



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, September 13, 2021

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING, PLATTING, AND LAND USE

REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS MEETING MINUTES

DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL ACTIONS ON PAST AGENDA ITEMS

EXECUTIVE SESSION – In accordance with Texas Government Code Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with attorney on legal issues raised by public hearing or action items on the agenda

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER WILLIAMSON
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - August 10, 2021
Planning and Zoning Commission Worksession Minutes - August 23, 2021

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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** Consideration 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** Consideration 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** Consideration 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** Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards September 10 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 Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1a	Agenda Date 9/13/2021	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - August 10, 2021
Planning and Zoning Commission Worksession Minutes - August 23, 2021

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on Tuesday, August 10, 2021 and minutes from the Planning and Zoning Commission Worksession on Monday, August 23, 2021.

Recommendation

Attachments

1. August 10, 2021 P&Z Minutes
2. August 23, 2021 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Tuesday, August 10, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Pre Commission Meeting was called to order by Chair Bevill on August 10, 2021, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Claudia Bevill, and George Bond

Absent: Matt Koch

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Dakari Hill

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Pre Commission Meeting at 6:29 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on August 10, 2021, at 7:00 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Claudia Bevill, and George Bond

Absent: Matt Koch

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Dakari Hill

1 APPROVAL OF MINUTES

1a Planning and Zoning Commission Minutes – June 14, 2021

Commissioner Raine made a motion to approve the June 14, 2021 Planning and Zoning Commission Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Raine, Bevill, and Bond
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Minor Plat with a plat waiver for lot width for Lot 1, Block A, Dossani Paradise Family Addition, being Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case PC21-014

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Anwar Dossani, 1809 Arrington Green, came forward and briefed the Commission.

The public hearing was open at 7:06 p.m.

With no one wishing to speak, the public hearing was closed at 7:06 p.m.

Commissioner Groves highlighted the concerns of neighboring residents. Commissioner Groves stated that their concerns pertained more to the house design than the platting of the property.

Commissioner Groves made a motion to approve Case PC21-014. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Williamson, Syed, Raine, Bevill, and Bond
Nay: 0**

2b Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to revise the building elevations, on Lot 2, Block 1, BYD Addition, located at 1109 Glade Road, Case ZC21-017

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Doug Skomer, 1105 Glade Road, Suite 100, came forward and briefed the Commission.

The public hearing was open at 7:18 p.m.

Conrad Rodgers, 1213 Garry Lynne Drive, came forward and spoke in opposition to the case. Mr. Rodgers addressed concerns regarding possible privacy issues, specifically a potential "line of sight" into neighboring homes.

Lisa Peterson, 1104 Jo Carol Lane, came forward and spoke in opposition to the case. Mrs. Peterson addressed concerns regarding the proximity of the building, specifically how that proximity could decrease the property values of neighboring homes.

With no one wishing to speak, the public hearing was closed at 7:24 p.m.

Commissioner Bevill asked Mr. Skomer to come forward and answer questions of the Commission. Mr. Skomer addressed privacy and proximity concerns, communication improvements, property barriers, and landscaping requirements.

Commissioner Williamson made a motion to approve Case ZC21-017. Commissioner Bond seconded the motion

The motion was carried by the following vote:

Aye: 6 – Groves, Williamson, Syed, Raine, Bevill, and Bond
Nay: 0

3. CITIZEN COMMENTS

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and made comments for the record regarding Case PC21-014. Mrs. Hennessy addressed concerns regarding potential drainage issues due to the property's steepness.

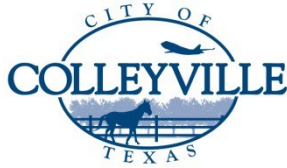
4. AJOURMENT

The meeting adjourned at 7:52 p.m.

The minutes were written and prepared by:

Dakari Hill
Planning Technician

The meeting minutes were approved on _____ by a vote of _____.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, August 23, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on August 23, 2021, at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Matt Koch, Claudia Bevill, and George Bond

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, and Dakari Hill

2. WORKSESSION AGENDA ITEMS

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the opaqueness, consistency, and functionality of the glass garage doors.

- 2b** Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 71RA, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, Case ZC21-019

Jacquelyn Reyff and presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the definition of reflexology and if the request was due to a change in ownership.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the property's location and if the change in zoning was for the ability of an accessory dwelling.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the setbacks, dimensions, and location of the dwelling.

- 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

Chairwoman Bevill presented the information to the other members of the Commission. Staff addressed questions of the Commission regarding potential code violations, authoritative power to require clean up before granting requests, and allotted time to construct property after permit issuance.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the applicant's previous work, broadening the description of "showroom", and sales tax.

3. AJOURMENT

The meeting adjourned at 7:00 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 2a	Agenda Date 9/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 an amendment to the existing PUD-R Planned Unit Development – Residential ordinance for the Villas at Windsor Steele development, being approximately 2.60 acres. The purpose is to amend the PUD-R's ordinance in order to allow for the incorporation of glass as an acceptable building material for garage doors. The current regulation requires wood or faux-wood doors. No other amendments are proposed.

Existing Conditions/Background: The subject property consists of a 12 lot single-family subdivision under construction. This development was approved by the City Council in September of 2015.

Proposed Amendment: Request – The applicant requests to change the PUD Ordinance to allow for glass as an approved material for the garage doors.

Analysis: The requested PUD-R amendment is for an update to the allowable materials for garage doors. The previous ordinance was approved in 2015 and requires wood or faux-wood only. The applicant desires for glass to be an acceptable building material for the garage doors. To change the garage door materials from the PUD-R ordinance requires an amendment to Ordinance O-15-1964.

Plat Status: The property is platted as Lots 1-12, Block 1, of the Villas at Windsor Steele.

DRC Review: The DRC reviewed the request during their August 23, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south and west have AG Agricultural zoning and have mostly developed with residential structures, a church, and soccer fields. The properties to the east have PUD-R zoning and are improved with residential structures.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for residential development. The proposed change to the PUD-R ordinance does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Full-View-Brochure Garage Doors
6. ORDINANCE (O-15-1964)
7. Notification Map
8. Notification Letter
9. Notify List
10. Letters Received
11. Draft Ordinance

Aerial Map



ZC21-018

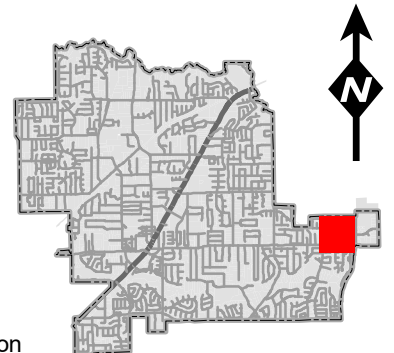
5101-5145 Roberts Road

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.

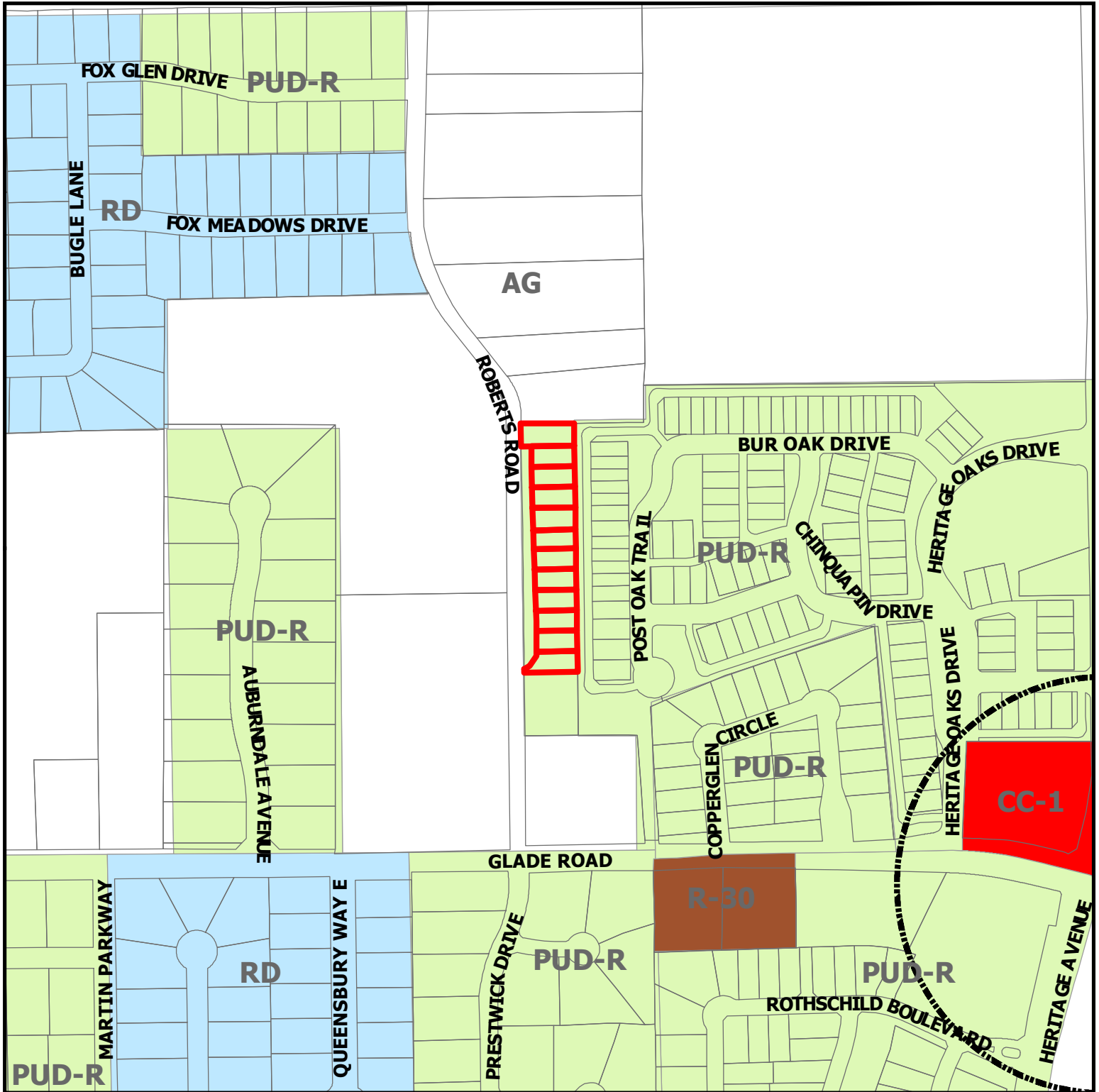


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-018

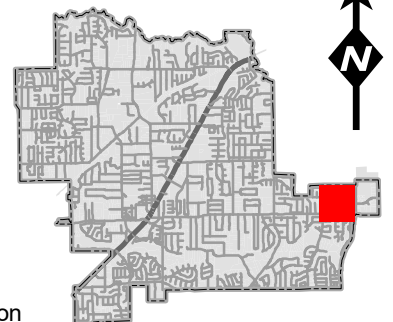
5101-5145 Roberts Road

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Subject Property

Sales Tax Preferred Intersection



Future Land Use Map



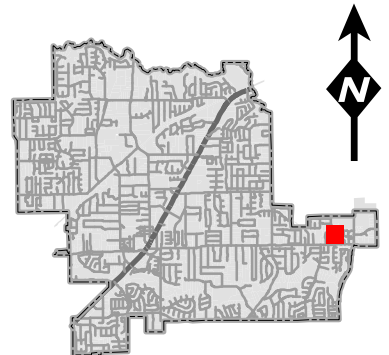
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ZC21-018

5101-5145 Roberts Road

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



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 all glass garage doors. Glass type shall be frosted.”















5121









5121

5117





| FULL-VIEW ALUMINUM



THE
QUALITY
GARAGE
DOOR™



FULL-VIEW ALUMINUM

A dramatic statement, made to fit your contemporary garage door application. Our full-view aluminum garage doors are expertly engineered of aluminum and glass that will give your home the perfect blend of industrial and ultra modern.

3295 shown in clear anodized with optional frosted glass

KEY FEATURES



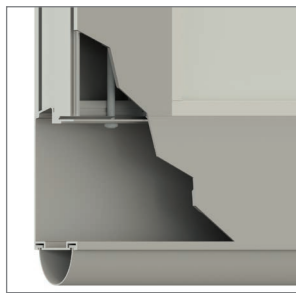
INSULATION

Optional insulated section rails are available providing additional thermal protection for your garage space.



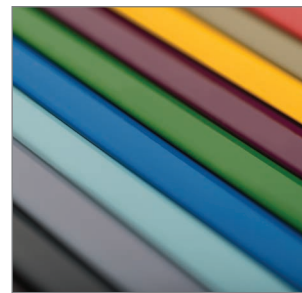
BULB SEAL

Integrated bulb seal eliminates air and water infiltration keeping your interiors protected from the unwanted elements.



SECTION CONSTRUCTION

Rail and stile sections are assembled with through bolts for added strength and longevity.



POWDER COATING

Choose from 188 color options that provide a maintenance free, durable finish.



Enjoy the view but keep the noise out!

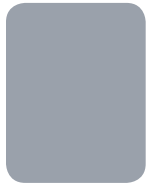
C.H.I Full-View Aluminum doors have been tested and certified for an STC (sound transmission class) Rating of 27.

PERSONALIZING OPTIONS

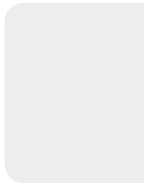
Choose from a variety of personalizing options to complement your home's design and create immediate curb appeal.

FINISH

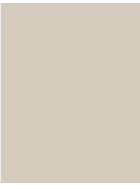
SUPER DURABLE POWDER COAT COLORS All powder coat colors add 1-week lead time



Clear Anodized



White



Almond



Sandstone



Brown



Bronze



Dark Bronze



Gray



Desert Tan

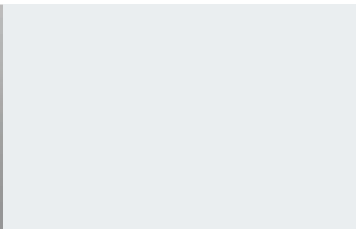


Black

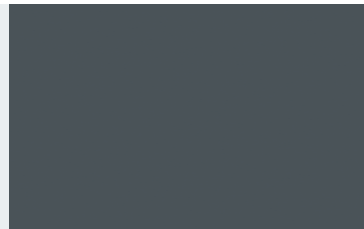
GLASS



Plain



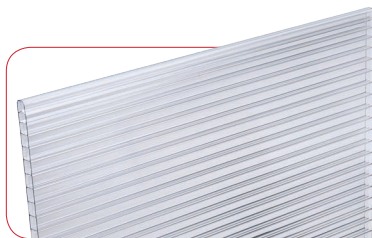
Frosted



Tinted



Obscure



ADDITIONAL GLASS & PANEL OPTIONS

In addition to our standard glass offering, customize your door with specialty glass, solid panels or special materials. Contact your C.H.I. Dealer for options and details.



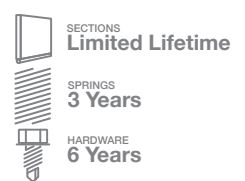
Full-View Aluminum Model Comparison Chart

BETTER		BEST	
Section Construction	2" Thick - Hollow aluminum rails with through bolt assembly and bulb seal between sections	2" Thick - Insulated aluminum rails with through bolt assembly and bulb seal between sections	
Section Material	Heavy Duty - Aluminum	Heavy Duty - Aluminum	
Insulation Type	No Insulation	Polystyrene Insulation	
			
Panel Style / Model Number ²			
 Full-View		3295	3297
Personalizing Options			
Powder Coating ¹	188 Colors	188 Colors	
Windows	•	•	
Solid Panels	Insulated or Non-Insulated	Insulated or Non-Insulated	
Glass	•	•	
Warranty	Limited Lifetime Warranty		

¹ Refer to your local C.H.I. Dealer for exact color match. ² Model number indicates insulation type.

APPEARANCE PACKAGE

All hardware, including struts and track, is powder coated, creating a complete garage door system with a lasting impression.





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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.

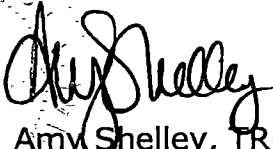
AND IT IS SO ORDERED.

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:

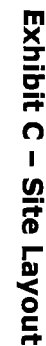
A handwritten signature in black ink, appearing to read "Ben L. Stool".

Matthew C. G. Boyle
City Attorney

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

Exhibit 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.



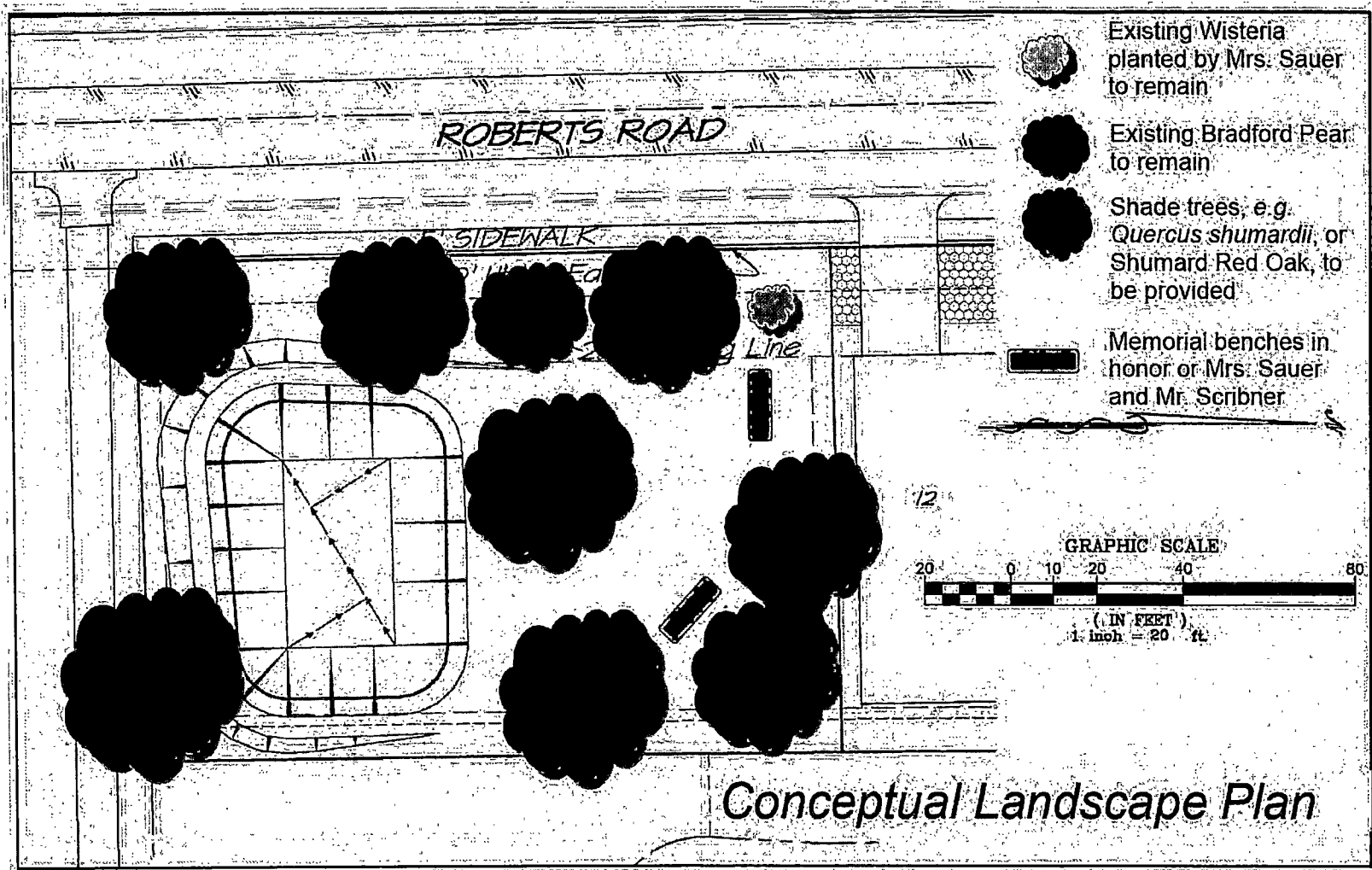


Exhibit D - Conceptual Landscape

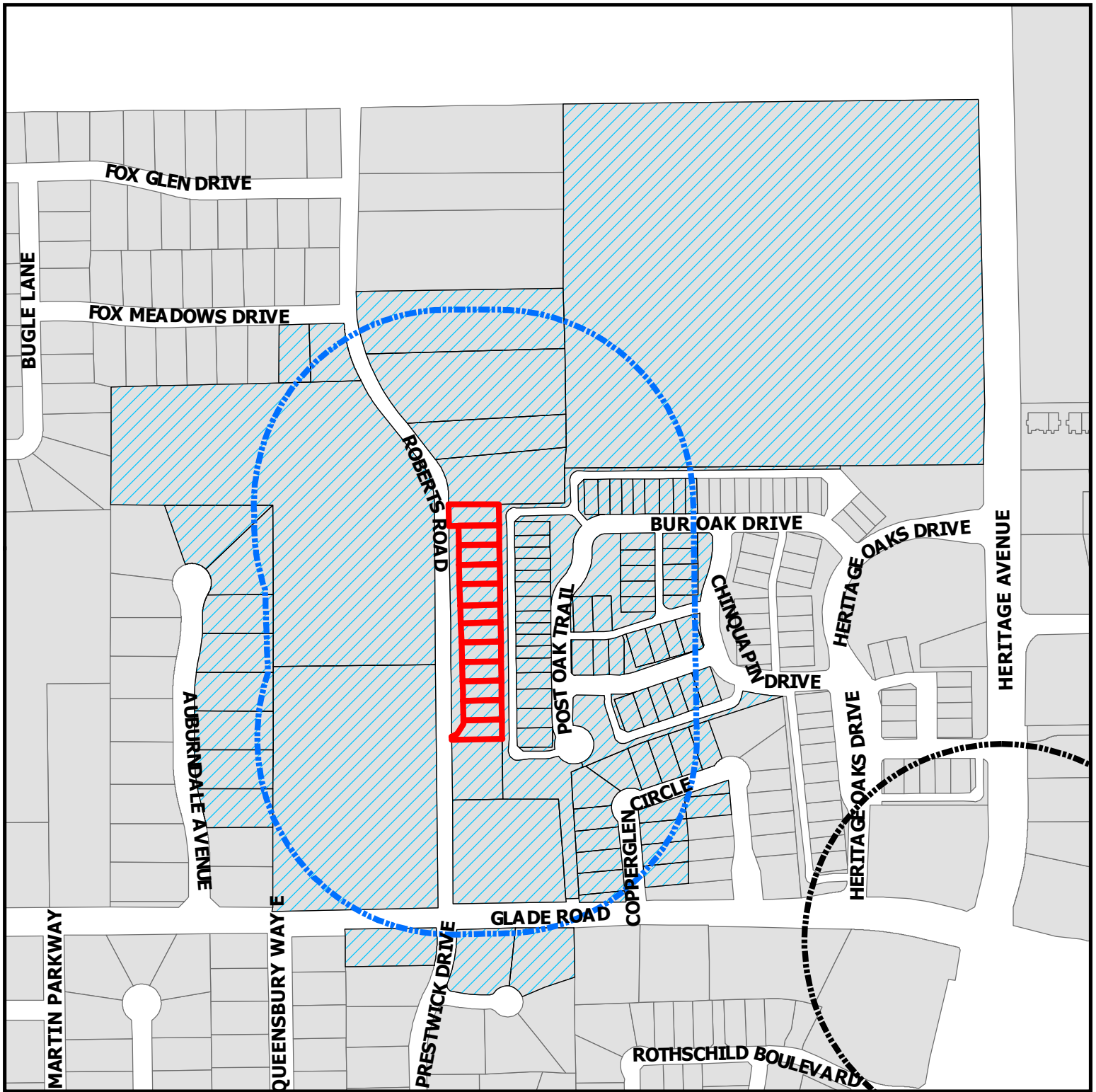
Exhibit E – Slip Road



Representative Architecture



Notification Map

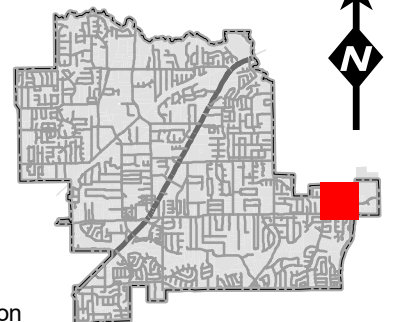


ZC21-018

5101-5145 Roberts Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an amendment to the PUD-R Planned Unit Development-Residential district, specifically to garage door building materials. The request is to revise the previously approved garage door building materials to include glass garage doors.

Zoning Case: ZC21-018

Applicants: Brian Adams and Ryan Panno

Owners: Brian Adams and Ryan Panno

Location: 5101-5145 Roberts Road

Property Description: Lots 1-12, Block 1, The Villas at Windsor Steele

Present Zoning: Planned Unit Development-Residential

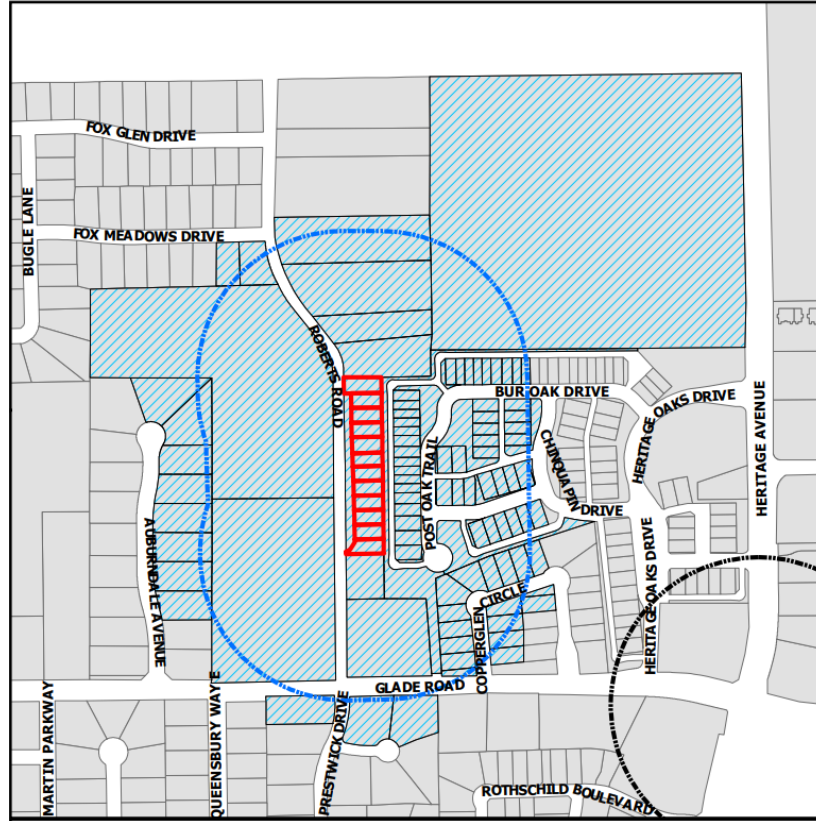
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

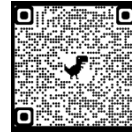
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
CHAPMAN, PHILLIP H	5100 POST OAK TR	COLLEYVILLE, TX
NUMBERS MANAGEMENT CORP	3065 BEYER BLVD STE B-103	SAN DIEGO, CA
FROST, HOWARD M	5009 COPPERGLEN CIR	COLLEYVILLE, TX
KEISER, INGRID	5062 POST OAK TR	COLLEYVILLE, TX
HARMON, BRENT	5009 PRESERVATION AVE	COLLEYVILLE, TX
BABUL, SAJEED	5133 POST OAK TR	COLLEYVILLE, TX
COLE, JANICE B	5132 POST OAK TR	COLLEYVILLE, TX
BRADFORD TRUST	5005 COPPERGLEN CIR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
MCCASKEY, SANFORD	5004 COPPERGLEN CIR	COLLEYVILLE, TX
HU, HUIMIN	3219 MAY ST	FORT WORTH, TX
MATHIS, CHRISTOPHER	5137 POST OAK TR	COLLEYVILLE, TX
WOLF, TRACY	3732 BUR OAK DR	COLLEYVILLE, TX
SIROTIYA, SANJEEV	3705 POST OAK TR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
THE GREENE FAMILY TRUST	3716 BUR OAK DR	COLLEYVILLE, TX
MATHIS, CHRISTOPHER WARREN	5137 POST OAK TR	COLLEYVILLE, TX
STEELE, TERRY W	3757 SHUMARD OAK LN	COLLEYVILLE, TX
XIAO, SHUNLIANG	3761 SHUMARD OAK LN	COLLEYVILLE, TX
KUEN I TANG TRUST	1204 LEAWOOD DR	EDMOND, OK
SOKHEY SIMREN S	5066 POST OAK TRL	COLLEYVILLE, TX
HUNG, SUSAN	3748 SHUMARD OAK LN	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
AGRAWAL, RACHNA	3744 SHUMARD OAK LN	COLLEYVILLE, TX
LIVINGSTON, MARK	3720 BUR OAK DR	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
SZABO, STEVE	5040 COPPERGLEN CIR	COLLEYVILLE, TX
CHITKARA, JAIDEEP	5114 HERITAGE OAKS DR	COLLEYVILLE, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
CROUCH, PAUL	3704 BUR OAK DR	COLLEYVILLE, TX
BRILL, DONALD	4916 PRESTWICK DR	COLLEYVILLE, TX
ARMSTRONG, MELINDA	3712 BUR OAK DR	COLLEYVILLE, TX
PARHAM, VAN E	5013 AUBURNDALE AVE	COLLEYVILLE, TX
ZAFFOS, LAUREN	5101 AUBURNDALE AVE	COLLEYVILLE, TX
MAI, NGAN	5024 COPPERGLEN CIR	COLLEYVILLE, TX
WITTE, DAN	5036 COPPERGLEN CIR	COLLEYVILLE, TX
LAYER, DONNA J	5104 POST OAK TR	COLLEYVILLE, TX
BENDER, JEFFERY	5020 COPPERGLEN CIR	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	COLLEYVILLE, TX
BIBEAU, GUY R	5052 COPPERGLEN CIR	COLLEYVILLE, TX
WHITE, KIMBERLY	6210 BURNHAM CIR	COLLEYVILLE, TX
HART, BILLY	5124 POST OAK TR	COLLEYVILLE, TX
PITTS, WALLACE J	3612 AMBERLEY CT	COLLEYVILLE, TX
O'SHELL, HOWARD C	5012 COPPERGLEN CIR	COLLEYVILLE, TX
CLARK, LINDA	5070 POST OAK TRL	COLLEYVILLE, TX
ROGERS, CHRISTOPHER	3724 BUR OAK DR	COLLEYVILLE, TX
ARNOLD, THOMAS A	5205 ROBERTS RD	COLLEYVILLE, TX
PRABHREET K SOKHEY RAISINGHANI	3768 SHUMARD OAK LN	COLLEYVILLE, TX
RODRIGUEZ, SARA	5032 COPPERGLEN CIR	COLLEYVILLE, TX
SARAVANAPERUMAL, SIVA	3760 SHUMARD OAK LN	COLLEYVILLE, TX

