



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, August 23, 2021
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018
- 2b** Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019
- 2c** Presentation and discussion of a zoning change from R-20 Single Family Residential and RE Single Family "Estate" Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020
- 2d** Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021
- 2e** Presentation and discussion of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for phasing of the development, for Lots B1A & B2A, Reagan Estates West City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-022
- 2f** Presentation and discussion of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for a Hot Tub and Sauna Showroom as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 20, 2021 by 5:00 p.m.



Dakari Hill
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.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number**Agenda Date** 8/23/2021**Type** Presentation and Discussion**Department** Planning and Zoning Commission

Title

Presentation and discussion of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to amend the regulations for garage door building materials, for Lots 1-12, Block 1, The Villas at Windsor Steele, located at 5101-5145 Roberts Road, Case ZC21-018

Explanation

Ryan Panno and Brian Adams, the applicants, have submitted a request for a Zoning Change for Lots 1-12, Block 1, The Villas at Windsor Steele, approximately 2.61 acres, and zonec PUD-R Planned Unit Development-Residential. The request is to amend the PUD-R ordinance to allow for the inclusion of glass as an acceptable building material for garage doors in addition to the currently required use of wooden or faux-wood material.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Existing Ordinance O-15-1964 - Roberts Rd
7. Notification Map

Aerial Map



ZC21-018

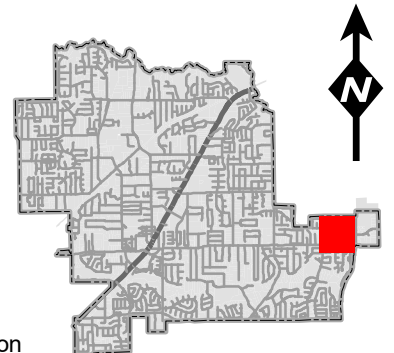
5101-5145 Roberts Road

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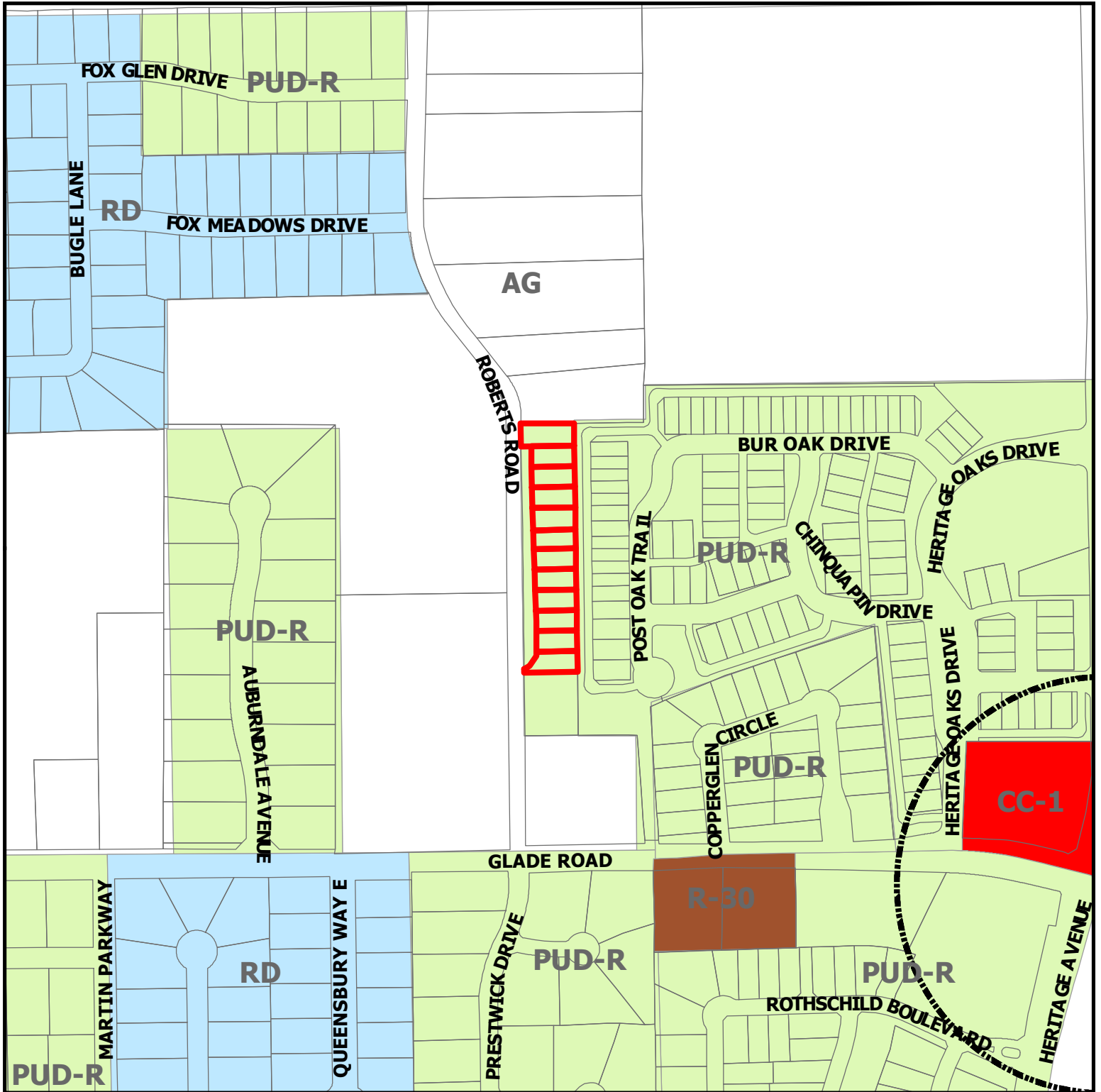


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-018

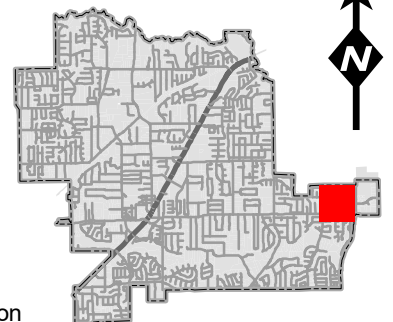
5101-5145 Roberts Road

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Subject Property

Sales Tax Preferred Intersection



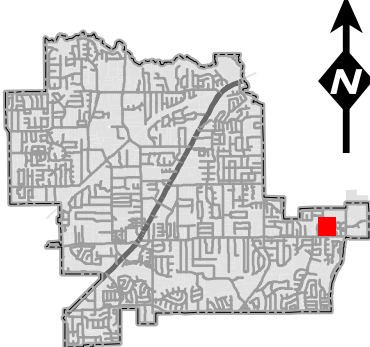
Future Land Use Map



ZC21-018

5101-5145 Roberts Road

- Subject Property
- Residential
- Institutional
- Open Space; Parks



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The Villas of Windsor Steele
Colleyville, Texas
PUD Single Family - 12 Lots
PUD Amendment – Ordinance O-15-1964

1. GENERAL

- a. The purpose of this PUDR Amendment is to revise Item e. in Section 4.2 of City of Colleyville Ordinance O-15-1964
 - i. Item e. currently states: “Homes shall feature wooden or faux-wood garage doors.”
 - ii. Revised Item e. to state: “Homes shall feature wooden, faux-wood, or all glass garage doors.”





ORDINANCE O-15-1964

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.60 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034, LOCATED AT 5017, 5113, AND 5201 ROBERTS ROAD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL ZONING DISTRICT; 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 under Case No. ZC15-011; 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 City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein, and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and state law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings

and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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 2.60 acres in the G.W. Minter Survey, Abstract 1034, located at 5017, 5113, and 5201 Roberts Road from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as legally described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:
1. General
 - a. The purpose of this PUD-R is for a single family residential development of 12 detached dwelling units, constructed at a maximum net density of 6.3 dwelling units per acre (12 divided by 1.92 acres).
 - b. The subject property is subject to all the regulations contained in the Land Development Code, except as noted herein.
 2. Development Plan
 - a. The development shall be generally consistent with Exhibits "C" and "D" relating to the layout and common open space, which shall not be considered the associated plat. The actual

street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, or other conditions. All final details are subject to the other provisions of this ordinance and all other City codes and regulations.

- b. The development shall provide a slip road, similar to the one in attached Exhibit "E." The photos represent the character and look the slip street shall have.
- c. Homes constructed shall generally comply with the building materials, architectural style, and scale of the architecture as shown in the renderings contained in Exhibit "F."
- d. Homes constructed shall utilize 100 percent masonry materials on all facades, excluding windows, doors and trim.
- e. Homes shall feature wooden or faux-wood garage doors.
- f. A six-foot masonry wall shall be provided along the northern and southern property lines, extending from the eastern property line and existing masonry wall of Heritage Oaks to the front building line of proposed Lots 1 and 12.

3. Permitted Uses

- a. Single Family Detached Dwellings
- b. Common Open Space Areas

4. Residential Lot Requirements and Setbacks

Residential lot requirements and setbacks shall comply with the following provisions:

- a. Minimum Lot Size: 4,882 square feet
- b. Minimum Lot Depth: 97 feet
- c. Minimum Lot Width: 50 feet
- d. Front Building Line: 10 feet

- e. Side Building Line: 5 feet
- f. Rear Building Line: 10 feet
- g. Maximum Lot Coverage: 66 percent
- h. Maximum Building Height: 30 feet

5. Open Space and Landscaping

- a. This development shall provide a minimum of 17.3 percent common open space, as shown on Exhibits "C" and "D" which shall be for the aesthetic, leisure, and recreational enjoyment of the development's residents. The open space shall comply with the provisions contained in the Land Development Code except as noted herein. All open space areas shall be landscaped and maintained by the Homeowner's Association (HOA).
- b. A minimum of eight, three-inch caliper trees shall be planted on proposed Lot 13 by the developer, prior to the final acceptance of the subdivision.
- c. A minimum of one, three-inch caliper tree shall be planted in each residential lot front yard.
- d. The two existing trees as noted on Exhibit "D" shall be preserved. Should the two trees be removed, the caliper inches shall be replaced with trees meeting the standards of the Land Development Code at the rate of three times the removed tree's caliper inches.
- e. The median between Roberts Road and the slip road shall contain one tree for every 30 linear feet, to be provided by the developer prior to final acceptance of the subdivision.

Sec. 5. 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. 6. 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. 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 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. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

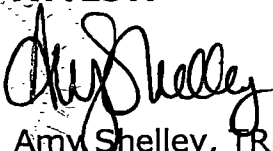
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2015.

The second reading and public hearing being conducted on the 15th day of September 2015.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of September 2015.

ATTEST:


Amy Shelley, TRMC
City Secretary

CITY OF COLLEYVILLE


David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in black ink, appearing to read "Ben L. Stool".

Matthew C. G. Boyle
City Attorney

Ben L. Stool
Ass't City Attorney
Boyle & Lowry, LLP

Exhibit A -Location and Zoning Map

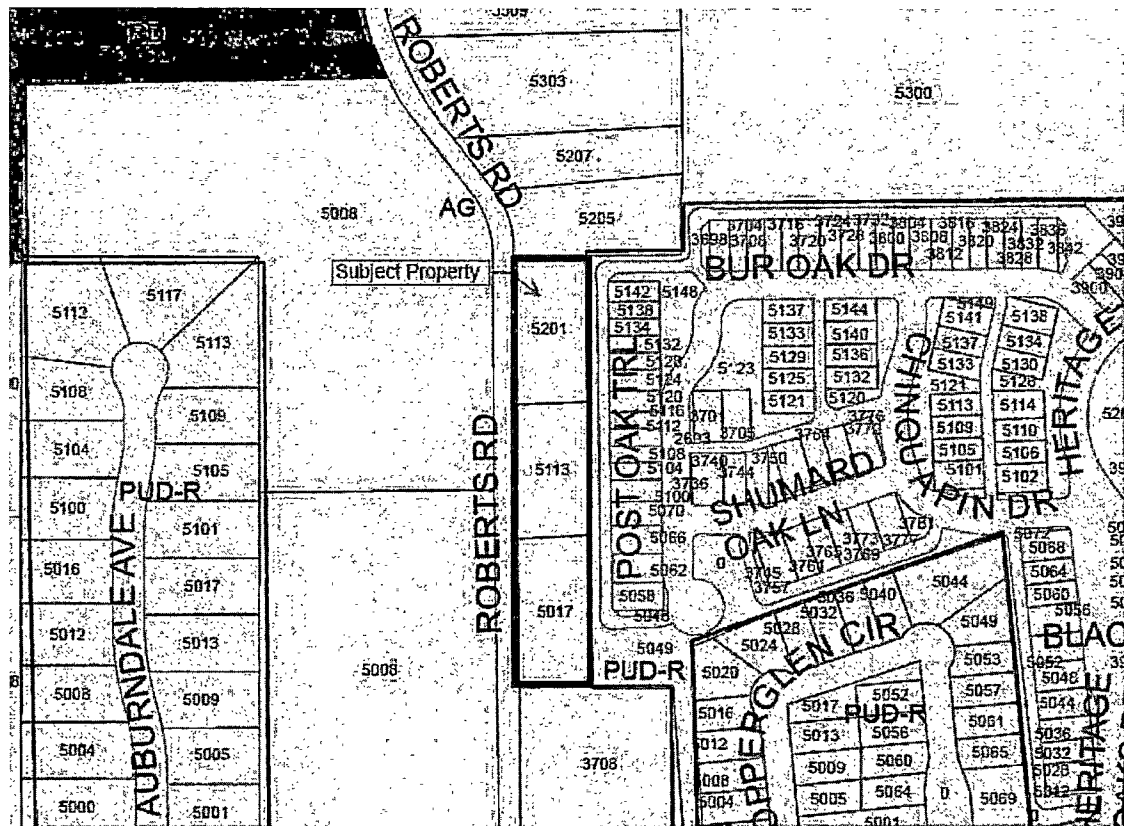
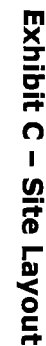


Exhibit B – Legal Description

Being a tract in the G.W. Minter Survey, Abstract 1034, City of Colleyville, Tarrant County, Texas conveyed to Kenneth W Sauer, etux, recorded in Document No. 211194191, James Lecocq recorded in Document No. 203104559, and Ted Scribner, etux recorded in Vol. 5564 Page 899 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows with bearings related to the west line of Heritage Oaks recorded in Cabinet "A" Slide 11704 of the plat records of Tarrant County; Beginning at the northwest corner of said Heritage Oaks; THENCE S00/48'20"E, a distance of 304.48 feet along said west line to a point for a corner; THENCE S00/33'05"E, a distance of 456.18 feet continuing along said west line to a point for a corner in the north line of Lot 1 Block 1 Pleasant Glade Baptist Church Addition recorded in Cabinet "A" Slide 7691 of said Plat Records; THENCE S88/30'45"W, a distance of 144.98 feet to a point for a corner in Roberts Road; THENCE N01/52'36"W, a distance of 289.95 feet to a point for a corner; THENCE N00/39'22"W, a distance of 286.54 feet to a point for a corner; THENCE N88/51'25"E, a distance of 6.77 feet to a point for a corner; THENCE N00/48'20"W, a distance of 185.47 feet to a point for a corner in the south line of a tract conveyed to Thomas Arnold recorded in Document 203464501 of said deed records; THENCE N89/01'26"E, a distance of 144.90 feet along said Arnold south line to the POINT OF BEGINNING and containing 2.60 acres, more or less.



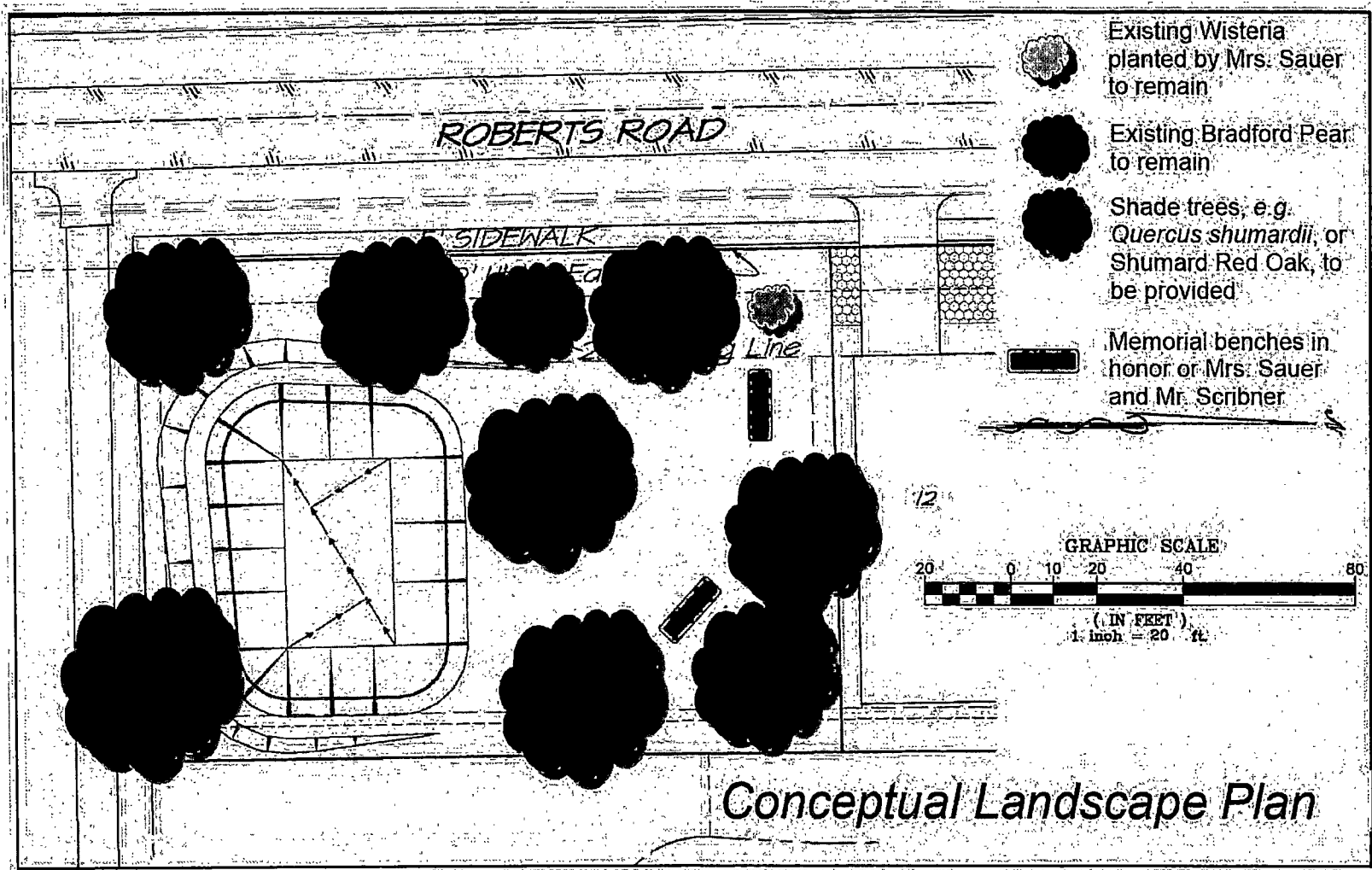


Exhibit D – Conceptual Landscape

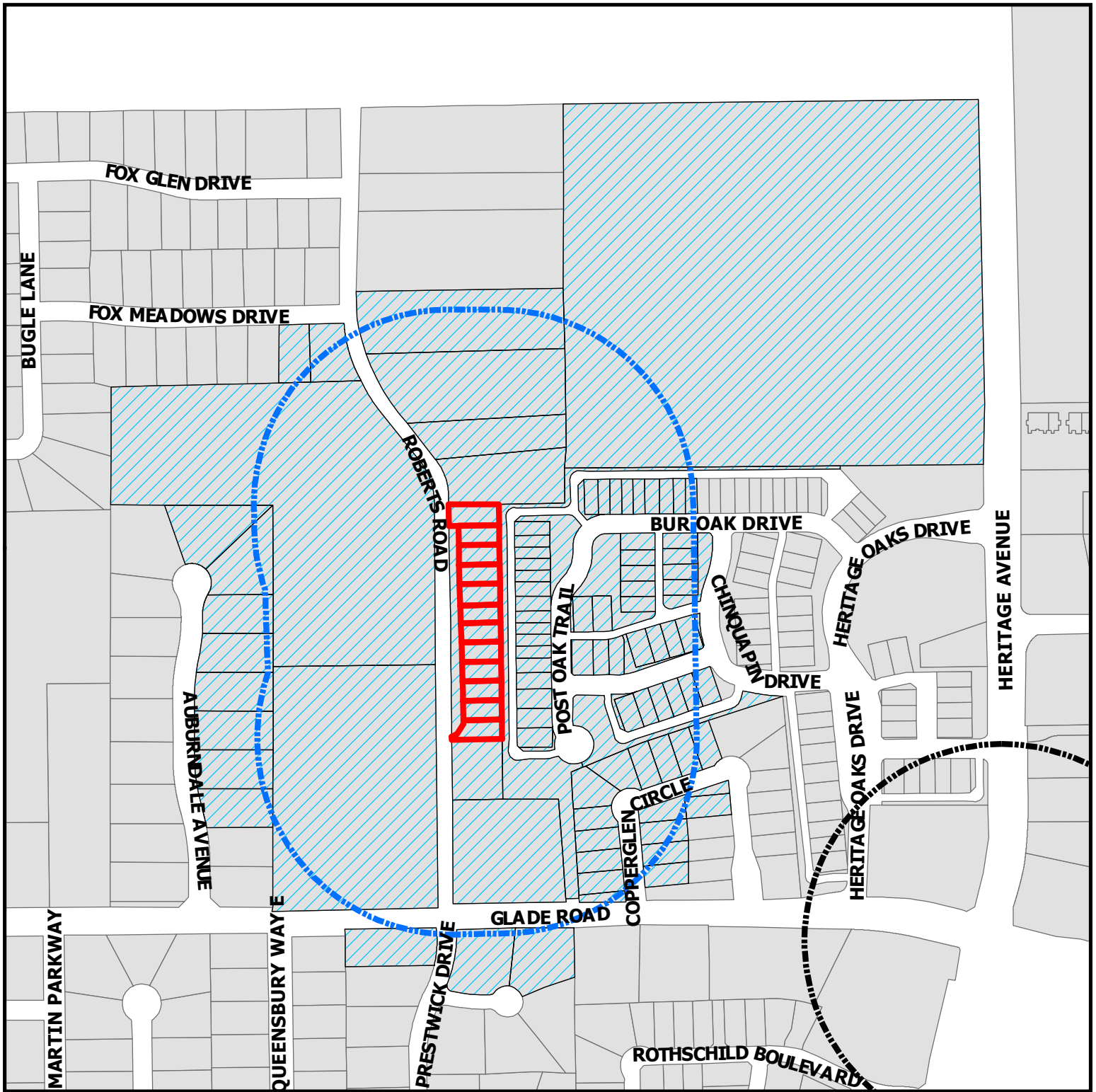
Exhibit E – Slip Road



Representative Architecture



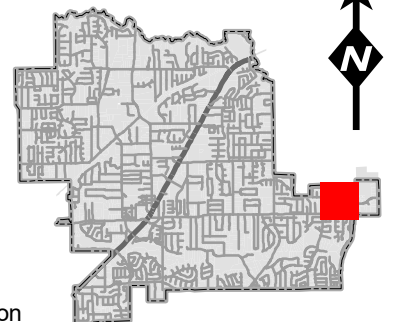
Notification Map



ZC21-018

5101-5145 Roberts Road

-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection



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Agenda Number**Agenda Date** 8/23/2021**Type** Presentation and Discussion**Department** Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

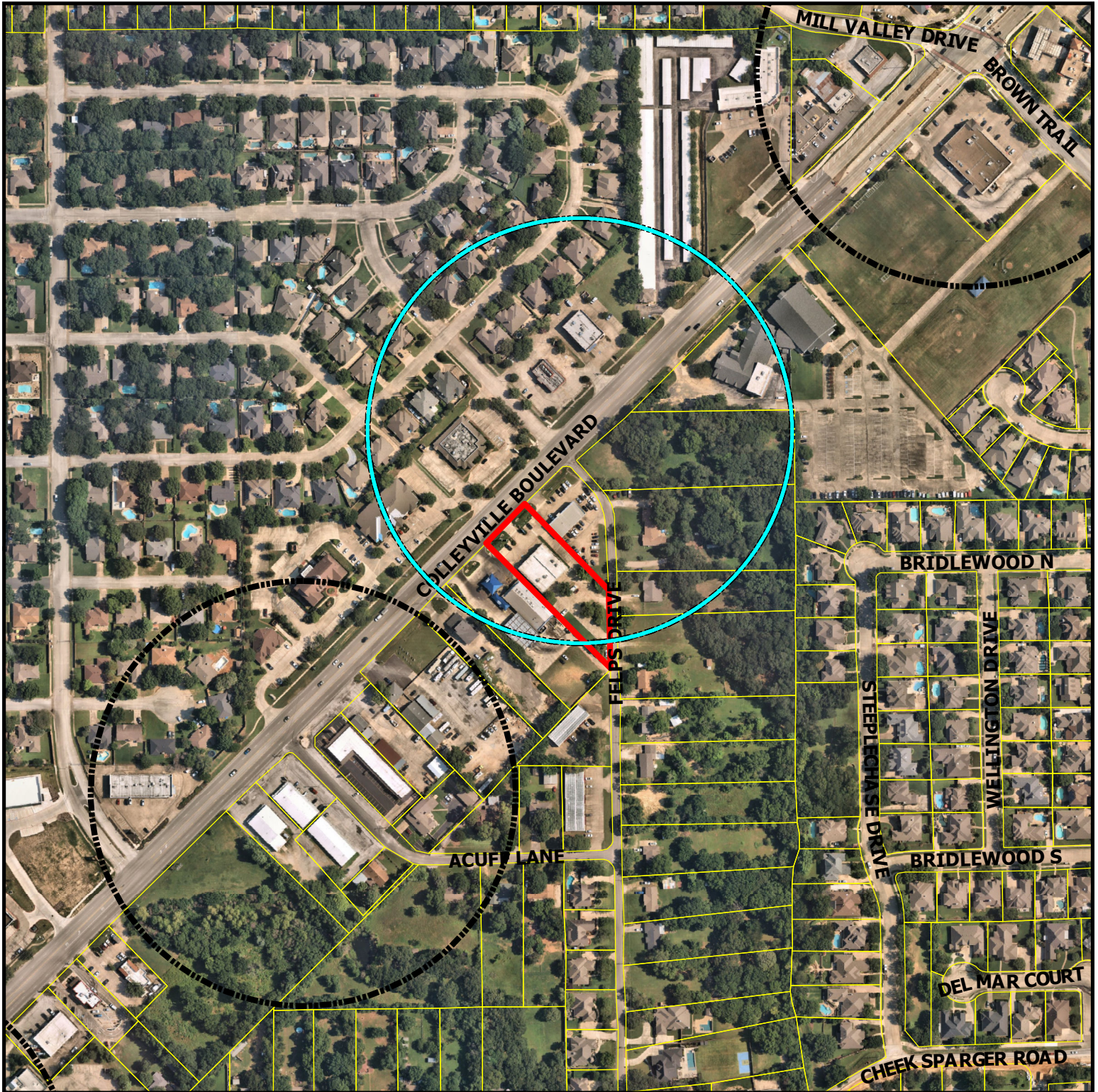
Explanation

Junmei Guan, the applicant, has submitted a request for a Special Use Permit (SUP) for a Massage Therapy use on Lot 7R1A, Block 2, Andy Felps Addition, being approximately 0.841 acres, and zoned CC-3 Highway Commercial District. The purpose of the request is to allow for reflexology and massage therapy services at the business known as Foot Heaven. The applicant has submitted the appropriate application and supporting documents for a Certificate of Occupancy. The appropriate staff departments are reviewing the application concurrently with the SUP process.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Streetview
6. Notification Map

