



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, March 20, 2023

City Council Chambers

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

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

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

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

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

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

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - February 13, 2023
Planning and Zoning Commission Worksession Minutes - February 27, 2023

2. PUBLIC HEARING AGENDA ITEMS

- 2a** 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into the rear yard setback on Lot 15, Block H, Brook Meadows Addition, located at 4511 Lakeside Drive, Case ZC23-003, WITHDRAWN BY APPLICANT
- 2b** 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, TABLED FROM THE FEBRUARY 13, 2023 PLANNING AND ZONING COMMISSION MEETING
- 2c** 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use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 250, Case ZC23-005, WITHDRAWN BY APPLICANT

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 17, 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

City Hall
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Agenda Number 1a	Agenda Date 3/20/2023	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - February 13, 2023
Planning and Zoning Commission Worksession Minutes - February 27, 2023

Explanation

Approval of minutes from the February 13, 2023 Planning and Zoning Commission Meeting and the February 27, 2023 Planning and Zoning Commission Worksession.

Recommendation

Approve

Attachments

1. February 13, 2023 P&Z Minutes
2. February 27, 2023 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, February 13, 2023

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on February 13, 2023, at 6:15 p.m.

Roll Call

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

Absent: N/A

Staff Present: Ben Bryner, Rob McKeown, 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 6:55 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 February 13, 2023, at 7:00 p.m.

Roll Call

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

Absent: N/A

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

Also Present: Attorney, Nicole Corr

1. ELECTION OF OFFICERS

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

**Commissioner Richardson nominated Commissioner Bevill for Chair.
Commissioner Raine seconded the motion.**

The motion was carried by the following vote:

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

**Commissioner Linn nominated Commissioner Groves for Vice Chair.
Commissioner Alphonso seconded the motion.**

The motion was carried by the following vote:

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

2. APPROVAL OF MINUTES

- 2a** Planning and Zoning Commission Meeting Minutes – January 9, 2023
Planning and Zoning Commission Worksession Minutes – January 23, 2023

**Commissioner Groves made a motion to approve the January 9, 2023
Planning and Zoning Commission Meeting Minutes and the January 23,
2023 Planning and Zoning Commission Worksession Minutes.
Commissioner Richardson seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

3. REGULAR AGENDA ITEMS

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

Commissioner Syed made a motion to reschedule the March 13, 2023

**Planning and Zoning Commission Meeting to March 20, 2023.
Commissioner Alphonso seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Kevin Kim, 3964 State Highway 121, Lewisville, TX, came forward and answered questions of the Commission regarding locations in other cities, anticipated hours of operation, and the anticipated opening date.

The public hearing was open at 7:14 p.m.

With no one wishing to speak, the public hearing was closed at 7:14 p.m.

**Commissioner Richardson made a motion to approve Case ZC23-001.
Commissioner Linn seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

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

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Garrett Wallace, 500 Glen Hurst Court, Trophy Club, TX, came forward and answered questions of the Commission regarding the location of the structure and implanting stone columns that match the primary structure.

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 ZC23-002 with the contingency that the structure have stone columns.
Commissioner Syed seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

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

Commissioner Groves recused himself from the case.

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Max Draper, 680 North Carroll Avenue, Colleyville, TX, came forward and answered questions of the Commission regarding the placement of the proposed structure and the feasibility of moving the structure in order to make it compliant with code.

The public hearing was open at 7:32 p.m.

With no one wishing to speak, the public hearing was closed at 7:32 p.m.

**Commissioner Syed made a motion to table Case ZC23-003.
Commissioner Raine seconded the motion.**

The motion was carried by the following vote:

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

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 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.

An associate of the applicant, Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, TX, came forward and expressed to the Commission that the proposed development was for retail on the lot adjacent to State Highway 26 and a three story self-storage building on the lot directly behind it.

Mr. Dahlstrom answered questions of the Commission regarding the proposed uses on the lot adjacent to SH26, the number of units for the self-storage building, and the number of stories for the self-storage building.

The public hearing was open at 8:12 p.m.

Ken Dennis, 6104 Rock Dove Circle, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Dennis expressed concern regarding the potential for decreased property values and the lack of compatibility with the neighborhood.

Mary Dede, 1717 Rock Dove Circle, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Dede expressed concern regarding the proposed plan being different than the one the applicant previously had and the lack of compatibility with the neighborhood.

Cathy Mielke, 1901 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Mielke expressed concern regarding the potential for decreased property values and the need for a masonry fence.

Allen Weikel, 1829 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Weikel expressed concern regarding the potential for decreased property values and increased traffic.

Ed and Cynthia Bittick, 6405 Kingston Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. and Mrs. Bittick expressed concern regarding increased traffic, the height of the proposed self-storage facility, and the development being a potential fire hazard.

Joseph Ryan, 6300 Brazos Court, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Ryan expressed concern regarding the height of the proposed self-storage facility and increased traffic.

With no one wishing to speak, the public hearing was closed at 8:36 p.m.

Commissioner Bevill made a statement regarding the applicant needing to address the height of the proposed self-storage facility.

Commissioner Richardson made a statement regarding the applicant needing to address the height of the proposed self-storage facility, potential traffic issues, and the impact on property values of neighboring homes.

Commissioner Linn made a statement regarding the applicant needing to address the quality of the business on the lot adjacent to SH26 and the height of the proposed self-storage facility.

Commissioner Groves made a statement regarding the applicant needing to address the uses on the lot adjacent to SH26, the height of the proposed self-storage facility, and the potential access issues.

Commissioner Alphonso made a statement regarding the applicant needing to address the concerns of the neighboring residents.

Commissioner Syed made a statement regarding the applicant needing to address the concerns of the height of the proposed self-storage facility, potential access issues, and the uses on the lot adjacent to SH26.

Commissioner Linn made a motion to table Case ZC23-004. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

- 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

Ben Bryner presented the item and briefed the Commission.

The public hearing was open at 8:53 p.m.

With no one wishing to speak, the public hearing was closed at 8:53 p.m.

Commissioner Syed made a motion to approve Case GC23-001. Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson

Nay: 0

- 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

Ben Bryner presented the item and briefed the Commission.

The public hearing was open at 8:58 p.m.

With no one wishing to speak, the public hearing was closed at 8:58 p.m.

**Commissioner Syed made a motion to approve Case GC23-002.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

**Aye: 7 – Groves, Alphonso, Syed, Raine, Linn, Bevill, and Richardson
Nay: 0**

- 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

Ben Bryner presented the item and briefed the Commission.

Staff answered questions of the Commission regarding the amendment being only for residential properties, the amendment's compliance with the state, and documentation of the homeowner waiving the requirement.

The public hearing was open at 9:12 p.m.

With no one wishing to speak, the public hearing was closed at 9:12 p.m.

**Commissioner Alphonso made a motion to approve Case GC23-003.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

**Aye: 6 – Groves, Alphonso, Raine, Linn, Bevill, and Richardson
Nay: 1 – Syed**

3. CITIZEN COMMENTS

4. ADJOURNMENT

The meeting adjourned at 9:14 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, February 27, 2023

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on February 27, 2023, at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Sayeda Syed, Tim Raine, Jim Linn, and Claudia Bevill

Absent: Scotty Richardson

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 a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 250, Case ZC23-005

Jacquelyn Reyff presented the item and briefed the Commission. Staff answered questions of the Commission regarding the business potentially being in operation, other services offered by the business, and the applicant's licensing.

3. ADJOURMENT

The meeting adjourned at 7:03 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', is written over a light gray rectangular background.

Dakari Hill
Planner

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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Agenda Number 2a	Agenda Date 3/20/2023	Number
Type		
Department 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, WITHDRAWN BY APPLICANT

Explanation

Applicant has withdrawn request.

Recommendation

None

Attachments

1. Withdrawal Request

From: [Max Draper](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Cc: [Ben Bryner](#)
Subject: RE: Updated Exhibit 4511 Lakeside Drive Case ZC23-003
Date: Wednesday, February 22, 2023 11:54:26 AM

Please consider this as our official notice to withdraw Case ZC23-003 for 4511 Lakeside Drive as it will not require a SUP per the City of Colleyville.

We will submit our project and plans through the City's standard permitting process.

Thanks Jackie.



MAX DRAPER
PRINCIPAL
817.907.5620
[REDACTED]
kingbirdremodeling.com

From: Jackie Reyff <JReyff@colleyville.com>
Sent: Wednesday, February 22, 2023 9:30 AM
To: Max Draper <[\[REDACTED\]](#)>; Dakari Hill <DHill@colleyville.com>
Cc: Ben Bryner <BBryner@colleyville.com>
Subject: RE: Updated Exhibit 4511 Lakeside Drive Case ZC23-003

Mr. Draper,

Based on the updated drawings, there is no need for a Special Use Permit. Please send me an email stating you want to withdraw Case ZC23-003 for 4511 Lakeside Drive.

You'll need to apply for the building permit and work through that review process. You may apply here:

Follow the instructions online when creating your account! Replace your name with your company name.

[Click for detailed instructions](#)

Use this link to create your login access and apply online to register as a contractor in CSS

https://selfservice.colleyville.com/energov_prod/selfservice#/home

[Contractor Registration Application](#)

If you have any further questions, I may be reached by phone or email.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2b	Agenda Date 3/20/2023	Number
Type Public Hearing Agenda Items		
Department 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, TABLED FROM THE FEBRUARY 13, 2023 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM THE FEBRUARY 13, 2023 PLANNING AND ZONING COMMISSION MEETING.

Howard Lawson, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development – Commercial district and CC1 Village Retail 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 2-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 2-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 37,250 SF per floor (2-story 35 feet tall) 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 2-story self-storage facility and a retail-commercial pad site for this property.

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

- Tract1/Lot 1, 3.116 acres commercial pad site with CC-1 Village Retail Zoning.
- Tract2/Lot2, allowance for 35 feet tall, 37,250 SF per floor (2 floors) self-storage building with CC-2 Shopping Center Zoning and these specific uses; auto, truck or trailer rental; office showroom; warehouse; self-storage facilities; propane refilling station; 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.
- An 8-foot masonry screening fence along the south and east property lines.
- On Tract2/Lot2 attached signs are not permitted on the southern building facades adjacent to residential properties.
- A ten-foot wide landscaped greenbelt adjacent to the south and east property lines adjacent to existing residential properties.

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.

The applicant provided updated exhibits on March 10, 2023.

