



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JUNE 16, 2026

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Discussion of Health and Dental Insurance Renewal
- WS-2** FY27 Preliminary Budget Discussion
- WS-3** Economic Development Update
- WS-4** Discussion of the June 16, 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: Farzin Hamraee, Baha'I Community

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-26-5155**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-26-5156**
 - 4a** Approval of the June 2, 2026 City Council minutes
 - 4b** Appointing members to the Colleyville Center Advisory Committee, Colleyville Economic Development Corporation, and the Parks and Recreation Advisory Board
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - May 2026
- 6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**
 - 6a 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
 - 6b 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
 - 6c 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
 - 6d 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
 - 6e Ordinance O-26-2373**

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

7. RESOLUTION(S): READING AND PUBLIC HEARING

- 7a** Approval of a third amendment to the Agreement of Sale and Purchase with CDC Equities, LLC, for the purchase price of the City-owned 3.81 acres at 7015 Colleyville Boulevard, and authorizing the City Manager to execute the Agreement

8. CITIZEN COMMENTS**9. REPORTS**

July 17, 2025 Tree Board Minutes

May 11, 2026 Planning and Zoning Commission Minutes

May 26, 2026 Planning and Zoning Commission Worksession Minutes

10. RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JUNE 16, 2026 - READING AND PUBLIC HEARING - RESOLUTION R-26-5158**11. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Wednesday, June 10, 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 6/16/2026

Type Worksession

Department Human Resources

Title

Discussion of Health and Dental Insurance Renewal

Explanation

This item provides for an update on the health insurance renewal process and an opportunity for City Council and staff to discuss the medical and dental insurance for the upcoming fiscal year.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 6/16/2026

Type Worksession

Department Finance

Title

FY27 Preliminary Budget Discussion

Explanation

Staff will present and discuss the FY27 preliminary budget.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3

Agenda Date 6/16/2026

Type Worksession

Department City Manager

Title

Economic Development Update

Explanation

Manager Chelsea Rose will provide an Economic Development update.

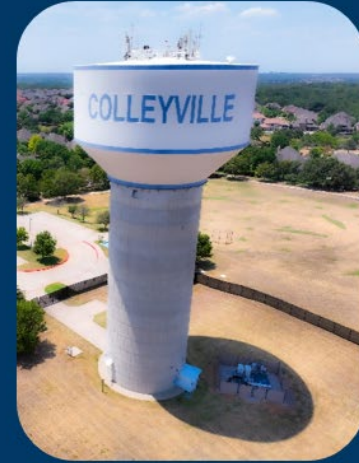
Attachments

1. Economic Development Update Presentation - June 2026



Colleyville Economic Development Update

Worksession
June 16, 2026



Strategy: Smart Growth with Style

Our economic development strategy is all about attracting, growing, and keeping a high-quality mix of businesses that not only serve our residents and visitors, but also complement the charm and beauty that make Colleyville special.

Behind every decision are key principles that guide our approach; balancing smart growth, aesthetic appeal, and community values.

Why Colleyville?

*Colleyville is more than a great place to live.
It's where businesses succeed and
communities shine.*

Whether you're investing, expanding, or just getting started, Colleyville offers a supportive, strategic, and stunning location.



2025 IMPACT

\$10,124

Brighten Up the Boulevard
Christmas Light Grant
2025



\$695,400

BEST Grant
Matching funds to date

\$55,000

Colleyville Gives
Grant
\$556,



\$156,51

\$25

Econo
Restaurant Only Gift Cards
2024: \$126,700
2025: \$127,085

\$5,052,140

Economic Impact
Gift Cards from 2018



UPDATES!



SAFER Grant
Matching Funds to date

\$6,083,761.00

Economic Impact
Since 2018



TO DATE IMPACT

\$10,124

Brighten Up the Boulevard
Christmas Light Grant
2025



\$55,000

Colleyville Gives
Grant 2025
\$556,100 since 2018

\$391,335

Economic Impact
Restaurant Only Gift Cards
2024: \$126,700
2025: \$127,085
2016: \$137,550



\$5,718,245

Economic Impact
Mailed Gift Cards from 2018

\$1,060,400

BEST Grant
Matching funds to date

\$254,512

SIGN Grant
Matching Funds to date



\$50,000

SAFER Grant
Matching Funds to date

\$7,539,616

Economic Impact
Since 2018



93%

Occupancy Rate

Analytics

The Village Colleyville
Visits YOY

\$26.00/Sq Ft

Market Median Rent Rate

264

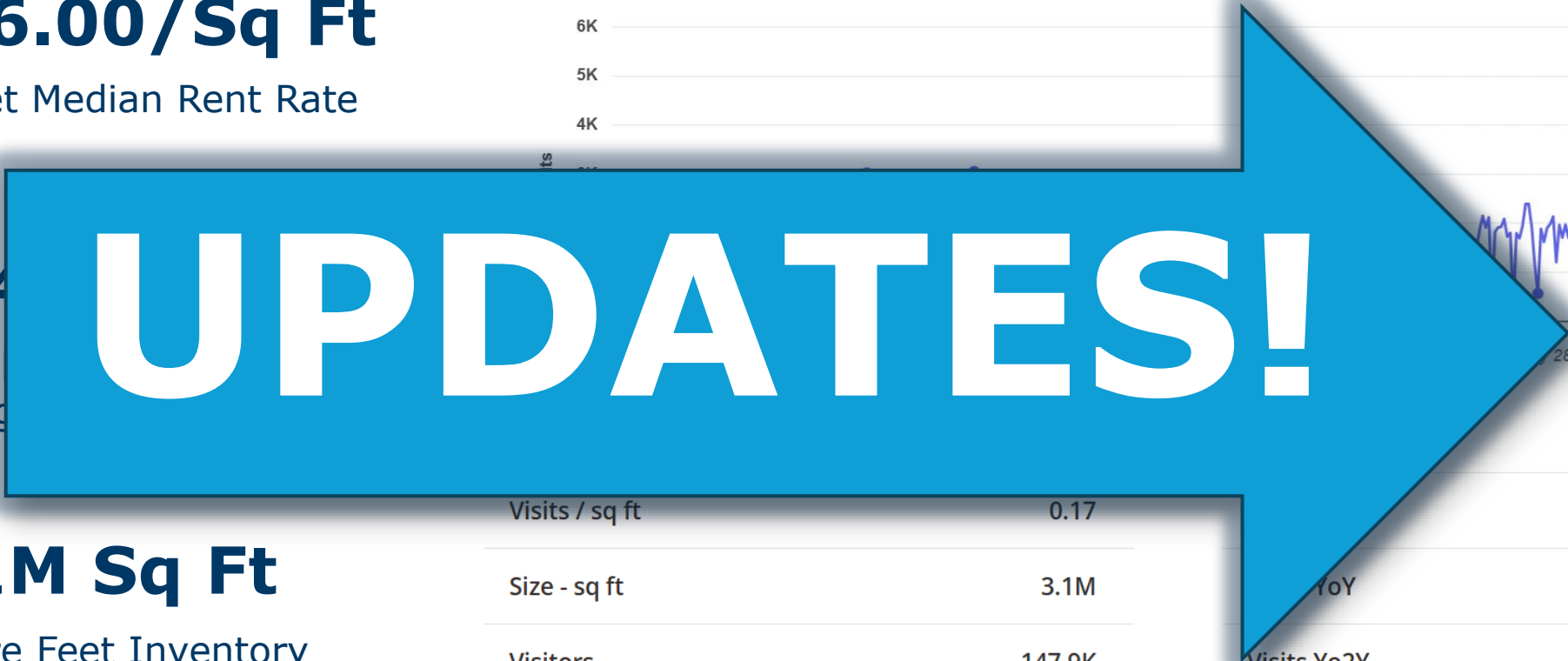
Availa
Footag

3.1M Sq Ft

Square Feet Inventory

20K Sq Ft

Under Construction



96%

Retail Occupancy Rate

\$27.00/Sq Ft

Market Median Rent Rate

91%

Of Colleyville Businesses have less than 20 employees

3.1M Sq Ft

Square Feet Inventory

20%

At Home Businesses

Analytics



96%

Retail Occupancy Rate

Analytics

\$27.00/Sq Ft

Market Median Rent Rate

91%

Of Colleyville Businesses have less than 20 employees

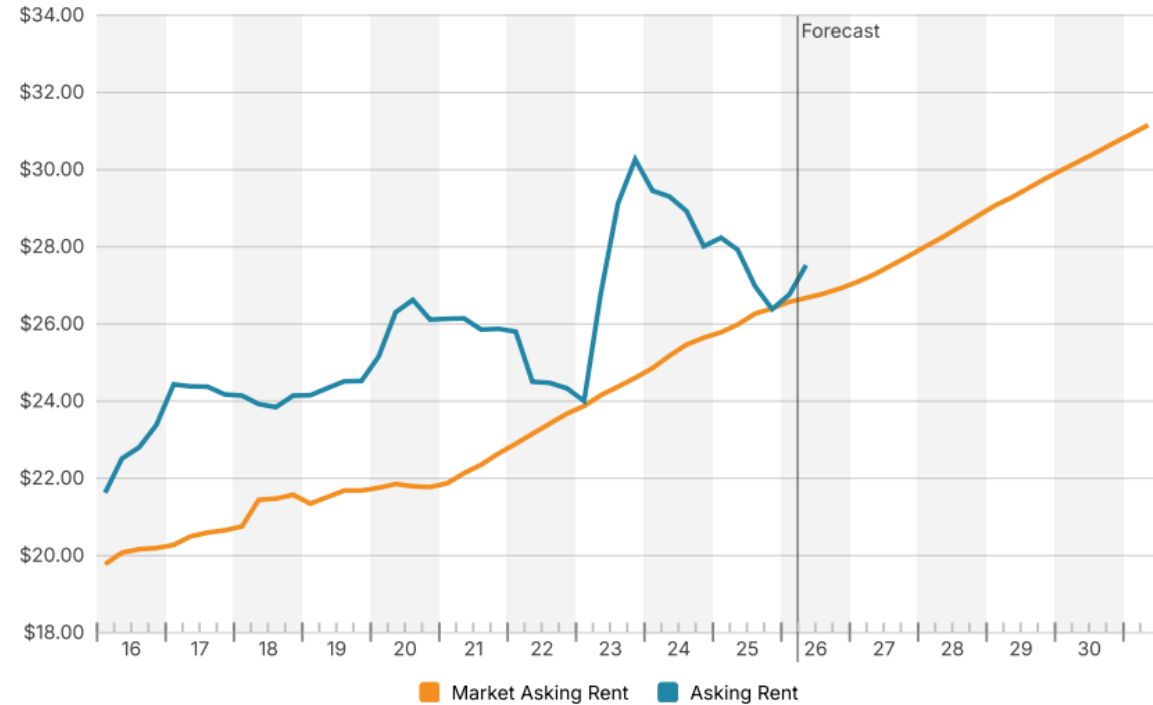
3.1M Sq Ft

Square Feet Inventory

20%

At Home Businesses

Market Asking Rent & Asking Rent Per SF



96%

Retail Occupancy Rate

Analytics

\$27.00/Sq Ft

Market Median Rent Rate

91%

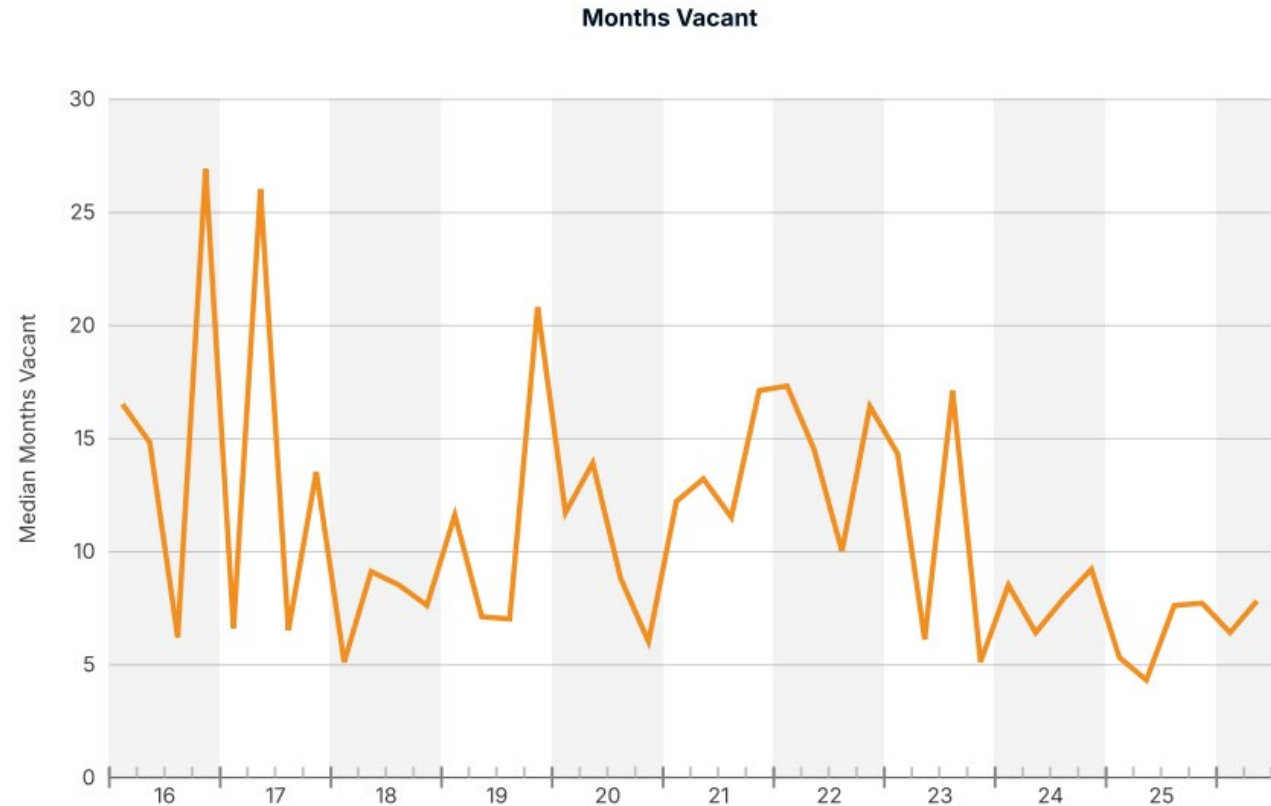
Of Colleyville Businesses have less than 20 employees

3.1M Sq Ft

Square Feet Inventory

20%

At Home Businesses



96%

Retail Occupancy Rate

Analytics

\$27.00/Sq Ft

Market Median Rent Rate

91%

Of Colleyville Businesses have less than 20 employees

3.1M Sq Ft

Square Feet Inventory

20%

At Home Businesses

Colleyville Daily Population
Most YOY: 12/24/25
Least YOY: 1/22/26

Population Trend ?

Colleyville
City • Texas

Metric:

Daily Population ▾

Aggregation:

Daily ▾

Trend Timeframe:

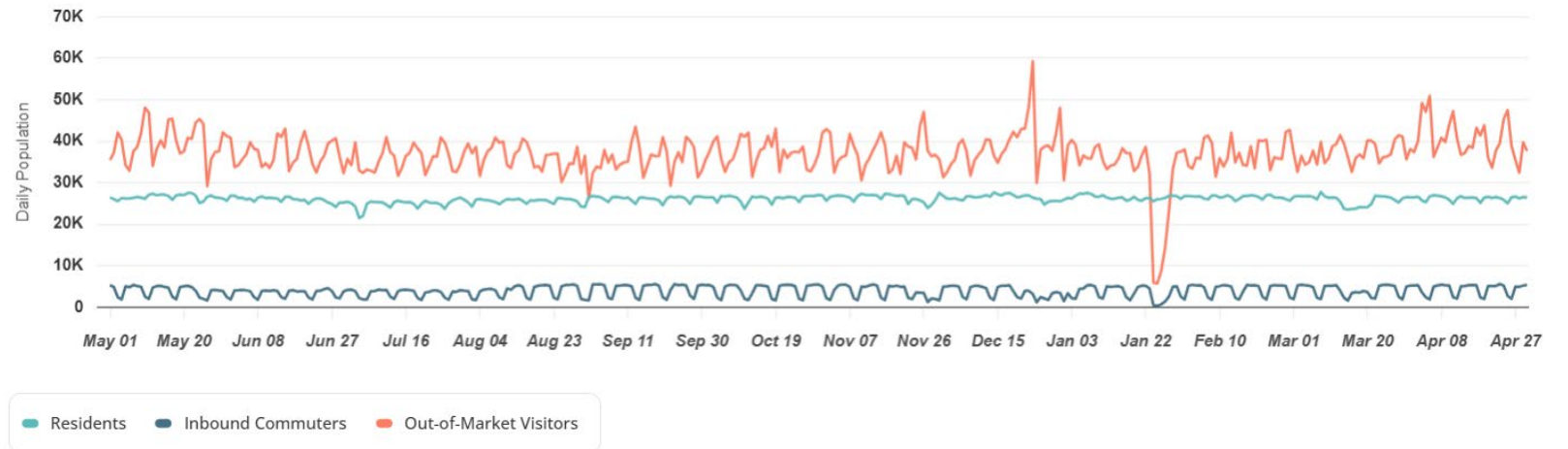
Report Dates ▾

Show Average:

☐

Split Audience:

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96%

Retail Occupancy Rate

Analytics

\$27.00/Sq Ft

Market Median Rent Rate

91%

Of Colleyville Businesses have less than 20 employees

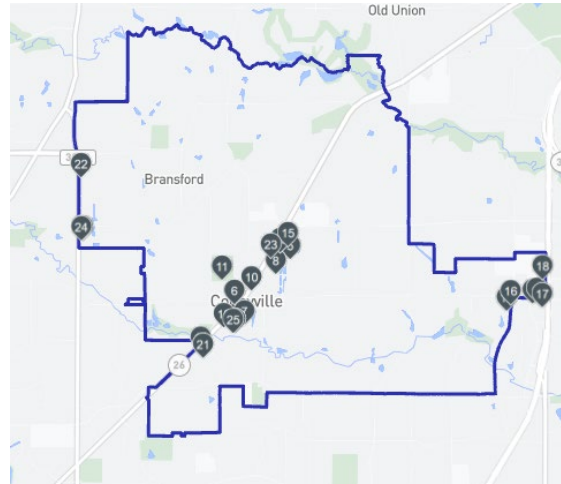
3.1M Sq Ft

Square Feet Inventory

20%

At Home Businesses

Top 25 Visited Places



Town Center Colleyville
Colleyville Downs
Glade Points Shopping Center
Tom Thumb
Market Street
Walmart Neighborhood Market
Whole Foods Market
Life Time
Crunch Fitness
Chick-fil-A
Colleyville City Park
Glade & Heritage
McDonald's
Braum's Ice Cream & Dairy Stores
Costa Vida
Walgreens
Valero Energy Full Site
La Hacienda Ranch
SONIC Drive In
Walgreens
Taco Bell
Starbucks
Shell
Westlake Ace Hardware
Gloria's Latin Cuisine



96%

Retail Occupancy Rate

Analytics

Thrift Giant Impact
1.7k Peak vs. 3.9k Peak and 2k Avg

\$27.00/Sq Ft

Market Median Rent Rate

91%

Of Colleyville Businesses have
less than 20 employees

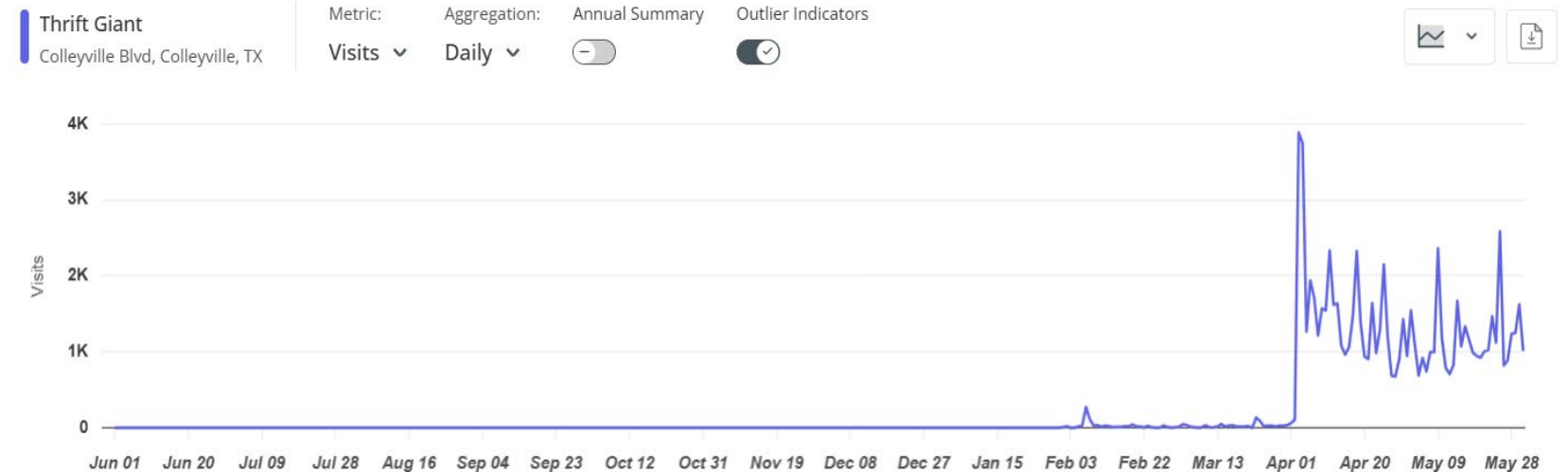
3.1M Sq Ft

Square Feet Inventory

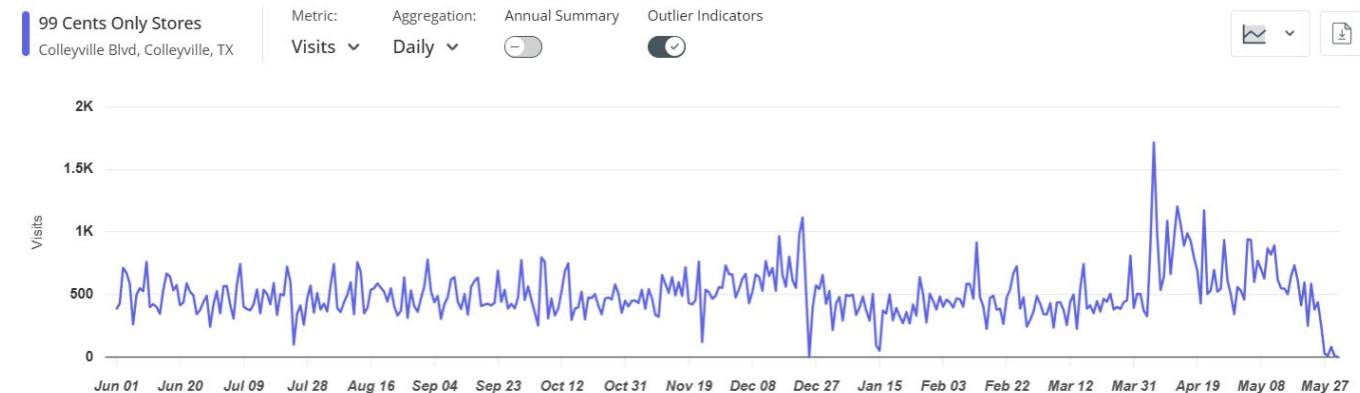
20%

At Home Businesses

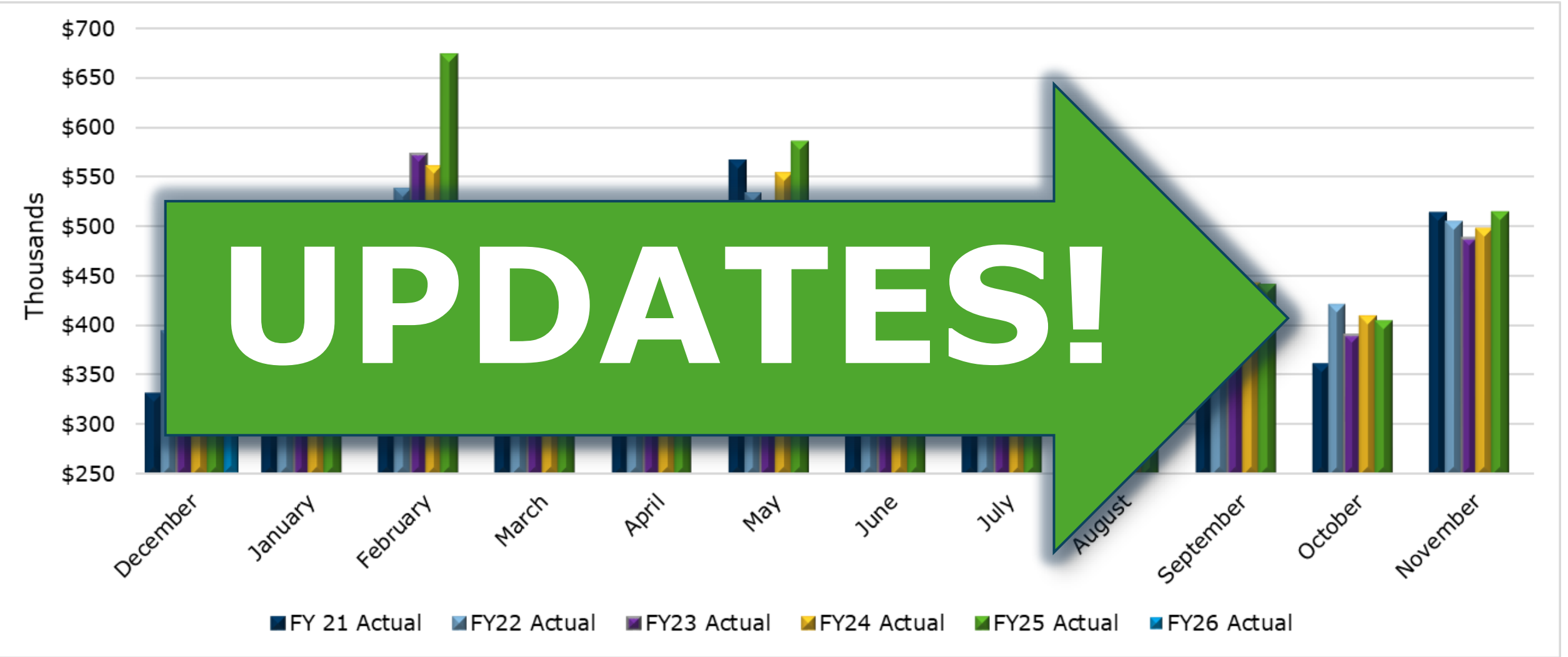
Visits Trend ?



Visits Trend ?



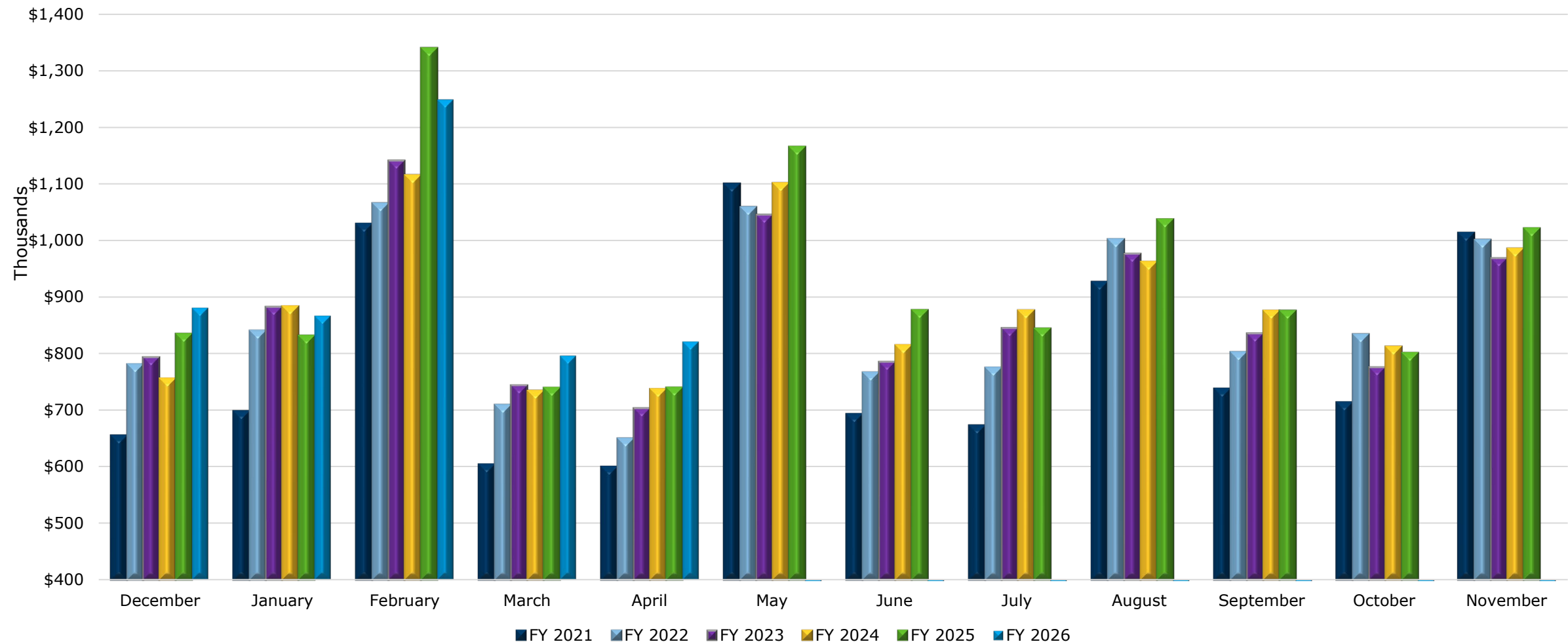
Sales Tax Collections 2020-2025



Sales Tax Collections 2020-2026



*TO BE UPDATED
**Info available after distribution



Receipt Race Winners



2026 COLLEYVILLE Receipt Race

Help your school WIN \$5,000
by shopping in Colleyville!

The City of Colleyville and GCISD have partnered together
for a receipt race to support Colleyville businesses and GCISD schools!

How to play:

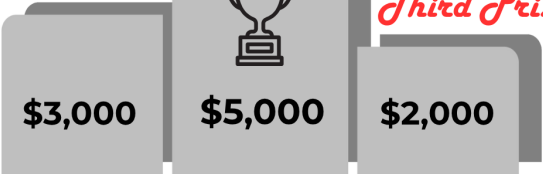
Shop anywhere in Colleyville **February 1st - March 31st**
and turn your receipts into your school's PTA
as you do for Box Tops. It's that easy!

All GCISD schools can participate.

Receipts are due to Colleyville City Hall by April 10th, 2026.

Grand Prize

Second Prize



Third Prize

The school that collects the most receipts of any value will
receive a prize donation to that school's PTA.

*All participating schools will receive a \$500 donation.



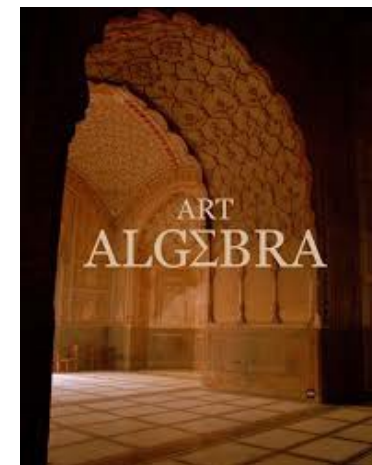
For more information, visit
Colleyville.com or call 817.503.1328



\$5,000 Heritage Middle School PTA
\$3,000 Bransford Elementary PTA
\$2,000 Colleyville Elementary PTA
33,458 receipts with an economic impact of nearly
\$1.9M to our Colleyville businesses.
\$18,000 to GCISD participating schools

NOW OPEN!!

CV



COMING SOON



Just Peachy Creperie



PROSPECTS



7 Brew
Ace Pickleball Club
Activate Games
Aunti Anne's
Barburrito
Big Chicken
Biscuit Bar
Blaze Pizza
Blue Bottle Coffee
Boot Barn
Boutique La Vie en Rose
Brew Culture
Brinker Intntl
Brown Bag Seafood
Cava
Cavender's
Celis Juice Bar
Chopt
Chuze Fitness
City BBQ
Cooper's Hawk Winery and
Restaurant
CorePower Yoga
Corner Bakery

Dairy Queen
Darden Restaurants
Dave's Hot Chicken
Earls Restaurants
Emmy Squared Pizza
Escapology
Excel Fitness
First Watch
Foot Locker
Francesca's
Fresh Dining
FunBox
Glowbar
Go Bagels
Goop Kitchen
Half Price Books
Harold's Hallmark
Hattie B's
Hibbett Sporting Goods
Honeygrow
Inspire Brands
IT'SUGAR
J. Jill

JETSET Pilates
Jimmy the Greek
Joe & the Juice
Just Salad
k9 Resort
Kura Sushi
Landry's
Laynes Chicken
Lush
Marathon Coffee
Mendocino Farms
Moxie Coffee
Paris Baquette
Pause Studio
PickleRage
Ping Pod
Pizza Factory
Pure Gym
Qargo Coffee
Tim Horton's
Rhythm and Hues
Riser Fitness
Rowan
Soul Spice

Slice
Small Door Vet
Smoothie King
State of Play
Sugared+Bronzed
Summer Moon Coffee
SweatHouz
Sweetgreen
Swig
Taco Casa
Tatte Bakery and Café
The Candy Space
The Vitamin Shoppe
Toast City Diner
Towel Bar
Tropical Smoothie Café
Ville and Vine
Whataburger
Wetzel's Pretzels
wonder
Z-Burger

- › The Village: Increasing engagement
- › Colleyville Downs Restaurants:
- › Former Bellissimo's
- › 99 CENT STORE: Indoor amusement concepts, restaurant, grocery store
- › North (service restaurant)
- › North
- › South (it and Popular Boutique)
- › Black Walnut: Mediterranean Restaurant
- › Zaifiro's: Fort Worth Restaurant



UPDATES!

➤ Colleyville Downs Restaurants: Drive Thru Potential

- Pizza chain and Coffee looking at former Daddy's/Zoe's
- Bakery interest in Snuffers
- Korean BBQ restaurant looking at former Blue Crab

➤ Former McAlisters: New Ghost Kitchen Concept interest

➤ **99 CENT STORE: Thrift Giant!!**

➤ **Look Cinema: Slick City!!**

➤ Northern Gateway East: Garages of America with restaurant and retail under contract

➤ Northern Gateway: Longwood/26- Pet Resort New Development interest

➤ Northern Gateway West: Upper/Upscale Resort Hotel under contract with developer

➤ Southern Gateway: ON MARKET-Retail/Restaurant

➤ **Black Walnut: Truva is OPEN!**

➤ **Zafiro's: Lucile's!!!!**

Golden Paws Development

1721 John McCain Road

4,596 Sq Feet



- Mobile veterinarian clinic proposed in one of 4 future buildings – 14,330 SQ feet total
- Remaining buildings to be used for office and office/showroom uses



Precinct Line Medical

8056 Precinct Line Road

4,696 Sq Feet



- Buildings Complete and on the market



Kiddie Academy

4321 Colleyville Boulevard

10,490 Sq Feet



➤ GRAND OPENING

➤ July 26!



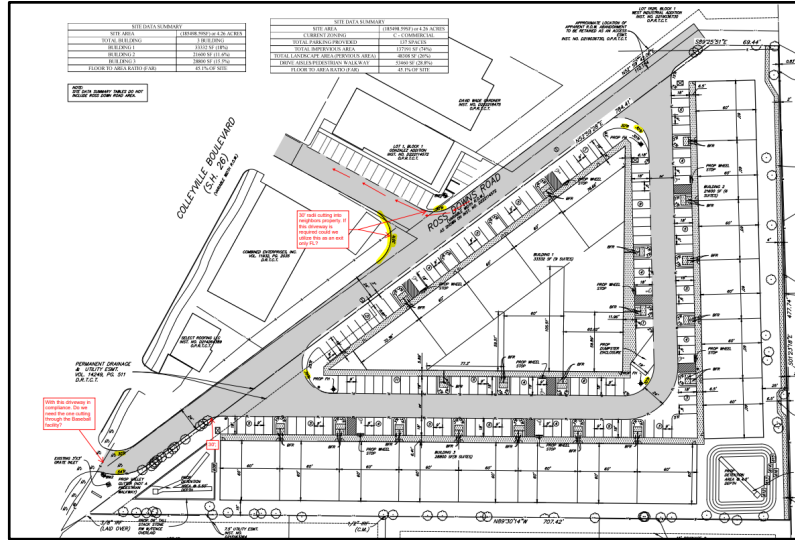
Hodges Redevelopment

6521 Colleyville Boulevard

83,322 Sq Feet



➤ Construction is underway



Sagora Senior Living -> Presbyterian Homes

Cheek-Sparger Road and Wayne Drive



- Expecting permit by the end of this month
- New Owner has met with Community Development about minor edits



Kaizen Sports Training Facility

6609 Colleyville Boulevard

5,862 Sq Feet



› Construction underway



➤ Thompson Terrace Center

- Façade addition for signs once awnings are removed
- Suite A and B now have separate entrances



BEAUTIFICATION ALONG CV BLVD



- › Former Alamo Title
- › COMPLETE!



BRAMATA
C O M P A N Y



- **Business Center Chamber Partnership** – The City and the Chamber have partnered on a community Business Center. This facility is home to our Chamber of Commerce and provides support and programming for our local business community.
- **Business Outreach Program** – Staff makes personal contact with all business owners to discuss business trends and individual needs. City events also include business engagement opportunities.
- **Economic Development Committee-** Internal committee made of leadership roles throughout the organization. They meet to discuss trends, prospects, processes, and creative new ways to conduct business retention and attraction.
- **Economic Development Forum-** Monthly update conducted with the Colleyville Chamber of Commerce to inform the business community and residents about economic development happenings and request their prospect preference

Questions and Discussion



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-4

Agenda Date 6/16/2026

Type Worksession

Department City Secretary

Title

Discussion of the June 16, 2026, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 6/16/2026

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

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

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Attachments

RESOLUTION R-26-5155

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF JUNE 16, 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 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
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-26-5156

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF JUNE 16, 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 June 2, 2026, City Council minutes
 - b. Appointing members to the Colleyville Center Advisory Committee, Colleyville Economic Development Corporation, and the Parks and Recreation Advisory Board

AND IT IS SO RESOLVED.

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

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JUNE 2, 2026

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, June 2, 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, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ALSO PRESENT: Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Finance Director Cassie Smith, Public Works and Parks and Recreation Director Lisa Escobedo, City Attorney Sarah Ross, and City Secretary Christine Loven.

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

Assistant City Manager Mark Wood reviewed the plans with City Council, noting the additions which City Council requested are included in this presentation. The patio size has doubled, the splashpad is increased to 1,000 square feet, shades over playground area, and picnic tables and benches have been added throughout the walking trail. Manager Wood stated the fence line will be moved in to assist with adjustments to drainage and to contain the area for safety.

There was discussion of potential regulations for use and City Council requested larger outdoor access restrooms.

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

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 5:47 p.m. and called the Executive Session to order.

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

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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

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:41 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, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

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

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

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

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

Mayor Lindamood and the City Council brought all Fire Department personnel in attendance to the dais to recognize the department for receiving the American Heart Association Mission: Lifeline® EMS Gold Achievement Award.

Mayor Lindamood, the City Council, Fire Department Personnel, and Fire Chief Mark Cantrell recognized Fire Captain Robert Creamier with the Colleyville Fire Department Civic Achievement Award for his outstanding dedication and service to the Colleyville community.

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

Mayor Lindamood read Resolution R-26-5152 in its entirety.

Fire Chief Mark Cantrell presented item 4b.

City Secretary Christine Loven presented items 4c and 4d.

Assistant City Manager Adrienne Lothery presented item 4e.

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

Councilmember Alphonso made a motion to approve Resolution R-26-5152, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

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

Mayor Lindamood read the caption of Ordinance O-26-2369.

Community Development Director Ben Bryner presented the rezoning to PUD-C Planned Unit Development – Commercial request and highlighted the proposed luxury garage development with a retail/office/flex-warehouse development. Director Bryner noted 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, which will be sold as individual condominium units. 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, and the site will provide sufficient landscape buffering and screening adjacent to residential uses/zoning and along Colleyville Boulevard.

Director Bryner stated staff reviewed the plans and identified areas for considerations related to building materials, building articulation, and overall site design.

Mayor Lindamood stated he is aware the developer met with staff and residents and made several changes to the original plans, including reducing the building size, window changes, and wall construction.

Fred Gans, Garages of America, thanked the City Council and neighbors for considering the request and stated this will be a quality development. He answered questions of the City Council regarding a museum, and garage space vs. retail space.

Mayor Lindamood opened the public hearing.

Chris Fourment, Colleyville, spoke in favor of this item.

Speaking in opposition to the item was David Hawthorn, and wishing not to speak, but registering opposition was Darin Szilzgyi, both of Colleyville.

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

This was a first reading with no action taken.

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

Mayor Lindamood read the caption of Ordinance O-26-2370.

Community Development Director Ben Bryner presented the request for a Special Use Permit to allow for a car port with modifications to the maximum length requirement and to the masonry column requirements.

Applicant Linda Kientz was present and answered questions of the City Council. She advised she is requesting the modifications as she is caring for older parents, one of which utilizes a wheelchair and the carport with assist her with accessibility for the parent.

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

The City Council asked the applicant to have masonry column costs available at the next meeting.

This was a first reading with no action taken.

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

Mayor Lindamood read the caption of Ordinance O-26-2371.

Community Development Director Ben Bryner presented this item which would allow for on premise consumption of alcohol at the new Lucille's Restaurant.

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

This was a first reading with no action taken.

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

Mayor Lindamood read the caption of Ordinance O-26-2372.

Community Development Director Ben Bryner presented this item which would allow for a reduction of parking spaces at the new Lucille's Restaurant.

Terry Kearney, the applicant for Lucille's was present and thanked the City Council and staff for working with them and stated Lucille's is happy to be in Colleyville.

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

This was a first reading with no action taken.

5e Ordinance O-26-2373

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

Mayor Lindamood read the caption of Ordinance O-26-2372.

Community Development Director Ben Bryner presented this item which repeals Chapter 6 of the Code of Ordinances to provide for removal of obsolete language and change the alcohol/non-alcohol ratio to 25% alcohol sales to 75% non-alcohol and food sales ratio for on-premises consumption.

Mayor Lindamood noted this change is providing for more economic development growth.

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

This was a first reading with no action taken.

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

Mayor Lindamood read Resolution R-26-5153 in its entirety.

Community Development Director Ben Bryner presented minor plat with waivers and answered questions of the City Council.

There was discussion of the cul de sac design, right-of-way regulations, and the existing residence on Lot 2.

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

Mayor Pro Tem Elder made a motion to approve Resolution R-26-5153, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

7. CITIZEN COMMENTS

Sayed Syed, Colleyville spoke regarding the costs for the Metroport Teen Court and the Tarrant Appraisal District.

8. REPORTS

Planning and Zoning Commission Minutes - April 13, 2026

There was no discussion of this item.

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

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 8:42 p.m.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 6/16/2026

Number Resolution R-26-5156

Type Resolution

Department City Secretary

Title

Appointing members to the Colleyville Center Advisory Committee, Colleyville Economic Development Corporation, and the Parks and Recreation Advisory Board

Explanation

Reading and Public Hearing

The following Boards, Commissions, and Committees have vacancies or expiring terms. Staff notified members with expiring terms and advertised for the application period. The rosters for each are attached.

Colleyville Center Advisory Committee Vacancy	Colleyville Center Advisory Committee Applicants
One Vacancy, Term ending March 2028	Alex Thomas

Colleyville Economic Development Corporation Expiring Terms	Parks and Recreation Advisory Board Applicants
Ralph Hunkins	Ralph Hunkins
John Terhoeve	Kevin Roberts
George Dodson	George Dodson
	Jay Anthony
	Tony Piistilli

Parks and Recreation Advisory Board Vacancy	Parks and Recreation Advisory Board Applicants
One Vacancy, Term ending March 2028	Alex Thomas
	Justin Jordan
	Mark Brooks
	Sharon Dowdey
	Tony Pistilli

This item provides for the appointment of members to each of the Boards, Commissions, and Committees. The Colleyville Economic Development Corporation has a two-year appointment, expiring June 2028, while the vacant positions have terms expiring March 2028.

Financial Impact

There is no financial impact to the City.

Recommendation

Appointment(s) be made

Attachments

1. Colleyville Center Advisory Committee Roster
2. Colleyville Economic Development Corporation Roster
3. Parks and Recreation Advisory Board Roster

COLLEYVILLE CENTER ADVISORY COMMITTEE

Carol Wollin

(817) 798-3058

cwollin@aol.com

TERM: March 2026 – March 2028

Lee Koch

(817) 975-3898

lkoch1212@gmail.com

TERM: March 2026 – March 2028

Fred Mills

(817) 320-6862

saxmills@verizon.net

TERM: March 2026 – March 2028

Emily Aguilar

(817) 908-5906

emily.rice20@gmail.com

TERM: March 2025 – March 2027

Vacant

TERM: March 2026 – March 2028

Paul Vigiletti

(817) 485-7417

paubervig@att.net

TERM: March 2025 – March 2027

Colleyville Garden Club**Ann Morgan**

(575) 640-6790

aamorgan12@gmail.com

TERM: March 2025 – March 2027

Colleyville Lions Club**Louis C. Miller**

(817) 994-6180

[louismiller45@gmail.com](mailto:louismliller45@gmail.com)

TERM: March 2025 – March 2027

National Charity League**Jessica Harig**

(817) 913-4848

NCLPresidentElect@NCLColleyville.org

TERM: March 2026 – March 2028

Colleyville Rotary Club**Keith Kithsiri**

Serindip1@gmail.com

TERM: March 2026 – March 2028

Colleyville Woman's Club**Darla Dennison**

(817) 770-8805

TERM: March 2026 – March 2028

**Colleyville Chamber of
Commerce****Chris Carlson**

(682) 225-2110

chris@smartdfwrealty.com

TERM: March 2026 – March 2028

COLLEYVILLE ECONOMIC DEVELOPMENT CORPORATION

DIRECTOR**Brandi Elder**

(817) 706-6090

belder@colleyville.com

TERM: June 2022-June 2028

DIRECTOR**Kimberly Holt Gunderson**kgunderson@colleyville.com

TERM: June 2024-June 2027

DIRECTOR**Ralph Hunkins**

(972) 268-3331

rhunkins@real-revenue.com

TERM: June 2024-June 2026

DIRECTOR**Bobby Lindamood**

(214) 232-8147

blindamood@colleyville.com

TERM: June 2022-June 2028

DIRECTOR**Scotty Richardson**

(817) 676-2120

srichardson@colleyville.com

TERM: June 2022-June 2029

DIRECTOR**John Terhoeve**

(817) 999-5629

jnterhoeve@gmail.com

TERM: June 2024-June 2026

DIRECTOR**George Dodson**

(817) 937-3198

georgewdodson@gmail.com

TERM: June 2024-June 2026

FINANCE MANAGER**Cassie Smith**

(817) 503-1014

csmith@colleyville.com**GENERAL MANAGER****Jerry Ducay**

(817) 503-1116

jducay@colleyville.com**SECRETARY****Christine Loven**

(817) 503-1133

cloven@colleyville.com

PARKS AND RECREATION ADVISORY BOARD

PLACE 1

Julie George – Chair

(214) 202-4671

juliefgeorge@gmail.com

TERM: March 2025 – March 2027

PLACE 2

Adrienne Johnson

(817) 504-1108

adriennejohnson@me.com

TERM: March 2026 – March 2028

PLACE 3

John Hillebrand

(817) 798-0112

hille@sbcglobal.net

TERM: March 2025 – March 2027

PLACE 4

Carol Wollin

(817) 798-3058

cwollin@aol.com

TERM: March 2026 – March 2028

PLACE 5

Christopher Carr

(817) 690-0950

ccarr.cv.pr@gmail.com

TERM: March 2025 – March 2027

PLACE 6

Vacant

TERM: March 2026 – March 2028

PLACE 7

Eric Presson

(817) 733-3121

cprb.mitrd@passmail.net

TERM: March 2025 – March 2027

PLACE 8 – Vice Chair

Joe Stout

(817) 988-9488

josephstout@yahoo.com

TERM: March 2026 – March 2028

GCISD LIAISON

Dianna Sager

dianna.sager@gcisd.net



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5a

Agenda Date 6/16/2026

Type Presentation and Discussion

Department Finance

Title

Monthly Financial Report - May 2026

Explanation

Finance Director Cassie Smith will give an overview of the May 2026 Financial Report.