Aerial Map



ZC21-019

4209 Colleyville Boulevard, Suite C

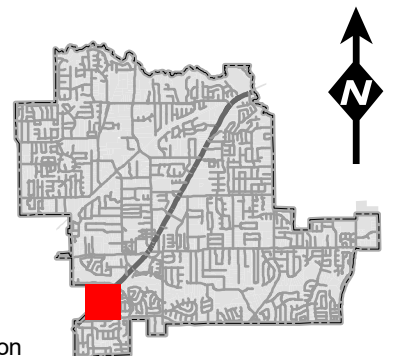
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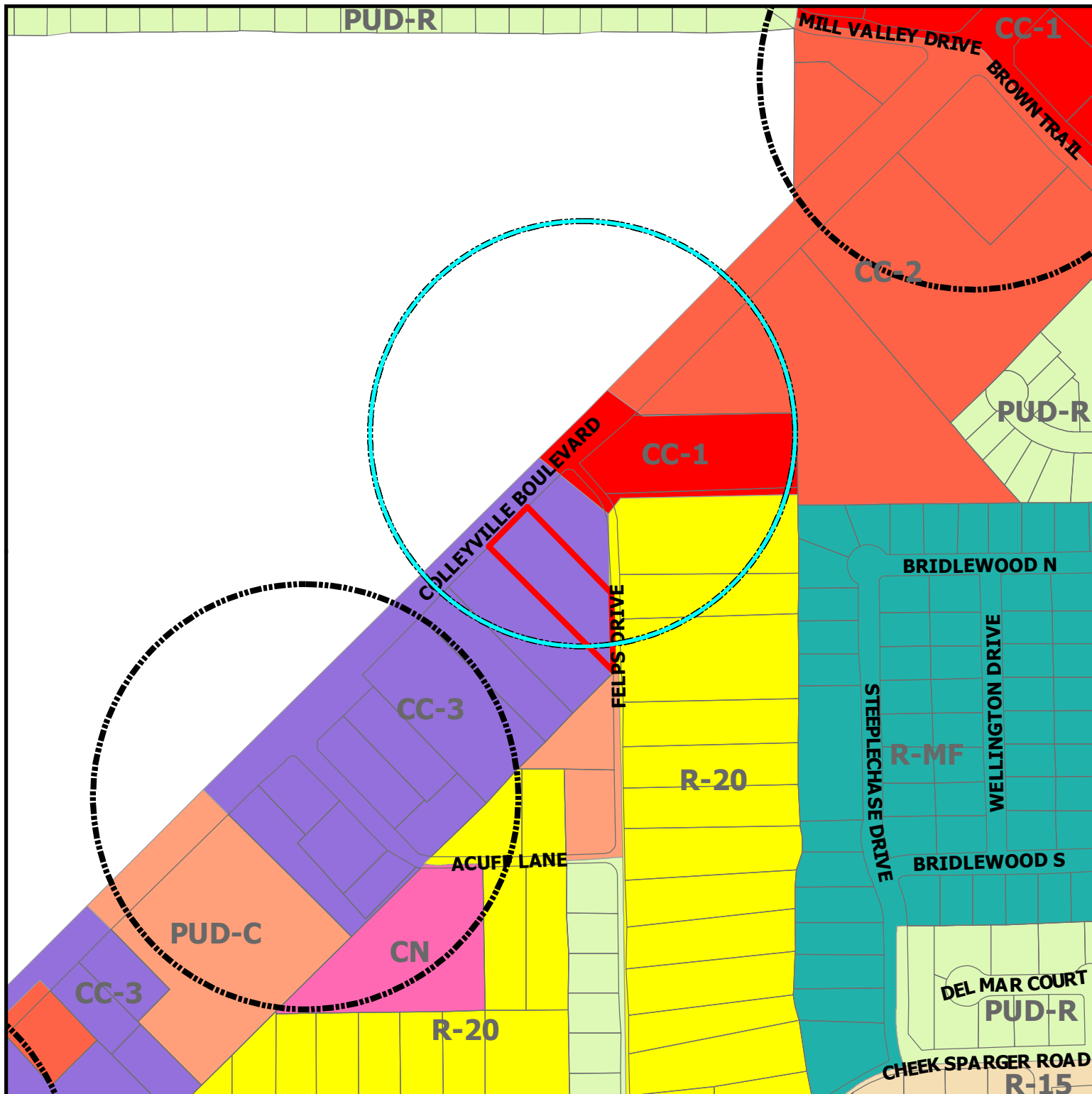


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-019

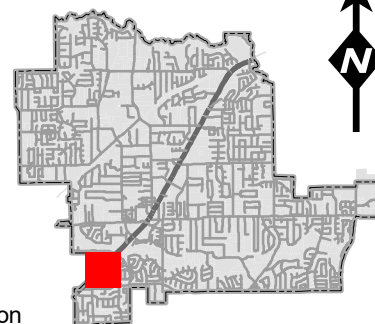
4209 Colleyville Boulevard, Suite C

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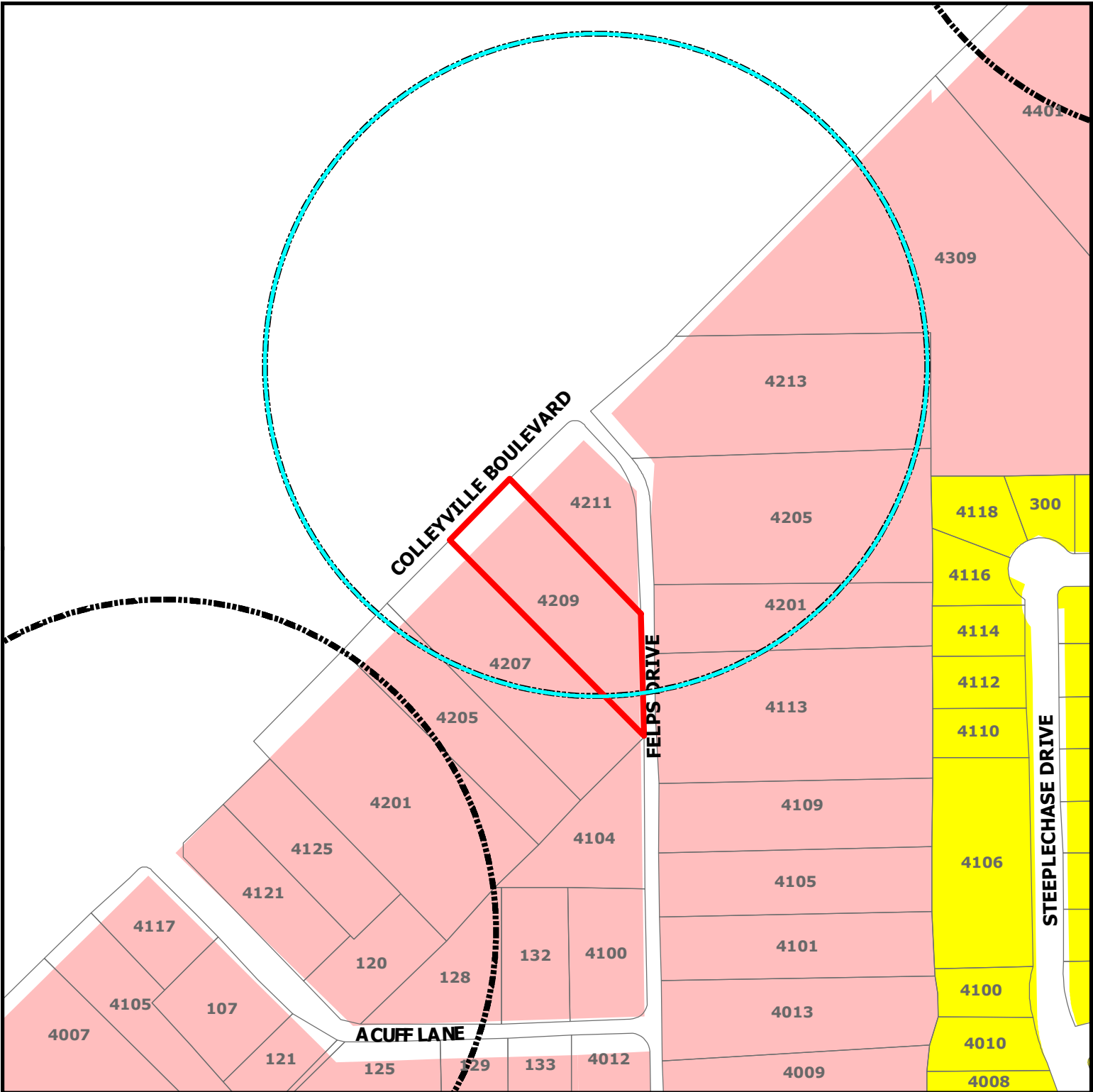


Subject Property

Sales Tax Preferred Intersection



Future Land Use Map



ZC21-019

4209 Colleyville Boulevard, Suite C



Subject Property

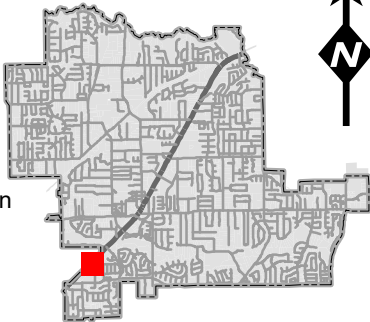
Sales Tax Preferred Intersection



Residential



Colleyville Blvd Corridor



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From our new management of this business, Foot Heaven; we would like to improve our service from the previous management in the past 10 years. For the next three to five years, we want to build reliable relationships with our employees and create a healthy/positive environment for everyone to be able to feel happiness and belonging in their jobs. For our customers, we would like to show our profession towards every client and do everything we could to satisfy our customers. Based on our acknowledgement of the background information of Foot Heaven, we want to increase our advertising efficiency on social media and google. We encourage our customers to understand the benefits from reflexology and more, and care for their body muscles or relaxation of mind. We wish our small business can bring the surrounding neighborhoods good body health and find peaceful/tranquility experiences in our service. We appreciate your support!

Junmei Guan & Foot Heaven
8/12/21



Sleep City
FOOT HEAVEN
Chinese Herbal Foot Spa
Reflexology & Acupuncture Massage
SALE 70% OFF

Sleep City

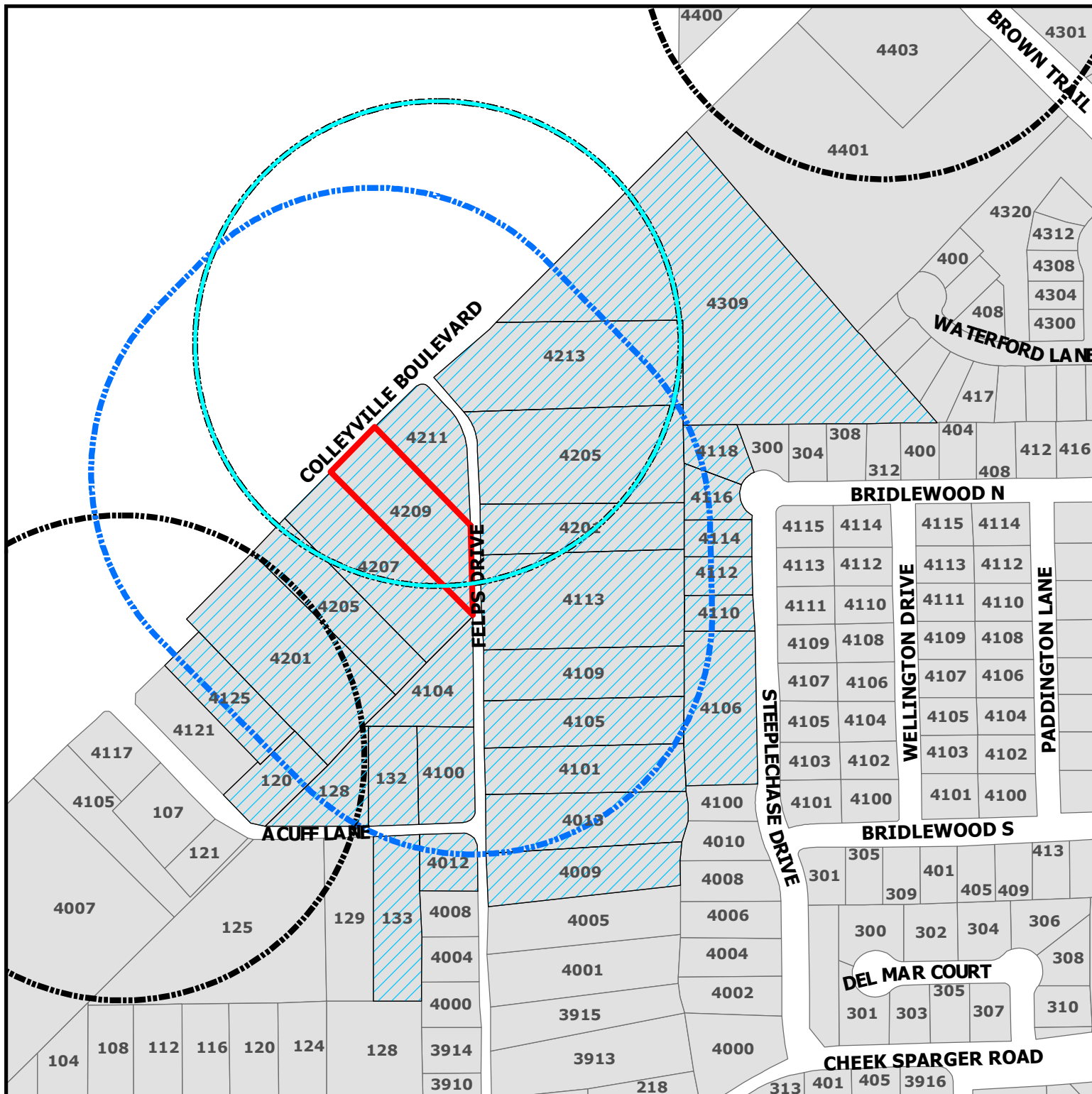
AVAILABLE
VISION 817-803-3287

FOOT HEAVEN

VISION
Roger Smeltzer, CCIM
817-803-3287
FOR LEASE
VISIONCOMMERCIAL.COM

2021

Notification Map



ZC21-019

4209 Colleyville Boulevard, Suite C

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Subject Property



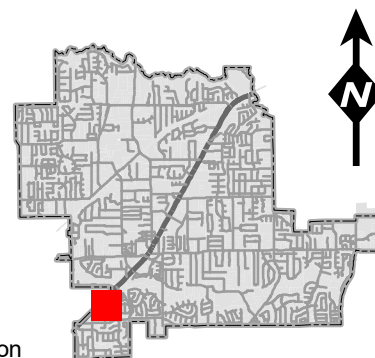
500ft Buffer



Properties within 500ft



Sales Tax Preferred Intersection





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Presentation and discussion of a zoning change from R-20 Single Family Residential and RE Single Family "Estate" Residential zoning districts to R-40 Single Family Residential zoning district for Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-020

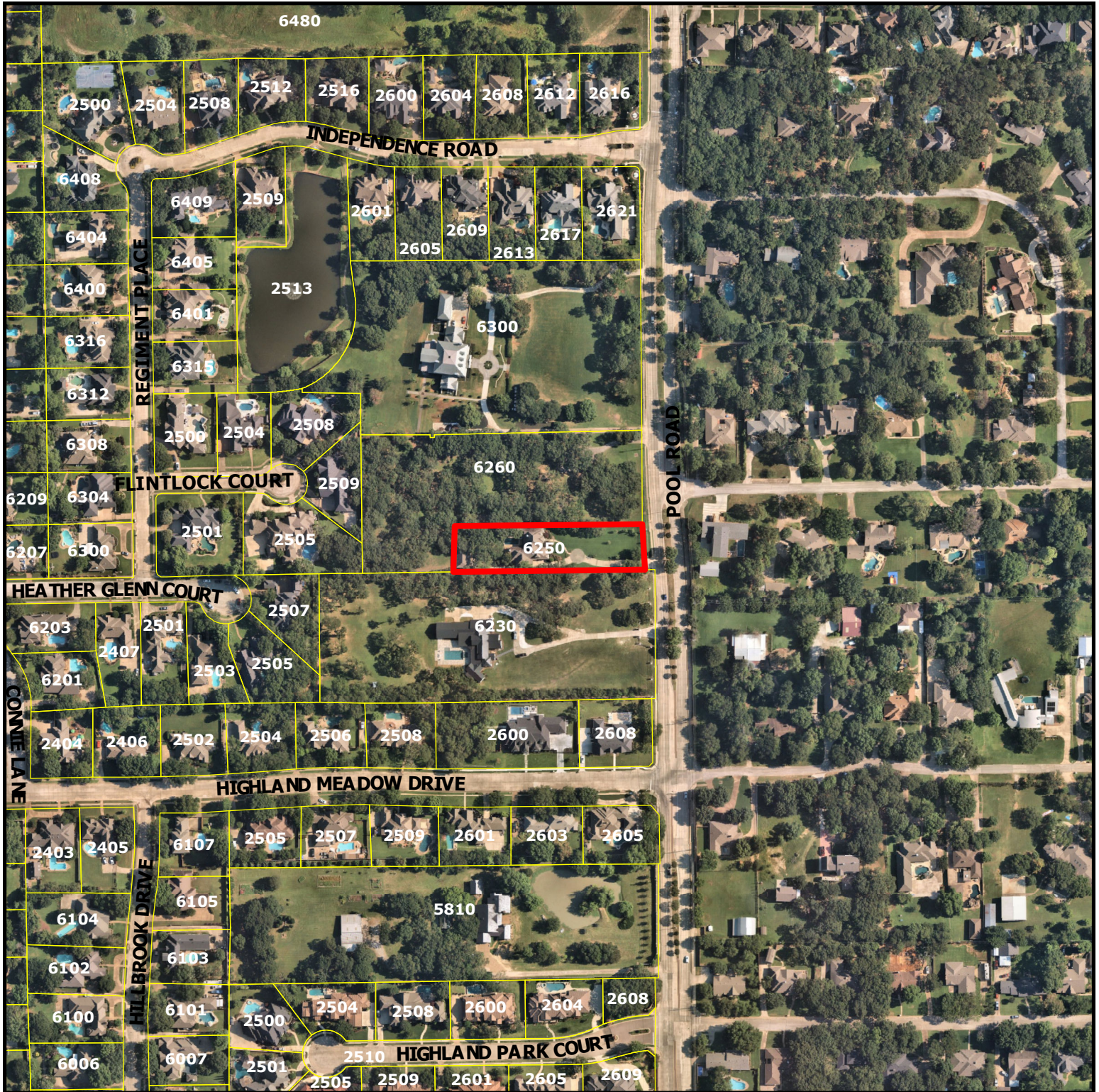
Explanation

Lance and Anh Bishop, the applicants, have submitted a request for a zoning change for Lot 2R, Block 1, Mockingbird Hill Addition, being approximately 1.39 acres, and zoned R-20 Single Family Residential and RE Single Family "Estate" Residential districts. The request is to rezone the property to the R-40 Single Family Residential district.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives - 6250 Pool Rd.
5. Plot & Site Plan - 6250 Pool Rd.
6. Notification Map

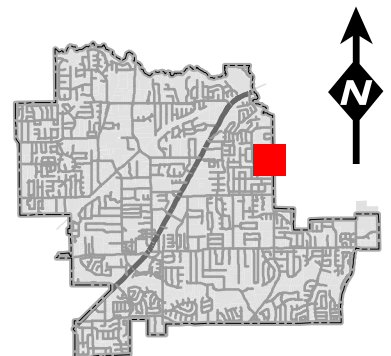
Aerial Map



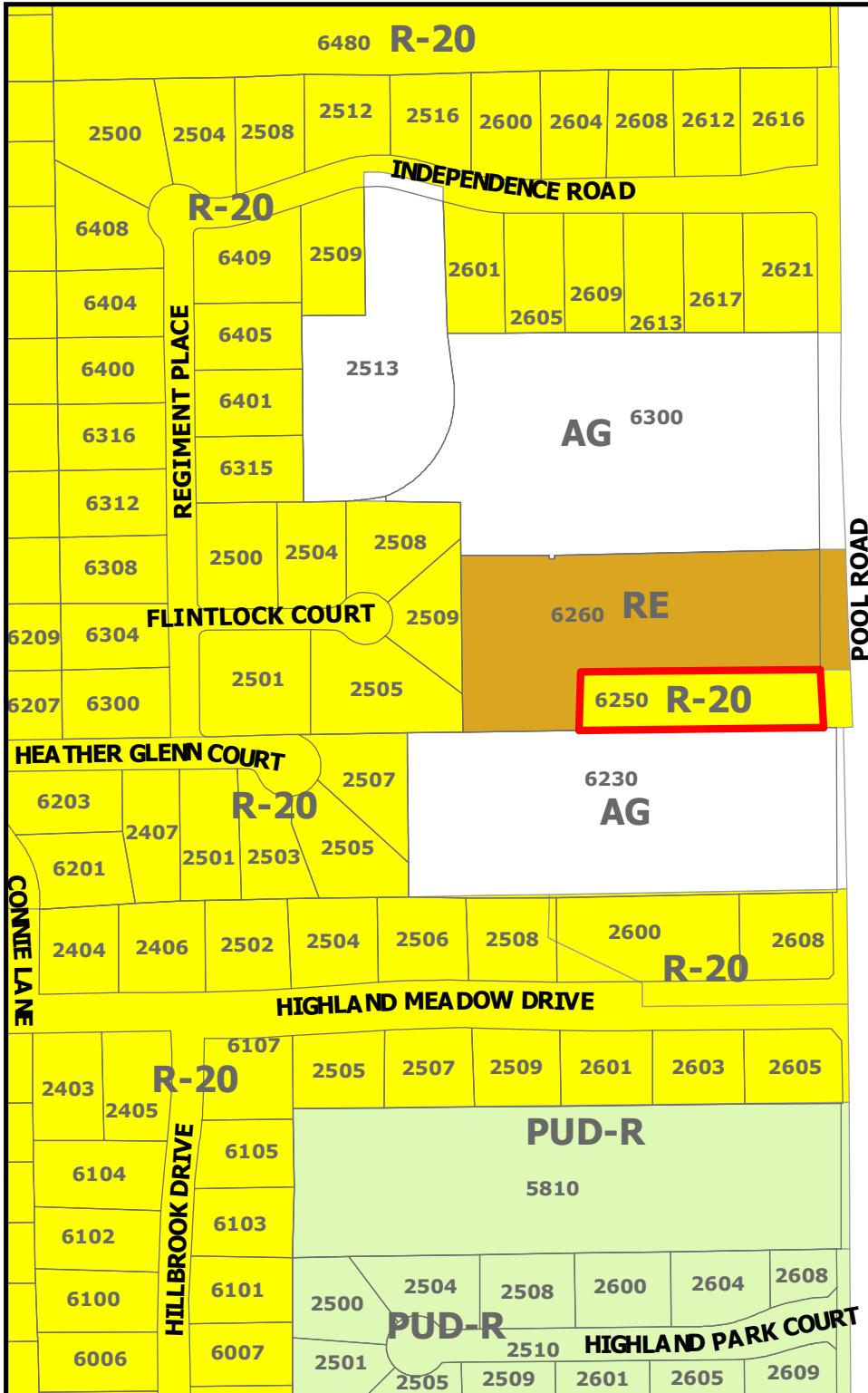
ZC21-020
6250 Pool Road

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 Subject Property



Zoning Map

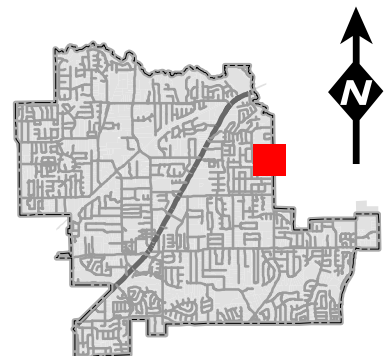


ZC21-020
6250 Pool Road

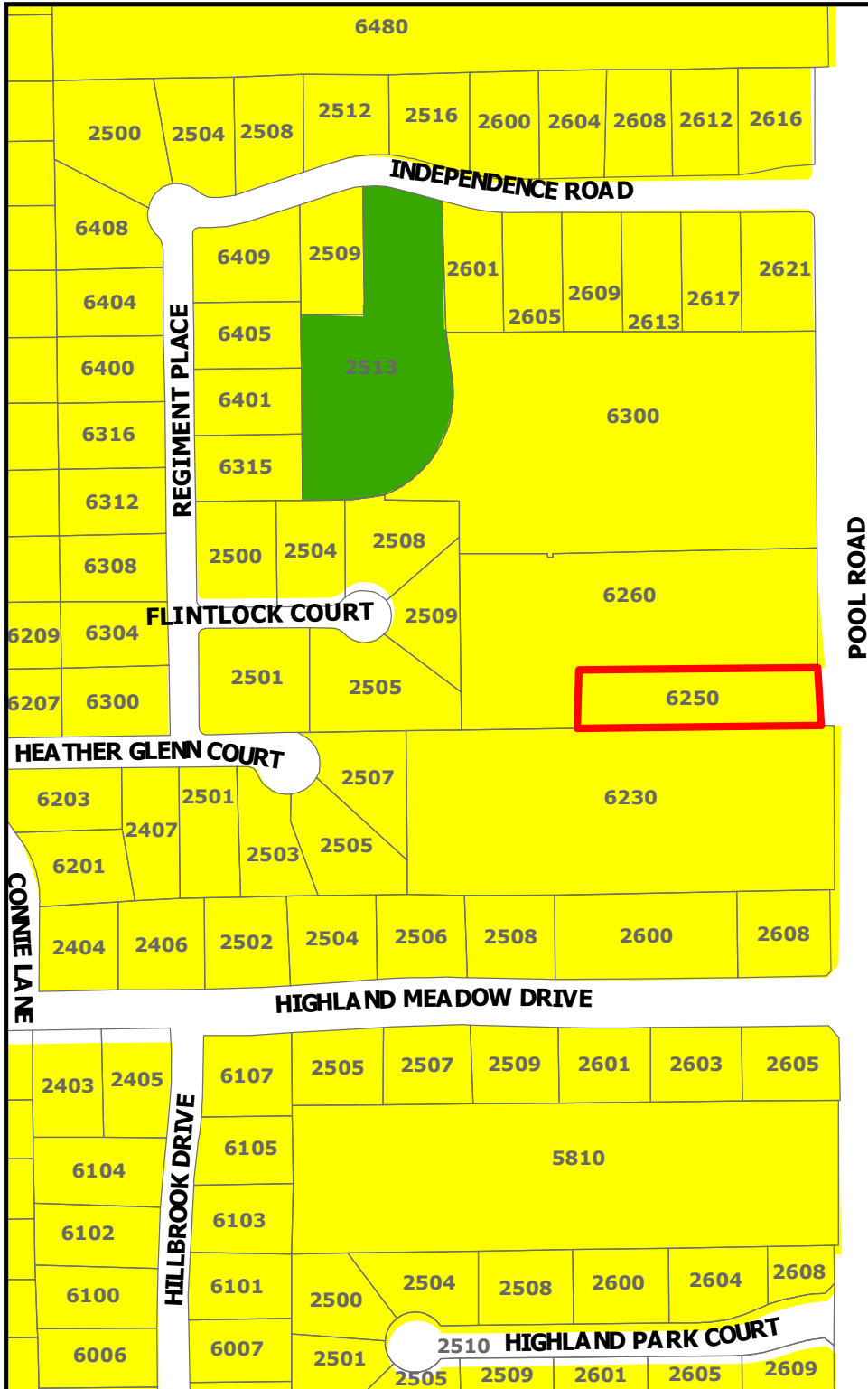
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Subject Property