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 Language
6. Site Plan
7. Elevations
8. Landscape Exhibit 1
9. Landscape Exhibit 2
10. Drainage Plan
11. Tree Survey
12. Notification Map
13. Notification Letter
14. Notification List
15. Letter of Opposition
16. Draft Ordinance

Aerial Map



ZC23-004

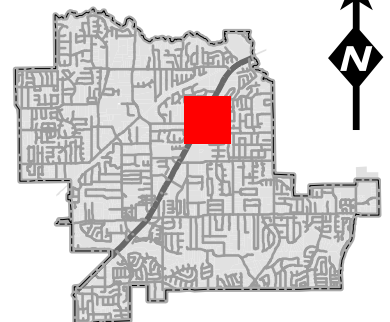
1801 Industrial Boulevard

DISCLAIMER:

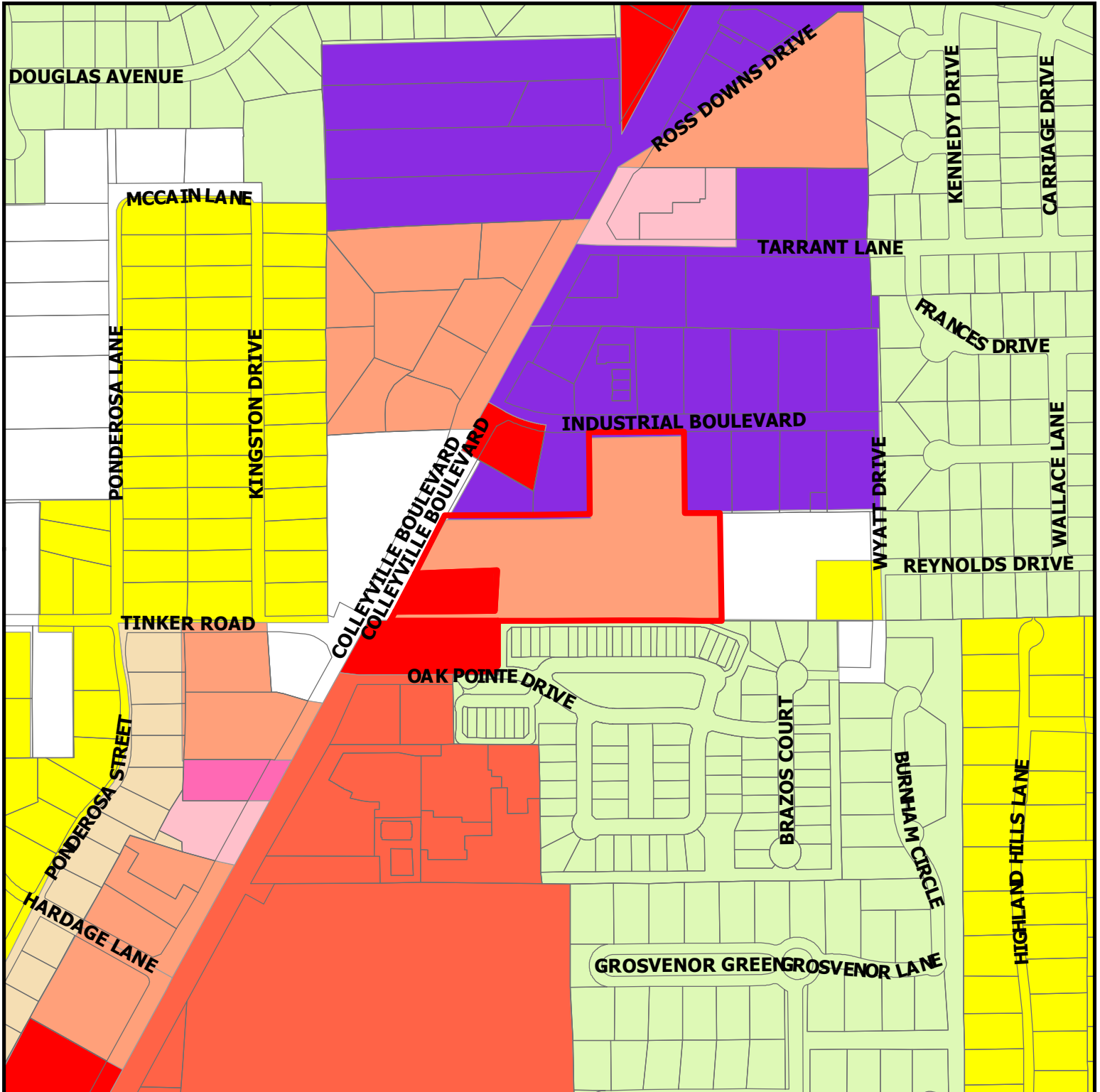
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC23-004

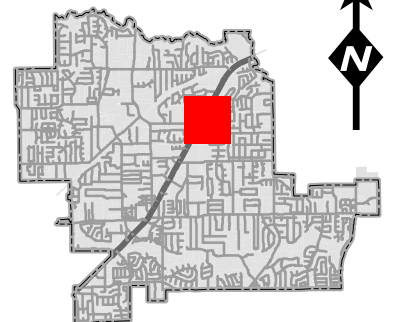
1801 Industrial Boulevard

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Subject Property



Future Land Use Map



DISCLAIMER:

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ZC23-004

1801 Industrial Boulevard

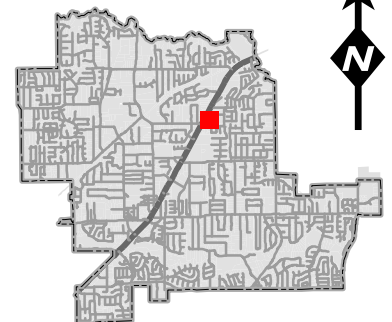
Subject Property

Residential

Colleyville Blvd Corridor

Open Space; Parks

Water Body



STATEMENT OF PLANNING OBJECTIVES

COLLEYVILLE COMMERCE PARK

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

I. PURPOSE OF REQUEST

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

II. CURRENT LAND USE

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

III. PROPOSED LAND USE

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

IV. SURROUNDING LAND USE

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

1. GENERAL

- a. The purpose of this PUD-C 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:
 - i. 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. The development area shall consist of two (2) base zoning districts:
 - i. Lot 1: CC-1 – Village Retail district; and
 - ii. Lot 2: CC-2 – Shopping Center district.
- c. 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 PUD-C:

- a. Lot 1:
 - i. All uses permitted in the CC-1 – Village Retail district
- b. Lot 2:
 - i. All uses permitted in the CC-2 – Shopping Center district
 - ii. Auto, truck or trailer rental
 - iii. Office showroom
 - iv. Warehouse
 - v. Self-storage facilities
 - vi. Propane refilling station
 - vii. Outside storage of recreational vehicles, boats and watercrafts

Except as otherwise provided in this subsection, permitted land uses shall be allowed in accordance with the same conditions applicable in the relevant zoning district. For

example, on Lot 1, a use that is permitted in the CC-1 – Village Retail district only by Special Use Permit (SUP) is also permitted on Lot 1 only by SUP.

4. BUILDING LAYOUT AND USE SPECIFICATIONS

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

i. Lot 1:

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.

ii. Lot 2:

1. Existing Self-Storage Storage Buildings: 73,080 gross square feet of existing self-storage buildings (per Tarrant Appraisal District).
2. New Self-Storage Building: Maximum Size: 37,250 square feet per floor of new self-storage use.
3. Maximum Height: Two story, 35 feet.
4. Additional Development Area: vehicle storage or one-story self-storage facility, located on the east property line, as depicted on the Conceptual Site Plan.
5. Outside Storage: outside storage of recreational vehicles, boats and watercrafts shall be located near the Existing Storage Building not less than 400 feet from the front property line from SH26.

iii. Except as provided herein, development of Lot 1 shall conform to the Site Requirements and Supplementary Requirements for the CC-1 – Village Retail zoning district.

iv. Development on Lot 2 shall generally conform to the Conceptual Site Plan.

5. BUILDING DESIGN

- a. All building designs on Lot 2 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 a new 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.
- d. All buildings shall comply with Colleyville's Fire Code regulations in effect at the time of construction.

6. PARKING

- a. All rental vehicles must be parked along the northernmost property line of the subject property and shall not be parked closer than 80 feet from the right-of-way of SH26.
- b. This development shall provide a minimum of ten (10) parking spaces.
- c. Except where noted above, all parking shall meet the minimum requirements of the Land Development Code.

7. LIGHTING

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

8. LANDSCAPING, BUFFERING AND OPEN SPACE

- a. The developer shall construct a ten (10) 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 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 extend 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. This development shall provide a minimum of 11 percent (11%) of open space.

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

9. FENCES AND SCREENING

- a. A minimum eight (8) foot masonry fence shall be constructed along any property line that is adjacent to existing residential properties prior to the issuance of any certificate of occupancy.
- b. A minimum eight (8) foot wood fence shall be constructed and utilized on a temporary basis until the eight (8) foot masonry fence is constructed.

10. SIGNAGE

On Lot 2, attached signs are not permitted on the southern building façades adjacent to residential properties. Except as provided herein, the development will comply with the City of Colleyville's Sign Regulations.

11. GENERAL DEVELOPMENT REQUIREMENTS

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

Monday through Saturday:	8:30 a.m. to 6:00 p.m.
Sunday:	9:00 a.m. to 1:00 p.m.
- f. The location of the propane refilling station shall be located along the northern property line and shall not exceed 15 feet in height and 500 gallons in volume. The storage tank shall not be closer than 100 feet from the right-of-way of SH26.
- g. Prior to the issuance of any building permit for any buildings deriving primary access from SH26, a driveway permit shall be obtained from the Texas Department of Transportation (TxDOT).

- h. A mutual access easement shall be located along the southernmost property line where it is adjacent to property zoned CC1-Village Retail as of the passage of this ordinance. Otherwise, mutual access easements shall be located adjacent to all properties with frontage along SH26. If not dedicated as part of a plat, said easements shall be dedicated by separate instrument prior to the issuance of the certificate of occupancy for any new structure.