Attachments

1. May 2026 Monthly Budget vs Actual
2. May 2026 Monthly Budget presentation

City of Colleyville
Monthly Budget vs Actual Report
May 31, 2026

	FY 2026				FY 2025				
	Annual Budget	Actual Thru Mth	Variance Annual	% of Annual Bdg	Annual Actual YTD	Actual Thru Mth	Variance Annual	% of Annual Act	% chg from PY
General Fund									
Current Taxes	18,870,816	18,473,805	397,011	97.9%	17,980,445	17,421,458	558,987	96.9%	6.0%
Delinquent	30,000	22,769	7,231	75.9%	32,038	5,190	26,848	16.2%	338.7%
P&I	80,000	61,699	18,301	77.1%	98,948	50,249	48,699	50.8%	22.8%
Property Tax Total	18,980,816	18,558,272	422,544	97.8%	18,111,431	17,476,897	634,533	96.5%	6.2%
Sales Tax	5,304,000	2,910,019	2,393,981	54.9%	5,074,051	2,842,682	2,231,369	56.0%	2.4%
Oncor Electric	910,000	869,186	40,814	95.5%	887,583	887,583	-	100.0%	-2.1%
Tri-County Electric	185,000	184,158	842	99.5%	172,925	172,925	-	100.0%	6.5%
Atmos Gas	600,000	789,801	(189,801)	131.6%	682,980	682,980	-	100.0%	15.6%
AT&T	15,000	34,064	(19,064)	227.1%	9,534	7,352	2,182	77.1%	363.3%
Verizon/Others	12,000	4,879	7,121	40.7%	7,462	5,702	1,760	76.4%	-14.4%
Refuse/Recycling	300,000	203,378	96,622	67.8%	325,103	195,310	129,793	60.1%	4.1%
Cable TV	200,000	103,449	96,551	51.7%	186,044	143,329	42,715	77.0%	-27.8%
Network Nodes	250	250	-	100.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,222,250	2,189,165	33,085	98.5%	2,271,880	2,095,431	176,450	92.2%	4.5%
GF Revenues	31,285,851	27,312,693	3,973,158	87.3%	30,677,534	26,143,726	4,533,807	85.2%	4.5%
GF Expenditures	31,268,504	20,519,915	10,748,589	65.6%	28,906,897	19,162,676	9,744,221	66.3%	7.1%
Utilities Fund									
Water - Base Rate	2,509,730	1,650,963	858,767	65.8%	2,429,276	1,594,919	834,357	65.7%	3.5%
Sewer - Base Rate	1,885,685	1,242,130	643,555	65.9%	1,728,568	1,156,499	572,069	66.9%	7.4%
Water - Volumetric Rate	17,072,779	8,155,106	8,917,673	47.8%	14,533,462	7,647,394	6,886,068	52.6%	6.6%
Sewer - Volumetric Rate	4,956,120	3,336,182	1,619,938	67.3%	4,536,672	2,999,620	1,537,052	66.1%	11.2%
Water & Sewer	26,424,314	14,384,381	12,039,933	54.4%	23,227,979	13,398,432	9,829,547	57.7%	7.4%
Utilities Revenues	27,013,314	16,761,031	10,252,283	62.0%	25,445,010	15,380,523	10,064,487	60.4%	9.0%
Utilities Expenditures	26,855,702	16,193,567	10,662,135	60.3%	22,141,920	13,472,745	8,669,175	60.8%	20.2%
Debt Service Fund									
Current Taxes	924,135	1,111,259	(187,124)	120.2%	911,283	1,073,524	(162,241)	117.8%	3.5%
Delinquent	2,000	1,052	948	52.6%	1,242	200	1,042	16.1%	425.8%
P&I	3,400	3,580	(180)	105.3%	5,736	2,913	2,823	50.8%	22.9%
Property Tax Total	929,535	1,115,891	(186,356)	120.0%	918,261	1,076,637	(158,376)	117.2%	3.6%
DS Revenues	1,702,645	1,895,441	(192,796)	111.3%	1,475,019	1,629,298	(154,279)	110.5%	16.3%
DS Expenditures	1,693,245	1,355,794	337,451	80.1%	1,540,145	1,320,845	219,300	85.8%	2.6%
Drainage Fund									
Drainage Fee	2,021,000	1,352,045	668,955	66.9%	1,752,062	1,155,157	596,904	65.9%	17.0%
Drain Revenues	2,061,000	1,391,584	669,416	67.5%	1,814,626	1,200,051	614,575	66.1%	16.0%
Drain Expenditures	1,994,787	499,936	1,494,851	25.1%	737,977	501,098	236,879	67.9%	-0.2%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	230,000	102,848	127,152	44.7%	422,460	104,213	318,247	24.7%	-1.3%
HOT Revenues	230,000	102,912	127,088	44.7%	422,500	104,224	318,276	24.7%	-1.3%
HOT Expenditures	260,439	177,033	83,406	68.0%	509,629	199,340	310,289	39.1%	-11.2%

Note: The financial figures presented are unaudited and subject to change pending final audit adjustments.

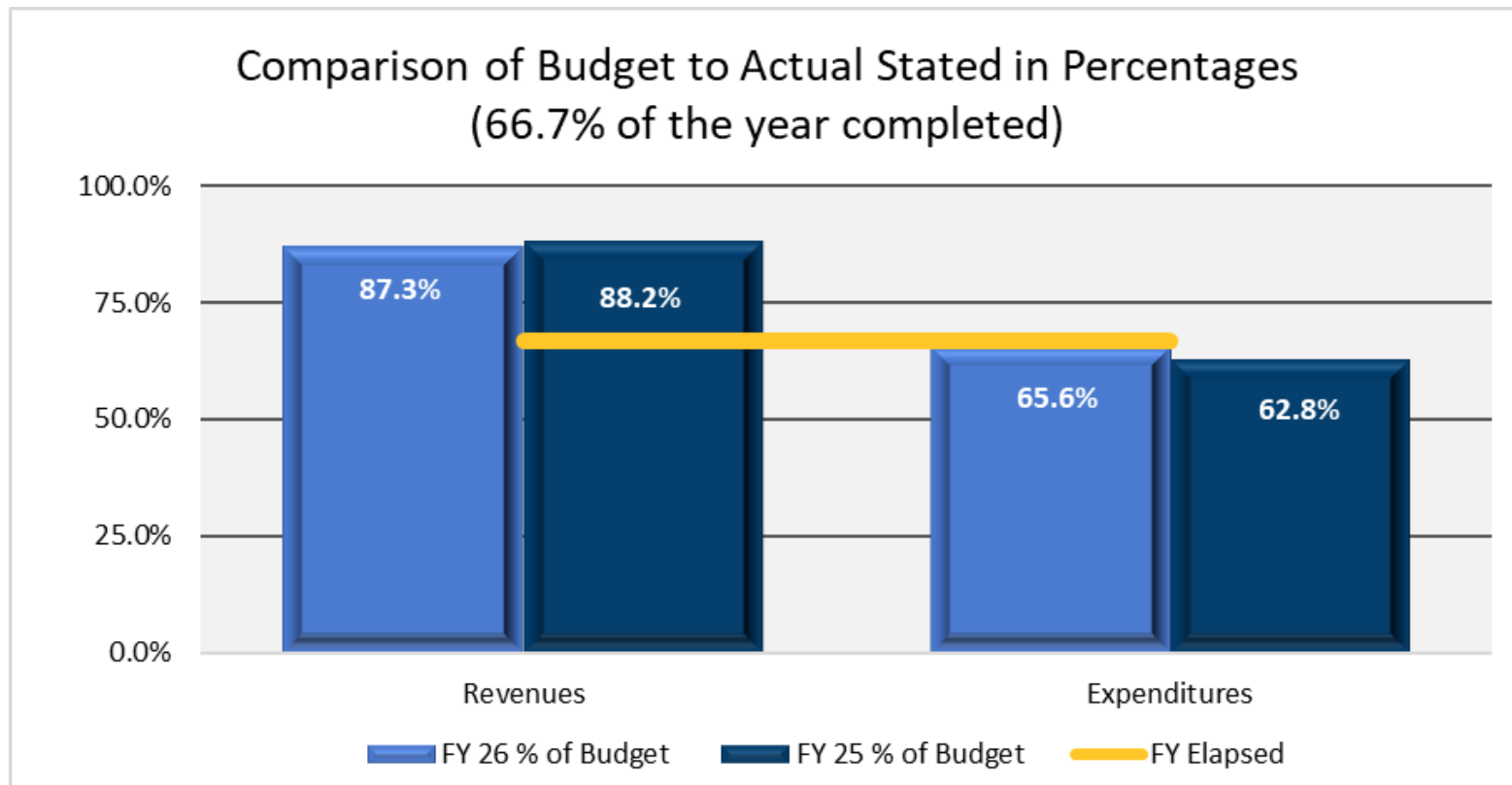
Monthly Financial Report May 2026

City Council Meeting
June 16, 2026

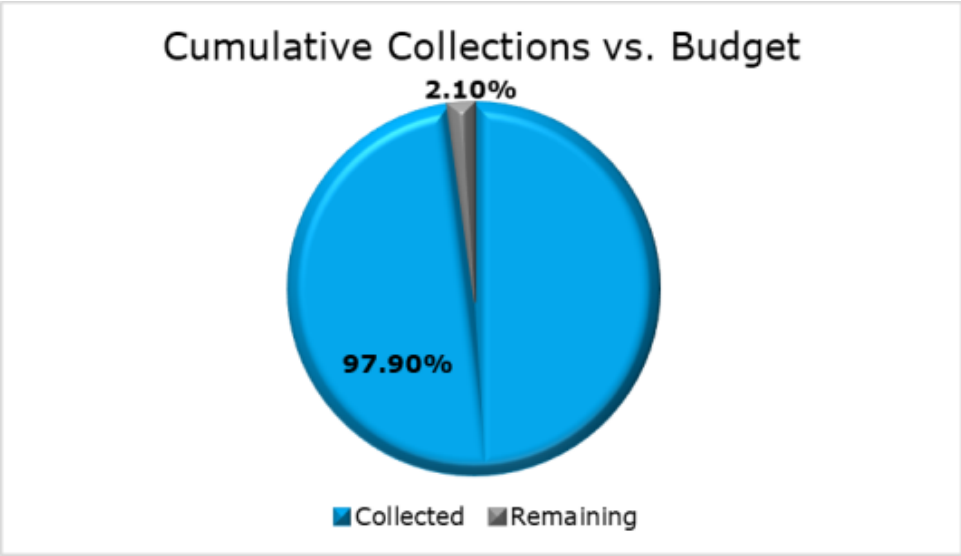
General Fund Performance



	FY 26 Budget		FY 26 YTD		FY 26 % of Budget	FY 25 YTD		FY 25 % of Budget
Revenues	\$	31,285,851	\$	27,312,693	87.3%	\$	26,143,726	88.2%
Expenditures		31,268,504		20,519,915	65.6%		19,162,676	62.8%
Total	\$	17,347	\$	6,792,778		\$	6,981,050	



Property Tax Collections



FY 26 Rate:

- M&O \$0.294232
- I&S \$0.017699

Total Rate:
\$0.311931/\$100

*TIF fund transfer has not been made, this is typically done in February.

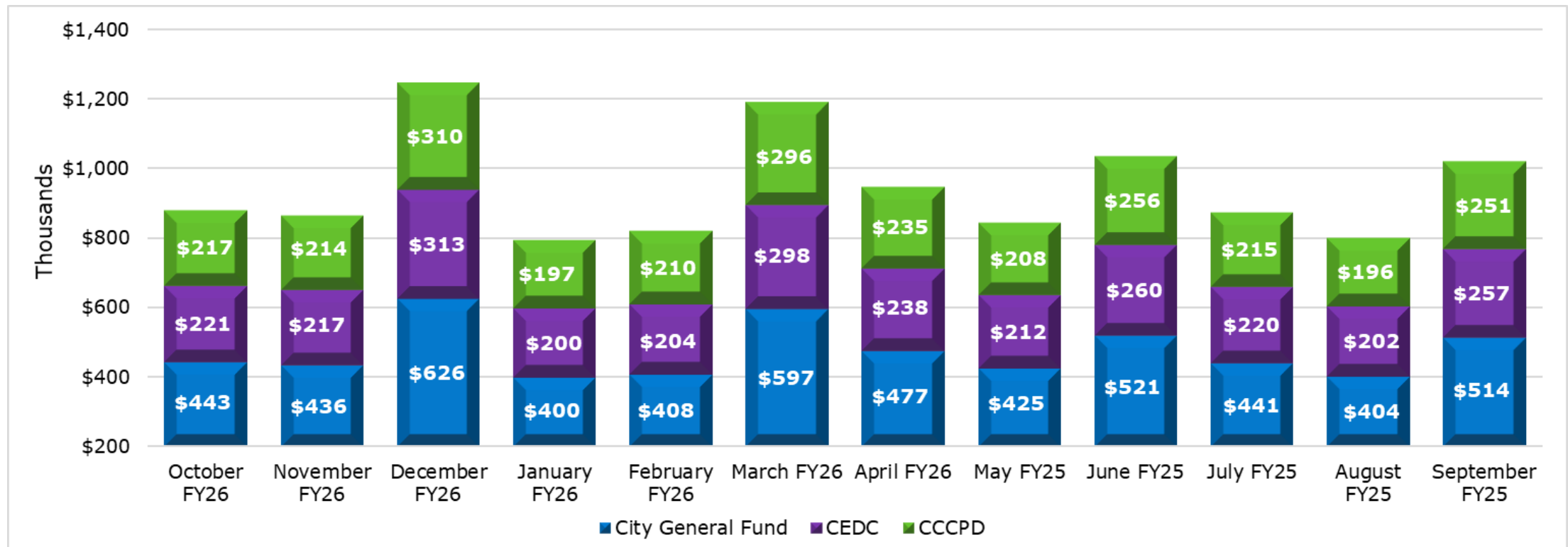
	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Current Taxes	\$ 18,870,816	\$ 18,473,805	97.90%	\$ 17,421,458	96.74%

Note: Property taxes are due in January with the majority of collections in December and January.

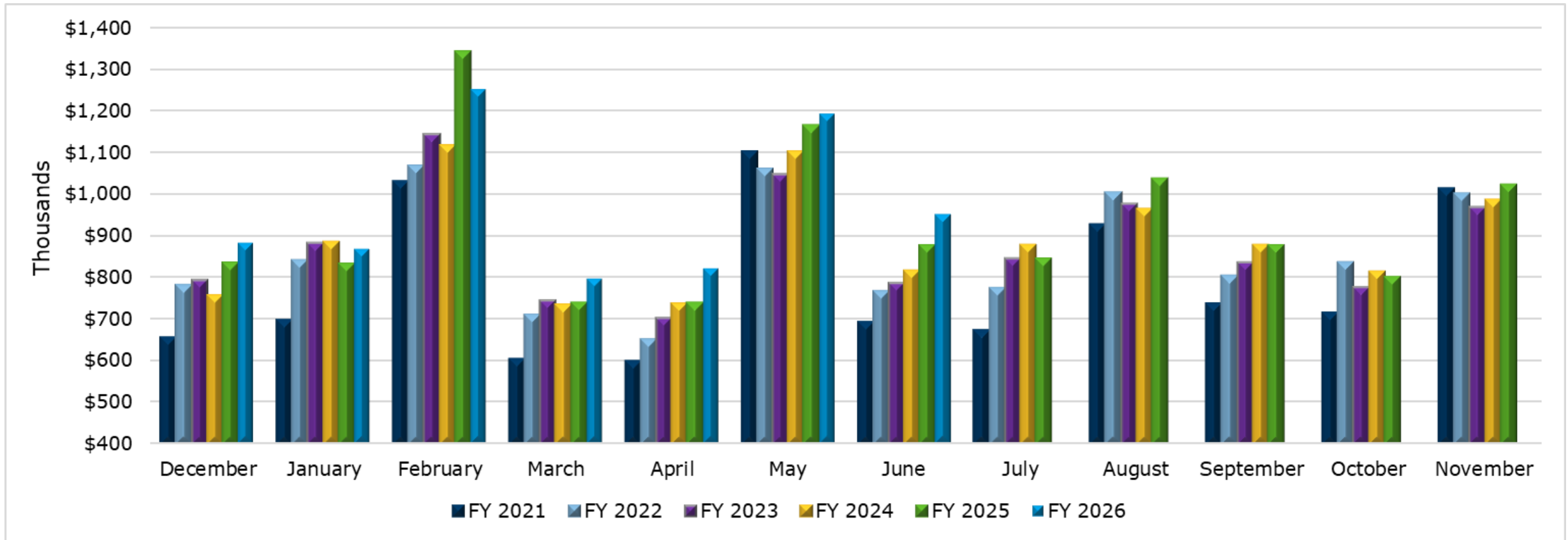
Sales Tax: Current Fiscal Year Collections



June Collections / April Sales	FY 25 Actual	FY 26 Actual	Increase/ (Decrease)	% Change
City General Fund	\$ 440,792	\$ 476,864	\$ 36,072	8.18%
CEDC	\$ 220,065	\$ 238,075	\$ 18,009	8.18%
CCCPD	\$ 216,419	\$ 234,972	\$ 18,553	8.57%
Total Collections	\$ 877,276	\$ 949,911	\$ 72,634	8.28%



Sales Tax: Comparative Collections



Per GASB rules, December is the first month of FY26 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Current Fiscal Year Collections – General Fund



Collections Month	Sales Month	FY 25 Actual	FY 26 Actual	Increase/ (Decrease)	% Change
December	October	\$ 420,829	\$ 443,094	\$ 22,265	5.29%
January	November	418,443	435,561	17,118	4.09%
February	December	672,822	626,328	(46,494)	-6.91%
March	January	373,295	399,955	26,660	7.14%
April	February	372,227	408,090	35,863	9.63%
May	March	585,067	596,991	11,924	2.04%
June	April	440,792	476,864	36,072	8.18%
Total		\$ 3,283,474	\$ 3,386,883	\$ 103,409	3.15%

Per GASB rules, December is the first month of FY26 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Regional Benchmark



	Net Payment This Period	Comparable Payment PY	% Change	Payment YTD	PY Payment YTD	% Change YTD
Colleyville	714,939	660,857	8.18%	4,413,476	4,291,822	2.83%
North Richland Hills	1,821,279	1,864,597	-2.32%	11,849,818	11,090,129	6.85%
Bedford	1,367,618	837,525	63.29%	8,122,954	7,796,553	4.19%
Grapevine	5,543,200	5,259,633	5.39%	34,580,493	33,130,867	4.38%
Keller	1,371,004	1,333,604	2.80%	8,405,855	8,490,382	-1.00%
Hurst	1,464,861	1,528,058	-4.14%	9,998,498	9,774,044	2.30%
Euless	2,524,487	2,243,574	12.52%	15,447,192	13,571,021	13.82%
Southlake	4,308,198	3,449,280	24.90%	23,262,065	21,416,017	8.62%

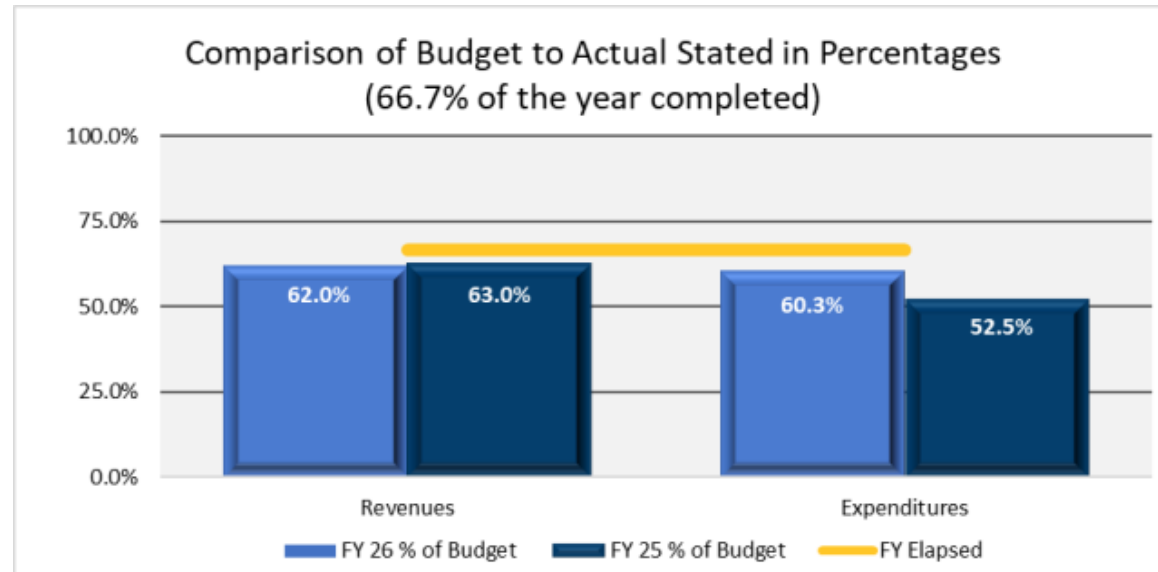
Note: Colleyville Collections above include both City General Fund and CEDC collections.



Utilities Fund Performance



	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	\$ 27,013,314	\$ 16,761,031	62.0%	\$ 15,380,523	63.0%
Expenditures	26,855,702	16,193,567	60.3%	13,472,745	52.5%
Total	\$ 157,612	\$ 567,464		\$ 1,907,778	

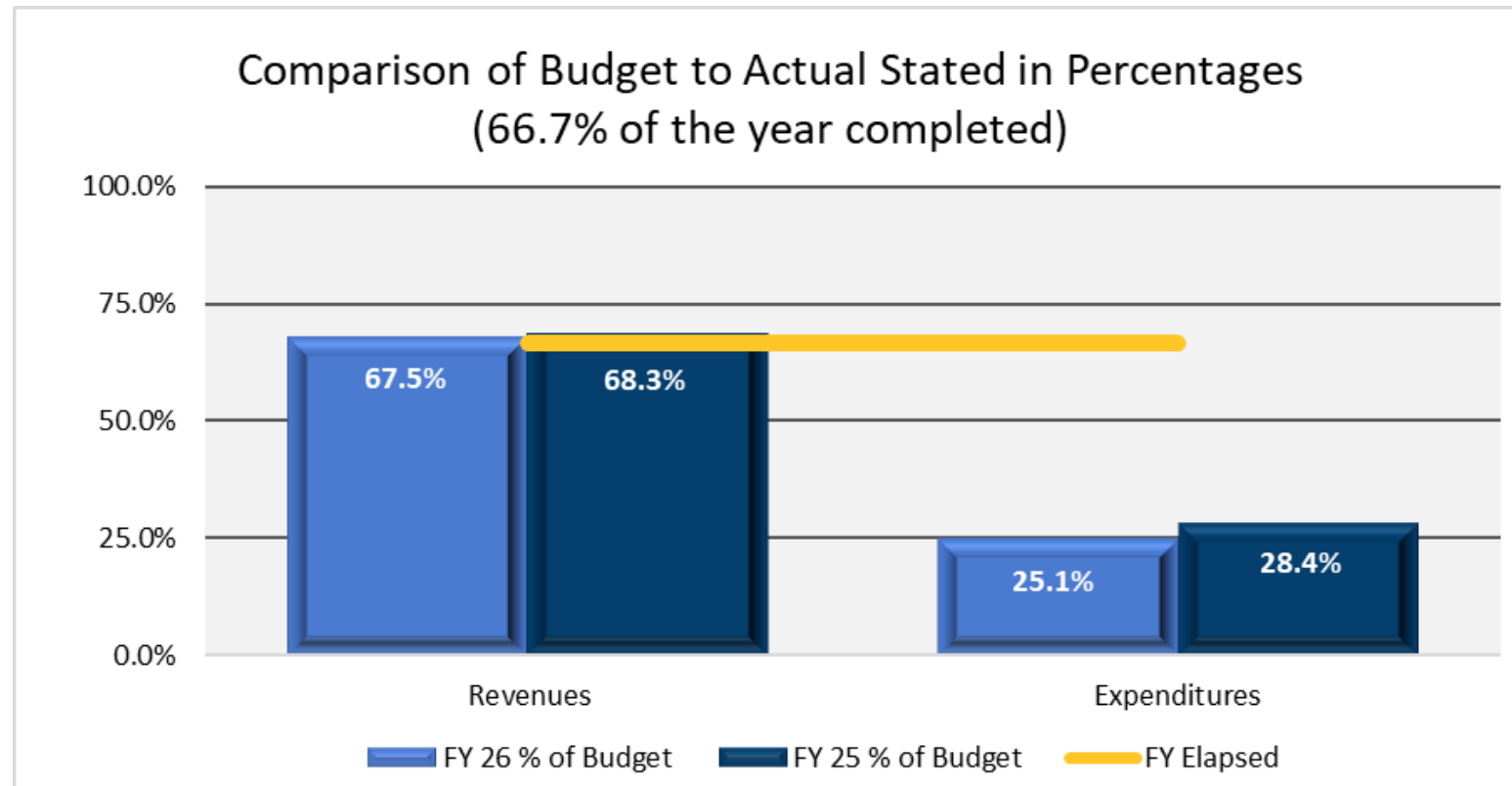


TRA			City		
	FY 26 Budget	FY 26 YTD		FY 26 Budget	FY 26 YTD
Revenues	\$ 22,028,899	\$ 11,491,288	Revenues	\$ 4,984,415	\$ 5,269,744
Expenditures	22,028,899	12,736,878	Expenditure	\$ 4,826,803	3,456,689
Total	\$ -	\$ (1,245,590)		\$ 157,612	\$ 1,813,054

Drainage Fund Performance



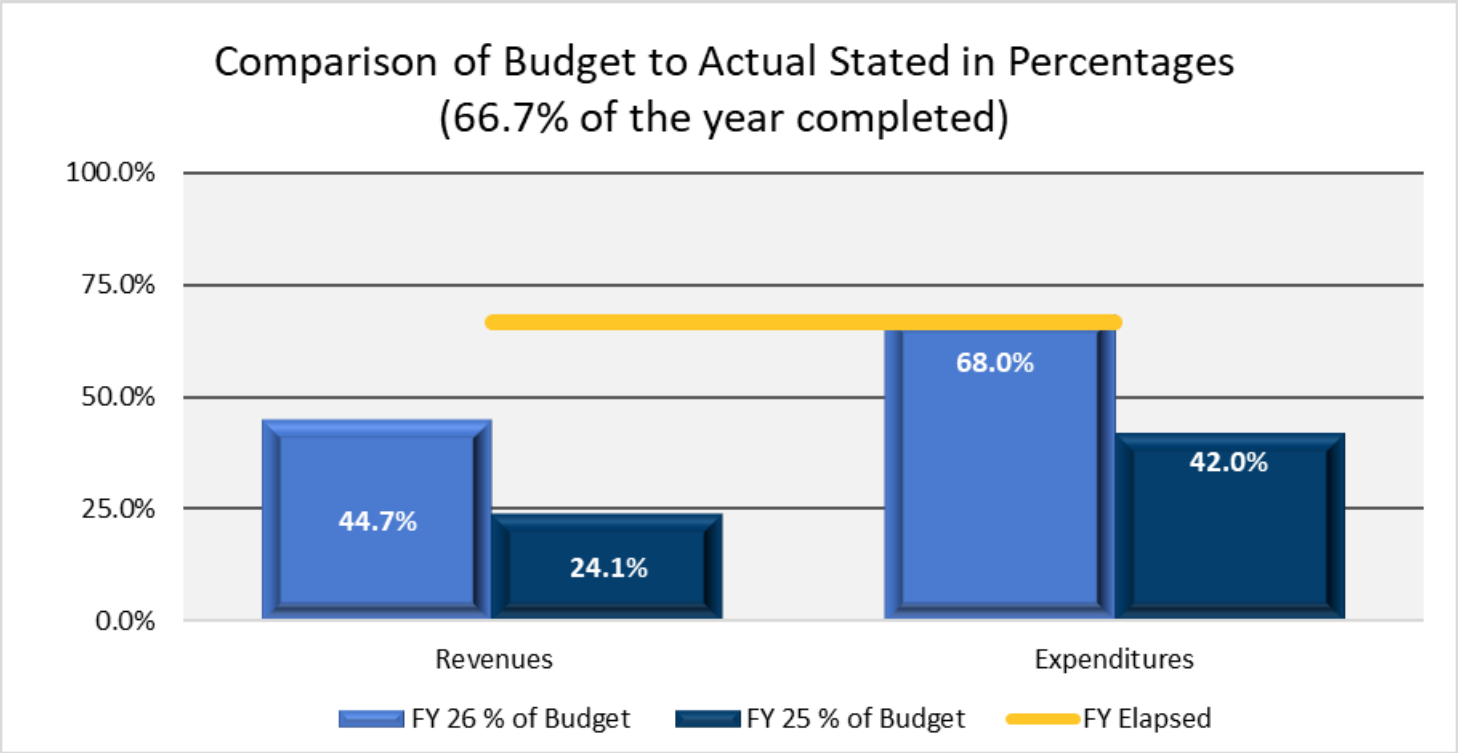
	FY 26 Budget		FY 26 YTD		FY 26 % of Budget	FY 25 YTD		FY 25 % of Budget
Revenues	\$	2,061,000	\$	1,391,584	67.5%	\$	1,200,051	68.3%
Expenditures		1,994,787		499,936	25.1%		501,098	28.4%
Total	\$	66,213	\$	891,648		\$	698,954	



Hotel Tax (HOT) Fund Performance



	FY 26 Budget		FY 26 YTD		FY 26 % of Budget	FY 25 YTD		FY 25 % of Budget
Revenues	\$	230,000	\$	102,912	44.7%	\$	104,224	24.1%
Expenditures		260,439		177,033	68.0%		199,340	42.0%
Total	\$	(30,439)	\$	(74,121)		\$	(95,115)	



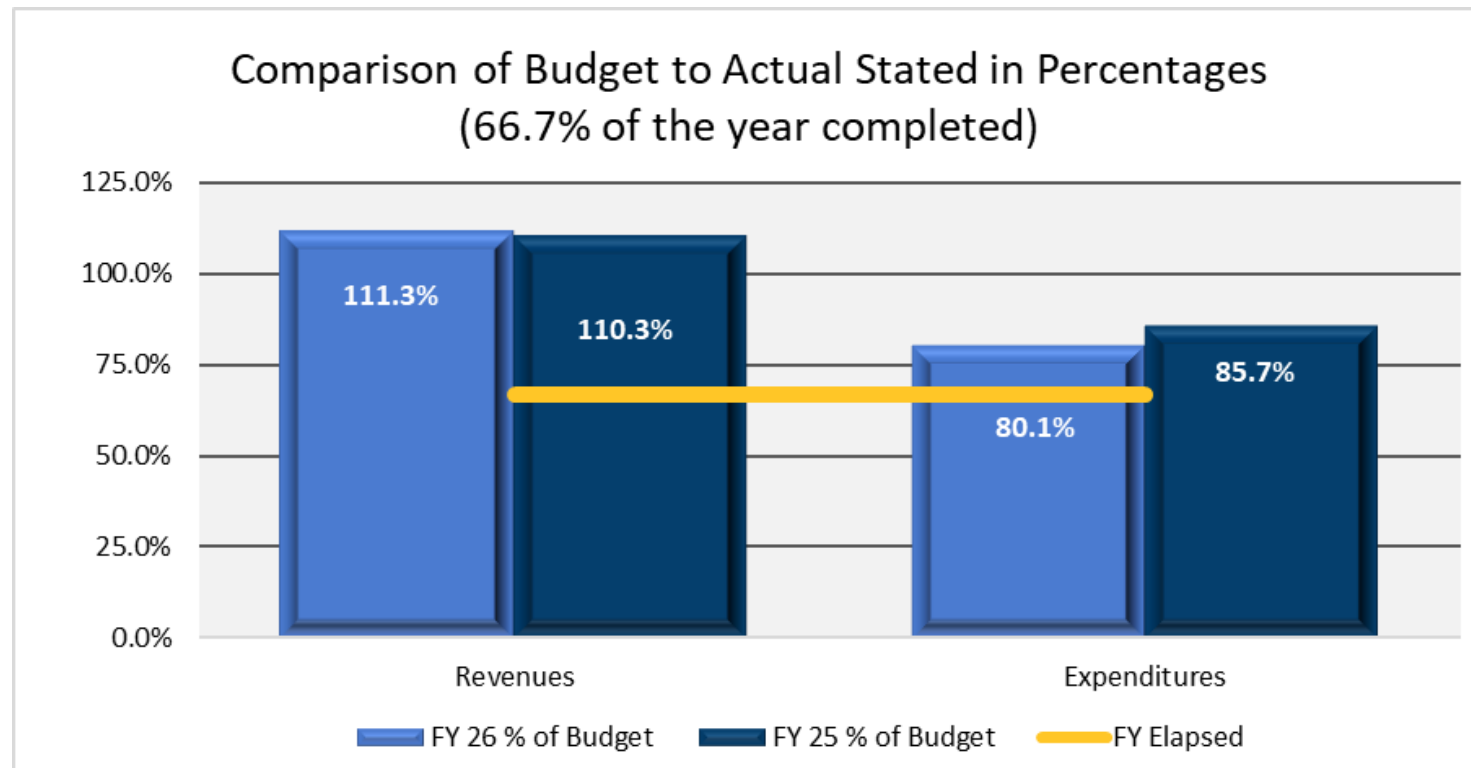
Hotel occupancy tax revenues are due quarterly.



Debt Service Fund Performance



	FY 26 Budget	FY 26 YTD	FY 26 % of Budget	FY 25 YTD	FY 25 % of Budget
Revenues	\$ 1,702,645	\$ 1,895,441	111.3%	\$ 1,629,298	110.3%
Expenditures	1,693,245	1,355,794	80.1%	1,320,845	85.7%
Total	\$ 9,400	\$ 539,646		\$ 308,453	



Questions & Discussion





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 6/16/2026

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

Second Reading and Public Hearing

The applicant was present to answer questions from the Council. The applicant clarified the garages will not allow retail uses that involve foot traffic or in-person customers. One citizen was present and spoke in opposition to the request. One citizen was present and spoke in favor of the request. One additional citizen submitted a card to register opposition but did not want to speak.

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.

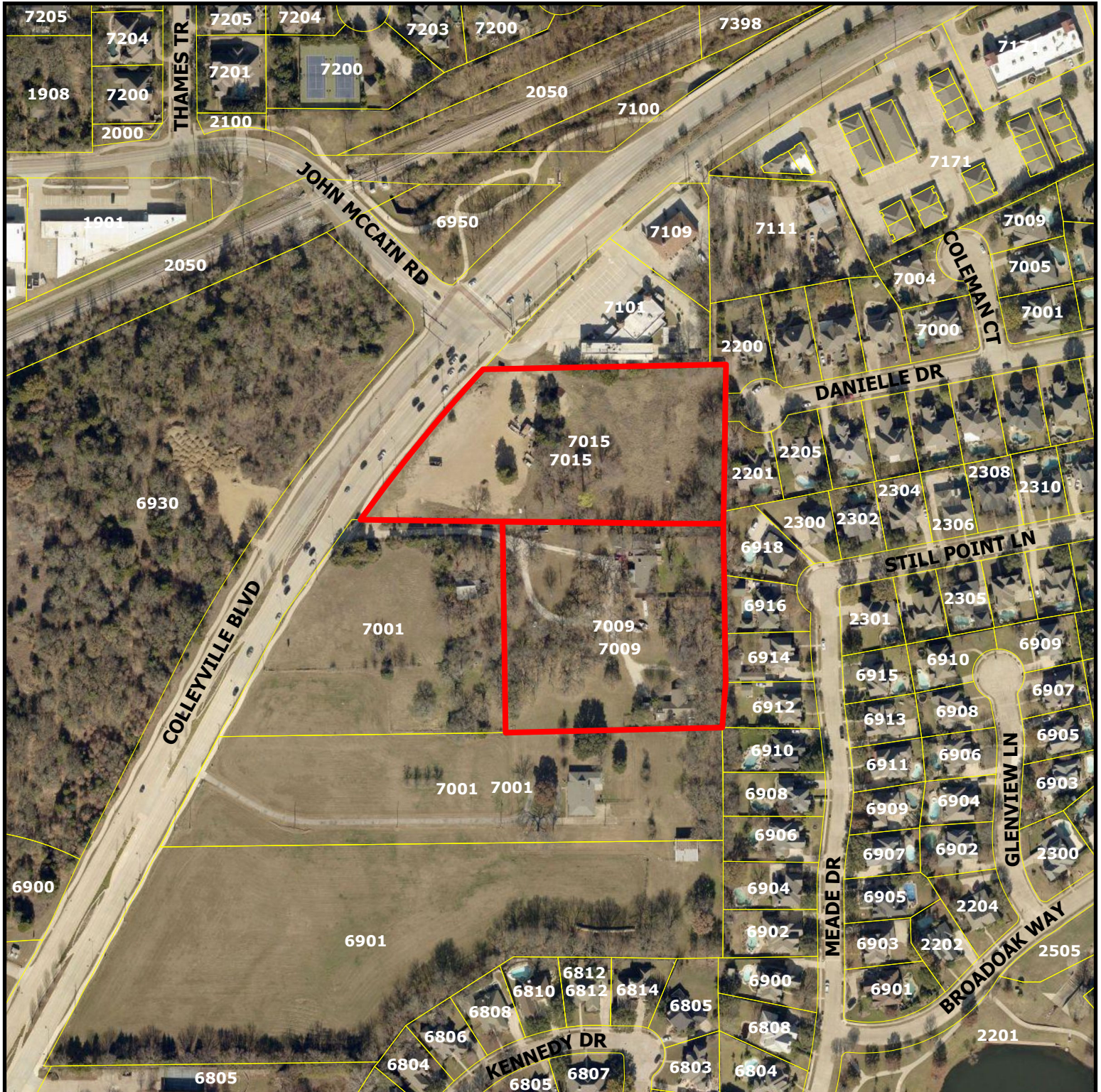
Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request with a condition that a Special Use Permit (SUP) be required for a change of use or ownership in buildings 1 and 2 at their May 11, 2026 meeting by a vote of 4-1.

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

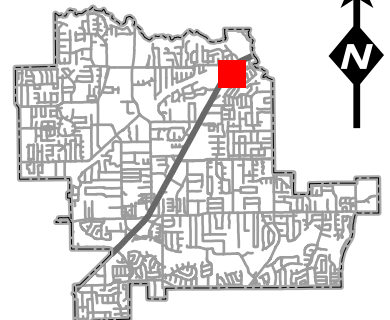


ZC26-009

7015 Colleyville Boulevard



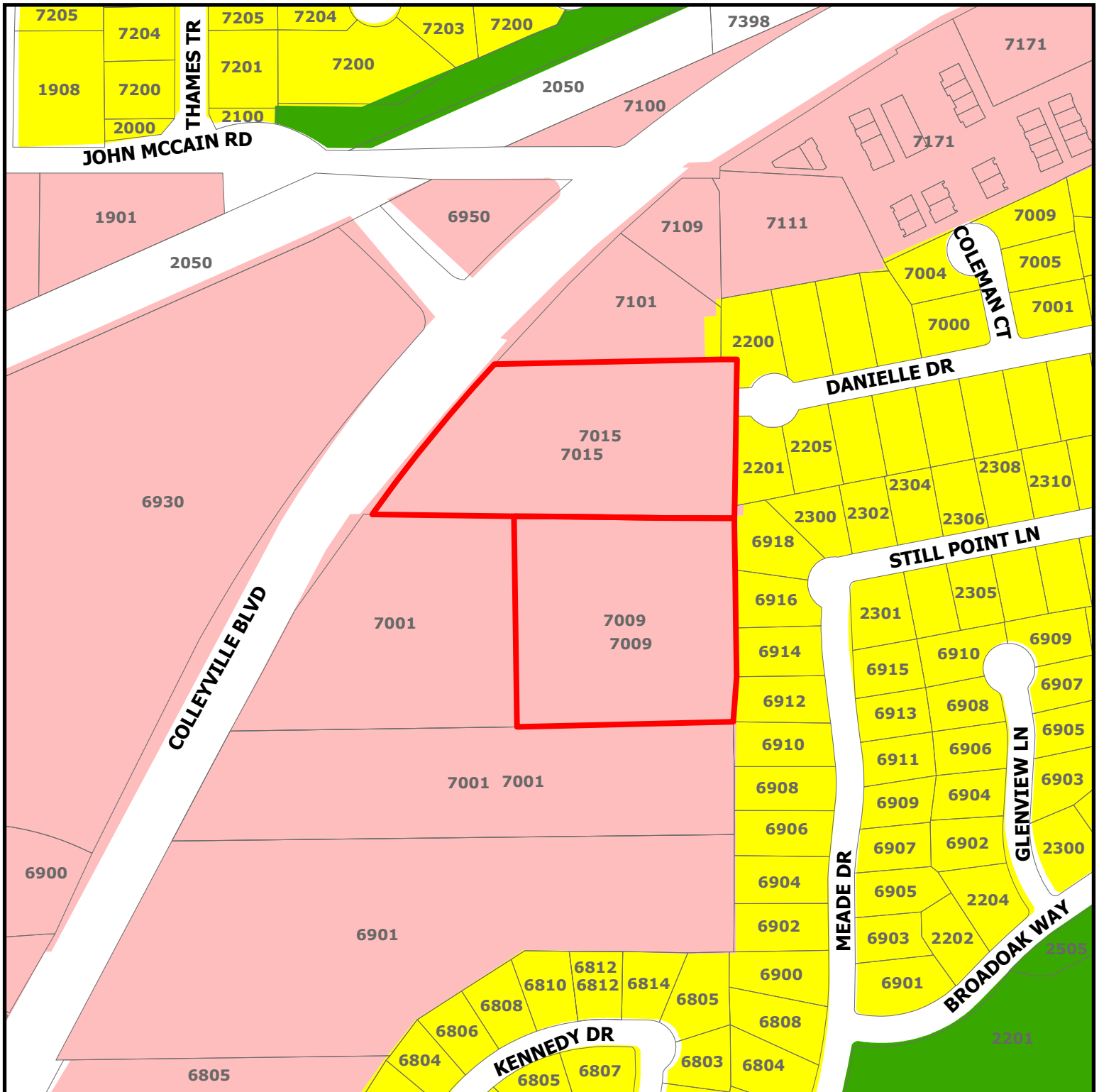
Subject Property



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Future Land Use Map

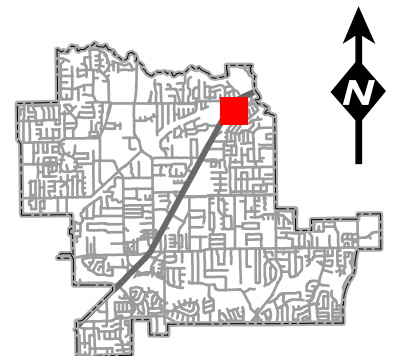


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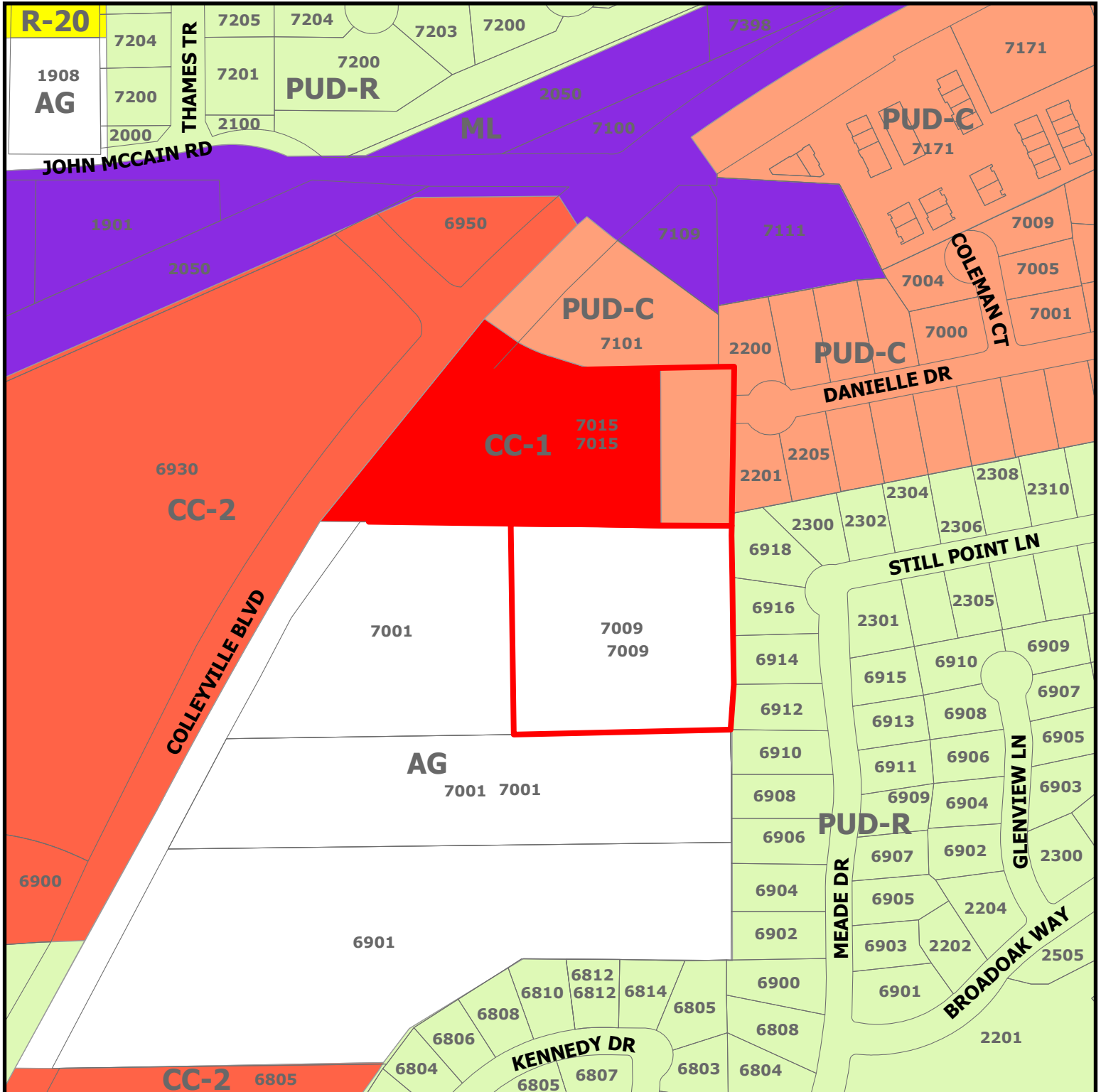
ZC26-009

7015 Colleyville Boulevard

-  Residential
 Colleyville Blvd Corridor
 Open Space; Parks
 Subject Property



Zoning Map

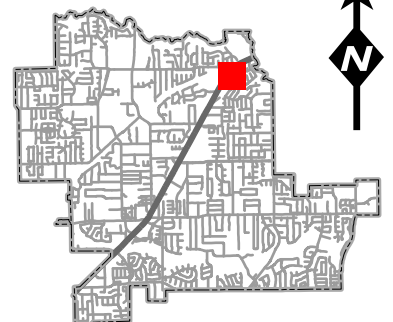


ZC26-009

7015 Colleyville Boulevard



Subject Property



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GARAGES OF AMERICA/TEXAS

What is a *Garage Condo* Facility?

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

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

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

Design Strategy

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

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

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

How Are *Garage Condos* Units Utilized?

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

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

The Benefits of *Garage Condos* for the community.

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

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

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

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

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

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

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

Successful Track Record:

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

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

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

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

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

GARAGES OF AMERICA - COLLEYVILLE

CONCEPTUAL PLAN 04

7015 COLLEYVILLE BLVD | COLLEYVILLE, TX 76034

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

SITE DATA:

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

ZONING:

PD: PLANNED DEVELOPMENT

PROPOSED USE: COMMERCIAL/RETAIL + GARAGES

AREA REQUIREMENTS:

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

CATEGORY	PARKING REQ. (11/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 PENNA, P.E.

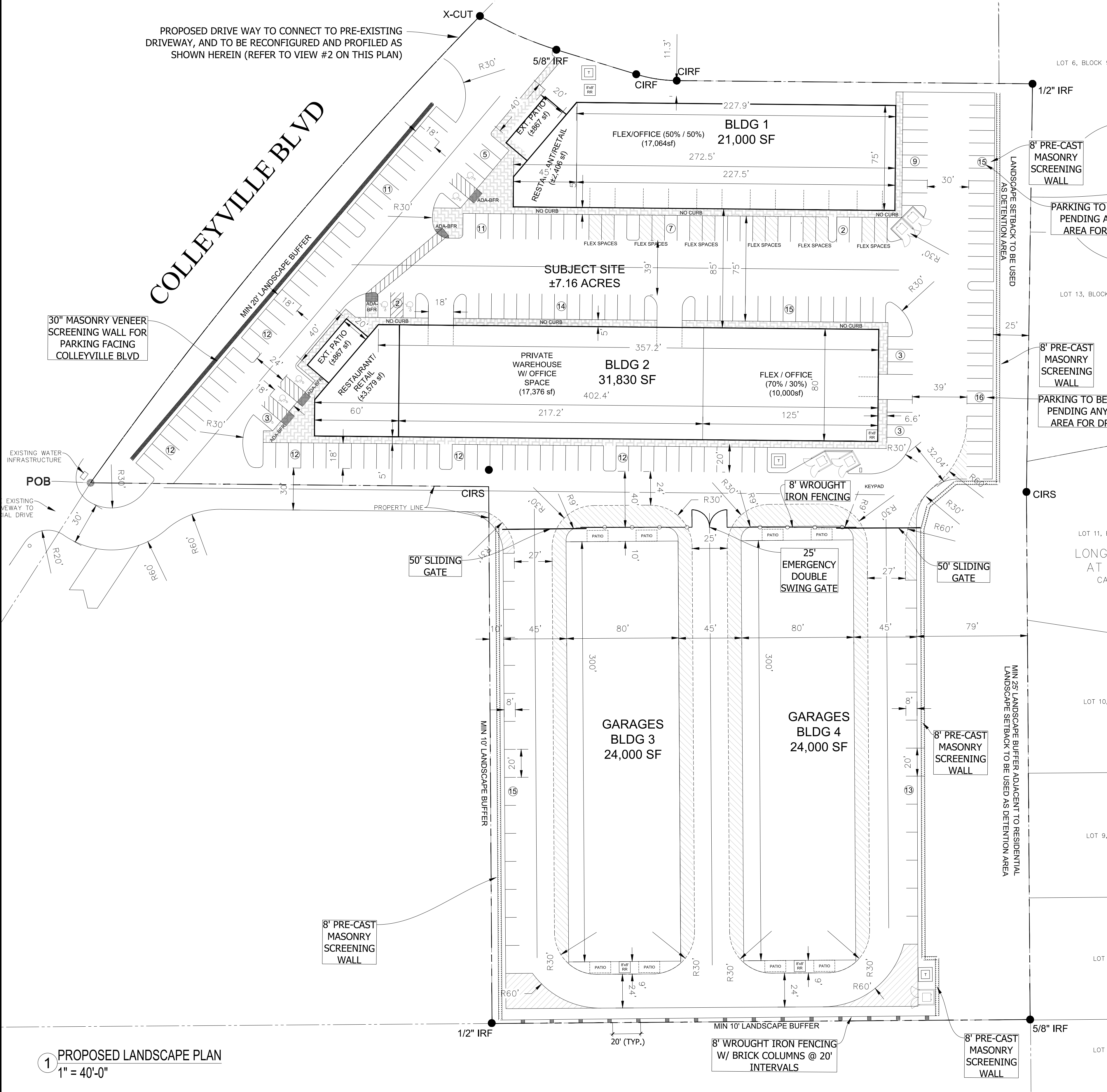
-SITE PLAN FOR REVIEW ONLY -

SITE DIMENSION PLAN | 04.03.26

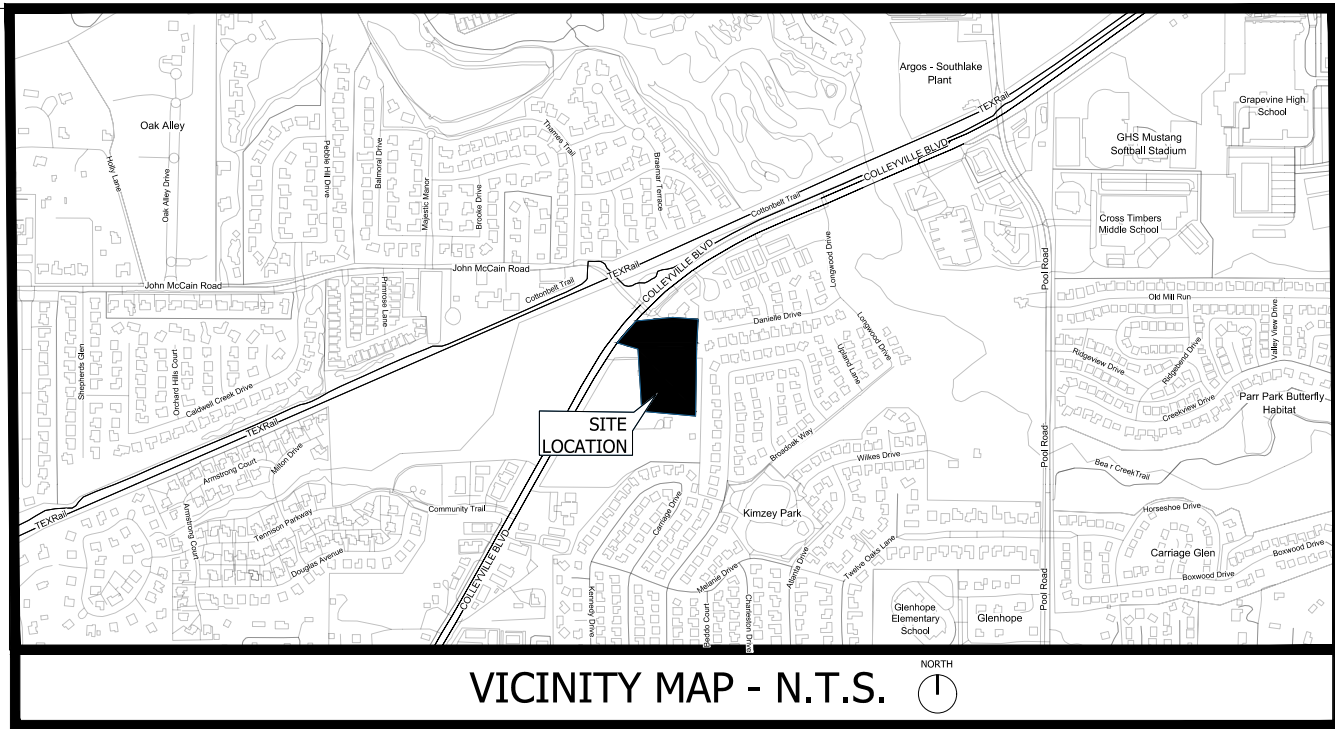
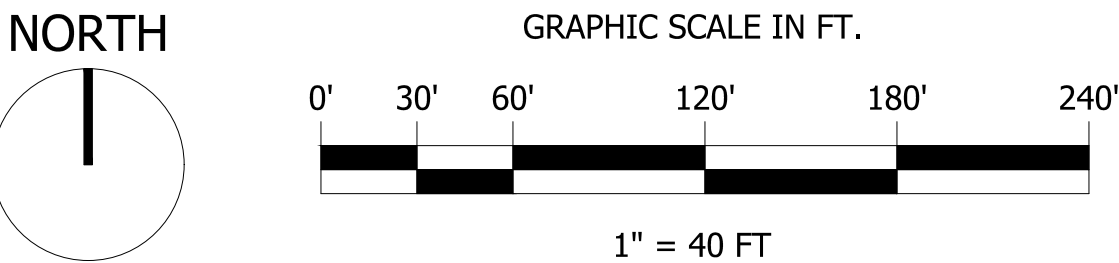
NOTE:
SITE PLAN IS FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.



