meetings, coordinate agenda requests with City staff, and maintain order and decorum during meetings. The Vice Chair shall perform the duties of the Chair in the Chair's absence. Officers shall not exercise authority beyond that granted to the Board as an advisory body.

ARTICLE V. MEETINGS

Section 1. Number of Meetings
A minimum of two regular meetings shall be conducted annually at a time and place designated by the City. All meetings shall be posted and conducted in compliance with the Texas Open Meetings Act. A majority of appointed members shall constitute a quorum. Proxy voting is prohibited. Members must be physically present or participate as otherwise permitted by law.

Section 2. Quorum
A quorum is defined as the minimum number of voting members who must be present at a properly convened meeting in order to conduct business. A quorum is a majority of voting members, and a majority is required to conduct the meeting, even when there is no item for vote or action. If a majority is not present, the Chair may: 1. Adjourn the meeting; 2. give a stated time (example: 15 minutes from the time the meeting was scheduled) when the meeting will be adjourned if other members do not arrive. If the option is to extend the time, no business may be conducted and the meeting adjourned when the time expires.

The following Robert's Quorum Table will be used to determine a quorum and a majority vote of a quorum:

Total Number of Members	Quorum	Majority of a Quorum
5	3	2
6	4	3
7	4	3
8	5	3
9	5	3
10	6	4
11	6	4
12	7	4

ARTICLE VI. VOTING

Each member shall have one vote, excepting the ex-officio members. Action shall be taken by a majority vote of members present and voting, unless otherwise required by law. See Robert's Quorum Table for a majority vote minimum, when based on quorum present.

ARTICLE VII. CODE OF CONDUCT

Section 1. State of Commitment

Members are appointed to represent the best interests of the residents of the City of Colleyville and shall conduct themselves in a manner that reflects positively on the City in all actions.

Section 2. General Standards

- Act in the best interest of the City as a whole.
- Comply with all applicable laws, including the Texas Open Meetings Act and Texas Public Information Act.
- Treat fellow members, City Council, City staff, and the public with courtesy and respect.
- Shall not accept or solicit any benefit, economic gain, or advantage related to his/her position with the City, nor use that position to secure special privileges or exemptions.
- When acting in an official capacity, shall not grant any special consideration, treatment or advantage to a person or organization beyond that which is available to every other person or organization, and shall not personally represent, or appear on behalf of, the private interests of others in a meeting of any board, commission, committee, or the city council.
- Refrain from disruptive conduct during meetings.
- Avoid conflicts of interest and comply with all applicable disclosure requirements under state law and City policy.
- Refrain from directing City staff or becoming involved in administrative operations.
- Maintain confidentiality of executive session discussions and legally protected information.
- Conviction of a felony or offense involving moral turpitude will result in immediate dismissal

Section 3. Public Communication

Members shall not represent themselves as speaking on behalf of the Board or the City unless authorized by the City Council. When speaking as private citizens, members shall clarify that their comments do not represent official City positions.

Section 4. Enforcement

Alleged violations of this Code of Conduct may be referred to the City Secretary for City Manager and City Council review. Members serve at the pleasure of the City Council and may be removed in accordance with City policy and applicable law.

ARTICLE VIII. SOCIAL MEDIA

Section 1. Purpose
This Social Media Policy provides guidance regarding appropriate use of social media platforms in a manner consistent with state law, City policy, and the advisory role of the Board.

Section 2. Personal Accounts
- Members shall not represent their personal opinions as official positions of the Board or the City unless expressly authorized.
- When referencing Board matters, members should clearly state they are speaking in their individual capacity unless authorized to speak on behalf of the Board.
- Members shall not use City logos, official branding, or titles in a manner that implies official endorsement without prior authorization.

Section 3. Open Meeting Act and City Policy Compliance
- Members shall not post their individual opinions regarding any case or action which will be forthcoming to City Council, or any Board, Commission, or Committee, prior to the case or action being presented on an official agenda for the Board, Commission, Committee and City Council.
- Members shall not use social media to deliberate with a quorum regarding matters within the Board's jurisdiction outside of a properly posted meeting.
- Posting comments, replies, reactions, or similar interactions that constitute deliberation among a quorum is prohibited.
- Members shall avoid engaging in online discussions of Board business when other Board members are participating in the same communication thread.

Section 4. Professional Conduct
Members shall
- Conduct themselves respectfully in all online interactions relating to City matters.
- Refrain from posting confidential, privileged, or executive session information.
- Avoid personal attacks or inflammatory remarks that undermine public trust.
- Comply with state law when engaging in political activity in a private capacity.

Section 5. Enforcement
Alleged violations of this Social Media Policy may be referred to the City Secretary for City Manager and City Council for final action. Members serve at the pleasure of the City Council and may be subject to removal in accordance with City policy and applicable law.

ARTICLE IX. – TRAINING REQUIREMENTS

Within 90 days of appointment, members shall complete and provide proof of completion to the City Secretary of the state required Open Meetings Act and Public Information Act training.

ARTICLE X. REMOVAL

Members serve at the pleasure of the City Council and may be removed by the City Council with or without cause, in accordance with City Charter, ordinances, and applicable law.

ARTICLE XI. AMENDMENTS

These bylaws may be amended by majority vote of the Board and approval of the City Council. Proposed amendments shall be submitted to the City Secretary for review and placement on a City Council agenda for consideration.

City Council approved _____.

Colleyville Parks and Recreation Advisory Board approval _____.

City of Colleyville
PLANNING AND ZONING COMMISSION
BYLAWS

ARTICLE I. ESTABLISHMENT AND AUTHORITY

The Planning and Zoning Commission was established by the City Council of Colleyville, Texas, by Ordinance 08 on May 18, 1956; however, several amendments to this ordinance have been approved and codified through the Colleyville City Charter and the Colleyville Code of Ordinances. The Planning and Zoning Commission ("Commission") is established pursuant to the Colleyville City Charter and Chapters 211 and 212 of the Texas Local Government Code. The Commission shall comply with all applicable federal and state laws, City Charter provisions, City ordinances, and City policies, including the Texas Open Meetings Act and the Texas Public Information Act.

ARTICLE II. PURPOSE

1. Review and recommend physical development in the City.
2. Review and recommend the platting and/or the subdividing of land in the City.
3. Review and recommend proposed changes to zoning regulations and amendments in the City.
4. Review and recommend amendments to the official zoning map.
5. Review and recommend updates to the Comprehensive Plan.
6. Conduct public hearings as required by law.

All recommendations are subject to review and approval by the City Council.

ARTICLE III. MEMBERSHIP

Section 1. Appointment/Terms/Qualifications
The Commission shall consist of seven (7) members, who shall be appointed by the City Council and shall be numbered Place 1 through Place 7. Members are appointed for a two-year term with an established staggered structure. All members shall be qualified voters and residents of the City. No member may be employed by the City and all members serve without compensation.

Section 2. Attendance
Members are expected to attend all regular and worksession meetings. Absence from three (3) consecutive regular meetings or more than 25% of meetings (25%=6 meetings) in a 12-month period may constitute grounds for review and possible removal by the City Council. Members shall notify staff in advance if unable to attend.

Section 3. Vacancies
Vacancies shall be filled by City Council appointment for the unexpired term.

ARTICLE IV. OFFICERS

Section 1. Election
The Commission shall elect from its membership a Chair and Vice Chair who will serve for the two-year appointment. If one or both terms expire, a Chair and Vice Chair will be elected from the membership, at the first meeting following City Council appointments or when the term has expired.

Section 2. Duties
The Chair shall preside at all meetings and be a voting member. The Chair shall rule on all procedural matters, subject only to being over-ridden by the contrary vote of four (4) Planning and Zoning Commission members. The Chair shall sign all plats approved by the Planning and Zoning Commission.

The Vice-Chair shall preside at Planning and Zoning Commission meetings in the absence of the Chair and shall fulfill all the duties of the Chair. Should the Chair resign, or that office become vacant for other reasons, the Vice-Chair shall act as Chair until the election of a new Chair.

The Recording Secretary is a City staff member.

ARTICLE V. MEETINGS

Section 1. Number of Meetings
Regular and Worksession meetings shall be held not less than once a month at City Hall, located at 100 Main Street. **EXCEPTIONS:** The meeting may be cancelled for lack of quorum, dangerous weather conditions, or other emergencies which may affect life, health, property, or public peace. All meetings shall be posted and conducted in compliance with the Texas Open Meetings Act. A majority of appointed members shall constitute a quorum. Proxy voting is prohibited. Members must be physically present or participate as otherwise permitted by law.

The Planning and Zoning Commission may conduct closed sessions as allowed by law, on properly noticed closed executive session matters.

Section 2. Quorum
A quorum is defined as the minimum number of voting members who must be present at a properly convened meeting in order to conduct business. A quorum is a majority of voting members, and a majority is required to conduct the meeting, even when there is no item for vote or action. If a majority is not present, the Chair may: 1. Adjourn the meeting; 2. give a stated time (example: 15 minutes from the time the meeting was scheduled) when the meeting will be adjourned if other members do not arrive. If the option is to extend the time, no business may be conducted and the meeting adjourned when the time expires.

The following Robert's Quorum Table will be used to determine a quorum and a majority vote of a quorum:

Total Number of Members	Quorum	Majority of a Quorum
5	3	2
6	4	3
7	4	3
8	5	3
9	5	3
10	6	4
11	6	4
12	7	4

ARTLICE VI. VOTING

Each member shall have one vote. Action shall be taken by a majority vote of members present and voting, unless otherwise required by law. See Robert's Quorum Table for a majority vote minimum, when based on quorum present. **Exception:** A majority of the members shall constitute a quorum; however, no action shall be approved with less than four (4) affirmative votes, regardless if there is a majority of the quorum.

ARTICLE VII. CONDUCT OF MEETINGS

At all times the Chair shall maintain order and decorum. The general order of a Public Hearing shall be:

- The Chair shall read the public notice
- Staff presentation
- Applicant introductory presentation – five minutes, up to 20 minutes if the recommendation of the Chair and the project warrants
- Commission discussion
- Open Public Hearing
- Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
- Close public hearing
- Commission discussion and vote
- In the alternative, the item may be tabled or continued to a future meeting of the Commission.

If the Commission wishes to consider additional public testimony, the public hearing shall be reopened, and the public hearing and item shall be continued to a date certain.

If the Public Hearing is not reopened and continued to a date certain, the Commission may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

The Planning and Zoning Commission shall comply with all applicable conflict of interest laws.

The Planning and Zoning Commission members shall not leave the meeting table to discuss pending matters with members of the audience, nor shall members of the audience discuss matters with individual Planning and Zoning Commission members during the meeting.

ARTICLE VIII. CODE OF CONDUCT

Section 1. State of Commitment

Members are appointed to represent the best interests of the residents of the City of Colleyville and shall conduct themselves in a manner that reflects positively on the City in all actions.

Section 2. General Standards

- Act in the best interest of the City as a whole.
- Comply with all applicable laws, including the Texas Open Meetings Act and Texas Public Information Act.
- Treat fellow members, City Council, City staff, and the public with courtesy and respect.
- Shall not accept or solicit any benefit, economic gain, or advantage related to his/her position with the City, nor use that position to secure special privileges or exemptions.
- When acting in an official capacity, shall not grant any special consideration, treatment or advantage to a person or organization beyond that which is available to every other person or organization, and shall not personally represent, or appear on behalf of, the private interests of others in a meeting of any board, commission, committee, or the city council.
- Refrain from disruptive conduct during meetings.
- Avoid conflicts of interest and comply with all applicable disclosure requirements under state law and City policy.
- Refrain from directing City staff or becoming involved in administrative operations.
- Maintain confidentiality of executive session discussions and legally protected information.
- Conviction of a felony or offense involving moral turpitude will result in immediate dismissal

Section 3. Public Communication

Members shall not represent themselves as speaking on behalf of the Commission or the City unless authorized by the City Council. When speaking as private citizens, members shall clarify that their comments do not represent official City positions.

Section 4. Enforcement

Alleged violations of this Code of Conduct may be referred to the City Secretary for City Manager and City Council review. Members serve at the pleasure of the City Council and may be removed in accordance with City policy and applicable law.

ARTICLE IX. SOCIAL MEDIA

Section 1. Purpose
This Social Media Policy provides guidance regarding appropriate use of social media platforms in a manner consistent with state law, City policy, and the advisory role of the Commission.

Section 2. Personal Accounts
- Members shall not represent their personal opinions as official positions of the Commission or the City unless expressly authorized.
- When referencing Commission matters, members should clearly state they are speaking in their individual capacity unless authorized to speak on behalf of the Commission.
- Members shall not use City logos, official branding, or titles in a manner that implies official endorsement without prior authorization.

Section 3. Open Meeting Act and City Policy Compliance
- Members shall not post their individual opinions regarding any case or action which will be forthcoming to City Council, or any Board, Commission, or Committee, prior to the case or action being presented on an official agenda for the Board, Commission, Committee, and City Council.
- Members shall not use social media to deliberate with a quorum regarding matters within the Commission's jurisdiction outside of a properly posted meeting.
- Posting comments, replies, reactions, or similar interactions that constitute deliberation among a quorum is prohibited.
- Members shall avoid engaging in online discussions of Commission business when other Commission members are participating in the same communication thread.

Section 4. Professional Conduct
Members shall
- Conduct themselves respectfully in all online interactions relating to City matters.
- Refrain from posting confidential, privileged, or executive session information.
- Avoid personal attacks or inflammatory remarks that undermine public trust.
- Comply with state law when engaging in political activity in a private capacity.

Section 5. Enforcement
Alleged violations of this Social Media Policy may be referred to the City Secretary for City Manager and City Council for final action. Members serve at the pleasure of the City Council and may be subject to removal in accordance with City policy and applicable law.

ARTICLE IX. – TRAINING REQUIREMENTS

Within 90 days of appointment, members shall complete and provide proof of completion to the City Secretary of the state required Open Meetings Act and Public Information Act training.

ARTICLE X. REMOVAL
Members serve at the pleasure of the City Council and may be removed by the City Council with or without cause, in accordance with City Charter, ordinances, and applicable law.

ARTICLE XI. AMENDMENTS
These bylaws may be amended by majority vote of the Commission and approval of the City Council. Proposed amendments shall be submitted to the City Secretary for review and placement on a City Council agenda for consideration.

City Council approved _____.

Planning and Zoning Commission approval _____.

City of Colleyville
SIGN BOARD OF APPEALS
BYLAWS

ARTICLE I. ESTABLISHMENT AND AUTHORITY

The Sign Board of Appeals was established by the City Council of Colleyville, Texas, by Ordinance O-91-812 on April 16, 1991; however, several amendments to this ordinance have been approved and codified through the Colleyville City Charter and the Colleyville Code of Ordinances. The Sign Board of Appeals("Board") is established pursuant to the Colleyville City Charter and Chapters 211 and 212 of the Texas Local Government Code. The Board shall comply with all applicable federal and state laws, City Charter provisions, City ordinances, and City policies, including the Texas Open Meetings Act and the Texas Public Information Act.

ARTICLE II. PURPOSE

1. Consider requests for a variance from the requirements contained in the Land Development Code, Chapter 7, Sign Regulations.
2. Consider an appeal of an administrative decision on a regulation contained in the Land Development Code, Chapter 7, Sign Regulations.

All recommendations are subject to review and approval by the City Council.

ARTICLE III. MEMBERSHIP

Section 1. Appointment/Terms/Qualifications
The Board shall consist of the same five (5) members, and two (2) alternates, who shall be appointed by the City Council and shall be numbered Place 1 through Place 5, and Alternate 1 and Alternate 2, who were appointed to the Zoning Board of Adjustment. Members are appointed for a two-year term with an established staggered structure. All members shall be qualified voters and residents of the City. No member may be employed by the City and all members serve without compensation.

Section 2. Attendance
Members are expected to attend all regular meetings. Absence from three (3) consecutive regular meetings or more than 25% of meetings in a 12-month period may constitute grounds for review and possible removal by the City Council. Members shall notify staff in advance if unable to attend.

Section 3. Vacancies
Vacancies shall be filled by City Council appointment for the unexpired term.

ARTICLE IV. OFFICERS

Section 1. Election
The Board shall elect from its membership a Chair and Vice Chair who will serve for the two-year appointment. If one or both terms expire, a Chair and Vice Chair will be elected from the membership, at the first meeting following City Council appointments or when the term has expired.

Section 2. Duties
The Chair shall preside at all meetings and be a voting member. The Chair shall rule on all procedural matters, subject only to being over-ridden by the contrary vote of four (4) Sign Board of Appeals members.

The Vice-Chair shall preside at Sign Board of Appeals meetings in the absence of the Chair and shall fulfill all the duties of the Chair. Should the Chair resign, or that office become vacant for other reasons, the Vice-Chair shall act as Chair until the election of a new Chair.

The Recording Secretary is a City staff member.

ARTICLE V. MEETINGS

Section 1. Number of Meetings
Regular meetings shall be held on the second Tuesday of each month at 7:00 p.m., at City Hall, unless otherwise provided for by the Sign Board of Appeals, or unless no application has been scheduled for consideration by the Board. All meetings shall be posted and conducted in compliance with the Texas Open Meetings Act. A majority of appointed members shall constitute a quorum. Proxy voting is prohibited. Members must be physically present or participate as otherwise permitted by law.

The Sign Board of Appeals may conduct closed sessions as allowed by law, on properly noticed closed executive session matters.

Section 2. Quorum
A quorum is defined as the minimum number of voting members who must be present at a properly convened meeting in order to conduct business. A quorum is a majority of voting members, and a majority is required to conduct the meeting, even when there is no item for vote or action. If a majority is not present, the Chair may: 1. Adjourn the meeting; 2. give a stated time (example: 15 minutes from the time the meeting was scheduled) when the meeting will be adjourned if other members do not arrive. If the option is to extend the time, no business may be conducted and the meeting adjourned when the time expires.

The following Robert's Quorum Table will be used to determine a quorum and a majority vote of a quorum:

Total Number of Members	Quorum	Majority of a Quorum
5	3	2
6	4	3
7	4	3
8	5	3
9	5	3
10	6	4
11	6	4
12	7	4

ARTLICE VI. VOTING

Each member shall have one vote. Alternates may vote only when filling a position for any member in Place 1-5. Action shall be taken by a majority vote of members present and voting, unless otherwise required by law. See Robert's Quorum Table for a majority vote minimum, when based on quorum present. **Exception:** A majority of the members shall constitute a quorum; however, no action shall be approved with less than four (4) affirmative votes.

ARTICLE VII. CONDUCT OF MEETINGS

At all times the Chair shall maintain order and decorum. The general order of a Public Hearing shall be:

- The Chair shall read the public notice
- Staff presentation
- Applicant introductory presentation – five minutes, up to 20 minutes if the at the recommendation of the Chair and the project warrants
- Board discussion
- Open Public Hearing
- Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
- Close public hearing
- Board discussion and vote
- In the alternative, the item may be tabled or continued to a future meeting of the Board.

If the Board wishes to consider additional public testimony, the public hearing shall be reopened, and the public hearing and item shall be continued to a date certain.

If the Public Hearing is not reopened and continued to a date certain, the Board may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

The Sign Board of Appeals shall comply with all applicable conflict of interest laws.

The Sign Board of Appeals members shall not leave the meeting table to discuss pending matters with members of the audience, nor shall members of the audience

discuss matters with individual Sign Board of Appeals members during the meeting.

ARTICLE VIII. CODE OF CONDUCT

Section 1. State of Commitment

Members are appointed to represent the best interests of the residents of the City of Colleyville and shall conduct themselves in a manner that reflects positively on the City in all actions.

Section 2. General Standards

- Act in the best interest of the City as a whole.
- Comply with all applicable laws, including the Texas Open Meetings Act and Texas Public Information Act.
- Treat fellow members, City Council, City staff, and the public with courtesy and respect.
- Shall not accept or solicit any benefit, economic gain, or advantage related to his/her position with the City, nor use that position to secure special privileges or exemptions.
- When acting in an official capacity, shall not grant any special consideration, treatment or advantage to a person or organization beyond that which is available to every other person or organization, and shall not personally represent, or appear on behalf of, the private interests of others in a meeting of any board, commission, committee, or the city council.
- Refrain from disruptive conduct during meetings.
- Avoid conflicts of interest and comply with all applicable disclosure requirements under state law and City policy.
- Refrain from directing City staff or becoming involved in administrative operations.
- Maintain confidentiality of executive session discussions and legally protected information.
- Conviction of a felony or offense involving moral turpitude will result in immediate dismissal.

Section 3. Public Communication

Members shall not represent themselves as speaking on behalf of the Board or the City unless authorized by the City Council. When speaking as private citizens, members shall clarify that their comments do not represent official City positions.

Section 4. Enforcement

Alleged violations of this Code of Conduct may be referred to the City Secretary for City Manager and City Council review. Members serve at the pleasure of the City Council and may be removed in accordance with City policy and applicable law.

ARTICLE IX. SOCIAL MEDIA

Section 1. Purpose
This Social Media Policy provides guidance regarding appropriate use of social media platforms in a manner consistent with state law, City policy, and the advisory role of the Board.

Section 2. Personal Accounts
- Members shall not represent their personal opinions as official positions of the Board or the City unless expressly authorized.
- When referencing Board matters, members should clearly state they are speaking in their individual capacity unless authorized to speak on behalf of the Board.
- Members shall not use City logos, official branding, or titles in a manner that implies official endorsement without prior authorization.

Section 3. Open Meeting Act and City Policy Compliance
- Members shall not post their individual opinions regarding any case or action which will be forthcoming to City Council, or any Board, Commission, or Committee, prior to the case or action being presented on an official agenda for the Board, Commission, Committee, and City Council.
- Members shall not use social media to deliberate with a quorum regarding matters within the Board's jurisdiction outside of a properly posted meeting.
- Posting comments, replies, reactions, or similar interactions that constitute deliberation among a quorum is prohibited.
- Members shall avoid engaging in online discussions of Board business when other Board members are participating in the same communication thread.

Section 4. Professional Conduct
Members shall
- Conduct themselves respectfully in all online interactions relating to City matters.
- Refrain from posting confidential, privileged, or executive session information.
- Avoid personal attacks or inflammatory remarks that undermine public trust.
- Comply with state law when engaging in political activity in a private capacity.

Section 5. Enforcement
Alleged violations of this Social Media Policy may be referred to the City Secretary for City Manager and City Council for final action. Members serve at the pleasure of the City Council and may be subject to removal in accordance with City policy and applicable law.

ARTICLE IX. – TRAINING REQUIREMENTS

Within 90 days of appointment, members shall complete and provide proof of completion to the City Secretary of the state required Open Meetings Act and Public Information Act training.

ARTICLE X. REMOVAL
Members serve at the pleasure of the City Council and may be removed by the City Council with or without cause, in accordance with City Charter, ordinances, and applicable law.

ARTICLE XI. AMENDMENTS
These bylaws may be amended by majority vote of the Board and approval of the City Council. Proposed amendments shall be submitted to the City Secretary for review and placement on a City Council agenda for consideration.

City Council approved _____.

Sign Board of Appeals approval _____.

City of Colleyville
ZONING BOARD OF ADJUSTMENT
BYLAWS

ARTICLE I. ESTABLISHMENT AND AUTHORITY

The Zoning Board of Adjustment was established by the City Council of Colleyville, Texas, by Ordinance 500 on March 8, 1966; however, several amendments to this ordinance have been approved and codified through the Colleyville City Charter and the Colleyville Code of Ordinances. The Zoning Board of Adjustment ("Board") is established pursuant to the Colleyville City Charter and Chapters 211 and 212 of the Texas Local Government Code. The Board shall comply with all applicable federal and state laws, City Charter provisions, City ordinances, and City policies, including the Texas Open Meetings Act and the Texas Public Information Act.

ARTICLE II. PURPOSE

1. Consider requests for a variance of a zoning regulation.
2. Consider an appeal of an administrative decision on a regulation contained in the Land Development Code, Chapter 3, Land Use Regulations, Chapter 4, Landscaping and Buffering, and Chapter 6, Building Design.
3. Consider requests for an interpretation of any regulation or definition contained in the Land Development Code.

All recommendations are subject to review and approval by the City Council.

ARTICLE III. MEMBERSHIP

Section 1. Appointment/Terms/Qualifications
The Board shall consist of the five (5) members, and two (2) alternates, who shall be appointed by the City Council and shall be numbered Place 1 through Place 5, and Alternate 1 and Alternate 2. Members are appointed for a two-year term with an established staggered structure. All members shall be qualified voters and residents of the City. No member may be employed by the City and all members serve without compensation.

Section 2. Attendance
Members are expected to attend all regular meetings. Absence from three (3) consecutive regular meetings or more than 25% of meetings in a 12-month period may constitute grounds for review and possible removal by the City Council. Members shall notify staff in advance if unable to attend.

Section 3. Vacancies
Vacancies shall be filled by City Council appointment for the unexpired term.

ARTICLE IV. OFFICERS

Section 1. Election
The Board shall elect from its membership a Chair and Vice Chair who will serve for the two-year appointment. If one or both terms expire, a Chair and Vice Chair will be elected from the membership, at the first meeting following City Council appointments or when the term has expired.

Section 2. Duties
The Chair shall preside at all meetings and be a voting member. The Chair shall rule on all procedural matters, subject only to being over-ridden by the contrary vote of four (4) Zoning Board of Adjustment members.

The Vice-Chair shall preside at Zoning Board of Adjustment meetings in the absence of the Chair and shall fulfill all the duties of the Chair. Should the Chair resign, or that office become vacant for other reasons, the Vice-Chair shall act as Chair until the election of a new Chair.

The Recording Secretary is a City staff member.

ARTICLE V. MEETINGS

Section 1. Number of Meetings
Regular meetings shall be held on the second Tuesday of each month at 7:00 p.m., at City Hall, unless otherwise provided for by the Zoning Board of Adjustment, or unless no application has been scheduled for consideration by the Board. All meetings shall be posted and conducted in compliance with the Texas Open Meetings Act. A majority of appointed members shall constitute a quorum. Proxy voting is prohibited. Members must be physically present or participate as otherwise permitted by law.

The Zoning Board of Adjustment may conduct closed sessions as allowed by law, on properly noticed closed executive session matters.

Section 2. Quorum
A quorum is defined as the minimum number of voting members who must be present at a properly convened meeting in order to conduct business. A quorum is a majority of voting members, and a majority is required to conduct the meeting, even when there is no item for vote or action. If a majority is not present, the Chair may: 1. Adjourn the meeting; 2. give a stated time (example: 15 minutes from the time the meeting was scheduled) when the meeting will be adjourned if other members do not arrive. If the option is to extend the time, no business may be conducted and the meeting adjourned when the time expires.

The following Robert's Quorum Table will be used to determine a quorum and a majority vote of a quorum:

Total Number of Members	Quorum	Majority of a Quorum
5	3	2
6	4	3
7	4	3
8	5	3
9	5	3
10	6	4
11	6	4
12	7	4

ARTICLE VI. VOTING

Each member shall have one vote. Alternates may vote only when filling a position for any member in Place 1-5. Action shall be taken by a majority vote of members present and voting, unless otherwise required by law. See Robert's Quorum Table for a majority vote minimum, when based on quorum present. **Exception:** A majority of the members shall constitute a quorum; however, no action shall be approved with less than four (4) affirmative votes.

ARTICLE VII. CONDUCT OF MEETINGS

At all times the Chair shall maintain order and decorum. The general order of a Public Hearing shall be:

- The Chair shall read the public notice
- Staff presentation
- Applicant introductory presentation – five minutes, up to 20 minutes if the at the recommendation of the Chair and the project warrants
- Board discussion
- Open Public Hearing
- Citizen comments - five minutes each (Large groups supporting the same position may be asked to select a representative to speak for the group)
- Close public hearing
- Board discussion and vote
- In the alternative, the item may be tabled or continued to a future meeting of the Board.

If the Board wishes to consider additional public testimony, the public hearing shall be reopened, and the public hearing and item shall be continued to a date certain.

If the Public Hearing is not reopened and continued to a date certain, the Board may only conduct an additional public hearing upon publication of notice in accordance with Chapter 211 of the Local Government Code.

The Zoning Board of Adjustment shall comply with all applicable conflict of interest laws.

The Zoning Board of Adjustment members shall not leave the meeting table to

discuss pending matters with members of the audience, nor shall members of the audience discuss matters with individual Zoning Board of Adjustment members during the meeting.

ARTICLE VIII. CODE OF CONDUCT

Section 1. State of Commitment

Members are appointed to represent the best interests of the residents of the City of Colleyville and shall conduct themselves in a manner that reflects positively on the City in all actions.

Section 2. General Standards

- Act in the best interest of the City as a whole.
- Comply with all applicable laws, including the Texas Open Meetings Act and Texas Public Information Act.
- Treat fellow members, City Council, City staff, and the public with courtesy and respect.
- Shall not accept or solicit any benefit or economic gain, or advantage related to his/her position with the City, nor use that position to secure special privileges or exemptions.
- When acting in an official capacity, shall not grant any special consideration, treatment or advantage to a person or organization beyond that which is available to every other person or organization, and shall not personally represent, or appear on behalf of, the private interests of others in a meeting of any board, commission, committee, or the city council.
- Refrain from disruptive conduct during meetings.
- Avoid conflicts of interest and comply with all applicable disclosure requirements under state law and City policy.
- Refrain from directing City staff or becoming involved in administrative operations.
- Maintain confidentiality of executive session discussions and legally protected information.
- Conviction of a felony or offense involving moral turpitude will result in immediate dismissal.

Section 3. Public Communication

Members shall not represent themselves as speaking on behalf of the Board or the City unless authorized by the City Council. When speaking as private citizens, members shall clarify that their comments do not represent official City positions.

Section 4. Enforcement

Alleged violations of this Code of Conduct may be referred to the City Secretary for City Manager and City Council review. Members serve at the pleasure of the City Council and may be removed in accordance with City policy and applicable law.

ARTICLE IX. SOCIAL MEDIA

Section 1. Purpose
This Social Media Policy provides guidance regarding appropriate use of social media platforms in a manner consistent with state law, City policy, and the advisory role of the Board.

Section 2. Personal Accounts
- Members shall not represent their personal opinions as official positions of the Board or the City unless expressly authorized.
- When referencing Board matters, members should clearly state they are speaking in their individual capacity unless authorized to speak on behalf of the Board.
- Members shall not use City logos, official branding, or titles in a manner that implies official endorsement without prior authorization.

Section 3. Open Meeting Act and City Policy Compliance
- Members shall not post their individual opinions regarding any case or action which will be forthcoming to City Council, or any Board, Commission, or Committee, prior to the case or action being presented on an official agenda for the Board, Commission, Committee or City Council.
- Members shall not use social media to deliberate with a quorum regarding matters within the Board's jurisdiction outside of a properly posted meeting.
- Posting comments, replies, reactions, or similar interactions that constitute deliberation among a quorum is prohibited.
- Members shall avoid engaging in online discussions of Board business when other Board members are participating in the same communication thread.

Section 4. Professional Conduct
Members shall
- Conduct themselves respectfully in all online interactions relating to City matters.
- Refrain from posting confidential, privileged, or executive session information.
- Avoid personal attacks or inflammatory remarks that undermine public trust.
- Comply with state law when engaging in political activity in a private capacity.

Section 5. Enforcement
Alleged violations of this Social Media Policy may be referred to the City Secretary for City Manager and City Council for final action. Members serve at the pleasure of the City Council and may be subject to removal in accordance with City policy and applicable law.

ARTICLE IX. – TRAINING REQUIREMENTS

Within 90 days of appointment, members shall complete and provide proof of completion to the City Secretary of the state required Open Meetings Act and Public Information Act training.

ARTICLE X. REMOVAL
Members serve at the pleasure of the City Council and may be removed by the City Council with or without cause, in accordance with City Charter, ordinances, and applicable law.

ARTICLE XI. AMENDMENTS
These bylaws may be amended by majority vote of the Board and approval of the City Council. Proposed amendments shall be submitted to the City Secretary for review and placement on a City Council agenda for consideration.

City Council approved _____.

Zoning Board of Adjustment approval _____.

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 4e **Agenda Date** 6/2/2026 **Number** Resolution R-26-5152
Type Resolution
Department City Manager

Title
Approval of an amended Interlocal Agreement between the City of Colleyville and the Grapevine-Colleyville Independent School District for school resource officers

Explanation
Reading and Public Hearing

In August 2023, the City of Colleyville and Grapevine-Colleyville Independent School District (GCISD) entered into an Interlocal Agreement which provided for the City to provide police services to GCISD, specifically to provide School Resource Officers at all campuses within the city limits of Collevyille. The amended Interlocal Agreement provides for general house-keeping and removing Bransford Elementary from the list of schools.

Financial Impact
School Resource Officers are funded through the TIF.

Recommendation
Approve

Attachments
1. Amended Interlocal Agreement - City - GCISD

STATE OF TEXAS

COUNTY OF TARRANT

AMENDED INTERLOCAL AGREEMENT

This Amended Interlocal Cooperation Agreement ("Agreement") is made by and between the City of Colleyville, Texas ("CITY") and Grapevine-Colleyville Independent School District ("DISTRICT"), (individually as the "Party" or collectively as the "Parties"), acting by and through their authorized representatives.

WHEREAS, the Interlocal Cooperation Act, Chapter 791, Government Code, authorizes local governments to contract with one another for the performance of governmental functions and services; and

WHEREAS, the CITY and the DISTRICT entered into an agreement for the purpose of providing police services to DISTRICT by CITY on August 15, 2023 ("Original Agreement"), with an initial term commencing August 1, 2023 and ending July 31, 2024, with annual automatic renewals for additional one-year terms unless or until either party requests termination; and

WHEREAS, the CITY and the DISTRICT entered into an amended agreement on August 21, 2024, with annual automatic renewals for one-year terms through July 31, 2025; and

WHEREAS, the CITY and the DISTRICT wish to proceed with the automatic renewal of the Amended Agreement but further amend the terms of the Amended Agreement as set forth herein; and

WHEREAS, the CITY's contributions to DISTRICT set forth in Section X of this Agreement are through Tax Increment Financing (TIF) which expires in 2030 and further alternative funding will be the responsibility of the DISTRICT; and

NOW, THEREFORE, CITY and DISTRICT do hereby contract, agree, and covenant for good and valuable consideration the mutual promises and agreements made in the body of this agreement, as follows:

I. TERM; EARLY TERMINATION

A. This Amended Agreement shall commence on August 1, 2026, and end July 31, 2027 ("Initial Term"). It shall thereafter automatically renew for one (1) additional one-year term, unless either party requests termination at least ninety (90) days in advance of the end of the Initial Term, in writing to the other party.

B. Either Party may terminate the Agreement for convenience with one hundred twenty (120) days' written notice to the other Party. In the event the agreement is terminated prior to the end of the Initial Term year, the compensation provided in section IX shall be prorated to the date of termination.

II. AGREEMENT FOR SCHOOL RESOURCE OFFICERS

CITY agrees to assign police officers to serve as School Resource Officers ("SRO") at all DISTRICT campuses within the city limits of Colleyville. While nothing in this agreement shall require the CITY to provide continuous police presence at each school campus during every school day, and while the parties recognize that the SROs may need to be away from their designated campus for court appearances, administrative duties, arrest processing, paid-time off or other official duties as determined solely by the Chief of Police, it is the intent of the parties that the SROs will use their best efforts to be on their designated campuses school days during each school year. The CITY also agrees to use its best efforts to schedule training for the SROs on days and hours outside of the regular session school day and to ensure coverage when vacancies arise. DISTRICT shall notify the CITY no less than thirty (30) days before the beginning of the summer school session if any of the Colleyville school locations will be used for the summer session during that applicable term.

III. TRAINING, EQUIPMENT, AND ACCESS

A. CITY shall provide all training and certifications required for the SROs to maintain their qualification as certified peace officers, State-required and Basic SRO training, a police vehicle, and other police equipment including communication equipment necessary to allow each SRO to communicate with the CITY'S Police Department and other officers.