EXHIBIT “A” – Location and Zoning Map

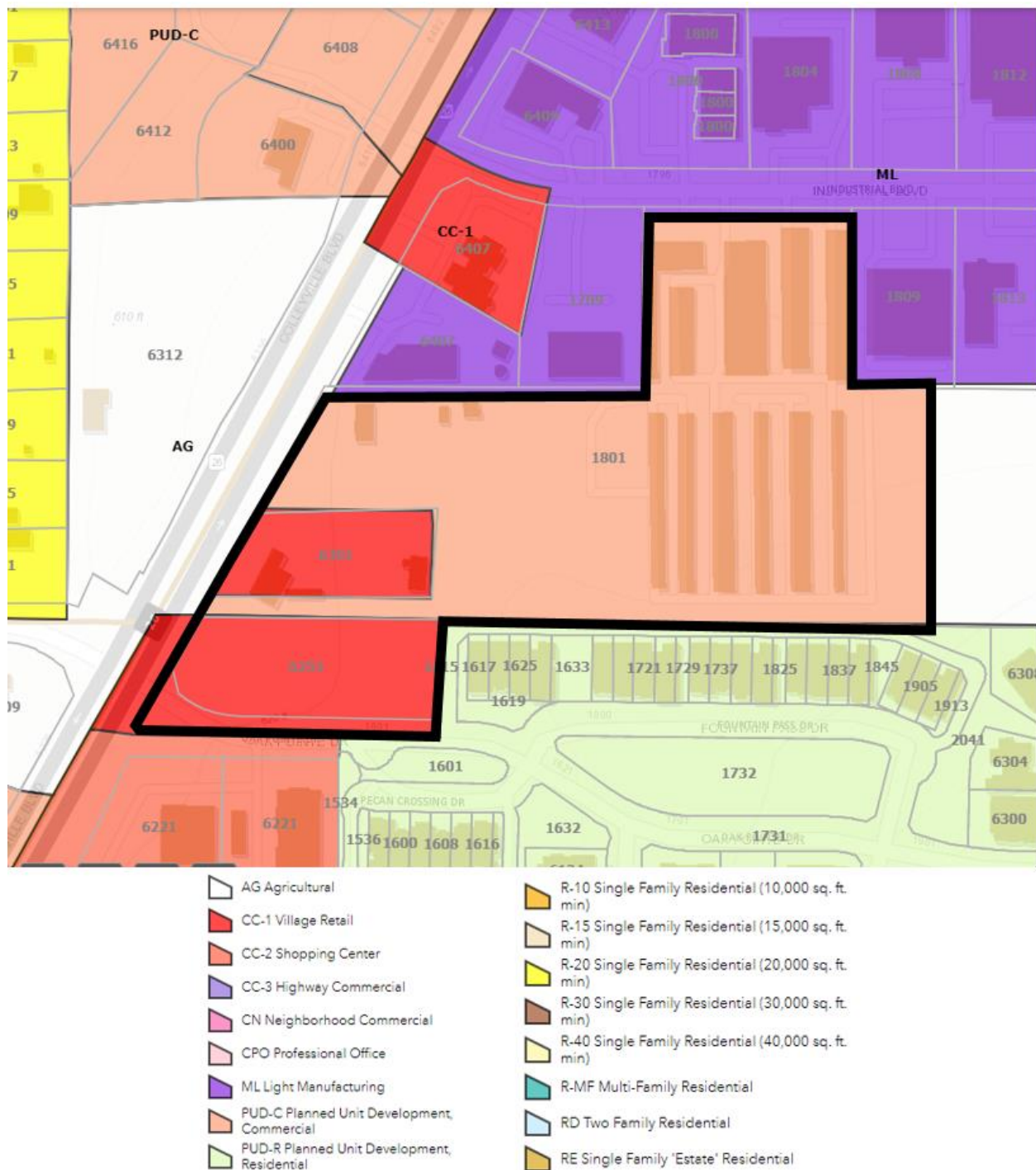


EXHIBIT "B"- Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



JP Stanton
1/17/2023

EXHIBIT “C” – Conceptual Site Plan

EXHIBIT “D”- Building Elevations

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
COLLEYVILLE COMMERCE PARK

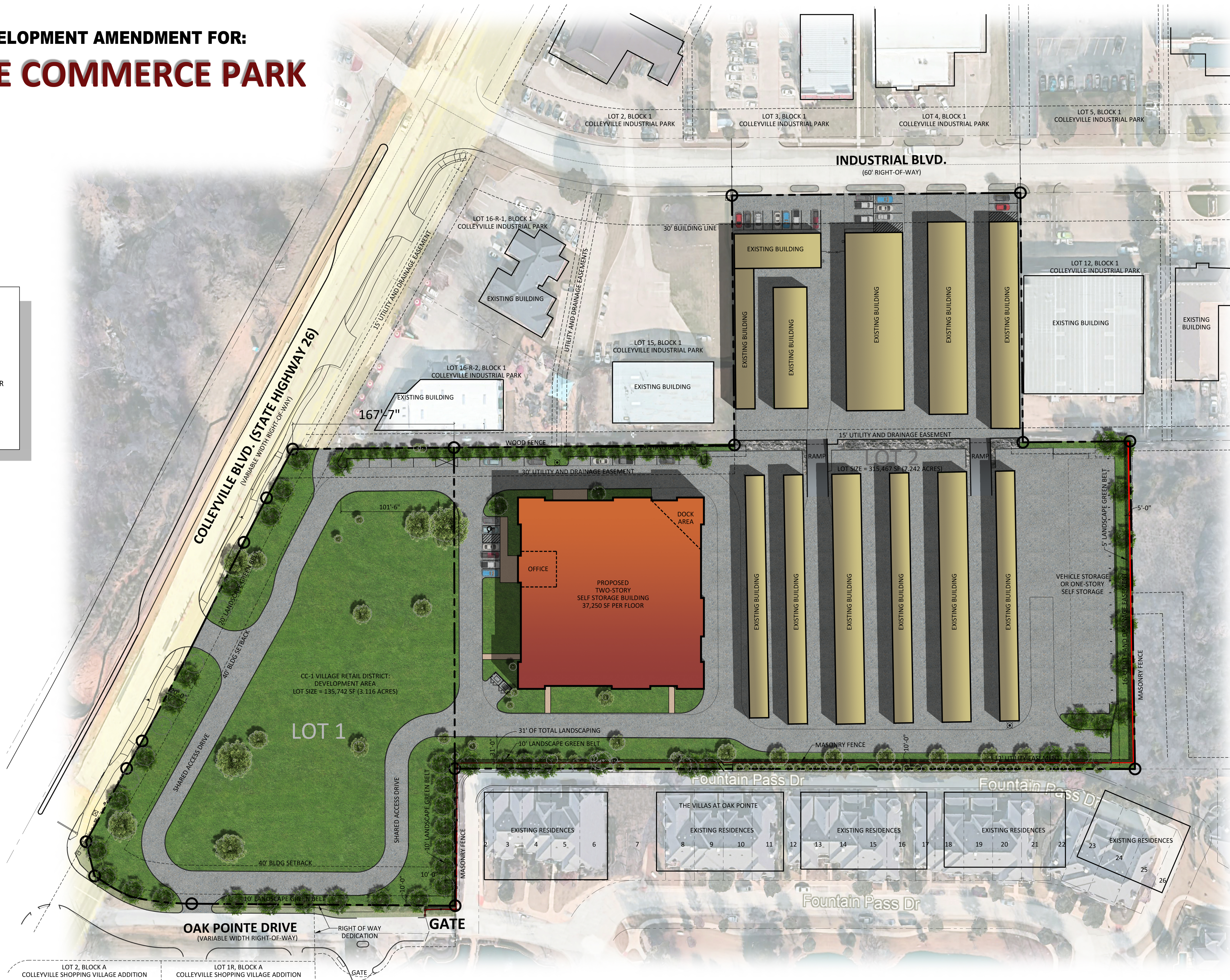
COLLEYVILLE, TEXAS 76034

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

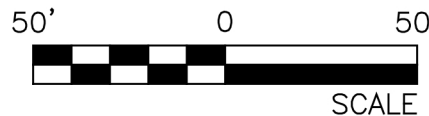
IMPERVIOUS COVERAGE:
GROSS AREA OF STREETS, SIDEWALKS, AND OTHER
PAVED SURFACES = 165,689 SF OR 53% OF TOTAL
PROPERTY AREA

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



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: 03/10/2023
REVISIONS:

DRAWN BY: SB
JOB NO.: 50387

SHEET NO.

1

1 OF 2 SHEETS

CF & A
CALLAHAN & FREEMAN
ARCHITECTS

P.O. BOX 15577
FORT WORTH, TX 76119
817.415.1765
callahan@cfarchitects.com
1150 E. KENNEDALE PKWY.
KENNEDEALE, TX 76060



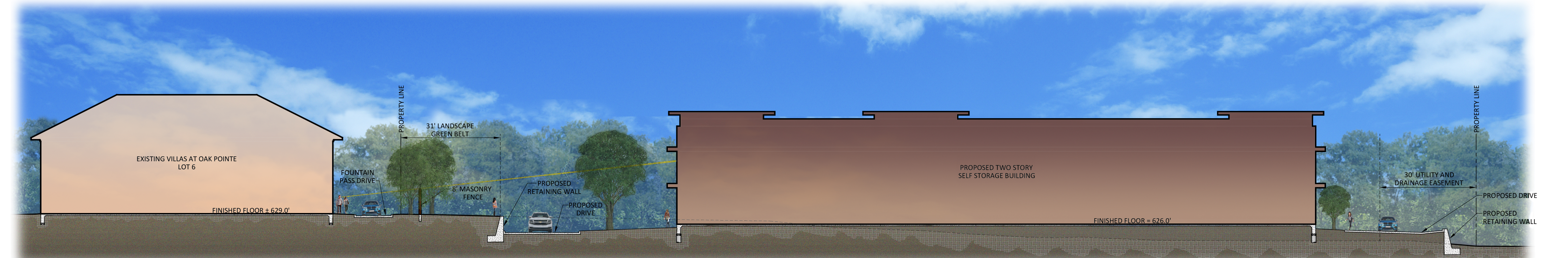
COLLEYVILLE BLVD. DRIVE VIEW
FRONT ELEVATION - (WEST)

SCALE: 3/32" = 1'-0"



OAKPOINTE DRIVE VIEW
RIGHT ELEVATION - (SOUTH)

SCALE: 3/32" = 1'-0"



