



# **City of Colleyville Planning and Zoning Commission Agenda**

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
[www.colleyville.com](http://www.colleyville.com)

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Monday, February 13, 2023

City Council Chambers

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**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 BEVILL  
PLEDGE OF ALLEGIANCE**

**1. ELECTION OF OFFICERS**

- 1a** Election of Chair of the Planning and Zoning Commission  
Election of Vice Chair of the Planning and Zoning Commission

**2. APPROVAL OF MINUTES**

- 2a** Planning and Zoning Commission Meeting Minutes - January 9, 2023

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Planning and Zoning Commission Worksession Minutes - January 23, 2023

**3. REGULAR AGENDA ITEMS**

- 3a** Discussion and action regarding rescheduling March 13, 2023 Planning and Zoning Commission Meeting

**4. PUBLIC HEARING AGENDA ITEMS**

- 4a** Consideration 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
- 4b** Consideration 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
- 4c** Consideration 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
- 4d** Consideration 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
- 4e** Consideration 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
- 4f** Consideration 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
- 4g** Consideration 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

**5. CITIZEN COMMENTS**



**6. ADJOURNMENT**

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

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|                                                  |                              |               |
|--------------------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 2a                          | <b>Agenda Date</b> 2/13/2023 | <b>Number</b> |
| <b>Type</b> Approval of Minutes                  |                              |               |
| <b>Department</b> Planning and Zoning Commission |                              |               |

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## Title

Planning and Zoning Commission Meeting Minutes - January 9, 2023  
Planning and Zoning Commission Worksession Minutes - January 23, 2023

## Explanation

Approval of minutes from the January 9, 2023 Planning and Zoning Commission Meeting and the January 23, 2023 Planning and Zoning Commission Worksession.

## Recommendation

Approve

## Attachments

1. January 9, 2023 P&Z Minutes
2. January 23, 2023 P&Z Minutes



# City of Colleyville Planning and Zoning Commission Minutes

City Hall  
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Monday, January 9, 2023

Executive Conference Room

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 9, 2023, at 6:15 p.m.

### Roll Call

**Present:** David Groves, Mark Alphonso, Sayeda Syed, Jim Linn, Claudia Bevill, and Scotty Richardson

**Absent:** Tim Raine

**Staff Present:** Ben Bryner, Jacquelyn Reyff, and Dakari Hill

**Also Present:** Attorney, Nicole Corr

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

Chair Bevill adjourned the Planning and Zoning 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 January 9, 2023, at 7:00 p.m.

### Roll Call

**Present:** David Groves, Mark Alphonso, Sayeda Syed, Jim Linn, Claudia Bevill, and Scotty Richardson

**Absent:** Tim Raine

**Staff Present:** Ben Bryner, Jacquelyn Reyff, and Dakari Hill

**Also Present:** Attorney, Nicole Corr

## **1. APPROVAL OF MINUTES**

**1a** Planning and Zoning Commission Meeting Minutes – December 12, 2022

**Commissioner Alphonso made a motion to approve the December 12, 2022 Planning and Zoning Commission Meeting Minutes. Commissioner Linn seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Alphonso, Syed, Linn, Bevill, and Richardson  
Nay: 0**

## **2. PUBLIC HEARING AGENDA ITEMS**

**2a** Consideration of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 270, Case ZC22-034, TABLED FROM THE NOVEMBER 14, 2022 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT

**2b** Consideration of a Minor Plat with a plat waiver for lot width and side yard setbacks for Tract 2EE, Abstract 1248, Thomas J. Polson Survey, located at 400 Black Drive, Case PC22-018, TABLED FROM THE DECEMBER 12, 2022 PLANNING AND ZONING COMMISSION MEETING

**Commissioner Syed made a motion to remove Case PC22-018 from the table. Commissioner Groves seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Alphonso, Syed, Linn, Bevill, and Richardson  
Nay: 0**

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Mike Garabedian, 1717 Buckingham Drive, Keller, TX, came forward and expressed to the Commission that the homeowners wished to only proceed with the waiver for lot width and not the waiver for side yard setbacks.

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 Alphonso made a motion to approve Case PC22-018.  
Commissioner Linn seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Alphonso, Syed, Linn, Bevill, and Richardson  
Nay: 0**

**2c** Consideration of a Replat for Lots A1R-1R1 and A1R-1R2, Block 2, Pleasant Oaks Estates Addition, being Lot A1R-1R, Block 2, Pleasant Oaks Estates Addition, located at 600 Leta Lane, Case PC22-021

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Theresa Lines, 3207 St. Albans Circle, Colleyville, TX, came forward and expressed to the Commission that the request is to replat the property to match the original plat.

Mrs. Lines answered questions of the Commission regarding potential plans to sell one of the lots and willingness to rezone the property.

Staff answered questions of the Commission regarding the current zoning of the property.

The public hearing was open at 7:21 p.m.

With no one wishing to speak, the public hearing was closed at 7:21 p.m.

**Commissioner Groves made a motion to approve Case PC22-021.  
Commissioner Richardson seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Alphonso, Syed, Linn, Bevill, and Richardson  
Nay: 0**

**2d** Consideration of a Replat for Lot 3R, Block 1, Colleyville Estates, being Lot 3 E1/2 LT 2, Block 1, Colleyville Estates, located at 504 Colleyville Terrace, Case PC22-022

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, James Stevens, 6621 Hughes Drive, Watauga, TX, came forward

and expressed to the Commission that the replat will combine two lots.

Mr. Stevens answered questions of the Commission regarding the homeowner's willingness to rezone the property.

The public hearing was open at 7:26 p.m.

With no one wishing to speak, the public hearing was closed at 7:26 p.m.

**Commissioner Richardson made a motion to approve Case PC22-022. Commissioner Alphonso seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6 – Groves, Alphonso, Syed, Linn, Bevill, and Richardson  
Nay: 0**

### **3. CITIZEN COMMENTS**

### **4. ADJOURNMENT**

The meeting adjourned at 7:27 p.m.

The minutes were written and prepared by:



Dakari Hill  
Planner

The meeting minutes were approved on \_\_\_\_\_, \_\_\_\_\_ by a vote of \_\_\_\_.



# City of Colleyville Planning and Zoning Commission Minutes

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Monday, January 23, 2023

Executive Conference Room

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on January 23, 2023, at 6:15 p.m.

### Roll Call

**Present:** David Groves, Mark Alphonso, Sayeda Syed, Jim Linn, Claudia Bevill, and Scotty Richardson

**Absent:** Tim Raine

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

**Also Present:** Attorney, Nicole Corr

## 2. WORKSESSION AGENDA ITEMS

- 2 a** 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

Jacquelyn Reyff presented the item and briefed the Commission.

- 2b** Presentation and discussion 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the location of the proposed accessory structure.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the structure complying with the property's maximum lot coverage.

- 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 Café Addition, and Lot 1, Block 1, Tinker Crossing Addition, located at 1801 Industrial Boulevard and 6255 & 6301 Colleyville Boulevard, Case ZC23-004

Jacquelyn Reyff presented the item and briefed the Commission. Staff answered questions of the Commission regarding screening, parking requirements, and access to the development.

- 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

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the reasoning behind the amendment.

- 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

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding input from Home Owners Associations on the amendment.

- 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

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding precedent for the amendment found in other cities, the cost to the resident, and an affidavit waiving the requirement transferring when a home is sold.



**3. ADJOURNMENT**

The meeting adjourned at 7:03 p.m.

The minutes were written and prepared by:



Dakari Hill  
Planner

The meeting minutes were approved on \_\_\_\_\_, \_\_\_\_\_ by a vote of \_\_\_\_\_.



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|                                                  |                              |               |
|--------------------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 4a                          | <b>Agenda Date</b> 2/13/2023 | <b>Number</b> |
| <b>Type</b> Public Hearing Agenda Items          |                              |               |
| <b>Department</b> Planning and Zoning Commission |                              |               |

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## Title

Consideration 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, of The Brunch District, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premises consumption at 3855 Glade Road, Suite 170. Alcoholic beverage sales for on-premises consumption is allowed in the PUD-R Planned Unit Development - Residential district with the approval of an SUP.

**Existing Conditions/Background:** The subject property is zoned PUD-R district and generally located on the south side of Glade Road, west of Heritage Avenue. The subject property is a platted lot and currently developed and will operate as The Brunch District.

## Proposed Special Use Permit:

*Request* – The applicant is requesting the approval of an SUP to allow alcoholic beverage sales for on-premises consumption in conjunction with the operating restaurant, The Brunch District. The applicant has not proposed the hours of operation as a component of the SUP request prior to the meeting.

*Ordinance* – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval, (3) submission of completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

Section 3.25 of the Land Development Code states that an SUP is to "allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood." Language is typically added for SUPs to automatically expire upon

the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.

Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.

Section 6-5 of the Code of Ordinances states that the restaurant's alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

**Analysis:** The location is in compliance with the distance requirements of the Code of Ordinances, and the applicant complies with the 60/40 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

**Surrounding Development:** The properties to the south and west are zoned PUD-R Planned Unit Residential district and developed with commercial retail and single-family uses. The property to the east is located in the City of Euless and is a commercial use. The property to the north is zoned CC-1 and is a Walgreens Pharmacy.

**Comprehensive Plan:** The City's comprehensive plan, Destination Colleyville, identifies the subject property as commercial in nature. Therefore, the proposed request meets the intent of the Comprehensive Plan.

**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) to authorize the sale of alcoholic beverages for on-premises consumption for The Brunch District Restaurant at 3855 Glade Road, Suite 170.

## **Recommendation**

Approve

## **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Site Plan 1
5. Site Plan 2
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Ordinance



# Aerial Map



**ZC23-001**

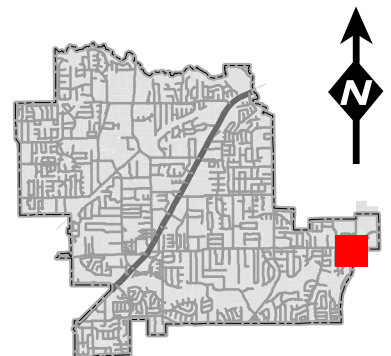
**3855 Glade Road, Suite 170**

**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.

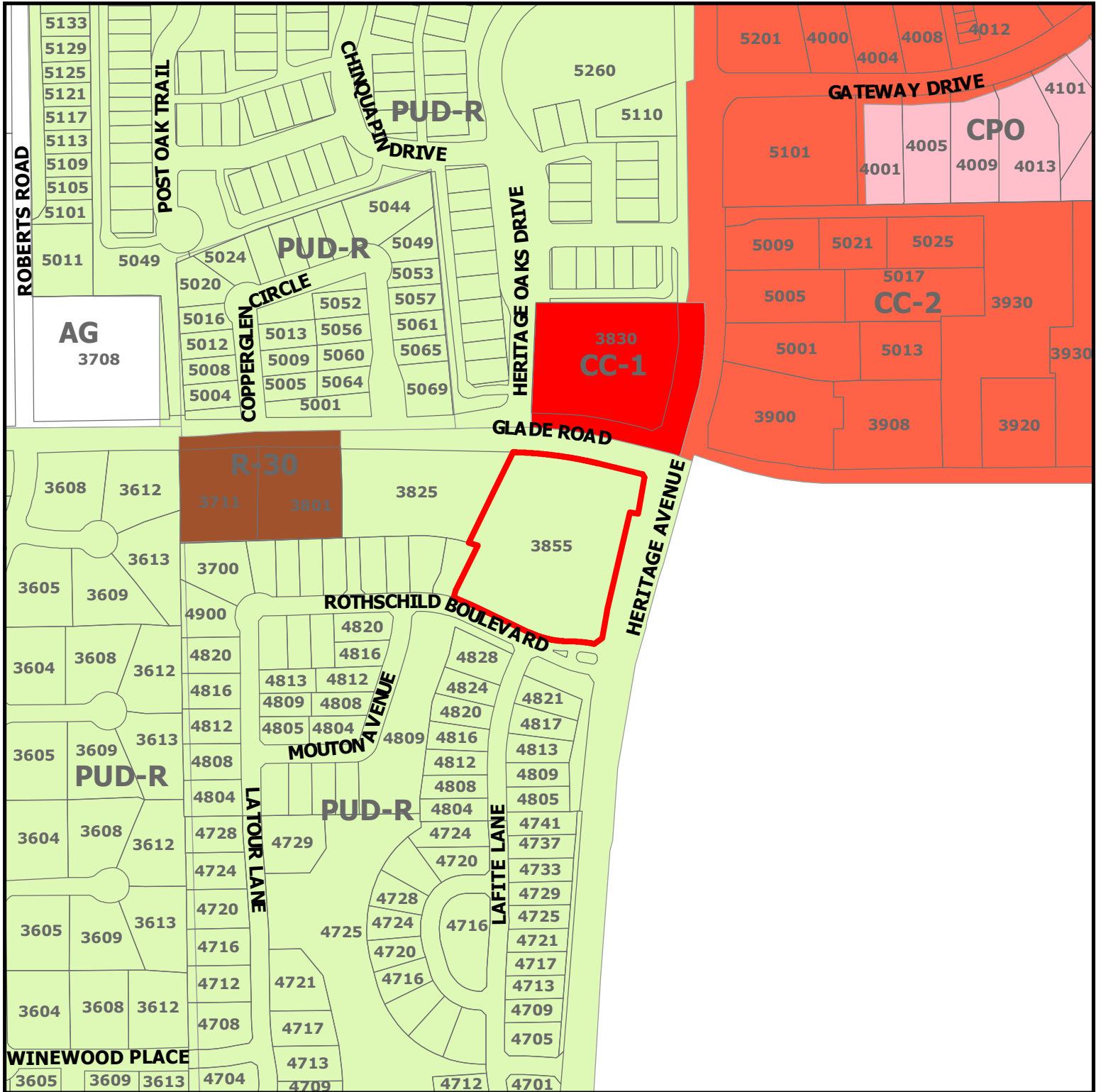


Subject Property





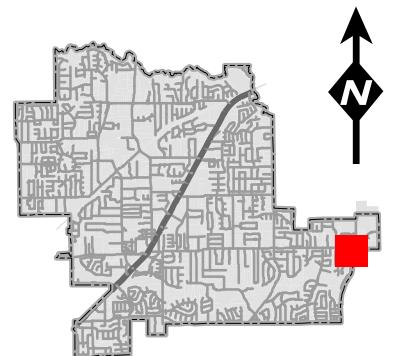
# Zoning Map



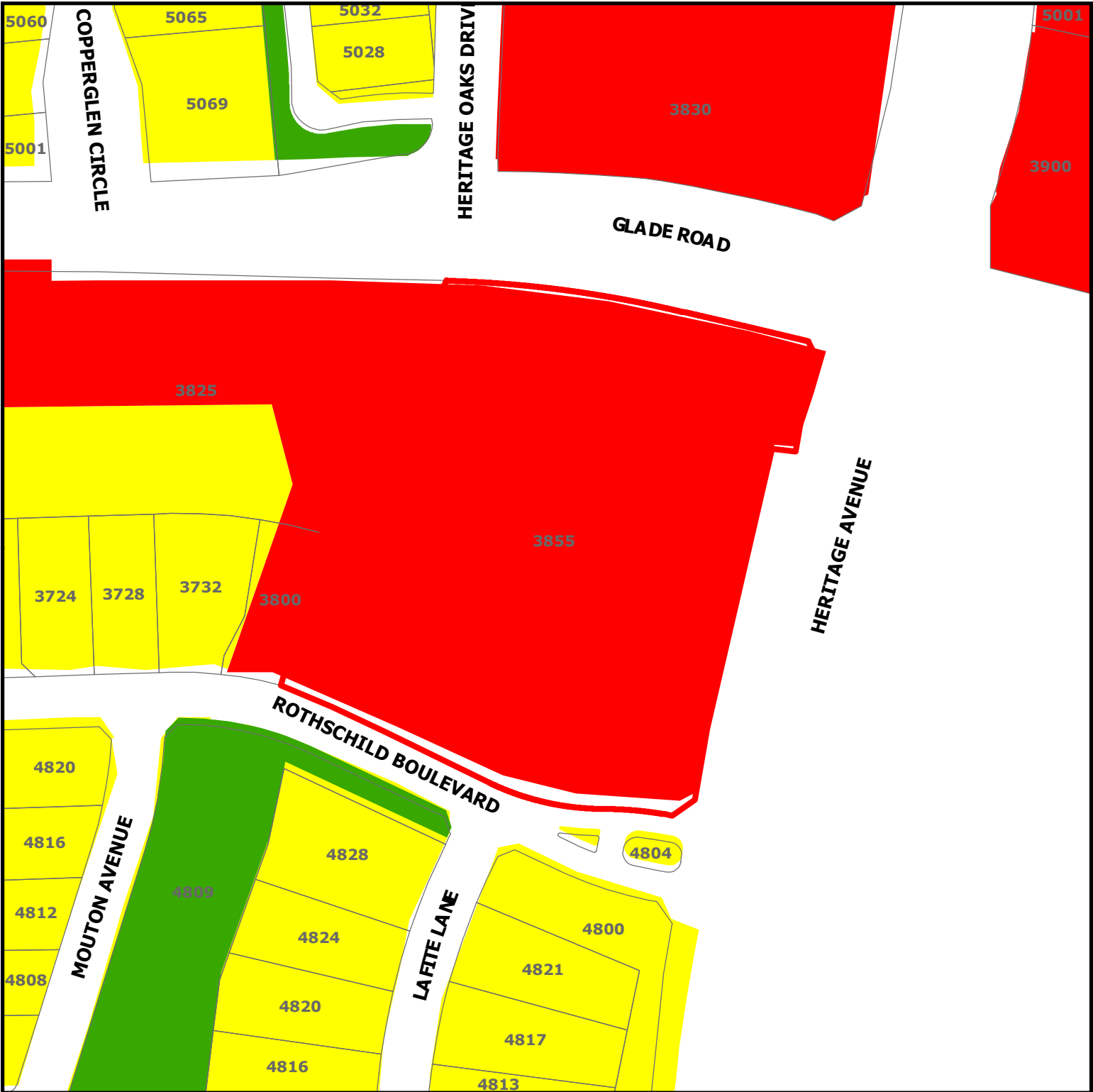
**ZC23-001**  
**3855 Glade Road, Suite 170**

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 Subject Property



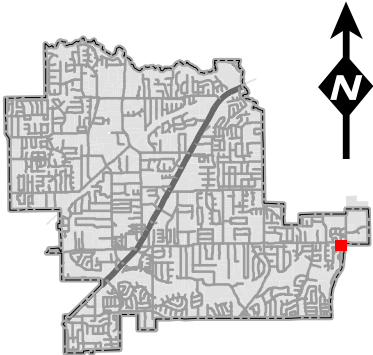
# Future Land Use Map



**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: CADWATER DATE/TIME: May 16, 2019 9:06am

**DEVELOPER**  
MONTAGE DEVELOPMENT, LLC  
5339 ALPHA ROAD, SUITE 200  
SOUTHLAKE, TX 76092  
817.944.4980 PH

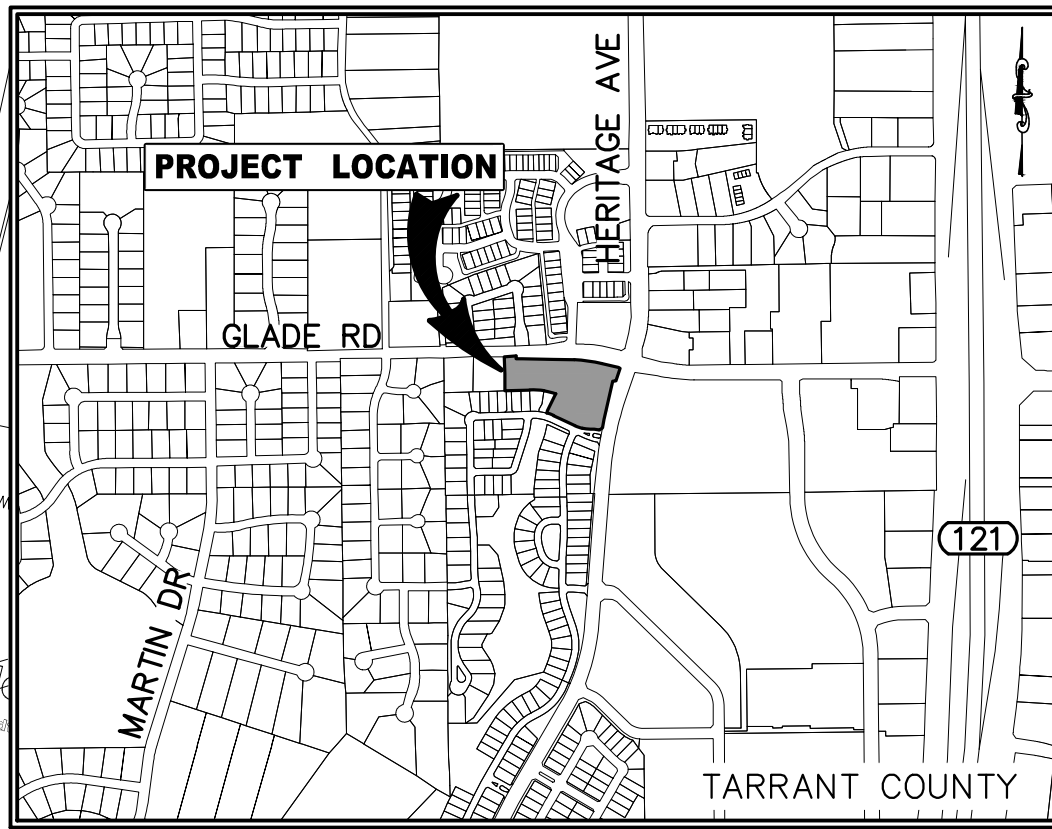
**ENGINEER**  
HPcivil Engineering, LLC  
5339 ALPHA ROAD, SUITE 300  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
JASON T. PYKA, P.E.

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

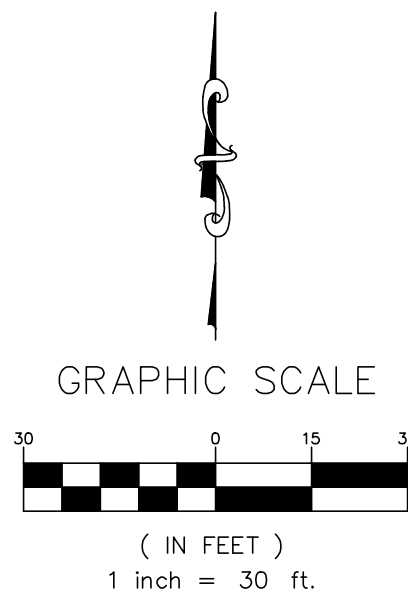
**SURVEYOR**  
REALSEAL OF TEXAS, LLC  
P.O. BOX 1006  
GODLEY, TEXAS 76044  
817.937.2655 PH  
JEREMY LUKE DEAL, R.P.L.S.

| LEGEND                                                                              |                                          |                                                                                       |                                                       |
|-------------------------------------------------------------------------------------|------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------|
|  | PROPOSED FIRELANE                        |  | PROP. GABION MATTRESS                                 |
|  | 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                      | ⚡ F.H.                                                                                | PROP. FIRE HYDRANT                                    |
|  | PROP. SAWCUT LINE                        | ⚡ FDC                                                                                 | PROP. FIRE DEPT. CONNECTION                           |
|  | EX. EASEMENT LINE                        |  | PROP. WATER METER AND VAULT                           |
|  | PROP. SANITARY SEWER LINE                |  | PROP. WATER METER                                     |
|  | PROP. WATER LINE                         | ⚡ WV                                                                                  | PROP. WATER VALVE                                     |
|  | EX. WATER LINE                           | ⚡ DCO                                                                                 | PROP. SEWER DOUBLE CLEANOUT                           |
|  | EX. SANITARY SEWER LINE                  | • CO                                                                                  | PROP. SEWER SINGLE CLEANOUT                           |
|  | EX. STORM LINE                           | ⊙ SSMH                                                                                | PROP. SEWER MANHOLE                                   |
|  | PROP. PROPERTY LINE                      |  | PROP. GREASE TRAP                                     |
|  | PROPERTY LINE OFF-SITE                   | ⌒                                                                                     | PROP. SIGN                                            |
|                                                                                     |                                          | G.I.                                                                                  | PROP. GRATE INLET                                     |
|                                                                                     |                                          | J.B.                                                                                  | PROP. JUNCTION BOX                                    |
|                                                                                     |                                          | C.I.                                                                                  | CURB INLET                                            |
|                                                                                     |                                          | Ⓟ                                                                                     | PARKING COUNT                                         |
|                                                                                     |                                          | M.E.A.P.U.E.                                                                          | 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

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

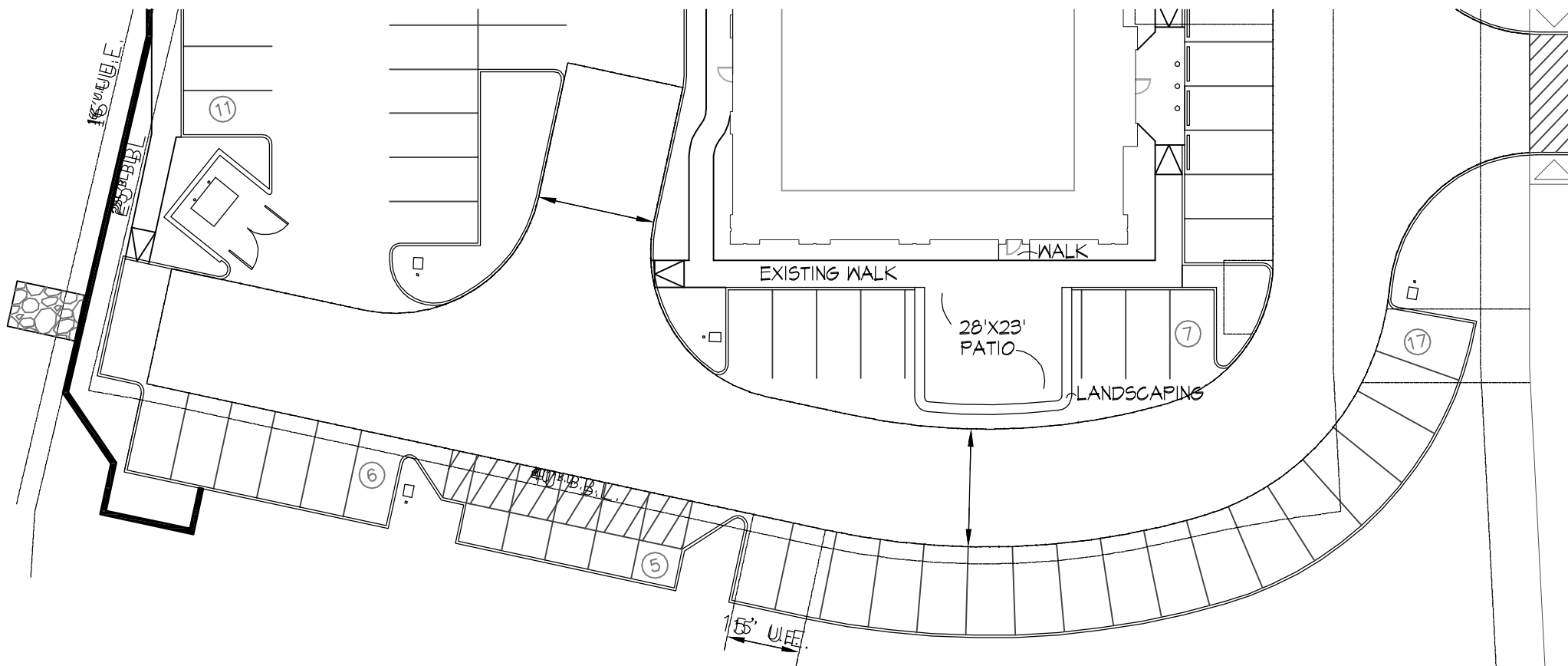
SHEET NO.

C0.4

HPCE #17-316

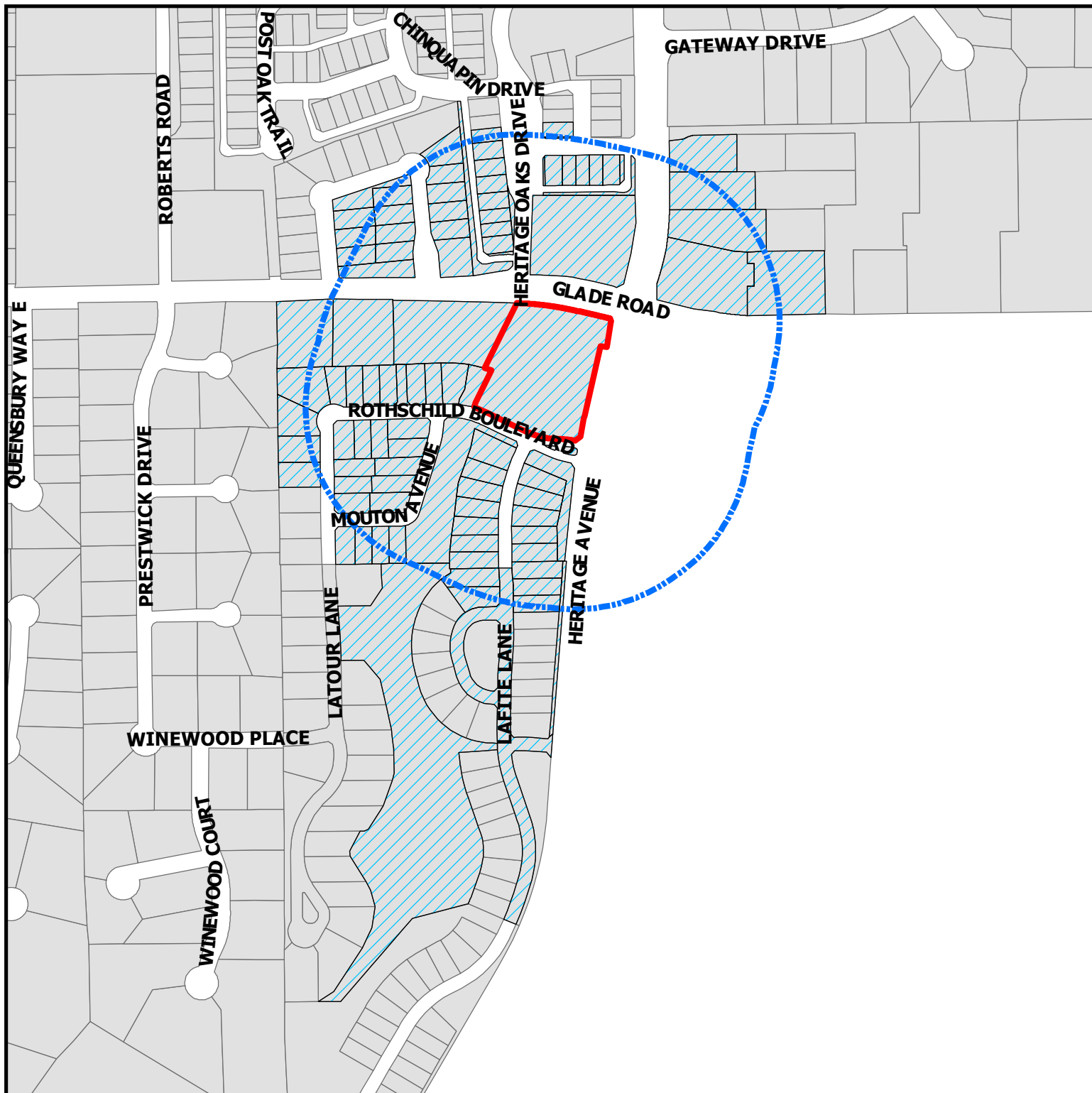
| Engineer of Record: JAL       |            |              |
|-------------------------------|------------|--------------|
| Drawn by: AA                  |            |              |
| Date Plotted: 5/16/2019       |            |              |
| Issue for Pricing / Bidding:  |            |              |
| Issue for Permit Application: |            |              |
| Issue for Construction:       |            |              |
| REVISIONS                     |            |              |
| #                             | DATE       | COMMENTS     |
| 1                             | 05/13/2019 | PHASING PLAN |





SITE PLAN - OPTION 3  
SCALE 1" = 20'

# Notification Map



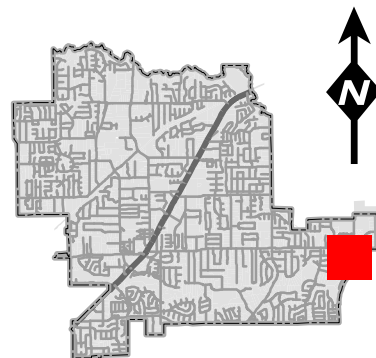
**ZC23-001**

**3855 Glade Road, Suite 170**

**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





## 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, February 13, 2023 at 7:00 p.m.**  
**City Council Meetings: Tuesday, March 7, 2023 & Tuesday, March 21, 2023 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premises Consumption. The purpose is to allow for the on-premises consumption of alcohol for a new restaurant business, The Brunch District.

**Zoning Case:** ZC23-001

**Applicant:** Myung Kim

**Owner:** Derrick Murway

**Location:** 3855 Glade Road, Suite 170

**Property Description:** Lot 2, Block A, 170 Players Addition

**Present Zoning:** PUD-R Planned Unit Development – Residential

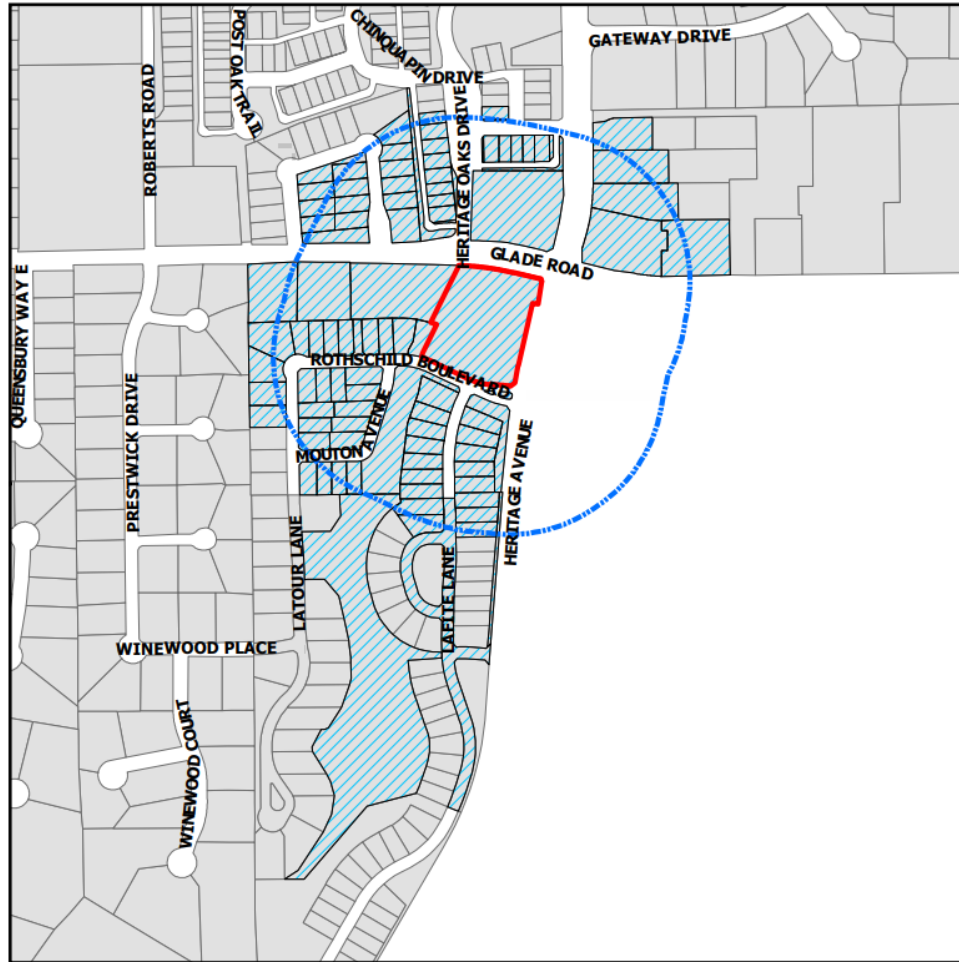
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

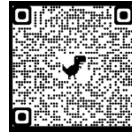
**Community Development Department  
City of Colleyville  
100 Main Street  
Colleyville, TX 76034**

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  
Planning Manager  
[jreyff@colleyville.com](mailto:jreyff@colleyville.com)



| Owner Name                     | Owner Address                 | Owner City        |
|--------------------------------|-------------------------------|-------------------|
| 353-365 BROADWAY REALTY LLC    | 101 N TRYON ST                | CHARLOTTE, NC     |
| ACOSTA, JOHNNY                 | 3716 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| ALAGARSAMY, LAKKUREDDI         | 3724 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| ALI, AHMED                     | 3917 BLACKJACK OAK DR         | COLLEYVILLE, TX   |
| ALLICK, SUZETTE                | 3913 BLACKJACK OAK DR         | COLLEYVILLE, TX   |
| BAHA INVESTMENTS LLC           | 10620 TREENA ST STE 230       | SAN DIEGO, CA     |
| BASU MODAK LLC                 | 7239 HERBOSO                  | GRAND PRAIRIE, TX |
| BENAVIDES, GABRIEL             | 4816 LAFITE LN                | COLLEYVILLE, TX   |
| BESSE, DANIEL                  | 4900 LATOUR LN                | COLLEYVILLE, TX   |
| BHAIDANI, SALIM                | 4437 LAFITE LN                | COLLEYVILLE, TX   |
| BHAT, PREVEEN KUMAR            | 5052 HERITAGE OAKS DR         | COLLEYVILLE, TX   |
| BIBEAU, GUY R                  | 5052 COPPERGLEN CIR           | COLLEYVILLE, TX   |
| BRACEVILLE LLC                 | 2501 KENSINGTON PL            | COLLEYVILLE, TX   |
| BRADFORD TRUST                 | 5005 COPPERGLEN CIR           | COLLEYVILLE, TX   |
| BRYANT, ROSIE                  | 5064 COPPERGLEN CIR           | COLLEYVILLE, TX   |
| CHARANIA, AMEEN                | 4828 LAFITE LN                | COLLEYVILLE, TX   |
| COLLEYVILLE ASSOC HERITAGE OAK | 4760 PRESTON RD STE 244-238   | FRISCO, TX        |
| COLLINS FAMILY TRUST           | 4820 LATOUR LN                | COLLEYVILLE, TX   |
| COMER, CLARENCE                | 5056 COPPERGLEN CIR           | COLLEYVILLE, TX   |
| COPPERGLEN ADDITION            | PO BOX 323                    | COLLEYVILLE, TX   |
| COPPERGLEN HOA INC             | PO BOX 1901                   | COLLEYVILLE, TX   |
| CORDELL, ELLEN A               | 4804 MOUTON AVE               | COLLEYVILLE, TX   |
| CREEKSIDE AT COLLEYVILLE HOA   | 106 N DENTON TAP RD # 210-375 | COPELL, TX        |
| FROST, HOWARD M                | 5009 COPPERGLEN CIR           | COLLEYVILLE, TX   |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE          | GRAPEVINE, TX     |
| GREENWAY GLADE PARTNERS LP     | 2808 FAIRMOUNT ST STE 100     | DALLAS, TX        |
| GUO, JINGHUA                   | 3708 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| GUPTA, PRATEEK                 | 4813 LAFITE LN                | COLLEYVILLE, TX   |
| HASAN, AARESH                  | 3713 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| HOLDER, JAMES                  | 5053 COPPERGLEN CIR           | COLLEYVILLE, TX   |
| HOUGHTON, JUSTIN               | 3728 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| HOVHANNISYAN, HAYK             | 4733 LAFITE LN                | COLLEYVILLE, TX   |
| HUNTINGTON BEACH PROPERTIES    | 151 PLAYERS CIR               | SOUTHLAKE, TX     |
| JAYARAM, SHANKAR               | 4820 LAFITE LN                | COLLEYVILLE, TX   |
| JEANS, COURNTEY                | 5049 COPPERGLEN CIR           | COLLEYVILLE, TX   |
| JOSHI, ANUSHA                  | 4805 LAFITE LN                | COLLEYVILLE, TX   |
| KASTNER, CHRISTOPHER M         | 4724 LAFITE LN                | COLLEYVILLE, TX   |
| KIM, MYUNG                     | 9779 GAYLORD PKWY STE 319     | FRISCO, TX        |
| KRUSH, ANDREW                  | 4808 MOUTON AVE               | COLLEYVILLE, TX   |
| LAKHANI, SAHANAWAZ             | 4813 LATOUR LN                | COLLEYVILLE, TX   |
| LIU, XIN                       | 4804 LAFITE LN                | COLLEYVILLE, TX   |
| LUCAS, TAMA                    | 5060 HERITAGE OAKS DR         | COLLEYVILLE, TX   |
| MAGAN, KRISHAN                 | 4817 LAFITE LN                | COLLEYVILLE, TX   |
| MALLICK, HIMANSU               | 4809 LAFITE LN                | COLLEYVILLE, TX   |
| MARTINS VERAS FAMILY RLT       | 3705 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| MDC-HERITAGE OAKS ESTATES LTD  | 545 E JOHN CARPENTER FWY      | IRVING, TX        |
| MILLER, DEBRA                  | 5028 HERITAGE OAKS DR         | COLLEYVILLE, TX   |
| MINDIOLA, JUAN C               | 3925 BLACKJACK OAK DR         | COLLEYVILLE, TX   |
| MOHAMED, ABDUL-AZIZ            | 3704 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| MOSS, SCOTT                    | 4816 MOUTON AVE               | COLLEYVILLE, TX   |
| MURWAY, DERICK                 | 151 PLAYERS CIR STE 200       | SOUTHLAKE, TX     |
| NAGABHUSHAN, MEGHNA            | 3709 ROTHSCCHILD BLVD         | COLLEYVILLE, TX   |
| NAGUBOINA, RAMESH              | 3929 BLACKJACK OAK DR         | COLLEYVILLE, TX   |
| NGUYEN, LISA HONG              | 4809 LATOUR LN                | COLLEYVILLE, TX   |

|                               |                           |                 |
|-------------------------------|---------------------------|-----------------|
| PALMER, STACY                 | 3712 ROTHSCHILD BLVD      | COLLEYVILLE, TX |
| PATEL, CHANDRAKALA            | 2520 NE 28TH ST           | FORT WORTH, TX  |
| PATEL, HIRENKUMAR             | 4737 LAFITE LN            | COLLEYVILLE, TX |
| PATEL, PREMAL                 | 4816 LATOUR LN            | COLLEYVILLE, TX |
| PATEL, SAGAR                  | 4821 LAFITE LN            | COLLEYVILLE, TX |
| PIRANI, SALIMA                | 5013 COPPERGLEN CIR       | COLLEYVILLE, TX |
| POLAKALA, REKHA               | 5048 HERITAGE OAKS DR     | COLLEYVILLE, TX |
| PRESSON, ERIC W               | 3717 MOUTON AVE           | COLLEYVILLE, TX |
| PURDY, JULIE                  | 4808 LAFITE LN            | COLLEYVILLE, TX |
| RAMIREDDY, CHANDRASEKHAR      | 3709 MOUTON AVE           | COLLEYVILLE, TX |
| RASHID, KARIM                 | 4812 MOUTON AVE           | COLLEYVILLE, TX |
| RECTOR, BEVERLY               | 5060 COPPERGLEN CIR       | COLLEYVILLE, TX |
| ROSSO, PATRICK                | 3933 BLACKJACK OAK DR     | COLLEYVILLE, TX |
| ROY, MATHEW                   | 4820 MOUTON AVE           | COLLEYVILLE, TX |
| SAINT MARY'S ROMANIAN ORTH CH | 3801 GLADE RD             | COLLEYVILLE, TX |
| SAMANT, VIPUL                 | 4805 LATOUR LN            | COLLEYVILLE, TX |
| SANDOVAL, ALEXANDER           | 5036 HERITAGE OAKS DR     | COLLEYVILLE, TX |
| SCOTT, LARRY P                | PO BOX 1159               | DEERFIELD, IL   |
| SHA, CHANG                    | 5056 HERITAGE OAKS DR     | COLLEYVILLE, TX |
| SHARP, LINDA CAROLYN          | 5061 COPPERGLEN CIR       | COLLEYVILLE, TX |
| SHI, LILI                     | 3732 ROTHSCHILD BLVD      | COLLEYVILLE, TX |
| SIDDIQUI, IRMAN               | 3713 MOUTON AVE           | COLLEYVILLE, TX |
| THAKUR, AJAY                  | 4824 LAFITE LN            | COLLEYVILLE, TX |
| THIRUVEEDULA, THIRUMALESWARA  | 3705 MOUTON AVE           | COLLEYVILLE, TX |
| TUTTLE, TODD E                | 5044 HERITAGE OAKS DR     | COLLEYVILLE, TX |
| VARGHESE, ALFRED              | 4741 LAFITE LN            | COLLEYVILLE, TX |
| VOTAW, ROBERT B               | 5032 HERITAGE OAKS DR     | COLLEYVILLE, TX |
| WANG, JULIE                   | 5065 COPPERGLEN CIR       | COLLEYVILLE, TX |
| WARD, IRVING B                | 5057 COPPERGLEN CIR       | COLLEYVILLE, TX |
| WINSTEAD, SCOTT               | 4812 LAFITE LN            | COLLEYVILLE, TX |
| WLO ENTERPRISES INC           | 5005 HERITAGE AVE STE 100 | COLLEYVILLE, TX |
| XU, YAN                       | 4720 LAFITE LN            | COLLEYVILLE, TX |

## **ORDINANCE O-23-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 2, BLOCK A OF THE 170 PLAYERS ADDITION, LOCATED AT 3855 GLADE ROAD, SUITE 170, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; 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 the Sale of Alcoholic Beverages for On-Premise Consumption for Case No. ZC23-001; 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 changing the zoning on Lot 2, Block A, of the 170 Players Addition, located at 3855 Glade Road, Suite 170, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premises

consumption, as depicted on Exhibit "A" Exhibit "B" and Exhibit "C".

- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code 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 sale of alcoholic beverages for on-premises consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premises consumption alcohol sales by this Special Use Permit shall be called "The Brunch District".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

**2. HOURS OF OPERATION**

- a. The hours of operation shall not exceed the following schedule:

Monday - Sunday: \_\_\_\_\_ a.m. – \_\_\_\_\_ p.m.

- 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 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 7<sup>th</sup> day of March 2023.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of March 2023.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 21<sup>st</sup> DAY OF MARCH 2023.

|                        |                                 |       |
|------------------------|---------------------------------|-------|
| Mayor Bobby Lindamood  | _____ Mayor Pro Tem Kathy Wheat | _____ |
| Place 1, Brandi Elder  | _____ Place 5, Chuck Kelley     | _____ |
| Place 2, George Bond   | _____ Place 6, Callie Rigney    | _____ |
| Place 4, George Dodson | _____                           |       |

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

## Exhibit "A" – Zoning Map

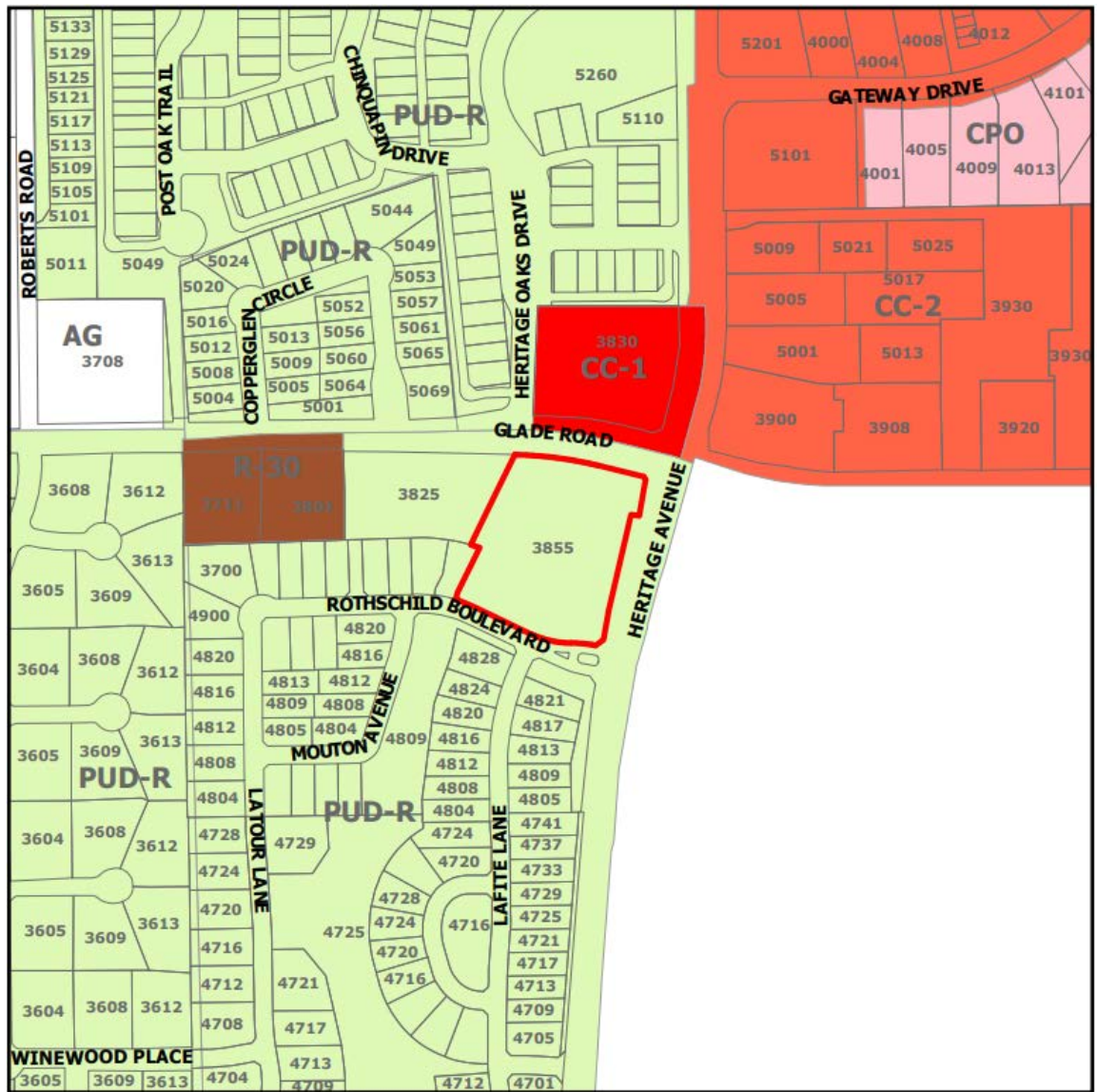


Exhibit “B” – Aerial Map





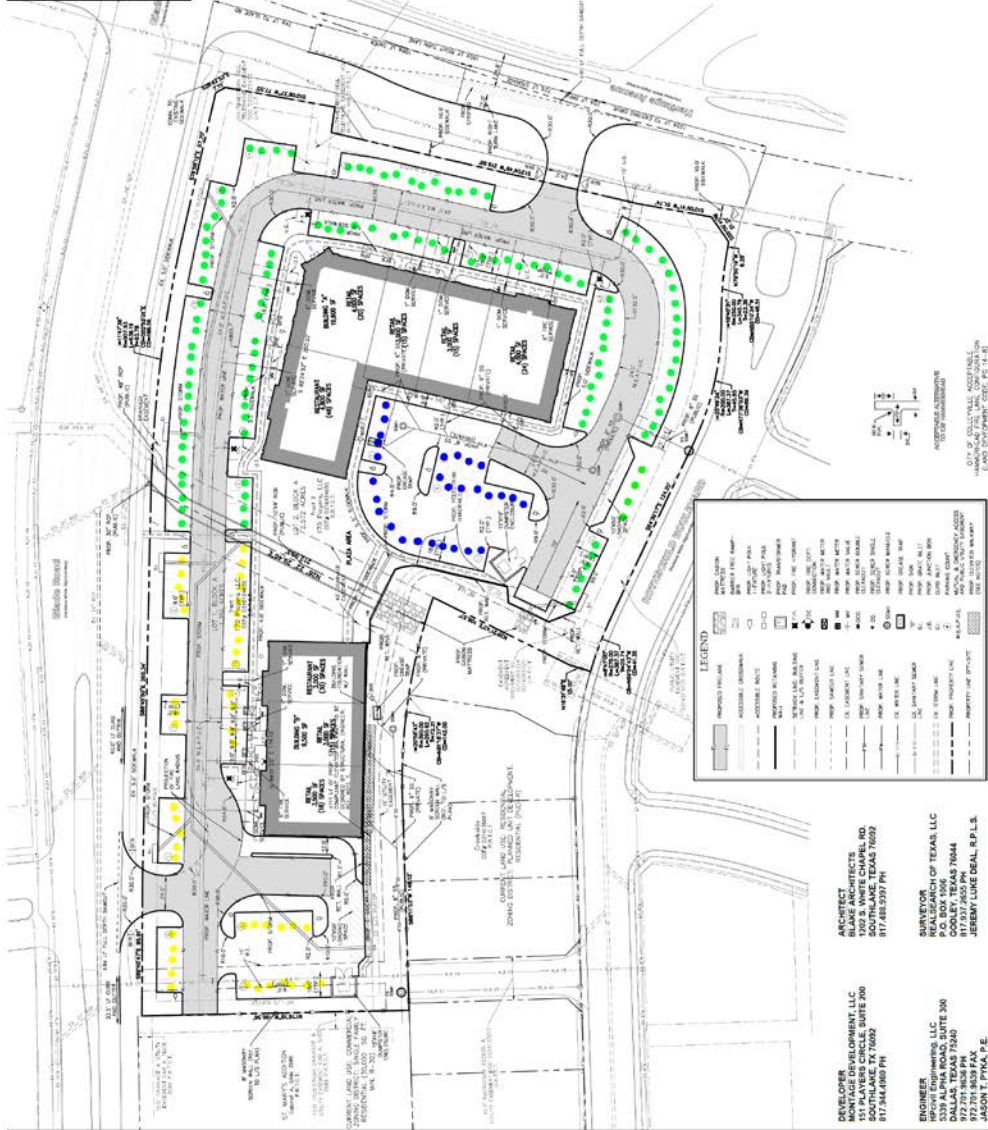
[illegible]

## NOTES

| SITE DATA SUMMARY TABLE |                         |                        |
|-------------------------|-------------------------|------------------------|
| ZONING                  | PROPOSED LAND USE       | PAGE #                 |
|                         | LOT AREA                | 825,346.00 / 0.10 A    |
|                         |                         | 751,000.00 / 0.73 A 02 |
|                         | BUILDING AREA           | 0.000 0'               |
|                         | POOL AREA               | 0.000 0'               |
|                         | BUILDING HEIGHT         | 00' 0" (1 STORY)       |
|                         | APPROX. LOT COVERAGE    | 0.000 0' / 0.00 A      |
|                         | STANDARD REQUIRED       | 0.000 0'               |
|                         | STANDARD 1.00' / 0.00 A | 0.000 0'               |
|                         | STANDARD 2.00' / 0.00 A | 0.000 0'               |
|                         | TOTAL                   | 0.000 0'               |
|                         | TOTAL PARKING REQUIRED  | 0.000 0'               |

## BENCHMARKS

The following table shows the results of the tests of the three systems. The results are given in terms of the number of pages per second (PPS) and the number of pages per minute (PPM). The results are given for the three systems: the IBM 4381, the IBM 4381 with the IBM 4381-1, and the IBM 4381 with the IBM 4381-2. The results are given for the three systems: the IBM 4381, the IBM 4381 with the IBM 4381-1, and the IBM 4381 with the IBM 4381-2.



**DEVELOPER**  
**CONSTRUCTION**  
 151 PLAYERS CIRCLE SUITE 200  
 SOUTHLAKE, TX 76092  
 817.344.4900 PH

**ARCHITECT**  
**CONSTRUCTORS**  
 1202 S. WHITE CHAPEL RD.  
 SOUTH LAKE, TEXAS 76092  
 817.488.5397 PH

**ENGINEER**  
**CONSULTING**  
 5339 ALPHA ROAD SUITE 200  
 DALLAS, TEXAS 75240  
 972.701.8038 PH  
 JASON T. MYKA, P.E.

**SURVEYOR**  
**OF TEXAS, LLC**  
 P.O. BOX 1006  
 CODY, TEXAS 76044  
 817.917.2655 PH  
 JEREMY LOVE REAL, R.P.L.S.

**DEVELOPER**  
MONTAGE DEVELOPMENT, LLC  
151 PLAYERS CIRCLE, SUITE 200  
SOUTHLAKE, TX 76092  
817.544.4960 PH

**ENGINEER**  
HPCivil Engineering, LLC  
5339 ALPHA ROAD, SUITE 200  
DALLAS, TEXAS 75240  
972.701.9636 PH  
972.701.9639 FAX  
JASON T. PYKA, P.E.

**SURVEYOR  
REAL ESTATE  
P.O. BOX 10  
GOOLEY, TE  
817.937.2655  
JEREMY LUI**

SOUTH OF TEXAS, LLC  
 506  
 DALLAS 76044  
 5 PM  
 MAKE DEAL, R.P.L.S.



# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

| Agenda Number 4b                                 | Agenda Date 2/13/2023 | Number |
|--------------------------------------------------|-----------------------|--------|
| <b>Type</b> Public Hearing Agenda Items          |                       |        |
| <b>Department</b> Planning and Zoning Commission |                       |        |

## Title

Consideration 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 owner, has submitted a request for a Special Use Permit (SUP) for a commercial accessory building on Lot 16R2, Block 1, Colleyville Industrial Park, being approximately 0.71 acres, and zoned ML Light Manufacturing district. The purpose is to allow for a new detached cabana and fireplace for the business known as Yard Art.

**Existing Conditions/Background:** The subject property, 6407 Colleyville Boulevard, has ML zoning and is located on the east side of Colleyville Boulevard north of the intersection with Tinker Road. The subject property has an existing business known as Yard Art.

## SUP Request:

Request – The applicant is requesting for a new detached accessory building of 264 s.f. to replace an existing gazebo.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes Accessory Buildings located in Non-residential Zoning Districts:

1. Commercial accessory buildings may be located within approved non-residential districts subject to the following conditions:

- Limited to one (1) accessory building per platted lot.
- Must be located to the rear of the primary building and not visible from adjacent roadways.
- The use of the accessory building must be ancillary to the primary use.
- Exterior walls shall be of the same materials as used with the primary structure.
- Located in such a manner as to not impede, impair or endanger vehicular traffic on the property.



**Analysis:** Any request for an accessory building for a commercial business shall only be authorized after approval of a Special Use Permit by the City Council.

**Plat Status:** The property is platted as Lot 16R2, Block 1, in the Colleyville Industrial Park Addition.

**DRC Review:** The DRC met on January 23, 2023 and had no comments and scheduled Case ZC23-002 with the Planning and Zoning Commission on February 13th and City Council on March 7th and the 21st.

**Drainage:** NA

**Surrounding Development:** The property to the east zoned ML Light Manufacturing district and is improved with a commercial use. The property to the north is zoned has CC-1 Shopping Center district and is improved with a commercial business. The property to the south is zoned Planned Unit Development Commercial district and is improved with a self-storage facility.

**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 request.

## **Recommendation**

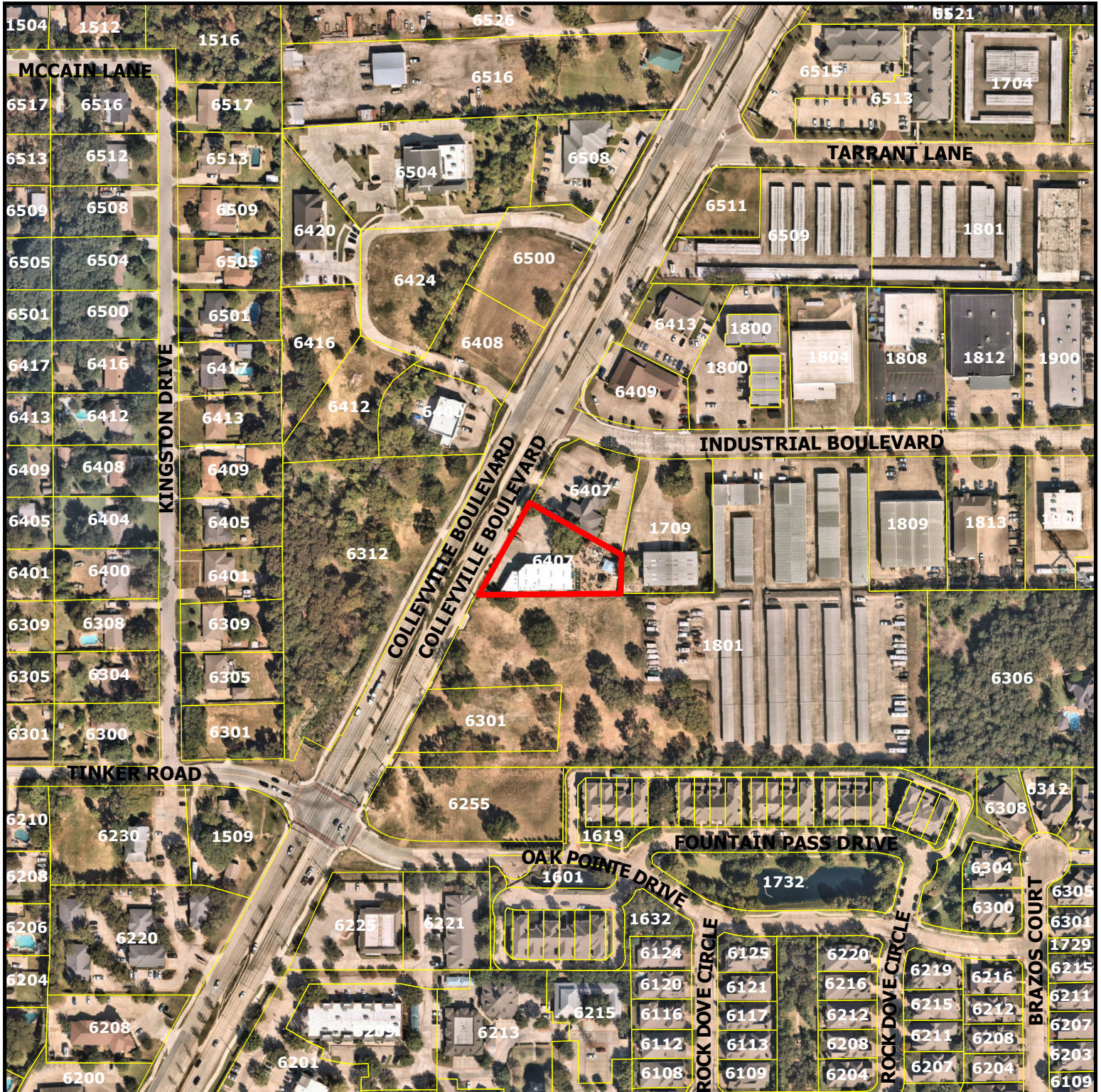
Approve

## **Attachments**

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



# Aerial Map



**ZC23-002**

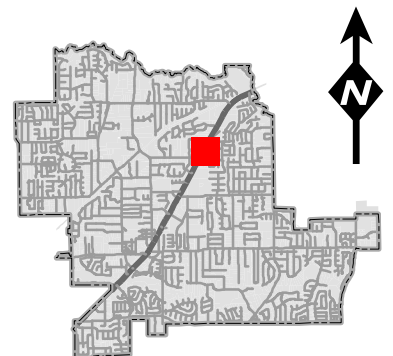
**6407 Colleyville Boulevard**

**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.

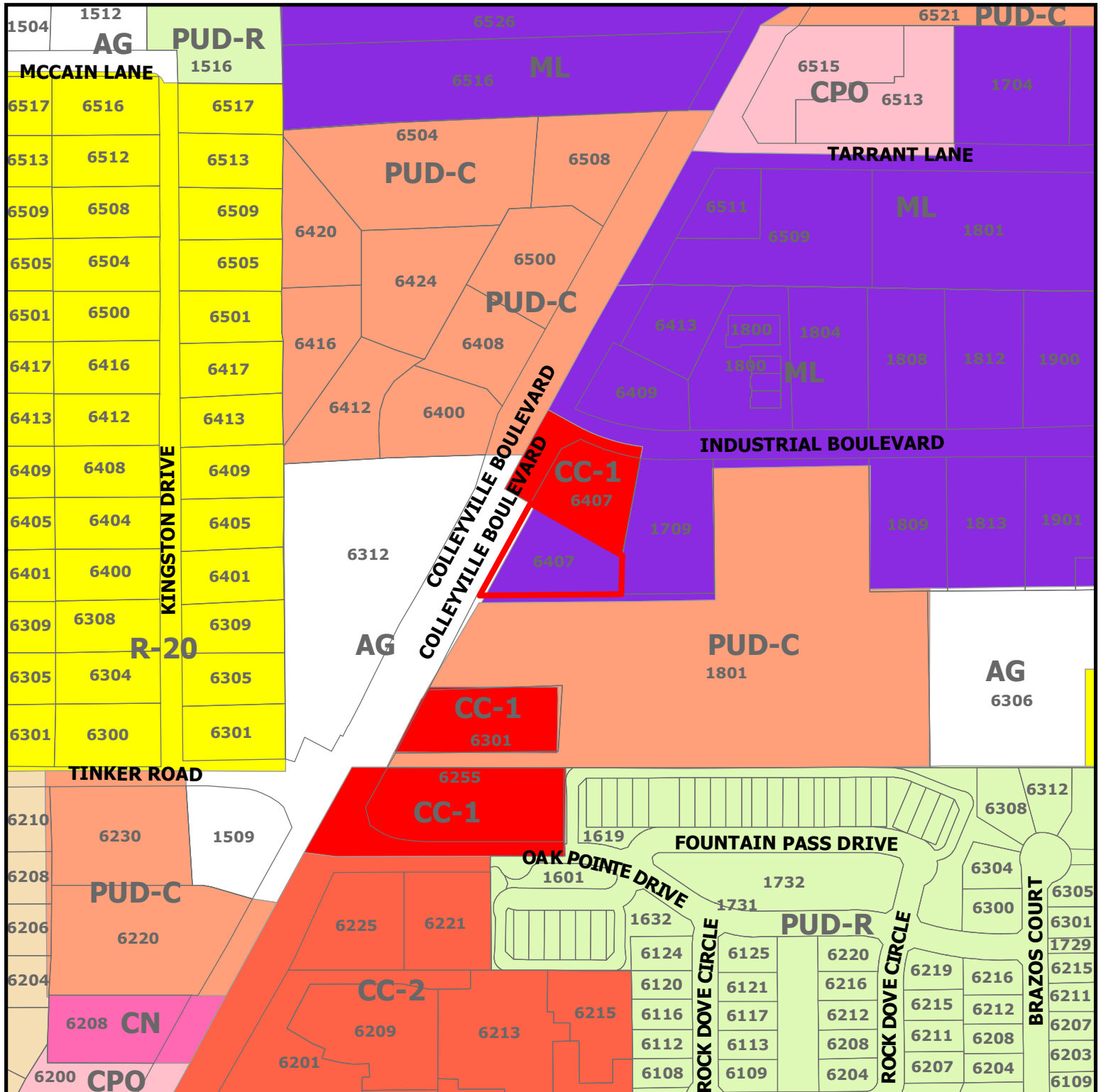


Subject Property





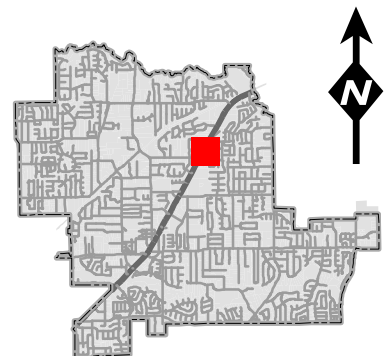
# Zoning Map



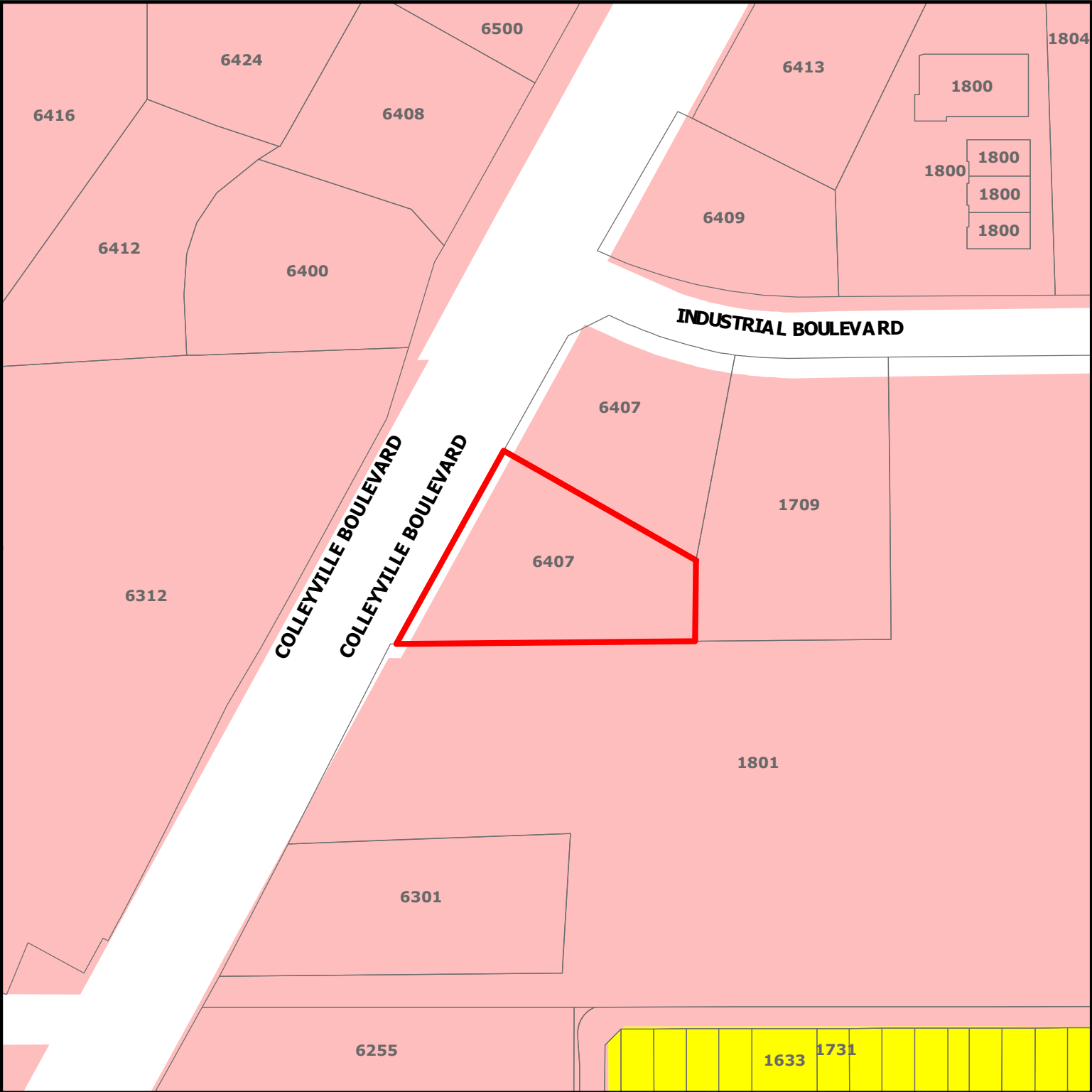
**ZC23-002**  
**6407 Colleyville Boulevard**

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 Subject Property



# Future Land Use Map

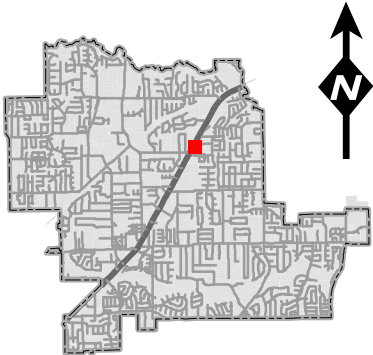


**ZC23-002**

**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

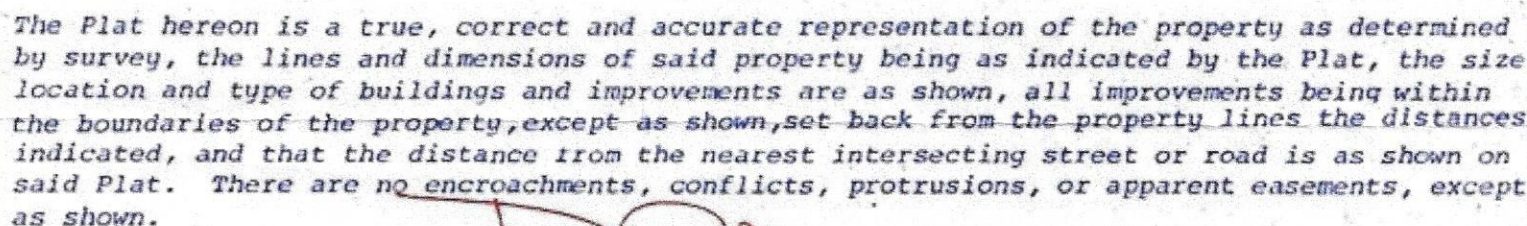
The proposed cabana will be used for outdoor furniture display and to provide clients with a place of shade during the hot months of the summer.

Thank you,  
William Yarborough  
[www.prodecktexas.com](http://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

HURST, TEXAS

DATE 2-11-94

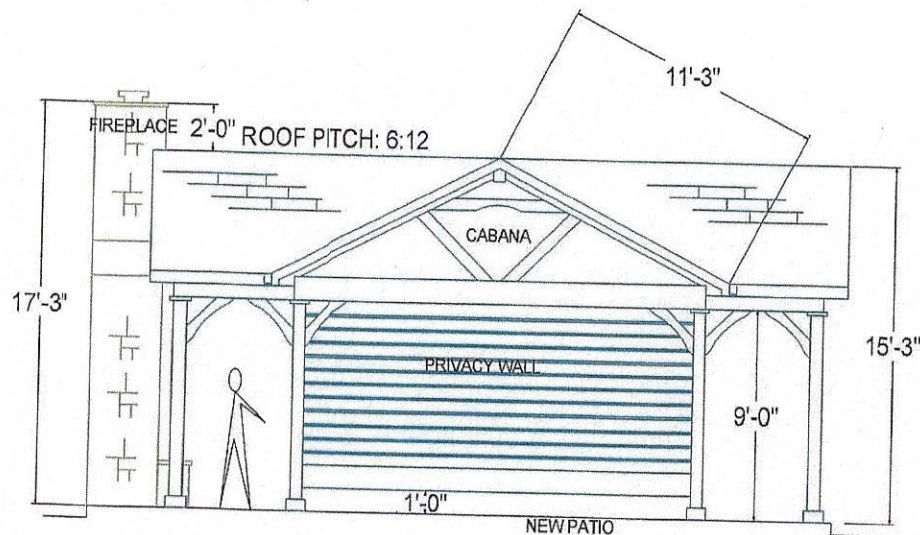
No. 94-46

Q.D. # 93-523



## FRONT ELEVATION

1/8"=12"

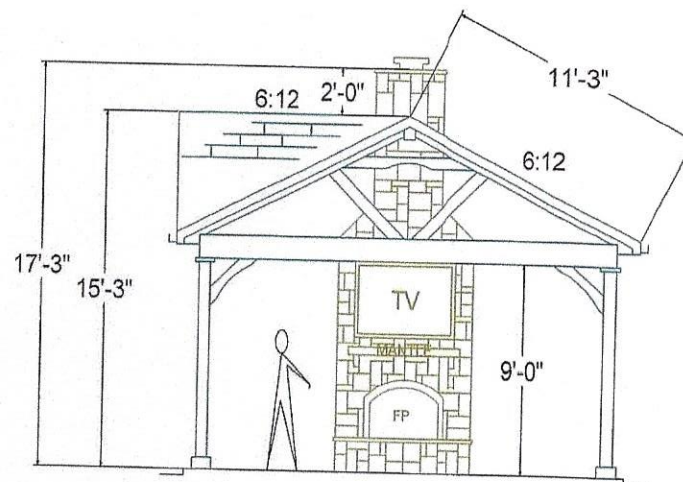


GABLED ROOF CABANA:  
WESTERN RED ROUGH CEDAR  
6X6 CEDAR POSTS,  
6X12 CEDAR BEAMS,  
2X12 CEDAR RIDGE BEAM,  
2X8 PINE RAFTERS-16" OC,  
SIMPSON JOIST HANGERS,  
HURRICAN CLIPS FOR BEAM TO JOIST CONNECTION,  
2X8 HIP MEMBERS,  
TONGUE AND GROOVE CEILING FOLLOWING THE SLOPE OF RAFTERS,  
1/2 OSB ROOF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



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CHARGED TO HOMEOWNER.  
W.C.Y.

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

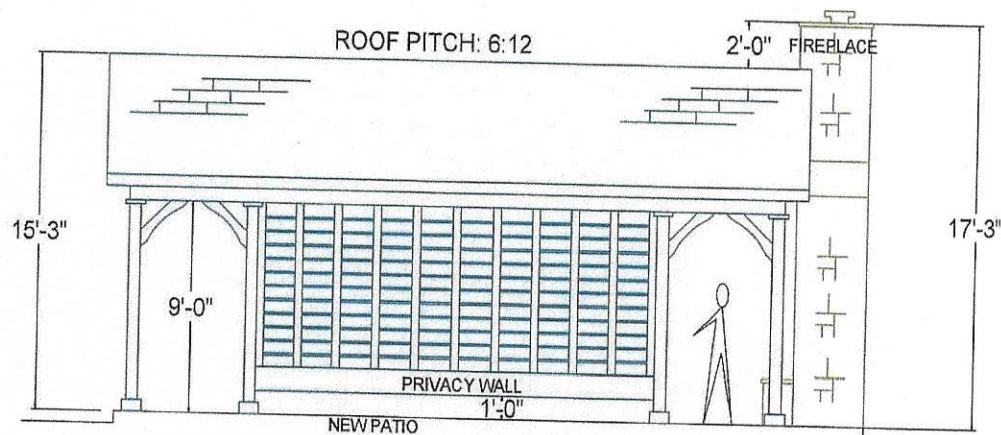


F-9824  
12/22/22

This stamp means  
that this plans  
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,  
1/2 OSB ROOF DECKING,  
COMPOSITION SHINGLES,  
2X4 FRAMING AND 1X6 SLATS FOR PRIVACY WALL,  
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TO CONCRETE SLAB USING 5/8" ANCHOR BOLTS.

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YARD ART  
6407 COLLEYVILLE BLVD  
COLLEYVILLE, TEXAS

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OFFICE: 972-842-3296

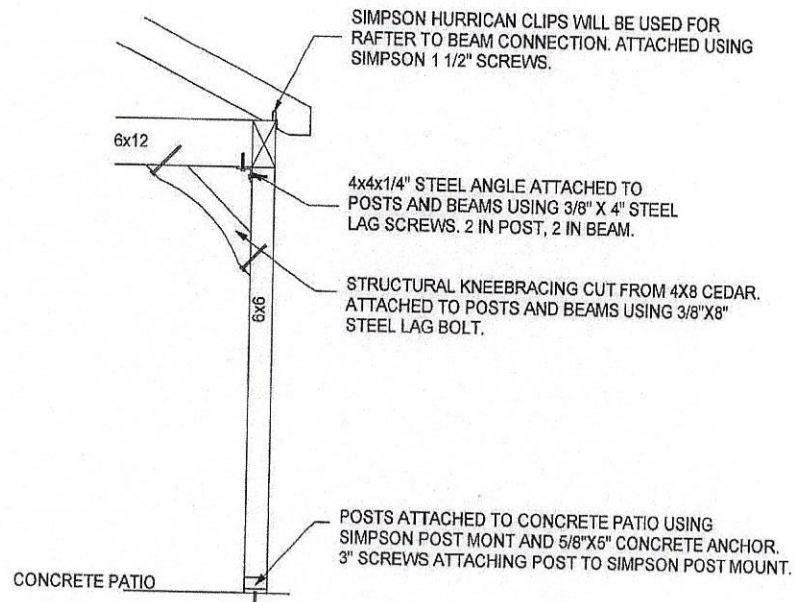
DATE: 10-14-2022

DESIGNER: WCY



### ATTACHMENT DETAILS

1/4"=12"



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



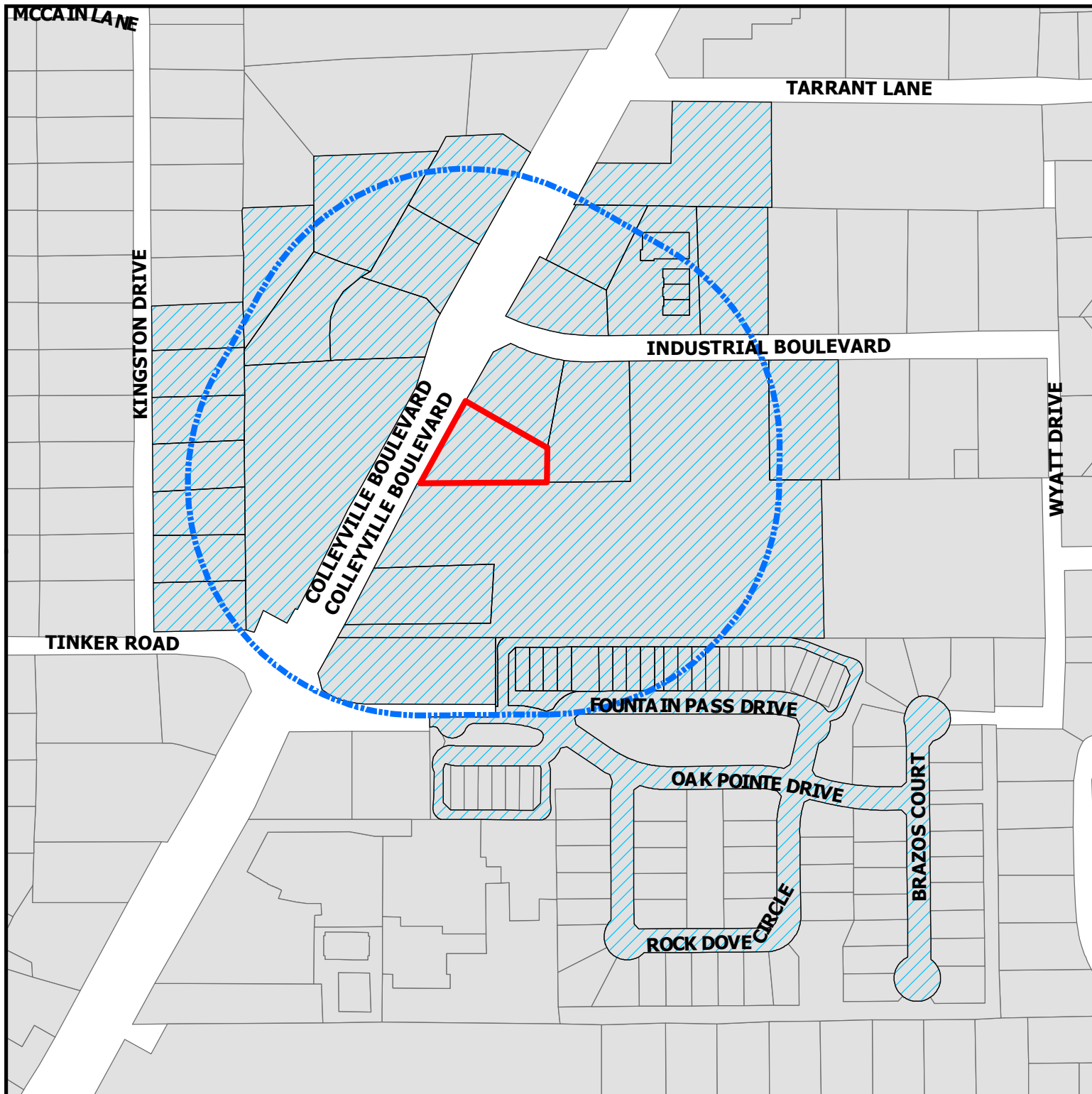
F-9824  
12/22/22

YARD ART  
6407 COLLEYVILLE BLVD  
COLLEYVILLE, TEXAS

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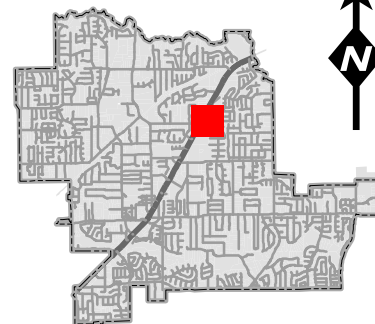
# Notification Map



**ZC23-002**  
**6407 Colleyville 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
-  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, February 13, 2023 at 7:00 p.m.**  
**City Council Meetings: Tuesday, March 7, 2023 & Tuesday, March 21, 2023 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit for a commercial accessory building. The purpose is to allow for a detached cabana and fire place for the business, Yard Art Patio & Fireplace.