B. As determined jointly by representatives from the DISTRICT and the CITY, additional training to be provided by the DISTRICT, may include school values and mission; Texas Penal Code Section 21.12(a) and the Educator Code of Ethics; child and adolescent development; cultural competency; positive behavioral supports, strategies, and interventions; federal and state anti-discrimination and special education laws; the provisions of Texas law pertaining to the use of seclusion and restraint by school personnel; trauma informed practices; de-escalation techniques; threat assessments; compulsory attendance; suicide prevention; and school mental health.

C. DISTRICT shall provide all SROs with suitable office space, basic office furniture, a telephone, a DISTRICT e-mail address, and a DISTRICT radio. The SRO will be required to sign and comply with the DISTRICT Acceptable Use Agreement signed by all personnel regarding the use of the DISTRICT computer networks and internet access. As a user of the DISTRICT's network, each SRO will be required to complete the annual State-required online training related to cybersecurity topics, or provide proof of completion of said training through the CITY.

D. The DISTRICT will be responsible for granting 24-hour facility access to all members of the CITY Police Department. The DISTRICT will be responsible for assigning physical keys to SROs for access to any locked door within DISTRICT facilities.

E. In case of an emergency, all members of the CITY Police Department shall have 24-hour key card access to DISTRICT buildings and access to override the alarm system if necessary. Also, in case of an emergency, SROs can respond to the scene with their physical keys to access any locked door that does not have key card access. CITY Fire Department personnel have access to DISTRICT facility Knox Boxes, if needed for access during an emergency.

F. The DISTRICT will be responsible for providing SROs access to view, and review, DISTRICT camera footage during school hours (in accordance with Section V paragraphs A-B.

Outside of school hours, if an immediate investigative reason exists, Officers will consult the DISTRICT's Director (or other designee) to review any camera footage needed.

IV. DUTIES OF SCHOOL RESOURCE OFFICERS

A. The primary function of the SRO shall be to protect the safety of students and faculty, provide campus security, investigate criminal offenses, and plan and participate in law enforcement operations designed to prevent juvenile delinquency. Nothing contained herein shall restrict an SRO's method of response during investigations of criminal activity or response to behavior that violates criminal laws or threatens the safety of a student or others.

B. Specific Duties During School Hours:

1. Checking and confirming that access points to the school grounds are locked during the school day and assisting in limiting access to the school grounds to authorized persons only. The parties understand that all cameras, doors, and locks shall be maintained by the DISTRICT;
2. Providing police protection of school property, personnel, and students. The parties understand that the SROs shall not be held responsible for securing school property or any damage to school property;
3. Patrolling school property during school hours;
4. Answering calls for assistance from school officials;
5. Investigating, detecting, and enforcing State and local criminal laws at DISTRICT campuses and facilities and student-related criminal activity off DISTRICT property, and serving as the liaison between the DISTRICT and the Police Department and other agencies of the juvenile justice system as determined by the Chief of Police, or their designee;
6. Making and preparing reports and documentation on criminal activities;
7. Making court appearances as necessary, related to events occurring within the officers' jurisdiction as addressed herein;
8. Answering calls and assisting with the facilitation of dispute resolution

between students, students and school authorities, and parents and school authorities;

9. Being available as a resource person to lead a discussion or offer information on topics on which the officer has special competence due to law enforcement training;

10. Providing a high visibility crime deterrent on school property in order to effectively promote security and order in the schools;

11. Attending and assisting with school assemblies and special events during school hours (or at other times approved by the SRO Supervisor), when requested and available;

12. While on duty, assisting with traffic control and direction at assigned campuses. If traffic control and direction are needed during times the assigned SRO is off-duty or unavailable, the DISTRICT will notify the assigned SRO of the dates and times when such assistance is needed. The SRO shall contact the individual assigned at the CITY's Police Department to arrange for an officer to perform the traffic control and direction;

13. Being available to respond to a specific location upon request, when a school official is conducting a search of a student and the school official has reasonable grounds to believe that the search will discover evidence that the student has violated or is violating the law;

14. Attending meetings as requested by the DISTRICT and approved by the Chief of Police, or their designee; and

15. Completing other duties as requested by the DISTRICT and agreed upon by the Chief of Police, or their designee.

C. Duties Outside of School Hours

1. Outside of school hours, and as time allows, SROs will proactively patrol various campuses to ensure ongoing building and facility security. Also, outside of school hours, SROs will respond to calls for service related to DISTRICT buildings and facilities, to include alarms, suspicious circumstances, property damage, etc.

D. Specific limitations:

1. SROs may assist with, but shall not be specifically assigned to perform lunchroom duties, hall monitoring, bus duties, parking lot monitoring, or any other duties which would restrict an officer's ability to investigate or respond to threats to the school or criminal activity.
2. SROs will not enforce school rules, but may assist teachers and administrators on the designated campuses or on other DISTRICT properties in connection with the DISTRICT'S investigation of student discipline matters. SROs will not administer discipline under the DISTRICT'S Student Code of Conduct.
3. When School Administrators discuss school disciplinary matters with students or parents, SROs may be requested to preserve the peace. While in that capacity, a School Resource Officer will not intervene unless a criminal violation is identified or observed, or if, in the SRO's reasonable discretion, intervention is necessary to maintain the safety of those present.
4. Any disputes regarding assigned duties and responsibilities will be resolved between the District's Director of Emergency Management & School Security ("Director"), principal and the SRO's supervisor. Should an agreement not be reached, the dispute will be resolved between the Superintendent of the DISTRICT or Designee and the CITY'S Chief of Police or Designee.

V. CONFIDENTIALITY

A. In carrying out duties, SROs shall at all times recognize and respect the confidentiality of student and education records and shall seek access to such records only in accordance with the requirements of the Family Education Rights and Privacy Act, 20 U.S.C. §1232g ("FERPA") and will not use education records (as that phrase is defined in DISTRICT policy FL(Legal) and FERPA) or the information contained therein in connection with their police activities and duties without first obtaining the consents or authorizations required by FERPA. Copies of the DISTRICT policies FL(Legal) and FL(Local) are attached hereto as Exhibits A and B, respectively.

B. The DISTRICT designates the SRO a "school official" as provided in FERPA, and complimentary provision of the Texas Statutes. An SRO may be provided access to student records information maintained by the school district only as needed by the SRO to perform his or her duties as SRO. An SRO may also be granted access to student records information in the event of an emergency situation threatening the health and safety of a student or other individual. The SRO may only re-disclose student records information consistent with FERPA and Texas pupil records law.

C. Records created and maintained by a SRO for the purpose of ensuring the safety and security of persons or property in the school, district, or for the enforcement of local, state, or federal laws or ordinances shall not be considered student records - even when such records may serve the dual purpose of enforcing school rules - and are not subject to the same prohibitions of access or disclosure by the SRO. (This provision does not prohibit school personnel from complying with the notice and reporting requirements of seclusion or restraint of a student by the SRO as specified in the Texas Statutes.)

VI. SCHOOL RESOURCE OFFICER DIRECTION AND SUPERVISION

A. Operational Supervision. The day-to-day operation and administrative control of the SRO will be the responsibility of the CITY's Police Department. The City's Chief of Police, or his/her designee, (hereinafter the "Chief") may meet and confer with designated DISTRICT personnel from time-to-time to establish mutually agreeable operational policies for the SRO; provided, nothing in this Agreement shall affect the right and responsibility of the Chief to assign, reassign, replace, discipline or otherwise supervise the activities of any individual SRO. While the parties understand that continued assignment at a specific campus will be subject to maintaining a satisfactory working relationship with the DISTRICT administration and campus administration, nothing in this Agreement shall require the CITY to provide continuous twenty-four (24) hour police presence on any particular DISTRICT facility nor shall obligate the CITY to provide an SRO or other police presence at any school activities or events outside of regular school hours. The SROs will at all times remain responsible for carrying out all duties and

responsibilities of a certified peace police officer for the State of Texas and remain under the primary control and supervision of the CITY's Police Department.

B. SRO Supervision. Each SRO is assigned to an SRO Supervisor within the CITY's Police Department. The SRO Supervisor's responsibilities will generally include, without limitation, the following:

1. Serve as the liaison between DISTRICT administrative personnel and the CITY's Police Department;
2. Manage scheduling and work hours of the SROs, including all regular scheduling duties such as requests for leave, modifications to work schedules, extra assignments and overtime requests;
3. Review and approval of reports written by the SROs for school-related criminal offenses;
4. Manage all SRO conduct and/or disciplinary matters concerning violation of the Department's General Orders, policies, rules, regulations and/or directives. SRO Supervisors may request that the DISTRICT's Director and principal of the school provide formative and summative feedback to the SRO Supervisor to assist in evaluations; and
5. Engage and/or coordinate official law enforcement action on any criminal matter when appropriate.

C. Requests from DISTRICT. The principal may request specific assistance from SROs, and SROs shall endeavor to provide such assistance, except to the extent this agreement excludes such matters from the duties of SROs, or the SRO believes such request is contrary to law or principles of good judgment; and further, provided that no specific assignments can be made that would interfere with the officer's primary law enforcement, investigation, and security responsibilities. The principal or his/her designated representative and the District's Director shall be notified by the assigned SRO of all custodial arrests or detentions that occur on the principal's campus. While SROs assist school officials as outlined in this agreement, they are first, and foremost, police officers and employees of the CITY of Colleyville.

VII. SCHOOL RESOURCE OFFICER PERFORMANCE

If the Director or a principal is not satisfied with the performance of the SRO assigned to his/her school, or has a concern regarding a specific incident, the principal should immediately contact the SRO Supervisor. The SRO Supervisor will handle the inquiry or complaint per the CITY Police Department's adopted policies. The DISTRICT will have no authority to discipline an SRO, or to take any other action other than to express concerns to the SRO Supervisor. All issues of discipline, termination, or transfer of an SRO shall remain the exclusive province of the CITY. The Superintendent and the Chief of Police or their designated representatives are authorized to establish and modify rules and procedures concerning the SRO's duties and schedule so long as they both agree on such changes in writing.

VIII. PRE-SERVICE AFFIDAVIT

Pursuant to Texas Education Code Section 22A.055, Texas law requires all school employees and service providers, including school resource officers (SROs), to complete a Pre-Service Affidavit verifying they have not been investigated for or convicted of misconduct involving minors. CITY agrees all SRO's working in the DISTRICT must complete the Pre-Service Affidavit and it must be on file with the DISTRICT.

IX. SCHOOL RESOURCE OFFICER WORK HOURS

CITY shall assign SROs to work during the school day. Specific work hours will be mutually agreed upon by the Director and campus school principal and SRO Supervisor.

X. REMUNERATION FOR SERVICES

A. For the term of this Agreement, the DISTRICT and the CITY agree that the CITY will provide SROs to the DISTRICT for the following schools:

1. Colleyville Heritage High School
2. Bridges / VISTA
3. Colleyville Elementary School
4. O.C. Taylor Elementary School
5. Glenhope Elementary School
6. Colleyville Middle School
7. Heritage Middle School

B. DISTRICT shall pay CITY for costs related to the SROs services provided under this Agreement (including salary and benefits) in a total amount not to exceed $900,000.00 per each term of this Agreement. Said costs shall be outlined in a detailed invoice submitted to DISTRICT on an annual basis. All invoices submitted herein shall be payable within thirty (30) days of the date of the applicable invoice. The SRO costs outlined herein shall not include Off-Duty Hours (as addressed in Section X herein), which shall be paid directly to the applicable SRO within thirty (30) days of such performance.

C. In recognition of the DISTRICT's challenge to fund the new state-mandated school security requirements, including the expanded SRO program, CITY agrees to make one payment of $900,000.00 to GCISD during each term of this Agreement for use by GCISD for school security and/or costs related to operating reinvestment zone project facilities in Colleyville TIRZ #1.

XI. REMUNERATION FOR SERVICES – OFF-DUTY HOURS

The Director or a Principal may request the SRO to work after-school, evening, or weekend events for purposes of security. DISTRICT will provide reasonable notice to the SRO of any requests to work after-school, evening, or weekend events. In the event the SRO is not available to work an after-school event, another CITY Officer will be provided. Officers will be directly compensated by the DISTRICT or affiliated organization, a minimum of three (3) hours at the off-duty rate.

XII. VENUE

The obligations of the parties are performable in Colleyville, Texas and if legal action is necessary to enforce same, exclusive venue shall be in Tarrant County, Texas.

XIII. STATUS OF PARTIES

CITY shall operate hereunder as an independent contractor and not as an officer, agent, servant, or employee of the DISTRICT. CITY shall be solely responsible for the acts and omissions of its Officers, members, agents, servants, and employees. Neither CITY nor DISTRICT shall be responsible under the Doctrine of Respondent Superior for the acts and omissions of Officers, members, agents, servants, employees, or trustees or the other. Nothing in this agreement shall waive any statutory or common-law immunity or defense of CITY or DISTRICT.

XIV. ENTIRE AGREEMENT

This Agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Agreement, and except as otherwise provided herein, cannot be modified without the written agreement of the parties to be attached to and made a part of this Agreement.

XV. NOTICE

Any notice, demand or request required or permitted to be delivered hereunder shall be deemed received when delivered in person or sent by United States Mail, postage prepaid, certified mail, or by hand-delivery or facsimile transmission addressed to the party at the address set forth below:

If intended for CITY:	With copy to:	With copy to:
City of Colleyville	Whitt L. Wyatt	City of Colleyville
Attn: Michael C. Miller	Wyatt Hamilton Findlay,	Attn: Jerry Ducay
Chief of Police	PLLC	City Manager

5201 Riverwalk Dr, Colleyville, TX 76034	5810 Long Prairie Road Suite 700-220 Flower Mound, Texas 75028	100 Main Street Colleyville, 76034

If intended for DISTRICT: Grapevine-Colleyville ISD Attn: Superintendent 3051 Ira E. Woods Avenue Grapevine, TX 76051	With copy to: Leasor Crass, P.C. Attn: Mike Leasor 302 W Broad Street Mansfield, Texas 76063	With copy to: Grapevine-Colleyville ISD Attn: Paula Barbaroux Chief Operations Officer 3051 Ira E. Woods Avenue Grapevine, TX 76051

XVI. AUTHORIZATION

The governing bodies of CITY and DISTRICT have approved the execution of this Agreement, and the persons signing the Agreement have been duly authorized by the governing bodies of the CITY and DISTRICT to sign the Agreement on behalf of the governing bodies.

EXECUTED this _____day of _____, 2026.

CITY OF COLLEYVILLE

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

Approved as to form:

_____

City's Attorney

Approved by the Colleyville City Council on the _____ day of _____, 2026, by passage of Resolution Number _____.

EXECUTED this _____ day of _____, 2026.

GRAPEVINE-COLLEYVILLE INDEPENDENT SCHOOL DISTRICT

By: Shannon Braun

Name: Shannon Braun

Title: Board President

Approved as to form:

_____

District's Attorney

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5a **Agenda Date** 6/2/2026 **Number** Ordinance O-26-2369
Type Ordinance
Department Community Development

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

Explanation
First Reading and Public Hearing

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.

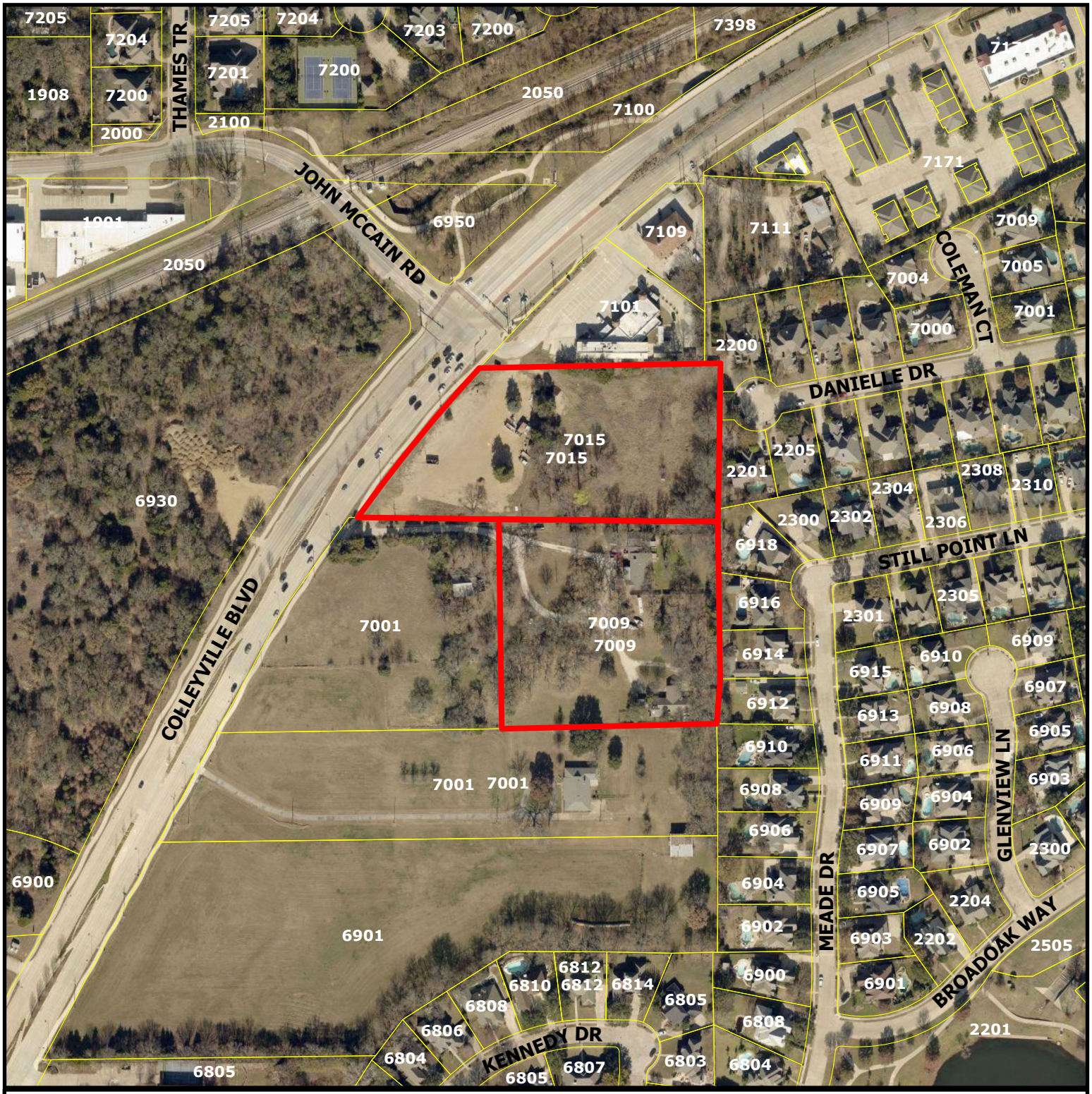
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request with a condition that a Special Use Permit (SUP) be required for a change of use or ownership in buildings 1 and 2 at their May 11, 2026 meeting by a vote of 4-1.

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. Ordinance O-26-2369

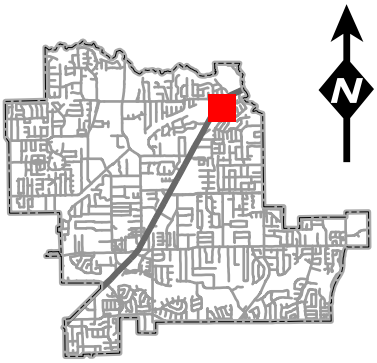
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-009

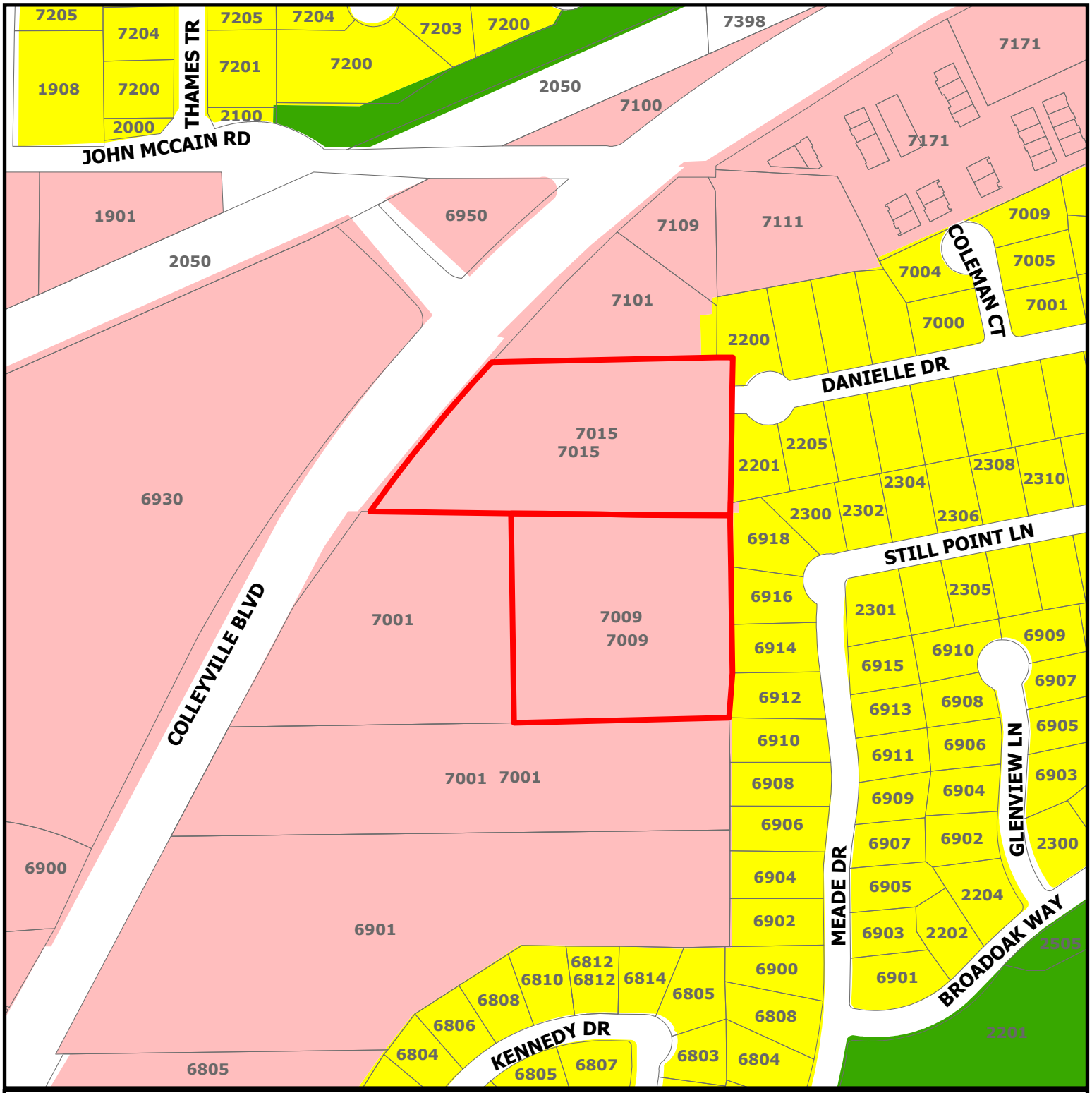
7015 Colleyville Boulevard



Subject Property

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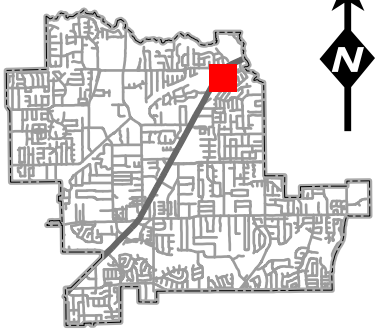
Future Land Use Map



ZC26-009

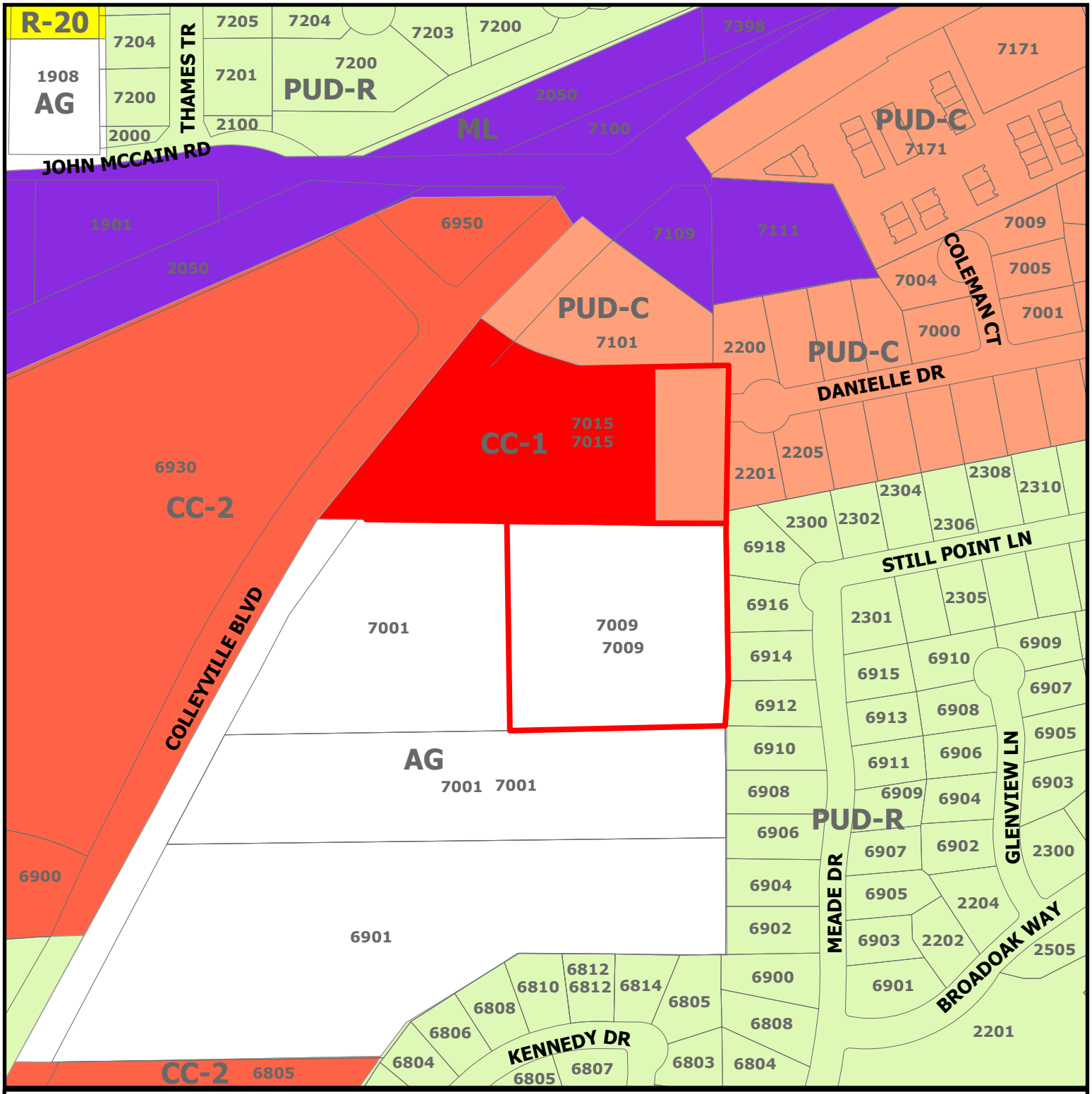
7015 Colleyville Boulevard

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



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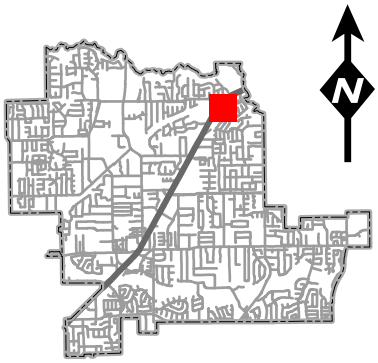
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-009

7015 Colleyville Boulevard



Subject Property

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GARAGES OF AMERICA/TEXAS

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

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

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

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

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

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

How Are *Garage Condos* Units Utilized?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GARAGES OF AMERICA - COLLEYVILLE

CONCEPTUAL PLAN 04

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

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

SITE DATA:

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

ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES
AREA REQUIREMENTS:

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

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

GENERAL NOTES:

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

SIGNAGE: REQUIRES SEPARATE APPROVAL.

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

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

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

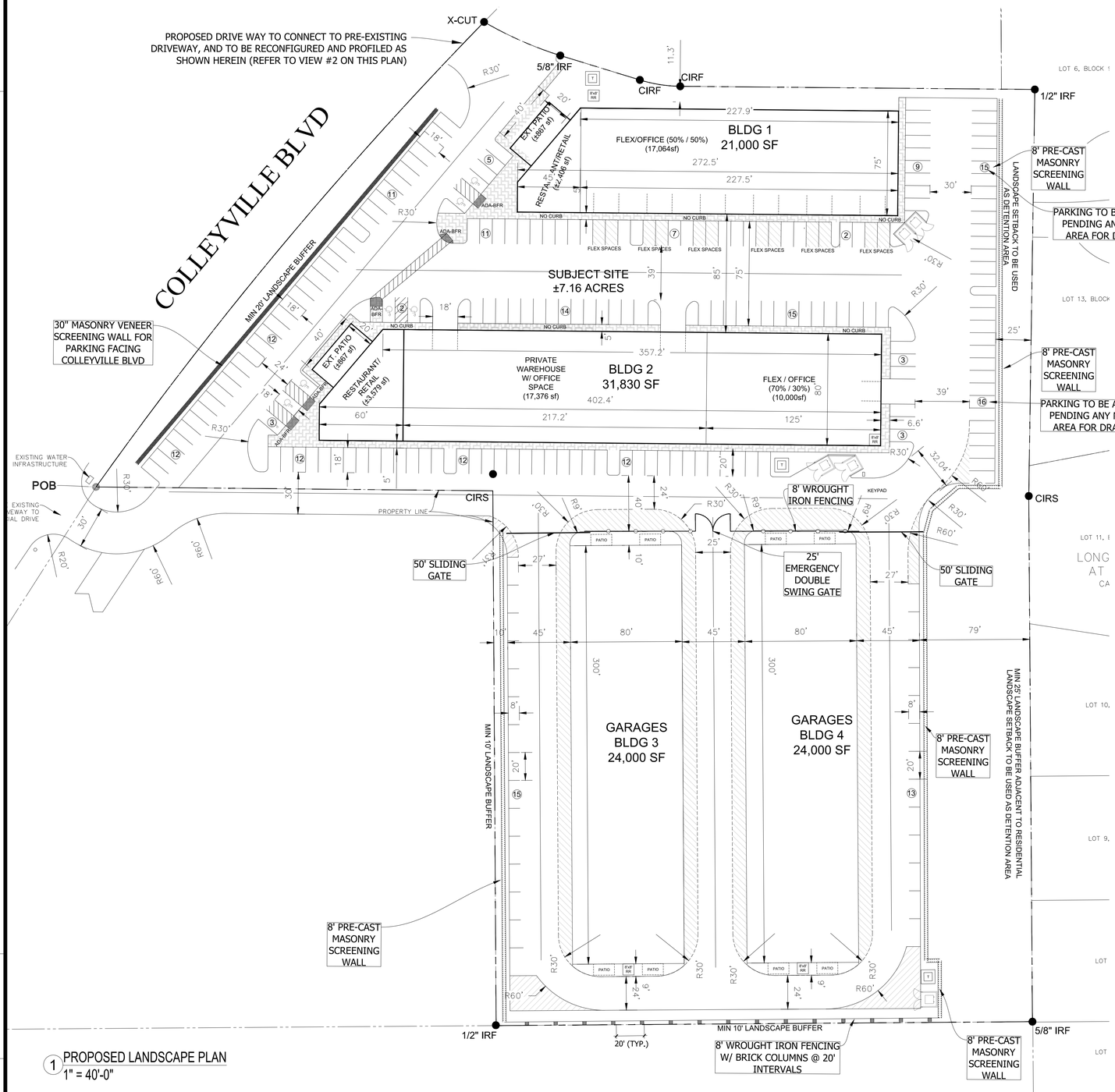
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

-SITE PLAN FOR REVIEW ONLY -

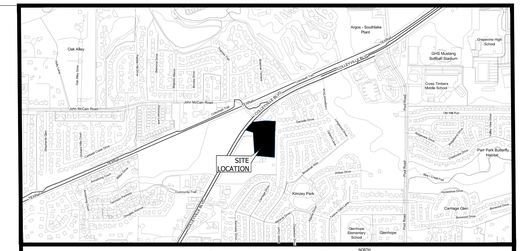
SITE DIMENSION PLAN | 04.03.26

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

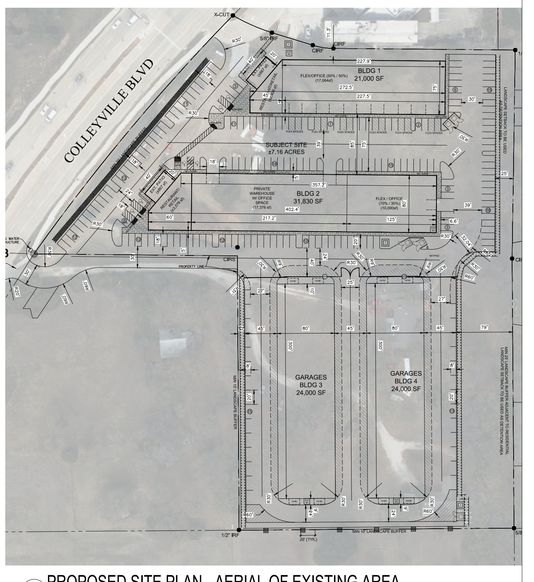
CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
https://www.reliablecommercial.com;
https://www.reliablepaving.com
Office: 817-467-0779
1903 Peyco Drive North
Arlington, Texas 76001



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



VICINITY MAP - N.T.S. 1



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

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

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

SHEET NO: A0.1











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

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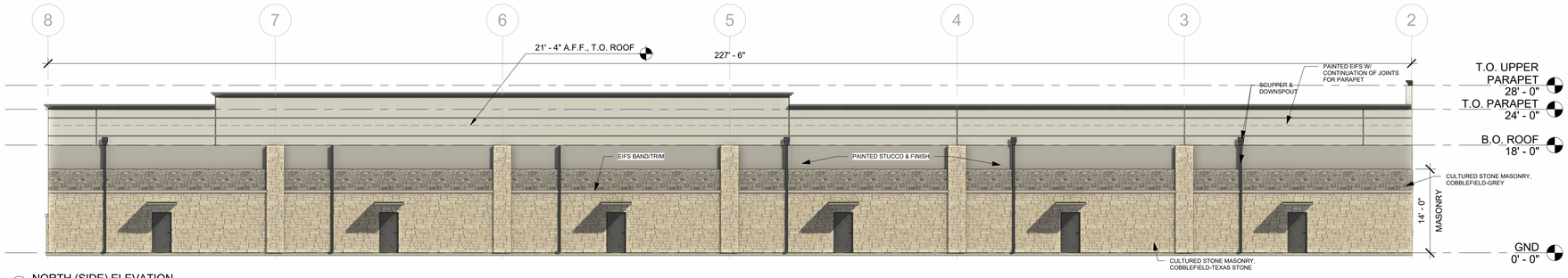
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

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

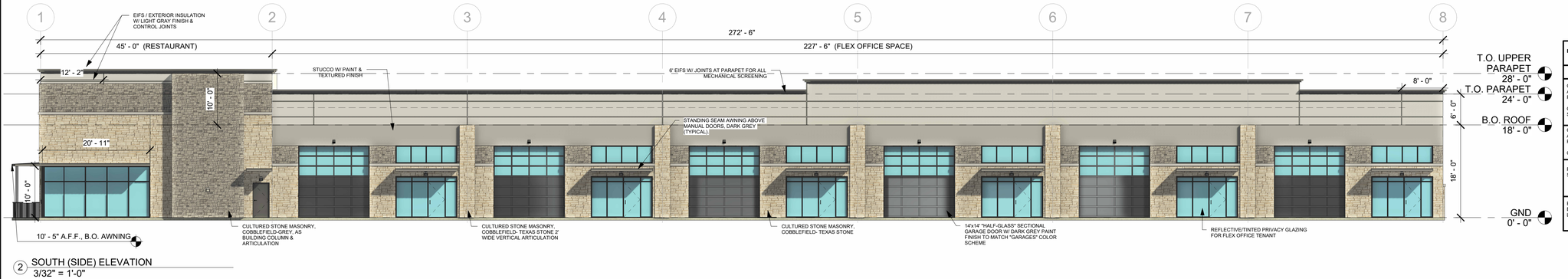
LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
ATWELL.COM;
Office: 800-680-6630 x27



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



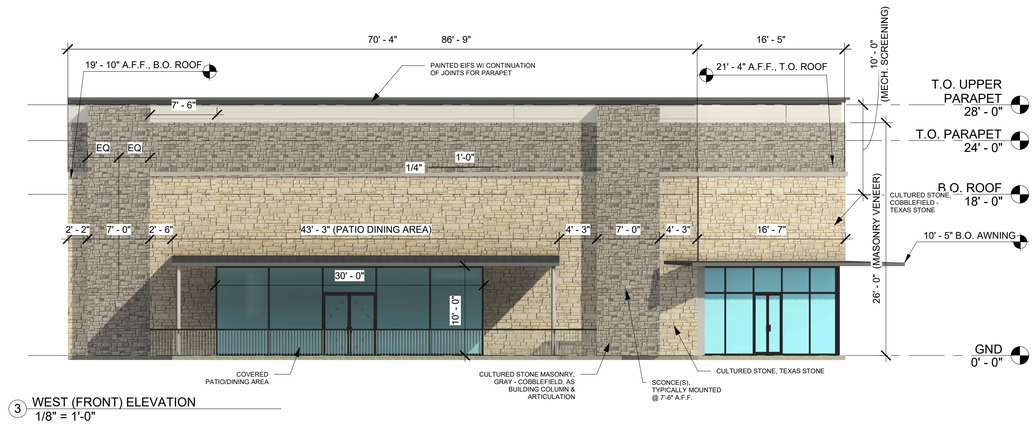
5 PERSPECTIVE - SW CORNER (N.T.S.)