Future Land Use Map



ZC21-020

6250 Pool Road

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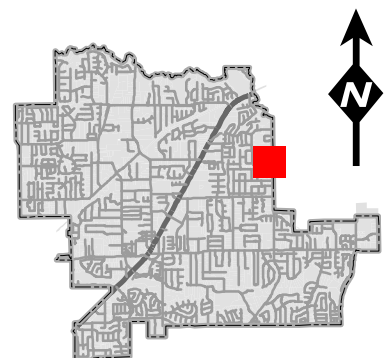


Subject Property

Residential



Open Space; Parks

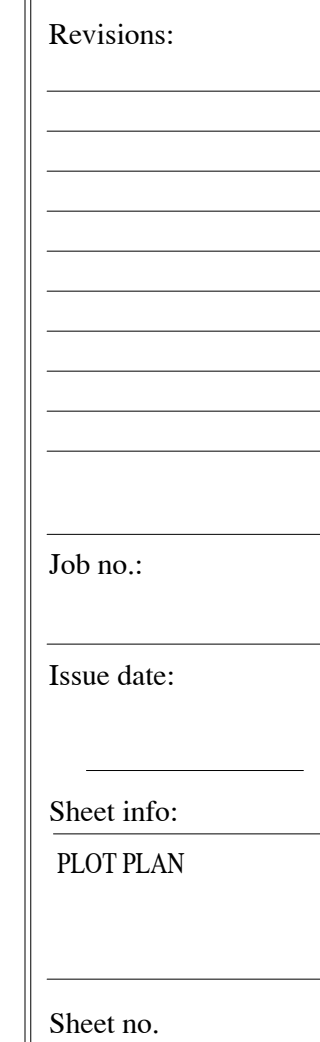


Statement of Planning Objectives

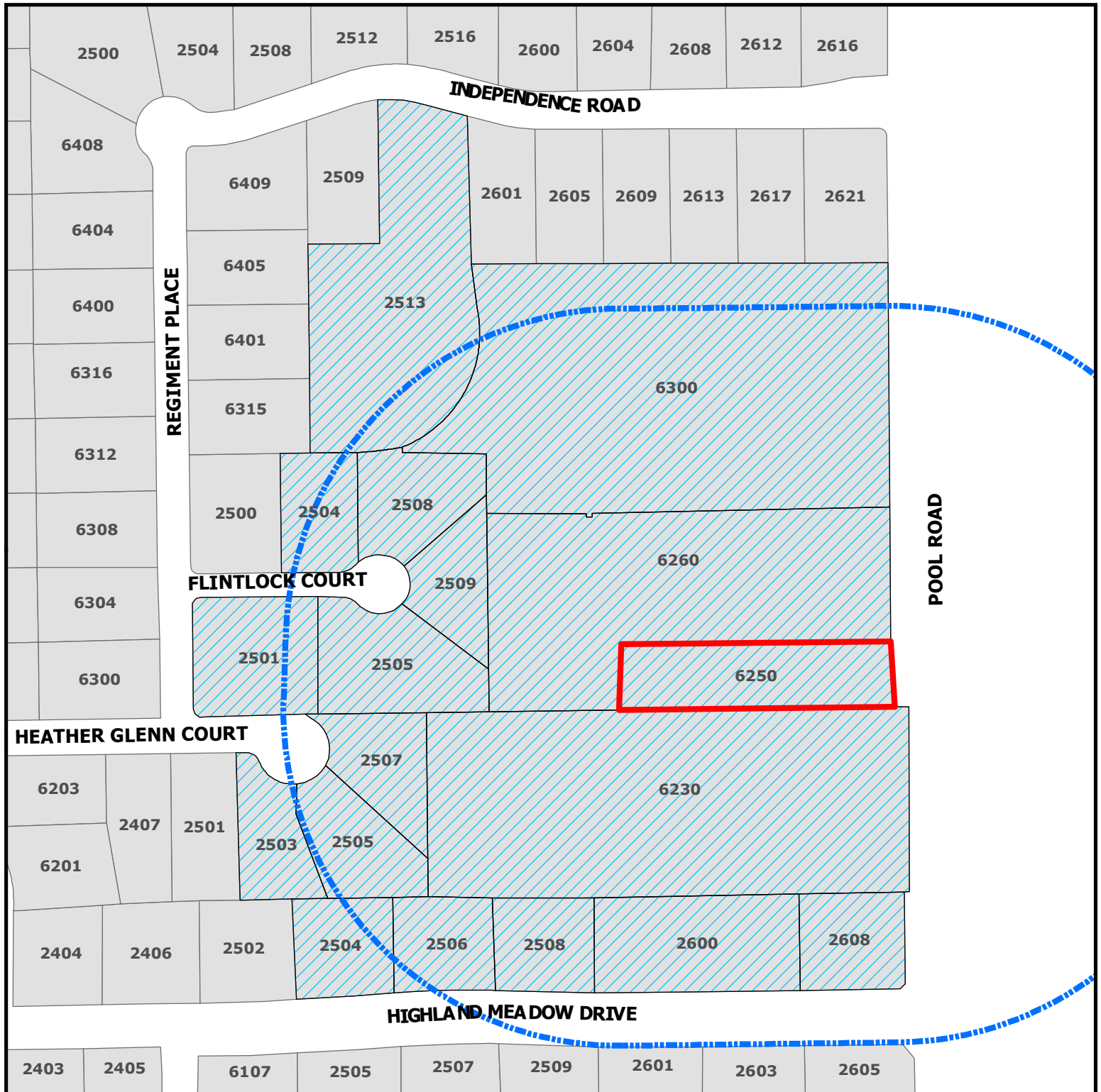
We recently acquired .46 acres behind our home to ensure that no other single-family residence would be constructed behind our property. However, we would like to expand the existing three car garage to add a small pool house so that my elderly mother will have the ability to live within walking distance of us should she lose some of her independence. Therefore, we are in the process of re-platting and re-zoning both lots to allow for this possible addition. This change would be in keeping with the original lot design with a single driveway and mailbox and not alter the property's appearance from Pool Rd.



CNK ARCHITECTS, INC.



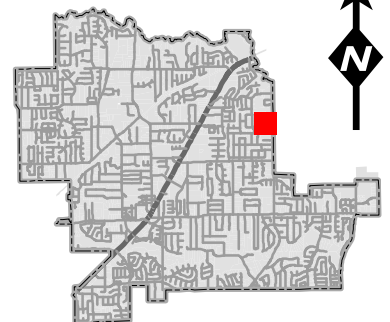
Notification Map



ZC21-020
6250 Pool Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft





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Colleyville, Texas 76034
www.colleyville.com

Agenda Number**Agenda Date** 8/23/2021**Type** Presentation and Discussion**Department** Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, located at 6250 Pool Road, Case ZC21-021

Explanation

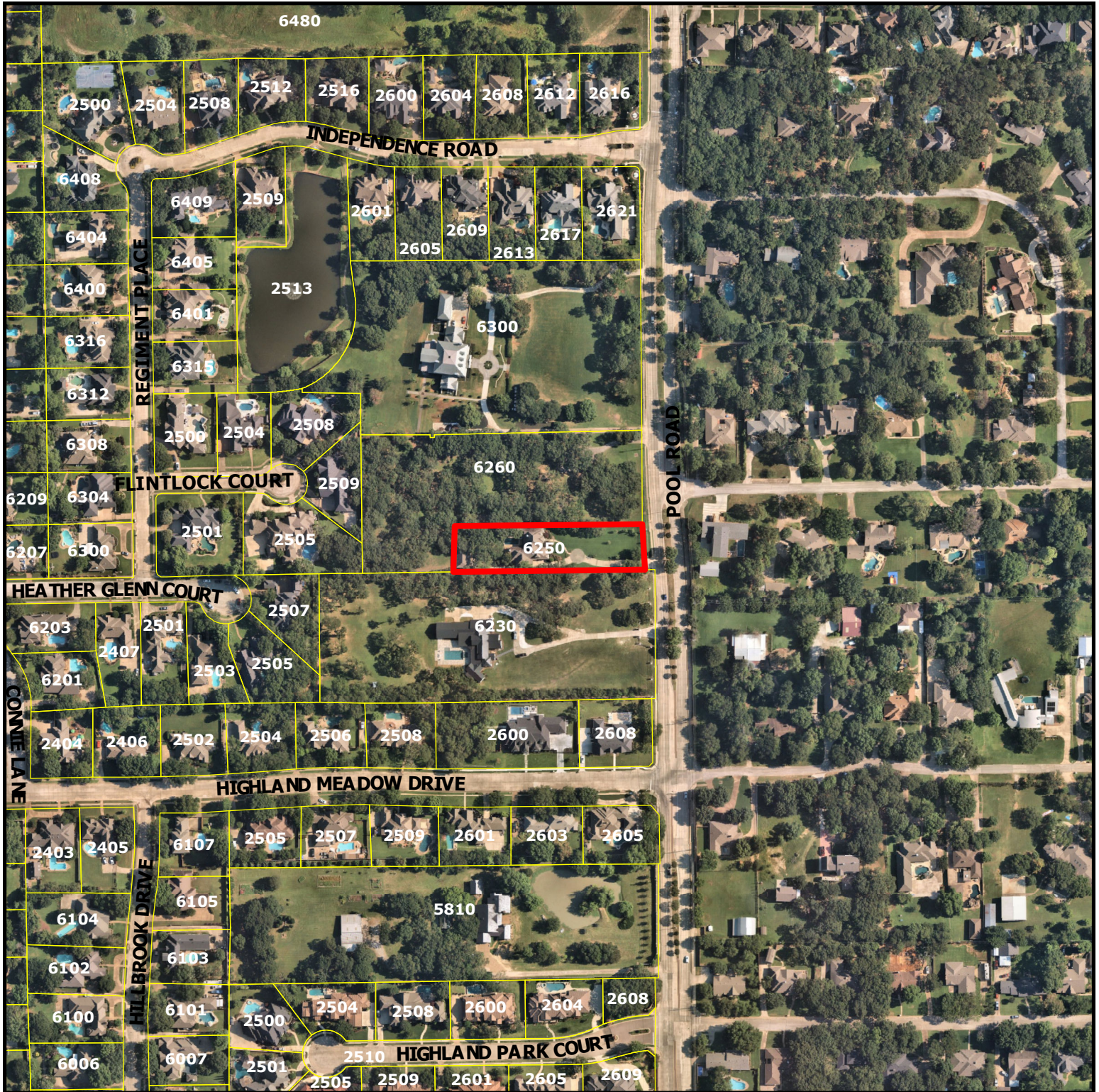
Lance and Anh Bishop, the applicants, have submitted a request for a Special Use Permit (SUP) for an Accessory Dwelling on Lot 2R, Block 1, Mockingbird Hill Addition, being approximately 1.39 acres, and zoned R-20 Single Family Residential and RE Single Family "Estate" Residential. The request is for a Special Use Permit to allow for the addition of a pool house to an existing three car garage.

The pool house will be used as a dwelling thus requiring approval of a change of zoning (running concurrently) and an SUP. The proposed dwelling complies with the standards found in the Land Development Code.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives - 6250 Pool Rd.
5. Plot & Site Plan - 6250 Pool Rd.
6. Drawings - 6250 Pool Rd.
7. Notification Map

Aerial Map

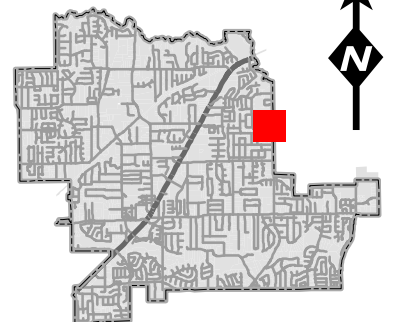


ZC21-020
6250 Pool Road

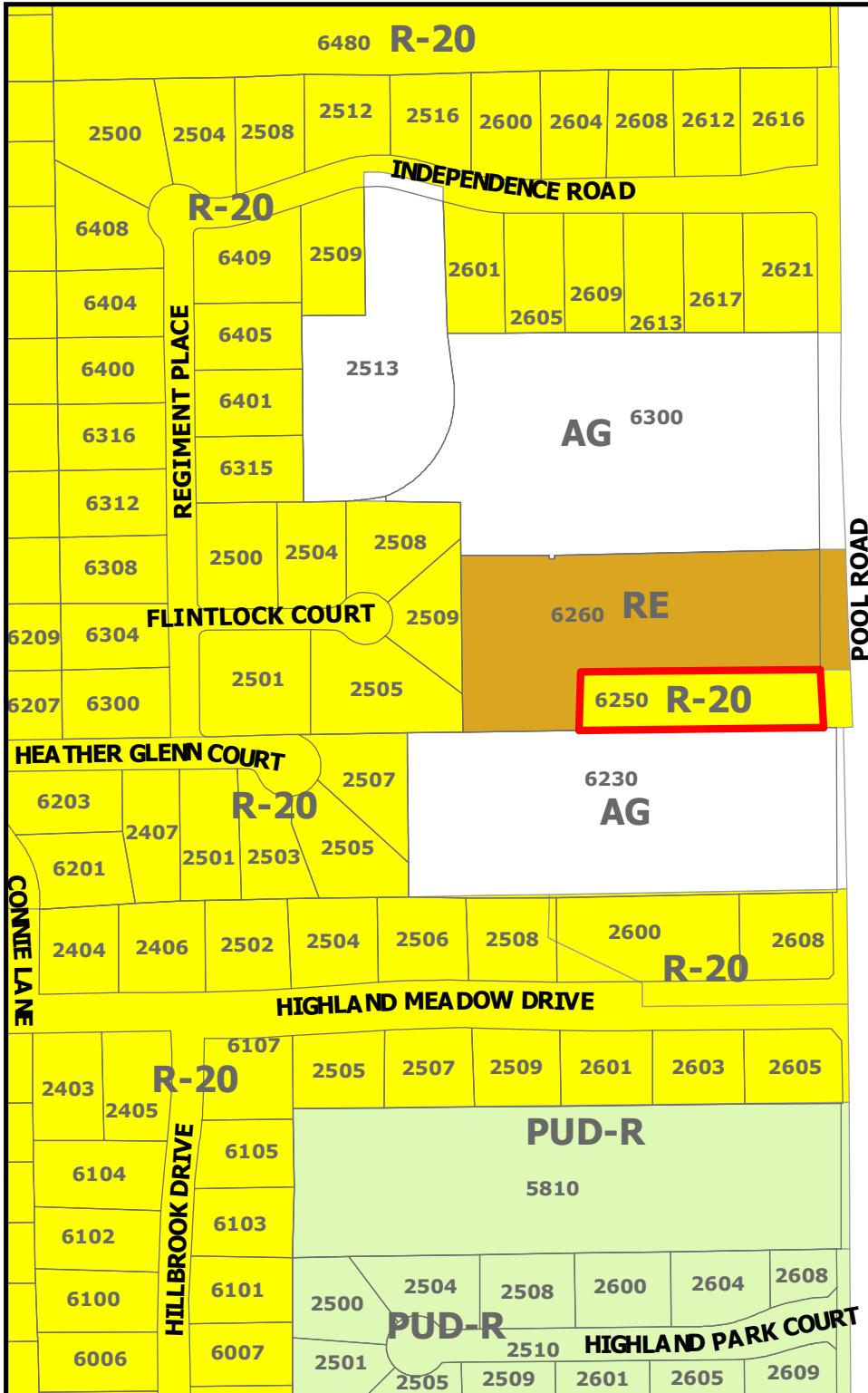
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Subject Property



Zoning Map

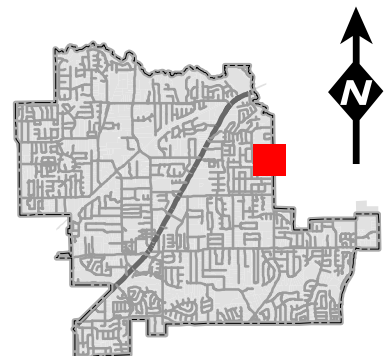


ZC21-020
6250 Pool Road

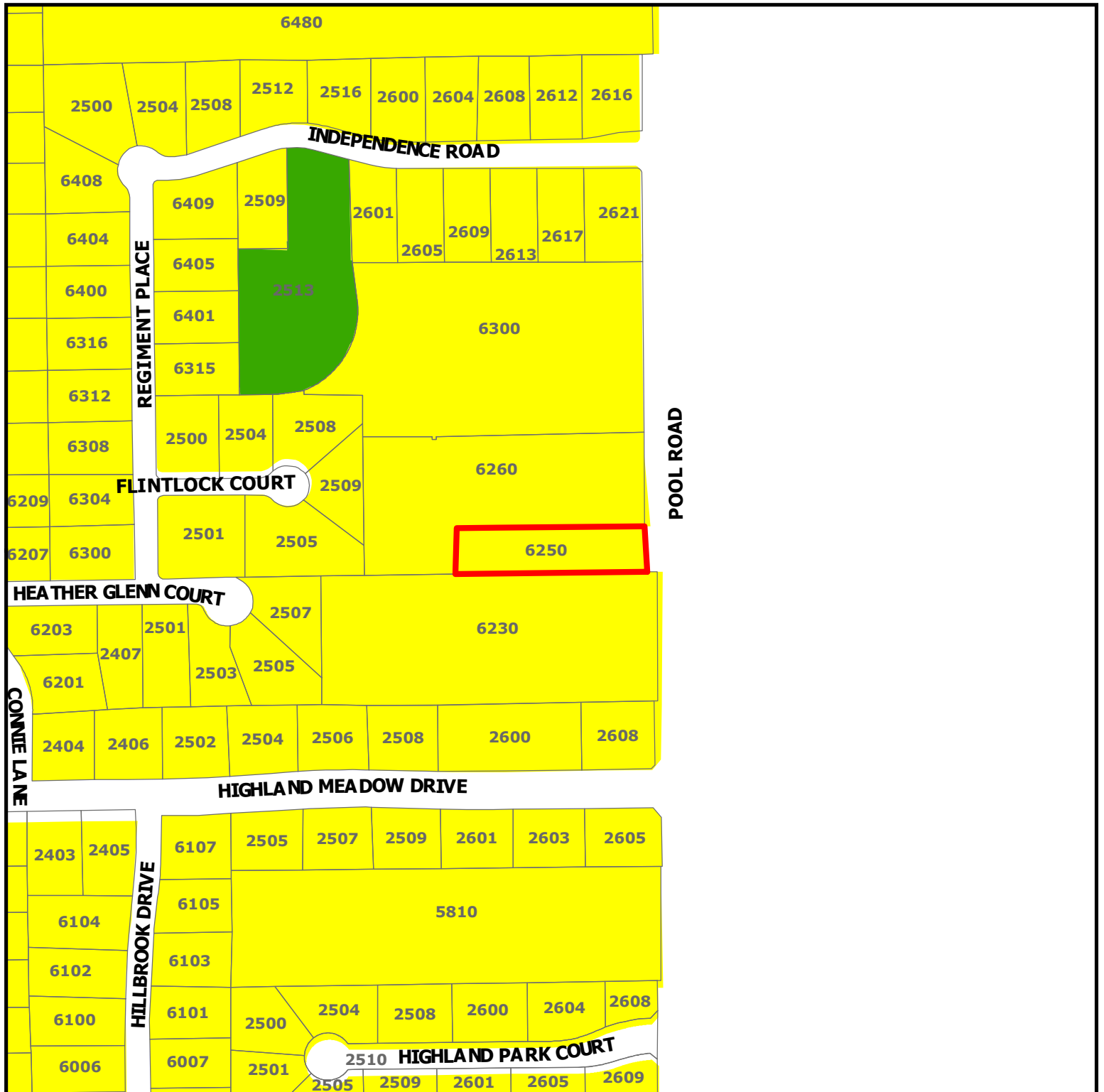
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Subject Property



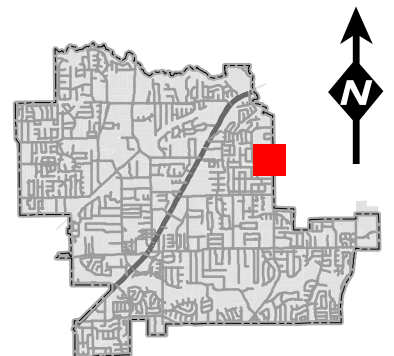
Future Land Use Map



ZC21-020
6250 Pool Road

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- Subject Property
- Residential
- Open Space; Parks

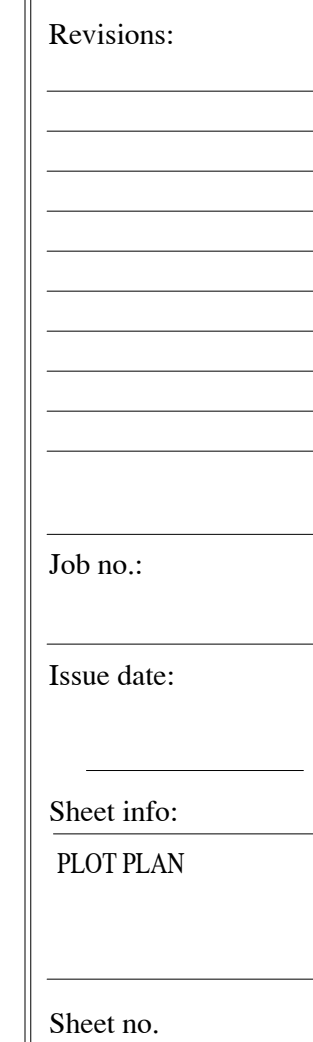


Statement of Planning Objectives

We recently acquired .46 acres behind our home to ensure that no other single-family residence would be constructed behind our property. However, we would like to expand the existing three car garage to add a small pool house so that my elderly mother will have the ability to live within walking distance of us should she lose some of her independence. Therefore, we are in the process of re-platting and re-zoning both lots to allow for this possible addition. This change would be in keeping with the original lot design with a single driveway and mailbox and not alter the property's appearance from Pool Rd.



CNK ARCHITECTS, INC.





3301 W. AIRPORT FREEWAY, SUITE 220
BEDFORD, TX 76021
PHONE: 817-684-0088
FAX: 817-684-0013

cNk ARCHITECTS, INC.

POOL HOUSE ADDITION

6250 POOL ROAD
COLLEYVILLE, TX 76034

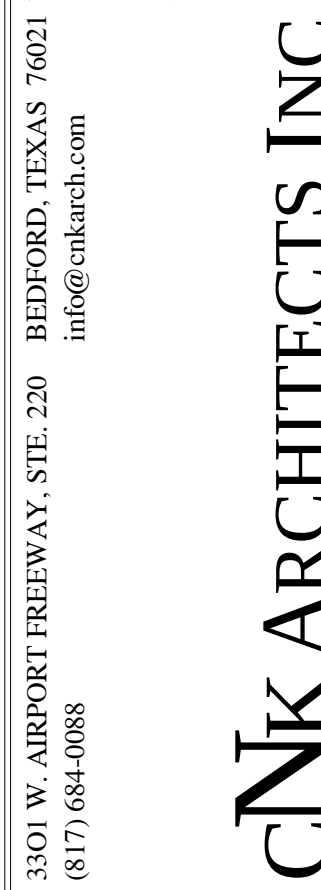
ARCHITECTURE DRAWING INDEX

	COVER SHEET
A-1	FLOOR PLAN
A-2	INTERIOR ELEVATIONS, DOOR & WINDOW SCHEDULES
A-3	ELECTRICAL PLAN
A-4	EXTERIOR ELEVATIONS
A-5	ROOF & SLAB PLANS