**Zoning Case:** ZC23-002

**Applicant:** William Yarborough

**Owner:** Yard Art

**Location:** 6407 Colleyville Boulevard

**Property Description:** Lot 16R2, Block 1, Colleyville Industrial Park

**Present Zoning:** ML Light Manufacturing

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.

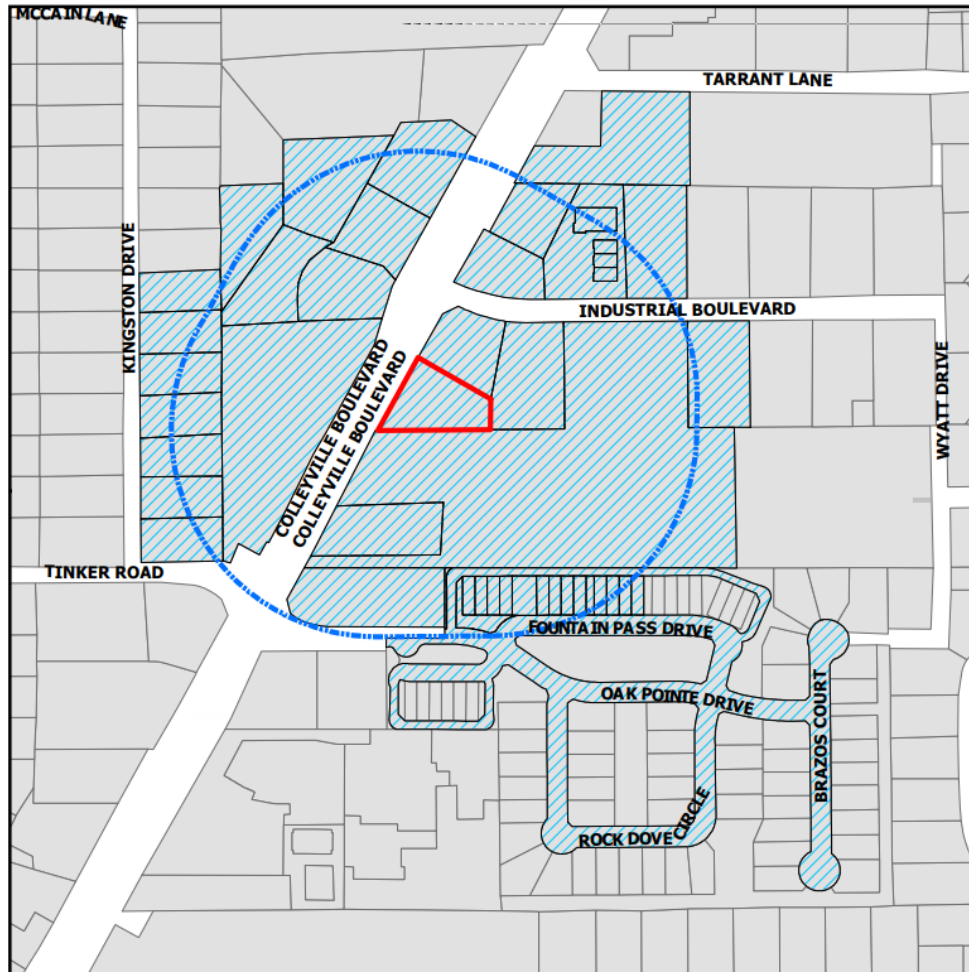
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

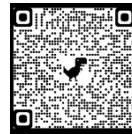
If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



## 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  
Planning Manager  
[jreyff@colleyville.com](mailto:jreyff@colleyville.com)

| Owner Name                    | Owner Address                  | Owner City      |
|-------------------------------|--------------------------------|-----------------|
| ADDITIONAL SELF STORAGE LP    | 2964 LBJ FRWY STE 400          | DALLAS, TX      |
| AGARWAL, AKSHAY               | 6434 MALAGA                    | IRVING, TX      |
| AMERICA'S STORAGE             | 4311 OAK LAWN AVE STE 360      | DALLAS, TX      |
| BITTICK, EDWARD D             | 6405 KINGSTON                  | COLLEYVILLE, TX |
| BOLTON, MICHAEL S             | 1821 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| CAMPBELL DAVID L              | 1637 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| COMBINED ENTERPRISES INC      | 1802 INDUSTRIAL BLVD           | COLLEYVILLE, TX |
| DAEMS, CHRISTIANE L           | 1741 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| DWYER, STACY H                | 5511 CLERMONT CT               | COLLEYVILLE, TX |
| FISH, ROBERT                  | 6401 KINGSTON                  | COLLEYVILLE, TX |
| GRAPEVINE COLLEYVILLE ISD     | 3051 IRA E WOODS AVE           | GRAPEVINE, TX   |
| HATCHER, LESLIE               | 1721 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| HILDRETH, BRADLEY E           | 6409 KINGSTON                  | COLLEYVILLE, TX |
| HORN, BILLY J                 | 2604 FM 514                    | YANTIS, TX      |
| INGRAM, BEVERLY               | 212 STRATFORD CT               | HURST, TX       |
| KNOX, GARY                    | 1629 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| NELLAHOUND HOLDINGS LLC       | 6413 COLLEYVILLE BLVD          | COLLEYVILLE, TX |
| PAUL AND ANNE MINSHULL RLT    | 1725 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| PUBLIC INDUSTRIAL PROPERTY CO | 2694 LBJ FRWY STE 400          | DALLAS, TX      |
| ROWE, SCOTT                   | 6500 CHAMPION WAY              | COLLEYVILLE, TX |
| SAMIDON HOLDING LLC           | 6407 COLLEYVILLE BLVD          | COLLEYVILLE, TX |
| SANDERS, BAILEY               | 6305 KINGSTON                  | COLLEYVILLE, TX |
| SHMAISANI 26 HOLDINGS LLC     | 3001 BROWN TRL STE 101         | BEDFORD, TX     |
| SNEED, FRANK                  | 6309 KINGSTON                  | COLLEYVILLE, TX |
| SPARKS SOUTHWEST INC          | 1804 INDUSTRIAL BLVD           | COLLEYVILLE, TX |
| TACCONI, EUGENIO              | 1617 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| THE STEPHANIE MCKENNON RLT    | 1733 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| TIERNEY, THOMAS A             | 1709 INDUSTRIAL BLVD           | COLLEYVILLE, TX |
| TRUDGETT, PETE J              | 1737 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| VESTAL, TANYA                 | 1621 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| VILLAS AT OAK POINTE HOA INC  | 6308 WESTCOAT DR               | COLLEYVILLE, TX |
| VILLAS AT OAK POINTE, THE     | 2555 SW GRAPEVINE PKWY STE 300 | GRAPEVINE, TX   |
| WEISS, SCOTT                  | 1641 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| WINDING CREEK VILLAGE LLC     | 100 DECKER CT STE 197          | IRVING, TX      |
| YARBOROUGH, WILLIAM           | 6407 COLLEYVILLE BLVD          | COLLEYVILLE, TX |
| YARD ART P&F LTD              | 1223 CRESTSIDE DR STE 100      | COPPELL, TX     |

## **ORDINANCE O-23-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.71 ACRES, BEING LOT 16R2, BLOCK 1, COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 6407 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A COMMERCIAL ACCESSORY BUILDING; 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 a commercial accessory building, Case No. ZC23-002; and

**WHEREAS,** the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

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

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

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

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.

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 a commercial accessory building on Lot 16R2, Block

1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, as depicted on the attached as Exhibit "A".

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.

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

**1. GENERAL**

- a. The Special Use Permit shall apply to a new 600 s.f. commercial accessory building (20 feet by 30 feet) for the business known as "Yard Art".
- 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.

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.

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.

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.



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 7<sup>th</sup> day of March 2023.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of March 2023.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 21<sup>st</sup> DAY OF MARCH 2023.

|                        |                                 |       |
|------------------------|---------------------------------|-------|
| Mayor Bobby Lindamood  | _____ Mayor Pro Tem Kathy Wheat | _____ |
| Place 1, Brandi Elder  | _____ Place 5, Chuck Kelly      | _____ |
| Place 2, George Bond   | _____ Place 6, Callie Rigney    | _____ |
| Place 4, George Dodson | _____                           |       |

**ATTEST:**

**CITY OF COLLEYVILLE**

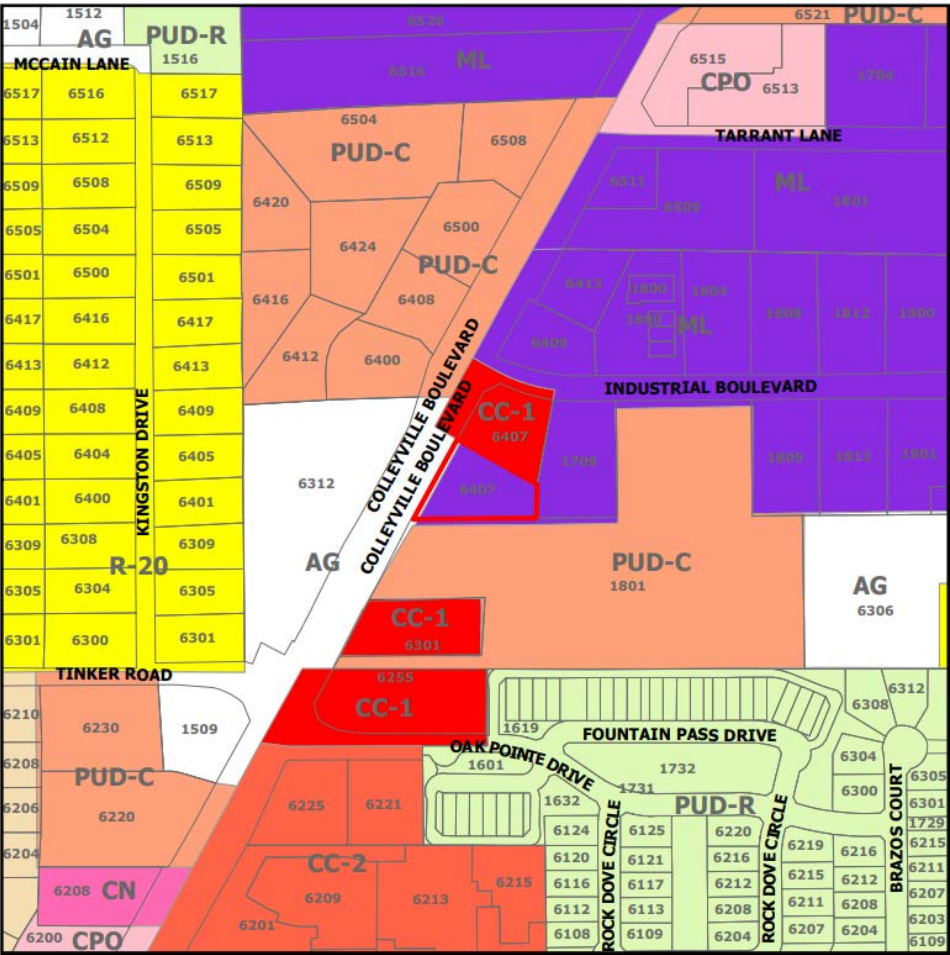
Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

Exhibit “A” - Location and Zoning Map



## Exhibit “B” – Site Plan



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# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

| Agenda Number 4c                                 | Agenda Date 2/13/2023 | Number |
|--------------------------------------------------|-----------------------|--------|
| <b>Type</b> Public Hearing Agenda Items          |                       |        |
| <b>Department</b> Planning and Zoning Commission |                       |        |

## Title

Consideration 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 owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to encroach into the rear yard setback on Lot 15, Block H, of Brook Meadows Addition, being approximately 0.54 acres, and zoned R-20 Single Family Residential district. The purpose is to allow an outdoor kitchen to encroach into the rear yard setback.

**Existing Conditions/Background:** The subject property, 4511 Lakeside Drive, has R-20 zoning and is located on the east side of Lakeside Drive north of the intersection with Meandering Way. The subject property has an existing single family home and existing detached accessory building.

## SUP Request:

*Request* – The applicant is requesting a new 375 s.f. detached outdoor kitchen to be approximately 7 feet from the rear property line. *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:

### "3. Setbacks:

c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. Exception: Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

"6. Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

The applicant is requesting to allow for a new 375 s.f. detached outdoor kitchen.

The location of the detached outdoor kitchen encroaches into the required rear yard setback. The structure is proposed to be approximately 7 feet from the rear property line.

**Analysis:** Any request for an accessory building encroaching into the rear yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

**Plat Status:** The property is platted as Lot 15, Block H in the Brook Meadows Addition.

**DRC Review:** The DRC met on January 23, 2023 and scheduled the request for the February 13, 2023 Planning and Zoning Commission.

**Drainage:** NA

**Surrounding Development:** The properties to the north, east, south and west are zoned R-20 Single Family Residential district and contain single-family residential development.

**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 denial of detached outdoor kitchen due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

## **Recommendation**

Denial

## **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Floor Plan
6. Elevations
7. Notification Map

8. Notification Letter
9. Notification List
10. Letter of Support
11. Draft Ordinance



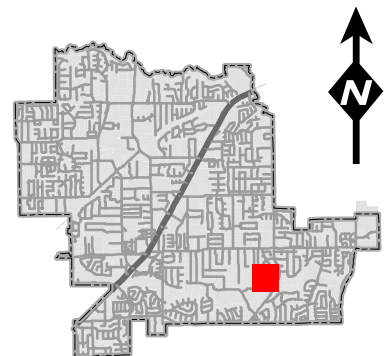
# Aerial Map



**ZC23-003**  
**4511 Lakeside Drive**

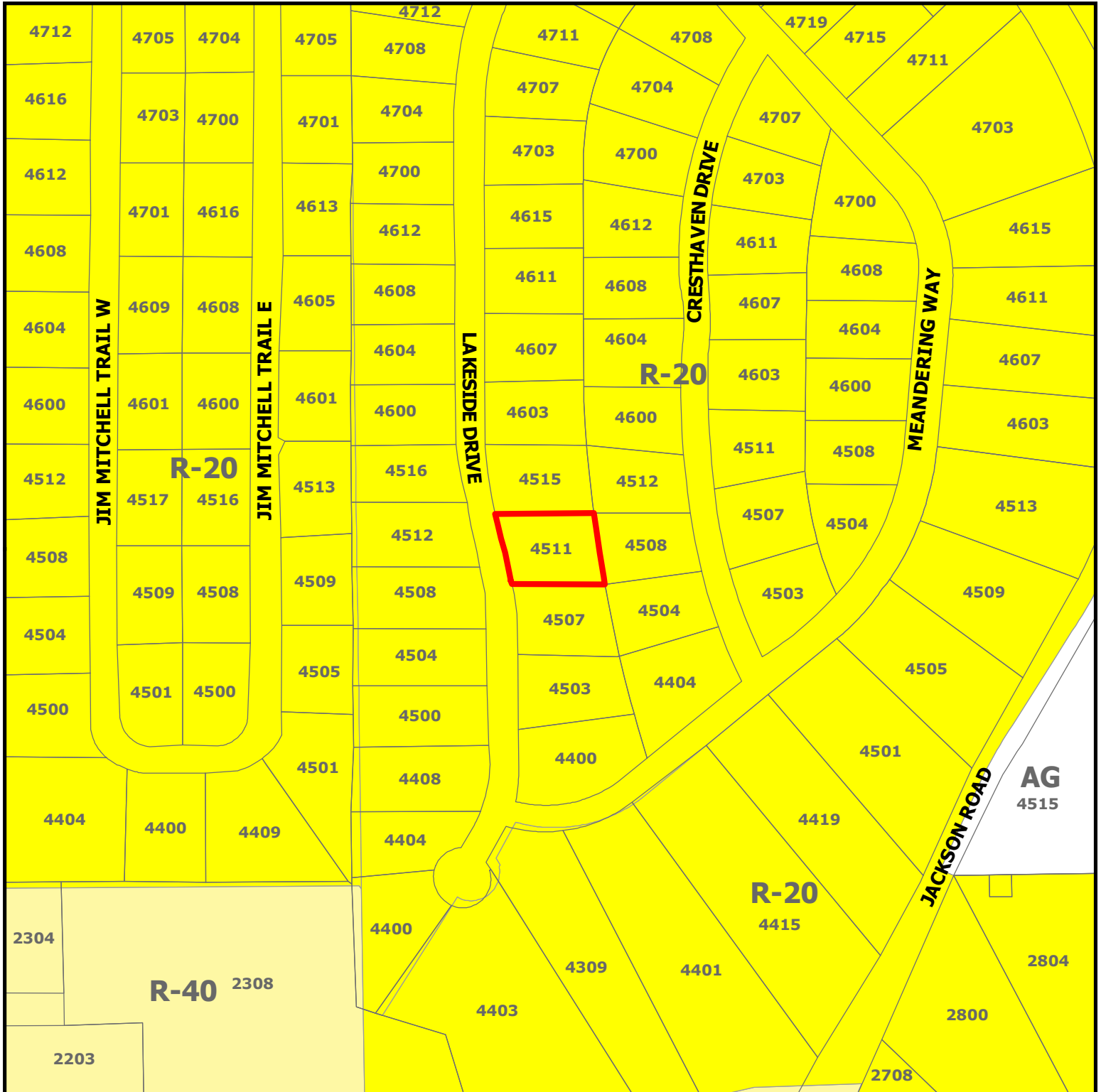
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 Subject Property





# Zoning Map



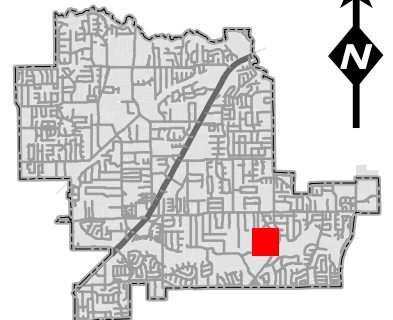
**ZC23-003**  
**4511 Lakeside Drive**

**DISCLAIMER:**

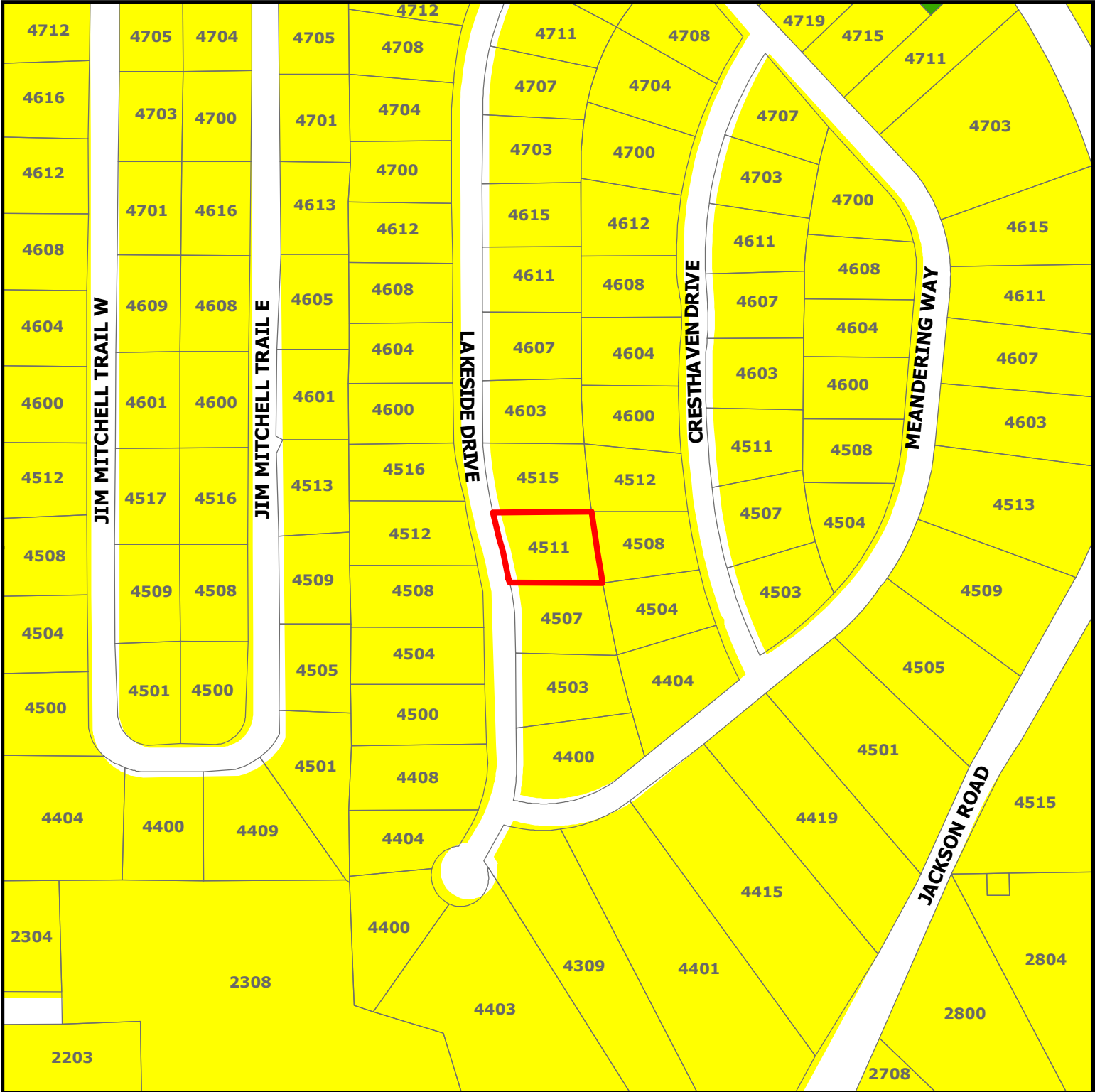
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Subject Property



# Future Land Use Map

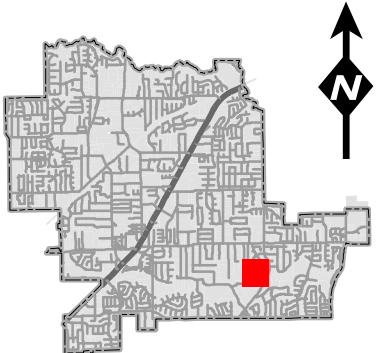


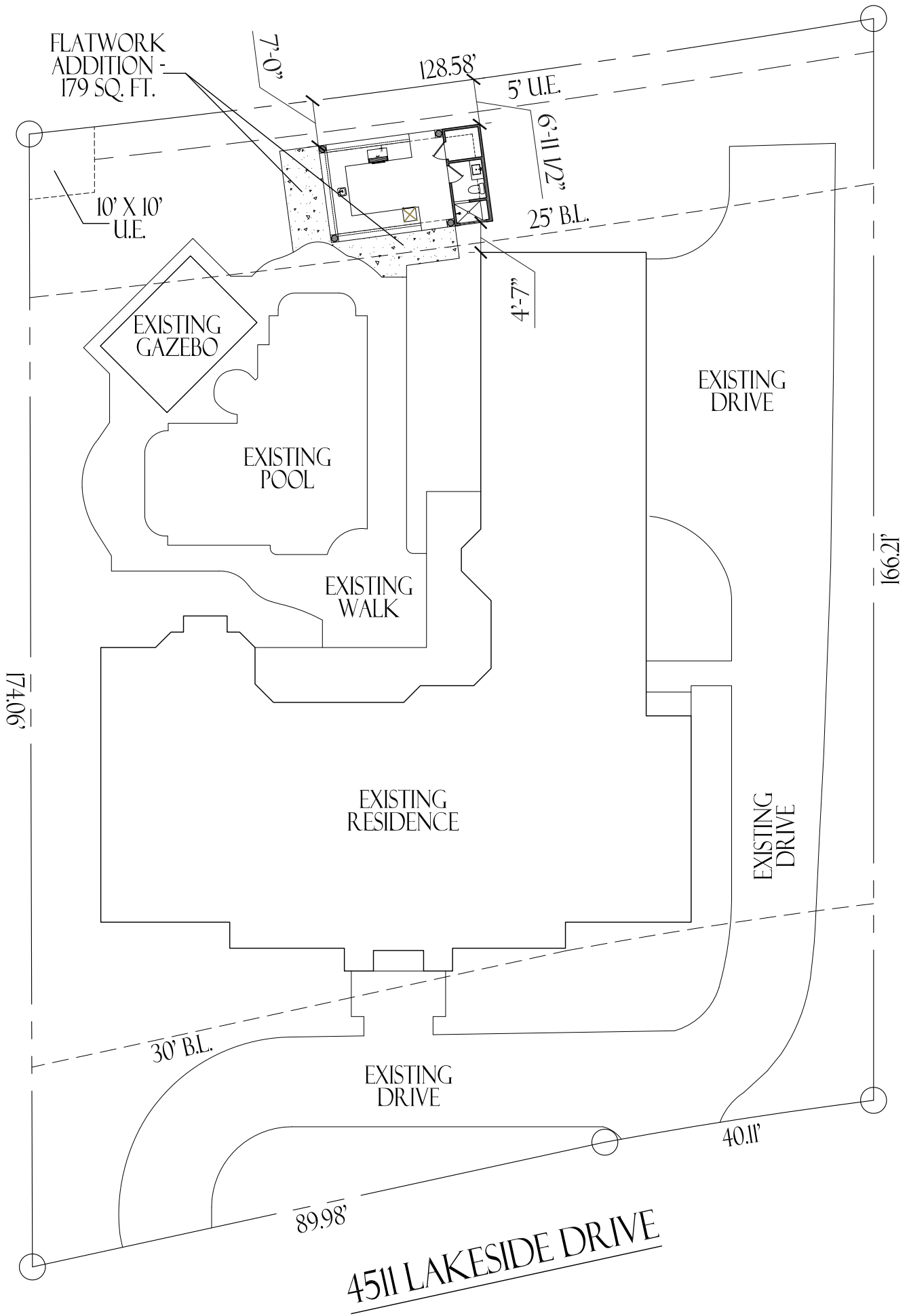
**ZC23-003**

**4511 Lakeside Drive**

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-  Subject Property
-  Residential
-  Open Space; Parks





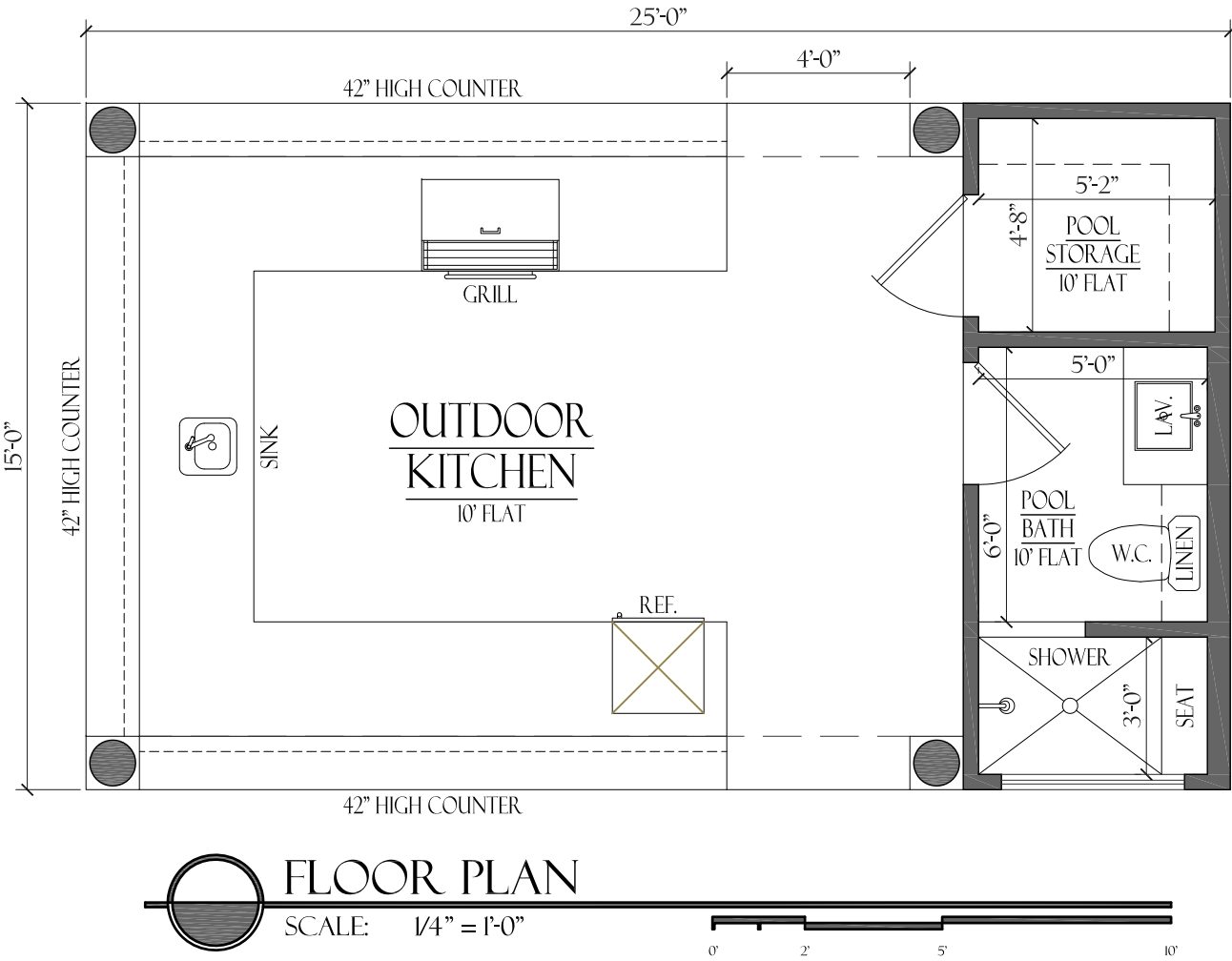
TOTAL LOT: 21,821 SQ. FT.  
 TOTAL SLAB: 5,831 SQ. FT. = 26.72% COVERAGE  
 TOTAL DRIVES, WALKS, POOL, GAZEBO,  
 & OUTDOOR KITCHEN: 7,259 SQ. FT.  
 COMBINED IMPERVIOUS STRUCTURES: 13,090 SQ. FT.  
 59.99 % TOTAL LOT COVERAGE

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. |

By using these plans, the 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.

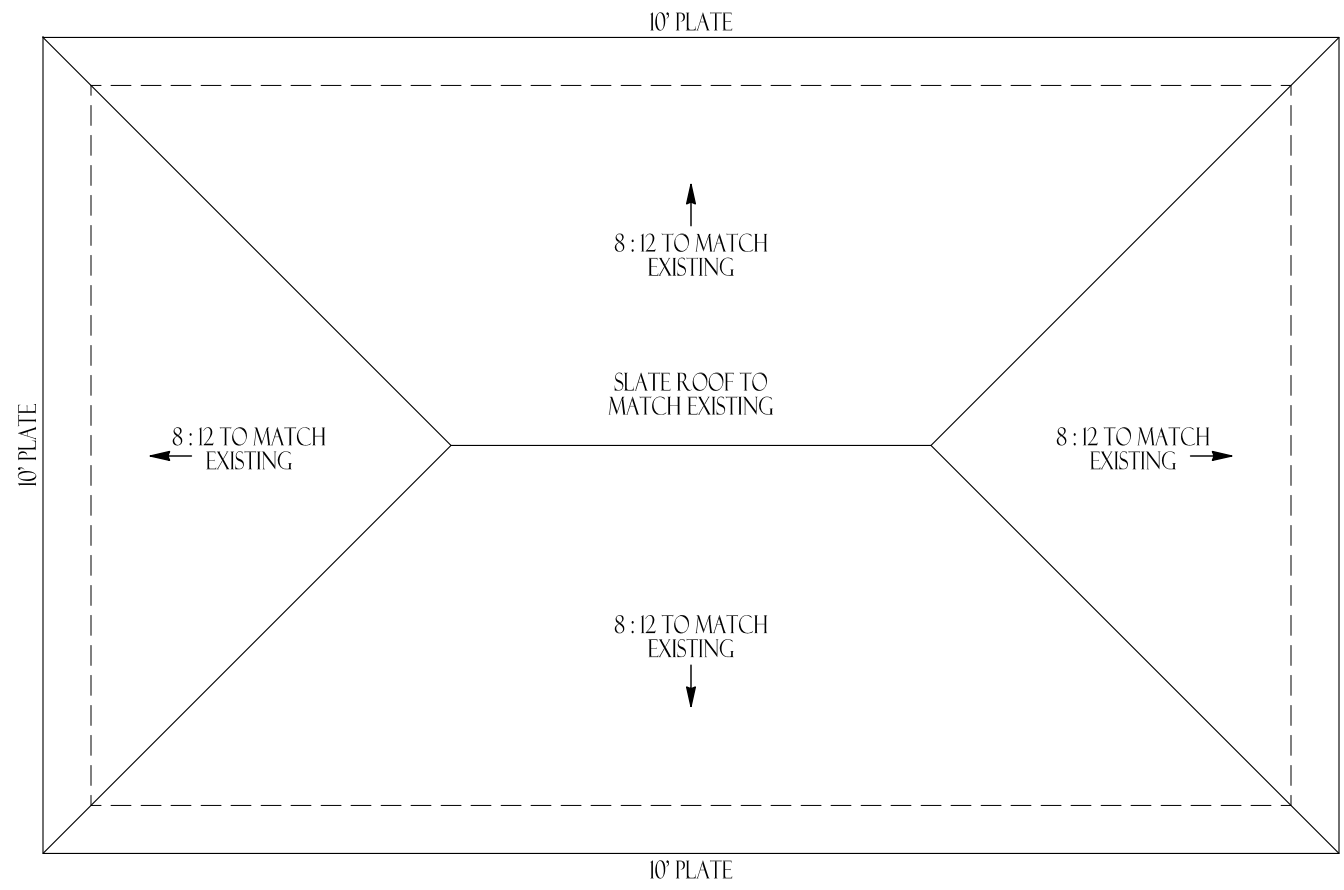
KINGBIRD REMODELING

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

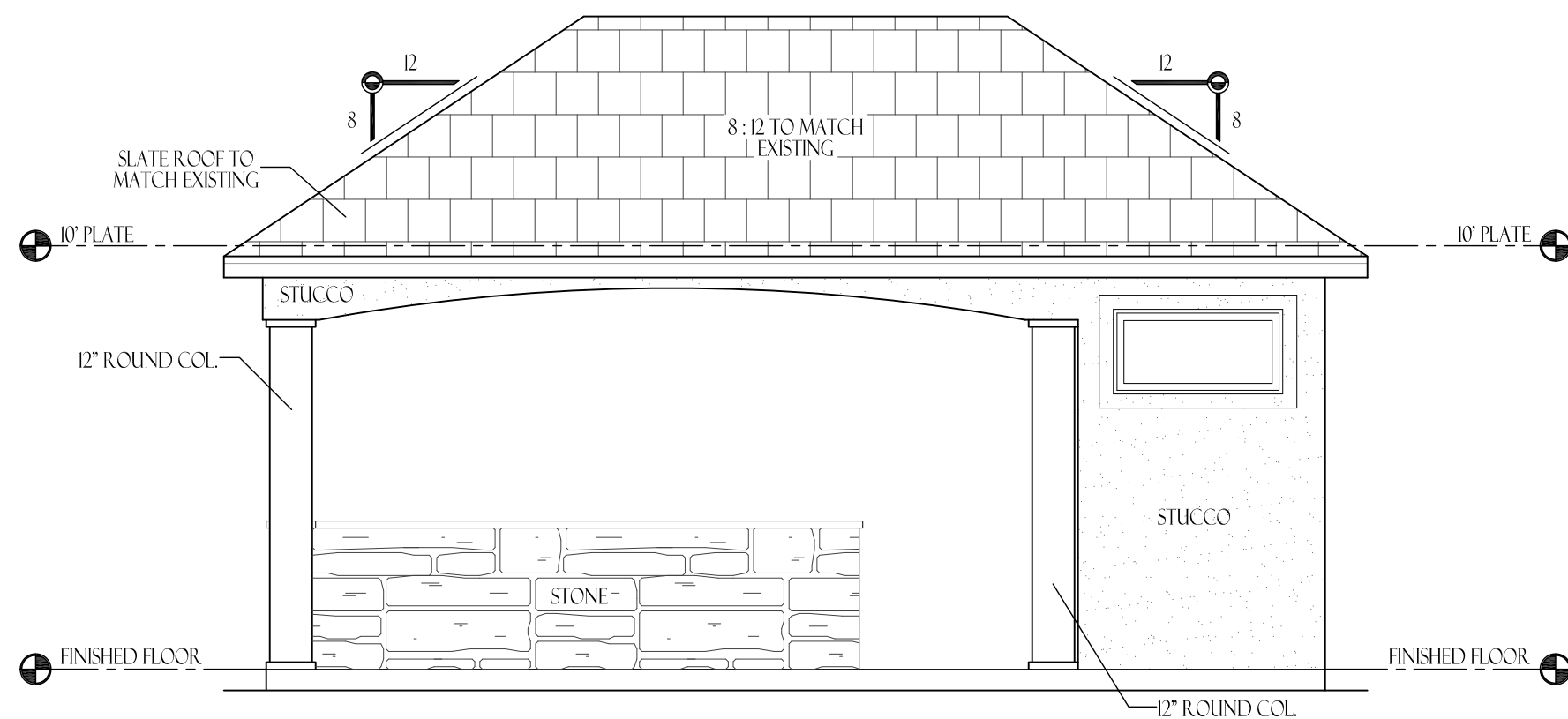
PLANS BY:  
GILBERT GUTIERREZ III  
817-521-7216  
GILBERTSDSIGNSGMAIL.COM

JOB # :  
23006  
A-1

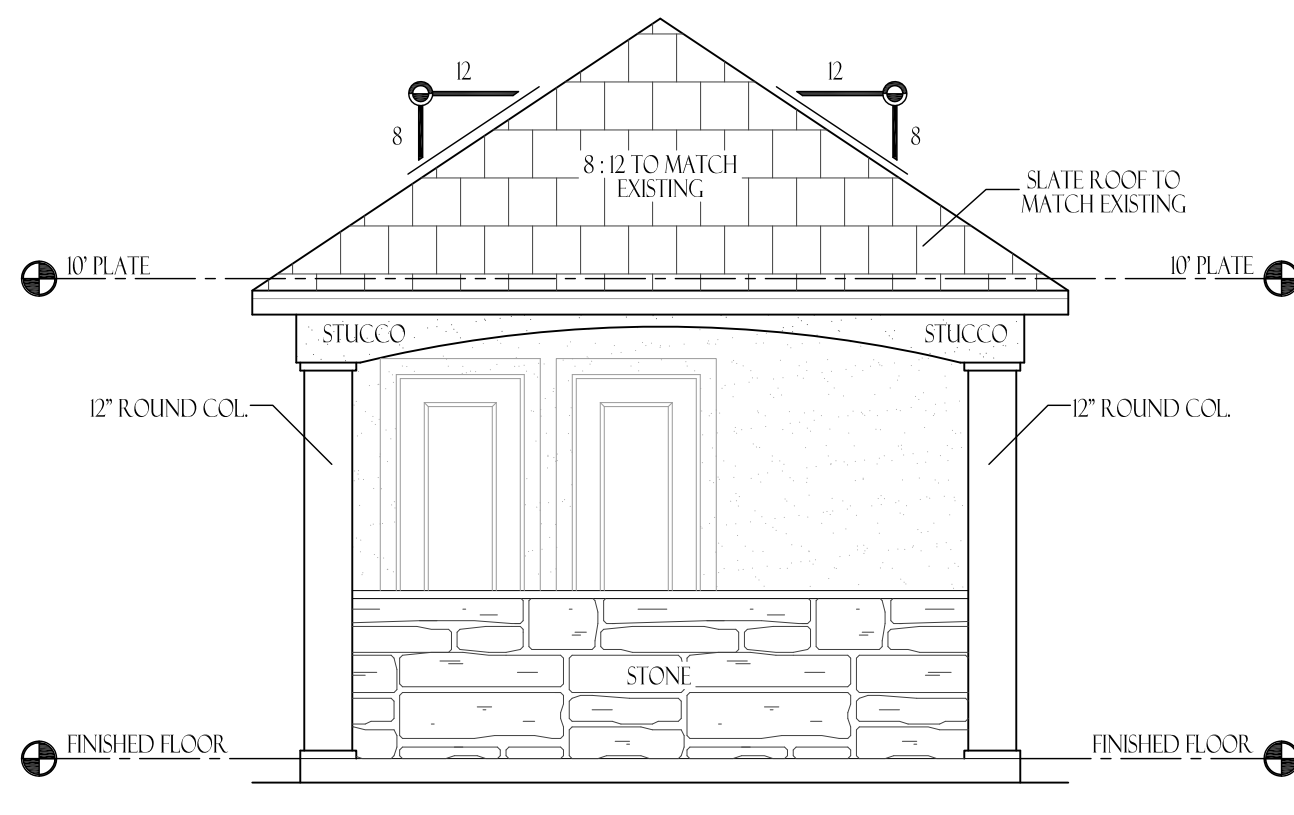




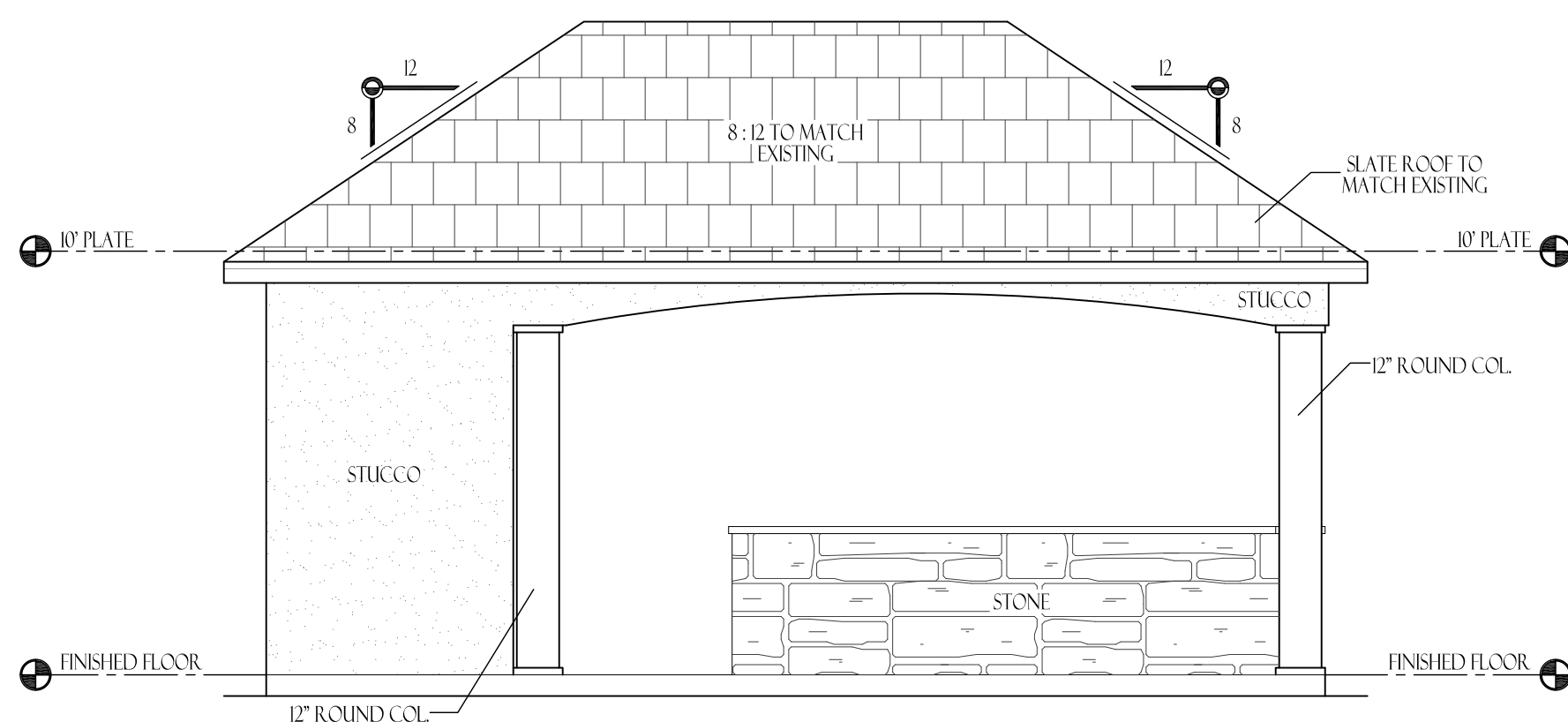
ROOF PLAN  
SCALE: 1/4" = 1'-0"