SITE SECTION

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

P.O. BOX 15577
FORT WORTH, 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
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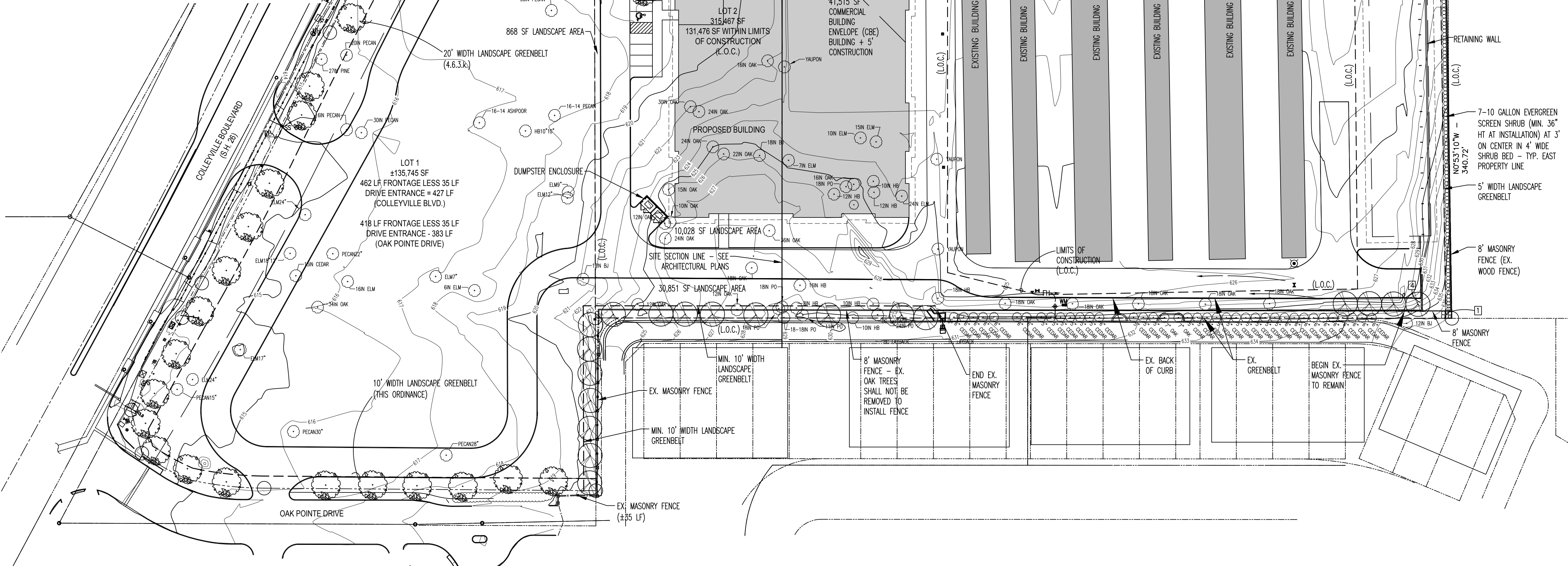
SHEET NO.
2
2 OF 2 SHEETS

LANDSCAPE DATA TABLE LOT 1

ITEM	REQUIRED	PROVIDED
SITE AREA: 135,745 SF		
REQUIRED LANDSCAPE AREA (THIS ORDINANCE, SEC. 8.c.)	11% 14,932 SF SITE	MIN. 11% 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.i.).	7,468 SF	MIN. 7,468 SF
FRONTAGE SHRUBS 1/5LF FRONTAGE COLLEYVILLE BLVD: 427 LF OAK POINTE DR.: 383 LF	86 77	MIN. 86 MIN. 77
FRONTAGE TREE 1/40LF FRONTAGE COLLEYVILLE BLVD: 427 LF OAK POINTE DR.: 383 LF	12 10	MIN. 12 MIN. 10

LANDSCAPE DATA NOTES LOT 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.).
- 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.).
- 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.).
- 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.).
- FRONTAGE TREES AT COLLEYVILLE BLVD. SHALL INCLUDE 1 EXISTING TREE.
- 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.).
- 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.).
- 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.).
- 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.).
- 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

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

LANDSCAPE DATA NOTES LOT 2

- 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.).
- 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.).
- 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.).
- 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.).
- 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

- EXISTING TREES ON SITE TO BE REMOVED SHALL BE MITIGATED IN COMPLIANCE WITH CHAPTER 5, URBAN FORESTRY, CITY OF COLLEYVILLE, LAND DEVELOPMENT CODE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED PER THE REQUIREMENTS OF CHAPTER 5, CITY OF COLLEYVILLE, LAND DEVELOPMENT CODE.
- TREES SHALL NOT BE REMOVED TO INSTALL NEW FENCE AT SOUTH PROPERTY LINE OF LOT 2. THE LOCATION OF THE PROPOSED FENCE AT LOT 2 IS APPROXIMATE AND SHALL BE VERIFIED ON SITE.
- ALL PLANT MATERIAL SHALL BE FROM APPROVED LISTS INCLUDED IN CHAPTER 4, LANDSCAPE AND BUFFERING, CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
- AUTOMATIC, IN-GROUND, IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE AND REQUIRED LANDSCAPE AREAS PER CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
- LANDSCAPE CONSTRUCTION PLANS FOR EACH LOT SHALL BE SUBMITTED TO, AND APPROVED BY, THE CITY OF COLLEYVILLE PRIOR TO RECEIVING A BUILDING PERMIT.
- 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
- 402
12" BJ
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.

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 / 817.815.1839



DATE: 02-03-2023

SHEET NUMBER:

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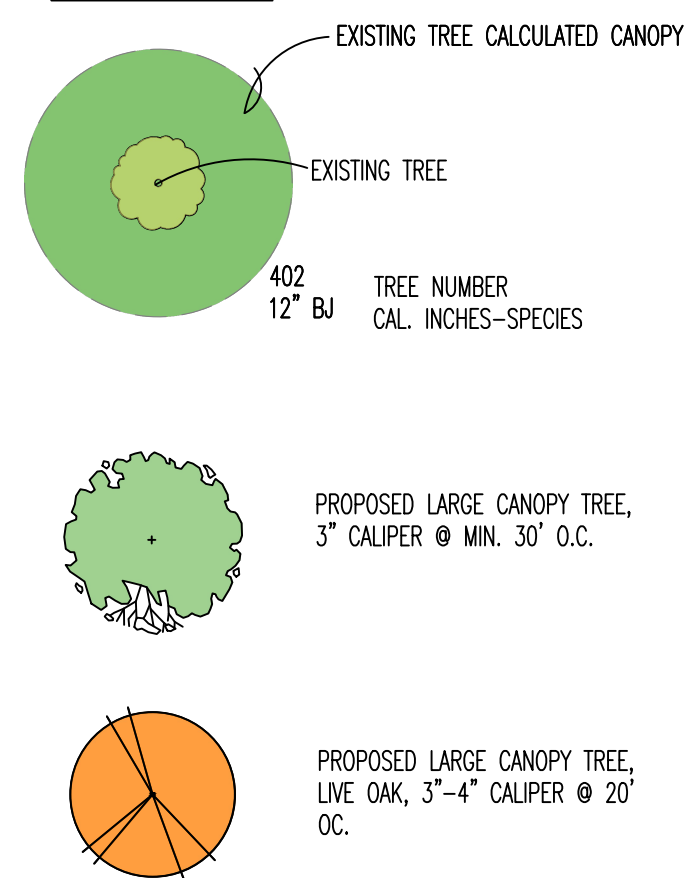
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PD- LANDSCAPE PLAN



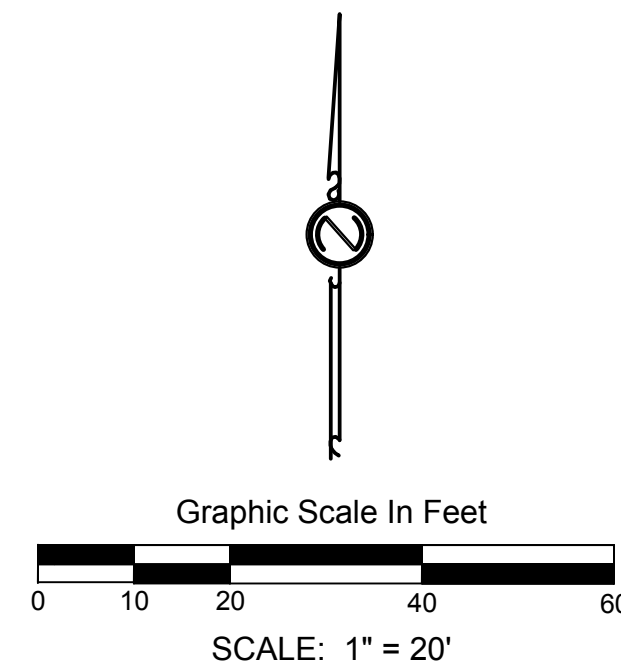
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LANDSCAPE ARCHITECTS REGISTRATION LAW, ARTICLE 249C,
VERNON'S TEXAS CIVIL STATUTES.

PLANT KEY



GENERAL NOTES

- EXISTING TREES ON SITE TO BE REMOVED SHALL BE MITIGATED IN COMPLIANCE WITH CHAPTER 5, URBAN FORESTRY, CITY OF COLLEYVILLE, LAND DEVELOPMENT CODE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED PER THE REQUIREMENTS OF CHAPTER 5, CITY OF COLLEYVILLE, LAND DEVELOPMENT CODE.
- TREES SHALL NOT BE REMOVED TO INSTALL NEW FENCE AT SOUTH PROPERTY LINE OF LOT 2.
- ALL PLANT MATERIAL SHALL BE FROM APPROVED LISTS INCLUDED IN CHAPTER 4, LANDSCAPE AND BUFFERING, CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
- AUTOMATIC, IN-GROUND, IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL REQUIRED LANDSCAPE AND REQUIRED LANDSCAPE AREAS PER CITY OF COLLEYVILLE LAND DEVELOPMENT CODE.
- LANDSCAPE CONSTRUCTION PLANS FOR EACH LOT SHALL BE SUBMITTED TO, AND APPROVED BY, THE CITY OF COLLEYVILLE PRIOR TO RECEIVING A BUILDING PERMIT.
- LOCATION OF PROPOSED FENCE IS APPROXIMATE AND ALIGNMENT SHALL BE REVISED AS REQUIRED TO PROTECT EXISTING TREES TO REMAIN.



PD LANDSCAPE - LOT 2 ADJACENCY EXHIBIT

REVISIONS		Description	Date
No.	1		
	2		
	3		
	4		
	5		
	6		
	7		

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:

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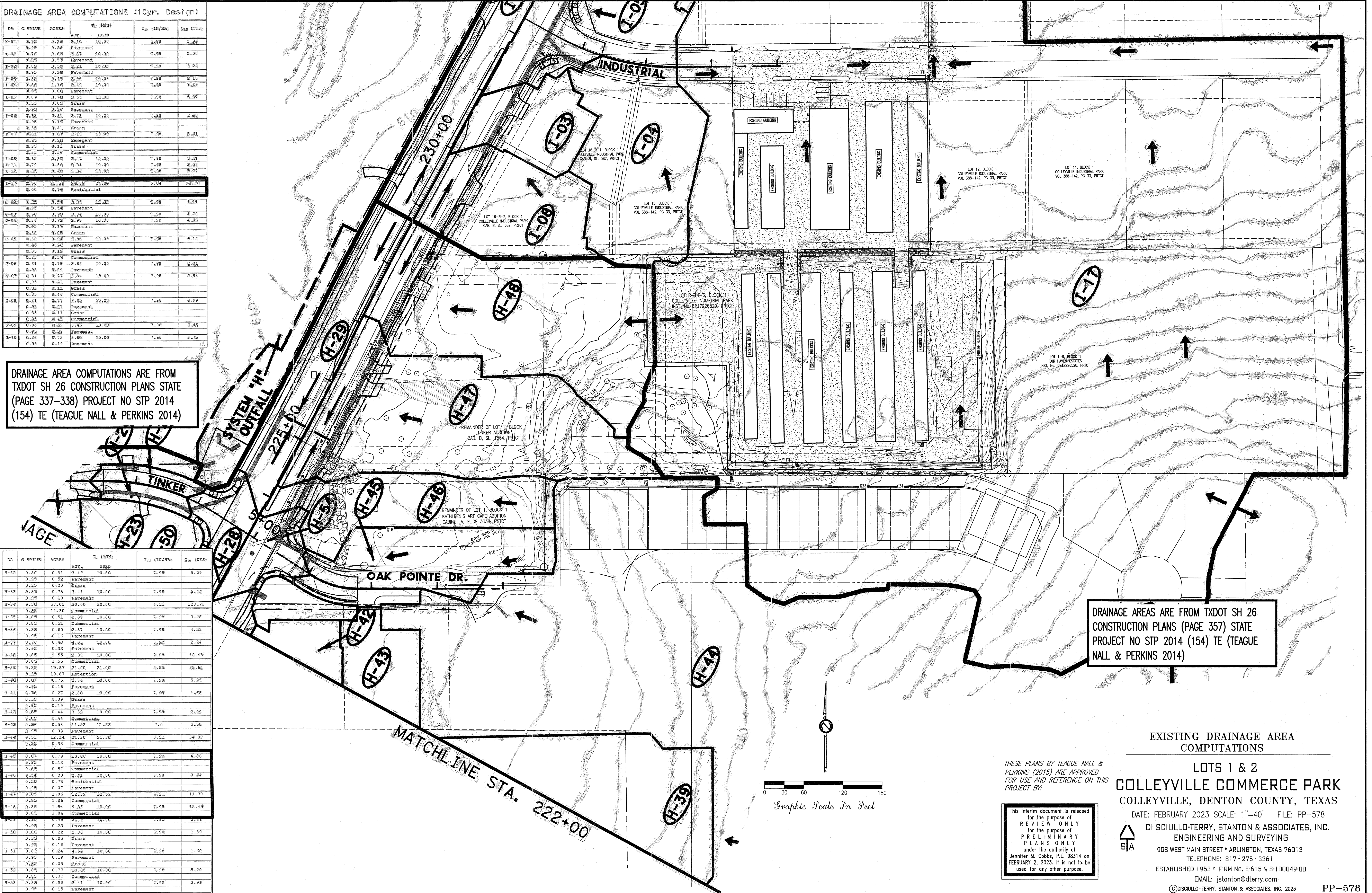
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DRAINAGE AREA COMPUTATIONS (10yr. Design)

DA	C VALUE	ACRES	ACT. T _c (MIN)	T _c (MIN)	Q ₁₀ (CFS)
H-54	0.95	0.26	2.10	10.00	1.94
H-55	0.95	0.26	Pavement		
I-01	0.76	0.82	3.87	10.00	7.98
I-02	0.95	0.67	Pavement		
I-03	0.82	0.50	3.21	10.00	7.98
I-04	0.95	0.30	Pavement		
I-05	0.82	0.47	2.00	10.00	7.98
I-06	0.82	1.16	2.48	10.00	7.98
I-07	0.95	0.06	Pavement		
I-08	0.87	0.78	2.55	10.00	7.98
I-09	0.35	0.05	Grass		
I-10	0.95	0.30	Pavement		
I-11	0.82	0.81	2.73	10.00	7.98
I-12	0.95	0.19	Pavement		
I-13	0.35	0.41	Grass		
I-14	0.82	0.82	2.13	10.00	7.98
I-15	0.95	0.20	Pavement		
I-16	0.35	0.11	Grass		
I-17	0.85	0.56	Commercial		
I-18	0.85	0.80	2.47	10.00	7.98
I-19	0.79	0.56	2.81	10.00	7.98
I-20	0.85	0.48	2.84	10.00	7.98
I-21	0.70	29.51	24.82	24.82	5.14
I-22	0.50	0.76	Residential		
J-01	0.95	0.54	3.93	10.00	7.98
J-02	0.95	0.54	Pavement		
J-03	0.78	0.79	3.06	10.00	7.98
J-04	0.86	0.72	2.58	10.00	7.98
J-05	0.95	0.17	Pavement		
J-06	0.35	0.02	Grass		
J-07	0.82	0.94	2.00	10.00	7.98
J-08	0.95	0.26	Pavement		
J-09	0.35	0.12	Grass		
J-10	0.85	0.58	Commercial		
J-11	0.82	0.48	2.48	10.00	7.98
J-12	0.95	0.21	Pavement		
J-13	0.95	0.21	Pavement		
J-14	0.35	0.11	Grass		
J-15	0.85	0.48	Commercial		
J-16	0.95	0.58	3.46	10.00	7.98
J-17	0.95	0.59	Pavement		
J-18	0.85	0.72	2.88	10.00	7.98
J-19	0.95	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. T _c (MIN)	T _c (MIN)	Q ₁₀ (CFS)
H-32	0.80	0.91	3.49	10.00	7.98
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
H-36	0.95	0.19	Pavement		
H-37	0.50	57.05	30.00	30.00	4.51
H-38	0.85	14.30	Commercial		
H-39	0.85	0.51	2.00	10.00	7.98
H-40	0.95	0.51	Commercial		
H-41	0.88	0.60	2.87	10.00	7.98
H-42	0.95	0.16	Pavement		
H-43	0.76	0.48	4.05	10.00	7.98
H-44	0.95	0.33	Pavement		
H-45	0.85	1.55	2.39	10.00	7.98
H-46	0.85	1.55	Commercial		
H-47	0.35	19.67	21.00	21.00	5.55
H-48	0.35	19.67	Detention		
H-49	0.87	0.75	2.74	10.00	7.98
H-50	0.95	0.16	Pavement		
H-51	0.76	0.27	2.88	10.00	7.98
H-52	0.35	0.09	Grass		
H-53	0.85	0.19	Pavement		
H-54	0.85	0.44	3.32	10.00	7.98
H-55	0.85	0.44	Commercial		
H-56	0.87	0.58	11.52	11.52	7.5
H-57	0.95	0.09	Pavement		
H-58	0.51	12.14	21.30	21.30	5.51
H-59	0.85	0.33	Commercial		
H-60	0.87	0.70	10.00	10.00	7.98
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
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
H-67	0.85	1.86	Commercial		
H-68	0.95	1.84	9.33	10.00	7.98
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
H-72	0.35	0.05	Grass		
H-73	0.95	0.16	Pavement		
H-74	0.35	0.24	Grass		
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
H-78	0.85	0.77	Commercial		
H-79	0.88	0.56	3.41	10.00	7.98
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

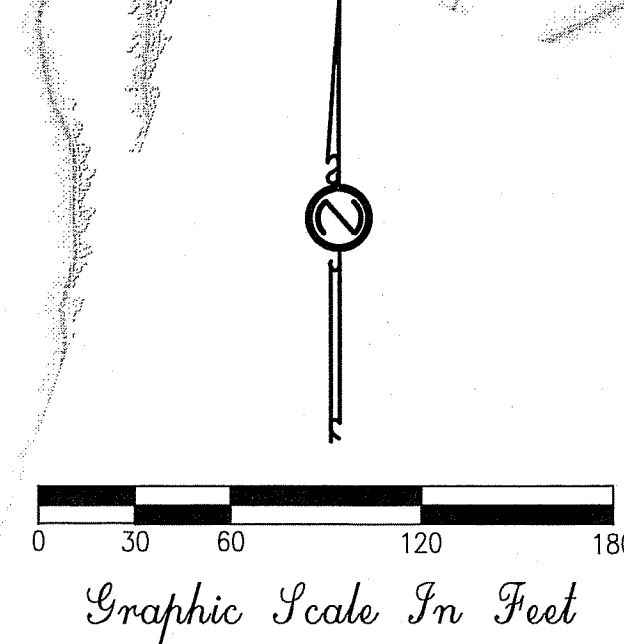
ESTABLISHED 1953 * FIRM NO. E-615 & S-100049-00

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 _{2yr}	Q ₂	i _{5yr}	Q ₅	i _{10yr}	Q ₁₀	i _{25yr}	Q ₂₅	i _{50yr}	Q ₅₀	i _{100yr}	
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

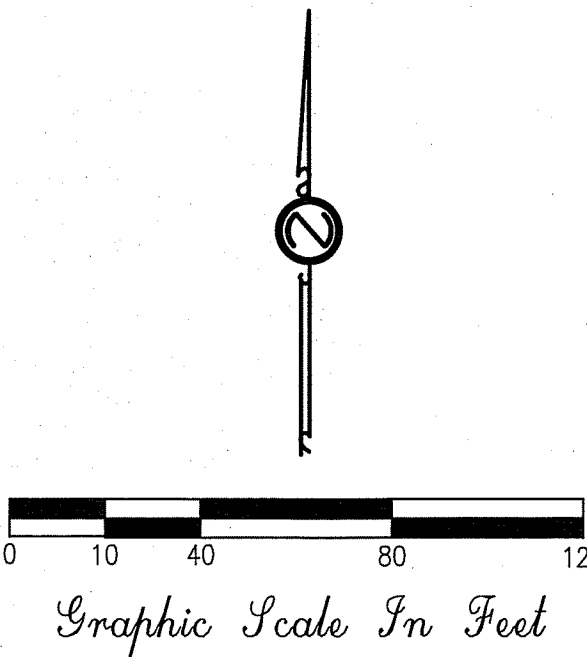
GENERAL DRAINAGE NOTE:
ALL DRAINAGE PATTERNS FOR THE PROPOSED CONSTRUCTION WILL REMAIN CONSISTENT WITH THE EXISTING DEVELOPED AREAS AS IDENTIFIED IN TxDOT SH 26 RECORD PLANS.