SCALE: $1/4" = 1'-0"$

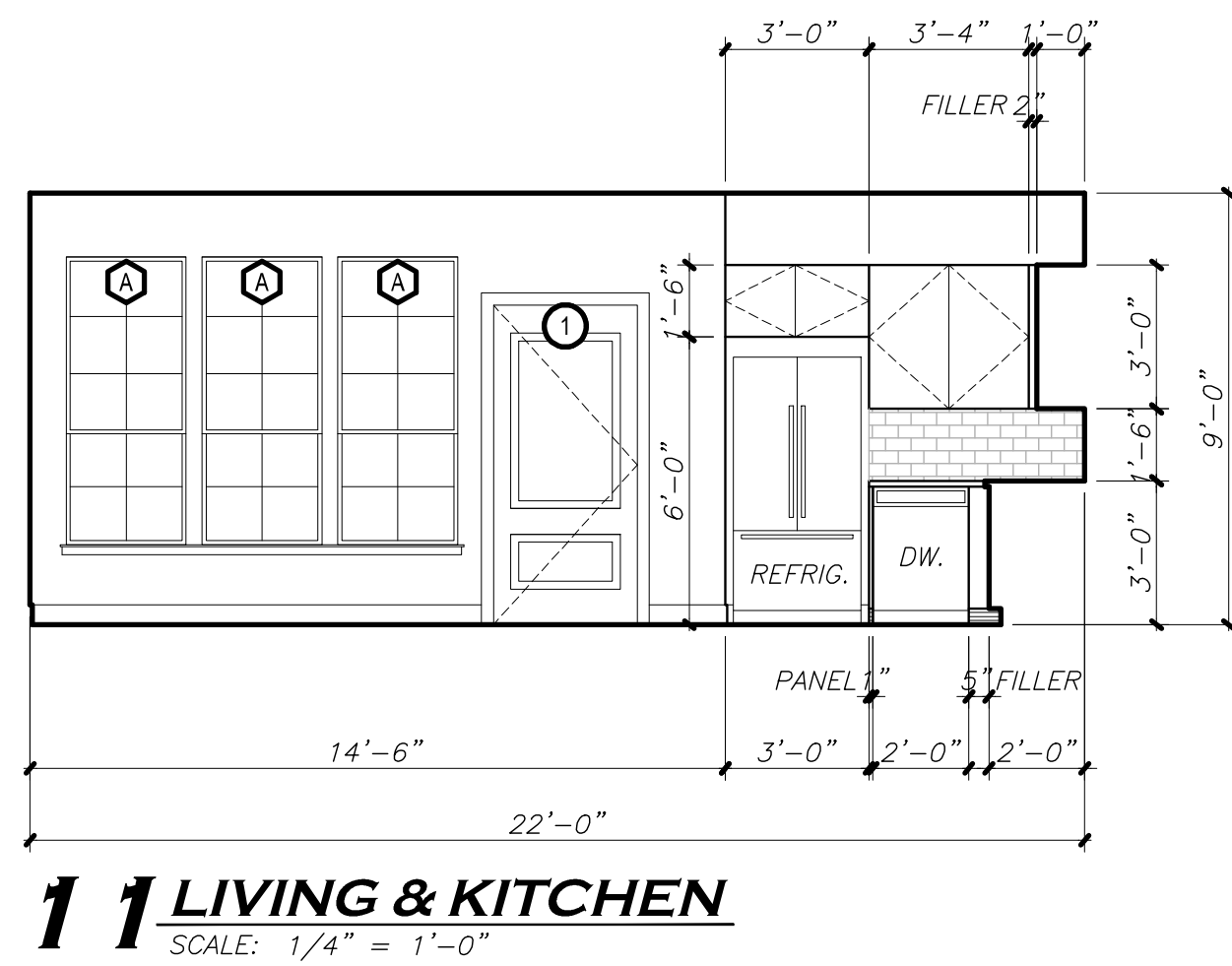
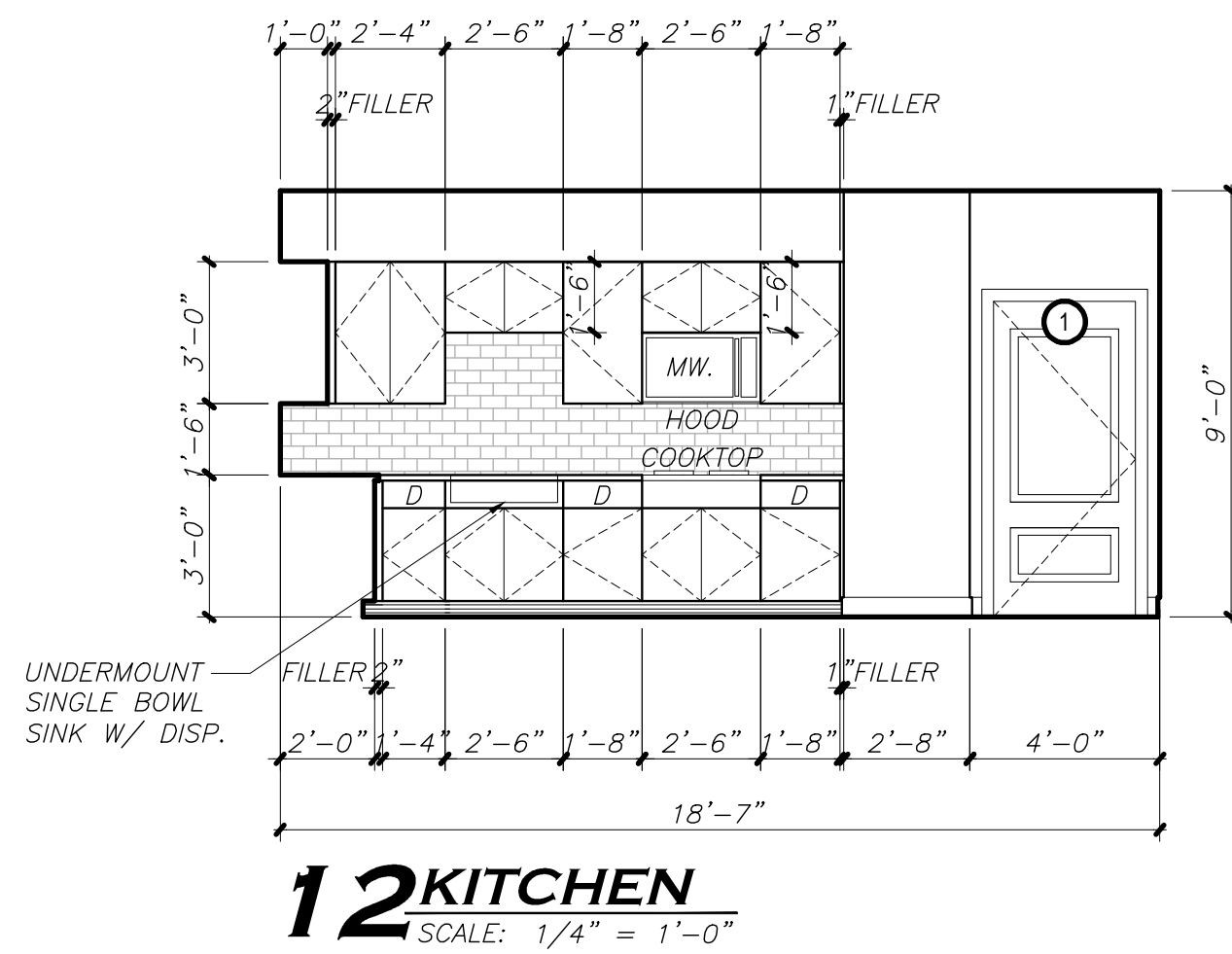
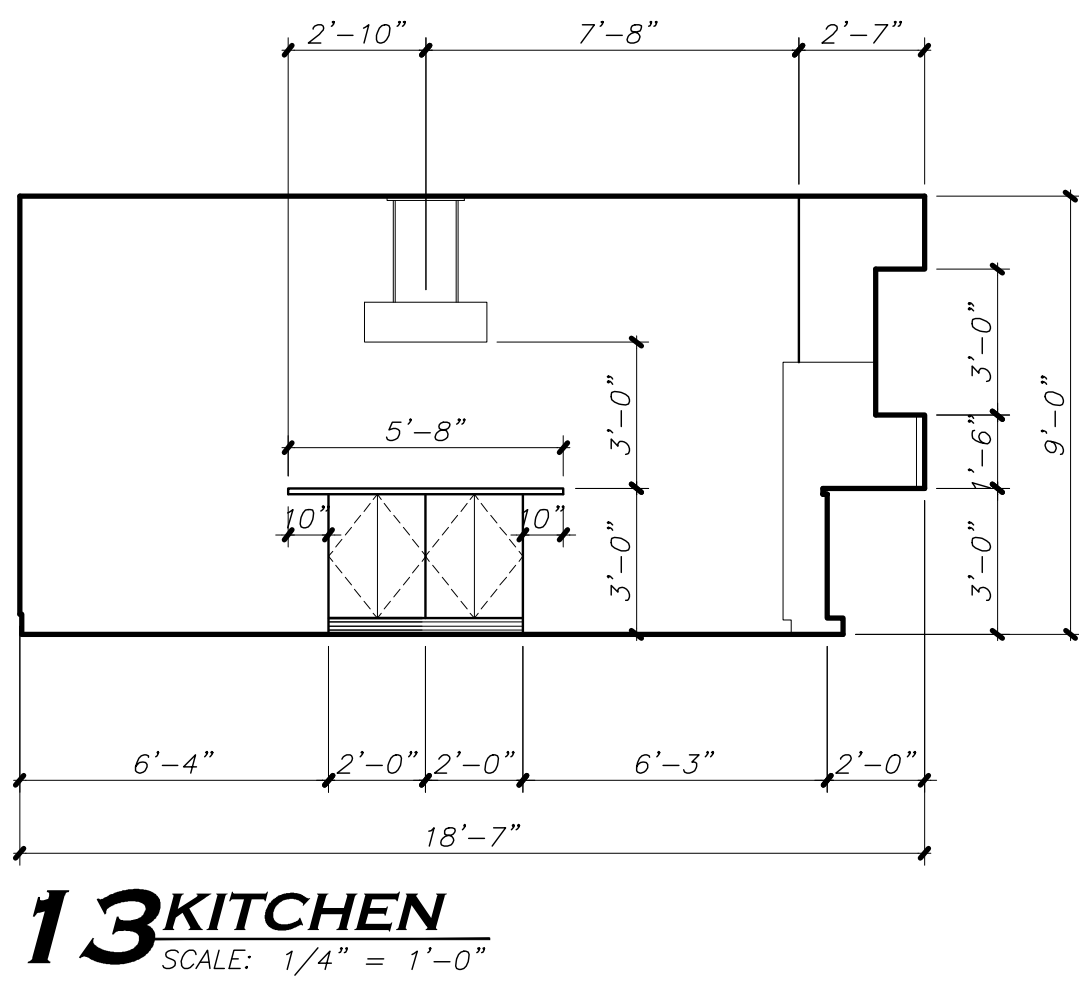
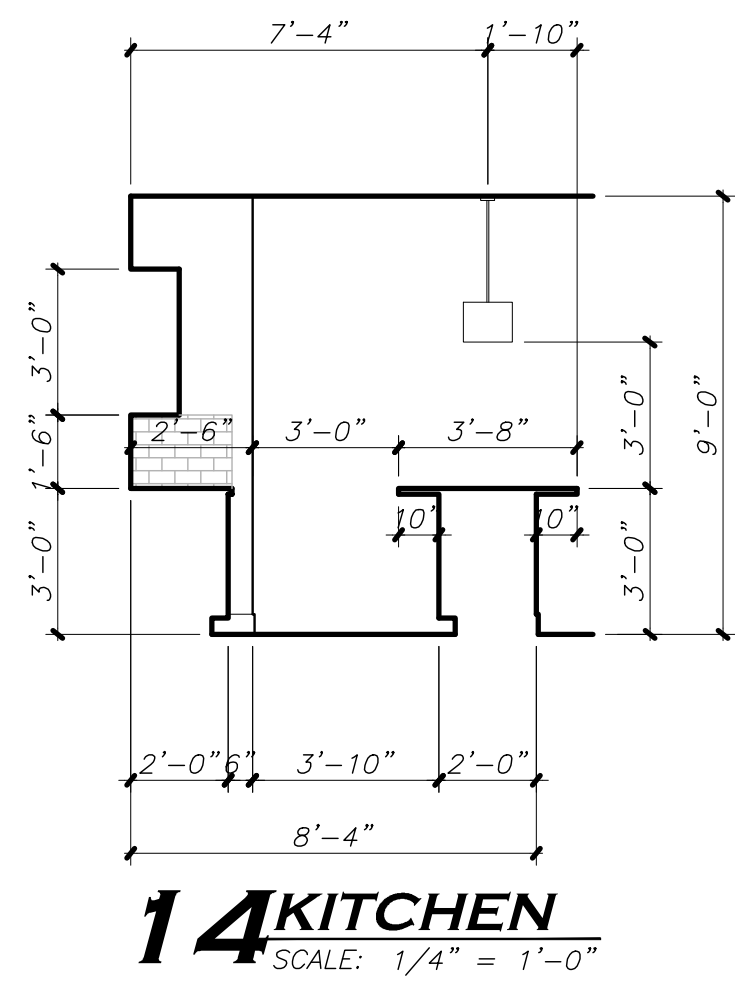
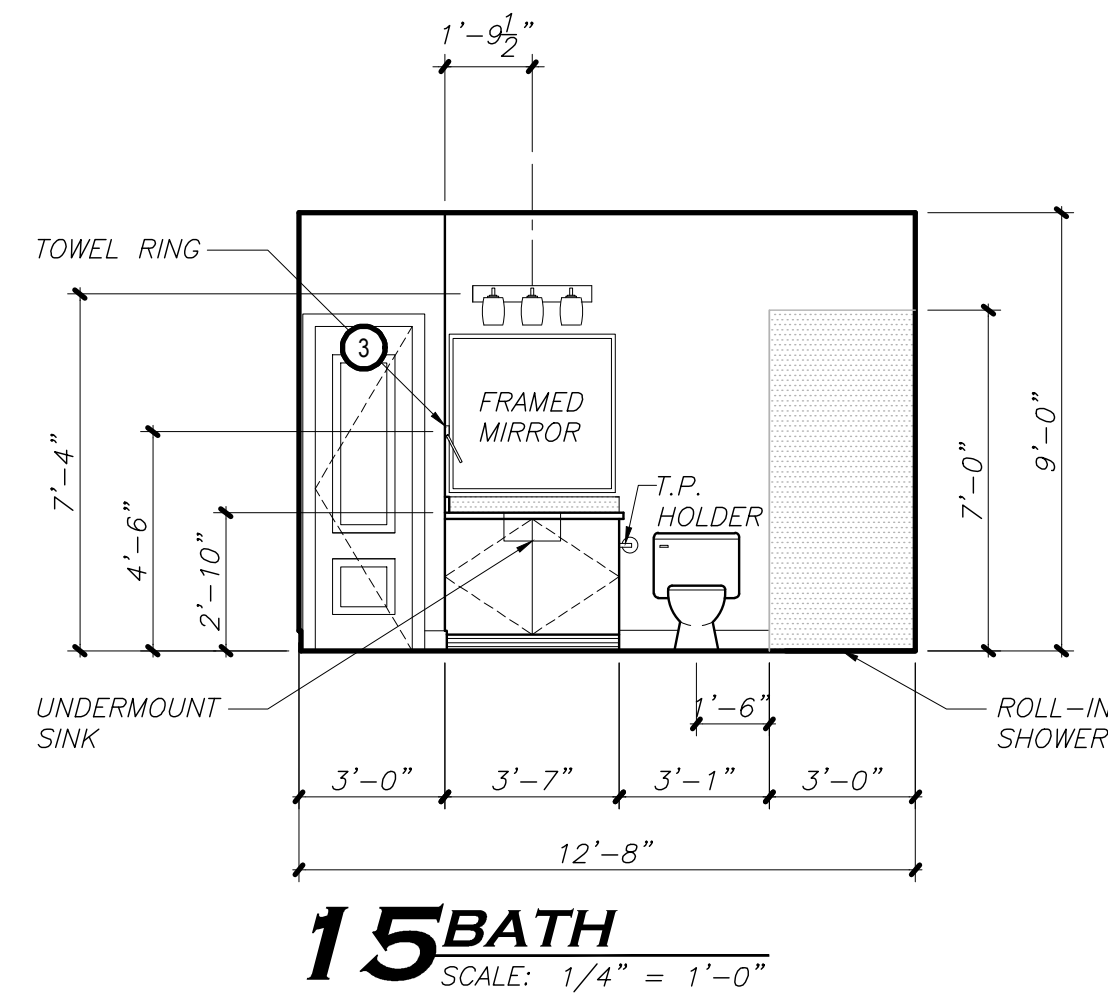
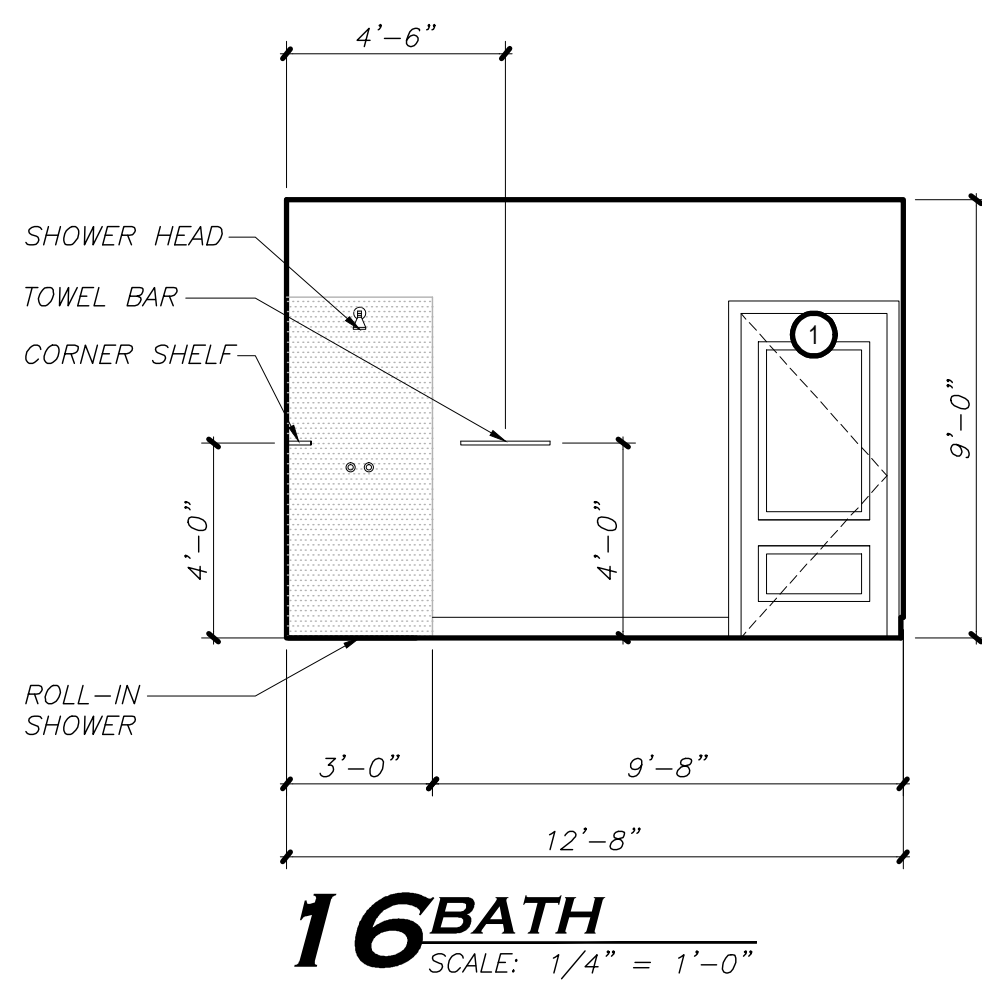
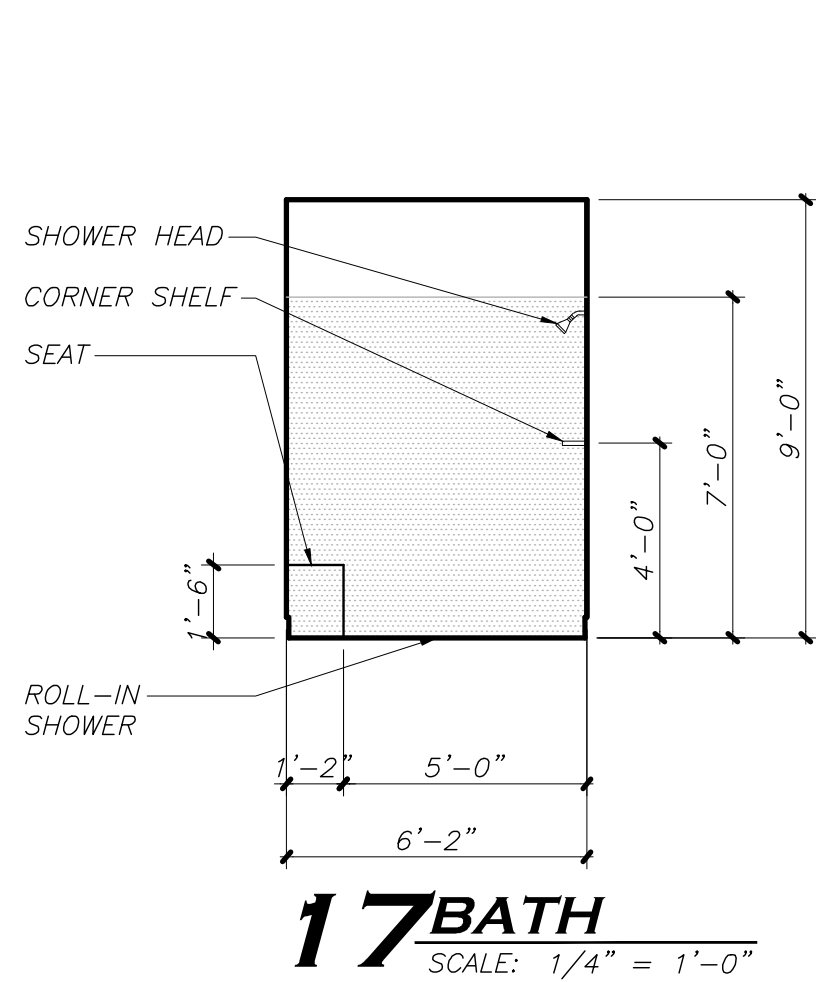
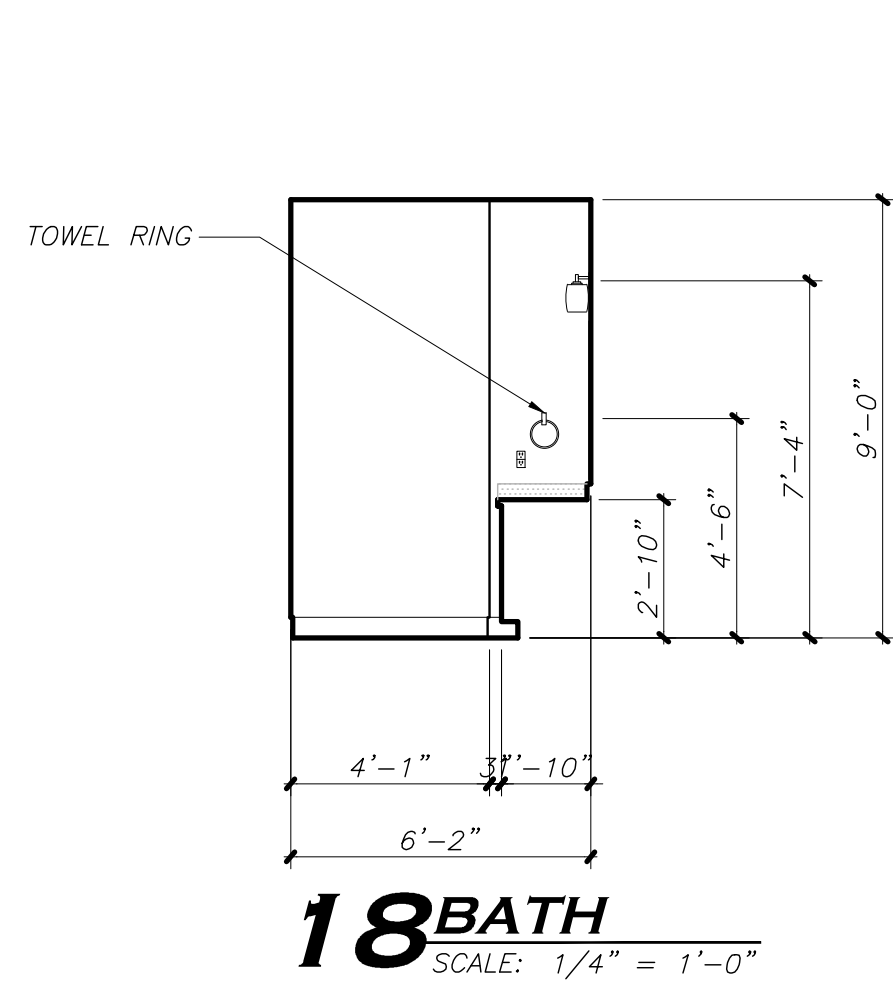
AREA CALCULATION



3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
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info@enkareh.com

CNK ARCHITECTS INC

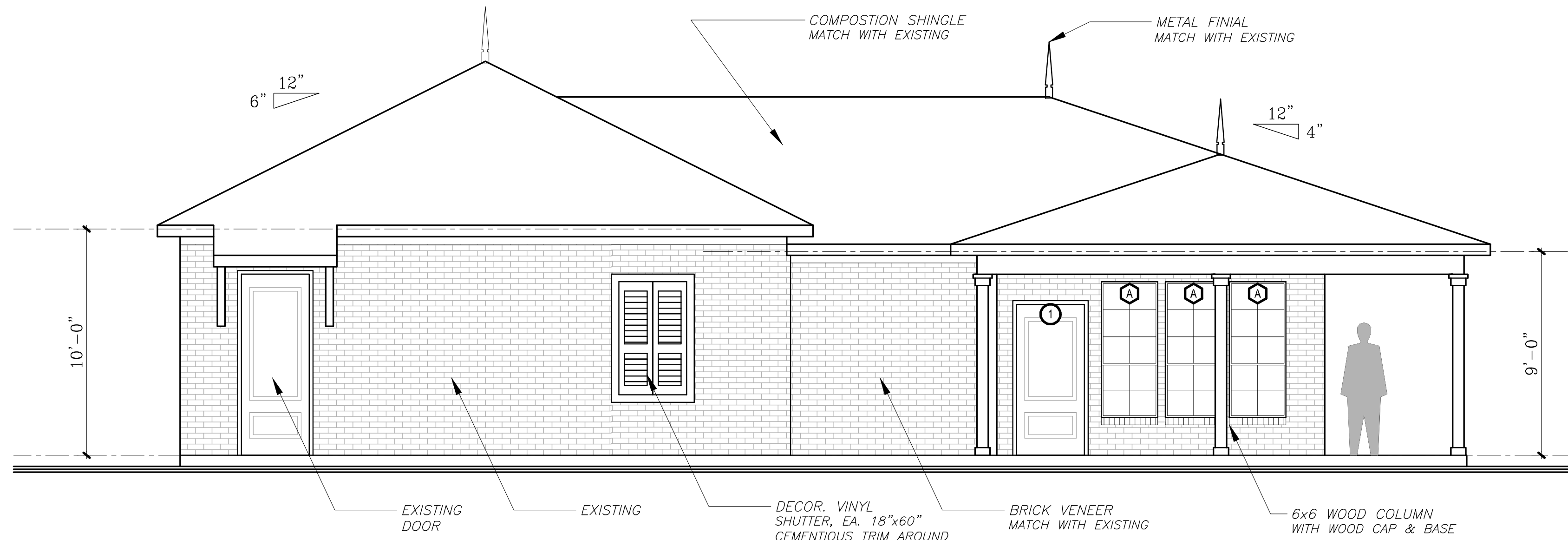
DOOR SCHEDULE			
MARK	SIZE	DESCRIPTION	THICK
1	3'-0" x 6'-8"	SOLID WOOD PANEL DOOR & TRANSOM W/ WOOD FRAME	1 3/4"
2	1'-8" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
3	2'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
4	2'-6" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
5	2'-10" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
6	3'-0" x 6'-8"	HOLLOW CORE DOOR W/ WOOD FRAME	1 3/8"
7	PR. 2'-6" x 6'-8"	HOLLOW CORE BI-FOLD DOOR W/ WOOD FRAME	1 3/8"
WINDOW SCHEDULE			
MARK	SIZE	DESCRIPTION	HEAD HT.
A	2'-6" x 6'-0"	VINYL SINGLE HUNG WINDOW	8'-0"
ALL MATERIAL AND FINISHES TO BE SELECTED BY OWNER			



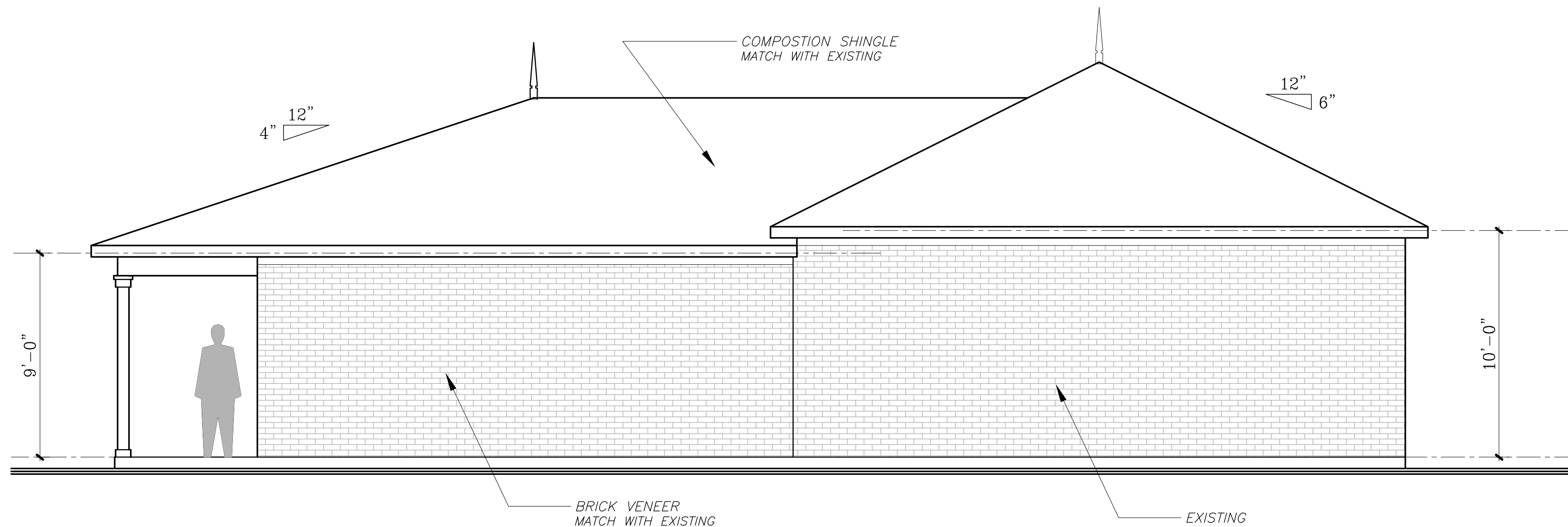
Revisions:
Job no.:
Issue date:

Sheet info:
- INTERIOR ELEVATIONS
- DOOR & WINDOW
- SCHEDULES
-
Sheet no.

