
**City of Colleyville
Community Development Department**

**Site/Landscape Plan
Application Packet**



Development Application Fees

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

Zoning

Zoning Change	\$ 500	+ \$5 per acre
Planned Unit Development (PUD)	\$ 500	+ \$5 per acre
Amendment to an existing PUD to add, delete or change a special condition	\$ 450	
Special Use Permit (SUP)	\$ 500	+ \$5 per acre
SUP Residential Accessory Building	\$ 175	
SUP Residential Carport	\$ 175	
SUP for Beer/Wine Sales and Package Stores	\$ 500	

Platting

Preliminary Plat	\$ 250	+ \$7.50 per lot
Final Plat or Replat	\$ 350	+ \$7.50 per lot
Minor Plat	\$ 250	
Amending Plat	\$ 250	

Site Plans

Site Plan application - review	\$ 250	
Landscape Plan application - review	\$ 250	

Variances and Appeals

ZBA Variance and/or Appeal	\$ 175	
Sign Board appeal	\$ 175	
Tree Mitigation appeal	\$ 125	
Sidewalk/ General Waiver Request	\$ 125	

Sale of Materials

Plat or Topo Map (copy)	\$ 3	
Zoning Map (large color)	\$ 7	
Zoning Map (small color)	\$ 5	
Zoning Atlas (black & white)	\$ 7	
Zoning Atlas (color)	\$ 15	
Official Map	\$ 3	
Land Development Code	\$ 35	
Zoning Verification Letter	\$ 20	

The Land Development Code and the City's Municipal Code are available at www.colleyville.com

Community Development Services Application

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

APPLICATION TYPE

PLEASE CHECK THE APPROPRIATE BOX BELOW.

- | | | |
|---|---|--|
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Zoning Variance (ZBA) |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Sign Variance (SBA) |
| <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Minor Plat | <input type="checkbox"/> Sidewalk / General Waiver |
| <input type="checkbox"/> Site & Landscape Plan | <input type="checkbox"/> Amended Plat | <input type="checkbox"/> Interpretation Appeal |

PROPERTY INFORMATION

Project Name: _____

Project Address (Location): _____

Legal Description: _____

Proposed Number of Lots: _____ Gross Acres: _____ Neighborhood District: _____

Existing Zoning: _____ Proposed Zoning: _____

Existing Use: _____ Proposed Use: _____

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See appropriate checklist and fee schedule for minimum requirements. Incomplete applications will not be processed.

APPLICANT ■ OWNER INFORMATION

Applicant: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Applicant's Status: (check one) Owner Representative Tenant Prospective Buyer

Property Owner: _____ Company: _____

Address: _____ Tel: _____ Fax: _____

City: _____ State: _____ ZIP: _____ Email: _____

Ownership Status: (check one) Individual Trust Partnership Corporation

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: _____ Date: _____

SIGNATURE OF PROPERTY OWNER (SIGN AND PRINT OR TYPE NAME)

SIGNATURE: _____
(Letter of authorization required if signature is other than property owner)

The property owner must sign the application or submit a notarized letter of authorization.

For Departmental Use Only

Case #: _____

Total Fee(s): _____

Receipt #: _____

Date Submitted: _____

Accepted By: _____

Public Hearing Date: _____

Rev: 7/16

SITE PLAN & LANDSCAPE APPLICATION CHECKLIST

City of Colleyville
100 Main Street
Colleyville TX 76034
817.503.1050

INSTRUCTIONS: Site plans are required for all building sites in non-residential zoning districts, and for all schools, institutions and religious facilities. The Community Development Department reviews each site plan and landscape plan application partially based on the items on the following checklist. Every application must be accompanied by a complete set of plans and drawings. The applicant is encouraged to meet with a Community Development staff member to determine the extent of plans needed for review.

The information below is a summary of the plans and drawings required for submittal. Complete details are stated in the Colleyville Land Development Code. The Land Development Code is available free on-line at <http://www.colleyville.com>.