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

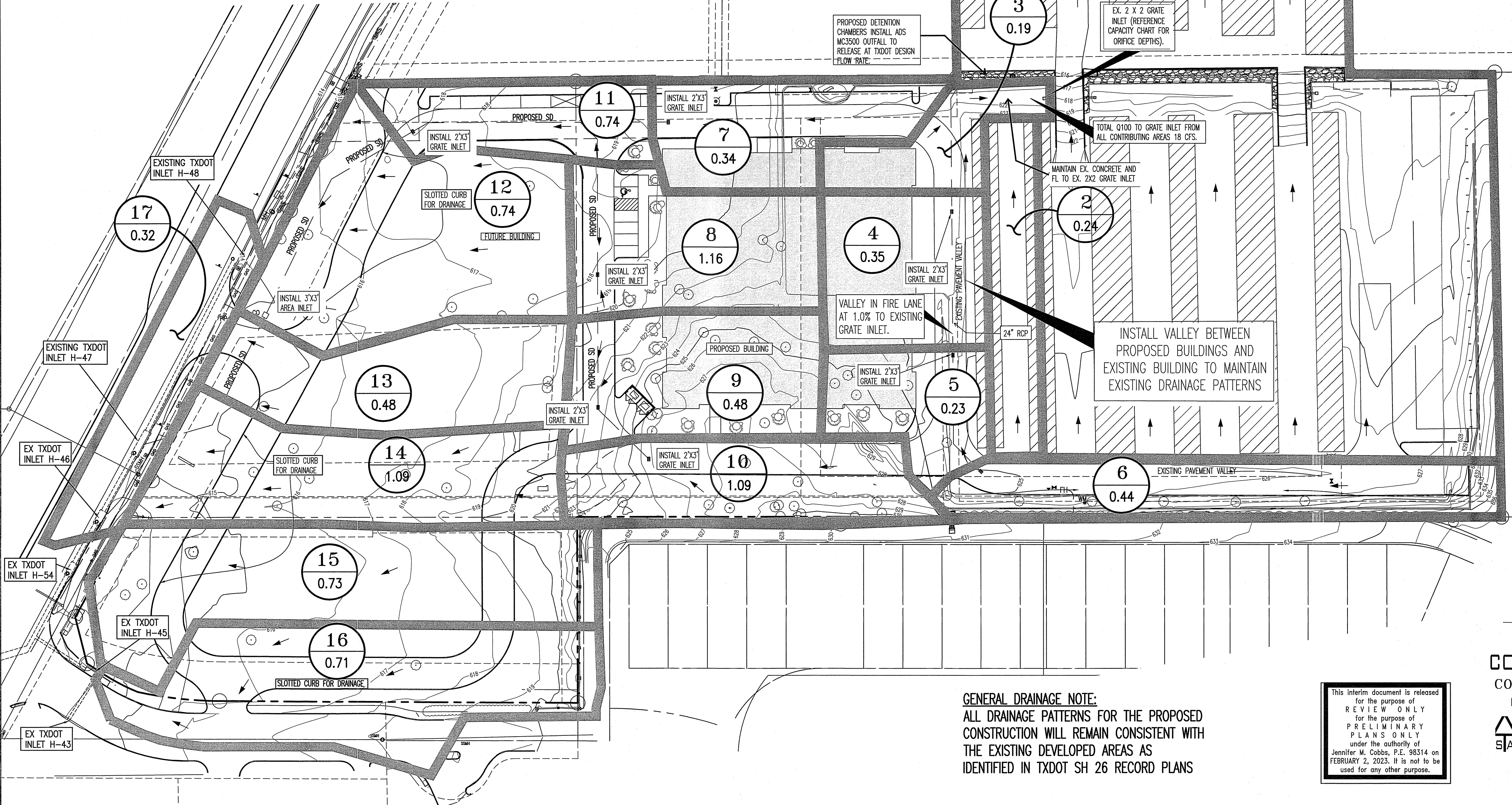
EMAIL: jstanton@dterry.com

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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 _{2yr}	Q ₂	i _{5yr}	Q ₅	i _{10yr}	Q ₁₀	i _{25yr}	Q ₂₅	i _{50yr}	Q ₅₀	i _{100yr}	Q ₁₀₀	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

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

25 Year Storm

Storm	Duration	R	I	C _r	Q _i	Q _m	I _i	O _m	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 _r	Q _i	Q _m	I _i	O _m	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)	

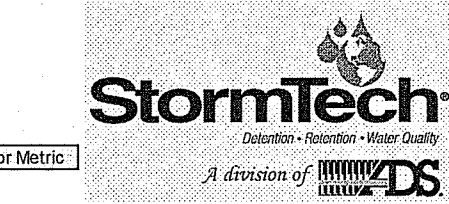
Required Minimum Pond Storage

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) ^{3/2} /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			

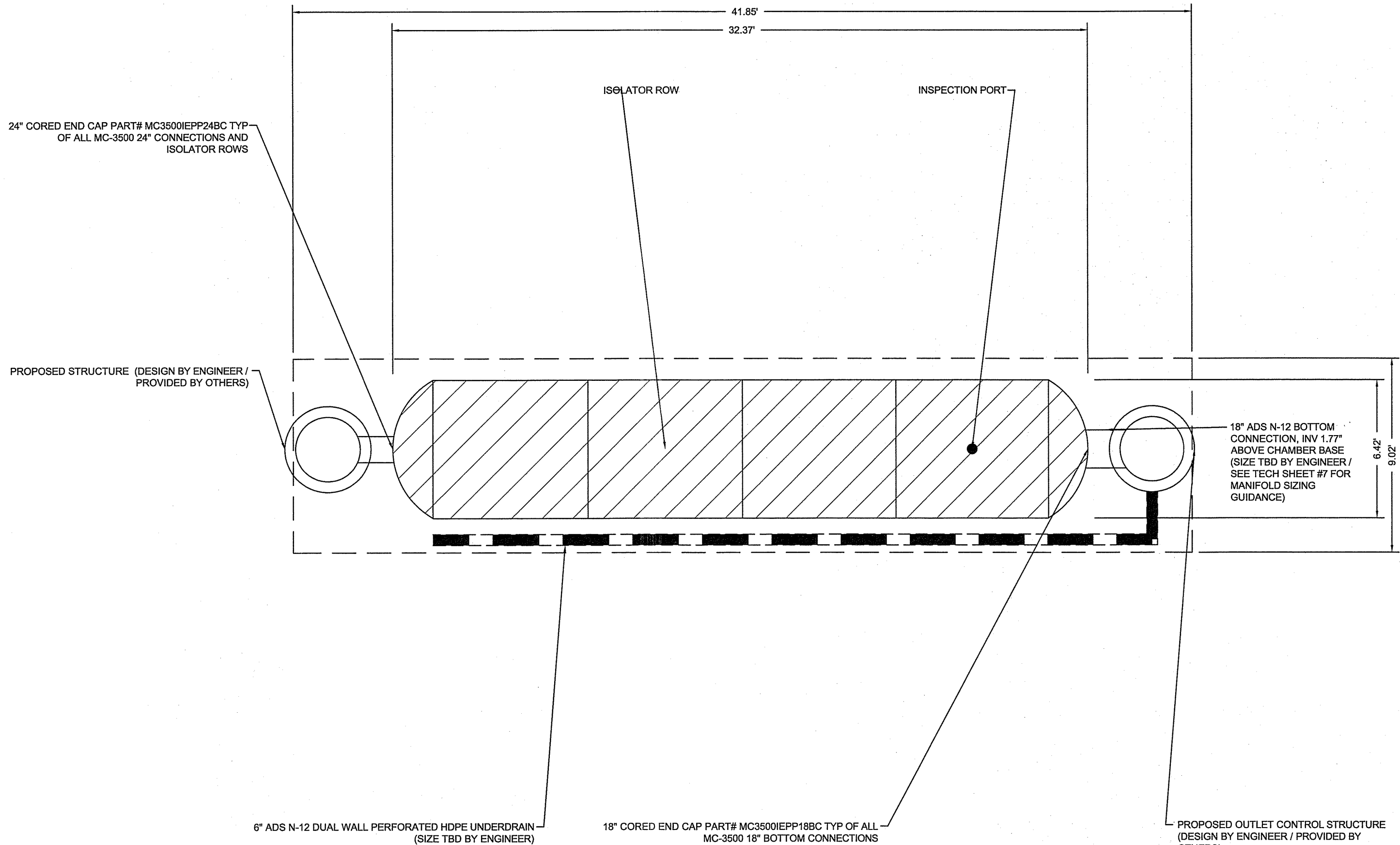
Orifice Flow for Weir plate at Elev. 617.30

617.30	0.22	14.17	3.76	0.6	3.14	7.09	7.09	100-Yr 15 mins
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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



PRELIMINARY DETENTION COMPUTATIONS

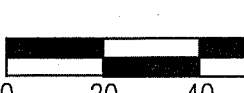
LOTS 1 & 2

COLLEYVILLE COMMERCE PARK
COLLEYVILLE, DENTON COUNTY, TEXAS</

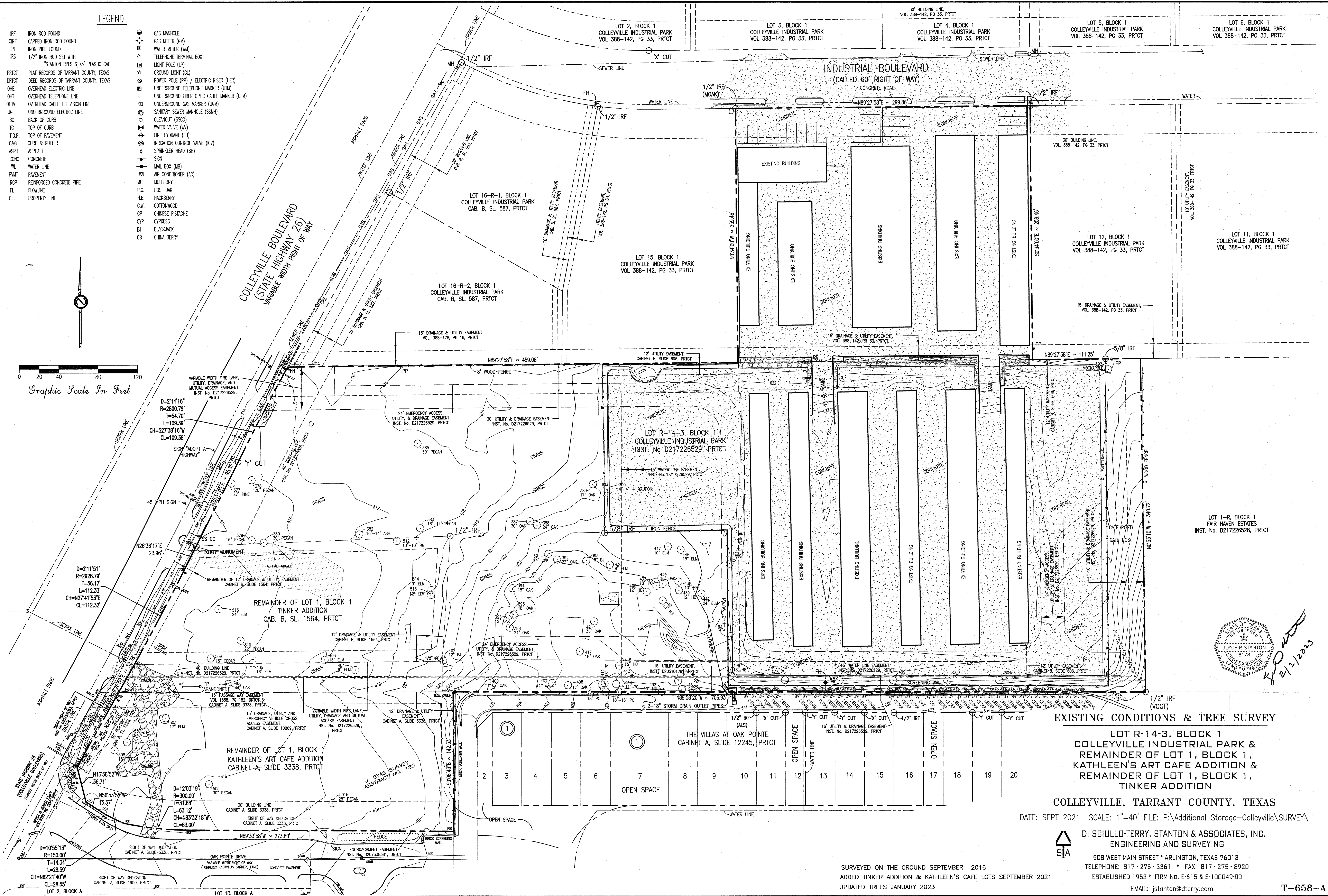
CRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
IRS	1/2" IRON ROD SET WITH "STANTON RPLS 6173" PLASTIC CAP
PRCT	PLAT RECORDS OF TARRANT COUNTY, TEXAS
DECT	DEED RECORDS OF TARRANT COUNTY, TEXAS
OHE	OVERHEAD ELECTRIC LINE
OHT	OVERHEAD TELEPHONE LINE
OHTV	OVERHEAD CABLE TELEVISION LINE
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
PMNT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
FL	FLOWLINE
P.L.	PROPERTY LINE

