



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, January 23, 2023
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for alcoholic beverage sales for on-premises consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road, Suite 170, Case ZC23-001
- 2b** Presentation of a Special Use Permit for a commercial accessory building on Lot 16R2, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC23-002
- 2c** Presentation and discussion of a Special Use Permit for an accessory building to encroach into the rear yard setback on Lot 15, Block H, Brook Meadows Addition, located at 4511 Lakeside Drive, Case ZC23-003
- 2d** Presentation and discussion of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for a self-storage facility and retail-commercial pad site, for Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Cafe Addition, and Lot 1, Block 1, Tinker Crossing Addition, located at 1801 Industrial Boulevard and 6255 & 6301 Colleyville Boulevard, Case ZC23-004
- 2e** Presentation and discussion of amendments to Chapter 7 of the Land Development Code clarifying the size and duration of political signs as well as the use of canopies, tents, or flags, specifically amending Section 7-190.H Temporary Business Signs - Political Signs, Case GC23-001
- 2f** Presentation and discussion of amendments to Chapter 9 and Chapter 14 of the Land Development Code clarifying that driveway access to adjacent street right-of-way and street stub-outs is not allowed from lots in an adjacent subdivision, specifically amending Section 9.17 Street Design Criteria and Section 14-135 Driveway Spacing and Design Standards, Case GC23-002
- 2g** Presentation and discussion of amendments to Chapter 9 of the Land

Development Code removing the requirement for automatic fire-sprinkler systems in certain circumstances, specifically amending Section 9.17 Street Design Criteria, Case GC23-003

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 20, 2023 by 5:00 p.m.



Dakari Hill
Planner

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

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

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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 1/23/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for alcoholic beverage sales for on-premises consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road, Suite 170, Case ZC23-001

Explanation

Myung Kim, the applicant, has submitted a request for a SUP for alcoholic beverage sales for on-premises consumption on Lot 2, Block A, 170 Players Addition, being approximately 2.57 acres, and zoned PUD-R Planned Unit Development – Residential. The request is for the ability to sell alcohol at a new restaurant called The Brunch District.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan 1
5. Site Plan 2

Aerial Map



ZC23-001

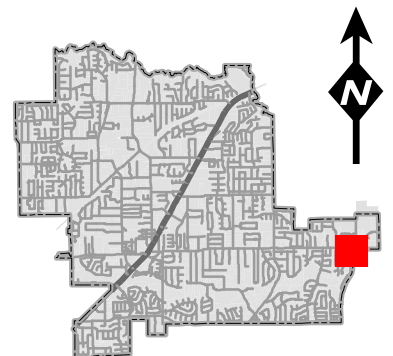
3855 Glade Road, Suite 170

DISCLAIMER:

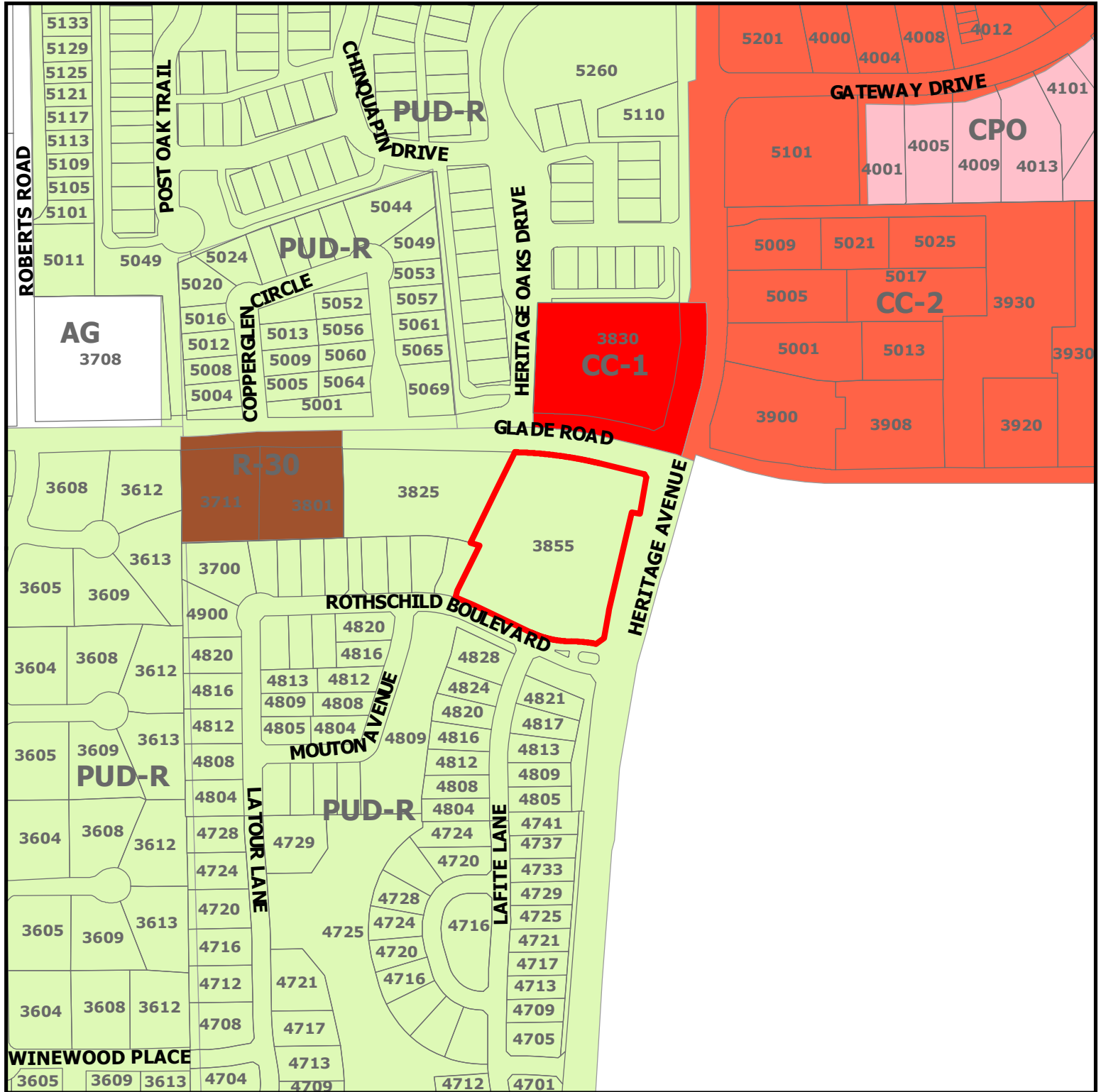
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Subject Property



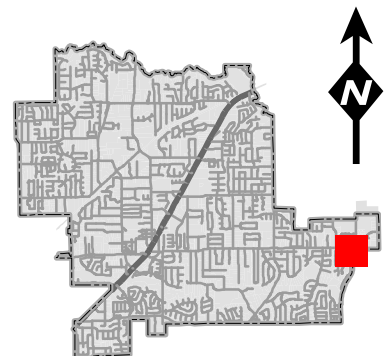
Zoning Map



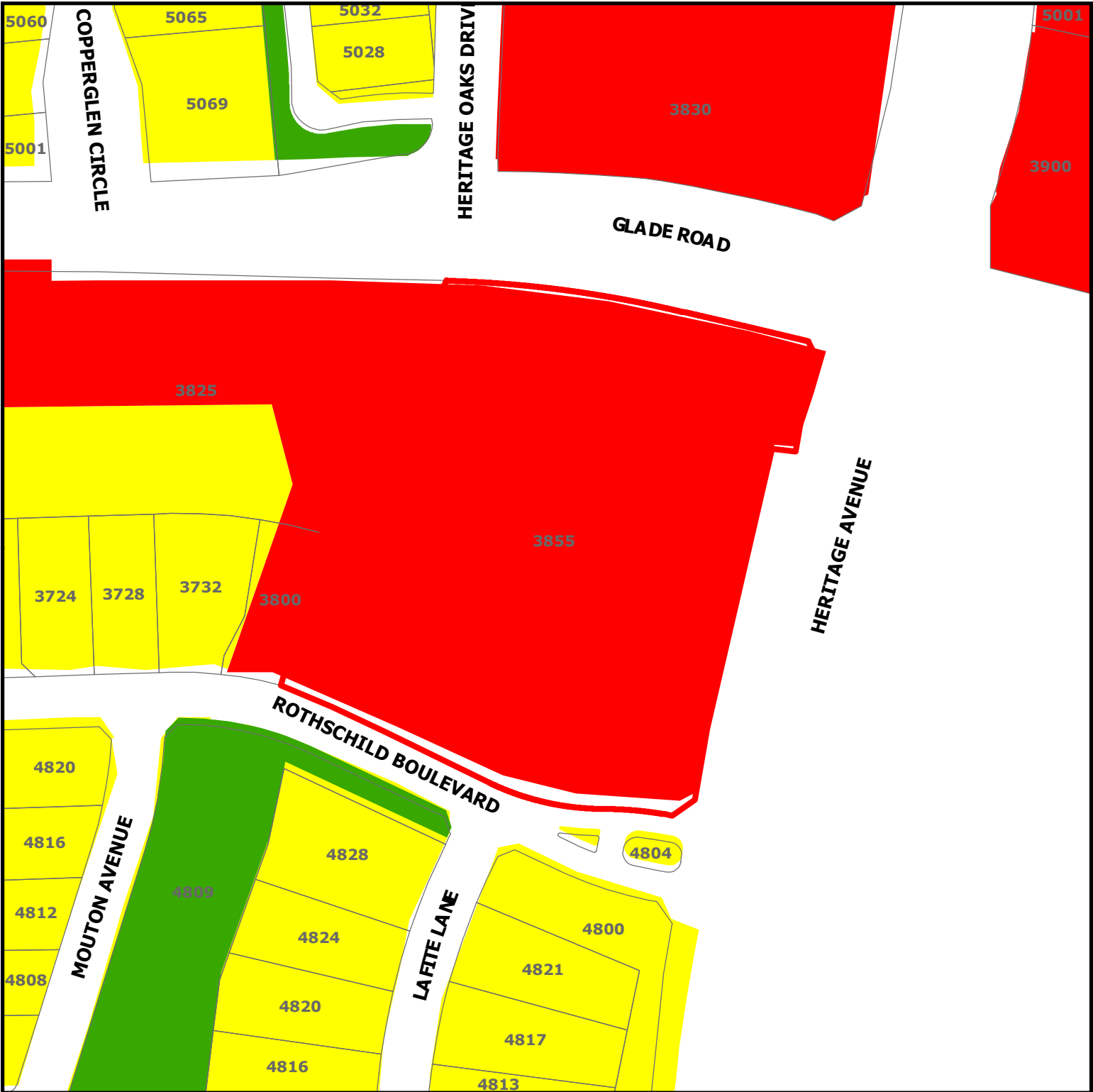
ZC23-001
3855 Glade Road, Suite 170

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 Subject Property



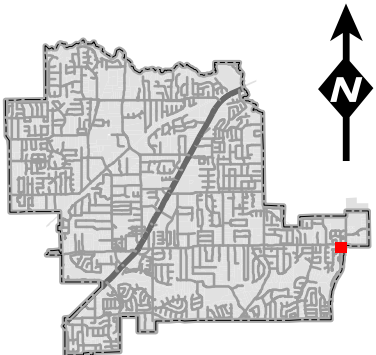
Future Land Use Map



ZC23-001

3855 Glade Road, Suite 170

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



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FILE: X:\Projects\2017\17-316 CREEKSIDE COMMERCIAL - NORTH\Drawings\CD\Working Drawings\CD SP 17-316.dwg
USER: CADWALD DATE/TIME: May 16, 2019 9:06am

DEVELOPER
MONTAGE DEVELOPMENT, LLC
151 PLAYERS CIRCLE, SUITE 200
SOUTHLAKE, TX 76092
817.944.4980 PH

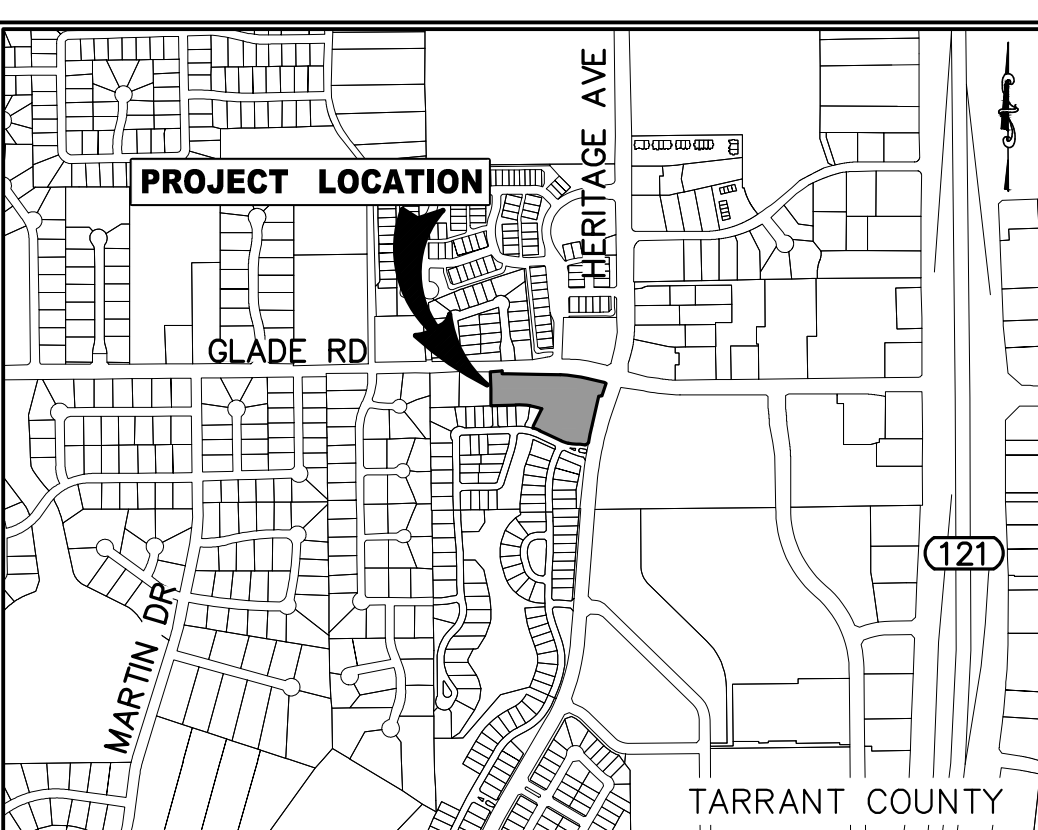
ENGINEER
HPcivil Engineering, LLC
5339 ALPHA ROAD, SUITE 300
DALLAS, TEXAS 75240
972.701.9636 PH
972.701.9639 FAX
JASON T. PYKA, P.E.

ARCHITECT
BLAKE ARCHITECTS
1202 S. WHITE CHAPEL RD.
SOUTHLAKE, TEXAS 76092
817.488.9397 PH

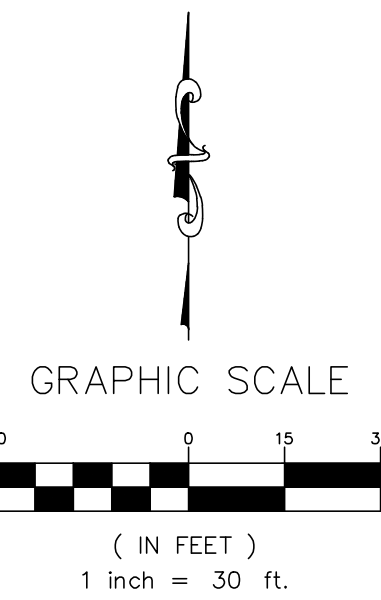
SURVEYOR
REALSEAL OF TEXAS, LLC
P.O. BOX 1006
GODLEY, TEXAS 76044
817.937.2655 PH
JEREMY LUKE DEAL, R.P.L.S.