SUBMITTAL REQUIREMENTS

- Four (4) **FOLDED, NOT STAPLED**, (24" x 36") copies of Site Plan/ Landscape Plan(s) sets of plans must be submitted for initial review by the Development Review Committee.
Each set must contain the following information:
 - COVER TITLE SHEET - includes all pertinent summary project data.
 - PLAT - a copy of the recorded final plat of the property may be obtained at the Tarrant County Clerk's office or the Colleyville Community Development office.
 - SITE PLAN – includes site perimeter, building footprint(s), site features, sidewalks, parking and signs.
 - ENGINEERING PLANS - including grading, critical elevations, soil erosion, drainage and utility layout and details.
 - LANDSCAPE PLAN – includes all existing and proposed vegetation, irrigation plan, and tree mitigation plan (existing tree survey may be on separate sheet and mitigation plan may be a written statement).
 - BUILDING FAÇADE ELEVATIONS - elevations of all facades must be submitted for review.
- Twelve (12) copies (11" x 17") of Site Plan/ Landscape Plan(s)
- One (1) reduced copy (8 ½" x 11) of Site Plan/ Landscape Plan(s)
- One (1) CD copy of all supporting documents

A. Cover Sheet Requirements

The following items must be shown on the cover sheet for all site plan & landscape plan submittals.

- The sheet size may be 11"x17", 18"x24", or 24"x36"
- Table of contents listing each page and sheet number
- Title stating "Site Plan & Landscape Plan"
- Project name and address
- Name, address and phone number of the property owner, developer, and architect/planner
- Day, month and year of plan preparation
- Vicinity map showing nearby major roads and site location within the community

B. Site Plan Drawing

The following is a general summary of the Site Plan requirements. Refer to Chapter 3 of the Land Development Code for complete requirements.

- North arrow and written and graphic scale. Minimum scale is 1" = 100'
- All pertinent site dimensions, including perimeter, open space, utility lines, easements, roadways, sidewalks, fire lanes, and public rights-of-way
- Location of all existing and proposed buildings and structures, with dimensions, including the distance between multiple buildings and distance from property lines
- Location of all drive approaches, paved surfaces, and parking spaces

- Location of other proposed features such as fountains, signs, and landscaped areas
- All adjacent property lines, zoning, land uses and streets
- Site Data Table that includes the following information
 - a. Lot Area
 - b. Building Area
 - c. Parking Required
 - d. Parking Provided
 - e. Zoning of Property
 - f. Proposed Land Use
 - g. Current Land Use
 - h. Landscape Area Required
 - i. Landscape Area Provided
 - j. Building Height
 - k. Parking and Building Area
 - l. Percent of Lot Coverage

C. Landscape and Irrigation Plans

The following is a general summary of the Landscape Plan requirements. Refer to Chapter 4 of the Land Development Code for complete landscaping requirements. Chapter 5 of the Land Development Code requires that all efforts be made to maximize the retention of all trees on site. Trees that are proposed to be removed are subject to replacement.

- Plans must be sealed and signed by a Texas Licensed Landscape Architect
- Location of all proposed site features, screens, walls and fences, including height and type of construction material
- Location of all existing trees 3-caliper-inch in size or larger, with size and species, indicating which trees will be preserved or removed (tree removal may be subject to replacement provisions)
- Legend detailing list of trees provided with symbol, size, species and quantity (table format)
- Legend detailing list of shrubs provided with symbol, size, species and quantity (table format)
- Legend detailing type of ground cover vegetation in open space areas
- Site Data Table that includes the following information
 - a. Area of site in square feet
 - b. Area and percent of total of landscaped area required and provided, in square feet
 - c. Number of street frontage trees provided (one 3-inch tree per 40 feet of street frontage)
 - d. Number of street shrubs provided (one 5-gallon shrub per 5 feet of street frontage)
 - e. Number of trees provided for each parking space (one 3-inch tree per 18 parking spaces)
- Written description of maintenance provisions
- A 140-square foot landscape island with one 3-inch tree for each 18 parking spaces provided
- 1A 20-foot greenbelt with evergreen landscaping 6-foot on center adjacent to all residential zoning districts
- Irrigation plan showing general layout of water system and placement of water sources including sprinklers and meters
- Written specifications of irrigation system

D. Engineering Plans

The following is a summary of the general items reviewed by the Colleyville Engineering Department on site plan submittals. Refer to Chapters 14 and 15 of the Land Development Code for requirements for engineering construction. Contact the Engineering Department with at 817-503-1090 with any questions.