LEGEND

☐	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 (SCCO)
⊞	WATER VALVE (WV)
⊞	FIRE HYDRANT (FH)
⊞	IRRIGATION CONTROL VALVE (ICV)
◇	SPRINKLER HEAD (SH)
○	SIGN
●	MAIL BOX (MB)
●	AIR CONDITIONER (AC)
MUL	MULBERRY
P.O.	POST OAK
H.B.	HACKBERRY
C.W.	COTTONWOOD
CP	CHINESE PISTACHE
CYP	CYPRESS
BJ	BLACKJACK
CB	CHINA BERRY



A graphic scale bar labeled "Graphic Scale In Feet" with markings at 0, 20, 40, 80, and 120 feet. The bar is divided into alternating black and white segments.



STATE OF TEXAS
REGISTERED
★
JOYCE P. STANTON
6173
PROFESSIONAL
LAND SURVEYOR

2/2/2023

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

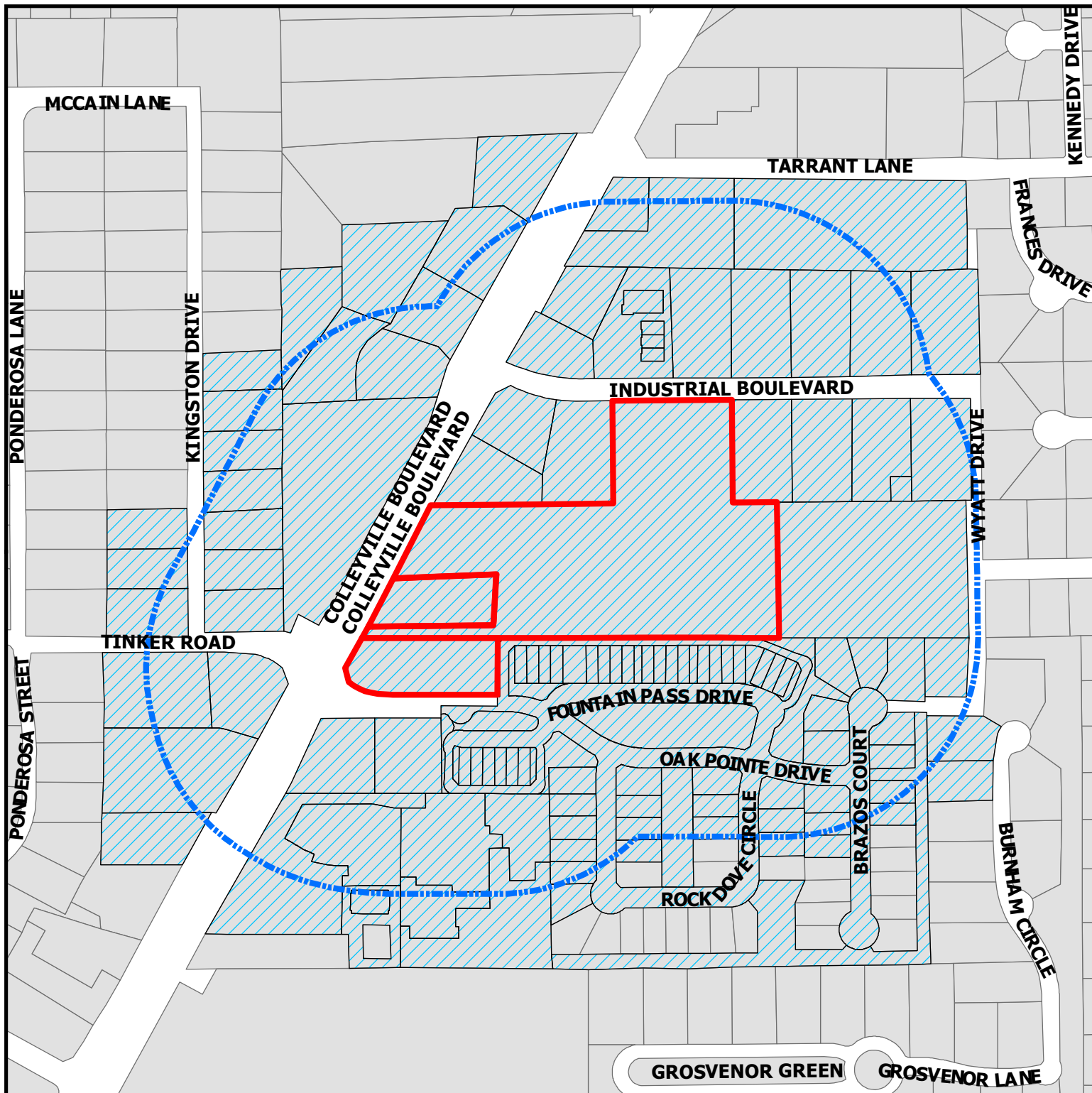
908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817-275-3361 * FAX: 817-275-8920
ESTABLISHED 1953 * FIRM No. E-615 & S-100049-00

EMAIL: istanton@dterry.com

T-658-A

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

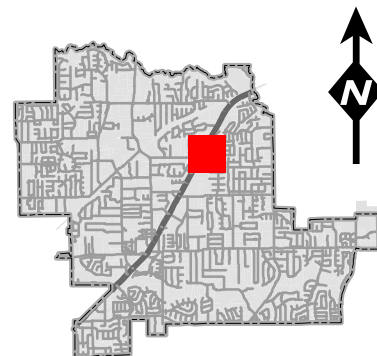
Notification Map



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

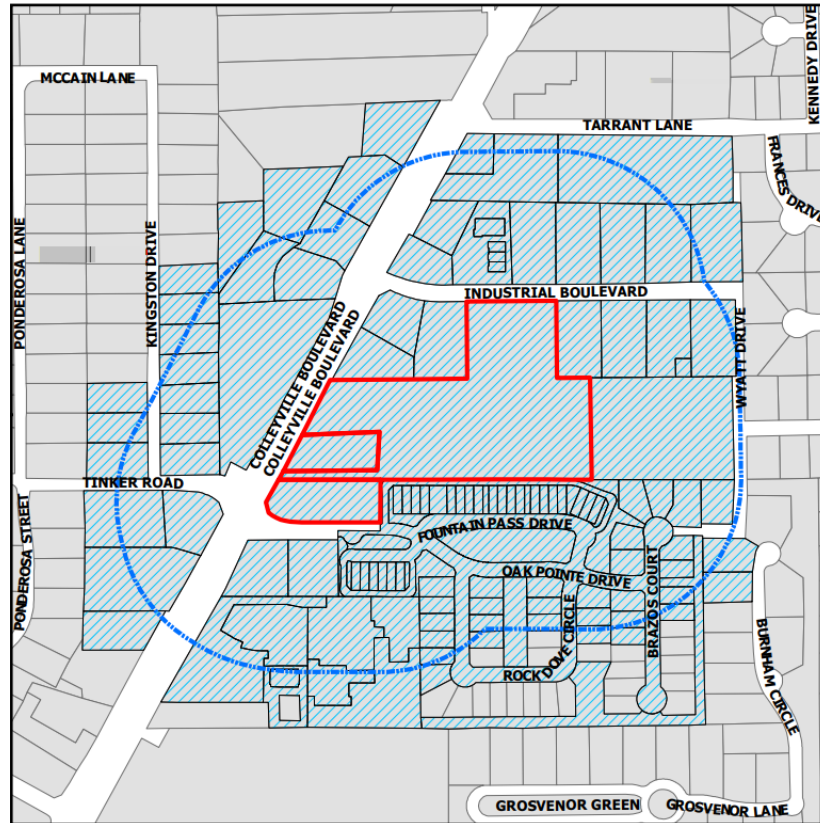
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

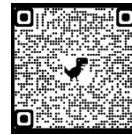
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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.

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

Jacquelyn Reyff
Planning Manager
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.

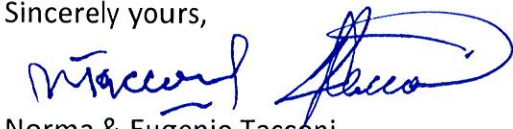
Topic #2 will allow Mr. Lawson to build his "Proposed Three-Story Self Storage Building" that will occupy the same base area of 12 Townhomes of the VOP. The enormous, massive cubic-shape building will come up in height over our roofs and will completely overshadow townhomes on Fountain Pass Drive.

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 AND CC-1 VILLAGE RETAIL 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 and CC-1 Village Retail 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 for a retail pad site and the development and construction of a 74,500 square foot self-storage building (the "Business") on the

Sec. 2. Property.

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

1. GENERAL

- a. The Property shall further be subject to a PUD-C overly district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CC-1 Village Retail base zoning district regulations, for Tract 1 and CC-2 Shopping Center for Tract 2 except as expressly provided otherwise in this ordinance.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed with a retail pad site and 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 Uses.