MCLAIN REVOCABLE TRUST	5017 AUBURNDALE AVE	COLLEYVILLE, TX
CHATUR, ZULFIKAR	5121 POST OAK TR	COLLEYVILLE, TX
VIRANI, AZIZ	5129 POST OAK TRL	COLLEYVILLE, TX
KOFFORD, KELLY REX	3777 SHUMARD OAK LN	COLLEYVILLE, TX
SCHNEIDER, JOHN	5028 COPPERGLEN CIR	COLLEYVILLE, TX
LEGATES, SHEILA	5128 POST OAK TR	COLLEYVILLE, TX
PRAZAK, JOHN B	5207 ROBERTS RD	COLLEYVILLE, TX
PATEL, BHARAT V	5309 ROBERTS RD	COLLEYVILLE, TX
SWINDELL LIVING TRUST	3769 SHUMARD OAK LN	COLLEYVILLE, TX
SIMBA LIVING TRUST	5102 HERITAGE OAKS DR	COLLEYVILLE, TX
PATEL, NEAL	5112 POST OAK TRL	COLLEYVILLE, TX
WEAKLEY, JERRY	5016 COPPERGLEN CIR	COLLEYVILLE, TX
BELL, RICHARD	5303 ROBERTS RD	COLLEYVILLE, TX
MOCK, WILLIAM	5142 POST OAK TR	COLLEYVILLE, TX
JIWANI, SHIFA	3765 SHUMARD OAK LN	COLLEYVILLE, TX
BRYANT, STEVEN W	5058 POST OAK TR	COLLEYVILLE, TX
BASSLER, DENNIS	5105 AUBURNDALE AVE	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
BHAMANI, RUBINA SOHIL	3733 SHUMARD OAK LN	COLLEYVILLE, TX
BARATZ FAMILY TRUST	3708 BUR OAK DR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
WATTERS, JEROME	5120 POST OAK TRL	COLLEYVILLE, TX
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX
SHETTY, SUDHIN	5132 CHINQUAPIN DR	COLLEYVILLE, TX
RAHAMAN, IBRAHIM	3772 SHUMARD OAK LN	COLLEYVILLE, TX
ANDRADE, ELIZABETH	5125 POST OAK TRL	COLLEYVILLE, TX
FAN, WEIPING	5136 CHINQUAPIN DR	COLLEYVILLE, TX
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
SOHN, TAESIK	3608 AMBERLEY CT	COLLEYVILLE, TX
PIRANI, SALIMA	5013 COPPERGLEN CIR	COLLEYVILLE, TX
SHALWANI, FEROUZ	5009 AUBURNDALE AVE	COLLEYVILLE, TX
TANDON, NIDHI	5109 AUBURNDALE AVE	COLLEYVILLE, TX
MAXWELL, JASON	5113 AUBURNDALE AVE	COLLEYVILLE, TX
REINCE, KEVIN	5134 POST OAK TRL	COLLEYVILLE, TX
ANDRAE, RAYMOND R	3510 FOX MEADOWS DR	COLLEYVILLE, TX
SIMINSKI, JAMES THOMAS	5116 POST OAK TR	COLLEYVILLE, TX
MCLEOD, GARY	3700 BUR OAK DR	COLLEYVILLE, TX
SHABAY, PAUL	5108 POST OAK TR	COLLEYVILLE, TX
RYNN, ANDREW	3508 FOX MEADOW DR	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
COPPERGLEN HOA INC	PO BOX 1901	COLLEYVILLE, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
PRIMAS, MARVIN	2704 CLEARMEADOW ST	BEDFORD, TX
COLLEYVILLE ASSOC HERITAGE OAK	4760 PRESTON RD STE 244-238	FRISCO, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
RYAN PANNO HOMES INC	PO BOX 217	COLLEYVILLE, TX
ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX
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ADAMS HOMES INC	PO BOX 96223	SOUTHLAKE, TX

ADAMS HOMES INC
ADAMS HOMES INC
ADAMS HOMES INC
COPPERGLEN ADDITION
WOODLAND HILLS (COLLEYVILLE)
CREEKSIDE
FOX MEADOWS ADDITION
HERITAGE GLEN ADDN-COLLEYVILLE
GRAPEVINE COLLEYVILLE ISD

PO BOX 96223
PO BOX 96223
PO BOX 96223
P.O. Box 323
4100 Oxford Court
106 N Denton Tap Rd # 210-375
5301 Bugle Lane
5105 Auburndale Avenue
3051 IRA E WOODS AVE

SOUTHLAKE, TX
SOUTHLAKE, TX
SOUTHLAKE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COPPELL, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX

Rachel & Richard Bell
5303 Roberts Rd
Colleyville, TX 76034
214-354-4653

August 31, 2021

Re: Zoning Case ZC21-018 (garage doors)

Dear Community Development Department and City Officials,

Thank you for sending us information on the Public Hearing regarding amending the policy on garage door materials – Zoning Case ZC21-018. We live on Roberts Road, two houses down the street from Mr. Adams and Mr. Panno's new housing development. We are so impressed with how aesthetically pleasing the new homes are along with how well the builders have handled the construction. It is exciting to see people begin to move in to these beautiful new homes.

As homeowners in the immediate area, we are 100% in favor of revising the existing policy to allow the approved garage door building materials to include glass garage doors. If you drive by, you too will see how great these new homes look and how they elevate the perceived value of the homes around them.

Thank you for working to keep Colleyville safe and beautiful.

Best,

Rachel & Richard Bell

USPS and email copy sent to Ms. Reyff

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Glass doors and windows facing West
Date: Wednesday, September 1, 2021 10:32:41 AM

This just came in.

From: Van Parham <[REDACTED]>
Sent: Wednesday, September 1, 2021 10:24 AM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Cc: Jordan McLain <[REDACTED]>
Subject: Glass doors and windows facing West

August 31, 2021

Dear Mr Ducay, Mr. Wood and Mr Bryner,

The property on Roberts road has placed glass Panel garage doors and front doors. This will make the homes very hot as my house also faces the exact direction.. You do not want to try to open a door after about 3 o'clock during the summer. All of the windows reflects the sun at different times a day due the the time the sun goes down. Even the windows reflect light like a person was trying to send a morse code signal to me in my backyard. This also changes daily and the time of day. The most alarming is the garage doors which are not to be placed due north per the building code that the builders chose not to adhere to. They actually need full closed panel insulated doors as we have to help with the tremendous heat from the sun. This would be a good reason to keep the current zoning for these homes.

I have been on the Planning and Zoning committee in the past and realize why this committee is so valuable to the city. The zoning sometimes need to be changed if it makes something better. The garage doors and their glare especially when the 4 panels go up and down during operation do not make for a case to change zoning. Therefore I hope, along with our entire neighborhood that you do not change the zoning as it will not make the property better. Please make the builders adhere to the present zoning that they agreed to when they received the permits from the city to build. Thank you for serving on the P & Z committee as it is much needed to make Colleyville better. I have also enclosed a photo to show the flood lights on for the soccer field and a couple of dormer windows on the homes to show the normal daily reflection of just the windows, not the large glass garage doors

Van E. Parham, Jr. DDS. FAGD

President Heritage Glen (HOA)



From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Zoning Case: ZC21-018
Date: Thursday, September 2, 2021 10:44:19 AM

This just came in...

From: Pam <[REDACTED]>
Sent: Thursday, September 2, 2021 10:43 AM
To: Jerry Ducay <JDucay@colleyville.com>; Mark Wood <MWood@colleyville.com>; Ben Bryner <BBryner@colleyville.com>
Subject: Zoning Case: ZC21-018

Dear Colleyville Planning and Zoning Commission,

We (Dennis and Pam Bassler) live at 5015 Auburndale Avenue. We are unable to attend the meeting on September 13, 2021; however, we want to have our opinions noted regarding the glass garage doors across the field from us on Roberts Road.

We have witnessed flashes of very bright light coming into our row of houses which are directly across from the houses on Roberts Road when the sun hits the glass as the garage doors go up and down. Our backyard has trees with leaves currently blocking most of those flashes, but as the leaves drop from the trees, we will get more flashes of light into our house. Please consider this situation and help resolve it for those of us who live across from the houses in question.

Thank you for your help. I am sure that there is a mutually agreeable way to solve this issue for the safety of everyone involved.

Dennis and Pam Bassler
5105 Auburndale Avenue, Colleyville

ORDINANCE O-21-XXXX

AMENDING ORDINANCE O-15-1964 CONDITIONS; 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 Council approved Ordinance O-15-1964 on September 15, 2015 to grant a rezoning request from the AG Agricultural district to the PUD-R Planned Unit Development – Residential district on 2.60 acres located at 5101 – 5145 Roberts road, under Case ZC15-011; and

WHEREAS, the applicant has requested an amendment to Ordinance O-15-1964 to amend Section 2.e. to allow for glass as an acceptable building material for garage doors; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 5101-5145 Roberts Road, Planned Unit Development-Residential Zoning District, as depicted in the attached Exhibit "B".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

a. The following amendments to Ordinance O-15-1964 are hereby authorized:

i. Section 2.e. of Ordinance O-15-1964 is hereby amended to 'Homes shall feature all glass garage doors. Glass type shall be frosted.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 19th DAY OF OCTOBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



Exhibit “B”- Building Elevations







City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 9/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, of Foot Heaven, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use at 4209 Colleyville Boulevard, Suite C. Massage Therapy is allowed in the CC-3 Highway Commercial district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-3 and generally located on the east side of Colleyville Boulevard, north of Cheek Sparger Road near the intersection of Felps Drive. The subject property is a platted lot and currently developed with a multi-tenant commercial building. A Massage Therapy business currently occupies Suite C, and the reason for the SUP request is due to a change in the ownership.

Proposed Special Use Permit: Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location. The applicant is requesting to continue operating as a Massage Therapy business with a new ownership.

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

- a. Shall be located not less than 300 feet from another Massage Therapy establishment.
- b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O)

is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP due to a change in ownership of the business. The hours of operation will be Monday-Saturday 10:00 am to 9:00 pm, Sundays 12:00 pm to 7:00 pm. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 7R1A, Block 2, of the Andy Felps Addition. DRC Review: The DRC reviewed the request during their August 23, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north and south and zoned CC-3 Highway Commercial, and developed with a mixture of retail and automotive uses. The property to the east is zoned R-20 and is improved with single-family uses. The property to the west is located in the City of Hurst and developed with a commercial building.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection.

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for Foot Heaven at 4209 Colleyville Boulevard, Suite C. The proposed business should not adversely affect surrounding uses.

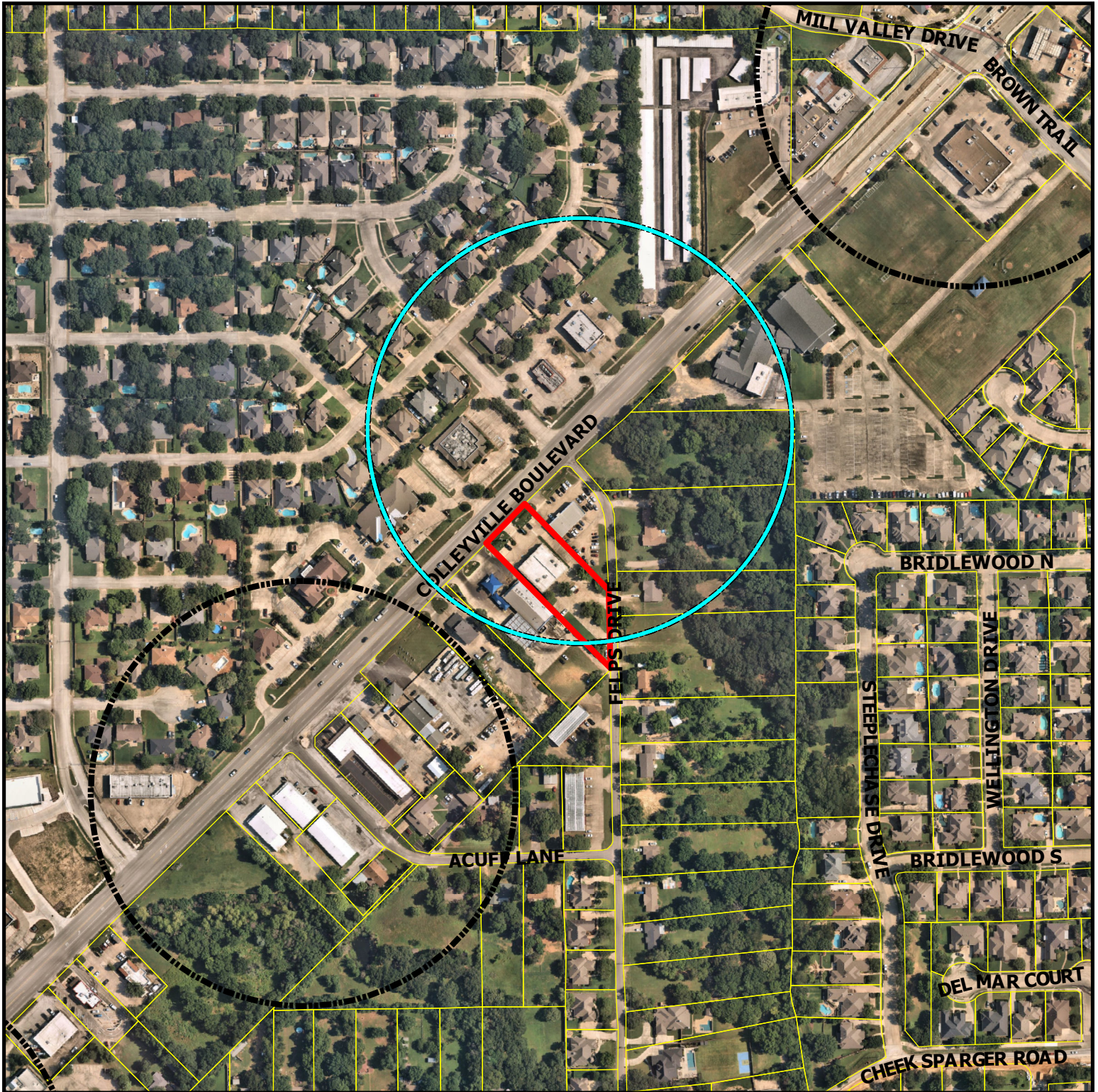
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Streetview
6. Notification Map
7. Notification Letter
8. Notify List
9. Draft Ordinance

Aerial Map



ZC21-019

4209 Colleyville Boulevard, Suite C

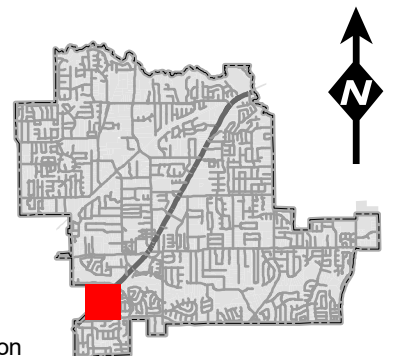
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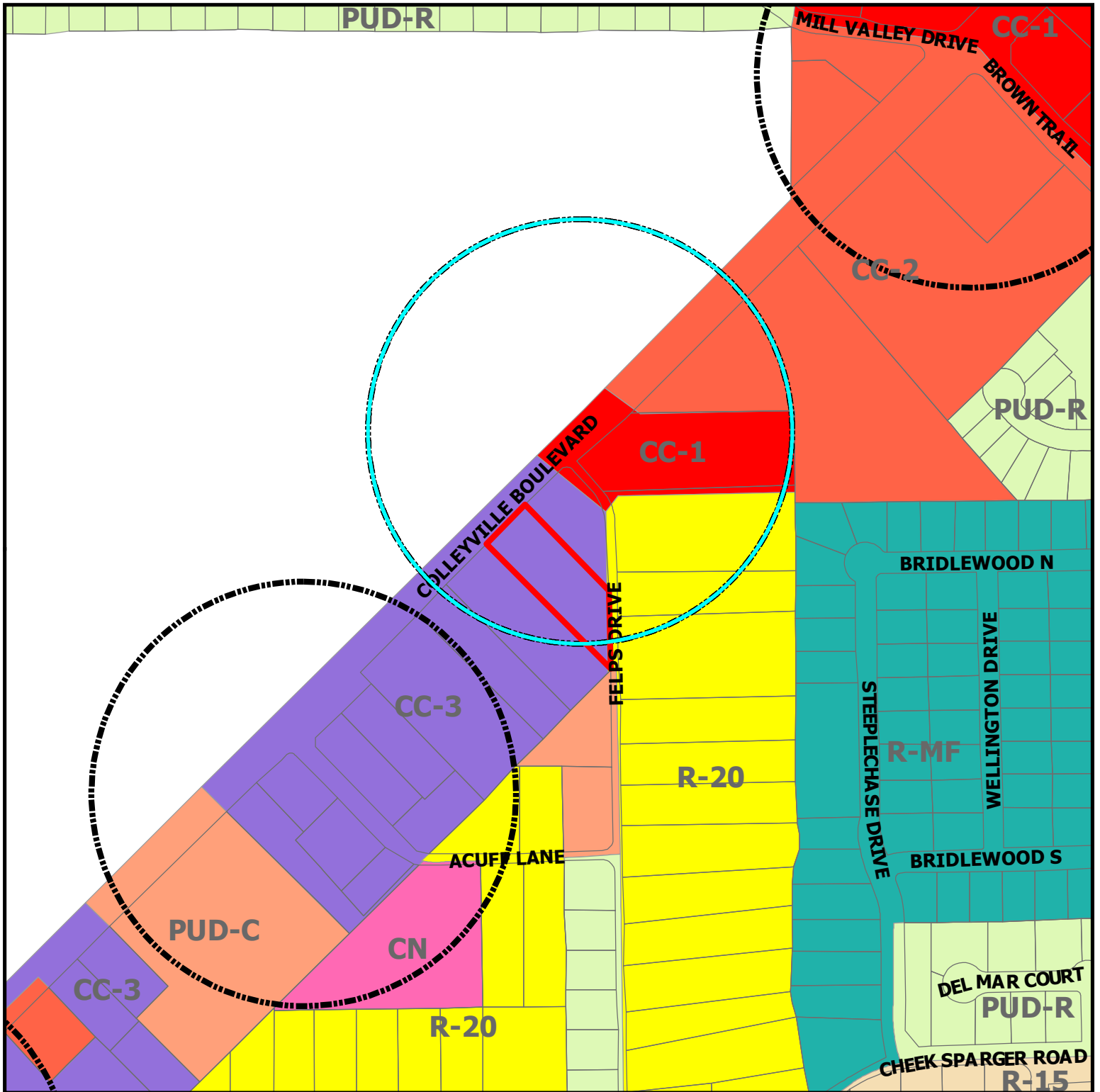


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-019

4209 Colleyville Boulevard, Suite C

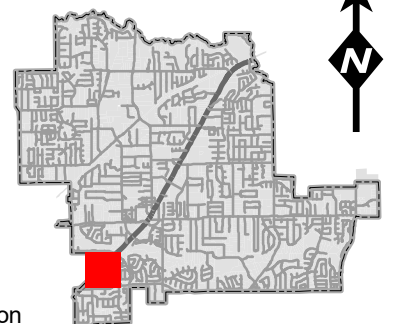
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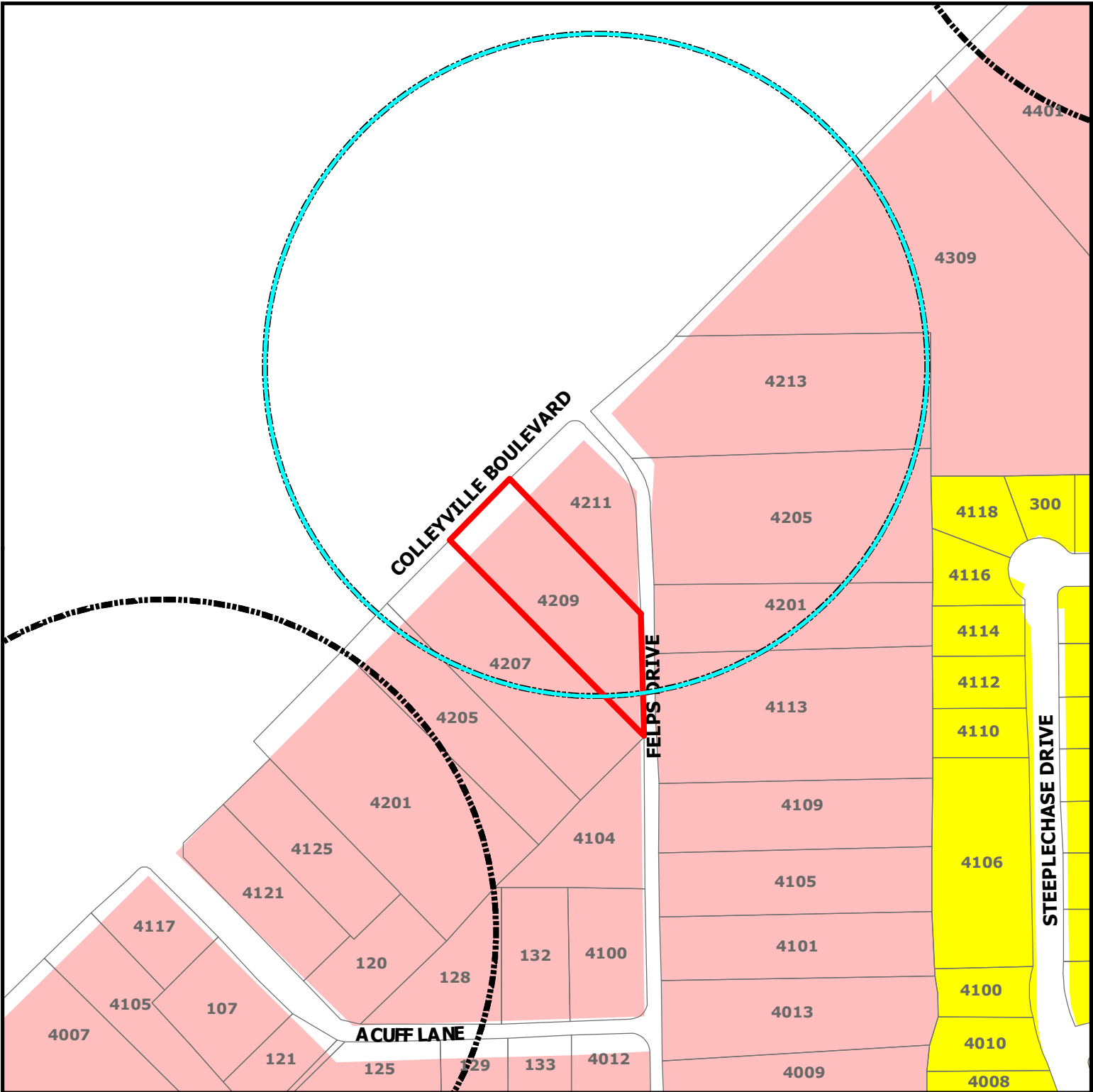


Subject Property

Sales Tax Preferred Intersection



Future Land Use Map



ZC21-019

4209 Colleyville Boulevard, Suite C



Subject Property

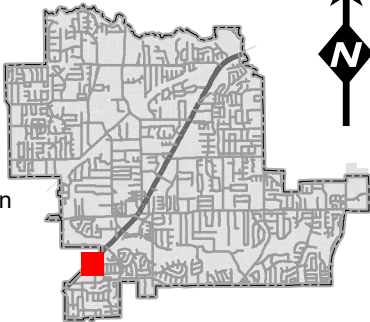
Sales Tax Preferred Intersection



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

Sleep City

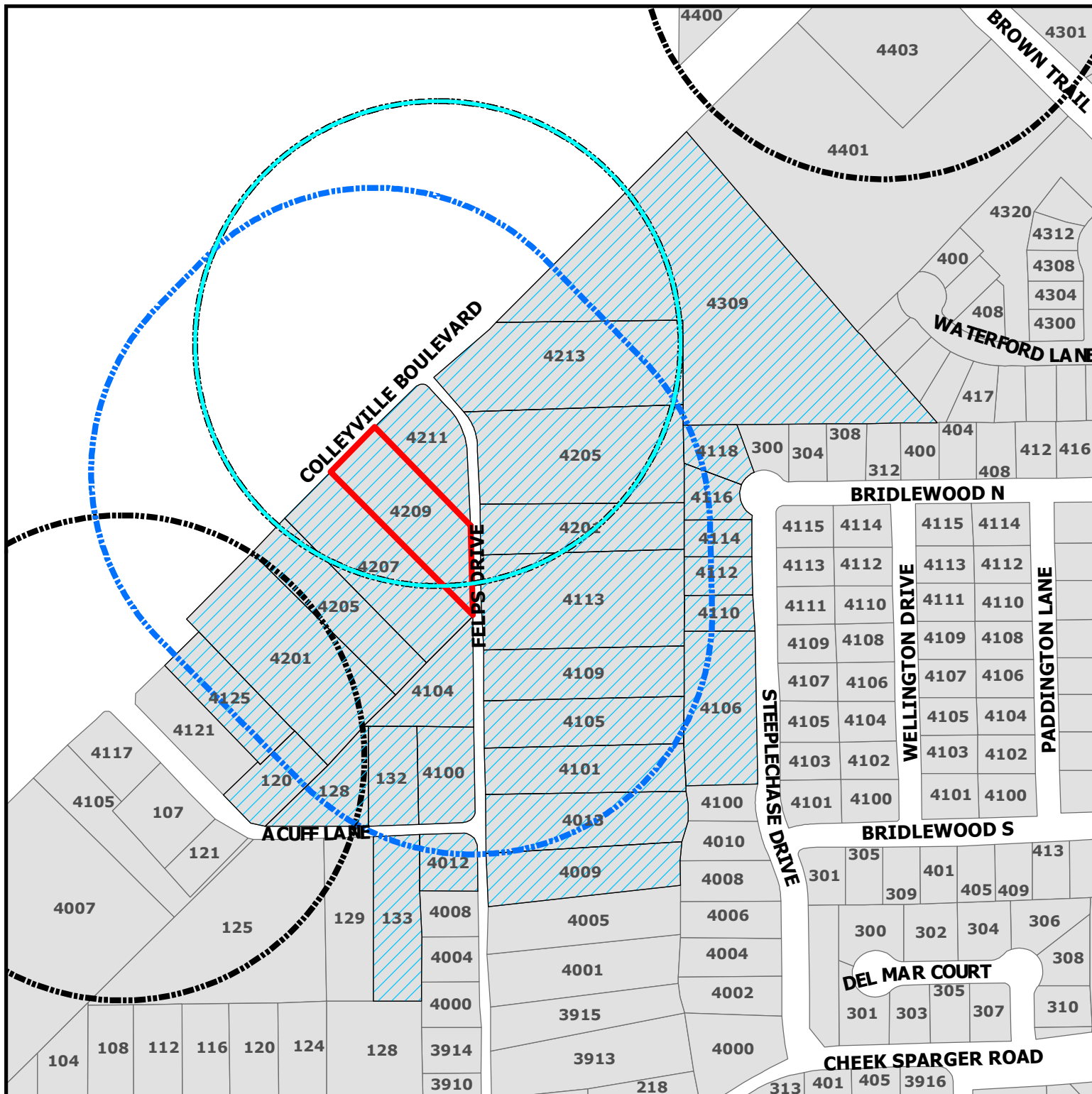
AVAILABLE
VISION 817-803-3287

FOOT HEAVEN

VISION
817-803-3287
FOR LEASE
VISIONCOMMERCIAL.COM



Notification Map



ZC21-019

4209 Colleyville Boulevard, Suite C

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Subject Property



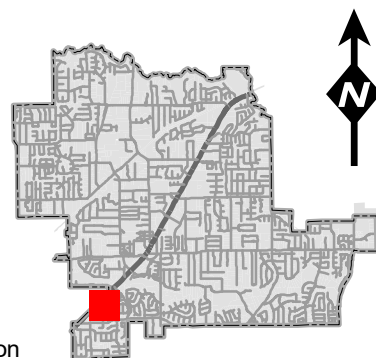
500ft Buffer



Properties within 500ft



Sales Tax Preferred Intersection





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Massage Therapy use. The purpose is to allow for massage therapy services for a new business owner for Foot Heaven. This is a change of ownership to the business.