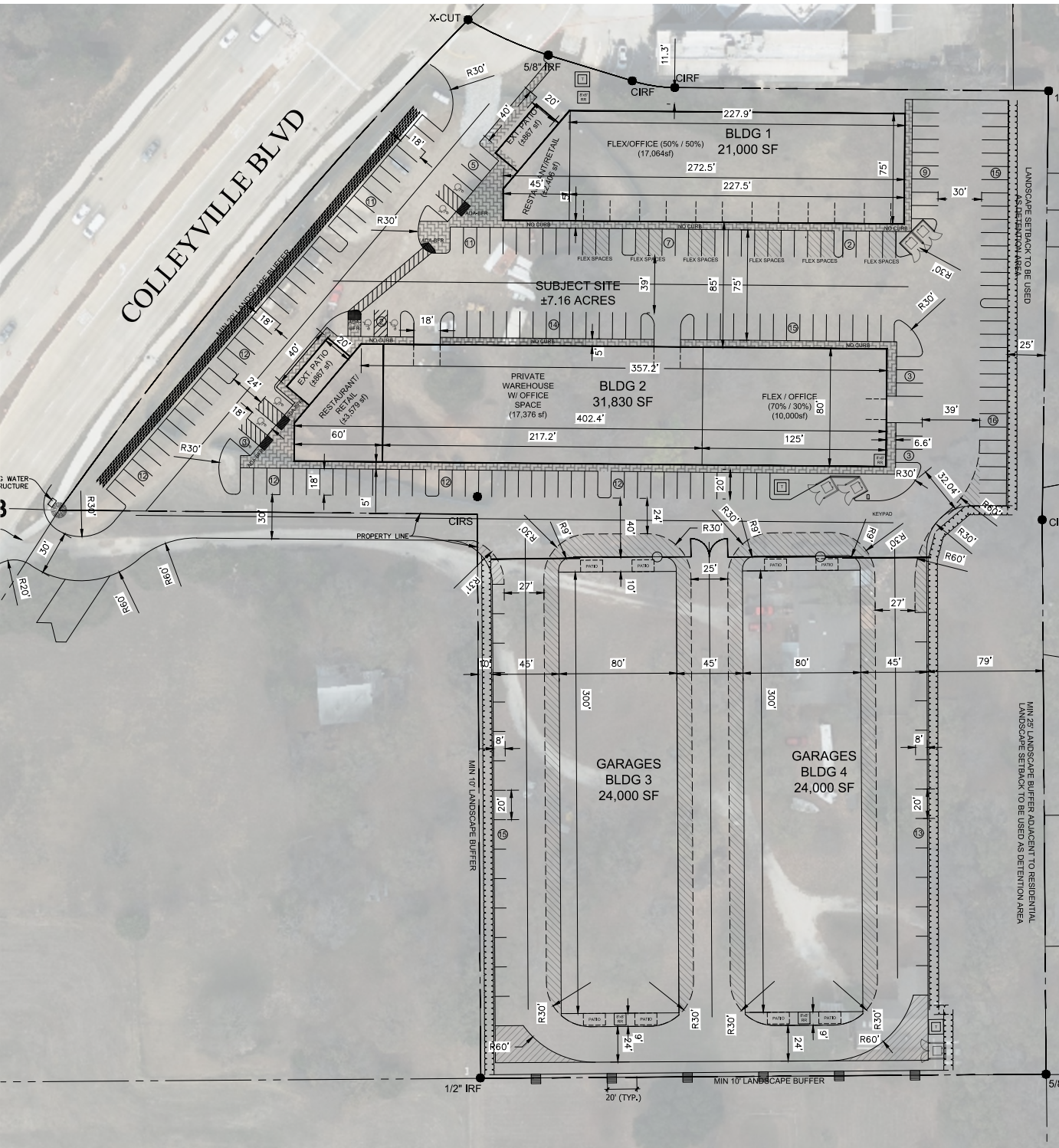
CONTACT INFORMATION:
RELIABLE COMMERCIAL CONSTRUCTION
<https://www.reliablecommercial.com/>
https://www.reliablepaving.com
Office: 817-467-0779
1903 Peyco Drive North
Arlington, Texas 76001



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



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



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

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

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

SHEET NO: A0.1



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

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

DRAFTING INFORMATION:

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

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

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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





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

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

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



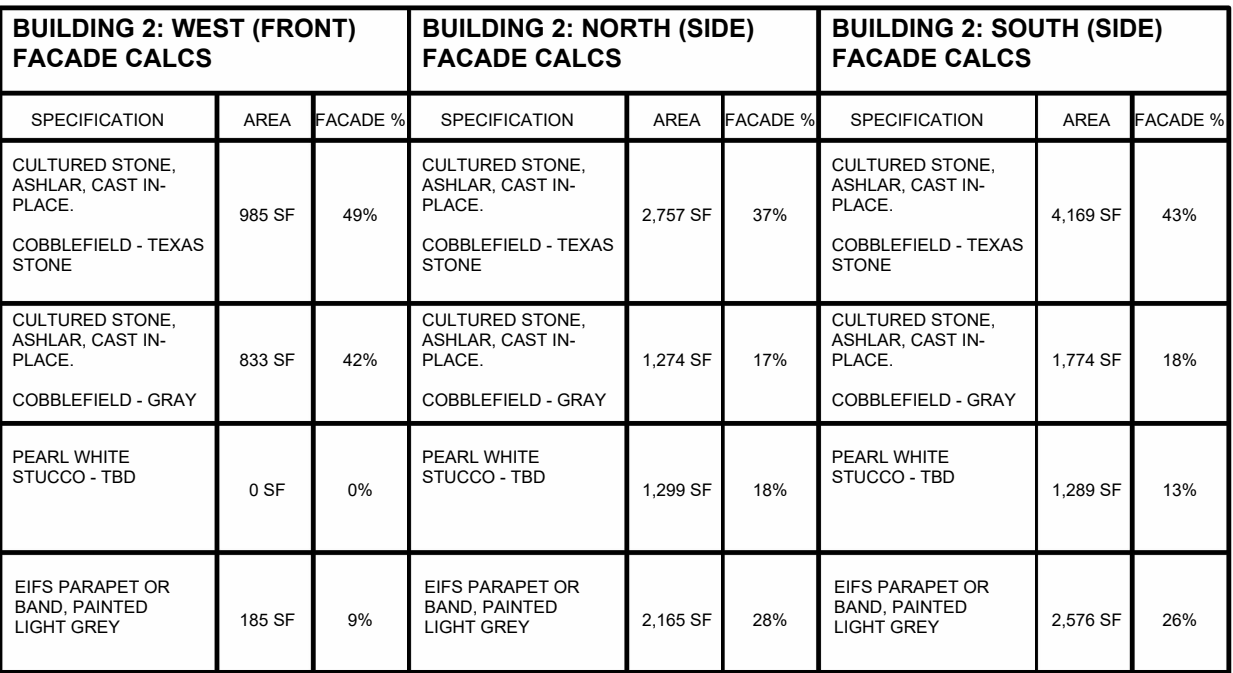
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Arlington, Texas 76001

BLDG 1 - ELEVATIONS

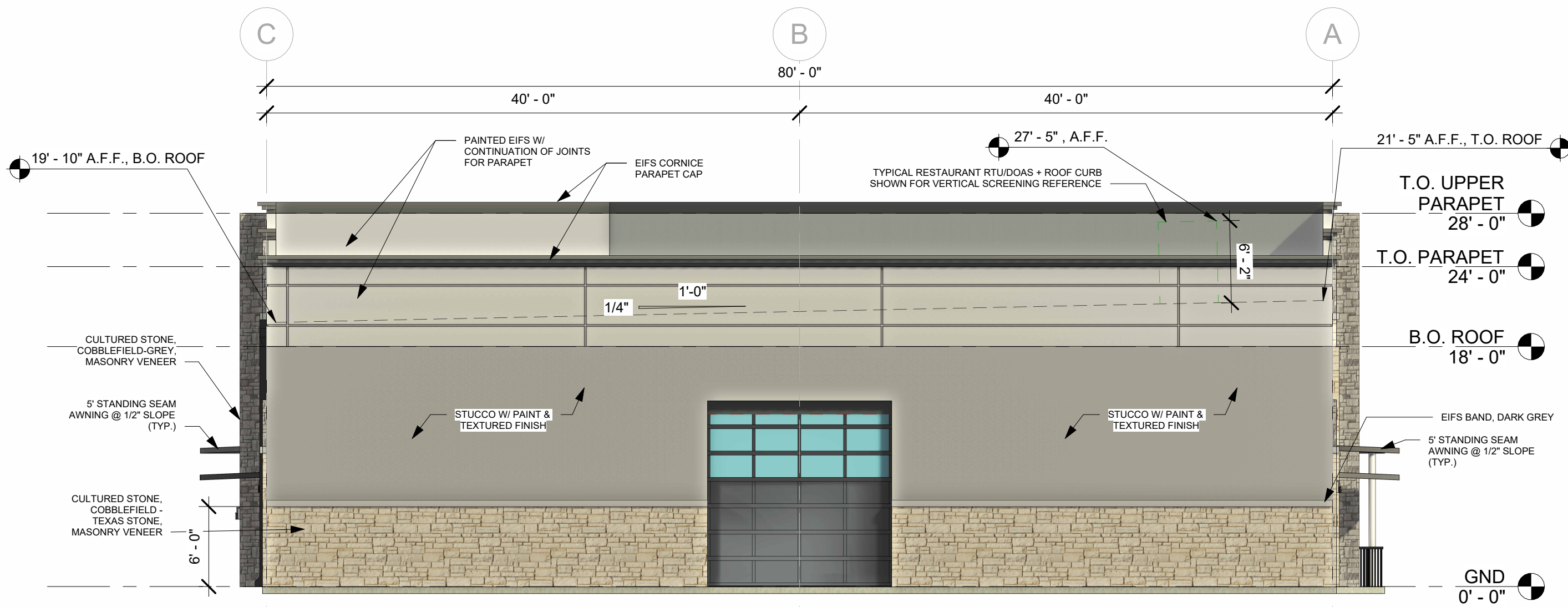
SHEET NO: A2.0



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



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



③ WEST (FRONT) ELEVATION
1/8" = 1'-0"

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

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

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

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RELIABLETM
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

SHEET NO: A2.1



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

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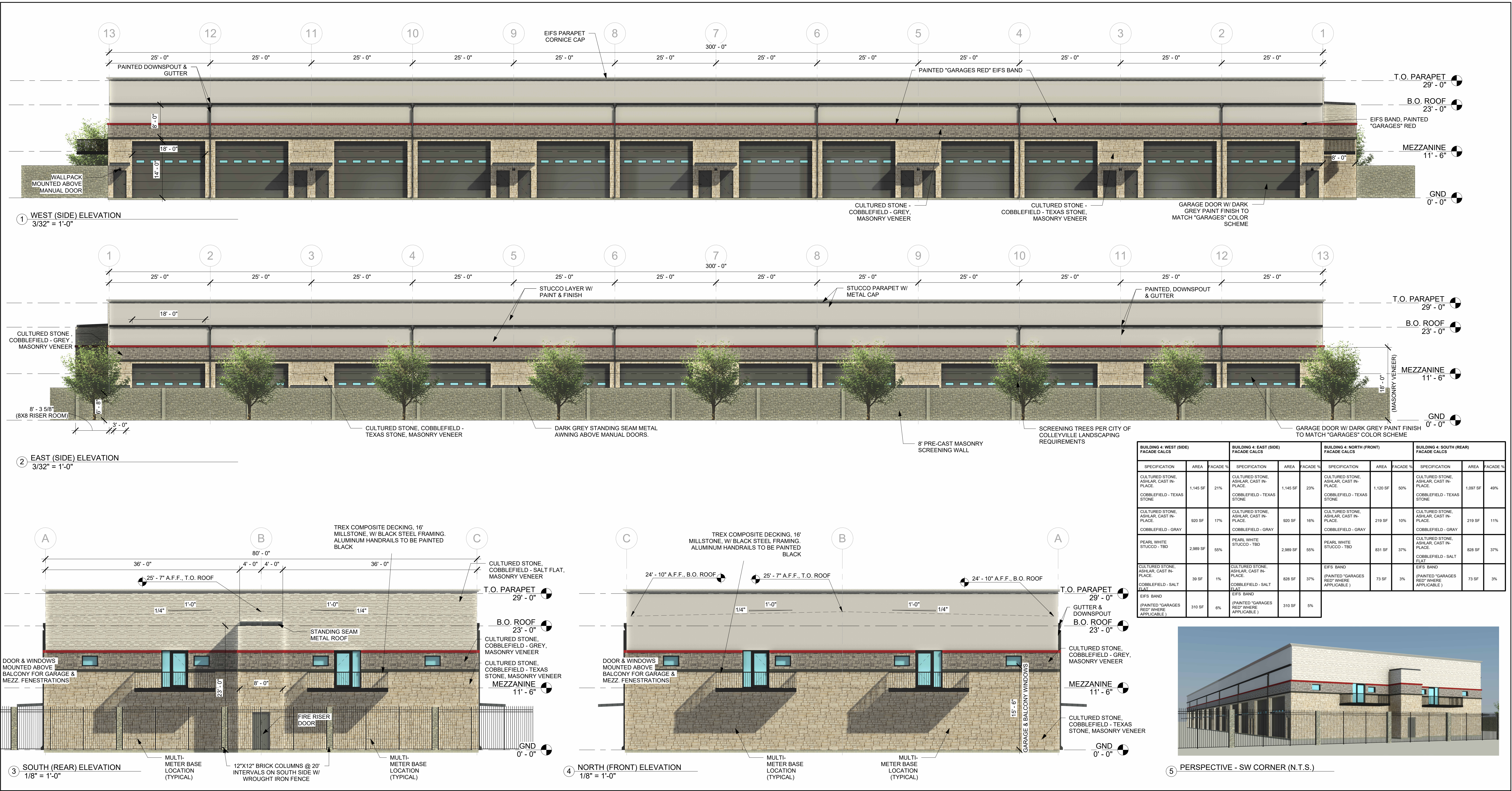
DRAFTING INFORMATION:
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENNA, P.E.



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Arlington, Texas 76001

BLDG 3 - GARAGES - ELEVATION

SHEET NO: A2.2



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

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

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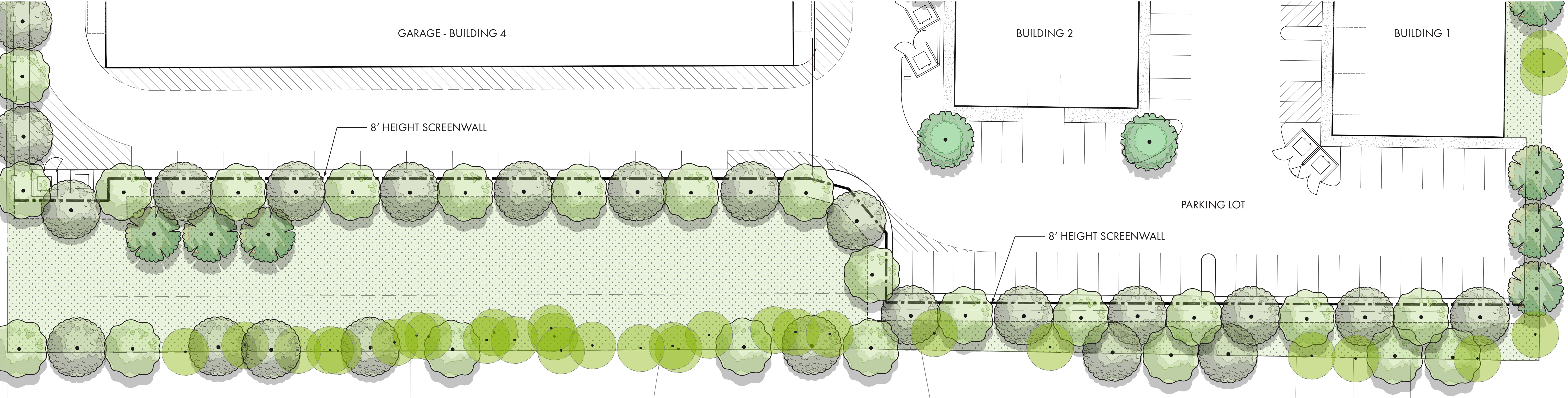
DRAFTING INFORMATION:
DRAWN BY: JOSE LABASTIDA
REVIEWED BY: OZIEL VIGIL, JOSE CORREA, & LEONARDO PENA, P.E.



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Arlington, Texas 76001

BLDG 4 - GARAGES - ELEVATIONS

SHEET NO: A2.3



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

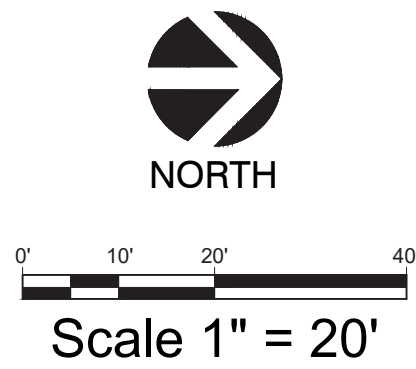
MITIGATION TREES

SO	19	Quercus shumardii Shumard Red Oak
----	----	--------------------------------------

EXISTING TREES

Existing tree to remain

EAST BUFFER LANDSCAPE PLAN

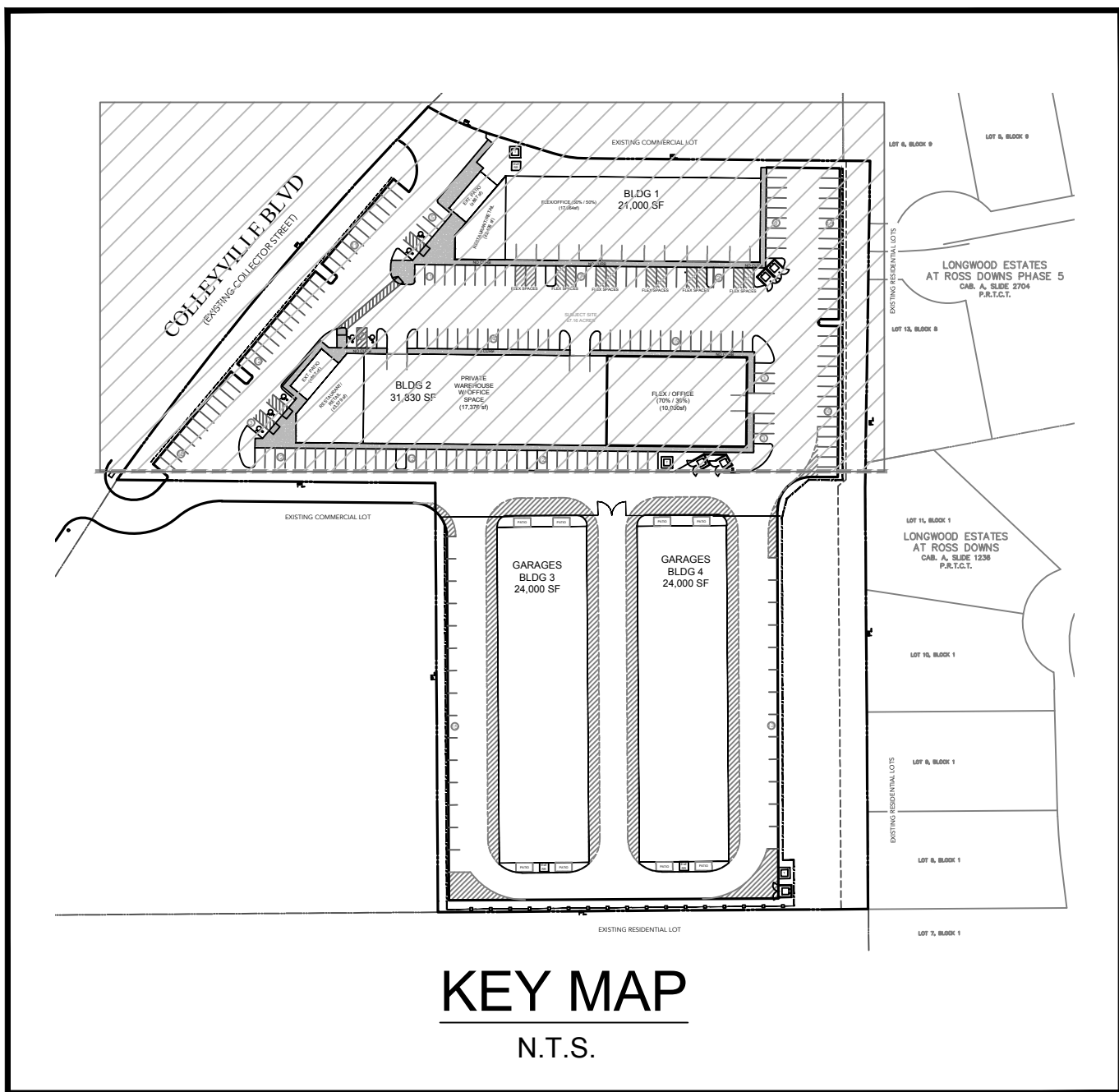
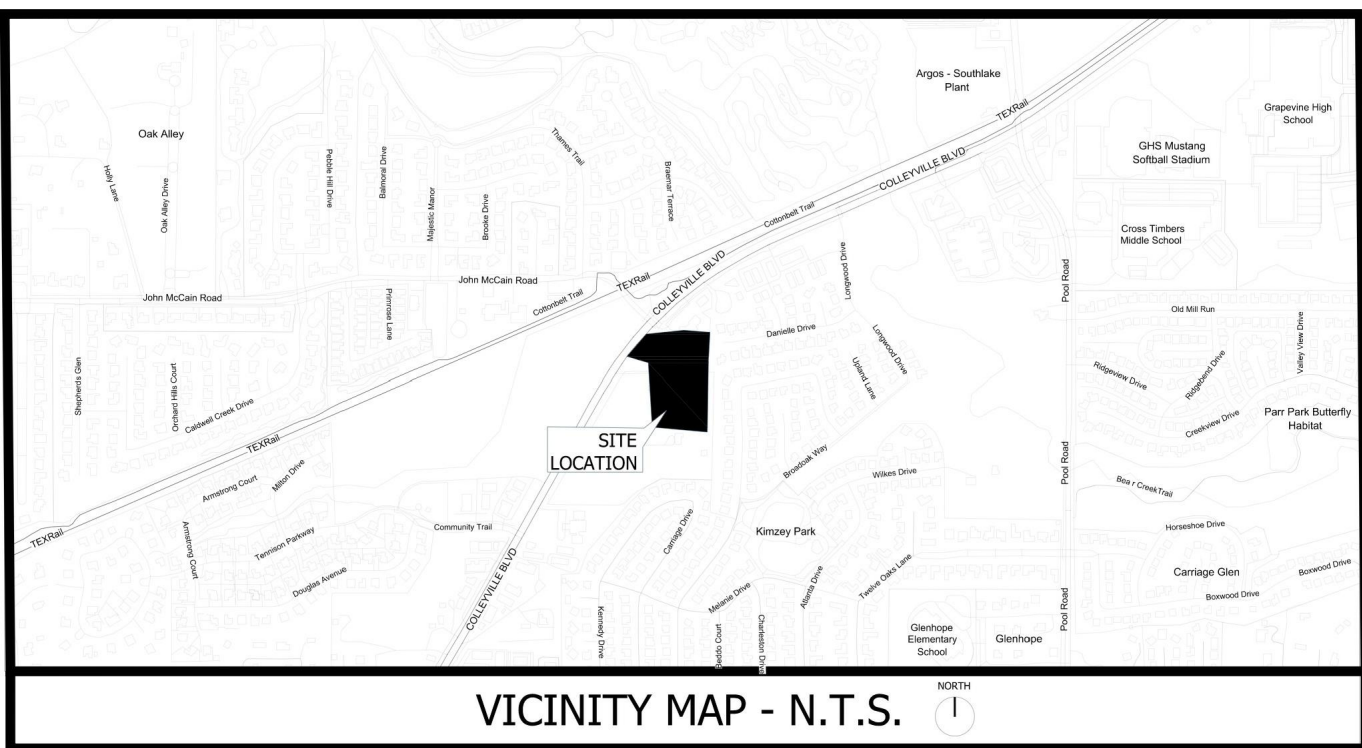
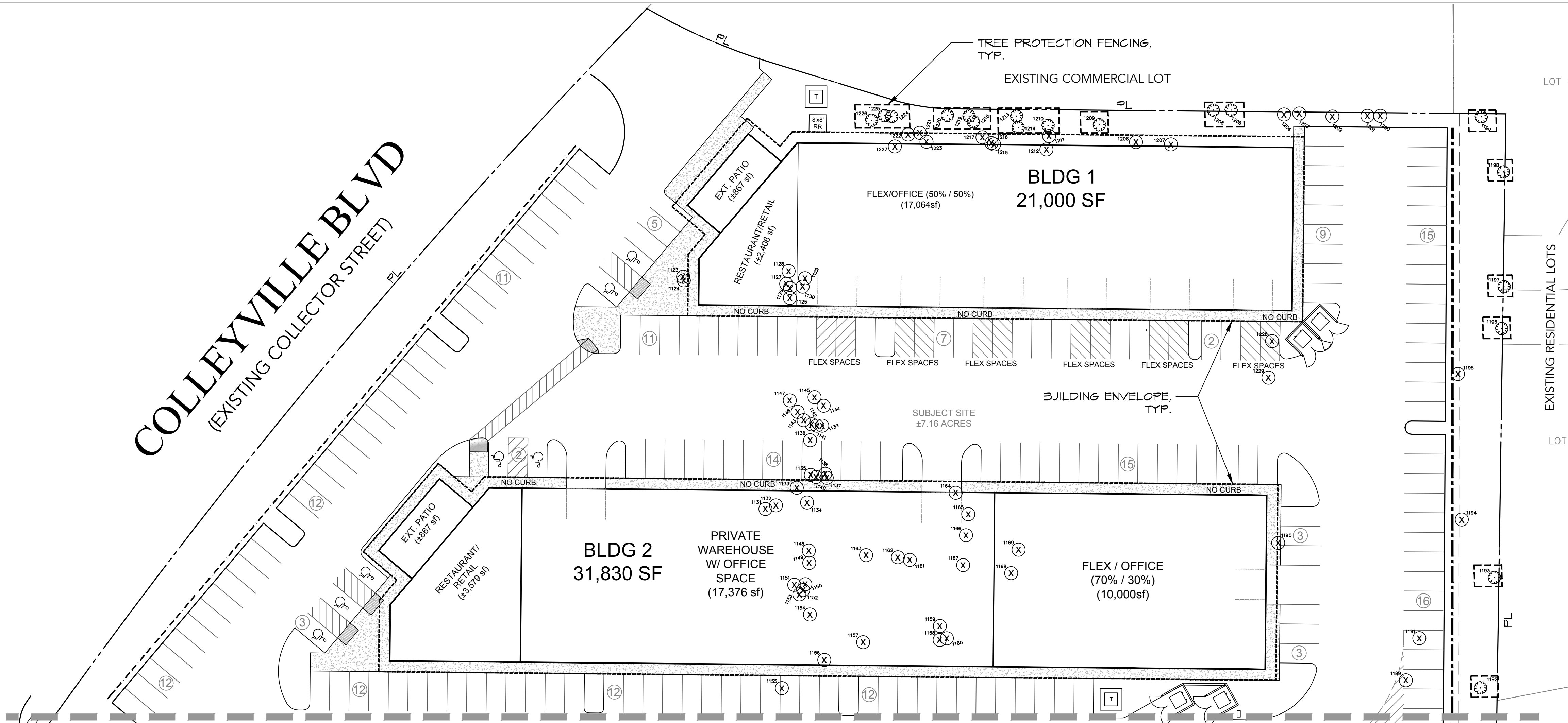


EAST BUFFER ELEVATION

GARAGES OF AMERICA - EAST RESIDENTIAL BUFFER

7015 COLLEYVILLE BLVD, COLLEYVILLE TX

APRIL 13, 2026



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

MATCHLINE - SEE SHEET TP-2

Outside BLDG				
Tag	Description	Status	Canopy (SF)	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		
* 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		
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	REMOVE	616	x	
1054 24" CEDAR ELM	REMOVE	1,810	x	
1055 14" CEDAR ELM	REMOVE	616	x	
1056 24" OAK	REMOVE	1,810		
* 1057 20" HACK BERRY	REMOVE	N/A		
* 1058 20" BOIS D'ARC	REMOVE	N/A		
* 1059 30" BOIS D'ARC	REMOVE	N/A		
1060 28" OAK	REMOVE	2,463	x	
1061 28" OAK	REMOVE	2,463	x	
1062 32" OAK	REMOVE	3,217	x	
1063 10" CEDAR	REMOVE	314	x	
1064 12" CEDAR	REMOVE	452	x	
1065 UND" CEDAR	REMOVE	452	x	
1066 28" OAK	REMOVE	2,463	x	
1067 28" OAK	REMOVE	2,463	x	
* 1068 16" 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	

Outside BLDG				
Tag	Description	Status	Canopy (SF)	Envelope
* 1085 24" HACK	REMOVE	N/A		
1086 24" OAK	REMOVE	1,810	x	
1087 20" 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	x	
* 1095 8" HACK	REMOVE	N/A		
1096 28" 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 28" 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 40" 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	REMAIN	N/A	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 28" 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 12" 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 6" CEDAR ELM	REMOVE	804		
1136 16" CEDAR ELM	REMOVE	804		
1137 6" 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		

Outside BLDG				
Tag	Description	Status	Canopy (SF)	Envelope
1158 26" PINE	REMOVE	2,124		
1159 18" PINE	REMOVE	1,018		
1160 14" MAPLE	REMOVE	616		
1161 8" PASTACHIO	REMOVE	201		
1161 18" CEDAR ELM	REMOVE	1,018		
1162 10" HACK	REMOVE	N/A		
1163 16" ELM	REMOVE	804		
1164 8" MAHOGANY	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 18" 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		
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 3X18" 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		
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 3X10" 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" MOSQUITO	REMAIN	314	x	
1224 10" CEDAR	REMAIN	314	x	
1225 8" CEDAR ELM	REMAIN	201	x	
1226 10" CEDAR	REMAIN	314	x	
* 1227 8" CHINESE PISTACHIO	REMOVE	N/A		
* 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

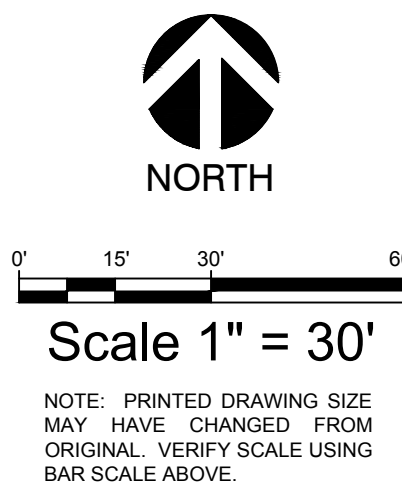
Protected tree canopy calculated per City of Colleyville ordinance.
Exempt species excluded from calculation.
New tree canopy credit: Large = 2,000 SF, Medium = 1,000 SF, Small = 100 SF

NOTE:

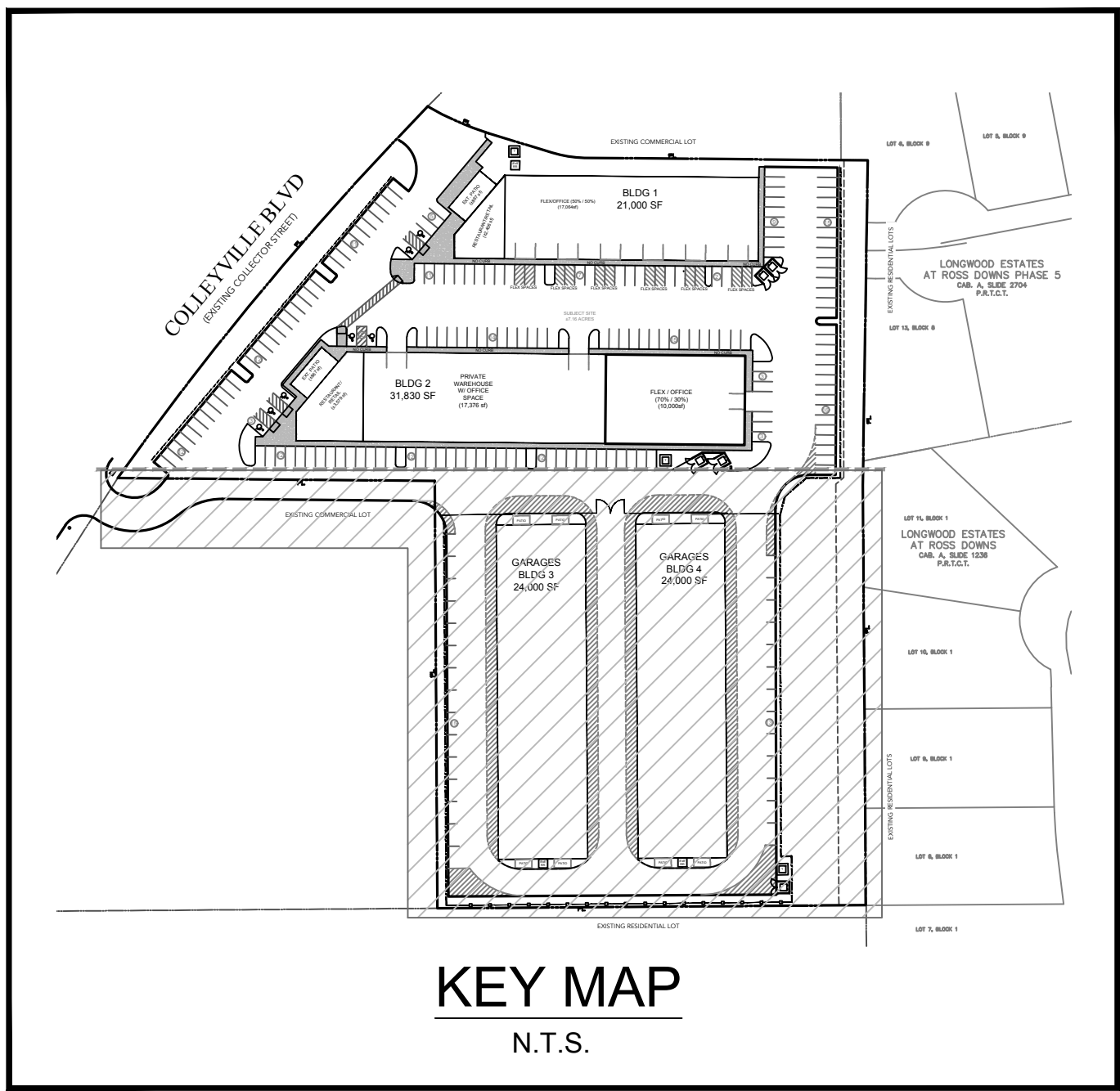
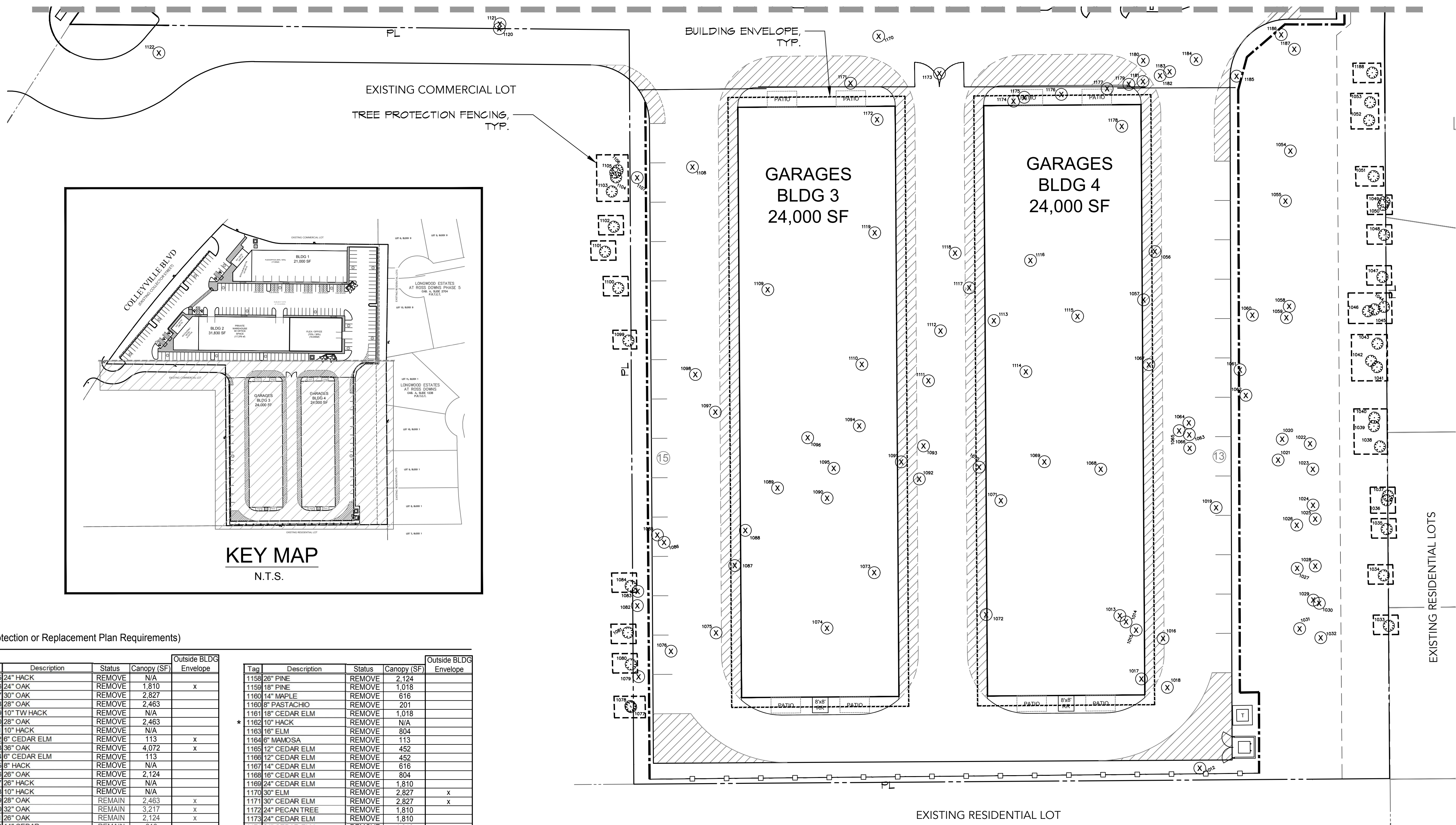
The Tree Mitigation Plan is intended to illustrate the anticipated tree removal and protection of this development. Tree removal is subject to change due to building locations, pavement areas, utilities, grading and other site elements that may be made during final design and construction.

LEGEND

- xxxx Indicates Tree ID Number
- Existing Tree to Remain
- Existing Tree to be Removed
- Tree Protection Fencing (Diagrammatic)



MATCHLINE - SEE SHEET TP-1



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 20" 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 6" CEDAR	REMOVE	N/A		
1030 30" OAK	REMOVE	2,827	x	
1031 16" TRIP CEDAR ELM	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 6" HACK	REMAIN	201	x	
* 1038 16" CEDAR	REMAIN	N/A		
* 1039 14" CEDAR	REMAIN	N/A		
1040 14" CEDAR ELM	REMAIN	N/A	x	
* 1041 16" 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 LUNDY CEDAR	REMOVE	452	x	
1066 28" OAK	REMOVE	2,463	x	
1067 28" OAK	REMOVE	2,463	x	
* 1068 18" HACK	REMOVE	N/A		
1069 30" OAK	REMOVE	3,217	x	
1070 30" OAK	REMOVE	2,124	x	
1071 28" CEDAR ELM	REMOVE	2,463	x	
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 6" HACK	REMAIN	113	x	
1079 26" OAK	REMOVE	2,124	x	
1080 6" CEDAR	REMAIN	201	x	
1081 8" CEDAR	REMAIN	201	x	
* 1082 12" HACK	REMOVE	N/A		
* 1083 14" HACK	REMOVE	N/A		
1084 6" 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	x	
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	x	
* 1095 8" HACK	REMOVE	N/A		
1096 26" OAK	REMOVE	2,124	x	
* 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 28" OAK	REMOVE	2,124	x	
1114 28" OAK	REMOVE	2,124	x	
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	x	
1120 14" ELM	REMOVE	616	x	
* 1121 12" HACK	REMOVE	N/A		
1122 14" ELM	REMOVE	616		
1123 8" CHINE PISTACHIO TWIN	REMOVE	314		
* 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 6" CEDAR ELM	REMOVE	201		
1136 16" CEDAR ELM	REMOVE	804		
1137 6" 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 14" CEDAR	REMOVE	N/A		
* 1145 8" HACK	REMOVE	N/A		
* 1146 10" CEDAR	REMOVE	N/A		
* 1147 28" CEDAR	REMOVE	N/A		
1148 18" CEDAR ELM	REMOVE	1,018		
1149 16" CEDAR ELM	REMOVE	804		
1150 12" CEDAR ELM	REMOVE	452		
1151 6" 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	113		
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 16" 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 6" 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	1,810	x	
* 1216 6" 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	314	x	
* 1221 6" CEDAR	REMOVE	N/A		
* 1222 8" CEDAR	REMOVE	N/A		
* 1223 12" MOSQUITO	REMOVE	N/A		
1224 10" CEDAR	REMAIN	314	x	
1225 6" 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
- Existing Tree to be Removed
- Tree Protection Fencing (Diagrammatic)

EXISTING RESIDENTIAL LOT

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.



Scale 1" = 30'

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

TREE PROTECTION SPECIFICATIONS

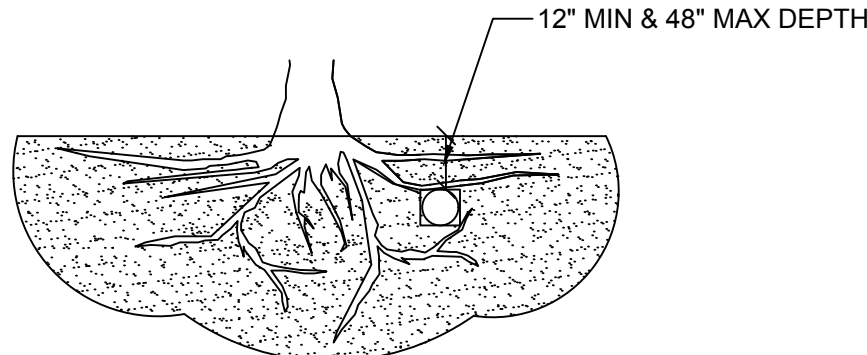
- MATERIALS**
- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
 - POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
 - TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
 - USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.
- CONSTRUCTION METHODS**
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
 - 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.
 - 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.
 - PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
 - THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
 - 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.
 - WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL, OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS, METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - 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.
 - ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
 - WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
 - 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.
 - REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
 - 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.
 - 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.
 - COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
 - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING 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.
 - 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.
 - 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.
 - 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

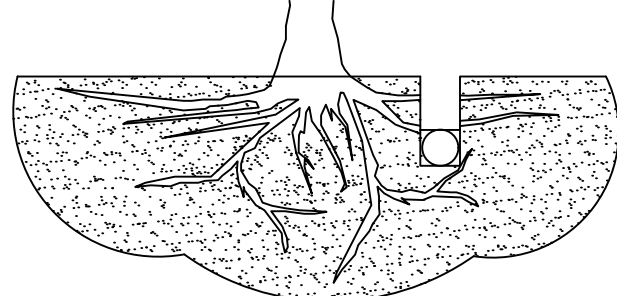
- ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING, SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED. TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL 1 PROTECTION AS PER ITEM NO. 802 ARE SHOWN ON TREE PROTECTION TABLE ON SHEET TP-1.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- 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.
- 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.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
- GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
- 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.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH 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.