1. **Tract 1:** The permitted uses for Tract 1 shall be those listed for the CC-1 Village Retail base zoning district.
2. **Tract 2:** The permitted uses for Tract 2 shall be those listed for the CC-2 Shopping Center base zoning district. The following uses shall be permitted by right within the area of Tract 2:

- a. All uses permitted in the CC-2 – Shopping Center district
- b. Auto, truck or trailer rental
- c. Office showroom
- d. Warehouse
- e. Self-storage facilities
- f. Propane refilling station
- g. Outside storage of recreational vehicles, boats and watercraft

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

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

- c. **Parking.**

- a. On Tract 2 all rental vehicles must be parked in the easternmost area of the subject property and shall not be parked closer than 20 feet from the east property line.
- b. Required parking for Tract 1 shall be provided as set forth in the Land Development Code. A minimum of (10) ten parking spaces shall be provided on Tract 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. **Landscaping.**

- a. The developer shall construct a ten (10) 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 extend 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.
- f. **Building Design.**
 - a. All building designs shall be generally consistent within the elevations shown in Exhibit "D".
 - b. On Tracts 1 and 2 building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.
 - c. On Tract 2 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.
 - d. **Tract One Building(s)**

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

e. Tract Two Building(s)

1. Existing self-storage buildings 73,080 gross square feet of existing self-storage buildings.
2. New self-storage building - Maximum Size: 37,250 square feet per floor of new self-storage use.

Maximum Height: Two story, 35 feet.

3. 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.
4. Development shall generally conform to the Conceptual Site Plan.
5. Site Plan shall be required to be approved by City Council.

g. 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.

h. Signage. On Tract 2, attached signs are not permitted on the southern building facades adjacent to residential properties. Except as provided herein, the development will comply with the Colleyville Land Development Code, Chapter 7 Sign Regulations.

i. Additional Development Requirements

- a. 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.
- b. On Tract 2 the outside storage area for recreational vehicles, boats and watercraft shall contain no more than forty (40) covered parking spaces.
- c. On Tract 2 not more than eight (8) trucks for rental shall be parked or stored on the property.
- d. On Tract 2 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. On Tract 2 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).

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 4th day of April 2023.

The second reading and public hearing being conducted on the 18th day of April 2023.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 18th DAY OF APRIL 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

Exhibit "A" – Zoning Exhibit

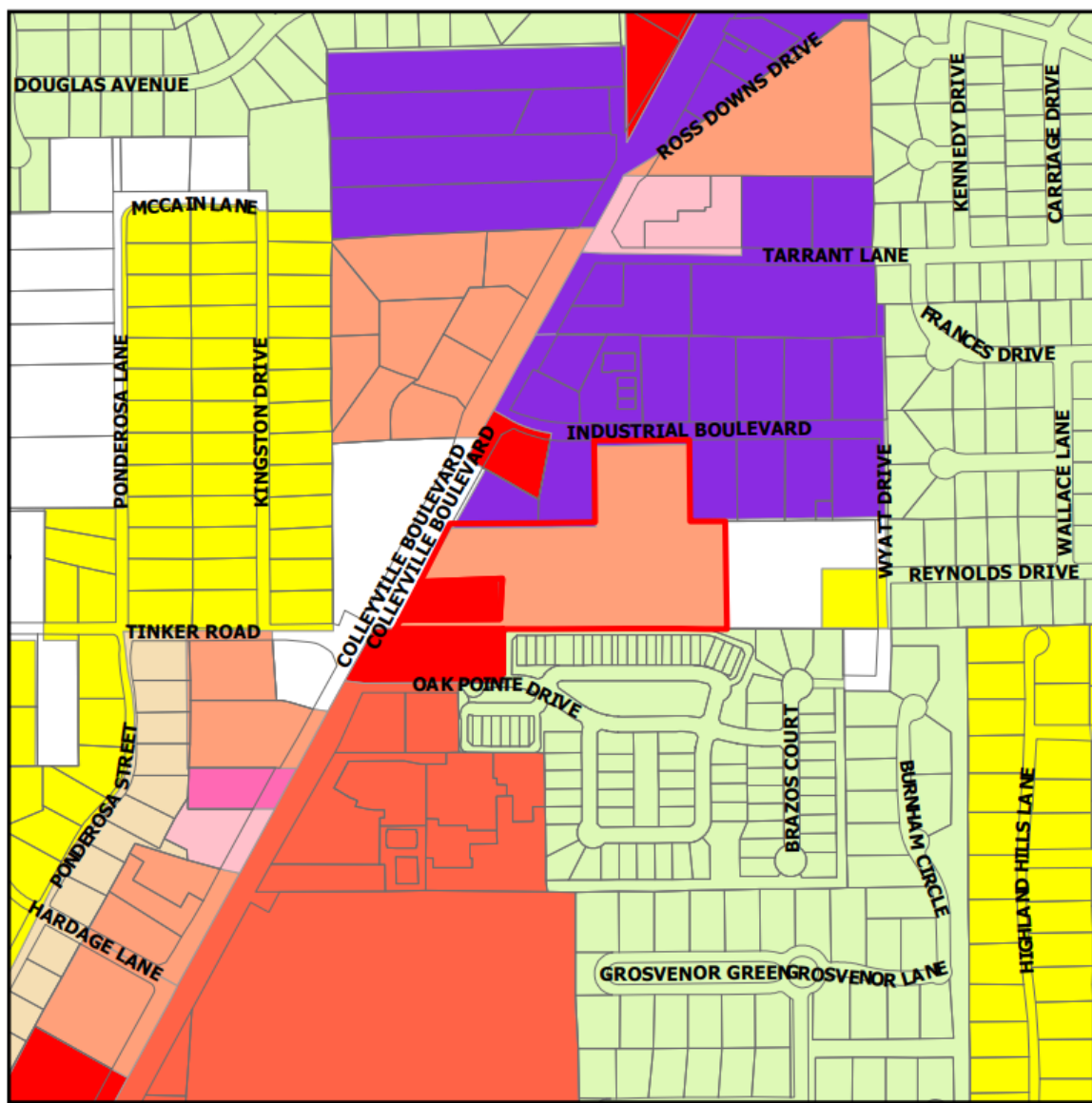


Exhibit “B” – Statement of Program Objectives

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.

Exhibit "C" – Site Plan



[illegible]

PD- LANDSCAPE PLAN



GENERAL NOTES

LANDSCAPE DATA NOTES LOT 2

LANDSCAPE DATA NOTES LOT 1

LANDSCAPE DATA TABLE LOT 1

and those made by *Microtus pennsylvanicus* (page 10)

ANSWER KEY

[illegible]

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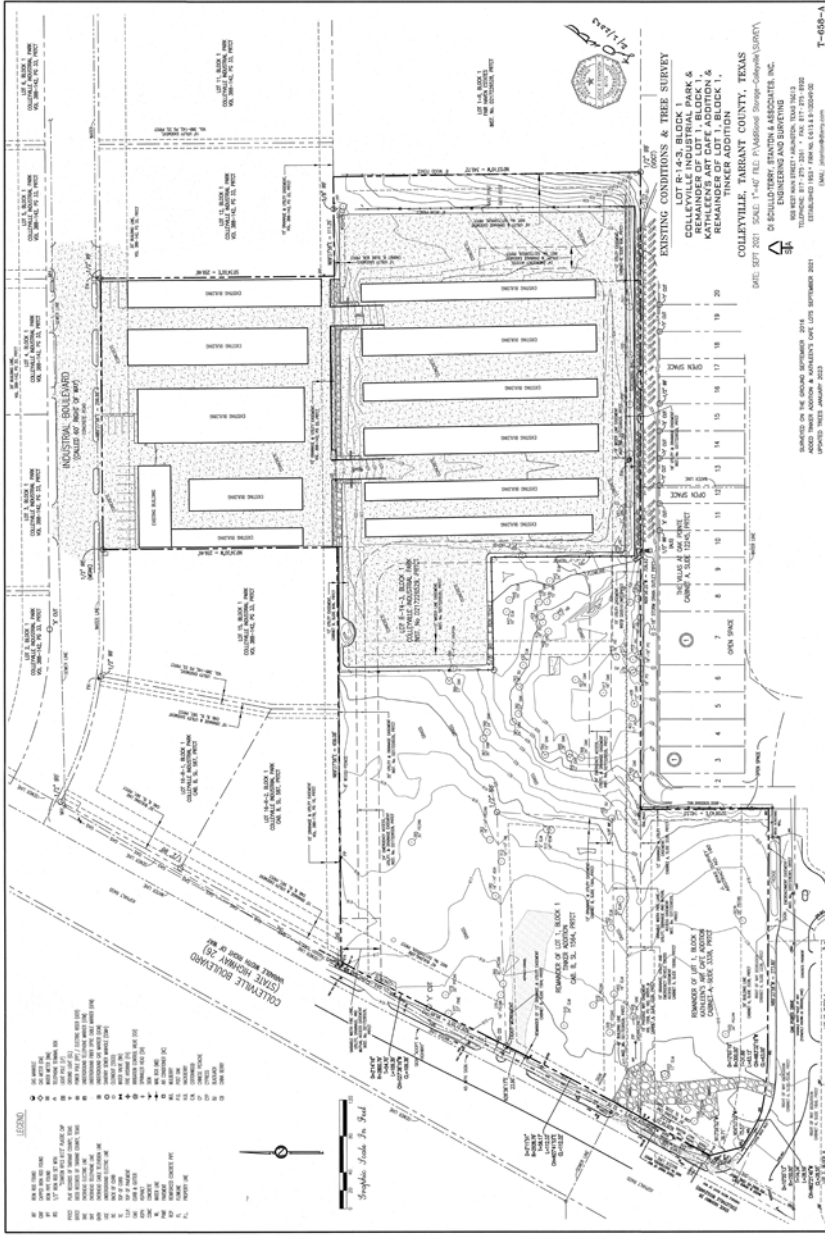
COLLEYVILLE COMMERCIAL PARK
A PLANNED UNIT DEVELOPMENT ALLOCATION FOR
COLLEYVILLE TEXAS 76034

akm la
LANDSCAPE ARCHITECT
P.O. BOX 10850 FORT WORTH TEXAS 76110
817.336.4444
AKM@AKM.LA.COM

DATE: 02.02.2023
SHEET NUMBER: L1.1

PD LANDSCAPE - LOT 2 ADJACENCY EXHIBIT
SCALE: 1" = 20'

NO.	DESCRIPTION	DATE
1	REVISIONS	
2		
3		
4		
5		
6		
7		
8		
9		
10		



T-629-A



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 3/20/2023	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

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 250, Case ZC23-005, WITHDRAWN BY APPLICANT

Explanation

Applicant has withdrawn request.

Recommendation

None

Attachments

1. Withdrawal Request

From: [Chardé Perry](#)
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#); [Dakari Hill](#)
Subject: Re: DRC Comments Case ZC23-005 SUP Massage Therapy
Date: Thursday, March 2, 2023 9:45:27 AM

It is with a sorrow filled heart to inform you that dé Beauty Spa is no longer a business. I will not be pursuing anything at this time from city hall. I appreciate everyone's patience, kindness and understanding of me being a new business owner and trying to figure everything I needed to do and not do, for the help with getting my paper work in I hope I never frustrated anyone. Thank you and have a great day.

On Tue, Feb 28, 2023, 11:08 AM Jackie Reyff <JReyff@colleyville.com> wrote:

Thank you for the information.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP

Planning Manager



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.