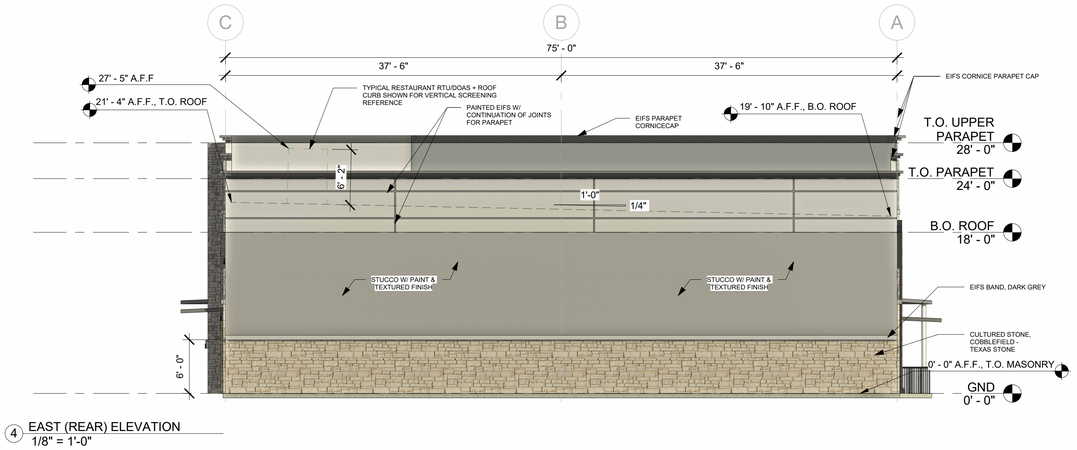
2 SOUTH (SIDE) ELEVATION
3/32" = 1'-0"

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

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

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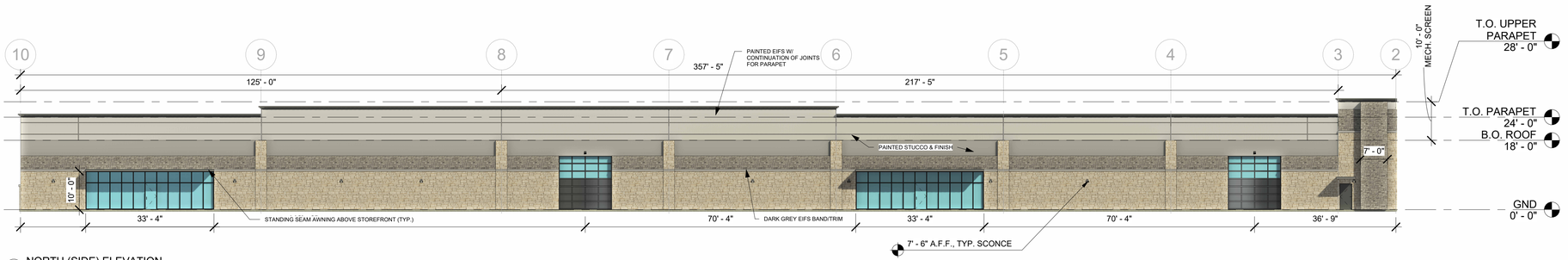
DRAFTING INFORMATION:

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

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Arlington, Texas 76001

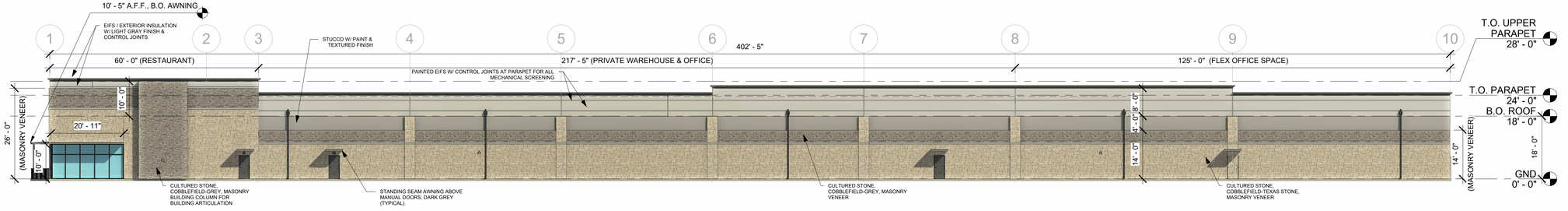
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1 NORTH (SIDE) ELEVATION
1/16" = 1'-0"



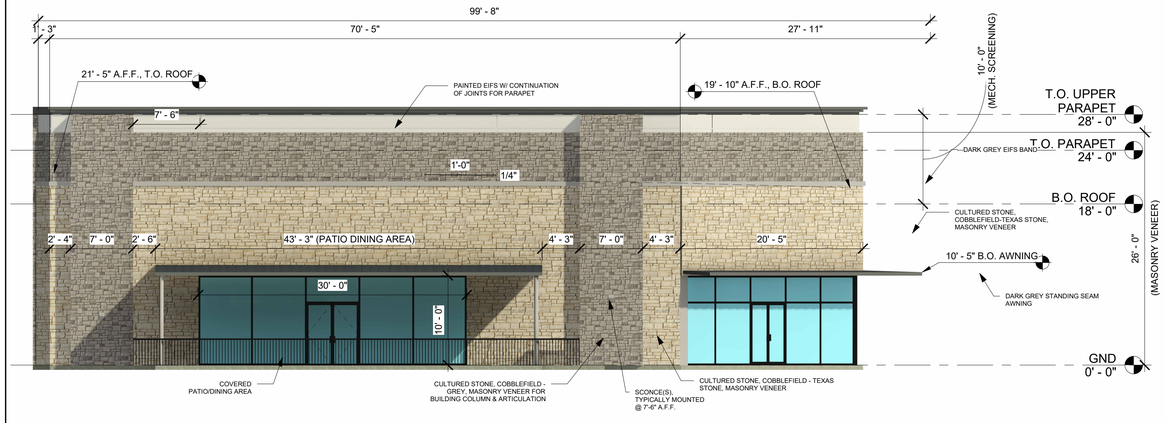
5 PERSPECTIVE - NW CORNER (N.T.S.)



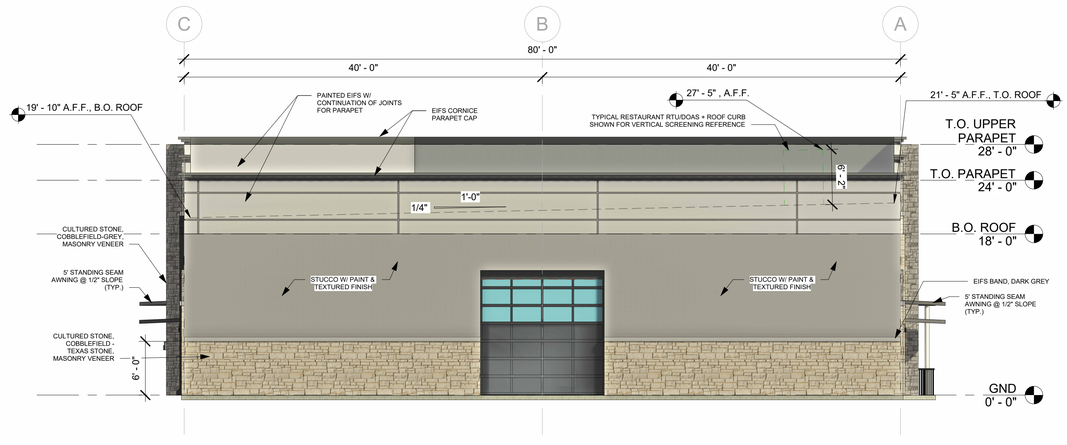
2 SOUTH (SIDE) ELEVATION
1/16" = 1'-0"

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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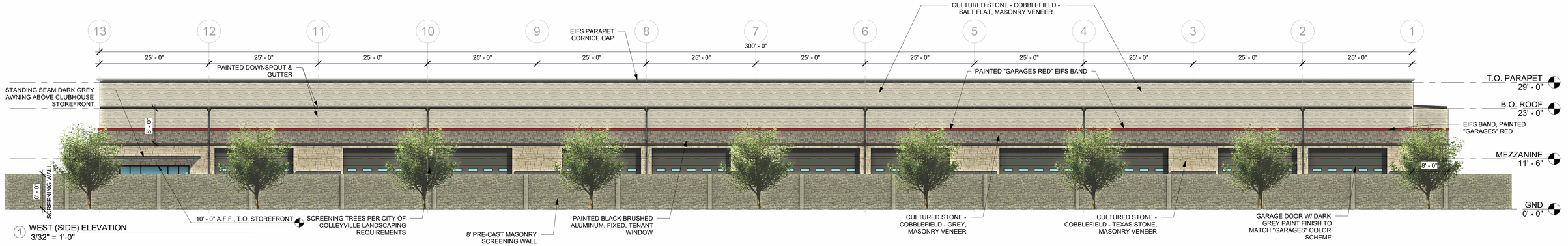
DRAFTING INFORMATION:

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

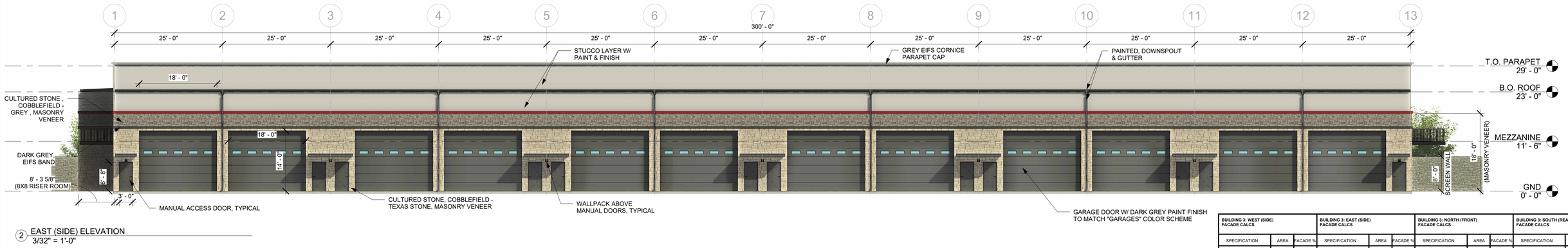
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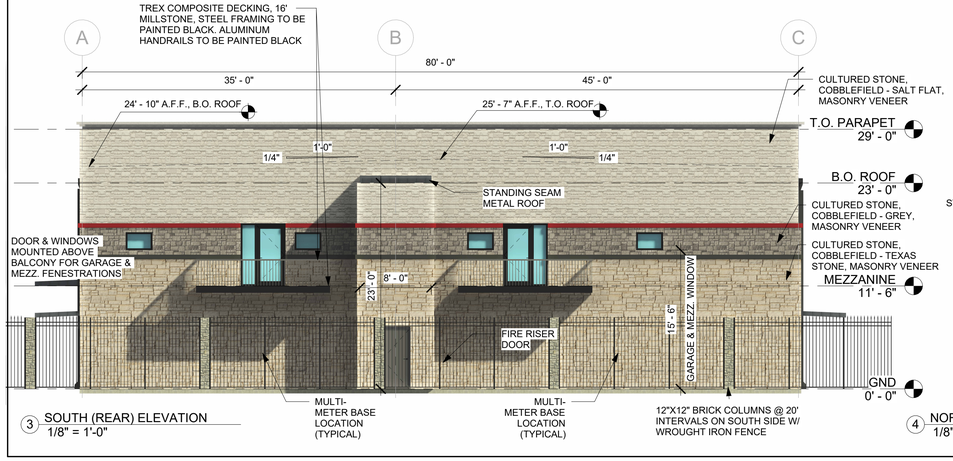
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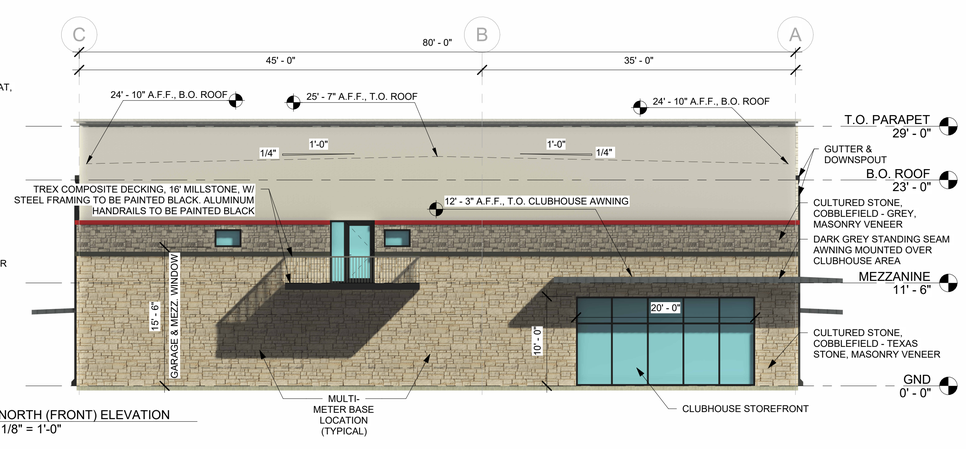
1 WEST (SIDE) ELEVATION
3/32" = 1'-0"



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

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:

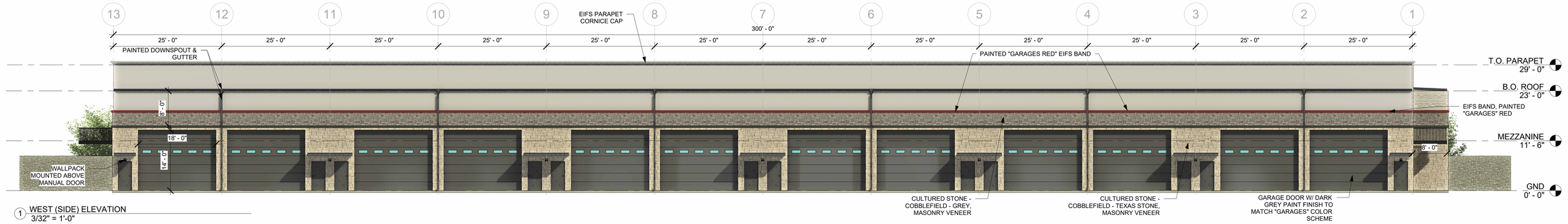
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

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

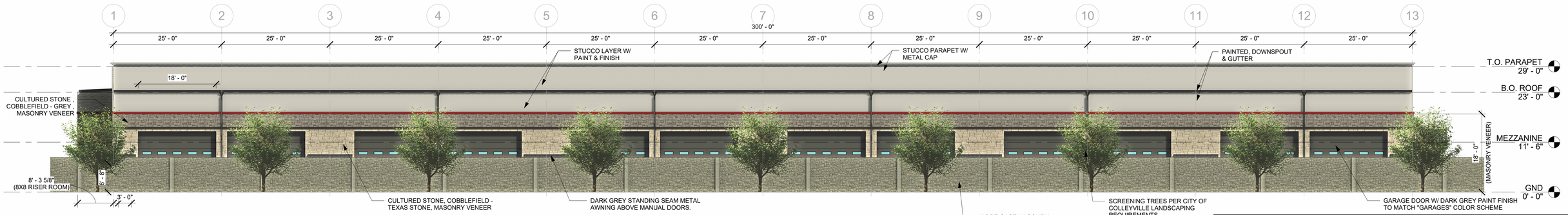
1903 Peyco Drive North
Arlington, Texas 76001

BLDG 3 - GARAGES - ELEVATION

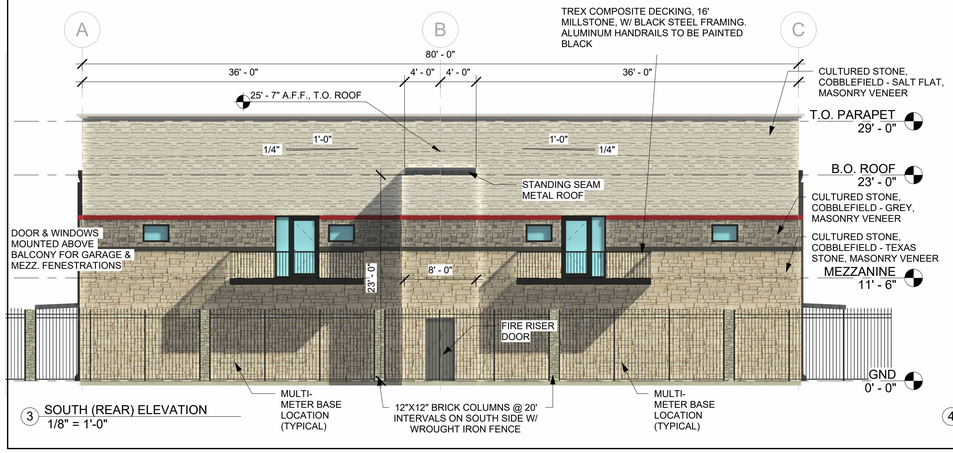
SHEET NO: A2.2



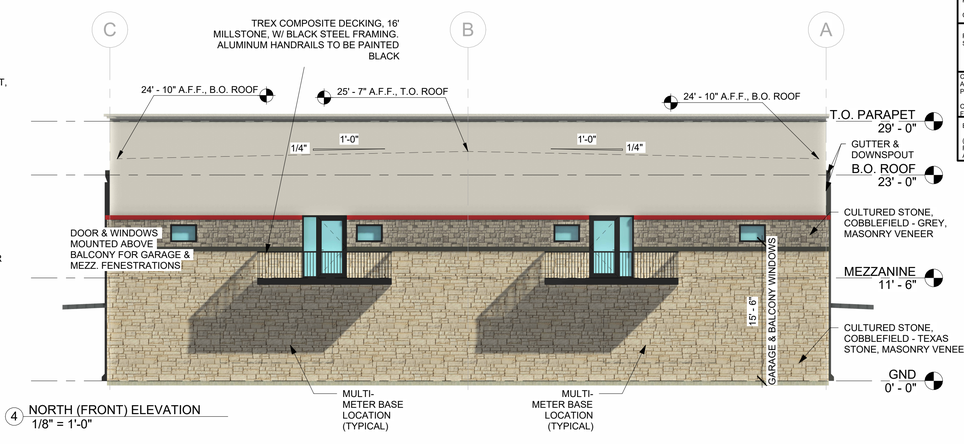
1 WEST (SIDE) ELEVATION
3/32" = 1'-0"



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



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



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

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



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

PROJECT:

GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521

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

NOTE:
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

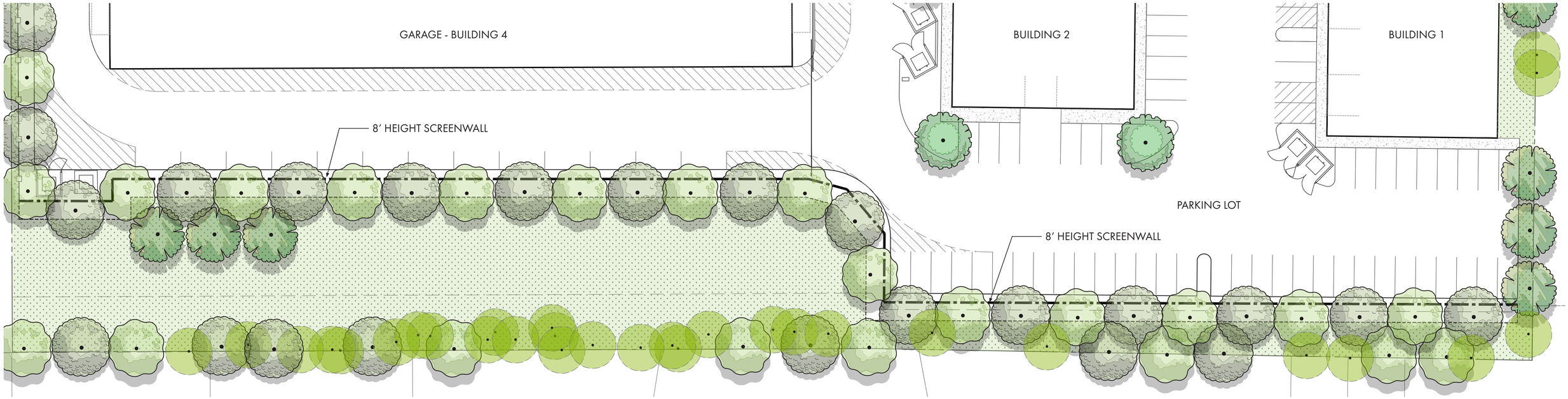
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.

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

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'

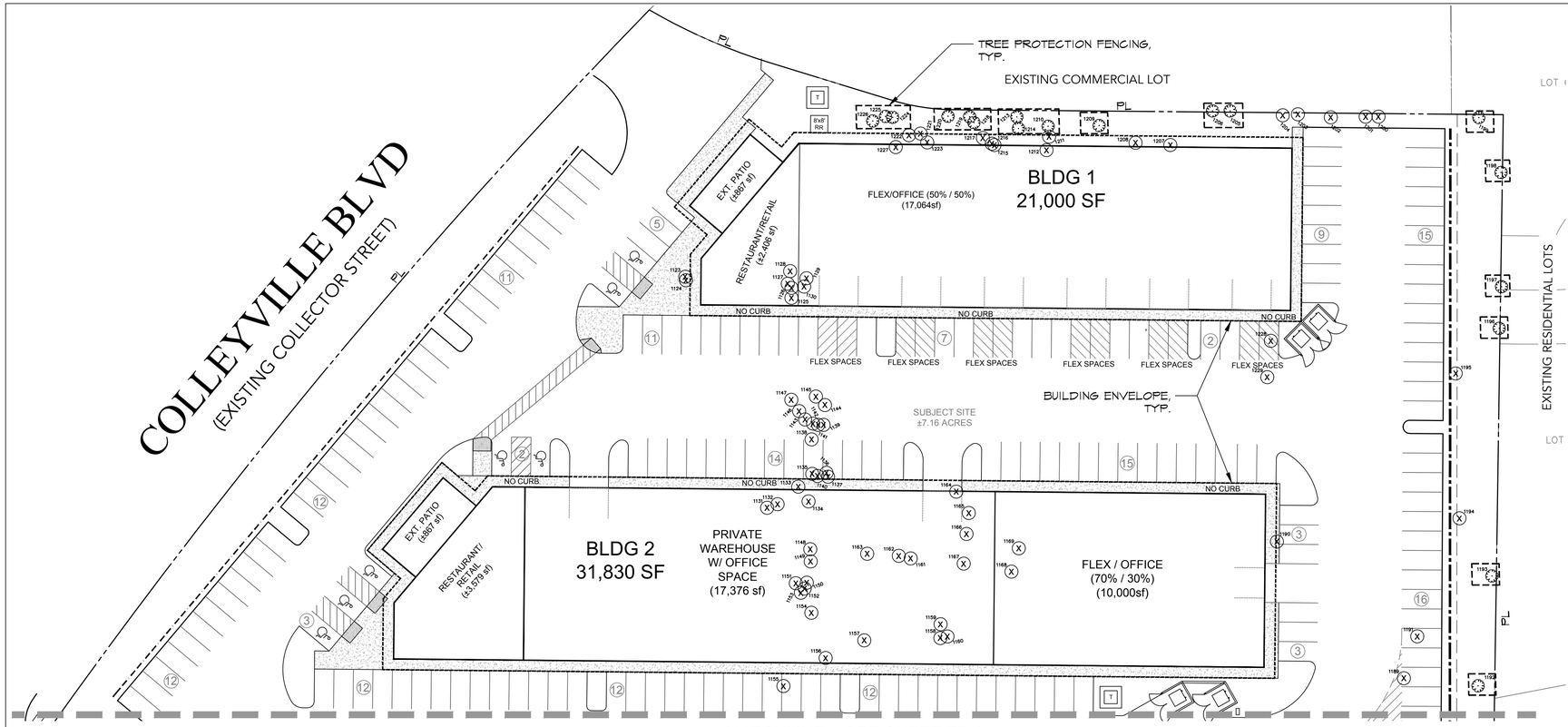
EAST BUFFER ELEVATION

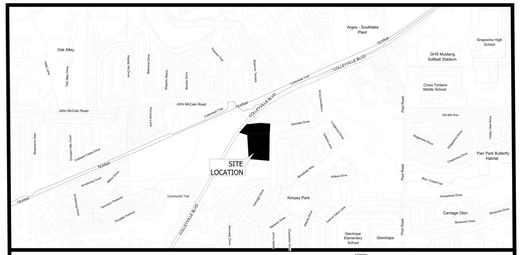
GARAGES OF AMERICA - EAST RESIDENTIAL BUFFER

7015 COLLEYVILLE BLVD, COLLEYVILLE TX

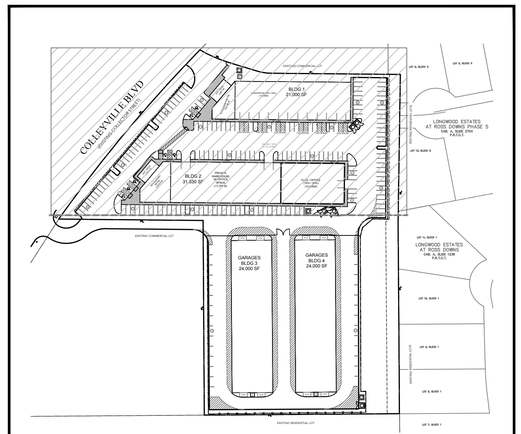
APRIL 13, 2026

evergreen DESIGN GROUP





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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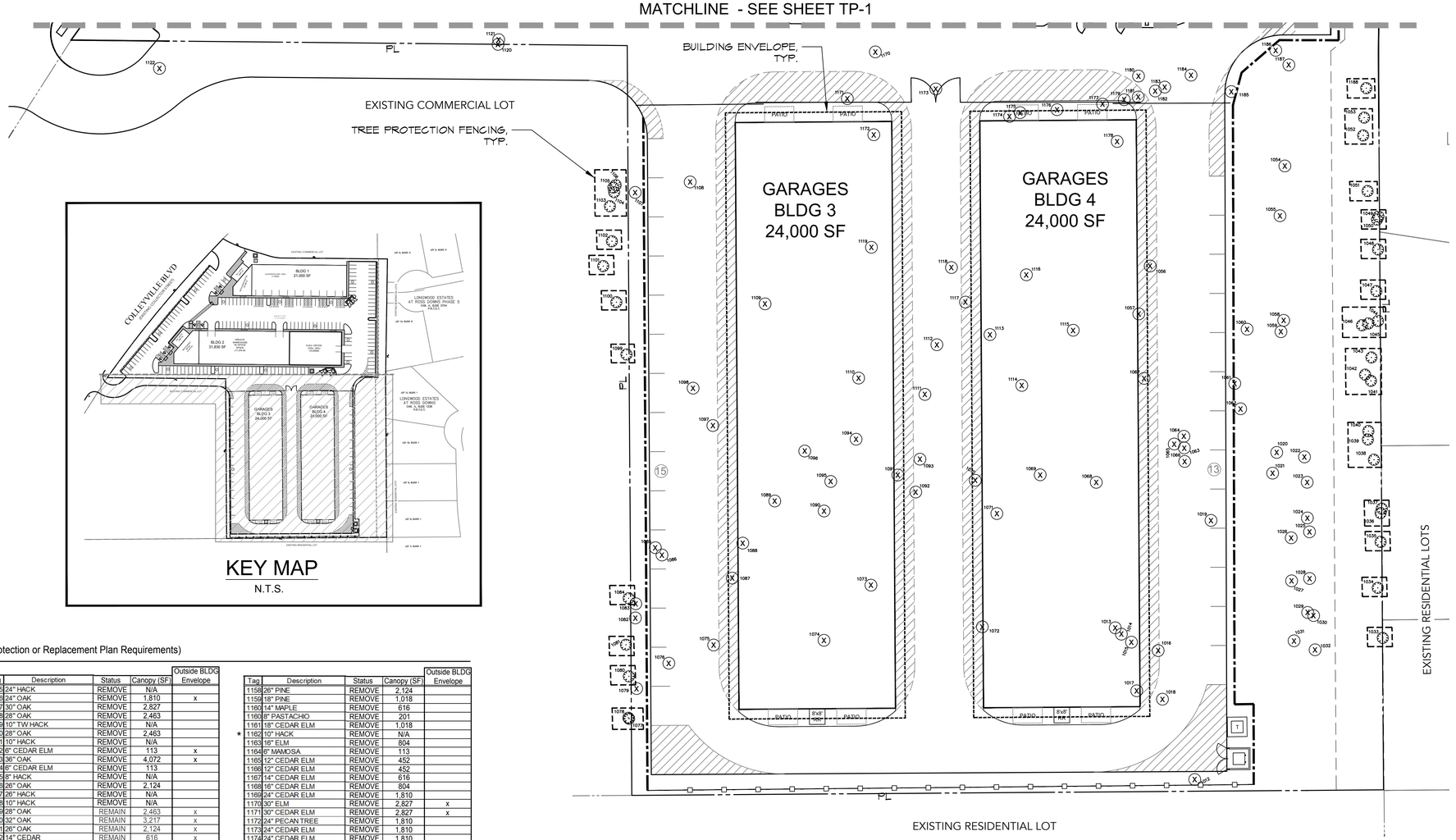
TREE PRESERVATION PLAN

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

	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" 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	

	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	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

- 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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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.

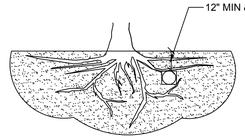
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

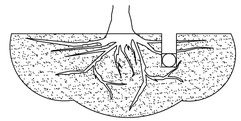
1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING. SOIL AMENDING AND FERTILIZATION: UNLESS SPECIFIED, TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL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



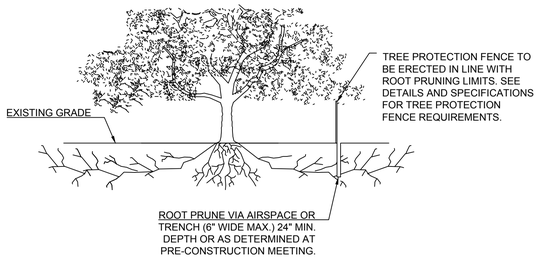
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



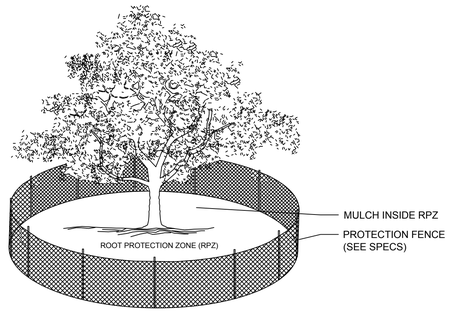
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

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.