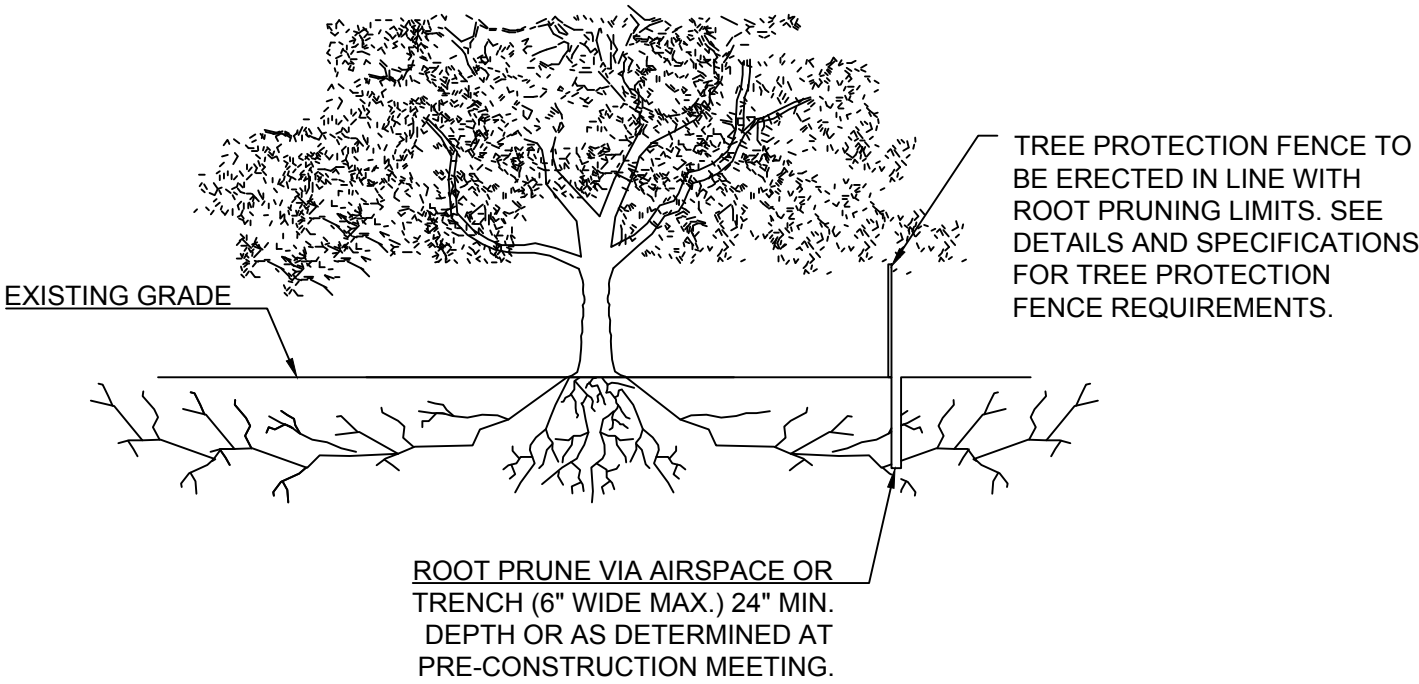


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE

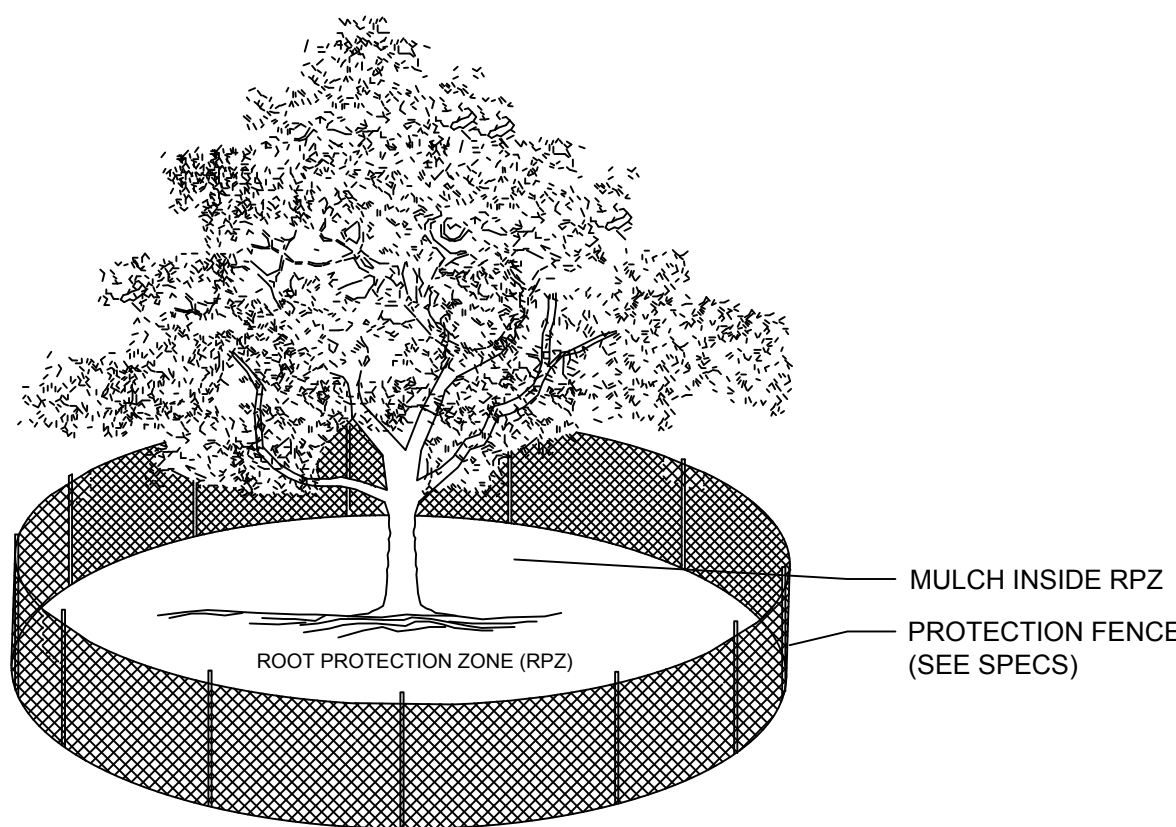
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- NOTES:
- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
 - BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
 - EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
 - TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
 - ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
 - ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
 - 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

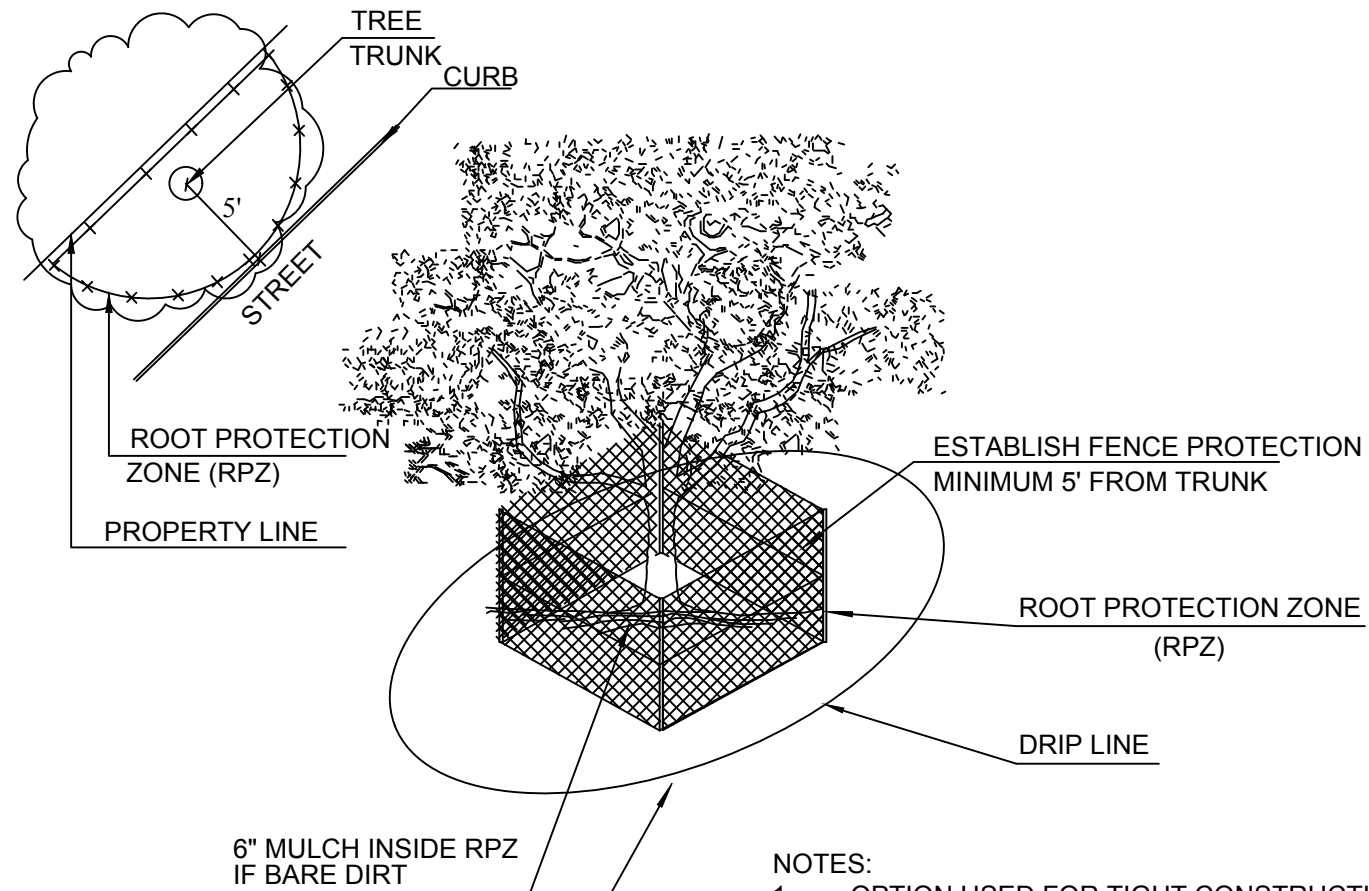
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- NOTES:
- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
 - FOR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

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



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

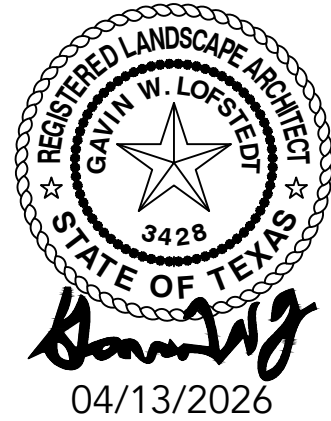
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

SCALE: NOT TO SCALE

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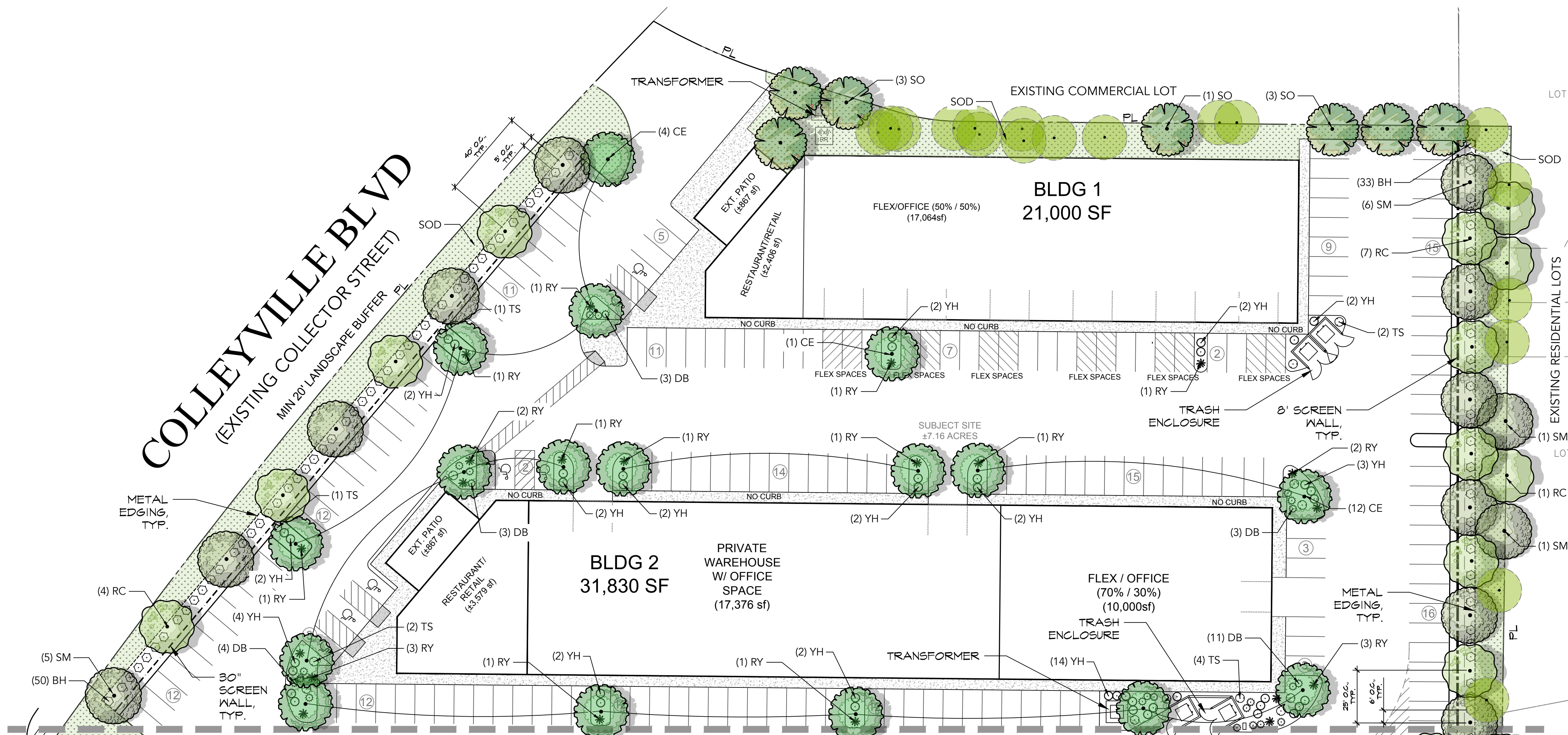
7015 COLLEVILLE BLVD
COLLEVILLE, TX 76034

TREE PRESERVATION DETAILS & SPECIFICATIONS

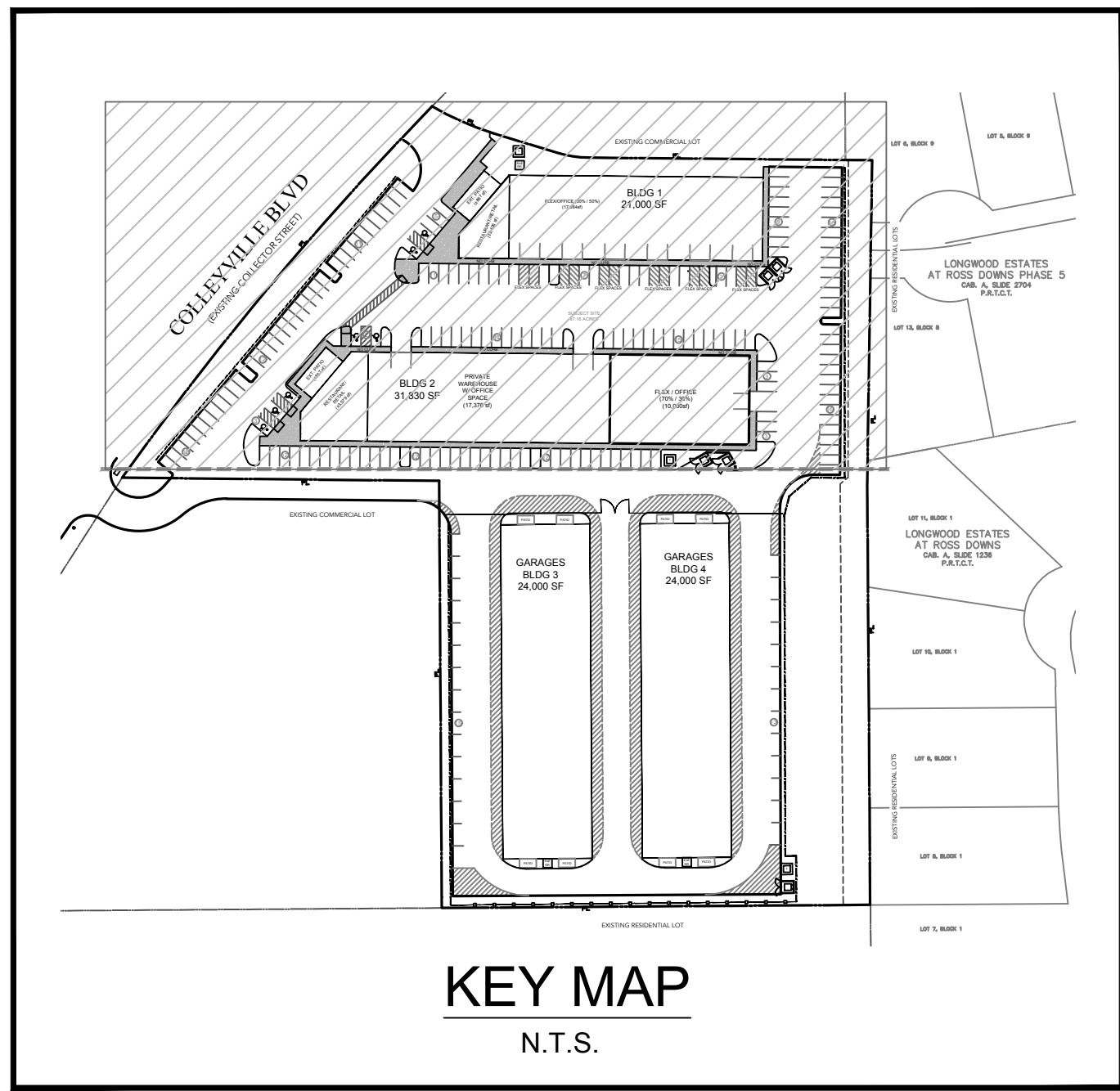
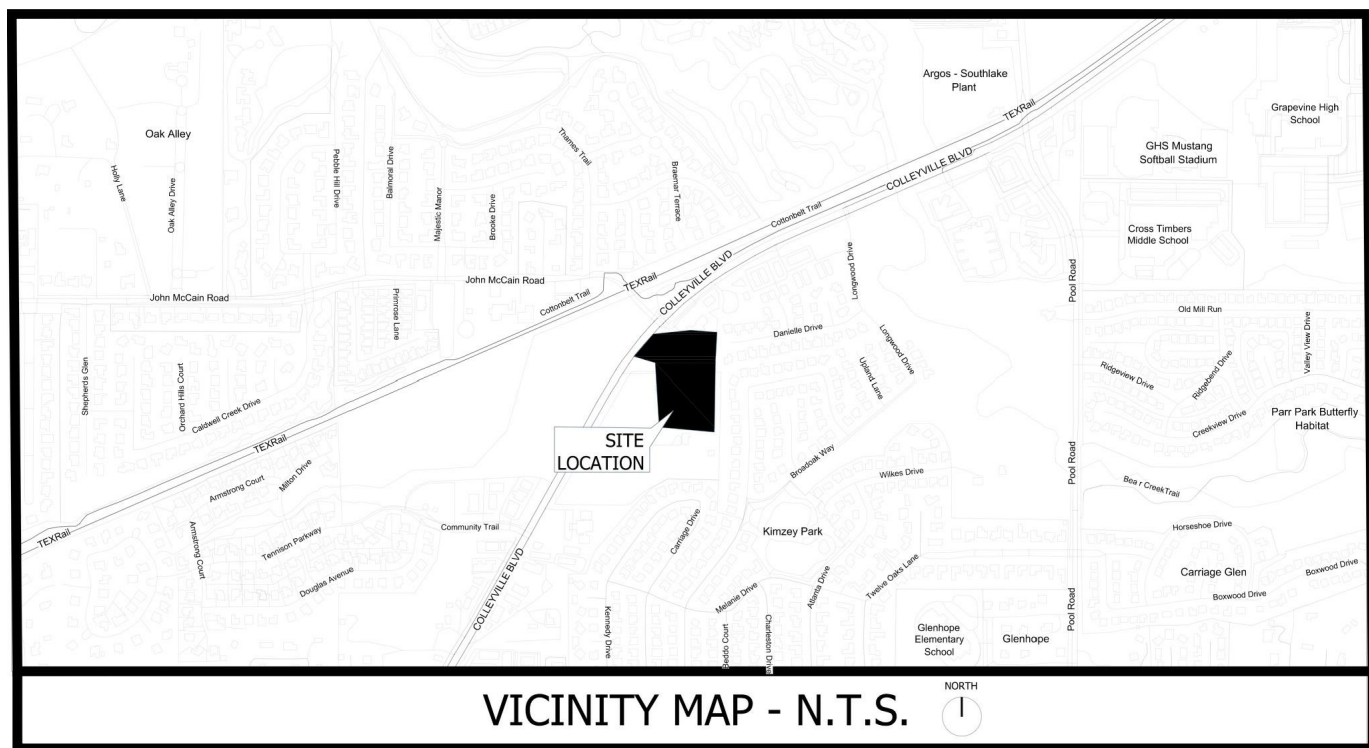
Date	Comment

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

TP-3



MATCHLINE - SEE SHEET LP-2



GENERAL GRADING AND PLANTING NOTES

- 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. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- 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.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.).
- 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.
- 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).
- 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.
- 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.
- 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.
- AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- 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.
- 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.
- 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.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 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 (WHENEVER 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.		
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	CANOPY
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: PERMITTING AUTHORITY: ZONING: SITE USE: PROPOSED LANDSCAPE AREA	311,196 SF (7.14 ACRES) CITY OF COLLEYVILLE, TX (PD) PLANNED DEVELOPMENT COMMERCIAL / RETAIL + GARAGES 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) PROVIDED:	9 TREES 9 TREES
LANDSCAPE ISLAND W/ TREE REQUIRED (1 TREE / ≤ 18 PARKING SPACES): PROVIDED:	17 TREES 17 TREES
TYPICAL LANDSCAPE SCREENING FROM PUBLIC VIEW + INCREASED SETBACK REQUIRED (1 TREE / 25 LF - RESIDENTIAL ADJACENT): PROVIDED:	40 TREES 54 TREES
REQUIRED MITIGATION TREES: PROVIDED MITIGATION TREES:	19 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): PROVIDED: REQUIRED (1 SHRUB / 6 LF OF ADJACENT PROPERTY): PROVIDED:	50 SHRUBS 50 SHRUBS 122 SHRUBS 122 SHRUBS



Scale 1" = 30'

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

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

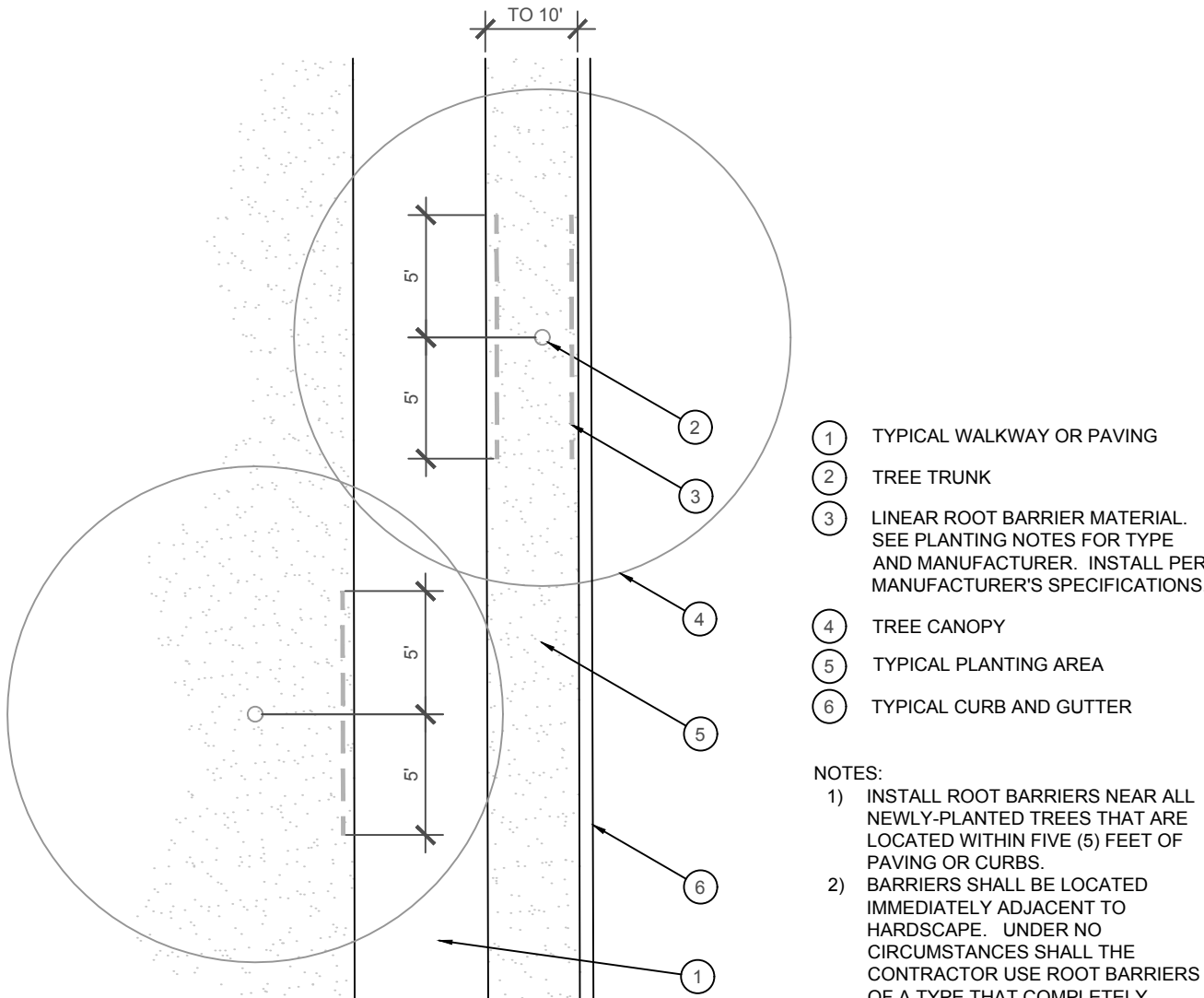
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGURING. 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 CLIMATIC 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, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 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 1/2 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 DECISEMENS; 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 THE 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.
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. TRENCING 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 TRENCING 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.
 4. 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).
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. 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, RESETTling 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 RESEEDDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
 10. 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.
 11. 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.

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 (GEC), LIME, SODIUM ABSORPTION 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.
 - d. 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.
 3. 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.
 4. 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.

OPEN LANDSCAPE

PARKWAY OR ISLAND

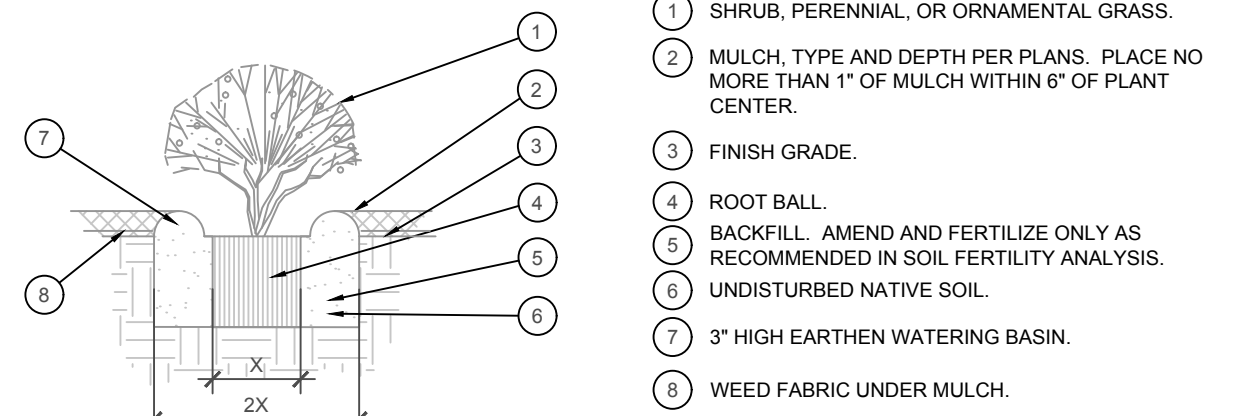


- 1 TYPICAL WALKWAY OR PAVING
- 2 TREE TRUNK
- 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 TREE CANOPY
- 5 TYPICAL PLANTING AREA
- 6 TYPICAL CURB AND GUTTER

- 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.

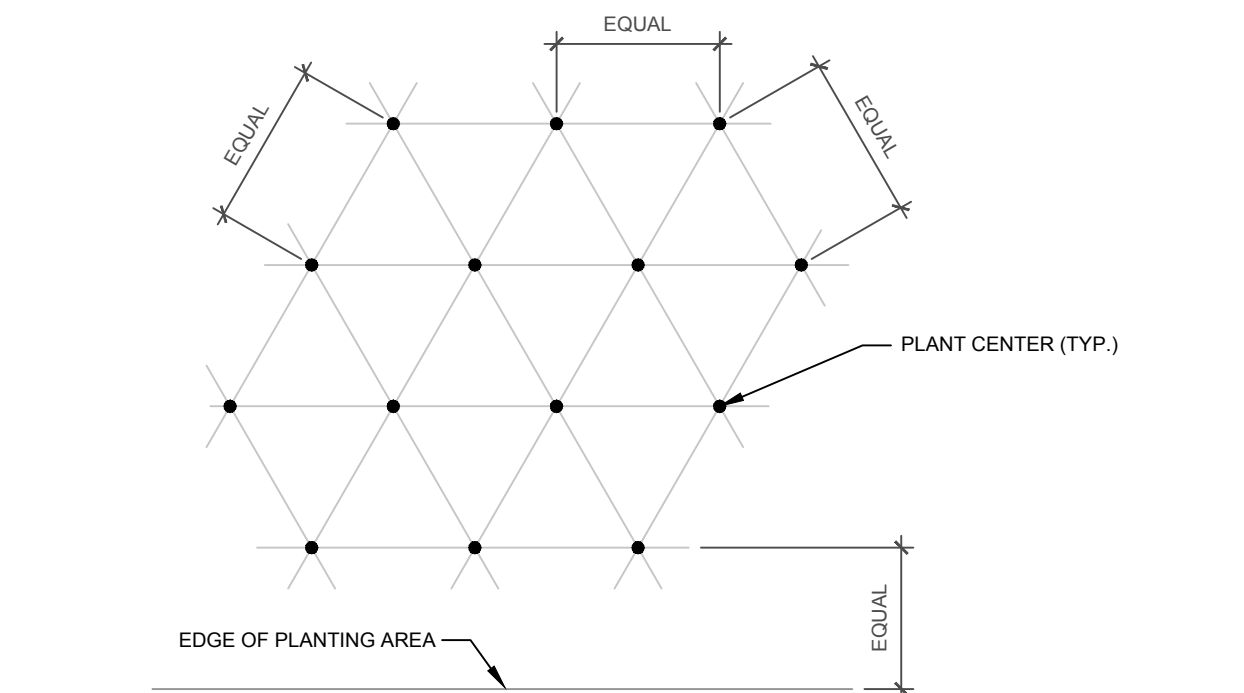
D ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



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

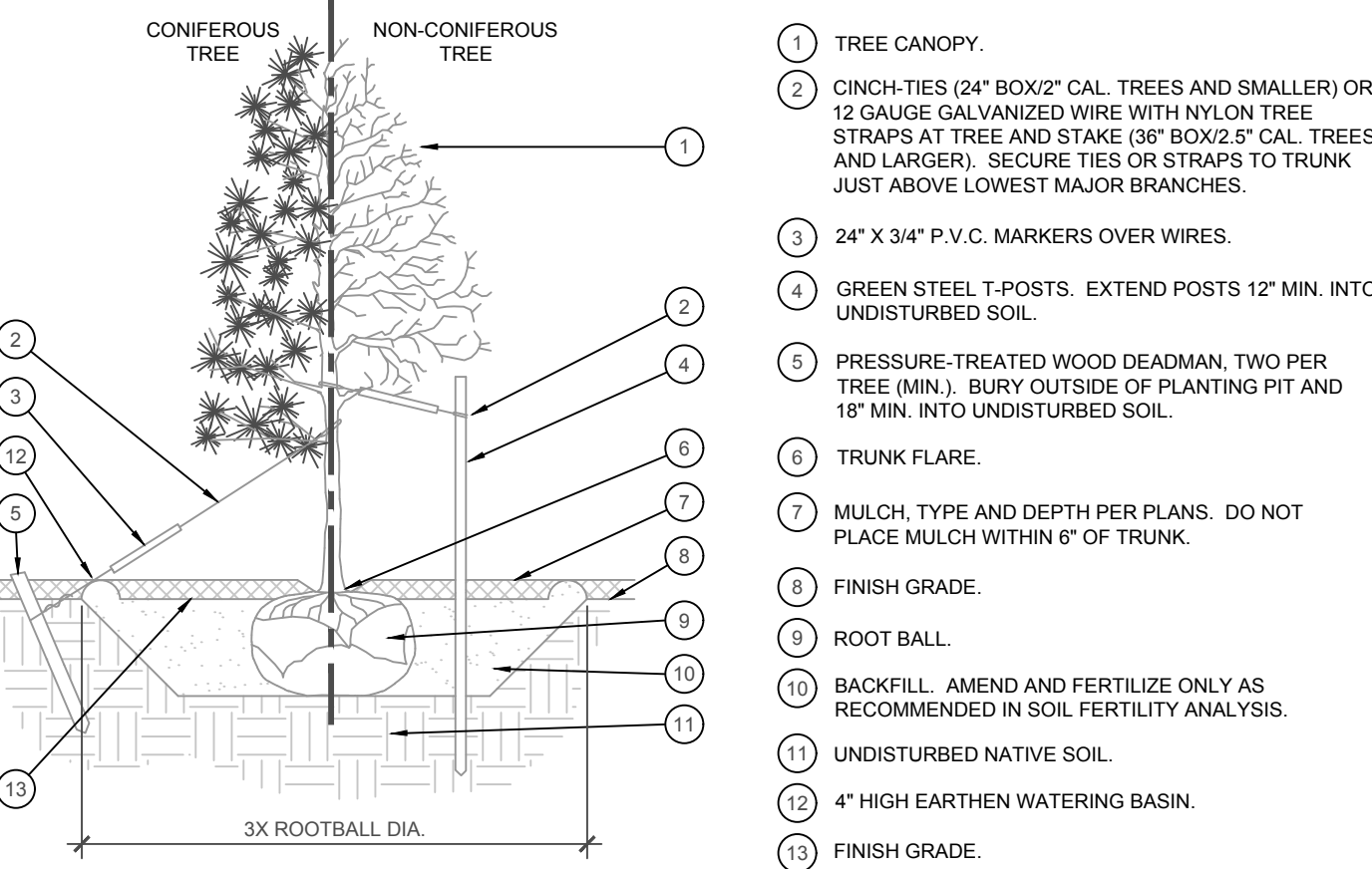
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

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

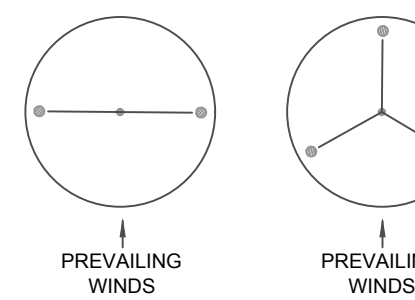
F PLANT SPACING

SCALE: NTS



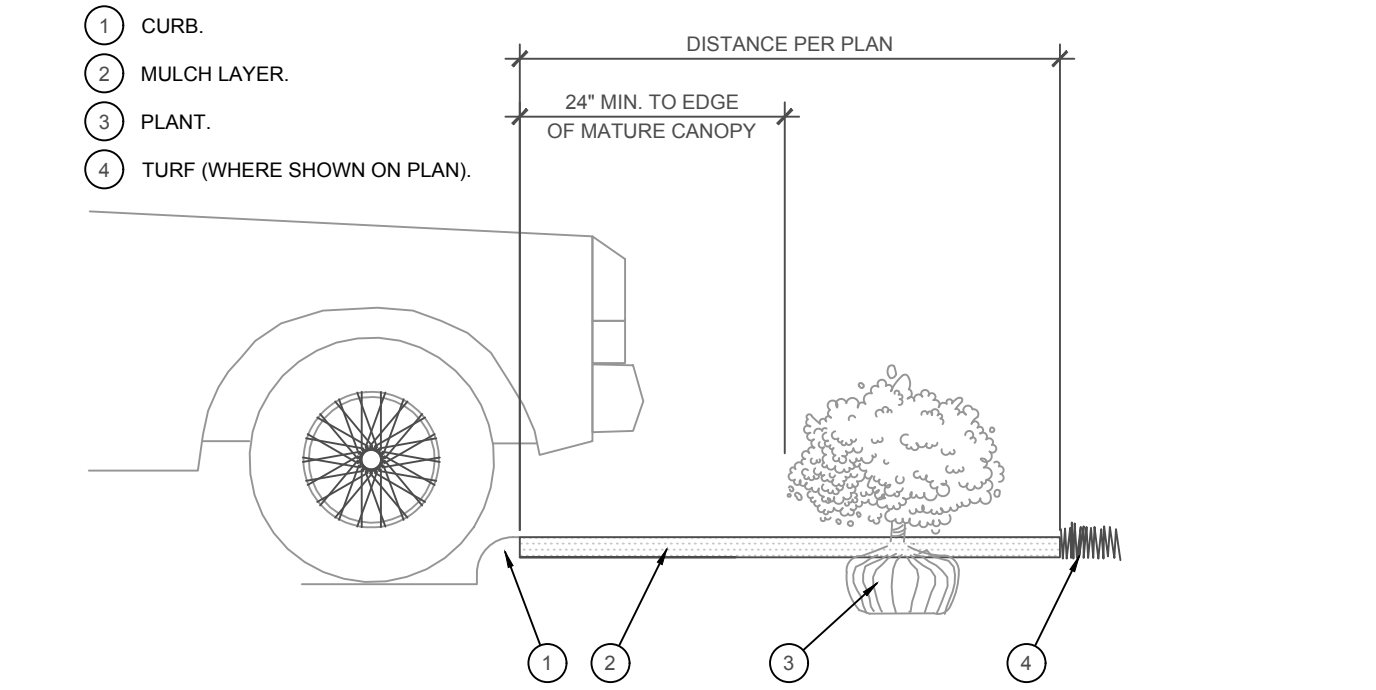
- 1 TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. 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)



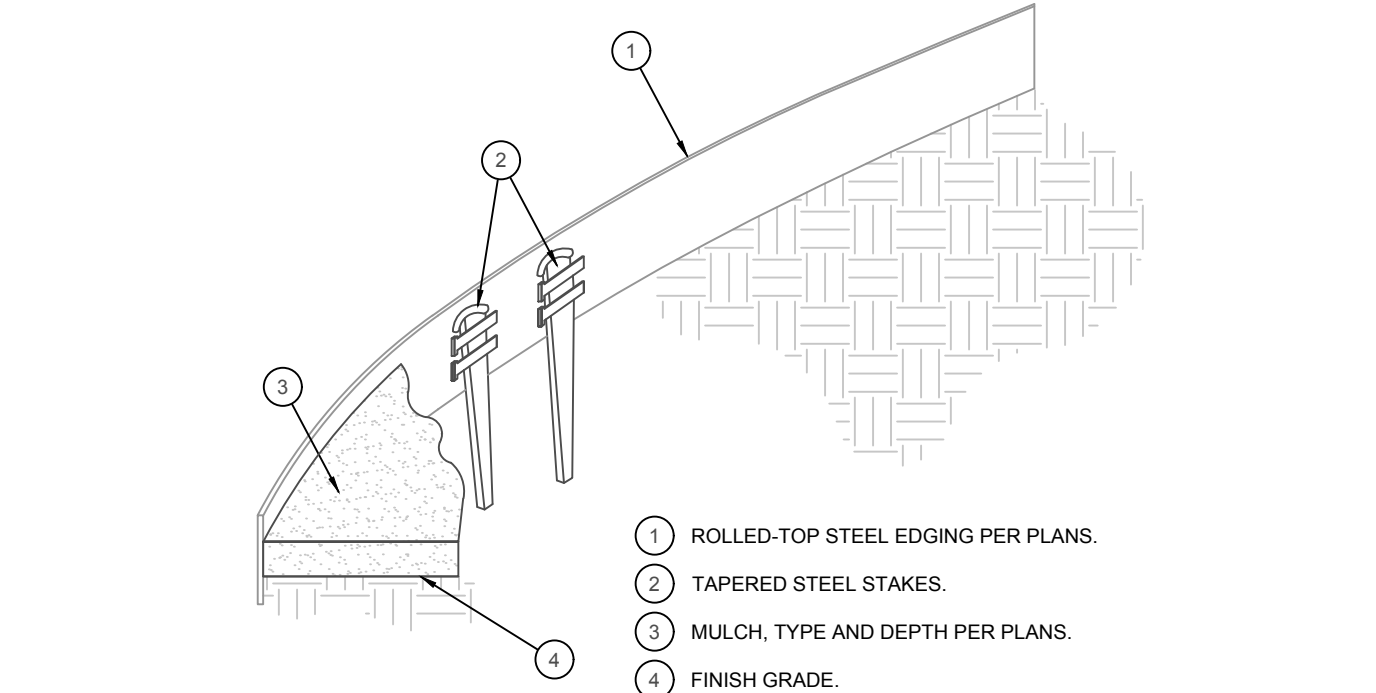
A TREE PLANTING

SCALE: NOT TO SCALE



B PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

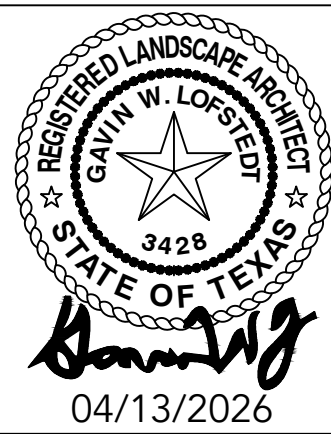


- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING

SCALE: NOT TO SCALE

National Presence. Local Expertise.



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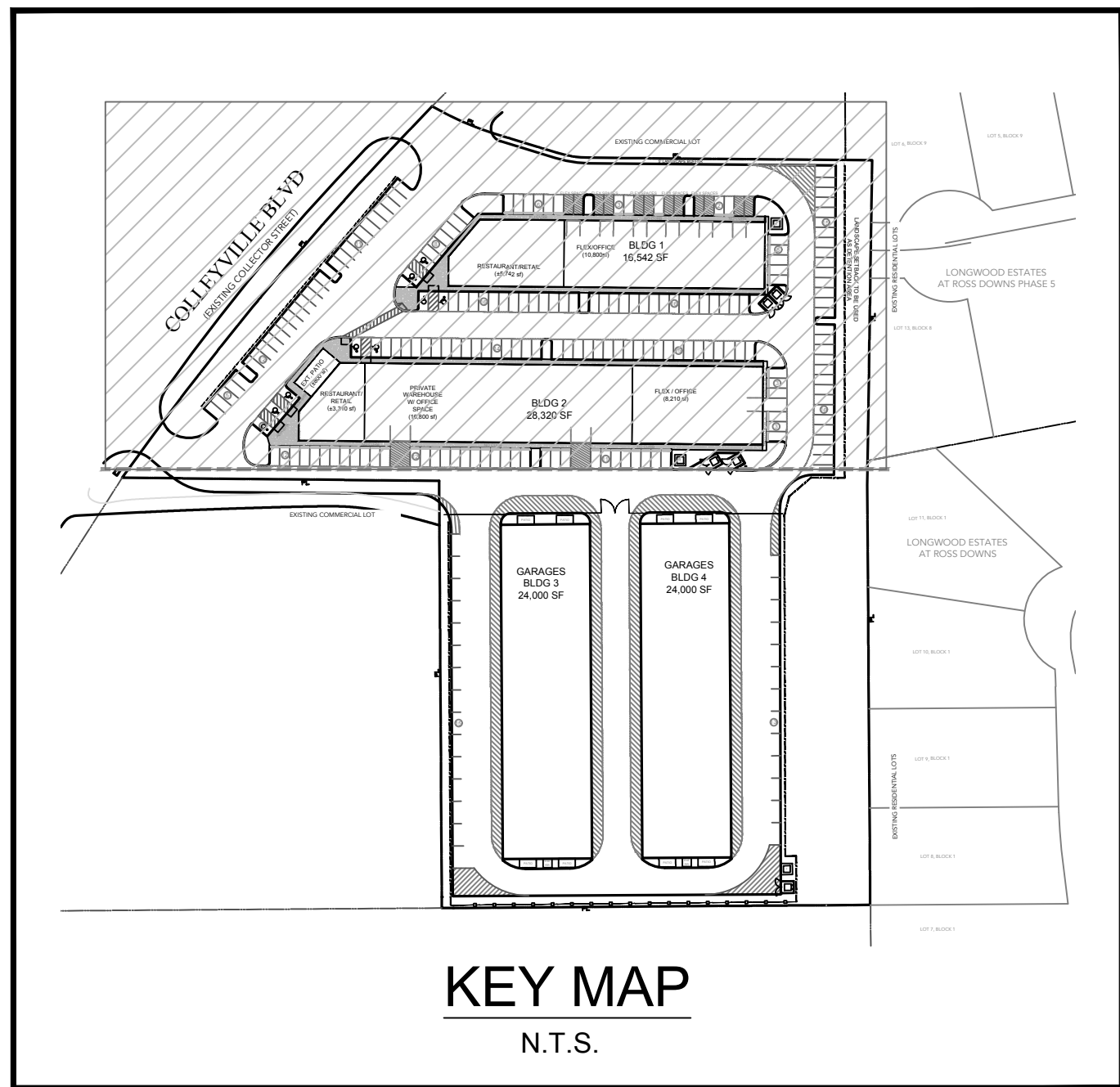
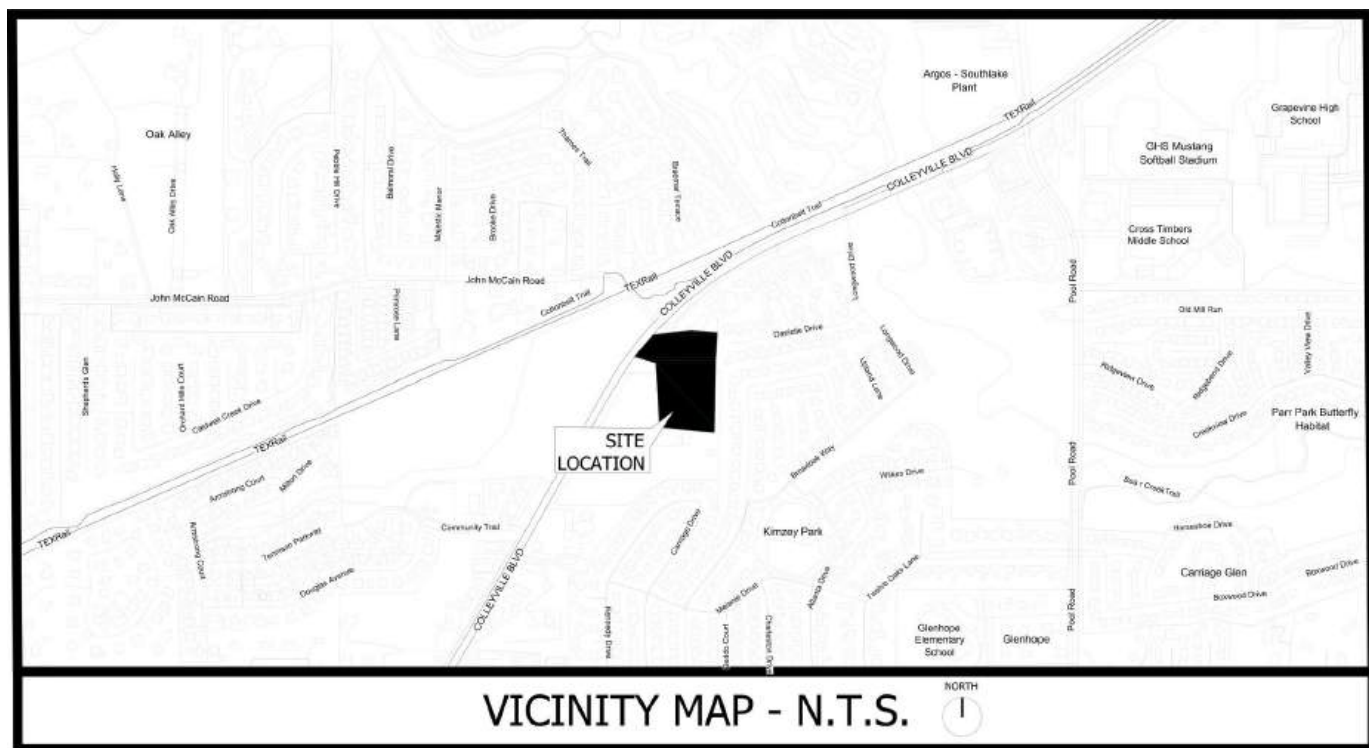
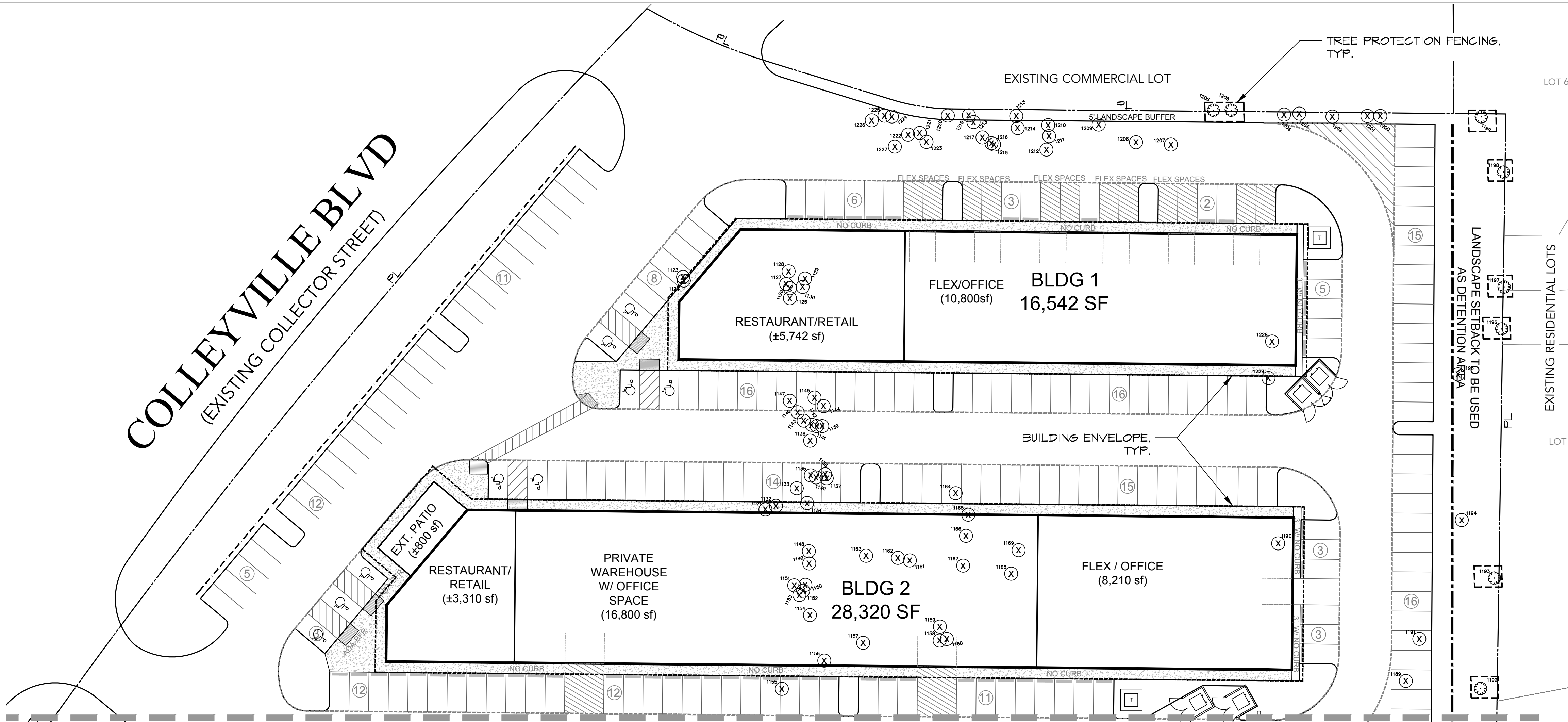
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TREE INVENTORY (*Tree species exempt from Tree Protection or Replacement Plan Requirements)

MATCHLINE - SEE SHEET TP-2

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		
* 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	N/A	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	REMAIN	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	x	
* 1068 16" 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 8" HACK	REMAIN	113	x	
* 1078 8" 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 20" 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 20" CEDAR ELM	REMOVE	113	x	
1093 36" OAK	REMOVE	4,072	x	
1094 6" CEDAR ELM	REMOVE	113	x	
* 1095 8" HACK	REMOVE	N/A		
1096 28" OAK	REMOVE	2,124	x	
* 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 28" 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	REMAIN	1,810	x	
1112 30" OAK	REMOVE	2,827	x	
1113 26" OAK	REMOVE	2,124		
1114 26" OAK	REMOVE	2,124	x	
1115 10" CEDAR ELM	REMAIN	616	x	
1116 28" 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	x	
* 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 6" CEDAR ELM	REMOVE	201		
1136 16" CEDAR ELM	REMOVE	804		
1137 6" 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 18" 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		
1161 8" PASTACHIO	REMOVE	201		
1162 10" HACK	REMOVE	N/A		
1163 16" ELM	REMOVE	804		
1164 8" 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 26" OAK	REMOVE	2,463		
1179 24" CEDAR ELM	REMOVE	1,810	x	
1180 14" OAK	REMOVE	616	x	
1181 6" CEDAR	REMOVE	N/A		
1182 14" CEDAR ELM	REMOVE	616	x	
1183 16" CEDAR ELM	REMOVE	804	x	
1184 20" OAK	REMOVE	1,257	x	
* 1185 16" HACK	REMOVE	N/A		
1186 40" CEDAR ELM	REMOVE	5,027	x	
1187 18" CEDAR ELM	REMOVE	1,018	x	
1188 16" CEDAR ELM	REMOVE	804	x	
1189 4X14" CEDAR ELM	REMOVE	616	x	
1191 24" CEDAR ELM	REMOVE	1,810	x	
1192 24" CEDAR ELM	REMAIN	1,810	x	
1193 36" HACK	REMAIN	4,072	x	
1194 36" OAK	REMOVE	4,537	x	
1195 36" OAK	REMOVE	4,537	x	
1196 10" CEDAR ELM	REMAIN	314	x	
1197 10" HACK	REMAIN	314	x	
1198 8" HACK	REMAIN	201	x	
1199 30" ELM	REMOVE	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 18" BRADFORD PEAR	REMOVE	N/A		
* 1208 3X10" 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	201	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" MOSQUITO	REMOVE	N/A		
1224 10" CEDAR	REMAIN	314	x	
1225 6" CEDAR ELM	REMAIN	201	x	
1226 10" CEDAR	REMAIN	314	x	
* 1227 8" CHINESE PISTACHIO	REMOVE	N/A		
* 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

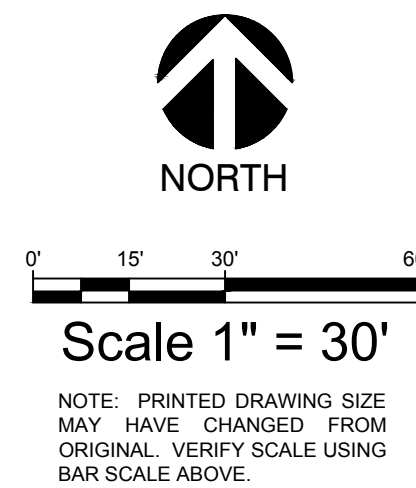
Protected tree canopy calculated per City of Colleyville ordinance.
Exempt species excluded from calculation.
New tree canopy credit: Large = 2,000 SF, Medium = 1,000 SF, Small = 100 SF

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
- Existing Tree to be Removed
- Tree Protection Fencing (Diagrammatic)



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04/29/2026

GARAGES OF AMERICA
7015 COLLEYVILLE BLVD
COLLEYVILLE, TX 76034

TREE
PRESERVATION
PLAN

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

TP-1

KEY MAP
N.T.S.

