



City of Colleyville Planning and Zoning Commission Worksession Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817. 503.1000
www.colleyville.com

Monday, January 22, 2018
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a proposed self-storage facility and possible zoning change for the property located at 8060 Precinct Line Road
- 2b** Presentation and discussion of a proposed expansion and possible zoning change of the Bluebonnet Hills Cemetery on property located at 5713 Colleyville Boulevard
- 2c** Presentation and discussion of a new residential subdivision and proposed zoning change for the property located at 1312 John McCain Road
- 2d** Presentation and discussion of a proposed Minor Plat for the property located at 5307 Colleyville Boulevard
- 2e** Presentation and discussion of a proposed Preliminary/Final Plat for the property located at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue
- 2f** Presentation and discussion of a proposed Site Plan for the property located at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 18, 2018 by 5:00 p.m.

Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.

ZC17-023

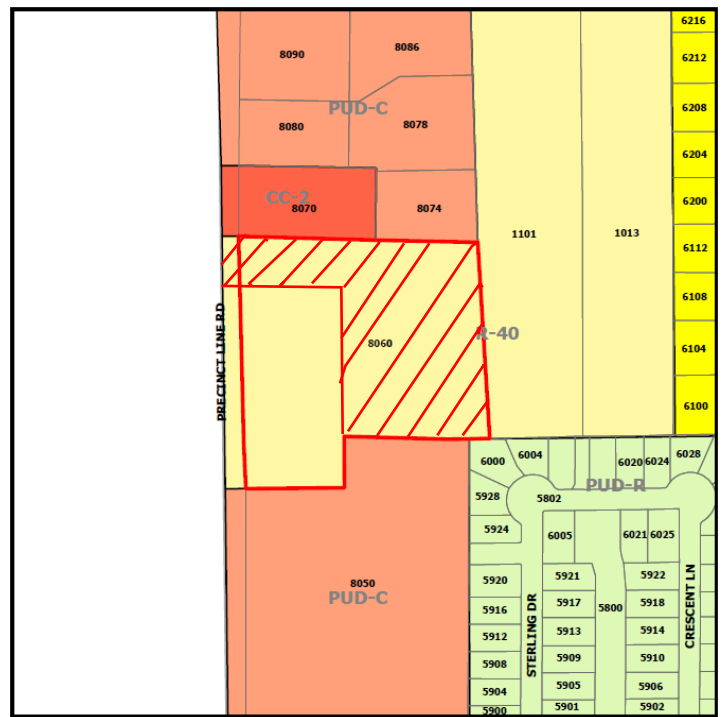
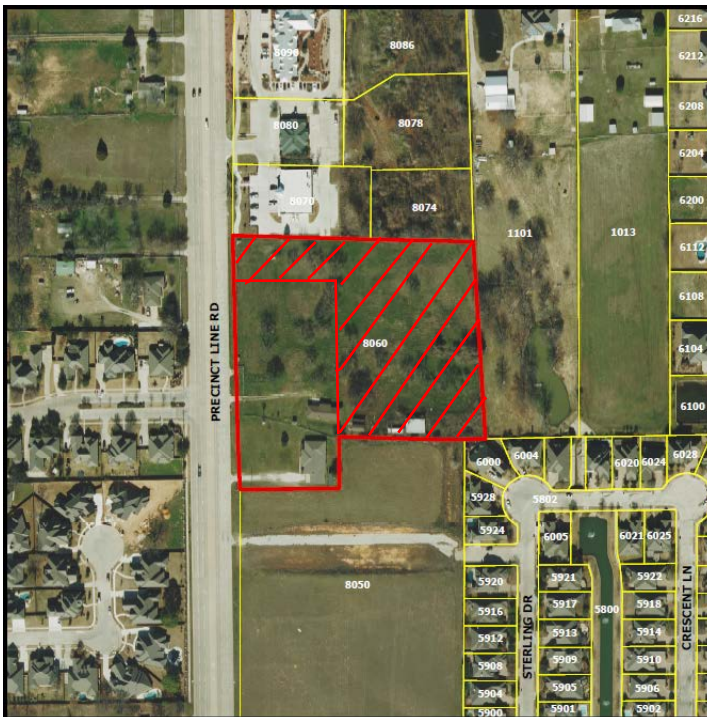
CASE NO. ZC17-023

LOCATION: 8060 Precinct Line Road

PURPOSE: Rick Jones, the applicant, has submitted a request to rezone a portion of Tract 1, Abstract 1154, in the R H McEwing Survey, being approximately 5.88 acres, and zoned R-40 Single Family Residential district. The purpose is to rezone from R-40 to PUD-C in order to allow for the development and operation of a self-storage facility.