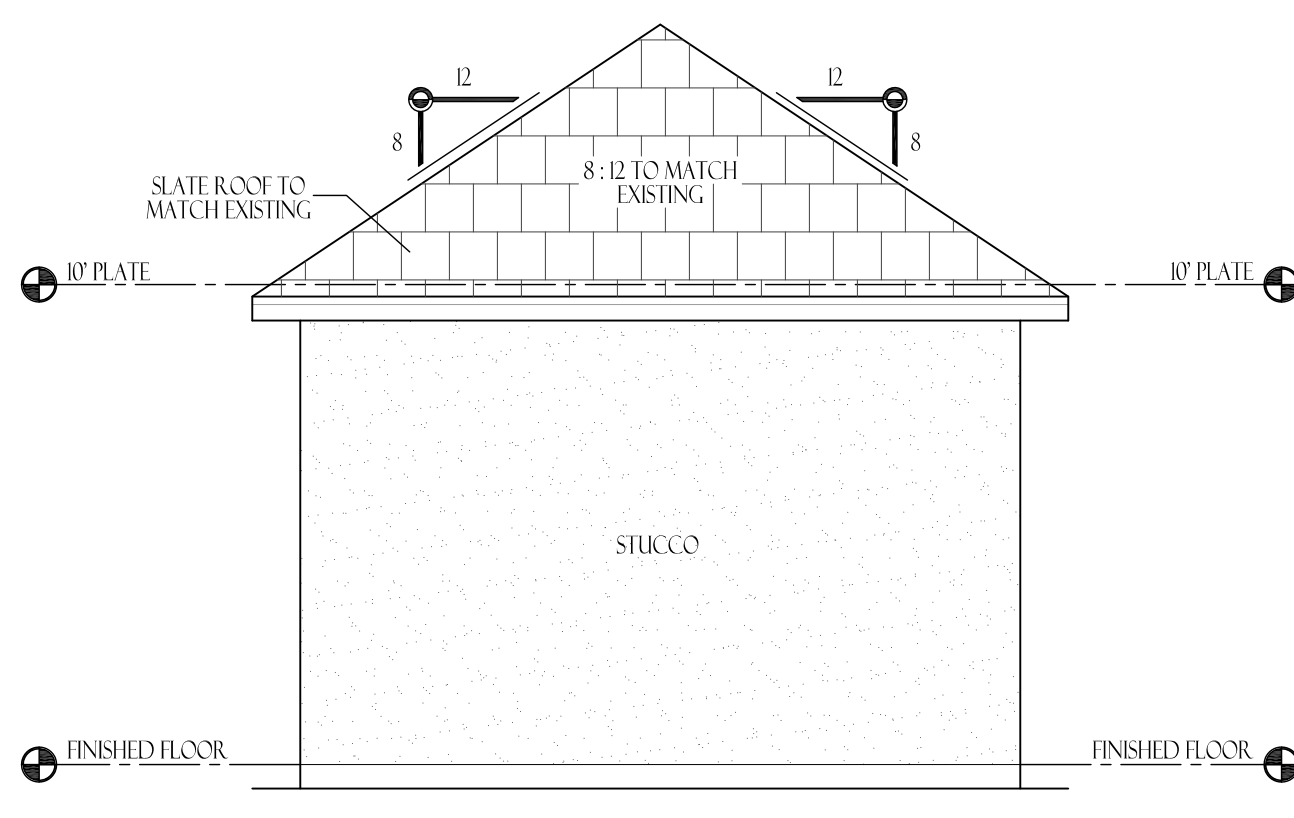
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

| WINDOW SCHEDULE |               |               |               |
|-----------------|---------------|---------------|---------------|
| QTY.            | MARK          | SIZE          | REMARK        |
| 1               | A             | 4' 0" x 2' 0" | FXD. OBSCURED |
| 1               | TOTAL WINDOWS |               |               |

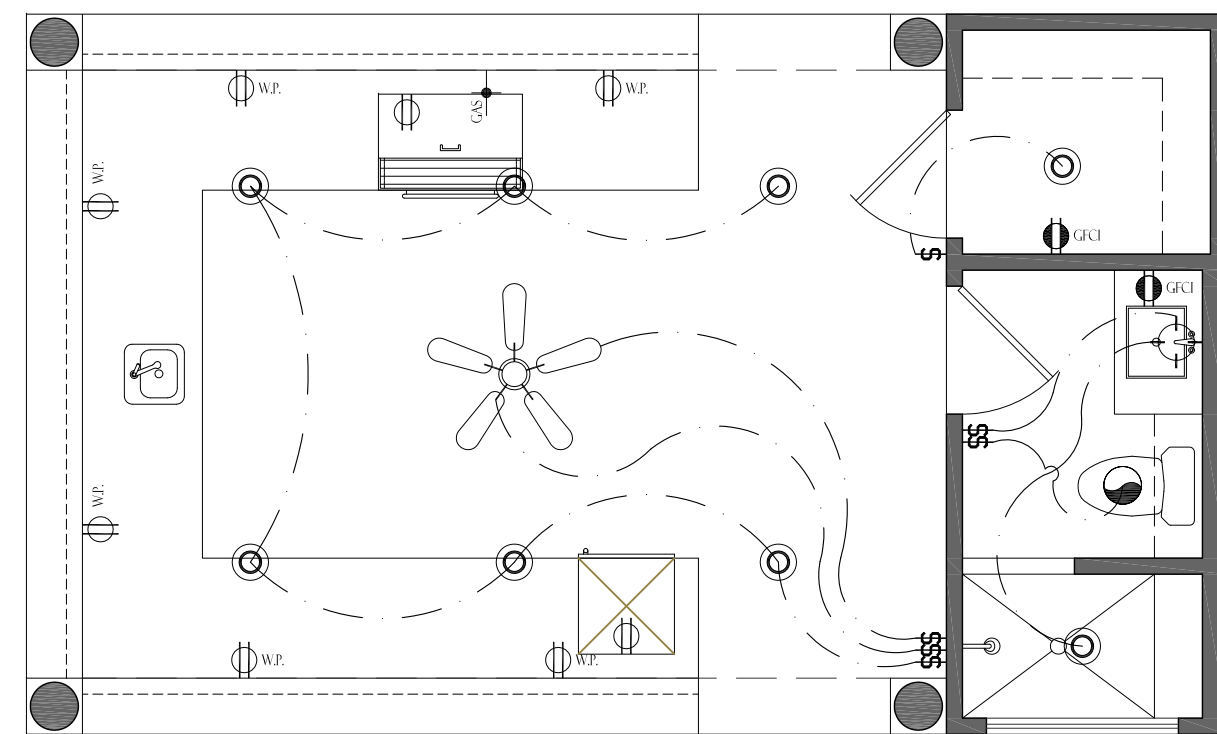
| DOOR SCHEDULE                                                                                 |             |                    |        |
|-----------------------------------------------------------------------------------------------|-------------|--------------------|--------|
| QTY.                                                                                          | MARK        | SIZE               | REMARK |
| 2                                                                                             | 1           | 2' 8" <sup>0</sup> | S.C.   |
| 2                                                                                             | TOTAL DOORS |                    |        |
| NOTE: WINDOW / DOOR CALL-OUTS ON PLANS SUPERCEDES SCHEDULE. VERIFY PRIOR TO ANY CONSTRUCTION. |             |                    |        |

| ELECTRICAL LEGEND |                         |
|-------------------|-------------------------|
|                   | LIGHT FIXTURE           |
|                   | RECESSED CAN LIGHT      |
|                   | 4\"/>                   |
|                   | WALL SCONCE             |
|                   | EXHAUST FAN             |
|                   | EXHAUST FAN/LIGHT       |
|                   | FLUORESCENT LIGHT       |
|                   | CEILING FAN             |
|                   | SWITCHED RECESSED LIGHT |
|                   | MOTION FLOOD LIGHT      |
|                   | SWITCH                  |
|                   | 10 OUTLET               |
|                   | 220 OUTLET              |
|                   | DEDICATED OUTLET        |
|                   | FLOOR PLUG              |
|                   | CEILING PLUG            |
|                   | PANEL BOX LOCATION      |
|                   | GAS STUB                |
|                   | ACSE RIB                |
|                   | ETHERNET DROP           |
|                   | PHONE DROP              |
|                   | CABLE DROP              |
|                   | SPEAKER LOCATION        |
|                   | UPLIGHT                 |
|                   | 1 SOCKET OUTLET         |
|                   | WEATHER PROOF OUTLET    |
|                   | GROUND FAULT OUTLET     |

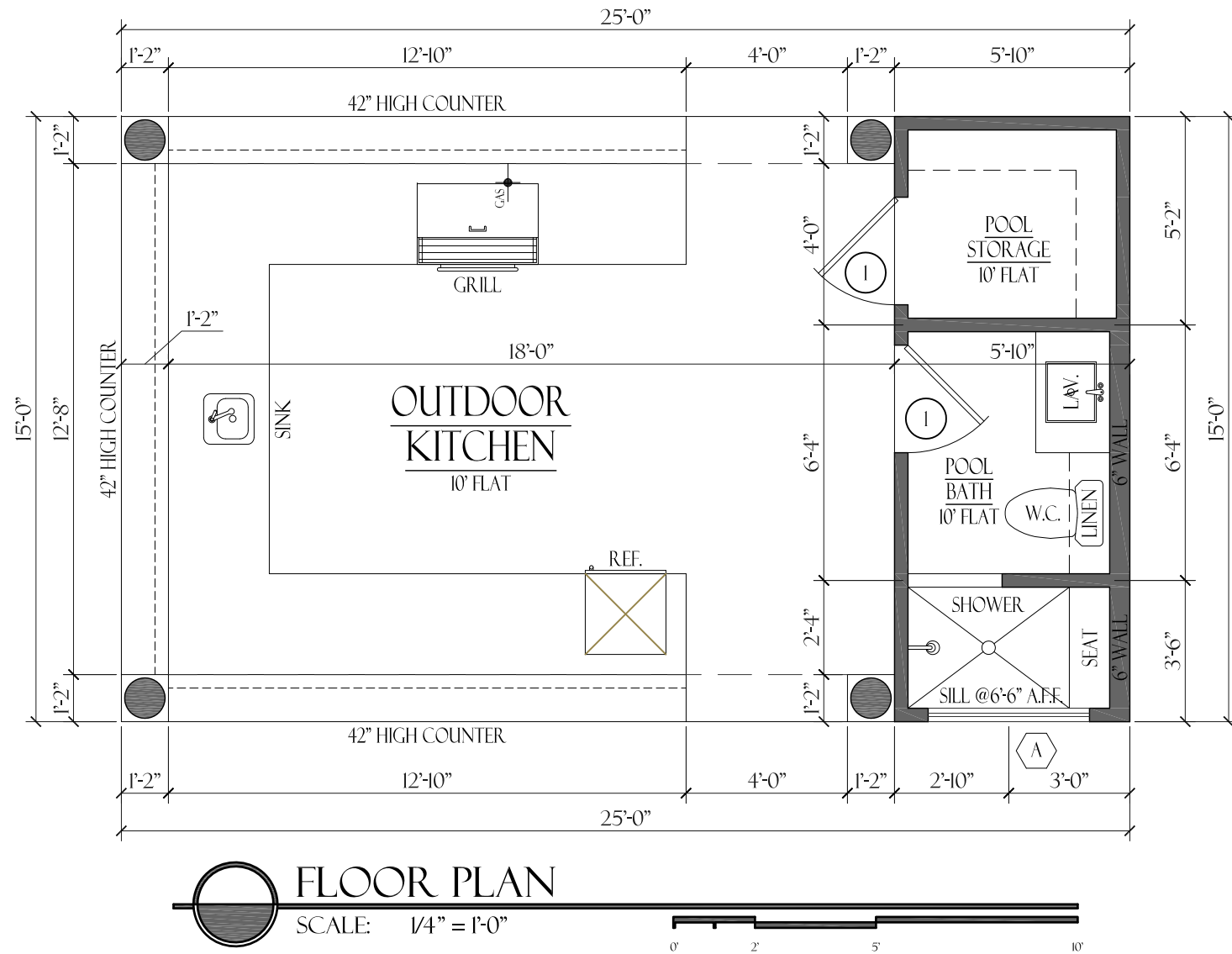
PLAN USE AGREEMENT  
By using these plans builder / owner agrees to the following: These plans are the property of Gilbert Gutierrez, and are not to be reproduced, mass, or reused for construction without the written permission of Gilbert Gutierrez III. These plans are intended to provide the necessary construction information to build this structure. Builder / owner shall verify and check all aspects prior to any construction. Any jobite changes will void Designers liability. Designers 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\"/>



ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"



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

NOTE:  
BUILDER TO VERIFY EXISTING PLATE LINE HEIGHTS AND ROOF FITCH.

| AREAS:                       |       |
|------------------------------|-------|
| OUTDOOR KITCHEN              | 288 0 |
| POOL STORAGE                 | 29 0  |
| POOL BATH-CLIMATE CONTROLLED | 58 0  |
| APPROXIMATE TOTAL ALUR.      | 375 0 |

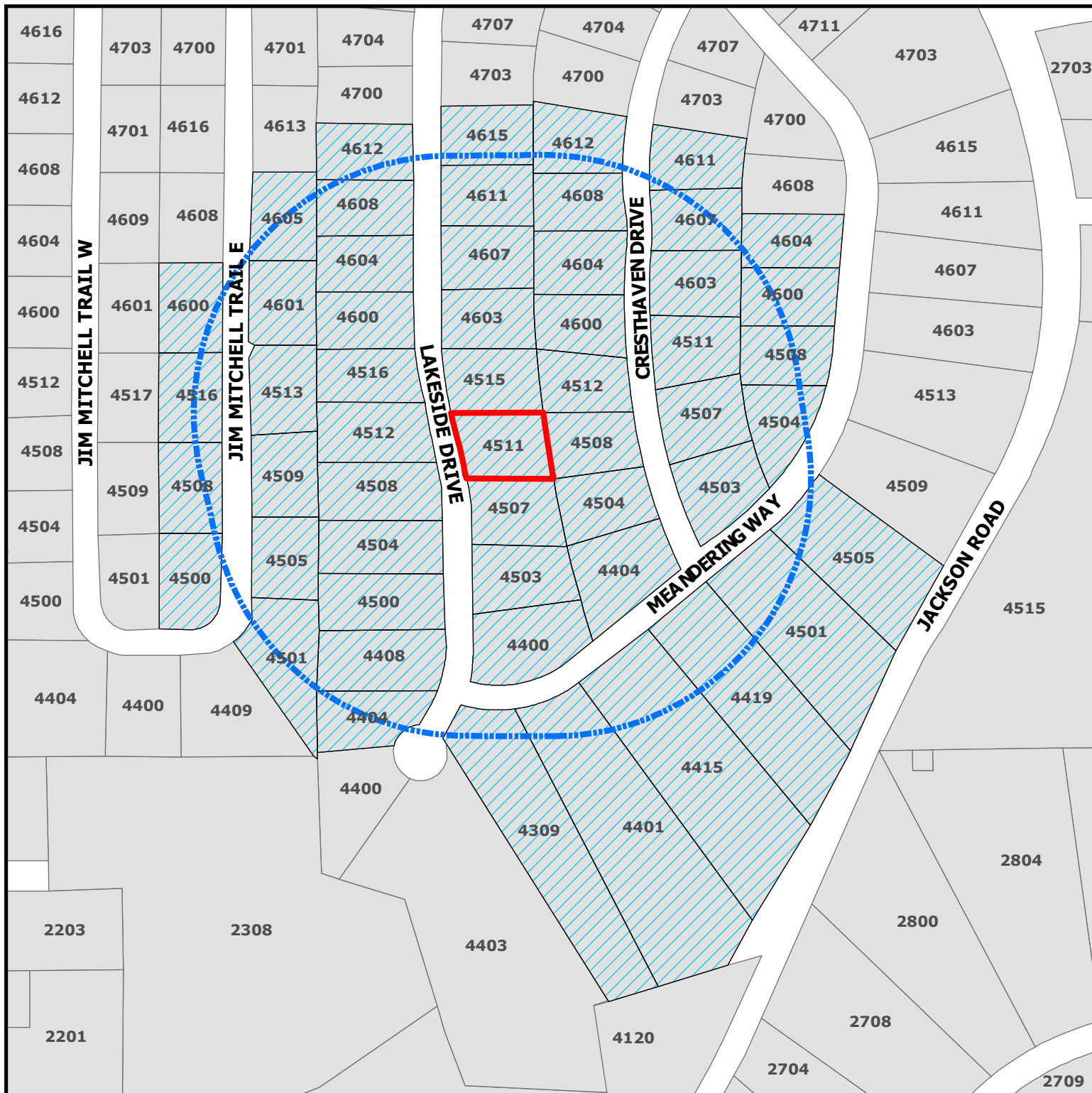
KINGBIRD REMODELING

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

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

JOB #:  
23006  
A-1

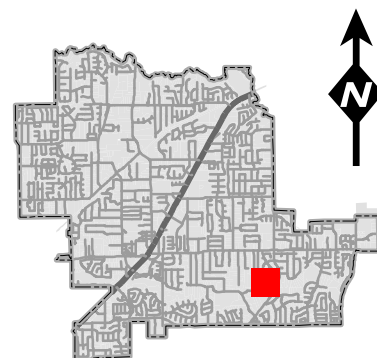
# Notification Map



## ZC23-003 4511 Lakeside Drive

**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





## 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, February 13, 2023 at 7:00 p.m.**  
**City Council Meetings: Tuesday, March 7, 2023 & Tuesday, March 21, 2023 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit for an accessory building to encroach into the rear yard setback. The purpose is to allow for a detached outdoor kitchen to extend into the rear yard setback.

**Zoning Case:** ZC23-003

**Applicant:** Max Draper

**Owner:** Mary Hayes Brown

**Location:** 4511 Lakeside Drive

**Property Description:** Lot 15, Block H, Brook Meadows Addition

**Present Zoning:** R-20 Single Family 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.

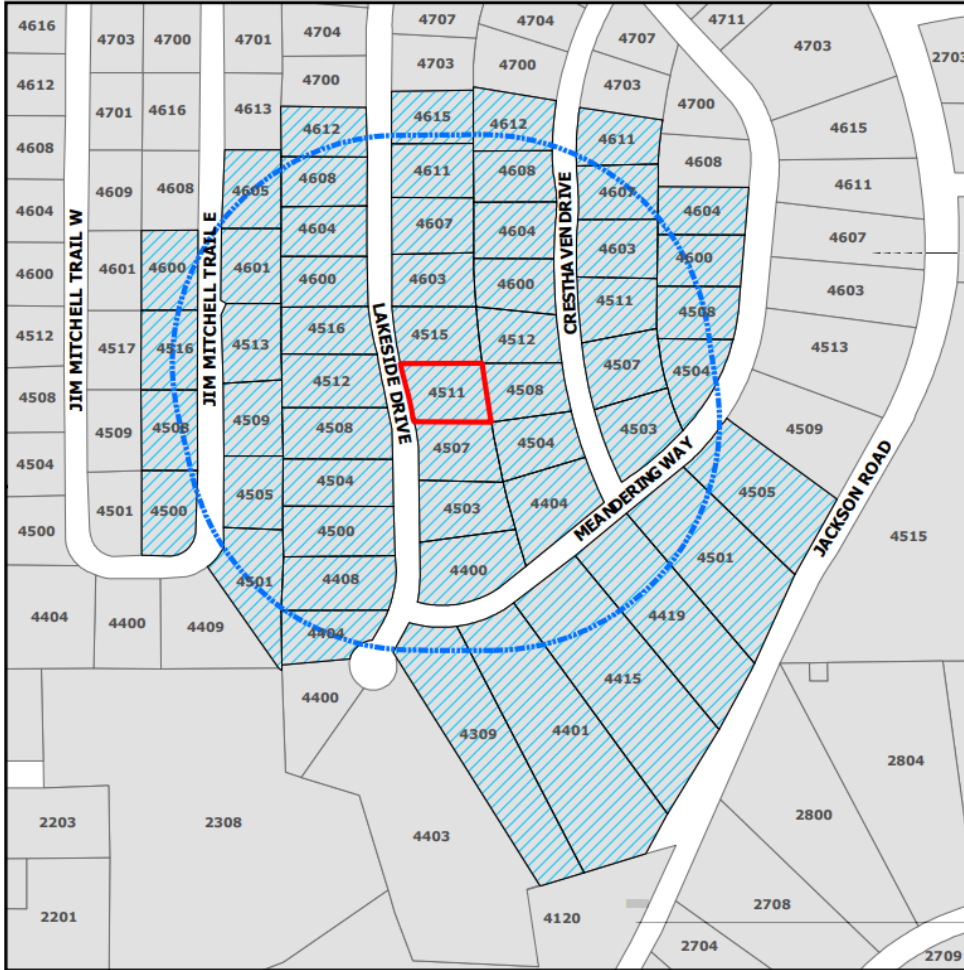
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

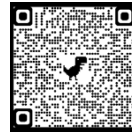
If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



# 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 Reyst

Jacquelyn Reyff  
Planning Manager  
[jreyff@colleyville.com](mailto:jreyff@colleyville.com)



| Owner Name                 | Owner Address             | Owner City      |
|----------------------------|---------------------------|-----------------|
| ALLEN, LEE WAYNE           | 4601 JIM MITCHELL TR E    | COLLEYVILLE, TX |
| BEHRING, DARREL D          | 4501 JIM MITCHELL TR E    | COLLEYVILLE, TX |
| BHATIA, SAMEER             | 4504 CRESTHAVEN DR        | COLLEYVILLE, TX |
| BOYD, THOMAS E             | 4604 MEANDERING WAY       | COLLEYVILLE, TX |
| BRADY, SONIA A             | 4600 MEANDERING WAY       | COLLEYVILLE, TX |
| BROOK MEADOWS ADDITION     | PO BOX 492                | COLLEYVILLE, TX |
| BUCKLEY, BARBARA           | 4500 JIM MITCHELL TR E    | COLLEYVILLE, TX |
| CALDWELL, BARRY G          | 4500 LAKESIDE DR          | COLLEYVILLE, TX |
| COLLINS, AMANDA            | 4516 JIM MITCHELL TRL E   | COLLEYVILLE, TX |
| COPELAND, JAMES            | 4504 MEANDERING WAY       | COLLEYVILLE, TX |
| COTTAM, JOHN M             | 4512 LAKESIDE DR          | COLLEYVILLE, TX |
| DELANEY, JERRY R           | 4501 MEANDERING WAY       | COLLEYVILLE, TX |
| DEROUEN, CAMERON           | 4505 JIM MITCHELL TR E    | COLLEYVILLE, TX |
| DITS, PETER                | 4419 MEANDERING WAY       | COLLEYVILLE, TX |
| DRAPER, MAX                | 4511 LAKESIDE DR          | SOUTHLAKE, TX   |
| EDWARDS, STEVEN G          | 912 LONE TOWER LN         | POOLVILLE, TX   |
| ELDER, RICHARD             | 4503 LAKESIDE DR          | COLLEYVILLE, TX |
| ELDRIDGE, MICHELLE         | 4604 LAKESIDE DR          | COLLEYVILLE, TX |
| FRAZIER, SANDRA            | 4400 MEANDERING WAY       | COLLEYVILLE, TX |
| FULLEN, HARRY J            | 4511 CRESTHAVEN DR        | COLLEYVILLE, TX |
| GARVEY, BRADFORD           | 4508 CRESTHAVEN DR        | COLLEYVILLE, TX |
| GEORGE, TROY               | 4508 MEANDERING WAY       | COLLEYVILLE, TX |
| GRAPEVINE COLLEYVILLE ISD  | 3051 IRA E WOODS AVE      | GRAPEVINE, TX   |
| HAMILTON, JAMES E          | 4504 LAKESIDE DR          | COLLEYVILLE, TX |
| HEARST, ROBERT D           | 4509 JIM MITCHELL TR E    | COLLEYVILLE, TX |
| HELM, MATTHEW              | 4608 LAKESIDE DR          | COLLEYVILLE, TX |
| HODGES, HYATT C            | 209 W 2ND ST              | FORT WORTH, TX  |
| HOWE, DOUGLAS T            | 4603 CRESTHAVEN DR        | COLLEYVILLE, TX |
| KALMANOVICH, VENIAMIN      | 4507 CRESTHAVEN DR        | COLLEYVILLE, TX |
| KERRY AND KARLA LOWERY RLT | 4507 LAKESIDE DR          | COLLEYVILLE, TX |
| KROPF, MARSHALL            | 4612 CRESTHAVEN DR        | COLLEYVILLE, TX |
| LOWMAN, GEORGE             | 4503 CRESTHAVEN DR        | COLLEYVILLE, TX |
| LUGER, STEFAN              | 4511 LAKESIDE DR          | COLLEYVILLE, TX |
| MCCRACKEN, KENNETH W       | 4607 CRESTHAVEN DR        | COLLEYVILLE, TX |
| MCKENZIE, KIMBERLY         | 4404 LAKESIDE CT          | COLLEYVILLE, TX |
| MCMENAMIN, MATTHEW         | 4513 JIM MITCHELL TRL E   | COLLEYVILLE, TX |
| MURTHY, KRISHNA S          | 4604 CRESTHAVEN DR        | COLLEYVILLE, TX |
| NAIK, SHITAL               | 4615 LAKESIDE DR          | COLLEYVILLE, TX |
| NASRALLAH, CHRISTIE        | 4512 CRESTHAVEN DR        | COLLEYVILLE, TX |
| NIX, JARED                 | 4401 MEANDERING WAY       | COLLEYVILLE, TX |
| NOBLE ELM FAMILY TRUST     | 4508 LAKESIDE DR          | COLLEYVILLE, TX |
| PARRENT, JASON             | 4611 LAKESIDE DR          | COLLEYVILLE, TX |
| PAVELEK, SUSAN M           | 4508 JIM MITCHELL TR E    | COLLEYVILLE, TX |
| PHILLIPS, TOMMY D          | 4515 LAKESIDE DR          | COLLEYVILLE, TX |
| POETTCKER, JAMES D         | 4611 CRESTHAVEN DR        | COLLEYVILLE, TX |
| SARGENT, DONALD R          | 4516 LAKESIDE DR          | COLLEYVILLE, TX |
| SEARFOSS, JOHN C           | 4309 MEANDERING WAY       | COLLEYVILLE, TX |
| SEELEY, GERALD             | 2801 BRAZOS BLVD APT 8103 | EULESS, TX      |
| SHABAN, HUSSEIN A          | 401 N BEACH ST            | FORT WORTH, TX  |
| SMISER, RUSSELL B          | 4612 LAKESIDE DR          | COLLEYVILLE, TX |
| SZABO, GREGORY J           | 4408 LAKESIDE DR          | COLLEYVILLE, TX |
| THE SHAH FAMILY TRUST      | 4505 MEANDERING WAY       | COLLEYVILLE, TX |
| TIGUE, JOSEPH J            | 4415 MEANDERING WAY       | COLLEYVILLE, TX |
| VINCENT LIVING TRUST       | 4608 CRESTHAVEN DR        | COLLEYVILLE, TX |

WHITE, WADE  
WILLIAMS, DALE J  
WILLIAMS, DARYL L

2220 KING FIDHER DR  
4603 LAKESIDE DR  
4600 JIM MITCHELL TR E

WESTLAKE, TX  
COLLEYVILLE, TX  
COLLEYVILLE, TX



## NOTICE OF PUBLIC HEARING

ALLEN, LEE WAYNE  
4601 JIM MITCHELL TR E  
COLLEYVILLE, TX 76034

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, February 13, 2023 at 7:00 p.m.**  
**City Council Meetings: Tuesday, March 7, 2023 & Tuesday, March 21, 2023 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

|                              |                                                                                                                                                                                                             |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Request:</b>              | Consideration of a Special Use Permit for an accessory building to encroach into the rear yard setback. <u>The purpose is to allow for a detached outdoor kitchen to extend into the rear yard setback.</u> |
| <b>Zoning Case:</b>          | ZC23-003                                                                                                                                                                                                    |
| <b>Applicant:</b>            | Max Draper                                                                                                                                                                                                  |
| <b>Owner:</b>                | Mary Hayes Brown                                                                                                                                                                                            |
| <b>Location:</b>             | 4511 Lakeside Drive                                                                                                                                                                                         |
| <b>Property Description:</b> | Lot 15, Block H, Brook Meadows Addition                                                                                                                                                                     |
| <b>Present Zoning:</b>       | R-20 Single Family Residential                                                                                                                                                                              |

*\* APPROVE!*

*LEE ALLEN*

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.

## **ORDINANCE O-23-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.54 ACRES, BEING LOT 15, BLOCK H, BROOK MEADOWS ADDITION, LOCATED AT 4511 LAKESIDE DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO ENCROACH INTO THE REAR YARD SETBACK; 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 building to encroach into the rear yard setback, Case No. ZC23-003; 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:**

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.

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 building to encroach into the rear yard setback on lot on 0.54 acres, being Lot 15, Block H, Brook Meadows



Addition, located at 4511 Lakeside Drive, as depicted on the attached as Exhibit "A".

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.

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

**1. GENERAL**

- a. The Special Use Permit shall apply to a new 375 s.f. detached outdoor kitchen that will encroach into the rear yard setback of 25 feet.
- b. The rear setback shall be allowed at approximately 7 feet from the rear property line.
- c. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- d. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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.

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.

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.

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 7<sup>th</sup> day of March 2023.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of March 2023.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 21<sup>st</sup> DAY OF MARCH 2023.

Mayor Bobby Lindamood  
Place 1, Brandi Elder  
Place 4, George Dodson  
Place 6, Callie Rigney

\_\_\_\_ Mayor Pro Tem Kathy Wheat  
\_\_\_\_ Place 2, George Bond  
\_\_\_\_ Place 5, Chuck Kelley  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney

Exhibit “A” - Location and Zoning Map

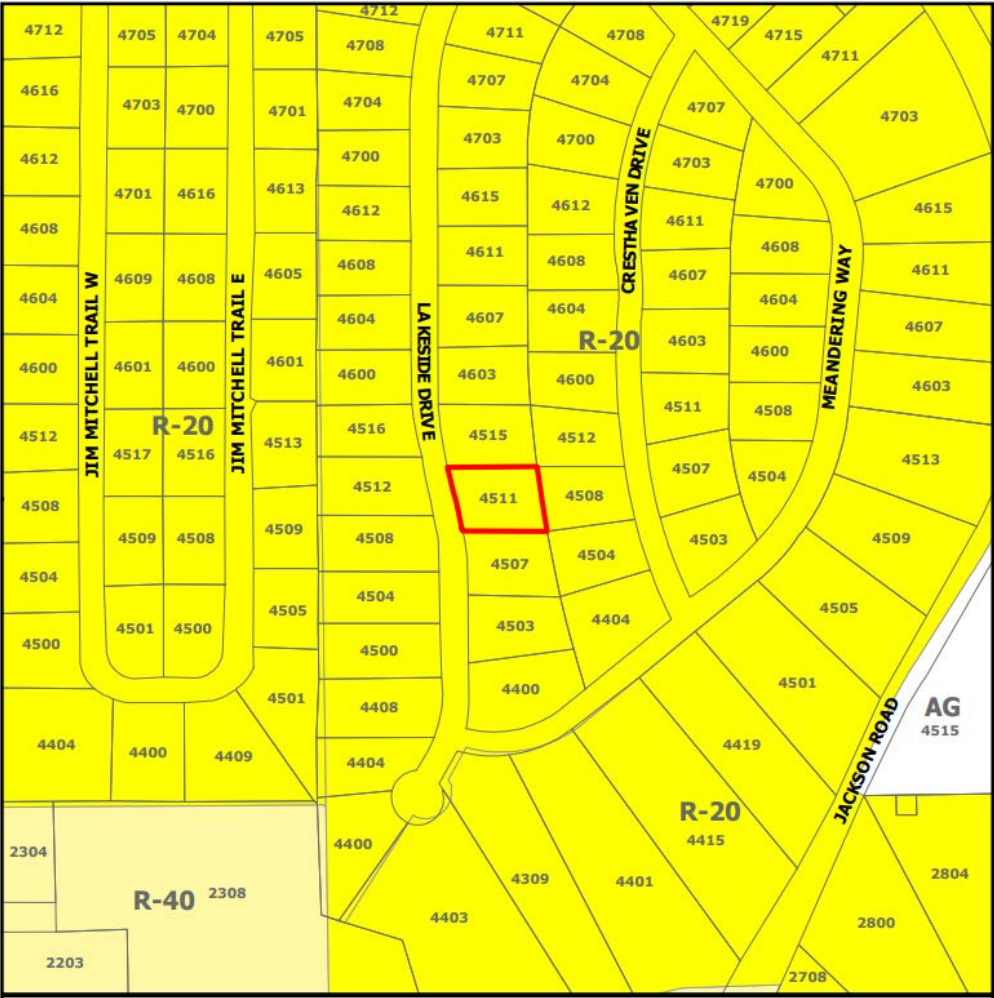
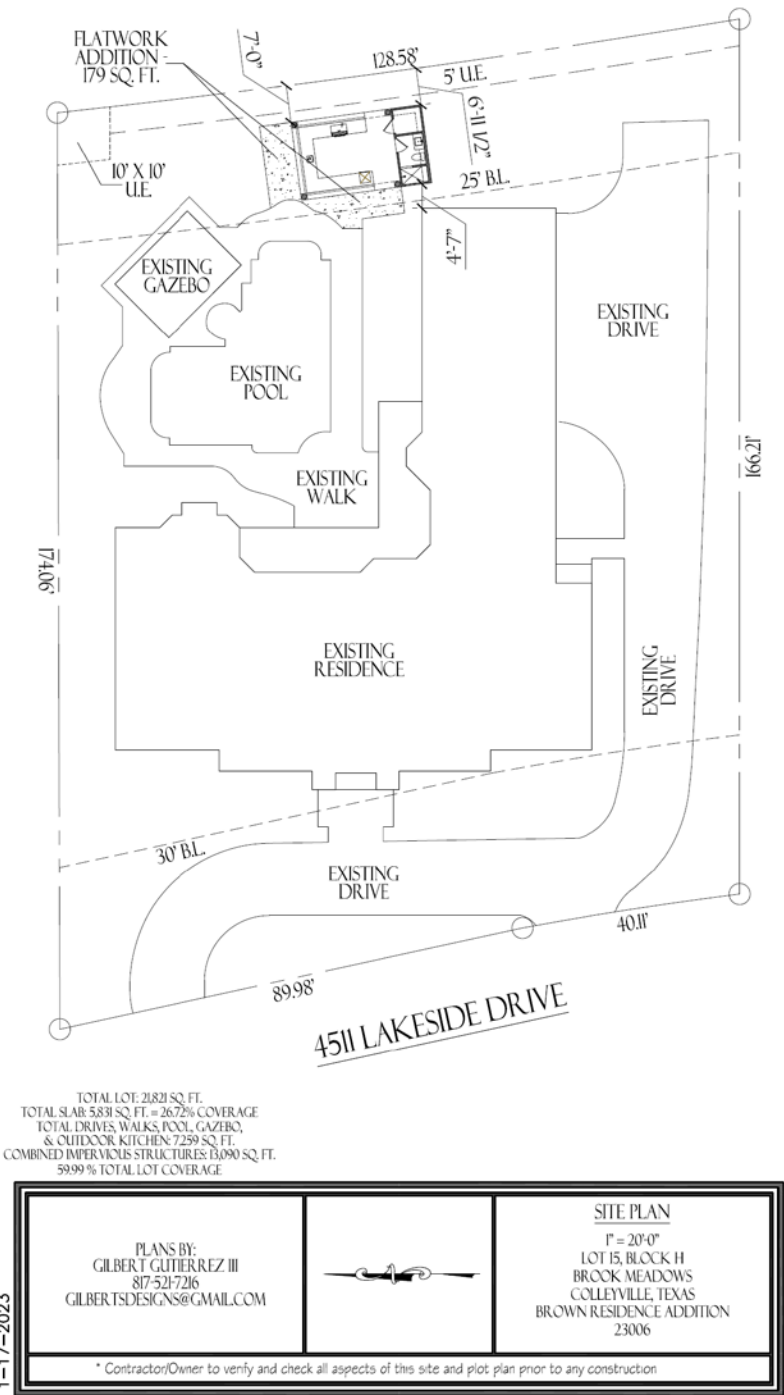


Exhibit "B" – Site Plan





## Exhibit “C” – Elevation

**PROJECT INFORMATION**

OWNER: BROWN RESIDENTIAL  
 PROJECT: KIRKBY REMODELING  
 ADDRESS: 4311 LAKESIDE DRIVE, BROOK MEADOWS, COLLEYVILLE, TEXAS 76038  
 DATE: 08/20/2024  
 DRAWN BY: J. GUTIERREZ  
 CHECKED BY: J. GUTIERREZ  
 PROJECT NO: 23006

**GENERAL NOTES**

1. All work shall be in accordance with the 2021 International Residential Code (IRC) and the 2021 International Building Code (IBC).
2. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions.
3. All work shall be completed within the specified time frame.
4. All work shall be done in a professional and workmanlike manner.
5. All work shall be subject to inspection and approval by the local building department.
6. All work shall be done in accordance with the plans and specifications.
7. All work shall be done in accordance with the current building codes and regulations.
8. All work shall be done in accordance with the current industry standards.
9. All work shall be done in accordance with the current local ordinances.
10. All work shall be done in accordance with the current state laws.