Zoning Case: ZC21-019

Applicant: Junmei Guan

Owner: James Ramsey

Location: 4209 Colleyville Blvd, Suite C

Property Description: Lot 7R1A, Block 2, Andy Felps Addition

Present Zoning: CC-3 Highway Commercial

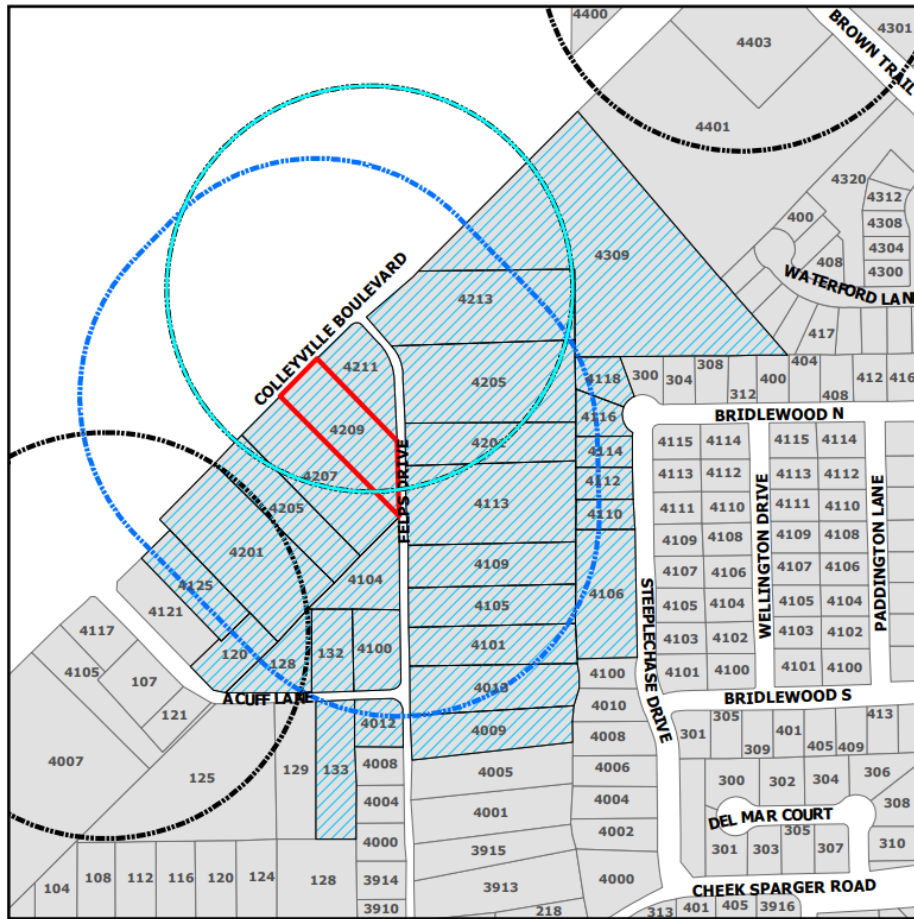
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

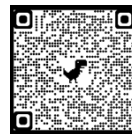
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD STE 901	FORT LAUDERDALE, FL
CHOATE, JOHN P	4112 STEEPLECHASE DR	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
HOELSCHER, KEVIN	4116 STEEPLECHASE DR	COLLEYVILLE, TX
ROMINE, LAQUITA JOY	4113 FELPS DR	COLLEYVILLE, TX
RAI, RAMINDERPAL	4201 FELPS DR	COLLEYVILLE, TX
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
HOMEOWNERS OF BRIDLEWOOD	PO BOX 1142	COLLEYVILLE, TX
4209 COLLEYVILLE BLVD LLC	PO BOX 602	COLLEYVILLE, TX
LAWSON, DAVID S	4114 STEEPLECHASE DR	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
BENCHMARK AMERICAN HOMES	9001 GLENDARA DR	NORTH RICHLAND HILLS, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
KNIGHT, STEVEN	4205 FELPS DR	COLLEYVILLE, TX
EKDREN TRUST	4110 STEEPLECHASE DR	COLLEYVILLE, TX
MIDBELT PROPERTIES LP	2722 FAIRMOUNT ST	DALLAS, TX
WIEGMANN, PAULA L	4118 STEEPLECHASE DR	COLLEYVILLE, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
FIRST ASSEMBLY OF GOD CH	PO BOX 98	COLLEYVILLE, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX
CROMBIE, PHILLIP EST	128 ACUFF LN	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 Coachman	COLLEYVILLE, TX
TIFFANY PARK	1264 Harwood Road	BEDFORD, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.841 ACRES, BEING LOT 7R1A, BLOCK 2, OF THE ANDY FELPS ADDITION, LOCATED AT 4209 COLLEYVILLE BOULEVARD, SUITE C, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS FOOT HEAVEN; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for Massage Therapy for the business known as Foot Heaven, Case No. ZC21-019; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Massage Therapy on 0.841 acres, being Lot 7R1A, Block 2, of the Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite C, for the business known as Foot Heaven, as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to Massage Therapy.
- b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Foot Heaven".
- c. The hours of operation are Monday–Saturday 10:00 am to 9:00 pm and Sunday 12:00 pm to 7:00 pm.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 19TH DAY OF OCTOBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

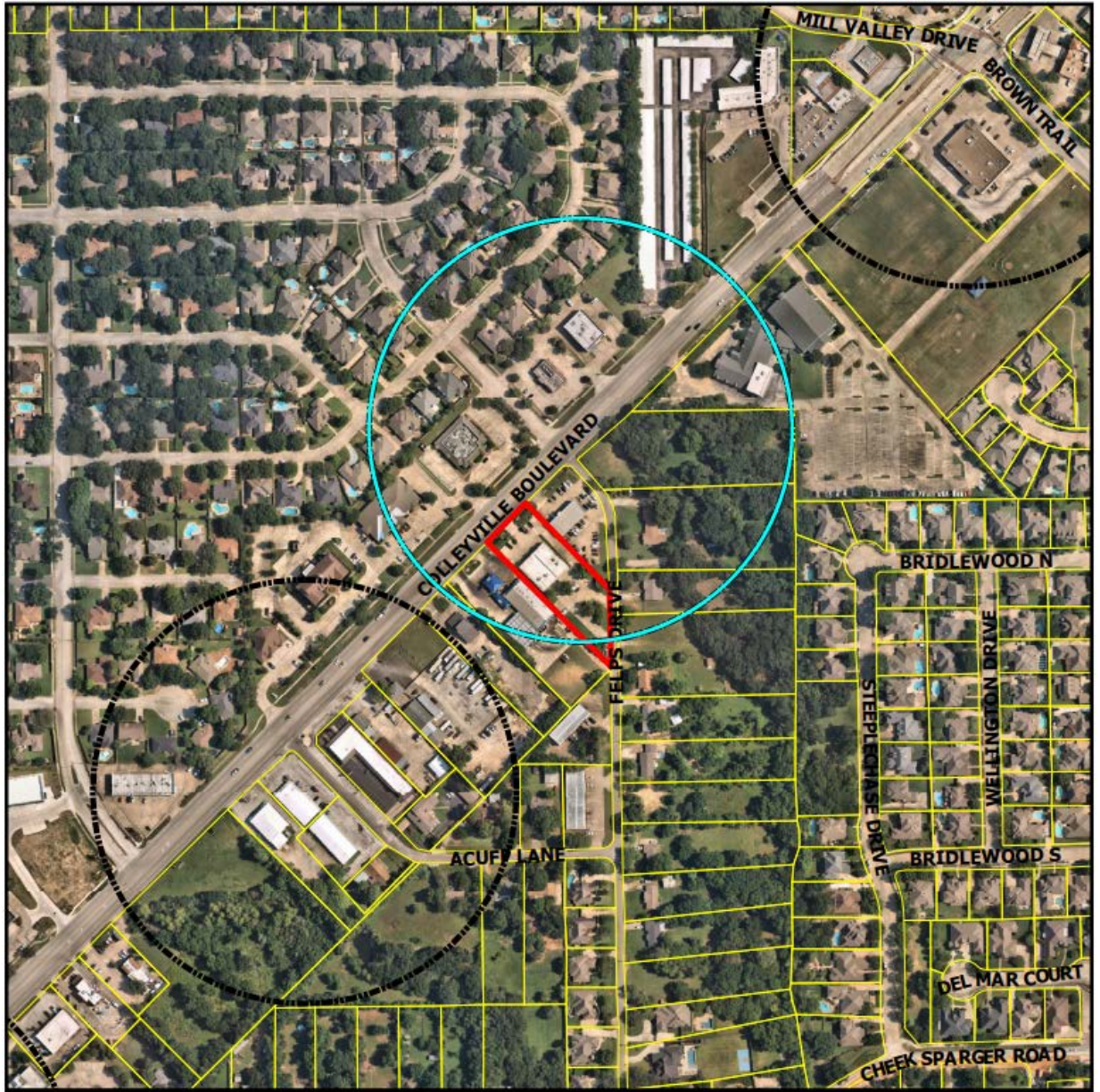
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
2c	9/13/2021	
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 Ahn Bishop, the applicants, have submitted a request for a zoning change 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 district to the R-40 Single-Family Residential district. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along the west side of Pool Road and north of Highland Meadow Drive. The property currently is zoned R-20 Single-Family Residential and RE Single Family 'Estate' Residential. The applicants recently purchased the property zoned RE and through platting have incorporated it into their existing lot, which is zoned R-20.

Proposed Zoning:

Request – The applicant requests to rezone the property from the R-20 and RE districts to the R-40 district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 square feet	60,474 s.f.
Minimum Lot Width	150 feet	100 ft.
Minimum Lot Depth	150 feet	601 ft.
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The current size of the property complies with most of the minimum standards of the R-40 Single-Family Residential zoning. The lot width is deficient by 50 feet and approval of the rezoning allows for the recognition of this deficiency.

Plat Status: The property is platted as Lot 2R, Block 1, Mockingbird Hill Addition.

DRC Review: The DRC reviewed the request during their August 23, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned RE Single Family 'Estate' Residential and is unimproved. The property located to the south is zoned AG Agricultural and improved with a single-family home. Property to the west is zoned R-20 Single-Family Residential and improved with single-family uses. The property to the east is located in the City of Grapevine and improved with single-family homes.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for residential use.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of this request because it eliminates split lot zoning.

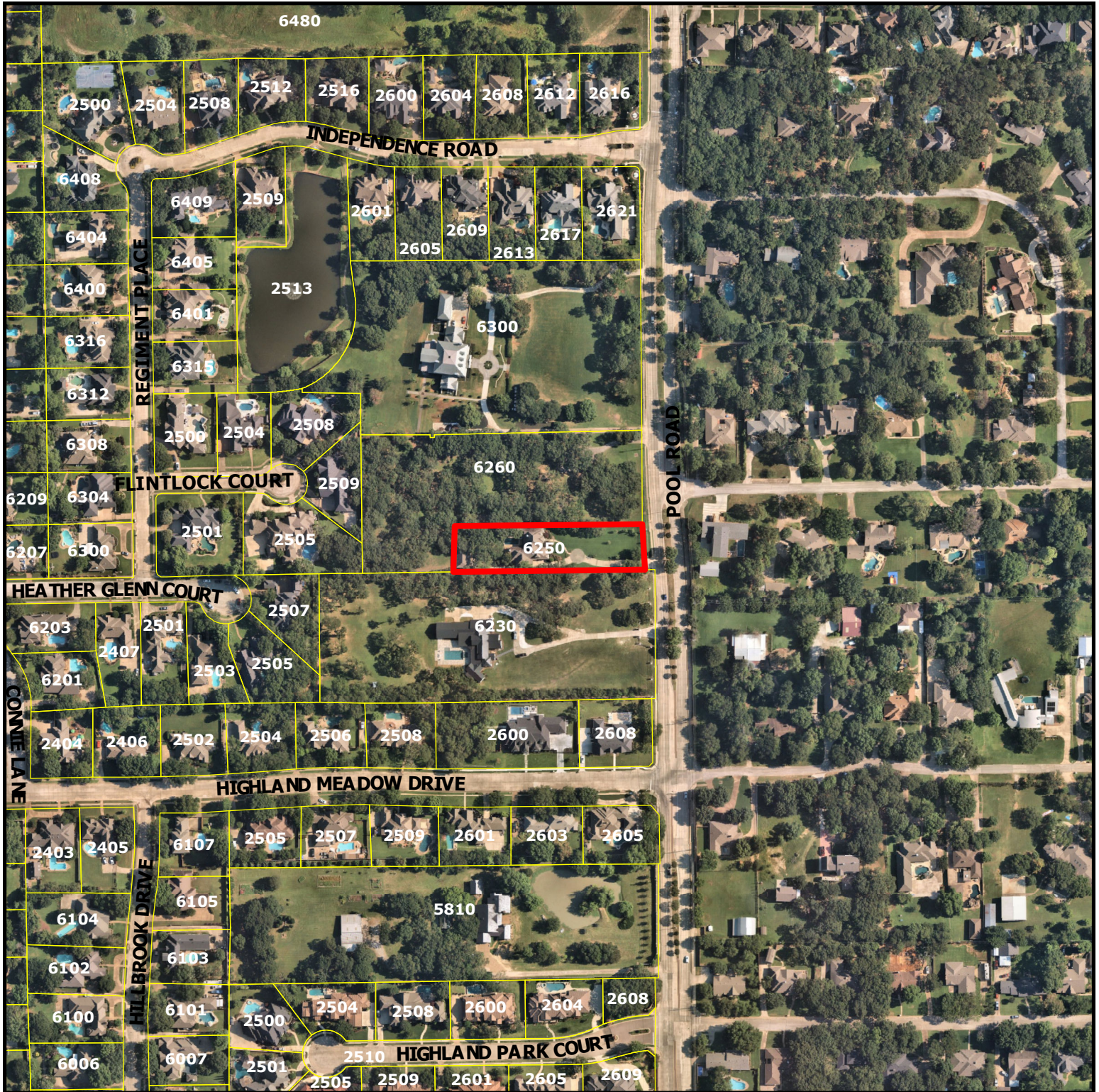
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives - 6250 Pool Rd.
5. Zoning Exhibits
6. Elevation and Floorplan Exhibits
7. Notification Map
8. Notification Letter
9. Notify List
10. Draft Ordinance

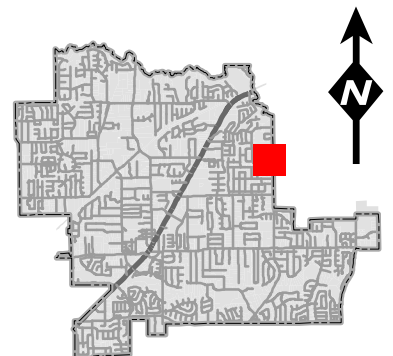
Aerial Map



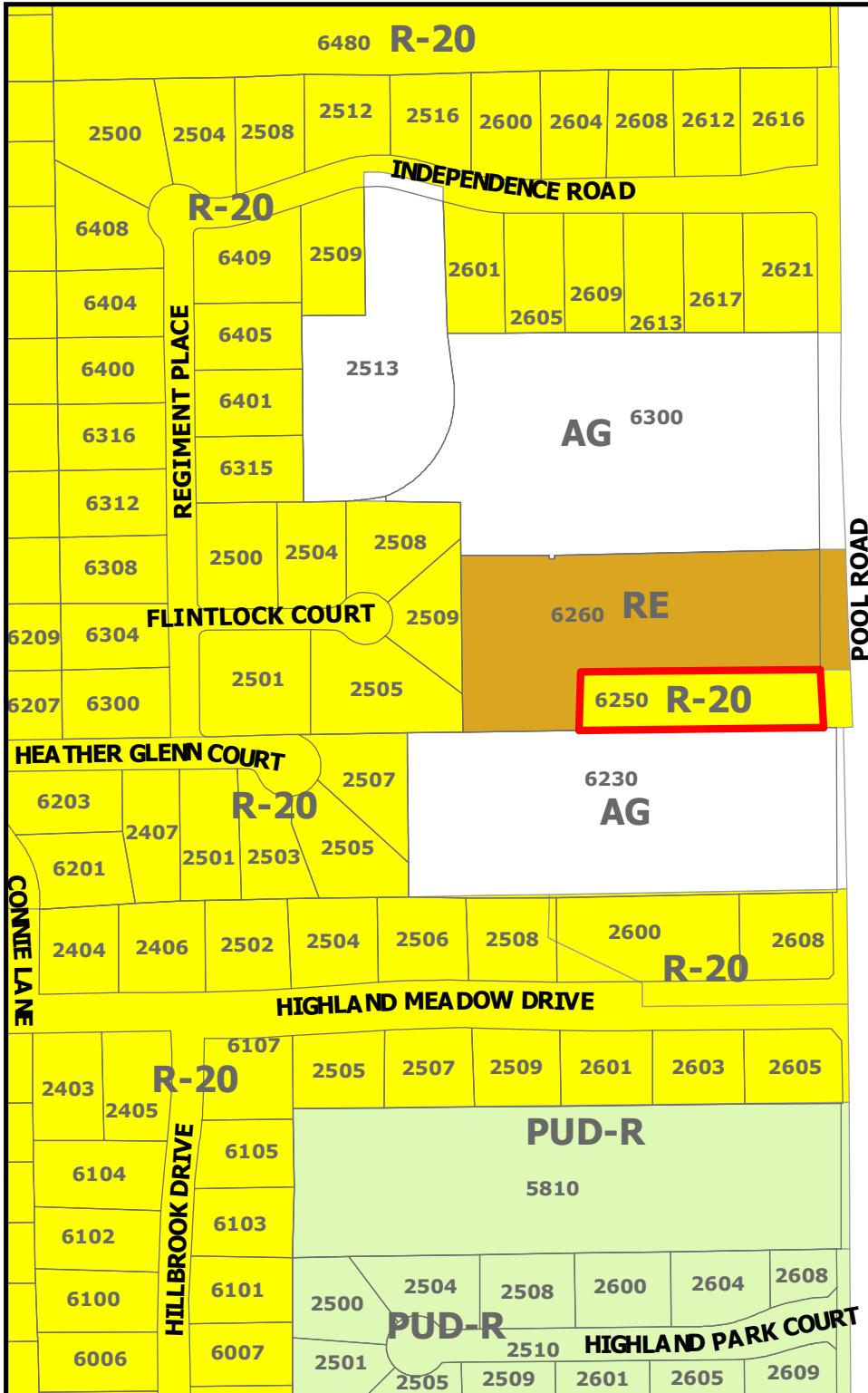
ZC21-020
6250 Pool Road

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 Subject Property



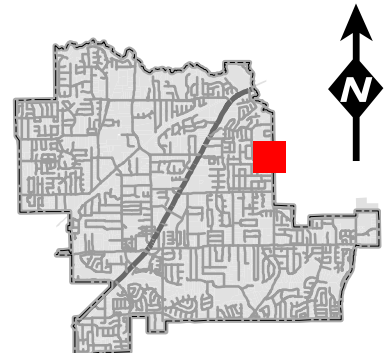
Zoning Map



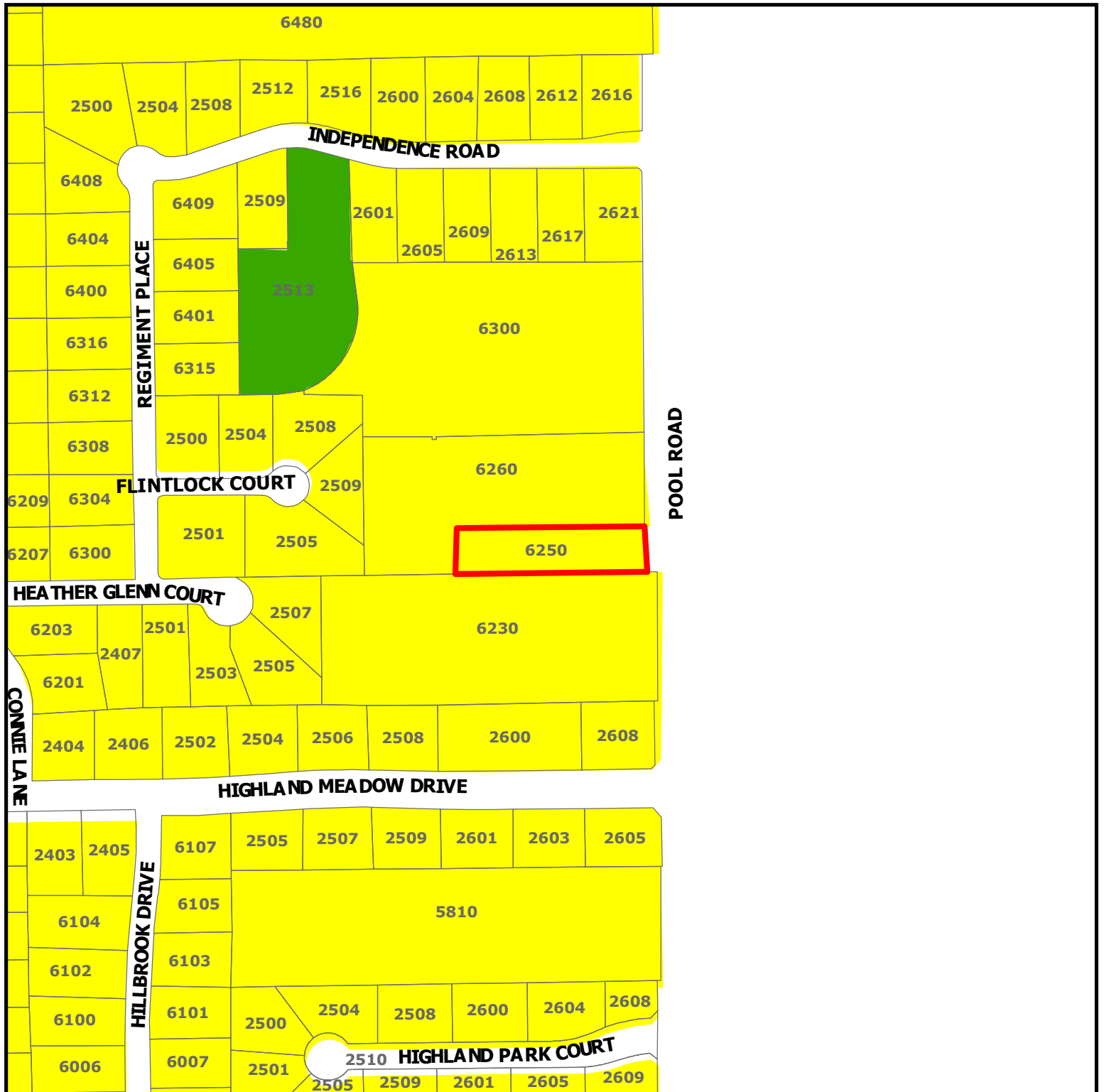
ZC21-020
6250 Pool Road

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 Subject Property



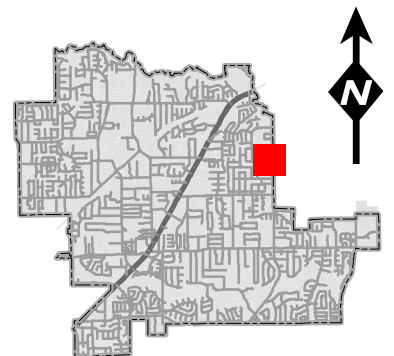
Future Land Use Map



ZC21-020
6250 Pool Road

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- Subject Property
- Residential
- Open Space; Parks

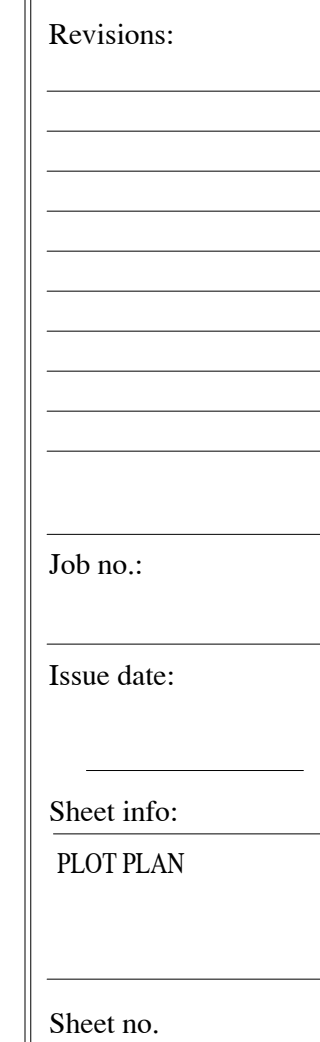


Statement of Planning Objectives

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

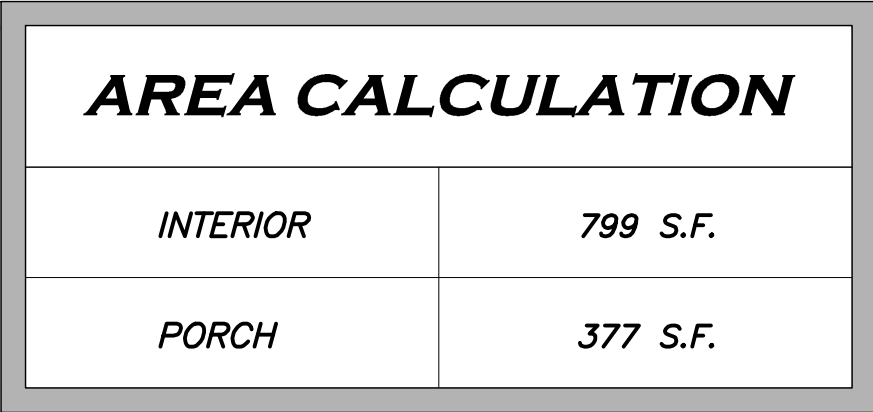
CNK ARCHITECTS, INC.

POOL HOUSE ADDITION

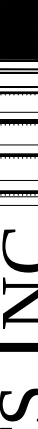
6250 POOL ROAD
COLLEYVILLE, TX 76034

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



cNk ARCHITECTS INC.



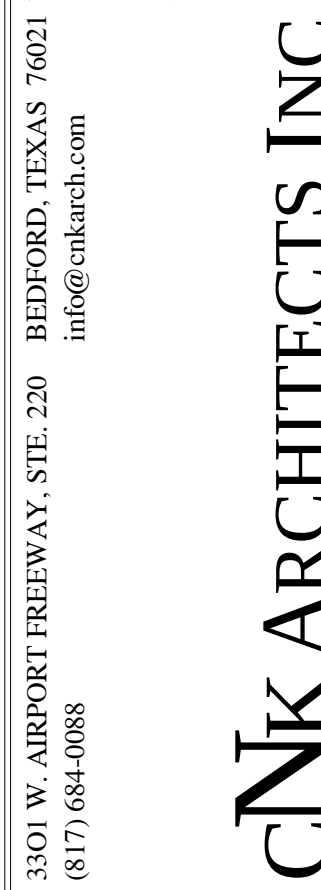
3301 W. AIRPORT FREEWAY, STE. 220
BEDFORD, TEXAS 76021
(817) 684-0088
info@cnkarch.com

POOL HOUSE ADDITION
6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:
Job no.:
Issue date:

Sheet info:
- FLOOR PLAN
-
-
-
Sheet no.