EXISTING COMMERCIAL LOT
TREE PROTECTION FENCING, TYP.

GARAGES BLDG 3
24,000 SF

GARAGES BLDG 4
24,000 SF

Table: Tree Removal or Replacement Plan Requirements

Description	Status	Canopy (SF)	Outside BLDG Envelope
24" HACK	REMOVE	N/A	
24" OAK	REMOVE	1,810	x
30" OAK	REMOVE	2,827	
28" OAK	REMOVE	2,463	
10" TW HACK	REMOVE	N/A	
28" OAK	REMOVE	2,463	
10" HACK	REMOVE	N/A	
6" CEDAR ELM	REMOVE	113	x
36" OAK	REMOVE	4,072	x
6" CEDAR ELM	REMOVE	113	
6" HACK	REMOVE	N/A	
28" OAK	REMOVE	2,124	
26" HACK	REMOVE	N/A	

Table: Tree Removal or Replacement Plan Requirements (Continued)

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	

Tag	Description	Status	Canopy (SF)	Outside Bl.D. Envelope
1013	24' BRADFORD PEAR	REMOVE	N/A	
1013	30" CREPE MYRTLE	REMOVE	2,827	
1014	10" CREPE MYRTLE	REMOVE	804	
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	12" CREPE MYRTLE	REMAI	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" CEDAR	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	12" HACKBERRY	REMAI	616	x
1034	6" CEDAR	REMAIN	113	x
1035	16" OAK	REMAIN	804	x
1036	6" BRADFORD PEAR	REMAIN	113	x
1037	8" HACK	REMAIN	201	x
* 1038	16" CEDAR	REMOVE	N/A	
* 1039	14" CEDAR	REMOVE	N/A	
1040	14" CEDAR ELM	REMAIN	616	x
* 1041	18" CEDAR	REMAIN	N/A	
* 1042	14" CEDAR	REMAIN	N/A	
1043	14" OAK	REMAIN	616	x
1044	16" 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	10" CEDAR	REMOVE	452	x
1048	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	16" TRIPLE CEDAR ELM	REMOVE	616	x
1054	24" CEDAR ELM	REMOVE	1,810	x
1055	14" CEDAR ELM	REMOVE	616	x
* 1056	24" OAK	REMOVE	1,810	
* 1057	20" HACK BERRY	REMOVE	N/A	
1058	30" 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	24" CEDAR	REMOVE	314	x
1064	12" CEDAR	REMOVE	452	x
1065	UND" CEDAR	REMOVE	452	x
1066	UND" CEDAR	REMOVE	2,463	x
1067	28" OAK	REMOVE	2,463	x
* 1068	18" OAK	REMOVE	N/A	
* 1069	32" OAK	REMOVE	3,217	x
1070	26" OAK	REMOVE	2,124	x
1071	28" CEDAR ELM	REMOVE	2,463	x
1072	38" 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	6" CEDAR	REMAIN	113	x
1079	26" OAK	REMOVE	2,124	x
1080	8" CEDAR	REMAIN	201	x
1081	8" CEDAR	REMAIN	201	x
* 1082	14" OAK	REMOVE	N/A	
1083	14" HACK	REMOVE	N/A	
1084	6" CEDAR ELM	REMAIN	201	x

				Outside BLDG Envelope
Tag	Description	Status	Canopy (SF)	
* 10853.24	HACK	REMOVE	N/A	
10858.07	HACK	REMOVE	1,810	x
10870.30	OK	REMOVE	2,827	
108828.0*	OK	REMOVE	2,463	
* 10889.10	TW HACK	REMOVE	N/A	
10909.28	OK	REMOVE	2,463	
* 10917.0*	HACK	REMOVE	N/A	
10936.6	CEDAR ELM	REMOVE	113	
10936.36	OK	REMOVE	4,072	x
10948.6	CEDAR ELM	REMOVE	113	
* 10958.6*	HACK	REMOVE	N/A	
10968.0	OK	REMOVE	2,124	
11007.25	HACK	REMOVE	N/A	
* 10988.10	HACK	REMOVE	N/A	
10998.28	OK	REMAIN	2,463	x
11030.32	OK	REMAIN	3,217	x
11010.0	OK	REMAIN	2,124	x
11024.14	CEDAR	REMAIN	616	x
11033.6*	HACK	REMAIN	1,018	x
11048.18	CEDAR	REMAIN	113	x
11058.16	HACK	REMAIN	804	x
11098.10	HACK	REMAIN	314	
11072.0*	OK	REMOVE	2,463	
11083.32	OK	REMOVE	3,217	x
* 11098.4X10.1	HACKS	REMOVE	N/A	
11102.30	OK	REMOVE	3,217	
11112.24	OK	REMOVE	1,810	x
11130.32	OK	REMOVE	2,827	x
11133.26	OK	REMOVE	2,124	
11142.6*	OK	REMOVE	2,124	
11133.10	CEDAR ELM	REMOVE	314	x
11135.28	OK	REMOVE	2,124	
11171.34	OK	REMOVE	3,632	x
11182.28	OK	REMOVE	2,463	x
11192.28	OK	REMOVE	2,463	
11201.14	ELM	REMOVE	616	x
11212.12	HACK	REMOVE	N/A	
11222.14	ELM	REMOVE	616	
11233.8	CHINE PISTACHO TWIN	REMOVE	201	
* 11241.14	CEDAR	REMOVE	N/A	
11252.12	CEDAR	REMOVE	N/A	
* 11259.74	BOX 2 W/2 D ARC	REMOVE	N/A	
11271.12	CEDAR	REMOVE	N/A	
11288.6	CEDAR	REMOVE	N/A	
* 11298.16	CEDAR	REMOVE	N/A	
11330.16	CEDAR	REMOVE	N/A	
11332.12	HACK	REMOVE	N/A	
11333.18	CEDAR ELM	REMOVE	1,018	
11333.14	CEDAR ELM	REMOVE	616	
11334.16	CEDAR ELM	REMOVE	804	
11336.8	CEDAR ELM	REMOVE	201	
11336.18	CEDAR ELM	REMOVE	804	
11337.8	CEDAR ELM	REMOVE	201	
11338.18	CEDAR ELM	REMOVE	1,018	x
* 11398.14	CEDAR	REMOVE	N/A	
11408.16	CEDAR ELM	REMOVE	804	
* 11417.6*	CEDAR	REMOVE	N/A	
* 11426.6	CEDAR	REMOVE	N/A	
* 11433.16	CEDAR	REMOVE	N/A	
* 11448.18	CEDAR	REMOVE	N/A	
11451.6	HACK	REMOVE	N/A	
* 11468.10	CEDAR	REMOVE	N/A	
* 11472.26	CEDAR	REMOVE	N/A	
11448.18	CEDAR ELM	REMOVE	1,018	
11468.16	CEDAR ELM	REMOVE	804	
11502.12	CEDAR ELM	REMOVE	452	
11513.8	CEDAR ELM	REMOVE	201	
11552.12	CEDAR ELM	REMOVE	452	
11553.10	CEDAR ELM	REMOVE	314	
11542.20	ELM	REMOVE	1,257	
11551.18	CEDAR ELM	REMOVE	1,018	
11556.18	CEDAR ELM	REMOVE	1,018	
11574.0	CEDAR ELM	REMOVE	5,027	

Tag	Description	Status	Canopy(SF)	Outside BLDG Envelope
1158-26" PINE		REMOVE	2,124	
1158-16" PINE		REMOVE	1,018	
1161-16" MAPLE		REMOVE	616	
1163-8" PISTACHIO		REMOVE	201	
1161-18" CEDAR ELM		REMOVE	1,018	
1162-10" HACK		REMOVE	N/A	
1163-16" ELM		REMOVE	804	
1164-6" MANISOA		REMOVE	113	
1166-12" CEDAR ELM		REMOVE	452	
1166-12" CEDAR ELM		REMOVE	452	
1167-14" CEDAR ELM		REMOVE	616	
1168-16" CEDAR ELM		REMOVE	804	
1168-24" CEDAR ELM		REMOVE	1,810	
1172-30" ELM		REMOVE	2,827	x
1171-30" CEDAR ELM		REMOVE	2,827	x
1172-24" PECAN TREE		REMOVE	1,810	x
1173-24" CEDAR ELM		REMOVE	1,810	x
1174-24" CEDAR ELM		REMOVE	1,810	x
1175-24" CEDAR ELM		REMOVE	1,224	x
1176-20" CEDAR ELM		REMOVE	1,257	x
1177-12" CEDAR ELM		REMOVE	452	
1178-28" OAK		REMOVE	2,463	
1179-24" CEDAR ELM		REMOVE	1,810	x
1181-30" OAK		REMOVE	616	x
1181-6" CEDAR		REMOVE	N/A	x
1182-14" CEDAR ELM		REMOVE	616	x
1182-16" CEDAR ELM		REMOVE	804	x
1194-20" OAK		REMOVE	1,257	x
1194-20" CEDAR ELM		REMOVE	N/A	x
1194-20" CEDAR ELM		REMOVE	5,027	x
1187-16" CEDAR ELM		REMOVE	1,018	x
1188-16" CEDAR ELM		REMAIN	804	x
1198-4X14" CEDAR ELM		REMOVE	616	x
1199-24" CEDAR ELM		REMOVE	1,810	x
1199-24" CEDAR ELM		REMAIN	810	x
1193-36" ELM		REMAIN	4,072	x
1194-5X18" CEDAR ELM		REMOVE	1,018	x
1195-36" OAK		REMOVE	4,537	x
1197-20" 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
1201-20" HACK		REMAIN	N/A	x
1202-20" CEDAR		REMOVE	N/A	x
1203-24" CEDAR		REMOVE	N/A	x
1204-30" HACK		REMOVE	N/A	x
1205-6" HACK		REMAIN	113	x
1206-10" HACK		REMAIN	113	x
1207-406" BRADFORD PEAR		REMOVE	N/A	x
1208-5X10" BRADFORD PEAR		REMOVE	N/A	x
1206-6" CEDAR ELM		REMOVE	113	x
1210-6" HACK		REMAIN	201	x
1211-20" HACK		REMOVE	N/A	x
1212-20" CEDAR		REMOVE	N/A	x
1213-6" CEDAR ELM		REMAIN	113	x
1214-6" CEDAR ELM		REMAIN	201	x
1215-6" CEDAR ELM		REMOVE	113	x
1216-6" CEDAR		REMOVE	N/A	x
1217-6" CEDAR		REMOVE	N/A	x
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	x
1222-6" CEDAR		REMOVE	N/A	x
1223-12" MOSQUITO		REMOVE	N/A	x
1224-10" CEDAR		REMAIN	314	x
1225-6" CEDAR ELM		REMAIN	201	x
1226-10" CEDAR		REMAIN	314	x
1227-12" CHAGRE PISTACHIO		REMOVE	113	x
1228-10" HACK		REMOVE	N/A	x
1228-8" HACK		REMOVE	N/A	x

 Indicates Tree ID Number

 Existing Tree to Remain

 Existing Tree to be Removed

 Tree Protection Fencing
 (Diagrammatic)

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

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.



Scale 1" = 30'

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

TREE PROTECTION SPECIFICATIONS

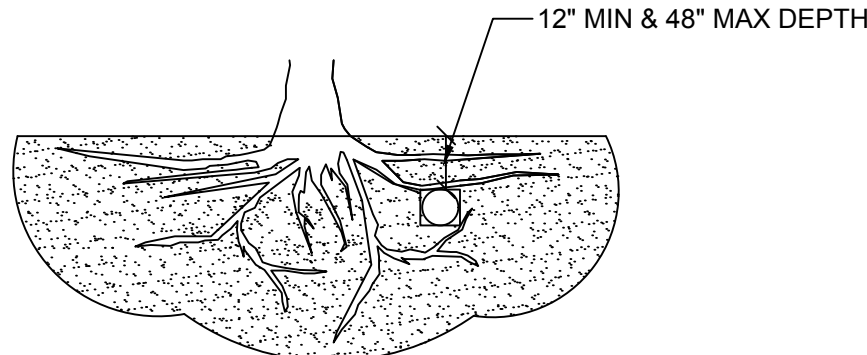
- MATERIALS**
- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
 - POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
 - TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
 - USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.
- CONSTRUCTION METHODS**
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
 - 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.
 - 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.
 - PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
 - THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
 - 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.
 - WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL, OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - 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.
 - ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
 - WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
 - 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.
 - REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
 - 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.
 - 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.
 - COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
 - IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING 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.
 - 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.
 - 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.
 - 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

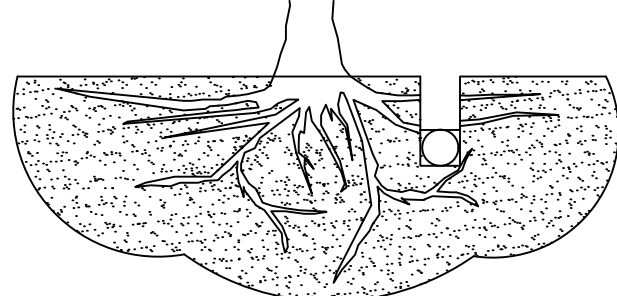
- ALL THE TREES WITH A DIAMETER GREATER THAN 3 INCHES AFFECTED BY CONSTRUCTION SHALL HAVE THE LIMBS AND ROOTS TRIMMED AND PRUNED ACCORDING TO ITEM NO. 802, TREE PRUNING, SOIL AMENDING AND FERTILIZATION, UNLESS SPECIFIED. TREES SHALL RECEIVE LEVEL 2 PROTECTION AS PER ITEM NO. 802. TREES TO RECEIVE LEVEL 1 PROTECTION AS PER ITEM NO. 802 ARE SHOWN ON TREE PROTECTION TABLE ON SHEET TP-1.
- ALL TREES SHALL REMAIN UNLESS NOTED ON THE PLANS.
- NO SITE PREPARATION WORK SHALL BEGIN IN AREAS WHERE TREE PRESERVATION AND TREATMENT MEASURES HAVE NOT BEEN COMPLETED AND APPROVED.
- TREE PROTECTION FENCING SHALL BE REQUIRED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.
- 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.
- 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.
- ACCESS TO FENCED AREAS WILL BE PERMITTED ONLY WITH THE APPROVAL OF THE ENGINEER OR CITY INSPECTOR.
- GRADING, IF REQUIRED, SHALL BE LIMITED TO A 3 INCH CUT OR FILL WITHIN THE FENCED ROOT ZONE AREAS.
- 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.
- TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED TO THE ENGINEER'S SATISFACTION.
- EXPOSED ROOTS SHALL BE COVERED AT THE END OF EACH DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO ITS REMOVAL.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH 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.

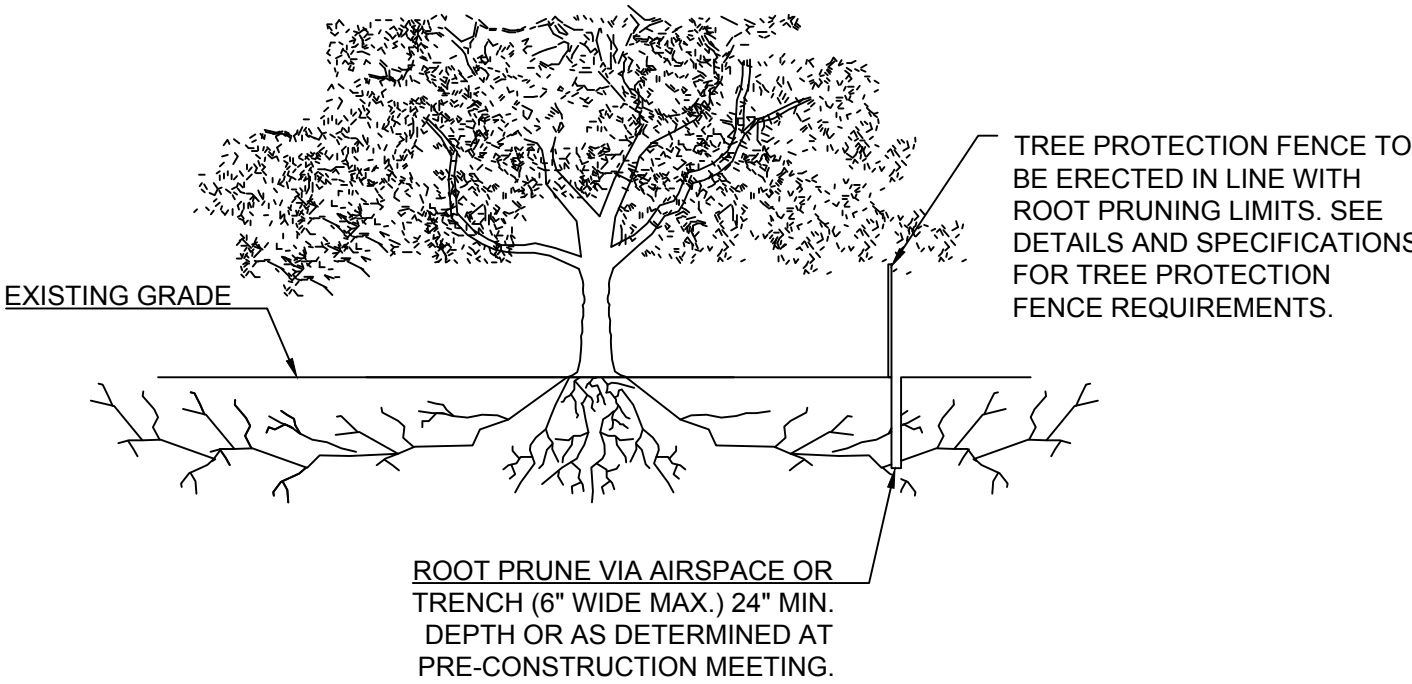


C BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE

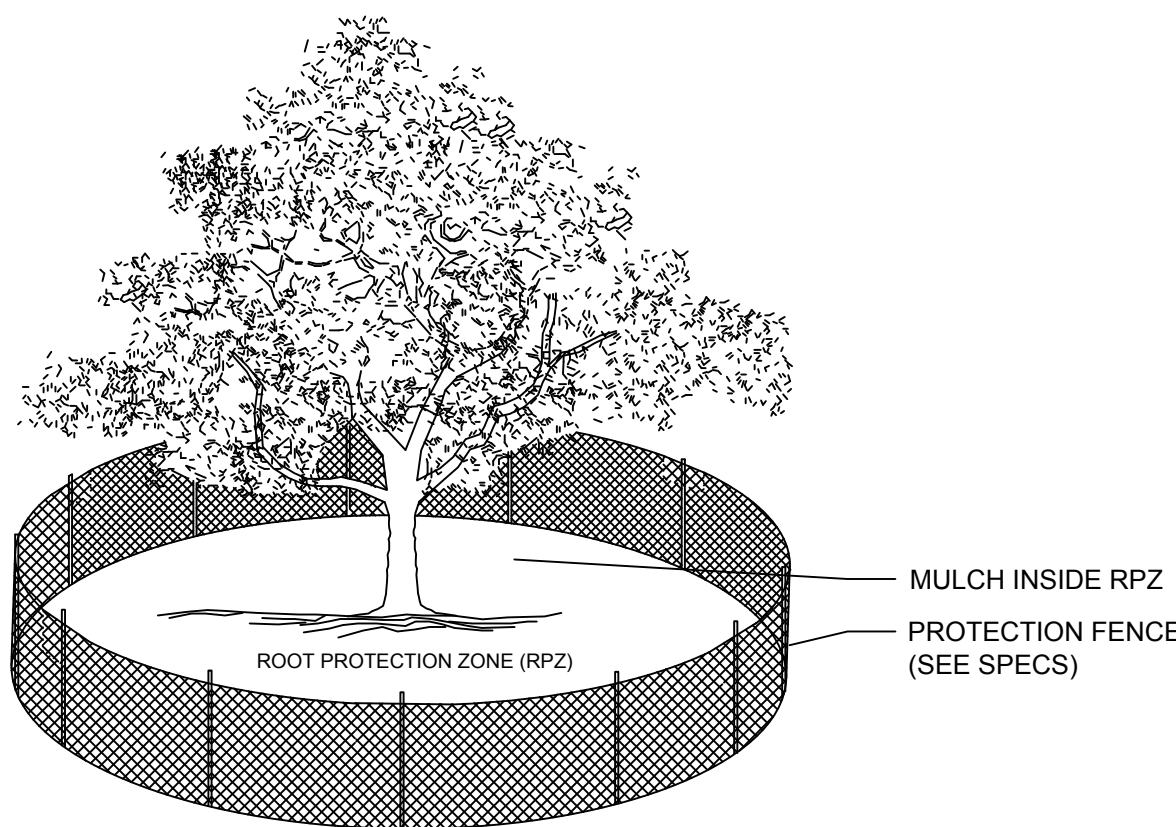
NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- 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

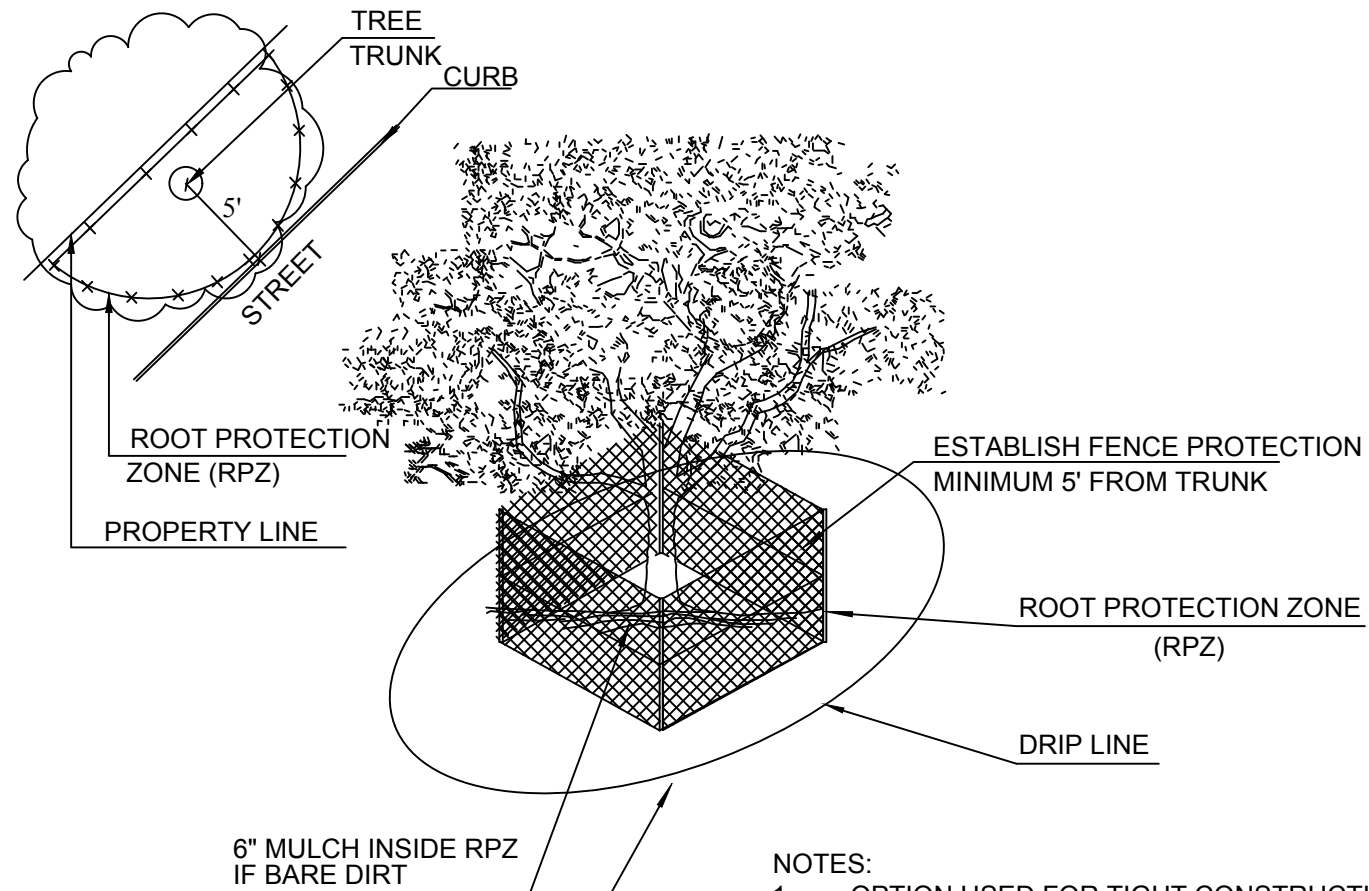


NOTES:

- 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.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



NOTES:

- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

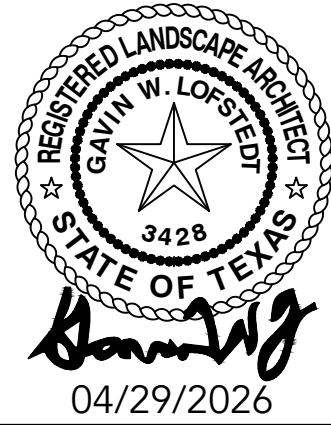
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

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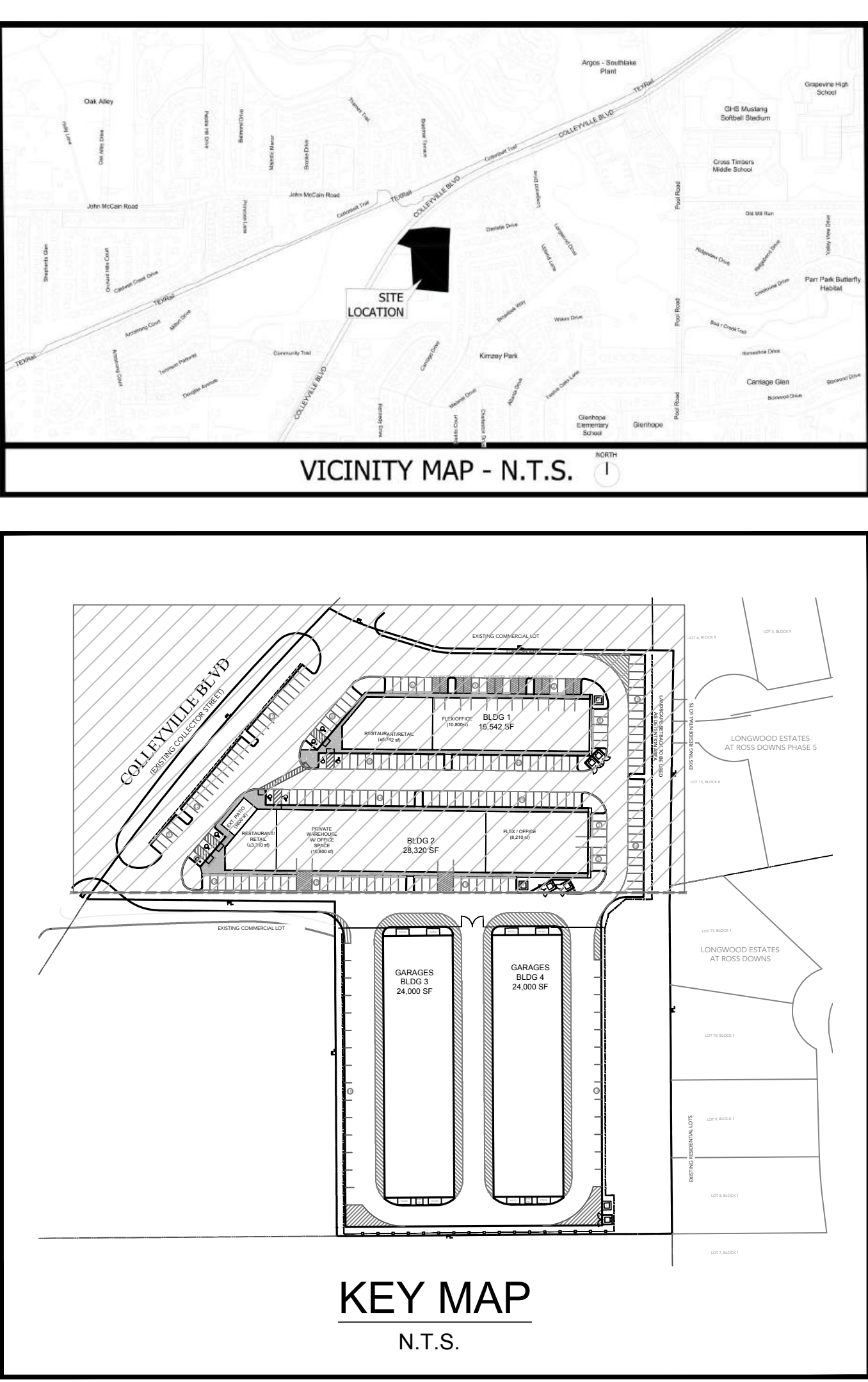
7015 COLLEVILLE BLVD
COLLEVILLE, TX 76034

TREE PRESERVATION DETAILS & SPECIFICATIONS

Date	Comment

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

TP-3



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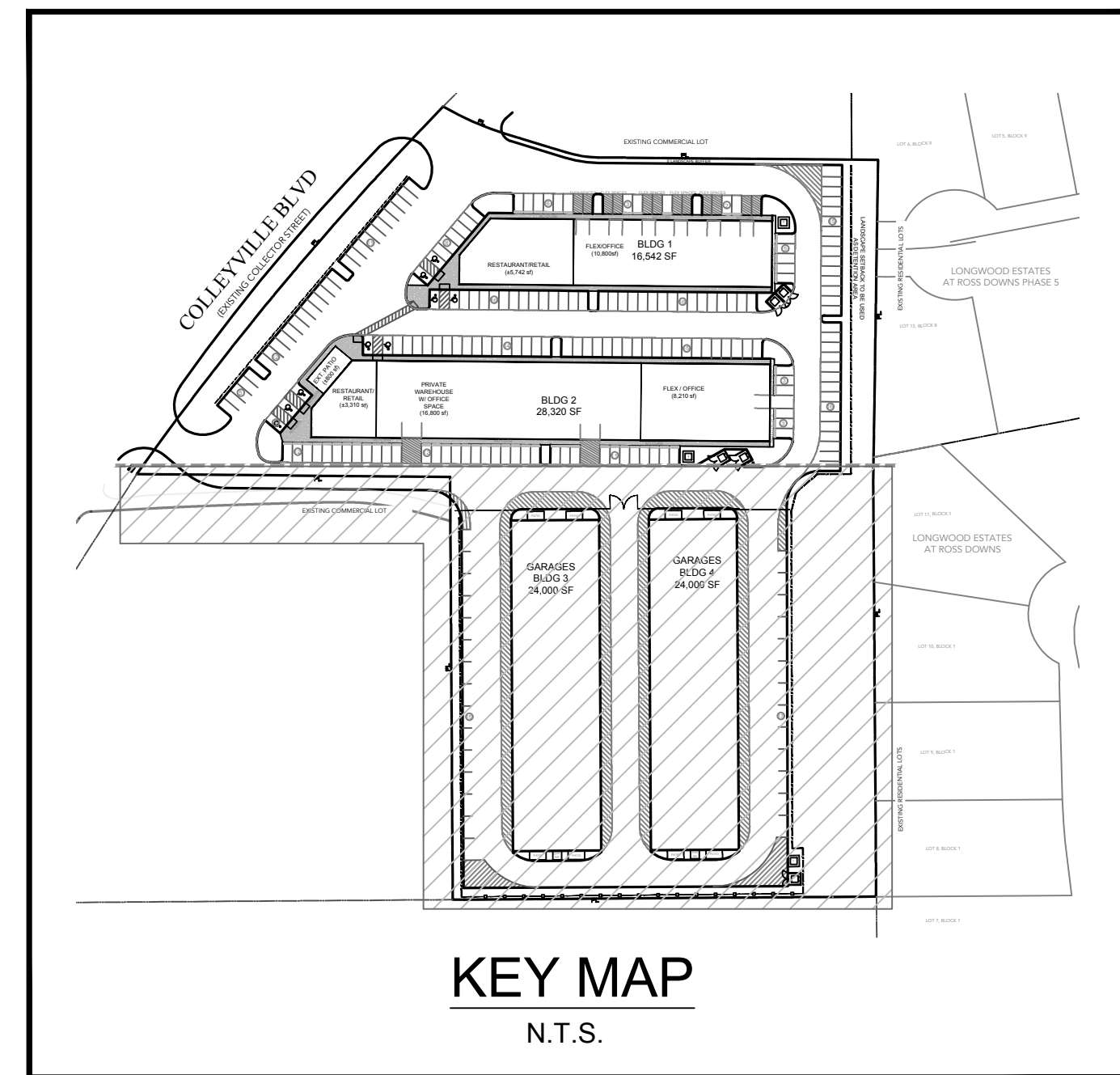


Gavin W. Loftis
04/29/2026

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)
<u>TREE REQUIREMENTS:</u>	
FRONT YARD TREES LOCATED IN LANDSCAPE SETBACK, AND PROVIDED WITHIN THE LANDSCAPE SETBACK OF R.O.W.	
REQUIRED (1 TREE / 40 LF)	9 TREES
<u>PROVIDED:</u>	<u>9 TREES</u>
LANDSCAPE ISLAND W/ TREE	
REQUIRED (1 TREE / $\leq$ 18 PARKING SPACES):	19 TREES
<u>PROVIDED:</u>	<u>19 TREES</u>
TYPICAL LANDSCAPE SCREENING FROM PUBLIC VIEW + INCREASED SETBACK	
REQUIRED (1 TREE / 25 LF - RESIDENTIAL ADJACENT):	40 TREES
<u>PROVIDED:</u>	<u>50 TREES</u>
REQUIRED MITIGATION TREES:	19 TREES
<u>PROVIDED MITIGATION TREES:</u>	<u>19 TREES</u>
<u>TOTAL TREES:</u>	<u>103 TREES</u>
<u>SHRUB REQUIREMENTS:</u>	
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
<u>PROVIDED:</u>	<u>50 SHRUBS</u>
REQUIRED (1 SHRUB / 6 LF OF ADJACENT PROPERTY):	122 SHRUBS
<u>PROVIDED:</u>	<u>122 SHRUBS</u>

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LANDSCAPE PLANTING	
Date _____	Comment _____
Project Number _____	
Date _____ 04/29/2026	
Drawn By _____	GL
Checked By _____	CS
LP-1	



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.
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	CE	17	Ulmus crassifolia Cedar Elm	3" Cal.
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	SM	32	Magnolia grandiflora Southern Magnolia	3" Cal.
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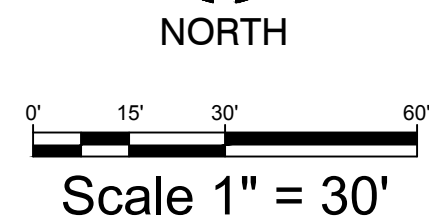
MITIGATION TREES CANOPY

	SO	19	Quercus shumardii Shumard Red Oak	3" Cal.	2,000 sf / Tree
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 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	Diets 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	42,983 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass
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NOTE: PRINTED DRAWING SIZE
MAY HAVE CHANGED FROM
ORIGINAL. VERIFY SCALE USING
BAR SCALE ABOVE.

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LANDSCAPE
PLANTING

Date		Comment

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

LP-2

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

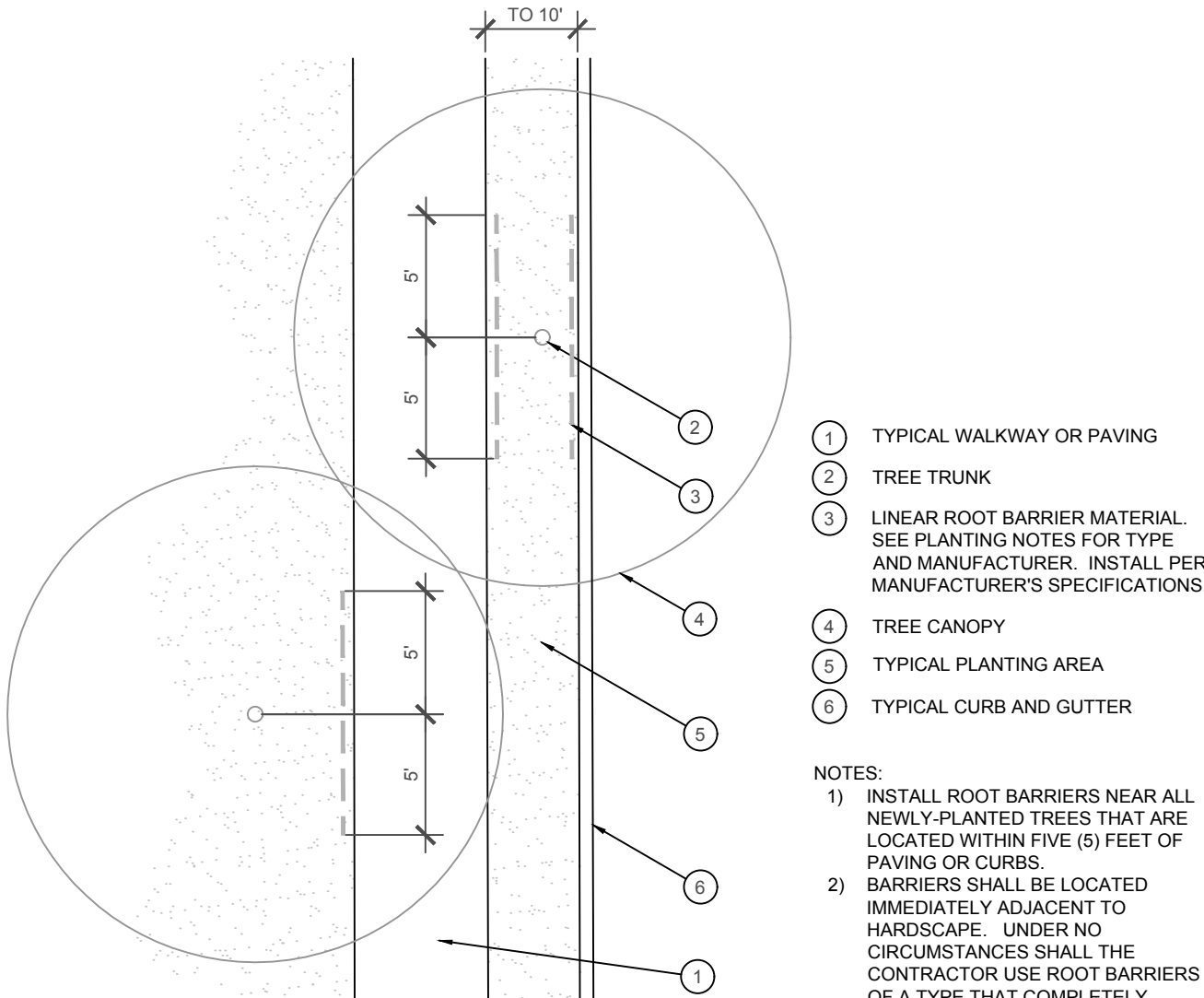
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGURING. 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 CLIMATIC 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, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 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 1/2 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 DECISEMENS; 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 PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND THE 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.
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. TRENCING 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 TRENCING 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. SCAIFY 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 EACH PLANT'S 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, RESETTling 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 RESEEDDED 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.

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 (GEC), 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.

OPEN LANDSCAPE

PARKWAY OR ISLAND

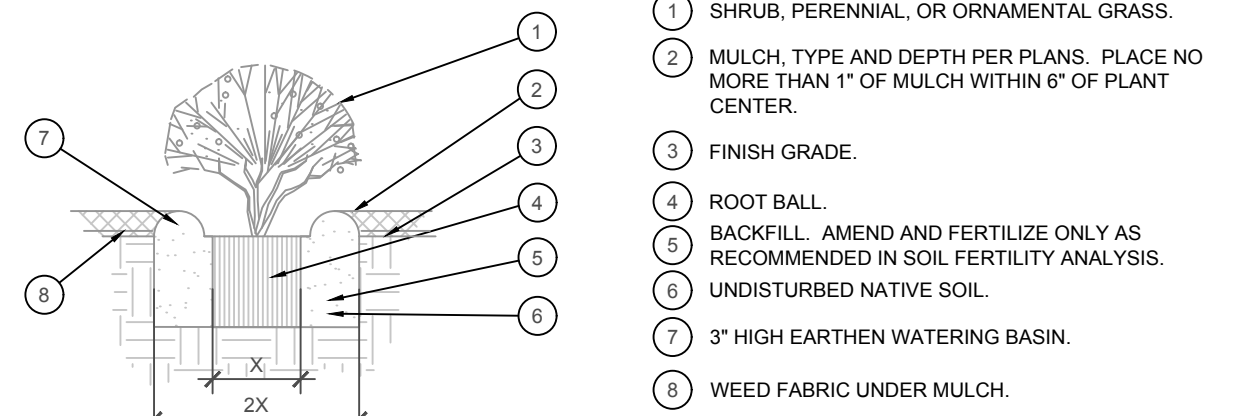


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

- 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.