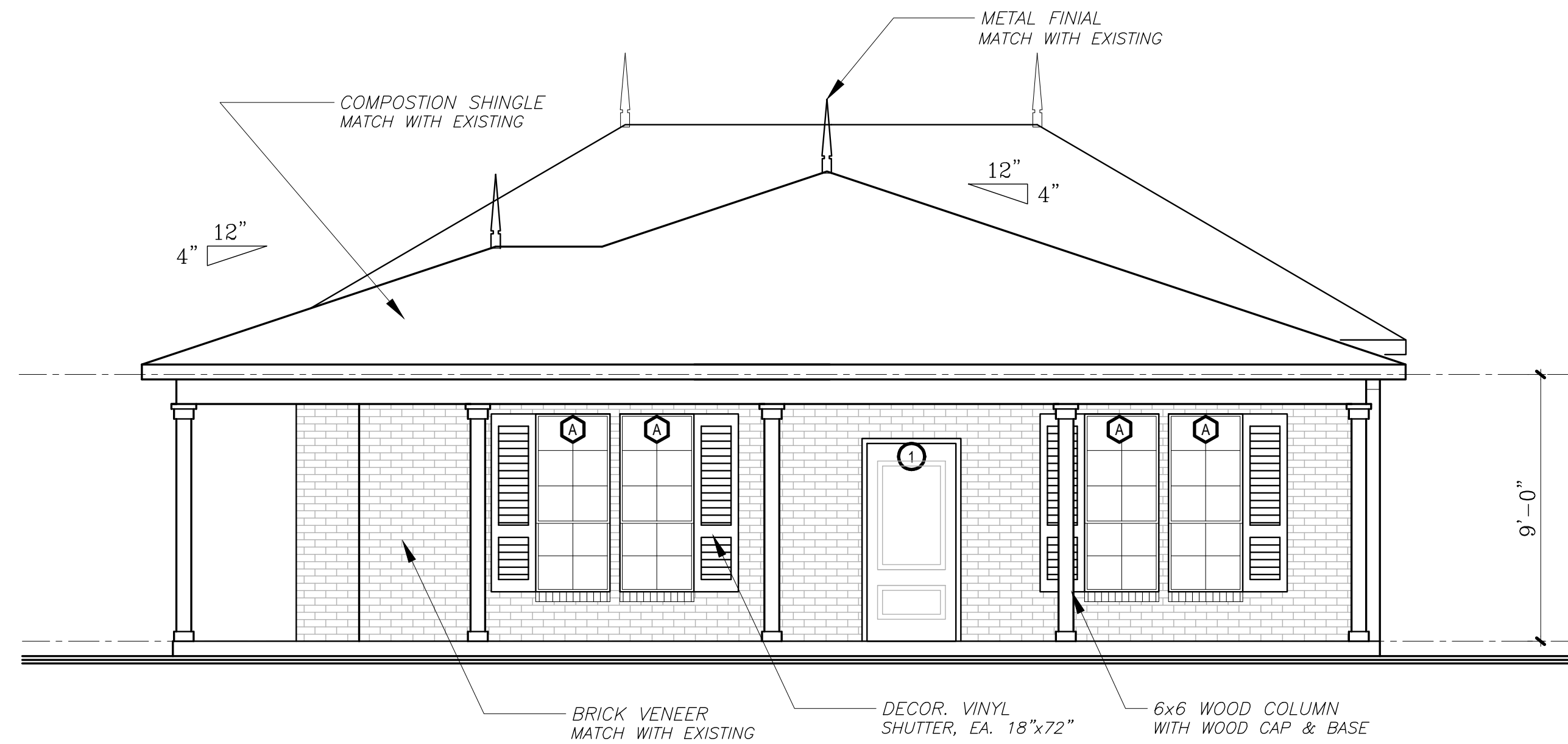
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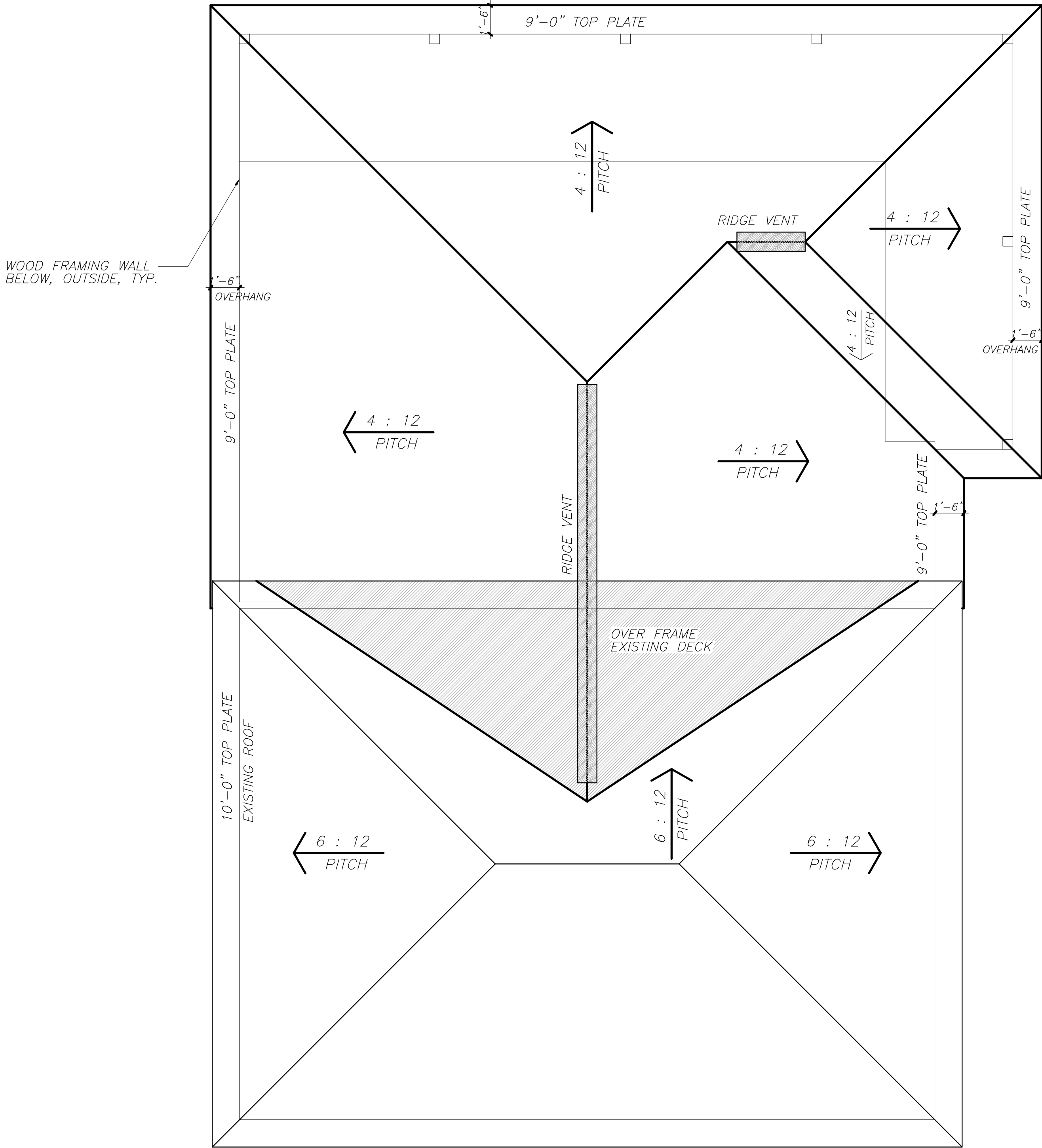
SOUTH ELEVATION



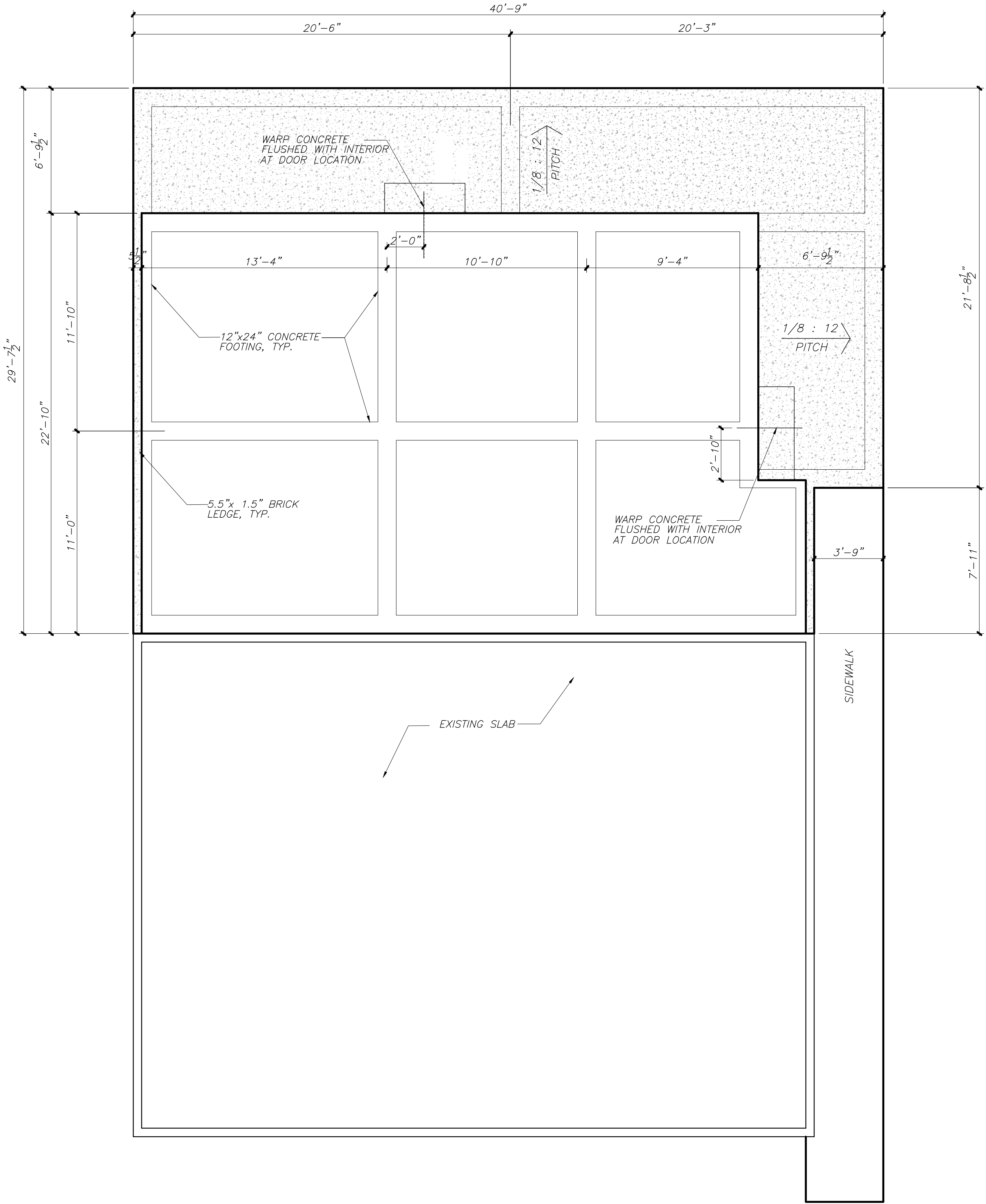
NORTH ELEVATION



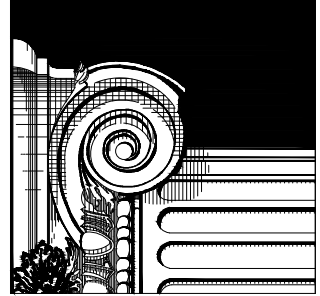
EAST ELEVATION



01 **ROOF PLAN**
SCALE: 1/4" = 1'-0"



02 **SLAB PLAN**
SCALE: 1/4" = 1'-0"



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CNK ARCHITECTS, INC.

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

Job no.:

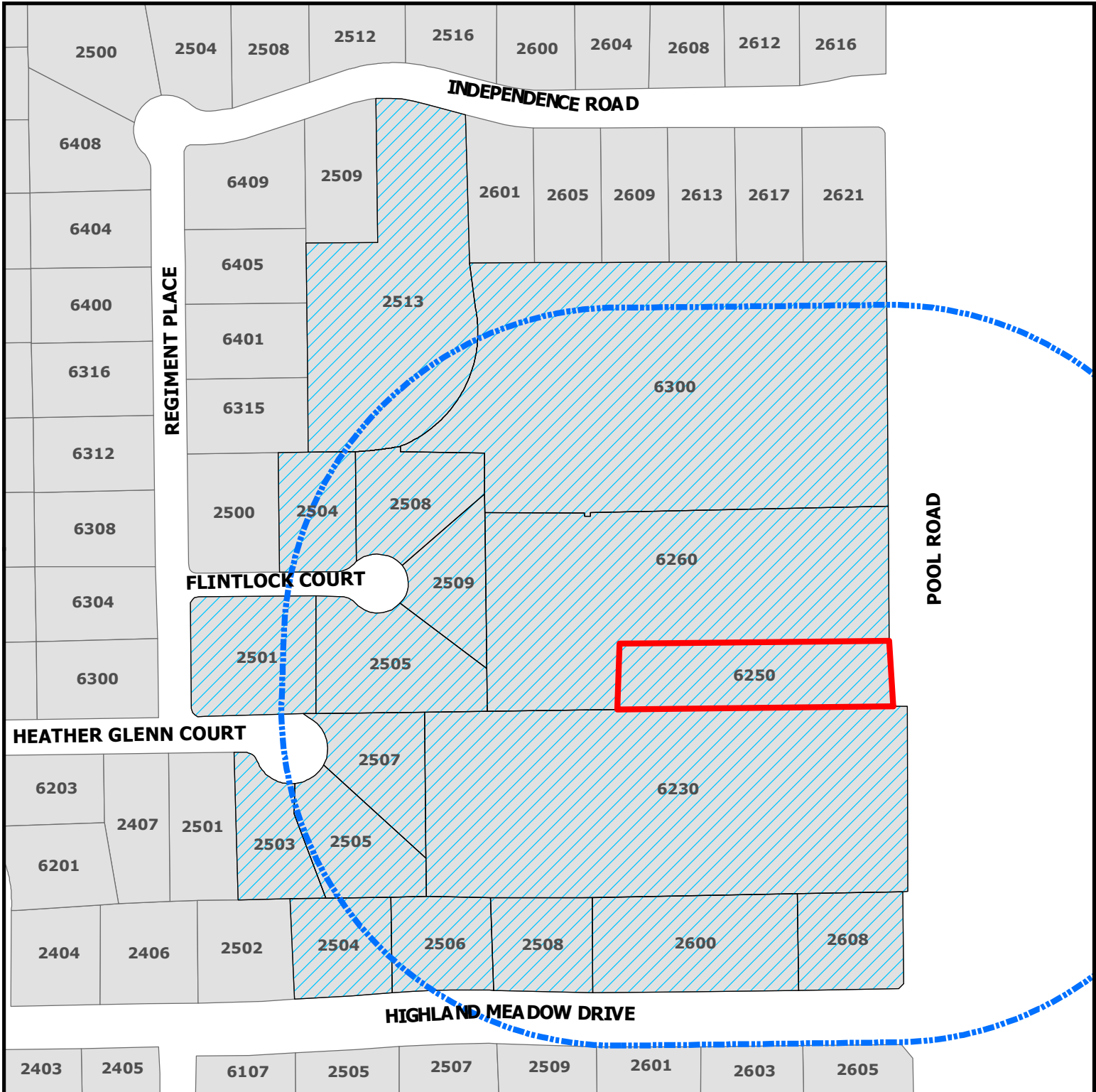
Issue date:

Sheet info:
- ROOF PLAN
- SLAB PLAN
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Sheet no.

A-5

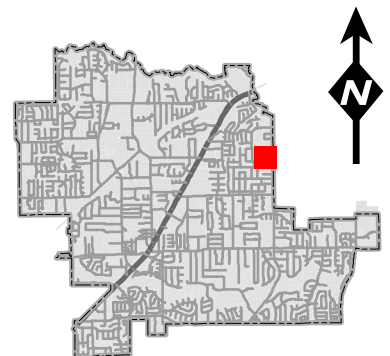
Notification Map



ZC21-020
6250 Pool Road

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- Subject Property
- 500ft Buffer
- Properties within 500ft





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number**Agenda Date** 8/23/2021**Type** Presentation and Discussion**Department** Planning and Zoning Commission

Title

Presentation and discussion of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for phasing of the development, for Lots B1A & B2A, Reagan Estates West City Boundary Split, located at 7720 Precinct Line Road, Case ZC21-022

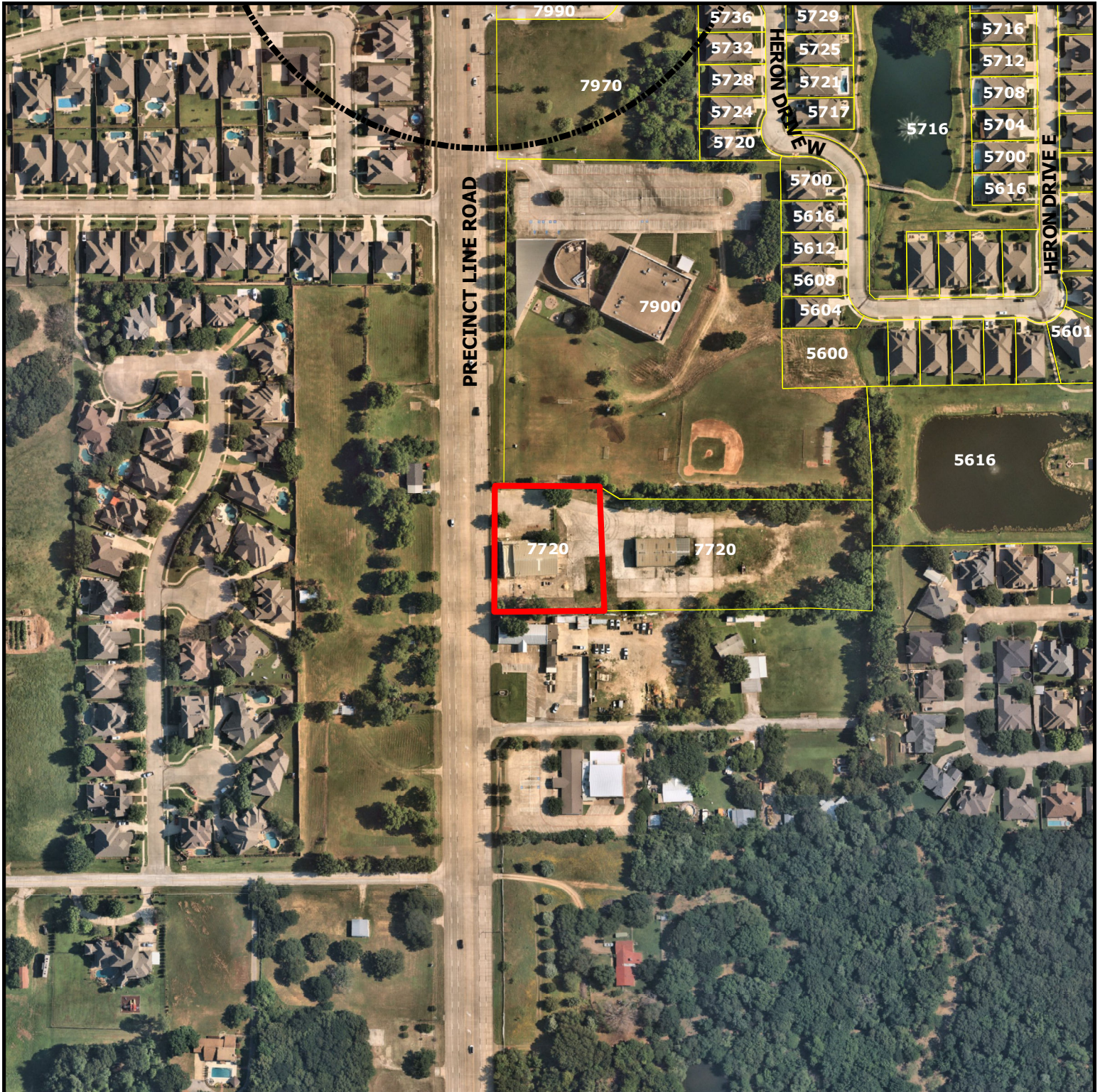
Explanation

Roman Figueroa, the applicant, has submitted a request to amend the existing PUD-C Planned Unit Development - Commercial zoning district for Lots B1A & B2A, Reagan Estates West City Boundary Split, being approximately 3.42 acres, and located at 7720 Precinct Line Road. The request is to amend the PUD-C ordinance to allow for phasing of the development.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Exhibit
5. Approved PUD-C Ordinance O-21-2158
6. Notification Map

Aerial Map



ZC21-022
7720 Precinct Line Road

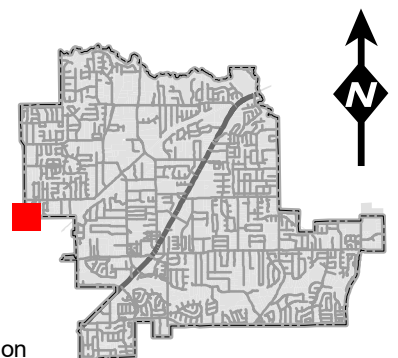
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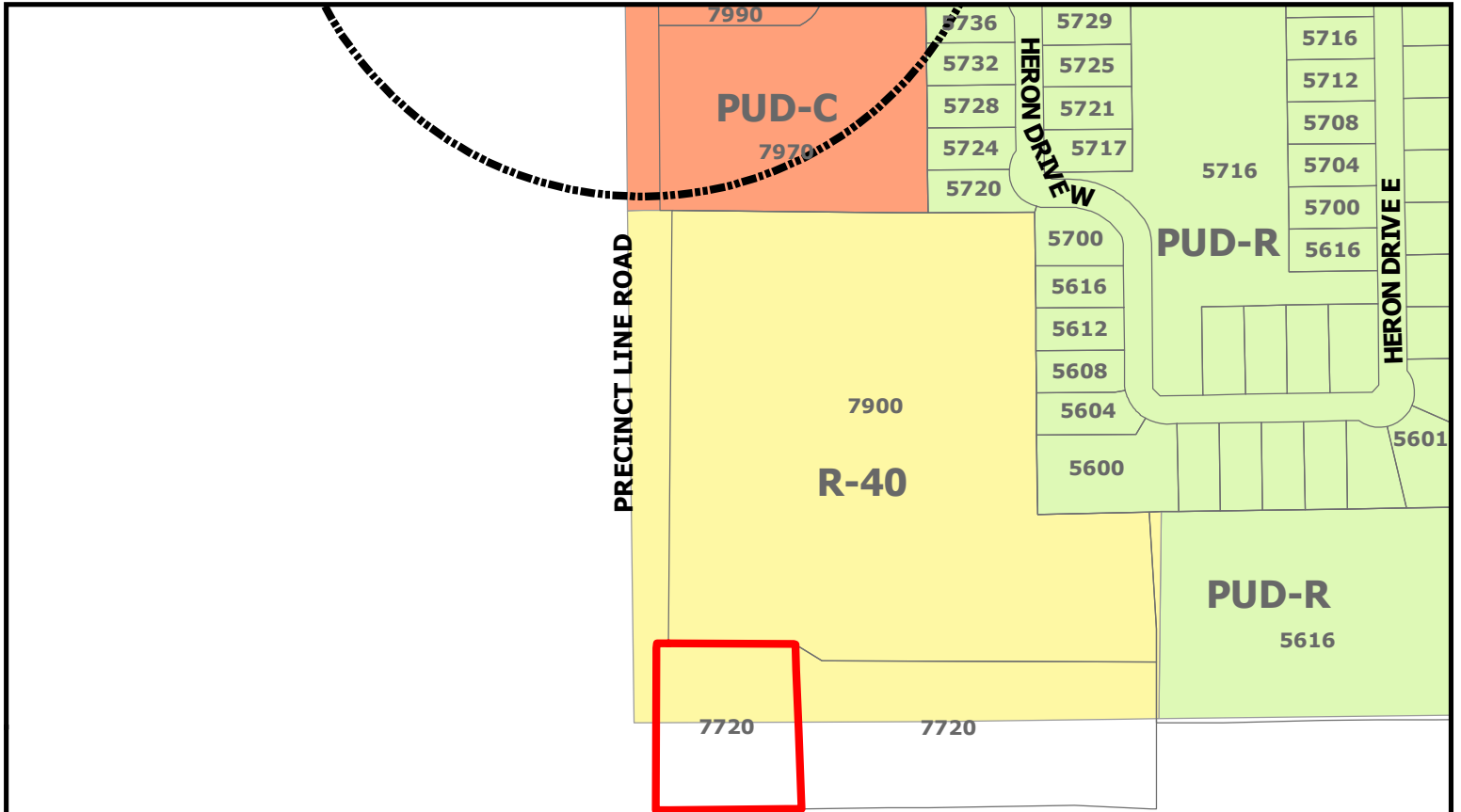


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-022
7720 Precinct Line Road