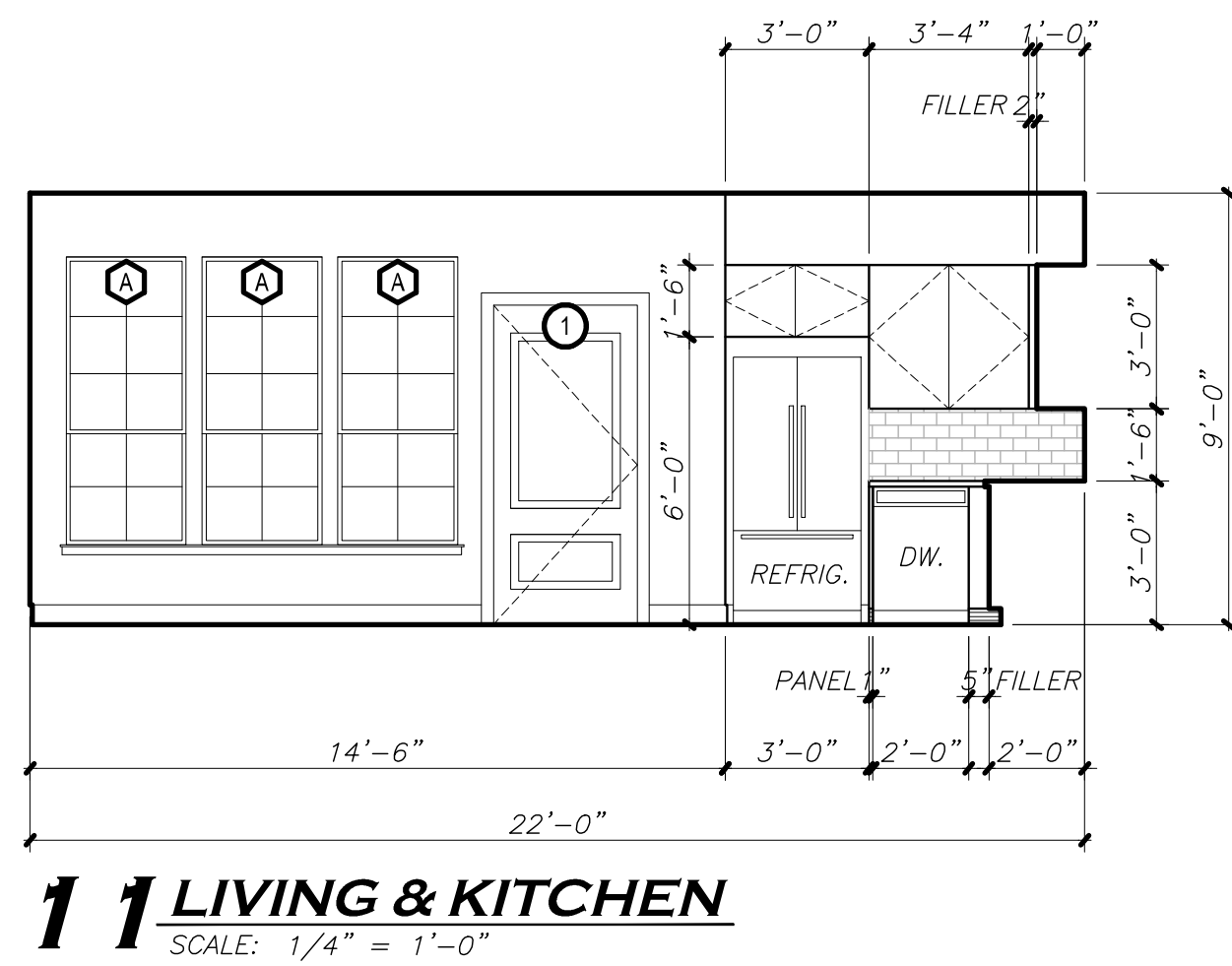
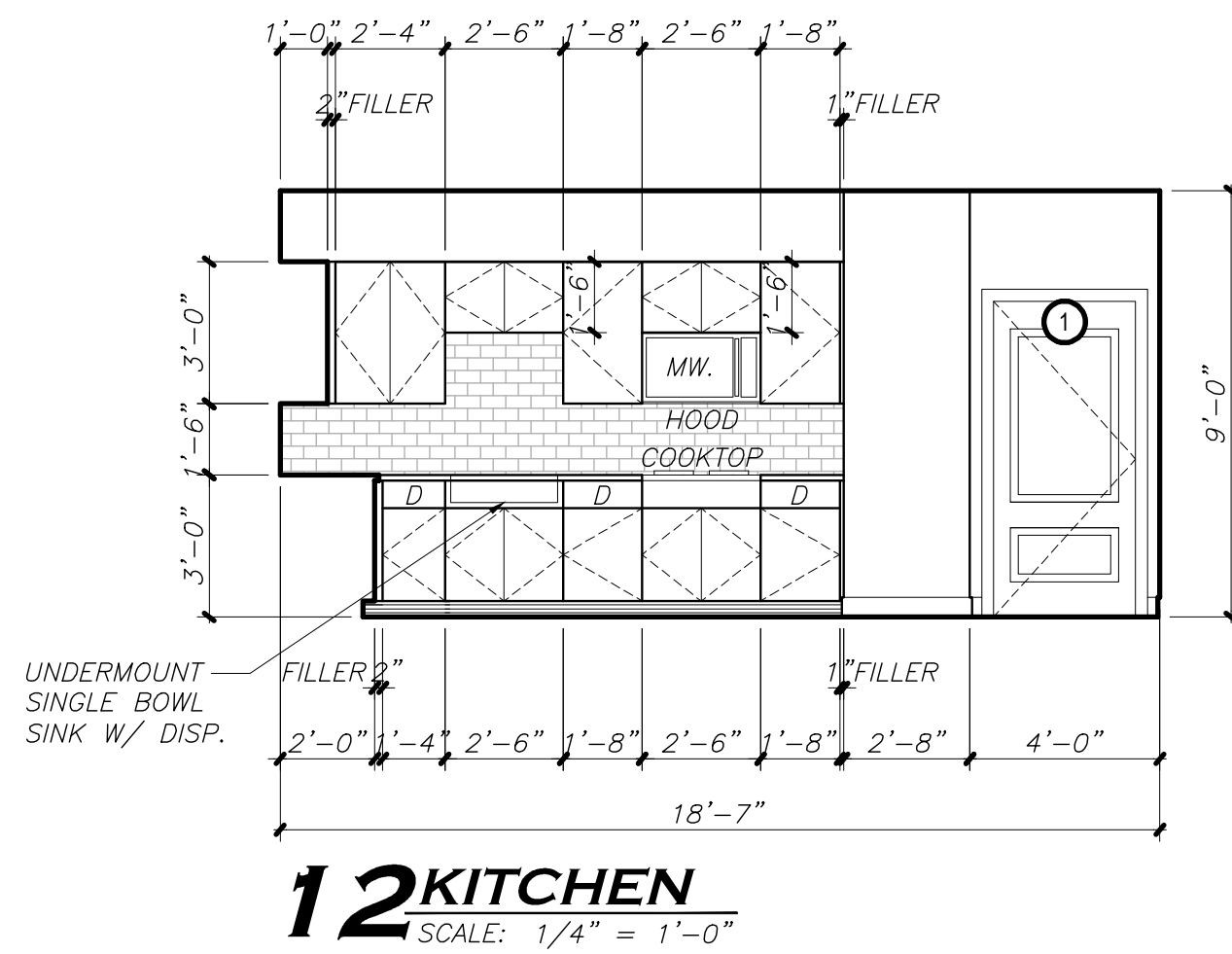
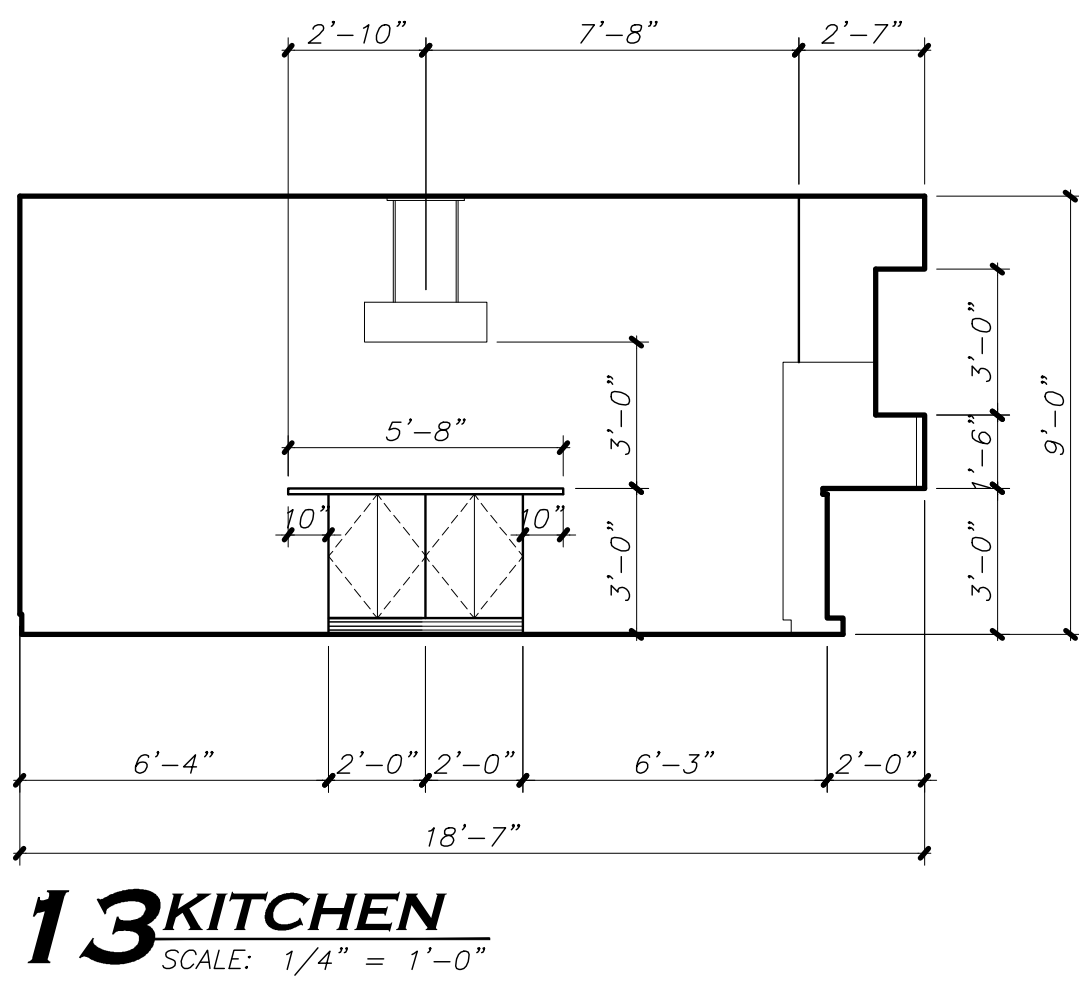
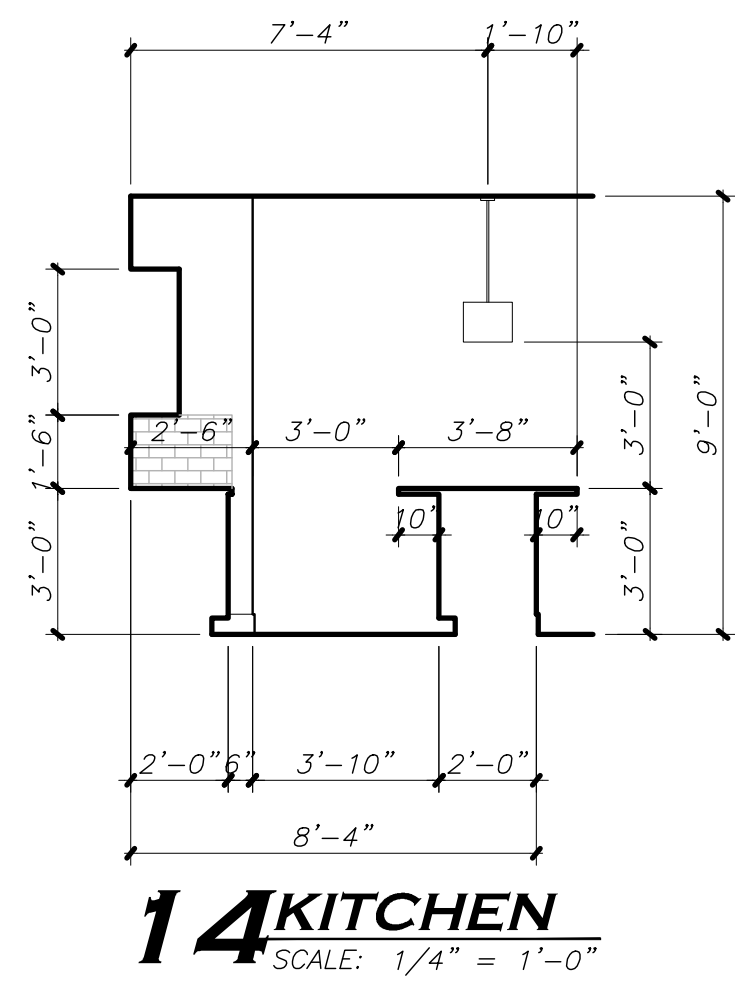
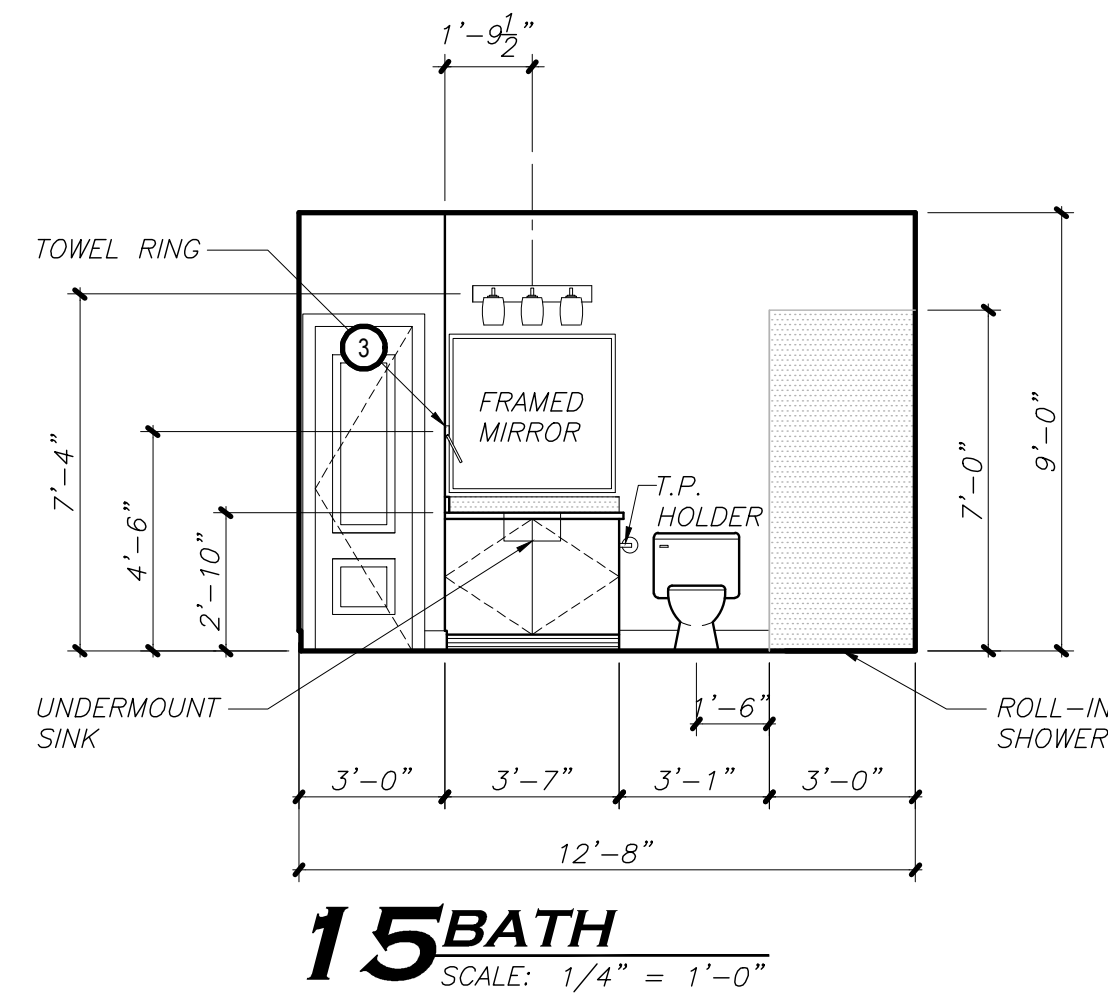
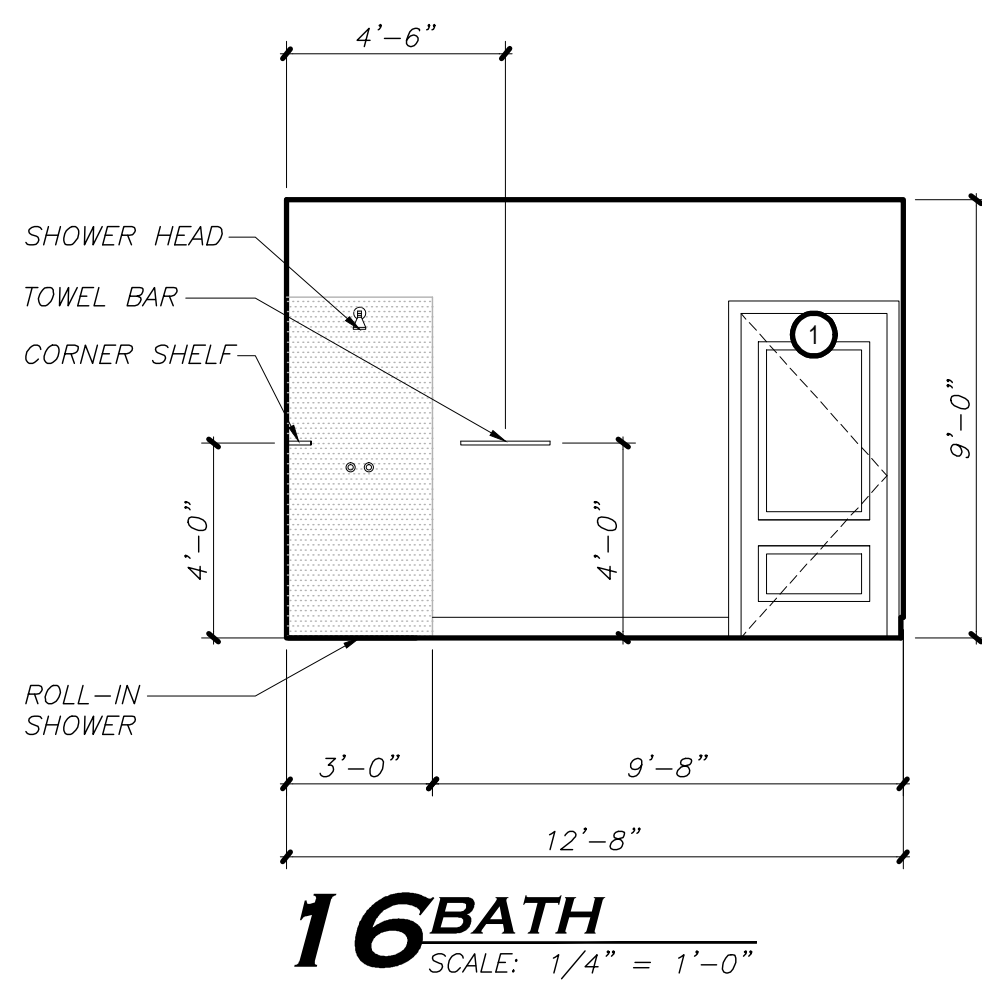
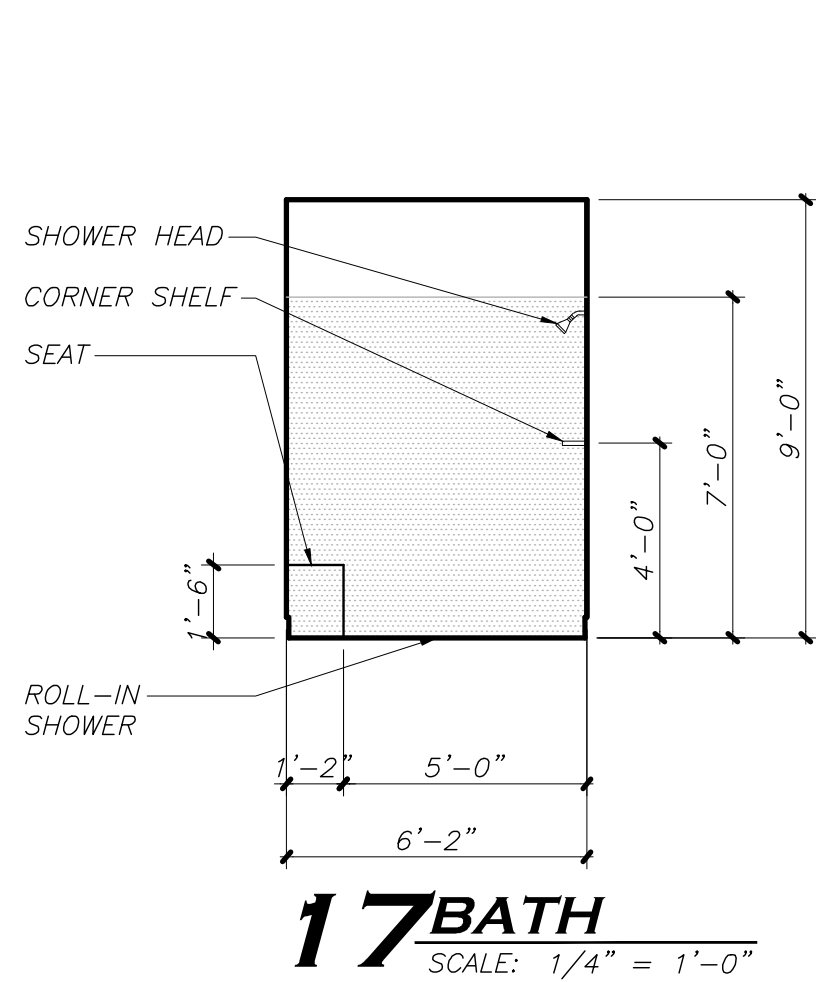
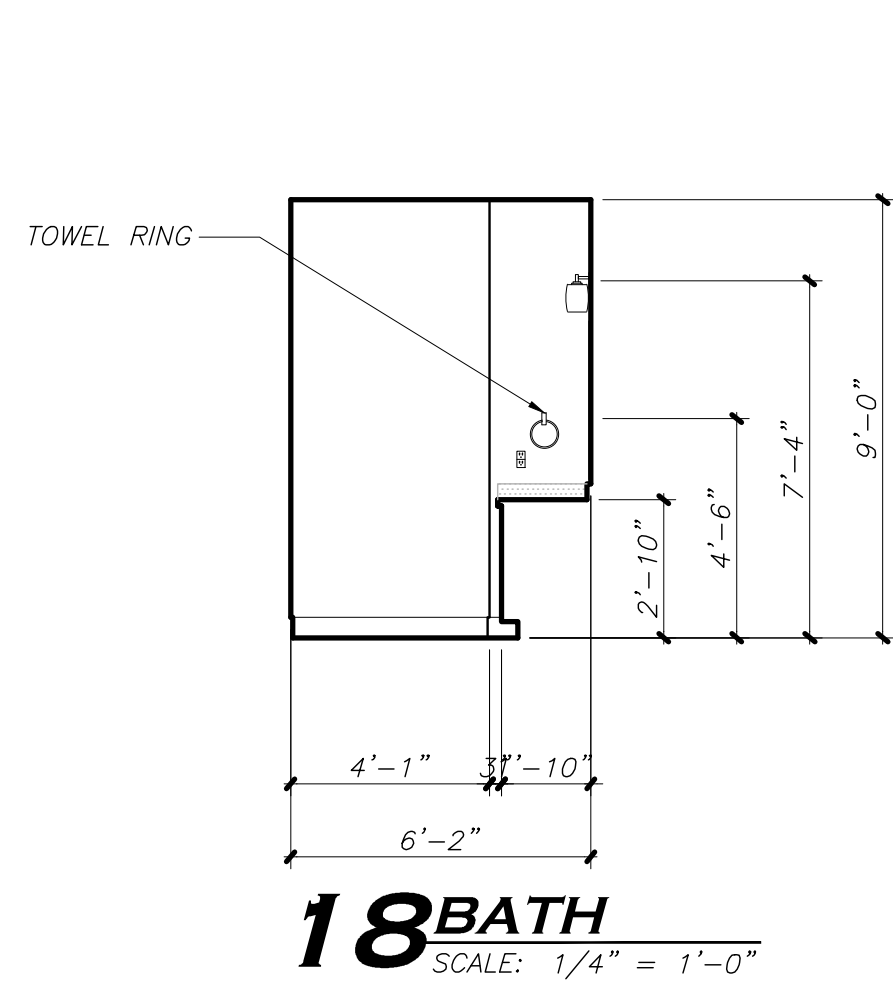
A-1



3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088
info@enkareh.com

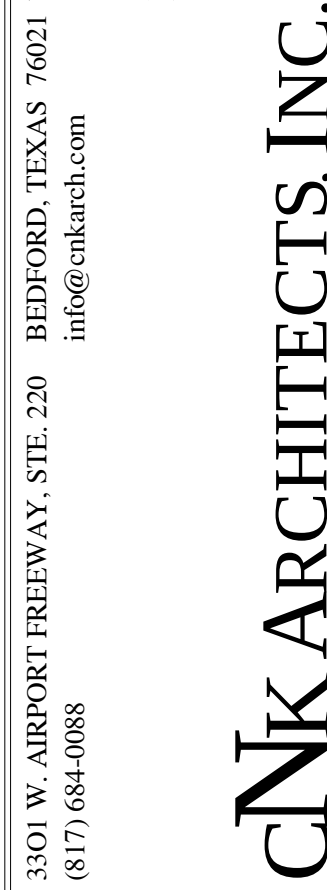
CNK ARCHITECTS INC

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.

A-2



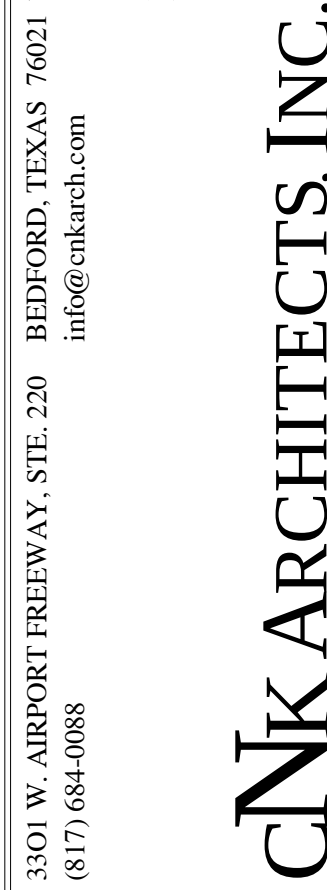
3301 W. AIRPORT FREEWAY, STE. 220 BEDFORD, TEXAS 76021
(817) 684-0088
info@enkareh.com

BEDFORD, TEXAS 76021
info@cnkarch.com

CNK ARCHITECTS, INC.

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A-4



Revisions:

Job no.:

Issue date:

Sheet info:

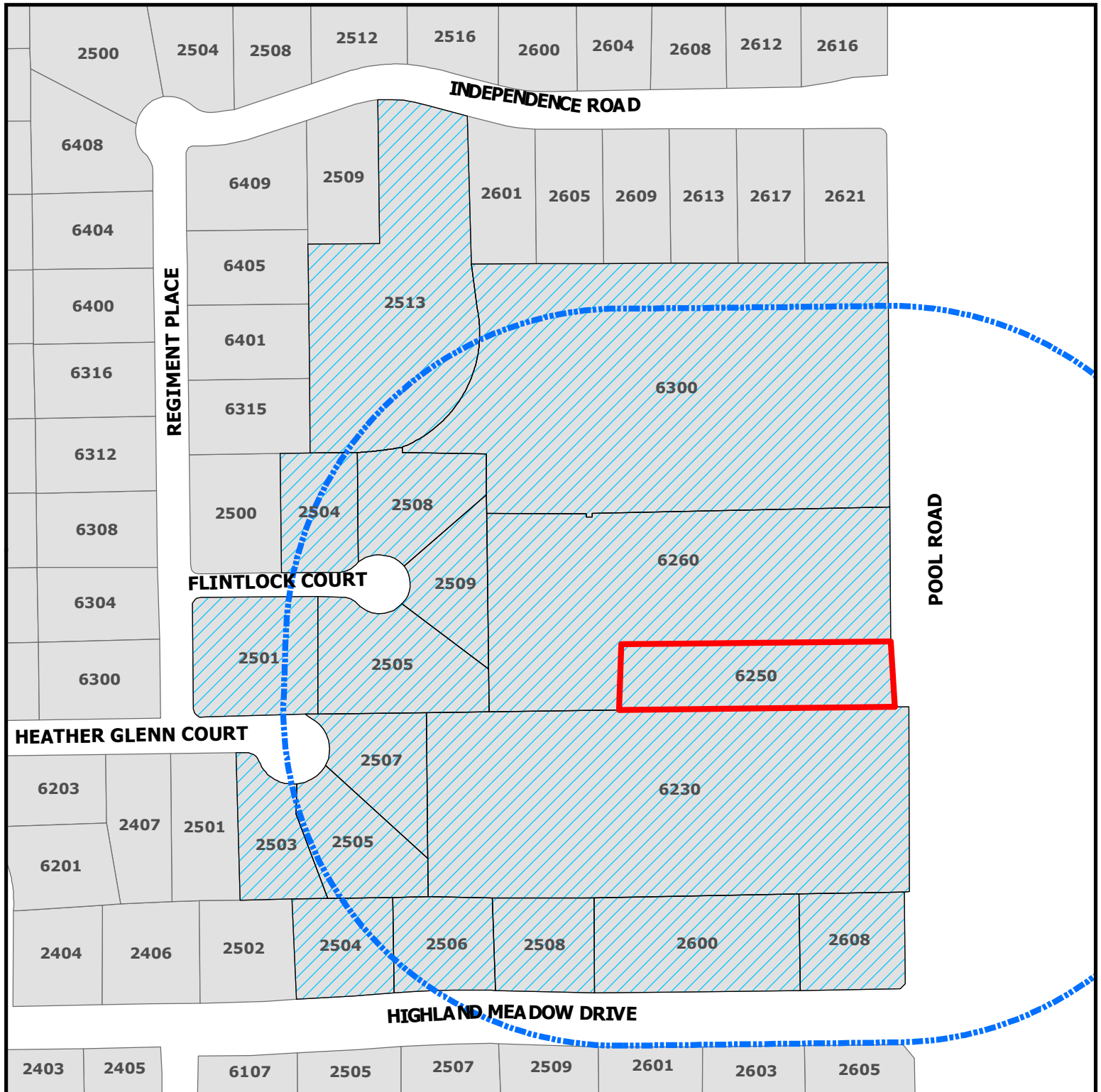
- ROOF PLAN
- SLAB PLAN
-
-

Sheet no.

A-5



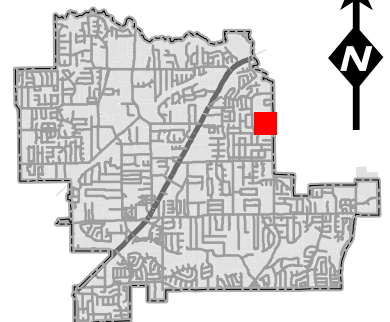
Notification Map



ZC21-020
6250 Pool Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-20 Single Family Residential district and RE Single Family 'Estate' Residential district to the R-40 Single Family Residential district. The request is to rezone the property to one zoning district.

Zoning Case: ZC21-020

Applicants: Lance & Anh Bishop

Owners: Lance & Anh Bishop

Location: 6250 Pool Road

Property Description: Lot 2R, Block 1, Mockingbird Hill Addition

Present Zoning: R-20 Single Family and RE Single Family "Estate" Residential

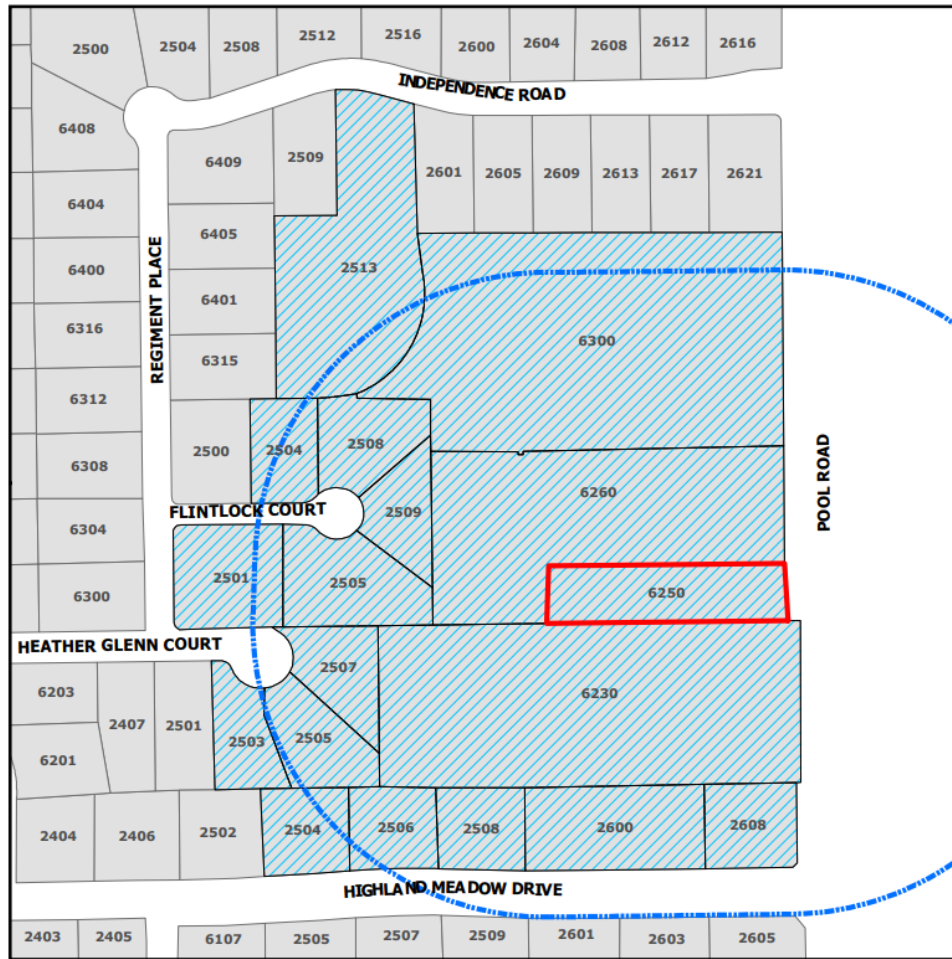
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

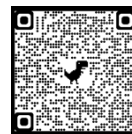
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
DEWAN, MADHUSUDAN	2501 FLINTLOCK CT	COLLEYVILLE, TX
PUTNAM, CHRISTOPHER SEAN	6230 POOL RD	COLLEYVILLE, TX
MENEGAY, MOLLY	2509 FLINTLOCK CT	COLLEYVILLE, TX
HEYGOOD, MICHAEL E	2504 FLINTLOCK CT	COLLEYVILLE, TX
ZINGA, MICHAEL	2504 HIGHLAND MEADOW DR	COLLEYVILLE, TX
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE, TX
THOMAS, MATHEW	2507 HEATHER GLEN CT	COLLEYVILLE, TX
DREY AND BRENDA ANTHONY TRUST	2503 HEATHER GLENN CT	COLLEYVILLE, TX
MEREDITH, KAREN	2505 HEATHER GLENN CT	COLLEYVILLE, TX
SANDERS, JOSEPH L	2508 FLINTLOCK CT	COLLEYVILLE, TX
BISHOP, LANCE	6250 POOL RD	COLLEYVILLE, TX
RICHARDSON, MICHAEL	2505 FLINTLOCK CT	COLLEYVILLE, TX
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX
STONE, JACOB	2817 BROOKSHIRE DR	GRAPEVINE, TX
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX
HERITAGE COLONY ADDITION	P.O. Box 1122	COLLEYVILLE, TX
HIGHLAND MEADOWS ADDN	2101 High Gate Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 1.39 ACRES BEING, LOT 2R, BLOCK 1, IN THE MOCKINGBIRD HLL ADDITION, LOCATED AT 6250 POOL ROAD, FROM THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT AND RE SINGLE-FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL 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 of the property from R-20 Single Family Residential district and RE Single Family 'Estate' Residential district to the R-40 Single Family Residential district for Case No. ZC21-020; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-20 Single Family Residential and RE Single-Family 'Estate' Residential district to R-40 Single Family Residential district on 1.39 acres, being Lot 2R,

Block 1, Mockingbird Hill Addition, located at 6250 Pool Road as depicted on the attached as Exhibit "A".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. As depicted in the attached Exhibit "A" and Exhibit "B".