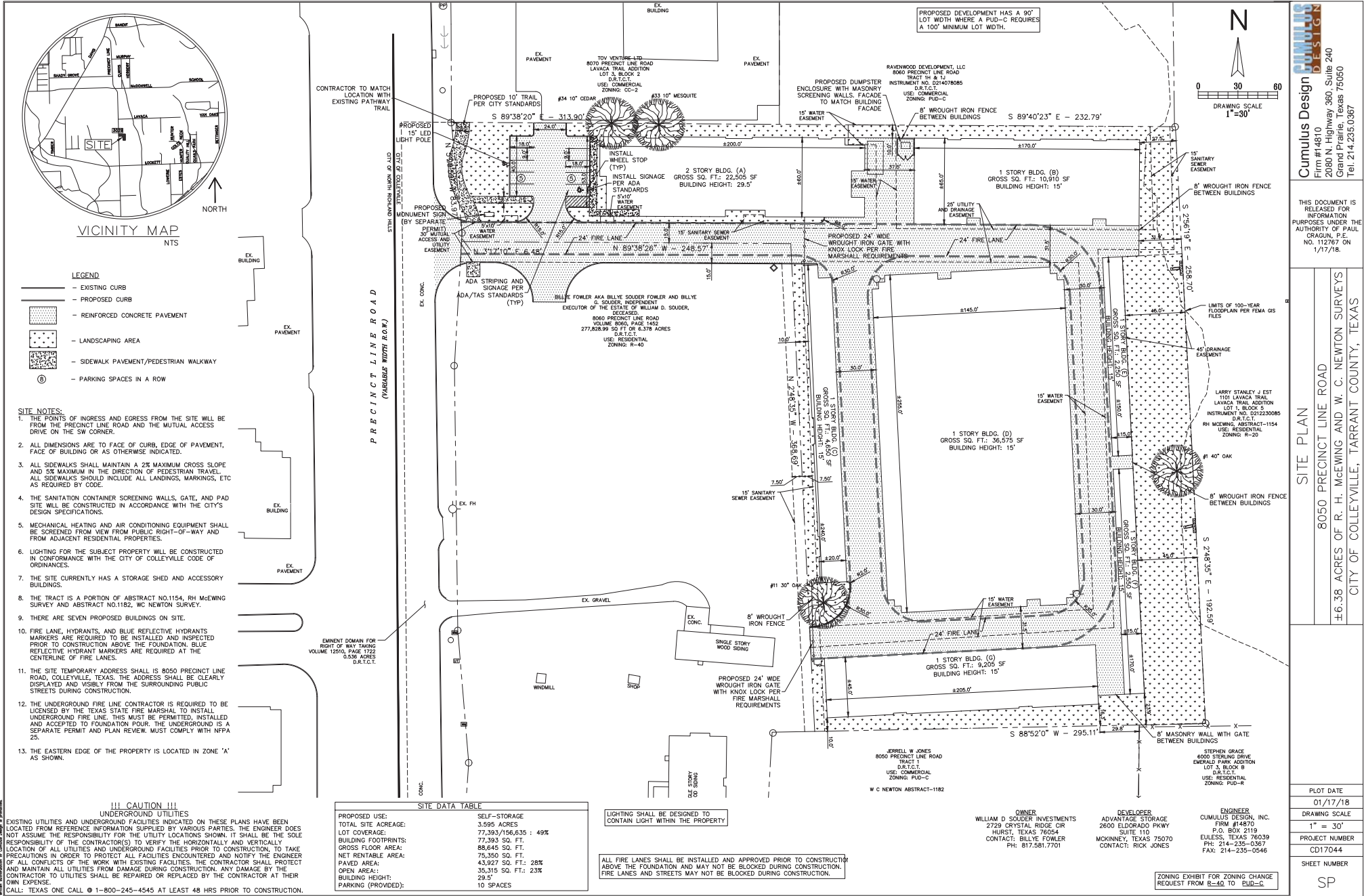
APPLICANT: Rick Jones

OWNER: Billye Fowler



Subject Property

Site Plan



ZC18-001

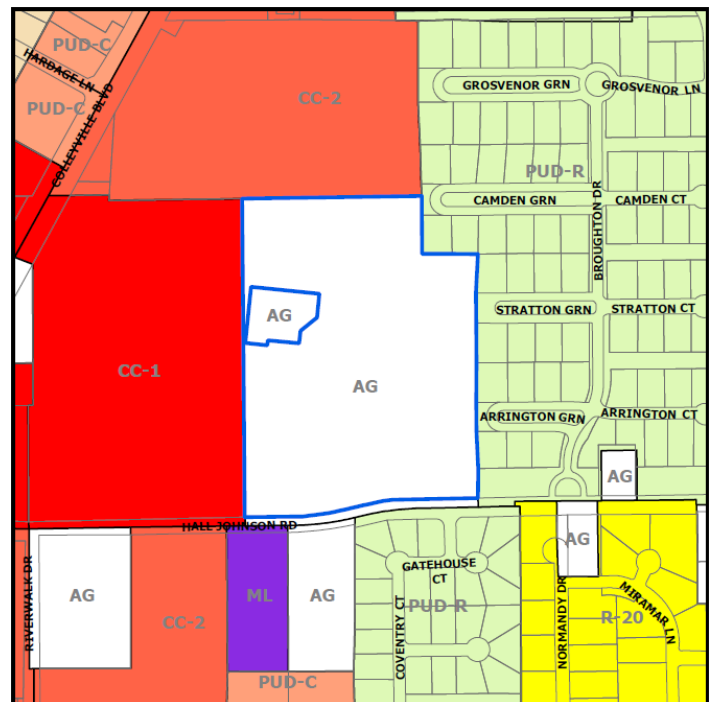
CASE NO. ZC18-001

LOCATION: 5713 Colleyville Blvd

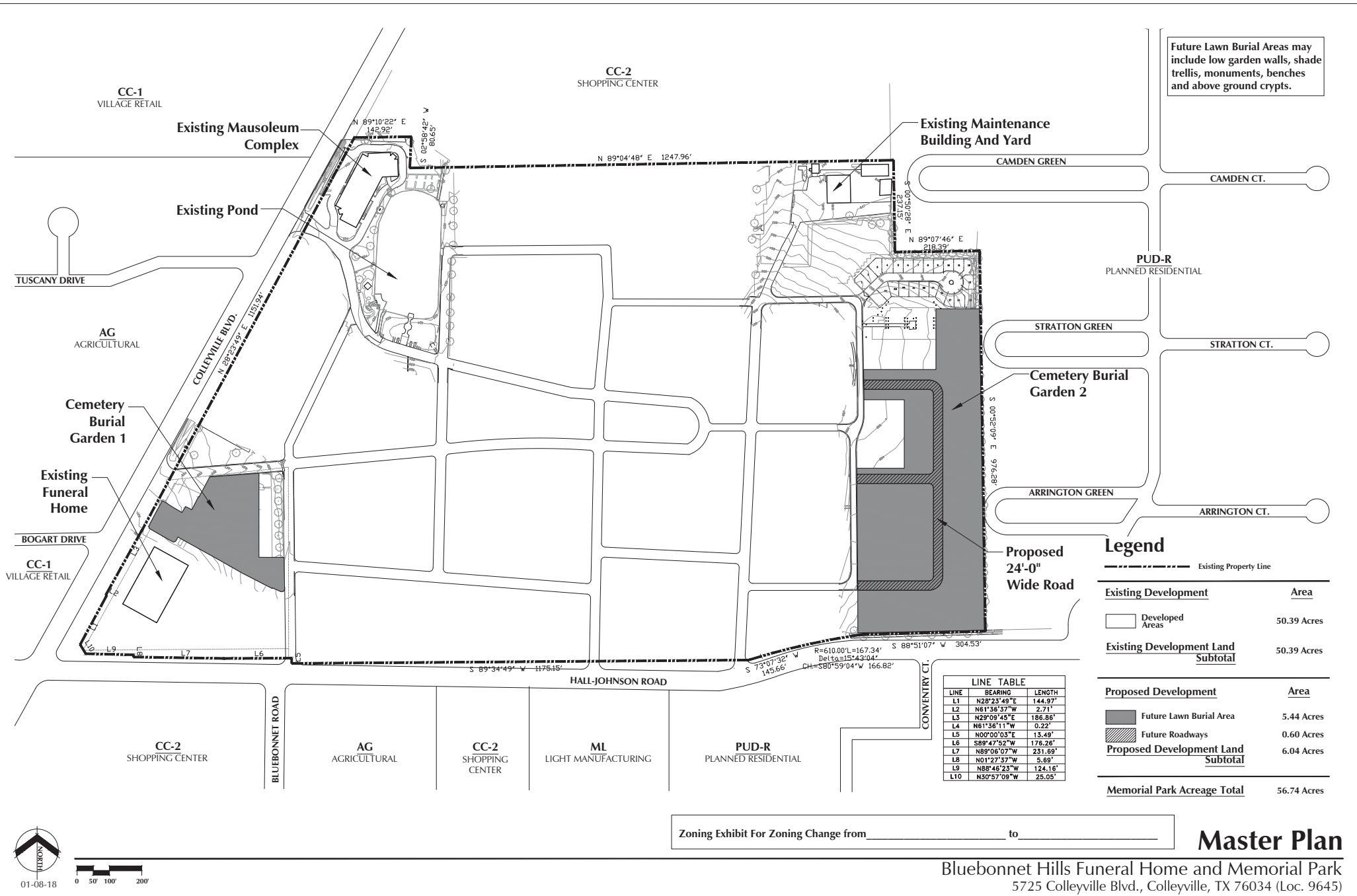
PURPOSE: Michael Green, the applicant, has submitted a request to rezone Tracts 2B and 2B02, Abstract 180, in the J L Byas Survey, being approximately 25.69 acres, and zoned AG Agricultural. The purpose is to rezone from AG to CC1 with an SUP in order to allow for the expansion and operation of the Bluebonnet Hill Cemetery.

APPLICANT: Michael Green

OWNER: Cary Grossi



Site Plan



ZC18-002

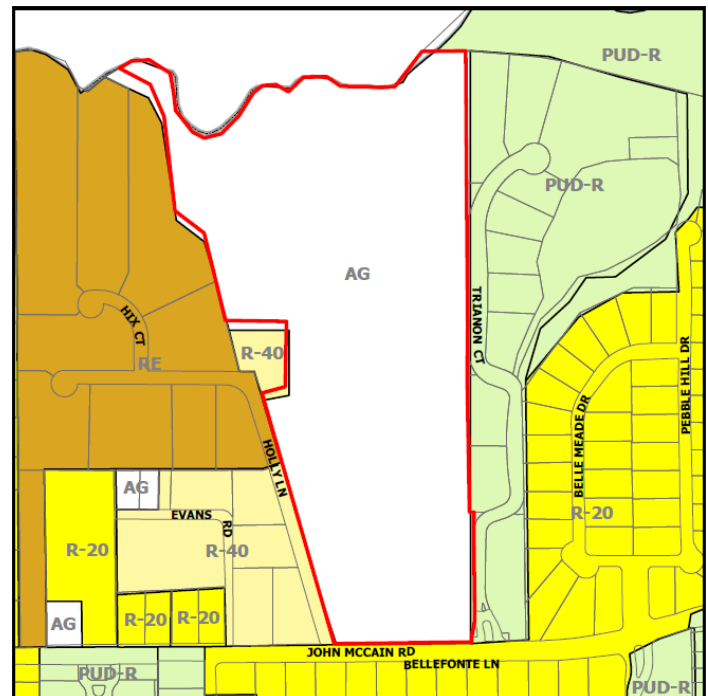
CASE NO. ZC18-002

LOCATION: 1312 John McCain Road

PURPOSE: Curtis Young, the applicant, has submitted a request to rezone Lots 1R1 & 1R2, Block 1, of the Bear Creek Plantation, being approximately 43.54 acres, and zoned R-40 Single Family Residential & AG Agricultural. The purpose is to rezone from R-40 & AG to PUD-R, to allow for residential development of 57 lots.