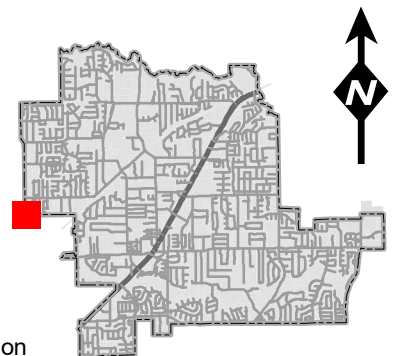
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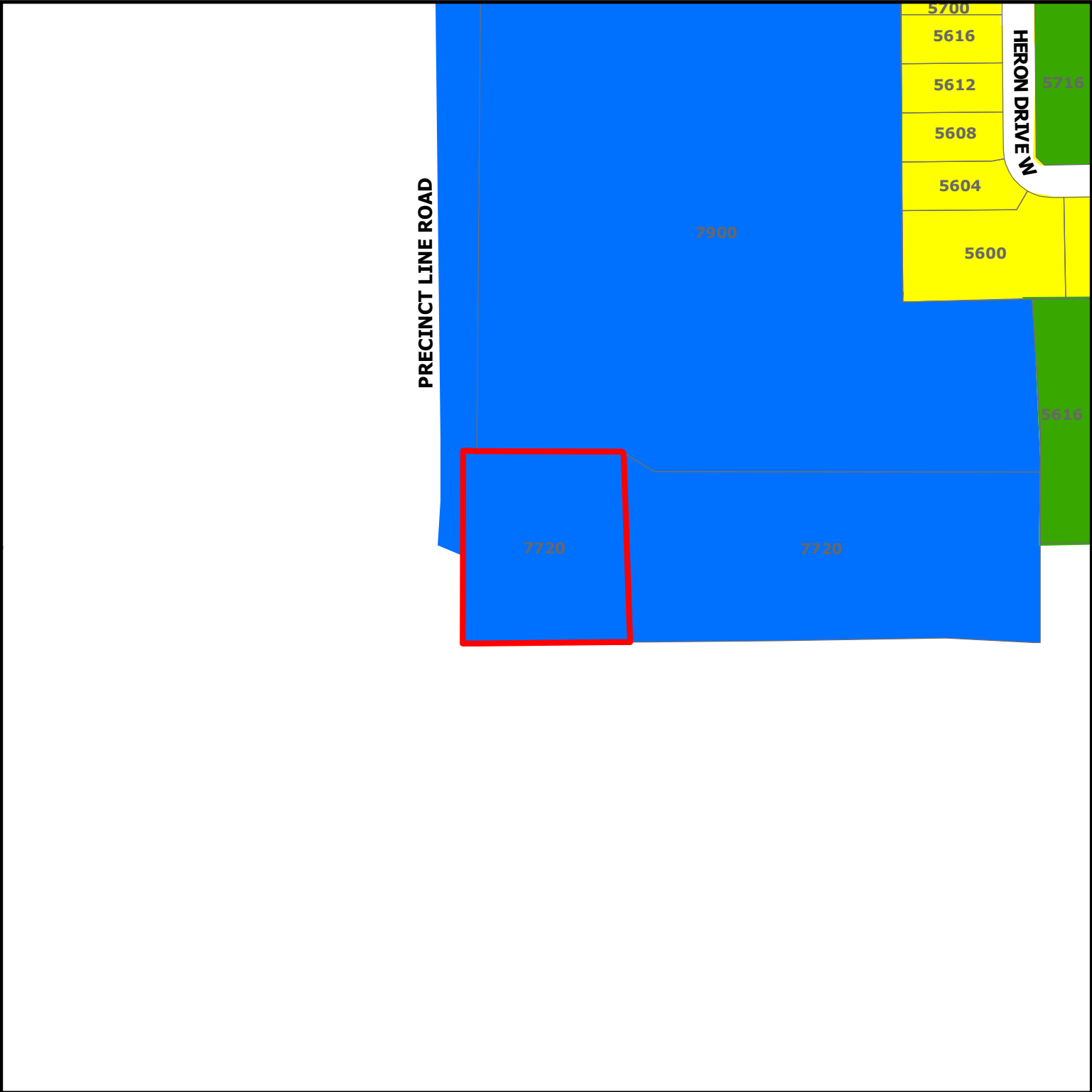


Subject Property

Sales Tax Preferred Intersection



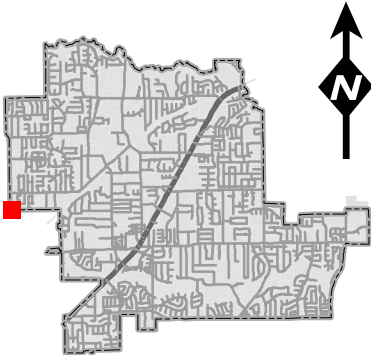
Future Land Use Map



ZC21-022

7720 Precinct Line Road

-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks

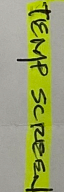
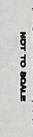


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VICINITY MAP

NOT TO SCALE



ORDINANCE O-21-2158

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, REZONING FROM R-40 SINGLE FAMILY RESIDENTIAL DISTRICT TO PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL DISTRICT ON LOTS B1A & B2A, REAGAN ESTATES WEST, CITY BOUNDARY SPLIT, LOCATED AT 7720 PRECINCT LINE ROAD; 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 to change the zoning from R-40 Single Family Residential to PUD-C Planned Unit Development – Commercial, Case No. ZC21-002; 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 amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT this ordinance shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the development of commercial office and showroom space, consisting of a maximum five (5) buildings and 30,500 total square feet, located on lots B1A & B2A, Reagan Estates West, City

Boundary Split, located at 7720 Precinct Line Road (the "Property").

2. DEVELOPMENT PLAN

- b. The development of the Property shall be generally consistent with the Statement of Planning Objectives attached hereto as Exhibit "B", and the conceptual site plan and site orientation plan attached hereto as Exhibit "C".

3. PERMITTED USES

- a. The permitted uses for the Property shall be solely those provided for in the Use Chart attached hereto as Exhibit "F".
- b. The administration of the permitted uses shall be generally consistent with the regulations applicable to CC-1 base zoning, as amended by this ordinance.
- c. No outdoor overnight parking shall be allowed for larger vehicles, including any commercial vehicle with a manufactured capacity rated over one (1) ton, box trucks, tow trucks, recreational vehicles, off-highway vehicles, and/or trailers.
- d. No outdoor overnight storage of supplies, equipment, materials, or similar personal property of any kind shall be allowed. The foregoing includes, without limitation, any vehicle described in Section 3(c) above.
- e. No drive-thru use shall be permitted on the Property without a specific use permit (SUP) issued by the City.
- f. No building located on the Property shall be open to the public for business on any day of the week between 10:00 p.m. – 7:00 a.m. (10:00 p.m. – 5:00 a.m. for fitness center uses only); provided, the owner of the Property may request to modify the foregoing business hours by applying for a specific use permit (SUP).

4. BUILDING DESIGN

- a. The buildings shall be constructed and maintained in general conformance with the elevations, materials, and articulation as depicted in Exhibit "D".
- b. There is herein granted a conditional waiver of the required front building line setback for Building A (#1) to permit a reduction to approximately 7.7' to accommodate the

remodel of the existing building in conformance with this ordinance.

- c. There is herein granted a conditional waiver of the required 25' setback from the property line to the north of Building D (#4) to permit a reduction to approximately 17.7' to accommodate construction of Building D in conformance with this ordinance.

5. LANDSCAPING

- a. There is herein granted a conditional waiver of the minimum landscape area between the front building (Building A) and the street to permit a reduction from the required 10% of the overall site area to approximately 5.5%, consistent with Exhibit "E".
- b. All landscaping shall be installed and properly maintained in conformance with this ordinance, including the site plans and landscape plans attached as Exhibits "C" and "E" respectively.

6. FENCING AND BUFFER YARDS

- a. There shall be a masonry screening fence at minimum of 8' in height erected and maintained along the east and south property lines, as depicted in Exhibit "C".
- b. Buffering consisting of both masonry wall and approved vegetation shall be erected and properly maintained along the entire north property line of the Property in conformance with this ordinance, including the site plans and landscape plans attached as Exhibits "C" and "E" respectively.

7. SIGNAGE

- a. One monument sign shall be permitted on the Property. The monument sign shall comply with Chapter 7 of the City's Land Development Code, except as otherwise provided herein.
- b. There is herein granted a conditional waiver of the required 30' side property line setback for the monument sign, to permit a setback reduction to approximately 7' and to allow

the monument sign to be located in conformance with Exhibit "C".

8. TERMINATION OF CONDITIONAL WAIVERS

- a. The conditional waivers set forth in Sections 4(b), 4(c), 5(a), and 7(b) herein are conditioned upon strict compliance with this ordinance and subject to termination in the manner provided in this Section 8.
- b. The waivers set forth in Sections 4(b), 5(a), and 7(b) shall apply solely in connection with the current proposed remodel of Building A. Upon completion of construction of the building remodel, should the building be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the building's most recent current taxable value as determined by the Tarrant Appraisal District, the conditional setback waivers in Sections 4(b), 5(a) and 7(b) shall terminate and the building and monument sign shall be required to comply with all applicable setback and landscape standards in the City's Land Development Code. In addition, notwithstanding any other provision in this ordinance, upon completion of initial construction of the monument sign, should the sign be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the then current value of the sign, the conditional setback waiver for the sign shall terminate and the sign shall be required to comply with all applicable setback and location standards in the City's Land Development Code.
- c. The waiver set forth in Section 4(c) shall apply solely in connection with the initial construction of Building D. Upon completion of construction, should the building be structurally altered, remodeled, repaired, removed, or destroyed to an extent greater than fifty (50) percent of the building's most recent current taxable value as determined by the Tarrant Appraisal District, the conditional setback waivers shall terminate and the building shall be required to comply with all applicable setback standards in the City's Land Development Code.

Sec. 2. THAT the Property 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. All requirements of the Land Development Code shall be met, except as expressly amended herein.

- 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.

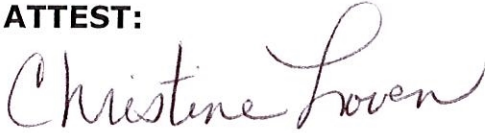
The first reading and public hearing being conducted on the 6th day of April 2021.

The second reading and public hearing being conducted on the 4th day of May 2021.

PASSED AND APPROVED BY A VOTE OF 7 AYES, 0 NAYS, ON THIS THE 4th DAY OF MAY 2021.

Mayor Richard Newton	<u>Aye</u>	Mayor Pro Tem Bobby Lindamood	<u>Aye</u>
Place 1, Tammy Nakamura	<u>Aye</u>	Place 5, Chuck Kelley	<u>Aye</u>
Place 3, Kathy Wheat	<u>Aye</u>	Place 6, Callie Rigney	<u>Aye</u>
Place 4, George Dodson	<u>Aye</u>		

ATTEST:



Christine Loven, TRMC
City Secretary

CITY OF COLLEYVILLE



Richard Newton
Mayor

APPROVED AS TO FORM:



Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

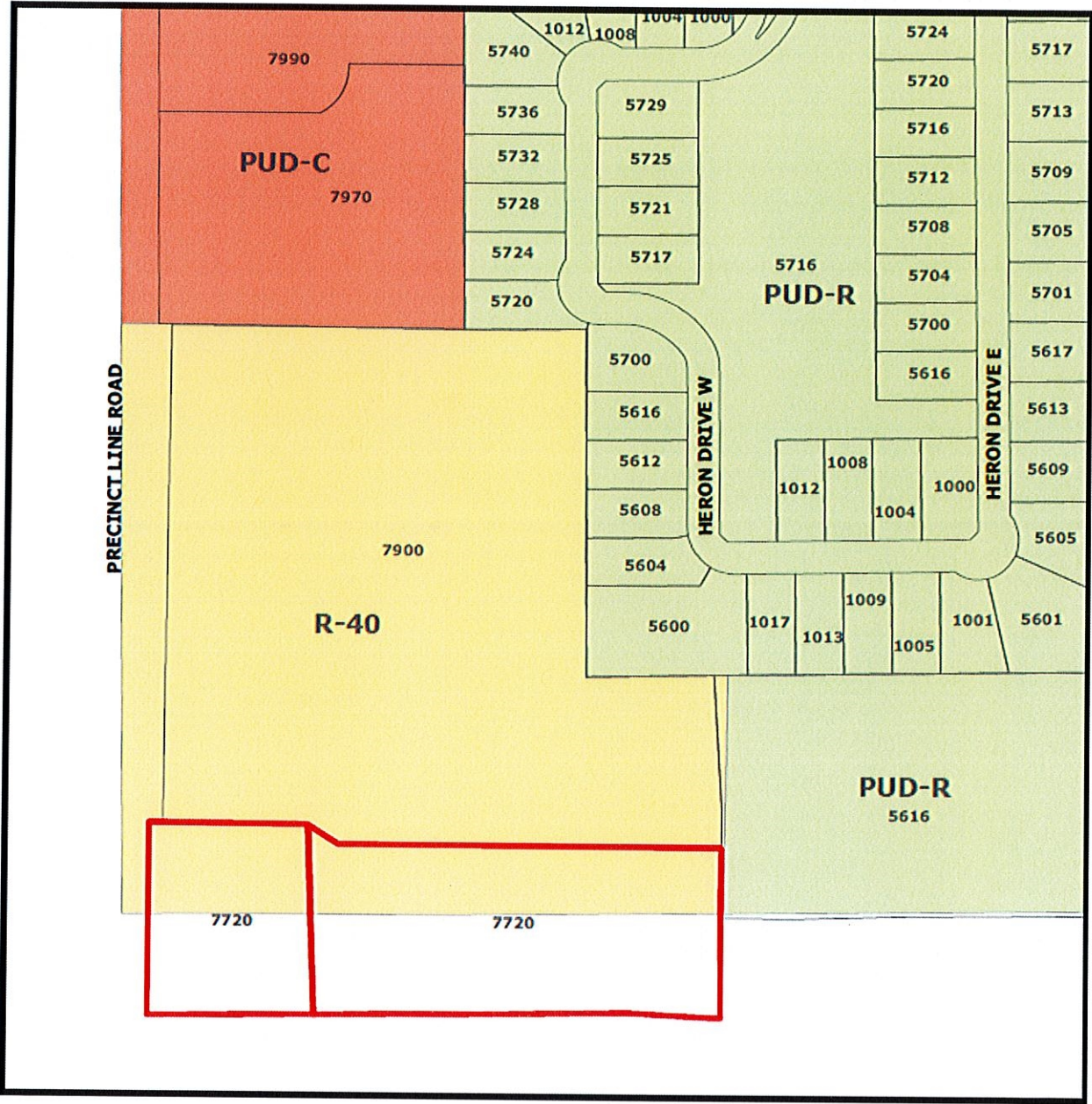


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives City Line Business Park

Statement of Planning Objectives:

The Owner and Developer, YAOTL LLC, dba, Delta Capital and Investments, proposes to develop the property into a new Business Park, named, City Line Business Park. To do so, Delta Capital is working with the Cities of Colleyville and Hurst to work through the Rezoning, and all Engineering Process to bring the property to present day Code and requirements. It will take a coordinated effort due to two existing buildings that are in fact located partially in the two municipalities of Colleyville and Hurst. Additionally, the water and sewage utilities serving the property will be reconstructed from Hurst to Colleyville to meet the project objectives.

The Developer envisions a Business Park that will offer the local Entrepreneurial community a clean space and an environment that will promote innovation and collaborative work. The COVID-19 epidemic has caused significant changes in the way people work and the space that they require. We believe that the City Line Business Park can provide the flexible space that the entrepreneur will need.

The Developer believes that there is a strong need in the area for such a project because of the location and a thriving Entrepreneurial community that is growing in the the local region. This community requires Flex space, (Office and open space combined), to meet their business needs. City Line Office Park will offer the Entrepreneurial Community within a radius of eight miles of the location with suites of Flex, suites / space ranging from approximately 1250 square feet up to 7500 square feet. There will be a total of five buildings with approximately 31000 total square feet when fully developed. There would be no outside storage allowed in the business park.

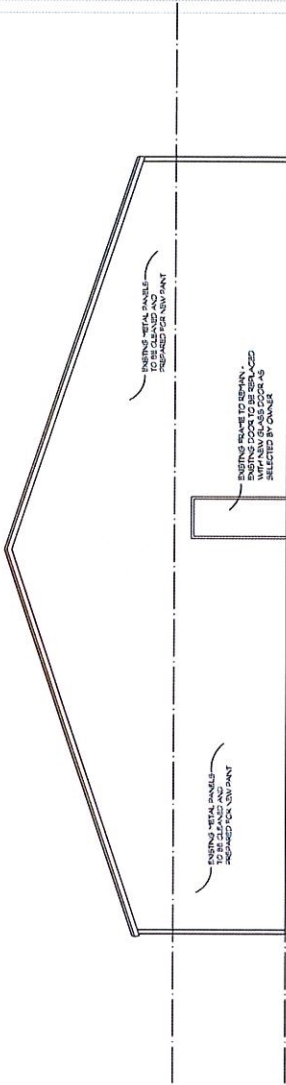
It is anticipated that there is a large number of Entrepreneurs that will occupy the space, to include, publishing, logistics, electrical, interior designers, and electronics businesses, along with gyms, retail, health, and beauty types of businesses and many others. The Owner is excited about the project due to the numerous inquiries that have been received since the small signed was installed announcing the coming of the Business Park.

Development Schedule :

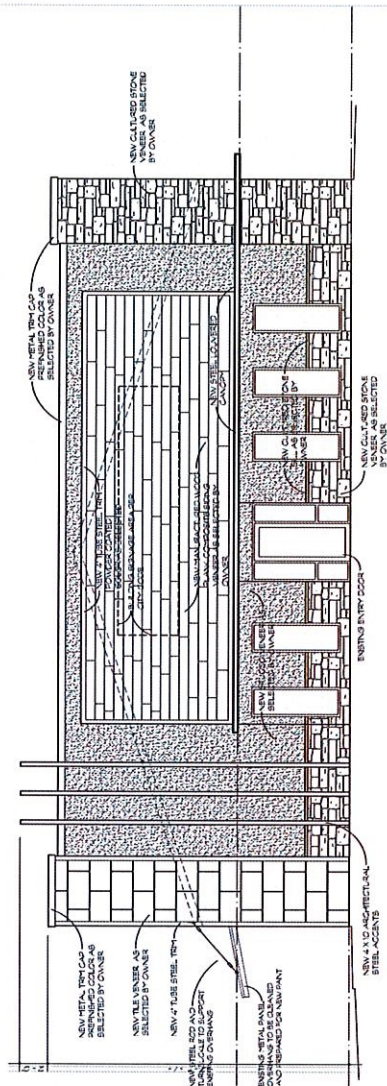
Delta is requesting approval from the City of Colleyville for the Total Development / Site Plan that generally describes the layout of the existing and future buildings. Once approved we would immediately begin the construction of the water and sewer facilities and the development of the grading and drainage plan for the entire site. Concurrently we would be applying for a construction permit for the exterior rehab work for the buildings that are referred to as "Building A " and Building " B " on the plans.

We anticipate that the rehab of Building " A and B" along with the applicable site work and supporting infrastructure can be completed by mid 2021. There is also a possibility that the demand may develop to begin construction of Building " C " sometime in 2021. The remainder of the development of the Business Park, would be determined by the demand for buildings " D & E "

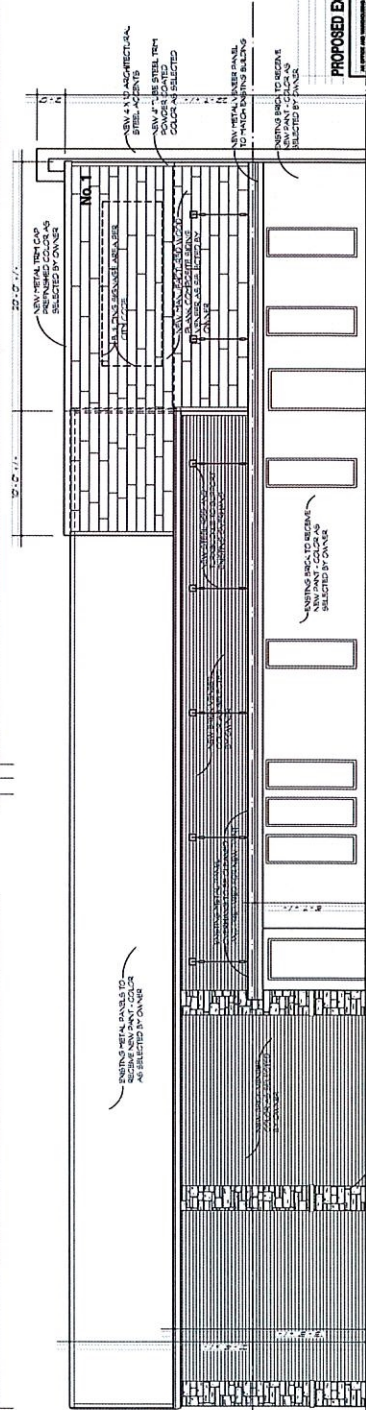
A 3D architectural rendering of a modern building. The building features a prominent red brick chimney on the left side, topped with three black vertical pipes. The main facade is composed of dark brown, horizontally-slatted panels. To the right, there is a section with large windows and a lighter-colored, possibly stone or concrete, finish. The building is set against a clear blue sky, with some greenery and a paved area visible in the foreground.



A EAST EXTERIOR ELEVATION



B WEST EXTERIOR ELEVATION

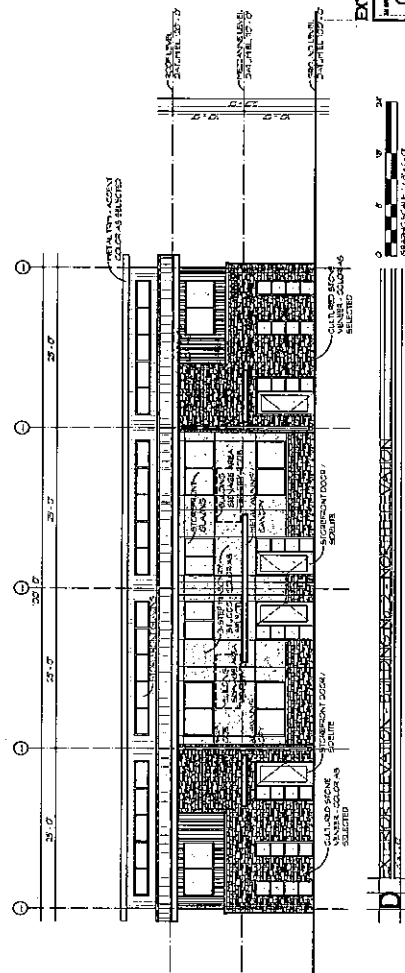
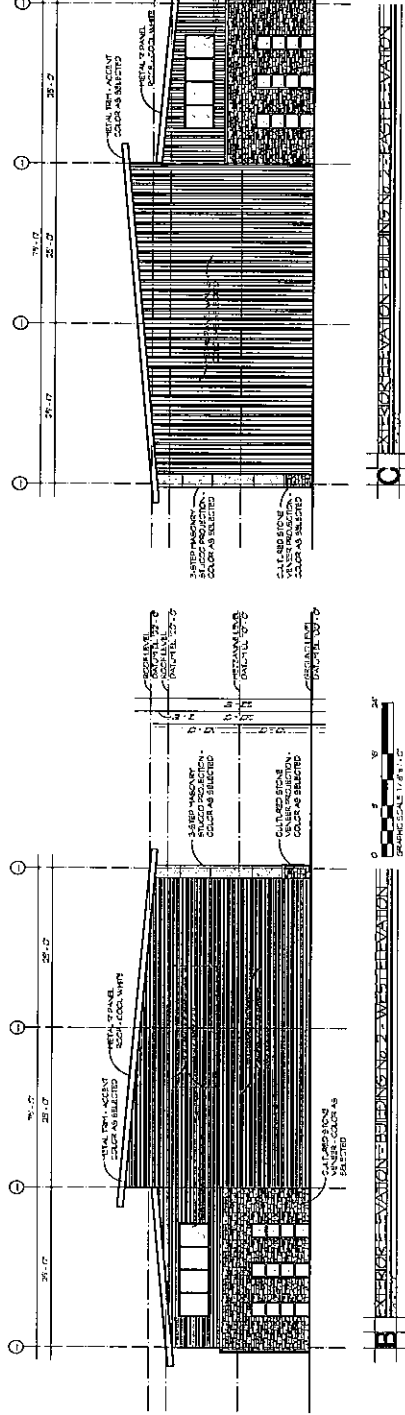
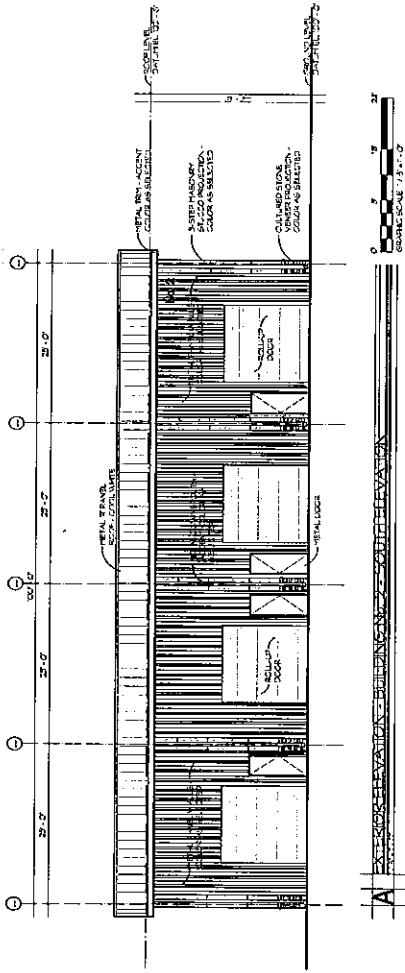


NORTHERN EXTERIOR ELEVATION (SOUTHERN ELEVATION SIMILAR)