LEGEND			
	PROPOSED FIRELANE		PROP. GABION MATRESS
	ACCESSIBLE CROSSWALK		BARRIER FREE RAMP-BFR
	ACCESSIBLE ROUTE		PROP. LIGHT POLE 1-FIXTURE
	PROPOSED RETAINING WALL		PROP. LIGHT POLE 2-FIXTURES
	SETBACK LINE: BUILDING LINE & L/S BUFFER		PROP. TRANSFORMER PAD
	PROP. EASEMENT LINE		PROP. FIRE HYDRANT
	PROP. SAWCUT LINE		PROP. FIRE DEPT. CONNECTION
	EX. EASEMENT LINE		PROP. WATER METER AND VAULT
	PROP. SANITARY SEWER LINE		PROP. WATER METER
	PROP. WATER LINE		PROP. WATER VALVE
	EX. WATER LINE		PROP. SEWER DOUBLE CLEANOUT
	EX. SANITARY SEWER LINE		PROP. SEWER SINGLE CLEANOUT
	EX. STORM LINE		PROP. SEWER MANHOLE
	PROP. PROPERTY LINE		PROP. GREASE TRAP
	PROPERTY LINE OFF-SITE		PROP. SIGN
			PROP. GRATE INLET
			PROP. JUNCTION BOX
			CURB INLET
			PARKING COUNT
			MUTUAL & EMERGENCY ACCESS AND PUBLIC UTILITY EASEMENT
			PROP. ELEVATED WALKWAY (SEE NOTES)

CITY OF COLLEYVILLE ACCEPTABLE
HAMMERHEAD FIRE LANE CONFIGURATION
(LAND DEVELOPMENT CODE, PG 14-8)



VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C01 FOR GENERAL NOTES AND LEGEND.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
 4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 5. ALL DRIVEWAY APPROACHES, FIRE HYDRANTS, AND FIRE LANES ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 6. ALL LIGHTS SHALL BE SHIELDED FROM ANY RESIDENTIAL USES.
 7. ELEVATED SIDEWALK/WALKWAY BEHIND BUILDING 2 TO BE DESIGNED BY A LICENSED ENGINEER PROFICIENT IN STRUCTURAL ENGINEERING DESIGN PRIOR TO INSTALLATION. SIDEWALK TO COMPLY WITH ALL ADA REQUIREMENTS.

SITE DATA SUMMARY TABLE	
ZONING	PUD-R
PROPOSED LAND USE	RESTAURANT / RETAIL
LOT AREA	170,890.32 SF / 3.92 AC
BUILDING AREA	
BLDG. A:	19,600 SF
BLDG. B:	9,500 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED: MINIMUM 20% SITE	34,181 SF / 0.78 AC
PARKING REQUIRED	
RESTAURANT - 1 SP / 100 SF	78 SPACES
RETAIL - 1 SP / 200 SF	107 SPACES
TOTAL:	185 SPACES
TOTAL PARKING PROVIDED	191 SPACES

- BENCHMARKS**
- BM-1: 2" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 23' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.
- NORTHING=7,006,375.864'
EASTING=2,394,116.655'
(ELEVATION=587.18')
- BM-2: 2" BRASS DISC IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAGE ROAD. LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE, 65' WEST OF THE CENTERLINE OF HERITAGE ROAD AND 42.5' SOUTH OF GLADE ROAD.
- NORTHING=7,006,498.192'
EASTING=2,396,465.156'
(ELEVATION=584.76')
- BM-3: 2" BRASS DISC ON EAST BACK OF CURB OF WINEWOOD COURT, LOCATED 6' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC 46.4' NORTHEAST OF THE RADIUS POINT.
- NORTHING=7,004,542.182'
EASTING=2,395,257.402'
(ELEVATION=576.69')

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

HPcivil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
972.701.9636 • 972.701.9639 FAX
TX REGISTERED ENGINEERING FIRM F-12600
www.hpcivileng.com



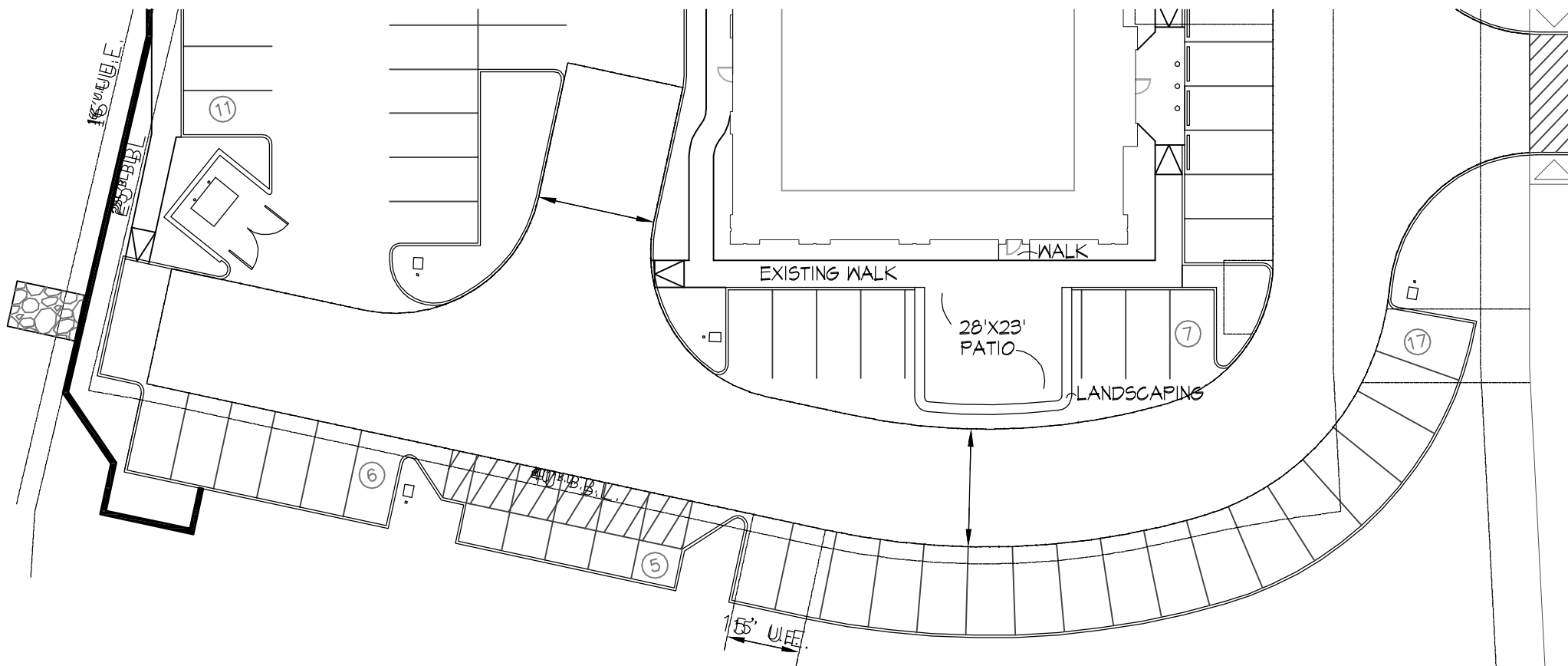
SHEET TITLE

SITE PLAN

SHEET NO.

C0.4

HPCE #17-316



SITE PLAN - OPTION 3
SCALE 1" = 20'



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2b

Agenda Date 1/23/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation of a Special Use Permit for a commercial accessory building on Lot 16R2, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC23-002

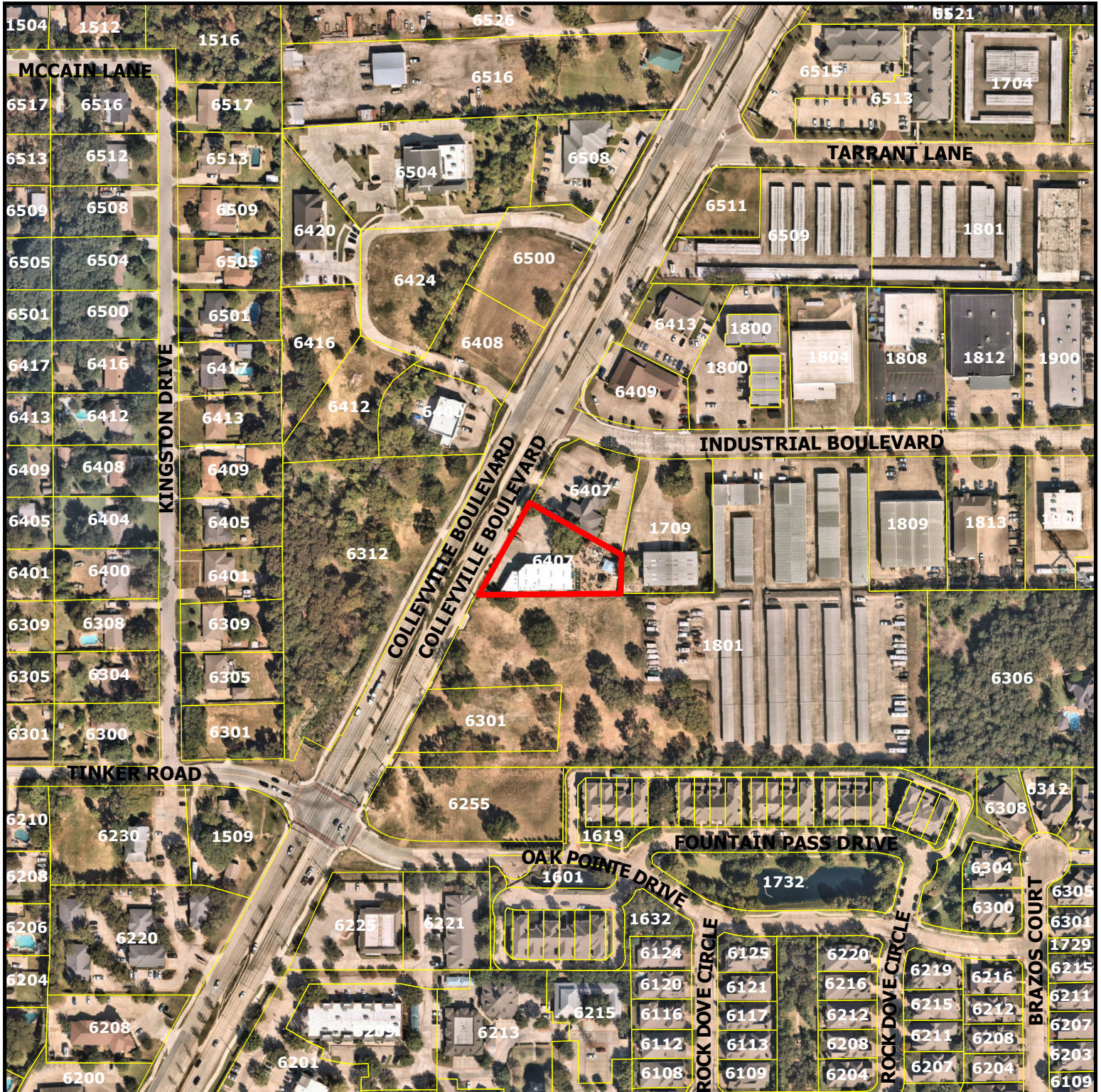
Explanation

William Yarborough, the applicant, has requested a Special Use Permit for an accessory building on a commercial property with ML Light Manufacturing zoning, known as Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard. The specific request is to remove an outdated cabana and replace it with a new detached cabana and fireplace.

Attachments

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

Aerial Map



ZC23-002

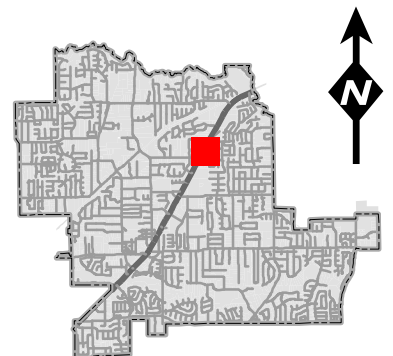
6407 Colleyville Boulevard

DISCLAIMER:

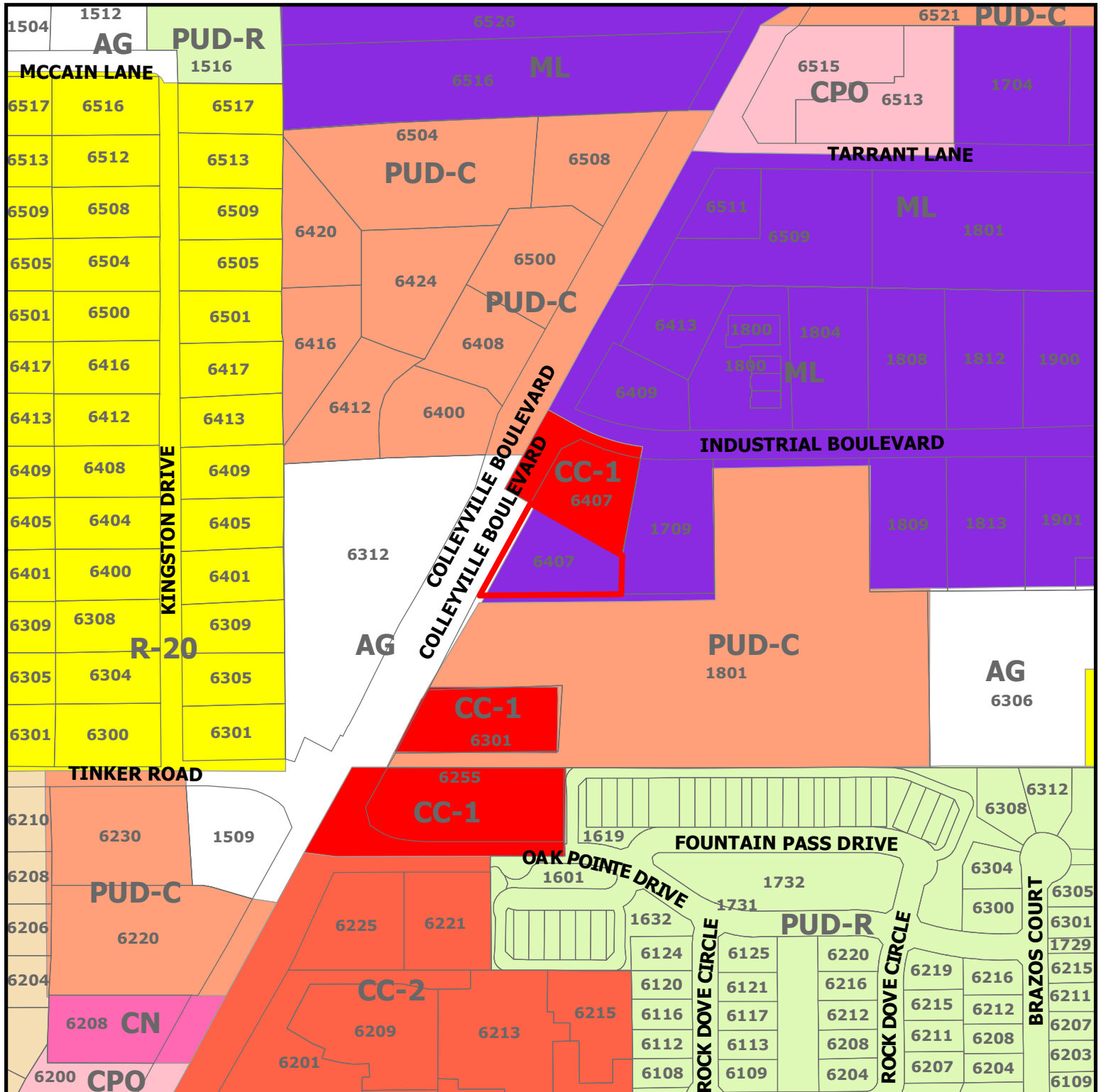
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Subject Property