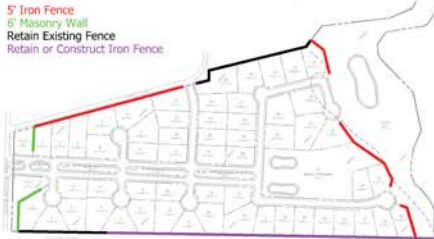
APPLICANT: Curtis Young

OWNER: Burk and Gloria Collin's Trust



Site Plan

Wall / Fence Diagram



Legend

- 4' Concrete Sidewalk
- 5' Concrete Trail
- Flood Plain approximate 100 Year
- Common Open Space
- Common Open Space within Flood Plain
- Residential Lots
- Mailbox Kiosk (if required)



Site Data

Single Family Residential Lots	57
Common Areas	8
Residential Lots	62.26% 27.11 ac.
Open Space	5.56% 2.42 ac.
Open Space Flood Plain	17.23% 7.50 ac.
R.O.W.	14.95% 6.51 ac.
Gross Acreage	100.00% 43.54 ac.

Density Data

Gross Residential Acreage	43.54
Gross Residential Density	1.31
Residential Density / Acreage of Lot Area	2.10

Summary

Residential Lots	57
Minimum Building Lot Area	14,000 s.f.
Average Building Lot Area	20,717 s.f.
Common Areas	8
Existing Zoning	AG & R-40
Proposed Zoning	PUD-R

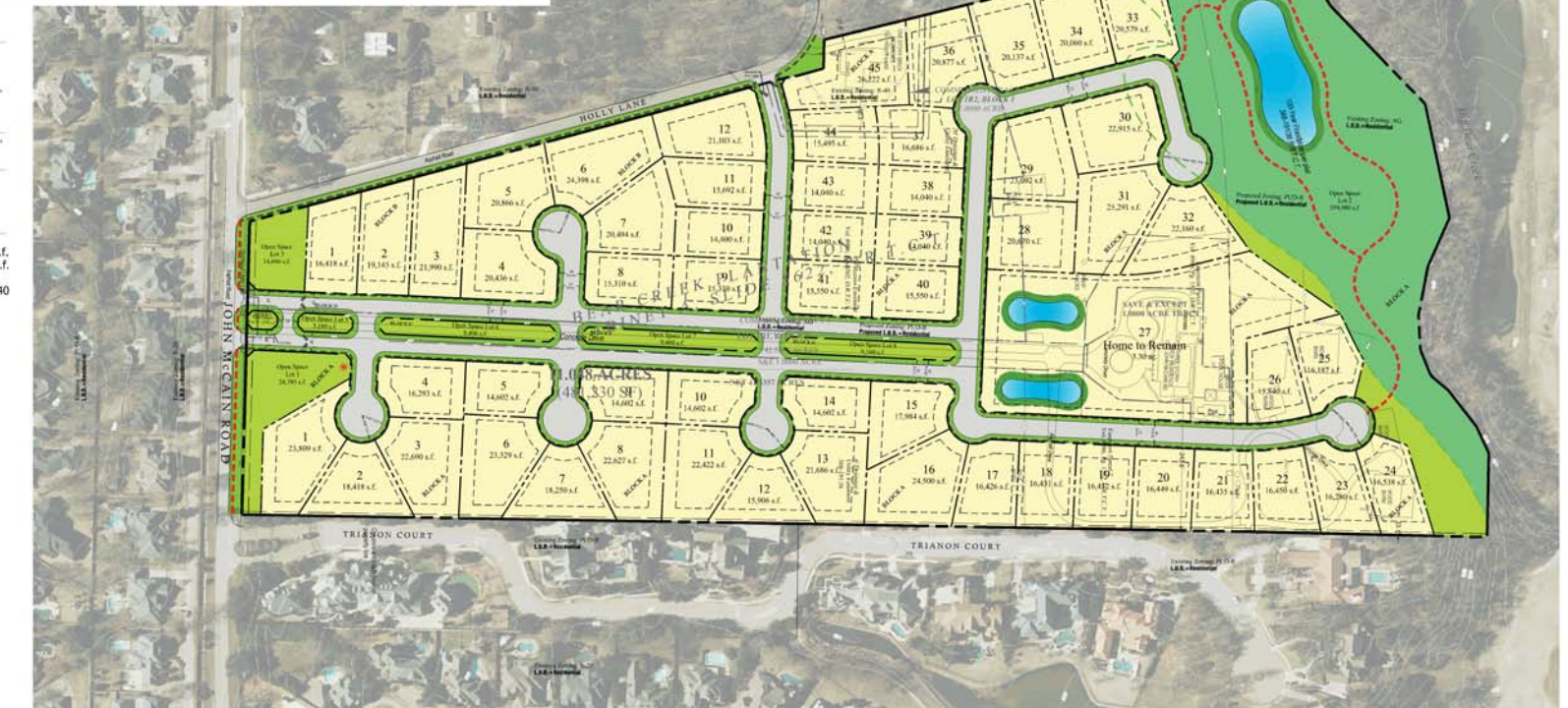
Owner:
Burk & Gloria Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

Surveyor:
Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-577-1052

Engineer:
Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

Applicant:
Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

Planner:
SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626



Zoning Exhibit for
Zoning Change Request
from AG & R-40 to PUD-R

Case #ZC18-__

The Plantation

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Colleyville, Tarrant County, Texas