PROPOSED EXTERIOR ELEVATIONS - BUILDING No. 1

CITY LINE BUSINESS PARK

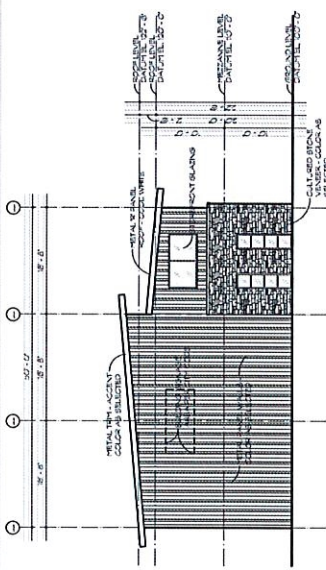
FOR: DELTA CAPITAL
3600 PINE CR
NORTH HOLLYWOOD, TEXAS 76061
TEL: 817-408-2884



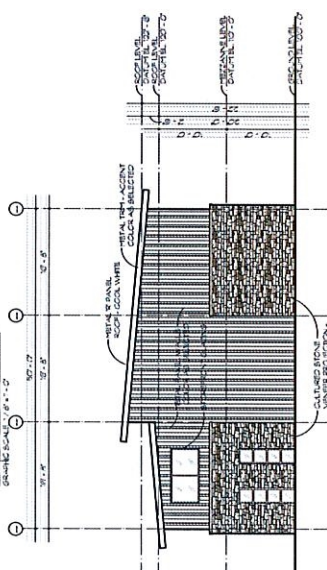
EXTERIOR ELEVATIONS - BUILDING NO. 2

CITY LINE BUSINESS PARK
 DELTA CAPITAL
 1000 10TH AVENUE
 SUITE 100
 DENVER, CO 80202
 303.733.1111

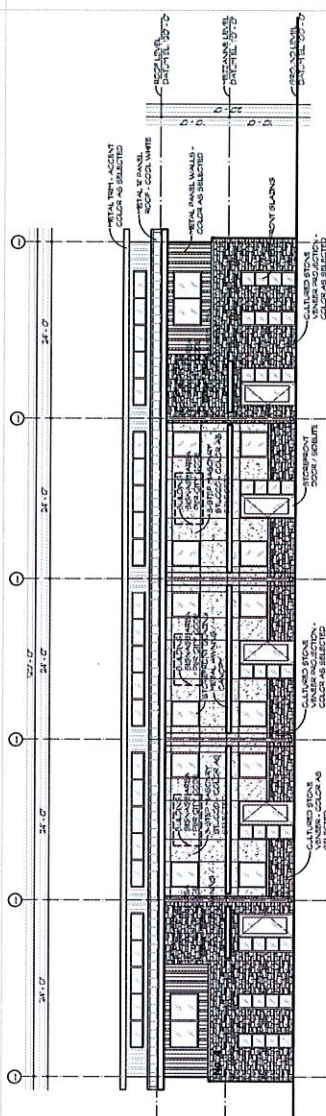
A3



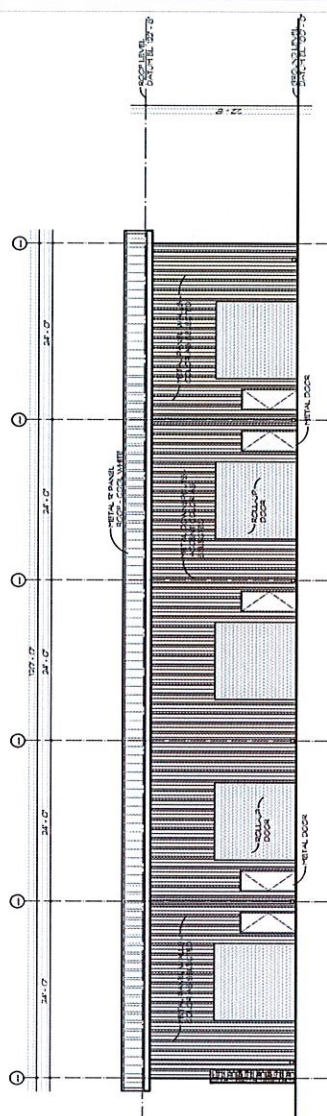
C EXTERIOR ELEVATION - BUILDING 4 - WEST ELEVATION



D EXTERIOR ELEVATION - BUILDING 4 - EAST ELEVATION



A EXTERIOR ELEVATION - BUILDING 5 - SOUTH ELEVATION



B EXTERIOR ELEVATION - BUILDING 5 - NORTH ELEVATION

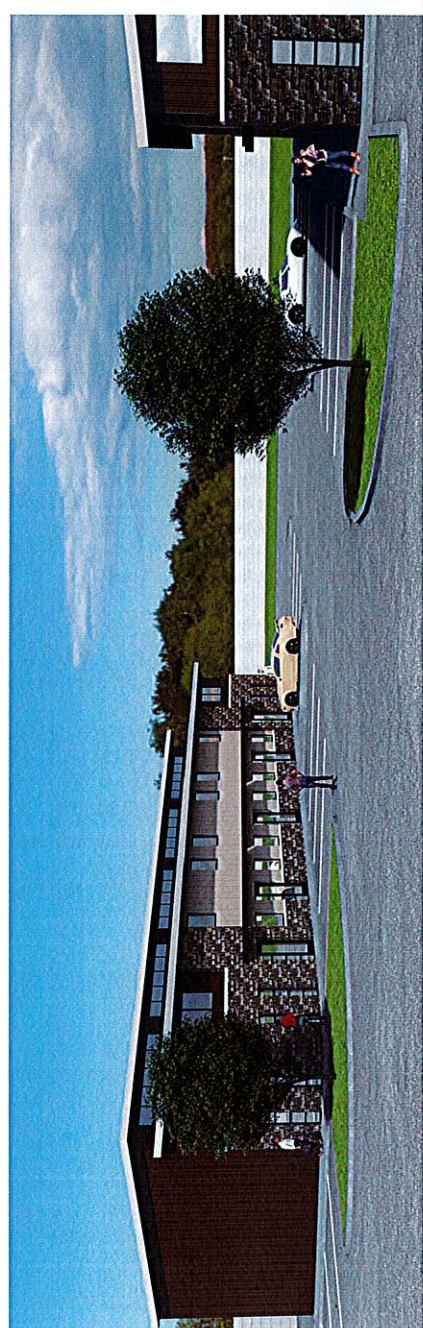
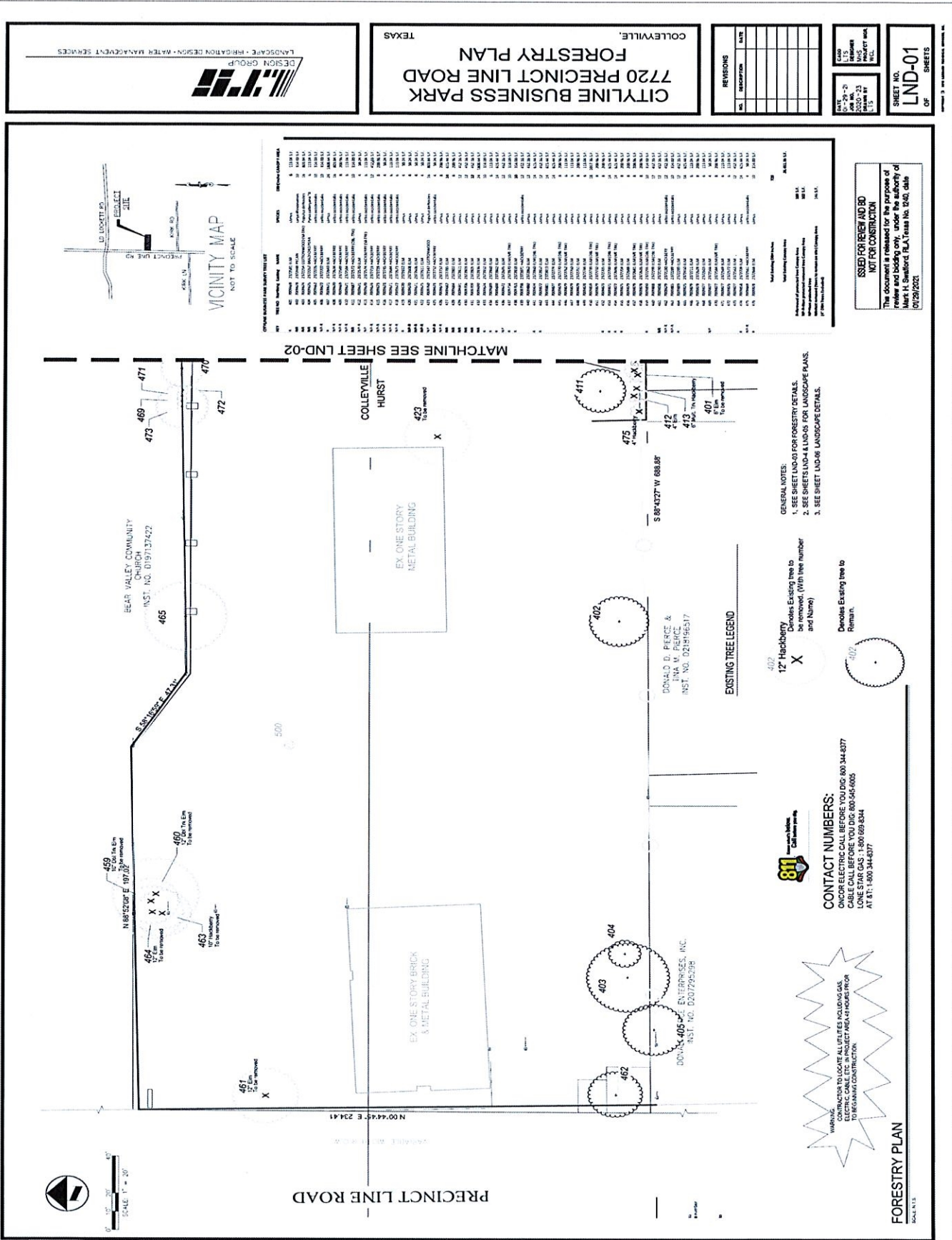


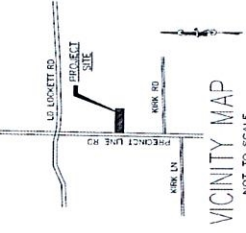
Exhibit "E" – Landscaping & Tree Preservation Plans



NO.	REVISION	DATE

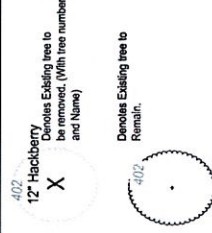
DATE: 01/29/2021	BY: J. H. SWAFFORD
JOB NO.: 1701	PROJECT: 1701
DRAWN BY: J. H. SWAFFORD	WCL

DATE: 01/29/2021

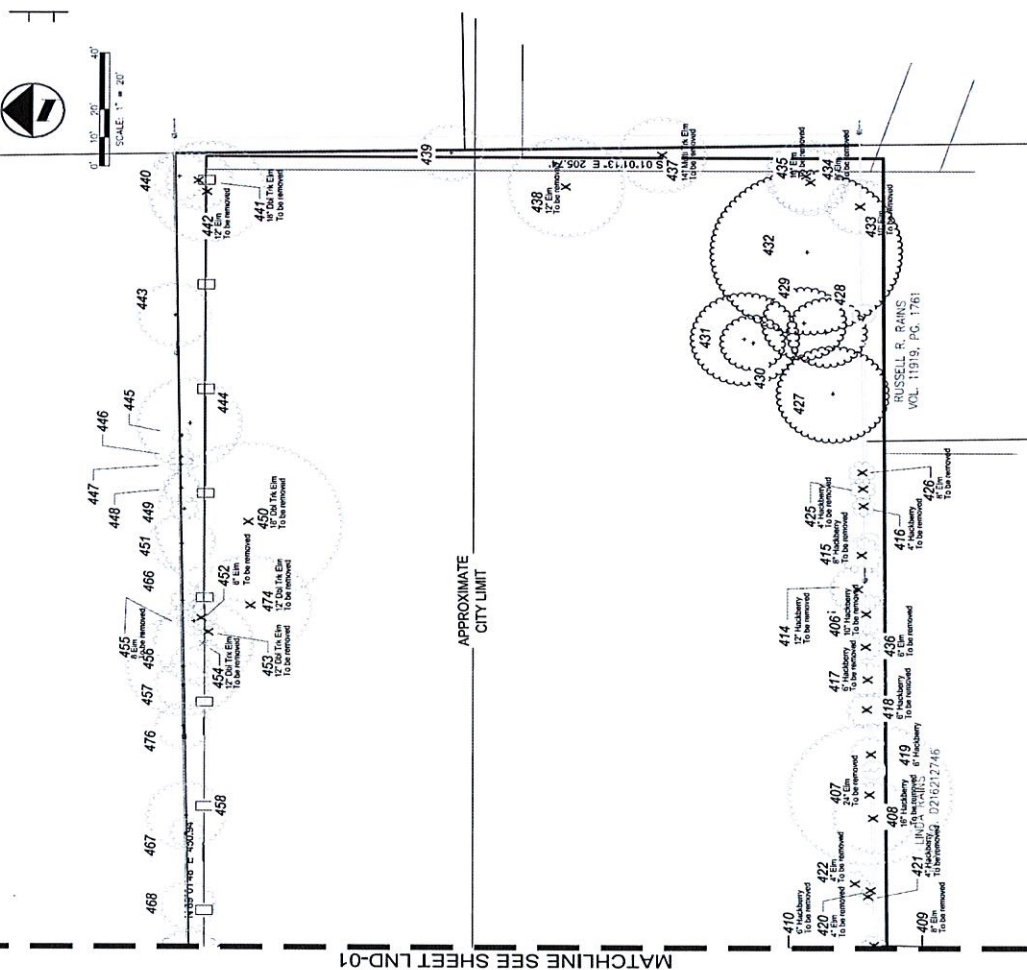


CITYLINE BUSINESS PARK FORESTRY CALCULATIONS

Net Urban Forestry Area	Calculation	Square Feet	Acres
A	Gross area of property	151,364.57	3.45
B	Building envelope area	30,128.72	0.70
C	Regulated utility easements and other deductible area	0.00	0.00
D	Net Urban Forestry Area	120,777.95	2.77
Required Tree Canopy Area			
Minimum Canopy Coverage Requirements:			
10% of projected tree canopy coverage for the commercial envelope			
E	Net Urban Forestry Area (10%)	60,388.97	1.39
F	Additional 5% preservation if required	0.00	0.00
G	Total required canopy coverage for site	60,388.97	1.39
Preservation/Retention of Existing Canopy			
H	Existing tree canopy area	26,451.36	0.61
I	Preservation of 25% of existing tree canopy area	13,225.68	0.30
J	Preservation requirement (50%)	0.00	0.00
K	Additional 5% if using preservation	0.00	0.00
L	Additional preservation for mitigation of heritage trees	3,617.26	0.08
M	Removal of two 18" Blackberry (1000+275/3.14=308.64+2-967.34=54086.54)	31,312.18	0.72
N	Net Urban Forestry Area (10%)	20,767.75	0.47
O	Total preservation credit	60,388.97	1.39
New Tree Planting			
P	Total required canopy coverage for site	60,388.97	1.39
Q	Large canopy trees @ 2000 ft per tree	60,000.00	1.38
R	Medium canopy trees @ 1000 ft per tree	10,000.00	0.23
S	Small canopy trees @ 200 ft per tree	0.00	0.00
T	Total New Planting Canopy Area	70,000.00	1.61
Fulfillment of Requirements			
W	Total required canopy coverage for site	60,388.97	1.39
X	Total canopy coverage provided for site	70,000.00	1.61
Y	Excess/deficient overall canopy	9,611.03	0.22



ISSUED FOR REVIEW AND BID NOT FOR CONSTRUCTION
This document is released for the purpose of review and bidding only, under the authority of Mark H. Swafford, R.L.A. Texas No. 1240, date 01/29/2021.

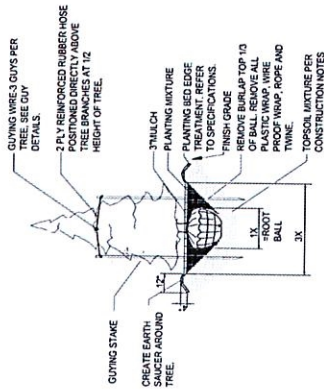


- GENERAL NOTES:
- SEE SHEET LND-03 FOR FORESTRY DETAILS.
 - SEE SHEETS LND-04 & LND-05 FOR LANDSCAPE PLANS.
 - SEE SHEET LND-06 LANDSCAPE DETAILS.



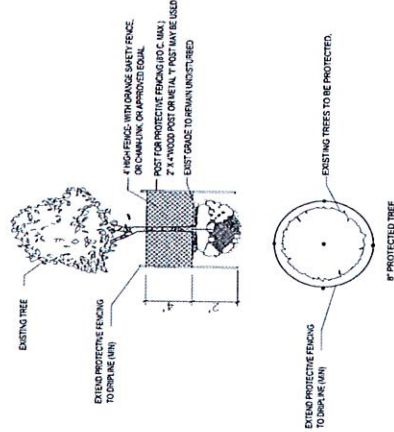
CONTACT NUMBERS:
ONCOR ELECTRIC CALL BEFORE YOU DIG: 800-344-8377
CABLE CALL BEFORE YOU DIG: 800-545-6005
LONE STAR GAS: 1-800-698-8344
AT AT: 1-800-344-8377





1. IT WILL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN TREES IN A PLUMB POSITION WHETHER GUYPED OR NOT, THROUGHOUT THE WARRANTY PERIOD.
2. SCARPY SIDES OF TREE PITS TO FACILITATE WATER PERCOLATION PRIOR TO PLANTING TREES.
3. WATER ALL TREES THOROUGHLY AFTER INSTALLATION.
4. ALL NEW TREE PLANTINGS SHALL RECEIVE SLOW RELEASE AGROPHOR® TABLETS IN AMOUNTS OF ONE TABLET PER 1/2 CALIPER INCH.

WTS



ATC

 $\frac{1}{1+T^2}$ [illegible]

ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION

GENERAL NOTES:

1. SEE SHEETS LND-01 & LND-02 FOR FORESTRY PLANS.
2. SEE SHEETS LND-4 & LND-05 FOR LANDSCAPE PLANS.
3. SEE SHEET LND-06 LANDSCAPE DETAILS.

DATE	01-29-21
JOB NO.	2020-23
CREATED BY	LIS
CADD	LIS
DESIGNER	MHS
PROJECT MGR	WCL

SHEET NO.
LND-03
OF SHEETS

COLLEGEVILLE, TEXAS

LANDSCAPE IRRIGATION-WATER MANAGEMENT
DESIGN GROUP

[illegible]

COLLEEVILLE, TEXAS

DATE
01-29-21
JOB NO.
2020-23
DRAWN BY
LTS

SHEET NO.
LND-05
OF SHEETS



Know when to dig.
Call before you dig.

CONTACT NUMBERS:
 MONCOR ELECTRIC CALL BEFORE YOU DIG: 800 344-8377
 CABLE CALL BEFORE YOU DIG: 800-545-6005
 ONE STAR GAS : 1-800 669-9344
 AT & T: 1-800 344-8377

**ISSUED FOR REVIEW AND BID
NOT FOR CONSTRUCTION**

WARNING:
CONTRACTOR TO LOCATE ALL UTILITIES INCLUDING GAS,
ELECTRIC, CABLE, ETC. IN PROJECT AREA 48 HOURS PRIOR
TO BEGINNING CONSTRUCTION.

LANDSCAPE PLAN

WALL: N 7 S.

Exhibit "F" Uses Chart

Office Uses

- P Accountant's Offices
- P Advertising Agencies
- P Chiropractic Clinics
- S Emergency Clinic (24 hrs.)
- P Engineering, Architect's, and Surveyor's Offices
- P General Business Offices not elsewhere listed
- P Insurance Agencies
- P Management and Public Relations Services Offices
- P Optometrist Offices
- P Psychologist Offices
- P Physician's or Dentist's Offices
- P Real Estate Agency Offices
- P Security Broker Offices
- P Telemarketing Offices
- P Title Abstract Offices
- S Trade or Business Schools
- P Travel Agency / Airline Ticket Offices

Retail and Service Uses

- S Alcoholic Beverage Sales (Beer & Wine Only)-Off-Premises Consumption
- S Alcoholic Beverage Sales - On-Premises Consumption
- S Package Store Sales - Off-Premises Consumption
- S Alcohol or Drug Treatment Center
- P Antique Stores
- P Apparel and Accessory Stores
- P Arts and Crafts Stores and Hobby Shops
- S Bakery Stores
- S Banks, Credit Unions, and Financial Institutions
- P Barber Shops, Beauty Shops, and Day Spas
- P Bicycle Shops
- P Books, Stationary, or Greeting Card Shops
- P Camera or Music Stores
- S Carnivals and Circuses
- S Cemeteries or Mausoleums
- S Charitable Donation Station
- S Civic, Social, or Fraternal Organizations
- S Convenience Stores with Gasoline Sales
- P Copy Centers/Print Shops
- P Dance Studios and Martial Arts Studios
- S Day Care Centers
- S Dog Grooming
- P Department Stores
- P Dry Cleaner Pick-up Stations
- P Dry Cleaners (up to 5,000 s.f. w/on-site laundry)
- P Florist Shops
- S Funeral Homes
- P Furniture and Appliance Stores
- S Grocery Stores
- P Hardware, Electrical, and Plumbing w/o outside display
- S Hospitals
- S Hotels and Motels
- P Home Decoration Stores
- P Jewelry Stores
- S Locksmiths
- P Mailing and Shipping Stores
- S Meat or Fish Markets
- P Pet Stores
- P Pharmacy
- P Photography Studios
- S Restaurants, Cafes, and Cafeterias
- S Second Hand Goods Shop
- S Self-Service Laundries
- P Sporting Goods Store
- P Shoe Repair
- P Tailor and Alteration Shops
- P Video Rental and Sales Stores
- S Wedding Chapels

Recreational and Entertainment Uses

- S Amusement Centers (indoors)
- S Billiard Parlors
- S Commercial Recreation (outdoor)
- P Fitness Centers (hours of operation 5 a.m. to 10 p.m.)
- S Golf Driving Ranges
- S Miniature Golf Courses
- S Roller and Ice Skating Rinks
- S Theaters

Heavy Commercial, Industrial & Manufacturing Uses

- S Contractor Office without storage yard
- S Plumbing, HVAC and Electrical Trades Shops
- S Printing and Publishing - Commercial
- S Research and Development Labs
- S Upholstery and Furniture Repair Shops

Utility Uses

- S Electrical Substations
- S Public Utility Supply and Storage Yards
- S Telecommunications Towers
- S Water Pumping Stations
- S Wind Driven Generators

Public and Institutional Uses

- S Colleges or Universities
- S Community Centers or Recreation Centers
- S Government Buildings, Offices, and Facilities
- S Fire Stations/Police Stations
- S Government Maintenance Facilities
- S Libraries
- S Museums
- S Post Office
- S Parks and Open Space Areas
- S Public Maintenance and Storage Buildings
- S Private Schools - Elementary and Secondary
- S Private Schools - High School
- S Public Schools - Elementary and Secondary
- S Public Schools - High School
- S Religious Institutions

Automotive and Transportation Uses

- S Auto Detailing
- S Auto Parts and Accessory Stores
- S Auto Upholstery Shops

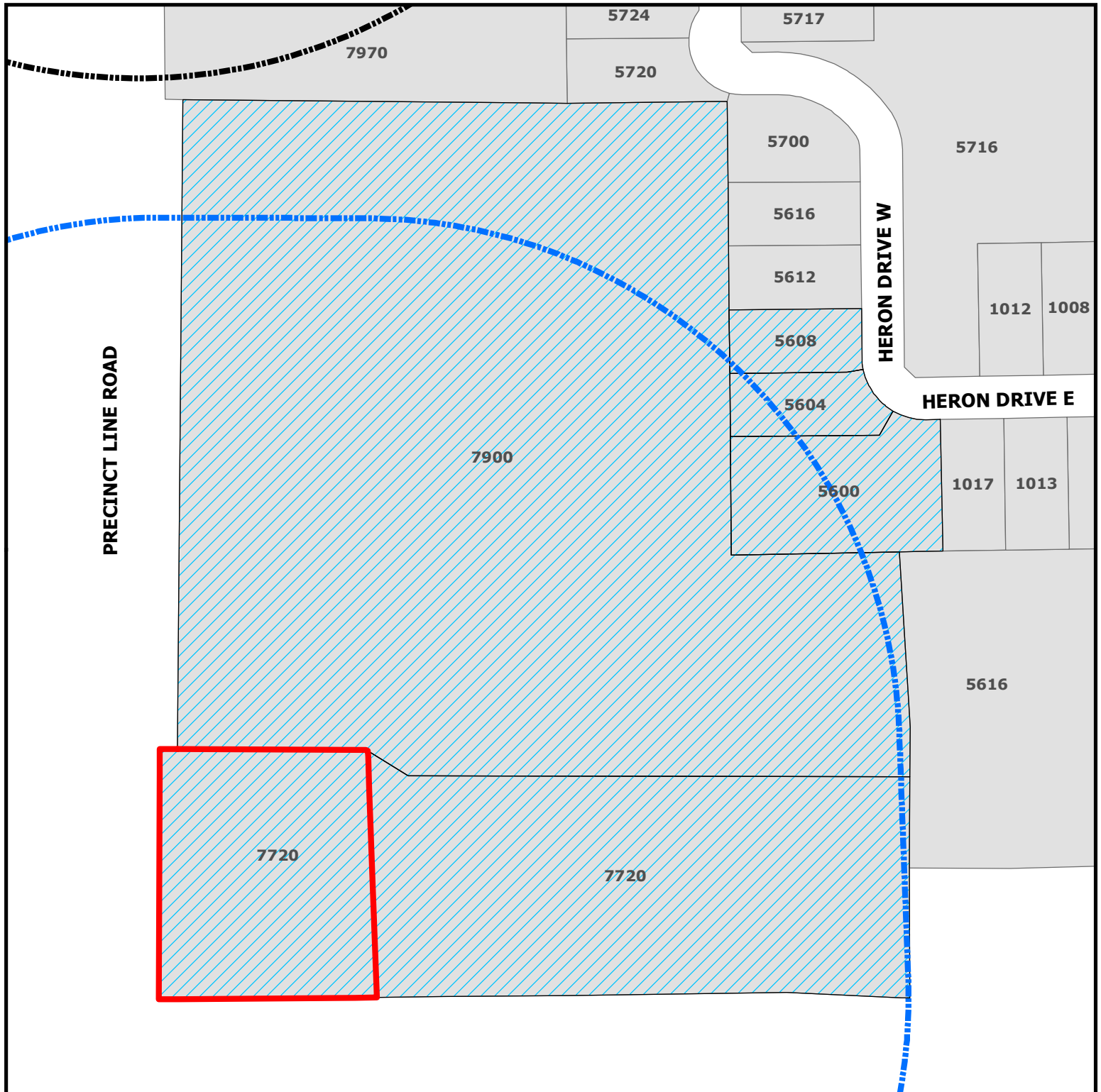
NOTES:

1. The uses for the property shall be generally consistent with the standards for CC-1 base zoning, as amended by this chart.
2. Any use not expressly listed in this chart is prohibited unless otherwise allowed by the City Council upon adoption of an ordinance amending this PUD.
3. Hours of operation for all "P" uses are 7 a.m. to 10 p.m. (except fitness centers hours of operation are 5 a.m. to 10 p.m.)