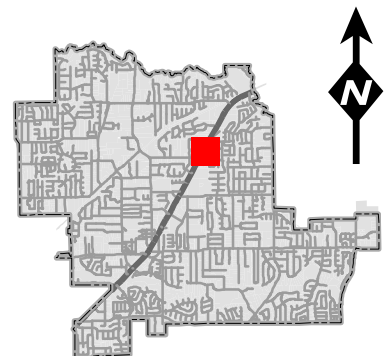
Zoning Map



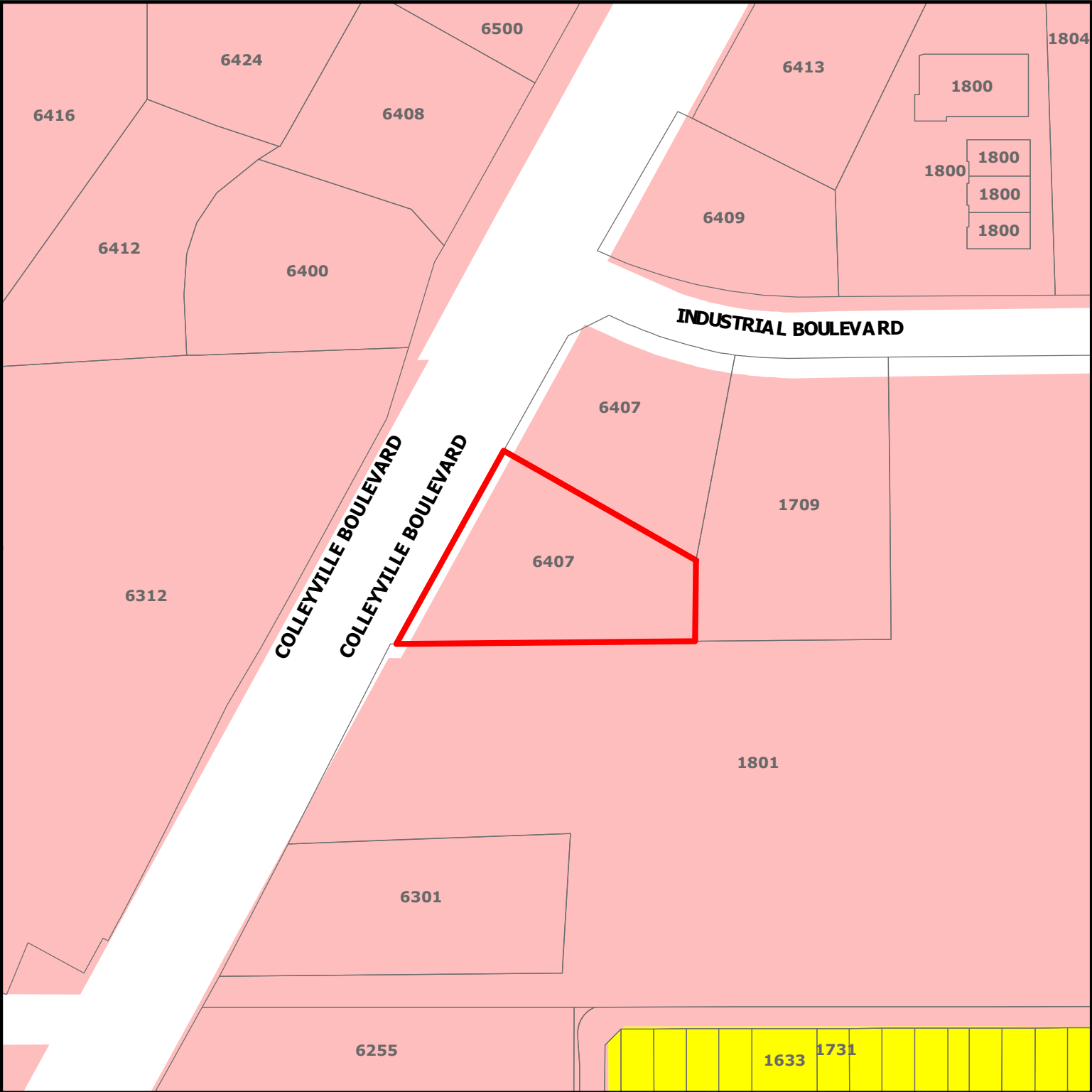
ZC23-002
6407 Colleyville Boulevard

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 Subject Property



Future Land Use Map

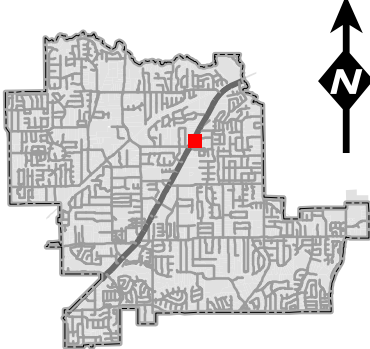


ZC23-002

6407 Colleyville Boulevard

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor





OFFICE/FAX: 972-842-3296 OR MOBILE: 214-616-4125

510 McDaniel Rd.

Ferris, Texas, 75125

[email: prodecktexas@mindspring.com](mailto:prodecktexas@mindspring.com)

To whom it may concern,

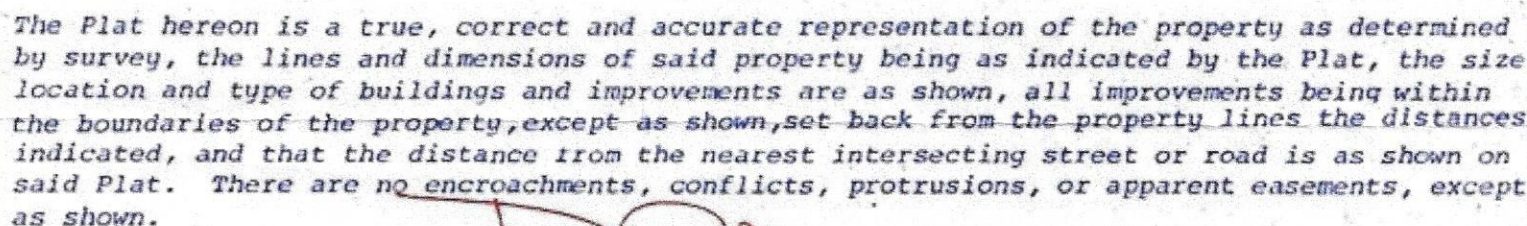
Yard Art, located at 6407 Colleyville Blvd, has requested a detached cabana and fireplace be installed in the rear of their property. Yard Art currently has a gazebo that was installed 28 years ago and needs to be removed and replaced with the beautiful cabana which will accent their products of outdoor furniture

The proposed cabana will be used for outdoor furniture display and to provide clients with a place of shade during the hot months of the summer.

Thank you,
William Yarborough
www.prodecktexas.com
214-616-4125 cell

GF #KW00213715

TEXAS
*Park.



LEGEND

- . . . FOUND STEEL ROD
- . . . SET STEEL ROD
- ◇ . . . FOUND PIPE
- . . . FOUND BOIS D'ARC STAKE
- //— . . . POWER OR TELEPHONE LINE
- x— . . . FENCE (CENTERLINE)

TYPE 1

REGISTERED PUBLIC SURVEYOR

P.O. BOX 1034 268-2211

HURST, TEXAS

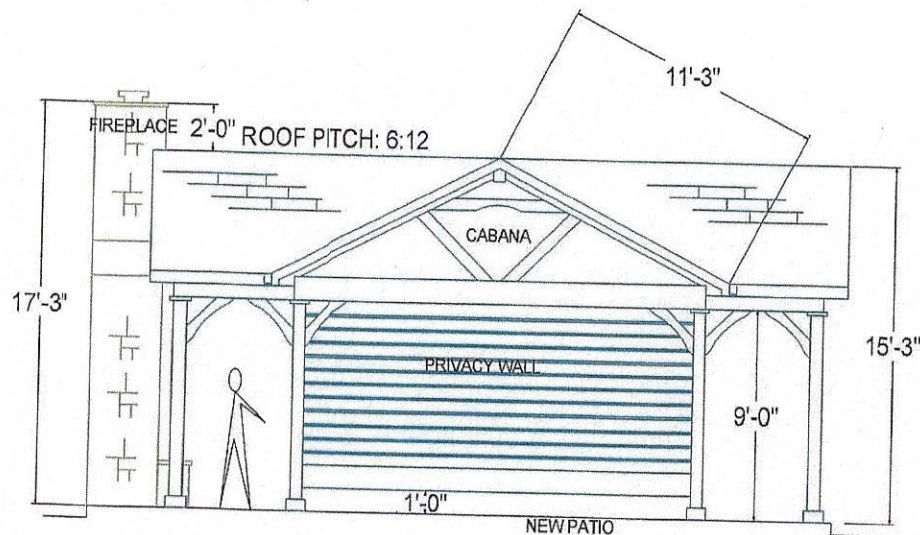
DATE 2-11-94

No. 94-46

Q.D. # 9-323

FRONT ELEVATION

1/8"=12"

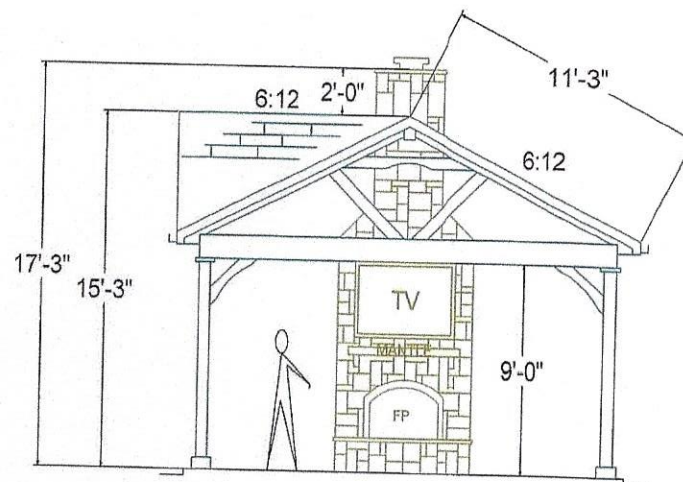


GABLED ROOF CABANA:
WESTERN RED ROUGH CEDAR
6X6 CEDAR POSTS,
6X12 CEDAR BEAMS,
2X12 CEDAR RIDGE BEAM,
2X8 PINE RAFTERS-16" OC,
SIMPSON JOIST HANGERS,
HURRICAN CLIPS FOR BEAM TO JOIST CONNECTION,
2X8 HIP MEMBERS,
TONGUE AND GROOVE CEILING FOLLOWING THE SLOPE OF RAFTERS,
1/2 OSB ROOF DECKING,
COMPOSITION SHINGLES,
2X4 FRAMING AND 1X6 SLATS FOR PRIVACY WALL,
SHERWIN WILLIAMS STAIN.

*CHOPPED OKLAHOMA (RANDOM RECTANGLE)
FOR FIREPLACE AND HEARTH, WITH LEUDERS
FLAGSTONE CAPS FOR HEARTH, 4X12 CEDAR MANTEL.

RIGHT ELEVATION

1/8"=12"



PATTERNED CONCRETE PATIO:
REINFORCED CONCRETE SLAB 4" THICK WITH
#3 REBAR 12" OC EACH WAY.

18"X18"DEEP PIERS FOR POSTS
WITH 8 VERTICAL STRANDS OF #4 REBAR
UNDER CABANA POSTS. POSTS ATTACHED
TO CONCRETE SLAB USING 5/8" ANCHOR BOLTS.

FIREPLACE FOOTING: 3'X6'X18" DEEP WITH
#5 REBAR AT 12" EACH WAY, TOP AND
BOTTOM MATS.

YARD ART
6407 COLLEYVILLE BLVD
COLLEYVILLE, TEXAS

This stamp means
that this plans
conforms to 2021 IRC
for southern regional
conditions.



F-9824
12/22/22

DESIGN IS PROPERTY OF PRO DECK.
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CONCEPTUAL DESIGN FOR ANY PURPOSE
WITHOUT THE CONSENT OF PRO DECK
WILL RESULT IN A DESIGN FEE TO BE
CHARGED TO HOMEOWNER.
W.C.Y.

PRO DECK

www.prodecktexas.com
OFFICE: 972-842-3296
DATE: 10-14-2022
DESIGNER: WCY

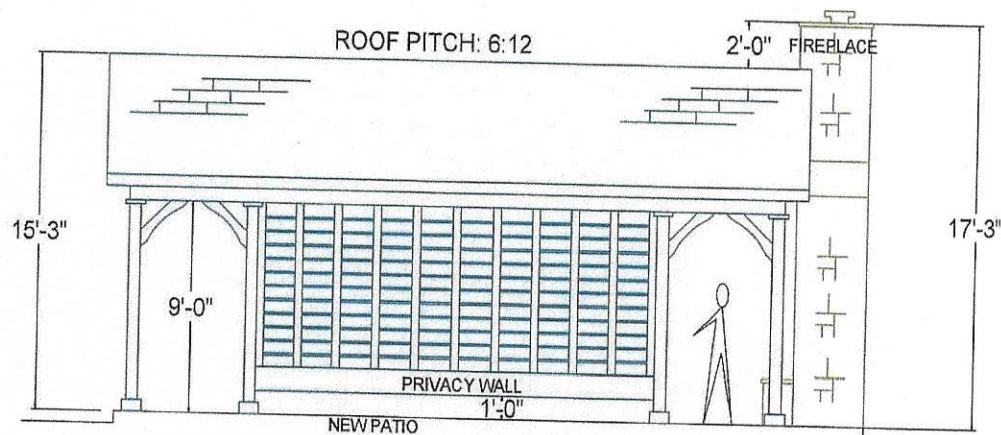


F-9824
12/22/22

This stamp means
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conforms to 2021 IRC
for southern regional
conditions.

REAR ELEVATION

1/8"=12"



GABLED ROOF CABANA:
WESTERN RED ROUGH CEDAR
6X6 CEDAR POSTS,
6X12 CEDAR BEAMS,
2X12 CEDAR RIDGE BEAM,
2X8 PINE RAFTERS-16" OC,
SIMPSON JOIST HANGERS,
HURRICAN CLIPS FOR BEAM TO JOIST CONNECTION,
2X8 HIP MEMBERS,
TONGUE AND GROOVE CEILING FOLLOWING THE SLOPE OF RAFTERS,
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COMPOSITION SHINGLES,
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COLLEYVILLE, TEXAS

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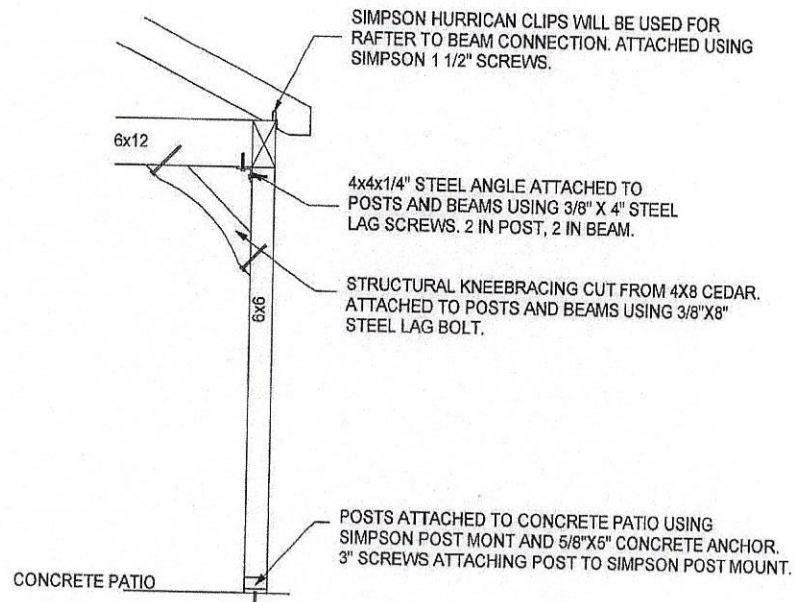
OFFICE: 972-842-3296

DATE: 10-14-2022

DESIGNER: WCY

ATTACHMENT DETAILS

1/4"=12"



This stamp means
that this plans
conforms to 2021 IRC
for southern regional
conditions.