PC17-001

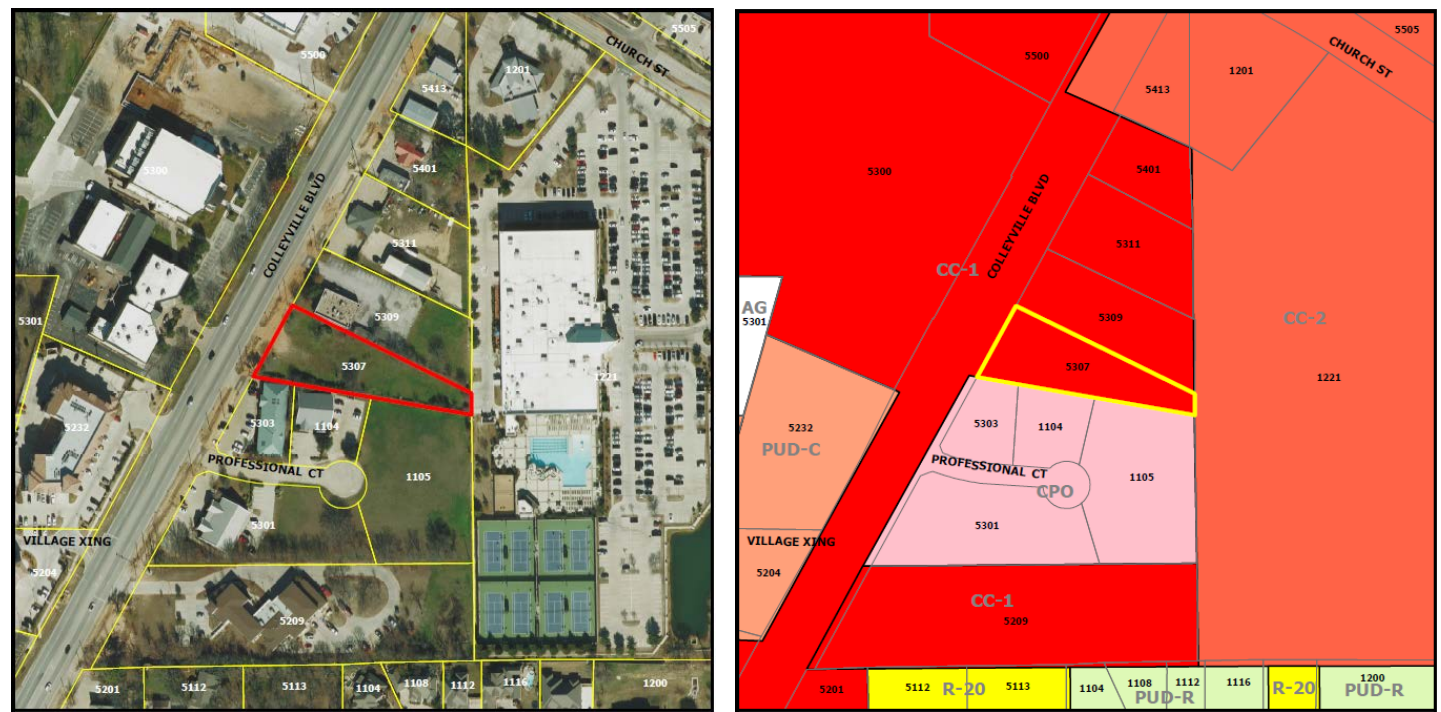
CASE NO. PC17-001

LOCATION: 5307 Colleyville Blvd

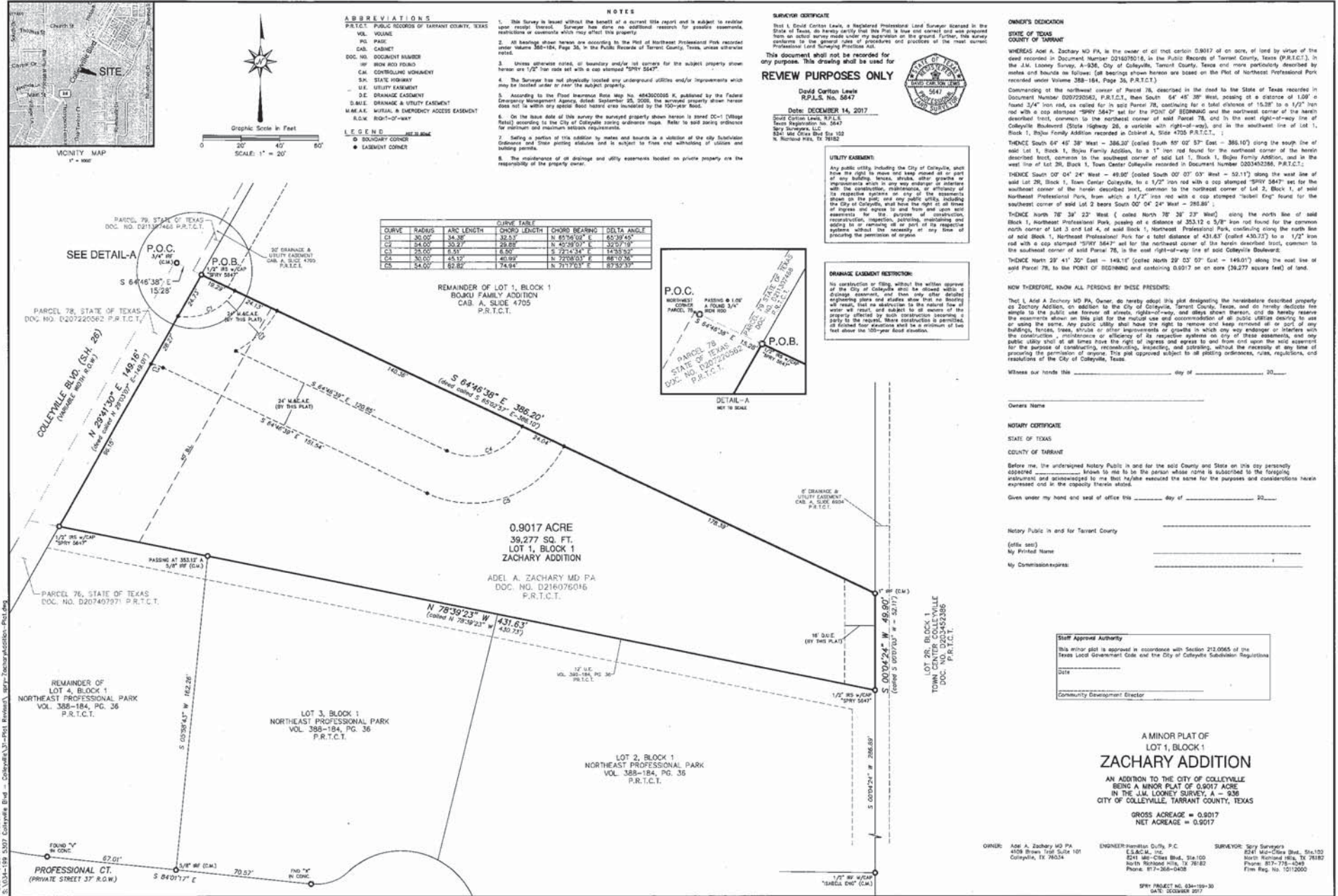
PURPOSE: Matt Hibbitt, the applicant, has submitted a request for a Minor Plat of Tract 1B01B1, Abstract 936, of the Joseph M Looney Survey, being approximately .9017 acres, and zoned CC-1. The purpose of the request is to plat the property into a single commercial lot. No new lots are proposed. This plat requires a waiver to the minimum lot width.