**ELECTRICAL LEGEND**

|               |               |               |                |
|---------------|---------------|---------------|----------------|
| 1. 120V/240V  | 2. 120V/240V  | 3. 120V/240V  | 4. 120V/240V   |
| 5. 120V/240V  | 6. 120V/240V  | 7. 120V/240V  | 8. 120V/240V   |
| 9. 120V/240V  | 10. 120V/240V | 11. 120V/240V | 12. 120V/240V  |
| 13. 120V/240V | 14. 120V/240V | 15. 120V/240V | 16. 120V/240V  |
| 17. 120V/240V | 18. 120V/240V | 19. 120V/240V | 20. 120V/240V  |
| 21. 120V/240V | 22. 120V/240V | 23. 120V/240V | 24. 120V/240V  |
| 25. 120V/240V | 26. 120V/240V | 27. 120V/240V | 28. 120V/240V  |
| 29. 120V/240V | 30. 120V/240V | 31. 120V/240V | 32. 120V/240V  |
| 33. 120V/240V | 34. 120V/240V | 35. 120V/240V | 36. 120V/240V  |
| 37. 120V/240V | 38. 120V/240V | 39. 120V/240V | 40. 120V/240V  |
| 41. 120V/240V | 42. 120V/240V | 43. 120V/240V | 44. 120V/240V  |
| 45. 120V/240V | 46. 120V/240V | 47. 120V/240V | 48. 120V/240V  |
| 49. 120V/240V | 50. 120V/240V | 51. 120V/240V | 52. 120V/240V  |
| 53. 120V/240V | 54. 120V/240V | 55. 120V/240V | 56. 120V/240V  |
| 57. 120V/240V | 58. 120V/240V | 59. 120V/240V | 60. 120V/240V  |
| 61. 120V/240V | 62. 120V/240V | 63. 120V/240V | 64. 120V/240V  |
| 65. 120V/240V | 66. 120V/240V | 67. 120V/240V | 68. 120V/240V  |
| 69. 120V/240V | 70. 120V/240V | 71. 120V/240V | 72. 120V/240V  |
| 73. 120V/240V | 74. 120V/240V | 75. 120V/240V | 76. 120V/240V  |
| 77. 120V/240V | 78. 120V/240V | 79. 120V/240V | 80. 120V/240V  |
| 81. 120V/240V | 82. 120V/240V | 83. 120V/240V | 84. 120V/240V  |
| 85. 120V/240V | 86. 120V/240V | 87. 120V/240V | 88. 120V/240V  |
| 89. 120V/240V | 90. 120V/240V | 91. 120V/240V | 92. 120V/240V  |
| 93. 120V/240V | 94. 120V/240V | 95. 120V/240V | 96. 120V/240V  |
| 97. 120V/240V | 98. 120V/240V | 99. 120V/240V | 100. 120V/240V |

**FRONT ELEVATION**

**RIGHT ELEVATION**

**REAR ELEVATION**

**LEFT ELEVATION**

**PLAN**

**SECTION**

**DETAIL**

**NOTE**

1. All work shall be in accordance with the 2021 International Residential Code (IRC) and the 2021 International Building Code (IBC).

2. All materials shall be of good quality and shall be installed in accordance with the manufacturer's instructions.

3. All work shall be completed within the specified time frame.

4. All work shall be done in a professional and workmanlike manner.

5. All work shall be subject to inspection and approval by the local building department.

6. All work shall be done in accordance with the plans and specifications.

7. All work shall be done in accordance with the current building codes and regulations.

8. All work shall be done in accordance with the current industry standards.

9. All work shall be done in accordance with the current local ordinances.

10. All work shall be done in accordance with the current state laws.



# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

| Agenda Number 4d                                 | Agenda Date 2/13/2023 | Number |
|--------------------------------------------------|-----------------------|--------|
| <b>Type</b> Public Hearing Agenda Items          |                       |        |
| <b>Department</b> Planning and Zoning Commission |                       |        |

## Title

Consideration 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 to rezone from PUD-C Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot 1, Block 1, Tinker Crossing Addition, being approximately 8.13 acres, and addressed as 1801 Industrial Boulevard and 6255 & 6301 Colleyville Boulevard. The purpose is to allow for a new 3-story self-storage facility and a retail-commercial pad site on the property.

**Existing Conditions/Background:** The subject property is currently platted as 8.13 acres known as Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot 1, Block 1, Tinker Crossing Addition. The current zoning of PUD-C has the base zoning of CC-2 Shopping Center which also allows for self-storage uses (Metroplex Self Storage) and long-term parking of vehicles. The remaining 2.01 acres (2 lots) have been incorporated into this proposal and currently have CC-1 Village Retail zoning and are now undeveloped. The applicant proposes to combine the 3 lots and allow for a retail-commercial pad site along the frontage and an additional 3-story self storage facility.

**Purpose:** The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

## Proposed PUD-C Ordinance:

Request – The applicant requests to change zoning to the PUD-C district to allow for a 73,080 SF 3-story self-storage facility and a 3.116 acre retail-commercial pad site.

**Analysis:** The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. This request fits into a recent trend of commercial development along Colleyville Boulevard. Approval of this PUD would mean approval of a 3-story self-storage facility and a retail-commercial pad site for this property.

The following regulations from the PUD-C ordinance are proposed:

- CC-2 zoning & uses
- Lot 1: 3.116 acres commercial pad site
- Lot 2: allowance for a 60-foot tall, 73,080 SF 3-story self-storage building with 825 units
- Additional land uses: alcoholic beverage sales on premise (staff recommends SUP required); alcoholic beverage sales – package store off-premises consumption (staff recommends SUP required); convenience stores with gasoline sales (staff recommends SUP required); auto, truck or trailer rental; office showroom; warehouse; self-storage facilities; propane refilling station; and outside storage of recreational vehicles, boats and watercraft.
- Parking of all rental vehicles shall not be closer than 80 feet from the Colleyville Boulevard right-of-way.
- 10 proposed parking spaces are proposed and recognized as a condition of the PUD Ordinance.
- Windows in the self-storage building which face residential shall be opaque/dark tinted glazing on all windows facing residential development.
- 8-foot masonry screening fence along the south and east property lines.
- Potential one-story building with approximately 150 self-storage units

**Plat Status:** The property is platted as Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot 1, Block 1, Tinker Crossing Addition.

**DRC Review:** The Development Review Committee reviewed the request at their January 23, 2023 meeting and the following comments were provided to the applicant:

1. The Planning and Zoning Commission discussed the proposed uses during their work session. The proposed uses are recommended to be altered. Alcoholic beverage sales for on and off premises should not be allowed by right and should still have to obtain a Special Use Permit. Remove the use convenience store with gasoline sales as it is a use which City Council is not likely to consider.
2. The outside storage of recreational vehicles, boats and watercraft shall be located on Lot 2 and behind the existing storage building not less than 400 feet from the front property line.
3. Provide the hours of operation of the self-storage building.

4. Provide the number of storage units.
5. Additional Plans Required: Provide a tree survey; Provide a landscaping plan.
6. Provide a preliminary grading and drainage plan.
7. Provide on the site plan: lot coverage; impervious coverage; parking required; parking provided; setbacks; dimension the landscaping setback along Colleyville Blvd. and between the self-storage building and the south property line.
8. The fencing along the south and east property line adjacent to existing residential properties remain masonry and not wood per previous PUD-C Ordinance.
9. The windows in the self-storage building which face the residential need to be such that both those inside the building are unable to see out and unable to see in those outside.

Updated exhibits were provided on February 3, 2023 and are provided in the agenda packet.

**Urban Forestry/Tree Preservation:** The development must comply with Chapter 5 (Urban Forestry) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

**Surrounding Development:** Property immediately to the north has ML Light Manufacturing zoning and has developed with commercial use. Property to the south has PUD-R Planned Unit Development - Residential zoning and has developed with Single-Family attached residential uses. Property to the west has AG Agricultural zoning and is not improved. The property to the east has AG Agricultural zoning and has developed with residential with a single-family home.

**Comprehensive Plan:** The City's comprehensive plan, Destination Colleyville, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The proposed rezoning request complies with the commercial land use designation stated in 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 the request.



**Recommendation**

None

**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. Landscape Plan
9. Drainage Plan
10. Tree Survey
11. Notification Map
12. Notification Letter
13. Notification List
14. Letter of Opposition
15. Draft Ordinance



# Aerial Map



**ZC23-004**

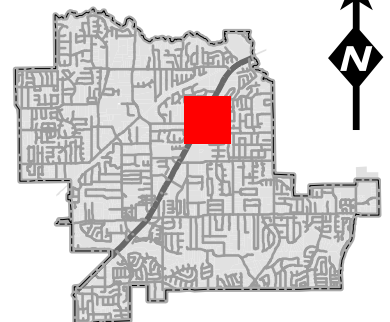
**1801 Industrial Boulevard**

**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.

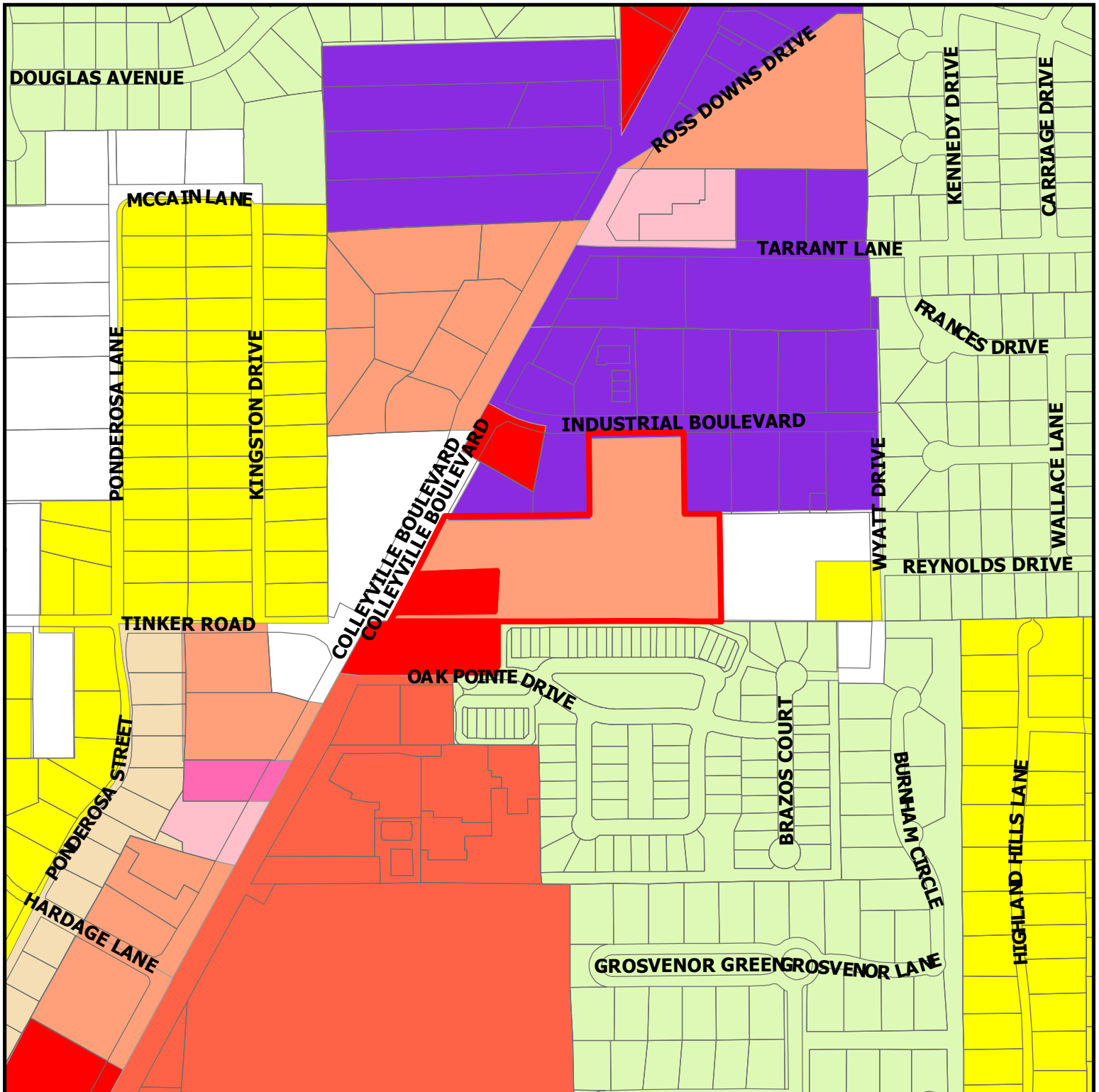


Subject Property





# Zoning Map



**ZC23-004**

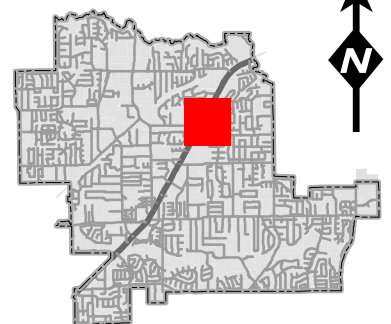
**1801 Industrial Boulevard**

**DISCLAIMER:**

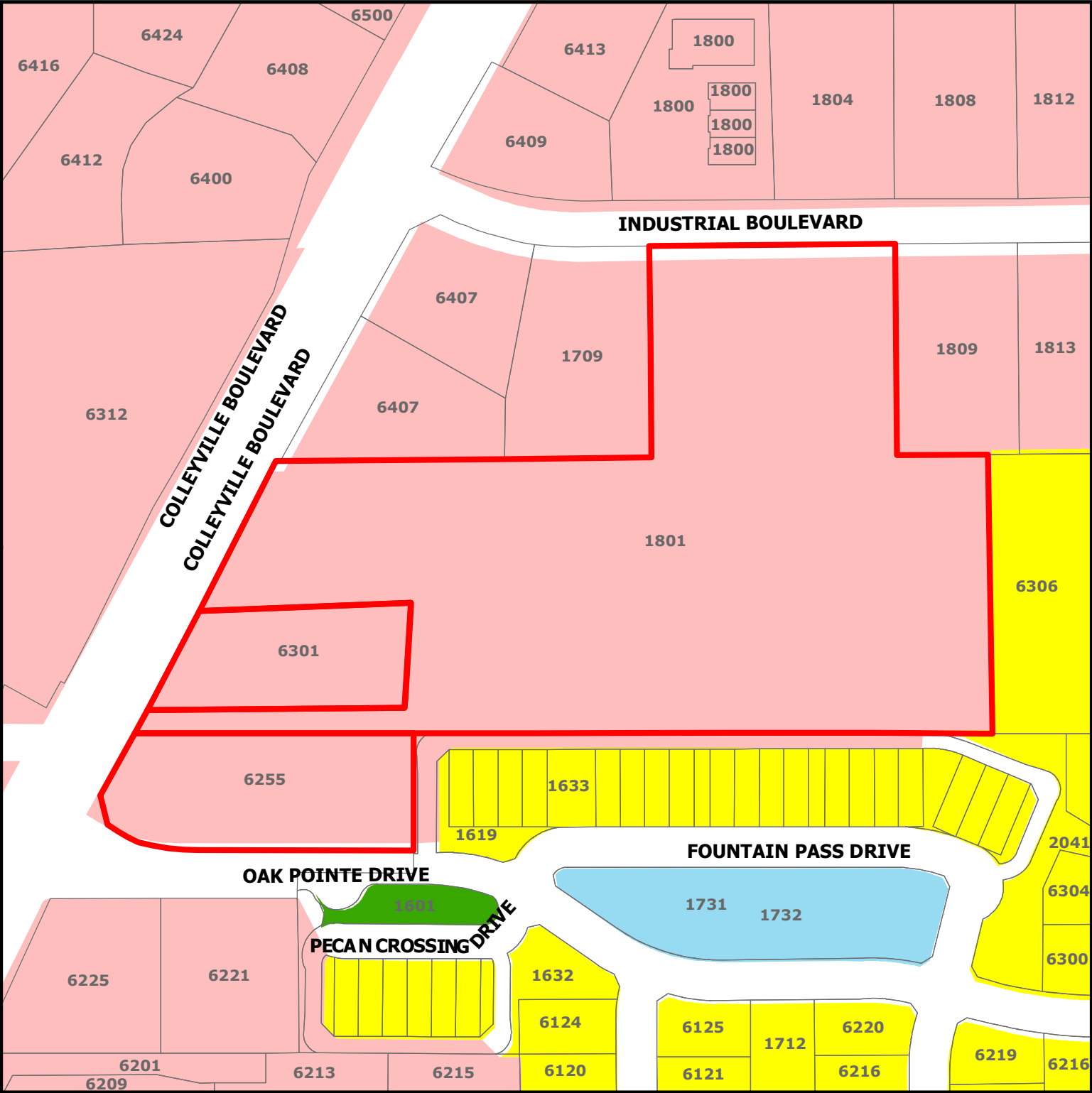
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



# Future Land Use Map



**ZC23-004**

**1801 Industrial Boulevard**



Subject Property



Residential



Colleyville Blvd Corridor



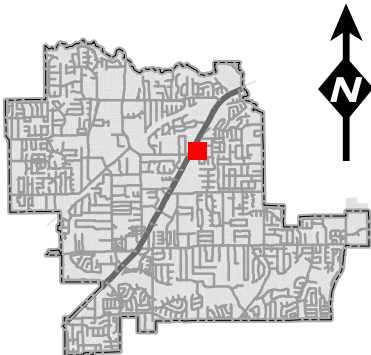
Open Space; Parks



Water Body



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## **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 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 \(Special Use Permit required\)](#)
3. [Alcoholic beverage sales - package store sales, off-premises consumption](#)
4. [Convenience stores with gasoline sales \(Special Use Permit required\)](#)
- ~~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.

~~0. 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~~

~~0. 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. Outside storage of recreational vehicles, boats and watercrafts shall be located on Lot 2 and near the existing storage building not less than 400 feet from the front property line from SH26.

3. 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.

- ~~b.c.~~ The windows of the self-storage building which are adjacent to existing residential properties shall be opaque (such as glass bricks, frosted glass, or artificial windows), such that those inside the building are unable to see out and those outside the building are unable to see in in.

- ~~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.~~
- ~~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.~~

#### **8.6. 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 as~~ be provided as set forth in the Land Development Code. A minimum of ~~101~~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.

#### **9.7. 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.

#### **10.8. LANDSCAPING, BUFFERING AND OPEN SPACE**

- a. The developer shall construct a five (5) foot wide landscaped greenbelt adjacent to the south and east property lines adjacent to existing residential properties. The greenbelt along the east property line of Lot 2 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 of Lot 2 and the east property line of Lot 1 shall be planted with large canopy trees, a minimum of ~~five (5) to six (6)~~three (3) to four (4) inches in caliper on 20 foot centers.
- b. The developer shall construct a minimum twenty (20) foot wide landscaped green belt of "live plant material," exclusive of access drives adjacent to SH26. A ten (10) foot wide landscaping green belt shall wrap around the depth of the property along Oak Pointe Drive. This area may be planted with trees or shrubs required at the front of the site. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.



~~b.c.~~ Except where noted above, all required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.

~~c.d.~~ This development shall provide a minimum of 11 percent (11%) of open space.

## **11. SIDEWALKS**

~~.~~ 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.

~~.~~ A minimum five (5) foot sidewalk shall be constructed along SH26 prior to the issuance of the certificate of occupancy for any new structures.

## **14.9. 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.

## **15.10. 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.

The map displays a variety of land use designations across a geographic area. Key features include:

- Yellow Zones:** Located on the left side, representing R-20 Single Family Residential (20,000 sq. ft. min).
- Orange Zones:** Found in the top left and center-right, representing PUD-C Planned Unit Development, Commercial and CC-2 Shopping Center.
- Purple Zones:** Located in the top right, representing CC-3 Highway Commercial and ML Light Manufacturing.
- Red Zones:** A cluster in the center-left, representing CC-1 Village Retail.
- Green Zones:** Located at the bottom, representing PUD-R Planned Unit Development, Residential.
- Light Green Zones:** Located at the bottom right, representing R-15 Single Family Residential (15,000 sq. ft. min).

A large, irregularly shaped area in the center is highlighted with a thick black border, encompassing parts of the orange, purple, and red zones. This area is the subject of the map. Major roads shown include 'SANTO VITO BLVD' and 'INDUSTRIAL BLVD'. Various lot numbers and zone codes (e.g., 6416, 6408, 6412, 6400, 6407, 6401, 1801, 1809, 1813, 1800, 1804, 1808, 1812, 6312, 6200, 6205, 6201, 6221, 1534, 1536, 1600, 1608, 1616, 1601, 1632, 1633, 1721, 1729, 1737, 1825, 1837, 1845, 1905, 1913, 2041, 6304, 6300, 1732, 1731) are labeled throughout the map.

**Legend:**

|                                             |                                                     |
|---------------------------------------------|-----------------------------------------------------|
| AG Agricultural                             | R-10 Single Family Residential (10,000 sq. ft. min) |
| CC-1 Village Retail                         | R-15 Single Family Residential (15,000 sq. ft. min) |
| CC-2 Shopping Center                        | R-20 Single Family Residential (20,000 sq. ft. min) |
| CC-3 Highway Commercial                     | R-30 Single Family Residential (30,000 sq. ft. min) |
| CN Neighborhood Commercial                  | R-40 Single Family Residential (40,000 sq. ft. min) |
| CPO Professional Office                     | R-MF Multi-Family Residential                       |
| ML Light Manufacturing                      | RD Two Family Residential                           |
| PUD-C Planned Unit Development, Commercial  | RE Single Family 'Estate' Residential               |
| PUD-R Planned Unit Development, Residential |                                                     |

## 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

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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;

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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;

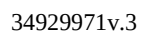
THENCE North 89°27'58" East, departing the east ROW line of Colleyville Boulevard, with the south line of Lot 16-R-2, Block 1, Colleyville Industrial Park, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet B, Slide 587, PRTCT, continuing with aforementioned Lot 15, 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.

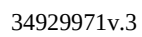


*JP Stanton*  
*1/17/2023*

|                                                                                                                                                          |                                                                        |                                                                                                                 |                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              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|  <p>5C ARCHITECTS<br/>11010 E. KENNEDY BLVD<br/>DALLAS, TEXAS 75245</p> | <p>PLAN SHEET</p> <p>11010 E. KENNEDY BLVD<br/>DALLAS, TEXAS 75245</p> | <p>COLLEVILLE, TEXAS 76024</p> <p>COLLEVILLE COMMERCE PARK</p> <p>A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:</p> | <p>PRELIMINARY</p> <p>FOR REGULATORY APPROVAL</p> <p>PERMITTING AND CONSTRUCTION</p> <p>APPROXIMATE DATES: FEBRUARY<br/>2017 TO NOVEMBER 2017</p> | <p>DATE: 11/01/2012</p> <p>DATE: 12/27/2012</p> <p>DATE: 03/12/2013</p> <p>DATE: 06/27/2013</p> <p>DATE: 07/27/2013</p> <p>DATE: 08/27/2013</p> <p>DATE: 09/27/2013</p> <p>DATE: 10/27/2013</p> <p>DATE: 11/27/2013</p> <p>DATE: 12/27/2013</p> <p>DATE: 01/27/2014</p> <p>DATE: 02/27/2014</p> <p>DATE: 03/27/2014</p> <p>DATE: 04/27/2014</p> <p>DATE: 05/27/2014</p> <p>DATE: 06/27/2014</p> <p>DATE: 07/27/2014</p> <p>DATE: 08/27/2014</p> <p>DATE: 09/27/2014</p> <p>DATE: 10/27/2014</p> <p>DATE: 11/27/2014</p> <p>DATE: 12/27/2014</p> <p>DATE: 01/27/2015</p> <p>DATE: 02/27/2015</p> <p>DATE: 03/27/2015</p> <p>DATE: 04/27/2015</p> <p>DATE: 05/27/2015</p> <p>DATE: 06/27/2015</p> <p>DATE: 07/27/2015</p> 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## 34929971v.3







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| <b>FIELDWORK</b><br>10000 W. UNIVERSITY BLVD.<br>SUITE 1000<br>DALLAS, TEXAS 75243<br>TEL: 214.343.7777<br>FAX: 214.343.7778<br>WWW.FIELDWORKARCHITECTS.COM | <b>COLLEYVILLE COMMERCIAL</b><br>A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:<br>COLLEYVILLE, TEXAS 76034 | <b>ARCHITECTS</b><br>10000 W. UNIVERSITY BLVD.<br>SUITE 1000<br>DALLAS, TEXAS 75243<br>TEL: 214.343.7777<br>FAX: 214.343.7778<br>WWW.ACHITECTS.COM | SHEET NO.<br>001 |
|                                                                                                                                                             |                                                                                                        |                                                                                                                                                    |                  |



LEFT ELEVATION - (NORTH)



REAR ELEVATION - (EAST)

[illegible]

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:  
COLLETVILLE COMMERCE PARK

**F5**  
ARCHITECTS  
PLANNERS & DESIGNERS  
1000 N. GARDEN AVENUE  
SUITE 100  
DENVER, CO 80202  
TEL: 724-6900  
FAX: 724-6901  
WWW.F5ARCH.COM

5th ARCHITECTS

1101 E. ANNE STREET  
SUITE 100  
DALLAS, TEXAS 75201  
PHONE: 214.742.1101  
WWW.5THARCHITECTS.COM

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:

COLLEVILLE COMMERCE PARK

COLLEVILLE, TEXAS 76034

PRELIMINARY

NOT FOR CONSTRUCTION

FOR INFORMATION ONLY

NO GUARANTEE OF ACCURACY

NO LIABILITY FOR OMISSIONS

NO LIABILITY FOR ERRORS

NO LIABILITY FOR NEGLIGENCE

NO LIABILITY FOR BREACH OF CONTRACT

NO LIABILITY FOR BREACH OF WARRANTY

NO LIABILITY FOR BREACH OF AGREEMENT

NO LIABILITY FOR BREACH OF OBLIGATION

NO LIABILITY FOR BREACH OF DUTY

NO LIABILITY FOR BREACH OF FIDELITY

NO LIABILITY FOR BREACH OF CONFIDENTIALITY

NO LIABILITY FOR BREACH OF PRIVACY

NO LIABILITY FOR BREACH OF SECURITY

NO LIABILITY FOR BREACH OF INTEGRITY

NO LIABILITY FOR BREACH OF HONOR

NO LIABILITY FOR BREACH OF RESPECT

NO LIABILITY FOR BREACH OF DIGNITY

NO LIABILITY FOR BREACH OF WORTH

NO LIABILITY FOR BREACH OF FAITH

NO LIABILITY FOR BREACH OF TRUST

NO LIABILITY FOR BREACH OF LOVE

NO LIABILITY FOR BREACH OF PEACE

NO LIABILITY FOR BREACH OF JOY

NO LIABILITY FOR BREACH OF HOPE

NO LIABILITY FOR BREACH OF CHARITY

NO LIABILITY FOR BREACH OF GRACE

NO LIABILITY FOR BREACH OF GLORY

NO LIABILITY FOR BREACH OF HONOR

NO LIABILITY FOR BREACH OF RESPECT

NO LIABILITY FOR BREACH OF DIGNITY

NO LIABILITY FOR BREACH OF WORTH

NO LIABILITY FOR BREACH OF FAITH

NO LIABILITY FOR BREACH OF TRUST

NO LIABILITY FOR BREACH OF LOVE

NO LIABILITY FOR BREACH OF PEACE

NO LIABILITY FOR BREACH OF JOY

NO LIABILITY FOR BREACH OF HOPE

NO LIABILITY FOR BREACH OF CHARITY

NO LIABILITY FOR BREACH OF GRACE

NO LIABILITY FOR BREACH OF GLORY

DATE: 01/15/2024

BY: [Signature]

FOR: [Signature]

PROJECT: COLLEVILLE COMMERCE PARK

LOCATION: COLLEVILLE, TEXAS

SCALE: 1/8" = 1'-0"

SHEET: 01

DATE: 01/15/2024

BY: [Signature]

FOR: [Signature]

PROJECT: COLLEVILLE COMMERCE PARK

LOCATION: COLLEVILLE, TEXAS

SCALE: 1/8" = 1'-0"

SHEET: 01



OAKPOINTE DRIVE VIEW  
RIGHT ELEVATION - (SOUTH)



A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:  
**COLLEYVILLE COMMERCE PARK**

COLLEYVILLE, TEXAS 76034

GROSS AREA OF THE PROPERTY:  
LOT 2 = 315,467 SF

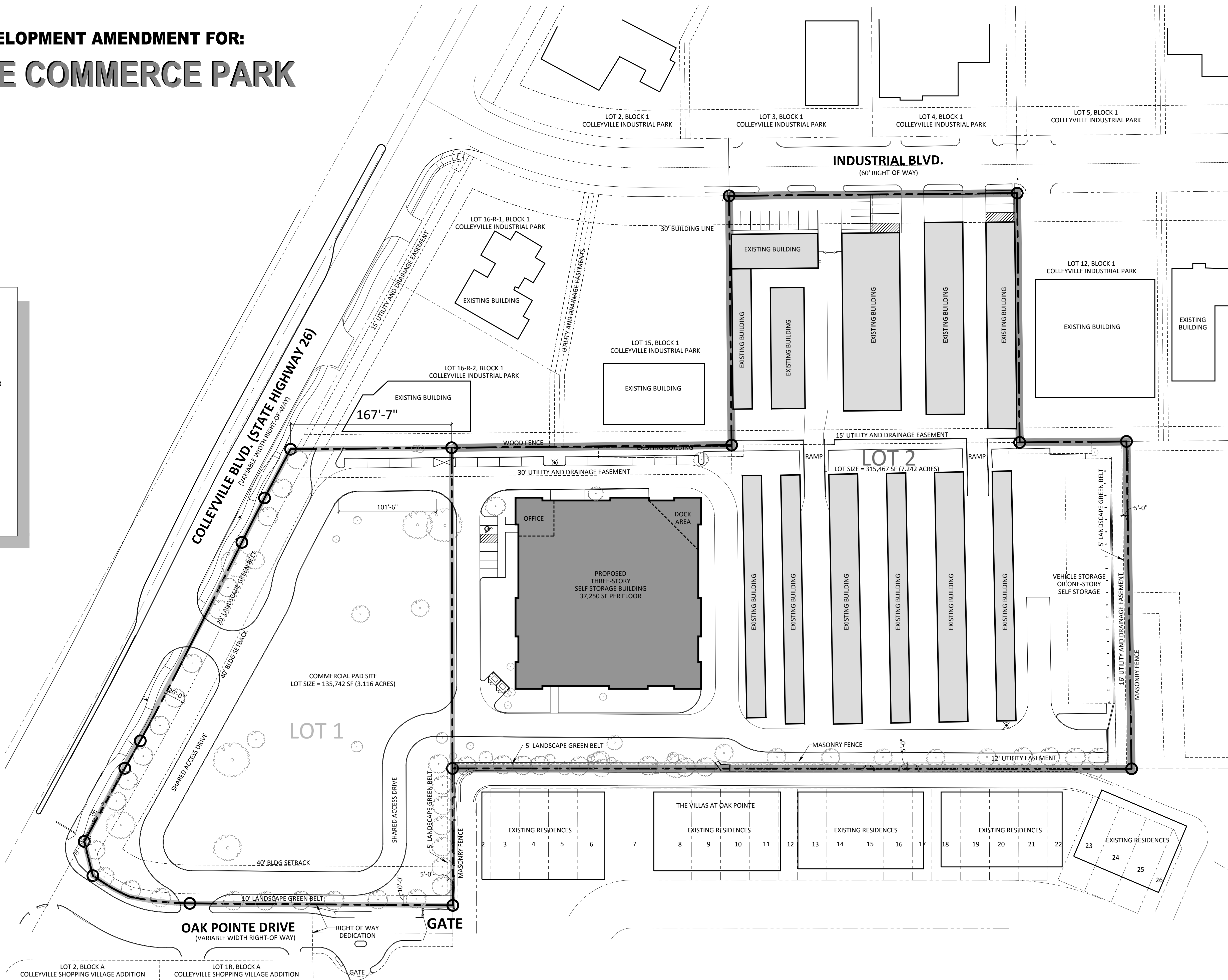
LOT COVERAGE:  
TOTAL AREA OF EXISTING AND PROPOSED  
BUILDINGS = 109,505 SF OR 35% OF TOTAL  
PROPERTY AREA

IMPERVIOUS COVERAGE:  
GROSS AREA OF STREETS, SIDEWALKS, AND OTHER  
PAVED SURFACES = 165,689 SF OR 53% OF TOTAL  
PROPERTY AREA

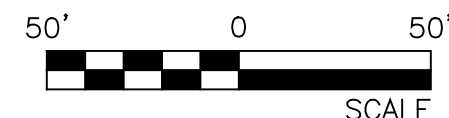
GROSS AREA OF OPEN SPACE: 205,962 SF OR 65%  
OF TOTAL PROPERTY AREA

PARKING REQUIRED: BASED UPON LAND USE  
CLASSIFICATION, THIS PROPERTY IS PARKING  
GROUP 24 WHICH IS SET BY THE APPROVED PUD  
ORDINANCE

PARKING PROVIDED:  
EXISTING = 18 SPACES  
PROPOSED = 16 SPACES  
TOTAL PARKING = 34 SPACES



**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  
02/02/2023  
DRAWN BY: SB  
JOB NO.: 50387

SHEET NO.

**1**

1 OF 2 SHEETS

P.O. BOX 15877  
COLLEYVILLE, TX 76119  
817.478.0981  
cdarchitects.com  
1150 E. KENNEDALE PKWY.  
KENNEDALE, TX 76060  
**CF**  
CALLAHAN & FREEMAN  
**ARCHITECTS**





COLLEYVILLE BLVD. DRIVE VIEW  
FRONT ELEVATION - (WEST)

SCALE: 1/16" = 1'-0"

OPAQUE/DARK TINTED GLAZING ON ALL WINDOWS  
FACING RESIDENTIAL DEVELOPMENT



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 76119  
817.478.1765  
cfarchitects.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:  
02/02/23

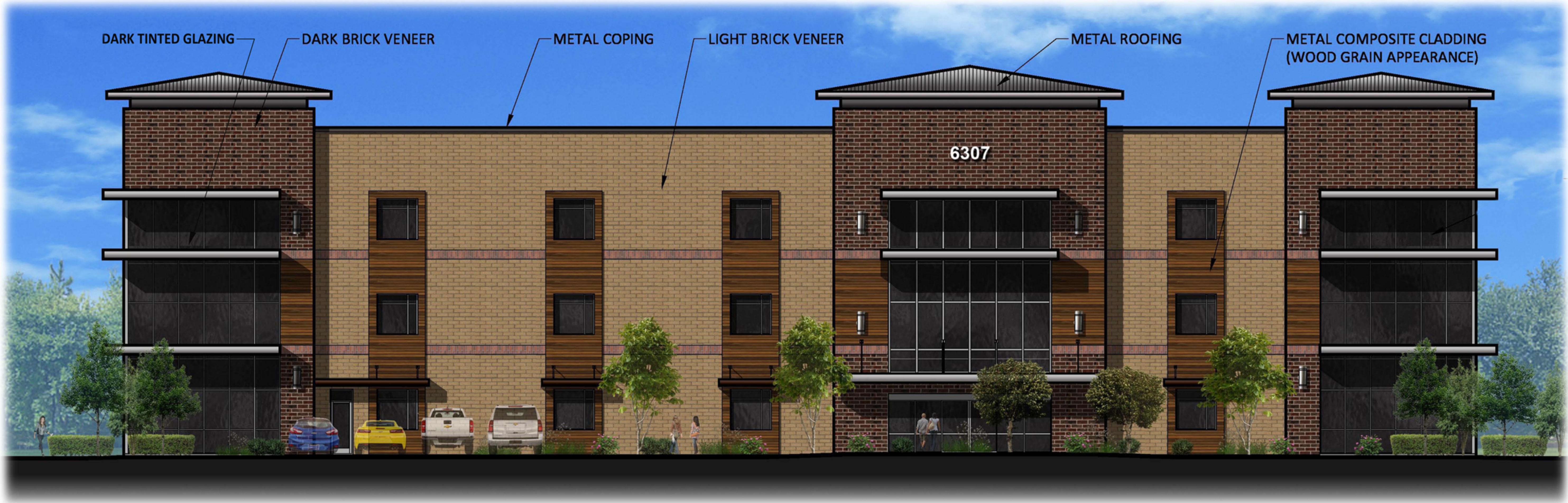
DRAWN BY: SB  
JOB NO.: 50387

SHEET NO.

2

2 OF 2 SHEETS





COLLEYVILLE BLVD. DRIVE VIEW  
FRONT ELEVATION - (WEST)

OPAQUE / DARK TINTED GLAZING ON ALL WINDOWS  
THAT FACE RESIDENTIAL DEVELOPMENT

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

DATE: 10/13/2022  
REVISIONS:  
02/02/23

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)

OPAQUE / DARK TINTED GLAZING ON ALL WINDOWS  
THAT FACE RESIDENTIAL DEVELOPMENT

P.O. BOX 15577  
DALLAS, TX 76119  
817.478.1785  
cfarchitects.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:  
02/02/23

DRAWN BY: SB  
JOB NO.: 50387

SHEET NO.





REAR ELEVATION - (EAST)

OPAQUE / DARK TINTED GLAZING ON ALL WINDOWS  
THAT FACE RESIDENTIAL DEVELOPMENT

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

DATE: 10/13/2022  
REVISIONS:  
A 02/02/23

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, TEXAS 75215  
817.478.1785  
cfarchitects.com  
1150 E KENNEDALE PKWY.  
KENNEDALE, TX 76060





OPAQUE/DARK TINTED GLAZING

DARK BRICK VENEER

METAL COPING

LIGHT BRICK VENEER

METAL ROOFING

METAL COMPOSITE CLADDING  
(WOOD GRAIN APPEARANCE)

OAKPOINTE DRIVE VIEW  
RIGHT ELEVATION - (SOUTH)

OPAQUE / DARK TINTED GLAZING ON ALL WINDOWS  
THAT FACE RESIDENTIAL DEVELOPMENT

P.O. BOX 15577  
COLLEGE STATION, TX 76119  
817.478.1785  
cfarchitects.com  
1150 E KENNEDALE PKWY.  
KENNEDALE, TX 76860

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:  
02/02/23

DRAWN BY: SB  
JOB NO.: 50387

SHEET NO.

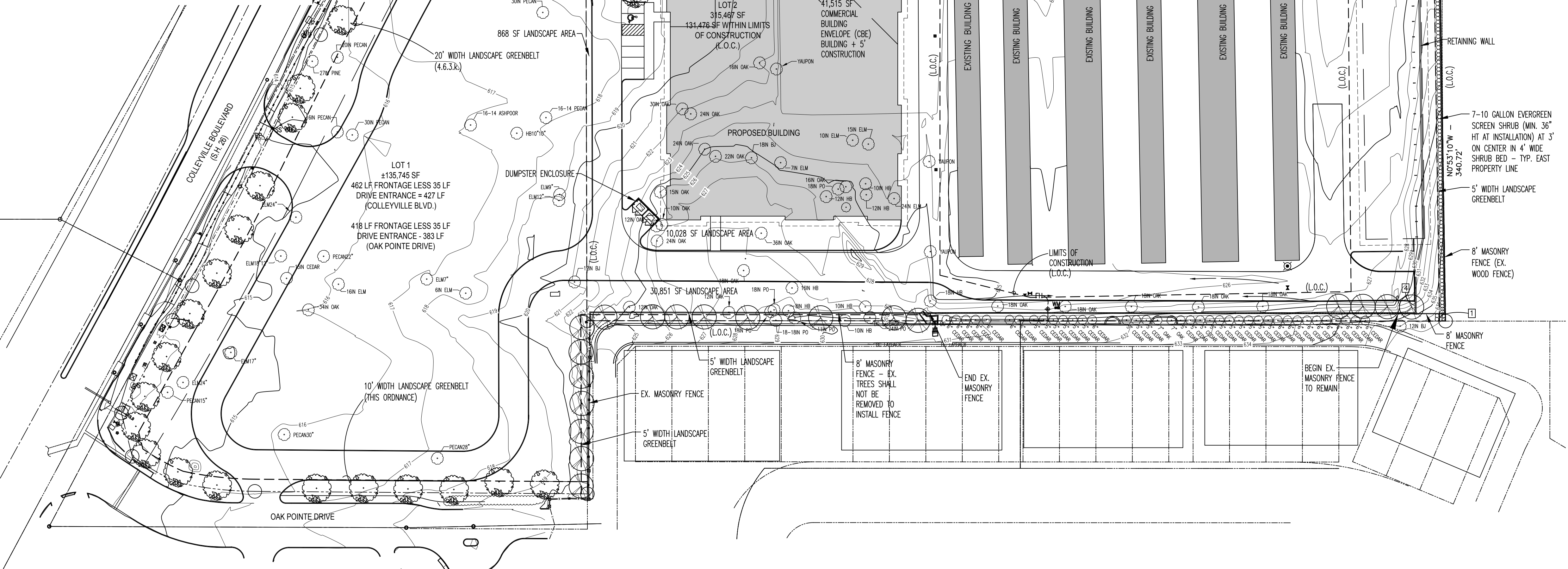


LANDSCAPE DATA TABLE LOT 1

| SITE AREA: 135,745 SF                                                                                               |                       |                               |
|---------------------------------------------------------------------------------------------------------------------|-----------------------|-------------------------------|
| ITEM                                                                                                                | REQUIRED              | PROVIDED                      |
| REQUIRED LANDSCAPE AREA (THIS ORDINANCE, SEC. 8.c.)                                                                 | 11%<br>14,932 SF SITE | MIN. 11%<br>MINIMUM 14,935 SF |
| MIN. 50% OF THE REQUIRED LANDSCAPE AREA SHALL BE LOCATED IN THE STREET YARDS (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.) | 7,468 SF              | MIN. 7,468 SF                 |
| FRONTAGE SHRUBS 1/50' FRONTAGE COLLEYVILLE BLVD: 427 LF OAK POINTE DR.: 383 LF                                      | 86<br>77              | MIN. 86<br>MIN. 77            |
| FRONTAGE TREE 1/40' FRONTAGE COLLEYVILLE BLVD: 427 LF OAK POINTE DR.: 383 LF                                        | 12<br>10              | MIN. 12<br>MIN. 10            |

LANDSCAPE DATA NOTES LOT 1

1. PARKING LOTS SHALL CONTAIN A MINIMUM OF 140 SF OF LANDSCAPED ISLAND PER EACH 18 CONTIGUOUS PARKING SPACES REQUIRED. ISLAND SHALL INCLUDE 1- 3" CALIPER TREE (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.i.1.).
2. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 90' FROM A TREE WITHIN A LANDSCAPE ISLAND (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.i.1.).
3. 1- 18" HEIGHT OR 5 GAL. SHRUB SHALL BE PLANTED ON SITE FOR EACH 5 LINEAL FEET OF RIGHT-OF-WAY EXCLUSIVE OF DRIVEWAYS (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.b.).
4. 1- 3" CALIPER TREE SHALL BE PLANTED FOR EACH 40 LINEAL FEET OF STREET FRONTAGE EXCLUSIVE OF DRIVEWAYS ON COLLECTOR STREETS (OR LARGER) (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.c.).
5. FRONTAGE TREES AT COLLEYVILLE BLVD. SHALL INCLUDE 1 EXISTING TREE.
6. PARKING LOTS SHALL CONTAIN A MINIMUM OF 140 SF OF LANDSCAPED ISLAND PER EACH 18 CONTIGUOUS PARKING SPACES REQUIRED. ISLAND SHALL INCLUDE 1- 3" CALIPER TREE (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.i.1.).
7. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 90' FROM A TREE WITHIN A LANDSCAPE ISLAND (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.i.1.).
8. FOR ANY DEVELOPMENT WHICH ABUTS COLLEYVILLE BOULEVARD THERE SHALL BE A MINIMUM TWENTY (20) FEET WIDE LANDSCAPED GREEN BELT. (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.k.).
9. DEVELOPER SHALL CONSTRUCT A FIVE (5) FOOT WIDE LANDSCAPED GREENBELT ADJACENT TO THE SOUTH AND EAST PROPERTY LINES ADJACENT TO RESIDENTIAL PROPERTIES (THIS ORDINANCE, SEC. 8.a.).
10. THE GREENBELT ALONG THE EAST PROPERTY LINE OF LOT 1 SHALL CONTAIN LARGE CANOPY TREES A MINIMUM OF 3"-4" CALIPER, INSTALLED AT 20' ON CENTER (THIS ORDINANCE, SEC. 8.a.).