F-9824
12/22/22

YARD ART
6407 COLLEYVILLE BLVD
COLLEYVILLE, TEXAS

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DATE: 10-14-2022
DESIGNER: WCY



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

Agenda Number 2c

Agenda Date 1/23/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an accessory building to encroach into the rear yard setback on Lot 15, Block H, Brook Meadows Addition, located at 4511 Lakeside Drive, Case ZC23-003

Explanation

Max Draper, the applicant, has submitted a request for a SUP for an accessory building to encroach into the rear yard setback on Lot 15, Block H, Brook Meadows Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential. The purpose of the request is to allow for the construction of an outdoor kitchen. The proposed structure would be setback 7 feet instead of the required 25 feet from the rear lot line.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Floor Plan

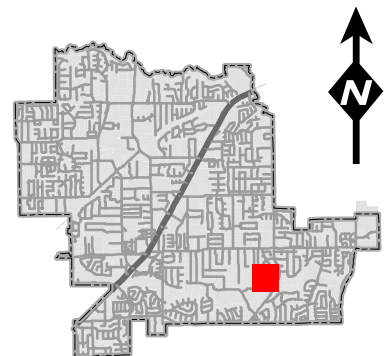
Aerial Map



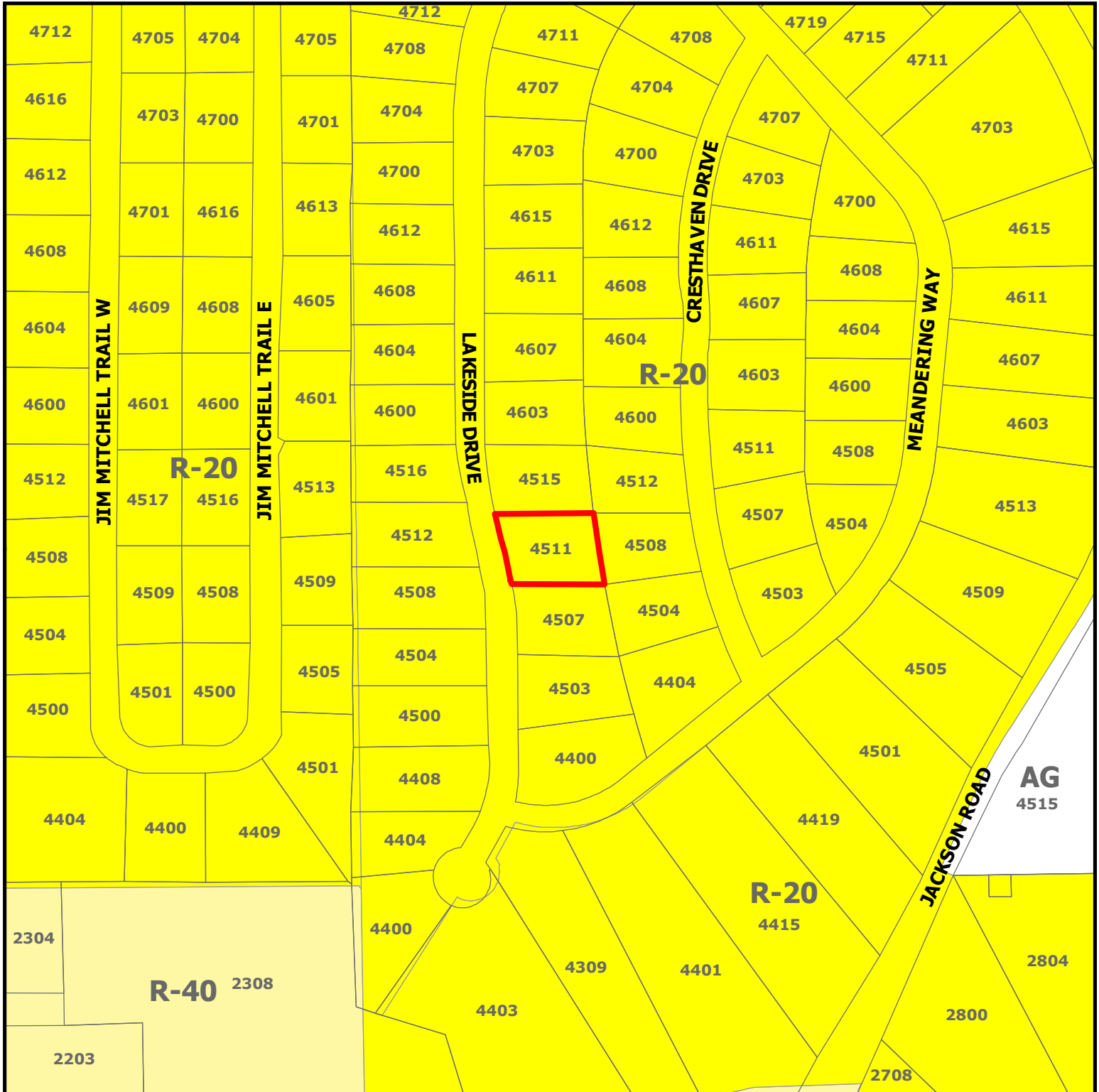
ZC23-003
4511 Lakeside Drive

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 Subject Property



Zoning Map



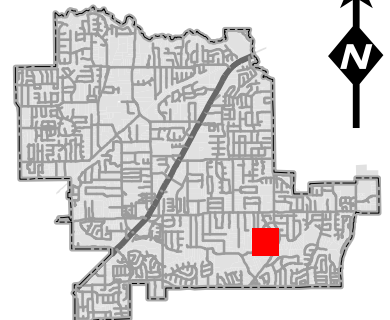
ZC23-003
4511 Lakeside Drive

DISCLAIMER:

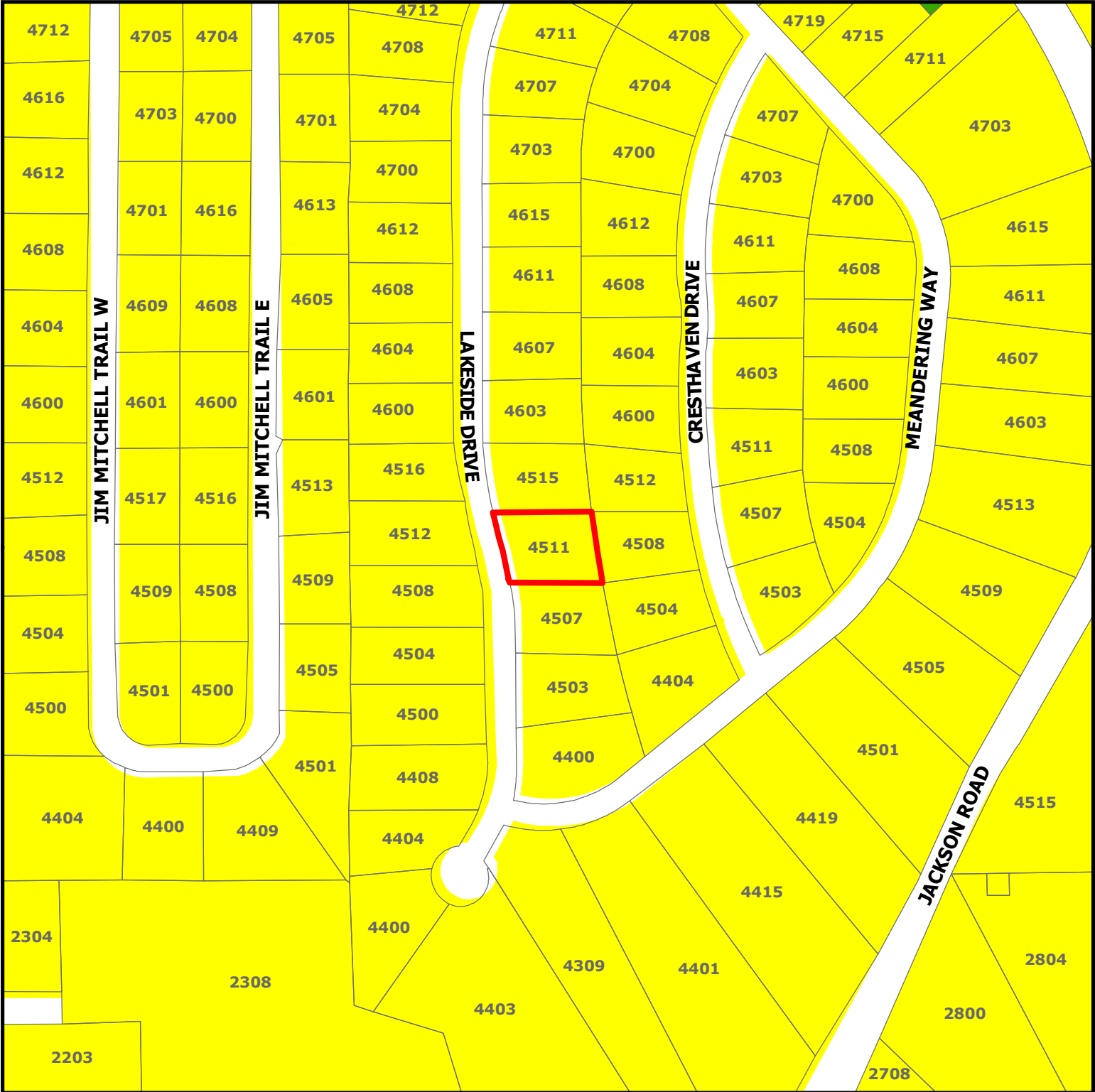
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Subject Property



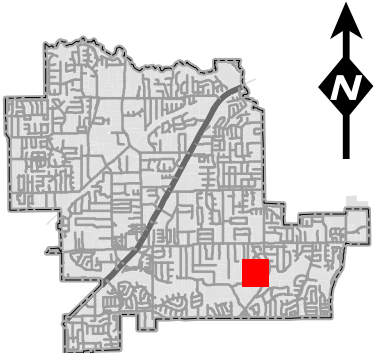
Future Land Use Map

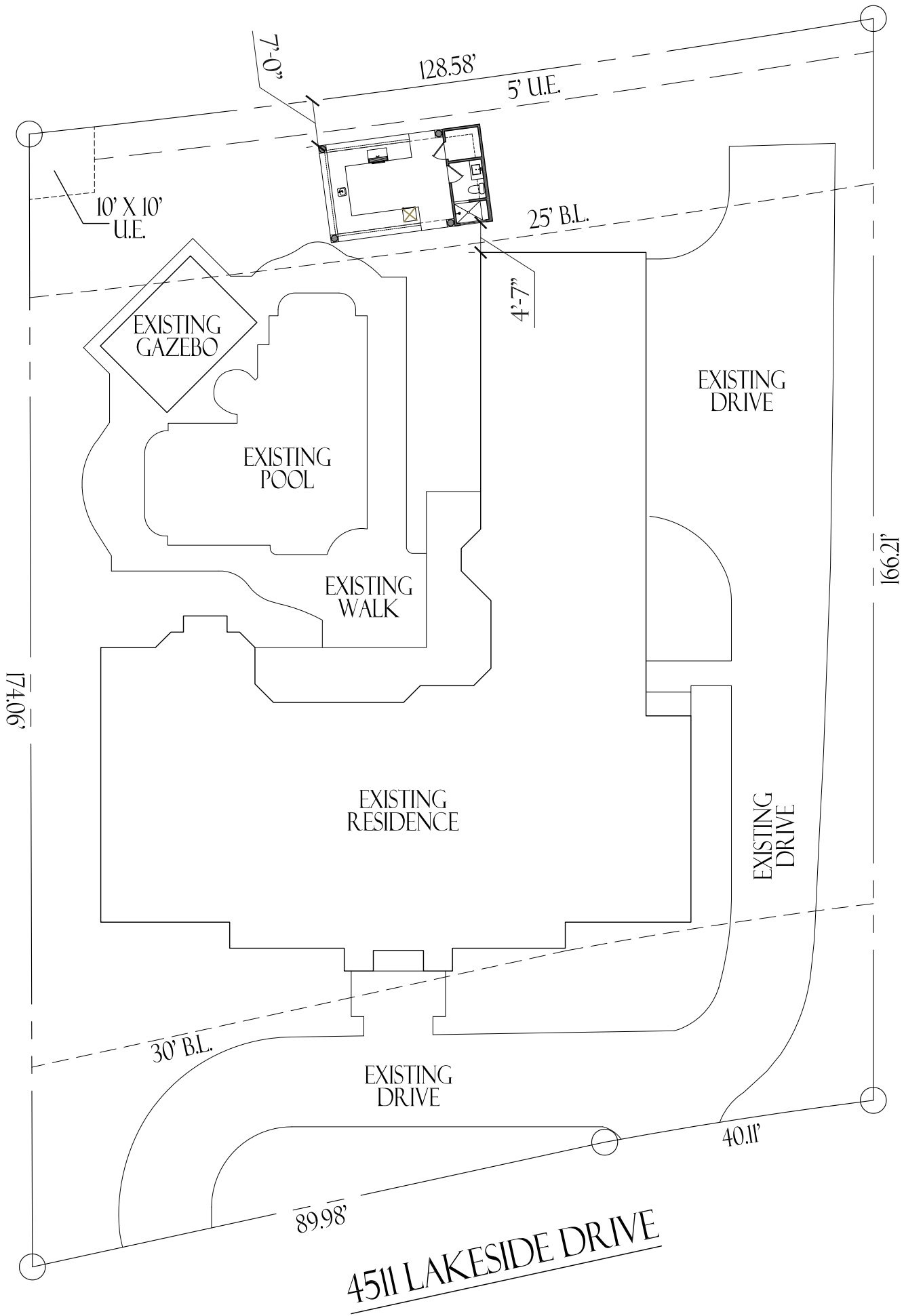


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ZC23-003
4511 Lakeside Drive

-  Subject Property
-  Residential
-  Open Space; Parks





TOTAL LOT: 21,821 SQ. FT.
TOTAL SLAB: 5,831 SQ. FT. = 26.72% COVERAGE
TOTAL DRIVES, WALKS, POOL, GAZEBO,
& OUTDOOR KITCHEN: 7,160 SQ. FT.
COMBINED IMPERVIOUS STRUCTURES: 12,991 SQ. FT.
59.53 % TOTAL LOT COVERAGE

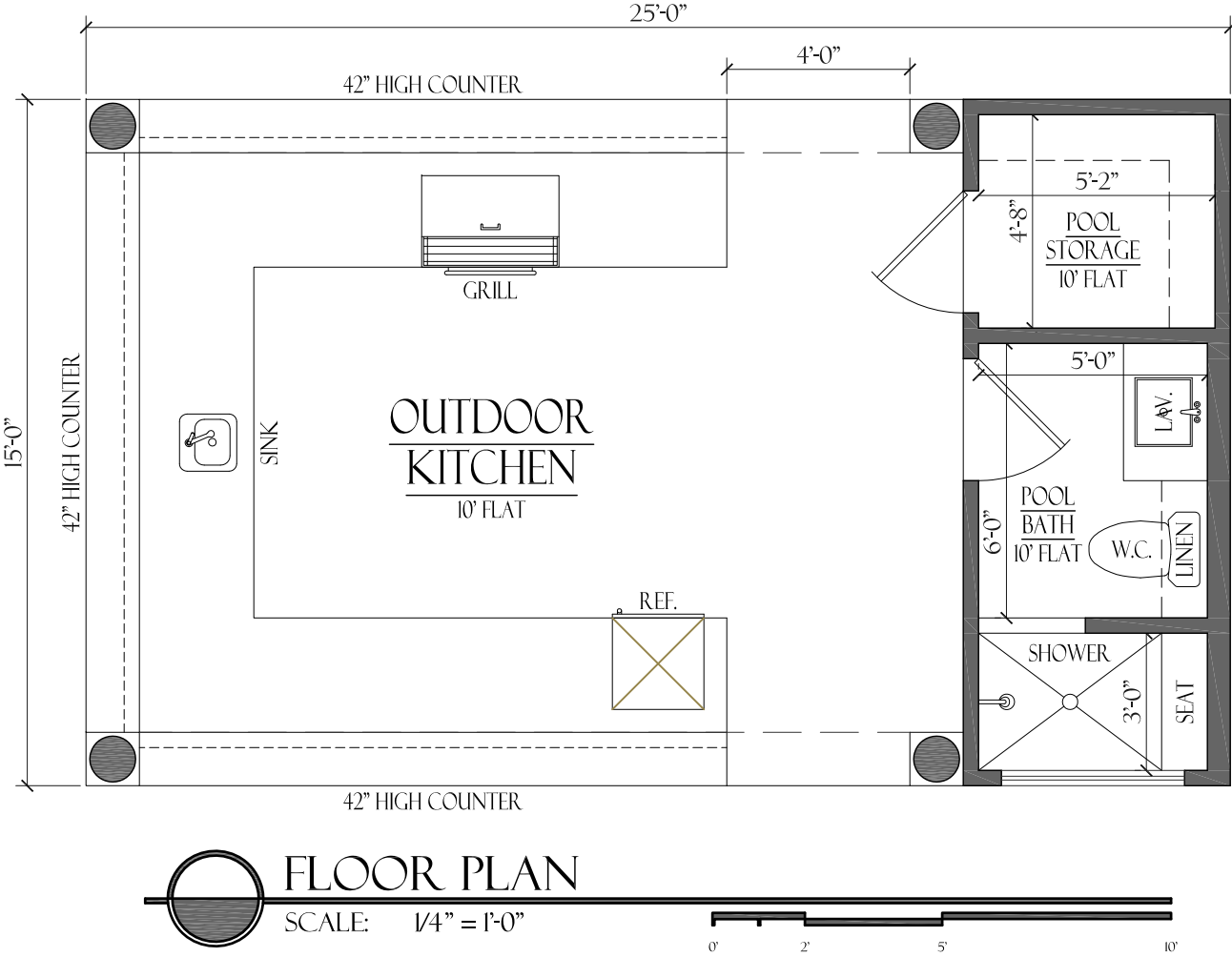
PLANS BY:
GILBERT GUTIERREZ III
817-521-7216
GILBERTSDESIGNS@GMAIL.COM



SITE PLAN

1" = 20'-0"
LOT 15, BLOCK H
BROOK MEADOWS
COLLEYVILLE, TEXAS
BROWN RESIDENCE ADDITION
23006

* Contractor/Owner to verify and check all aspects of this site and plot plan prior to any construction