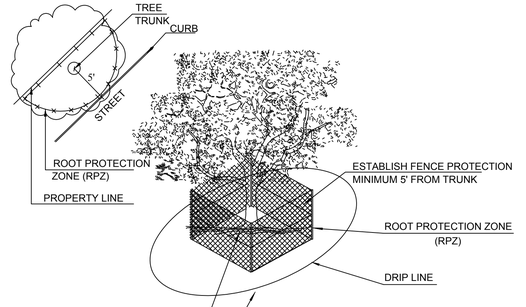


D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



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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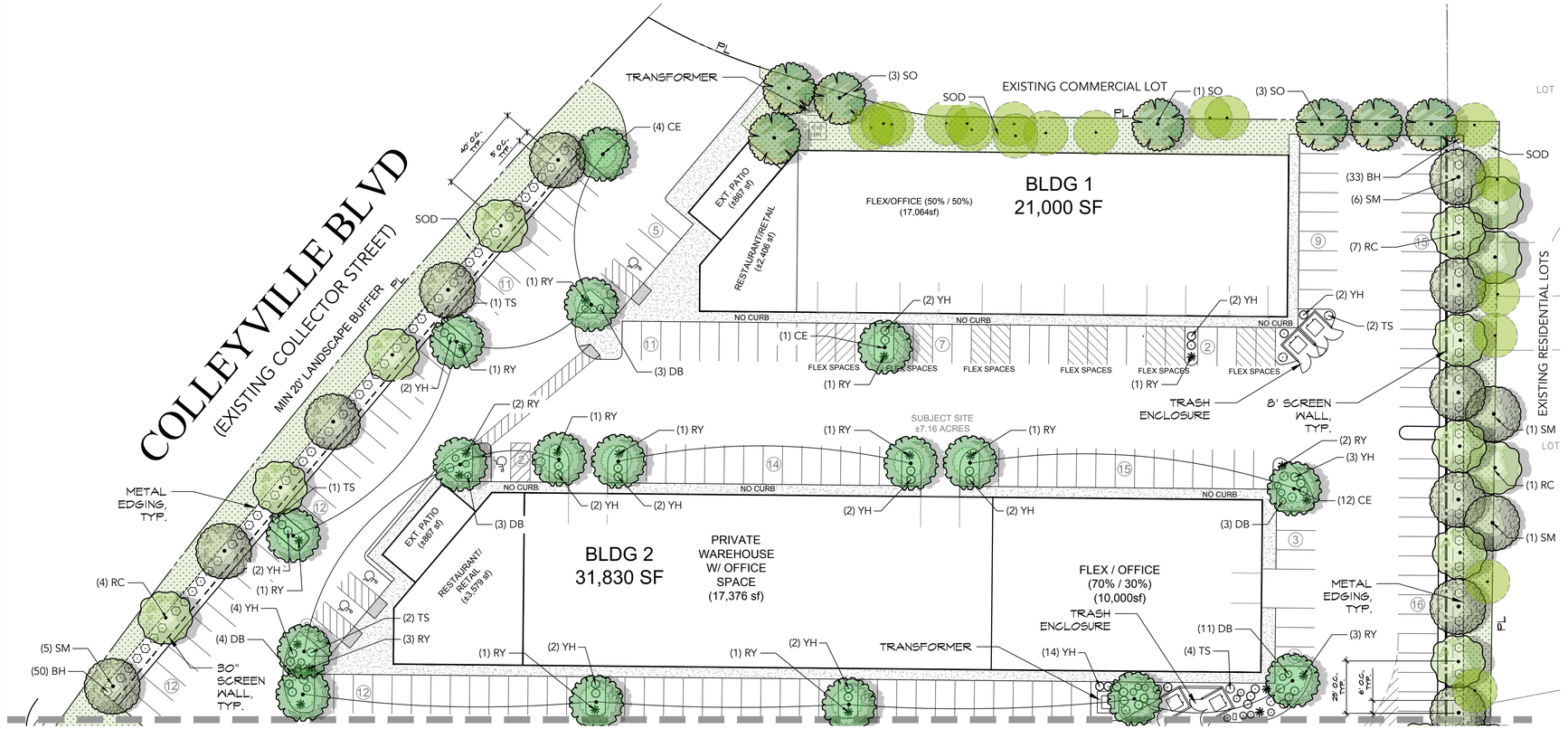
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TREE PRESERVATION DETAILS & SPECIFICATIONS

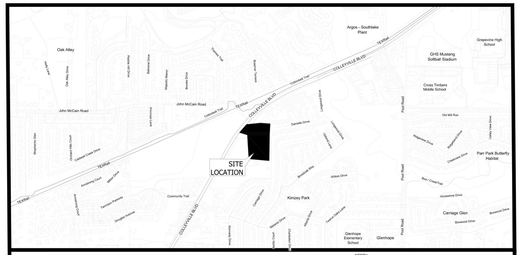
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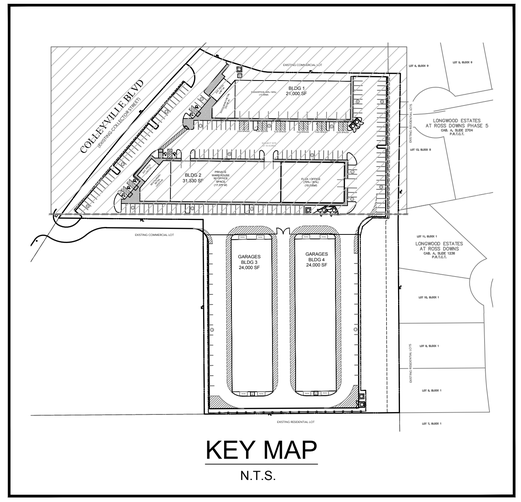
TP-3



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	CONTAINER	SPACING
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				
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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3428
STATE OF TEXAS
04/13/2026

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LANDSCAPE PLANTING

Date	Comment

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

LP-1

KEY MAP

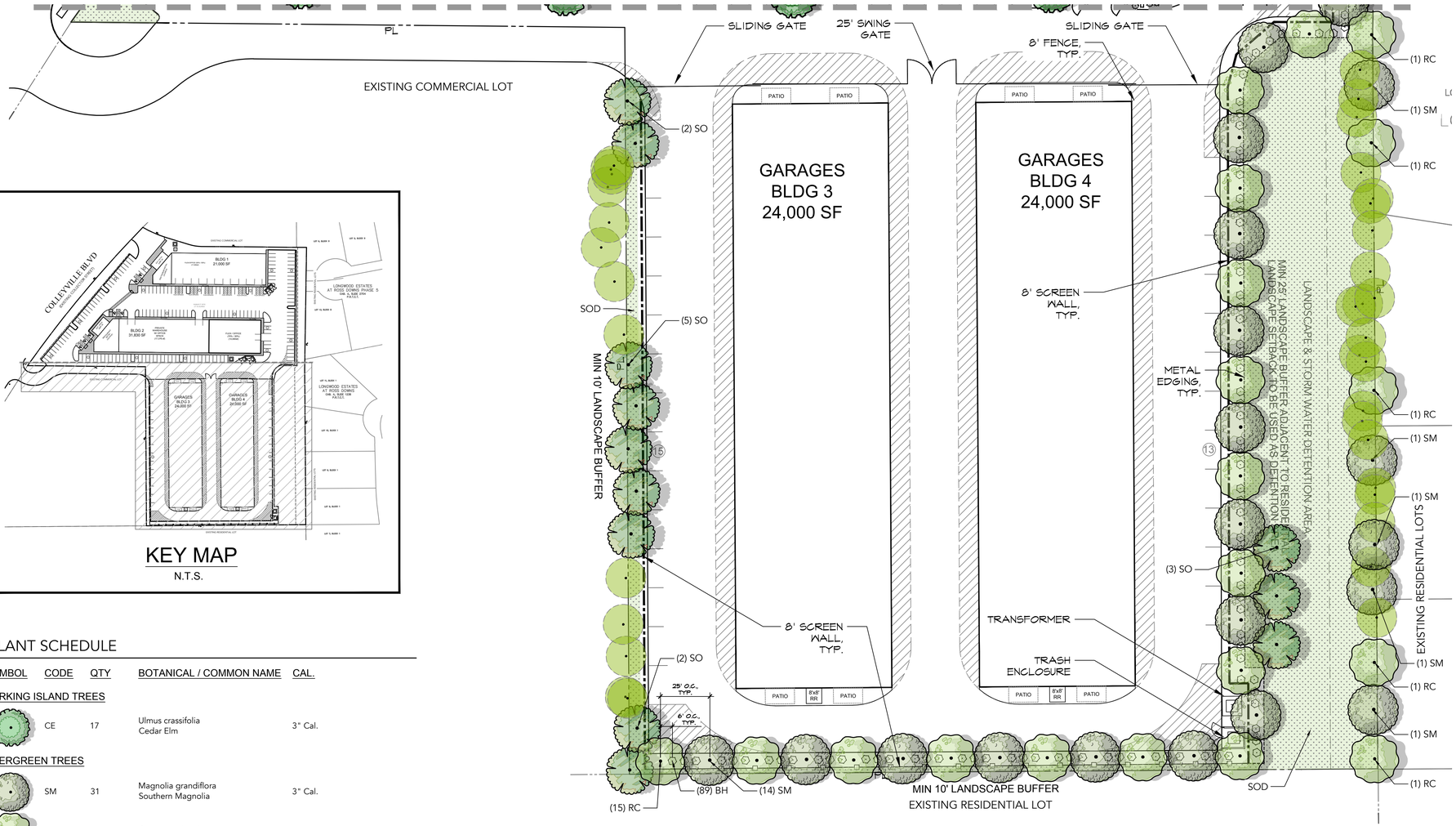
N.T.S.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	
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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'

Scale 1" = 30'

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

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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 ACCEPTABLE 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.

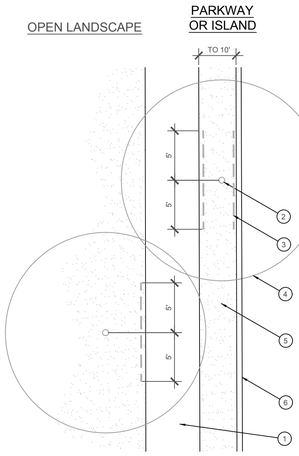
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

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.

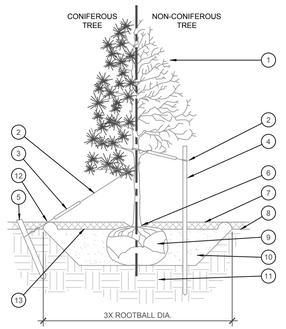
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

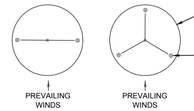
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



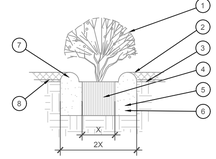
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



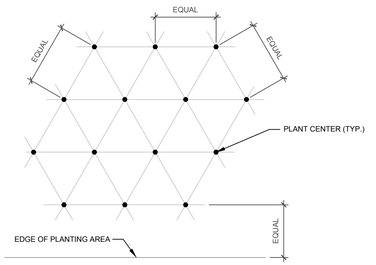
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

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.

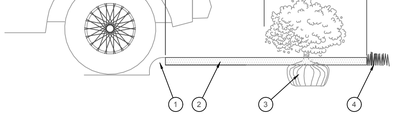
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

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

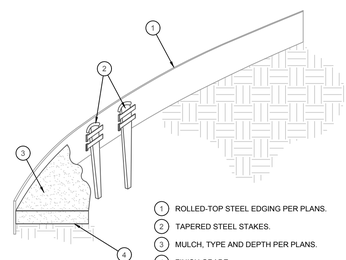
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

F PLANT SPACING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

B PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE

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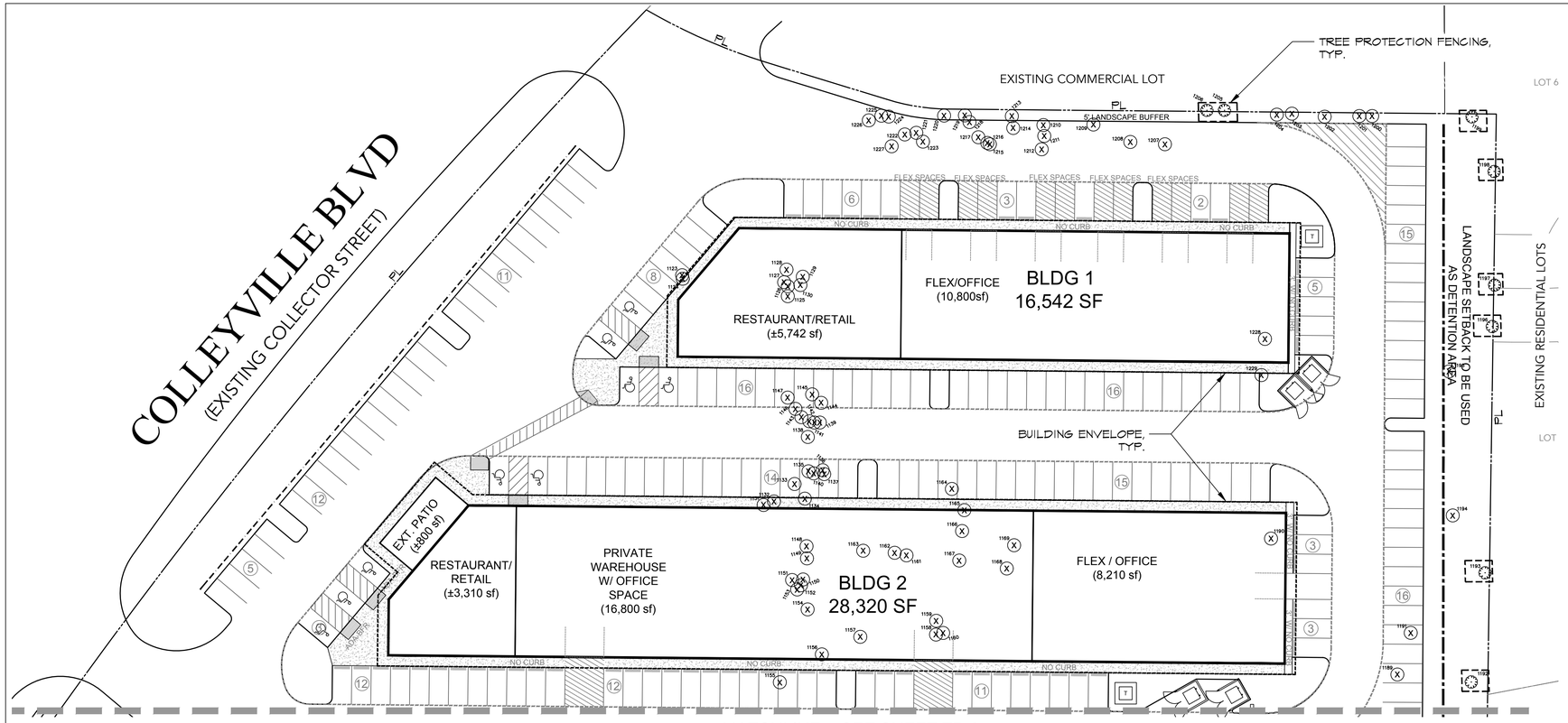
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COLLEYVILLE, TX 76034

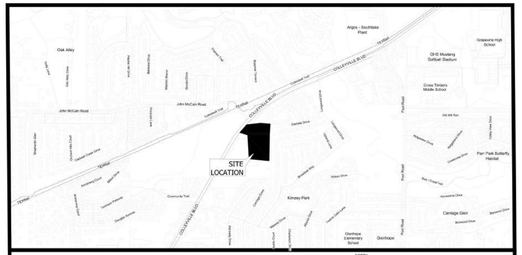
LANDSCAPE DETAILS & SPECIFICATIONS

Date	Comment

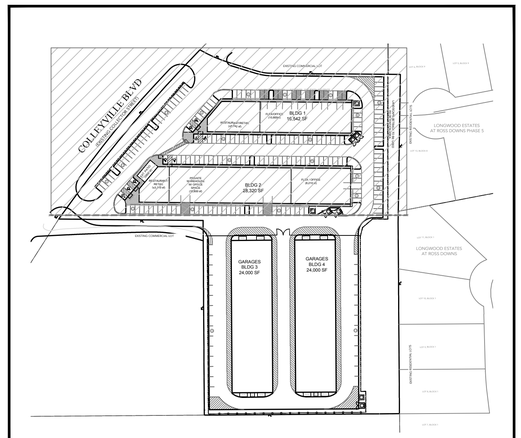
Project Number	
Date	04/13/2026
Drawn By	GL
Checked By	CS

LP-3





VICINITY MAP - N.T.S.



KEY MAP
N.T.S.

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

	Tag	Description	Status	Canopy (SF)	Outside BLDG Envelope
*	1012	24" BRADFORD PEAR	REMOVE	N/A	
	1013	30" CREPE MYRTLE	REMOVE	2,827	
	1014	30" CREPE MYRTLE	REMOVE	2,827	
	1015	16" CREPE MYRTLE	REMOVE	804	
	1016	16" CREPE MYRTLE	REMOVE	804	x
	1017	20" LACE BARK ELM	REMOVE	1,257	
	1018	12" CREPE MYRTLE	REMOVE	452	x
	1019	20" ELM	REMOVE	1,257	x
*	1020	12" CEDAR	REMOVE	N/A	
	1021	20" OAK	REMOVE	1,257	x
	1022	25" OAK	REMOVE	2,124	x
	1023	18" OAK	REMOVE	1,018	x
	1024	24" OAK	REMOVE	1,810	x
	1025	10" OAK	REMOVE	314	x
	1026	30" CEDAR ELM	REMOVE	2,827	x
	1027	30" CEDAR ELM	REMOVE	2,827	x
	1028	14" OAK	REMOVE	616	x
*	1029	8" CEDAR	REMOVE	N/A	
	1030	30" OAK	REMOVE	2,827	x
	1031	16" TRIP CEDAR ELMS	REMOVE	804	x
	1032	12" OAK	REMOVE	452	x
	1033	14" HACKBERRY	REMAIN	616	x
	1034	6" CEDAR	REMAIN	113	x
	1035	16" OAK	REMAIN	804	x
	1036	6" BRADFORD PEAR	REMAIN	113	x
	1037	8" HACK	REMAIN	201	x
*	1038	16" CEDAR	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/H	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" 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	16" 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	28" 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	

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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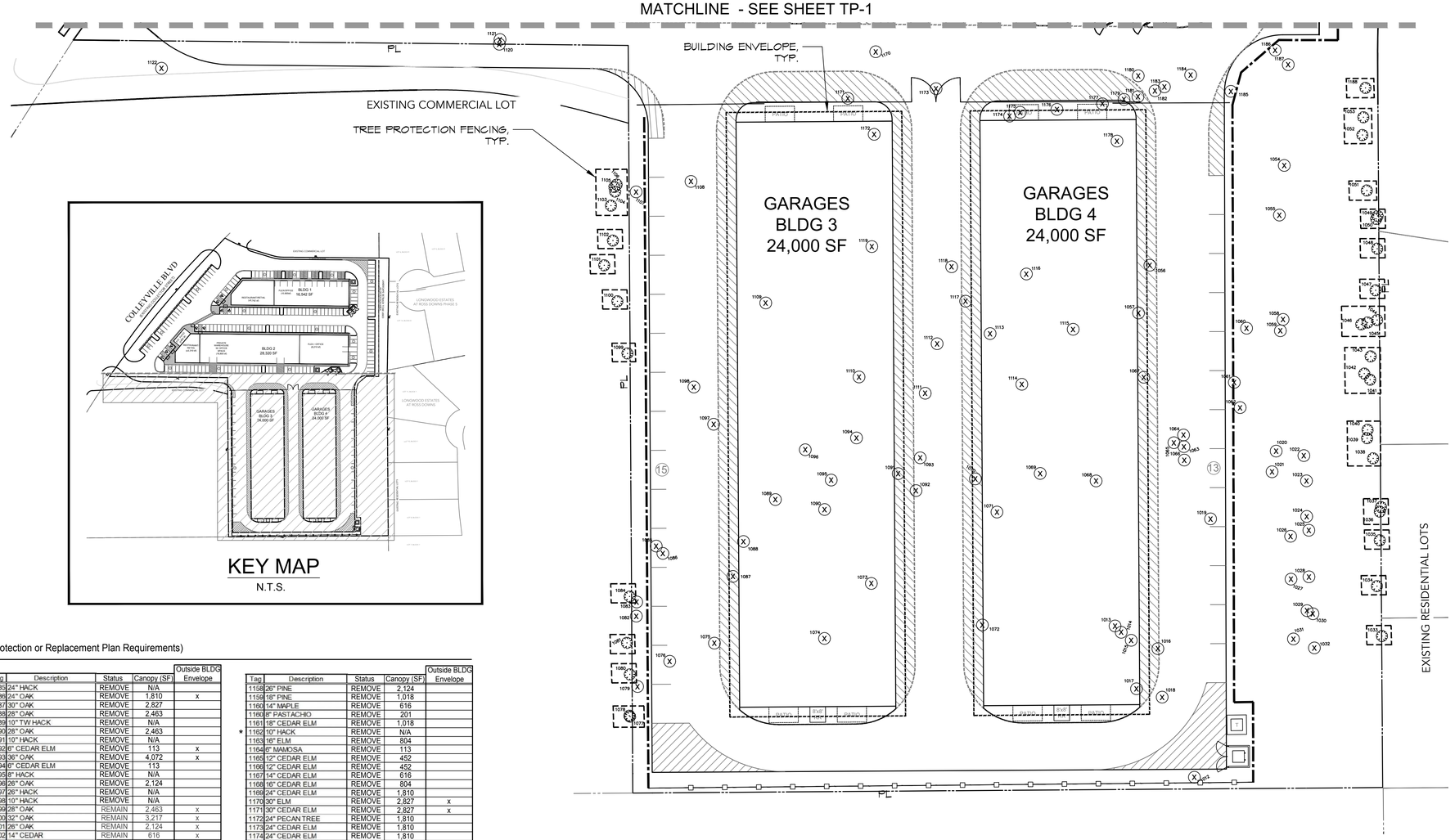
TREE PRESERVATION PLAN

Date	Comment

Project Number
Date 04/29/2026
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 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	8" 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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04/29/2026

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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.

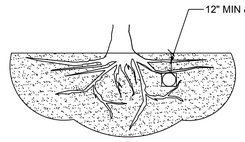
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

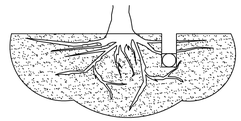
1. ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING. SOIL AMENDING AND FERTILIZATION: UNLESS SPECIFIED, TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL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

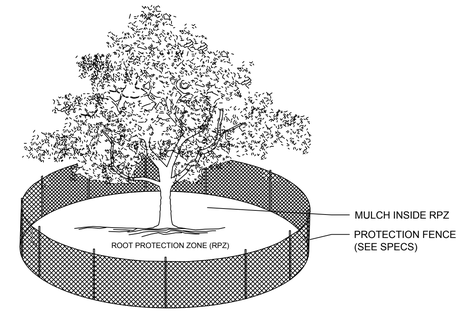


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



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

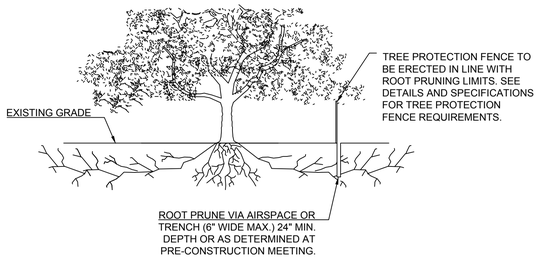
C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



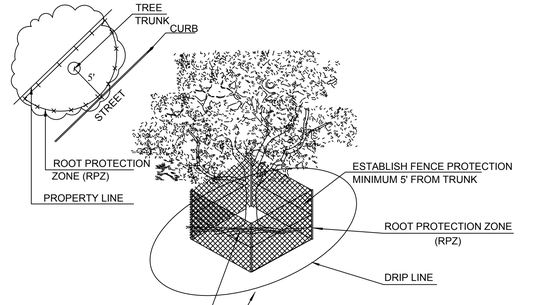
NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

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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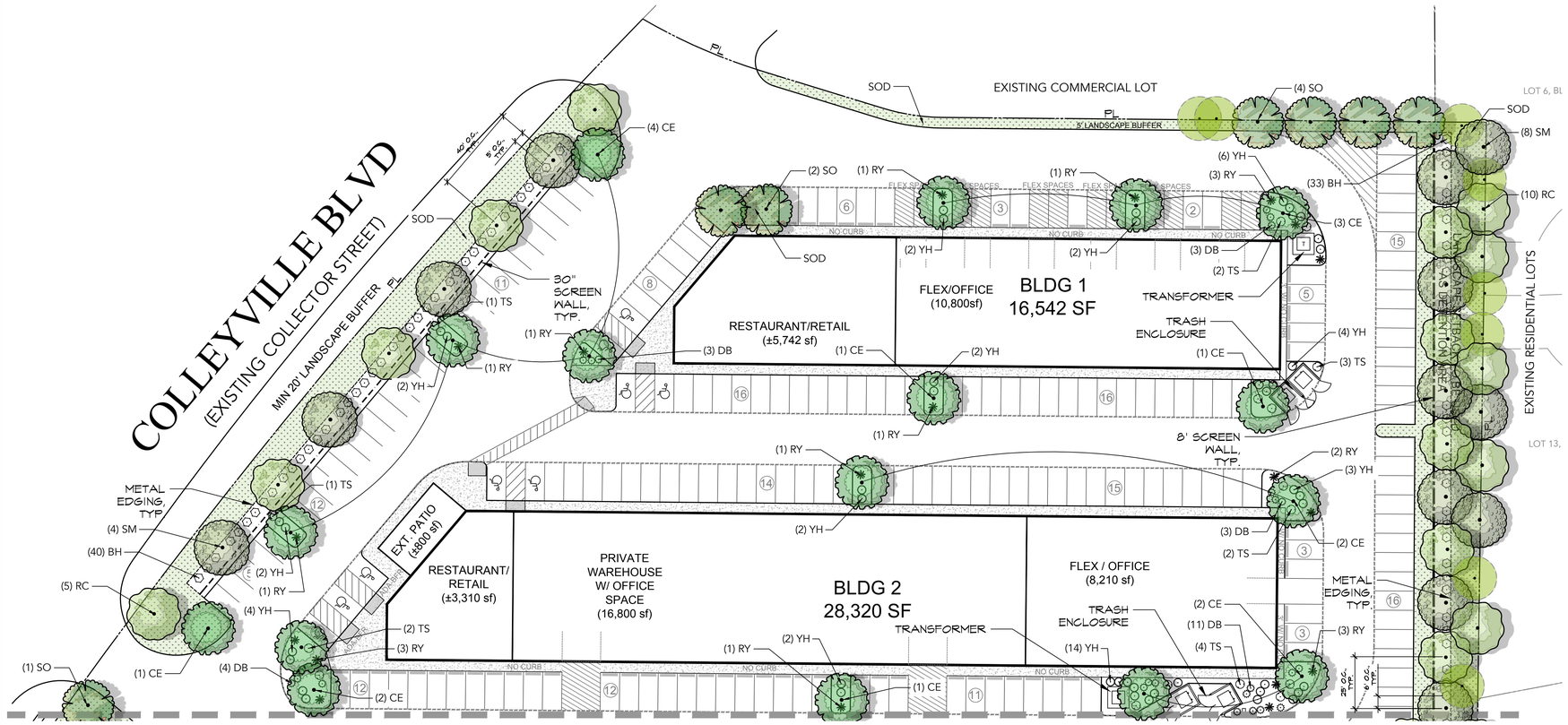
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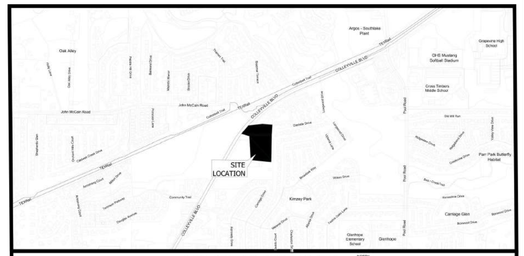
TREE PRESERVATION DETAILS & SPECIFICATIONS

Date	Comment

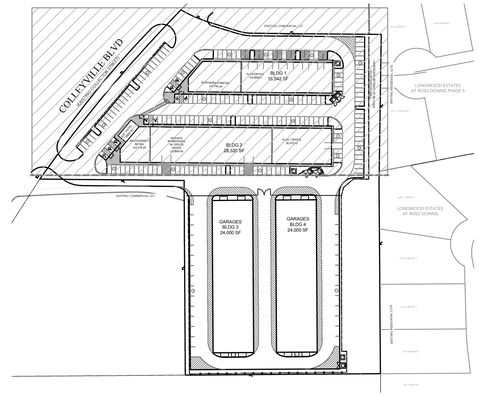
Project Number	
Date	04/29/2026
Drawn By	GL
Checked By	CS

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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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

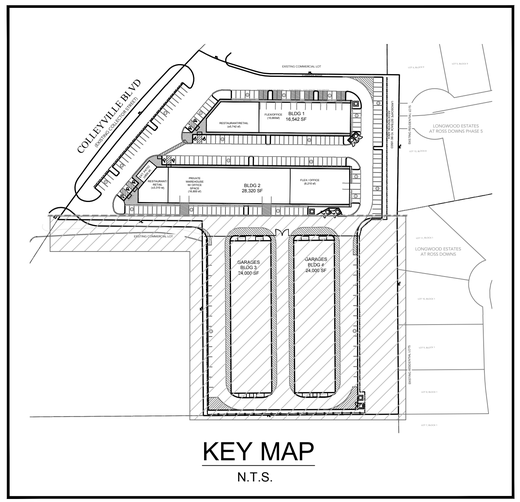
LANDSCAPE PLANTING

Date	Comment

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

LP-1

MATCHLINE - SEE SHEET LP-1



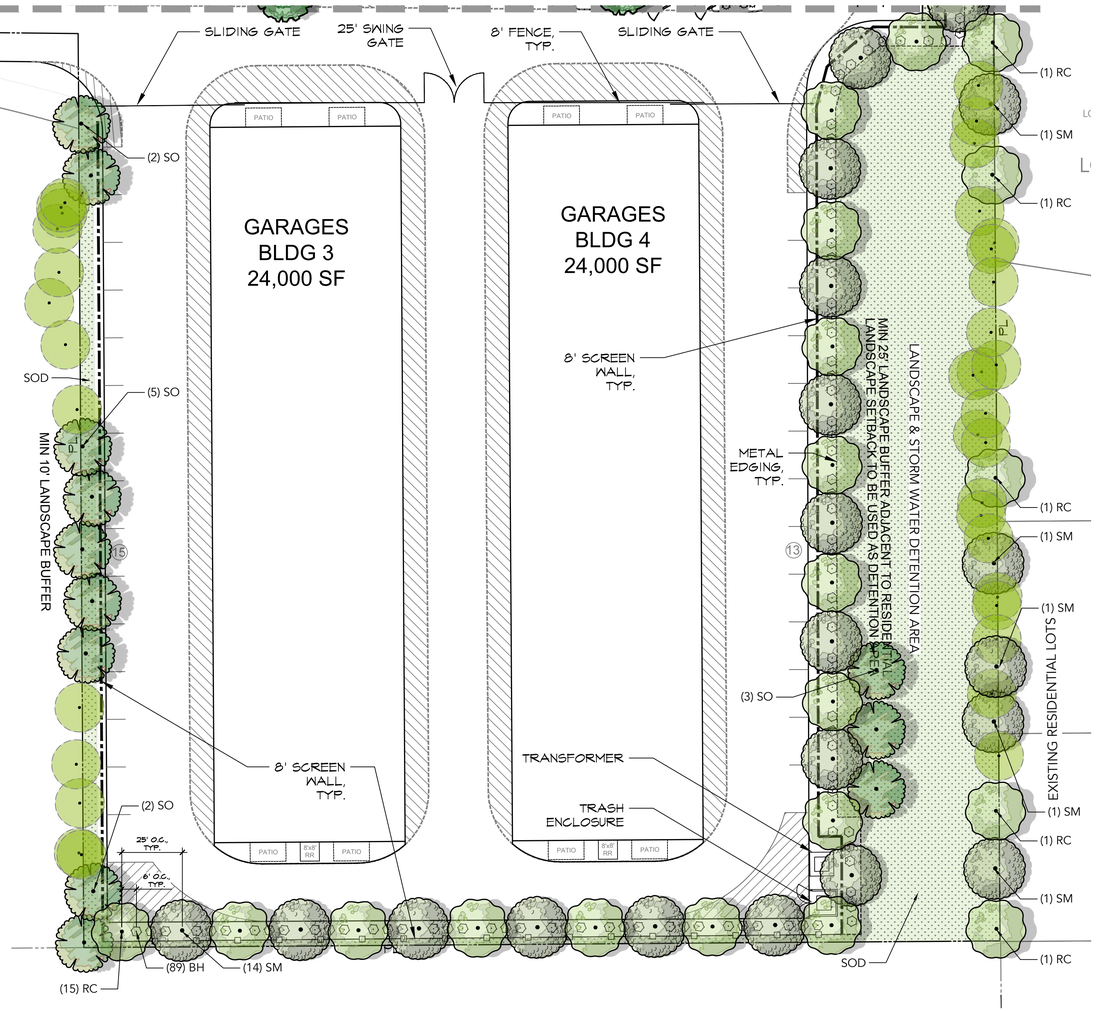
KEY MAP

N.T.S.

PLANT SCHEDULE

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NORTH

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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 ACCEPTABLE 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.

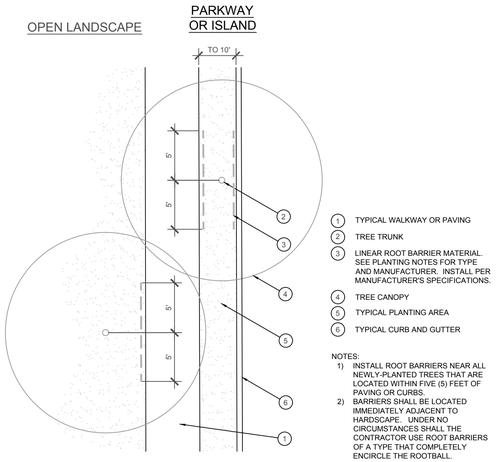
G. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

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.

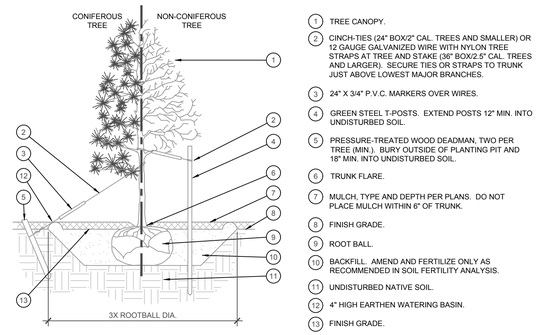
K. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

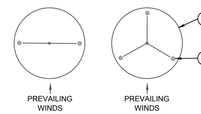
NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



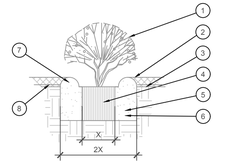
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

STAKING EXAMPLES (PLAN VIEW)



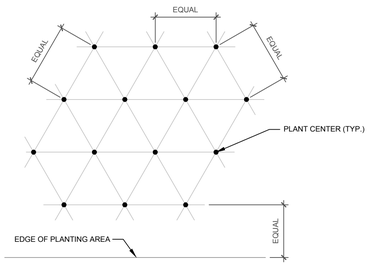
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A TREE PLANTING
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

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.

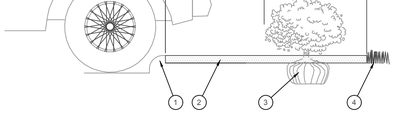
1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

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

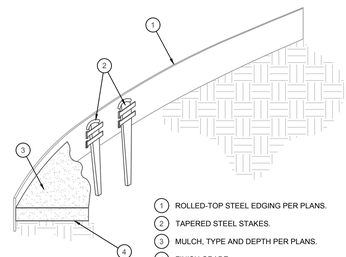
EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF/1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

F PLANT SPACING
SCALE: NTS



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

B PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE

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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LORSTED
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.