LANDSCAPE DATA TABLE LOT 2

| SITE AREA: 315,467 SF<br>LIMITS OF CONSTRUCTION (L.O.C.) AREA: 131,477 SF                |                                           | PROVIDED PARKING SPACES: 16        |
|------------------------------------------------------------------------------------------|-------------------------------------------|------------------------------------|
| ITEM                                                                                     | REQUIRED                                  | PROVIDED                           |
| REQUIRED LANDSCAPE AREA (THIS ORDINANCE, SEC. 8.c.)                                      | 11%<br>34,702 SF SITE<br>14,463 SF L.O.C. | MIN. 11% SITE<br>MINIMUM 34,710 SF |
| PARKING LOT ISLANDS/TREES (1 PER 18 SPACES), (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.i.1.). | 1<br>140 SF                               | 3<br>568 SF                        |

LANDSCAPE DATA NOTES LOT 2

1. PARKING LOTS SHALL CONTAIN A MINIMUM OF 140 SF OF LANDSCAPED ISLAND PER EACH 18 CONTIGUOUS PARKING SPACES REQUIRED. ISLAND SHALL INCLUDE 1- 3" CALIPER TREE (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.i.1.).
2. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 90' FROM A TREE WITHIN A LANDSCAPE ISLAND (LAND DEVE. CODE, CHAP.4, SECT.4.6.3.i.1.).
3. DEVELOPER SHALL CONSTRUCT A FIVE (5) FOOT WIDE LANDSCAPED GREENBELT ADJACENT TO THE SOUTH AND EAST PROPERTY LINES ADJACENT TO RESIDENTIAL PROPERTIES (THIS ORDINANCE, SEC. 8.a.).
4. THE GREENBELT ALONG THE EAST PROPERTY LINE OF LOT 2 SHALL CONTAIN EVERGREEN PLANT MATERIAL WHICH SHALL BE MINIMUM 6" HEIGHT IN TWO YEARS, INSTALLED AT 36" HEIGHT AND 36" ON CENTER (PD: THIS ORDINANCE, SEC. 8.a.).
5. THE GREENBELT ALONG THE SOUTH PROPERTY LINE OF LOT 2 SHALL CONTAIN LARGE CANOPY TREES A MINIMUM OF 3"-4" CALIPER, INSTALLED AT 20' ON CENTER (THIS ORDINANCE, SEC. 8.a.). PROVIDED TREES SHALL INCLUDE EXISTING TREES TO REMAIN.

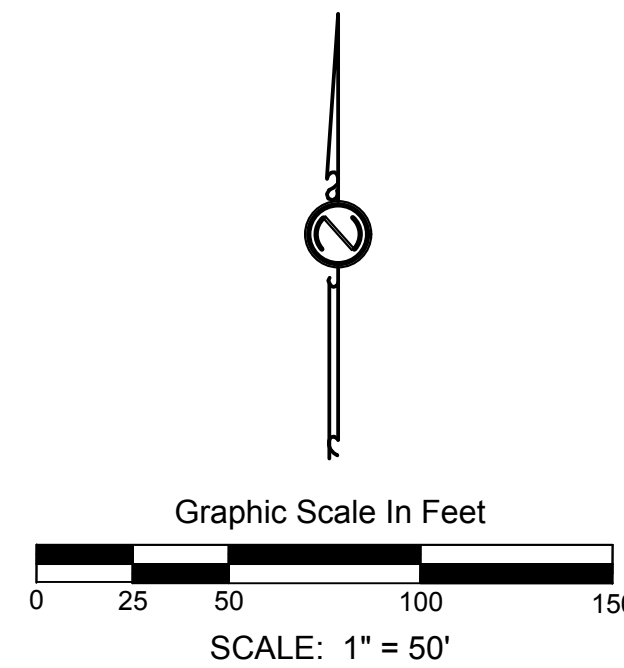
GENERAL NOTES

1. EXISTING TREES ON SITE TO BE REMOVED SHALL BE MITIGATED IN COMPLIANCE WITH CHAPTER 5, URBAN FORESTRY, CITY OF COLLEYVILLE, LAND DEVELOPMENT CODE.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED PER THE REQUIREMENTS OF CHAPTER 5, CITY OF COLLEYVILLE, LAND DEVELOPMENT CODE.
3. TREES SHALL NOT BE REMOVED TO INSTALL NEW FENCE AT SOUTH PROPERTY LINE OF LOT 2.
4. ALL PLANT MATERIAL SHALL BE FROM APPROVED LISTS INCLUDED IN CHAPTER 4, LANDSCAPE AND BUFFERING, CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
5. AUTOMATIC, IN-GROUND, IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE AND REQUIRED LANDSCAPE AREAS PER CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
6. LANDSCAPE CONSTRUCTION PLANS FOR EACH LOT SHALL BE SUBMITTED TO, AND APPROVED BY, THE CITY OF COLLEYVILLE PRIOR TO RECEIVING A BUILDING PERMIT.
7. A 10' WIDE LANDSCAPE GREENBELT IS PROPOSED ALONG OAK POINTE DRIVE WITH THIS ORDINANCE.

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS  
8213 SHOAL CREEK BOULEVARD, SUITE 107  
AUSTIN, TEXAS 78758  
TELEPHONE: 512.458.4126  
HAS JURISDICTION OVER THE INDIVIDUAL LICENSED UNDER THE  
LANDSCAPE ARCHITECTS REGISTRATION LAW, ARTICLE 249C,  
VERNON'S TEXAS CIVIL STATUTES.

PLANT KEY

- EXISTING TREE
- TREE NUMBER  
CAL. INCHES-SPECIES
- PROPOSED LARGE CANOPY TREE,  
3" CALIPER @ MIN. 30' O.C.
- PROPOSED MEDIUM CANOPY  
PARKING LOT TREE, 3" CALIPER  
@ MIN. 15' O.C.
- PROPOSED LARGE CANOPY TREE,  
LIVE OAK, 3"-4" CALIPER @ 20'  
O.C.



PD- LANDSCAPE PLAN

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

akm la  
LANDSCAPE ARCHITECT  
P.O. BOX 17850 / FORT WORTH, TEXAS 76102  
2328 PRIMROSE AVENUE / FORT WORTH, TEXAS 76111  
ALIS@AKMLA.COM / 817.875.1839



DATE: 02-03-2023  
SHEET NUMBER:

L1.0  
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original drawing size: 24"x36"; original drawing scale: 1"=50'

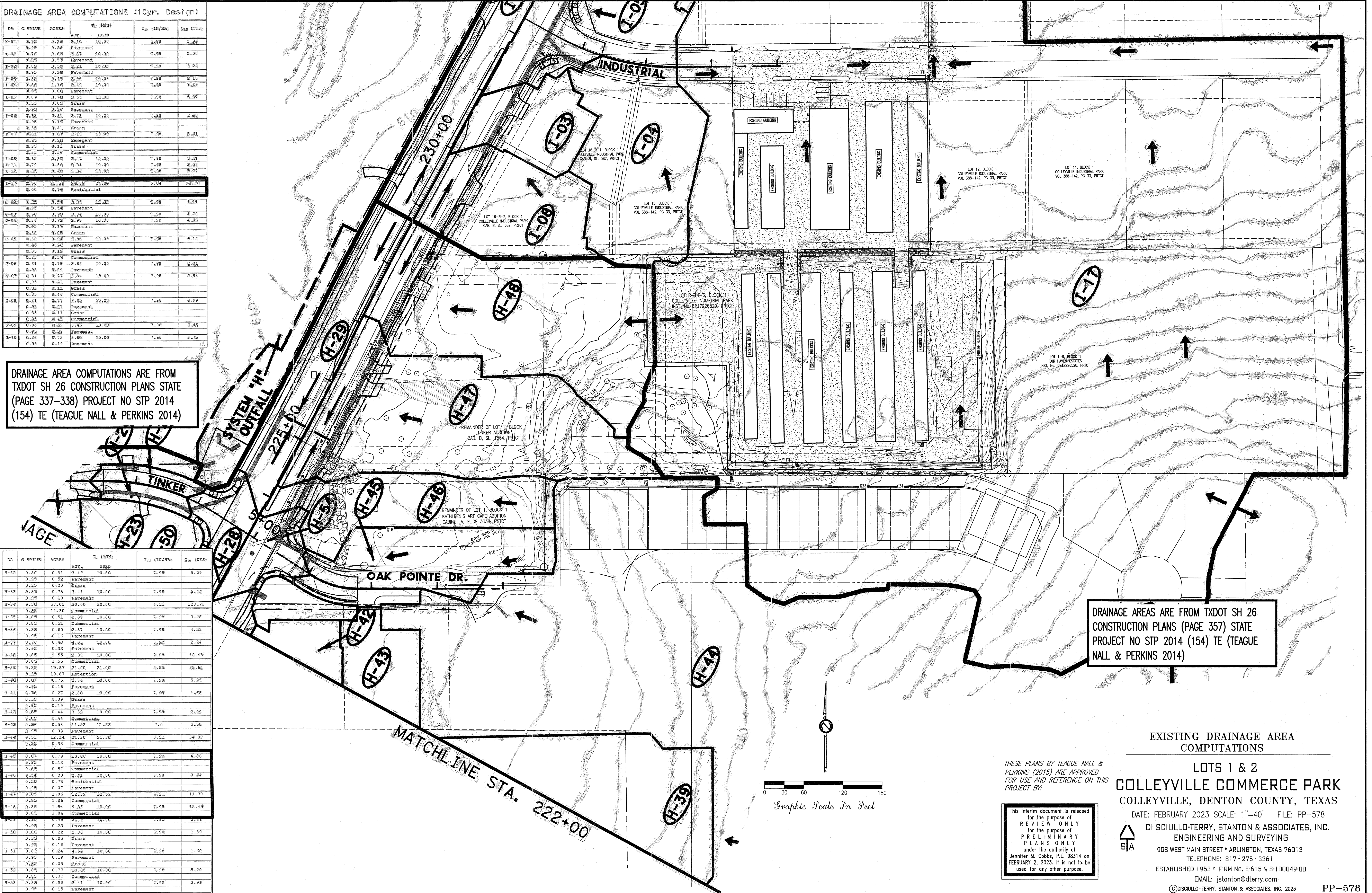


DRAINAGE AREA COMPUTATIONS (10yr. Design)

| DA   | C VALUE | ACRES | Tc (MIN)    |       | T10 (IN/HR) | Q10 (CFS) |
|------|---------|-------|-------------|-------|-------------|-----------|
|      |         |       | ACT.        | USED  |             |           |
| H-54 | 0.95    | 0.26  | 2.10        | 10.00 | 7.98        | 1.94      |
|      | 0.95    | 0.26  | Pavement    |       |             |           |
|      | 0.76    | 0.82  | 3.87        | 10.00 | 7.98        | 5.00      |
| I-02 | 0.95    | 0.57  | Pavement    |       |             |           |
|      | 0.82    | 0.50  | 3.21        | 10.00 | 7.98        | 3.24      |
|      | 0.95    | 0.30  | Pavement    |       |             |           |
| I-03 | 0.82    | 0.47  | 2.00        | 10.00 | 7.98        | 3.18      |
| I-04 | 0.88    | 1.16  | 2.48        | 10.00 | 7.98        | 7.89      |
|      | 0.95    | 0.06  | Pavement    |       |             |           |
|      | 0.87    | 0.78  | 2.55        | 10.00 | 7.98        | 5.37      |
| I-05 | 0.35    | 0.08  | Grass       |       |             |           |
|      | 0.95    | 0.30  | Pavement    |       |             |           |
|      | 0.82    | 0.81  | 2.73        | 10.00 | 7.98        | 3.98      |
| I-06 | 0.95    | 0.19  | Pavement    |       |             |           |
|      | 0.35    | 0.41  | Grass       |       |             |           |
|      | 0.81    | 0.81  | 2.13        | 10.00 | 7.98        | 9.61      |
| I-07 | 0.95    | 0.20  | Pavement    |       |             |           |
|      | 0.35    | 0.11  | Grass       |       |             |           |
|      | 0.85    | 0.56  | Commercial  |       |             |           |
| I-08 | 0.88    | 0.80  | 2.47        | 10.00 | 7.98        | 5.41      |
| I-11 | 0.79    | 0.56  | 0.81        | 10.00 | 7.98        | 3.93      |
| I-12 | 0.85    | 0.48  | 2.84        | 10.00 | 7.98        | 3.27      |
| I-17 | 0.70    | 29.51 | 24.82       | 24.82 | 5.14        | 99.36     |
|      | 0.50    | 0.76  | Residential |       |             |           |
|      |         |       |             |       |             |           |
| J-02 | 0.95    | 0.54  | 3.93        | 10.00 | 7.98        | 4.31      |
|      | 0.95    | 0.54  | Pavement    |       |             |           |
|      | 0.78    | 0.79  | 3.06        | 10.00 | 7.98        | 4.70      |
| J-04 | 0.86    | 0.72  | 2.58        | 10.00 | 7.98        | 4.83      |
|      | 0.95    | 0.17  | Pavement    |       |             |           |
|      | 0.35    | 0.09  | Grass       |       |             |           |
| J-05 | 0.82    | 0.94  | 2.00        | 10.00 | 7.98        | 6.15      |
|      | 0.95    | 0.26  | Pavement    |       |             |           |
|      | 0.35    | 0.12  | Grass       |       |             |           |
| J-06 | 0.89    | 0.58  | Commercial  |       |             |           |
|      | 0.81    | 0.48  | 2.48        | 10.00 | 7.98        | 5.01      |
|      | 0.95    | 0.21  | Pavement    |       |             |           |
| J-07 | 0.35    | 0.11  | Grass       |       |             |           |
|      | 0.81    | 0.77  | 3.55        | 10.00 | 7.98        | 4.98      |
|      | 0.95    | 0.21  | Pavement    |       |             |           |
| J-08 | 0.35    | 0.11  | Grass       |       |             |           |
|      | 0.85    | 0.46  | Commercial  |       |             |           |
|      | 0.81    | 0.77  | 3.55        | 10.00 | 7.98        | 4.98      |
| J-09 | 0.95    | 0.21  | Pavement    |       |             |           |
|      | 0.35    | 0.11  | Grass       |       |             |           |
|      | 0.85    | 0.48  | Commercial  |       |             |           |
| J-10 | 0.95    | 0.59  | 3.46        | 10.00 | 7.98        | 4.45      |
|      | 0.95    | 0.59  | Pavement    |       |             |           |
|      | 0.89    | 0.72  | 2.85        | 10.00 | 7.98        | 4.75      |
| J-11 | 0.35    | 0.19  | Pavement    |       |             |           |
|      |         |       |             |       |             |           |

DRAINAGE AREA COMPUTATIONS ARE FROM  
TXDOT SH 26 CONSTRUCTION PLANS STATE  
(PAGE 337-338) PROJECT NO STP 2014  
(154) TE (TEAGUE NALL & PERKINS 2014)

| DA   | C VALUE | ACRES | ACT. Tc (MIN) | USED Tc (MIN) | T <sub>10</sub> (IN/HR) | Q <sub>10</sub> (CFS) |
|------|---------|-------|---------------|---------------|-------------------------|-----------------------|
| H-32 | 0.80    | 0.91  | 3.49          | 10.00         | 7.98                    | 5.79                  |
| H-33 | 0.95    | 0.52  | Pavement      |               |                         |                       |
| H-34 | 0.35    | 0.20  | Grass         |               |                         |                       |
| H-35 | 0.87    | 0.78  | 3.41          | 10.00         | 7.98                    | 5.44                  |
| H-36 | 0.95    | 0.19  | Pavement      |               |                         |                       |
| H-37 | 0.50    | 57.05 | 30.00         | 30.00         | 4.51                    | 128.73                |
| H-38 | 0.85    | 14.30 | Commercial    |               |                         |                       |
| H-39 | 0.89    | 0.51  | 2.00          | 10.00         | 7.98                    | 3.48                  |
| H-40 | 0.95    | 0.51  | Commercial    |               |                         |                       |
| H-41 | 0.88    | 0.60  | 2.87          | 10.00         | 7.98                    | 4.23                  |
| H-42 | 0.95    | 0.16  | Pavement      |               |                         |                       |
| H-43 | 0.76    | 0.48  | 4.05          | 10.00         | 7.98                    | 2.94                  |
| H-44 | 0.95    | 0.33  | Pavement      |               |                         |                       |
| H-45 | 0.85    | 1.55  | 2.39          | 10.00         | 7.98                    | 10.48                 |
| H-46 | 0.85    | 1.55  | Commercial    |               |                         |                       |
| H-47 | 0.35    | 19.67 | 21.00         | 21.00         | 5.55                    | 38.61                 |
| H-48 | 0.35    | 19.67 | Detention     |               |                         |                       |
| H-49 | 0.87    | 0.75  | 2.74          | 10.00         | 7.98                    | 5.25                  |
| H-50 | 0.95    | 0.16  | Pavement      |               |                         |                       |
| H-51 | 0.76    | 0.27  | 2.88          | 10.00         | 7.98                    | 1.68                  |
| H-52 | 0.35    | 0.09  | Grass         |               |                         |                       |
| H-53 | 0.85    | 0.19  | Pavement      |               |                         |                       |
| H-54 | 0.89    | 0.44  | 3.32          | 10.00         | 7.98                    | 2.99                  |
| H-55 | 0.88    | 0.44  | Commercial    |               |                         |                       |
| H-56 | 0.87    | 0.58  | 11.52         | 11.52         | 7.5                     | 3.78                  |
| H-57 | 0.95    | 0.09  | Pavement      |               |                         |                       |
| H-58 | 0.51    | 12.14 | 21.30         | 21.30         | 5.51                    | 34.07                 |
| H-59 | 0.85    | 0.33  | Commercial    |               |                         |                       |
| H-60 | 0.87    | 0.70  | 10.00         | 10.00         | 7.98                    | 4.86                  |
| H-61 | 0.95    | 0.13  | Pavement      |               |                         |                       |
| H-62 | 0.85    | 0.57  | Commercial    |               |                         |                       |
| H-63 | 0.54    | 0.80  | 2.41          | 10.00         | 7.98                    | 3.44                  |
| H-64 | 0.50    | 0.73  | Residential   |               |                         |                       |
| H-65 | 0.95    | 0.07  | Pavement      |               |                         |                       |
| H-66 | 0.85    | 1.86  | 12.59         | 12.59         | 7.21                    | 11.39                 |
| H-67 | 0.85    | 1.86  | Commercial    |               |                         |                       |
| H-68 | 0.95    | 1.84  | 9.33          | 10.00         | 7.98                    | 12.49                 |
| H-69 | 0.85    | 1.84  | Commercial    |               |                         |                       |
| H-70 | 0.95    | 0.23  | Pavement      |               |                         |                       |
| H-71 | 0.80    | 0.22  | 2.00          | 10.00         | 7.98                    | 1.39                  |
| H-72 | 0.35    | 0.05  | Grass         |               |                         |                       |
| H-73 | 0.95    | 0.16  | Pavement      |               |                         |                       |
| H-74 | 0.85    | 0.24  | 4.52          | 10.00         | 7.98                    | 1.60                  |
| H-75 | 0.95    | 0.19  | Pavement      |               |                         |                       |
| H-76 | 0.35    | 0.05  | Grass         |               |                         |                       |
| H-77 | 0.85    | 0.77  | 10.00         | 10.00         | 7.98                    | 5.20                  |
| H-78 | 0.85    | 0.77  | Commercial    |               |                         |                       |
| H-79 | 0.88    | 0.56  | 3.41          | 10.00         | 7.98                    | 3.91                  |
| H-80 | 0.95    | 0.15  | Pavement      |               |                         |                       |



DRAINAGE AREAS ARE FROM TXDOT SH 26  
CONSTRUCTION PLANS (PAGE 357) STATE  
PROJECT NO STP 2014 (154) TE (TEAGUE  
NALL & PERKINS 2014)

EXISTING DRAINAGE AREA  
COMPUTATIONS

LOTS 1 & 2  
**COLLEYVILLE COMMERCE PARK**  
COLLEYVILLE, DENTON COUNTY, TEXAS

DATE: FEBRUARY 2023 SCALE: 1"=40' FILE: PP-578

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817 - 275 - 3361

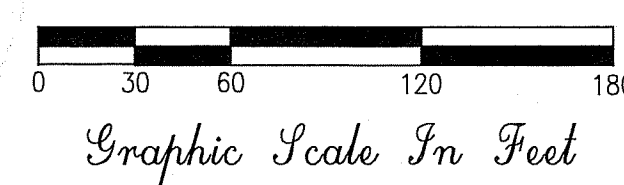
ESTABLISHED 1953 \* FIRM NO. E-615 & S-100049-00

EMAIL: jstanton@dterry.com

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These plans by Teague Nall & Perkins (2015) are approved for use and reference on this project by:

This Interim document is released for the purpose of REVIEW ONLY for the purpose of PRELIMINARY PLANS ONLY under the authority of Jennifer M. Cobbs, P.E. 98314 on FEBRUARY 2, 2023. It is not to be used for any other purpose.





| DRAINAGE CALCULATIONS |         |      |                 |                  |                |                  |                |                   |                 |                   |                 |                   |                 |                    | Conveyance Notes                                        |
|-----------------------|---------|------|-----------------|------------------|----------------|------------------|----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|--------------------|---------------------------------------------------------|
| Area No.              | Acreage | C    | Time in minutes | i <sub>2yr</sub> | Q <sub>2</sub> | i <sub>5yr</sub> | Q <sub>5</sub> | i <sub>10yr</sub> | Q <sub>10</sub> | i <sub>25yr</sub> | Q <sub>25</sub> | i <sub>50yr</sub> | Q <sub>50</sub> | i <sub>100yr</sub> |                                                         |
| 1                     | 4.39    | 0.85 | 10.00           | 4.71             | 17.58          | 5.74             | 21.42          | 6.51              | 24.29           | 7.55              | 28.18           | 8.40              | 31.35           | 9.24               | Offsite commercial to Industrial Blvd.                  |
| 2                     | 0.24    | 0.85 | 10.00           | 4.71             | 0.96           | 5.74             | 1.17           | 6.51              | 1.33            | 7.55              | 1.54            | 8.40              | 1.71            | 9.24               | Existing commercial to existing grate inlet             |
| 3                     | 0.19    | 0.85 | 10.00           | 4.71             | 0.74           | 5.74             | 0.91           | 6.51              | 1.03            | 7.55              | 1.19            | 8.40              | 1.32            | 9.24               | Developed conveyance to existing grate inlet            |
| 4                     | 0.35    | 0.85 | 10.00           | 4.71             | 1.40           | 5.74             | 1.71           | 6.51              | 1.94            | 7.55              | 2.25            | 8.40              | 2.50            | 9.24               | Developed conveyance to grate inlet to detention system |
| 5                     | 0.44    | 0.85 | 10.00           | 4.71             | 1.76           | 5.74             | 2.15           | 6.51              | 2.43            | 7.55              | 2.82            | 8.40              | 3.14            | 9.24               | Developed conveyance to grate inlet to detention system |
| 6                     | 0.23    | 0.85 | 10.00           | 4.71             | 0.92           | 5.74             | 1.12           | 6.51              | 1.27            | 7.55              | 1.48            | 8.40              | 1.64            | 9.24               | Developed conveyance to grate inlet to detention system |
| 7                     | 0.34    | 0.85 | 10.00           | 4.71             | 1.37           | 5.74             | 1.67           | 6.51              | 1.89            | 7.55              | 2.19            | 8.40              | 2.44            | 9.24               | Developed conveyance to onsite grate inlet              |
| 8                     | 0.44    | 0.85 | 10.00           | 4.71             | 1.78           | 5.74             | 2.17           | 6.51              | 2.46            | 7.55              | 2.85            | 8.40              | 3.17            | 9.24               | Developed conveyance to onsite grate inlet              |
| 9                     | 0.44    | 0.85 | 10.00           | 4.71             | 1.74           | 5.74             | 2.12           | 6.51              | 2.41            | 7.55              | 2.79            | 8.40              | 3.11            | 9.24               | Developed conveyance to onsite grate inlet              |
| 10                    | 0.41    | 0.85 | 10.00           | 4.71             | 1.63           | 5.74             | 1.98           | 6.51              | 2.25            | 7.55              | 2.61            | 8.40              | 2.90            | 9.24               | Developed conveyance to onsite grate inlet              |
| 11                    | 0.27    | 0.85 | 10.00           | 4.71             | 1.09           | 5.74             | 1.33           | 6.51              | 1.51            | 7.55              | 1.75            | 8.40              | 1.95            | 9.24               | Developed conveyance to onsite grate inlet              |
| 12                    | 0.74    | 0.85 | 10.00           | 4.71             | 2.97           | 5.74             | 3.62           | 6.51              | 4.11            | 7.55              | 4.77            | 8.40              | 5.30            | 9.24               | Developed conveyance to onsite grate inlet              |
| 13                    | 0.46    | 0.85 | 10.00           | 4.71             | 1.86           | 5.74             | 2.27           | 6.51              | 2.57            | 7.55              | 2.98            | 8.40              | 3.32            | 9.24               | Developed conveyance to TxDOT Inlet H-47                |
| 14                    | 0.68    | 0.85 | 10.00           | 4.71             | 2.73           | 5.74             | 3.33           | 6.51              | 3.78            | 7.55              | 4.38            | 8.40              | 4.87            | 9.24               | Developed conveyance to TxDOT Inlet H-47                |
| 15                    | 0.73    | 0.85 | 10.00           | 4.71             | 2.91           | 5.74             | 3.54           | 6.51              | 4.02            | 7.55              | 4.66            | 8.40              | 5.18            | 9.24               | Developed Conveyance to TxDOT Inlet H-45                |
| 16                    | 0.71    | 0.85 | 10.00           | 4.71             | 2.83           | 5.74             | 3.45           | 6.51              | 3.91            | 7.55              | 4.54            | 8.40              | 5.05            | 9.24               | Developed Conveyance to TxDOT Inlet H-45                |
| 17                    | 0.32    | 0.85 | 10.00           | 4.71             | 1.26           | 5.74             | 1.54           | 6.51              | 1.74            | 7.55              | 2.02            | 8.40              | 2.25            | 9.24               | Offsite drainage--TxDOT DA H-47                         |

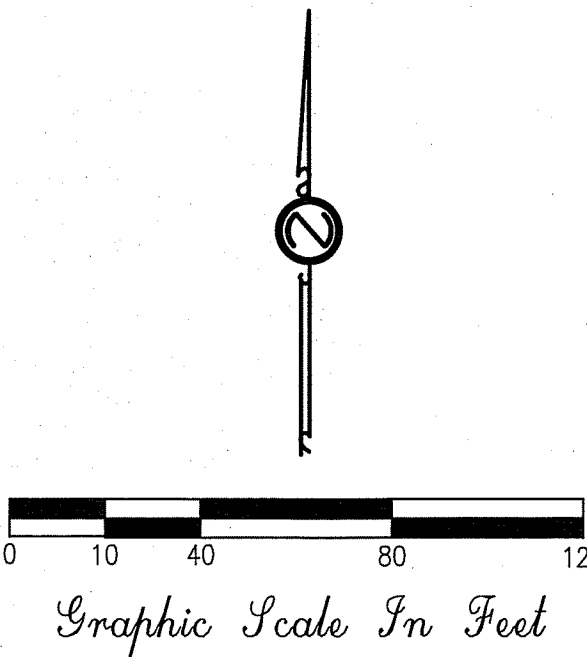
**GENERAL DRAINAGE NOTE:**  
ALL DRAINAGE PATTERNS FOR THE PROPOSED CONSTRUCTION WILL REMAIN CONSISTENT WITH THE EXISTING DEVELOPED AREAS AS IDENTIFIED IN TxDOT SH 26 RECORD PLANS.

**TxDOT DRIVEWAY CONNECTION CONSTRUCTION NOTES:**

1. TxDOT permit shall be received prior to beginning any road construction.
2. Contractor shall schedule a pre-work inspection with the TxDOT Inspector, 817.291.5413, at least forty-eight (48) hours prior to work beginning.
3. Posted Speed Colleyville Blvd (SH 26) is 45 MPH.
4. Full-Depth saw cut all joints made for removal of existing state facilities.
5. An expansion joint (old joint) shall be installed for all driveway and public street connections at the end of curb radii at the drive approach.

**LEGEND**

- 1 DRAINAGE AREA NUMBER  
4.39 DRAINAGE AREA IN ACRES



**PRELIMINARY POST-DEVELOPED DRAINAGE COMPUTATIONS**

LOTS 1 & 2  
**COLLEYVILLE COMMERCE PARK**  
COLLEYVILLE, DENTON COUNTY, TEXAS

DATE: FEBRUARY 2023 SCALE: 1"=40' FILE: PP-578

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013

TELEPHONE: 817 - 275 - 3361

ESTABLISHED 1953 \* FIRM No. E-615 & S-100049-00

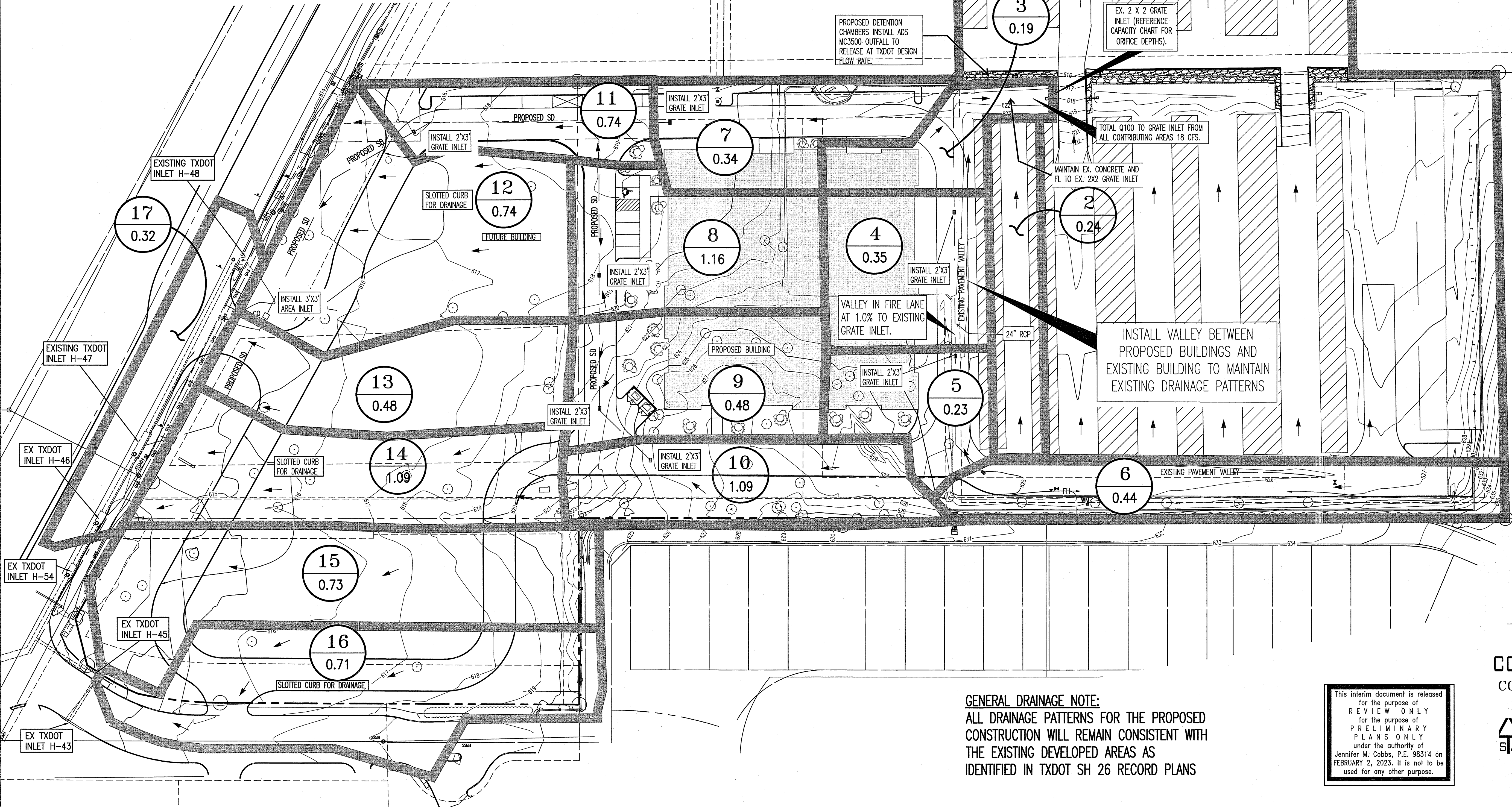
EMAIL: jstanton@dterry.com

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PP-578

**GENERAL DRAINAGE NOTE:**  
ALL DRAINAGE PATTERNS FOR THE PROPOSED CONSTRUCTION WILL REMAIN CONSISTENT WITH THE EXISTING DEVELOPED AREAS AS IDENTIFIED IN TxDOT SH 26 RECORD PLANS

This interim document is released for the purpose of REVIEW ONLY for the purpose of PRELIMINARY PLANS ONLY under the authority of Jennifer M. Cobbs, P.E. 98314 on FEBRUARY 2, 2023. It is not to be used for any other purpose.





## PRELIMINARY DETENTION ESTIMATES

| Evaluation                                                | Acreage | C    | Time in minutes | i <sub>2yr</sub> | Q <sub>2</sub> | i <sub>5yr</sub> | Q <sub>5</sub> | i <sub>10yr</sub> | Q <sub>10</sub> | i <sub>25yr</sub> | Q <sub>25</sub> | i <sub>50yr</sub> | Q <sub>50</sub> | i <sub>100yr</sub> | Q <sub>100</sub> | Conveyance Notes                                                   |
|-----------------------------------------------------------|---------|------|-----------------|------------------|----------------|------------------|----------------|-------------------|-----------------|-------------------|-----------------|-------------------|-----------------|--------------------|------------------|--------------------------------------------------------------------|
| Existing Drainage To Industrial                           | 6       | 0.79 | 10.00           | 4.71             | 22.18          | 5.74             | 27.04          | 6.51              | 30.66           | 7.55              | 35.56           | 8.40              | 39.56           | 9.24               | 43.52            | Existing drainage conveyance to Industrial Blvd                    |
| Post-Construction Drainage To Industrial (By Area)        | 5.76    | 0.85 | 10.00           | 4.71             | 23.06          | 5.74             | 28.10          | 6.51              | 31.87           | 7.55              | 36.96           | 8.40              | 41.13           | 9.24               | 45.24            | Post-Construction drainage conveyance to Industrial Blvd (By Area) |
| Minimum Detention Required (CFS)                          |         |      |                 |                  | 0.88           |                  | 1.07           |                   | 1.21            |                   | 1.40            |                   | 1.56            |                    | 1.72             | Minimum CFS to be detained in proposed detention chambers          |
| Post-Construction Drainage To Industrial (Post-Detention) | 5.76    | 0.85 | 15.00           | 3.9              | 19.09          | 4.86             | 23.79          | 5.53              | 27.07           | 6.46              | 31.63           | 7.20              | 35.25           | 7.98               | 39.07            | Post-Construction drainage conveyance to Industrial Blvd (By Area) |
|                                                           |         |      |                 |                  | -3.09          |                  | -3.24          |                   | -3.59           |                   | -3.93           |                   | -4.31           |                    | -4.45            | Post Detention Deduction on Peak Discharge                         |

## Modified Rational Method

## Calculated Pond Volume

Tc = 10.0 min  
C = 0.85  
A = 1.02  
CA = 0.87

## 25 Year Storm

| Storm | Duration | R       | I    | C <sub>r</sub> | Q <sub>i</sub> | Q <sub>m</sub> | I <sub>i</sub> | O <sub>m</sub> | V    |
|-------|----------|---------|------|----------------|----------------|----------------|----------------|----------------|------|
| (Td)  | (yr)     | (in/hr) |      | (cfs)          | (cfs)          | (cf)           | (cf)           | (cf)           | (cf) |
| 10    | 25       | 7.58    | 1.00 | 6.6            | 5.2            | 3,943          | 3,120          | 823            |      |
| 15    | 25       | 6.50    | 1.00 | 5.6            | 5.4            | 5,072          | 4,050          | 1,022          |      |
| 20    | 25       | 5.72    | 1.00 | 5.0            | 5.6            | 5,951          | 5,040          | 911            |      |
| 30    | 25       | 4.65    | 1.00 | 4.0            | 5.6            | 7,257          | 6,720          | 537            |      |
| 40    | 25       | 3.95    | 1.00 | 3.4            | 5.6            | 8,219          | 8,400          | (181)          |      |
| 50    | 25       | 3.45    | 1.00 | 3.0            | 5.6            | 8,973          | 10,080         | (1,107)        |      |
| 60    | 25       | 3.07    | 1.00 | 2.7            | 5.6            | 9,582          | 11,760         | (2,178)        |      |
| 70    | 25       | 2.78    | 1.00 | 2.4            | 5.6            | 10,119         | 13,440         | (3,321)        |      |
| 80    | 25       | 2.54    | 1.00 | 2.2            | 5.6            | 10,580         | 15,120         | (4,540)        |      |

## 100 Year Storm

| Storm | Duration | R       | I    | *C <sub>r</sub> | Q <sub>i</sub> | Q <sub>m</sub> | I <sub>i</sub> | O <sub>m</sub> | V    |
|-------|----------|---------|------|-----------------|----------------|----------------|----------------|----------------|------|
| (Tc)  | (yr)     | (in/hr) |      | (cfs)           | (cfs)          | (cf)           | (cf)           | (cf)           | (cf) |
| 10    | 100      | 9.24    | 1.00 | 8.0             | 6.3            | 4,807          | 3,768          | 1,039          |      |
| 15    | 100      | 7.98    | 1.00 | 6.9             | 6.9            | 6,227          | 5,175          | 1,052          |      |
| 20    | 100      | 7.05    | 1.00 | 6.1             | 7.0            | 7,335          | 6,300          | 1,035          |      |
| 30    | 100      | 5.76    | 1.00 | 5.0             | 7.0            | 8,989          | 8,400          | 589            |      |
| 40    | 100      | 4.91    | 1.00 | 4.3             | 7.0            | 10,217         | 10,500         | (283)          |      |
| 50    | 100      | 4.30    | 1.00 | 3.7             | 7.0            | 11,184         | 12,600         | (1,416)        |      |
| 60    | 100      | 3.84    | 1.00 | 3.3             | 7.0            | 11,985         | 14,700         | (2,715)        |      |
| 70    | 100      | 3.50    | 1.00 | 3.0             | 7.0            | 12,753         | 16,800         | (4,047)        |      |
| 80    | 100      | 3.21    | 1.00 | 2.8             | 7.0            | 13,370         | 18,900         | (5,530)        |      |

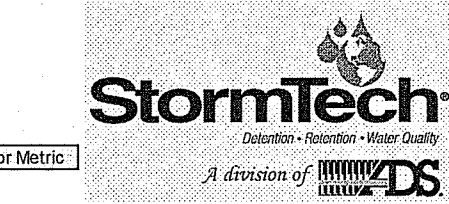
## Required Minimum Pond Storage

|     |       |   |       |       |            |     |          |
|-----|-------|---|-------|-------|------------|-----|----------|
| V = | 1,022 | f | 0.023 | ac-ft | at Q = 5.2 | cfs | 25 Year  |
| V = | 1,052 | f | 0.024 | ac-ft | at Q = 6.3 | cfs | 100 Year |

## Project:

Chamber Model -  
Units -  
Number of Chambers -  
Number of End Caps -  
Voids in the stone (porosity) -  
Base of STONE Elevation -  
Amount of Stone Above Chambers -  
Amount of Stone Below Chambers -  
Area of system -

|         |          |                       |
|---------|----------|-----------------------|
| MC-3500 | Imperial | Click Here For Metric |
| 4       |          |                       |
| 2       |          |                       |
| 40      | %        |                       |
| 616.08  | ft       |                       |
| 12      | in       |                       |
| 9       | in       |                       |
| 377     |          |                       |