WINDOW SCHEDULE			
QTY.	MARK	SIZE	REMARK
-	A	-	-
-	B	-	-
-	C	-	-
-	D	-	-
-	E	-	-
-	F	-	-
-	G	-	-
-	H	-	-
-	I	-	-
-	J	-	-
-	K	-	-
-	L	-	-
-	M	-	-
-	N	-	-
-	O	-	-
-	P	-	-
-	Q	-	-
-	R	-	-
-	S	-	-
-	T	-	-
-	TOTAL WINDOWS		

DOOR SCHEDULE			
QTY.	MARK	SIZE	REMARK
-	1	-	-
-	2	-	-
-	3	-	-
-	4	-	-
-	5	-	-
-	6	-	-
-	7	-	-
-	8	-	-
-	9	-	-
-	10	-	-
-	11	-	-
-	12	-	-
-	13	-	-
-	14	-	-
-	15	-	-
TOTAL DOORS			
NOTE: WINDOW / DOOR CALL-OUTS ON PLANS SUPERCEDES SCHEDULE. VERIFY PRIOR TO ANY CONSTRUCTION.			

AREAS:	
OUTDOOR KITCHEN	288 sq. ft.
POOL STORAGE	29 sq. ft.
POOL BATH	58 sq. ft.
APPROXIMATE TOTAL AREA	375 sq. ft.

KINGBIRD REMODELING

4511 LAKESIDE DRIVE
COLLEYVILLE, TEXAS
BROOK MEADOWS
LOT 15, BLOCK H
BROWN RESIDENCE ADDITION

PLANS BY:
GILBERT GUTIERREZ III
817-521-7216
GILBERTSDSIGNSGMAIL.COM

JOB #:
23006
A-1

PLAN USE AGREEMENT
By using these plans, the builder / owner agrees to the following: These plans are the property of Gilbert Gutierrez, and are not to be reproduced, copied, or used for construction without the written permission of Gilbert Gutierrez III. These plans are intended to provide the necessary construction information to build this structure. Builder / owner shall verify and check all aspects prior to any construction. Any job site changes will void Designer's liability. Designer's liability not to exceed fee paid for plans.

DRAWN BY: G.G.III
DATE: 11/7/2023
CHECKED BY:
DATE:
FINAL REVIEW BY:
DATE:
CONSTRUCTION BY:
DATE:

NOTES:
1) Contractor shall verify all dimensions prior to beginning construction and shall notify the Designer of any discrepancies immediately.
2) Contractor shall follow all applicable state and local codes / ordinances.
3) All glazing within 2'-0" from joints of ext. door shall be tempered.
4) Plumbing walls at commodes shall be 2x6 studs.
5) All doors shall be 6'-8" tall unless noted otherwise.
6) Plans shall conform to the 2015 International Building Code, the 2015 International Residential Code, the 2017 National Electrical Code, as well as all other applicable and / or governing codes.
7) All roof penetrations shall be on a side or rear face of the roof.
8) G.G. is responsible for notifying all subcontractors of changes or revisions to plans / construction drawings.
9) All second floor plate heights are based on 10" floor system. Actual plate heights may vary. Verify with builder / engineer.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2d

Agenda Date 1/23/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial district, specifically for a self-storage facility and retail-commercial pad site, for Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Cafe Addition, and Lot 1, Block 1, Tinker Crossing Addition, located at 1801 Industrial Boulevard and 6255 & 6301 Colleyville Boulevard, Case ZC23-004

Explanation

Howard Lawson, the applicant, has submitted a request for a zoning change from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial. The request is to create a new PUD-C ordinance specifically for the addition of a new 3-story self-storage facility and a retail-commercial pad site. The new ordinance will be modeled after the existing ordinance and incorporate two additional lots into the boundary.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Draft PUD
6. Site Plan
7. Elevations
8. Ordinance (O-10-1741)

Aerial Map



ZC23-004

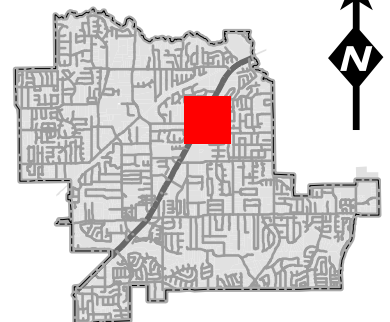
1801 Industrial Boulevard

DISCLAIMER:

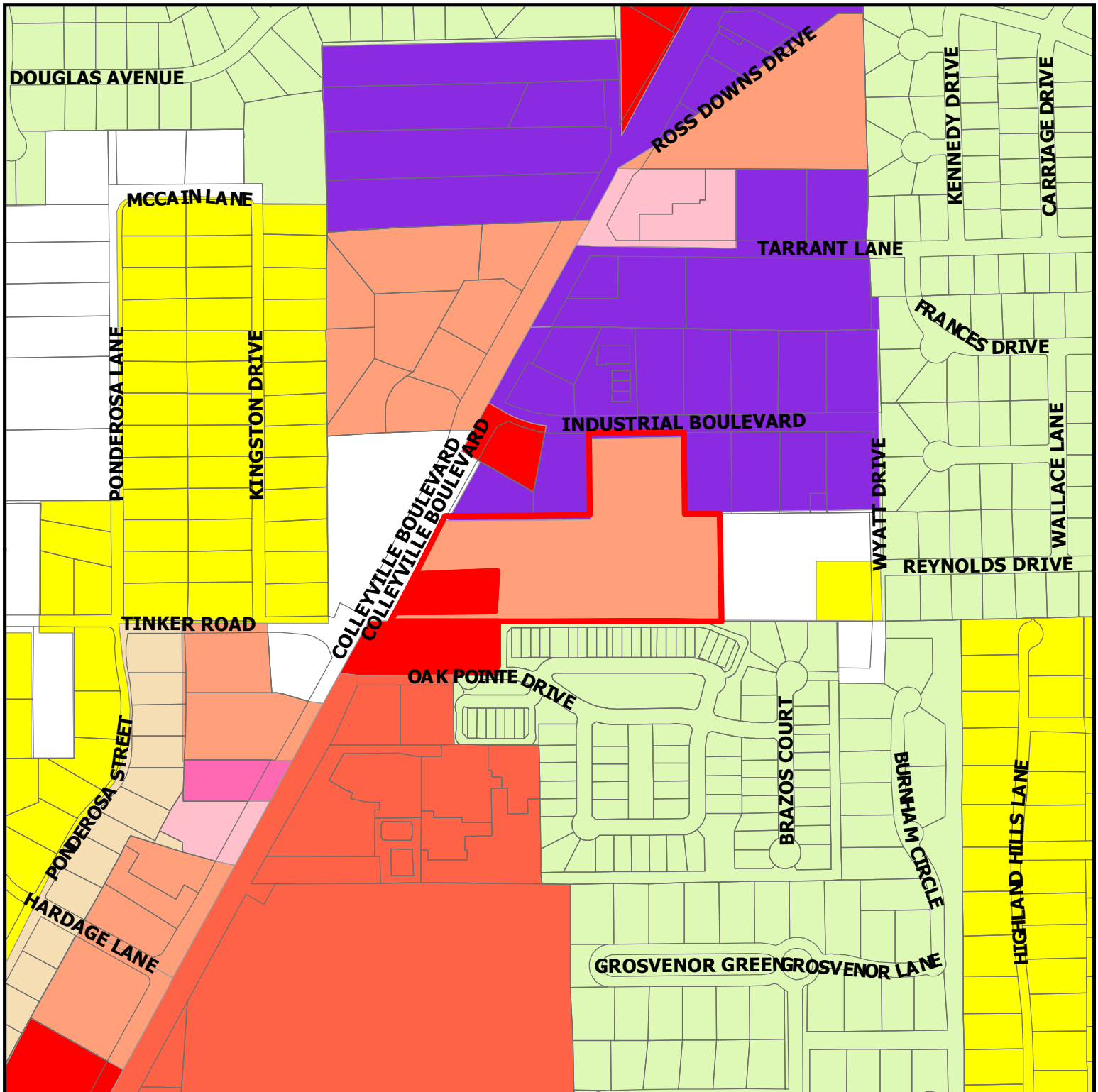
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC23-004

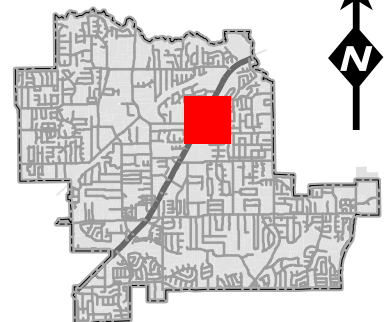
1801 Industrial Boulevard

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



Future Land Use Map



DISCLAIMER:

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ZC23-004

1801 Industrial Boulevard

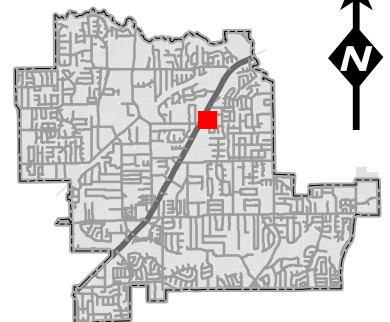
Subject Property

Residential

Colleyville Blvd Corridor

Open Space; Parks

Water Body



STATEMENT OF PLANNING OBJECTIVES

COLLEYVILLE COMMERCE PARK

*1801 Industrial Boulevard and 6255 & 6301 Colleyville Boulevard, Colleyville, Texas 76034
(the “Property”)*

I. PURPOSE OF REQUEST

The purpose of this application is to request an amendment to the existing Planned Unit Development (“PUD”) for the portion of the Property located at 1801 Industrial Boulevard, in order to incorporate 6255 and 6301 Colleyville Boulevard into the existing PUD, subject to a proposed site plan.

II. CURRENT LAND USE

The Property is currently used for self-storage and contractor services.

III. PROPOSED LAND USE

This application proposes to maintain the existing uses on the Property and add retail and commercial uses. The site plan proposes two (2) lots. Lot 1 is vacant and is proposed to be utilized as a new commercial pad site. Lot 2 will consist of existing buildings with a new self-storage facility.

IV. SURROUNDING LAND USE

North of the Property is a Light Manufacturing district; east and west of the Property are Agricultural districts; and south of the Property are Commercial and PUD-R districts.

1. GENERAL

- a. The purpose of this PUDC is for commercial, retail, office and self-storage uses, as more particularly described in Section 3 of this Ordinance.
- 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 AND PLATTING

- a. The development of this property shall be generally consistent with the conceptual site plan attached as Exhibit “C”, except as provided below:
 - 1. A site plan shall be approved by the Director of Community Development for prior to the issuance of a building permit for development on Lot 1.
- b. All subject properties that are not platted as of the passage of this ordinance shall be platted in accordance with provisions of this ordinance and the Land Development Code prior to the issuance of any building permit.

3. PERMITTED AND PROHIBITED USES

The following land uses shall be permitted within this PUDC:

- 1. All uses permitted in the CC2-Shopping Center zoning district
- 2. Alcoholic beverage sales - on-premises consumption (beer and wine only) and off-premises consumption
- 3. Alcoholic beverage sales - package store sales, off-premises consumption
- 4. Convenience stores with gasoline sales
- ~~2.5.~~ Auto, truck or trailer rental
- ~~3.6.~~ Office showroom
- ~~4.7.~~ Warehouse
- ~~5.8.~~ Self-storage facilities
- ~~6.9.~~ Propane refilling station
- ~~7.10.~~ Outside storage of recreational vehicles, boats and watercraft

The permitted land uses shall be allowed on the subject properties per the use designations labeled on the buildings shown in Exhibit “C”.

4. BUILDING LAYOUT AND USE SPECIFICATIONS

- a. The following new buildings shall be allowed as described below and depicted on Exhibit “C”:

Phase Lot One Building(s)

1. Development on Lot 1 shall be in accordance with a site plan, submitted at the time of development and in accordance with Section 2.a.1. of this Ordinance. Development of Lot 1 shall conform to the Site Requirements and Supplementary Requirements for the CC-2 Shopping Center zoning district.

~~2. Building One—Maximum Size: 14,000 square feet
Permitted Uses: Retail and General Office
Maximum Retail area: 7,000 square feet
Maximum Office area: 7,000 square feet
Maximum Height: Two story, 35 feet~~

~~3. Building Two—Maximum Size: 20,000 square feet
Permitted Uses: Office Showroom, Warehouse
Maximum Height: One story, 35 feet~~

~~Building Three—Maximum Size: 20,000 square feet
Permitted Uses: Office Showroom, Warehouse
Maximum Height: One story, 35 feet~~

Phase Lot Two Building(s)

1. Building One - Maximum Size: ~~28,000~~37,250 square feet per floor of new self-storage use; 73,080 square feet (gross) (per Tarrant Appraisal District) of existing self-storage buildings.
Permitted Uses: Self Storage
Maximum Height: ~~Two-Three~~ story, ~~30-60~~ feet.

2. Development shall generally conform to the Conceptual Site Plan.

5. BUILDING DESIGN

a. All building designs shall be generally consistent within the elevations shown in ~~exhibit~~Exhibit "D".

b. Building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.

~~c. For any new buildings, exterior building colors, including roof tops, shall be of medium to dark hue of brown, black or maroon. Otherwise, exterior colors shall match the natural color of the stone or brick construction.~~

~~d. The exposed exterior walls of all buildings must be constructed of 75 percent masonry material. Window and door openings shall not be included in the calculation of the area of the wall.~~

6. PARKING

- a. All rental vehicles must be parked along the northernmost property line of the subject property and shall not be parked closer than 80 feet from the right-of-way of SH26.
- b. ~~This development~~Required parking for Lot 1 shall ~~provide a~~ be provided as set forth in the Land Development Code. A minimum of ~~104~~ten parking spaces shall be provided on Lot 2 as identified on the Conceptual Site Plan.
- c. Except where noted above, all parking shall meet the minimum requirements of the Land Development Code.

7. **LIGHTING**

- a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

8. **LANDSCAPING, BUFFERING AND OPEN SPACE**

- a. The developer shall construct a five (5) foot wide landscaped greenbelt adjacent to the south and east property line adjacent to existing residential properties. The greenbelt along the east property line shall contain live plant material of the evergreen variety which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on 36 inch centers. The greenbelt along the southern property line shall be planted with large canopy trees, a minimum of five (5) to six (6) inches in caliper on 20 foot centers.
- b. Except where noted above, all required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.
- c. This development shall provide a minimum of 11 percent (11%) of open space.