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 19th DAY OF OCTOBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

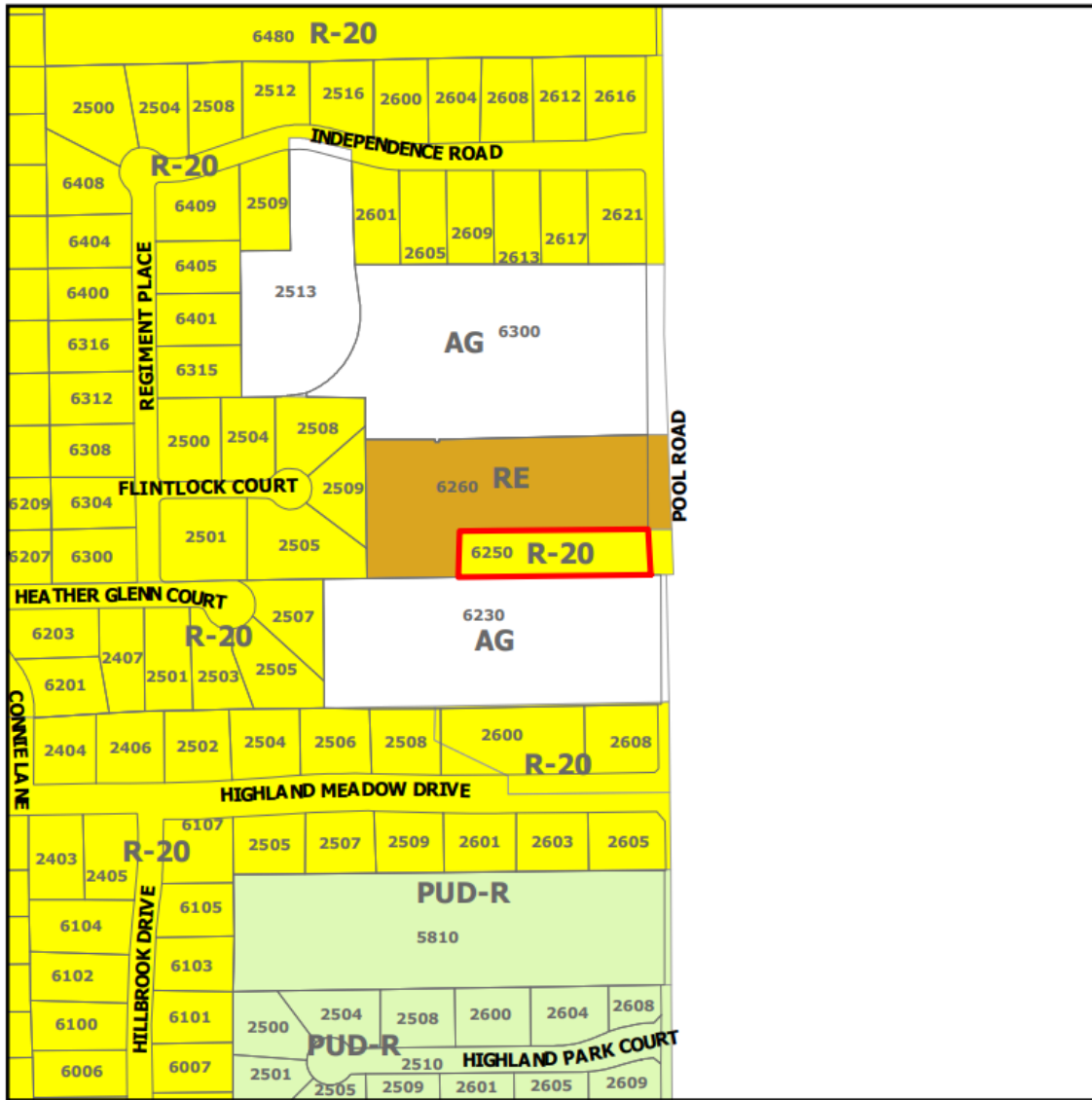
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 9/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 Ahn Bishop, the owners, have submitted a request for a Special Use Permit (SUP) for an accessory dwelling on Lot 2R, Block 1, of the Mockingbird Hill Addition, being approximately 1.39 acres, and zoned R-20 Single Family Residential district and RE Single Family 'Estate' Residential. The purpose is to allow for an accessory dwelling.

Existing Conditions/Background: The subject property is located along the west side of Pool Road and north of Highland Meadow Drive. The property currently is zoned R-20 Single-Family Residential and RE Single Family 'Estate' Residential. The applicants recently purchased the property zoned RE and through platting have incorporated it into their existing lot, which is zoned R-20. A rezoning request to the R-40 zoning district is running concurrently with this request.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 799 s.f. accessory dwelling.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or
3. No more than twelve hundred (1,200) square feet

The applicant is requesting to allow for the use of a new 799 s.f. accessory dwelling attached to an existing detached garage. The total lot area is 1.39 acres, or 60,548 square feet. The structure will be built on the west side of the garage of similar materials to the home and also includes a 377 s.f. covered porch in addition to the dwelling. The structure will not be visible from Pool Road and meets all the dimensional requirements of the Land Development Code.

Analysis: Any request for an accessory dwelling in the R-40 zoning district shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 2R, Block 1 of the Mockingbird Hill Addition. DRC Review: The DRC met on August 23rd and determined the request may be scheduled for the upcoming Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north is zoned RE Single Family 'Estate' Residential and is unimproved. The property located to the south is zoned AG Agricultural and improved with a single-family home. Property to the west is zoned R-20 Single-Family Residential and improved with single-family uses. The property to the west is located in the City of Grapevine and improved with single-family homes.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the accessory dwelling due to compliance with the Land Development Code's size and dimensional requirements. The Land Development Code allows for an accessory dwelling with approval of a Special Use Permit.

Recommendation

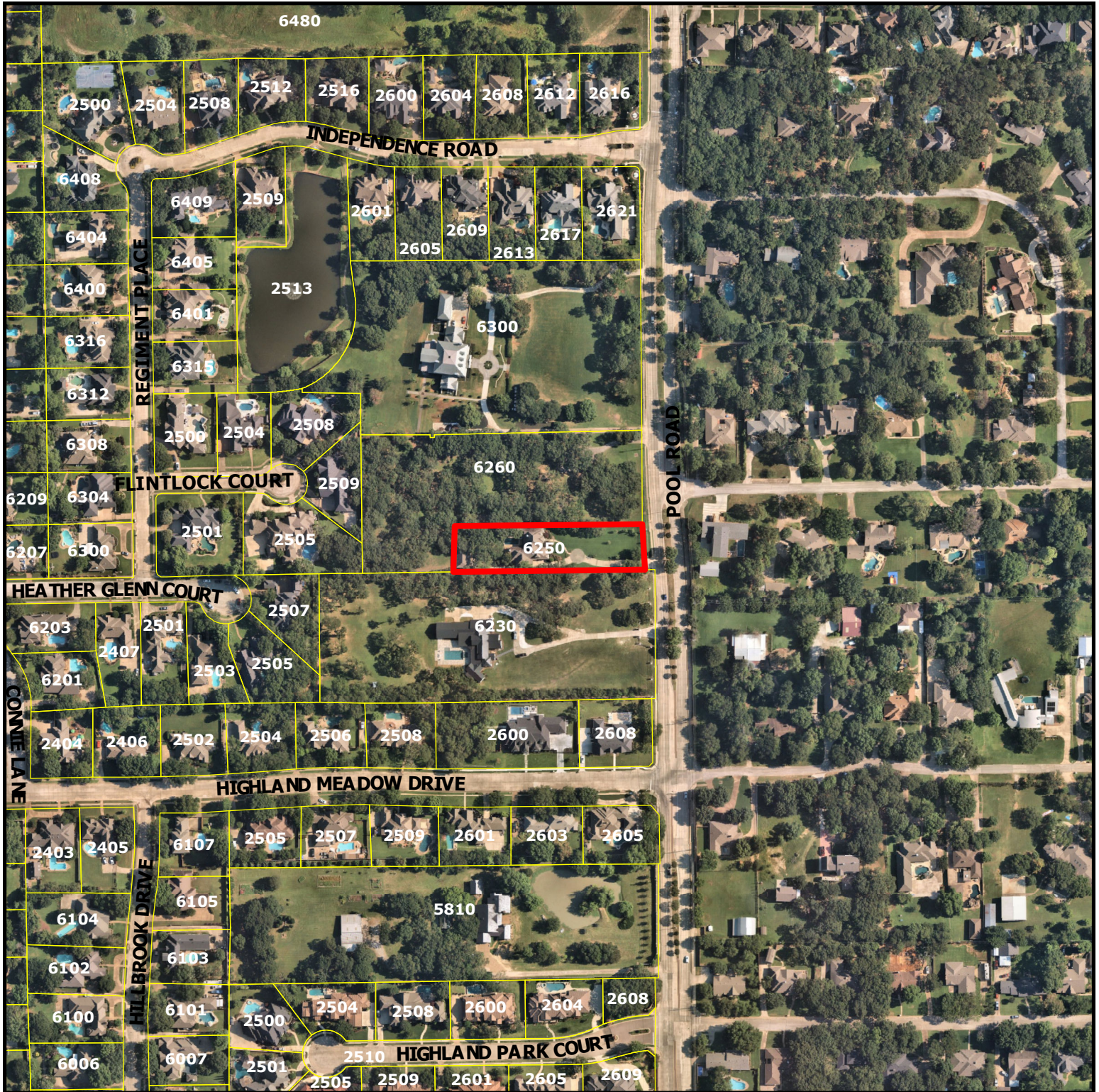
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives

5. Zoning Exhibits
6. Elevation and Floor Plan Exhibits
7. Notification Map
8. Notification Letter
9. Notify List
10. Draft Ordinance

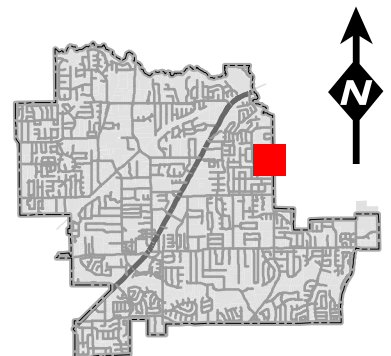
Aerial Map



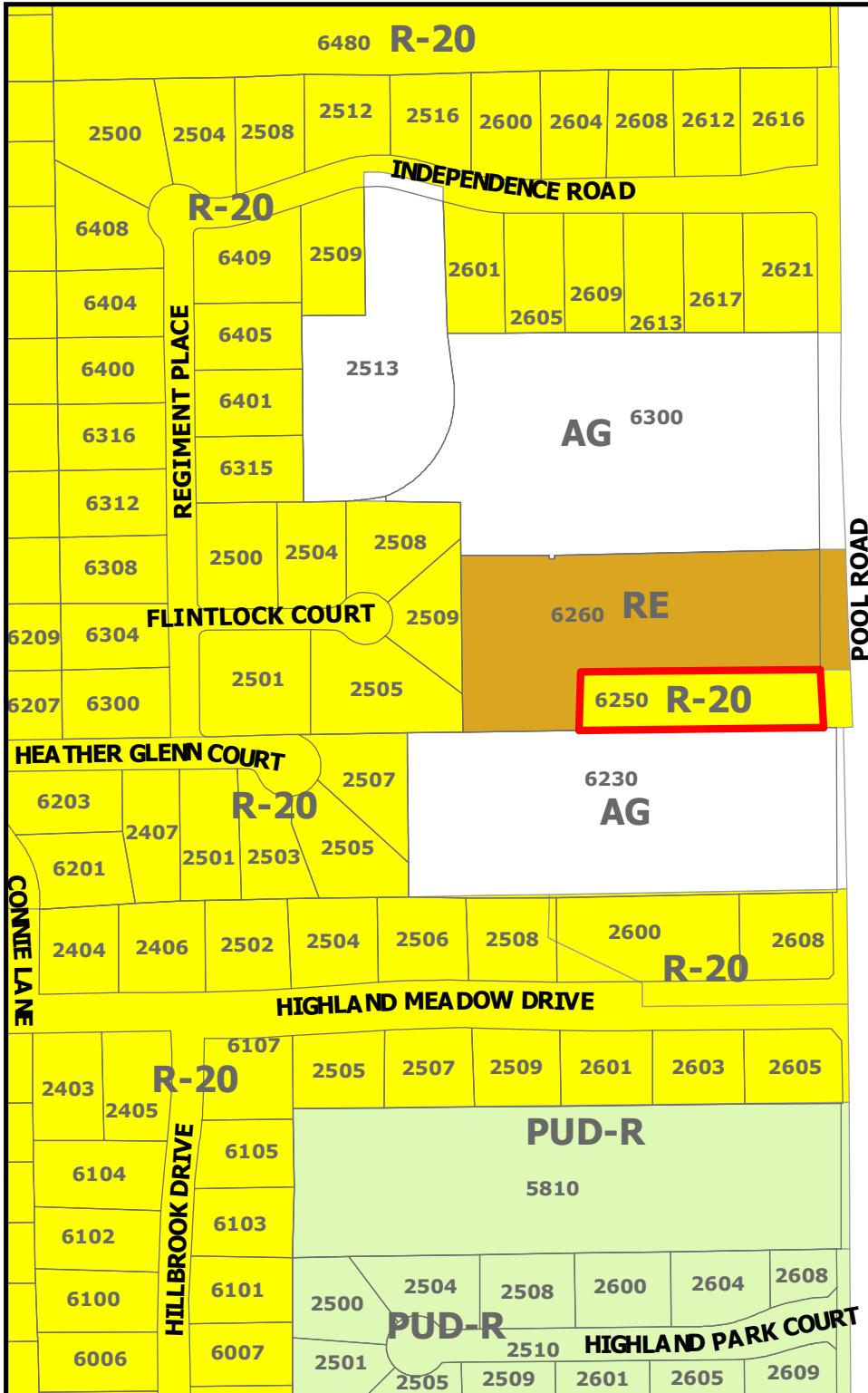
ZC21-020
6250 Pool Road

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 Subject Property



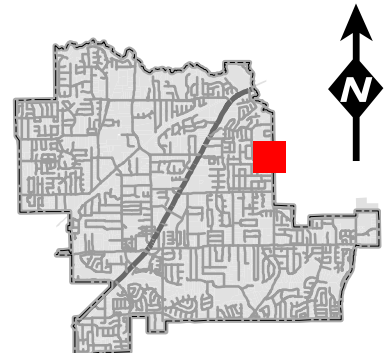
Zoning Map



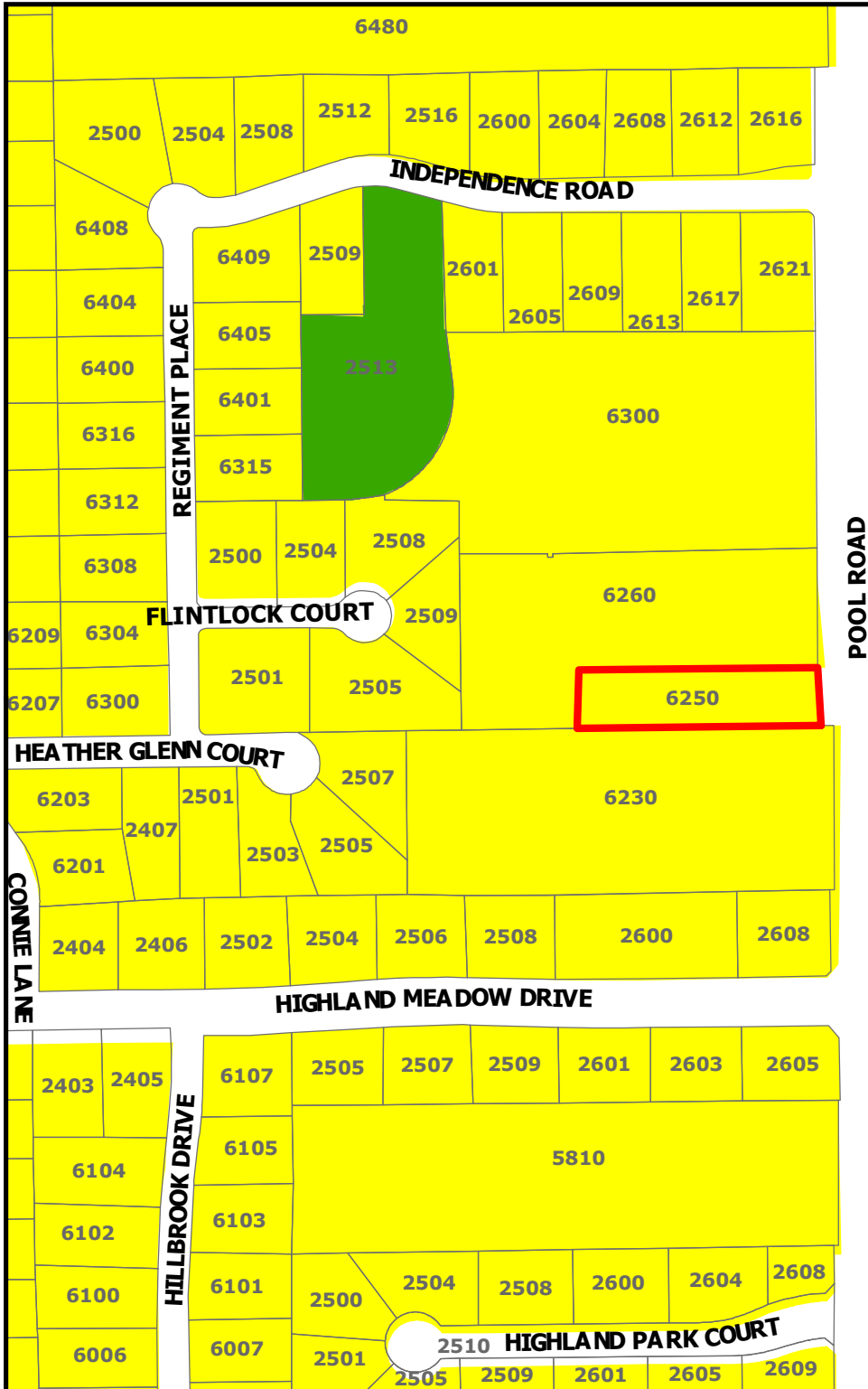
ZC21-020
6250 Pool Road

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 Subject Property



Future Land Use Map



ZC21-020

6250 Pool Road

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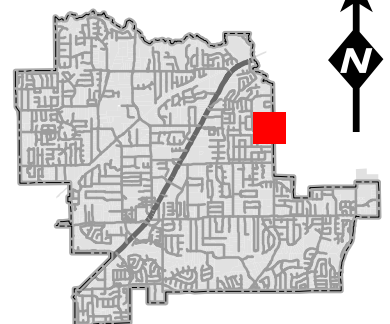


Subject Property

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

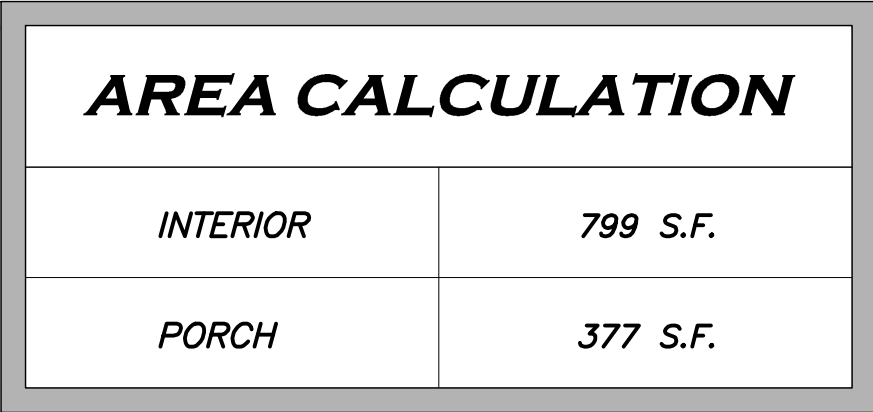
cNk ARCHITECTS, INC.

POOL HOUSE ADDITION

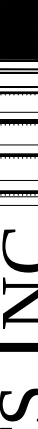
6250 POOL ROAD
COLLEYVILLE, TX 76034

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



cNk ARCHITECTS INC.



3301 W. AIRPORT FREEWAY, STE. 220
BEDFORD, TEXAS 76021
(817) 684-0088
info@cnkarch.com

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

Revisions:

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Job no.:

Issue date:

Sheet info:

- FLOOR PLAN

1

Sheet no

Sheet no

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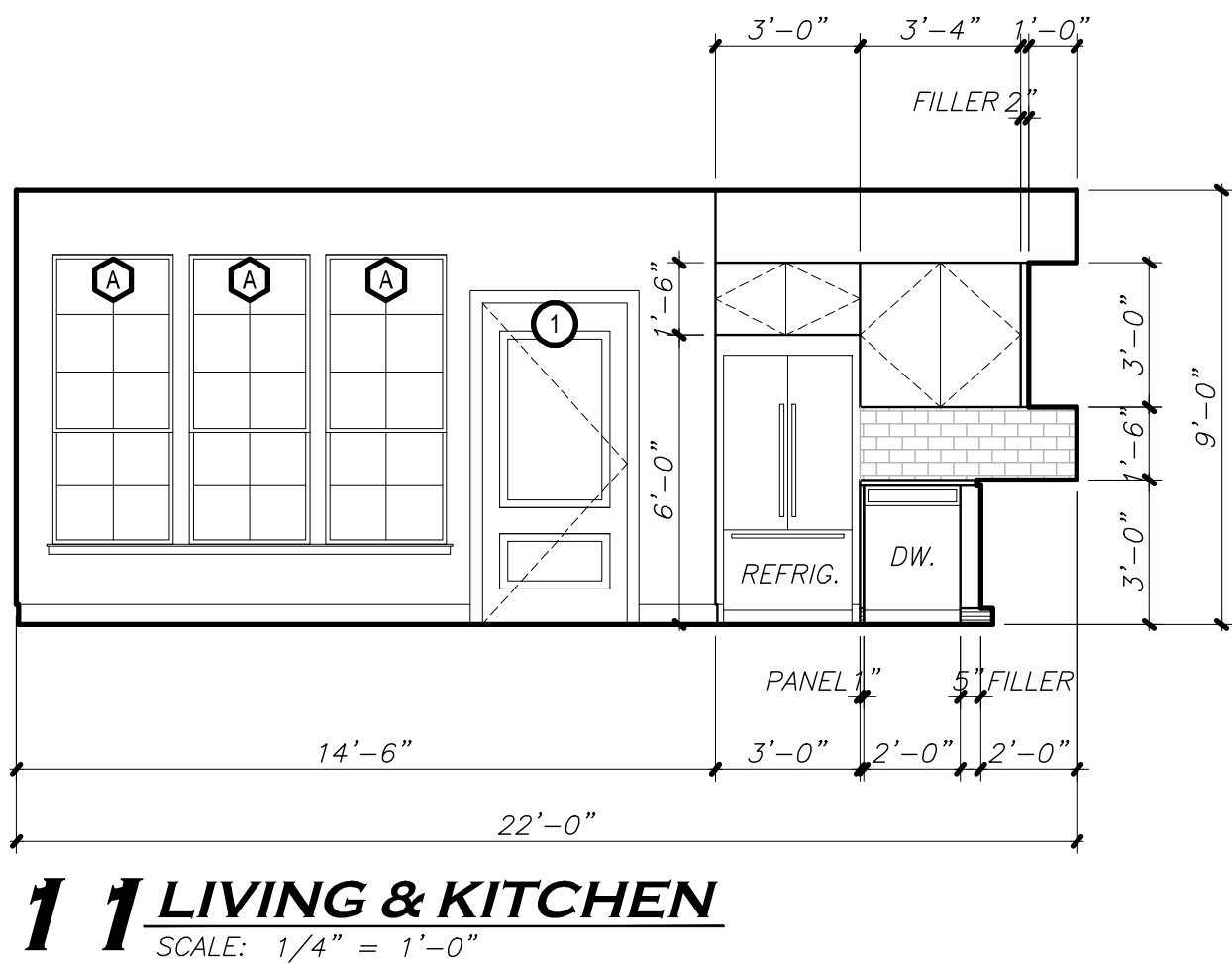
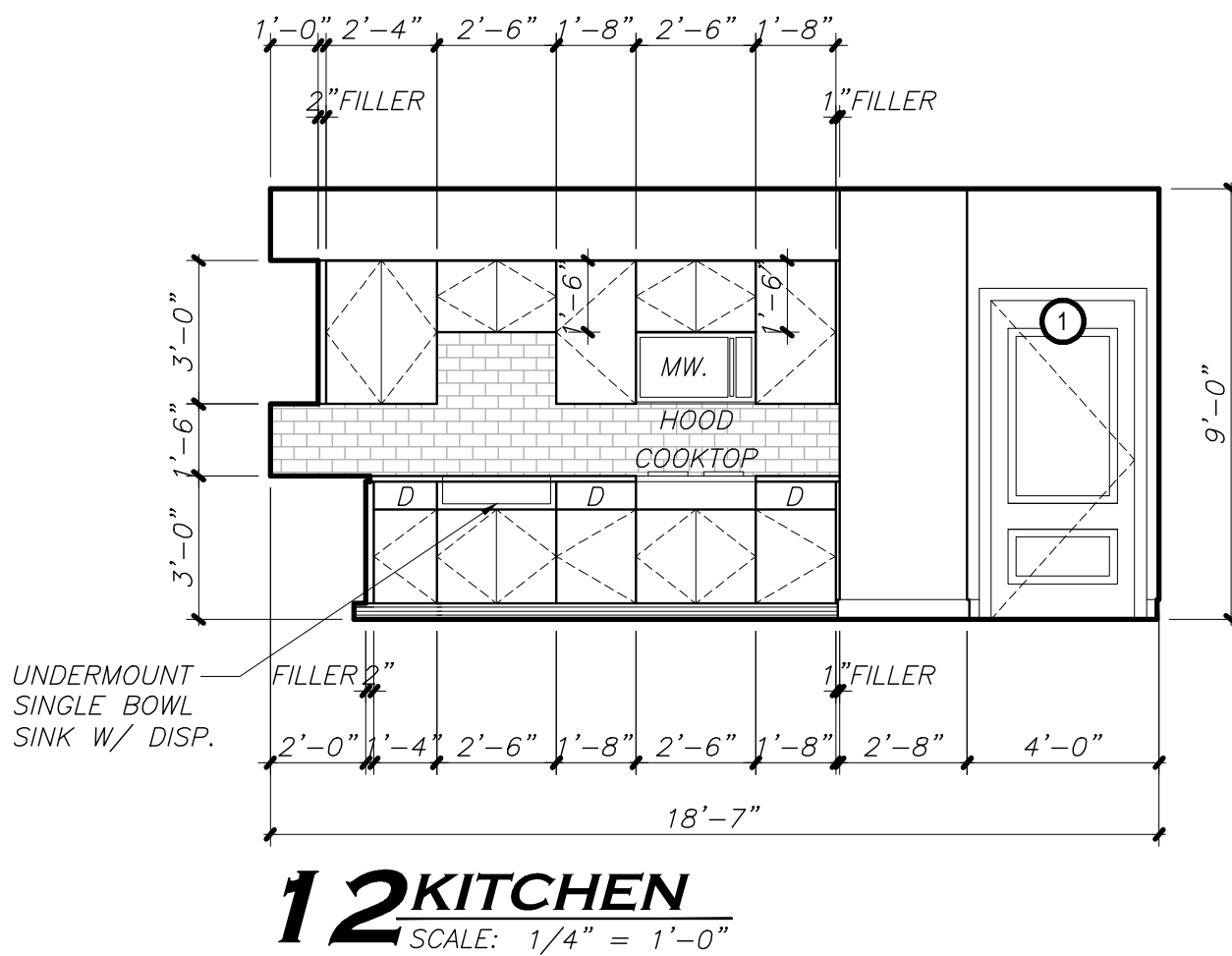
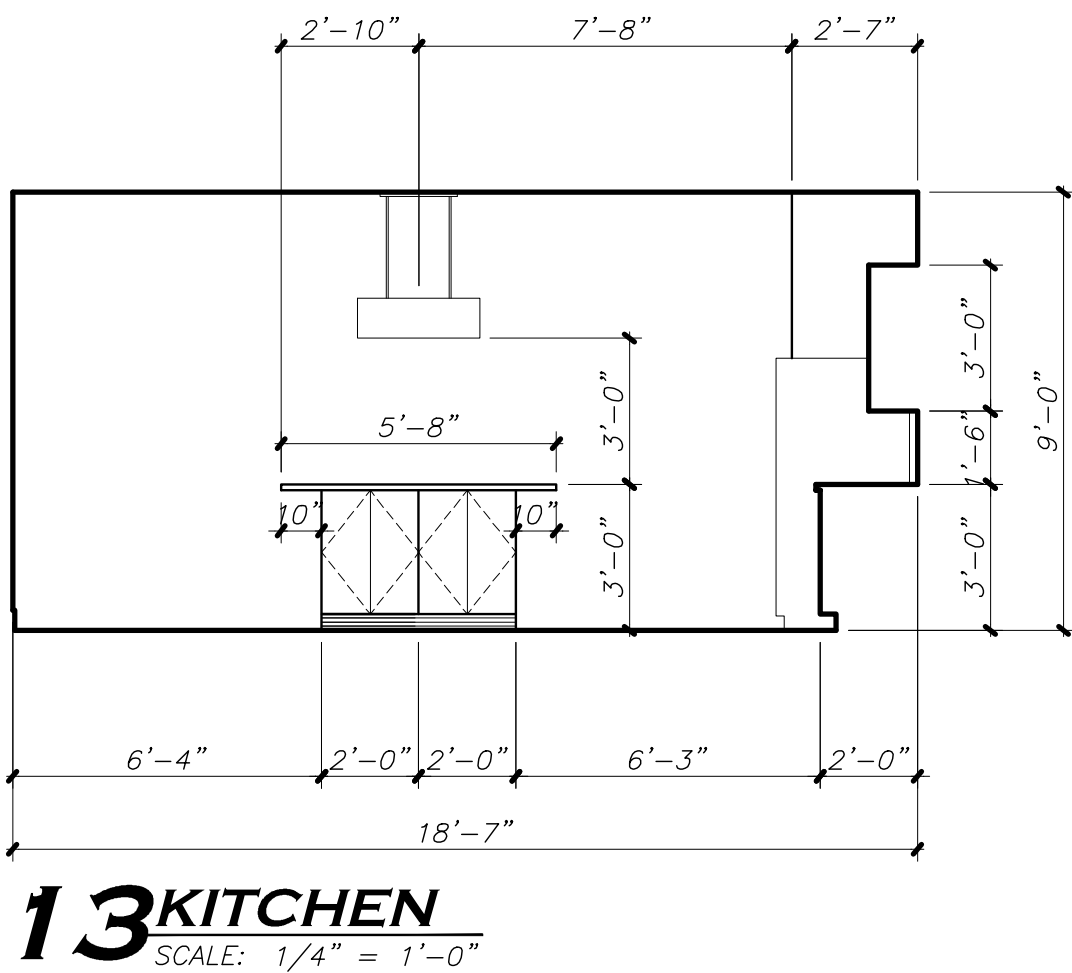
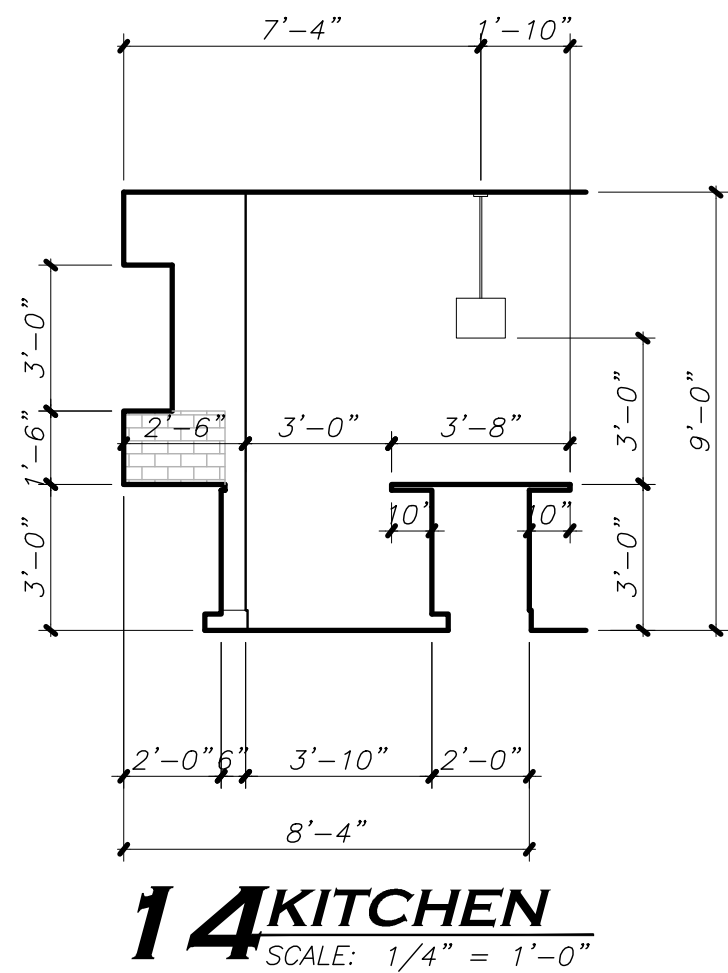
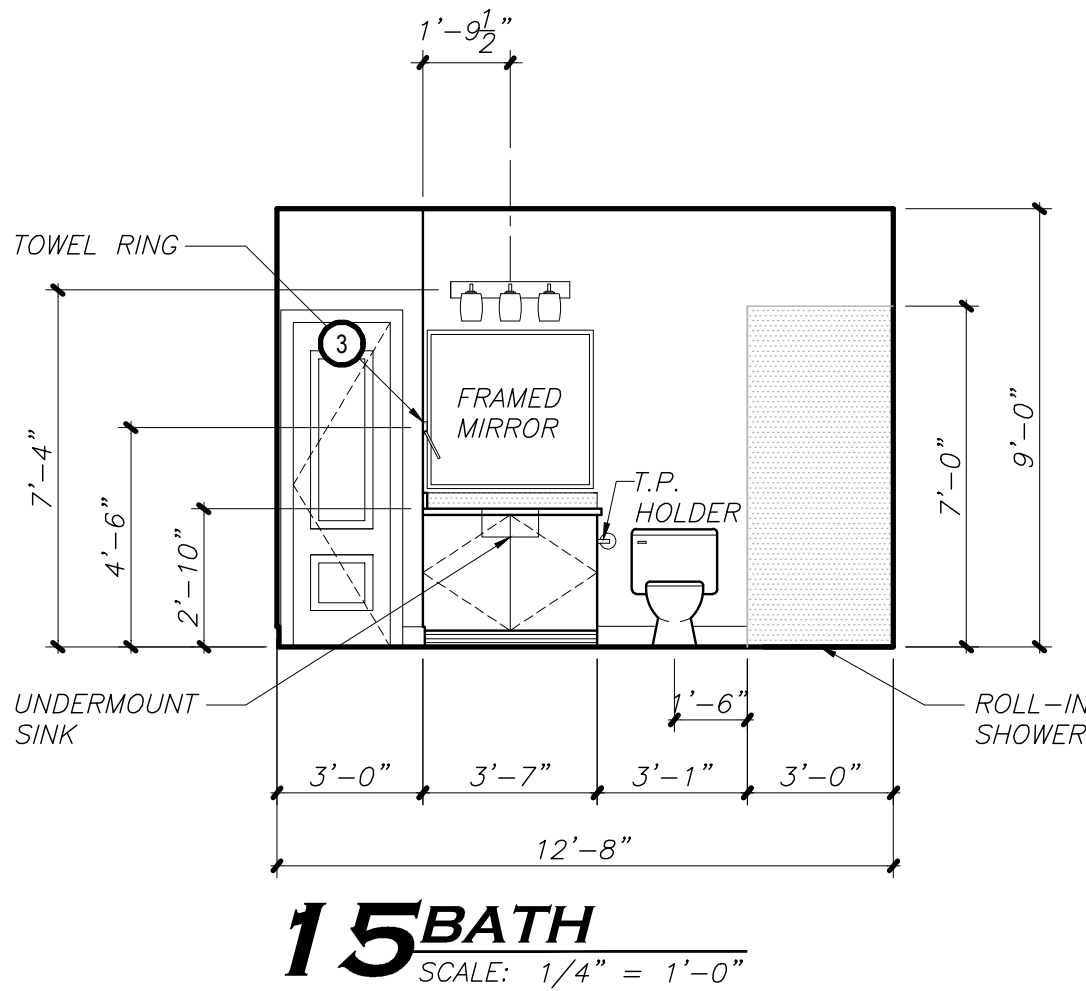
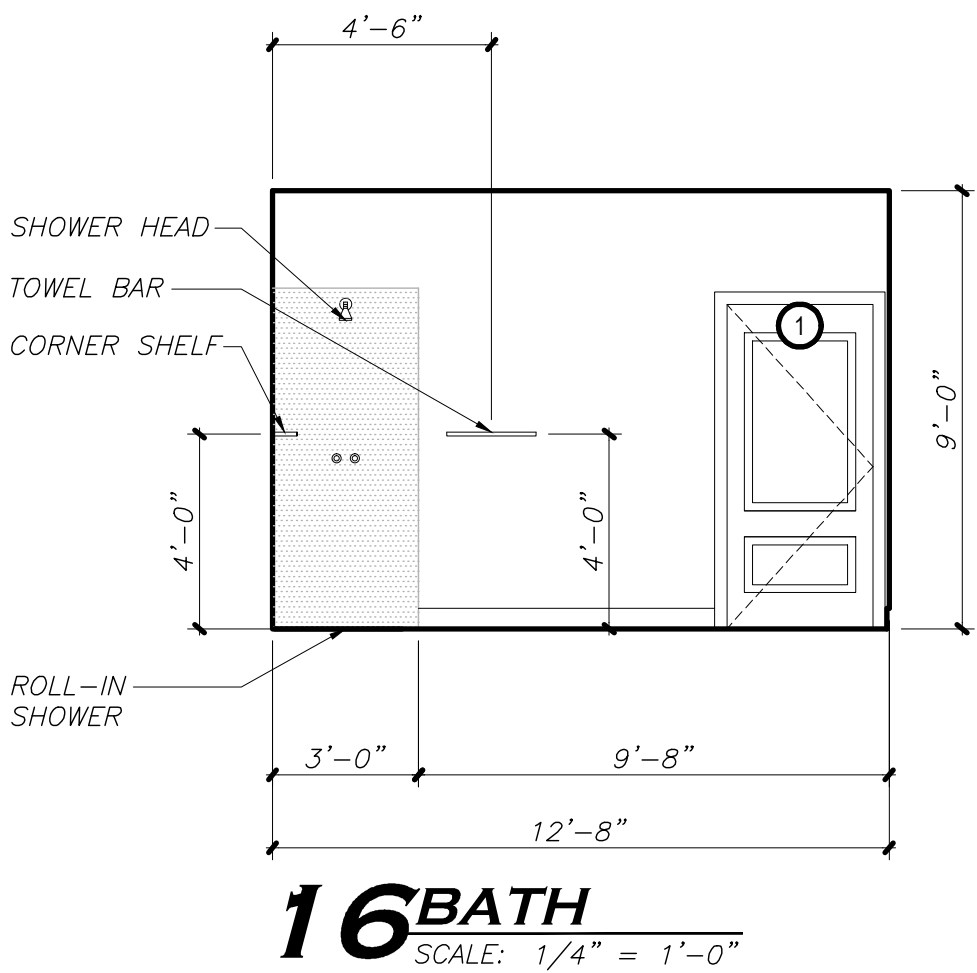
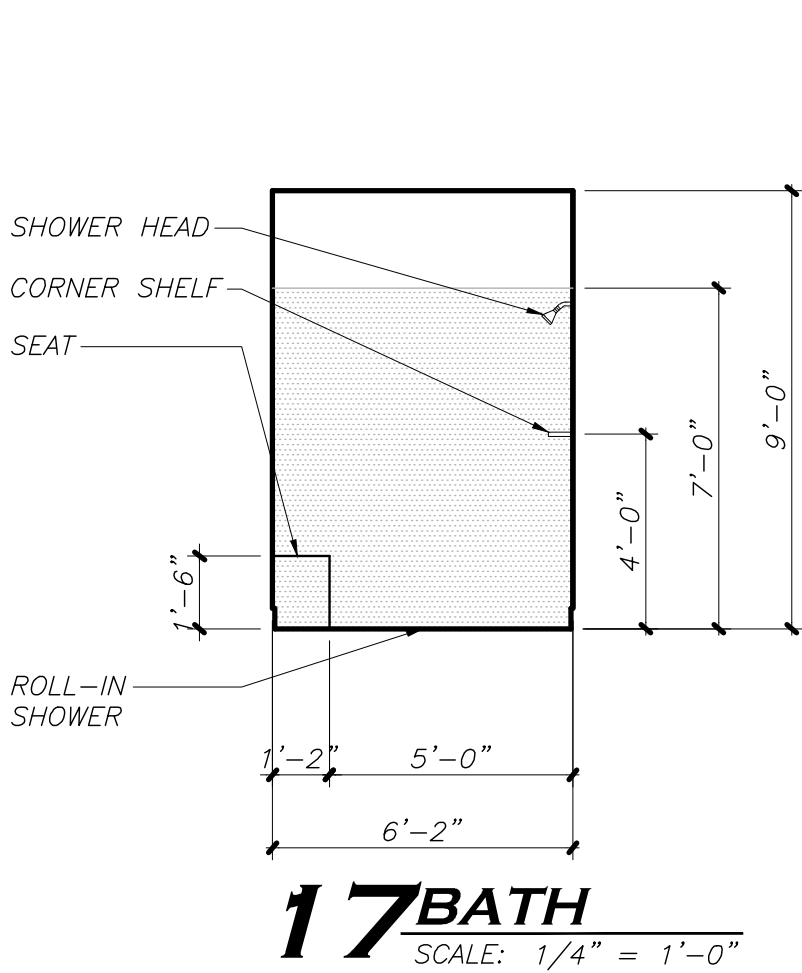
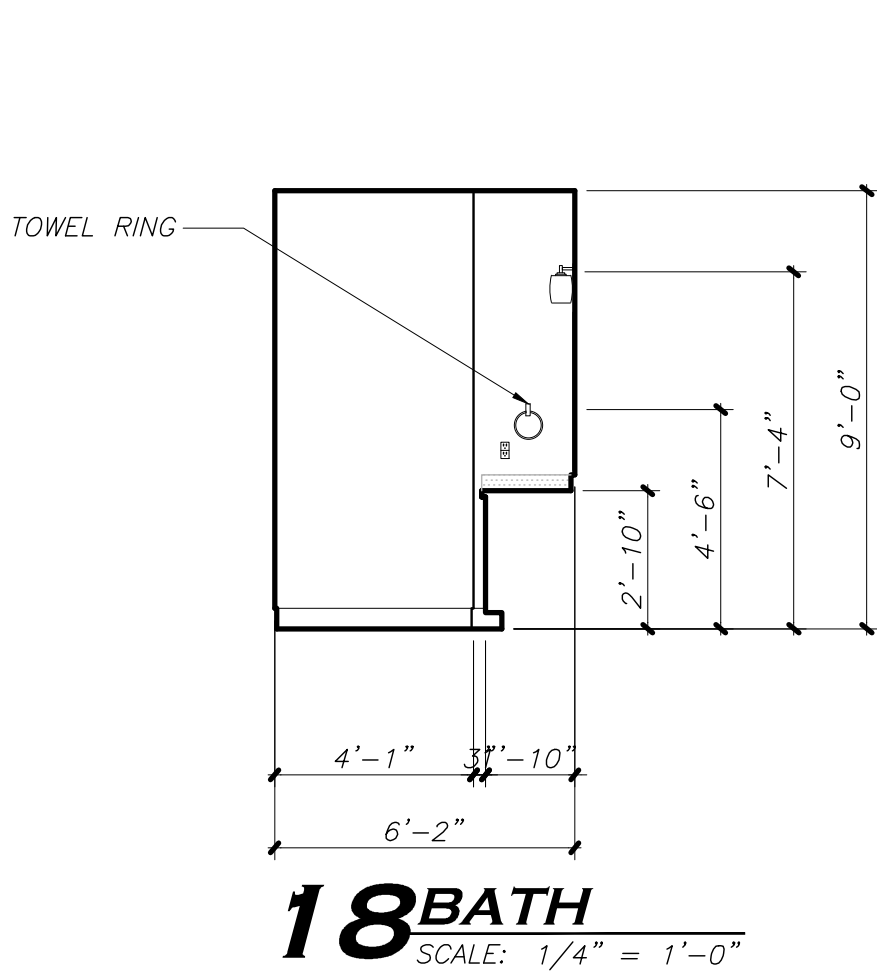
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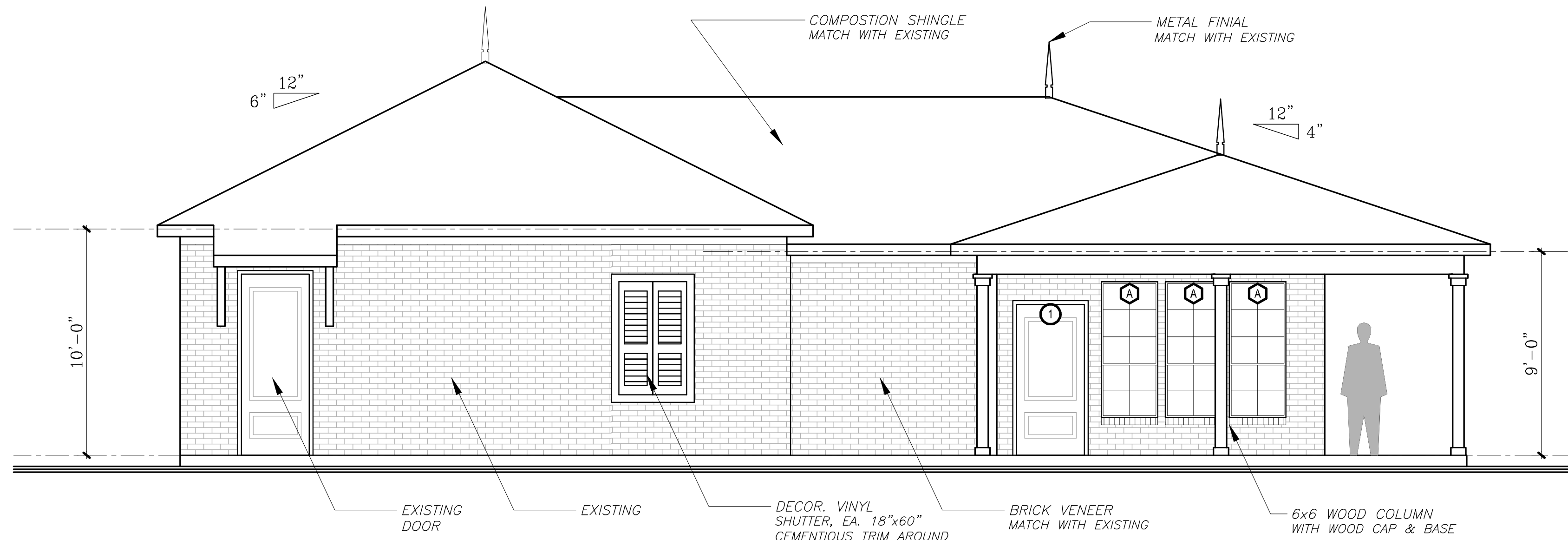
A-1

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"
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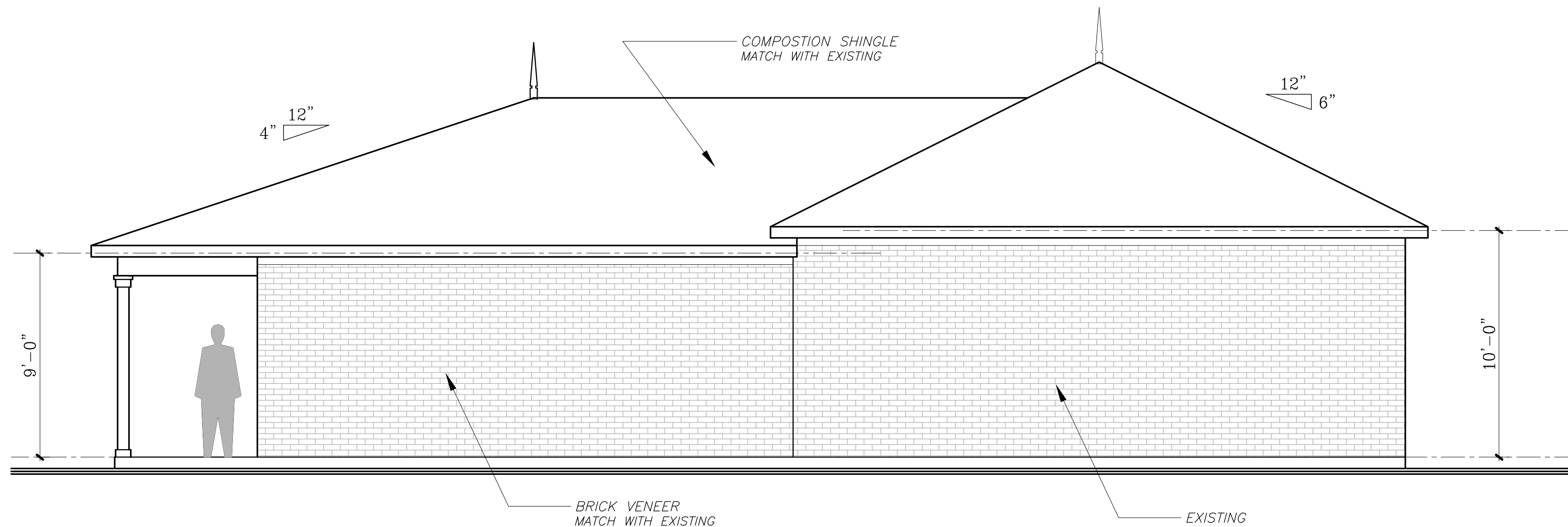
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MARK	SIZE	DESCRIPTION	HEAD HT.
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ALL MATERIAL AND FINISHES
TO BE SELECTED BY OWNER

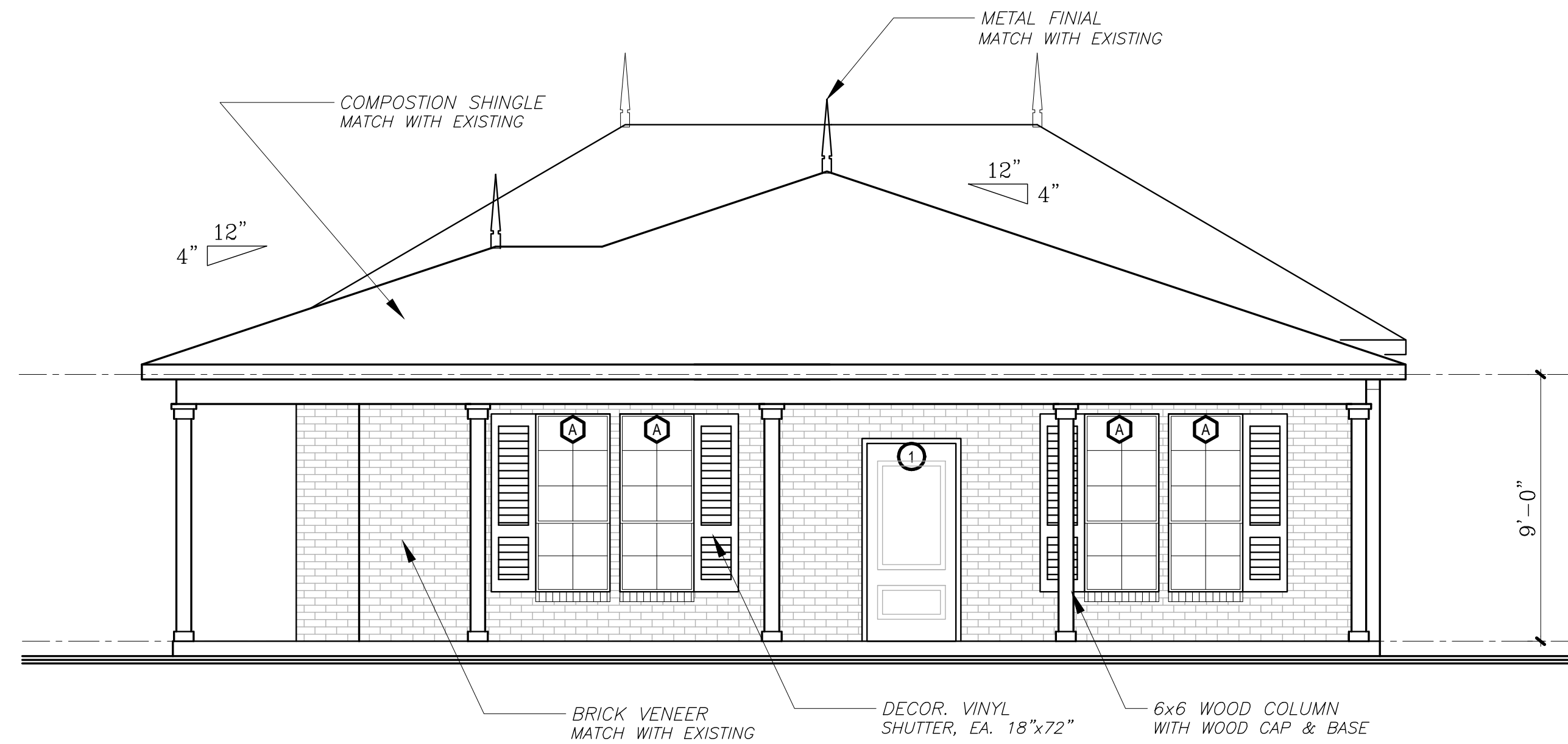




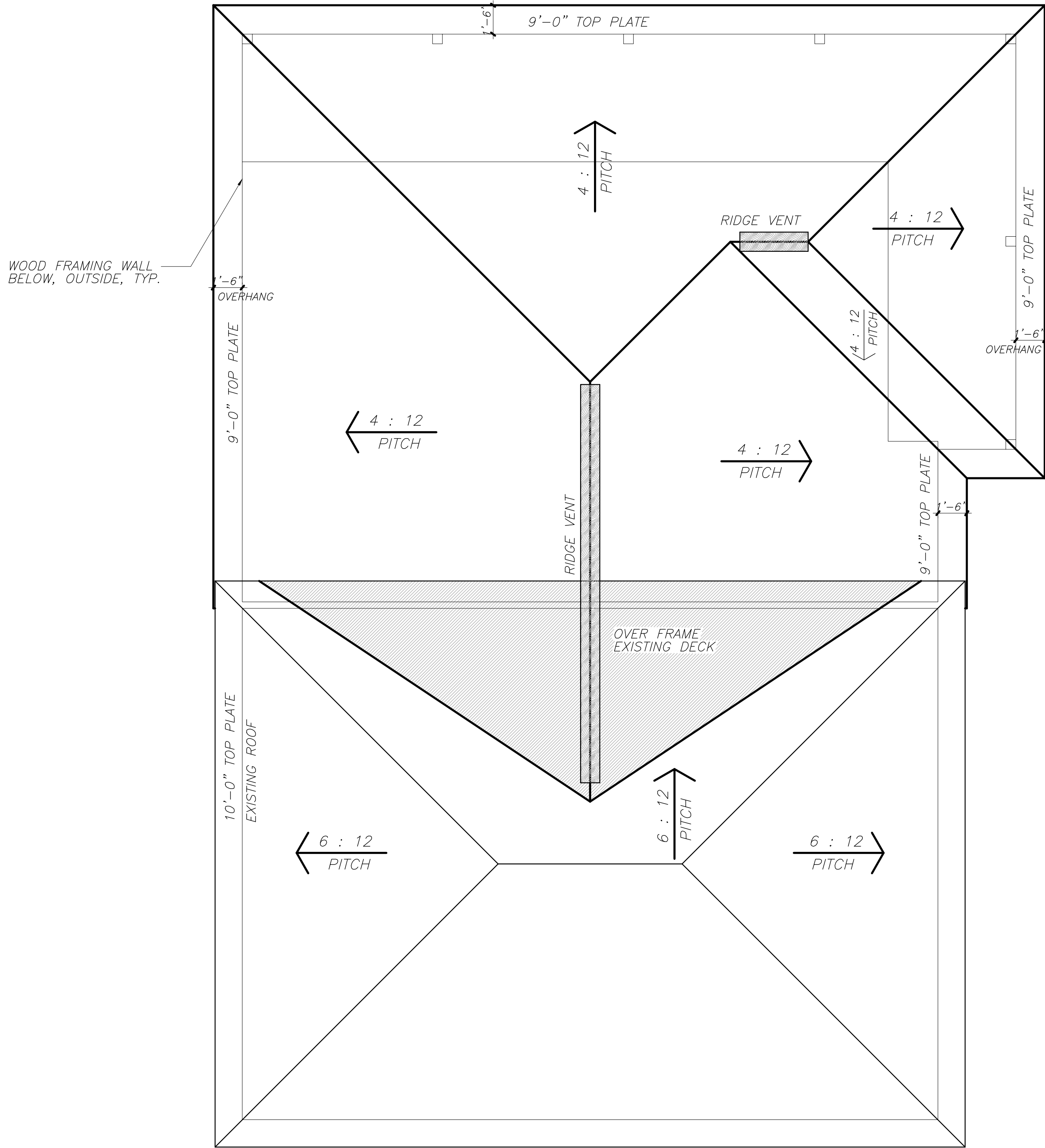
SOUTH ELEVATION



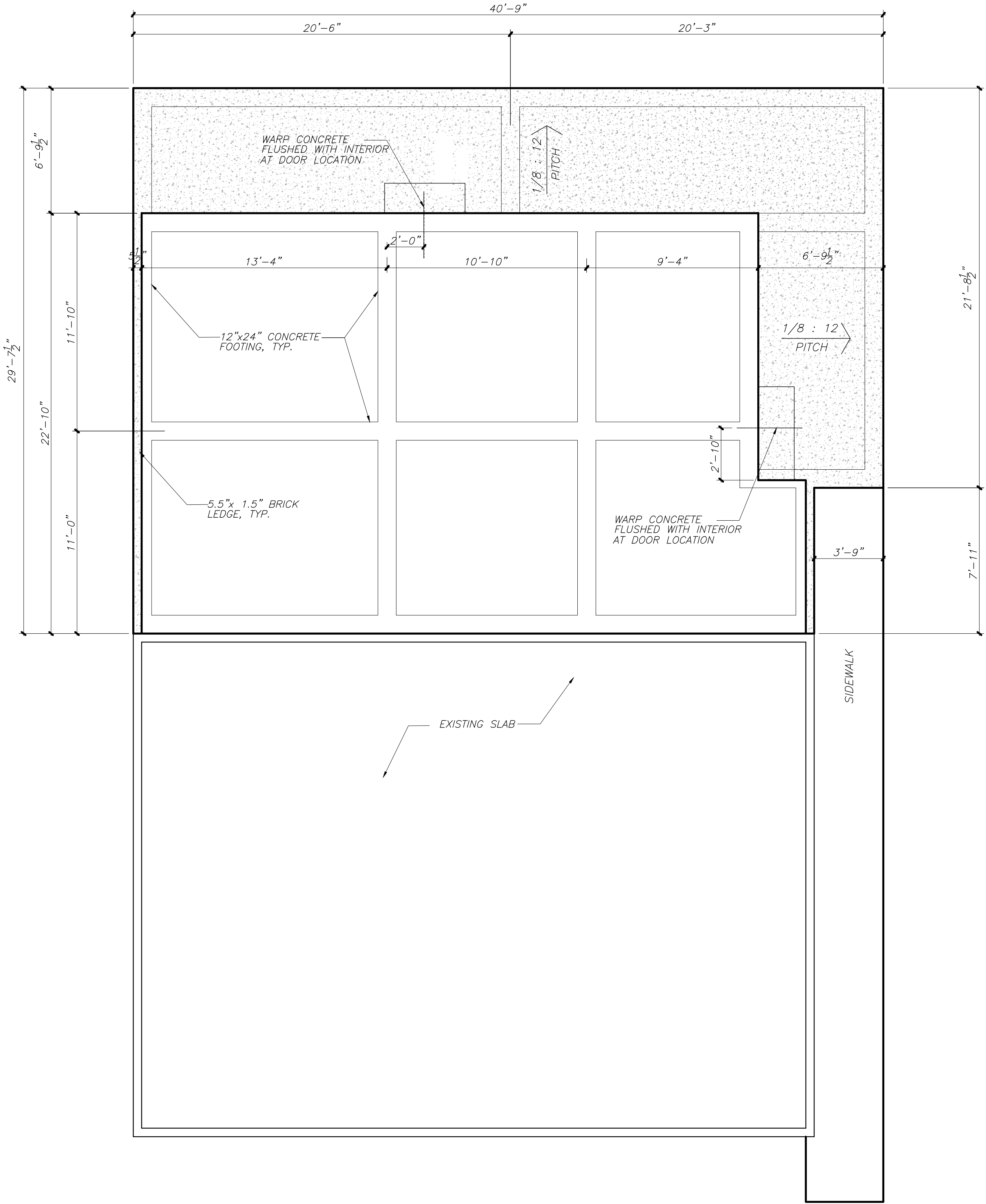
NORTH ELEVATION



EAST ELEVATION



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



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

Revisions:

Job no.:

Issue date:

Sheet info:

- ROOF PLAN
- SLAB PLAN
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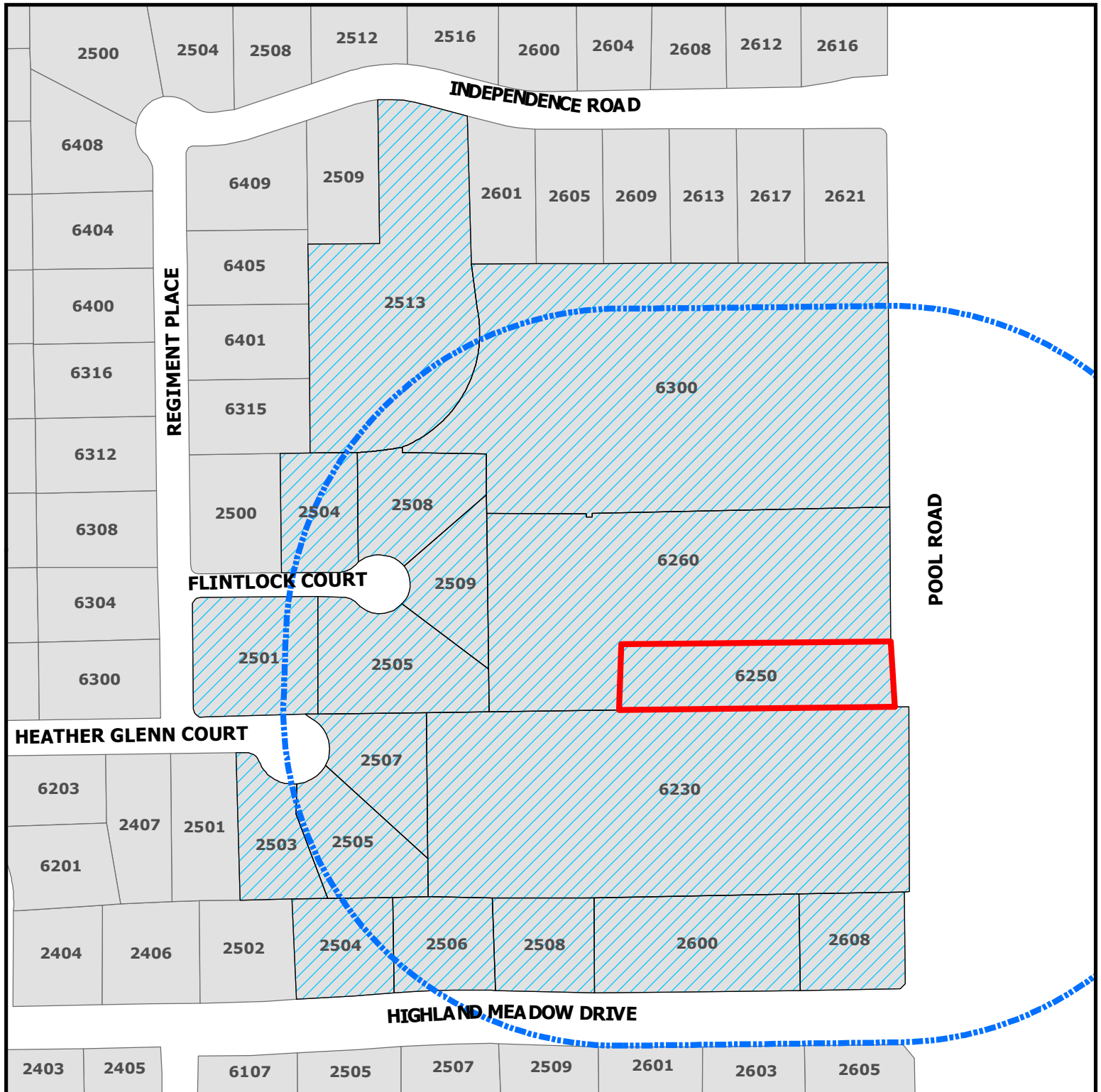
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A-5

POOL HOUSE ADDITION

6250 POOL ROAD, COLLEYVILLE, TX 76034

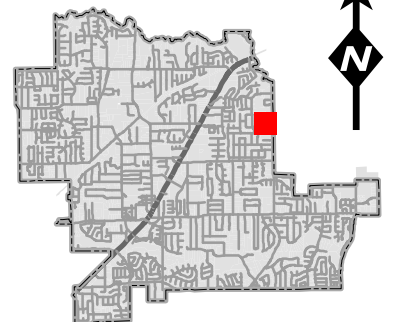
Notification Map



ZC21-020
6250 Pool Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Dwelling. The purpose of the request is to allow for the addition of a pool house/accessory dwelling to an existing three car garage.

Zoning Case: ZC21-021

Applicants: Lance & Anh Bishop

Owners: Lance & Anh Bishop

Location: 6250 Pool Road

Property Description: Lot 2R, Block 1, Mockingbird Hill Addition

Present Zoning: R-20 Single Family and RE Single Family "Estate" Residential

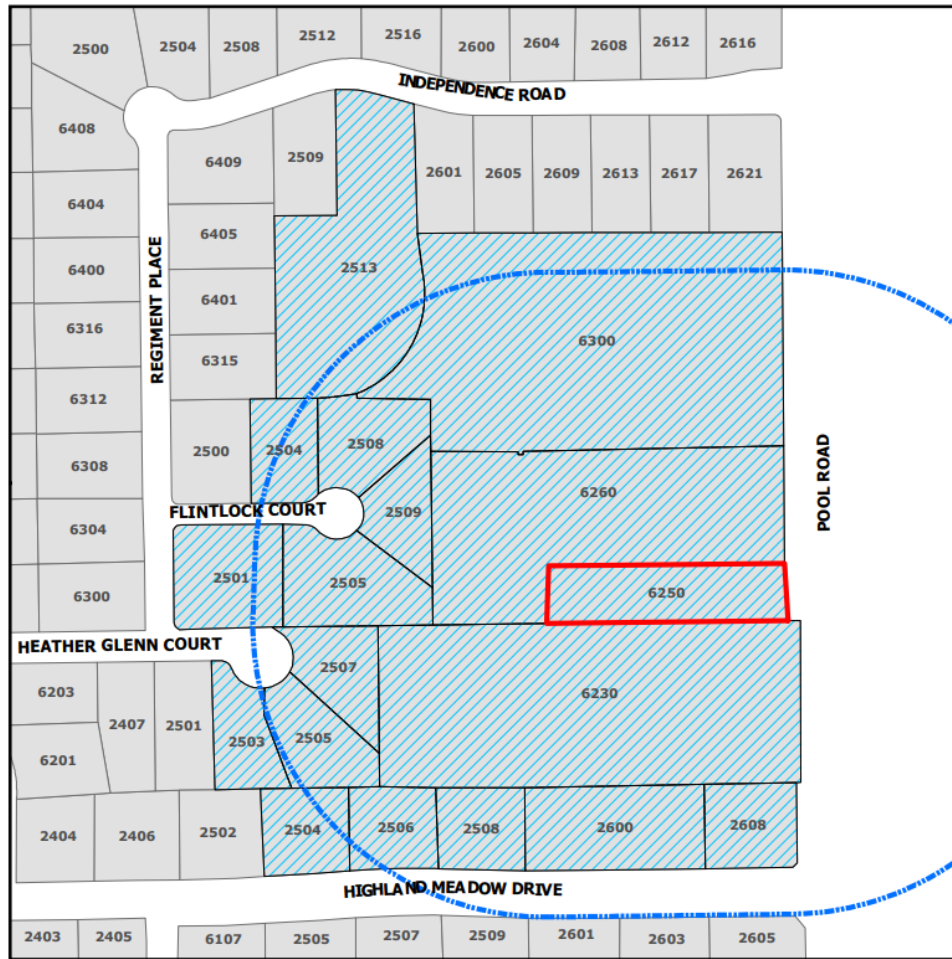
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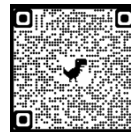
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
DEWAN, MADHUSUDAN	2501 FLINTLOCK CT	COLLEYVILLE, TX
PUTNAM, CHRISTOPHER SEAN	6230 POOL RD	COLLEYVILLE, TX
MENEGAY, MOLLY	2509 FLINTLOCK CT	COLLEYVILLE, TX
HEYGOOD, MICHAEL E	2504 FLINTLOCK CT	COLLEYVILLE, TX
ZINGA, MICHAEL	2504 HIGHLAND MEADOW DR	COLLEYVILLE, TX
BRECHT, WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE, TX
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE, TX
THOMAS, MATHEW	2507 HEATHER GLEN CT	COLLEYVILLE, TX
DREY AND BRENDA ANTHONY TRUST	2503 HEATHER GLENN CT	COLLEYVILLE, TX
MEREDITH, KAREN	2505 HEATHER GLENN CT	COLLEYVILLE, TX
SANDERS, JOSEPH L	2508 FLINTLOCK CT	COLLEYVILLE, TX
BISHOP, LANCE	6250 POOL RD	COLLEYVILLE, TX
RICHARDSON, MICHAEL	2505 FLINTLOCK CT	COLLEYVILLE, TX
HERITAGE COLONY HOMEOWNERS ASN	PO BOX 1122	COLLEYVILLE, TX
STONE, JACOB	2817 BROOKSHIRE DR	GRAPEVINE, TX
MCMASTER, JOSEPH	1912 ARRINGTON CT	COLLEYVILLE, TX
HERITAGE COLONY ADDITION	P.O. Box 1122	COLLEYVILLE, TX
HIGHLAND MEADOWS ADDN	2101 High Gate Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-20-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.39 ACRES, BEING LOT 2R, BLOCK 1, OF THE MOCKINGBIRD HILL ADDITION, LOCATED AT 6250 POOL ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling under Case No. ZC20-029; 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 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 authorizing a Special Use Permit for an accessory dwelling on 1.39 acres, being Lot 2R, Block 1, of the Mockingbird Hill Addition,

located at 6250 Pool Road, as depicted on the attached as 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 Special Use Permit shall apply to the new accessory dwelling 1,166 s.f. (799 s.f. dwelling, 377 s.f. covered porch).
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT 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 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 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF OCTOBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

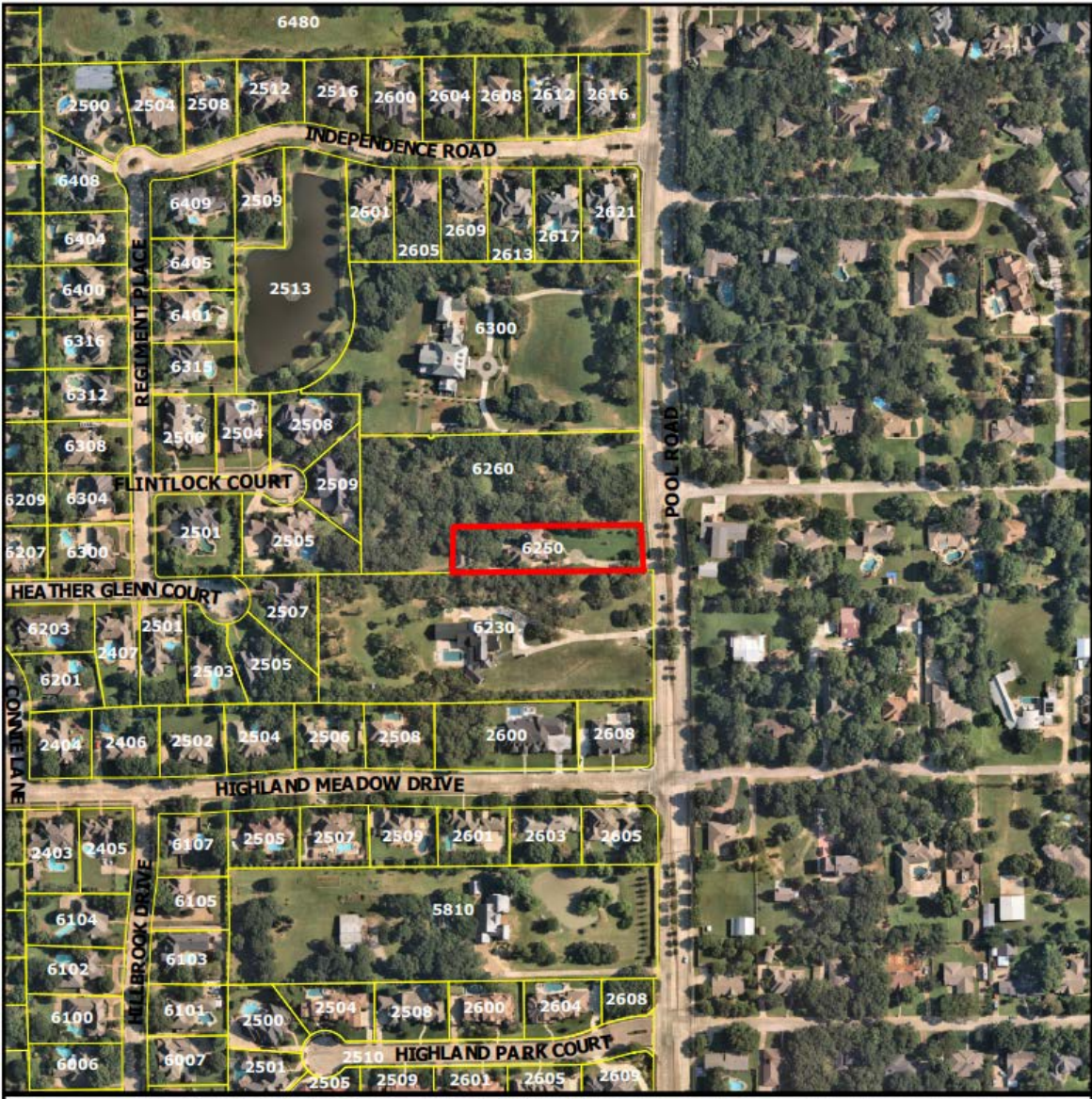
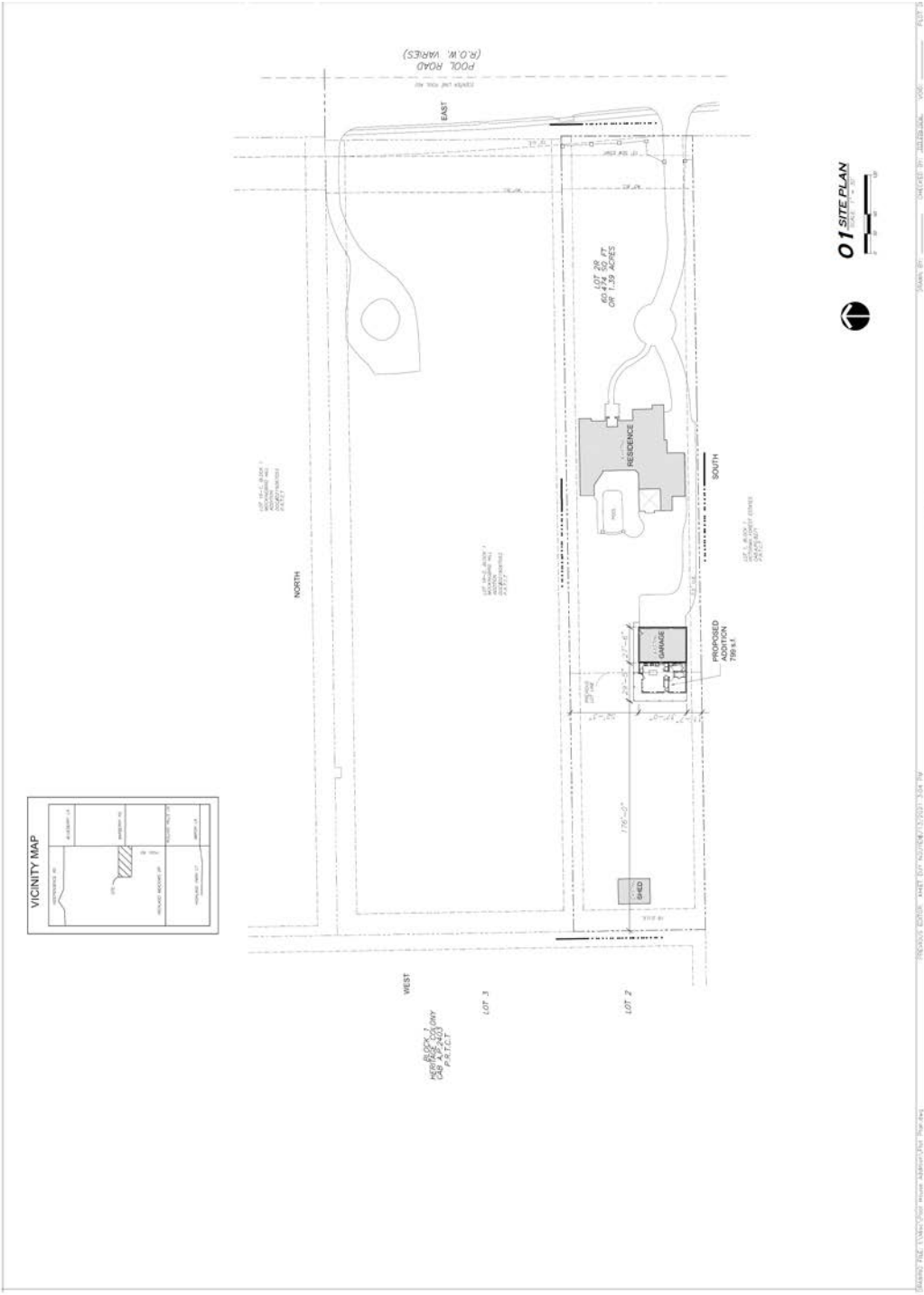
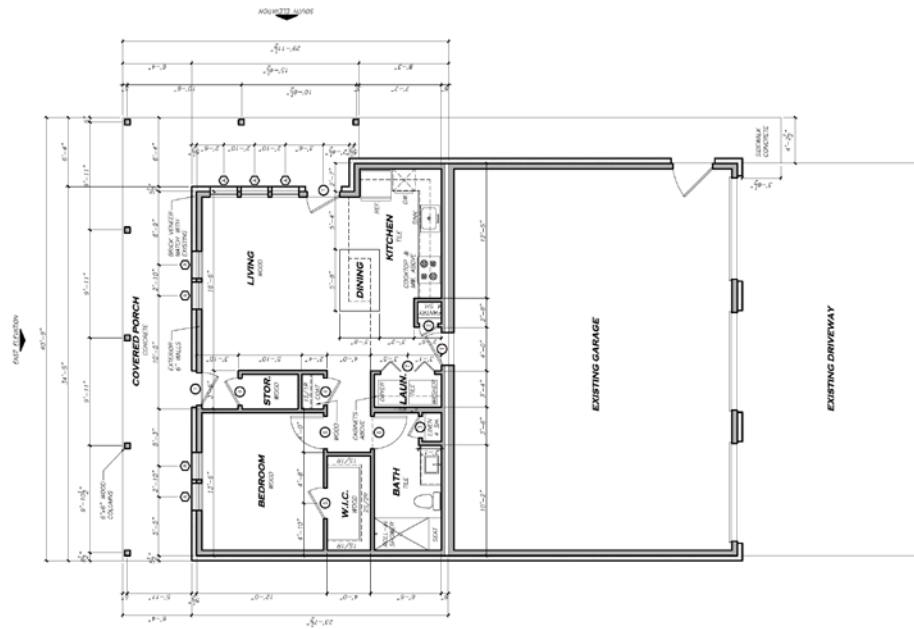


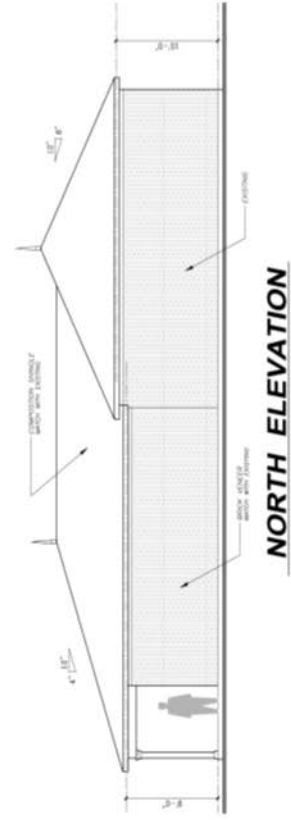
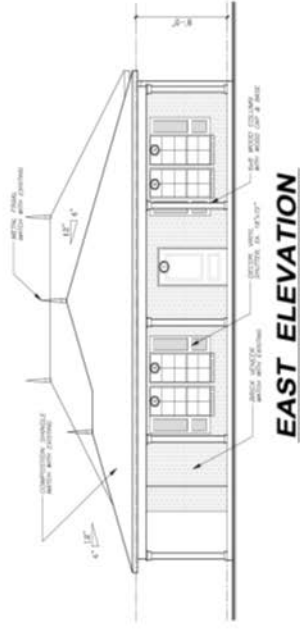
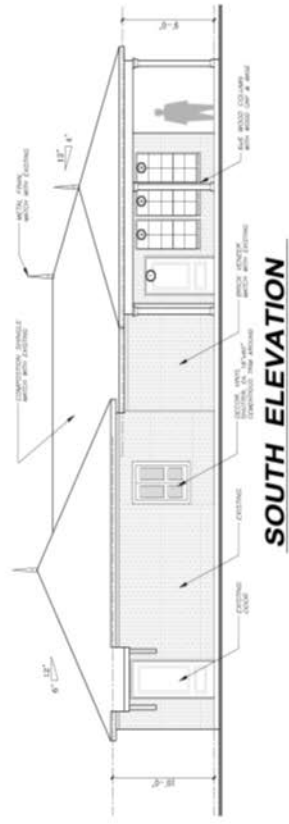
Exhibit "B" – Site Plan



AREA CALCULATION	
INTERIOR	299 S.F.
PORCH	377 S.F.



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





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 9/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to allow for showrooms, to include 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 for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Mertovest development, being approximately 1.92 acres. The purpose is to amend the PUD-C's ordinance in order to allow for Showrooms, to include a Hot Tub and Sauna Showroom, for a new 3,900 s.f. business. No other amendments are proposed.

Existing Conditions/Background: The subject property consists of an existing inline retail center. This property was approved with Planned Unit Development – Commercial zoning in 2008 allowing for specific uses.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to allow for a new use being "Showrooms, to include Hot Tub and Sauna Showroom" for an existing 3,900 s.f. space in Suite 100.

Analysis: The requested PUD-C amendment is to include an updated use specifically for "Showrooms, to include Hot Tub and Sauna Showroom". The previous ordinance was approved in 2008. The applicant desires for the 3,900 s.f. retail space to allow this use. To change the allowable use list in the PUD-C ordinance requires an amendment to Ordinance O-08-1702.

Plat Status: The property is platted as Lot 1, Block 1, of the Metrovest Addition.

DRC Review: The DRC reviewed the request during their August 23, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north has PUD-C Planned Unit Development – Commercial zoning and has developed with medical office uses. The property to the south is zoned CC-1 Village retail and is improved with retail uses. The property to the east has CC-2 Shopping Center zoning and is improved with an automotive repair use. The property to the east is zoned R-15 Single Family Residential and improved with single-family residential uses.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for commercial development as part of the Colleyville Boulevard Corridor. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

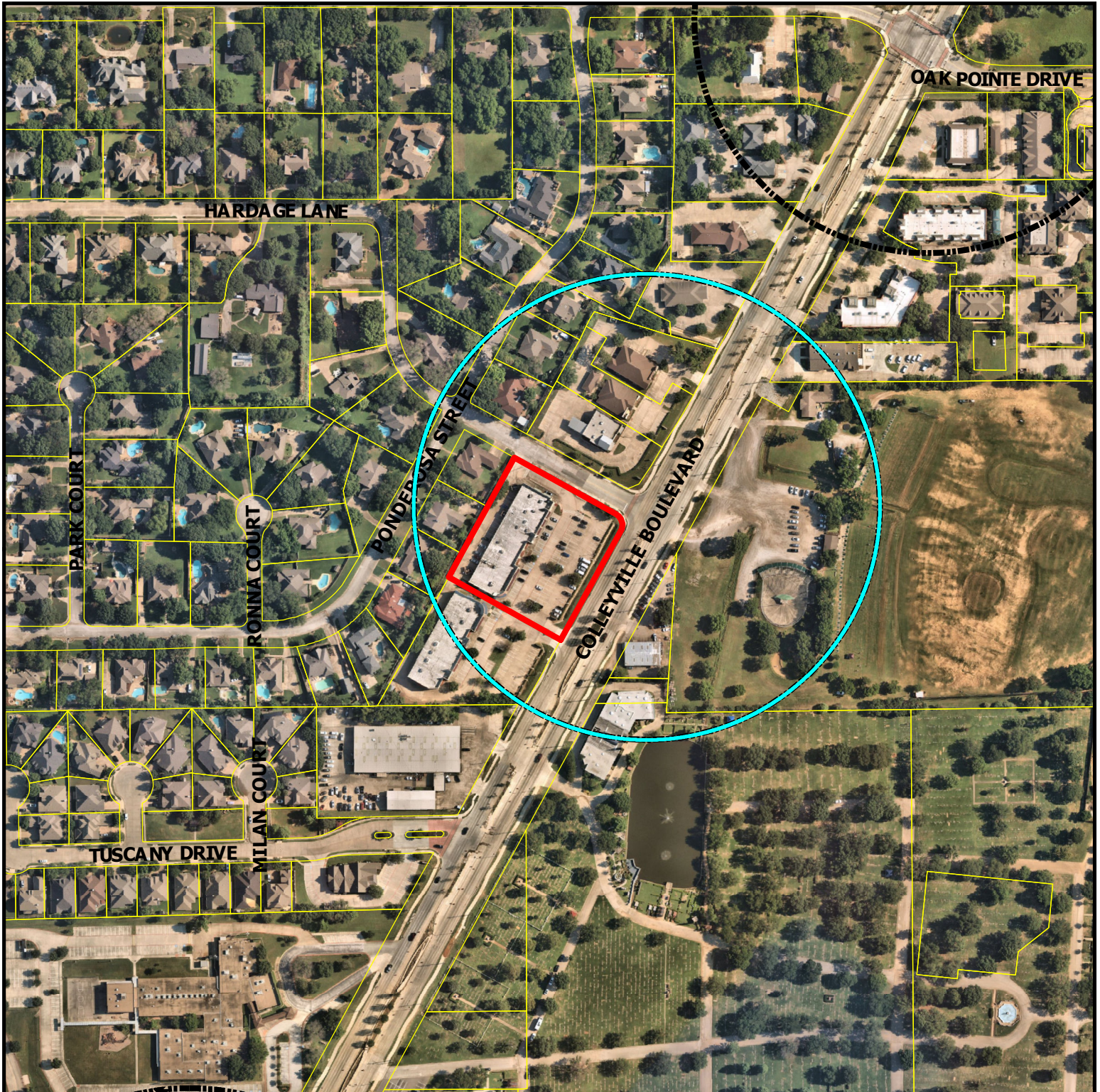
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Streetview
5. Statement of Planning Objectives
6. Ordinances (O-08-1702)
7. Notification Map
8. Notification Letter
9. Notify List
10. Draft Ordinance

Aerial Map



ZC21-023

6100 Colleyville Boulevard, Suite 100

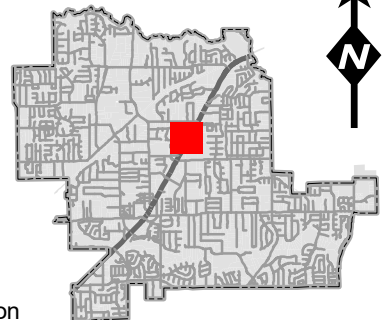
DISCLAIMER:

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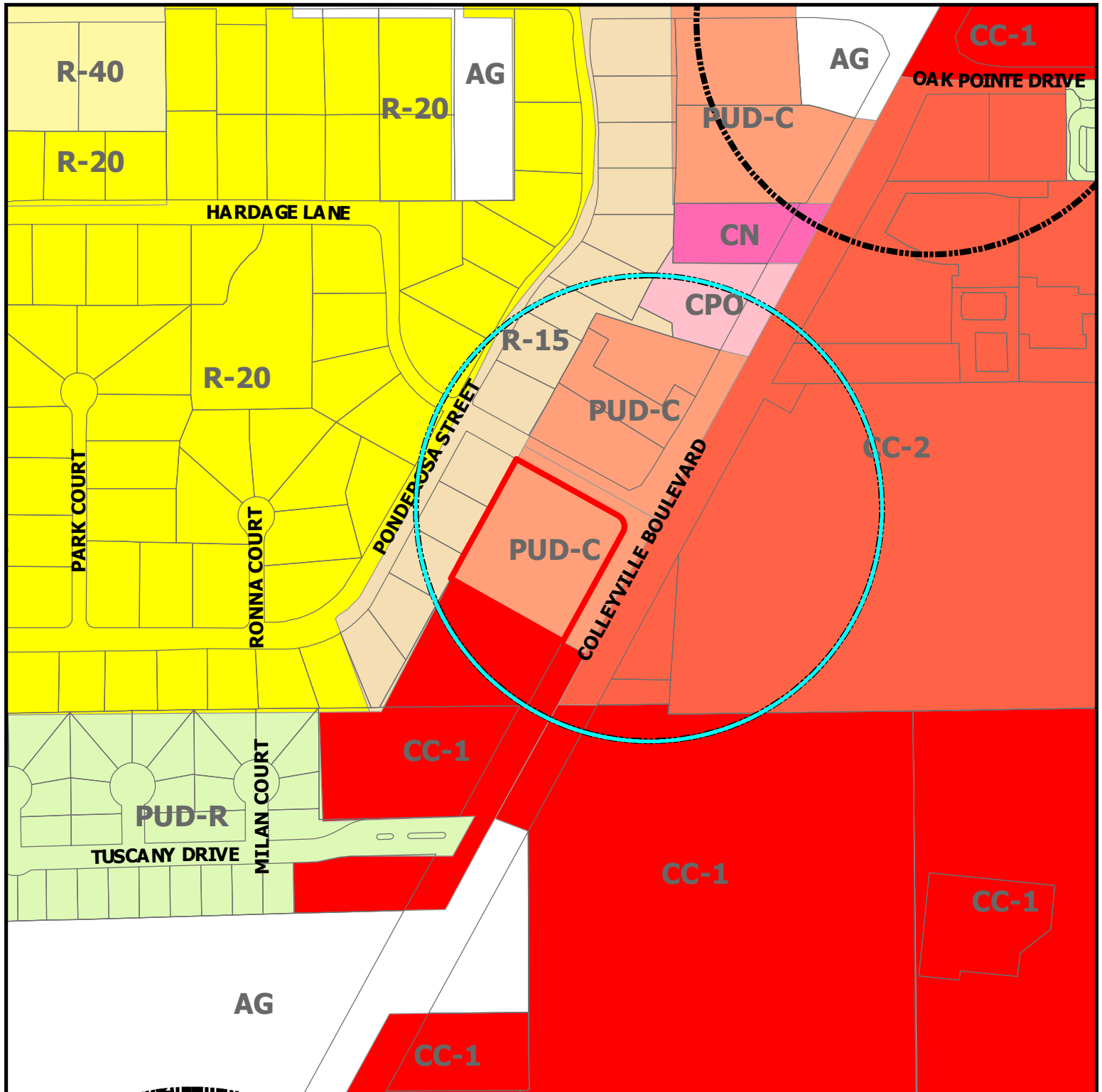