☒ Include Perimeter Stone in Calculations

sf Min. Area - 239 sf min. area

## StormTech MC-3500 Cumulative Storage Volumes

| Height of System - (inches) | Incremental Single Chamber (cubic feet) | Incremental Single End Cap (cubic feet) | Incremental Chambers (cubic feet) | Incremental End Cap (cubic feet) | Incremental Stone (cubic feet) | Incremental Ch. EC and Stone (cubic feet) | Cumulative System (cubic feet) | Elevation (feet) |
|-----------------------------|-----------------------------------------|-----------------------------------------|-----------------------------------|----------------------------------|--------------------------------|-------------------------------------------|--------------------------------|------------------|
| 66                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1111.22                        | 621.58           |
| 65                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1098.65                        | 621.50           |
| 64                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1086.09                        | 621.41           |
| 63                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1073.52                        | 621.33           |
| 62                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1060.95                        | 621.25           |
| 61                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1048.39                        | 621.16           |
| 60                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1035.82                        | 621.08           |
| 59                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1023.25                        | 621.00           |
| 58                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 1010.69                        | 620.91           |
| 57                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 998.12                         | 620.83           |
| 56                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 985.55                         | 620.75           |
| 55                          | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 972.99                         | 620.66           |
| 54                          | 0.06                                    | 0.00                                    | 0.23                              | 0.00                             | 12.47                          | 12.71                                     | 960.42                         | 620.58           |
| 53                          | 0.19                                    | 0.02                                    | 0.78                              | 0.05                             | 12.24                          | 13.08                                     | 947.71                         | 620.50           |
| 52                          | 0.29                                    | 0.04                                    | 1.18                              | 0.08                             | 12.07                          | 13.32                                     | 934.65                         | 620.41           |
| 51                          | 0.40                                    | 0.05                                    | 1.61                              | 0.10                             | 11.88                          | 13.60                                     | 921.34                         | 620.33           |
| 50                          | 0.69                                    | 0.07                                    | 2.75                              | 0.14                             | 11.41                          | 14.30                                     | 907.74                         | 620.25           |
| 49                          | 1.03                                    | 0.09                                    | 4.11                              | 0.18                             | 10.85                          | 15.14                                     | 893.44                         | 620.16           |
| 48                          | 1.25                                    | 0.11                                    | 5.00                              | 0.21                             | 10.48                          | 15.69                                     | 878.30                         | 620.08           |
| 47                          | 1.42                                    | 0.13                                    | 5.69                              | 0.25                             | 10.19                          | 16.13                                     | 862.61                         | 620.00           |
| 46                          | 1.57                                    | 0.14                                    | 6.29                              | 0.29                             | 9.93                           | 16.52                                     | 846.48                         | 619.91           |
| 45                          | 1.71                                    | 0.16                                    | 6.83                              | 0.33                             | 9.70                           | 16.86                                     | 829.96                         | 619.83           |
| 44                          | 1.83                                    | 0.18                                    | 7.31                              | 0.36                             | 9.50                           | 17.17                                     | 813.10                         | 619.75           |
| 43                          | 1.94                                    | 0.20                                    | 7.75                              | 0.40                             | 9.31                           | 17.46                                     | 795.93                         | 619.66           |
| 42                          | 2.04                                    | 0.22                                    | 8.16                              | 0.44                             | 9.13                           | 17.73                                     | 778.47                         | 619.58           |
| 41                          | 2.13                                    | 0.23                                    | 8.54                              | 0.47                             | 8.96                           | 17.97                                     | 760.74                         | 619.50           |
| 40                          | 2.22                                    | 0.25                                    | 8.90                              | 0.50                             | 8.81                           | 18.21                                     | 742.77                         | 619.41           |
| 39                          | 2.31                                    | 0.27                                    | 9.23                              | 0.53                             | 8.66                           | 18.42                                     | 724.57                         | 619.33           |
| 38                          | 2.38                                    | 0.28                                    | 9.54                              | 0.56                             | 8.53                           | 18.63                                     | 706.14                         | 619.25           |
| 37                          | 2.46                                    | 0.29                                    | 9.84                              | 0.59                             | 8.40                           | 18.82                                     | 687.52                         | 619.16           |
| 36                          | 2.53                                    | 0.31                                    | 10.11                             | 0.62                             | 8.28                           | 19.00                                     | 668.70                         | 619.08           |
| 35                          | 2.59                                    | 0.32                                    | 10.37                             | 0.64                             | 8.16                           | 19.18                                     | 649.69                         | 619.00           |
| 34                          | 2.66                                    | 0.33                                    | 10.62                             | 0.67                             | 8.05                           | 19.34                                     | 630.52                         | 618.91           |
| 33                          | 2.72                                    | 0.35                                    | 10.86                             | 0.69                             | 7.94                           | 19.50                                     | 611.17                         | 618.83           |
| 32                          | 2.77                                    | 0.36                                    | 11.09                             | 0.72                             | 7.84                           | 19.65                                     | 591.67                         | 618.75           |
| 31                          | 2.82                                    | 0.37                                    | 11.30                             | 0.74                             | 7.75                           | 19.79                                     | 572.02                         | 618.66           |
| 30                          | 2.88                                    | 0.38                                    | 11.50                             | 0.77                             | 7.66                           | 19.93                                     | 552.23                         | 618.58           |
| 29                          | 2.92                                    | 0.40                                    | 11.70                             | 0.79                             | 7.57                           | 20.06                                     | 532.30                         | 618.50           |
| 28                          | 2.97                                    | 0.41                                    | 11.88                             | 0.82                             | 7.49                           | 20.18                                     | 512.24                         | 618.41           |
| 27                          | 3.01                                    | 0.42                                    | 12.05                             | 0.84                             | 7.41                           | 20.30                                     | 492.06                         | 618.33           |
| 26                          | 3.05                                    | 0.43                                    | 12.21                             | 0.86                             | 7.34                           | 20.41                                     | 471.76                         | 618.25           |
| 25                          | 3.09                                    | 0.44                                    | 12.38                             | 0.88                             | 7.26                           | 20.52                                     | 451.35                         | 618.16           |
| 24                          | 3.13                                    | 0.45                                    | 12.52                             | 0.90                             | 7.20                           | 20.62                                     | 430.83                         | 618.08           |
| 23                          | 3.17                                    | 0.46                                    | 12.66                             | 0.92                             | 7.13                           | 20.72                                     | 410.21                         | 618.00           |
| 22                          | 3.20                                    | 0.47                                    | 12.80                             | 0.94                             | 7.07                           | 20.81                                     | 389.49                         | 617.91           |
| 21                          | 3.23                                    | 0.48                                    | 12.92                             | 0.96                             | 7.01                           | 20.90                                     | 368.68                         | 617.83           |
| 20                          | 3.26                                    | 0.49                                    | 13.05                             | 0.98                             | 6.96                           | 20.98                                     | 347.78                         | 617.75           |
| 19                          | 3.29                                    | 0.50                                    | 13.16                             | 1.00                             | 6.90                           | 21.06                                     | 326.80                         | 617.66           |
| 18                          | 3.32                                    | 0.51                                    | 13.27                             | 1.01                             | 6.85                           | 21.14                                     | 305.74                         | 617.58           |
| 17                          | 3.34                                    | 0.51                                    | 13.38                             | 1.03                             | 6.80                           | 21.21                                     | 284.60                         | 617.50           |
| 16                          | 3.37                                    | 0.52                                    | 13.47                             | 1.04                             | 6.76                           | 21.28                                     | 263.39                         | 617.41           |
| 15                          | 3.39                                    | 0.53                                    | 13.57                             | 1.06                             | 6.72                           | 21.34                                     | 242.12                         | 617.33           |
| 14                          | 3.41                                    | 0.54                                    | 13.66                             | 1.07                             | 6.67                           | 21.41                                     | 220.77                         | 617.25           |
| 13                          | 3.44                                    | 0.54                                    | 13.75                             | 1.09                             | 6.63                           | 21.47                                     | 199.37                         | 617.16           |
| 12                          | 3.46                                    | 0.55                                    | 13.83                             | 1.10                             | 6.59                           | 21.52                                     | 177.90                         | 617.08           |
| 11                          | 3.48                                    | 0.56                                    | 13.91                             | 1.11                             | 6.56                           | 21.58                                     | 156.37                         | 617.00           |
| 10                          | 3.51                                    | 0.59                                    | 14.02                             | 1.19                             | 6.48                           | 21.69                                     | 134.79                         | 616.91           |
| 9                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 113.10                         | 616.83           |
| 8                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 100.53                         | 616.75           |
| 7                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 87.97                          | 616.66           |
| 6                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 75.40                          | 616.58           |
| 5                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 62.83                          | 616.50           |
| 4                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 50.27                          | 616.41           |
| 3                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 37.70                          | 616.33           |
| 2                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 25.13                          | 616.25           |
| 1                           | 0.00                                    | 0.00                                    | 0.00                              | 0.00                             | 12.57                          | 12.57                                     | 12.57                          | 616.16           |

## GRATE INLET CALCULATIONS

| Input                    |                      |
|--------------------------|----------------------|
| Type of Grate            | 2'x3' Road & Highway |
| Head (ft)                | 0.25                 |
| Properties               |                      |
| Orifice Flow Area (in)   | 432.28               |
| Orifice Flow Area (ft)   | 3.00                 |
| Weir Flow Perimeter (in) | 108.22               |
| Weir Flow Perimeter (ft) | 9.02                 |
| Solution                 |                      |
| Capacity (cfs)           | 3.75                 |
| Capacity (gpm)           | 1684.74              |

| Outlet Plate Computations                              |      |       |      |     |      |      |      |            |  |
|--------------------------------------------------------|------|-------|------|-----|------|------|------|------------|--|
| Q=CxAsquare Root of (2gh) for Orifice Flows at Outlet  |      |       |      |     |      |      |      |            |  |
| Using Circular 6" plate @ flowline of Outlet Structure |      |       |      |     |      |      |      |            |  |
| 616.38                                                 | 0.05 | 3.22  | 1.79 | 0.6 | 1.23 | 1.32 | 1.32 |            |  |
| 616.48                                                 | 0.15 | 9.66  | 3.11 | 0.6 | 1.23 | 2.29 | 2.29 |            |  |
| 616.58                                                 | 0.25 | 16.10 | 4.01 | 0.6 | 1.23 | 2.96 | 2.96 |            |  |
| 616.68                                                 | 0.35 | 22.54 | 4.75 | 0.6 | 1.23 | 3.50 | 3.50 | 2-YR Event |  |
| 616.78                                                 | 0.45 | 28.98 | 5.38 | 0.6 | 1.23 | 3.97 | 3.97 |            |  |
| 616.88                                                 | 0.55 | 35.42 | 5.95 | 0.6 | 1.23 | 4.39 | 4.39 |            |  |
| 616.98                                                 | 0.65 | 41.86 | 6.47 | 0.6 | 1.23 | 4.77 | 4.77 |            |  |
| 617.08                                                 | 0.75 | 48.30 | 6.95 | 0.6 | 1.23 | 5.13 | 5.13 |            |  |

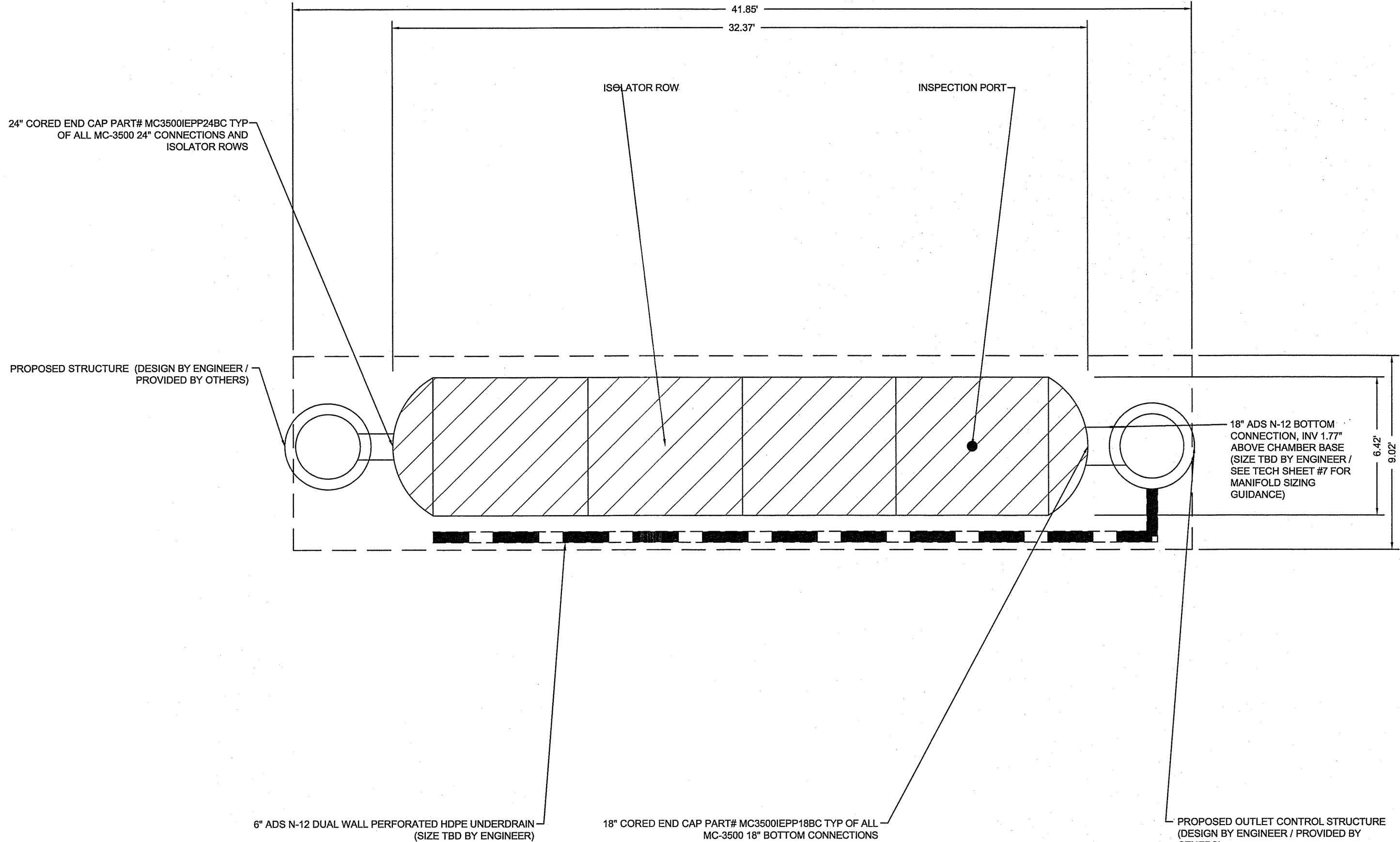
| Install Weir plate at Elevation 617.0 |           |                                 |        |         |      |     |  |  |              |
|---------------------------------------|-----------|---------------------------------|--------|---------|------|-----|--|--|--------------|
| Elevation of                          | H in Feet | L - (H) <sup>3/2</sup> /power C | Q over | Total Q |      |     |  |  |              |
| 617.00                                | 0.00      | 2.00                            | 0.00   | 3.1     | 0.00 | 4.8 |  |  |              |
| 617.10                                | 0.10      | 2.00                            | 0.03   | 3.1     | 0.20 | 5.3 |  |  | 25-Yr Event  |
| 617.20                                | 0.20      | 2.00                            | 0.09   | 3.1     | 0.55 | 6.0 |  |  | 100_Yr Event |
| 617.30                                | 0.30      | 2.00                            | 0.16   | 3.1     | 1.02 | 6.8 |  |  |              |

| Orifice Flow for Weir plate at Elev. 617.30 |      |       |      |     |      |      |      |                |  |
|---------------------------------------------|------|-------|------|-----|------|------|------|----------------|--|
| 617.30                                      | 0.22 | 14.17 | 3.76 | 0.6 | 3.14 | 7.09 | 7.09 | 100-Yr 15 mins |  |

## CONCEPTUAL LAYOUT

(4) STORMTECH MC-3500 CHAMBERS  
(2) STORMTECH MC-3500 END CAPS  
INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID  
INSTALLED SYSTEM VOLUME: 1112 CF  
AREA OF SYSTEM: 377 FT  
PERIMETER OF SYSTEM: 102 FT

## COMPUTER GENERATED CONCEPTUAL LAYOUT - NOT FOR CONSTRUCTION



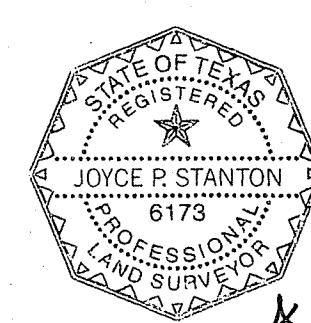
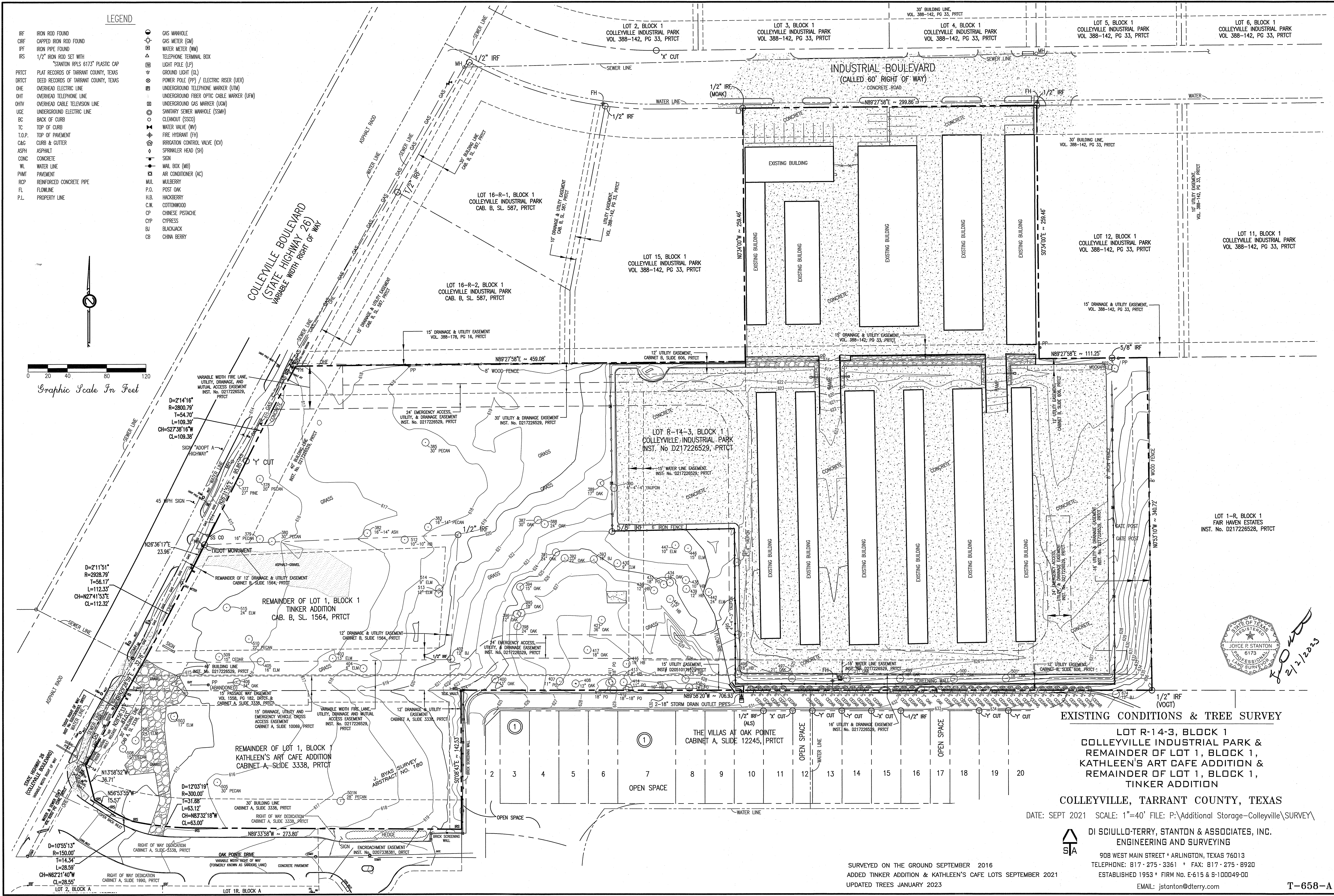


# LEGEND

- IRF IRON ROD FOUND
- CIRF CAPPED IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS 1/2" IRON ROD SET WITH "STANTON RPLS 6173" PLASTIC CAP
- PRCTC PLAT RECORDS OF TARRANT COUNTY, TEXAS
- DRCTC DEED RECORDS OF TARRANT COUNTY, TEXAS
- OHE OVERHEAD ELECTRIC LINE
- OHT OVERHEAD TELEPHONE LINE
- OHTV OVERHEAD CABLE TELEVISION LINE
- UGE UNDERGROUND ELECTRIC LINE
- BC BACK OF CURB
- TC TOP OF CURB
- T.O.P. TOP OF PAVEMENT
- C&G CURB & GUTTER
- ASPH ASPHALT
- CONC CONCRETE
- WL WATER LINE
- PMT PAVEMENT
- RCP REINFORCED CONCRETE PIPE
- FL FLOWLINE
- P.L. PROPERTY LINE
- GAS MANHOLE
- GAS METER (GM)
- WATER METER (WM)
- TELEPHONE TERMINAL BOX
- LIGHT POLE (LP)
- GROUND LIGHT (GL)
- POWER POLE (PP) / ELECTRIC RISER (UER)
- UNDERGROUND TELEPHONE MARKER (UTM)
- UNDERGROUND FIBER OPTIC CABLE MARKER (UFM)
- UNDERGROUND GAS MARKER (UGM)
- SANITARY SEWER MANHOLE (SSMH)
- CLEANOUT (SSCO)
- WATER VALVE (WV)
- FIRE HYDRANT (FH)
- IRRIGATION CONTROL VALVE (ICV)
- SPRINKLER HEAD (SH)
- SIGN
- MAIL BOX (MB)
- AIR CONDITIONER (AC)
- MULBERRY
- POST OAK
- HACKBERRY
- COTTONWOOD
- CHINESE PISTACHE
- CYPRESS
- BLACKJACK
- CHINA BERRY



Graphic Scale In Feet



8/2/2023

## EXISTING CONDITIONS & TREE SURVEY

LOT R-14-3, BLOCK 1  
COLLEYVILLE INDUSTRIAL PARK &  
REMAINDER OF LOT 1, BLOCK 1,  
KATHLEEN'S ART CAFE ADDITION &  
REMAINDER OF LOT 1, BLOCK 1,  
TINKER ADDITION

COLLEYVILLE, TARRANT COUNTY, TEXAS

DATE: SEPT 2021 SCALE: 1"=40' FILE: P:\Additional Storage-Colleyville\SURVEY\

DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.  
ENGINEERING AND SURVEYING

908 WEST MAIN STREET \* ARLINGTON, TEXAS 76013  
TELEPHONE: 817-275-3361 \* FAX: 817-275-8920  
ESTABLISHED 1953 \* FIRM NO. E-615 & S-100049-00

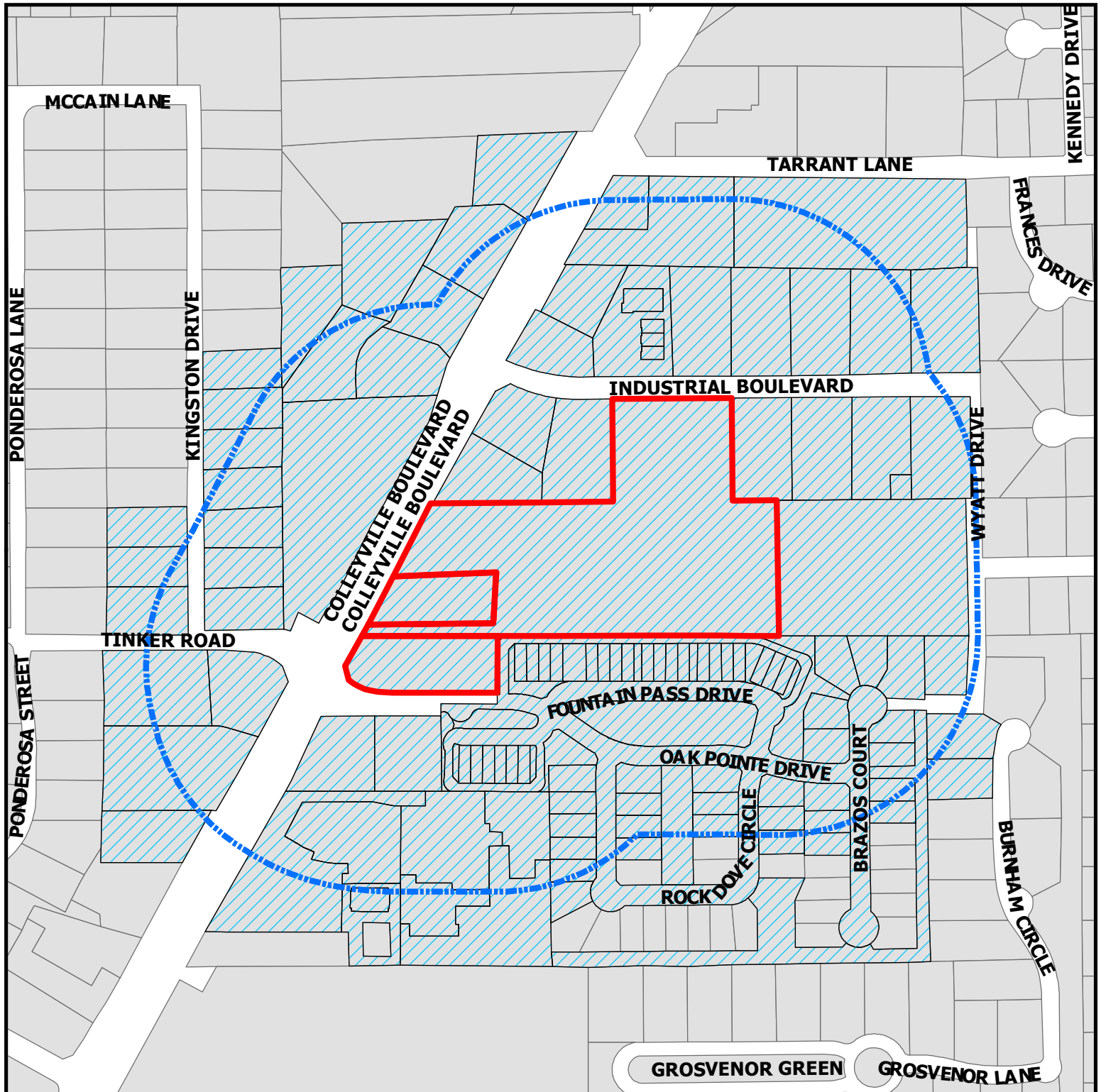
EMAIL: jstanton@dterry.com

SURVEYED ON THE GROUND SEPTEMBER 2016  
ADDED TINKER ADDITION & KATHLEEN'S CAFE LOTS SEPTEMBER 2021  
UPDATED TREES JANUARY 2023

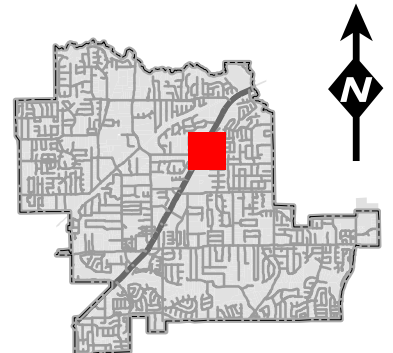
T-658-A



# Notification 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
-  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, February 13, 2023 at 7:00 p.m.**  
**City Council Meetings: Tuesday, March 7, 2023 & Tuesday, March 21, 2023 at 7:00 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for a self-storage facility and a retail-commercial pad site. The request is for an existing business, Metroplex Self Storage.

**Zoning Case:** ZC23-004

**Applicant:** Howard Lawson

**Owner:** Howard Lawson

**Location:** 1801 Industrial Boulevard and 6255 & 6301 Colleyville Boulevard

**Property Description:** Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot 1, Block 1, Tinker Crossing 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.

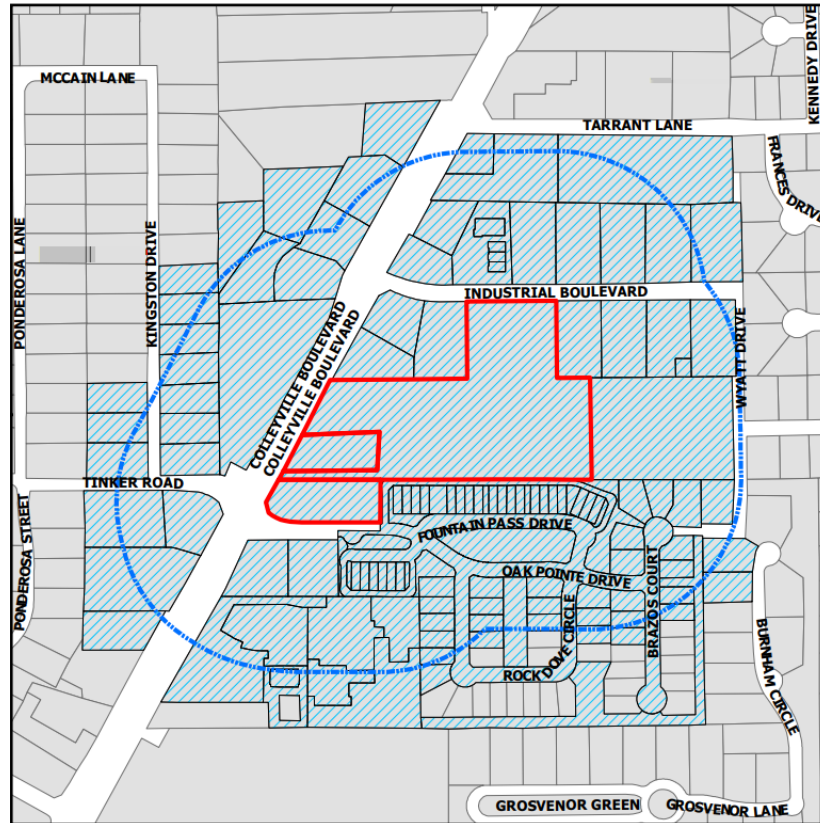
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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

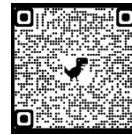


## NOTICE OF PUBLIC HEARING

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.

Jacquelyn Reyff  
Planning Manager  
[jreyff@colleyville.com](mailto:jreyff@colleyville.com)

| Owner Name                     | Owner Address                 | Owner City        |
|--------------------------------|-------------------------------|-------------------|
| 3 J GREEN LIMITED PARTNERSHIP  | 6508 COLLEYVILLE BLVD STE 300 | COLLEYVILLE, TX   |
| ADDITIONAL SELF STORAGE LP     | 2964 LBJ FRWY STE 400         | DALLAS, TX        |
| AGARWAL, AKSHAY                | 6434 MALAGA                   | IRVING, TX        |
| AHERN, TIMOTHY                 | 6216 BRAZOS CT                | COLLEYVILLE, TX   |
| AMERICA'S STORAGE              | 4311 OAK LAWN AVE STE 360     | DALLAS, TX        |
| AVALON COMM PROPERTIES LLC     | 3145 GEARY BLVD STE 737       | SAN FRANCISCO, CA |
| BAUDHUIN, THOMAS J             | 1841 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| BITTICK, EDWARD D              | 6405 KINGSTON                 | COLLEYVILLE, TX   |
| BOLTON, MICHAEL S              | 1821 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| BONAIRE QUEST LLC              | 6215 COLLEYVILLE BLVD         | COLLEYVILLE, TX   |
| BRIAN AND JANE CARRON TRUST    | 1612 PECAN CROSSING DR        | COLLEYVILLE, TX   |
| BRIGHAM, BRADLEY               | 6124 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| BROUGHTON                      | 1821 GROSVENOR GRN            | COLLEYVILLE, TX   |
| BROWN, ROBERT                  | 1909 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| CAMPBELL DAVID L               | 1637 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| CAMPO SAN ANTONIO LLC          | PO BOX 15697                  | NEWPORT BEACH, CA |
| CAROL IRREVOCABLE TRUST        | 123 W MAIN ST 3RD FLOOR       | GRAND PRAIRIE, TX |
| CAYLOR, DONALD G               | 6215 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| COLLEYVILLE INDUSTRIAL CENTER  | 5605 TYLER ST                 | PEARLAND, TX      |
| COLLEYVILLE SQUARE PTNRS II    | 99 MAIN ST STE 200            | COLLEYVILLE, TX   |
| COMBINED ENTERPRISES INC       | 1802 INDUSTRIAL BLVD          | COLLEYVILLE, TX   |
| DAEMS, CHRISTIANE L            | 1741 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| DAY, WILLIAM D                 | 6212 BRAZOS CT                | COLLEYVILLE, TX   |
| DENNIS, KEN M                  | 6104 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| DOUGLAS, SCOTT E               | 6308 KINGSTON                 | COLLEYVILLE, TX   |
| DOWD, STEVEN                   | 6211 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| DWYER, STACY H                 | 5511 CLERMONT CT              | COLLEYVILLE, TX   |
| EDDIE SHELL LIVING TRUST       | 6113 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| FISH, ROBERT                   | 6401 KINGSTON                 | COLLEYVILLE, TX   |
| GAHAN, KAREN                   | 1905 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| GLASS, THOMAS                  | 6304 KINGSTON                 | COLLEYVILLE, TX   |
| GORE, CHARLES E                | 222 S ELM STE 143             | ARROYO GRANDE, CA |
| GORE, FRANK C                  | 6112 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE          | GRAPEVINE, TX     |
| GREEN, LINDA                   | 6308 BRAZOS CT                | COLLEYVILLE, TX   |
| HATCHER, LESLIE                | 1721 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| HIGHLAND MEADOWS ADDN          | 2101 HIGH GATE DR             | COLLEYVILLE, TX   |
| HILDRETH, BRADLEY E            | 6409 KINGSTON                 | COLLEYVILLE, TX   |
| HISSAM, WILLIAM                | 1608 PECAN CROSSING DR        | COLLEYVILLE, TX   |
| HORN, BILLY J                  | 2604 FM 514                   | YANTIS, TX        |
| HOVERSON PROPERTIES LLC        | 1808 INDUSTRIAL BLVD          | COLLEYVILLE, TX   |
| INGRAM, BEVERLY                | 212 STRATFORD CT              | HURST, TX         |
| JACE PROPERTIES LLC            | 3241 HORSESHOE DR             | GRAPEVINE, TX     |
| JOCK ELLIE FAMILY LIVING TRUST | 6125 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| KIMBALL FAMILY LIVING TRUST    | 6212 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| KIRKING, LEWIS                 | 6108 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| KISSICK, ERICH                 | 6219 ROCK DOVE CIR            | COLLEYVILLE, TX   |
| KLEINHAUS, KERRY A             | 1604 PECAN CROSSING DR        | COLLEYVILLE, TX   |
| KNOX, GARY                     | 1629 FOUNTAIN PASS DR         | COLLEYVILLE, TX   |
| KUAHARA, ROBERTO               | 6208 BRAZOS CT                | COLLEYVILLE, TX   |
| LAND, BRAD                     | 6811 CURTIS RD                | COLLEYVILLE, TX   |
| LANDOLFO, A                    | 6215 BRAZOS CT                | COLLEYVILLE, TX   |
| LAWSON, HOWARD                 | 2964 LBJ FRWY STE 400         | DALLAS, TX        |
| LI, LI                         | 1604 HIGHLAND OAKS DR         | KELLER, TX        |



|                               |                                |                 |
|-------------------------------|--------------------------------|-----------------|
| LOFTIN, STACEY B              | 6306 WYATT DR                  | COLLEYVILLE, TX |
| LUERS FAMILY REVOCABLE TRUST  | 3509 WINDVIEW CT               | GRAPEVINE, TX   |
| MCLEOD, DAVID                 | 1837 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| MEDI-DYNE HEALTHCARE PRODUCTS | 1812 INDUSTRIAL BLVD           | COLLEYVILLE, TX |
| MIELKE LIVING TRUST           | 1901 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| MILLIMET, CHARLES R           | 1833 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| NELLAHOUND HOLDINGS LLC       | 6413 COLLEYVILLE BLVD          | COLLEYVILLE, TX |
| OGLE, SUZANNE                 | 6120 ROCK DOVE CIR             | COLLEYVILLE, TX |
| OLE, PHILLIP P                | 6300 WYATT DR                  | COLLEYVILLE, TX |
| PARK, JOONWOO                 | 6312 BRAZOS CT                 | COLLEYVILLE, TX |
| PAUL AND ANNE MINSHULL RLT    | 1725 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| PECAN GARDENS ESTATES LP      | 901 JOHN MCCAIN RD             | COLLEYVILLE, TX |
| PECAN TINKER LP               | 901 JOHN MCCAIN RD             | COLLEYVILLE, TX |
| PMT PARTNERS IX LTD           | 1585 KAPIOLANI BLVD STE 1110   | HONOLULU, HI    |
| PUBLIC INDUSTRIAL PROPERTY CO | 2694 LBJ FRWY STE 400          | DALLAS, TX      |
| PURPLE PALACE LLC             | 1101 E ARAPAHO RD STE 220      | RICHARDSON, TX  |
| ROSS DOWNS ESTATES            | 4113 GATEWAY DR STE 100        | COLLEYVILLE, TX |
| ROWE, SCOTT                   | 6500 CHAMPION WAY              | COLLEYVILLE, TX |
| ROWNTREE, BEVERLY             | 6216 ROCK DOVE CIR             | COLLEYVILLE, TX |
| RYAN, JOSEPH R                | 6300 BRAZOS CT                 | COLLEYVILLE, TX |
| SADLER, SCOTT BEN             | 1600 PECAN CROSSING DR         | COLLEYVILLE, TX |
| SAMIDON HOLDING LLC           | 6407 COLLEYVILLE BLVD          | COLLEYVILLE, TX |
| SANDERS, BAILEY               | 6305 KINGSTON                  | COLLEYVILLE, TX |
| SHMAISANI 26 HOLDINGS LLC     | 3001 BROWN TRL STE 101         | BEDFORD, TX     |
| SMITH, SHIRLEY CARTEL         | 6117 ROCK DOVE CIR             | COLLEYVILLE, TX |
| SNEED, FRANK                  | 6309 KINGSTON                  | COLLEYVILLE, TX |
| SPARKS SOUTHWEST INC          | 1804 INDUSTRIAL BLVD           | COLLEYVILLE, TX |
| SRW KINGSTON COLLEYVILLE LP   | 4100 MIDWAY RD STE 1010        | CARROLLTON, TX  |
| STALLARD, STEVE               | 6211 BRAZOS CT                 | COLLEYVILLE, TX |
| STALLO, MARK A                | 6212 BURNHAM CIR               | COLLEYVILLE, TX |
| STARNES, BOBBY                | 6304 BRAZOS CT                 | COLLEYVILLE, TX |
| TACCONI, EUGENIO              | 1617 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| THAMWIWAT, ALISHA             | 6210 BURNHAM CIR               | COLLEYVILLE, TX |
| THE BENEFIT LINK INC          | 6209 COLLEYVILLE BLVD          | COLLEYVILLE, TX |
| THE STEPHANIE MCKENNON RLT    | 1733 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| THOMAS AND AMY ZIESMANN TRUST | 6220 BENTWOOD TRL APT 1804     | DALLAS, TX      |
| THOMPSON, GWENDELL            | 1542 PECAN CROSSING DR         | COLLEYVILLE, TX |
| TIERNEY, THOMAS A             | 1709 INDUSTRIAL BLVD           | COLLEYVILLE, TX |
| TRUDGETT, PETE J              | 1737 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| TULLY, KEVIN                  | 6121 ROCK DOVE CIR             | COLLEYVILLE, TX |
| UPTMOOR, JOHN                 | 6301 BRAZOS CT                 | COLLEYVILLE, TX |
| VAN CLEAVE, PATRICIA          | 6116 ROCK DOVE CIR             | COLLEYVILLE, TX |
| VESTAL, TANYA                 | 1621 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| VIENNA CHANNELS REALTY LLC    | 1905 INDUSTRIAL BLVD           | COLLEYVILLE, TX |
| VILLAS AT OAK POINTE HOA INC  | 6308 WESTCOAT DR               | COLLEYVILLE, TX |
| VILLAS AT OAK POINTE, THE     | 2555 SW GRAPEVINE PKWY STE 300 | GRAPEVINE, TX   |
| VINEYARD, NANCY P             | 6220 ROCK DOVE CIR             | COLLEYVILLE, TX |
| WEIKEL, ALLEN F               | 1829 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| WEISS, SCOTT                  | 1641 FOUNTAIN PASS DR          | COLLEYVILLE, TX |
| WILLIAMS, JERRY E             | 6305 BRAZOS CT                 | COLLEYVILLE, TX |
| WINDING CREEK VILLAGE LLC     | 100 DECKER CT STE 197          | IRVING, TX      |
| WOOD, ROSY MARTINEZ           | 6300 KINGSTON                  | COLLEYVILLE, TX |
| YARD ART P&F LTD              | 1223 CRESTSIDE DR STE 100      | COPPELL, TX     |

Jacquelyn Reyff, Planning Manager

Dear Jacquelyn Reyff,

As I mentioned to you in my visit to your office, my husband and I are the owners of the first townhome on the left after passing the gate of Villas at Oak Point (VOP) neighborhood. My address is 1617 Fountain Pass Drive. The proposed development by Mr. Lawson (Case ZC23-004) will impact our property so negatively that we have to oppose to it.

There are 2 main topics to discuss in Case ZC23-004:

- 1) conversion of 2 lots from CC-1 (Village Retail) to PUD-C so that to unify his total land with designation PUD-C (Planned Unit Development, Commercial). These 2 CC-1 lots face Hwy 26, and one of them is alongside the VOP entrance.
- 2) approval for construction of an enormous square block of 3-stories height for extension of the "Metroplex Self Storage" business now located at 1801 Industrial Blvd.

Topic #1 will allow Mr. Lawson to use these two converted lots for any development satisfying a PUD-C pad in the future. As for instance, to build a huge self-storage building instead of retail on Hwy 26.