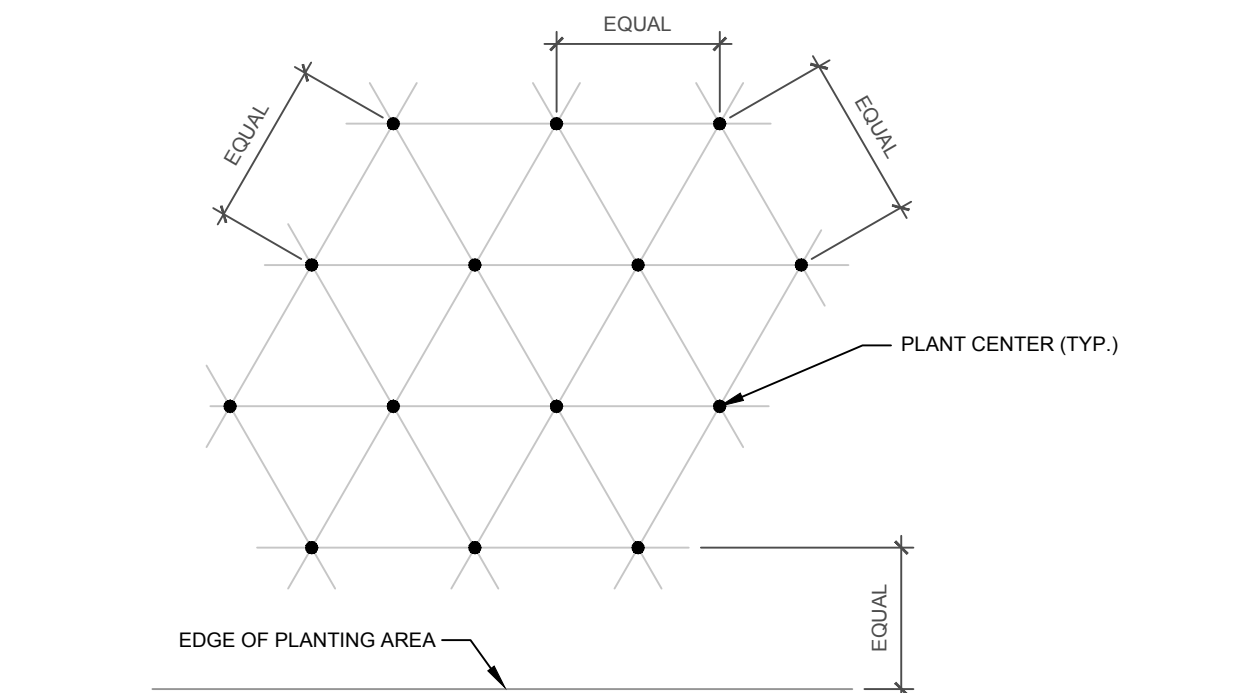
D ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE



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

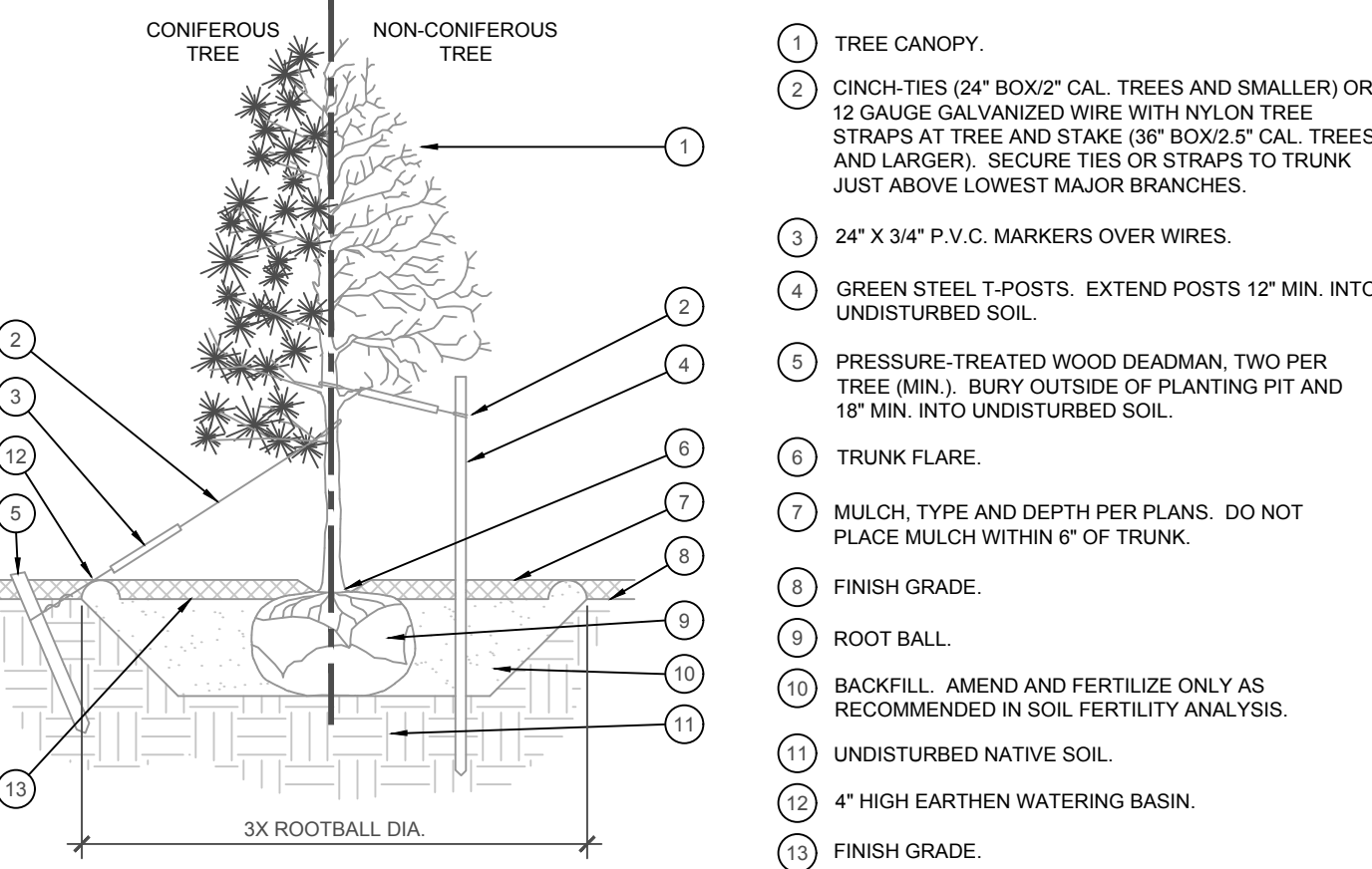
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

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

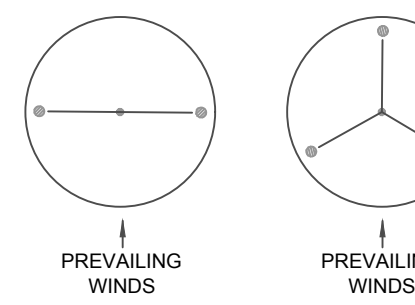
F PLANT SPACING

SCALE: NTS



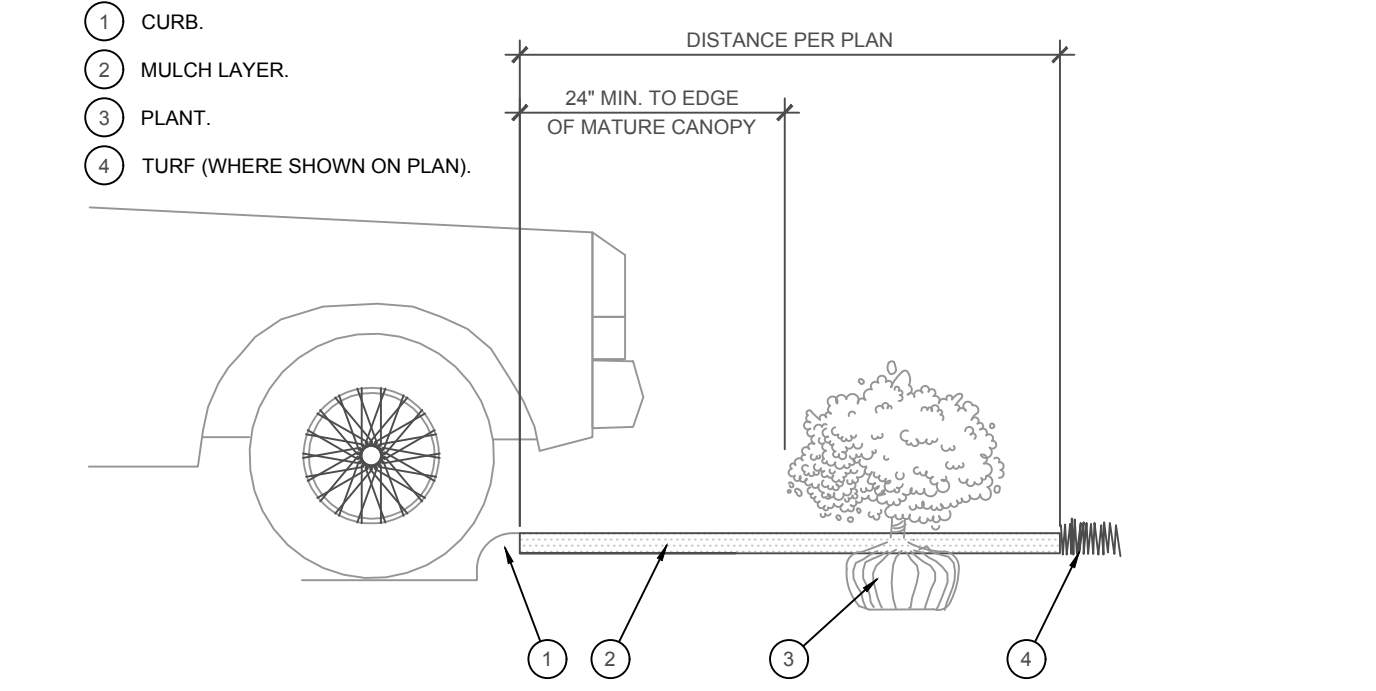
1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. 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\"/>

STAKING EXAMPLES (PLAN VIEW)



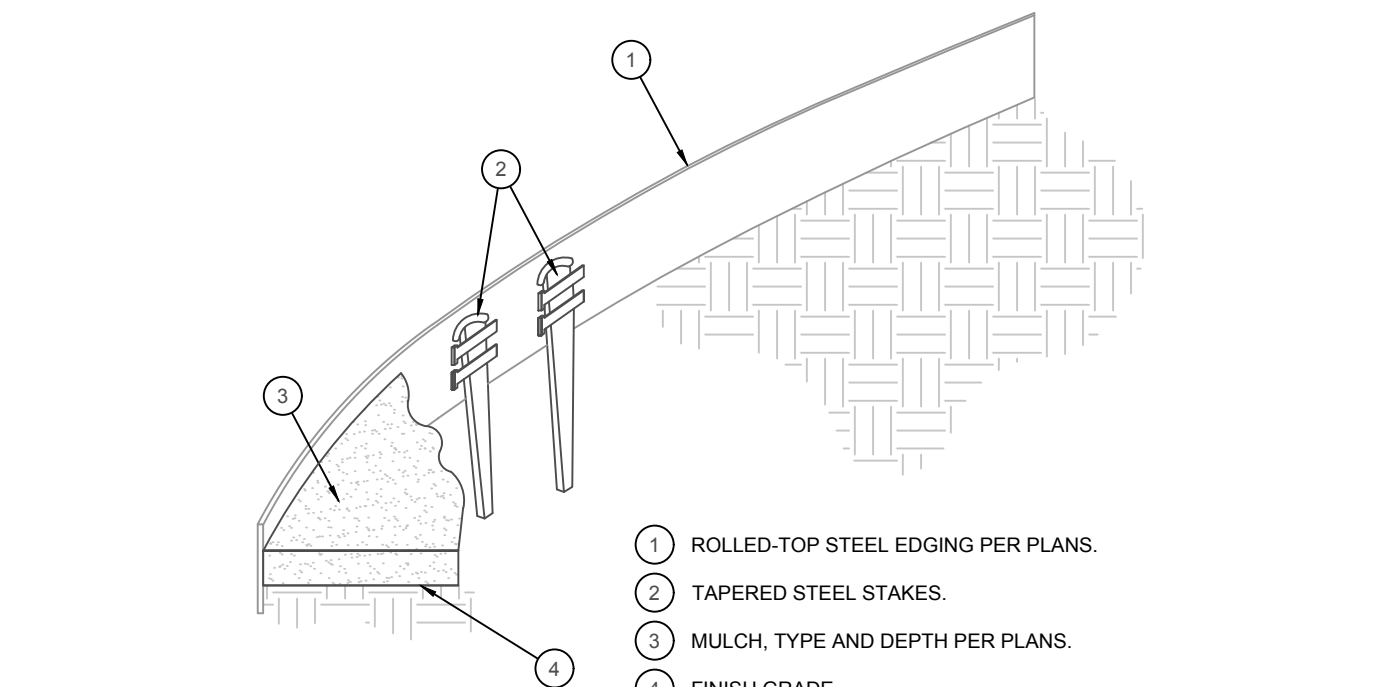
A TREE PLANTING

SCALE: NOT TO SCALE



B PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

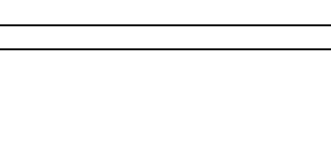
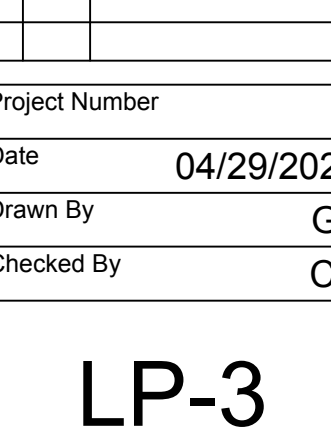
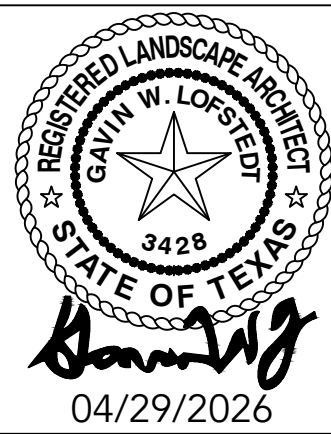


- NOTES:
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING

SCALE: NOT TO SCALE

National Presence. Local Expertise.





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	Assumed Parking Requirement 1/1000
Garage(s)	1,000	6,000	6	6	
TOTALS		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	Assumed Parking Requirement 1/1000
Garage(s)	1,000	21,600	22	22	
TOTALS		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 PENNA, P.E.

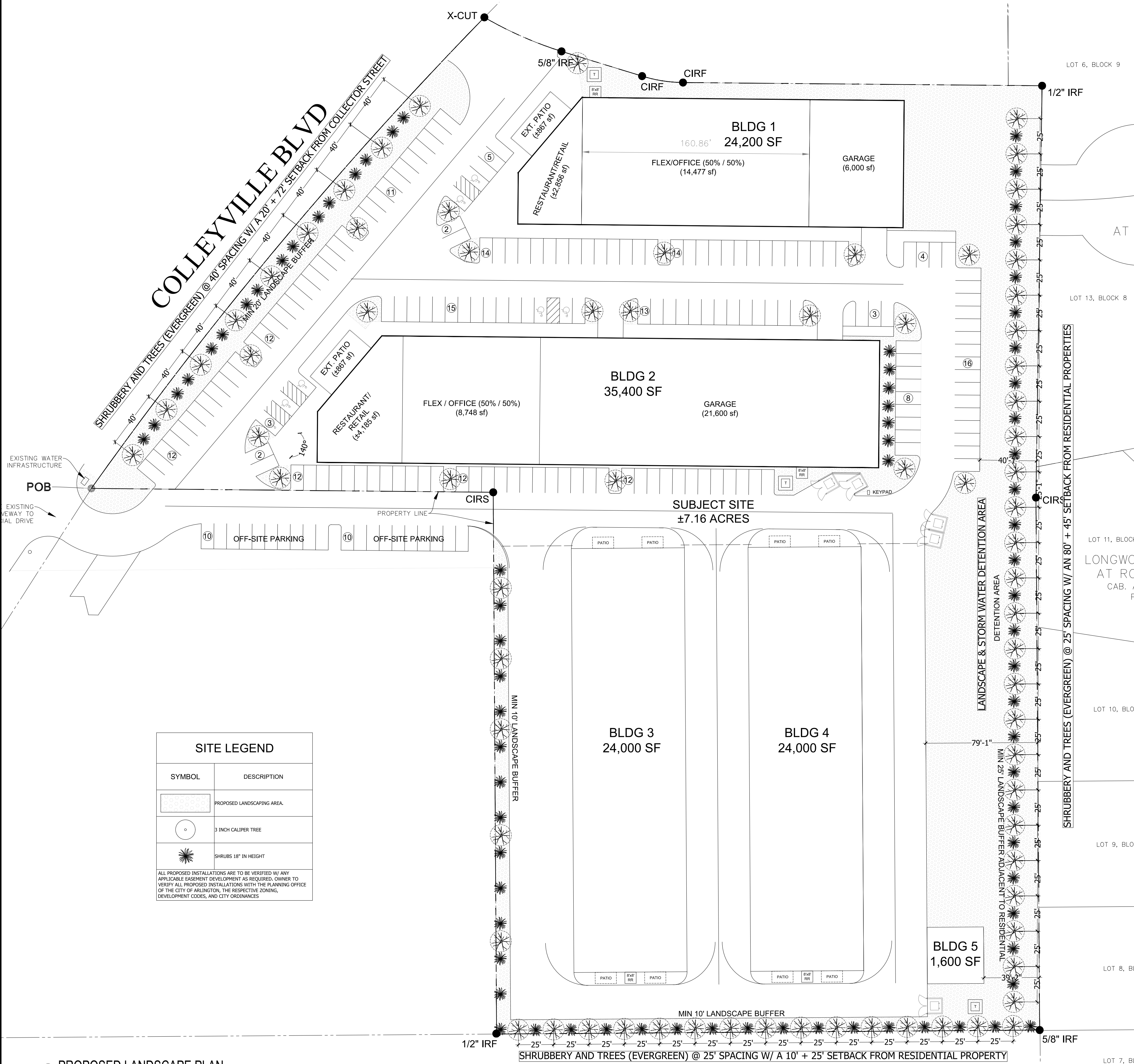
-SITE PLAN FOR REVIEW ONLY -

SITE LANDSCAPE PLAN | 03.12.26

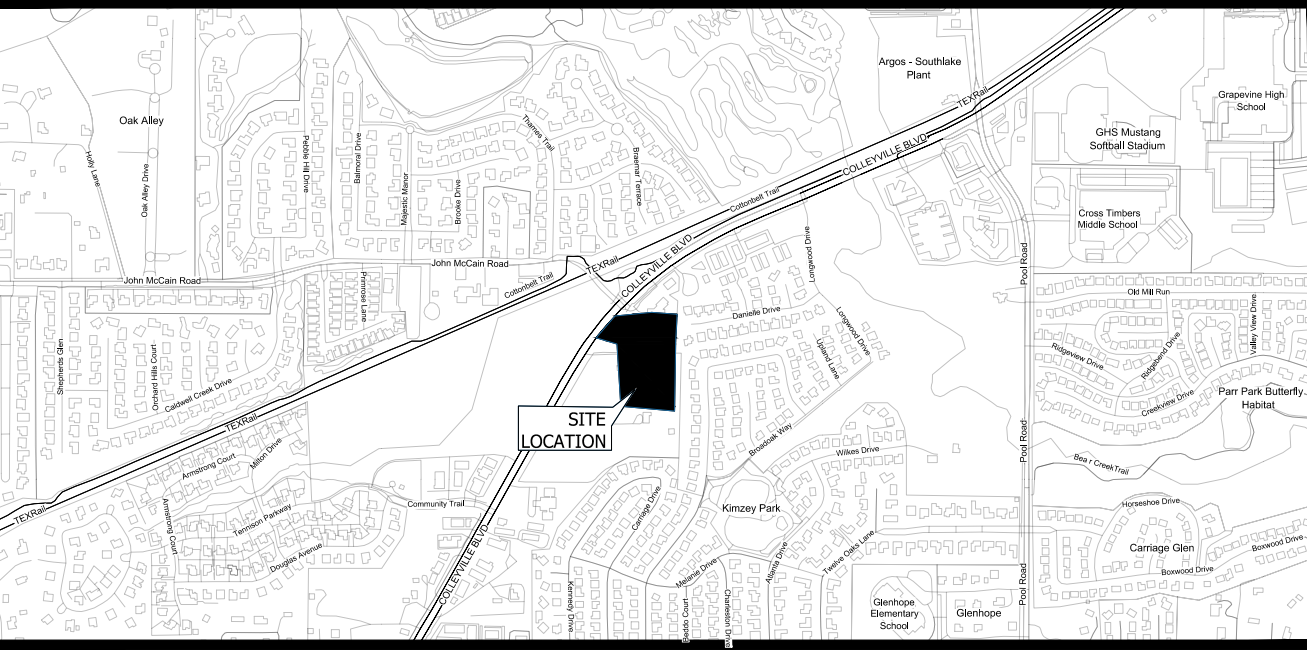
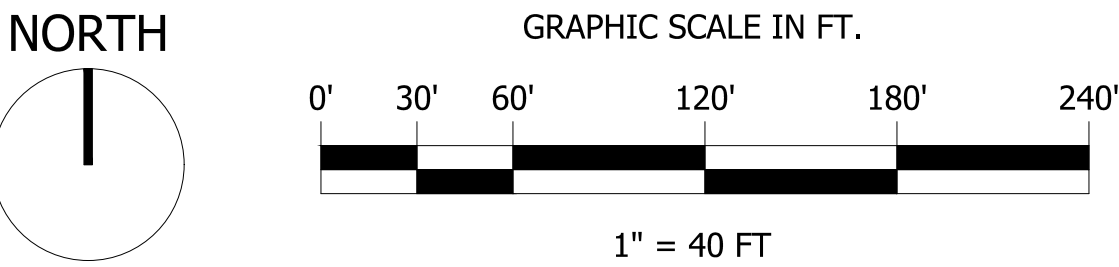
NOTE:
SITE PLAN IS FOR OWNER REVIEW ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR CITY APPROVAL PURPOSES. FINAL DESIGN TO BE COMPLETED BY REGISTERED ARCHITECT / CIVIL ENGINEER.



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"

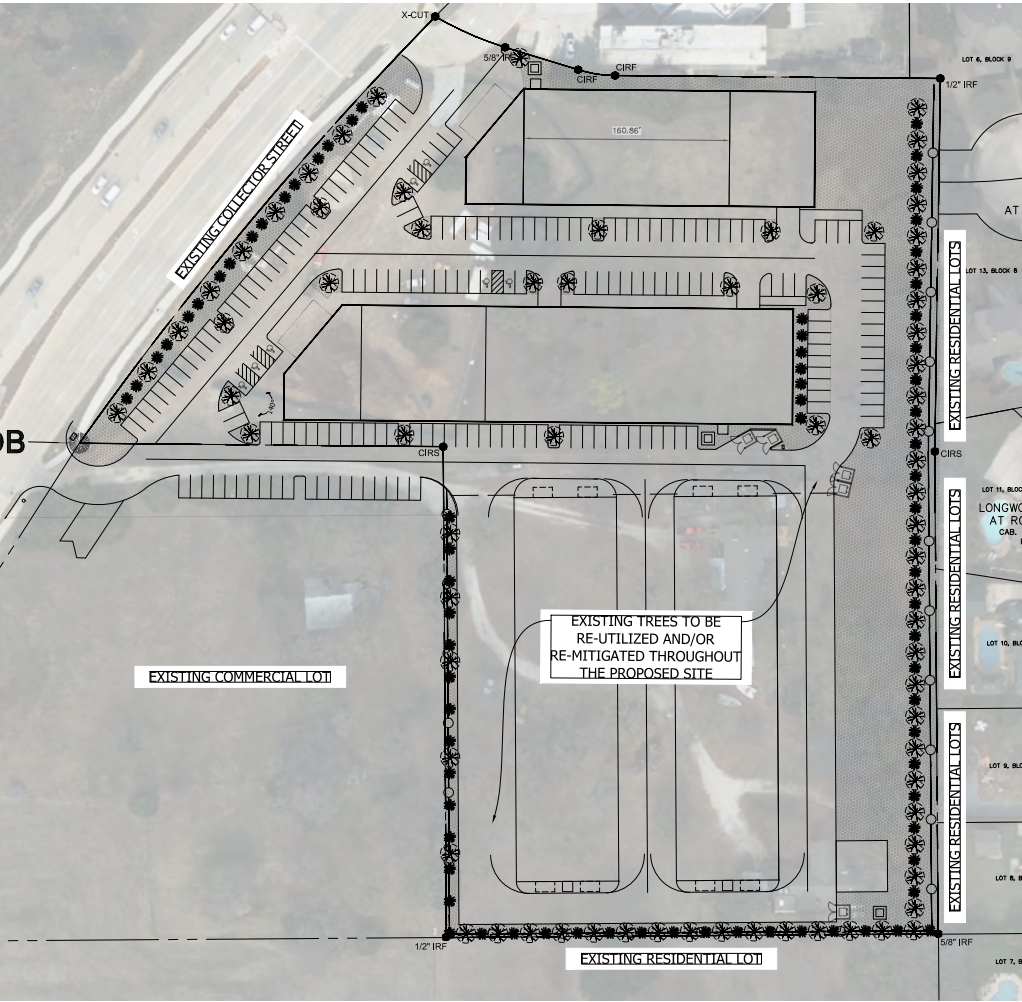
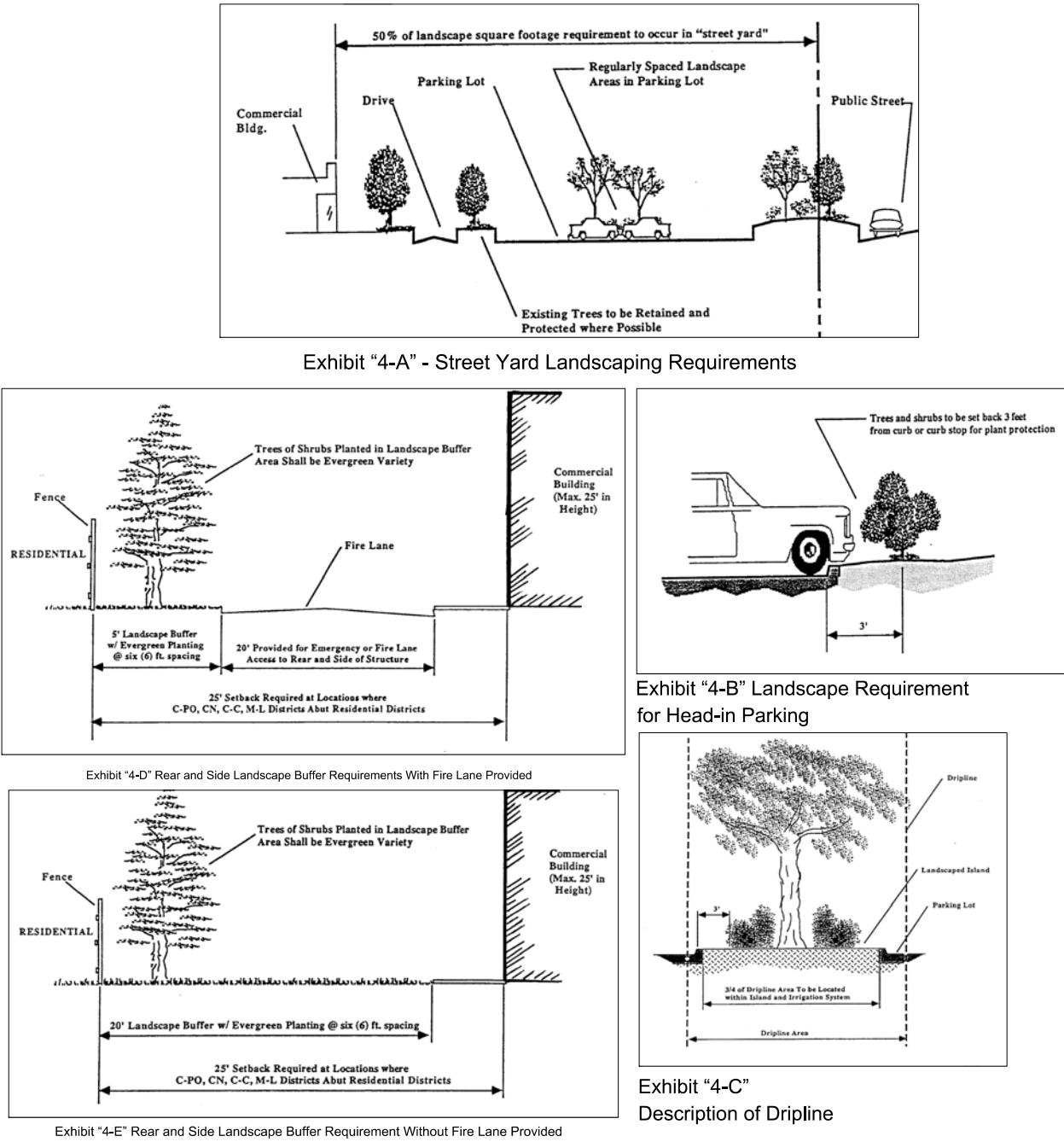


VICINITY MAP - N.T.S.

SITE DATA CALCULATIONS

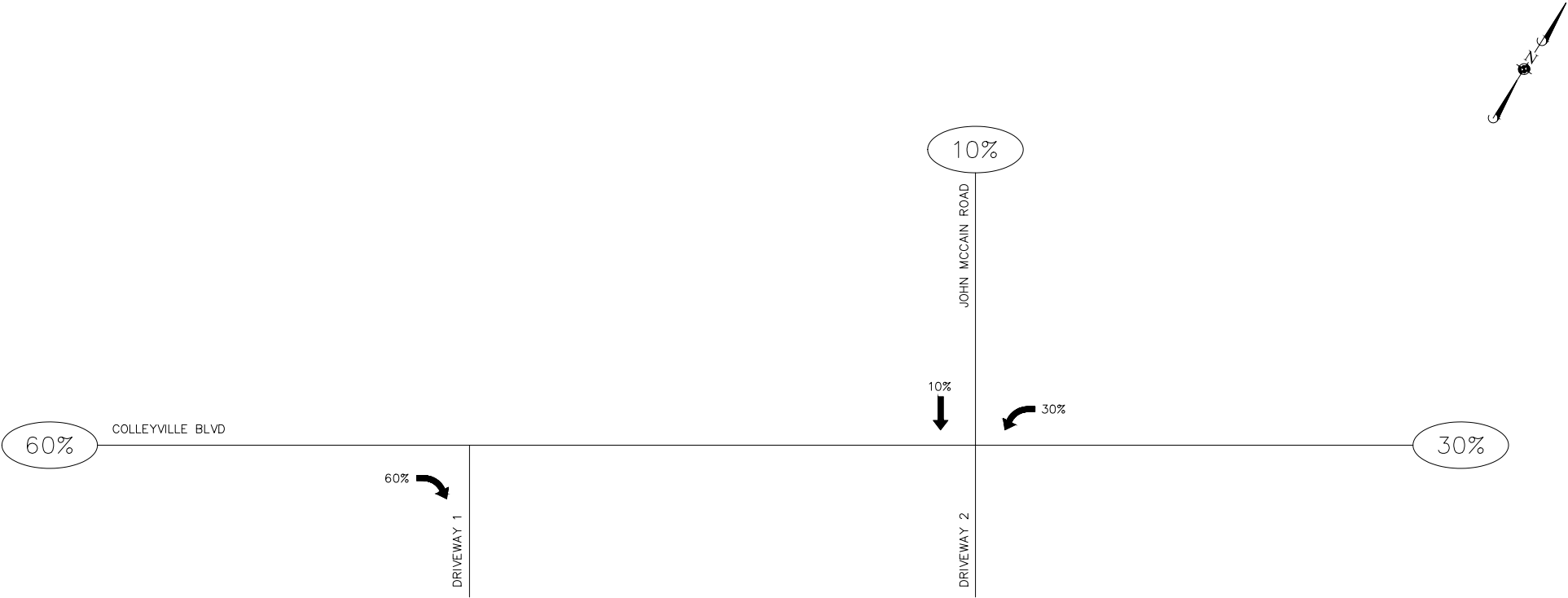
CATEGORY	DESCRIPTION	AREA (SF)	% OF SITE
BUILDING	GROSS AREA PER BUILDING FOOTPRINT	109,200	35%
PROPOSED SITE PAVING, DRIVE-APPROACH, & PARKING (PROPOSED ONLY)		128,844	41%
LANDSCAPING	ALL LAWN, FOLIAGE, AND TREE ADDITIONS, OR THE RE-UTILIZATION OF EXISTING PROTECTED TREES	73,152	24%
TOTALS		311,196	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 ADD.)	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 PROVIDED HEREIN, AND AS PROVIDED ON THE INTENDED BUILDING DEVELOPMENT. 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

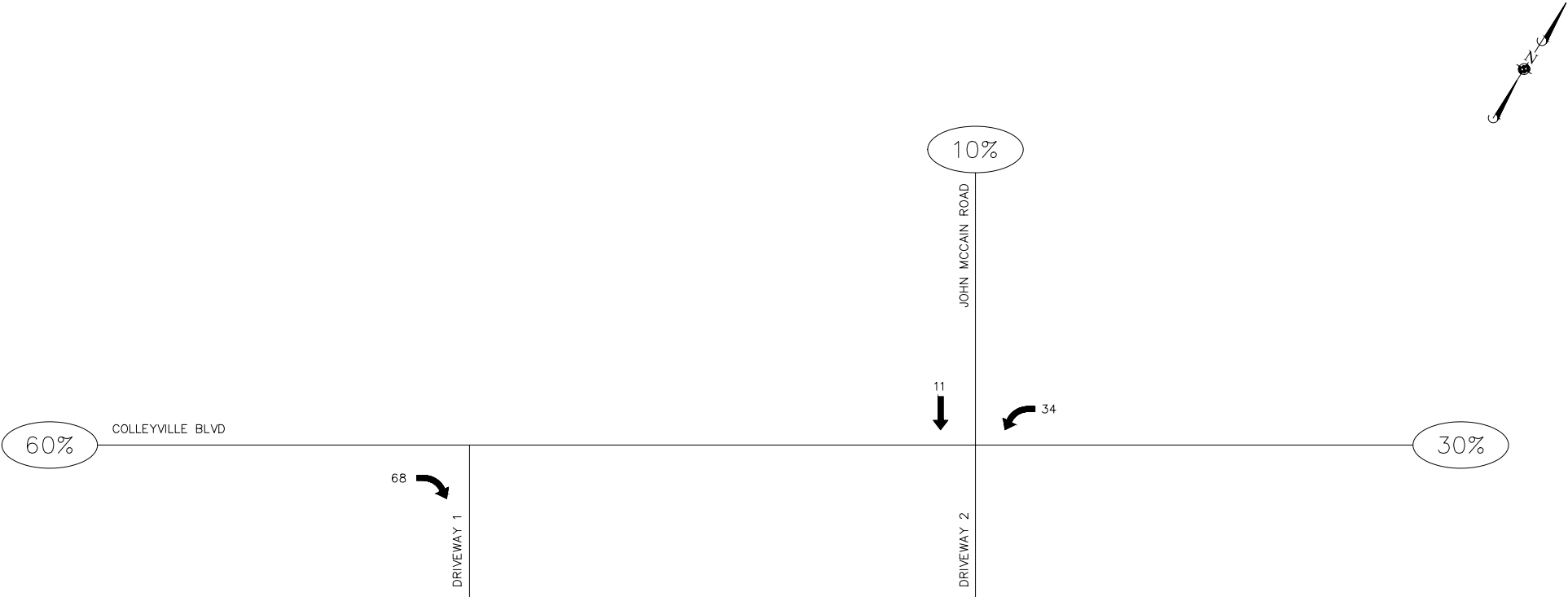


2 PROPOSED LANDSCAPE PLAN - AERIAL OF EXISTING AREA
1" = 150'-0"

SHEET NO: A0.2



LEGEND: XX % = TRIP DISTRIBUTION





Conclusion

Driveway 1 (South Drive)

- PM Peak = 68 trips

Driveway 2 (North Drive – Full Access)

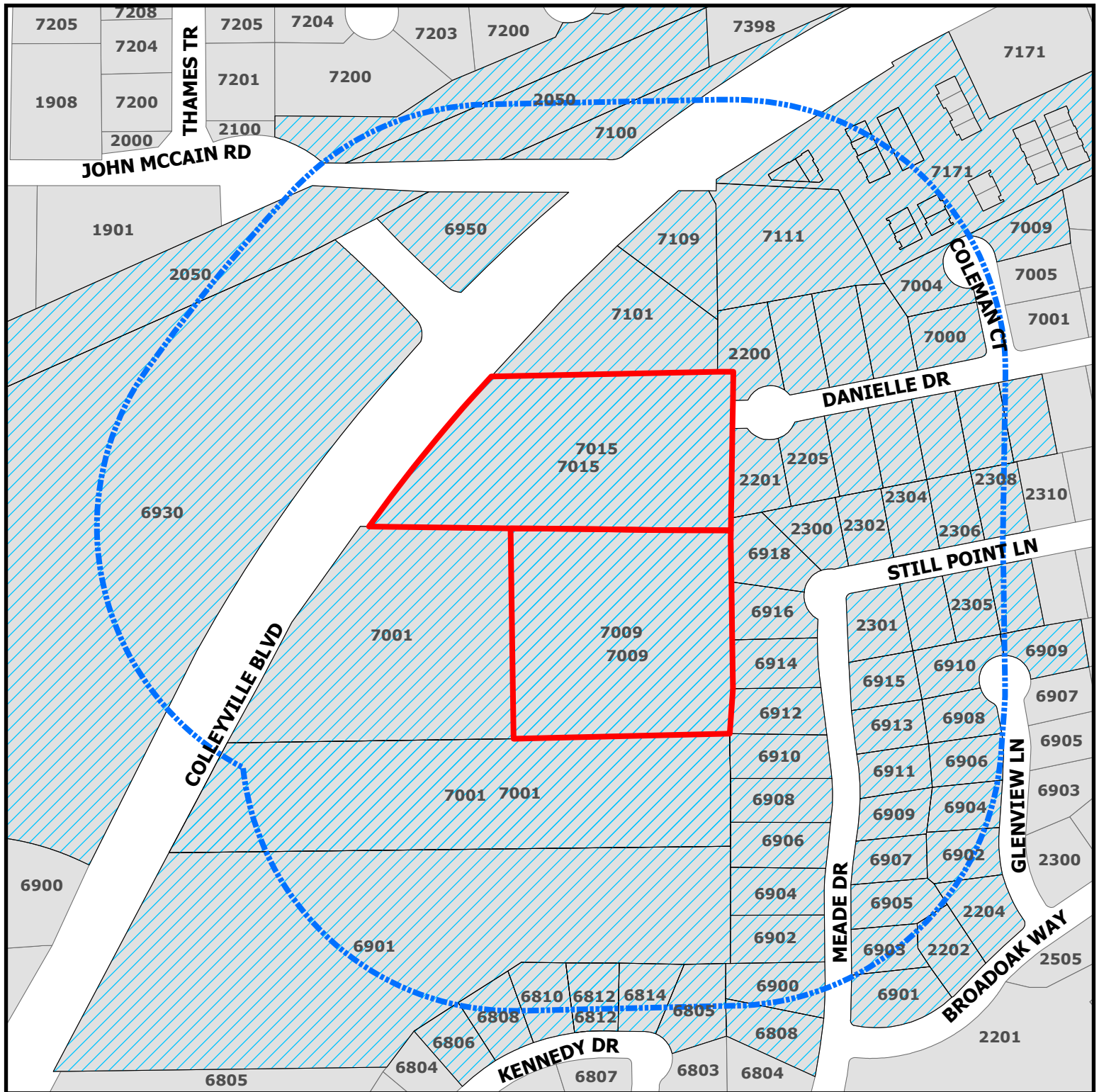
- PM Peak = 45 trips

Respectfully,

ATWELL, LLC

TX: Dallas

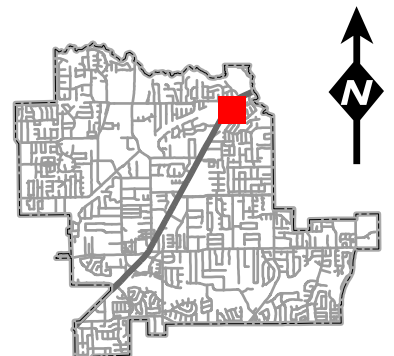
Notification Map



ZC26-009

7015 Colleyville Boulevard

- Subject Property
- Buffer
- Parcels to be notified



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, April 13, 2026, at 7:00 p.m.

**City Council Meetings: Tuesday, May 5, 2026 & Tuesday, May 12, 2026, at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a 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

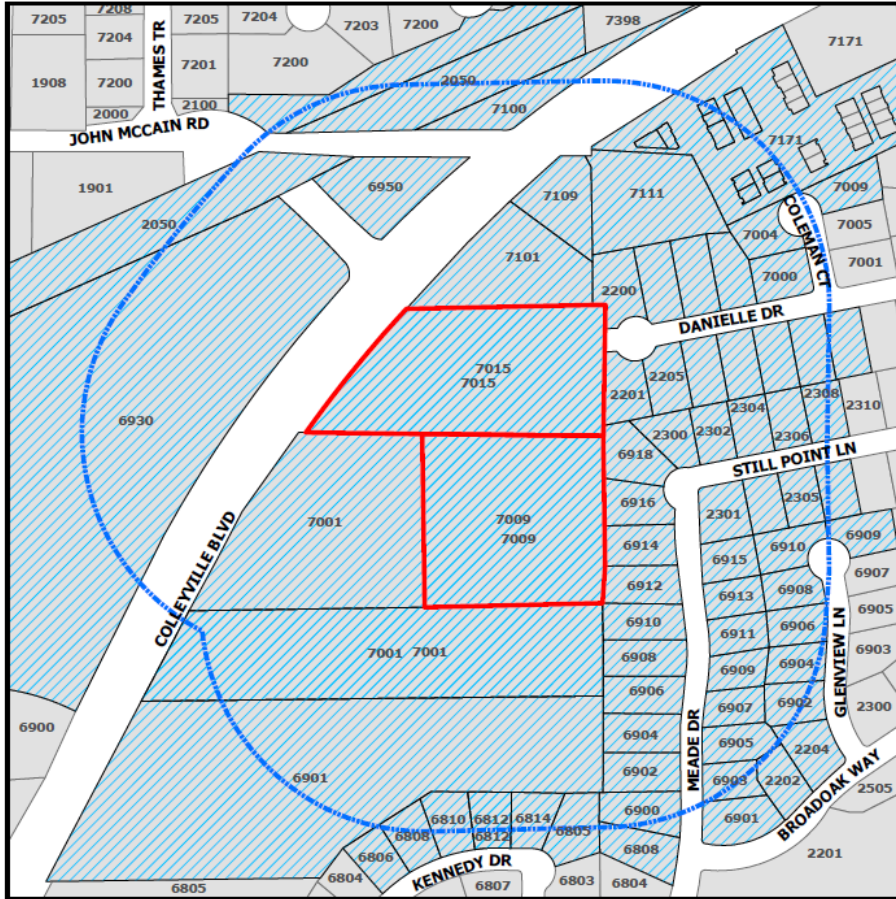
Present Zoning: CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural

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:

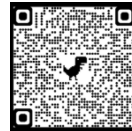
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
CitizenLetters@colleyville.com**

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



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, appearance 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 Feters <Afeters@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.

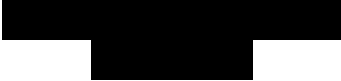
Darin Szilagyi, APR, FACHE

Tracye Szilagyi

2310 Still Point Lane

Colleyville, Texas 76034

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



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 metropolis, 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.

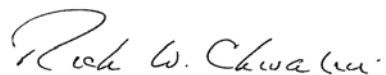
Third, the visual impact of this development will forever change the landscape of the land. What is currently a natural and open backdrop will be replaced with commercial structures that are wholly inconsistent with the surrounding residential setting. This change will permanently alter the character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

A handwritten signature in cursive script, reading "Rick W. Chevalier".

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 ($\frac{3}{4}$) 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]

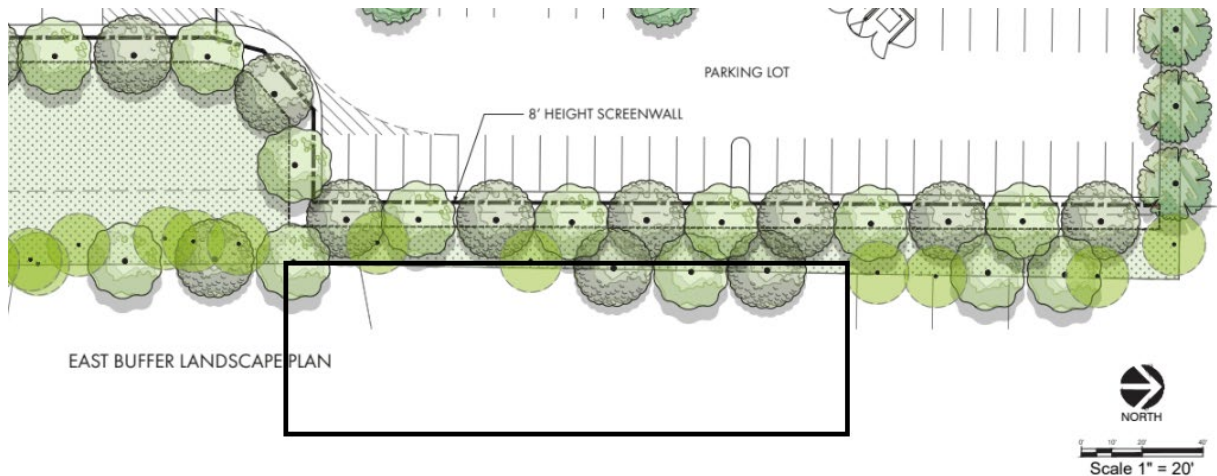
Subject: FORMAL WRITTEN PROTEST – Case ZC26-009 – Property Owner at 2201 Danielle Dr

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



[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 & Joke Mueller 6900 Meade Dr Dave C Mueller

BEN OSBORNE 6901 Meade Dr

Lynn & John Poole 6912 Meade Dr

FIBEN LOBAN 6903 Meade Dr

David & Kim Smith 6902 Meade Dr. David Smith

Jon & Jeannie Kolger 6906 Meade Dr. Jon Kolger

Jean Lyman 6907 Meade Dr.

Rob & Teri Martin 6908 Meade Dr. Teri Martin

A Chivalier 6910 Meade Dr

Camie Smith 6913 Meade Dr. Camie Smith

Don & Tracy Dunn 6915 Meade Dr. Don Dunn

Muriel Leach 6914 Meade Dr. Muriel Leach

Mitchell Austin 6918 Meade Drive M. Austin

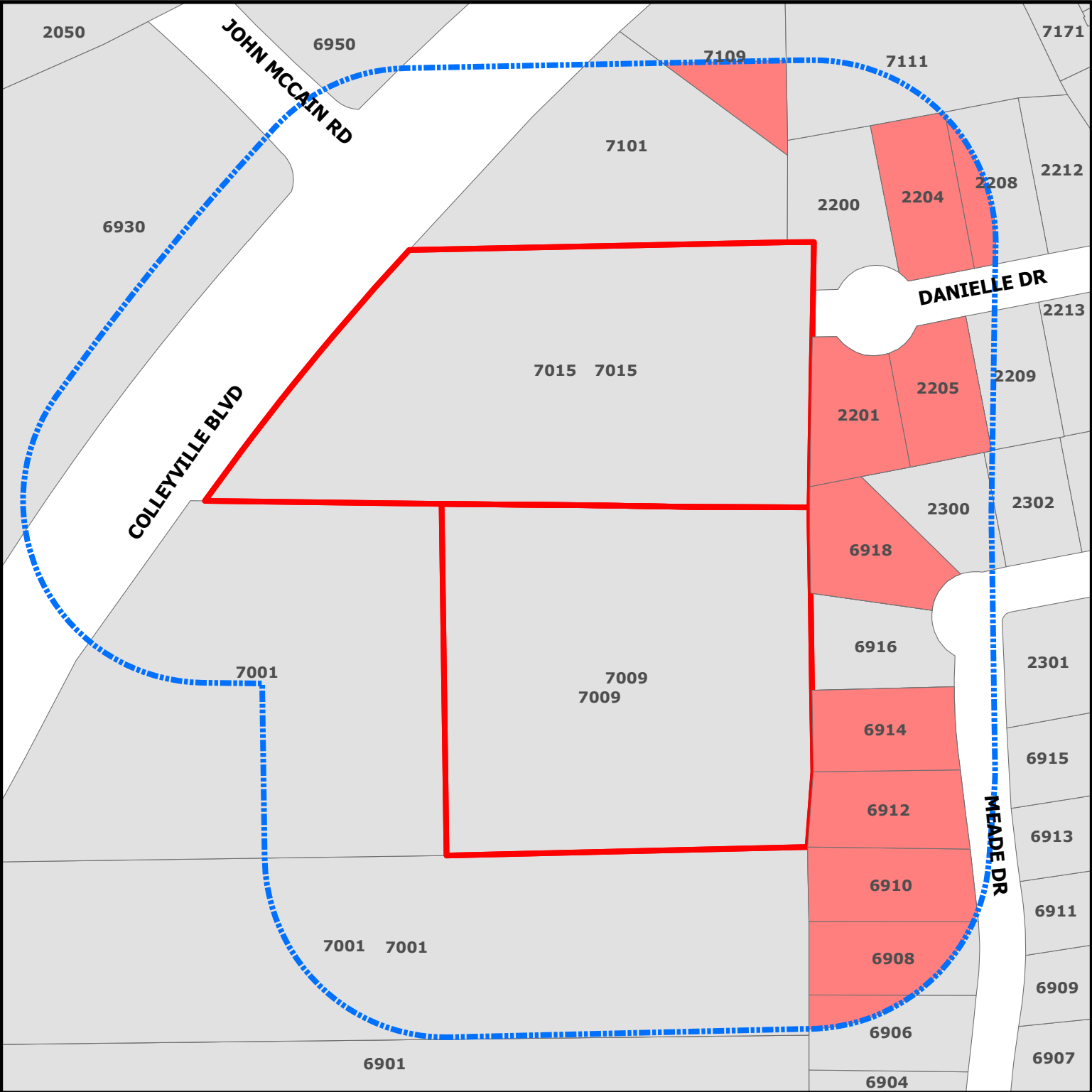
Jason Loinette 2201 Danielle Dr

CHRIS Castro 2205 Danielle Dr. Chris Castro

Urvila Sharma 2208 Danielle Dr. Urvila Sharma

Kirk Bowman 2301 Still Point Ln Kirk Bowman

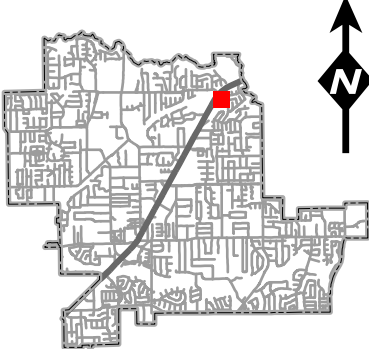
Opposition Map



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%

ORDINANCE O-26-2369

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON 7.16 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 7.16 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: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

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.