Legend

- P Permitted as a Right-of-Use (may be subject to compliance with conditions described within Section 3.24.C of the Land Development Code)
- S Permitted as a Special Use Permit, Requiring Approval by City Council

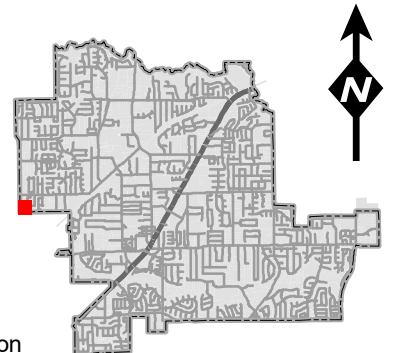
Notification Map



ZC21-022 7720 Precinct Line Road

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.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number**Agenda Date** 8/23/2021**Type** Presentation and Discussion**Department** Planning and Zoning Commission

Title

Presentation and discussion of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for a Hot Tub and Sauna Showroom as a permitted use, for Lot 1, Block 1, Metrovest Addition, located at 6100 Colleyville Boulevard, Suite 100, Case ZC21-023

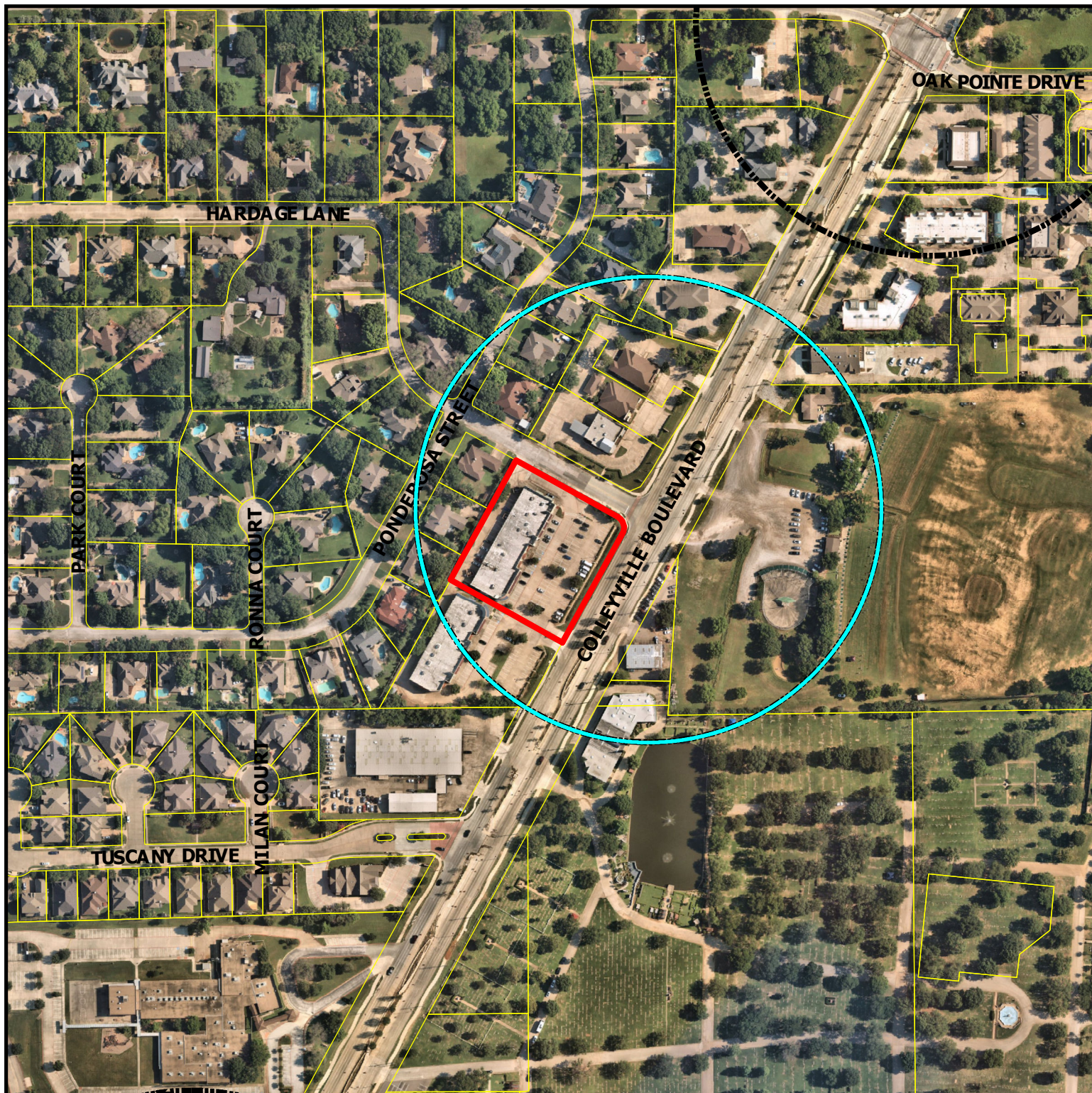
Explanation

Garrett Turner, the applicant, has submitted a request to amend the existing PUD-C Planned Unit Development - Commercial zoning district on Lot 1, Block 1, Metrovest Addition, being approximately 1.92 acres, located at 6100 Colleyville Boulevard. The request is to amend the PUD-C ordinance to allow for a 'hot tub and sauna showroom' use.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objective - Signed
5. Streetview
6. Ordinances (O-08-1702)-12162008 (1)
7. Notification Map

Aerial Map



ZC21-023

6100 Colleyville Boulevard, Suite 100

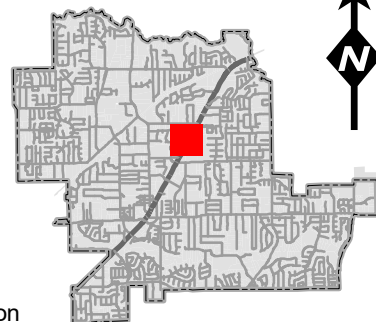
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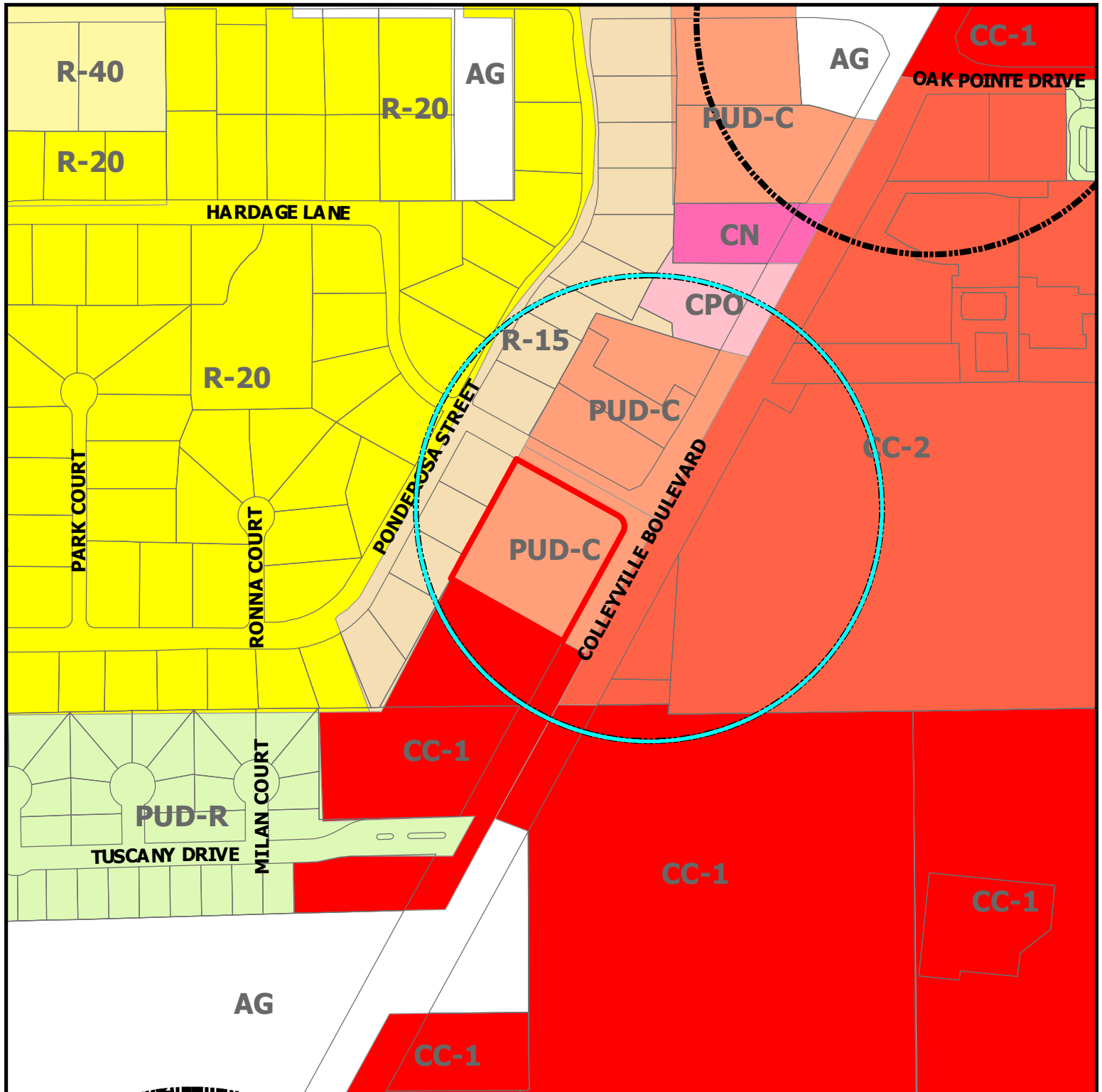


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-023

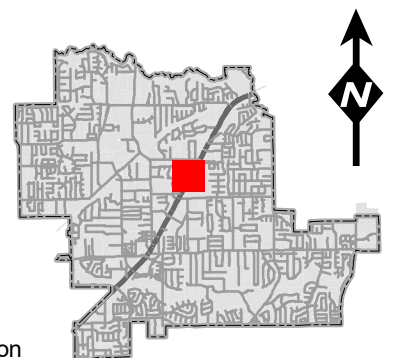
6100 Colleyville Boulevard, Suite 100

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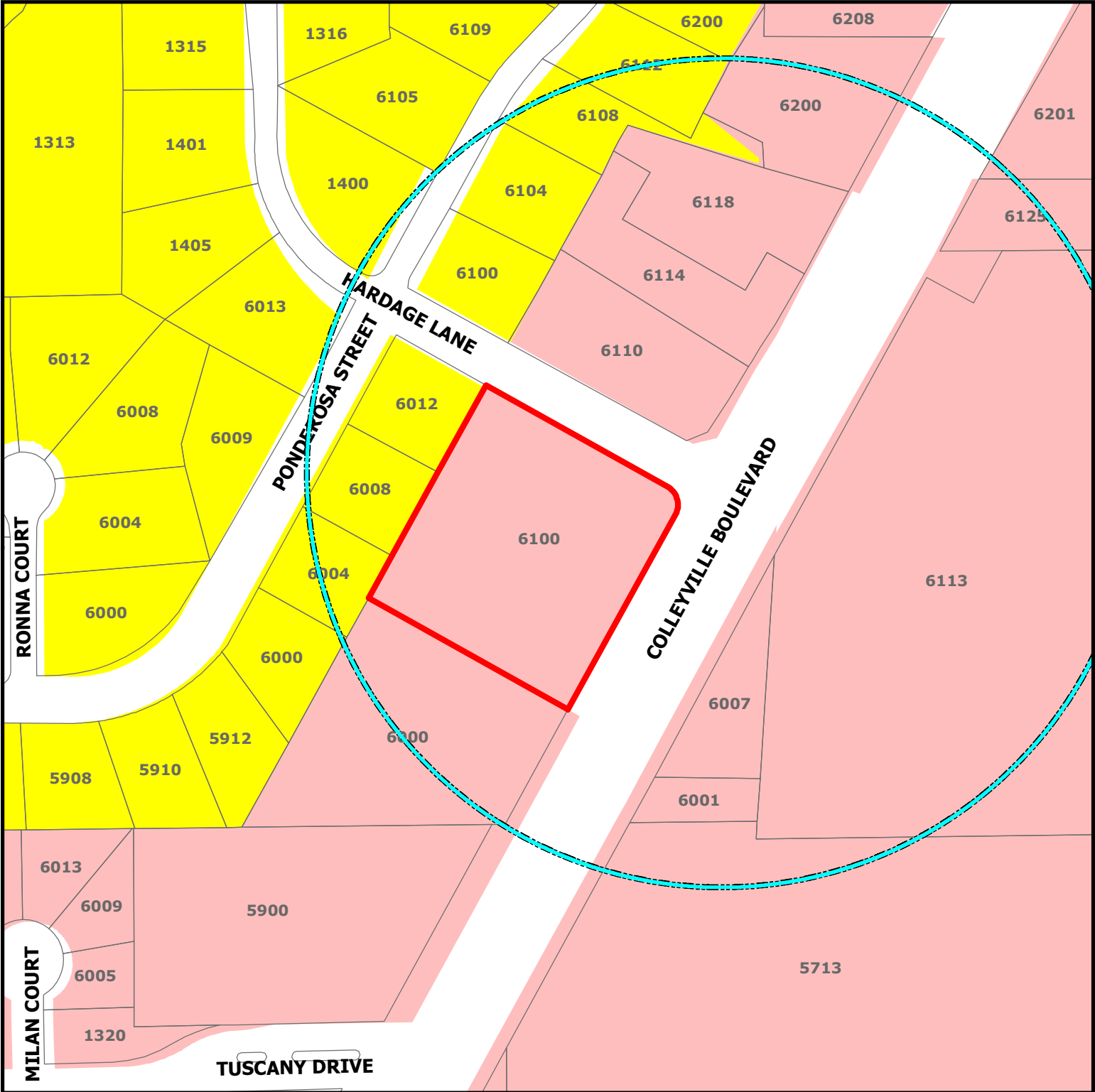


Subject Property

Sales Tax Preferred Intersection



Future Land Use Map

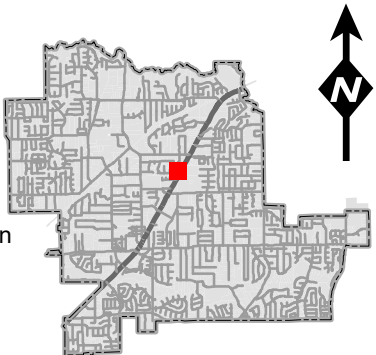


ZC21-023

6100 Colleyville Boulevard, Suite 100

DISCLAIMER:
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-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor





Date: 8/16/21

Applicant: Garrett Turner

Address: 6100 Colleyville Blvd. Suite #100 Colleyville, TX 76034

Type of Zoning Application: PUD Amendment

Re: Statement of Planning Objective

To Whom it May Concern,

We are writing this letter with the request to amend the current PUD restrictions at 6100 Colleyville Blvd. Suite 100 Colleyville, TX 76034 to allow our business to operate at the said property.

Our business, (TNT Spa Movers, Inc DBA: Relax & Retreat Hot Tubs) which was established in 2012 is a family ran business focusing on health and wellness. We sell high end portable hot tubs and saunas and would like to open a new showroom in Colleyville at the address listed above. Since this is our second location in the metroplex, the space will solely be used as a showroom for customers to shop for their hot tub and/or sauna purchases. With respect to the neighboring residents in Colleyville, our primary showroom and warehouse in Plano is where all of our inventory is held and received in addition to where all of our service and delivery teams operate out of.

We think our business would complement some of the already established businesses in the 6100 Colleyville Blvd shopping center since many of them (Callista Wellness, NexGen Fitness, Fusion Whole Body Recovery and Primary Care) already focus on health, wellness, and self-care.

We hope the city and residents take our request into consideration and we're happy to answer any and all questions regarding our operational intentions.

X *Garrett Turner*

Garrett Turner

Owner - Relax & Retreat Hot Tubs



ORDINANCE O-08-1702

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 1.9 ACRES ON LOT 1, BLOCK 1, METROVEST ADDITION, FROM THE CN-NEIGHBORHOOD COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. Z-08-023; 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 City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in

the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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 of 1.9 acres on Lot 1, Block 1, Metrovest Addition from the CN-Neighborhood Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".
- Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDC is for retail and office uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN

- a. The development of this property shall be generally consistent with site plan attached as Exhibit "B"

3. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within the Planned Unit Development:
 1. Uses allowed in the CN-Neighborhood Commercial zoning district
 2. Antique Stores
 3. Apparel and Accessory Stores
 4. Arts and Crafts and Hobby Shops
 5. Bicycle Shops

6. Books/Stationary/Greeting Card Shops
7. Camera or Music Stores
8. Chiropractic Clinics
9. Dance Studios/Martial Arts Studio
10. Optometrists Office
11. Physician's Office or Dentist's Offices

b. The following land uses shall be prohibited within the Planned Unit Development:

1. Food and/or beverage sales of any kind
2. The sale of any motorized transportation including but not limited to: motorized scooters and bicycles, miniature motorcycles, go-carts and any other motorized apparatus designed to transport a person.

4. HOURS OF OPERATION

a. The hours of operation for all businesses allowed by this ordinance shall be as follows:

Monday - Sunday: 7:00 a.m. – 8:00 p.m.

5. OTHER

- a. Any alterations to the layout of the building and/or parking shall adhere to the attached Exhibit "B".
- b. Any alterations to building height and articulation, lighting along the rear of the building, dumpster location, screening and landscaping, access to the property and drainage shall require an amendment to this ordinance.
- c. This property shall meet all of the requirements of the Land Development Code and Code of Ordinances, 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 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. 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 it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of December 2008.

The second reading and public hearing being conducted on the 16th day of December 2008.

ATTEST:



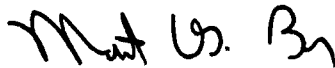
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



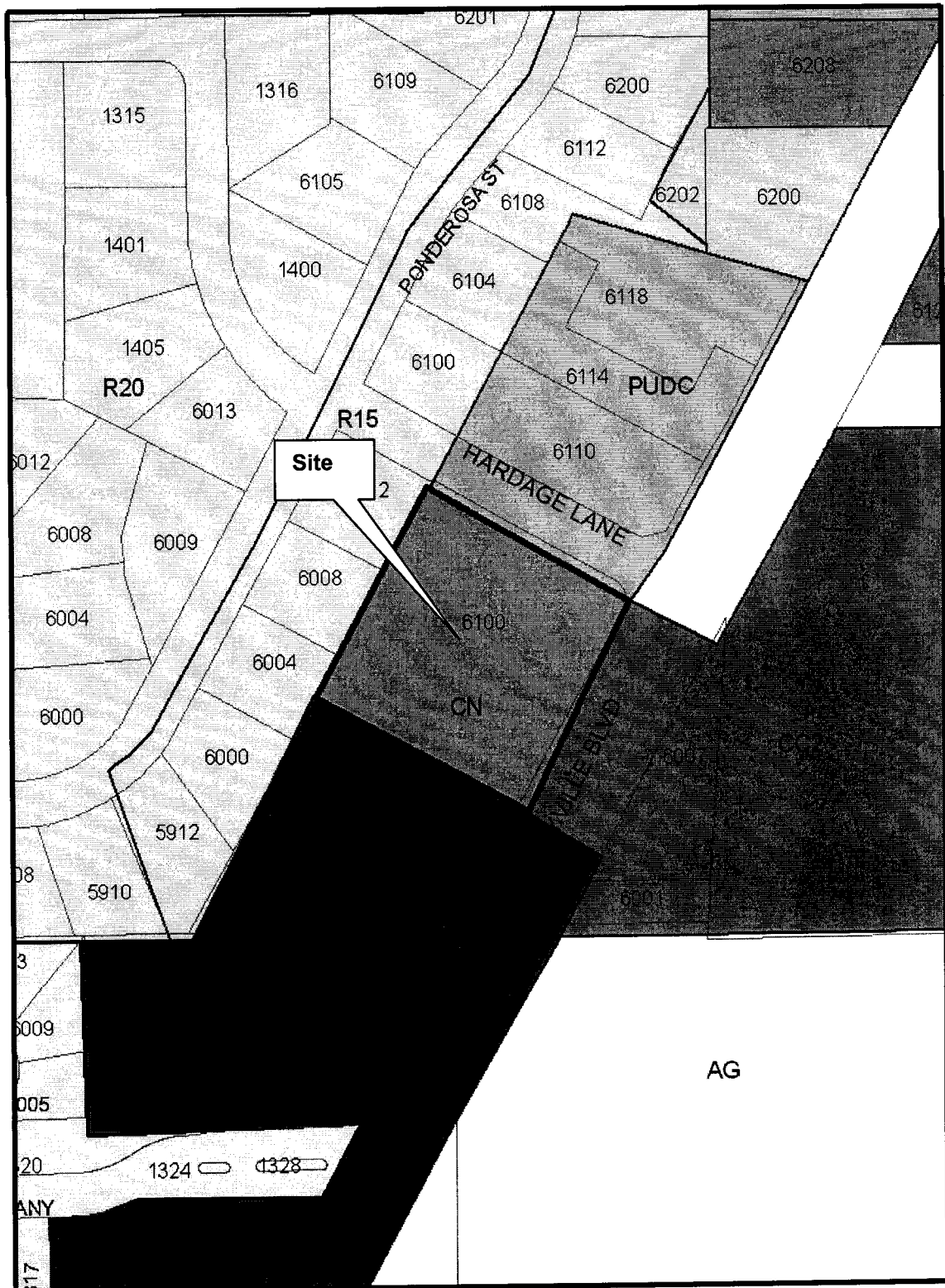
David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

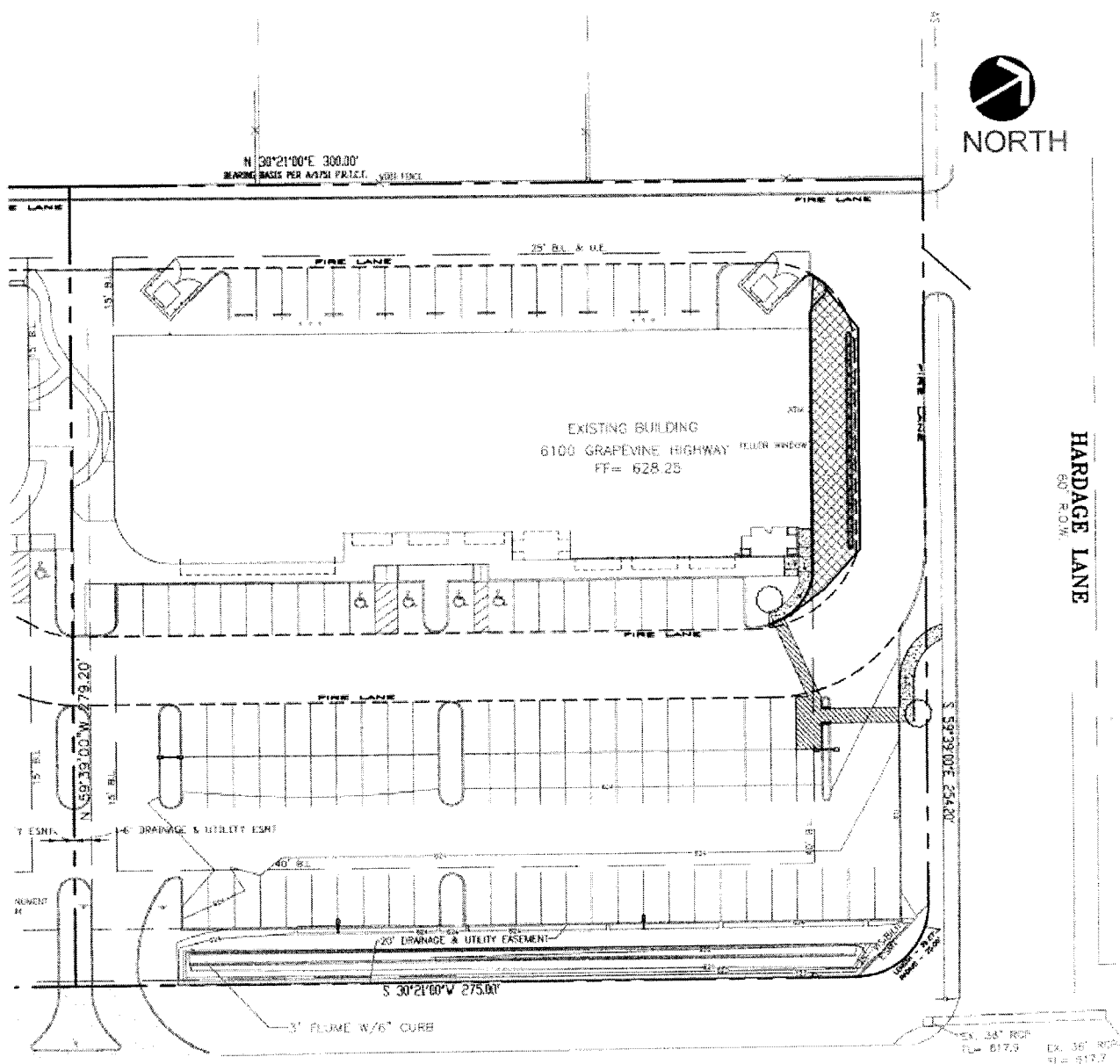


Matthew C. G. Boyle
City Attorney

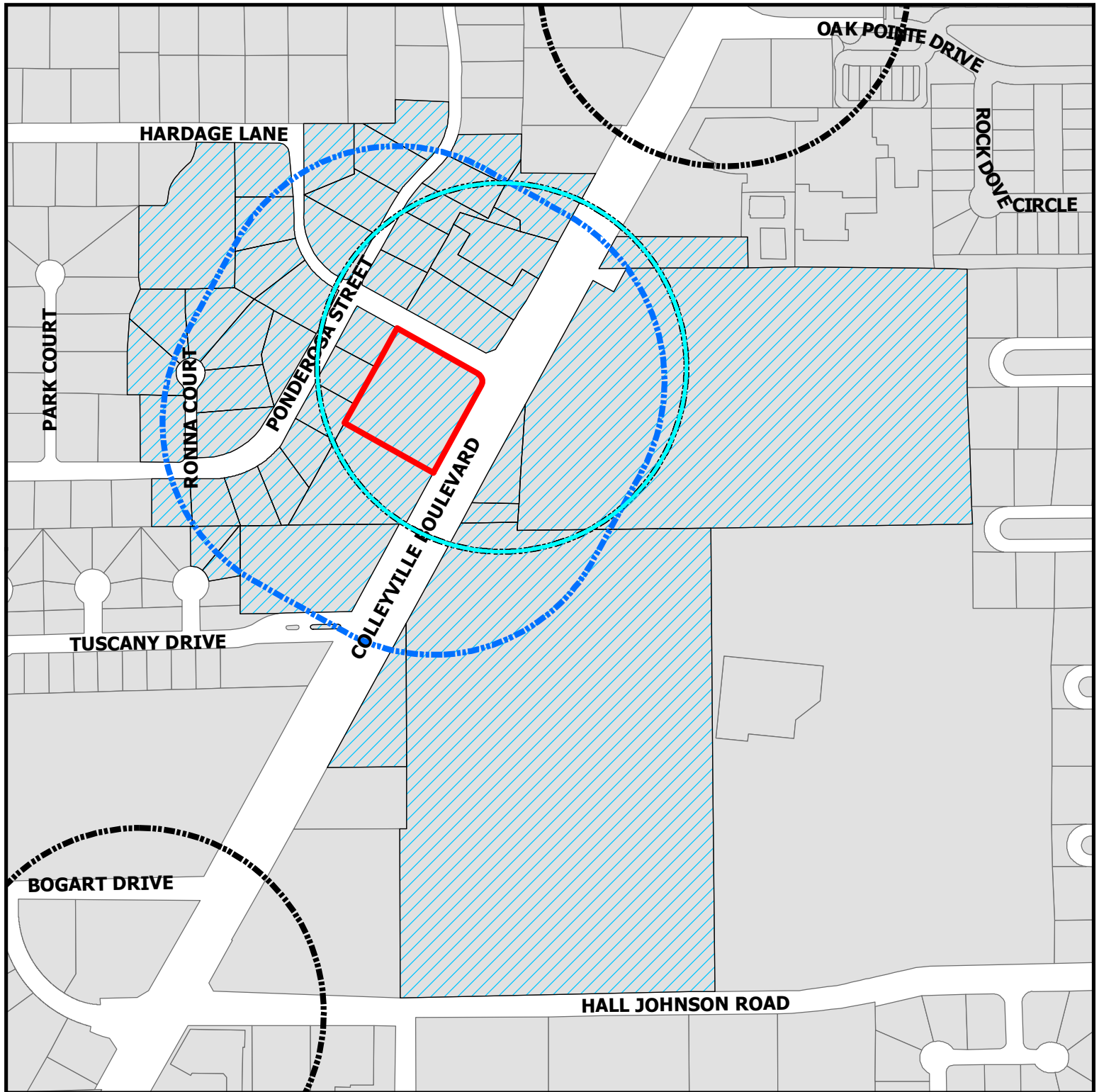
EXHIBIT "A"- Location and Zoning Map



NORTH



Notification Map



ZC21-023

6100 Colleyville Boulevard, Suite 100

DISCLAIMER:
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-  Subject Property
-  500ft Buffer
-  Properties within 500ft
-  Sales Tax Preferred Intersection