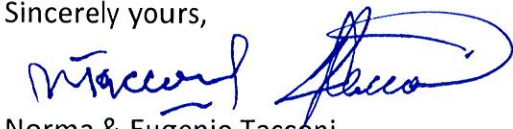
Topic #2 will allow Mr. Lawson to build his "Proposed Three-Story Self Storage Building" that will occupy the same base area of 12 Townhomes of the VOP. The enormous, massive cubic-shape building will come up in height over our roofs and will completely overshadow townhomes on Fountain Pass Drive.

Considering the vision of Mr. Lawson to extent his Metroplex Self Storage business toward Hwy 26, some questions to the Community Development Department are:

- Is the city of Colleyville in need for more Self Storage business?  
There are 4 public storage buildings nearby: 1) the Public Storage at Hwy 26 and Mustang Drive, 2) the Macho Self Storage at Hwy 26 and Tarrant Drive, 3) the Metroplex Self Storage on Industrial Blvd next to Hwy 26 and 4) the Life Storage at Hwy 26 passing Brown Trail.
- Why would the City of Colleyville approve such development in a place where natural surroundings and not massive buildings are desirable?

Owners at VOP share a feeling of enjoying nature and protect the beauty of the environment. This is also aligned with all the beautification that the City of Colleyville is doing on Hwy 26 with landscaping improvements comprising new trees, shrubs, and ground cover along the middle shoulder. With that being said, we will highly appreciate that the City of Colleyville considers that it is not right to approve this huge development next to a beautiful community which also pay high value property taxes. Moreover, the lots adjacent to our VOP community deserve a better development than to be utilized as Self-Public Storage.

Sincerely yours,



Norma & Eugenio Tacconi



## **ORDINANCE O-23-XXXX**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY REZONING 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 ON 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; BEING APPROXIMATELY 8.13 ACRES, PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-004; 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 purpose of this ordinance is to amend the base zoning for the real property described as Lot 14R, Block 1, Colleyville Industrial Park, Lot 1A, Block 1, Kathleen's Art Café Addition, and

Lot 1, Block 1, Tinker Crossing Addition, commonly known as 1801 Colleyville Boulevard and 6255 and 6301 Colleyville Boulevard (the "Property"), and to further provide for a PUD-C overlay district to allow the development and construction of a 73,080 square foot self-storage building (the "Business") on the Property.

Sec. 2.

THAT the zoning for the Property is hereby amended as follows:

### **1. GENERAL**

- a. The Property shall have a base zoning classification of CC-2 Shopping Center upon the effective date of this ordinance.
- b. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CC-2 Shopping Center base zoning district regulations, except as expressly provided otherwise in this ordinance.
- c. Should the Overlay District terminate in the manner provided in this ordinance, the Property shall retain the zoning classification of CC-2 Shopping Center.

### **2. DEVELOPMENT OF THE PROPERTY**

- a. The Property shall be developed solely as a self-storage facility in the manner set forth herein, generally consistent with the Statement of Planning Objectives and Site Plan, which are attached hereto as Exhibit "B" and Exhibit "C", respectively.
- b. The buildings erected on the Property shall be consistent with the elevations, materials, and articulation as depicted in Exhibit "D", unless expressly provided otherwise in this ordinance.

### **3. PUD-C OVERLAY DISTRICT REGULATIONS**

The following PUD-C Overlay District regulations shall apply to the Property while the Overlay District is in effect:

- a. **Permitted Use.** The permitted uses for the Property shall be those listed for the CC-2 Shopping Center base zoning



district. All CC-2 Shopping Center district regulations shall apply to the Overlay District except as expressly provided otherwise by this ordinance herein:

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 (Special Use Permit required)
3. Alcoholic beverage sales - package store sales, off-premises consumption
4. Convenience stores with gasoline sales (Special Use Permit required)
5. Auto, truck or trailer rental
6. Office showroom
7. Warehouse
8. Self-storage facilities
9. Propane refilling station
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".

**b. Business Name.** Business shall at all times be required to operate under the name "Metroplex Self-Storage"; provided, the owner of the Business may request to change the name of the Business by applying for a specific use permit (SUP).

1. Hours of operation for Mextroplex Self-Storage building's office is 8:00 am to 6:00 pm.

**c. 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. Required parking for Lot 1 shall be provided as set forth in the Land Development Code. A minimum of 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.

**d. 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.

**e. Impervious Coverage.** The maximum impervious lot coverage is 53%.

**f. Landscaping.**

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. The developer shall construct a minimum twenty (20) foot wide landscaped green belt of "live plant material," exclusive of access drives adjacent to SH26. A ten (10) foot wide landscaping green belt shall wrap around the depth of the property along Oak Pointe Drive. This area may be planted with trees or shrubs required at the front of the site. Landscape planting shall not be erected or installed in such a manner as to interfere with traffic view or impose a safety hazard.



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

**g. 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. The windows of the self-storage building which are adjacent to existing residential properties shall be opaque (such as glass bricks, frosted glass, or artificial windows), such that those inside the building are unable to see out and those outside the building are unable to see in in.

**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.

**Lot Two Building(s)**

- 1. Building One - Maximum Size: 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.

Maximum Height: Three story, 60 feet.

- 2. Outside storage of recreational vehicles, boats and watercrafts shall be located on Lot 2 and near the

existing storage building not less than 400 feet from the front property line from SH26.

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

**h. Fencing and Screening.** 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.

**i. Additional 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.
- e. 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.



- f. 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).
- g. 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.

#### **4. TERMINATION OF THE PUD-C OVERLAY DISTRICT**

- a. The PUD-C Overlay District is conditioned upon the development and operation of the Property in the manner provided herein. The PUD-C Overlay District Regulations provided in Section 2, subsection 3 above shall automatically expire upon any one or more of the following:
  - i. a building permit for development of the Business is not issued within 12 months of the effective date of this ordinance;
  - ii. following completion of construction, the Business ceases to operate for a period of 90 consecutive days;
  - iii. the Business operates under any name other than Metroplex Self-Storage, unless otherwise permitted by this ordinance; or
  - iv. there is a change in ownership of the Business.

Sec. 3. THAT the Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein. All requirements of the Land Development Code shall be met, except as expressly amended herein.

- Sec. 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 7<sup>th</sup> day of March 2023.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of March 2023.

PASSED AND APPROVED BY A VOTE OF \_ AYES, \_ NAYS, AND \_ ABSTENTIONS ON THIS THE 21<sup>s</sup> DAY OF MARCH 2023.

Mayor Bobby Lindamood  
Place 1, Brandi Elder  
Place 2, George Bond  
Place 4, George Dodson

\_\_\_\_ Mayor Pro Tem Kathy Wheat \_\_\_\_  
\_\_\_\_ Place 5, Chuck Kelley \_\_\_\_  
\_\_\_\_ Place 6, Callie Rigney \_\_\_\_  
\_\_\_\_

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney



The map illustrates the proposed industrial corridor in the City of Dallas, extending from the northwest to the southeast. The corridor is highlighted in red and orange, indicating its designated use. Key streets shown include Douglas Avenue, McCain Lane, Kingston Drive, Ponderosa Lane, Tinker Road, Ponderosa Street, Hardage Lane, Ross Downs Drive, Tarrant Lane, Industrial Boulevard, Reynolds Drive, Oak Pointe Drive, Grosvenor Green, Grosvenor Lane, Brazos Court, Burnham Circle, Highland Hills Lane, Kennedy Drive, and Carriage Drive. The corridor is bordered by residential areas (green) and commercial areas (yellow). The corridor is also adjacent to the Dallas-Fort Worth International Airport (DFW) to the south.

# **Exhibit “B” – Statement of Program Objectives**

## **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.

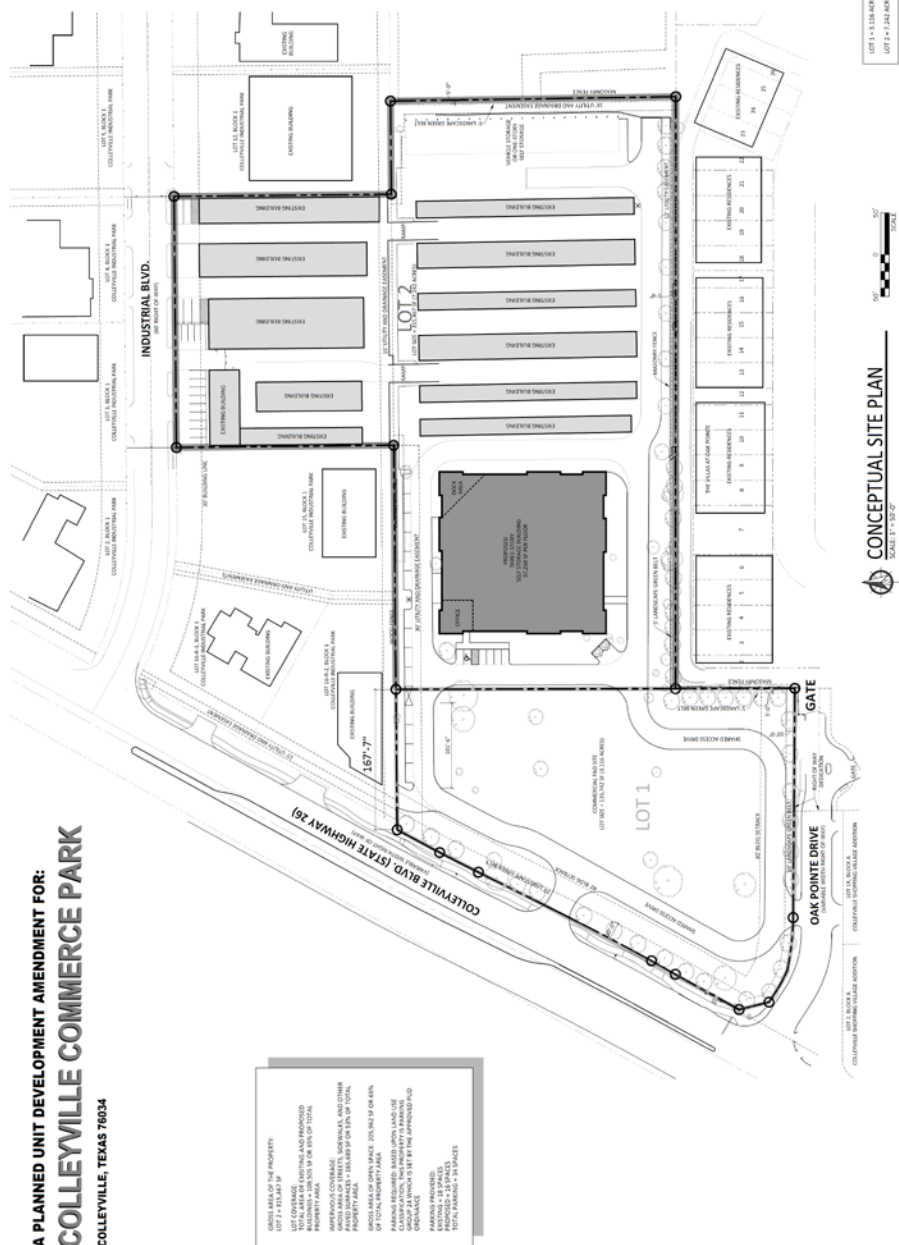
#### **III. PROPOSED LAND USE**

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.

|                                                                                                                   |                                                                                                                        |                                                                                                                                               |                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p><b>F2</b><br/>ARCHITECTS</p> | <p>COLLEVILLE, TEXAS 75004</p> <p><b>COLLEVILLE COMMERCE PARK</b></p> <p>A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:</p> | <p><b>PRELIMINARY</b></p> <p>FOR THE PROPOSED UNIT DEVELOPMENT AMENDMENT<br/>APPROVING THE CHANGE IN DEVELOPMENT<br/>DISTRIBUTION AND USE</p> | <p><b>DATE:</b></p> <p><b>DESIGNED BY:</b></p> <p><b>PREPARED BY:</b></p> <p><b>REVIEWED BY:</b></p> <p><b>APPROVED BY:</b></p> <p><b>DATE:</b></p> |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|





# Exhibit “D” – Building Elevations, Landscape Plan & Tree Survey







OPaque / DARK TINTED GLAZING ON ALL WINDOWS  
THAT FACE RESIDENTIAL DEVELOPMENT

LEFT ELEVATION - (NORTH)

5

ARCHITECTS

10000 N. UNIVERSITY BLVD.  
SUITE 100  
DALLAS, TEXAS 75243  
TEL: 214.440.1000  
WWW.5ARCHITECTS.COM

PLANNED UNIT DEVELOPMENT AMENDMENT FOR:  
COLLEGEVILLE COMMERCE PARK  
COLLEGEVILLE, TEXAS 78048

PRELIMINARY

NOT FOR CONSTRUCTION  
FOR INFORMATION ONLY  
DO NOT SCALE  
REVISIONS: 01/20/2024 - 01/20/2024  
02/20/2024 - 02/20/2024  
03/20/2024 - 03/20/2024  
04/20/2024 - 04/20/2024  
05/20/2024 - 05/20/2024  
06/20/2024 - 06/20/2024  
07/20/2024 - 07/20/2024  
08/20/2024 - 08/20/2024  
09/20/2024 - 09/20/2024  
10/20/2024 - 10/20/2024  
11/20/2024 - 11/20/2024  
12/20/2024 - 12/20/2024

DATE: 01/20/2024

REVISIONS: 01/20/2024

02/20/2024

03/20/2024

04/20/2024

05/20/2024

06/20/2024

07/20/2024

08/20/2024

09/20/2024

10/20/2024

11/20/2024

12/20/2024

PROJECT NO: 2024-001





REAR ELEVATION - (EAST)

OPAQUE / DARK TINTED GLAZING ON ALL WINDOWS  
THAT FACE RESIDENTIAL DEVELOPMENT

5 ARCHITECTS

1000 N. UNIVERSITY AVE. SUITE 100  
 COLLETVILLE, UT 84005  
 TEL: 801.771.5500  
 FAX: 801.771.5501  
 WWW.5ARCHITECTS.COM

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR

COLLETVILLE COMMERCE PARK

COLLETVILLE, TEXAS 78048

PRELIMINARY

NOT FOR CONSTRUCTION

THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE: 08/14/2024

BY: [Signature]

FOR: [Signature]

PROJECT NO.

DATE: 08/14/2024

BY: [Signature]

FOR: [Signature]

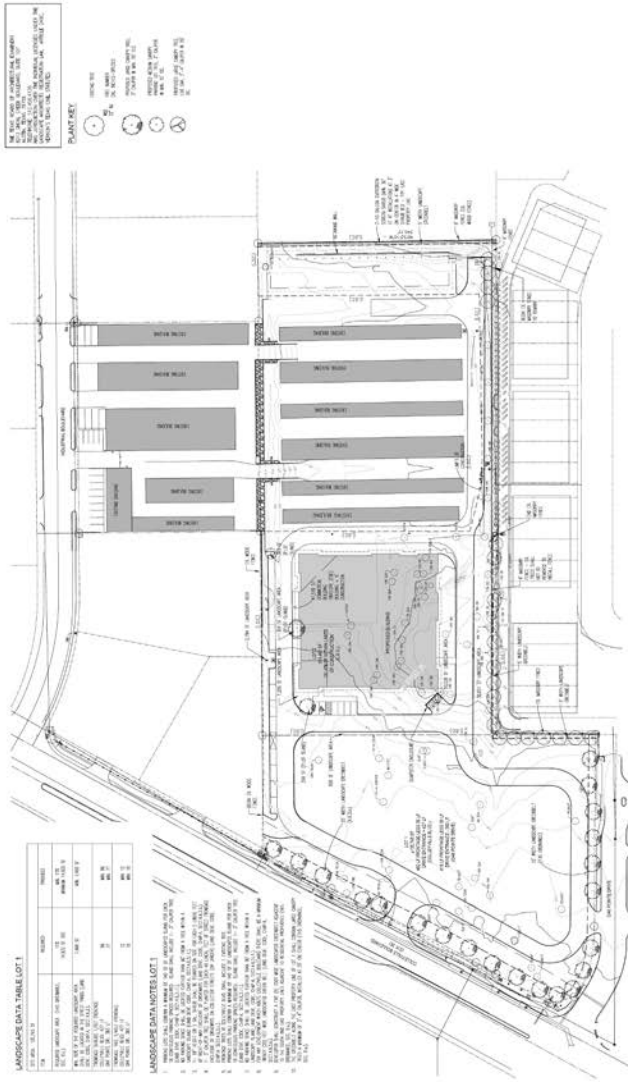


OPAQUE / DARK TINTED GLAZING ON ALL WINDOWS  
THAT FACE RESIDENTIAL DEVELOPMENT

COMPOSITE BRICK VENEER  
RIGHT ELEVATION - (SOUTH)

SCALE: 1" = 60'

**PD- LANDSCAPE PLAN**

[illegible]

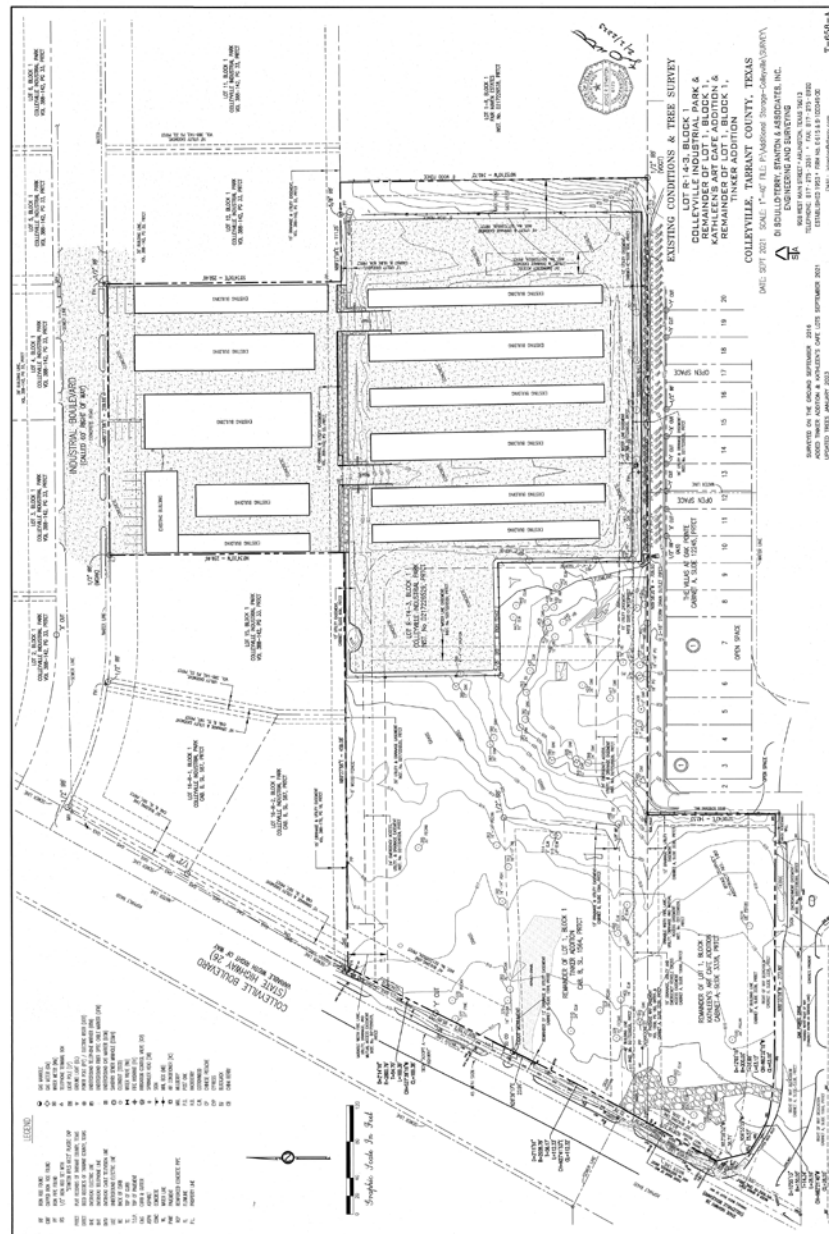
## LANGUAGE DATA NOTES 101

[illegible]

### GENERAL NOTES

1. SCHEDULES WILL BE USED IN THE SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES.
2. SCHEDULES WILL BE USED IN THE SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES.
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9. SCHEDULES WILL BE USED IN THE SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES.
10. SCHEDULES WILL BE USED IN THE SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES. SEE SCHEDULES FOR SCHEDULES.







# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

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|                                                  |                              |               |
|--------------------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 4e                          | <b>Agenda Date</b> 2/13/2023 | <b>Number</b> |
| <b>Type</b> Public Hearing Agenda Items          |                              |               |
| <b>Department</b> Planning and Zoning Commission |                              |               |

---

## Title

Consideration 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.

## Recommendation

Approve

## Attachments

1. Electioneering Presentation for Council Worksession
2. Chapter 7, Section 7-190.H Temporary Business Signs - Political Signs
3. Draft Ordinance - Political Signs

# **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.

## Chapter 7 – Sign Regulations

### Section 7-190.H – Temporary Business Signs – Political Signs

- 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 unless they are attached to a tent or canopy and no larger than 32 sq. ft. in size;
    - 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 24 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.
    - 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.
  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.



## **ORDINANCE O-23-xxxx**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 7, SECTION 7-190.H TEMPORARY BUSINESS SIGNS – POLITICAL SIGNS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

**WHEREAS,** the City of Colleyville desires to amend Chapter 7, Section 7-190.H Temporary Business Signs – Political Signs of the Land Development Code; and

**WHEREAS,** notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 7, Section 7-190.H Temporary Business Signs – Political Signs* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. 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 7<sup>th</sup> day of March 2023.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of March 2023.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 21<sup>ST</sup> DAY OF MARCH 2023.

Mayor Bobby Lindamood  
Place 1, Brandi Elder  
Place 2, George Bond  
Place 4, George Dodson

|                                 |       |
|---------------------------------|-------|
| _____ Mayor Pro Tem Kathy Wheat | _____ |
| _____ Place 5, Chuck Kelley     | _____ |
| _____ Place 6, Callie Rigney    | _____ |
| _____                           | _____ |

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt L. Wyatt  
City Attorney

# Exhibit "A"

## Chapter 7 – Sign Regulations

### Section 7-190.H – Temporary Business Signs – Political Signs

- 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.
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    - 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 unless they are attached to a tent or canopy and no larger than 32 sq. ft. in size;
    - 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 24 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.
    - 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.
  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 Agenda Briefing

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

| Agenda Number                                    | Agenda Date | Number |
|--------------------------------------------------|-------------|--------|
| 4f                                               | 2/13/2023   |        |
| <b>Type</b> Public Hearing Agenda Items          |             |        |
| <b>Department</b> Planning and Zoning Commission |             |        |

## Title

Consideration 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

## Recommendation

Approve

## Attachments

1. Section 9.17 Street Design Criteria - Section 14-135 Driveway Spacing and Design Standards
2. Draft Ordinance - Driveway Access

## **Chapter 9      Subdivision Design & Public Facilities**

### **Section 9.17    Street Design Criteria**

#### **B. Street Design**

6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided. If the street is not extended to provide connection to an adjacent subdivision, no driveway access from a lot in the adjacent subdivision shall be allowed.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation unless: 1) prevented by topography or other physical conditions; or 2) the City Council determines that the extension is not necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart. If any street stub-out is not extended to provide connection to an adjacent subdivision, no driveway access from a lot in the adjacent subdivision shall be allowed.

## **Chapter 14      Engineering Design Standards**

### **Section 14-135 Driveway Spacing and Design Standards**

- A. Residential Construction – Residential driveway approaches shall be constructed of six (6") inch thick three thousand five hundred (3,500) p.s.i. compressive strength concrete reinforced with #3 steel bars on eighteen (18") inch centers each way, with #4 bars doweled into the existing concrete paving.. Residential driveways shall be constructed with the return curbs having a rolled face disappearing at the sidewalk and joining the street curb.
- B. Commercial and Industrial Construction – Commercial and industrial driveway approaches shall be constructed of six (6") inch thick three thousand five hundred (3,500) p.s.i. compressive strength concrete reinforced with #4 steel bars on eighteen (18") inch centers each way, with #4 bars doweled into the existing concrete paving. Commercial and industrial driveways shall be constructed with the return curbs having a rolled face disappearing at the sidewalk and joining the street curb.
- C. Driveway Approach Depth – The driveway shall begin at the street curb and extend to the property line or to a point nine and one-half (9.5') feet from the back of the curb, whichever is greater. The drive approach shall be constructed such that the height of the drive approach at the property ROW, with a typical nine and one-half (9.5') foot parkway, shall be two and one-half (2-1/2") inches higher than the top of the curb. The tangency point of a driveway curb shall be a minimum of ten (10') feet from a storm water inlet.
- D. Driveway Approach Widths and Spacing – The criteria contained in the following table shall be the minimum and/or maximum standards to be applied in spacing and designing driveways on public streets. For the purpose of this regulation, driveway width shall be measured at the property line. The Director of Public Works may modify these standards based on anticipated traffic flow and in accordance with sound traffic engineering practices. To implement the standards contained in the

following table, subdivision plats for new commercial developments shall be required to provide cross-access easements.

| Driveway Spacing and Design Criteria                                     |                       |                      |      |                     |      |
|--------------------------------------------------------------------------|-----------------------|----------------------|------|---------------------|------|
| Description                                                              | Street Classification | Residential Driveway |      | Commercial Driveway |      |
|                                                                          |                       | Min.                 | Max. | Min.                | Max. |
| Driveway Throat Width                                                    | Local                 | 12'                  | 25'  | 25'                 | 35'  |
|                                                                          | Minor Coll.           | 12'                  | 25'  | 25'                 | 35'  |
|                                                                          | Major Coll.           | 16'                  | 25'  | 25'                 | 35'  |
|                                                                          | Arterial              | 20'                  | 25'  | 25'                 | 35'  |
| Driveway Curb Radius                                                     | Local                 | 5'                   | 10'  | 10'                 | 20'  |
|                                                                          | Minor Coll.           | 5'                   | 10'  | 10'                 | 20'  |
|                                                                          | Major Coll.           | 10'                  | 10'  | 10'                 | 20'  |
|                                                                          | Arterial              | 15'                  | 15'  | 20'                 | 30'  |
| Driveway Spacing<br>(centerline)                                         | Local                 | 22'                  | n/a  | 100'                | n/a  |
|                                                                          | Minor Coll.           | 32'                  | n/a  | 100'                | n/a  |
|                                                                          | Major Coll.           | 80'                  | n/a  | 150'                | n/a  |
|                                                                          | Arterial              | 100'                 | n/a  | 250'                | n/a  |
| Minimum Distance<br>from Driveway to<br>Intersection ( <i>pi to pi</i> ) | Local                 | 30'                  | n/a  | 75'                 | n/a  |
|                                                                          | Minor Coll.           | 50'                  | n/a  | 100'                | n/a  |
|                                                                          | Major Coll.           | 100'                 | n/a  | 150'                | n/a  |
|                                                                          | Arterial              | 100'                 | n/a  | 180'                | n/a  |

- E. Provision for Joint Approaches – Driveway approaches shall be located entirely within the frontage of the premises they serve except that joint, or cooperative, driveways with adjoining property holders may be permitted by the Director of Public Works. When a joint drive approach is proposed by a developer, the request must be made by all interested parties and/or all property owners involved.
- F. Circular Driveway Approaches at Street Intersections – The Director of Public Works may approve a circular drive on a corner lot where both streets are residentially classified.
- G. Angle of Driveway Approach – The angle of the driveway approach with the curb line shall be ninety (90) degrees.



H. Sidewalk to be Removed – Where a driveway approach is to be built, any existing sidewalk located within the proposed driveway location shall be removed and the entire area replaced as a driveway. The drive approach shall extend to the property line.

I. Driveways Crossing Bar Ditches

1. *Culvert Size* – The minimum culvert pipe size shall be 18" diameter. However, an engineered design that provides for a larger culvert pipe size may be required by the developer where the Director of Public Works determines that additional drainage capacity may be required. The ends of all culvert pipes shall be cut at a 6:1 slope.
2. *Radius* – Driveways shall be constructed with the return curbs joining the edge of pavement at the street with a minimum ten-foot (10') radius.
3. *Slope* – The maximum slope from the edge of driveway to the top of the culvert pipe shall be 6:1. The sloped area around the end of the culvert pipe shall be sodded or hydro-mulched to resist erosion.
4. *Cross Slope* – The minimum cross slope on the drive shall be 1/8 inch per foot. The minimum longitudinal slope between the edge of pavement at the street and the valley over the culvert pipe shall be 1/4 inch per foot.
5. *Maintenance* – Future maintenance of the drive approach and culvert pipe is the responsibility of the property owner.
6. *Grading* – During the drive approach installation, all ditch grading upstream and downstream of the proposed driveway culvert is the responsibility of the property owner.

J. Driveways Access to Street Right-of-Way and Street Stub-Outs from an Adjacent Subdivision – Driveway access from a platted lot shall not be allowed onto an adjacent right-of-way or street stub-out dedicated as part of a plat for an adjacent subdivision unless a variance is approved by the City Council per Chapter 1 of this Land Development Code. Items for consideration in allowing or disallowing a driveway connection may 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

K. General

1. *Driveway Approaches at Pedestrian Crossings* – Driveway approaches shall not be located in street intersections or at established pedestrian crossings.
2. *Driveway Approaches at Obstructions* – Driveways shall be kept at a minimum of five (5') feet away from obstructions such as street light posts, fire hydrants, traffic signals, etc.
3. *Accumulative Width of Approaches* – Driveway approaches shall not occupy more than forty (40%) percent of the frontage of a lot or tract.

## **ORDINANCE O-23-xxxx**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 9, SECTION 9.17.B STREET DESIGN AND CHAPTER 14, SECTION 14-135 DRIVEWAY SPACING AND DESIGN STANDARDS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

**WHEREAS,** the City of Colleyville desires to amend Chapter 9, Section 9.17.B Street Design and Chapter 14, Section 14-135 Driveway Spacing and Design Standards of the Land Development Code; and

**WHEREAS,** notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 9, Section 9.17.B Street Design and Chapter 14, Section 14-135 Driveway Spacing and Design Standards* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. 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 7<sup>th</sup> day of March 2023.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of March 2023.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 21<sup>ST</sup> DAY OF MARCH 2023.

Mayor Bobby Lindamood  
Place 1, Brandi Elder  
Place 2, George Bond  
Place 4, George Dodson

|                                 |       |
|---------------------------------|-------|
| _____ Mayor Pro Tem Kathy Wheat | _____ |
| _____ Place 5, Chuck Kelley     | _____ |
| _____ Place 6, Callie Rigney    | _____ |
| _____                           | _____ |

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt L. Wyatt  
City Attorney



# Exhibit "A"

## Chapter 9 Subdivision Design & Public Facilities Section 9.17 Street Design Criteria

### B. Street Design

6. *Temporary Dead-End Streets* - Temporary dead-end streets shall have provision for future extension of the street and utilities and, if a temporary cul-de-sac is utilized, a reversionary right to the land abutting the turnaround for excess right-of-way shall be provided. If the street is not extended to provide connection to an adjacent subdivision, no driveway access from a lot in the adjacent subdivision shall be allowed.
7. *Stub-outs for Future Extensions* - Permanent dead-end roads shall not be allowed. The street layout shall be extended to the tract boundary to provide for future access into adjoining tracts to assure adequate neighborhood circulation unless: 1) prevented by topography or other physical conditions; or 2) the City Council determines that the extension is not necessary for future development of adjacent tracts. In general, these extensions should be not more than one thousand (1,000) feet apart. If any street stub-out is not extended to provide connection to an adjacent subdivision, no driveway access from a lot in the adjacent subdivision shall be allowed.

## Chapter 14 Engineering Design Standards Section 14-135 Driveway Spacing and Design Standards

- A. Residential Construction – Residential driveway approaches shall be constructed of six (6") inch thick three thousand five hundred (3,500) p.s.i. compressive strength concrete reinforced with #3 steel bars on eighteen (18") inch centers each way, with #4 bars doweled into the existing concrete paving.. Residential driveways shall be constructed with the return curbs having a rolled face disappearing at the sidewalk and joining the street curb.
- B. Commercial and Industrial Construction – Commercial and industrial driveway approaches shall be constructed of six (6") inch thick three thousand five hundred (3,500) p.s.i. compressive strength concrete reinforced with #4 steel bars on eighteen (18") inch centers each way, with #4 bars doweled into the existing concrete paving. Commercial and industrial driveways shall be constructed with the return curbs having a rolled face disappearing at the sidewalk and joining the street curb.
- C. Driveway Approach Depth – The driveway shall begin at the street curb and extend to the property line or to a point nine and one-half (9.5') feet from the back of the curb, whichever is greater. The drive approach shall be constructed such that the height of the drive approach at the property ROW, with a typical nine and one-half (9.5') foot parkway, shall be two and one-half (2-1/2") inches higher than the top of the curb. The tangency point of a driveway curb shall be a minimum of ten (10') feet from a storm water inlet.
- D. Driveway Approach Widths and Spacing – The criteria contained in the following table shall be the minimum and/or maximum standards to be applied in spacing and designing driveways on public streets. For the purpose of this regulation, driveway width shall be measured at the property line. The Director of Public Works may modify these standards based on anticipated traffic flow and in accordance with sound traffic engineering practices. To implement the standards contained in the following table, subdivision plats for new commercial developments shall be required to provide cross-access easements.

| Driveway Spacing and Design Criteria                               |                       |                      |      |                     |      |
|--------------------------------------------------------------------|-----------------------|----------------------|------|---------------------|------|
| Description                                                        | Street Classification | Residential Driveway |      | Commercial Driveway |      |
|                                                                    |                       | Min.                 | Max. | Min.                | Max. |
| Driveway Throat Width                                              | Local                 | 12'                  | 25'  | 25'                 | 35'  |
|                                                                    | Minor Coll.           | 12'                  | 25'  | 25'                 | 35'  |
|                                                                    | Major Coll.           | 16'                  | 25'  | 25'                 | 35'  |
|                                                                    | Arterial              | 20'                  | 25'  | 25'                 | 35'  |
| Driveway Curb Radius                                               | Local                 | 5'                   | 10'  | 10'                 | 20'  |
|                                                                    | Minor Coll.           | 5'                   | 10'  | 10'                 | 20'  |
|                                                                    | Major Coll.           | 10'                  | 10'  | 10'                 | 20'  |
|                                                                    | Arterial              | 15'                  | 15'  | 20'                 | 30'  |
| Driveway Spacing (centerline)                                      | Local                 | 22'                  | n/a  | 100'                | n/a  |
|                                                                    | Minor Coll.           | 32'                  | n/a  | 100'                | n/a  |
|                                                                    | Major Coll.           | 80'                  | n/a  | 150'                | n/a  |
|                                                                    | Arterial              | 100'                 | n/a  | 250'                | n/a  |
| Minimum Distance from Driveway to Intersection ( <i>pi to pi</i> ) | Local                 | 30'                  | n/a  | 75'                 | n/a  |
|                                                                    | Minor Coll.           | 50'                  | n/a  | 100'                | n/a  |
|                                                                    | Major Coll.           | 100'                 | n/a  | 150'                | n/a  |
|                                                                    | Arterial              | 100'                 | n/a  | 180'                | n/a  |

- E. Provision for Joint Approaches – Driveway approaches shall be located entirely within the frontage of the premises they serve except that joint, or cooperative, driveways with adjoining property holders may be permitted by the Director of Public Works. When a joint drive approach is proposed by a developer, the request must be made by all interested parties and/or all property owners involved.
- F. Circular Driveway Approaches at Street Intersections – The Director of Public Works may approve a circular drive on a corner lot where both streets are residentially classified.
- G. Angle of Driveway Approach – The angle of the driveway approach with the curb line shall be ninety (90) degrees.
- H. Sidewalk to be Removed – Where a driveway approach is to be built, any existing sidewalk located within the proposed driveway location shall be removed and the entire area replaced as a driveway. The drive approach shall extend to the property line.
- I. Driveways Crossing Bar Ditches
1. Culvert Size – The minimum culvert pipe size shall be 18" diameter. However, an engineered design that provides for a larger culvert pipe size may be required by the developer where the Director of Public Works determines that additional drainage capacity may be required. The ends of all culvert pipes shall be cut at a 6:1 slope.
  2. Radius – Driveways shall be constructed with the return curbs joining the edge of pavement at the street with a minimum ten-foot (10') radius.
  3. Slope – The maximum slope from the edge of driveway to the top of the culvert pipe shall be 6:1. The sloped area around the end of the culvert pipe shall be sodded or hydro-mulched to resist erosion.
  4. Cross Slope – The minimum cross slope on the drive shall be 1/8 inch per foot. The minimum longitudinal slope between the edge of pavement at the street and the valley over the culvert pipe shall be 1/4 inch per foot.

5. *Maintenance* – Future maintenance of the drive approach and culvert pipe is the responsibility of the property owner.
  6. *Grading* – During the drive approach installation, all ditch grading upstream and downstream of the proposed driveway culvert is the responsibility of the property owner.
- J. Driveways Access to Street Right-of-Way and Street Stub-Outs from an Adjacent Subdivision – Driveway access from a platted lot shall not be allowed onto an adjacent right-of-way or street stub-out dedicated as part of a plat for an adjacent subdivision unless a variance is approved by the City Council per Chapter 1 of this Land Development Code. Items for consideration in allowing or disallowing a driveway connection may 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
- K. General
1. *Driveway Approaches at Pedestrian Crossings* – Driveway approaches shall not be located in street intersections or at established pedestrian crossings.
  2. *Driveway Approaches at Obstructions* – Driveways shall be kept at a minimum of five (5') feet away from obstructions such as street light posts, fire hydrants, traffic signals, etc.
  3. *Accumulative Width of Approaches* – Driveway approaches shall not occupy more than forty (40%) percent of the frontage of a lot or tract.





# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
[www.colleyville.com](http://www.colleyville.com)

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|                                                  |                              |               |
|--------------------------------------------------|------------------------------|---------------|
| <b>Agenda Number</b> 4g                          | <b>Agenda Date</b> 2/13/2023 | <b>Number</b> |
| <b>Type</b> Public Hearing Agenda Items          |                              |               |
| <b>Department</b> Planning and Zoning Commission |                              |               |

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## Title

Consideration 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.

## Recommendation

Approve

## Attachments

1. Section 9.17 Street Design Criteria
2. Draft Ordinance - Removal of Fire Supression Requirement

## Section 9.17 Street Design Criteria

### B. Street Design

11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)

- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:
  - i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
  - ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
  - iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.
- b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
  - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. ~~All residences within the subdivision shall contain automatic fire-sprinkler systems.~~
- c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-stated requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.

## **ORDINANCE O-23-xxxx**

**AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 9, SECTION 9.17.B STREET DESIGN – NUMBER OF SUBDIVISION ENTRYWAYS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

**WHEREAS,** the City of Colleyville desires to amend Chapter 9, Section 9.17.B Street Design – Number of Subdivision Entryways of the Land Development Code; and

**WHEREAS,** notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 9, Section 9.17.B Street Design – Number of Subdivision Entryways* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit “A”.
- Sec. 2. 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. 3. 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. 4. 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. 5. 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 7<sup>th</sup> day of March 2023.

The second reading and public hearing being conducted on the 21<sup>st</sup> day of March 2023.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 21<sup>ST</sup> DAY OF MARCH 2023.

Mayor Bobby Lindamood  
Place 1, Brandi Elder  
Place 2, George Bond  
Place 4, George Dodson

|                                 |       |
|---------------------------------|-------|
| _____ Mayor Pro Tem Kathy Wheat | _____ |
| _____ Place 5, Chuck Kelley     | _____ |
| _____ Place 6, Callie Rigney    | _____ |
| _____                           | _____ |

**ATTEST:**

**CITY OF COLLEYVILLE**

Christine Loven, TRMC  
City Secretary

Bobby Lindamood  
Mayor

**APPROVED AS TO FORM:**

Whitt L. Wyatt  
City Attorney

## Exhibit "A"

### Section 9.17 Street Design Criteria

#### B. Street Design

11. *Number of Subdivision Entryways* – Every subdivision shall be designed to provide sufficient access into the development to accommodate anticipated traffic demands and to provide for emergency public services using the criteria contained in this Section. (O-01-1280 / 08-08-01)
- a. Where a proposed subdivision, or cul-de-sac street, contains more than twelve (12) lots, the development shall provide for two entryways as follows:
    - i. The development shall provide one street entryway and one emergency access easement. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway. The widths of the right-of-way and driving surfaces of the street entryway and the emergency access easement shall be in accordance with the standards contained elsewhere in this Land Development Code, or
    - ii. The development shall provide two street entryways separated not less than one-hundred feet between the centerlines of the driving surfaces. The widths of the right-of-way and driving surfaces of the two entryways shall be in accordance with the standards contained elsewhere in this Land Development Code, or
    - iii. The development shall provide a divided entryway and one emergency access easement. The driving surfaces of the divided entryway shall be separated by a median not less than ten (10) feet in width and provide for one-way traffic. The widths of the right-of-way and driving surfaces of the divided entryway shall be in accordance with the standards contained elsewhere in this Land Development Code. The emergency access easement shall be located on an adjacent or opposite side of the subdivision from the main entryway and be constructed in accordance with the standards contained elsewhere in this Land Development Code.
  - b. If it is physically impractical or otherwise impossible to provide two entryways or to incorporate an emergency access easement into the development in accordance with the above stated requirements, the following alternative may be considered by the approving body:
    - i. A single pavement width of forty-one (41) feet shall be constructed. Said pavement shall extend back from the intersecting street right-of-way a minimum distance of one-hundred (100') feet. ~~All residences within the subdivision shall contain automatic fire-sprinkler systems.~~
  - c. If it is physically impractical or otherwise impossible to comply with the above-stated requirements, an alternative design may be submitted to the City Council for consideration. The approving body may approve the alternate design if it finds that the above-stated requirements can not be satisfied and that all efforts have been made by the developer to comply with said requirements.