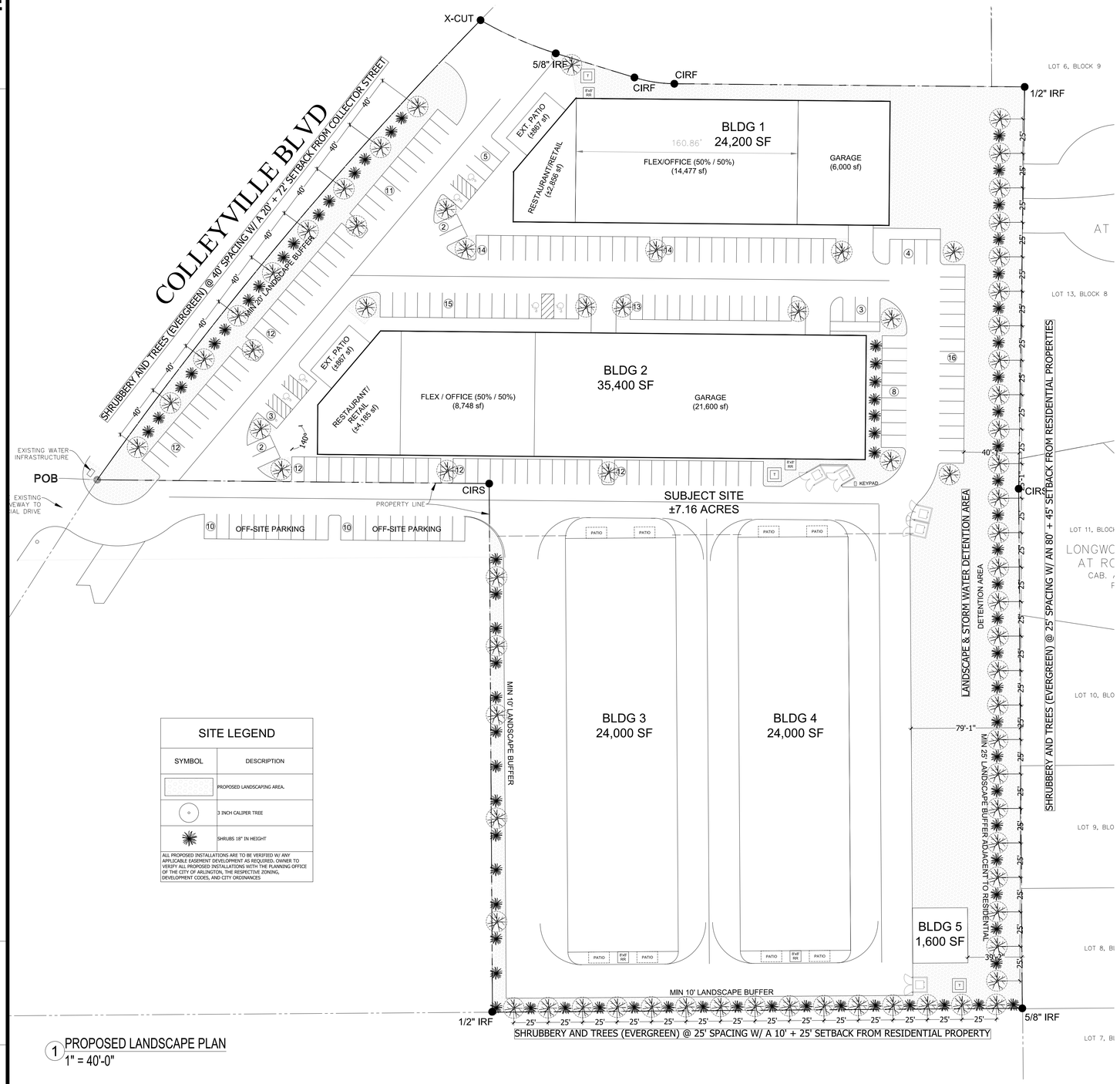
-SITE PLAN FOR REVIEW ONLY -

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



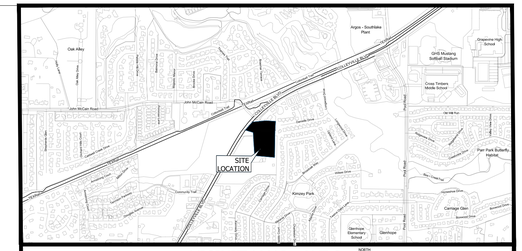
SITE LEGEND	
SYMBOL	DESCRIPTION
	PROPOSED LANDSCAPING AREA.
	3 INCH CALIPER TREE
	SHRUBS 18" IN HEIGHT

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

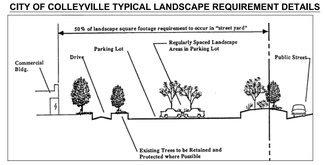


Exhibit "4-A" - Street Yard Landscaping Requirements

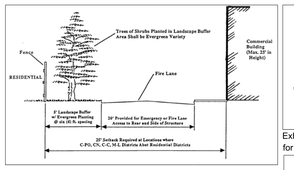


Exhibit "4-C" Rear and Side Landscape Buffer Requirement Without Fire Lane Provided

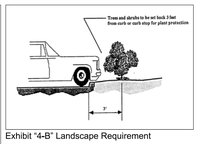


Exhibit "4-B" Landscape Requirement for Head-in Parking

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

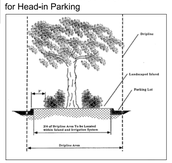
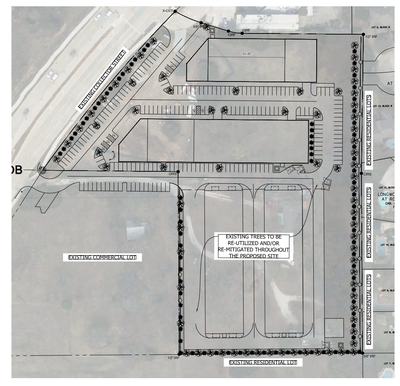
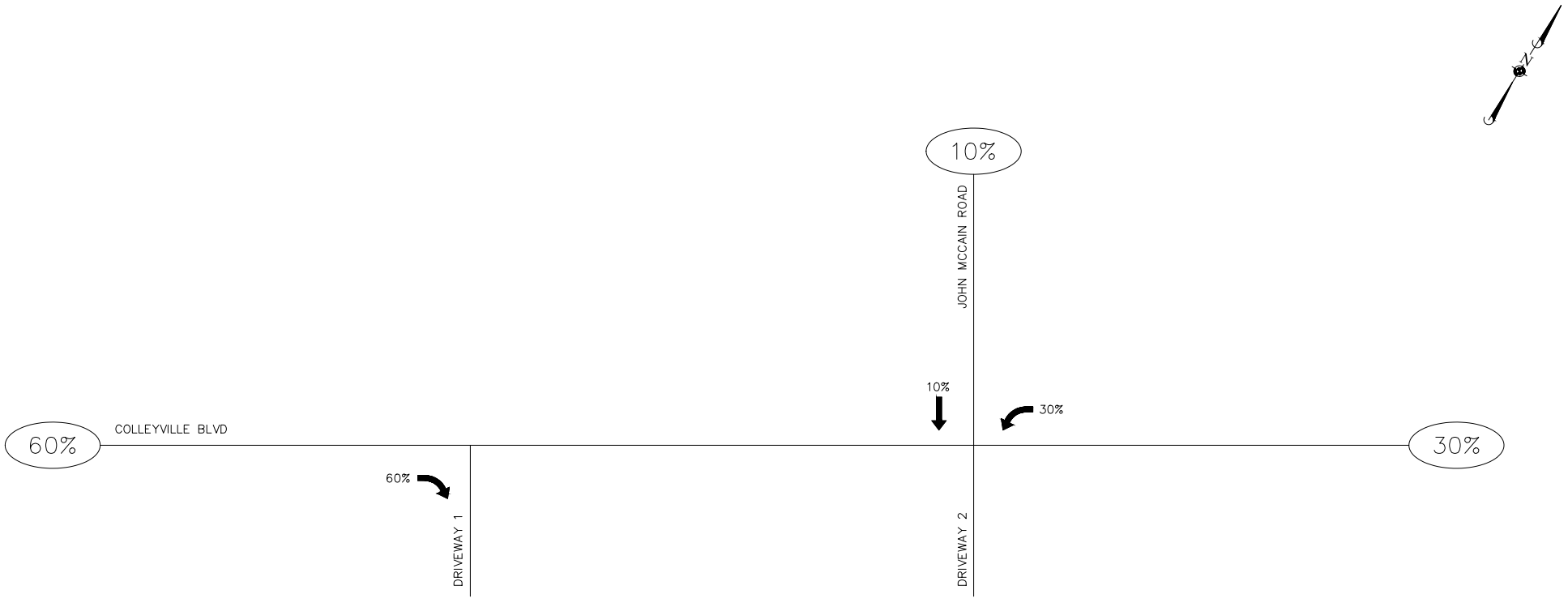


Exhibit "4-C" Description of Dripline

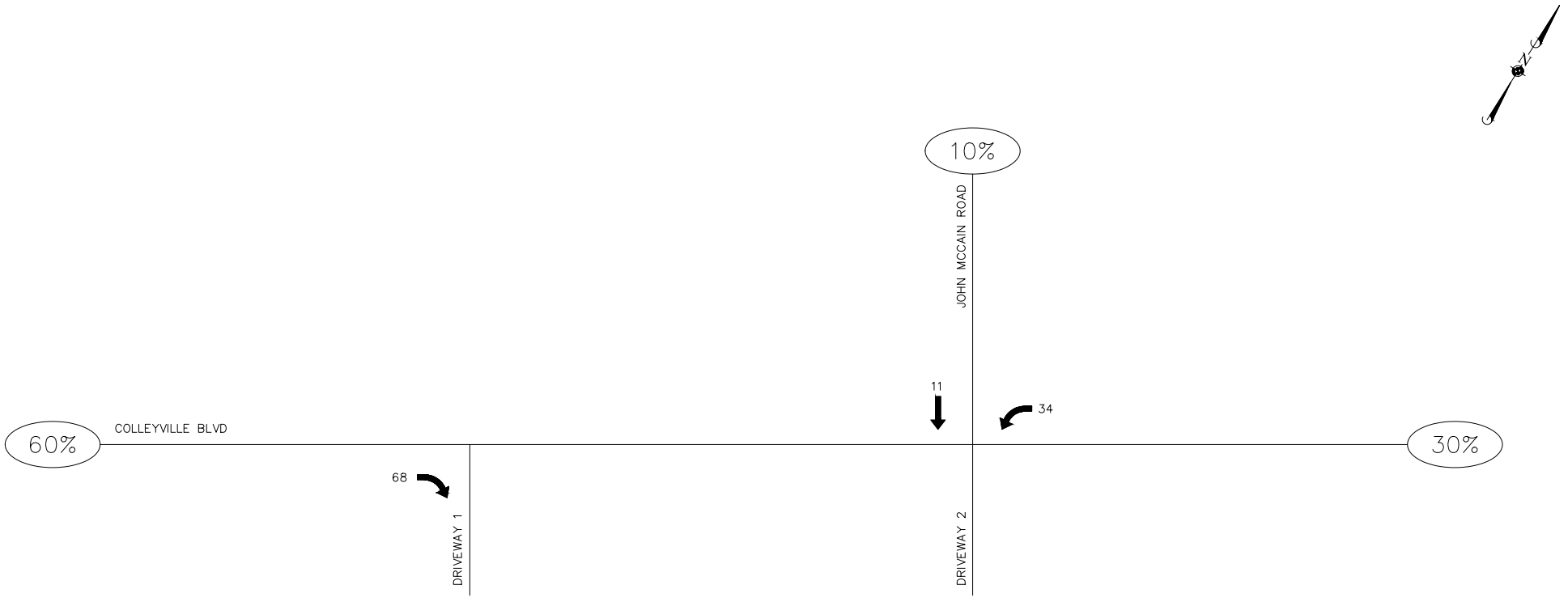


2 PROPOSED LANDSCAPE PLAN - AERIAL OF EXISTING AREA
1" = 150'-0"

SHEET NO: A0.2



LEGEND: XX % = TRIP DISTRIBUTION



LEGEND: XX = PM PEAK HOUR TRIP GENERATION

Conclusion

Driveway 1 (South Drive)

- PM Peak = 68 trips

Driveway 2 (North Drive – Full Access)

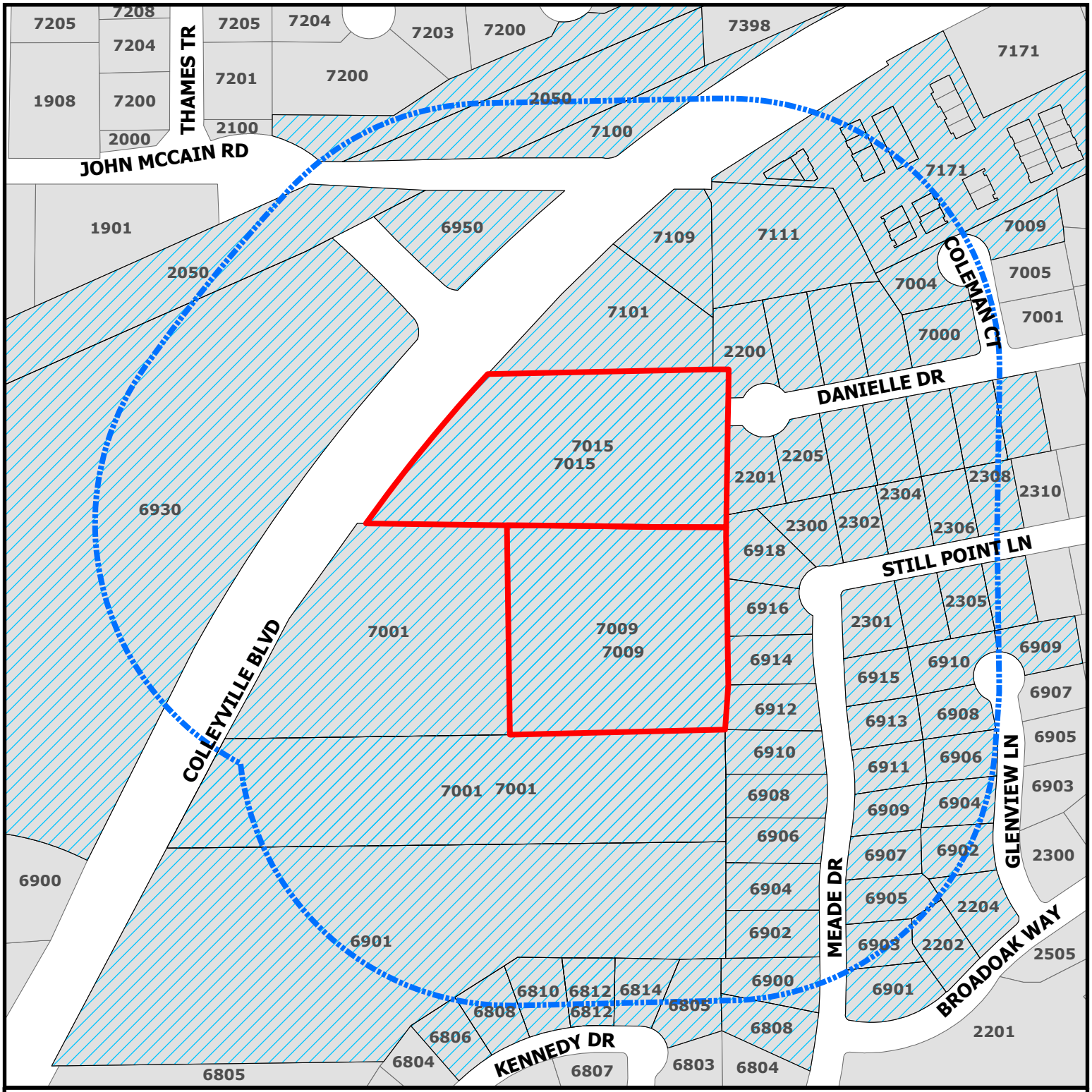
- PM Peak = 45 trips

Respectfully,

ATWELL, LLC

TX: Dallas

Notification Map



CITY OF COLLEYVILLE TEXAS

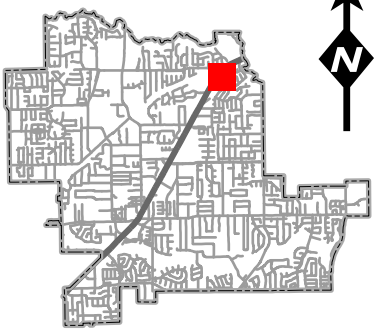
ZC26-009

7015 Colleyville Boulevard

Subject Property

Buffer

Parcels to be notified



N

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

NOTICE OF PUBLIC HEARING

«Owner_Name»
«Owner_Address»
«Owner_City» «Owner_Zip»

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

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

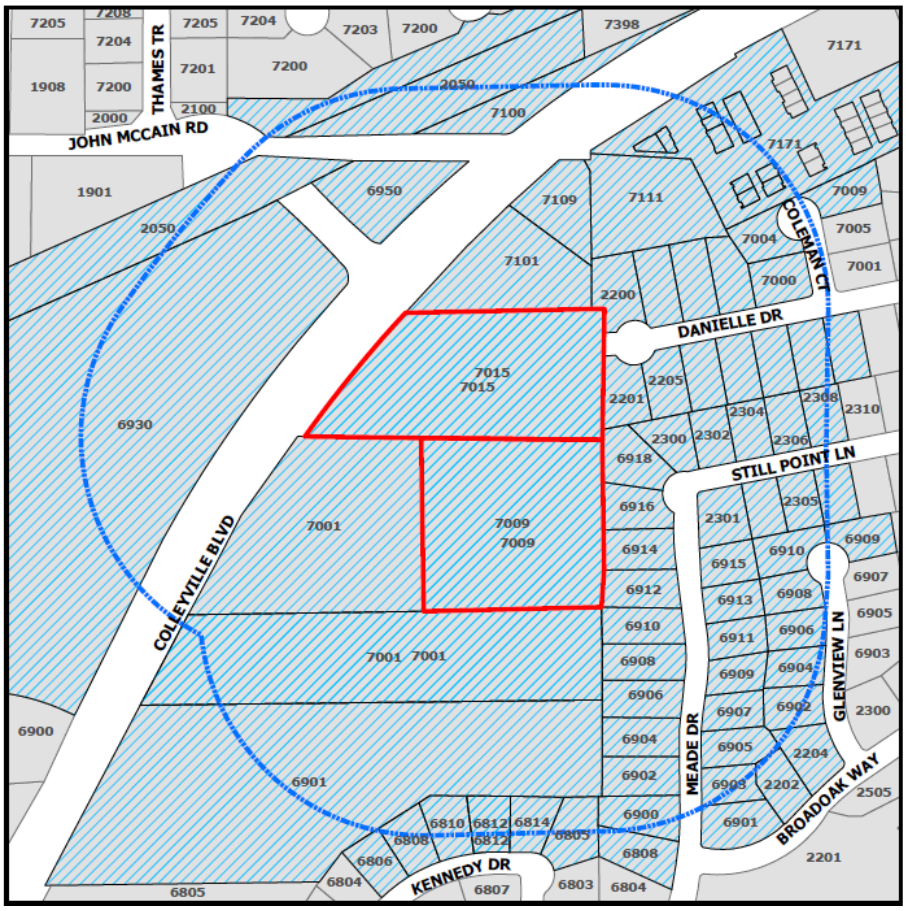
Request:	Consideration of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, being approximately 3.4 acres. The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

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

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

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

NOTICE OF PUBLIC HEARING



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

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

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

Daniel Ponder

Daniel Ponder
Planning Manager

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

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

To whom it may concern,

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

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

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

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

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

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

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

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

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

Protest to the city of Colleyville

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

To the Members of the Colleyville City Council,

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

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

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

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

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

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

concerns.

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

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

4. Lack of Transparency and Public Engagement

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

5. Request for Action

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

• Deny the rezoning application from agricultural to commercial use.

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

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

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

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

Sincerely,

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

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

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

To the Honorable Members of the Colleyville City Council,

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

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

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

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

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

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

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

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

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

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

developer related to this project

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

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

Respectfully,

Mindy Lowack

6914 Meade Drive

Colleyville, TX 76034

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.

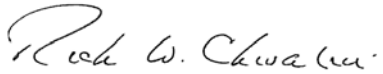
Third, the visual impact of this development will forever change the landscape of the land. What is currently a natural and open backdrop will be replaced with commercial structures that are wholly inconsistent with the surrounding residential setting. This change will permanently alter the character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

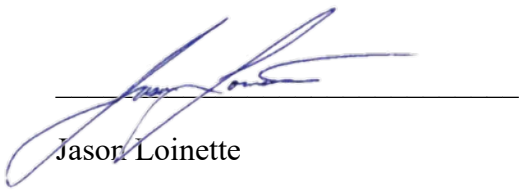
• Potential increase in crime due to the value of the automobiles being held in these warehouses

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.

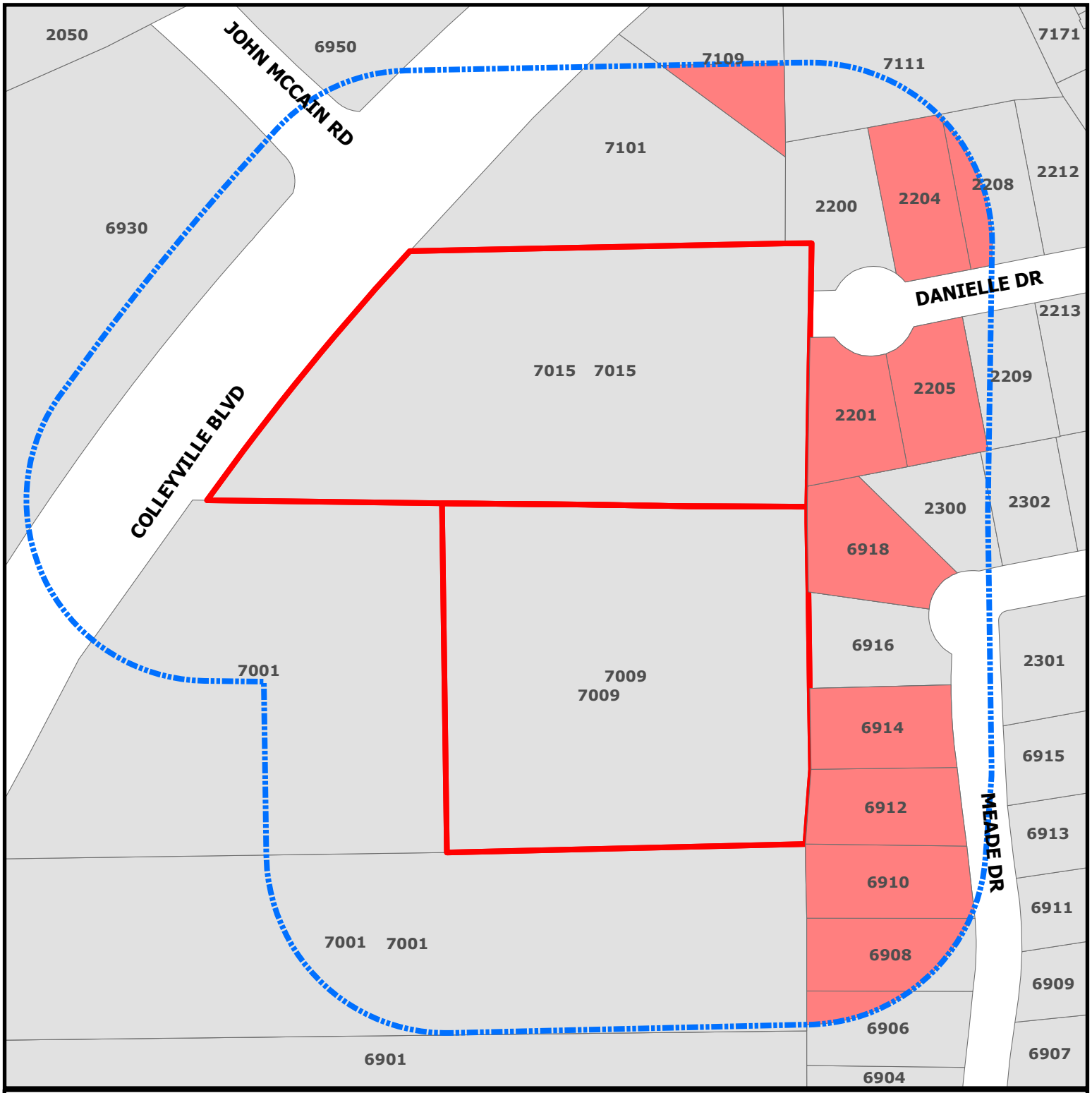
One of our key objections is the east side elevation (the side directly visible from the property owners along Meade Drive). We want to see a much more opaque structure between our property and the proposed buildings. We understand a brick/stone wall will be used, but in the space between the wall and 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 & Joleen Mueller	6900 Meade Dr	Dave C Mueller
BEN OSBORN	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	
Jamie Smith	6913 Meade Dr	Jamie Smith
Don & Tracy Dunn	6915 Meade DR	Don Dunn
Allyson Leacock	6914 Meade Dr	Allyson 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

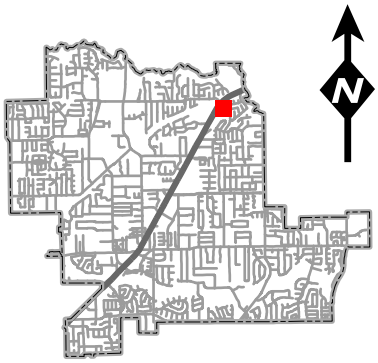
ZC26-009

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%
7109 COLLEYVILLE BLVD	KEAU LLC	0.92%
2208 DANIELLE DR	NEUPANE, KUSHAL	0.53%
6906 MEADE DR	KOLGER, JON K	0.37%

Address Count : **11** **Total Percentage:** **16.51%**

Date : 5/7/2026 9:46 AM

ORDINANCE O-26-2369

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 AND 7015 COLLEYVILLE BOULEVARD, 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; 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.

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

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 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" – Aerial Map

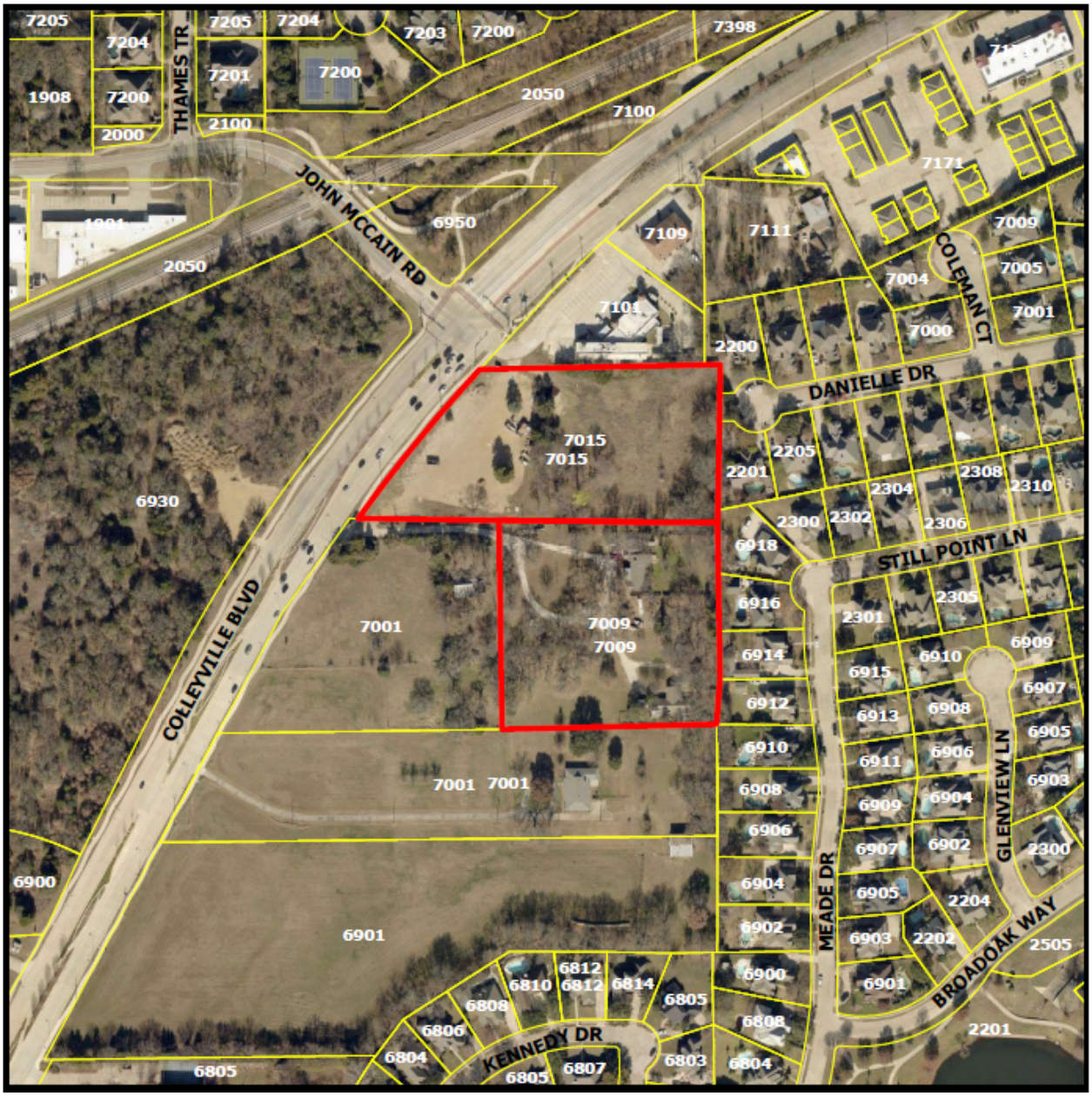


Exhibit "B" – Statement of Planning Objectives

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 06

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

SF TABLE

BUILDING	AREA (SF)	TYPE
1	16,542	RETAIL / REST. / OFFICE / WAREHOUSE
2	28,320	RETAIL / REST. / OFFICE / WAREHOUSE
3	24,000	GARAGES
4	24,000	GARAGES
TOTAL W/ ALL BUILDINGS	92,862 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	3,942	40	50	EXTRA SPACES PROVIDED FOR RESTAURANT
OFFICE	300	6,300	21	21	
WAREHOUSE	1,000	6,300	7	7	
		16,542	68	78	
BUILDING 2					
RESTAURANT	100	3,310	34	90	EXTRA SPACES PROVIDED FOR RESTAURANT
OFFICE	300	2,400	8	9	
WAREHOUSE	1,000	5,747	6	6	
PRV. WAREHOUSE	2,500	16,800	7	7	
		28,320	56	112	
GARAGES - BLDG #3	2,000	24,000	10	15	NOT REQ'D, PROVIDED FOR ENTRY COMPLIANCE
GARAGES - BLDG #4	2,000	24,000	10	13	NOT REQ'D, PROVIDED FOR ENTRY COMPLIANCE
TOTALS		92,862	124	218	

REQUIRED ADA SPACES: 7 | PROVIDED ADA SPACES: 9

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.

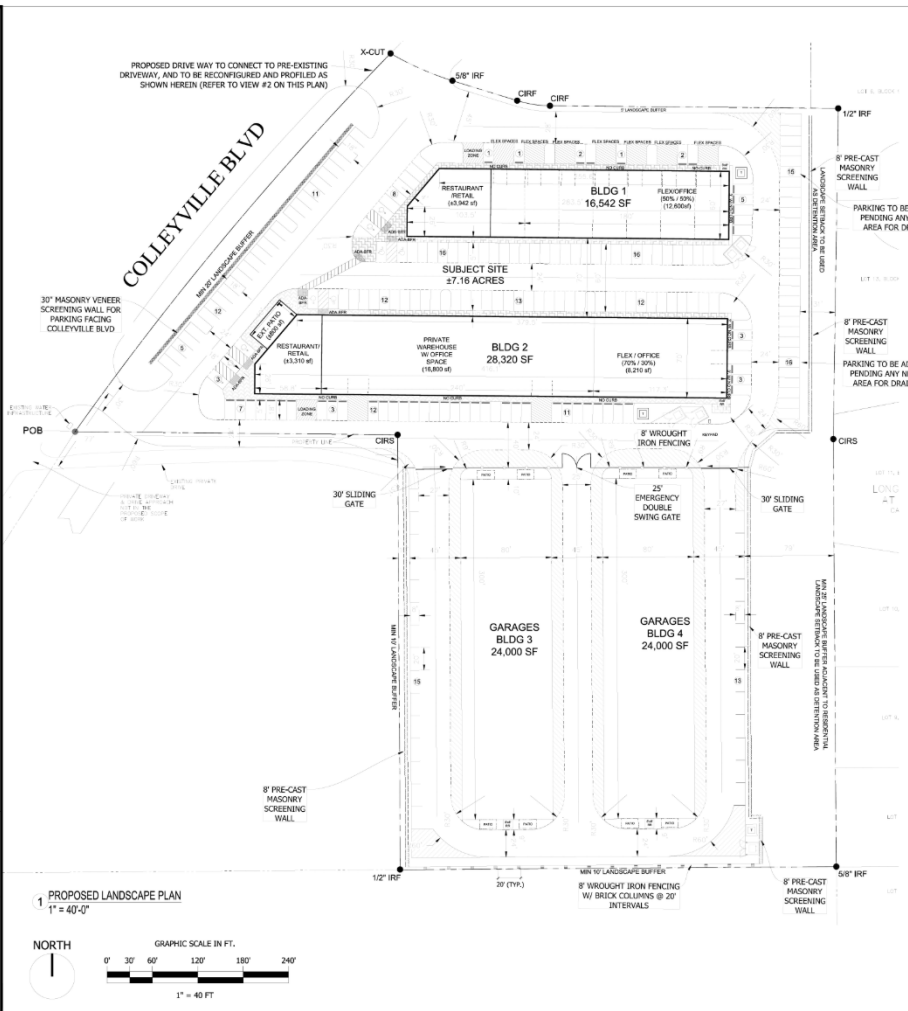
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL & LEONARDO PENA, P.E.