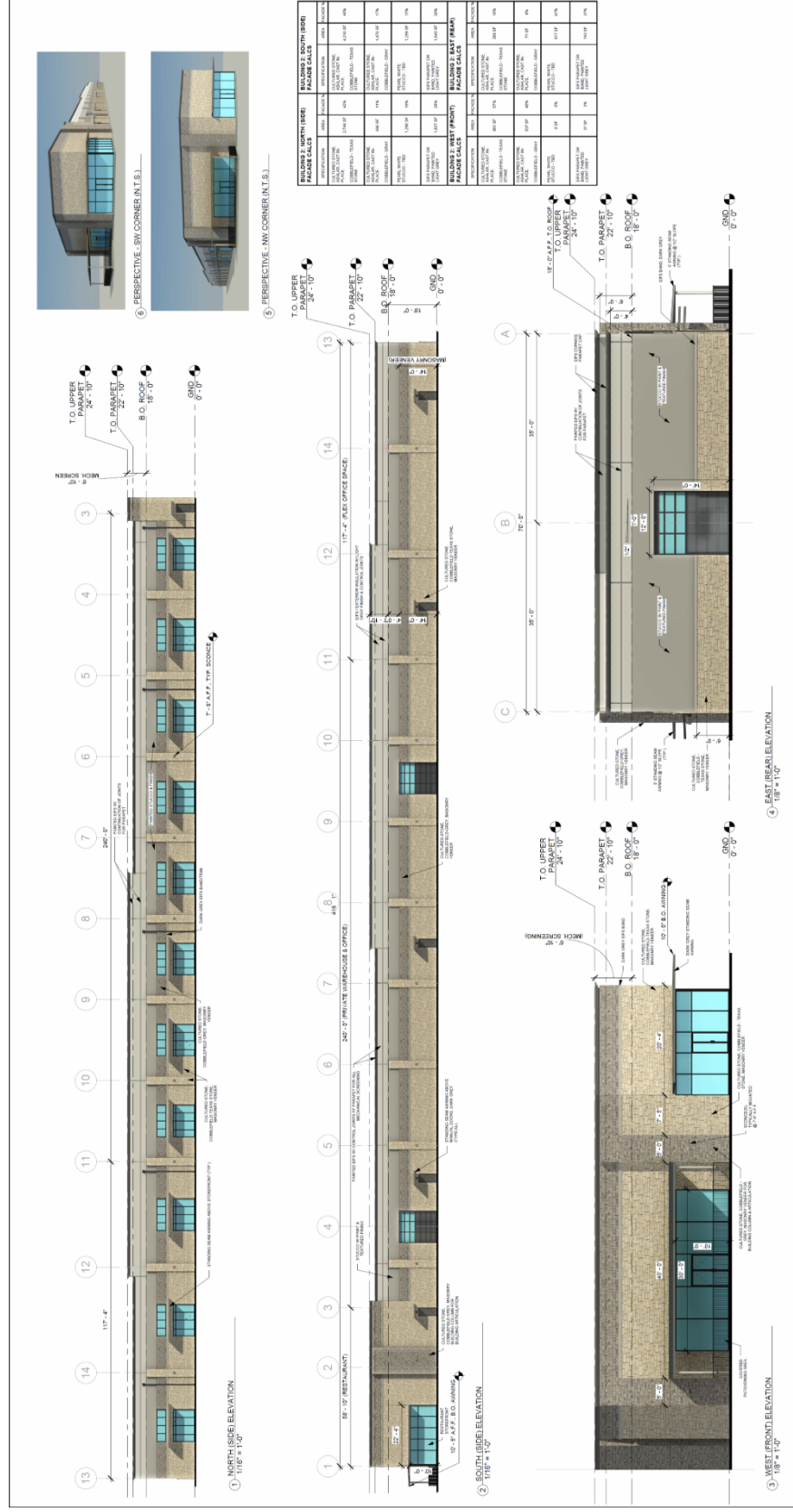
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BLDG 1 - ELEVATIONS



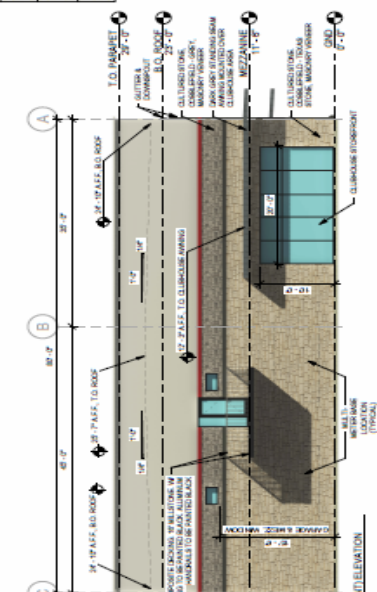
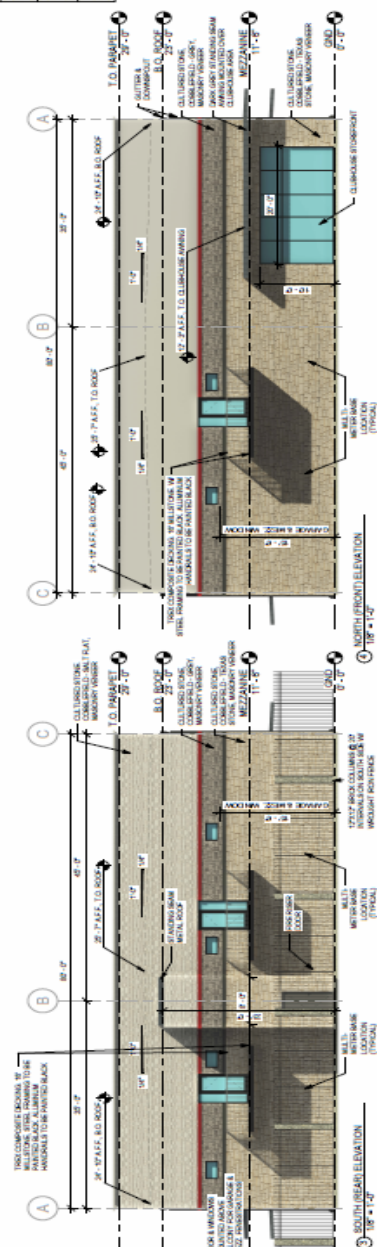
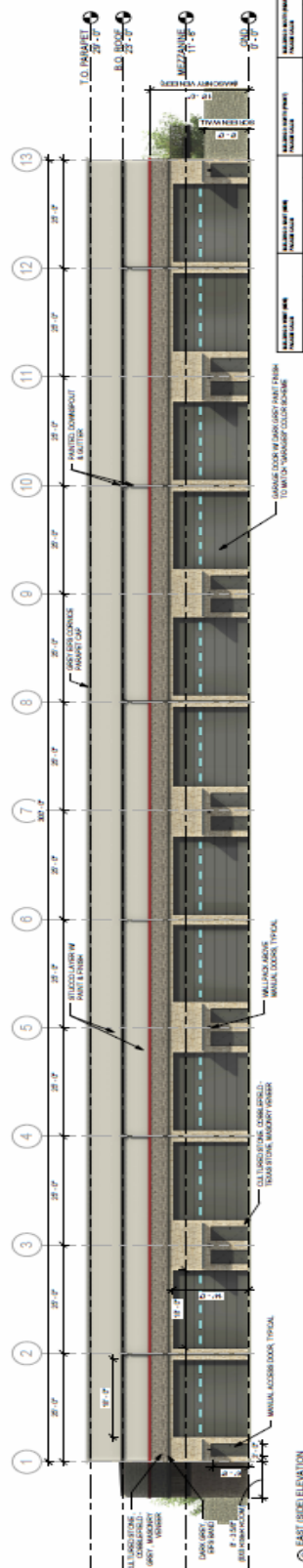
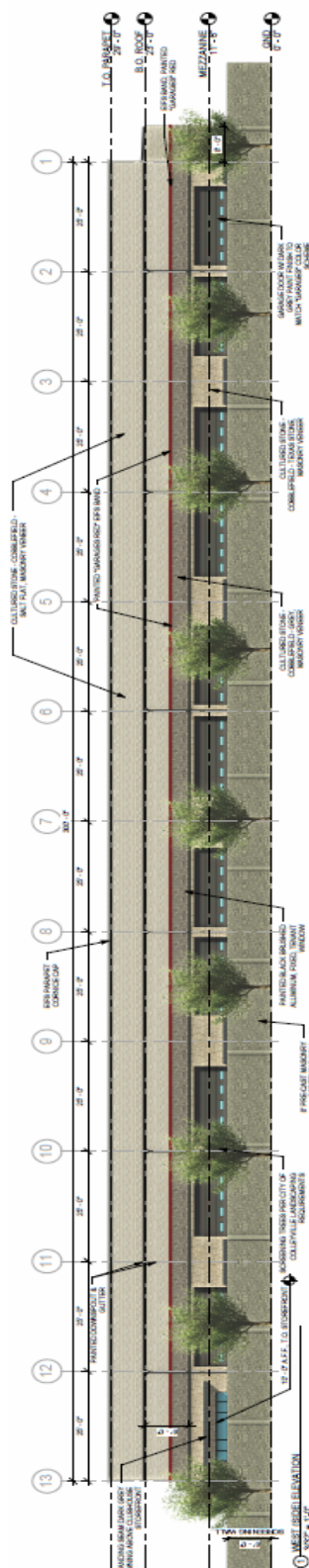
PROJECT: **GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS
79521**

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

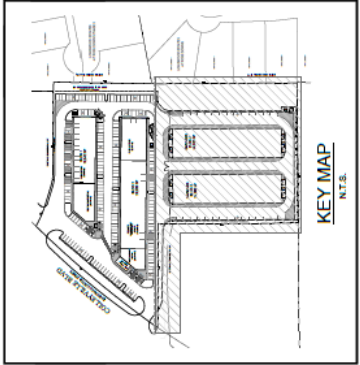
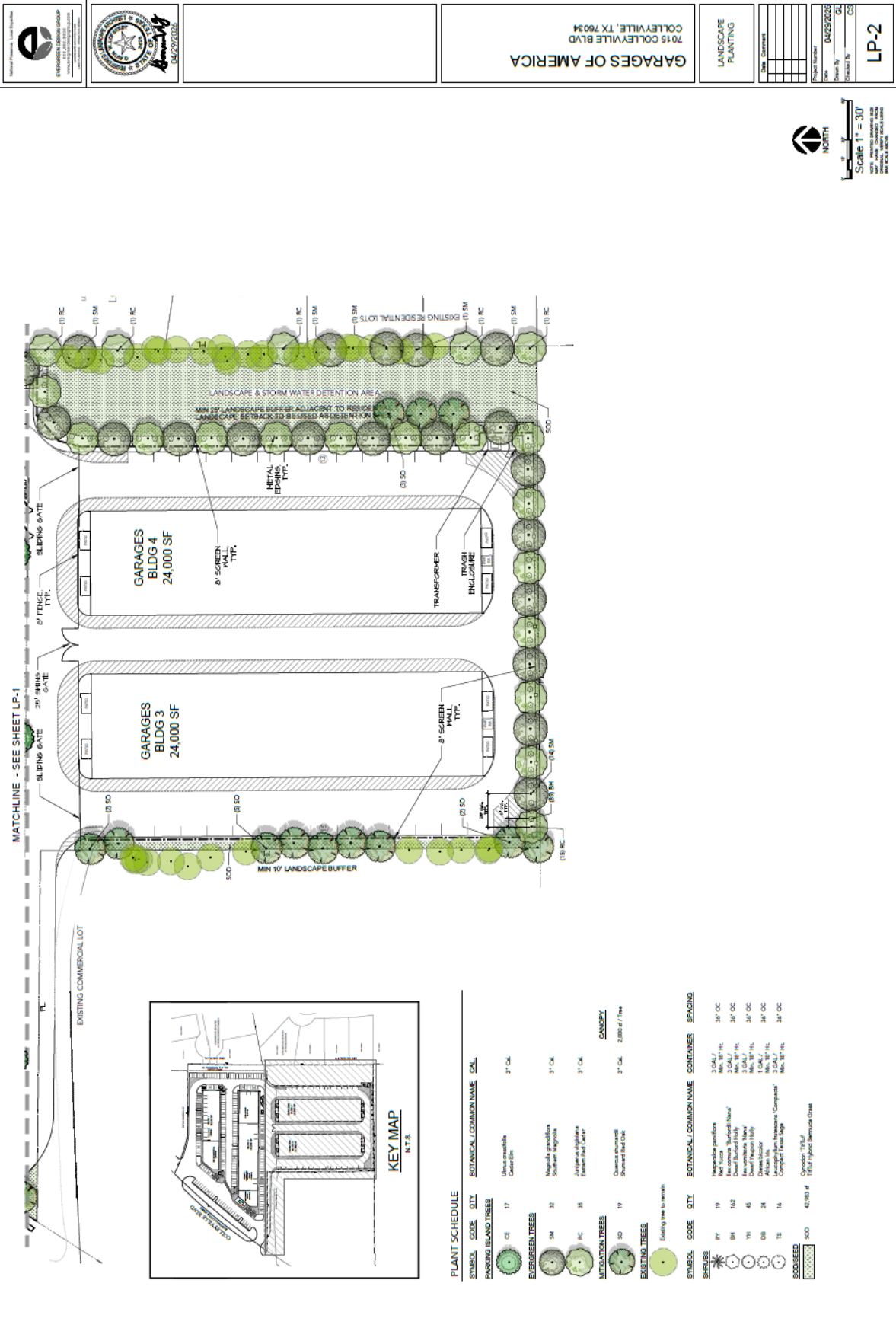


PROJECT: **GARAGES OF AMERICA - COLLEYVILLE | COLLEYVILLE, TEXAS**
79521

BLDG 2 - ELEVATIONS

[illegible]

[illegible]



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING
	CE	17	Ulmus crinitus Cedar Elm	3" Cal.	30' OC
	SM	32	Magnolia grandifolia Southern Magnolia	3" Cal.	30' OC
	RC	35	Juniperus horizontalis Horizontal Cedar	3" Cal.	30' OC
	MO	19	Quercus alba Buried Red Oak	3" Cal.	2,000' d.f. / Tree
	ET	1	Existing tree to remain		
	RY	19	Hypericum perforatum Red Yucca	3.0 GAL / 18"	30' OC
	BH	162	Hypericum perforatum Red Yucca	3.0 GAL / 18"	30' OC
	YH	45	Hypericum perforatum Red Yucca	3.0 GAL / 18"	30' OC
	DB	24	Hypericum perforatum Red Yucca	3.0 GAL / 18"	30' OC
	TS	15	Hypericum perforatum Red Yucca	3.0 GAL / 18"	30' OC
	SCD	42,193 sf	Scored area		



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6b

Agenda Date 6/16/2026

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

Second Reading and Public Hearing

The applicant was present and answered questions about the request. The Council asked that estimates to add brick to the front columns be acquired for the next meeting. No one came forward during the public hearing to speak on the item.

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.

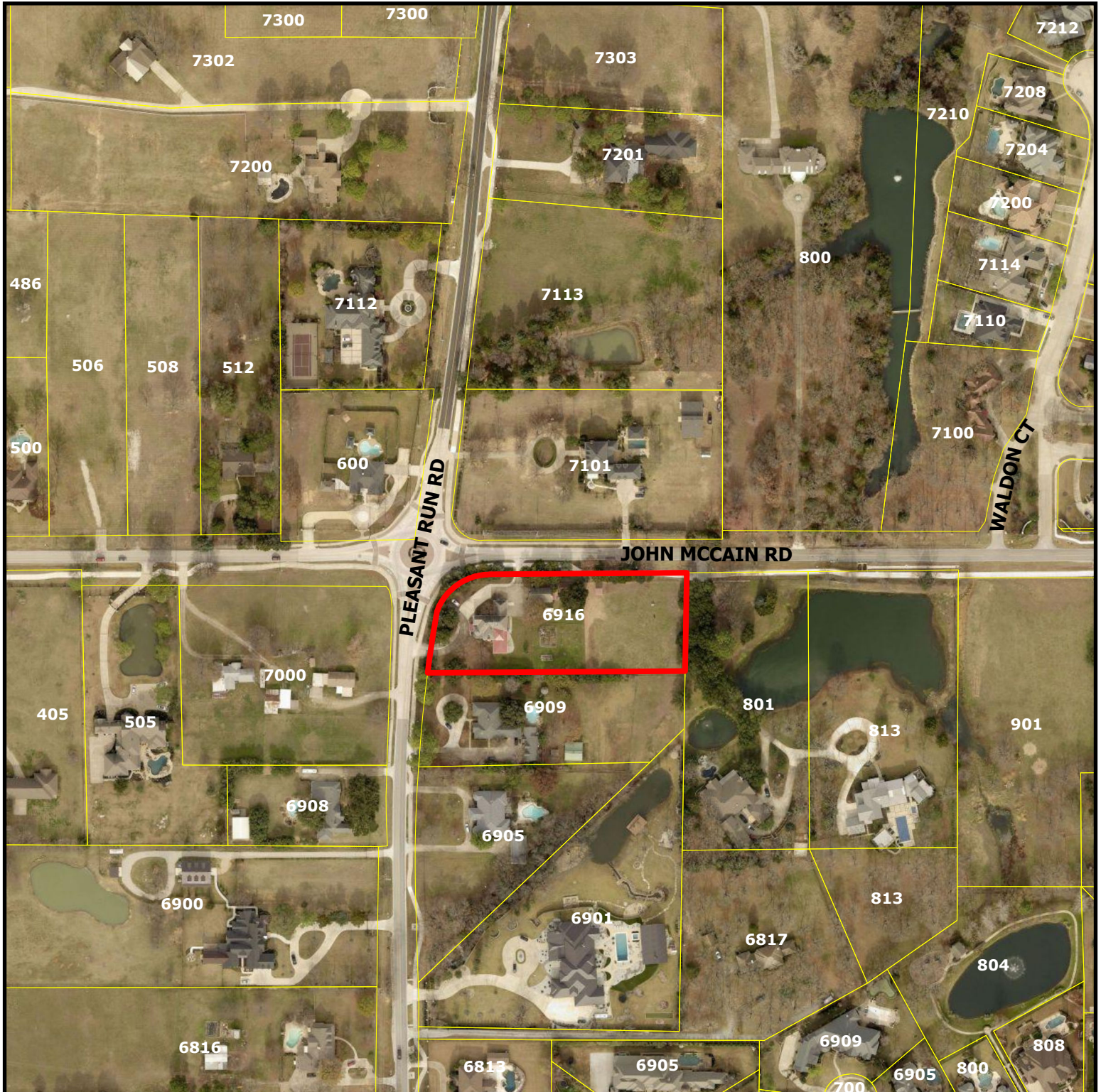
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners' Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

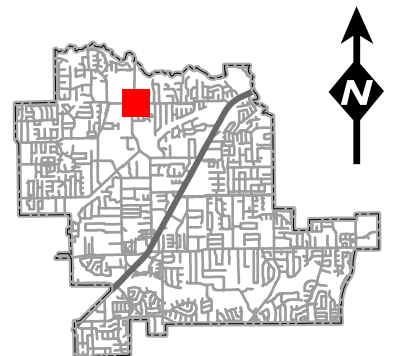


ZC26-007

6916 Pleasant Run Road

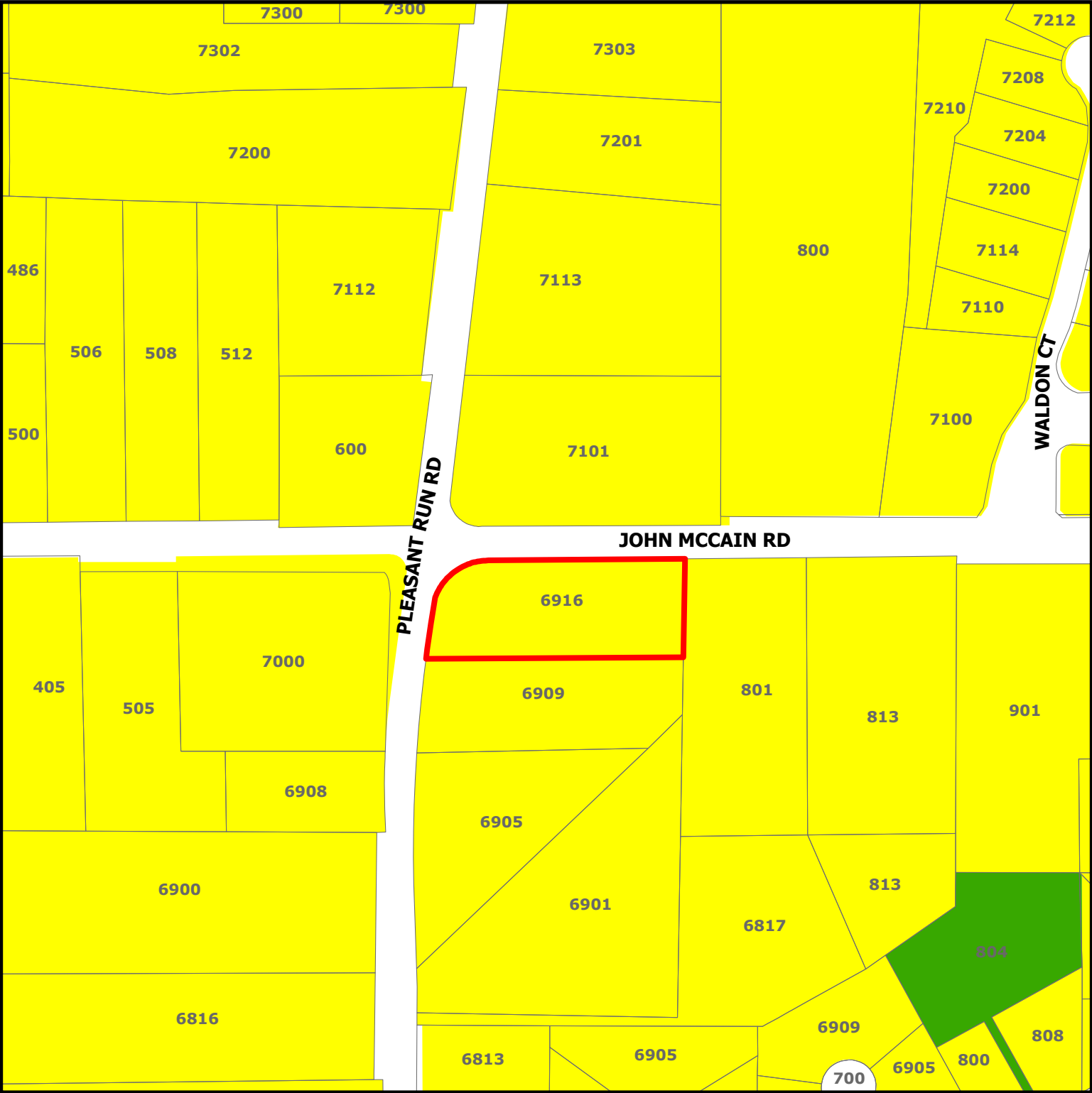


Subject Property



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Future Land Use Map

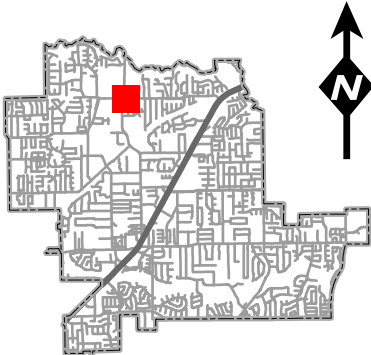


ZC26-007

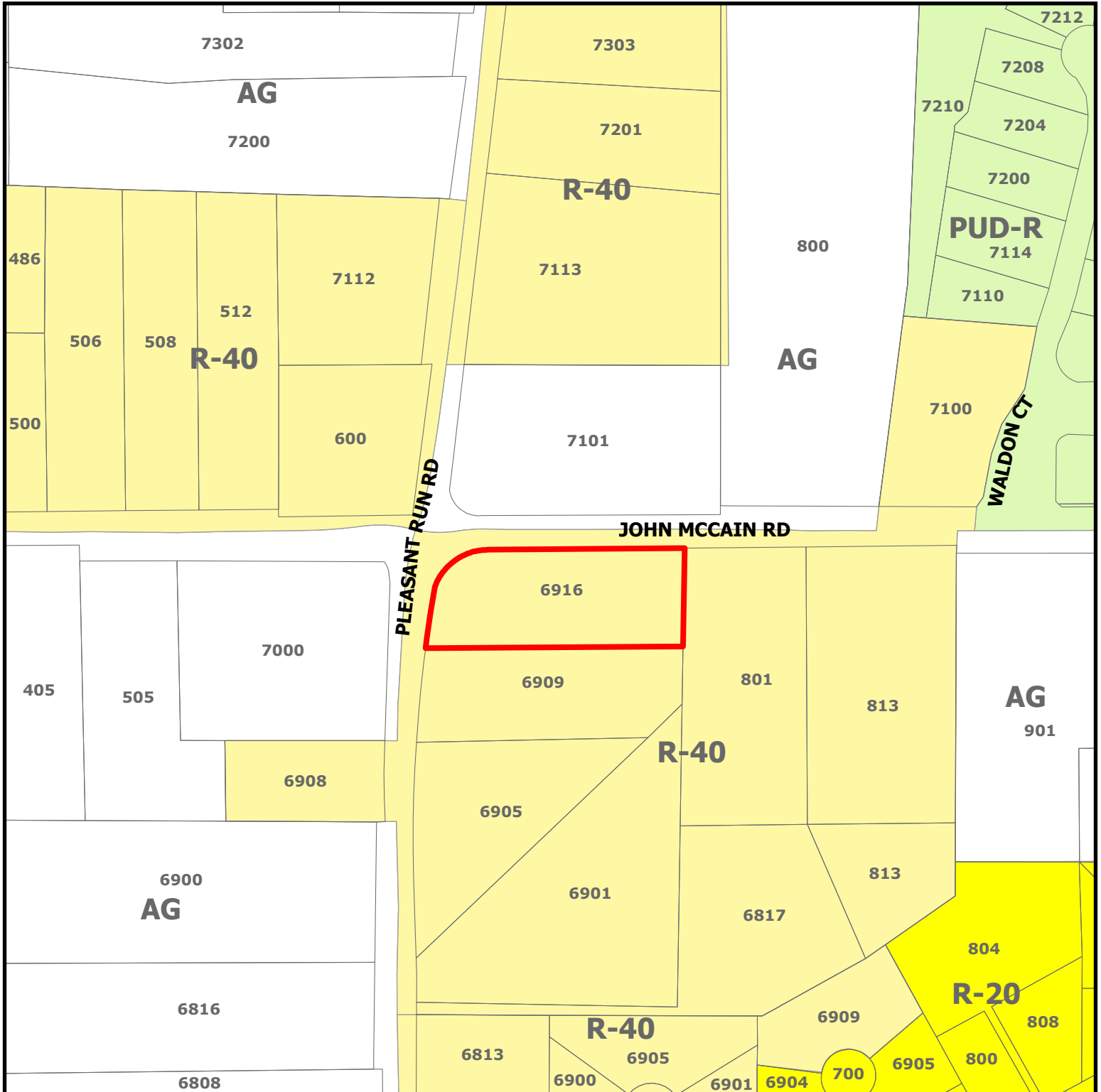
6916 Pleasant Run Road

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-  Residential
-  Open Space; Parks
-  Subject Property



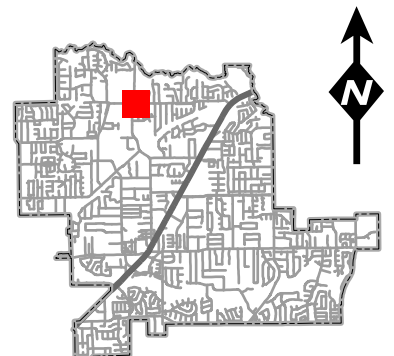
Zoning Map



ZC26-007

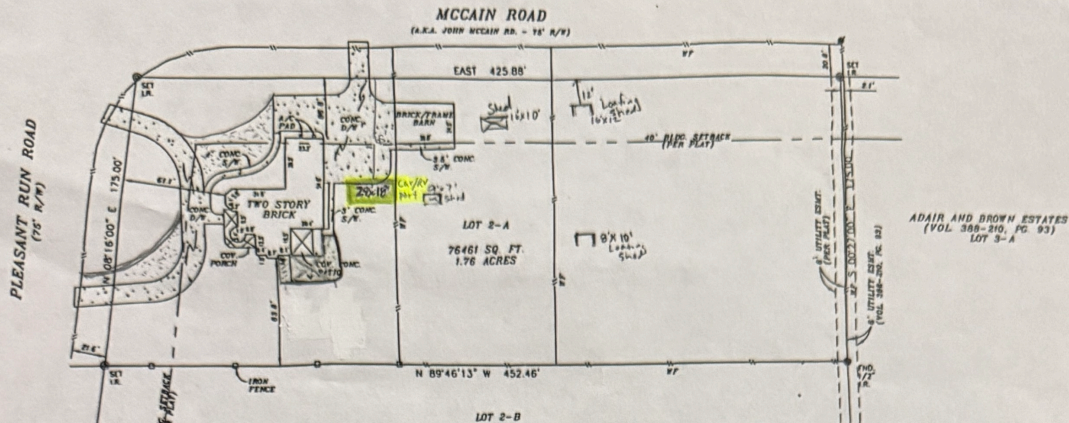
6916 Pleasant Run Road

Subject Property



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ADDRESS
6916 Pleasant Run Road
Colleyville, TX 76034

LEGAL DESCRIPTION (AS FURNISHED)
LOT 2-A, ADIR AND BROWN ESTATES, A SUBDIVISION OF LOT 2, ADIR AND BROWN ESTATES, AS SHOWN ON THE CITY OF COLLEGEVILLE, TEXAS, PLAT, BEING THE PLAT THEREOF, BEING VOL. 389-210, PG. 93, BEING THE PLAT THEREOF, BEING VOL. 389-210, PG. 93, BEING THE PLAT THEREOF, BEING VOL. 389-210, PG. 93.

LIST OF POSSIBLE ENCROACHMENTS: None Observed

BASES OF BEARINGS: Magnetic N

Surveyor's Seal: David E. King, Jr., Surveyor, No. 12000819, State of Texas, Commission Expires 12/31/2024.

First American Title Company

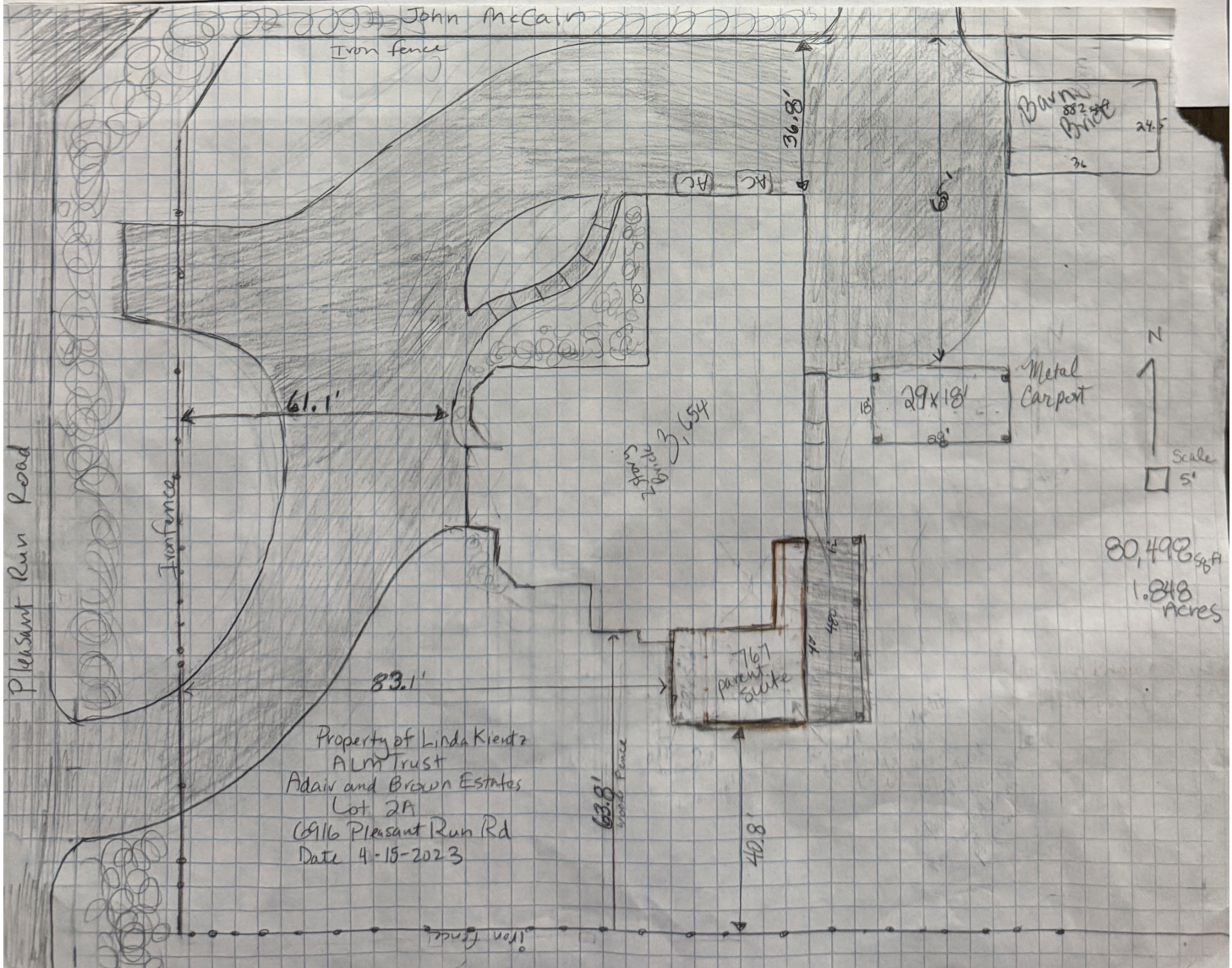
VIP/REALTY

NOTES

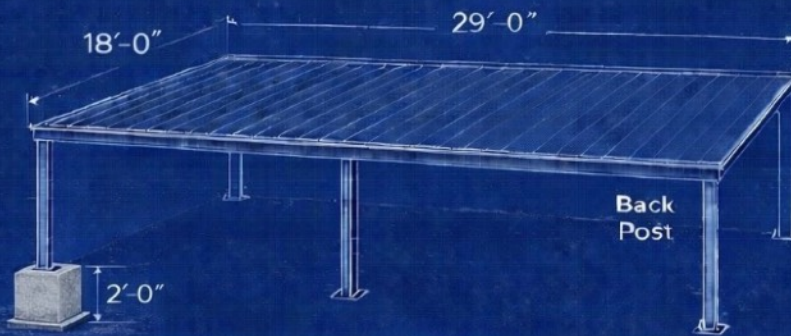
1. THE SURVEY IS FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES SET FORTH HEREIN. LIABILITY TO THIRD PARTIES IS NOT BEING ASSUMED OR ACCEPTED.

RESIDENTIAL LAND SERVICES

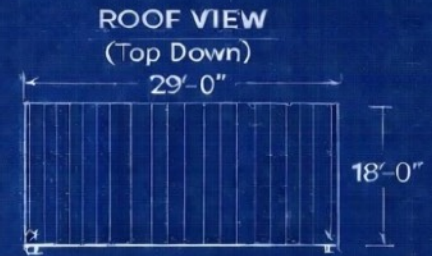
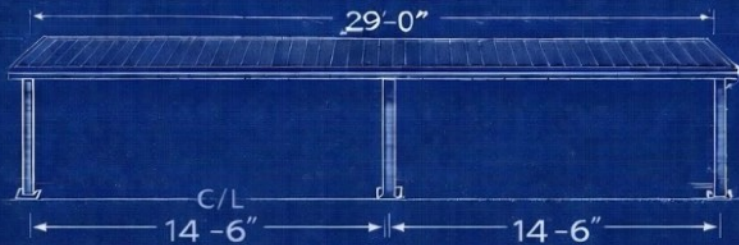
Reviewed & Accepted by: _____ Date: _____



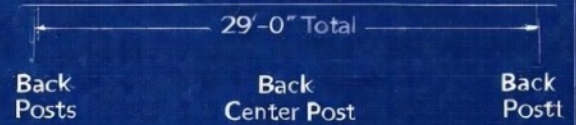
18' x 29' FLAT ROOF STRUCTURE



FRONT & SIDE ELEVATION

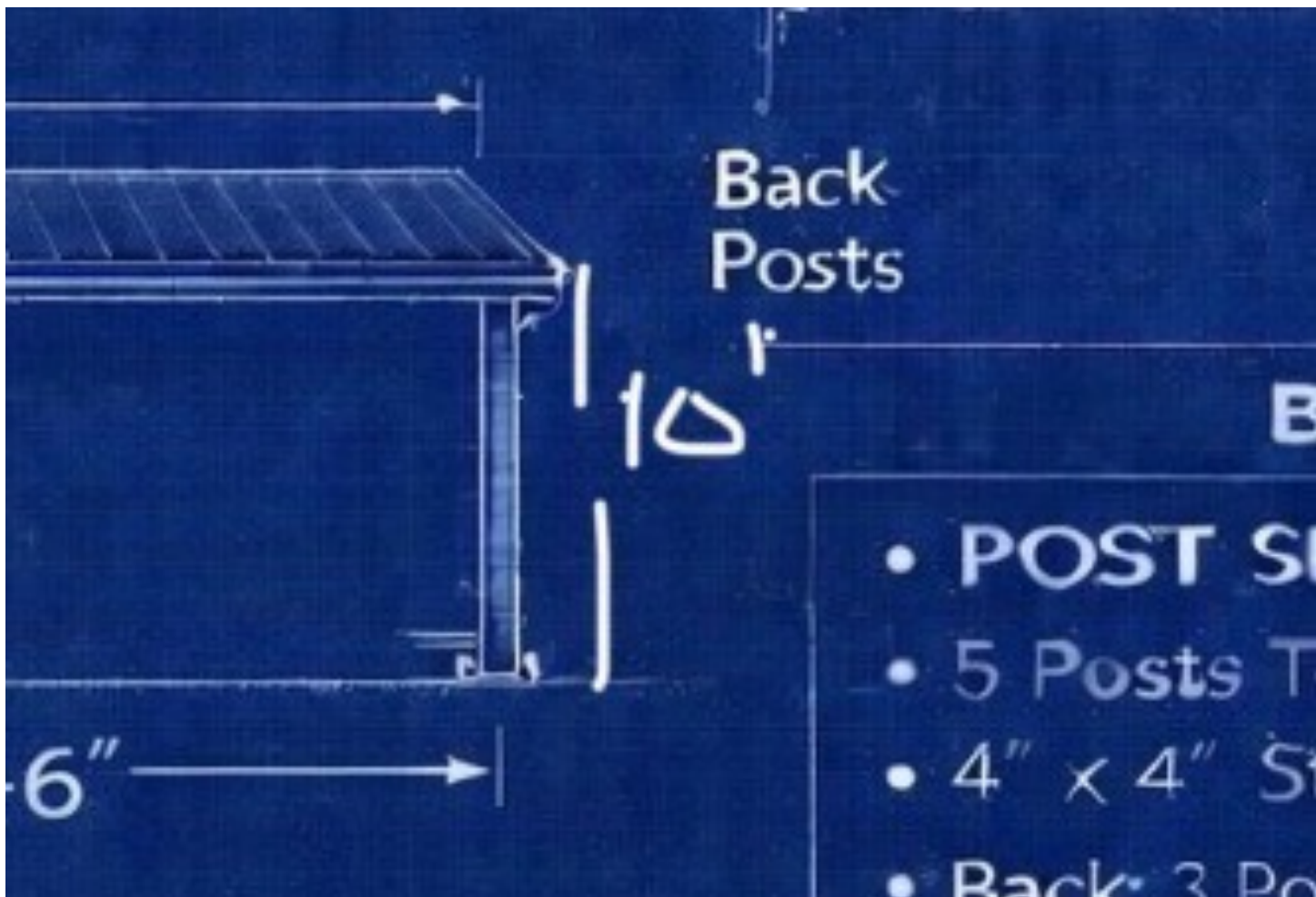


POST SPACING (Back Side)



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)



- **POST S**
- 5 Posts T
- 4" x 4" S
- Back: 3 Po

City of Colleyville Impervious Coverage Worksheet

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

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

Total (Under Roof)	6,850
--------------------	-------

Total Under Roof/Lot Size	8.5 %
---------------------------	-------

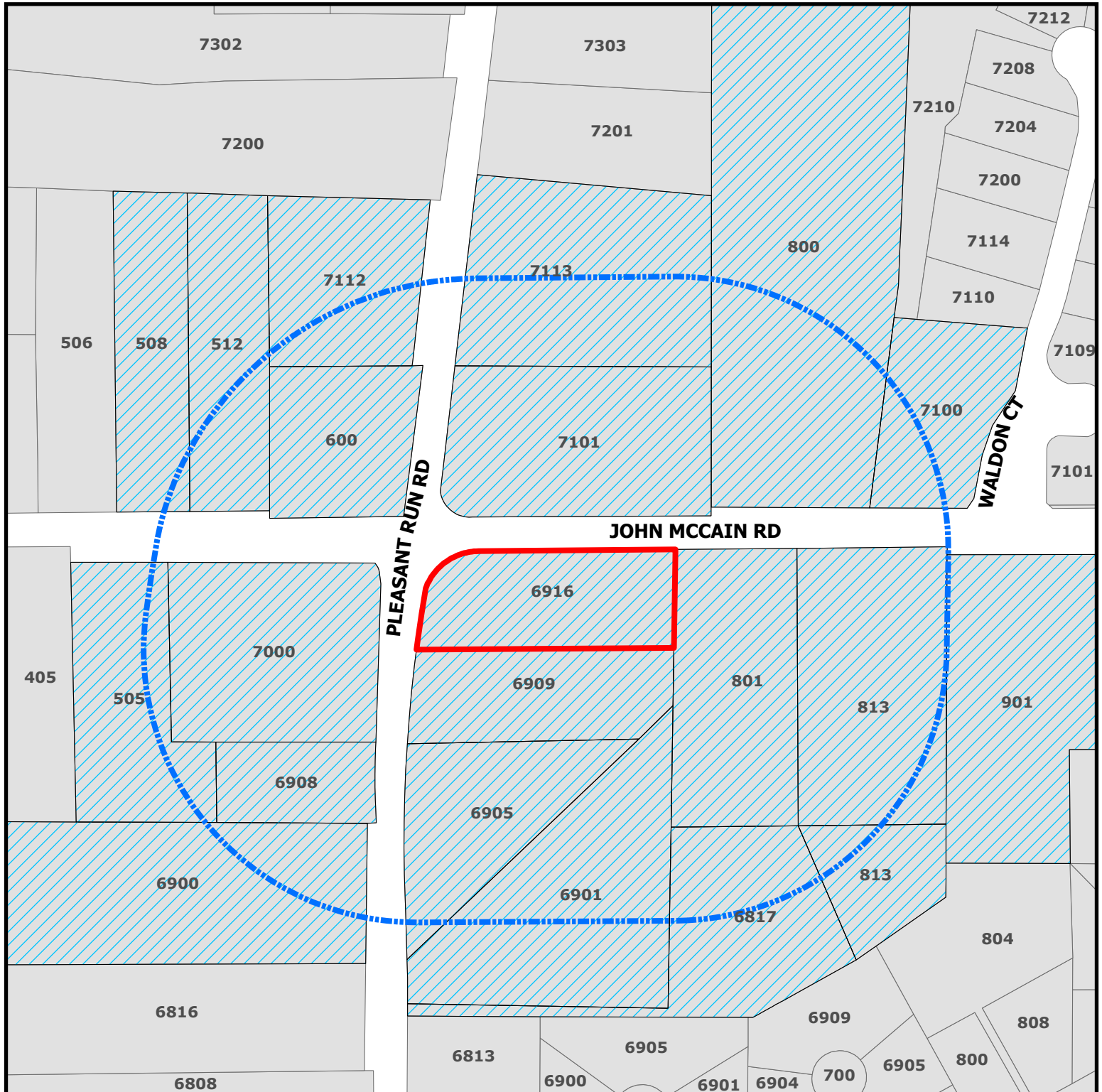
Lot Size (sq. feet)	80,498 SF
---------------------	-----------

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

4

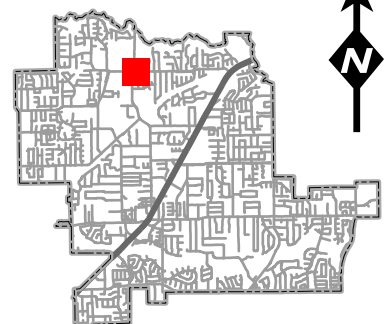
Notification Map



ZC26-007

6916 Pleasant Run Road

- Subject Property
- Buffer
- Parcels to be notified



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, being approximately 1.8 acres, and zoned R-40 Single-Family Residential. The request is to permit a carport that is visible from the street and on a corner lot.

Zoning Case: ZC26-007

Applicant: Linda Kientz

Owner: Alm Trust

Location: 6916 Pleasant Run Road

Property Description: Lot 2A, Adair & Brown Estates

Present Zoning: R-40 Single-Family Residential

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

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

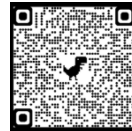
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
CitizenLetters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



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

Daniel Ponder

Daniel Ponder
Planning Manager

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:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

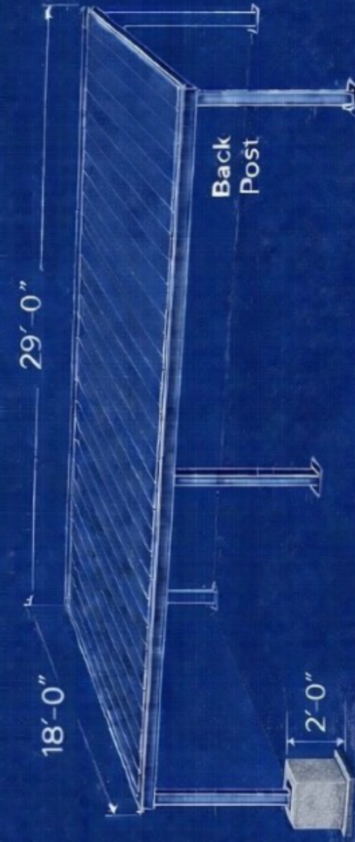
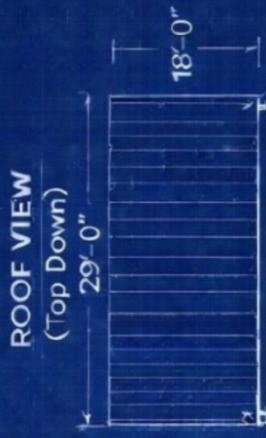
Whitt Wyatt
City Attorney

[illegible]

Exhibit "B" – Site Plan



18' x 29' FLAT ROOF STRUCTURE

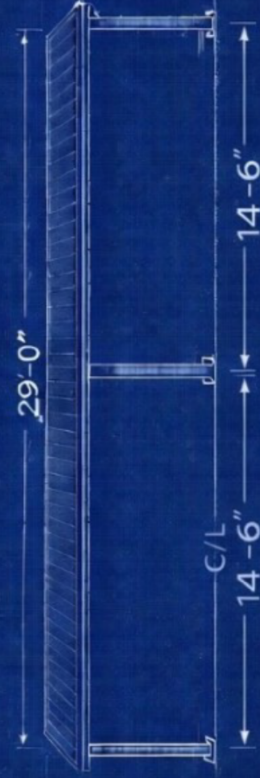


FRONT & SIDE ELEVATION

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 6c

Agenda Date 6/16/2026

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

Second Reading and Public Hearing

The applicant was present to answer questions from the City Council. No one came forward during the public hearing to speak on the item.

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

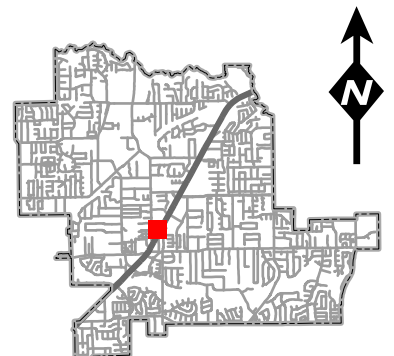


ZC26-011

5204 Colleyville Boulevard



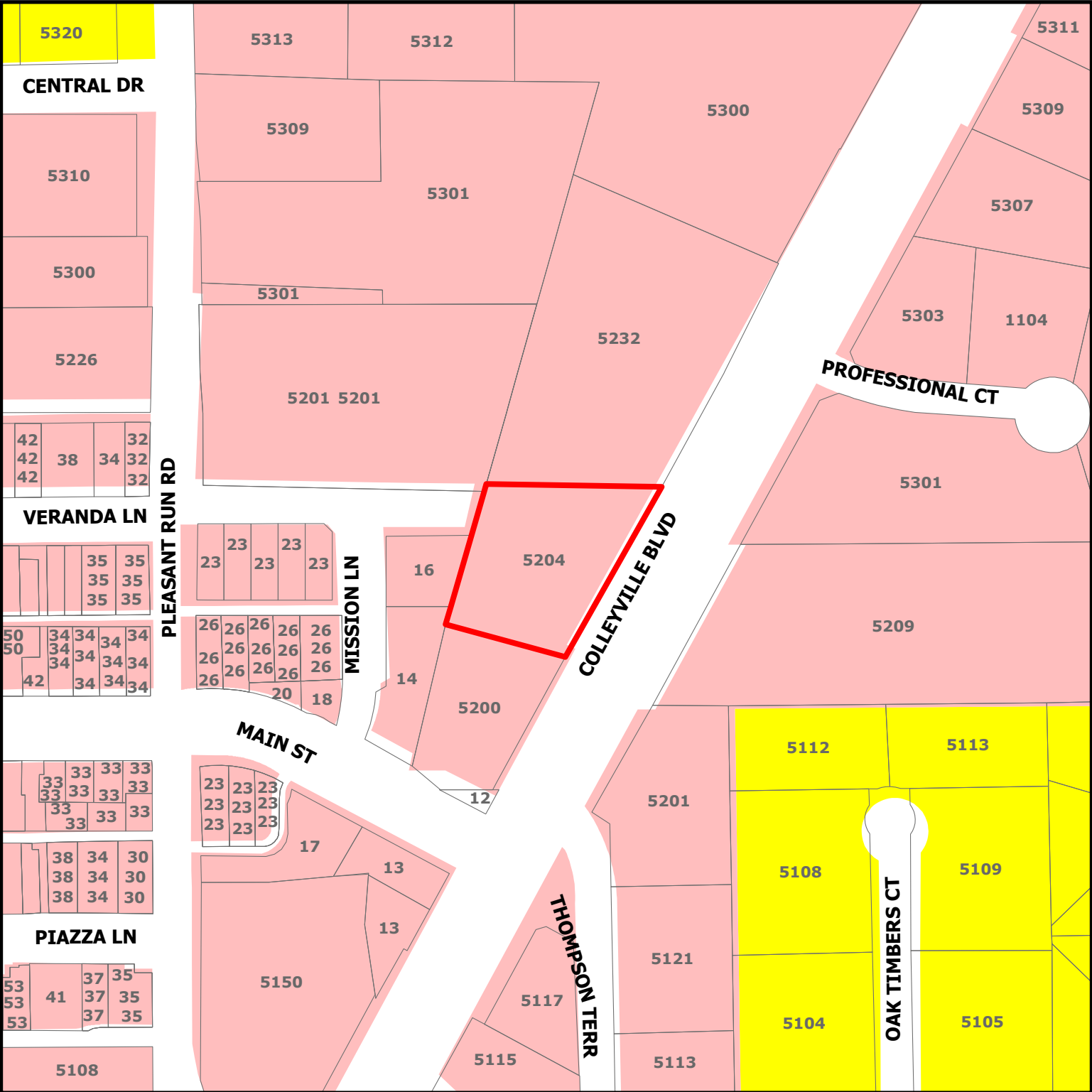
Subject Property



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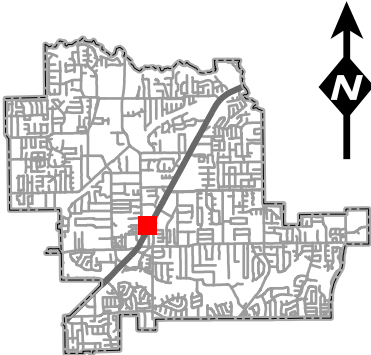
Future Land Use Map



ZC26-011

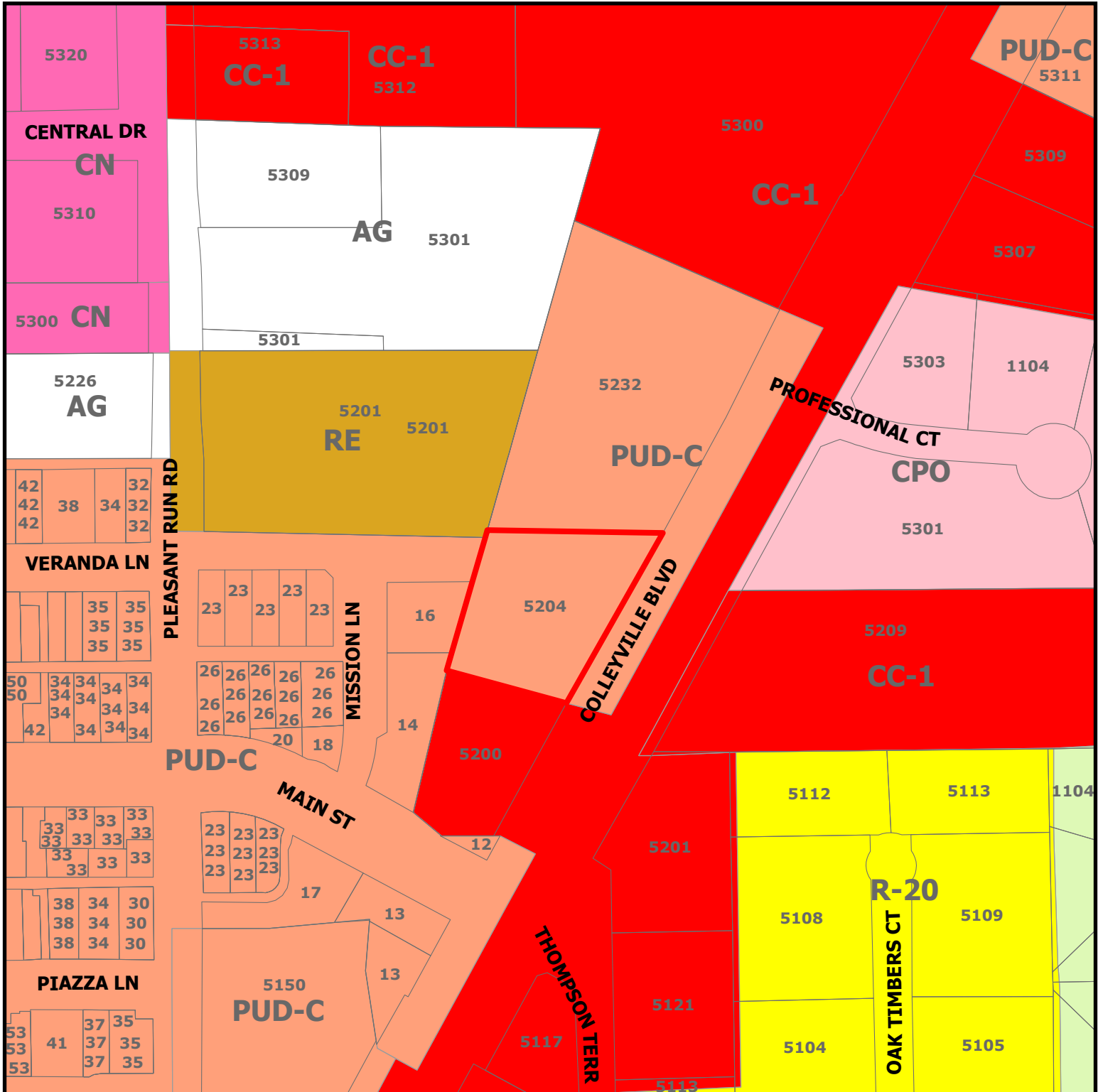
5204 Colleyville Boulevard

- Residential
- Colleyville Blvd Corridor
- Subject Property



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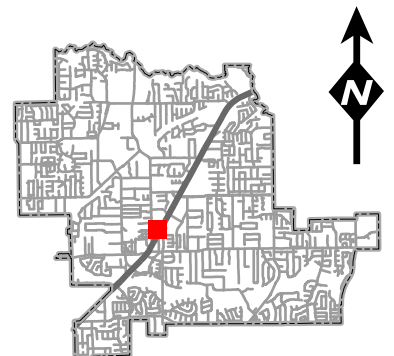
Zoning Map