APPLICANT: Matt Hibbitt

OWNER: Adel A Zachary, MD PA



Plat Exhibit



PC16-015

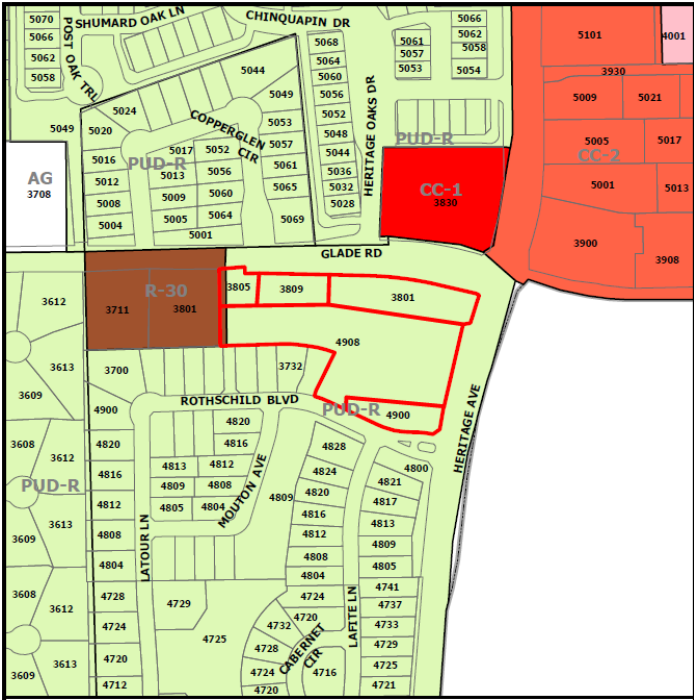
CASE NO. PC16-015

LOCATION: 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue

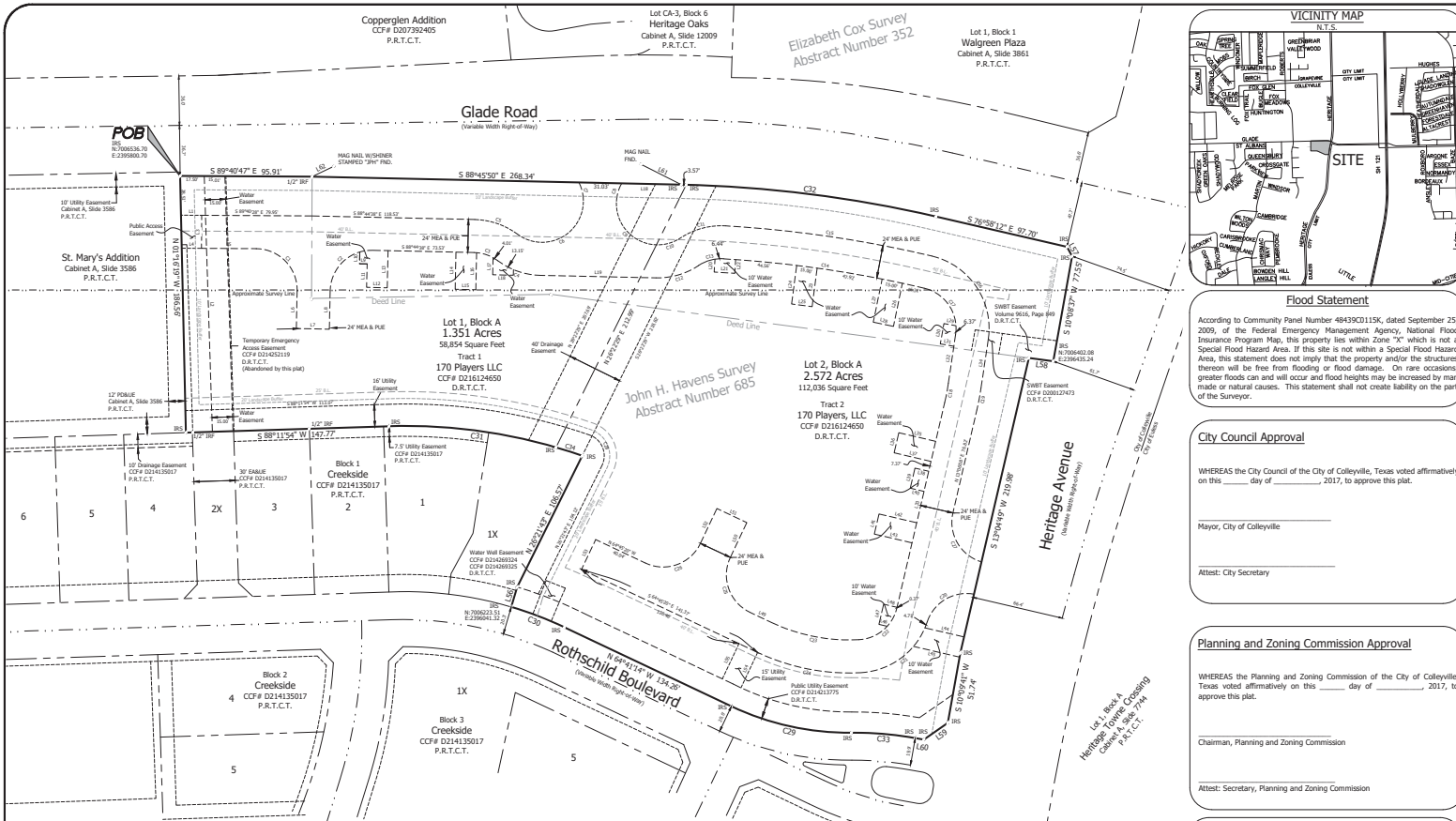
PURPOSE: Reece Bierhalter, the applicant, has submitted a Preliminary/Final Plat of Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, being approximately 3.923 acres, and zoned PUD-R Planned Unit Development Residential. The purpose is to subdivide the subject property into 2 lots.

APPLICANT: Reece Bierhalter

OWNER: Derick Murway



Plat Exhibit

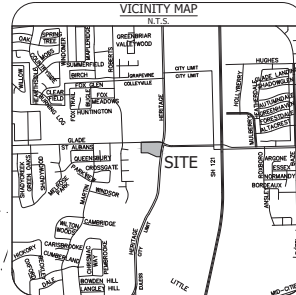


LINE BEARING	DISTANCE	LINE BEARING	DISTANCE
L1 N 89°40'28" W 15.02		L40 S 76°53'52" E 10.26	
L2 N 01°49'38" W 185.00		L41 S 13°06'08" W 15.00	
L3 S 04°19'24" W 24.00		L42 S 75°43'39" E 28.15	
L4 N 89°40'28" W 14.30		L43 S 26°53'11" E 28.15	
L5 S 89°40'24" W 40.03		L44 S 89°40'24" W 40.03	
L6 S 01°19'22" W 22.35		L45 S 76°53'11" E 14.22	
L7 S 04°19'24" W 24.00		L46 S 76°53'11" E 24.00	
L8 N 01°15'22" E 28.00		L47 S 13°06'08" W 15.00	
L9 N 88°44'38" W 15.00		L48 S 76°53'11" E 15.00	
L10 N 01°15'22" E 14.22		L49 S 26°53'11" E 14.22	
L11 N 01°15'22" E 14.22		L50 N 26°53'11" E 14.22	
L12 N 01°15'22" E 14.22		L51 N 26°53'11" E 14.22	
L13 S 01°15'22" W 22.35		L52 S 26°53'11" E 28.15	
L14 S 01°15'22" E 28.00		L53 S 01°15'22" E 28.00	
L15 N 88°44'38" W 15.00		L54 N 26°53'11" E 28.00	
L16 S 01°15'22" E 28.00		L55 S 01°15'22" E 28.00	
L17 S 01°15'22" E 14.22		L56 N 01°15'22" E 15.00	
L18 N 88°44'38" W 15.00		L57 S 26°53'11" E 7.71	
L19 S 88°44'38" W 15.00		L58 S 26°53'11" E 14.22	
L20 S 03°28'14" W 9.34		L59 S 55°59'24" W 21.21	
L21 S 06°41'46" E 15.00		L60 S 76°53'11" E 15.00	
L22 S 03°28'14" W 10.50		L61 N 63°19'55" W 132.69	
L23 N 09°27'33" E 28.26		L62 N 64°26'29" E 17.48	
L24 S 02°27'33" W 28.26			
L25 S 82°32'27" E 15.00			
L26 S 82°32'27" E 15.00			
L27 S 11°40'22" E 15.00			
L28 S 11°40'22" E 15.00			
L29 N 72°52'28" W 18.89			
L30 S 11°40'22" E 15.00			
L31 S 26°53'11" E 10.00			
L32 S 26°53'11" E 10.00			
L33 S 26°53'11" E 10.00			
L34 S 26°53'11" E 10.00			
L35 S 26°53'11" E 10.00			
L36 S 26°53'11" E 10.00			
L37 S 26°53'11" E 10.00			
L38 S 26°53'11" E 10.00			
L39 S 26°53'11" E 10.00			
L40 S 26°53'11" E 10.00			

REALSEARCH OF TEXAS, LLC
P.O. Box 1006, Godley, Texas 76044
P.O. 817-632-2655, realsearch@realsearch.com, www.realsearch.com
This plat was prepared by the signatory's landowner. C-14, 23.14
2017 Texas Registration # 23.14