-SITE PLAN FOR REVIEW ONLY -

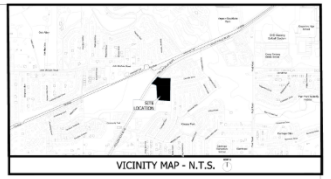
SITE DIMENSION PLAN | 05.07.26

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"



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"

SHEET NO: A0.1

Exhibit "C" – Site Plan



BUILDING 1 - WEST (FRONT) FACADE CALCS		
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	339 SF	9%
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	439 SF	10%
PEARL WHITE STUCCO - TBD	0 SF	0%
EIFS PARAPET CAP BAND, PAINTED LIGHT GREY	27 SF	1%

BUILDING 1 - NORTH (SIDE) FACADE CALCS		
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	1,429 SF	57%
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	442 SF	12%
PEARL WHITE STUCCO - TBD	223 SF	21%
EIFS PARAPET CAP BAND, PAINTED LIGHT GREY	1,145 SF	30%

BUILDING 1 - EAST (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	2,183 SF	44%
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	634 SF	13%
PEARL WHITE STUCCO - TBD	740 SF	15%
EIFS PARAPET CAP BAND, PAINTED LIGHT GREY	1,162 SF	23%

BUILDING 1 - SOUTH (REAR) FACADE CALCS		
SPECIFICATION	AREA	FACADE %
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - TEXAS STONE	689 SF	34%
CULTURED STONE, ASHLAR, CAST IN-PLACE, COBBLEFIELD - GRAY	44 SF	3%
PEARL WHITE STUCCO - TBD	890 SF	47%
EIFS PARAPET CAP BAND, PAINTED LIGHT GREY	343 SF	29%

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

CONCEPTUAL DRAWING: 5/7/2026 9:25:01 AM

BLDG 1 - ELEVATIONS

Exhibit "D" – Elevations

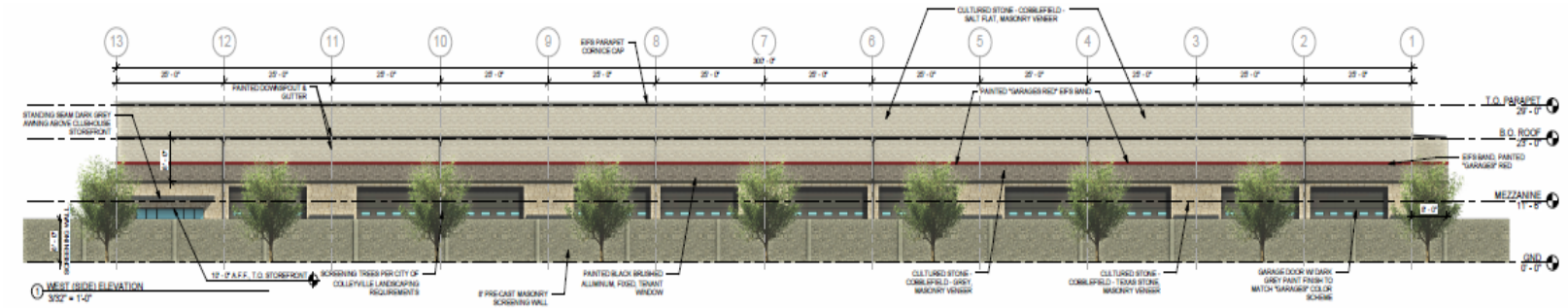


PROJECT:

GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS 79521

CONCEPTUAL DRAWING: 5/7/2026 10:10:12 AM

BLDG 2 - ELEVATIONS


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

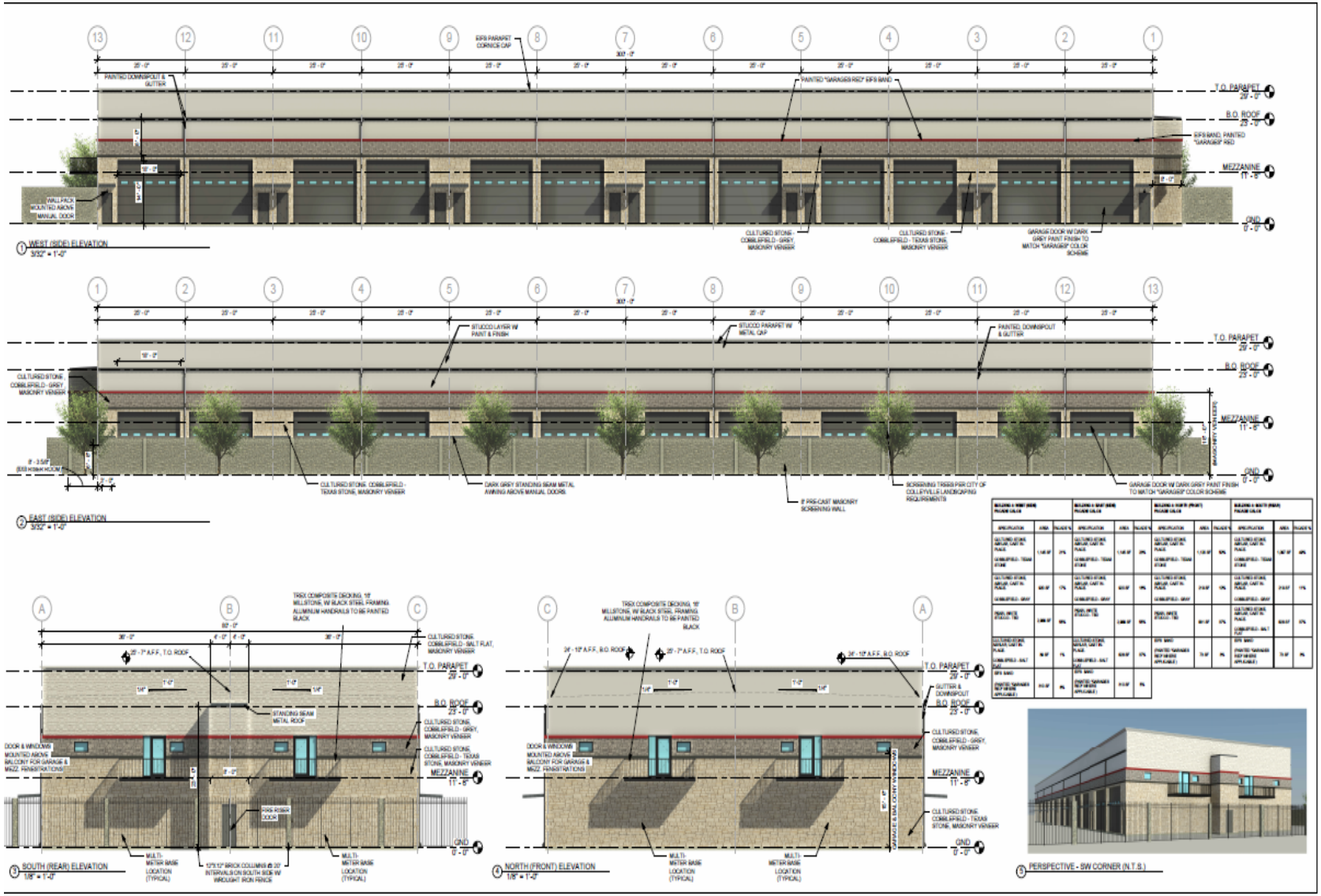
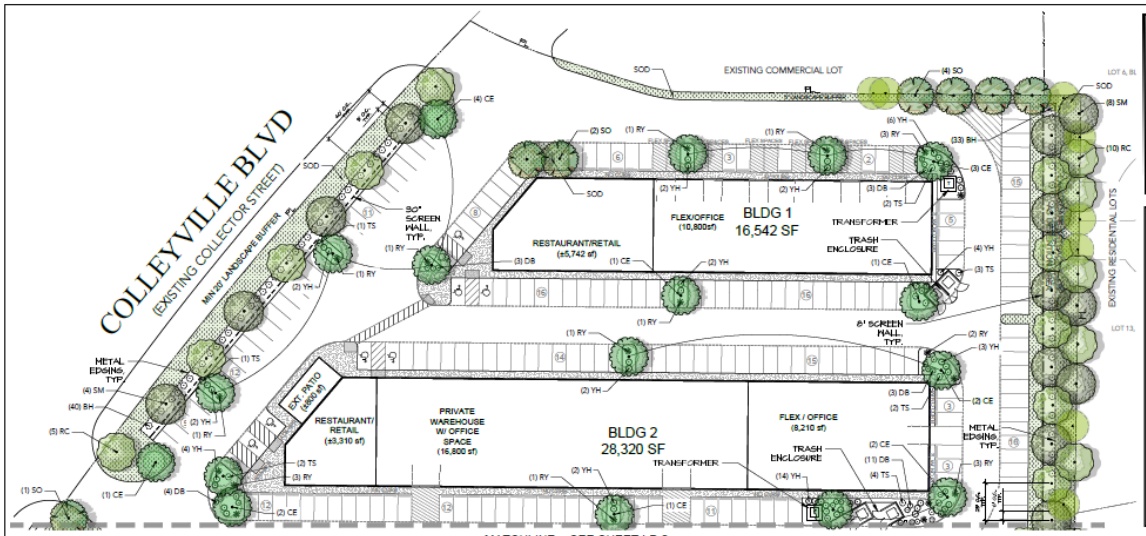
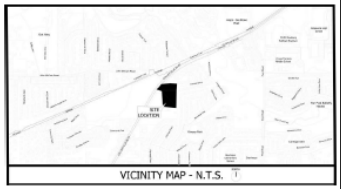

1 WEST (SIDE) ELEVATION
3/32" = 1'-0"
2 EAST (SIDE) ELEVATION
3/32" = 1'-0"
3 SOUTH (REAR) ELEVATION
1/8" = 1'-0"
4 NORTH (FRONT) ELEVATION
1/8" = 1'-0"
5 PERSPECTIVE - SW CORNER (N.T.S.)
T.O. PARAPET
29' - 0"
B.O. ROOF
25' - 0"
MEZZANINE
11' - 8"
GND
0' - 0"
CULTURED STONE - COBBLEFIELD - GREY, MASONRY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

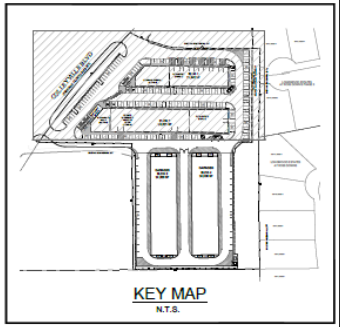
Exhibit "E" – Landscape Plan



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 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 CONFIRM 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 AREAS AND ELIMINATE THE POTENTIAL FOR PONDING.
   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 (SEE SOIL & 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 SURFACES 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 SURFACES 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. 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 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 SUBSTITUTIONS ARE PROPOSED BY 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 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 SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE PLANTING AUTHORITY) AND ALL AREAS TO RECEIVE 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. ROCKED AND BRIDED 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 CONTROLLER SYSTEM, RAIN SENSOR, AND FLOW SENSOR COMPLYING WITH 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 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 PYRAMID PRM MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1 ½" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND BRIDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF MULCH TO OWNER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO ORDERING MULCH FOR CONSTRUCTION. ABSOLUTELY NO SHREDDED GROUND SHALL BE LEFT ENCASED 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 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 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.SAG.8930
www.evergreendesigngroup.com

04/29/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

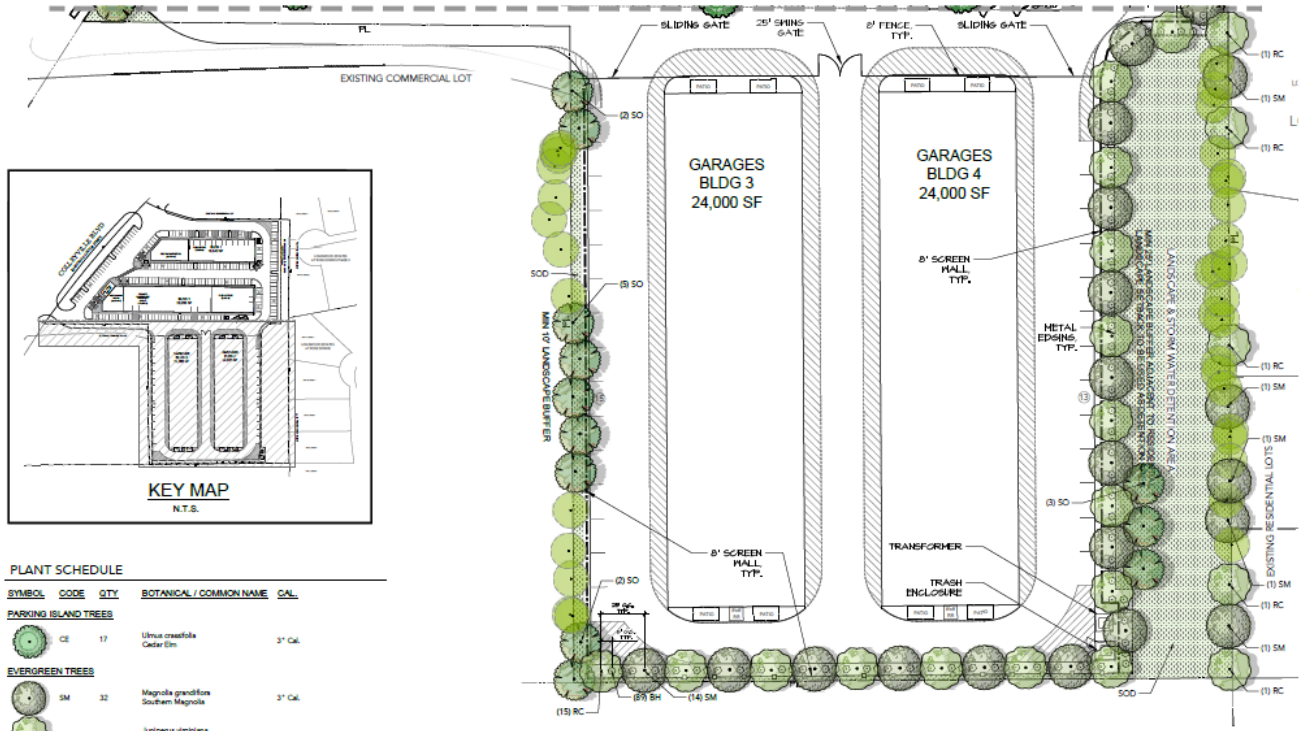
LANDSCAPE PLANTING

Date	Comment

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

LP-1

MATCHLINE - SEE SHEET LP-1



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	
PARKING ISLAND TREES					
	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.	
EVERGREEN TREES					
	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		

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
SHRUBS					
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	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		

NORTH

Scale 1" = 30'

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

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
CITY COUNCIL BRIEFING

Agenda Number 5b **Agenda Date** 6/2/2026 **Number** Ordinance O-26-2370
Type Ordinance
Department Community Development

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

Explanation
First Reading and Public Hearing

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

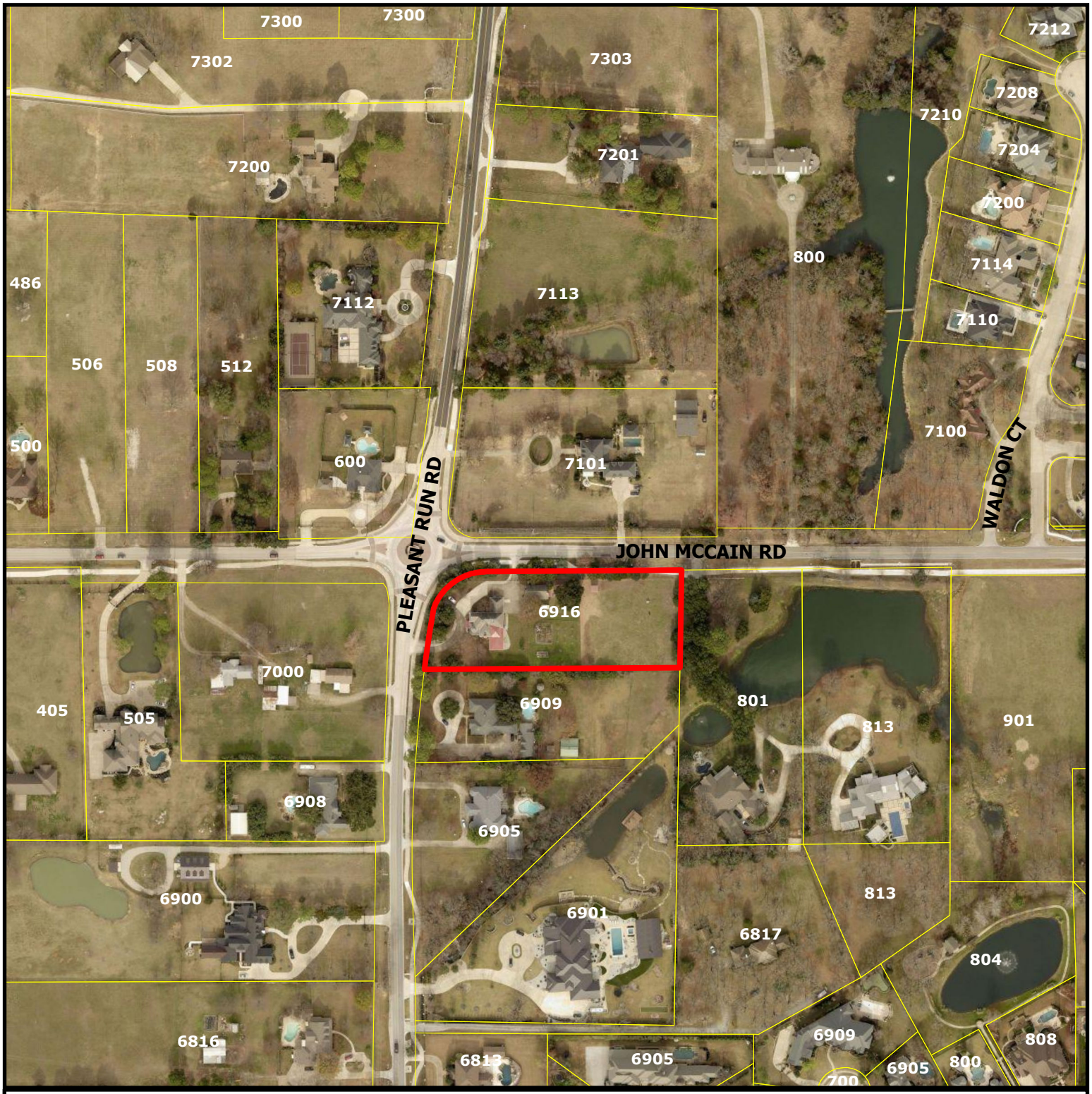
this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 11, 2026 meeting by a vote of 4-2.

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. Letter Received
10. Ordinance O-26-2370

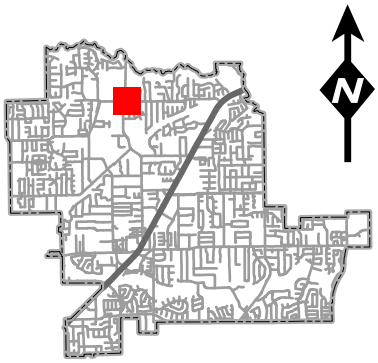
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-007

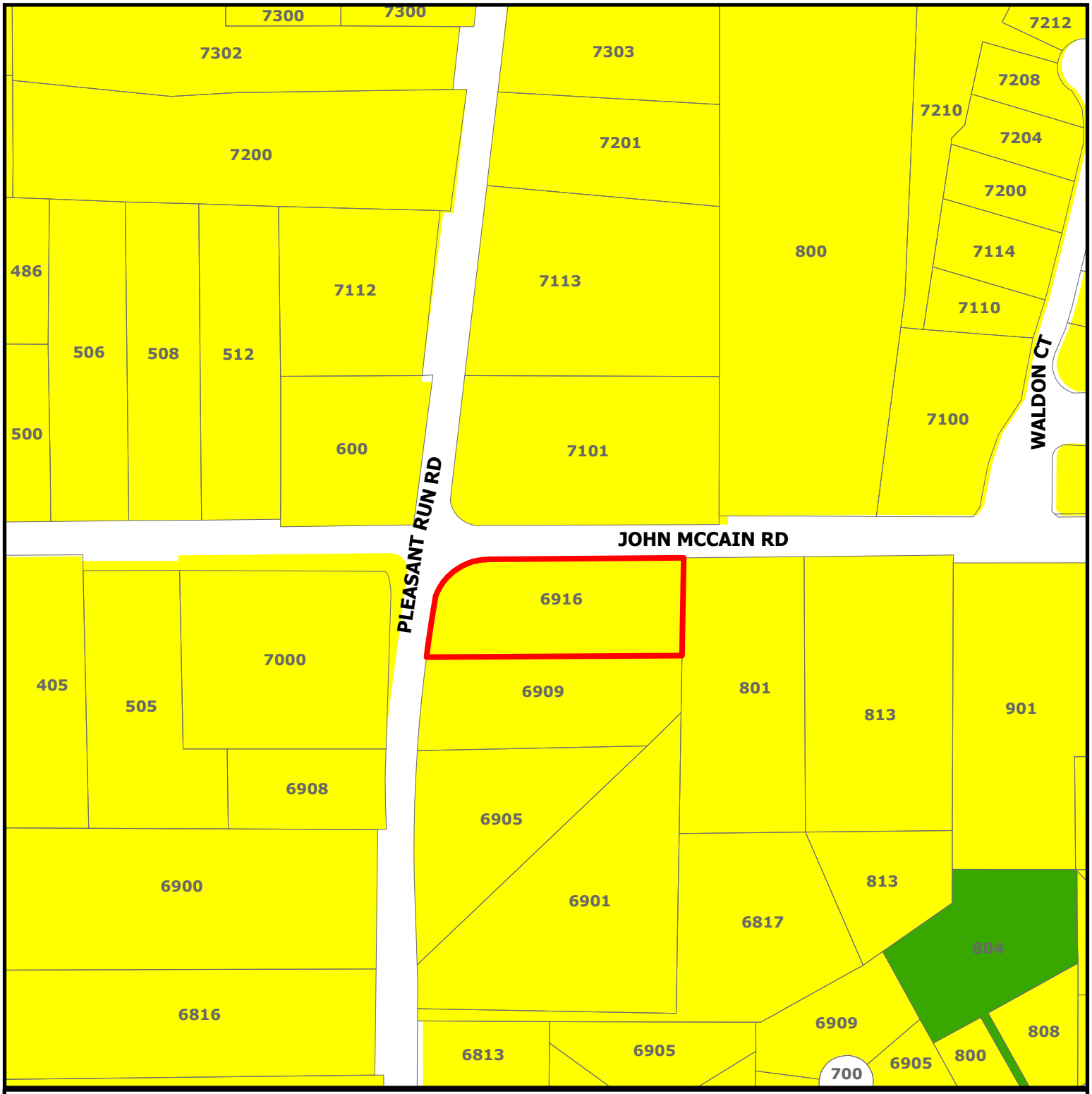
6916 Pleasant Run Road



DISCLAIMER:
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Subject Property

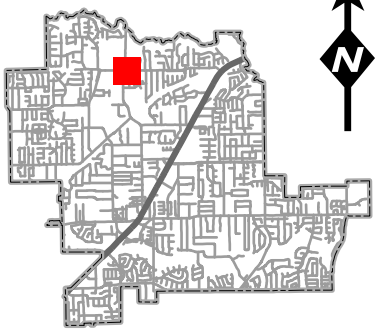
Future Land Use Map



ZC26-007

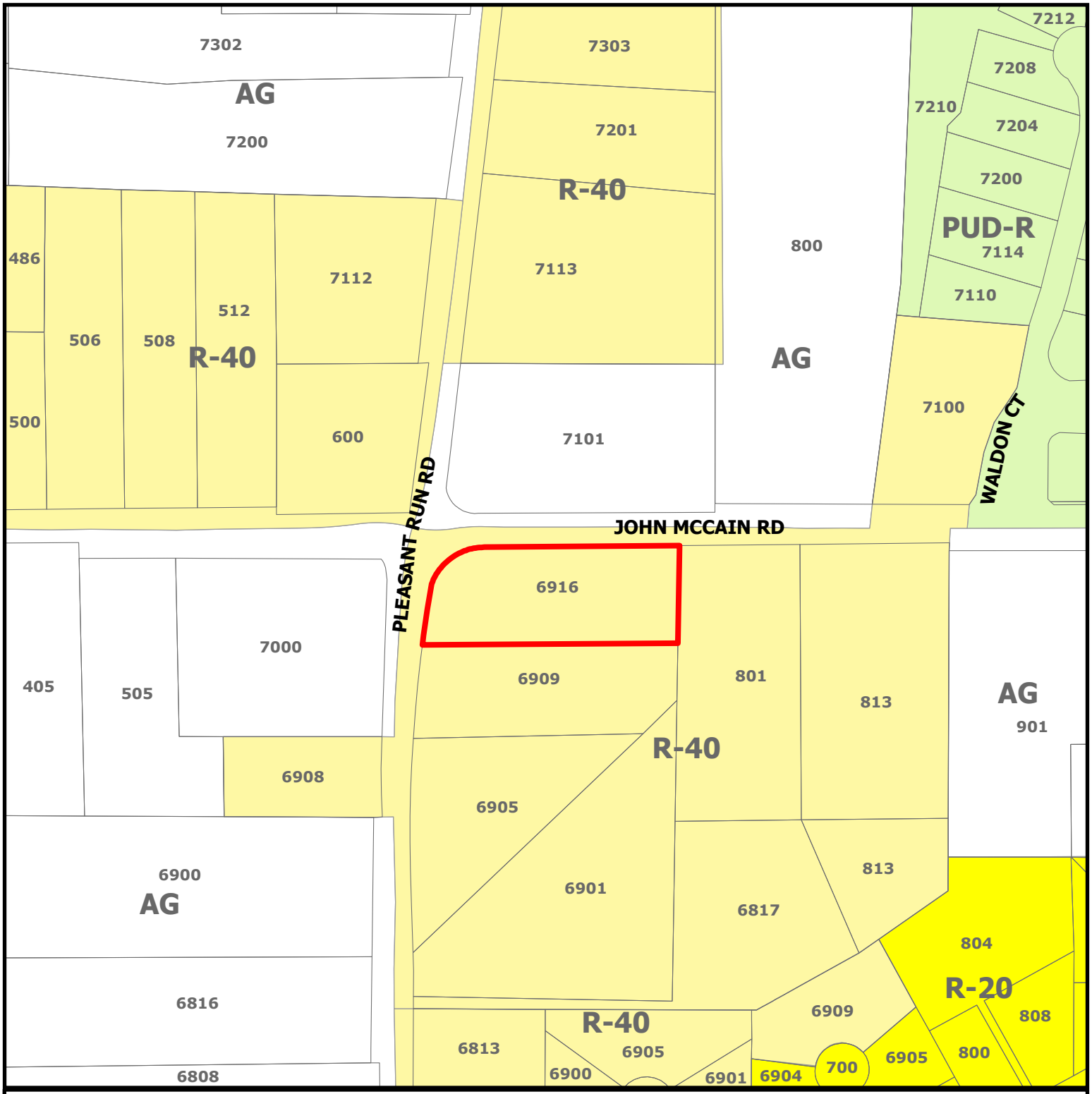
6916 Pleasant Run Road

- Residential
- Open Space; Parks
- Subject Property



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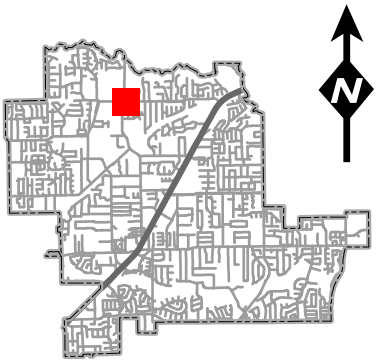
Zoning Map



CITY OF COLLEYVILLE TEXAS

ZC26-007

6916 Pleasant Run Road



Subject Property

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Boundary Survey

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

PLEASANT RUN ROAD
(75' R/W)

EAST 425.88'

N 89°46'13" W 452.46'

N 05°16'00" E 175.00'

S 05°16'00" W 175.00'

TWO STORY BRICK

BRICK/STONE BARN

Shed 16x10

Loading Shed 10'x12'

20x18 CARPORT

8'X 10' Loading Shed

LOT 2-A
76461 SQ. FT.
1.76 ACRES

LOT 2-B

40' BLDG. SETBACK (PER PLAT)

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

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

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

IRON FENCE

10' HWY EASEMENT

SET I.R.

1" = 100' GRAPHIC SCALE

NORTH

ADDRESS
6916 Pleasant Run Road
Colleyville, TX 76034

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

BASIS OF BEARINGS: Recorded Plat

LIST OF POSSIBLE ENCROACHMENTS: None Observed

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

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

SURVEYOR FILE NUMBER: 1210000819

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

LEGEND

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

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

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

FLOOD ZONE INFO
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY IS NOT LOCATED IN THE LOCATION OF A FLOOD HAZARD AREA.
PANEL NUMBER 48439 C, DATED SEPTEMBER 25, 2009.
THE SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE F.I.R.M. THE LOCAL F.E.M.A. MAP SHOULD BE CONTACTED FOR VERIFICATION.

FOR ALL INSURANCE'S CONTACT: RLS

RESIDENTIAL LAND SERVICES

Form: R.T.T.S.

SURVEYOR'S CERTIFICATE

DAVID E. KING, JR.
4273
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL

DATE	REVISION	DATE	REVISION

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

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

John McCain

Iron fence

36.8'

Barn
882 sq ft
Brick

24.5'

36'

65'

AC AC

61.1'

Iron fence

Pleasant Run Road

3,654 sq ft

29x18'

Metal Carport

18'

28'

N

Scale 5'

80,498 sq ft
1.848 Acres

76.7'

parent Shake

40'

83.1'

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

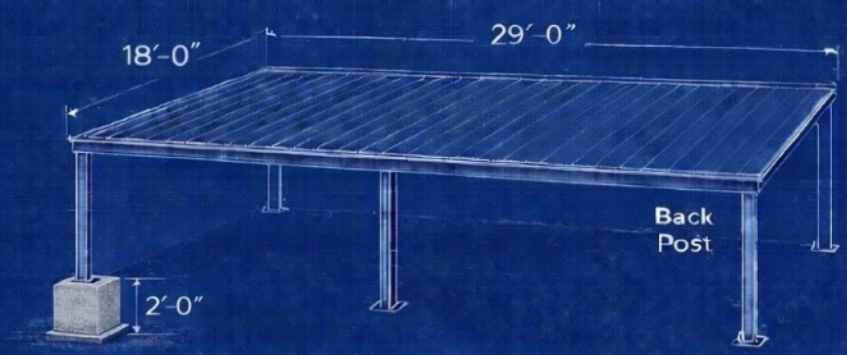
63.8'

Wood Fence

40.8'

Iron fence

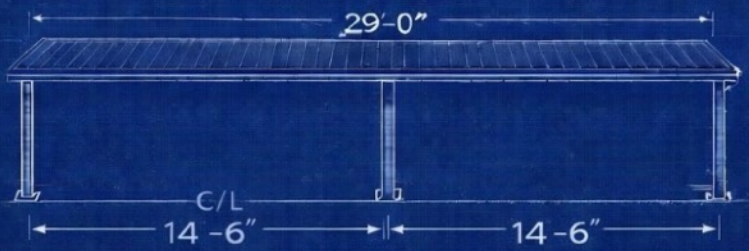
18′ x 29′ FLAT ROOF STRUCTURE



ROOF VIEW
(Top Down)



FRONT & SIDE ELEVATION



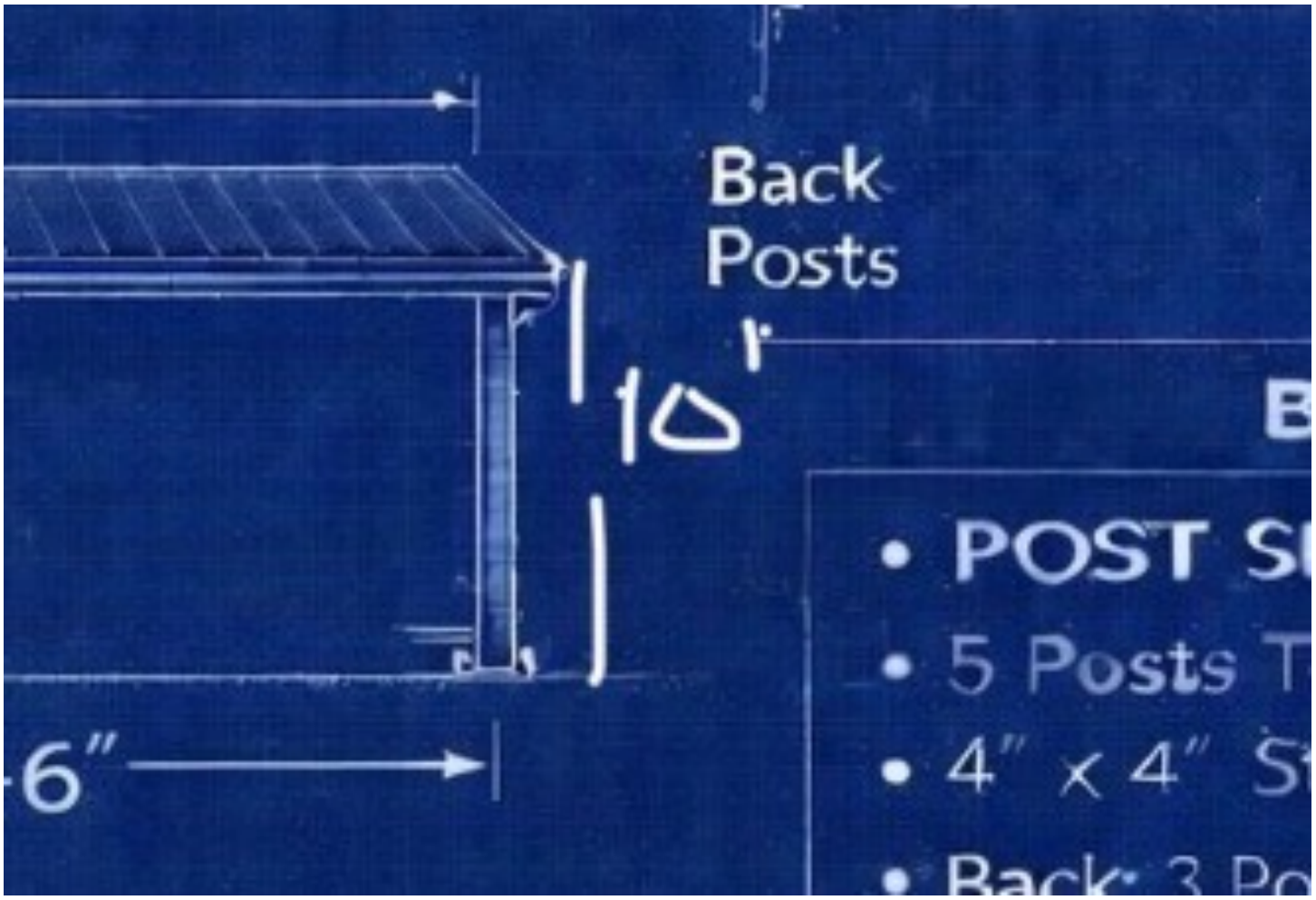
POST SPACING (Back Side)

29′-0″ Total

Back Posts | Back Center Post | Back Postt

BACK VIEW

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



City of Colleyvile Impervious Coverage Worksheet

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

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

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

Notification Map



CITY OF COLLEYVILLE TEXAS

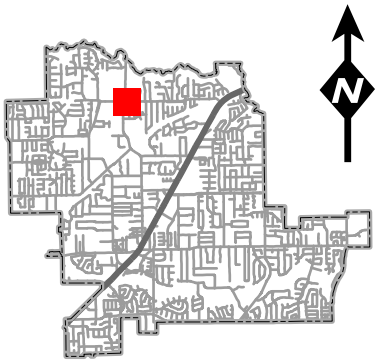
ZC26-007

6916 Pleasant Run Road

Subject Property

Buffer

Parcels to be notified



DISCLAIMER:
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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

William Hohmann

6901 Pleasant Run Rd.
Colleyville, TX 76034
[redacted]

May 11, 2026

City Of Colleyville
Planning and Zoning Department
RE: Case ZC26-007/Linda Kientz/6916 Pleasant Run Rd.

As a long time resident and property owner of TWO properties that are BOTH within five hundred feet of Linda's property, I support her rezoning application and recommend that the city of Colleyville promptly approve her request.

Sincerely yours,

William Hohmann

6901 Pleasant Run Rd.

6817 Pleasant Run Rd.

ORDINANCE O-26-2370

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 elevations 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.

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

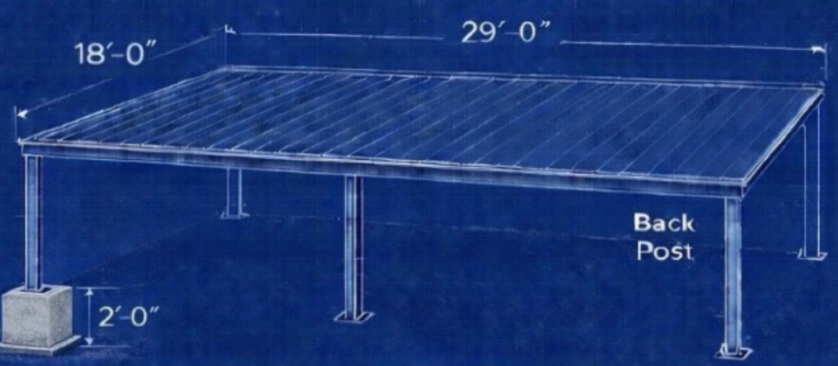
Exhibit “A” - Aerial Map



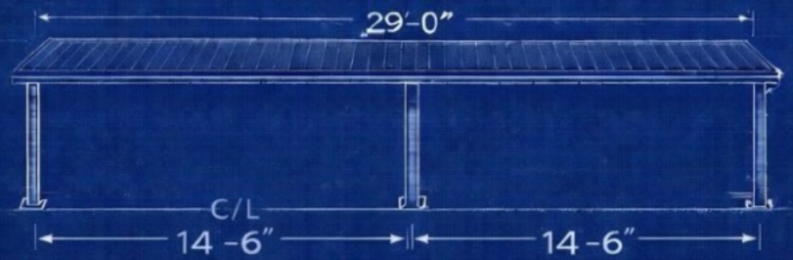
Exhibit "B" – Site Plan



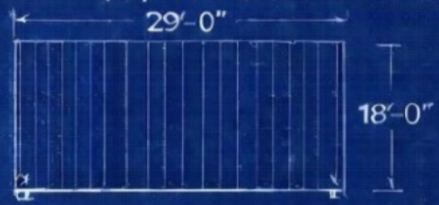
18′ x 29′ FLAT ROOF STRUCTURE



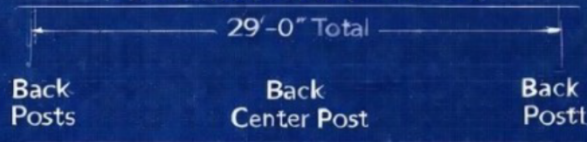
FRONT & SIDE ELEVATION



ROOF VIEW
(Top Down)



POST SPACING (Back Side)



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 COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5c **Agenda Date** 6/2/2026 **Number** Ordinance O-26-2371
Type Ordinance
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
First Reading and Public Hearing

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request with a recommendation to add hours of operation at their May 11, 2026 meeting by a vote of 6-0.