- Above-ground physical features, location of existing streets, railroads, tree groupings, and rock outcroppings, etc. on and adjacent to the subject property
- Ponds, water courses, wetlands, drainage areas and other significant water features
- Location and size of existing and proposed surface and subsurface drainage facilities
- Location of existing and future 100-year flood plain limits within the subject property
- Preliminary Drainage Analysis, including the calculation of drainage areas, time of concentration, storm water runoff rates for 100 year storm event, and detention calculations for pre- and post-improved conditions
- Topographic information in contours of 2-feet, together with any proposed grade elevations
- All points of vehicular and pedestrian ingress, egress and circulation within the property. Any special traffic regulations facilities, proposed or required, to assure safe access and circulation.

- Appropriate permits required by the Texas Department of Transportation for any proposed construction within State right-of-way or drive approaches
- Sidewalk layout and details, including ADA ramps
- Erosion Control Plan for the period of construction
- Storm Water Pollution Prevention Plan for the period of construction

E. Building Design Checklist

All buildings constructed in non-residential zoning districts must meet the minimum architectural design standards contained in Chapter 6 of the Land Development Code. The applicant is encouraged to meet with Community Development Department staff or obtain a copy of the Colleyville Building Design Booklet.

A. Facade Articulation Variables:

1. **L** = Length in feet of building perimeter visible from the street. _____ ft.
2. **F** = Length of longest horizontal straight section of the exterior facade visible from the street. _____ ft.
3. **A** = Articulation ratio = $L / F =$ _____ .
4. **Ka** = Articulation Score = $A \times 2 =$ (_____) .

B. Vertical Departure Variables:

1. **P** = Total surface area of a projection of all surfaces visible from the street and which are relative to the four vertical planes of an imaginary cube which would enclose the building _____ s.f.
2. **R** = Total surface area of a projection of all sloping or vertical departure surfaces of the building relative to the four vertical planes of an imaginary cube which would enclose the building _____ s.f.
3. **V** = Vertical departure ratio = $R / P =$ _____ .
4. **Kv** = Vertical Departure Score = $10 \times V =$ (_____) .

C. Shade Coverage Variables

1. **S** = Total covered but unenclosed structural exterior area attached to the building as measured in square feet on a horizontal plane. _____ s.f.
2. **G** = Total area of the interior ground floor of the building. _____ s.f.
3. **C** = Shade coverage ratio or $S / G =$ _____ .
4. **Kc** = Shade Coverage Score = $100 \times C =$ (_____) .

D. Horizontal and Diagonal Roof Planes Variables:

1. **Z** = Crenellation spacing factor = "F" as previously calculated in subsection A(2) above $\times 5\% =$ _____ .
2. **E** = Total visible horiz. & diag. eave planes, ridge planes and/or parapet top planes on the building = _____ .
3. **Q** = Total number of test cube vertical surface projections (1,2,3 or 4) visible from the street as identified in subsection B(2)(d) of Ordinance O-95-1013. (see design booklet). No. of test faces = _____ .
4. **H** = Horizontal / Diagonal Planes Ratio of $E/Q = E =$ _____ / $Q =$ _____ = _____ .
5. **Kh** = Horizontal / Diagonal Planes Score = **H** if total floor area is less than 50,000 s.f. For floor area greater than or equal to 50,000 s.f. **Kh** shall be not more than 10 points (_____) .

E. Fenestration Variables:

1. **W** = Total windows, doors, and other openings into the structure through which light may pass = _____ .
2. **Q** = As previously calculated in subsection D(3) above _____ .
3. **N** = Fenestration Ratio = $W / Q =$ _____ .
4. **Kn** = Fenestration Score = **N** if total floor area is less than 50,000 s.f. For floor area greater than or equal to 50,000 s.f., **Kn** shall be not more than 10 points (_____) .

F. Total Design Score:

$$Kt = (\quad) + (\quad) + (\quad) + (\quad) + (\quad) = \quad$$

$$Kt = Ka + Kv + Kc + Kh + Kn = \text{Total score}$$

G. Minimum Design Scores (Kt) by Zoning District:

Zone:	CN	CPO	CC1	CC2	CC3	ML
Score:	25	25	30	25	20	30