9. **SIDEWALKS**

- a. ~~A minimum five (5) foot sidewalk shall be constructed along Industrial Boulevard where none exists prior to the issuance of the certificate of occupancy for any new structures.~~
- b. ~~A minimum five (5) foot sidewalk shall be constructed along SH26 prior to the issuance of the certificate of occupancy for any new structures.~~

10.9. FENCES AND SCREENING

- a. A minimum eight (8) foot ~~masonry~~ fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

11.10. GENERAL DEVELOPMENT REQUIREMENTS

- a. The thirty (30) foot wide southernmost portion of the property shall be used only for a fire lane. This area shall not be used for the parking or storage of rental trucks, recreational vehicles or boat trailers.
- b. The location and width of all fire lanes and the installation of any gates shall meet the minimum requirements of the Land Development Code and the Fire Code and shall be approved by the Fire Marshal.
- c. The outside storage area for recreational vehicles, boats and watercraft shall contain no more than forty (40) covered parking spaces.
- d. Not more than eight (8) trucks for rental shall be parked or stored on the property.
- e. The hours of operation for any truck rental operation shall be as follows:

Monday through Saturday: 8:30 a.m. to 6:00 p.m.
Sunday: 9:00 a.m. to 1:00 p.m.
- f. The location of the propane refilling station shall be located along the northern property line as shown on Exhibit "C". The propane storage tank shall not exceed 15 feet in height and 500 gallons in volume. The storage tank shall not be closer than 100 feet from the right-of-way of SH26.
- g. Prior to the issuance of any building permit for any buildings deriving primary access from SH26, a driveway permit shall be obtained from the Texas Department of Transportation (TxDOT).
- h. A mutual access easement shall be located along the southernmost property line where it is adjacent to property zoned CC1-- Village Retail as of the passage of this ordinance. Otherwise, mutual access easements shall be located adjacent to all properties with frontage along SH26. If not dedicated as part of a plat, said easements shall be dedicated by separate instrument prior to the issuance of the certificate of occupancy for any new structure.

EXHIBIT “A” – Location and Zoning Map

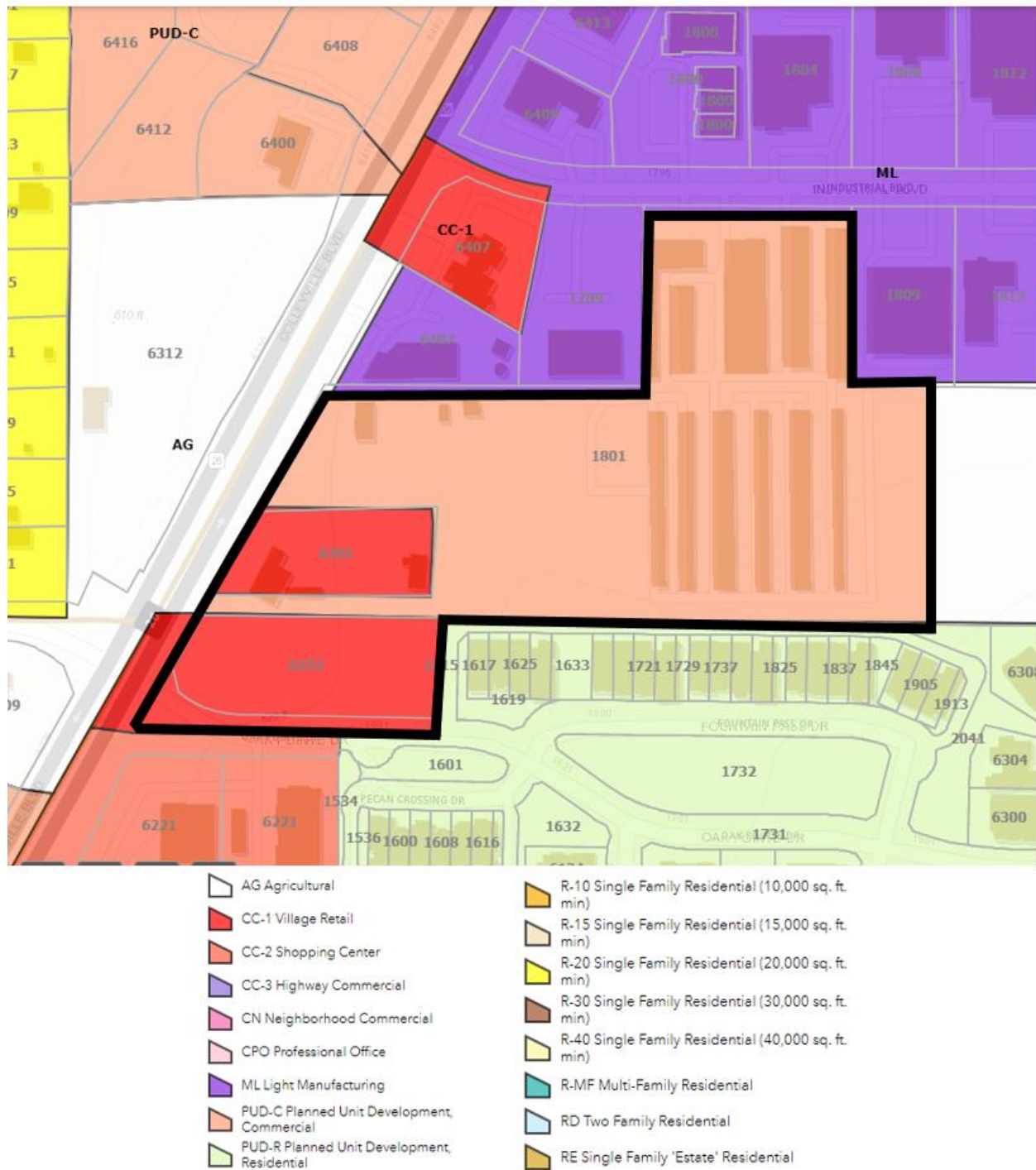


EXHIBIT "B"- Legal Description

Being all of Lot R-14-3, Block 1, Colleyville Industrial Park, an addition to the City of Colleyville, Tarrant County, Texas, as recorded in Instrument Number D217226529, Plat Records of Tarrant County, Texas (PRTCT), and the remainder of Lot 1, Block 1, Tinker Crossing Addition as described in deed recorded under Instrument Number D221357583, Deed Records of Tarrant County, Texas (DRTCT) and remainder of Lot 1, Block 1, Kathleen's Café Addition as described in deed recorded under Instrument Number D221357577, DRTCT, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with a plastic cap stamped "MOAK" located in the northwest corner of Lot R-14-3, Block 1, Colleyville Industrial Park, said iron also located at the northeast corner of Lot 15, Block 1, Colleyville Industrial Park, an addition to the City of Colleyville, Tarrant County, Texas, as recorded in Volume 388-142, Page 33, PRTCT, and in the south right-of-way (ROW) line of Industrial Boulevard, a called 60' ROW;

THENCE North 89°27'58" East, with the south ROW line of Industrial Boulevard a distance of 299.86 feet to a 1/2 inch iron rod found at the northeast corner of said Lot R-14-3, and the northwest corner of Lot 12, Block 1, Colleyville Industrial Park, an addition to the City of Colleyville, Tarrant County, Texas, as recorded in Volume 388-142, Page 33, PRTCT, for corner;

THENCE South 00°34'00" East, departing the south ROW line of Industrial Boulevard, with the common line of aforementioned Lot R-14-3, and Lot 12, a distance of 259.46 feet to a 1/2 inch iron rod with a pink cap stamped "STANTON RPLS 6173", found for corner;

THENCE North 89°27'58" East with the south line of aforementioned Lot 12, at 75.03 feet passing through a 5/8 inch iron rod found, in all a distance of 111.25 feet to a 1/2 inch iron rod with a pink cap stamped "STANTON RPLS 6173", found for corner;

THENCE South 00°53'10" East, departing the south line of aforementioned Lot 12, a distance of 340.72 feet to a 1/2 inch iron rod with a plastic cap stamped "VOGT", found in the north line of Block 1, The Villas at Oak Pointe, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet A, Slide 12245, PRTCT, for corner;

THENCE North 89°58'20" West with the north line of aforementioned Block 1, The Villas at Oak Pointe, and the south line of said Lot R-14-3, Block 1, a distance of 706.93 feet to a 1/2 inch iron rod found with a plastic cap stamped "DTS 8172753361, said iron rod also being located at the northwest corner of an open space lot serving The Villas at Oak Pointe, said iron rod also being the northeast corner of said Lot 1, Block 1, Kathleen's Café Addition, for corner;

THENCE South 00°08'43" East, departing the south line of said Lot R-14-3, with the east line of Kathleen's Café Addition, a distance of 142.53 feet to a 1/2 inch iron rod found with a plastic cap stamped "DTS 8172753361", said iron rod being in the north ROW line of Oak Pointe

Drive, (formally known as Sanders Lane, a variable width ROW), and the north line of an Encroachment Easement as recorded in Instrument Number D207338381, DRTCT, for corner;

THENCE North 89°33'58" West, with the north line of said Encroachment Easement, continuing with the north ROW line of Oak Pointe Drive, a distance of 273.80 feet to a 1/2 iron rod set at the beginning of a curve to the right;

THENCE northwesterly, with the north ROW line of Oak Pointe Drive, and along said curve to the right having a radius of 300.00 feet, a central angle of 12°03'19", a chord which bears North 83°32'18" West, a chord length of 63.00 feet, and an arc length of 63.12 feet, to a 1/2 inch iron rod with a plastic cap stamped "DTS 8172753361" set at a point of compound curvature;

THENCE northwesterly, with the north ROW line of Oak Pointe Drive, and along said curve to the right having a radius of 150.00 feet, a central angle of 10°55'13", a chord which bears North 62°21'40" West, a chord length of 28.55 feet, and an arc length of 28.59 feet, to a 1/2 inch iron rod with a plastic cap stamped "DTS 8172753361" found at a the end of the curve;

THENCE North 56°53'55" West, with the north ROW line of Oak Pointe Drive, a distance of 15.57 feet to a 1/2 inch iron rod found with a plastic cap stamped "DTS 8172753361" at the intersection of the north ROW line of Oak Pointe Drive and the east ROW line of Colleyville Boulevard (State Highway 26), for corner;

THENCE North 13°58'52" West, with the east ROW line of said Colleyville Boulevard (State Highway 26), a distance of 36.71 feet to an "X" cut in concrete found, for corner;

THENCE North 28°56'33" East, continuing with the east ROW line of Colleyville Boulevard (State Highway 26), a distance of 87.03 feet to a 1/2 inch iron rod found with a plastic cap stamped "DTS 8172753361", said iron rod being at the most southerly southwest corner of said Lot R-14-3, for angle point;

THENCE North 29°28'59" East, with the east ROW line of Colleyville Boulevard (State Highway 26), a distance of 32.78 feet to a 1/2 inch iron rod found with a pink cap stamped "STANTON RPLS 6173", located in the south line of Lot 1, Block 1, Tinker Addition, an addition to the City of Colleyville, Tarrant County, Texas, as recorded in Cabinet B, Slide 1564, PRTCT, and the beginning of a non-tangent curve to the left;

THENCE northeasterly, with the east ROW line of Colleyville Boulevard (State Highway 26), and along said curve to the left having a radius of 2,928.79 feet, a central angle of 2°11'51", a chord which bears North 27°41'53" East a chord length of 112.32 feet, and an arc length of 112.33 feet, to a 1/2 inch iron rod with a plastic cap stamped "DTS 8172753361" found at a the end of the curve;

THENCE North 26°36'17" East, continuing with the east ROW line of Colleyville Boulevard (State Highway 26), a distance of 23.96 feet, to a TXDOT monument found, said monument also being the most northerly southwest corner of said Lot R-14-3, for angle point;

THENCE North 26°31'55" East, with the east ROW line of the Colleyville Boulevard, a distance of 95.85 feet, to a "Y" cut in concrete, found at the beginning of a curve to the right;

THENCE continuing with the east ROW line of Colleyville Boulevard and with said curve to the right having a central angle of 2°14'16", a radius of 2,800.79 feet, a tangent length of 54.70 feet, a chord which bears North 27°38'16" East, a chord distance of 109.38 feet, for an arc distance of 109.39 feet to the end of said curve, to a 1/2 inch iron rod with pink cap stamped "STANTON RPLS 6173", found for corner;

THENCE North 89°27'58" East, departing the east ROW line of Colleyville Boulevard, with the south line of Lot 16-R-2, Block 1, Colleyville Industrial Park, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet B, Slide 587, PRTCT, continuing with aforementioned Lot 15, a distance of 459.08 feet to a 1/2 inch iron rod with pink cap stamped "STANTON RPLS 6173", found for corner;

THENCE North 00°34'00" West, a distance of 259.46 feet to the POINT OF BEGINNING, of herein described tract, containing 451,209 square feet, or 10.358 acres of land.



JP Stanton
1/17/2023

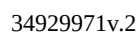
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EXHIBIT "D" - Building Elevations

DATE: 01/11/2023

REVISIONS:

PROJECT: COLLEVILLE COMMERCE PARK

OWNER: COLLEVILLE, TEXAS 78034

PRELIMINARY

NOT FOR CONSTRUCTION

FOR INFORMATION ONLY

NOT TO BE USED FOR ANY OTHER PURPOSE

ARCHITECT: C. J. ARCHITECTS

1000 W. 10TH STREET, SUITE 100

IRVING, TEXAS 75039

PH: 972.455.1000

2

2

DATE: 01/11/2023

REVISIONS:

PROJECT: COLLEVILLE COMMERCE PARK

OWNER: COLLEVILLE, TEXAS 78034



COLLEVILLE BLVD. DRIVE VIEW
FRONT ELEVATION - (WEST)
SCALE 1/8" = 1'-0"



OAKPOINTE DRIVE VIEW
FRONT ELEVATION - (WEST)
SCALE 1/8" = 1'-0"



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



LEFT ELEVATION - (NORTH)
SCALE 1/8" = 1'-0"





LEFT ELEVATION - (NORTH)

5th ARCHITECTS

1100 E. KENNEDY BLVD
SUITE 100
DALLAS, TEXAS 75201
PH: 214.750.1234
WWW.5THARCHITECTS.COM

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:

COLLEVILLE COMMERCE PARK

COLLEVILLE, TEXAS 76034

PRELIMINARY

NOT FOR CONSTRUCTION

FOR INFORMATION ONLY

DO NOT SCALE

DATE: 01/15/2024

PROJECT:

COLLEVILLE COMMERCE PARK

DATE: 01/15/2024

SHEET NO.