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. Ordinance O-26-2371

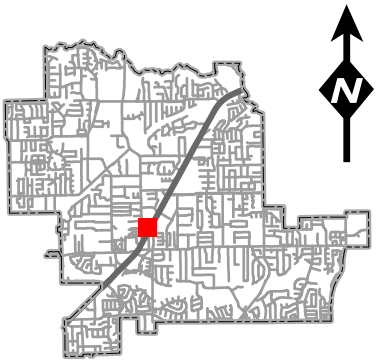
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-011

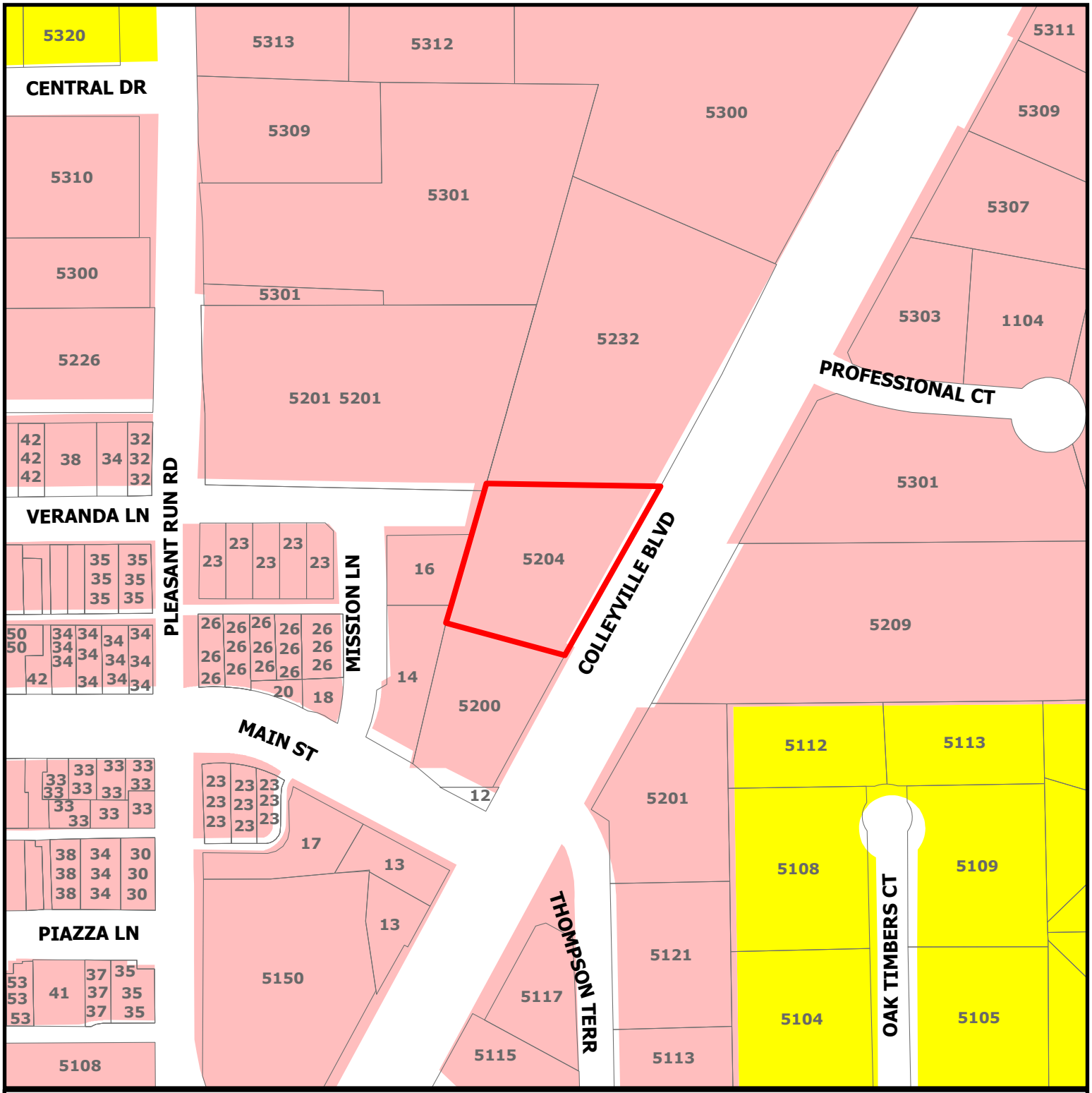
5204 Colleyville Boulevard



Subject Property

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Future Land Use Map



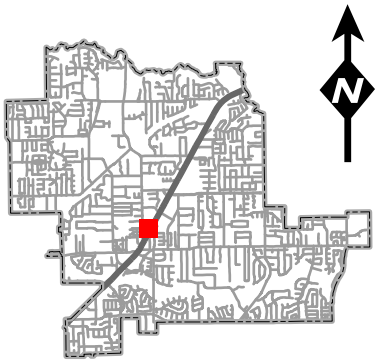
CITY OF COLLEYVILLE TEXAS

ZC26-011

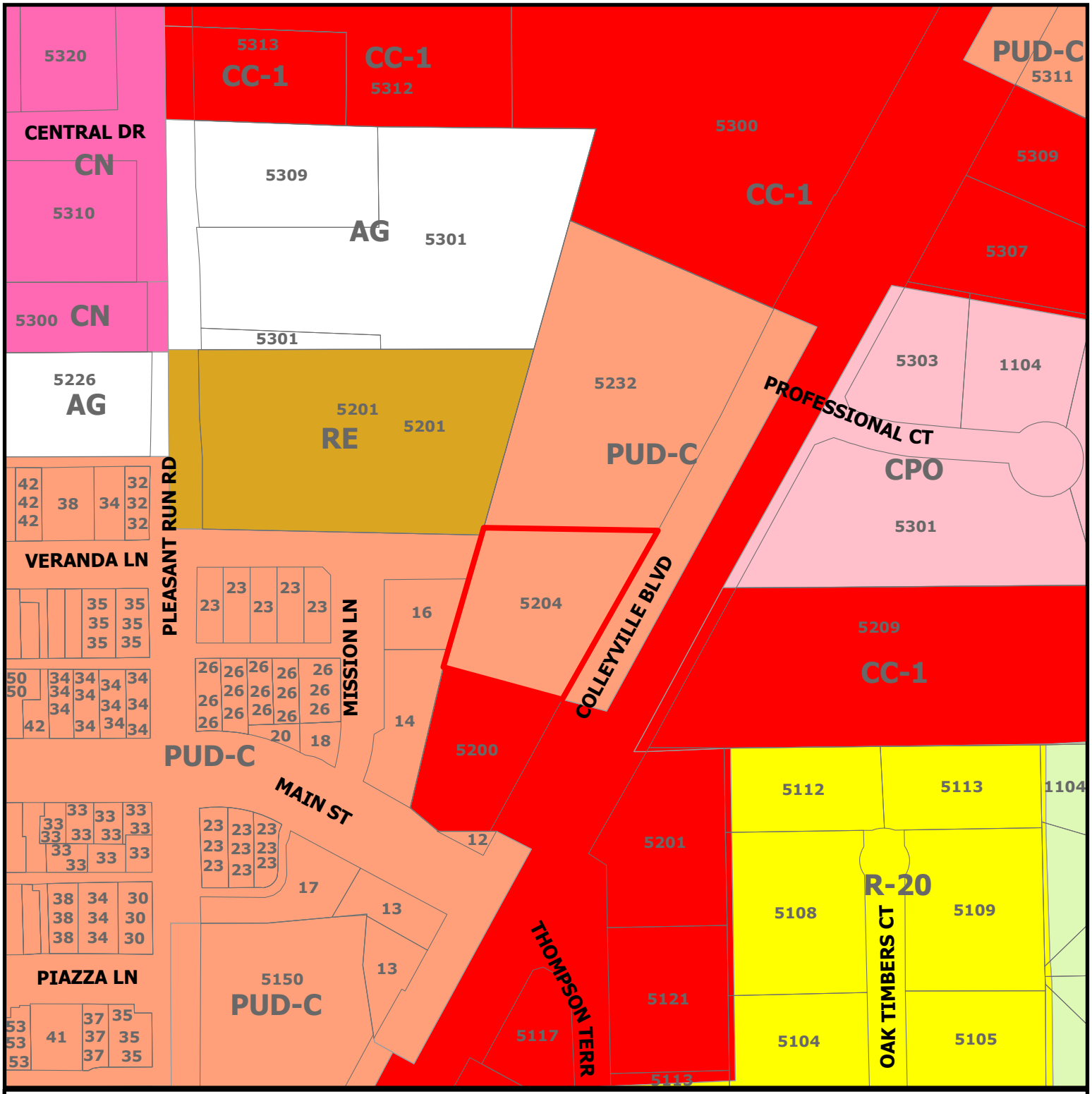
5204 Colleyville Boulevard

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- Residential
- Colleyville Blvd Corridor
- Subject Property



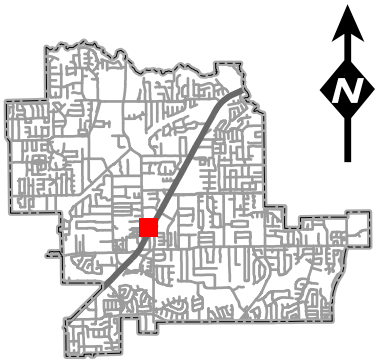
Zoning Map



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



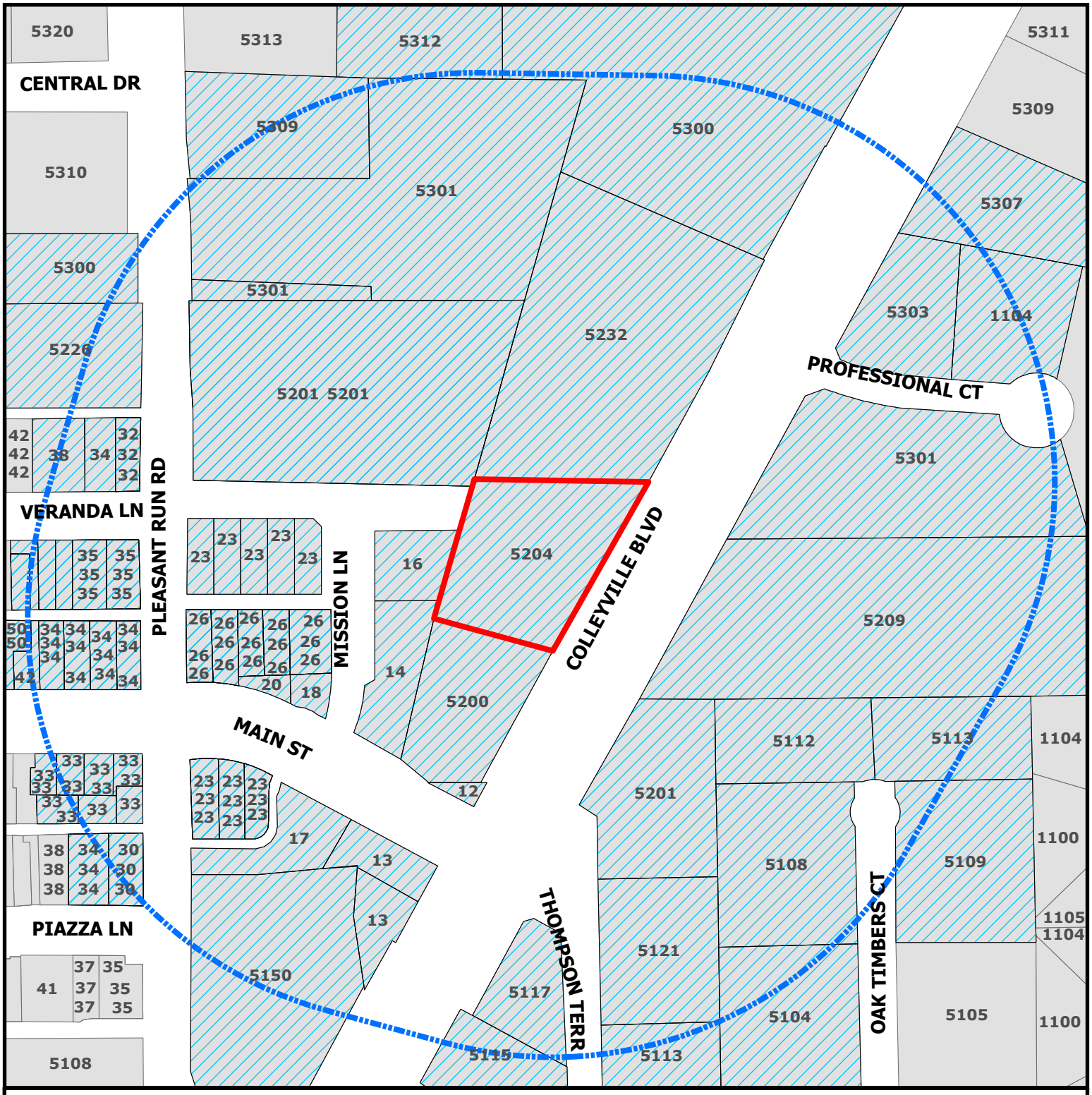
ZC26-011

5204 Colleyville Boulevard

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Subject Property

Notification Map



CITY OF COLLEYVILLE TEXAS

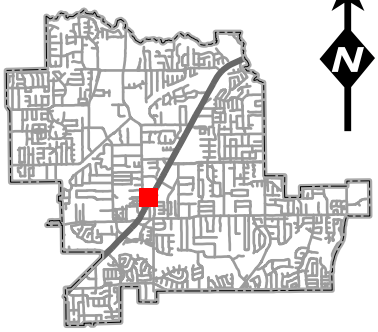
ZC26-011

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

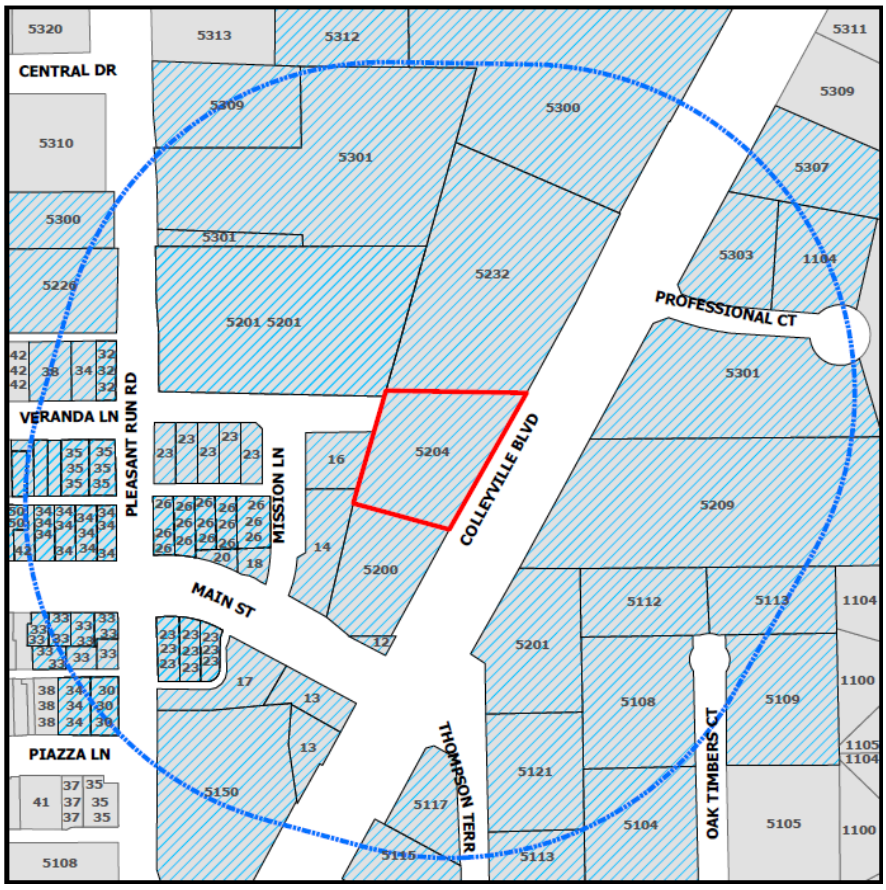
Request:	Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-011. The request is to allow on-premises alcohol beverage 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-26-2371

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 hours of operation shall not exceed the following schedule: Monday – Sunday: 8:00 a.m. – 11:00 p.m.

d. 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.

e. 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.

Sec. 7. 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. 8. 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. 9. 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.

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" – Zoning Map

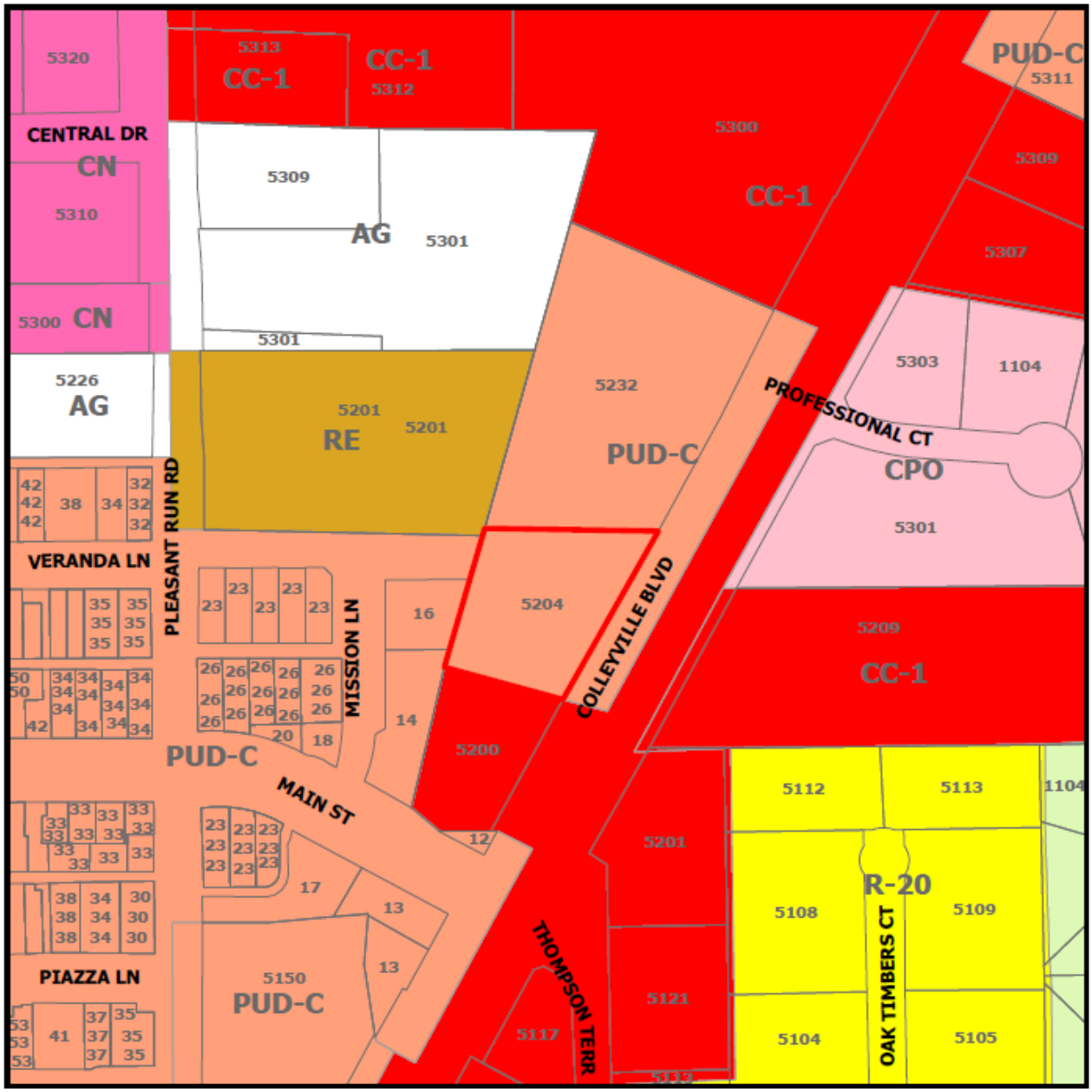


Exhibit "B" – Aerial Map



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5d **Agenda Date** 6/2/2026 **Number** Ordinance O-26-2372
Type Ordinance
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
First Reading and Public Hearing

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 11, 2026 meeting by a vote of 6-0.

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. Ordinance O-26-2372

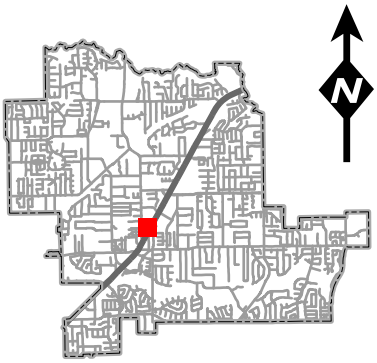
Aerial Map



CITY OF COLLEYVILLE TEXAS

ZC26-012

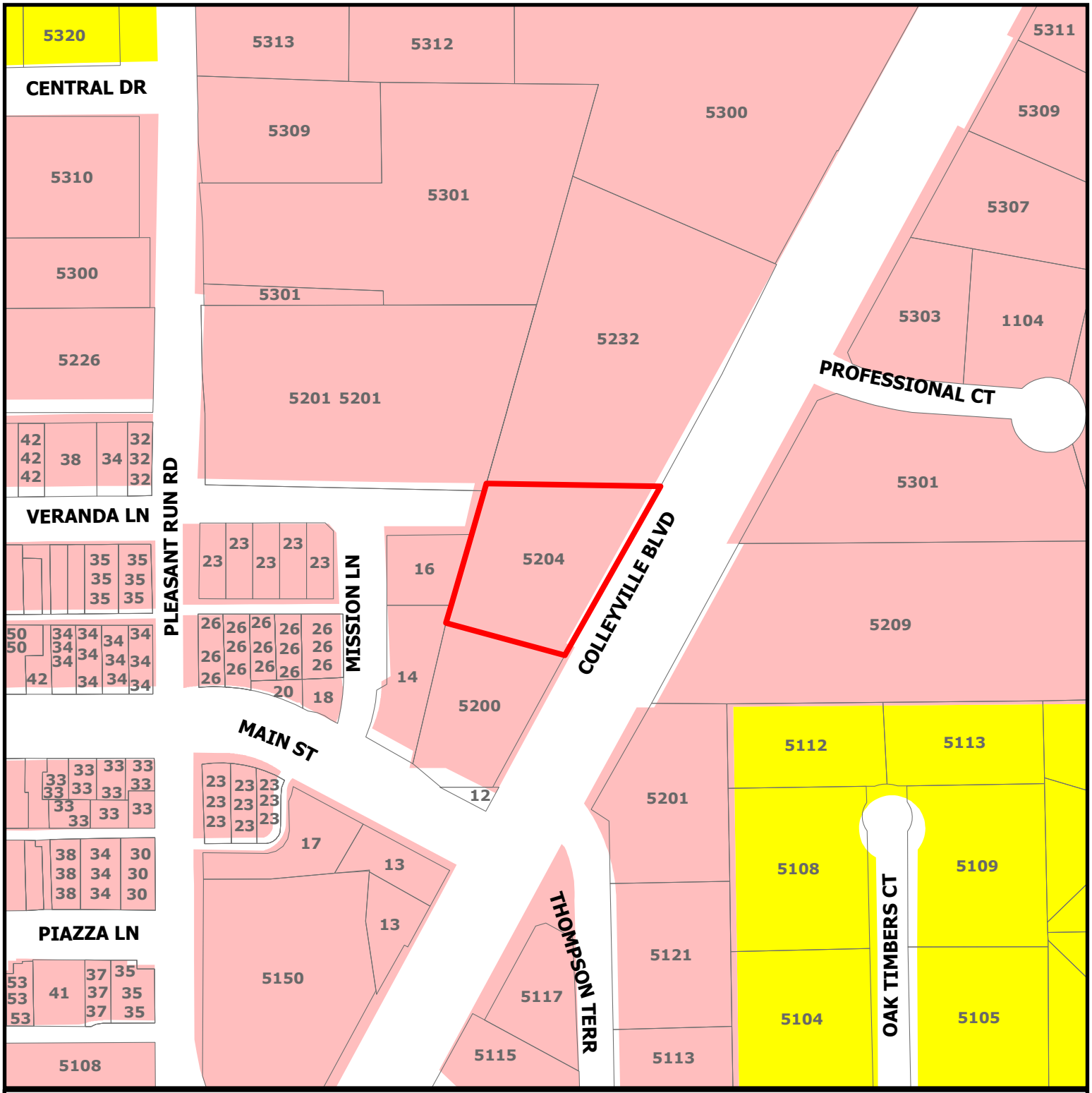
5204 Colleyville Boulevard



Subject Property

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

Future Land Use Map



CITY OF COLLEYVILLE TEXAS

ZC26-012

5204 Colleyville Boulevard

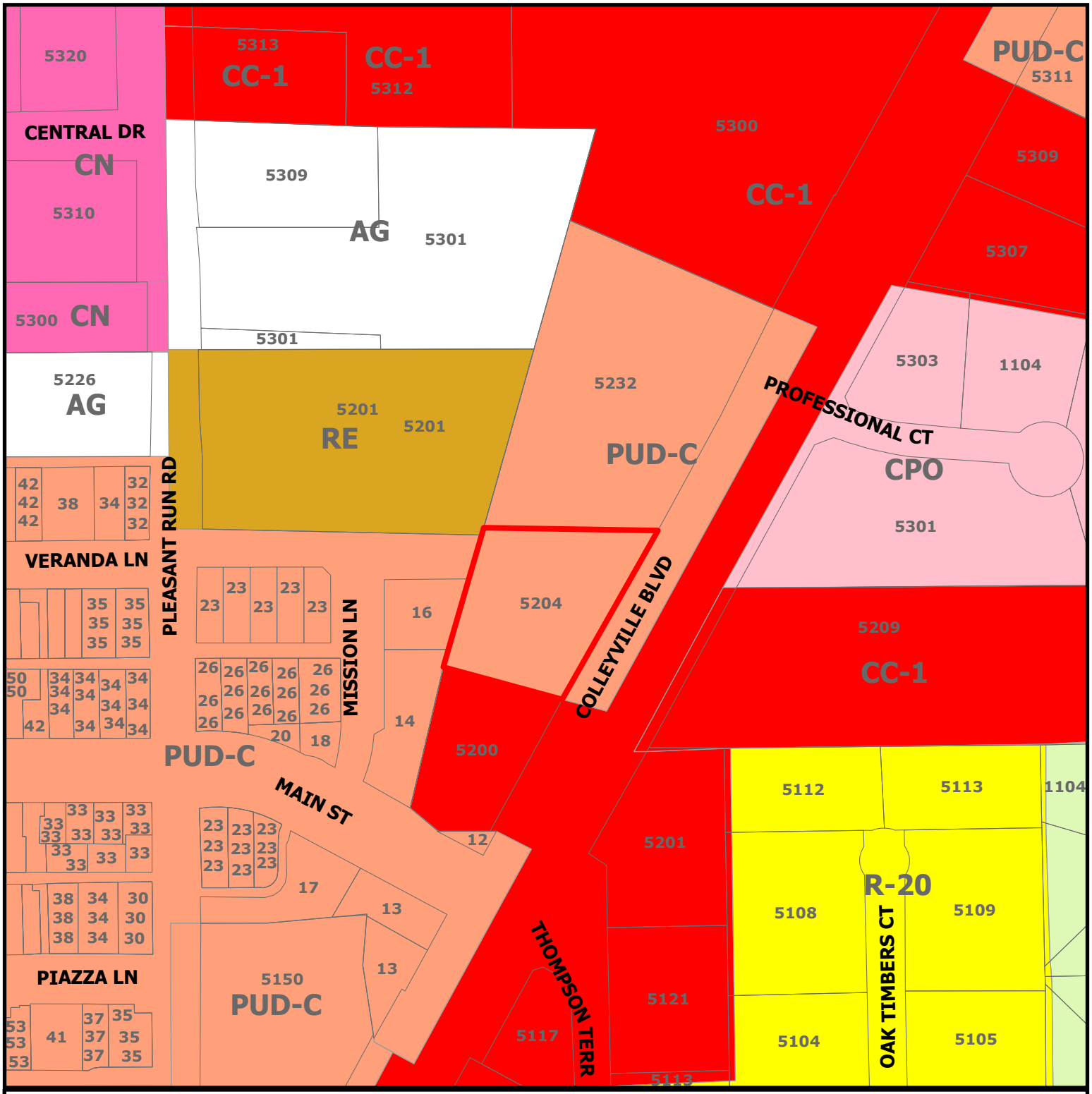
Residential

Colleyville Blvd Corridor

Subject Property

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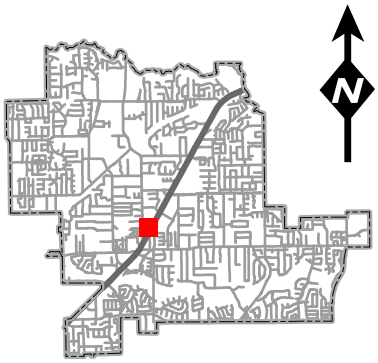
Zoning Map



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

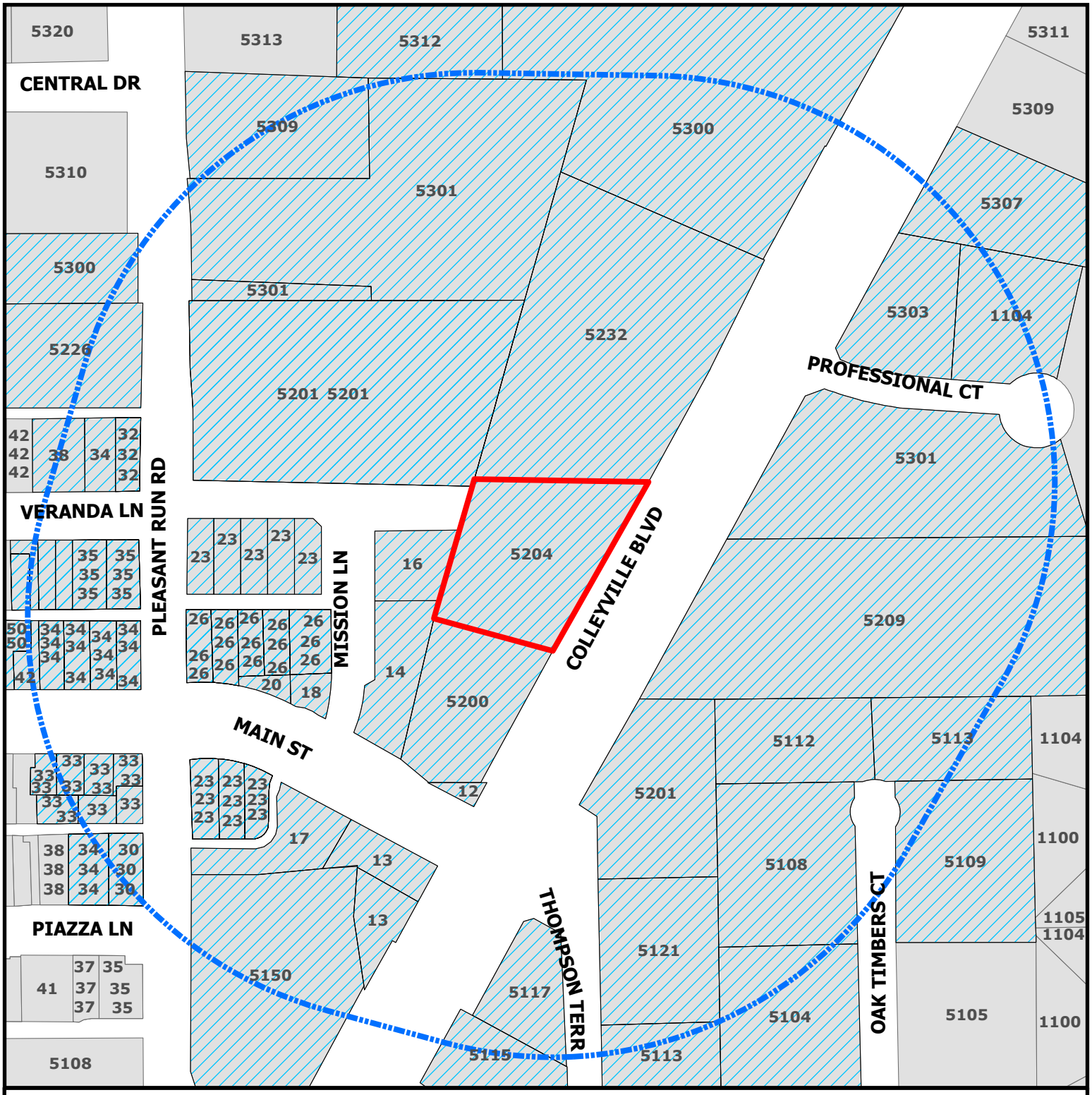
5204 Colleyville Boulevard

N

DISCLAIMER:
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Subject Property

Notification Map



CITY OF COLLEYVILLE TEXAS

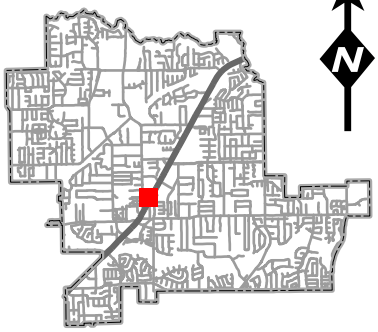
ZC26-012

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

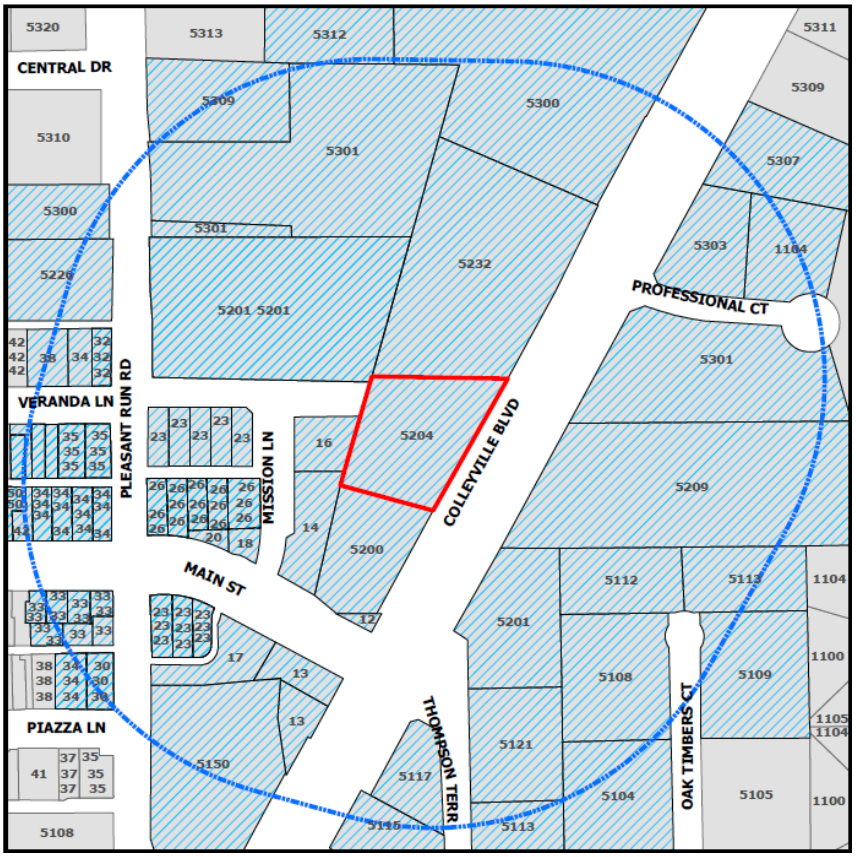
Request:	Consideration of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Village Front Door Addition, zoned PUD-C Planned Unit Development – Commercial, located at 5204 Colleyville Boulevard, Case ZC26-012. The request is to allow a reduction in parking for a restaurant from 69 required 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-26-2372

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.