LEGAL DESCRIPTION

WHEREAS 170 Players, LLC is the sole owner of a 3.923 acre tract of land situated in the John H. Havens Survey, Abstract Number 685, and the Elizabeth Cox Survey, Abstract Number 352, City of Coleville, Tarrant County, Texas, and being all of that certain tract of land (Tract 1), and that certain tract of land (Tract 2), described by deed to 170 Players LLC, recorded in County Clerk's File Number 0216124650, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:
BEGINNING at a capped iron rod set stamped "Realsearch" at the northwest corner of said Tract 1, being on the East line of Lot 2, Block 1, St. Mary's Addition, an addition to the City of Coleville, Tarrant County, Texas, according to the plat recorded in Cabinet A, Slide 3586, Plat Records, Tarrant County, Texas, and being on the South right-of-way line of Glad Road, a variable width right-of-way;
THENCE Easterly, along the South right-of-way line of said Glad Road, the following calls:
South 89 Degrees 40 Minutes 47 Seconds East, a distance of 95.91 feet, to a 1/2" iron rod found, from which a MAG-NAIL with shiner stamped "JPH" found in concrete bears North 64 Degrees 26 Minutes 29 Seconds East, a distance of 17.48 feet;
South 88 Degrees 44 Minutes 50 Seconds East, a distance of 268.34 feet, to a capped iron rod set stamped "Realsearch", from which a MAG-NAIL with shiner stamped "JPH" found in concrete bears South 82 Degrees 52 Minutes 01 Seconds East, a distance of 32.69 feet, to a capped iron rod set stamped "Realsearch";
136.89 feet, along said South right-of-way line and with said curve to the right, having a radius of 907.92 feet, through a central angle of 11 Degrees 47 Minutes 38 Seconds, whose long chord bears South 82 Degrees 52 Minutes 01 Seconds East, 186.56 feet, to a capped iron rod set stamped "Realsearch";
South 76 Degrees 58 Minutes 12 Seconds East, a distance of 97.70 feet, to a capped iron rod set stamped "Realsearch", being at the northwest end of a corner clip and the intersection of the South right-of-way line of said Glad Road and the West right-of-way line of Heritage Avenue, a variable width right-of-way;
THENCE South 38 Degrees 42 Minutes 53 Seconds East, along said corner clip, a distance of 7.71 feet, to a capped iron rod set stamped "Realsearch";
THENCE Southerly, departing said corner clip and along said West right-of-way line, the following calls:
South 10 Degrees 08 Minutes 37 Seconds West, a distance of 77.55 feet, to a capped iron rod set stamped "Realsearch", being at the southeast corner of said Tract 1;
South 82 Degrees 34 Minutes 23 Seconds West, a distance of 17.92 feet, to a capped iron rod set stamped "Realsearch";
South 13 Degrees 04 Minutes 49 Seconds West, a distance of 219.88 feet, to a capped iron rod set stamped "Realsearch";
South 10 Degrees 08 Minutes 41 Seconds West, a distance of 51.74 feet, to a capped iron rod set stamped "Realsearch", being at the northeast end of a corner clip at the intersection of the West right-of-way line of said Heritage Avenue, and the North right-of-way line of Heritage Avenue, a variable width right-of-way;
THENCE South 55 Degrees 09 Minutes 41 Seconds West, along said corner clip, a distance of 12.21 feet, to a capped iron rod set stamped "Realsearch";
THENCE Westerly, departing said corner clip and along said North right-of-way line, the following calls:
North 79 Degrees 50 Minutes 19 Seconds West, a distance of 6.28 feet, to a capped iron rod set stamped "Realsearch", being at the beginning of a curve to the left;
46.58 feet, with said curve to the left, having a radius of 250.00 feet, through a central angle of 10 Degrees 40 Minutes 31 Seconds, whose long chord bears North 85 Degrees 10 Minutes 34 Seconds West, 46.51 feet, to a capped iron rod set stamped "Realsearch", being at the beginning of a reverse curve to the right;
90.15 feet, with said curve to the right, having a radius of 200.00 feet, through a central angle of 25 Degrees 49 Minutes 34 Seconds, whose long chord bears North 77 Degrees 36 Minutes 03 Seconds West, 89.39 feet, to a capped iron rod set stamped "Realsearch";
North 64 Degrees 26 Minutes 29 Seconds West, a distance of 134.26 feet, to a capped iron rod set stamped "Realsearch", being at the beginning of a curve to the left;
41.39 feet, with said curve to the left, through a central angle of 08 Degrees 47 Minutes 05 Seconds, whose long chord bears North 69 Degrees 04 Minutes 43 Seconds West, 41.35 feet, to a capped iron rod set stamped "Realsearch", being at the southeast corner of said Tract 2, same being the southeast corner of Lot 1X, Block 1, Creekside, an addition to the City of Coleville, Tarrant County, Texas, according to the plat recorded in County Clerk's File Number 0214135017, Plat Records, Tarrant County, Texas;
THENCE North 36 Degrees 31 Minutes 48 Seconds East, departing said North right-of-way line and along the East line of said Lot 1X, a distance of 15.00 feet, to a capped iron rod set stamped "Realsearch";
THENCE North 26 Degrees 21 Minutes 43 Seconds East, continuing along said East line, a distance of 106.57 feet, to a capped iron rod set stamped "Realsearch" at the northeast corner of said Lot 1X, being at the beginning of a non-tangent curve to the left;
THENCE Westerly, departing said East line and along the North line of said Block 1, 142.80 feet, with said curve to the left, having a radius of 300.00 feet, through a central angle of 20 Degrees 58 Minutes 49 Seconds, whose long chord bears North 81 Degrees 18 Minutes 37 Seconds West, 142.80 feet, to a capped iron rod set stamped "Realsearch";
THENCE South 88 Degrees 11 Minutes 54 Seconds West, continuing along said North line, at a distance of 57.96 feet, passing a 1/2" iron rod found at the northwest corner of Lot 2, Block 1, said Creekside, at a distance of 138.77 feet, passing a 1/2" iron rod found at the northwest corner of Lot 2X, Block 1, said Creekside, and continuing in all a total distance of 147.77 feet, to a capped iron rod set stamped "Realsearch" at the southwest corner of said Tract 2, same being the southeast corner of said Lot 2, Block 1, St. Mary's Addition;
THENCE North 01 Degrees 16 Minutes 19 Seconds West, departing said North line and along the West line of said Tract 2, being common with the East line of said Lot 2, Block 1, St. Mary's Addition, a distance of 186.56 feet, to the POINT OF BEGINNING, and containing 170.890 square feet or 3.923 acres of land, more or less.



Flood Statement

According to Community Panel Number 484390115K, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or cultural causes. This statement shall not create liability on the part of the Surveyor.

City Council Approval

WHEREAS the City Council of the City of Coleville, Texas voted affirmatively on this _____ day of _____, 2017, to approve this plat.

Mayor, City of Coleville

Attest: City Secretary

Planning and Zoning Commission Approval

WHEREAS the Planning and Zoning Commission of the City of Coleville, Texas voted affirmatively on this _____ day of _____, 2017, to approve this plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for the State of Texas



Project Number: 170097 Date: September 1, 2017
Revised Date: December 13, 2017
Revision Notes: Addressed City Comments
Sheet 1 of 1

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That I/we 170 Players, LLC, do hereby adopt this plat designing the hereinbefore described property as LOTS 1 AND 2, BLOCK 1, 170 PLAYERS ADDITION, an addition to the City of Coleville, Tarrant County, Texas, and do hereby dedicate fee simple to the public's use forever all streets, rights-of-way, and always shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation to all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all of any building, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Coleville, Texas.

Witness my hand this _____ day of _____, 2017.
170 PLAYERS, LLC
BY: _____
TITLE
NAME: _____ PRINTED NAME

Surveyor's Certification

I, Jeremy Luke Deal, Registered Professional Land Surveyor No. 5696, State of Texas, do hereby certify that I prepared this plan from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Coleville Planning and Zoning Commission.
Executed this the _____ day of _____, in the year of our Lord 2017.

PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

Jeremy Luke Deal
Registered Professional Land Surveyor
Texas Registration No. 5696

PRELIMINARY/FINAL PLAT OF
Lots 1 and 2, Block A
170 PLAYERS ADDITION
BEING situated in the John H. Havens Survey, Abstract Number 685, and the Elizabeth Cox Survey, Abstract Number 352, Tarrant County, Texas.
3.923 Net Acres of Land
3.923 Gross Acres of Land

General Notes

Utility Easement:
Any public utility, including the City of Coleville, shall have the right to move and keep removed all or part of any buildings, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat, and any public utility, including the City of Coleville, shall have the right of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of the respective systems without the necessity at any time of procuring the permission of anyone.
Drainage Easement:
No construction or filling, without the written approval of the City of Coleville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
The maintenance of all drainage and utility easements located at private property are the responsibility of the property owner.
The 24' Mutual and Emergency Access, and Public Utility Easement is to be dedicated to the city as a "public easement" but the maintenance of the Access and Drainage are the responsibility of the property owner.

Water and Sewer utilities are to be public, in a dedicated public easement, and dedicated to the city for maintenance of the same.

Notes

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas Central Zone.
2. MEA & PUE = Mutual Emergency Access and Public Utility Easement.
3. D.R.T.C.T. = Deed Records, Tarrant County, Texas.
4. P.R.T.C.T. = Plat Records, Tarrant County, Texas.
5. B.L. = Building Line/Setback
6. EABUE = Emergency Access and Utility Easement

SP16-005

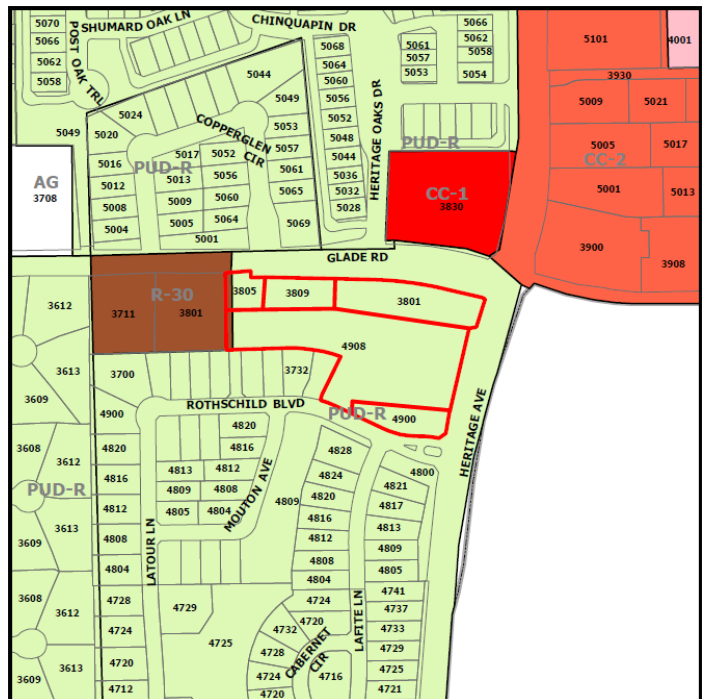
CASE NO. SP16-005

LOCATION: 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue

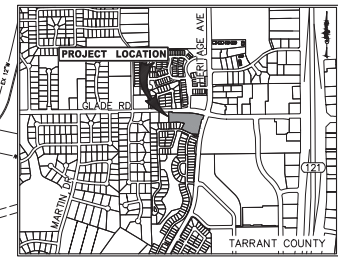
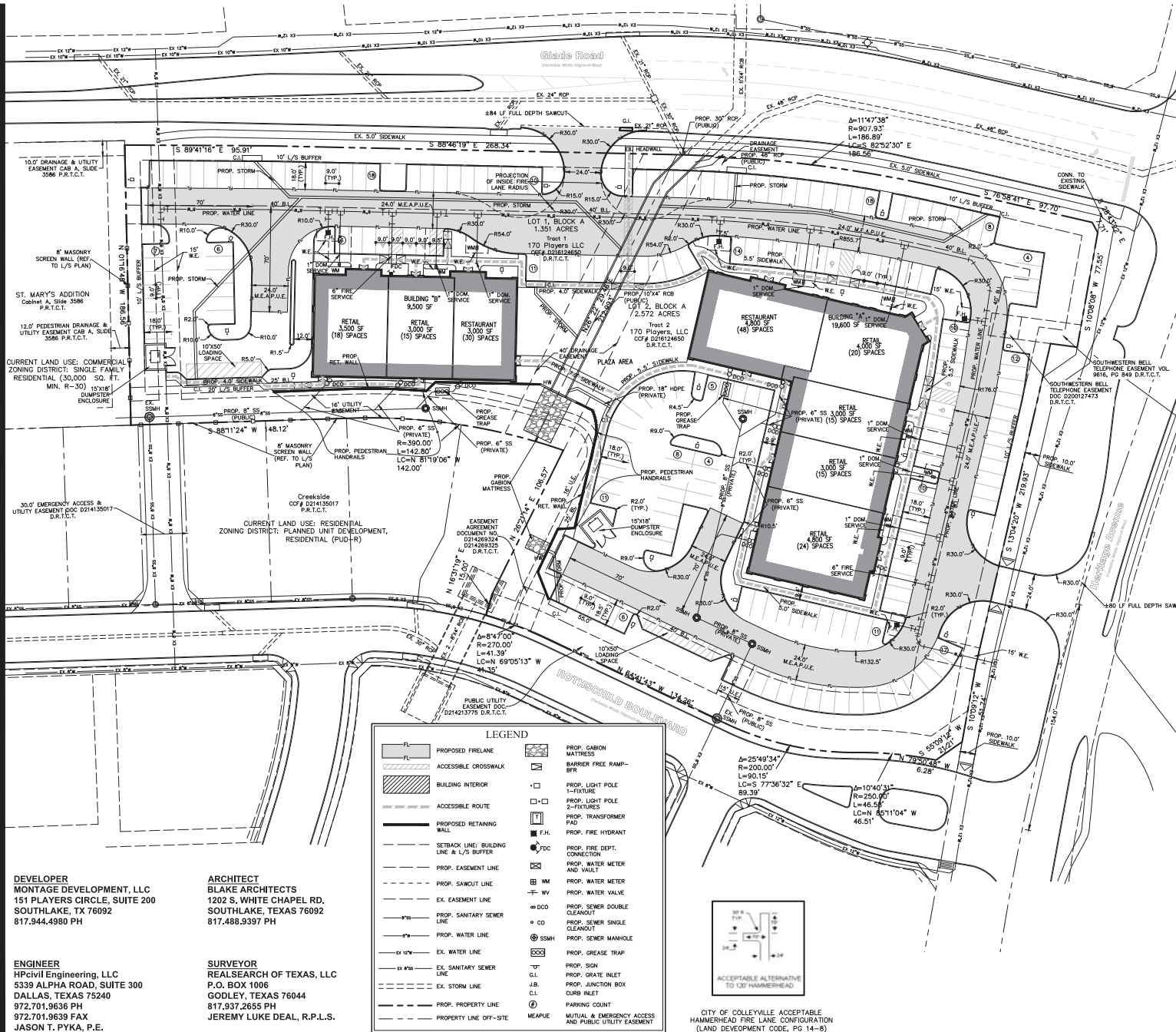
PURPOSE: Reece Bierhalter, the applicant, has submitted a Site Plan of Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, being approximately 3.923 acres, and zoned PUD-R Planned Unit Development Residential. The purpose is allow for the development of 8 retail buildings.

APPLICANT: Reece Bierhalter

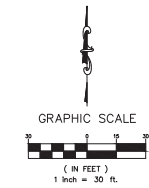
OWNER: Derick Murway



Site Plan



VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C01 FOR GENERAL NOTES AND LEGEND.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
 4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 5. ALL DRIVEWAY APPROACHES, FIRE HYDRANTS, AND FIRE LINES ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 6. ALL LIGHTS SHALL BE SHIELDED FROM ANY RESIDENTIAL USES.