01

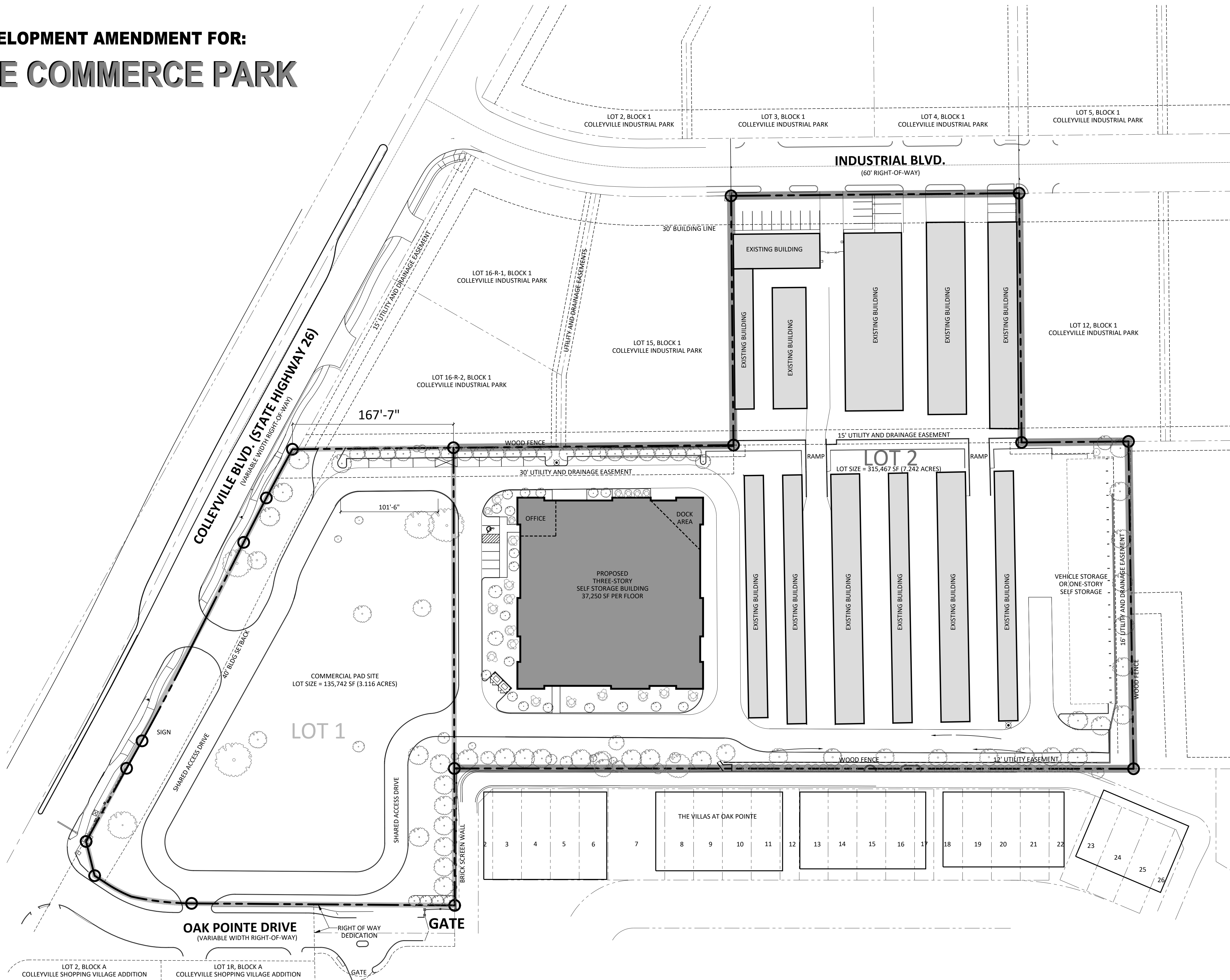


OAKPOINTE DRIVE VIEW

RIGHT ELEVATION - (SOUTH)

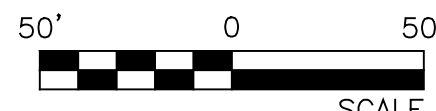
A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK

COLLEYVILLE, TEXAS 76034



CONCEPTUAL SITE PLAN

SCALE: 1" = 50'-0"



LOT 1 = 3.116 ACRES
LOT 2 = 7.242 ACRES

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK

COLLEYVILLE, TEXAS 76034

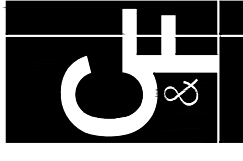
PRELIMINARY
NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN
REGISTRATION NO. 6167

DATE: 11/23/2022
REVISIONS:
12/07/2022
01/12/2023
01/17/2023
01/17/2023
DRAWN BY: SB
JOB NO.: 50387

SHEET NO.

1

1 OF 2 SHEETS

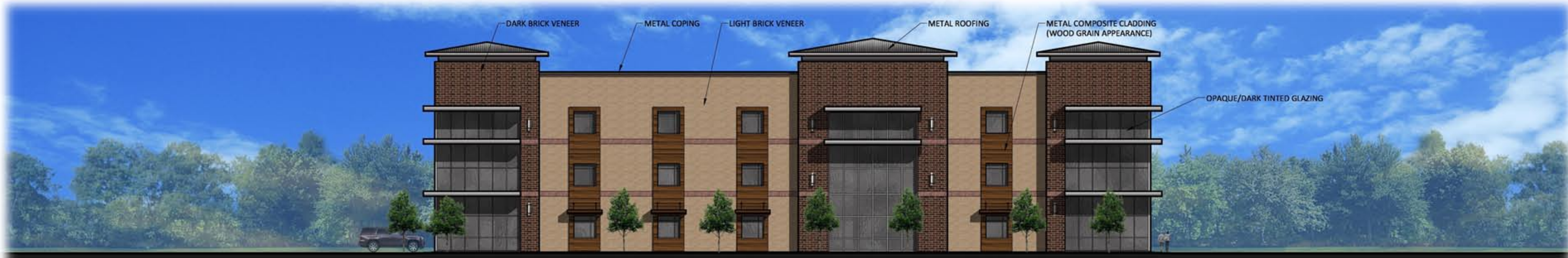


CALLAHAN ARCHITECTS

P.O. BOX 15877
COLLEYVILLE, TX 76119
817.478.0888
cdarchitects.com
1150 E. KENNEDALE PKWY.
KENNEDALE, TX 76060



COLLEYVILLE BLVD. DRIVE VIEW
FRONT ELEVATION - (WEST)
 SCALE: 1/16" = 1'-0"



OAKPOINTE DRIVE VIEW
RIGHT ELEVATION - (SOUTH)
 SCALE: 1/16" = 1'-0"



REAR ELEVATION - (EAST)
 SCALE: 1/16" = 1'-0"



LEFT ELEVATION - (NORTH)
 SCALE: 1/16" = 1'-0"

P.O. BOX 15577
 DALLAS, TX 75215
 817.478.1785
 cffarchitects.com
 1150 E KENNEDALE PKWY.
 KENNEDALE, TX 76060

CALLAHAN & FREEMAN
ARCHITECTS



A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK
 COLLEYVILLE, TEXAS 76034

PRELIMINARY
 NOT FOR REGULATORY APPROVAL
 PERMITTING, OR CONSTRUCTION
 ARCHITECT - CHARLES E. FREEMAN
 REGISTRATION NO. 6167

DATE: 10/13/2022
 REVISIONS:

DRAWN BY: SB
 JOB NO.: 50387

SHEET NO.
2
 2 OF 2 SHEETS



COLLEYVILLE BLVD. DRIVE VIEW
FRONT ELEVATION - (WEST)

PRELIMINARY
NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN
REGISTRATION NO. 6167

DATE: 10/13/2022
REVISIONS:

DRAWN BY: SB
JOB NO.: 50387

SHEET NO.

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK
COLLEYVILLE, TEXAS 76034

CF
CALLAHAN & FREEMAN
ARCHITECTS
P.O. BOX 15577
DALLAS, TX 76119
817.478.1785
cfarchitects.com
1150 E KENNEDALE PKWY.
KENNEDALE, TX 76060



LEFT ELEVATION - (NORTH)

P.O. BOX 15577
COLLEYVILLE, TX 76119
817.478.1785
cfarchitects.com
1150 E KENNEDALE PKWY.
KENNEDALE, TX 76060



A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK
COLLEYVILLE, TEXAS 76034

PRELIMINARY
NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN
REGISTRATION NO. 6167

DATE: 10/13/2022
REVISIONS:

DRAWN BY: SB
JOB NO.: 50387

SHEET NO.



REAR ELEVATION - (EAST)

P.O. BOX 15577
DALLAS, TEXAS 75215
817.478.1785
cfarchitects.com

1150 E KENNEDALE PKWY.
KENNEDALE, TX 76060

CALLAHAN & FREEMAN
ARCHITECTS

CF

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK
COLLEYVILLE, TEXAS 76034

PRELIMINARY
NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN
REGISTRATION NO. 6167

DATE: 10/13/2022
REVISIONS:

DRAWN BY: SB
JOB NO.: 50387

SHEET NO.



OAKPOINTE DRIVE VIEW
RIGHT ELEVATION - (SOUTH)

PRELIMINARY
NOT FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION
ARCHITECT - CHARLES E. FREEMAN
REGISTRATION NO. 6167

DATE: 10/13/2022
REVISIONS:

DRAWN BY: SB
JOB NO.: 50387

SHEET NO.

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK
COLLEYVILLE, TEXAS 76034

P.O. BOX 15577
DALLAS, TEXAS 75215
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CF
CALLAHAN & FREEMAN
ARCHITECTS

1150 E KENNEDALE PKWY.
KENNEDALE, TX 76060

ORDINANCE O-10-1741

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCE O-04-1484; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF TRACTS 2B AND 2B02, ABSTRACT 963 OF THE ABSALOM J. LOTT SURVEY AND LOT R-14-2, COLLEYVILLE INDUSTRIAL PARK ADDITION FROM THE ML-LIGHT MANUFACTURING DISTRICT, CC1-VILLAGE RETAIL DISTRICT AND THE PUDC-PLANNED UNIT DEVELOPMENT 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. ZC09-010; and

WHEREAS, Ordinance O-04-1484 is hereby repealed in its entirety; 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 on Tracts 2b and 2b02, Abstract 963 of the Absalom J. Lott survey and Lot R-14-2, Colleyville Industrial Park Addition from the ML-Light Manufacturing zoning district, CC1-Village Retail zoning district and the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A" and described in Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT Ordinance O-04-1484 is hereby repealed in its entirety.
- Sec. 5. 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, office and self-storage 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 AND PLATTING

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

- b. All subject properties that are not platted as of the passage of this ordinance shall be platted in accordance with provisions of this ordinance and the Land Development Code prior to the issuance of any building permit.

3. PERMITTED AND PROHIBITED USES

The following land uses shall be permitted within this PUDC:

1. All uses permitted in the CC2-Shopping Center zoning district
2. Auto, truck or trailer rental
3. Office showroom
4. Warehouse
5. Self-storage facilities
6. Propane refilling station
7. Outside storage of recreational vehicles, boats and watercraft

The permitted land uses shall be allowed on the subject properties per the use designations labeled on the buildings shown in Exhibit "C".

4. BUILDING LAYOUT AND USE SPECIFICATIONS

- a. The following new buildings shall be allowed as described below and depicted on Exhibit "C":

Phase One Buildings

1. Building One - Maximum Size: 14,000 square feet
Permitted Uses: Retail and General Office
Maximum Retail area: 7,000 square feet
Maximum Office area: 7,000 square feet
Maximum Height: Two story, 35 feet
2. Building Two - Maximum Size: 20,000 square feet
Permitted Uses: Office Showroom, Warehouse
Maximum Height: One story, 35 feet
3. Building Three - Maximum Size: 20,000 square feet
Permitted Uses: Office Showroom, Warehouse
Maximum Height: One story, 35 feet

Phase Two Building

1. Building One – Maximum Size: 28,000 square feet
Permitted Uses: Self-Storage

Maximum Height: Two story, 30 feet.

5. BUILDING DESIGN

- a. All building designs shall be generally consistent within the elevations shown in exhibit "D".
- b. Building designs shall meet the minimum articulation requirements of Chapter 6 – Building Design in the Land Development Code.
- c. For any new buildings, exterior building colors, including roof-tops, shall be of medium to dark hue of brown, black or maroon. Otherwise, exterior colors shall match the natural color of the stone or brick construction.
- d. The exposed exterior walls of all buildings must be constructed of 75 percent masonry material. Window and door openings shall not be included in the calculation of the area of the wall.

6. PARKING

- a. All rental vehicles must be parked along the northernmost property line of the subject property and shall not be parked closer than 80 feet from the right-of-way of SH26.
- b. This development shall provide a minimum of 101 parking spaces.
- c. Except where noted above, all parking shall meet the minimum requirements of the Land Development Code.

7. LIGHTING

- a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

8. LANDSCAPING, BUFFERING AND OPEN SPACE

- a. The developer shall construct a five (5) foot wide landscaped greenbelt adjacent to the south and east property line adjacent to existing residential properties. The greenbelt along the east property line shall contain live plant material of the evergreen variety which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on 36 inch centers. The

greenbelt along the southern property line shall be planted with large canopy trees, a minimum of five (5) to six (6) inches in caliper on 20 foot centers.

- b. Except where noted above, all required landscaping shall meet the minimum requirements of Chapter 4 – Landscaping and Buffering in the Land Development Code.
- c. This development shall provide a minimum of 11 percent of open space.

9. SIDEWALKS

- a. A minimum five (5) foot sidewalk shall be constructed along Industrial Boulevard where none exists prior to the issuance of the certificate of occupancy for any new structures.
- b. A minimum five (5) foot sidewalk shall be constructed along SH26 prior to the issuance of the certificate of occupancy for any new structures.

10. FENCES AND SCREENING

- a. A minimum eight (8) foot masonry fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

11. GENERAL DEVELOPMENT REQUIREMENTS

- a. The thirty (30) foot wide southernmost portion of the property shall be used only for a fire lane. This area shall not be used for the parking or storage of rental trucks, recreational vehicles or boat trailers.
- b. The location and width of all fire lanes and the installation of any gates shall meet the minimum requirements of the Land Development Code and the Fire Code and shall be approved by the Fire Marshal.
- c. The outside storage area for recreational vehicles, boats and watercraft shall contain no more than forty (40) covered parking spaces.
- d. Not more than eight (8) trucks for rental shall be parked or stored on the property.
- e. The hours of operation for any truck rental operation shall be as follows:

Monday through Saturday:	8:30 a.m. to 6:00 p.m.
Sunday:	9:00 a.m. to 1:00 p.m.

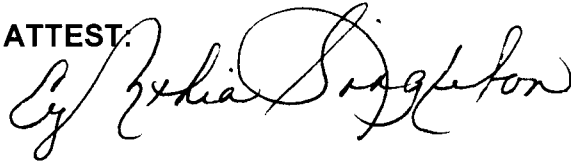
- f. The location of the propane refilling station shall be located along the northern property line as shown on Exhibit "C". The propane storage tank shall not exceed 15 feet in height and 500 gallons in volume. The storage tank shall not be closer than 100 feet from the right-of-way of SH26.
 - g. Prior to the issuance of any building permit for any buildings deriving primary access from SH26, a driveway permit shall be obtained from the Texas Department of Transportation (TxDOT).
 - h. A mutual access easement shall be located along the southernmost property line where it is adjacent to property zoned CC1-Village Retail as of the passage of this ordinance. Otherwise, mutual access easements shall be located adjacent to all properties with frontage along SH26. If not dedicated as part of a plat, said easements shall be dedicated by separate instrument prior to the issuance of the certificate of occupancy for any new structure.
- 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 5th day of January 2010.

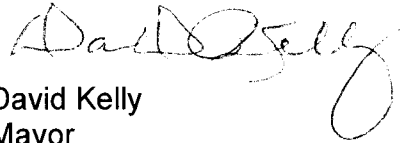
The second reading and public hearing being conducted on the 19th day of January 2010.

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 "B"- Legal Description

SUBJECT PROPERTY DESCRIPTION

BEING a tract of land in the A. J. Lott Survey, Abstract No.963, in the City of Colleyville, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of State Highway No. 26 (100 foot right-of-way), said point being at its intersection with the south line of the A. J. Lott Survey, Abstract No. 963;

THENCE North 29° 16' 00" East along the southeast line of said State Highway No. 26, a distance of 31.60 feet to a point for corner;

THENCE North 89° 31' 43" East along the south line of Lot 1 in Block 1 in the Tinker Crossing Addition, a distance of 333.77 feet to a point for corner on the east line of said Lot 1 in Block 1;

THENCE North 03° 37' 13" East along said lot line, a distance of 128.07 feet to a point for corner on the north line of said Lot 1 in Block 1;

THENCE South 88° 54' 32" West along said lot line, a distance of approximately 269.46 feet to a point for corner on the southeast line of State Highway No. 26;

THENCE in a northeasterly direction along said State Highway No. 26, a distance of approximately 206.63 feet to a point for corner on the south line of Lot 16-R-2 in Block 1, Colleyville Industrial Park Addition;

THENCE North 89° 40' 00" East along said lot line, a distance of approximately 466.23 feet to a point for corner;

THENCE North 00° 34' 00" West, a distance of 260.06 feet to a point for corner on the south line of Industrial Boulevard (60 foot right-of-way);

THENCE North 89° 26' 00" East along the south line of Industrial Boulevard, a distance of 300.00 feet to a point for corner;

THENCE South 00° 34' 00" East, a distance of 260.06 feet to a point for corner;

THENCE North 89° 26' 00" East, a distance of approximately 111.16 feet to a point for corner;

THENCE South 00° 58' 06" East, a distance of 337.07 feet to a point for corner;

THENCE South 89° 54' 54" West, a distance of 1067.94 feet to the POINT OF BEGINNING, and containing approximately 8.322 acres of land.