Sec. 7. 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. 8. 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. 9. 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.

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" – Zoning Map

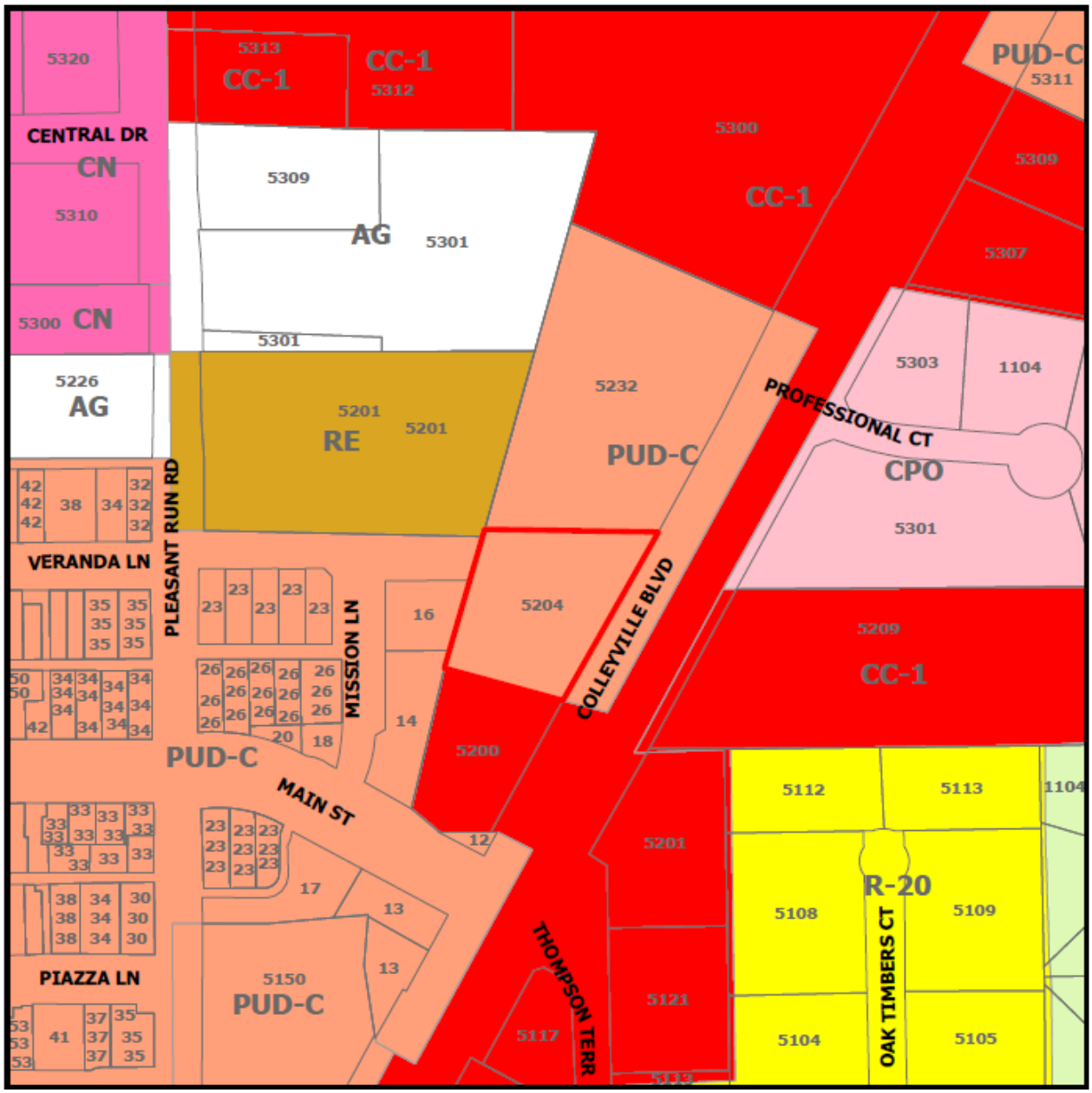


Exhibit "B" – Aerial Map



CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 5e **Agenda Date** 6/2/2026 **Number** Ordinance O-26-2373
Type Ordinance
Department Community Development

Title
Repealing and replacing Chapter 6, Alcoholic Beverages in the Colleyville Code of Ordinances

Explanation
First Reading and Public Hearing

At the direction of City Council, this ordinance provides for a 25% alcohol sales to 75% non-alcohol and food sales ratio for on-premises consumption.

This proposed ordinance has been updated to reflect current legislative changes, which went into effect September 2025, removes obsolete references to State law, and is consistent with the Land Development Code and City Ordinances.

Financial Impact
There is no financial impact to the City.

Recommendation
Approve

Attachments
1. Ordinance O-26-2373

ORDINANCE O-26-2373

REPEALING AND REPLACING CHAPTER 6, ALCOHOLIC BEVERAGES, OF THE COLLEYVILLE CODE OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville has determined that it is in the best interests of the citizens of Colleyville, Texas to repeal and replace Chapter 6 of the Colleyville Code of Ordinances.

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

Sec. 1. THAT Chapter 6, Alcoholic Beverages, of the Colleyville Code of Ordinances is repealed in its entirety.

Sec. 2. Article I, entitled "In General" of Chapter 6 of the City of Colleyville Code of Ordinances, is hereby amended in its entirety to read as follows:

Sec. 6-1. Applicability of chapter.

The storage, sale, possession or serving of any alcoholic beverages, when permitted by the laws of the state, shall be regulated and governed as provided herein.

Sec. 6-2. Compliance with zoning and Land Development Code.

(a) The storage, possession, sale or serving of alcoholic beverages by anyone for the consumption, either on or off the premises, shall be prohibited unless on land zoned specifically for that purpose with a special use permit in accordance with the Colleyville Land Development Code.

(b) For any area of the city that was granted a special use permit for alcoholic beverage sales, for either on-premises or off-premises consumption, prior to October 1, 2001, the premises shall be deemed to satisfy the requirements as established by this Code regarding distance from schools, churches, and other types of premises for all new and subsequent renewals of a license or permit.

Sec. 6-3. Restrictions on sales within prescribed distances of public and private schools, churches and public hospitals.

(a) It shall be unlawful for any person who is engaged in the business of selling alcoholic beverages to sell alcoholic beverages where the place of business of any such person is within 300 feet of any church, public or private school, or public hospital.

(b) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.

(c) The measurement of the distance between the place of business where alcoholic beverages are sold and a public or private school shall be in a direct line from the property line of the public or private school to the property line of the place of business and in a direct line across intersections.

(d) The city council may allow a variance to this section if it determines that the enforcement of the regulation in a particular instance is not in the best interests of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on the applicant for a license or permit, does not serve its intended purpose, or is not effective or necessary, or for any other reason the city council determines, after consideration of the health, safety and welfare of the public and the equities of the situation, that the variance is in the best interest of the community.

(e) The term "private school", including a parochial school, means a school offering a course of instruction for students in one or more grades from kindergarten through grade 12, and has more than 100 students enrolled and attending courses at a single location.

Sec. 6-4. Hours of sale and consumption.

The hours of sale and consumption shall be as required by the Texas Alcoholic Beverage Commission unless modified by City Council and are more restrictive.

Sec. 6-5. Alcoholic beverage sales for on-premises consumption must be incidental to hotel, motel, or restaurant.

No person shall sell, store dispense, or otherwise handle for the purpose of sale, or engage in the business of selling, storing, dispensing, or otherwise handling for sale, any alcoholic beverage in the city for on-premises consumption, except in a location where such activity is either incidental and secondary to use on the same premises for hotel or motel purposes, or where incidental and secondary to the sale of food for human consumption, which shall be construed to mean that at least 25 percent of the gross receipts of such business shall be from non-alcohol and food sales.

Sec. 6-6. Temporary alcohol sales in conjunction with a mass gathering permit.

The City may approve a mass gathering permit for an event at which alcoholic beverages are sold or served, provided the applicant obtains and maintains all required permits, licenses, and authorizations from the Texas Alcoholic Beverage Commission. Approval of a mass gathering permit by the City does not constitute issuance of an alcoholic beverage permit or license. The City Council may authorize temporary suspension of otherwise applicable spacing requirements for the duration of the permitted event upon finding that the event serves a public purpose and adequate health, safety, and security measures are in place.

Sec. 6-7. Application to private clubs.

Sections 6-1 - 6-5 are the only section of this chapter which shall apply to private clubs, and this chapter shall not apply to private clubs incidental to a hotel or motel, as defined in the zoning ordinance; nor to private clubs licensed by the state which are owned and operated by nonprofit service organizations, such as Veterans of Foreign Wars and the American Legion.

Sec. 6-8. Application; contents.

Any person applying for a permit or license issued by authority of the Texas Alcoholic Beverage Code or a renewal of such permit or license or to change the location of the place of business designated in such permit or license shall deliver to the city secretary, for filing, one copy of the appropriate forms prescribed by the state alcoholic beverage commission.

Sec. 3. 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. 4. 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. 5. 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. 6. 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.

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:

Sarah Ross
City Attorney

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 6a **Agenda Date** 6/2/2026 **Number** Resolution R-26-5153
Type Resolution
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
Reading and Public Hearing

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with the waivers at their May 11, 2026 meeting by a vote of 6-0.

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. Resolution R-26-5351

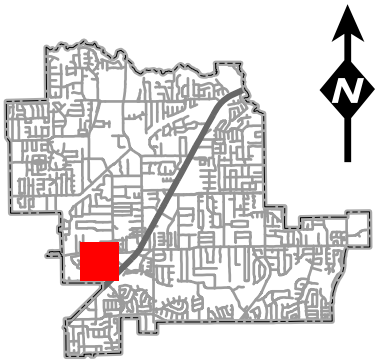
Aerial Map



CITY OF COLLEYVILLE TEXAS

PC26-007

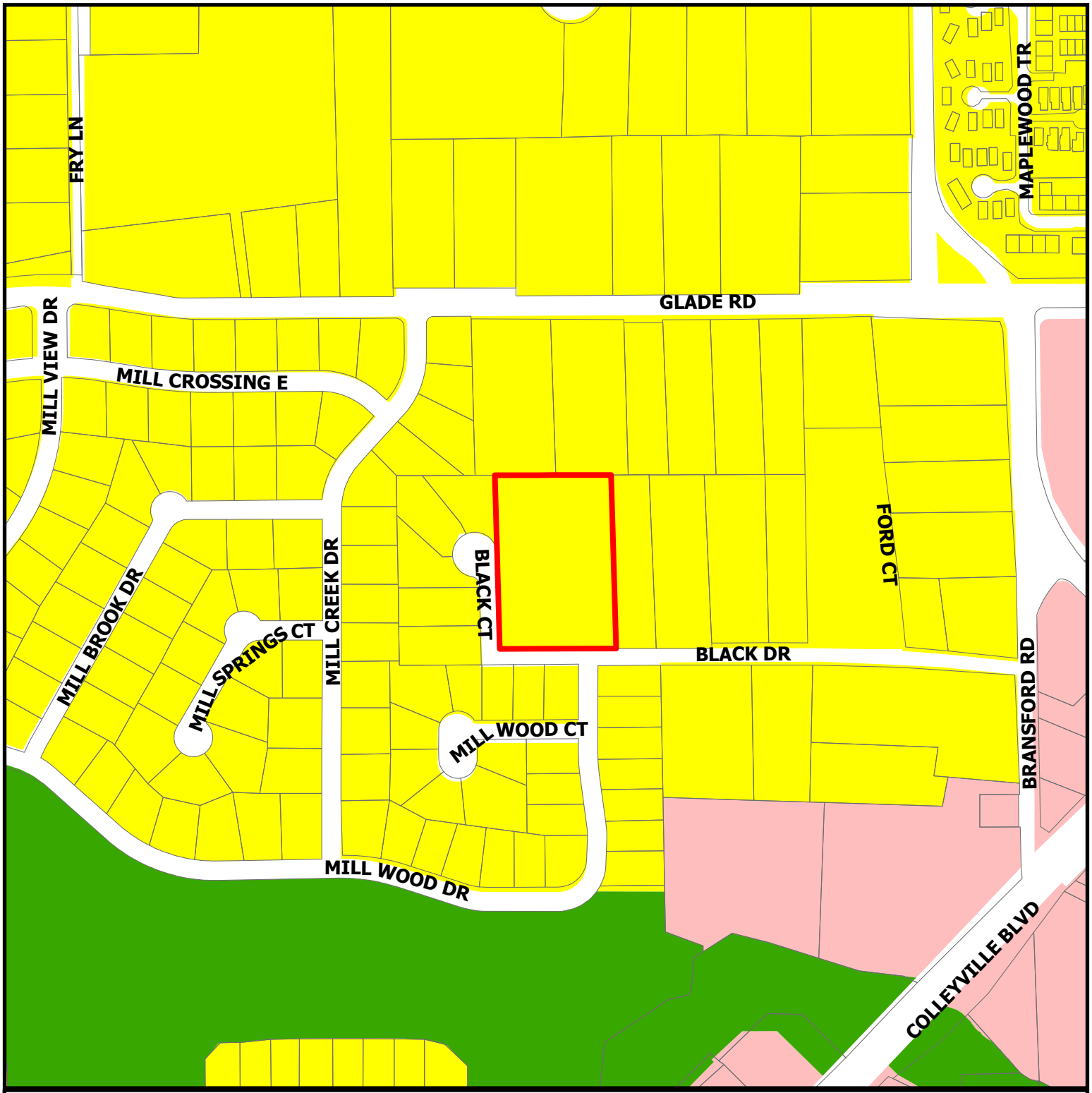
300 Black Drive



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Subject Property

Future Land Use Map

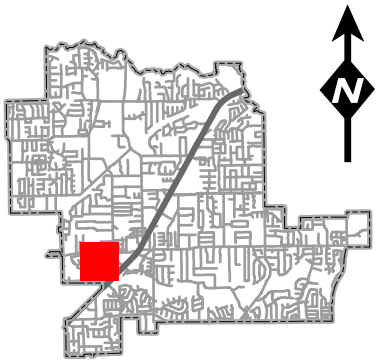


CITY OF COLLEYVILLE TEXAS

PC26-007

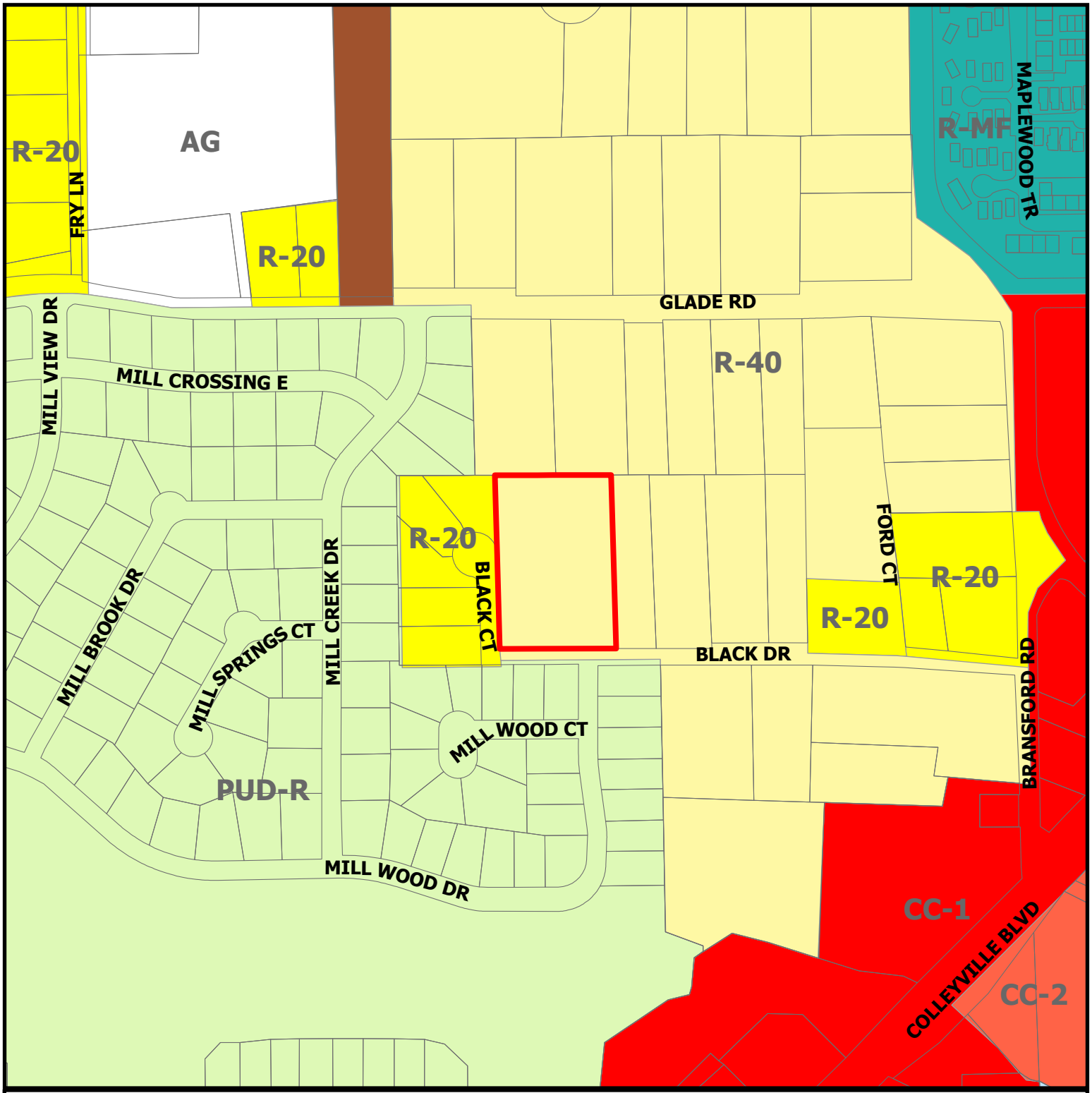
300 Black Drive

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



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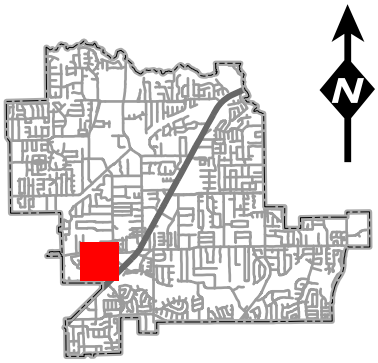
Zoning Map



CITY OF COLLEYVILLE TEXAS

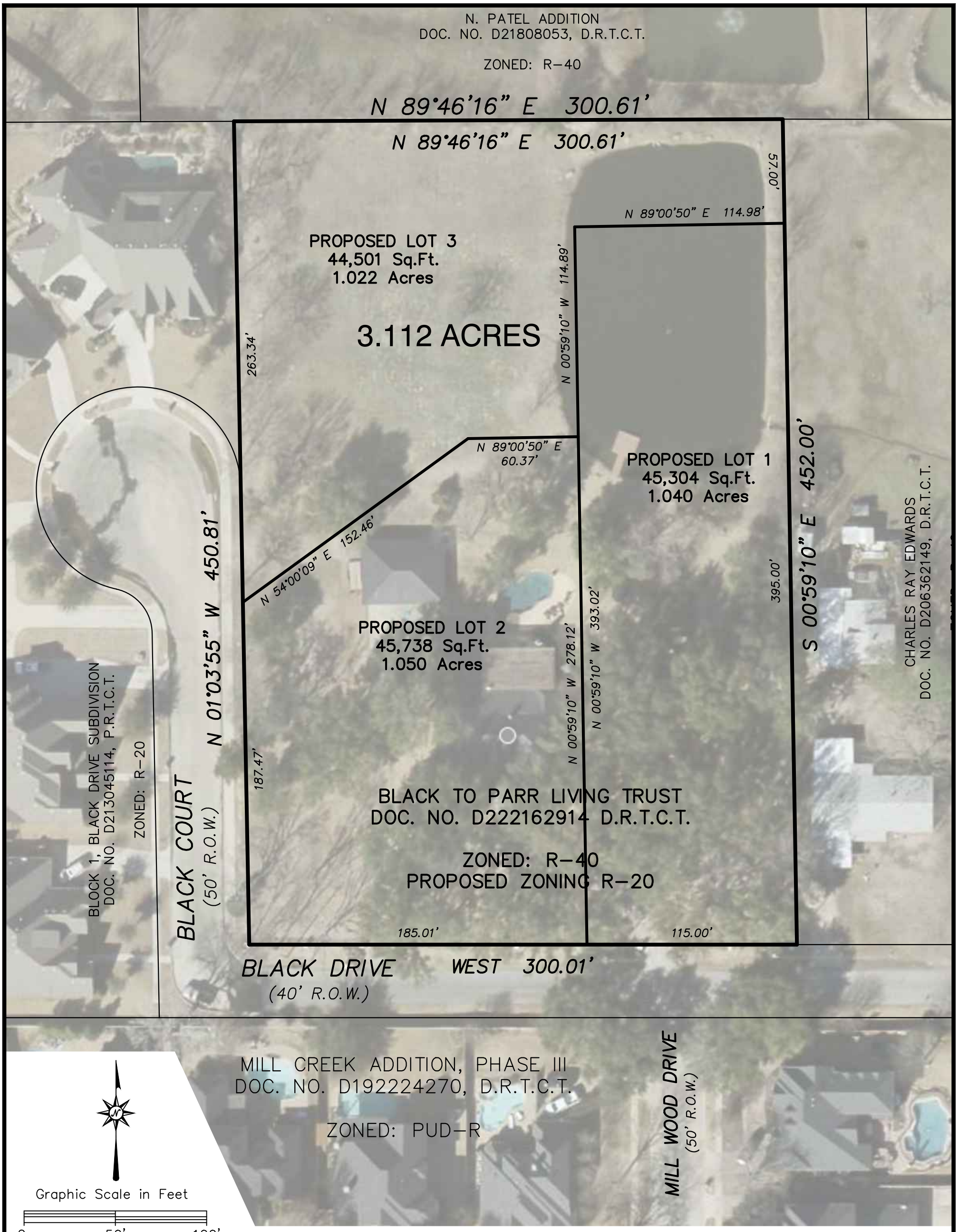
PC26-007

300 Black Drive



Subject Property

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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.

2. The Surveyor has not physically located any boundary corners, underground utilities and/or improvements which may be located on, under or near the subject property.

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.

A B B R E V I A T I O N S

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

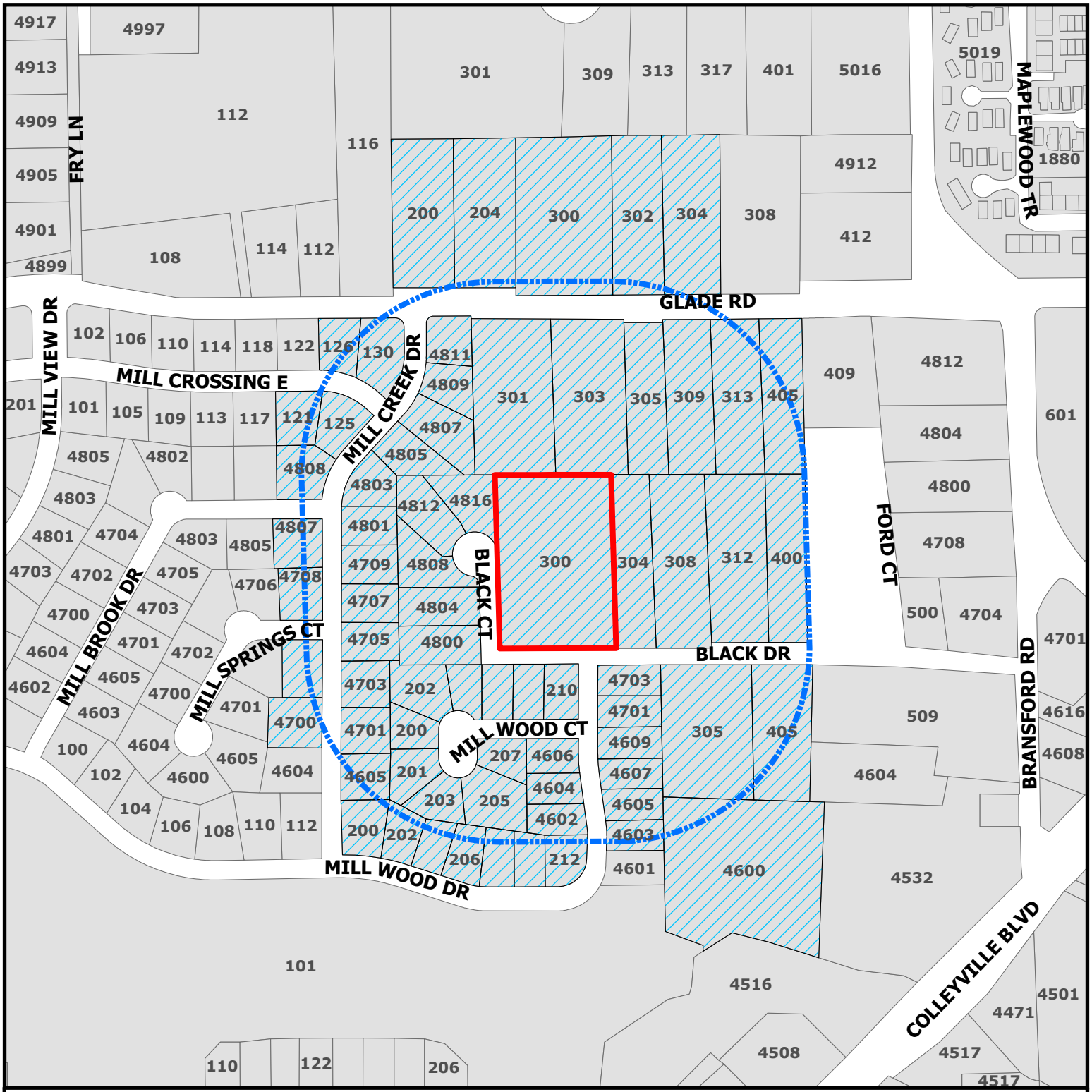
ZONING EXHIBIT
3.112 ACRES

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

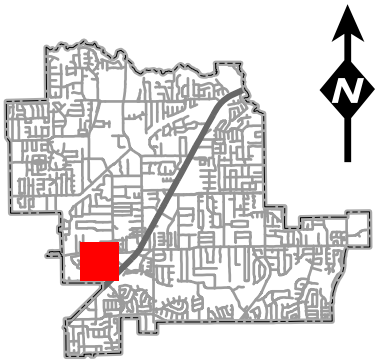
PC26-007

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]

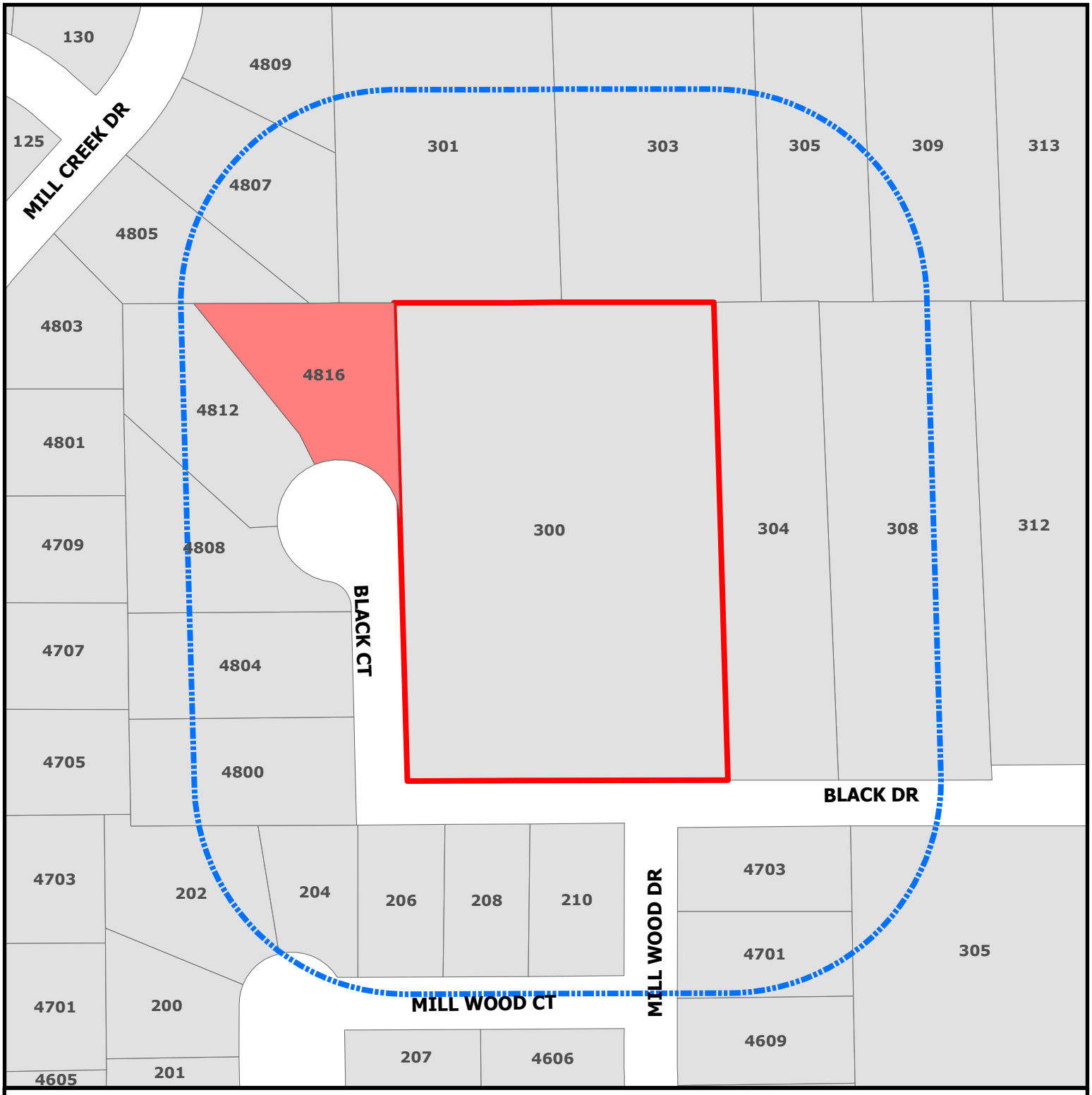
Weston Pollock
Partner and Wealth Advisor | Smith Anglin Financial

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

SmithAnglin
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

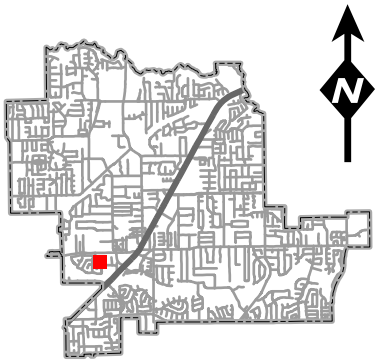
PC26-007

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%

RESOLUTION R-26-5153

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.

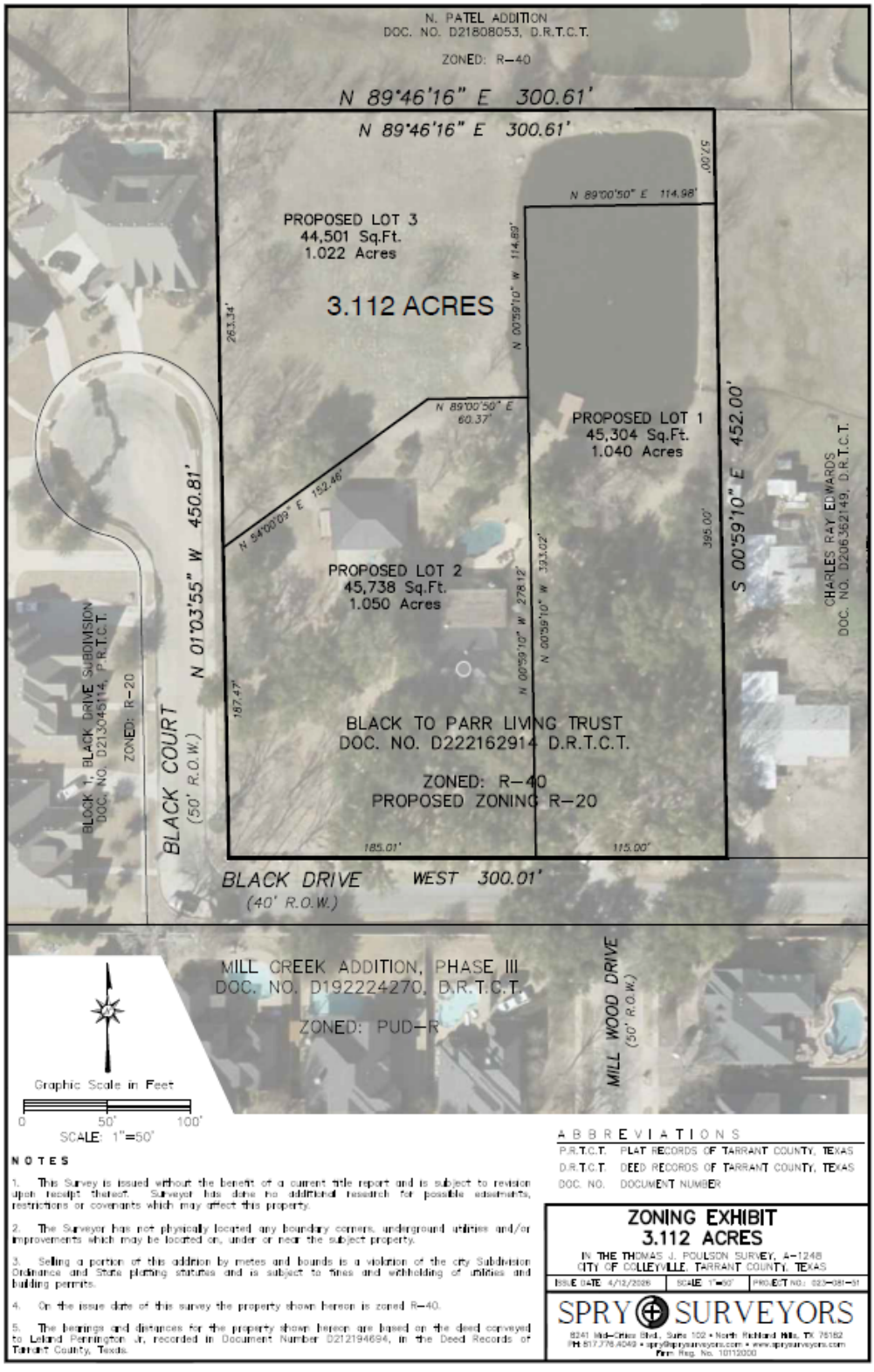
Mayor Bobby Lindamood	_____	Mark Alphonso, Place 2	_____
Mayor Pro Tem Brandi Elder	_____	Ben Graves, Place 4	_____
Deputy Mayor Pro Tem Scotty Richardson	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit



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.

2. The Surveyor has not physically located any boundary corners, underground utilities and/or improvements which may be located on, under or near the subject property.

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.: 023-081-31

SPRY SURVEYORS
8241 Mid-Cities Blvd., Suite 102 • North Richland Hills, TX 76182
PH: 817.778.4049 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

CITY OF COLLEYVILLE
CITY COUNCIL BRIEFING

Agenda Number 8
Agenda Date 6/2/2026
Type Report
Department City Secretary

Title
Planning and Zoning Commission Minutes - April 13, 2026

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

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 and 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 6-0.

RESOLUTION R-26-5154

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF JUNE 2, 2026

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ 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
City Secretary, TRMC

Bobby Lindamood
Mayor