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-023

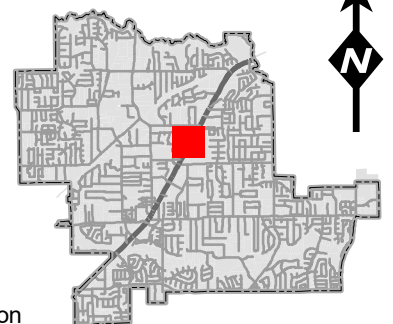
6100 Colleyville Boulevard, Suite 100

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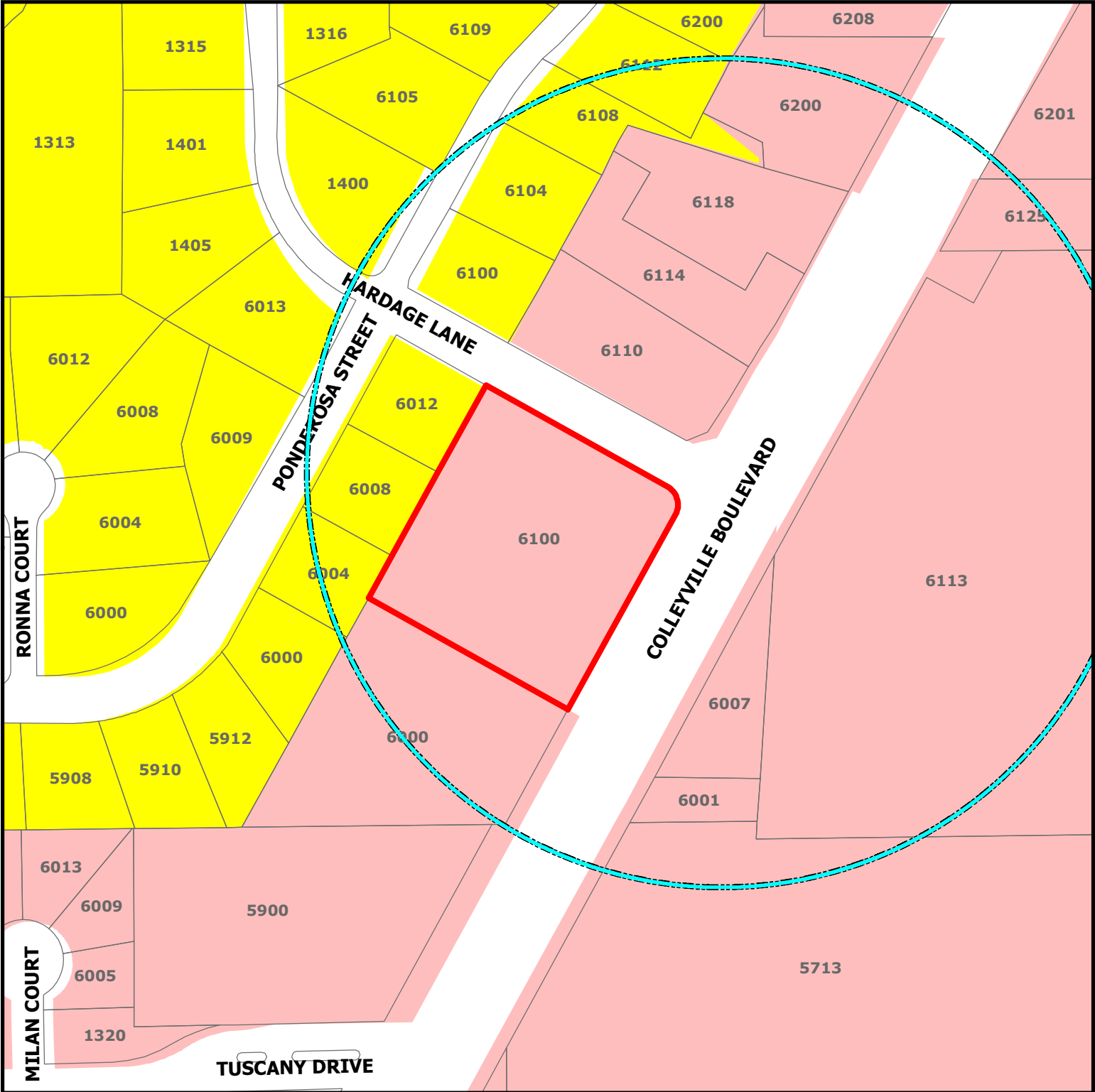


Subject Property

Sales Tax Preferred Intersection



Future Land Use Map

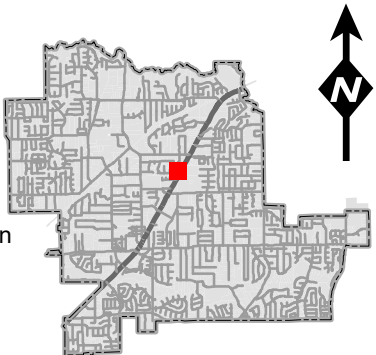


ZC21-023

6100 Colleyville Boulevard, Suite 100

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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:



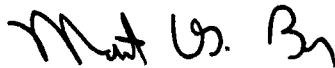
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

EXHIBIT "A"- Location and Zoning Map

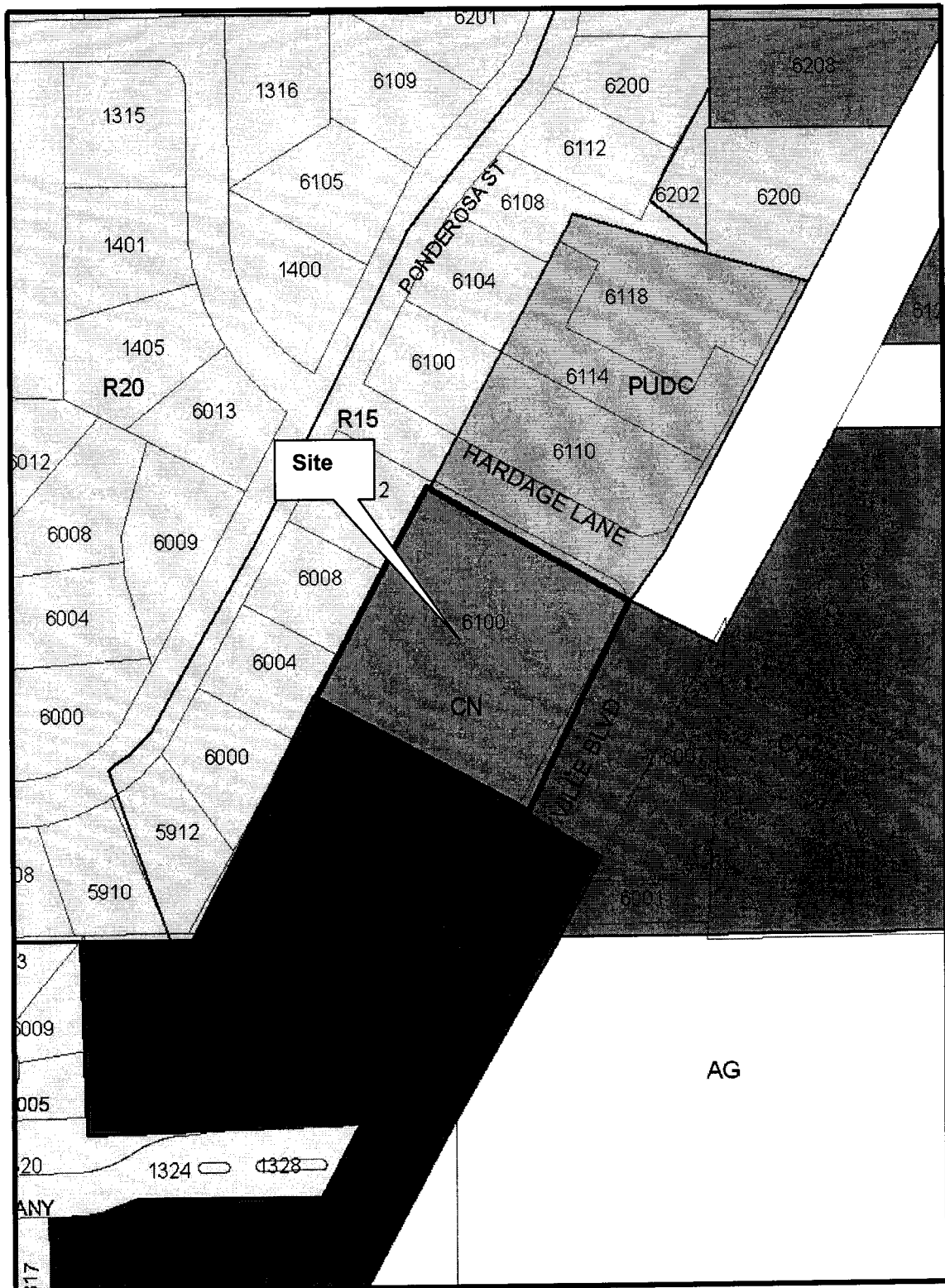
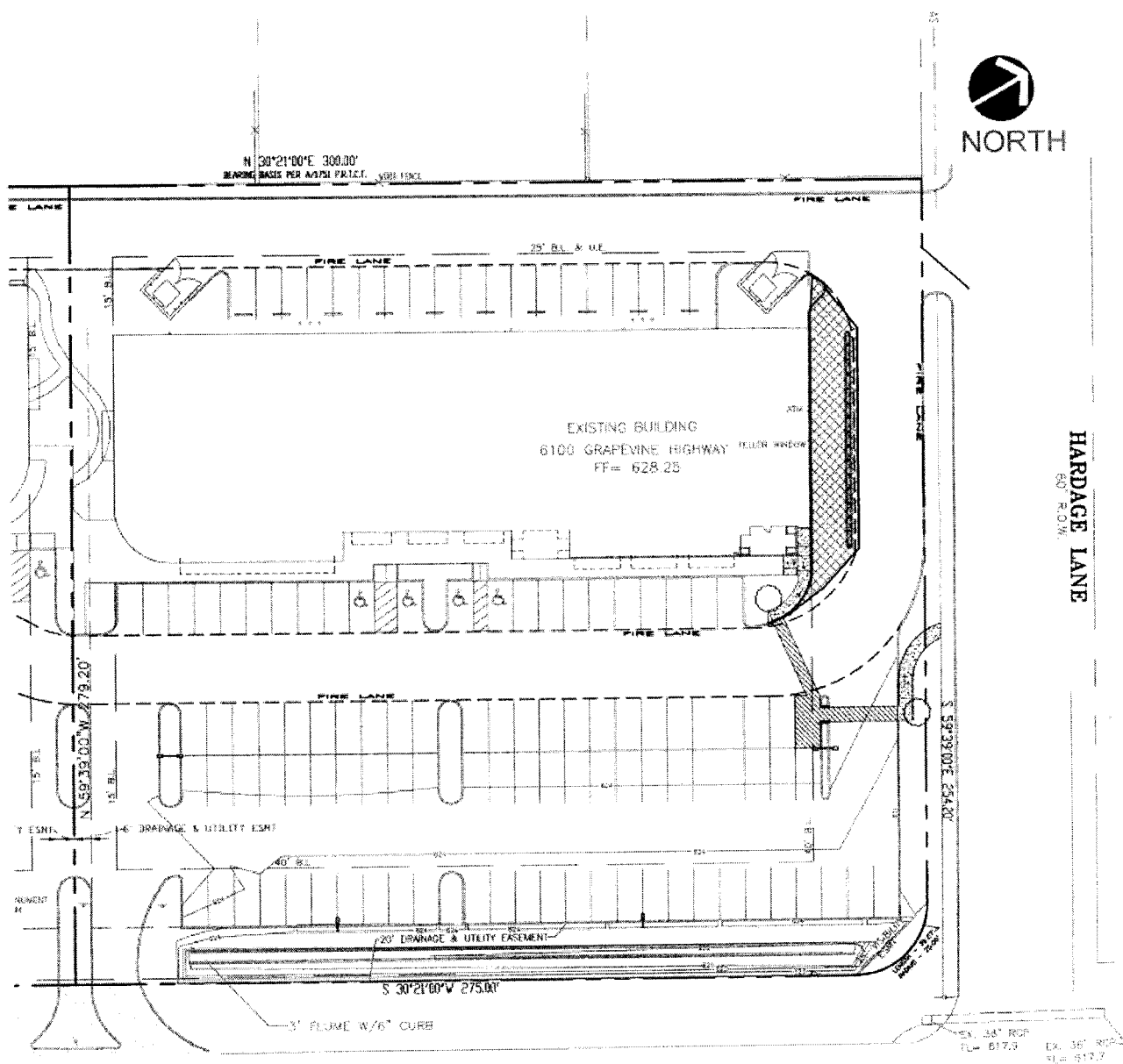
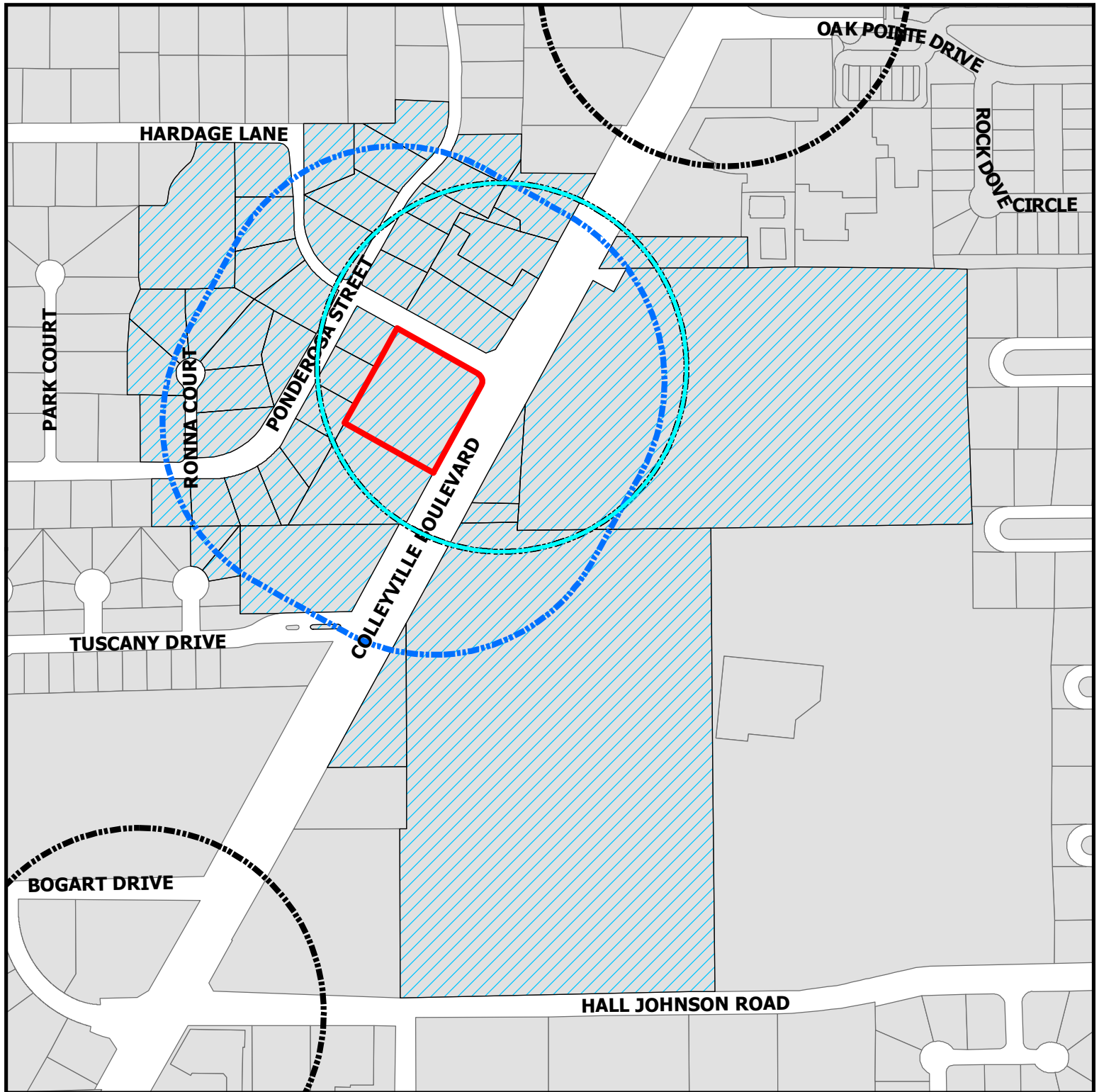


EXHIBIT "B" - Site Plan



Notification Map

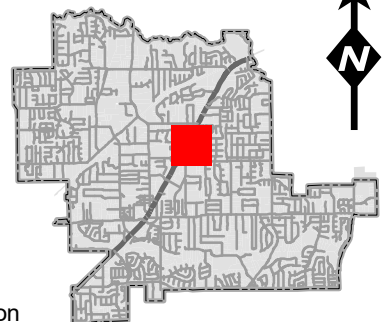


ZC21-023

6100 Colleyville Boulevard, Suite 100

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, September 13, 2021 at 7:00 p.m.
City Council Meetings: Monday, October 4, 2021 & Tuesday, October 19, 2021 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to revise the permitted uses. The request is to revise the previously approved permitted uses to incorporate a Hot Tub and Sauna Showroom.

Zoning Case: ZC21-023

Applicant: Garrett Turner

Owner: Shawn Konda

Location: 6100 Colleyville Boulevard, Suite 100

Property Description: Lot 1, Block 1, Metrovest Addition

Present Zoning: Planned Unit Development-Commercial

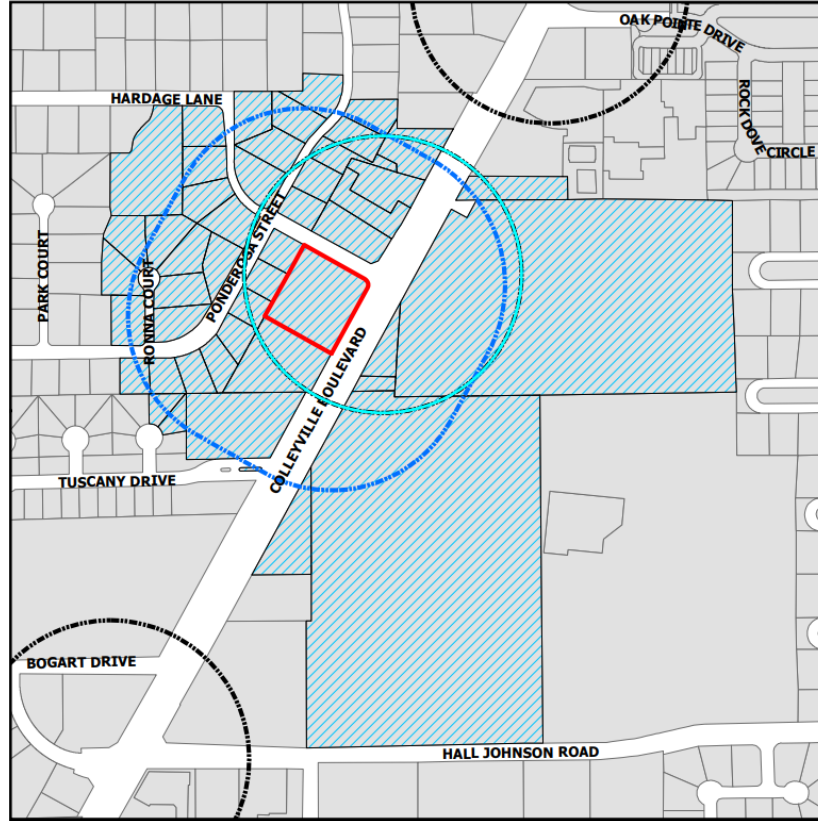
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

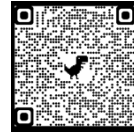
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

A handwritten signature in black ink that reads "Jacquelyn Reyff".

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
CONDON, JACK L	6100 PONDEROSA ST	COLLEYVILLE, TX
HEDGCOTH, ERNEST	6012 PONDEROSA ST	COLLEYVILLE, TX
FOLKES, JAMES	6200 PONDEROSA ST	COLLEYVILLE, TX
CLAFFEY, BRIAN P	6201 PONDEROSA ST	COLLEYVILLE, TX
ROLLINS, DONALD E	6004 RONNA CT	COLLEYVILLE, TX
FIELDS, JAY	6013 MILAN CT	COLLEYVILLE, TX
JUNG, JOSHUA D	1401 HARDAGE LN	COLLEYVILLE, TX
ELMER AUTOMOTIVE LLC	6007 COLLEYVILLE BLVD	COLLEYVILLE, TX
ALLEN, DANA ELIZABETH	1405 HARDAGE LN	COLLEYVILLE, TX
WILSON, RAMONA T	1315 HARDAGE LN	COLLEYVILLE, TX
ARANA, WANDA TRUSTEE	36 ARANA CIR	SAUSALITO, CA
SLIGAR, TRACY	6004 PONDEROSA ST	COLLEYVILLE, TX
MOORE, RACHEL	6108 PONDEROSA ST	COLLEYVILLE, TX
BLUEBONNET HILLS MEMORIAL PK	PO BOX 130548	HOUSTON, TX
SIMS, JANIS DAVIS	6009 PONDEROSA ST	COLLEYVILLE, TX
GOSSETT, LELTON	1400 HARDAGE LN	COLLEYVILLE, TX
SMITH, TIMOTHY	6012 RONNA CT	COLLEYVILLE, TX
COLLEYVILLE COMMERICAL PROP	1468 SANDHILL CT	ROANOKE, TX
SINGLETON, GARY D	6000 RONNA CT	COLLEYVILLE, TX
BEAUDETTE, MICHAEL	5906 PONDEROSA ST	COLLEYVILLE, TX
GIRAS, JOSEPH	6104 PONDEROSA ST	COLLEYVILLE, TX
WHEAT, DONNIE M	5908 PONDEROSA ST	COLLEYVILLE, TX
PROCO HOLDINGS INC	PO BOX 206	COLLEYVILLE, TX
GORGI, NAGY	6000 PONDEROSA ST	COLLEYVILLE, TX
BINKLEY, PATRICIA	5907 PONDEROSA ST	COLLEYVILLE, TX
RIDDLE FAMILY REVOCABLE LIVIN	5912 PONDEROSA ST	COLLEYVILLE, TX
HERKES, JASON	6009 RONNA CT	COLLEYVILLE, TX
BLUE BONNET HILLS	PO BOX 130548	HOUSTON, TX
HILL, STEVEN W	6105 PONDEROSA ST	COLLEYVILLE, TX
BRUTON, KAREN LYNN	6112 PONDEROSA ST	COLLEYVILLE, TX
MOMENTUM USA RE VENTURES DELAW	10950 S PIPELINE RD BLDG 1	EULESS, TX
G & J BRILLHART INC	817 S JEFFERSON ST	PERRYTON, TX
MCDERMOTT, KATHERINE	6109 PONDEROSA ST	COLLEYVILLE, TX
MOSES, GEORGE	6008 RONNA CT	COLLEYVILLE, TX
VAN BUSKIRK PROPERTIES LLC	107 BELMONT PLACE CIR	SOUTHLAKE, TX
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA
MICHAEL F OLSON S.T.D., BISHOP	800 W LOOP 820 S	FORT WORTH, TX
POWELL, WATSON O	6013 RONNA CT	COLLEYVILLE, TX
GRIFFITH, JIMMY C	1313 HARDAGE LN	COLLEYVILLE, TX
BEVER, JOSHUA	6008 PONDEROSA ST	COLLEYVILLE, TX
SMITH, DUSTIN	6009 MILAN CT	COLLEYVILLE, TX
CLARK, CHAD	5910 PONDEROSA	COLLEYVILLE, TX
MOORE, BOBBY FAMILY LTD PRTN	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX
MOMENTUM USA RE VENTURES DELAW	10950 S PIPELINE RD BLDG 1	EULESS, TX
THE BEDWELL FAMILY TRUST	1316 HARDAGE LN	COLLEYVILLE, TX
PULLEN, CHRISTOPHER	6013 PONDEROSA ST	COLLEYVILLE, TX
TUSCANY-COLLEYVILLE	1217 Tuscany Drive	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-21-XXXX

AMENDING ORDINANCE O-08-1702 CONDITIONS; 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 Council approved Ordinance O-08-1702 on December 16, 2008 to grant a rezoning request from the CN – Neighborhood Commercial district to the PUD-C Planned Unit Development – Commercial district on Lot 1, Block 1, Metrovest Addition on 1.9 acres located at 6100 Colleyville Boulevard, under Case ZC-08-023; and

WHEREAS, the applicant has requested an amendment to Ordinance O-08-1702 to amend Section 3.a. to allow for “Showrooms, to include hot tub and sauna showroom” as a permitted use; 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 the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 6100 Colleyville Boulevard Planned Unit Development-Commercial Zoning District, as depicted in the attached Exhibit “B”.

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

a. The following amendments to Ordinance O-08-1702 are hereby authorized:

i. Section 3.a. of Ordinance O-08-1702 is hereby amended to allow for "Showrooms, to include hot tub and sauna showroom" as a permitted use.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

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

Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of October 2021.

The second reading and public hearing being conducted on the 19th day of October 2021.

PASSED AND APPROVED BY A VOTE OF _____AYES, _____NAYS, AND _____ABSTENTIONS ON THIS THE 19th DAY OF OCTOBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map

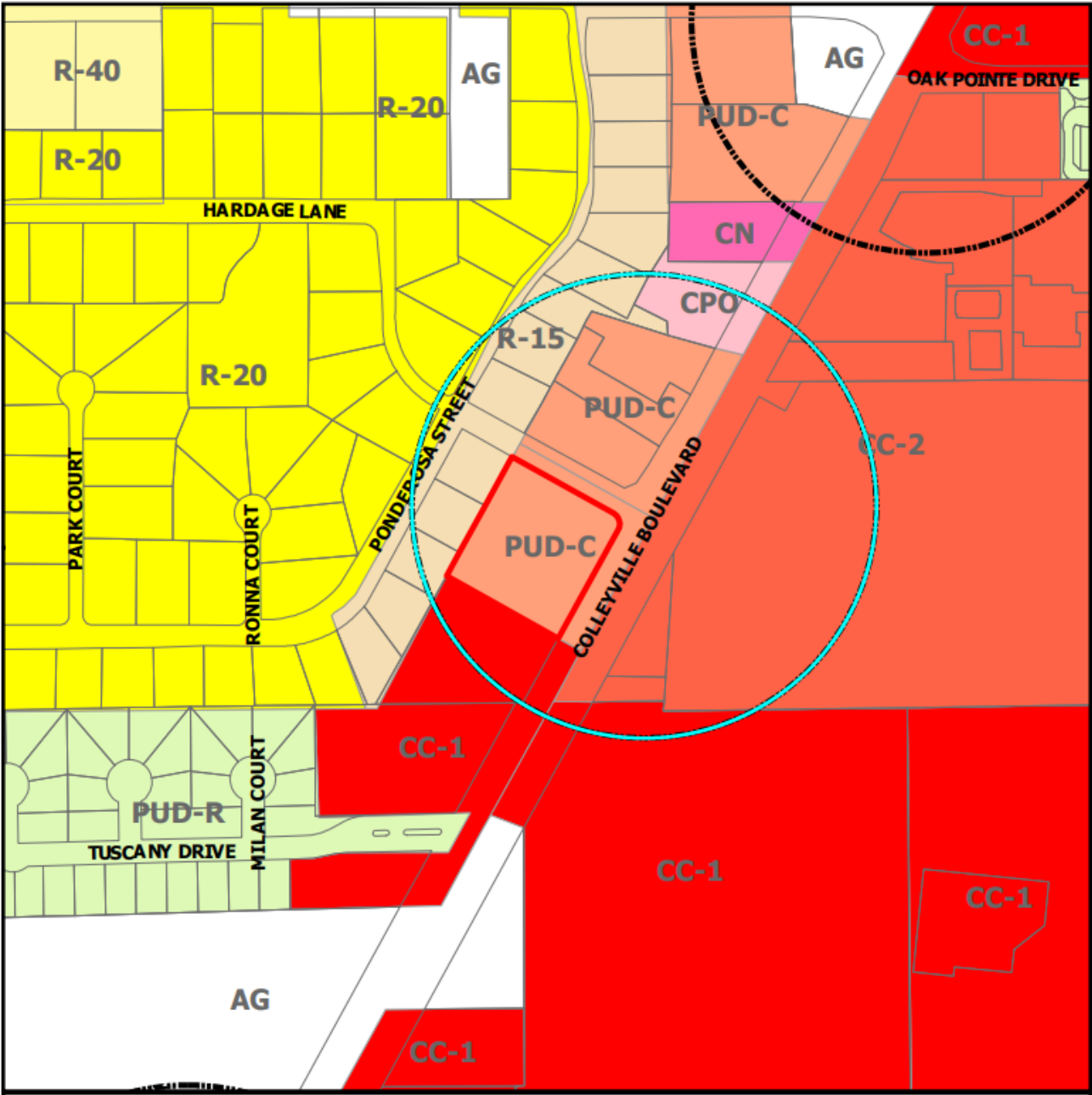


Exhibit “B”- Ordinance Amendment

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
 12. Showrooms, to include Hot Tub and Sauna Showroom