SITE DATA SUMMARY TABLE	
ZONING	PUD-R
PROPOSED LAND USE	RESTAURANT / RETAIL
LOT AREA	170,890.32 SF / 3.92 AC
BUILDING AREA	19,800 SF
BLDG. A:	9,500 SF
BLDG. B:	10,300 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED:	34,181 SF / 0.78 AC
PARKING REQUIRED:	78 SPACES
RESTAURANT - 1 SP / 100 SF	102 SPACES
RETAIL - 1 SP / 200 SF	185 SPACES
TOTAL PARKING PROVIDED	200 SPACES

BENCHMARKS

BM-1: 2" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 22' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.

NORTHING=7,206,375.864'
EASTING=2,394,116.655'
(ELEVATION=567.18')

BM-2: 2" BRASS DISC IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAGE ROAD. LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE 65' WEST OF THE CENTERLINE OF HERITAGE ROAD AND 42.6' SOUTH OF GLADE ROAD.

NORTHING=7,206,498.192'
EASTING=2,396,465.156'
(ELEVATION=564.79')

BM-3: 2" BRASS DISC ON EAST BACK OF CURB OF WINWOOD COURT, LOCATED 6' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC 46.4' NORTHEAST OF THE RADIUS POINT.

NORTHING=7,204,542.182'
EASTING=2,395,257.402'
(ELEVATION=576.69')

Engineer of Record:	JTP	
Drawn by:	SNS	
Date Revised:	1/9/2018	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS
		</

CREEKSIDE COMMERCIAL - NORTH
LOT 1 AND 2, BLOCK A
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM F-12600
www.civilll.com

PRELIMINARY
(NOT FOR CONSTRUCTION)
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JASON T. PYKA, P.E., TEXAS REG. #124850 DATE: 01/09/2018

SHEET TITLE
SITE PLAN
SHEET NO.
C0.4
HPCE #17-316

FILE: I:\Projects\2018\17-316\4-4 - Creekside Commercial North\4-4\Working Drawings\CD\BP 17-316.dwg
USDA: asana - 01/09/2018 11:22am

Landscape Plan

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
MODEL 658C-NS BELOW-GRADE
TREE STAKING AS SHOWN BY
"TREE STAKE SOLUTIONS"
(www.treesolutionsinc.com)

TREE PLANTING

SHADE TREE - 1" CAL. and smaller
not to scale

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

TREE STAKING TO BE PROVIDED ONLY AS REQUIRED OR AT REQUEST OF OWNER/LANDSCAPE ARCHITECT AND REIMBURSED AT PER TREE COST

EXISTING NATIVE SOIL BACKFILL ONLY
SHREDDED CEDAR MULCH AS SPECIFIED
TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE TREE HOLE

UNDISTURBED SUBGRADE
MODEL 658C-NS BELOW-GRADE
TREE STAKING AS SHOWN BY
"TREE STAKE SOLUTIONS"
(www.treesolutionsinc.com)

TREE PLANTING

TYPICAL MULTI-TRUNK TREE
not to scale

LANDSCAPE REQUIREMENTS

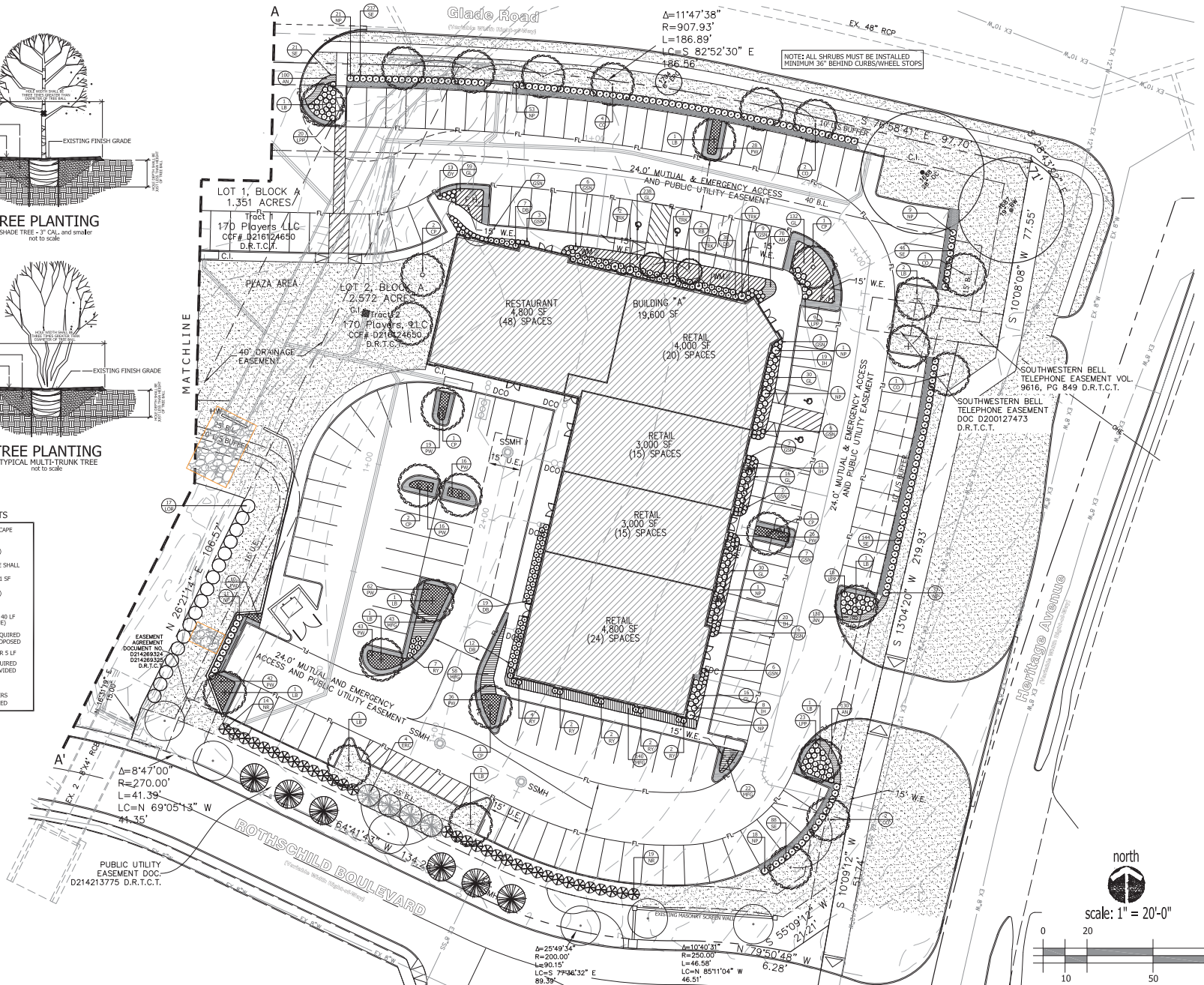
MINIMUM 20% SITE SHALL BE LANDSCAPE
TOTAL SITE 170,963 SF
REQUIRED 34,181 SF (20%)
PROVIDED 45,806 SF (26.80%)

MINIMUM 50% REQUIRED LANDSCAPE SHALL
BE LOCATED IN STREET YARDS
REQUIRED LANDSCAPE AREA 34,181 SF
REQUIRED 17,991 SF (50%)
PROVIDED 21,878 SF (61.67%)

STREET FRONTAGE
1-3" CALIPER TREE REQUIRED PER 40 LF
(GLADE ROAD AND HERITAGE AVENUE)
1034 LF = 25.85 = 26-3" TREES REQUIRED
80

1-5 GALLON SHRUBS REQUIRED PER 5 LF
1034 LF = 206.8 = 207 SHRUBS REQUIRED
5

RESIDENTIAL BUFFER
MIN. 20' WIDE BUFFER
MIN. 3' HT. EVERGREEN AT 6' CENTERS
SCREENING PROVIDED AS REQUIRED



appr. by:
drawn by:
date: 10-12-17

revisions
10-24-17
12-13-17
01-02-18



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CREEKSIDE COMMERCIAL - NORTH
LANDSCAPE PLAN
GLADE ROAD AT HERITAGE AVENUE
COLLEVILLE, TEXAS

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by: slm_creeksidecommercial
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