ZC26-011

5204 Colleyville Boulevard

Subject Property



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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

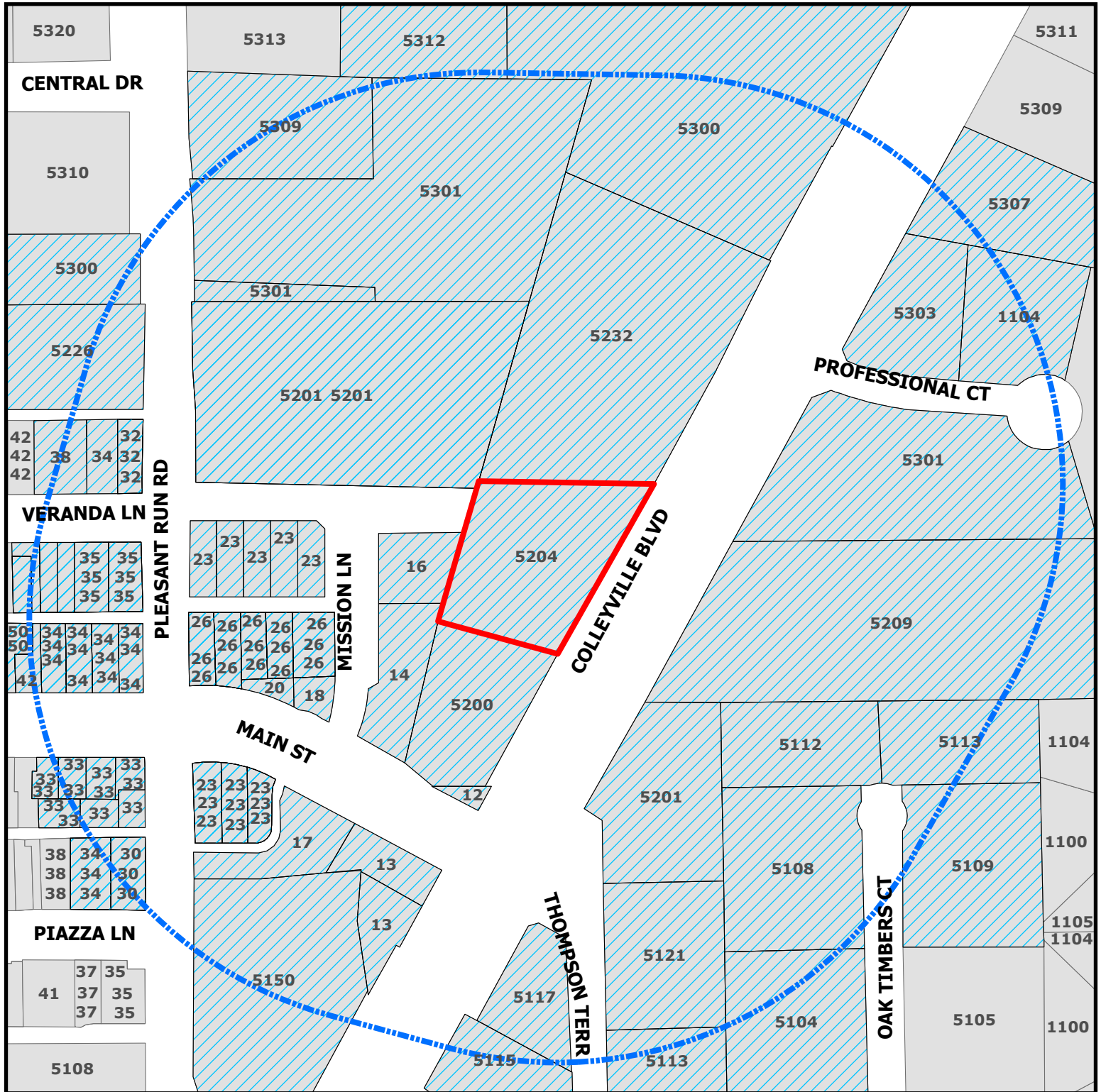
5204 Colleyville Boulevard



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 Subject Property

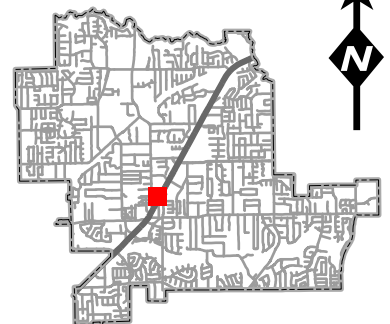
Notification Map



ZC26-011

5204 Colleyville Boulevard

- Subject Property
- Buffer
- Parcels to be notified



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



NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning & Zoning Commission Meeting: Monday, 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

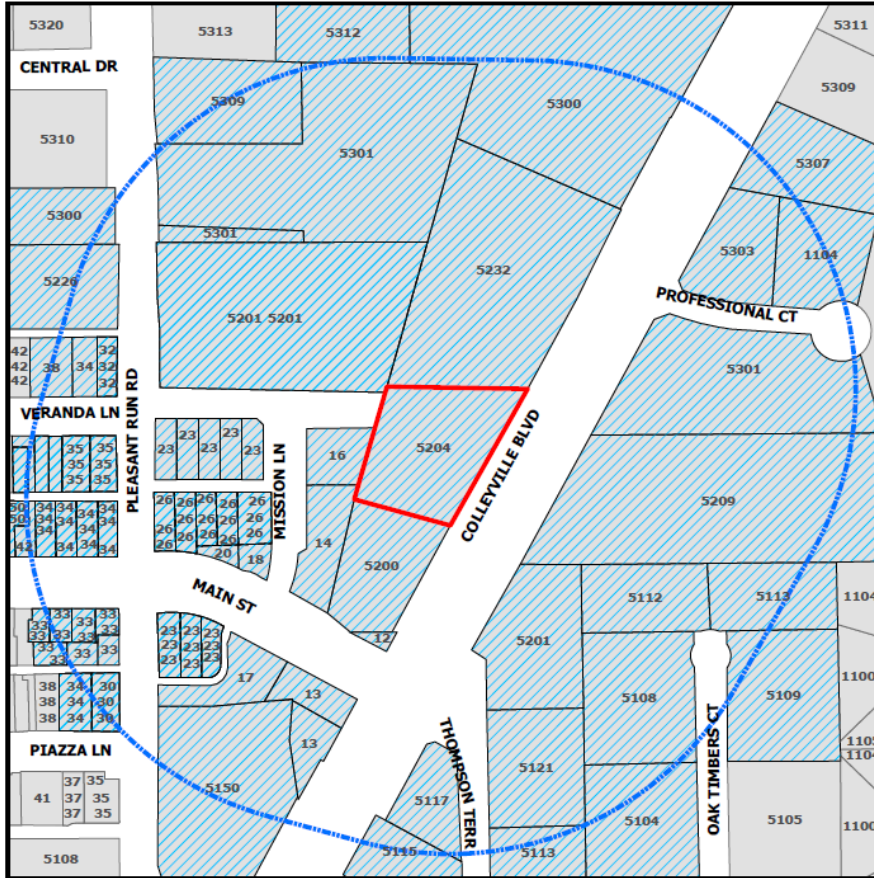
Present Zoning: PUD-C Planned Unit Development - Commercial

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:

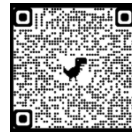
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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

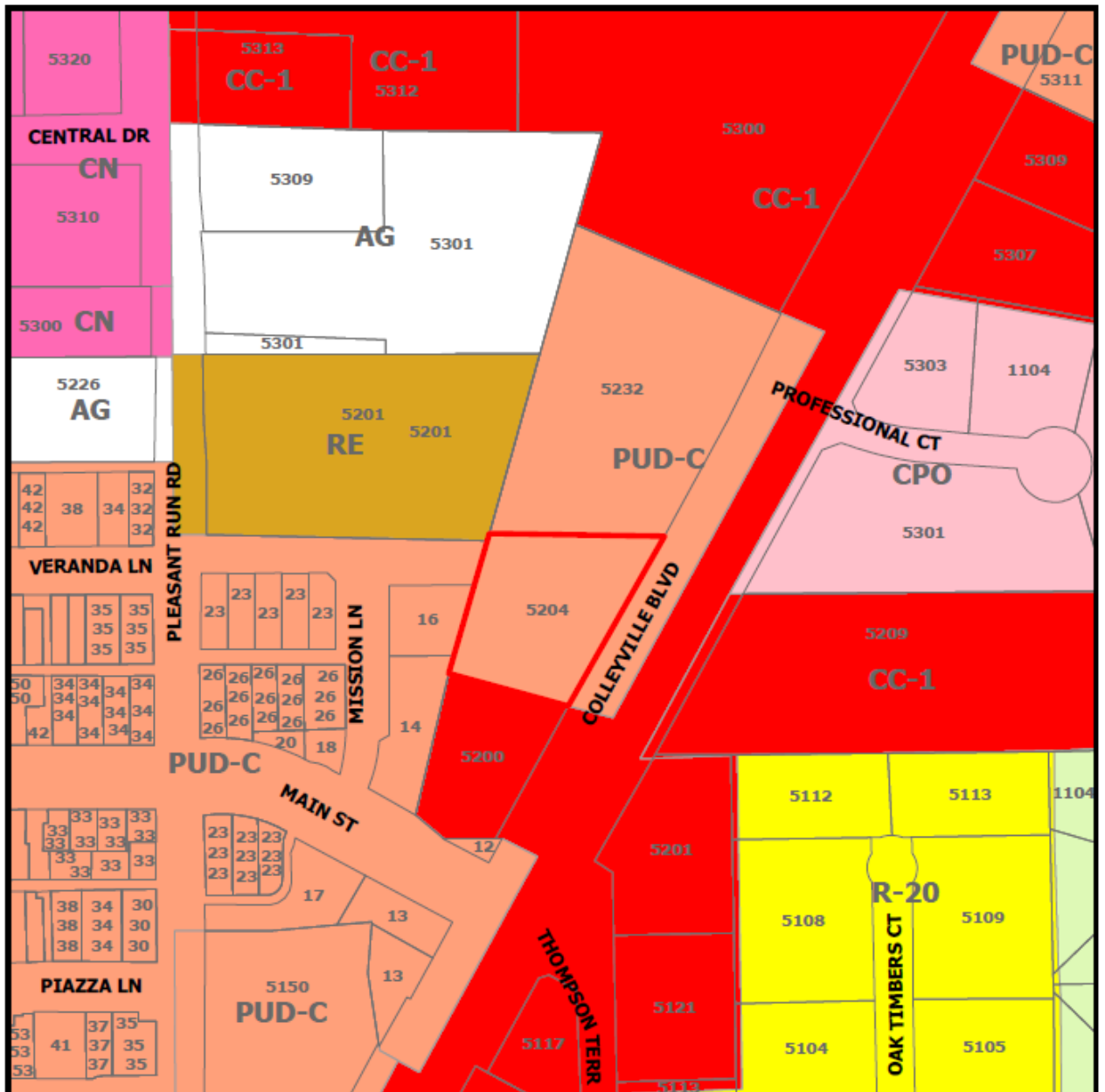


Exhibit "B" – Aerial Map





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6d

Agenda Date 6/16/2026

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

Second Reading and Public Hearing

The applicant was present to answer questions from the City Council. No one came forward during the public hearing to speak on the item.

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

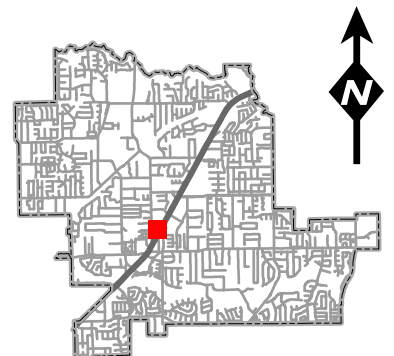


ZC26-012

5204 Colleyville Boulevard



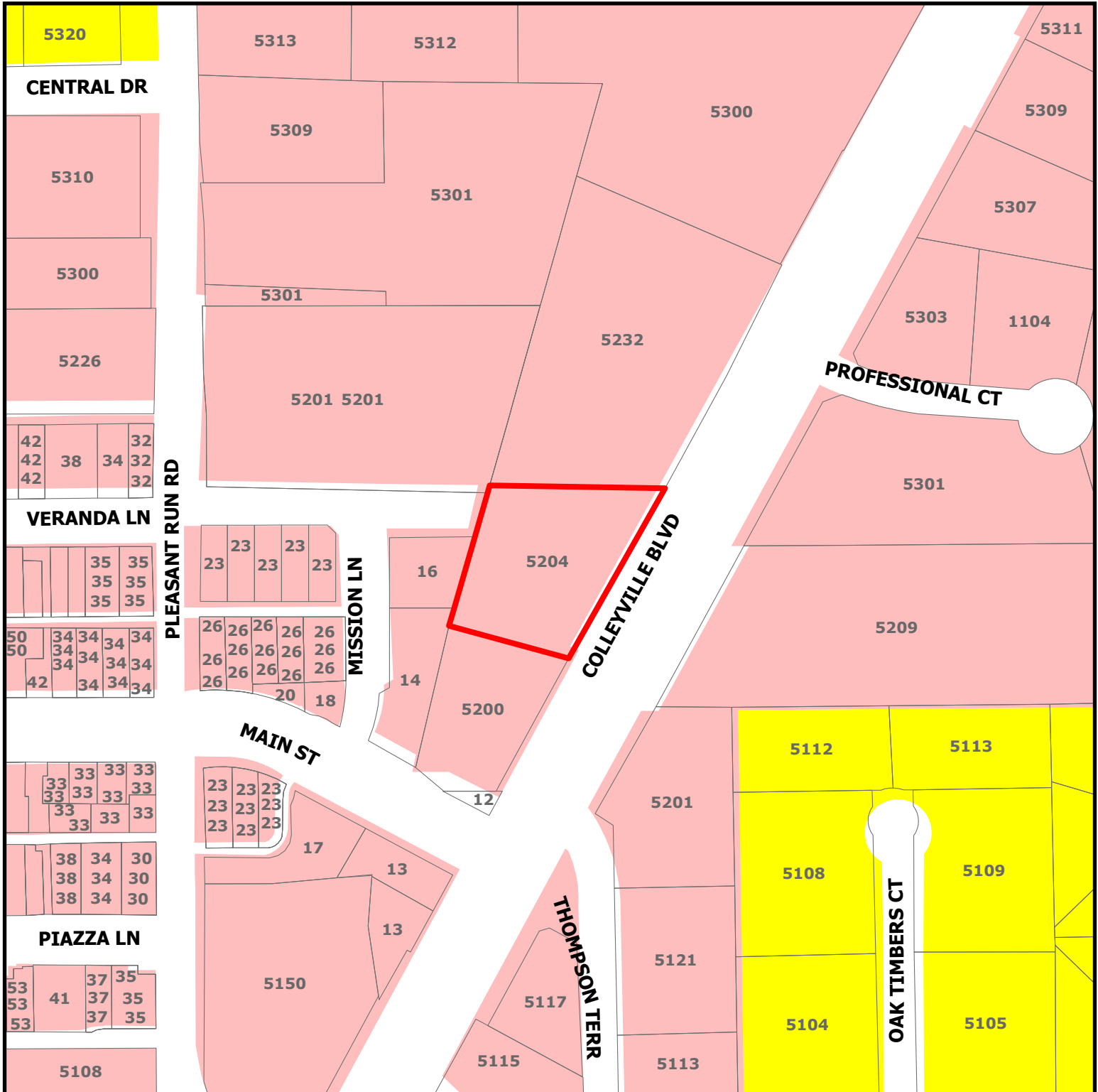
Subject Property



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Future Land Use Map



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ZC26-012

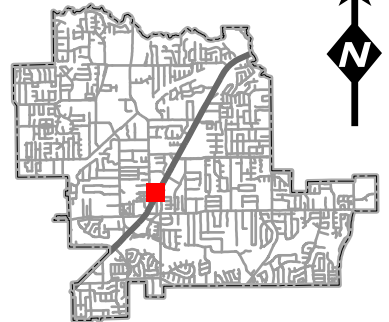
5204 Colleyville Boulevard



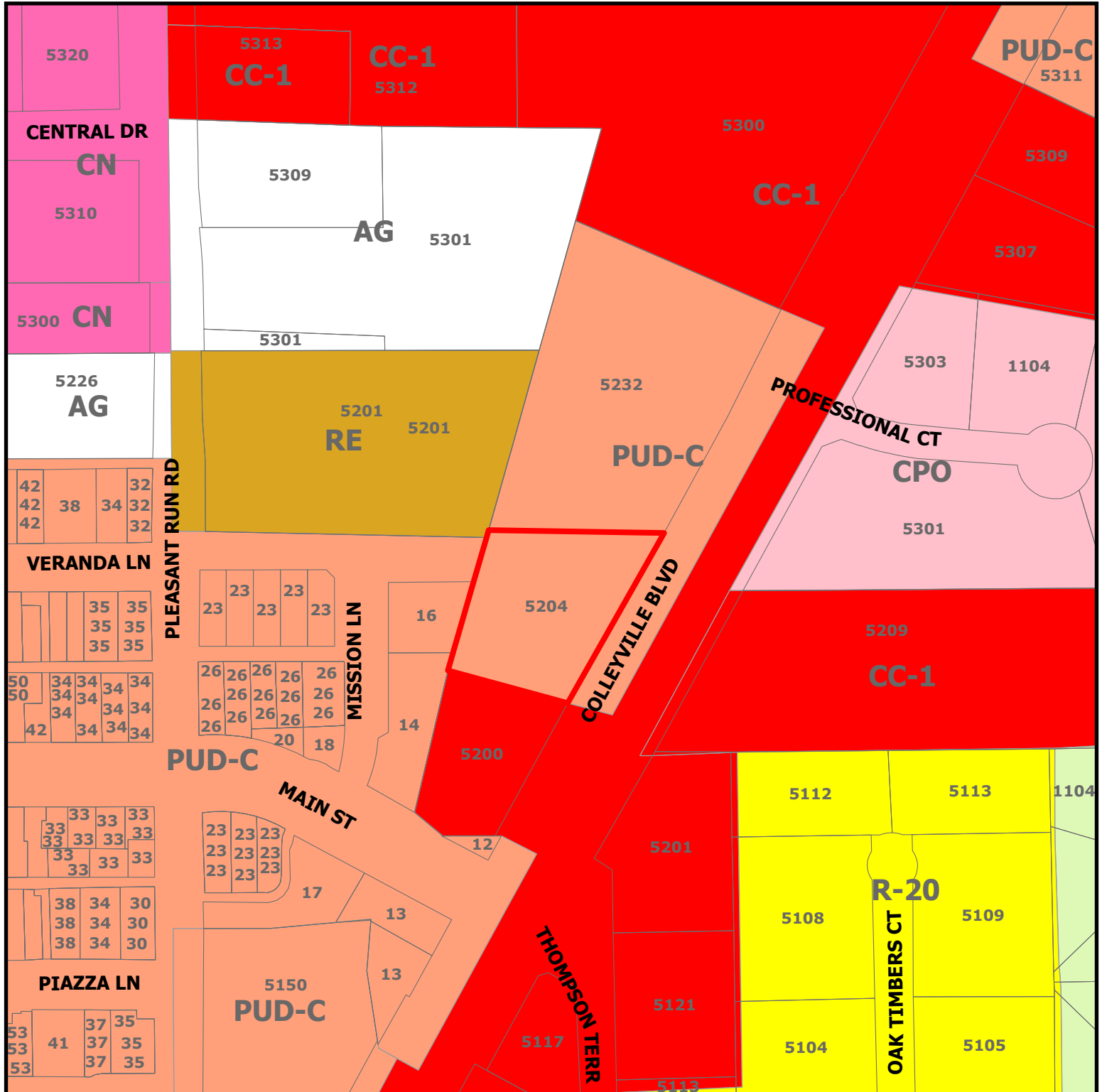
Residential

Colleyville Blvd Corridor

Subject Property



Zoning Map

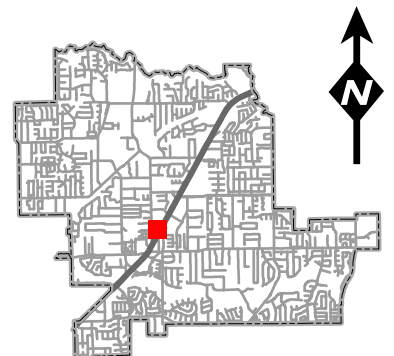


ZC26-012

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

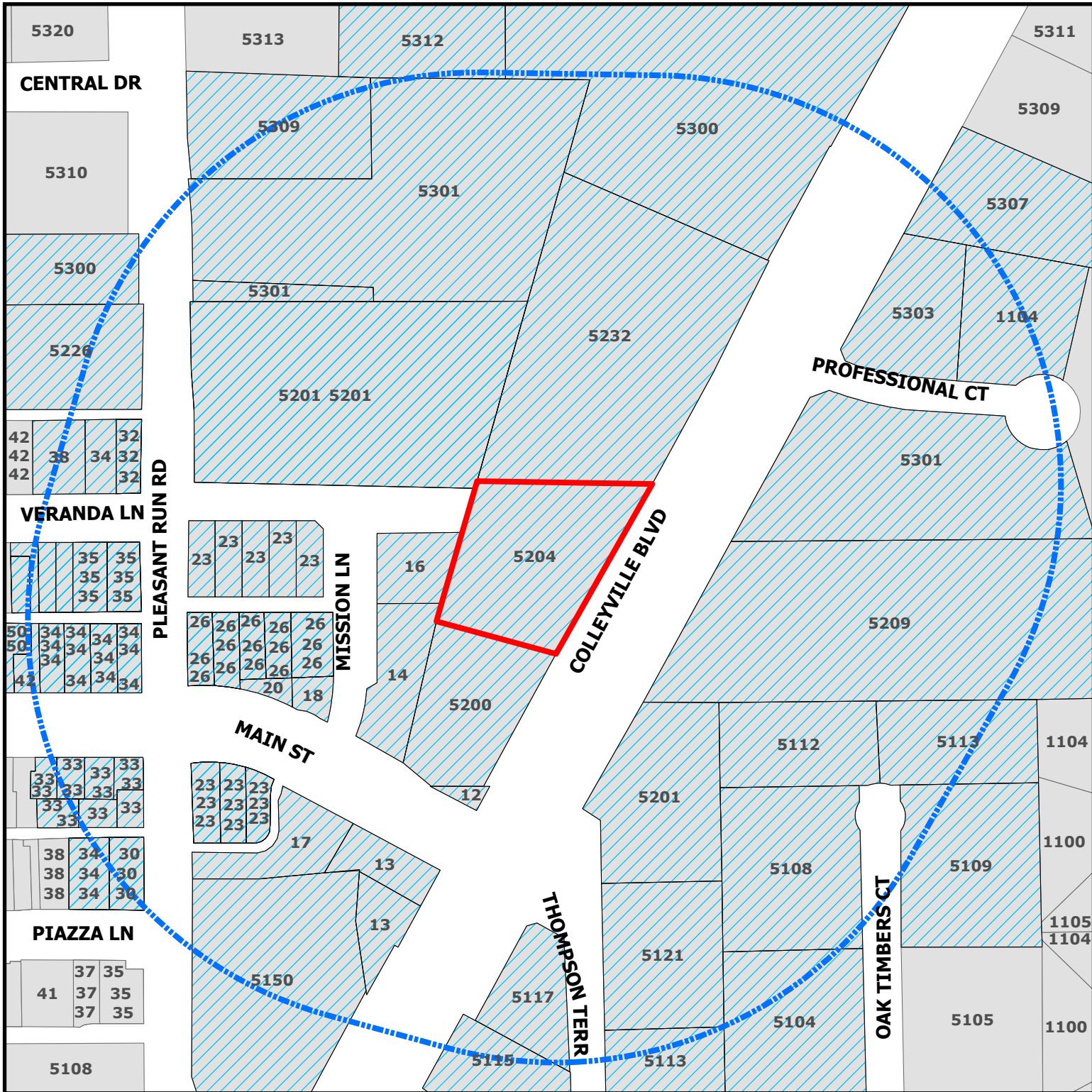
5204 Colleyville Boulevard



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 Subject Property

Notification Map

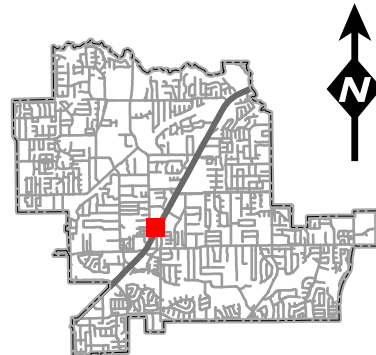
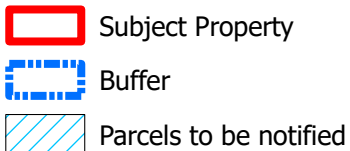


ZC26-012

5204 Colleyville Boulevard

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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

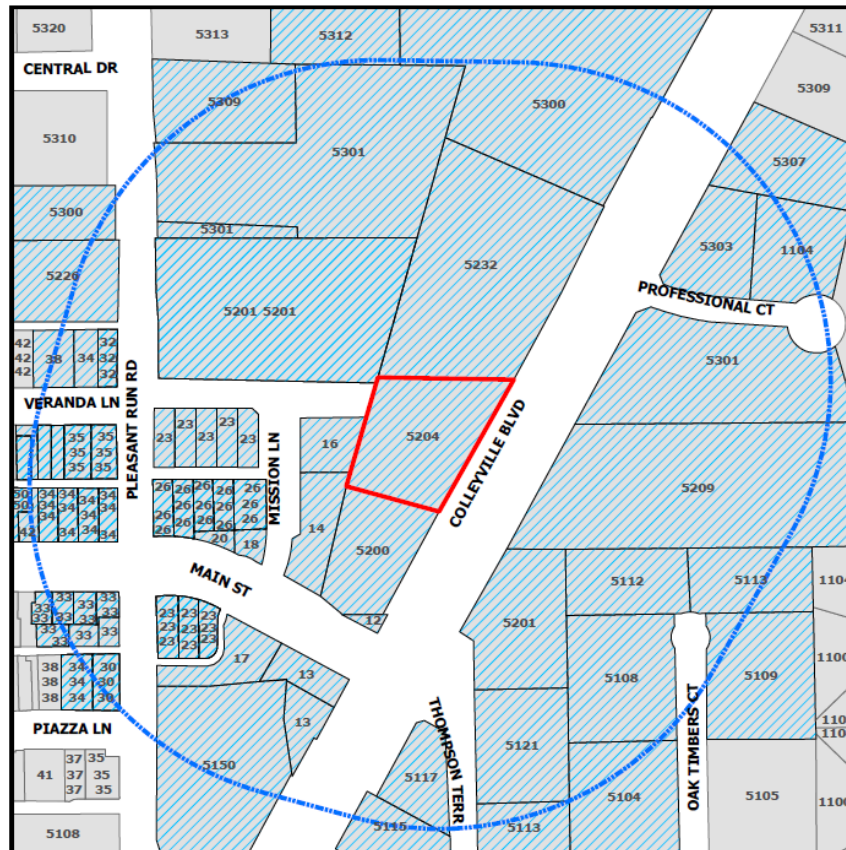
Present Zoning: PUD-C Planned Unit Development - Commercial

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:

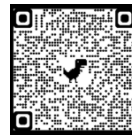
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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

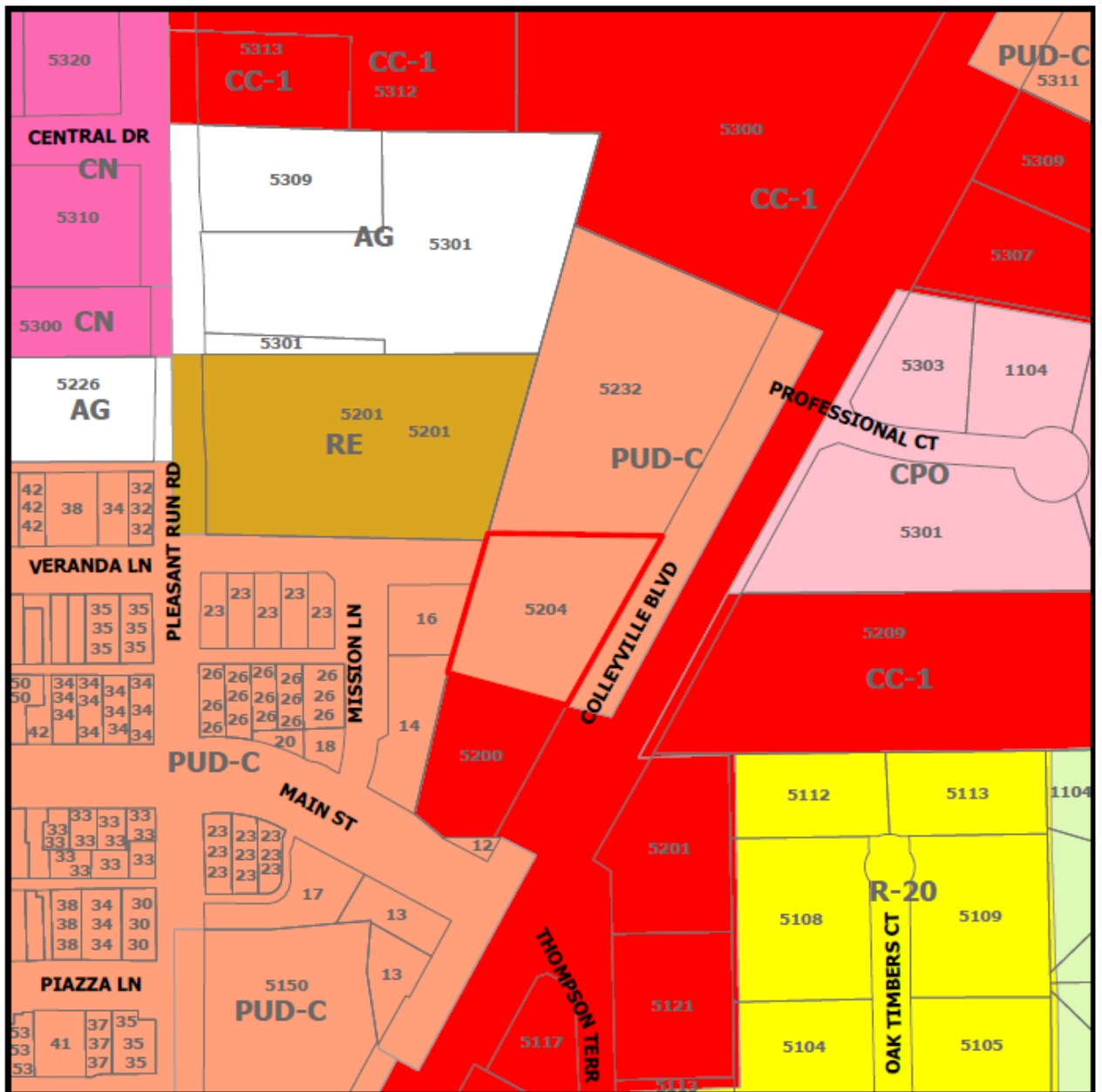


Exhibit "B" – Aerial Map





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6e

Agenda Date 6/16/2026

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

Second Reading and Public Hearing

Staff presented the proposed amendments and answered questions from the City Council. No one came forward during the public hearing to speak on the item.

First Reading and Public Hearing

At the direction of City Council, this ordinance provides for a 25% non-alcohol and food sales ratio to 75% alcohol sales 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 7a

Agenda Date 6/16/2026

Number Resolution R-26-5157

Type Resolution

Department City Manager

Title

Approval of a third amendment to the Agreement of Sale and Purchase with CDC Equities, LLC, for the purchase price of the City-owned 3.81 acres at 7015 Colleyville Boulevard, and authorizing the City Manager to execute the Agreement

Explanation

Reading and Public Hearing

Approval of this item provides for the City to enter into a third amendment to the Purchase Sale Agreement with CDC Equities, LLC, for the sale of the 3.81 acres of City-owned property at the southeast corner of John McCain Road and Colleyville Boulevard. Closing on the property is subject to the purchaser obtaining City approved PUD zoning for the intended property improvements.

Financial Impact

This property will be sold for \$1,818,800.60

Recommendation

Approve

Attachments

1. Resolution R-26-5157
2. Third Amendment to Purchase Sale Agreement

RESOLUTION R-26-5157

**A RESOLUTION APPROVING A THIRD AMENDMENT TO THE
AGREEMENT OF SALE AND PURCHASE WITH CDC EQUITIES, LLC**

WHEREAS, the City of Colleyville owns 3.81 acres of property at 7015 Colleyville Boulevard, and

WHEREAS, The City of Colleyville entered into an agreement of Sale and Purchase with CDC Equities, LLC, on October 23, 2025, and a First Amendment to the Agreement on January 8, 2026, and a Second Amendment on May 22, 2026; and

WHEREAS, the City of Colleyville as Seller, and CDC Equities, LLC, as Purchaser, desire to enter into a Third Amendment to the Agreement of Sale and Purchase.

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

Sec. 1. THAT the City Council approves the Third Amendment to the Purchase Sale Agreement with CDC Equities, LLC, for the purchase of the City-owned 3.81 acres at 7015 Colleyville Boulevard, and authorizes the City Manager to execute the Agreement

AND IT IS SO RESOLVED.

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

THIRD AMENDMENT TO AGREEMENT OF SALE AND PURCHASE

THIS THIRD AMENDMENT TO AGREEMENT OF SALE AND PURCHASE (the "Amendment") is made and entered into by and between **CITY OF COLLEYVILLE**, a Texas home-rule municipality ("Seller"), and **CDC EQUITIES, LLC**, a Texas limited liability company, or its assign ("Purchaser"). Seller and Purchaser are sometimes collectively referred to as the "Parties" and individually as a "Party".

RECITALS:

A. Seller and Purchaser entered into an Agreement of Sale and Purchase dated effective as of October 23, 2025 ("Agreement"), and a First Amendment to Agreement of Sale and Purchase dated effective as of January 8, 2026 ("First Amendment"), and a Second Amendment to Agreement of Sale and Purchase dated effective as of May 22, 2026 ("Second Amendment") pursuant to which Seller agreed to sell to Purchaser, and Purchaser agreed to purchase from Seller, approximately +/- 3.809 acres of unimproved land located in Colleyville, Tarrant County, Texas, the property. All capitalized terms used in this shall have the meaning given such terms in the Agreement, unless otherwise defined in this Amendment.

B. Because of the occurrence mentioned at A above, Seller and Purchaser are desirous to amend the Agreement pursuant to this Amendment Agreement to evidence certain agreements made by them, all as more particularly described below.

AGREEMENTS:

NOW, THEREFORE, for and in consideration of the foregoing Recitals, the mutual covenants hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Purchaser and Seller do hereby agree as follows:

Seller and Purchaser hereby stipulate and agree as to the accuracy of the foregoing Recitals, which Recitals are hereby incorporated herein for all purposes.

AMENDMENT:

Seller and Purchaser are desirous of modifying the provisions of the Agreement by this as follows:

1. The Recitals above are incorporated herein by this reference and made a part hereof for all purposes.
2. Defined Terms. The words in this commencing with a capitalized initial letter shall have the same definitions ascribed to them in the Agreement except where otherwise defined herein.
3. Section 1.01 (s) Purchase Price is hereby Amended to read as follows:

“Purchase Price” means One Million Eight Hundred Eighteen Thousand and 60/100 Dollars (\$1,818,800.60), payable by Purchaser in cash at the Closing.

4. Except as expressly amended hereby, all of the other terms and provisions of the agreement shall remain in full force and effect, unmodified by this Amendment, and are hereby ratified and confirmed by Seller and Purchaser.

5. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The execution of this Amendment may be accomplished by facsimile or electronically delivered signatures and shall be deemed fully executed upon the exchange among the parties of signed facsimile or emailed PDF copies of this Amendment.

6. In the event of a conflict between the terms of this Amendment and the Agreement, the terms of this Amendment shall control.

7. This Amendment shall be binding upon and inure to the benefit of the parties hereto, their respective legal representatives, successors and assigns, shall be governed by and construed in accordance with the laws of the State of Texas, and may not be modified or amended in any manner other than by a written agreement signed by each and all of the parties hereto.

8. Seller and Purchaser represent and warrant to each other respectively that they have the requisite power and authority to enter into this Amendment; that all necessary and appropriate approvals, authorizations and other steps have been taken to affect the legality of this Amendment; that the signatories executing this Amendment are authorized to do so on behalf of Seller and Purchaser; and that this Amendment is valid and binding upon and enforceable against Seller and Purchaser.

SIGNATURE PAGE TO FOLLOW

Executed to be effective as of the 8th day of June 2026.

SELLER:

CITY OF COLLEYVILLE

a Texas home-rule municipality

By: _____

Jerry Ducay
City Manager

PURCHASER:

CDC EQUITIES, LLC or its assigns

a Texas limited liability company

By: _____


Fred A. Gans
Manager



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 9

Agenda Date 6/16/2026

Type Report

Department City Secretary

Title

July 17, 2025 Tree Board Minutes

May 11, 2026 Planning and Zoning Commission Minutes

May 26, 2026 Planning and Zoning Commission Worksession Minutes

Attachments

1. July 17, 2025 Tree Board Minutes
2. May 11, 2026 Planning and Zoning Commission Minutes
3. May 26, 2026 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE
TREE BOARD MINUTES
100 Main Street, Colleyville, Texas, 76034

THURSDAY, JULY 17, 2025

1. CALL TO ORDER

CALL MEETING TO ORDER

EXECUTIVE CONFERENCE ROOM

The City of Colleyville Tree Board Meeting was called to order on July 17, 2025 at 9:28 a.m.

Roll Call

Present: John Hillebrand, Scotty Richardson, Tom Morr

Absent:

Staff Present: Adrienne Lothery, Joe Flynn, Lisa Escobedo, Daniel Ponder and Kris Potts

2. APPROVAL OF MINUTES

2a May 8, 2025 Tree Board Meeting Minutes

Board Member Morr made a motion to approve the May 8, 2025 Tree Board Meeting Minutes.

Board Member Hillebrand seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Richardson, Hillebrand, Morr, and Potts

Nay: 0

3. REGULAR AGENDA ITEMS

3a Current Parkway Tree Grant Applications

Kris Potts presented the current grant applications the city has received. There was general discussion regarding eligible areas and potentially opening up other streets next year.

3b Update on City Parks

Joe Flynn presented his tree trail plans to the board. There was general discussion regarding the length of time the project would take and if phasing it would be possible. Staff advised we would like to start with the larger over story trees and phase in the smaller flowerings trees and detail work. There was also discussion on budgets and timeframe for the project.

3c Set Next Meeting Date

The Board discussed what would be the next day to meet and what the future agenda would be related to. The Board set the next meeting date as October 2nd, 2025.

4. ADJOURNMENT

The meeting adjourned at 10:20 a.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on June 4, 2026 by a vote of 2-0.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, MAY 11, 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 May 11, 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 Christopher Pham, Planner/Urban Forester Ivana Gonzalez, 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 6:49 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 May 11, 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/Urban Forester Ivana Gonzalez, and Fire Marshal Rob Mckeown

1. APPROVAL OF MINUTES

1a April 13, 2026, Planning and Zoning Commission Meeting Minutes

Commissioner Ebert made a motion to approve the April 13, 2026, Planning and Zoning Commission Meeting Minutes, seconded by Commissioner Remley.

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 Special Use Permit for a carport on Lot 2A, Adair & Brown Estates, zoned R-40 Single-Family Residential, located at 6916 Pleasant Run Road, Case ZC26-007 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

Commissioner Remley made a motion to remove case ZC26-007 from the table, seconded by Commissioner Arnold.

The motion was carried by the following vote:

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

Nay: 0

Planner Christopher Pham presented case ZC26-007 and briefed the Commission on the request. The proposed carport would exceed the maximum allowable size and length requirements and would not comply with the applicable masonry requirements.

Linda Kientz, 6916 Pleasant Run Road, Colleyville, TX, the applicant, came forward and spoke on the request. She stated that the request was intended to provide parking space for multiple family vehicles and to protect those vehicles from inclement weather and falling tree limbs. The applicant also stated that masonry materials would not be compatible with the existing residence.

The public hearing was opened.

Bill Hohmann, 6901 & 6817 Pleasant Run, spoke in support of the case. He spoke in support of the material choice proposed by the applicant.

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

There was discussion between the Commissioners regarding the request. Concerns were raised regarding several code requirements the proposed carport would not meet, particularly the masonry requirements.

Linda Kientz, the applicant, returned to answer questions and concerns. She stated that the masonry requirement for the structure was not proposed due to the associated cost, and because it would reduce the usable space within or around the carport.

Commissioner Obinabo made a motion to approve case ZC26-007, seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 4 – Remley, Obinabo, Sandifer, Arnold

Nay: 2 – Groves, Ebert

- 2b** Consideration of a rezoning from CC-1 Village Retail, PUD-C Planned Unit Development – Commercial, and AG Agricultural to PUD-C Planned Unit Development – Commercial zoning on Lot 1R, Block 1, The Gardens and Tract 3G, Abstract 963, Absalom J. Lott Survey, located at 7009 and 7015 Colleyville Boulevard, Case ZC26-009 TABLED FROM THE APRIL 13, 2026, PLANNING AND ZONING COMMISSION MEETING

Commissioner Remley made a motion to remove case ZC26-009 from the table, seconded by Commissioner Sandifer.

The motion was carried by the following vote:

Aye: 5 – Groves, Remley, Ebert, Sandifer, Arnold

Nay: 0

Abstain: 1 – Obinabo

Commissioner Obinabo recused himself due to a potential conflict of interest. Planner Christopher Pham presented case ZC26-009 and briefed the Commission on the request and any plan updates. 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.

Fred Gans, 2323 Tarpley Road, Suite 100, Carrollton, TX, the applicant, came forward and spoke on the request. The applicant stated that he met with the neighbors and City Manager Jerry Ducay to address concerns. He stated plan revisions were implemented, including increased landscape buffering along the eastern boundary adjacent to residential properties. He further stated he believes these revisions represent the most favorable adjustments achievable.

The Commissioners questioned the applicant regarding the request. Commissioner Sandifer raised concerns regarding the potential to subdivide the garage spaces and sublease portions of them. The applicant stated each individual garage constitutes a platted lot and cannot be subdivided. The applicant further stated no more than 10% of the total garage units may be leased. He stated any lease must be for a minimum term of 12 months, and that lessees must comply with the condominium documents. He further stated all leases are subject to approval by the Garages of America homeowners' association board, which is composed of unit owners.

The public hearing was opened.

David Mueller, 6900 Meade Drive, spoke in opposition and support of several elements pertaining to the case. He stated from the homeowners' perspective, residents along the east side do not want to see or hear any portion of the development. He requested additional tree and vegetation coverage along the north end of the eastern boundary to eliminate gaps in the buffer.

Community Development Director Ben Bryner stated City Manager Jerry Ducay has communicated there are opportunities for additional tree planting along Danielle Drive to enhance the buffer landscaping if needed.

Lynn Poole, 6912 Meade Drive, spoke in support of the case. She shared a text from Mitchell Austin, 6918 Meade Drive. In the text, Mitchell Austin stated he wants all mature trees preserved and that their preservation be included in the ordinance.

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

There was further discussion between the Commissioners regarding the development. Commissioner Remley expressed concerns regarding potential changes in the quality of businesses and tenants over time, particularly for auto repair uses. He suggested the ordinance could require a Special Use Permit when a new business or tenant seeks to replace a prior tenant.

Fred Gans, the applicant, returned to answer questions and concerns. He stated concerns regarding changes in tenants apply only to the flex spaces, not the

garages. The applicant stated he is not opposed to a Special Use Permit being required for a major tenant or business change.

The Commissioners questioned David Mueller regarding homeowner opposition along the eastern perimeter of the development. Mueller stated some residents oppose the project because they do not believe the proposed use is appropriate for the area. He stated he believes the developer made positive plan improvements and is satisfied with the proposal. He further stated some residents continue to oppose the project based on the letters submitted.

A public hearing was opened.

Darin Szilagyi, 2310 Still Point Lane, spoke in opposition of the case. He expressed concern regarding comments from the landowner of the proposed development about cutting down trees if opposition to the project continues. He stated warehouse structures have limited alternative uses and would remain until demolished. He further stated he conducted an analysis indicating limited local demand and that the target user is primarily for individuals outside the city.

Commissioner David Groves stated the units are garages, not warehouses.

Lynn Poole, 6912 Meade Drive, spoke in support of the case. She stated the landowner of the proposed development indicated that if the project does not proceed, all trees on the property would be removed. This is the basis for her support.

Kimberly Hawthorne, 6902 Meade Drive, spoke in opposition of the case. She stated the land could be put to a better use. She expressed concern regarding the inclusion of RV dump stations as part of the Garages of America development. She requested clarification on the proposed location of the dump stations and raised concerns regarding traffic circulation.

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 RVs are not commonly stored in the garages, based on data from previously developed garages. He stated each site includes an RV dump station, but there is minimal traffic due to limited use. He further stated approximately 90–95% of buyers are car enthusiasts, and 90–95% reside within five miles of the garages.

There was further discussion between the Commissioners regarding the development. Commissioner Groves stated multiple revisions have been made throughout the process and the applicant has worked to address most neighboring

property concerns. He stated the landscape buffer will screen most views of the development. He further stated the property has been on the market for an extended period with no interested buyers. Commissioner Ebert stated he had not seen as much opposition to a case as with this development.

Commissioner Remley made a motion to approve Case ZC26-009 with the recommendation that City Council consider requiring a Special Use Permit for major tenant or business changes in Buildings 1 and 2, excluding restaurants. The motion was seconded by Commissioner Arnold.

The motion was carried by the following vote:

Aye: 4 – Groves, Remley, Sandifer, Arnold

Nay: 1 – Ebert

Abstain: 1 – Obinabo

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

Planning Manager Daniel Ponder presented case ZC26-011 and briefed the Commission on the request. He presented an update to the requested hours of operation, changing them from 10:00 a.m.–10:00 p.m. to 8:00 a.m.–11:00 p.m. This change was made to accommodate for holidays and special dates.

Terry Kearney, 500 Oakmont Lane North, Fort Worth, TX, the applicant, came forward and spoke on the request.

The Commissioners questioned the applicant regarding the average number of customers and seating capacity at his existing restaurant, and what is expected for the Colleyville location. The applicant stated the expected seating capacity will be approximately 160 seats. He further stated he agrees with including operating hours of 8:00 a.m. to 11:00 p.m. in the ordinance.

The public hearing was opened.

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

There was no further discussion between the Commissioners regarding the request.

Commissioner Arnold made a motion to approve case ZC26-011, seconded by Commissioner Obinabo.

The motion was carried by the following vote:**Aye: 6 – Groves, Remley, Obinabo, Sandifer, Arnold, Ebert****Nay: 0**

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

Planning Manager Daniel Ponder presented case ZC26-012 and briefed the Commission on the request. The business is required to have 69 parking spaces and is currently developed with 38 spaces. Public parking within 200 feet of the property also provides 30 additional spaces.

Terry Kearney, 500 Oakmont Lane North, Fort Worth, TX, the applicant, came forward and spoke on the request. He proposed for employees to park at the parking lot located at 101 Terra Cotta Way to alleviate parking concerns. To prevent litter and waste, managers would be required to look after the lot several times per day.

The public hearing was opened.

Nancy Farrar, 33 Main Street, spoke in opposition and in support of different elements of the case. She raised concerns about existing parking limitations in the Village but was generally in support of the restaurant use.

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

There was further discussion between the Commissioners regarding the request.

Commissioner Ebert made a motion to approve case ZC26-012, seconded by Commissioner Obinabo.

The motion was carried by the following vote:**Aye: 6 – Groves, Remley, Obinabo, Sandifer, Arnold, Ebert****Nay: 0**

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

Planning Manager Daniel Ponder presented case PC26-007 and briefed the

Commission on the request. The plat request would allow for the subdivision of three lots. The plat requires waivers for both lot width and lot frontage.

The applicant was not present to speak on the case. The Commissioners previously tabled the case, favoring three R-40 lots over three R-20 lots and one R-40 lot.

The public hearing was opened.

Butch Jordan, 4812 Black Court, spoke in opposition of the case. He believes Black Drive is unable to accommodate the additional traffic needs of the lots, particularly during construction.

Gennady Ronin, 4808 Black Court, spoke in opposition of the case. He had concerns about the added traffic on Black Drive with the subdivision of the lot.

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

There was further discussion between the Commissioners regarding the request.

Commissioner Remley made a motion to approve case PC26-007, seconded by Commissioner Ebert.

The motion was carried by the following vote:

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

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:

Ivana Gonzalez

Ivana Gonzalez
Planner/Urban Forester

The meeting minutes were approved on June 8, 2026, by a vote of 7-0.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 26, 2026

EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair David Groves on May 26, 2026 at 6:15 p.m.

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

Staff Present: Planning Manager Daniel Ponder, Planner Bethany Lopez, Planner/Urban Forester Ivana Gonzelez, Planner Chris Pham, and Fire Marshal Rob McKeown.

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for an accessory building on Lot 7, Block 3, Quail Crest Estates, zoned R-15 Single-Family Residential, located at 3505 Blue Quail Lane, Case ZC26-013

Planner Bethany Lopez presented the case and briefed the Commission on the request. The Commission inquired about previous accessory building special use permit cases.

- 2b** Presentation and discussion of a Special Use Permit for a carport on Lot 1R, Block 1, Walker Addition, zoned R-40 Single-Family Residential, located at 5301 Montclair Drive, Case ZC26-014

Planner/Urban Forester Ivana Gonzalez presented the case and briefed the Commission on the request. The Commission inquired about previous carport applications.

3. ADJOURNMENT

The meeting adjourned at 6:27 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on June 8, 2026 by a vote of 7-0.

RESOLUTION R-26-5158

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JUNE 16, 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 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
City Secretary, TRMC

Bobby Lindamood
Mayor