EXHIBIT "C"- Conceptual Site Plan

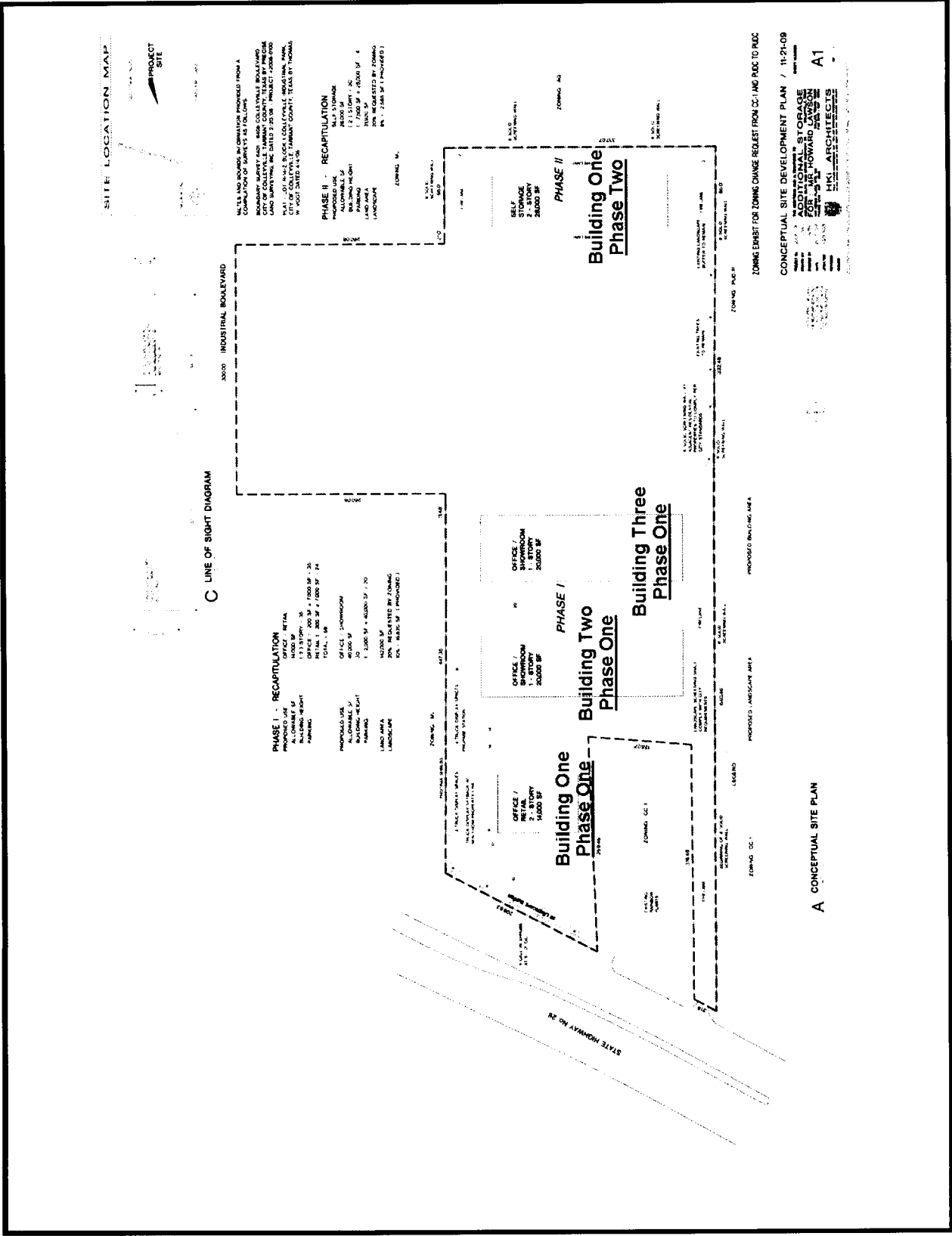


EXHIBIT "D"- Building Elevations

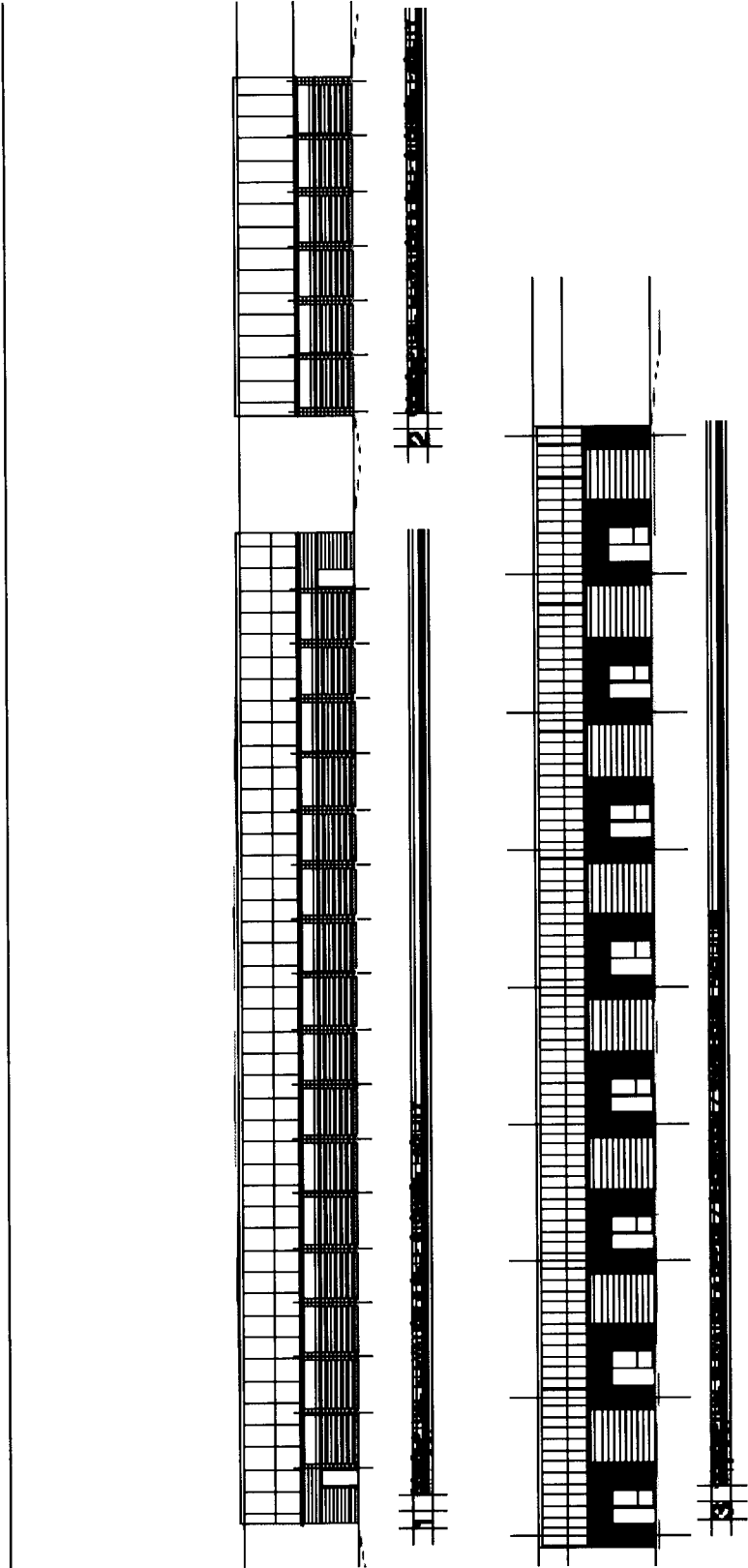
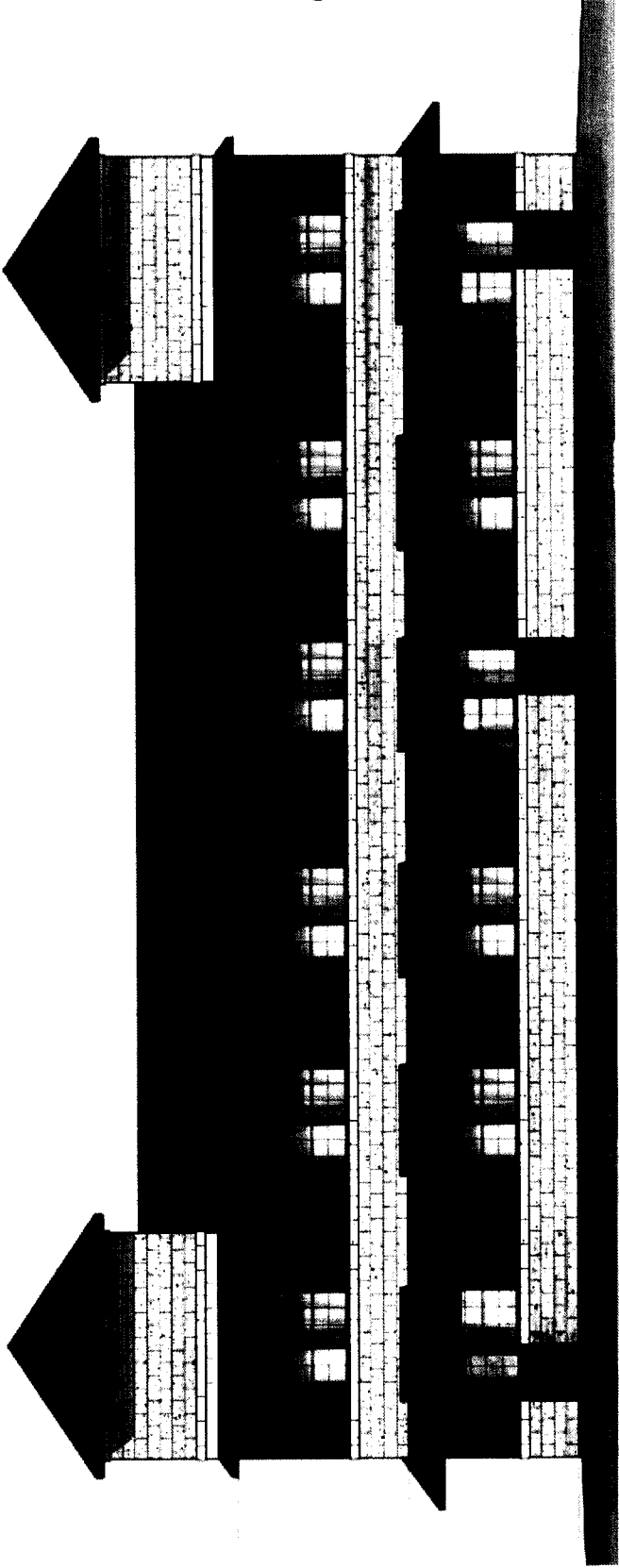


EXHIBIT "D"- Building Elevations Continued





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2e

Agenda Date 1/23/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of amendments to Chapter 7 of the Land Development Code clarifying the size and duration of political signs as well as the use of canopies, tents, or flags, specifically amending Section 7-190.H Temporary Business Signs - Political Signs, Case GC23-001

Explanation

At the December 20, 2022 City Council Worksession, the Council recommended that changes be made to the Land Development Code (LDC) amending the regulations pertaining to political signage. The amendments will conform with the intent of the electioneering rules previously adopted while strengthening the enforcement tools available to monitor compliance.

Attachments

1. Electioneering Presentation for Council Worksession

Electioneering Resolution Review

City Council
December 20, 2022

Resolution R-20-4563 Vs. Sign Ord.

Resolution

- Civil court enforcement
 - No penalty provision is provided for within the Resolution
 - Enforcement would require civil judgement
 - Code enforcement has no mechanism to address

Ordinance

- Fine/criminal enforcement
- LDC Chapter 7 – Sign Regulations
 - Any person, firm or corporation violating any provision of this Chapter shall be guilty of a misdemeanor and fine up to \$2,000 per offense
 - Code enforcement can issue a violation notice for each offense.

Resolution R-20-4563 Vs. Sign Ord.

Resolution R-20-4563 is Duplicative

Items Already Addressed in Sign Ordinance

- Public property limitations
- Size sign (4 sq. ft. max)
- Polling place landscaping/tree root/irrigation protection
- 9” gauge metal stake limitation
- 30’ separation between identical signs
- Early placement (48 vs. 24 hours)

Resolution R-20-4563 is Contradictory

- Resolution allows sign size of 32 sq. ft. if attached to tent/canopy while Sign Ordinance regulates signs on private property at 32 sq. ft.

Resolution R-20-4563 Vs. Sign Ord.

Proposed Solution

Repeal Resolution R-20-4563

Amend the Sign Ordinance as follows:

b. Said political sign(s) shall not exceed four (4) square feet in area unless they are attached to a tent or canopy and no larger than 32 sq. ft. in size;

g. Said political sign(s) may be placed beginning 24 ~~48~~ hours prior to the first day of the early voting and shall be removed by 10:00 am on the day following an election.

i. Canopies, Tents, or Flags allowed only in designated areas (for same time as signs) and shall not be located within public parking lot, landscape island, or sidewalk, and may not exceed 10' x 12' in size. A minimum distance of 20' shall be maintained between tent/canopy/flag.

Questions and Discussion

H. Political Signs – A political sign shall be allowed in any zoning district. No political sign shall be attached to any utility, light, or traffic signal pole. A political sign shall not be illuminated. Political signs shall be subject to the following additional regulations.

1. *Political Signs on Publicly Owned Property* – A political sign shall not be placed upon any publicly owned property including but not limited to City parks, City facilities, school district property, or state or federally owned property, except for the following:
 - a. *Said political sign(s) shall be placed in the perimeter landscaped area on the subject property being used as a polling location in accordance with Texas Election Code Section 61.003 or 85.036;*
 - b. *Said political sign(s) shall not exceed four (4) square feet in area;*
 - c. *Said political(s) shall be attached to a metal stake, not to exceed a 9 gauge diameter, driven into the ground;*
 - d. *Said political sign(s) shall not encroach upon any tree roots, irrigation lines, and any other underground vegetation, or structure;*
 - e. *Said political sign(s) shall not extend over any sidewalk, street, or driveway;*
 - f. *Said political sign(s) shall not be placed within 30 feet of an identical sign(s);*
 - g. *Said political sign(s) may be placed beginning 48 hours prior to the first day of the early voting period, and must be removed within three (3) days after early voting of said election, unless the polling location for Election Day is held in the same location at early voting, then the signs shall be removed by 10:00 a.m. on the day following the election;*
 - h. *For a location used for Election Day only, said political sign(s) shall be placed beginning at 6:00 p.m. the day before Election Day, and shall be removed by 10:00 a.m. on the day following the election.*
2. *Political Signs on Private Property* – A political sign situated on private property shall not exceed thirty-two (32) square feet, nor exceed eight (8) feet in height, and shall not be erected more than sixty (60) days prior to the official election and shall be removed within seven (7) days after said election.
3. No permit or fee shall be required for a political sign.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2f

Agenda Date 1/23/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of amendments to Chapter 9 and Chapter 14 of the Land Development Code clarifying that driveway access to adjacent street right-of-way and street stub-outs is not allowed from lots in an adjacent subdivision, specifically amending Section 9.17 Street Design Criteria and Section 14-135 Driveway Spacing and Design Standards, Case GC23-002

Explanation

At the January 17, 2023 City Council meeting, a policy was adopted governing vehicular cross-access between subdivisions. In the past, staff have received requests to allow rear driveways on residential properties that abut neighboring subdivision streets. These requests have generally been denied due to various factors. The issue is the City's Land Development Code (LDC) does not address lots located in one subdivision to connect to an adjacent subdivision. The proposed LDC amendments would codify the policy of prohibiting cross-access between subdivisions unless a variance is approved by the City Council.

Items for consideration for allowing or disallowing a connection include:

- Impact to traffic on local residential streets from adjacent subdivisions
- Potential conflict between HOA covenants governing the use and maintenance of local subdivision streets and connecting subdivisions
- Potential impact on future subdivision design by developers who may propose similar cul de sac design adjacent to neighboring subdivisions

Attachments



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2g

Agenda Date 1/23/2023

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of amendments to Chapter 9 of the Land Development Code removing the requirement for automatic fire-sprinkler systems in certain circumstances, specifically amending Section 9.17 Street Design Criteria, Case GC23-003

Explanation

At the December 20, 2022 City Council meeting, the Council directed staff to amend the appropriate city codes removing the requirement for automatic fire sprinkler/suppression systems. In the Land Development Code, there is a specific street design situation that requires all residences to contain automatic fire-sprinkler systems. The amendment will remove the requirement, making it optional for the property owner.

Attachments