



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, April 24, 2023
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Consideration of a Special Use Permit to allow for an Auto Repair Shop, for Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road, Case ZC23-011

3. ADJOURNMENT

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

JR

Jacquelyn Reyff
Planning Manager

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 BRIEFING

Agenda Number 2a

Agenda Date 4/24/2023

Number

Type Presentation and Discussion

Department Community Development

Title

Consideration of a Special Use Permit to allow for an Auto Repair Shop, for Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road, Case ZC23-011

Explanation

Katherine Faccenda, the applicant, has submitted a request for a Special Use Permit for Lot 1B1, Block 3, Village Park Addition, approximately 0.77 acres, and zoned CC-2 Shopping Center commercial district. The purpose is to allow for new ownership for Brakes Plus to occupy the site previously known as City Garage.

Recommendation

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Statement of Planning Objectives
6. Photos Provided by Applicant

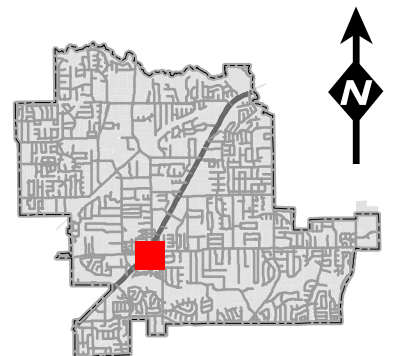
Aerial Map



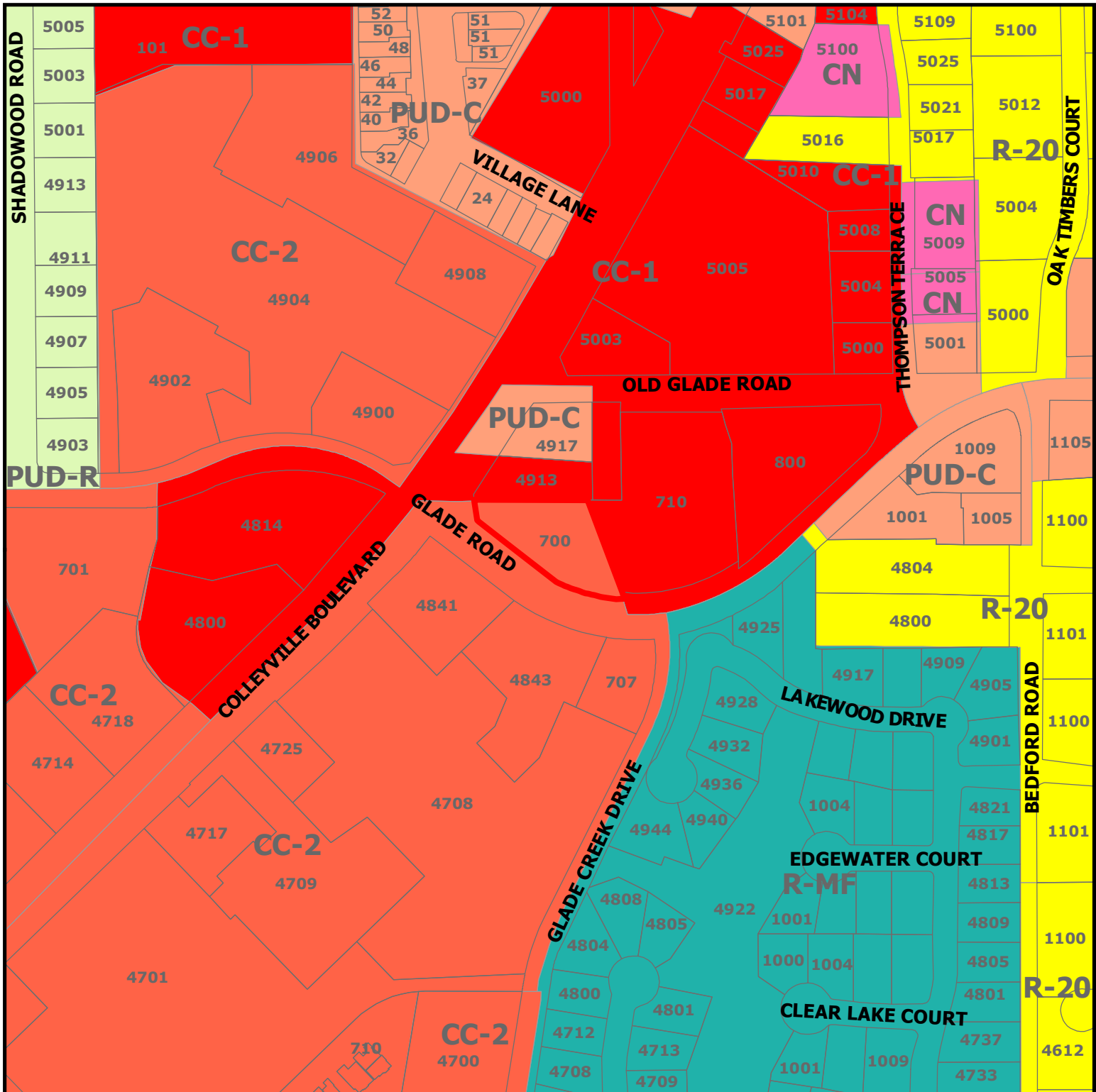
ZC23-011
700 Glade Road

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

 Subject Property



Zoning Map

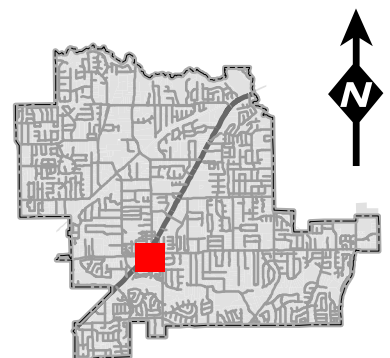


ZC23-011
700 Glade Road

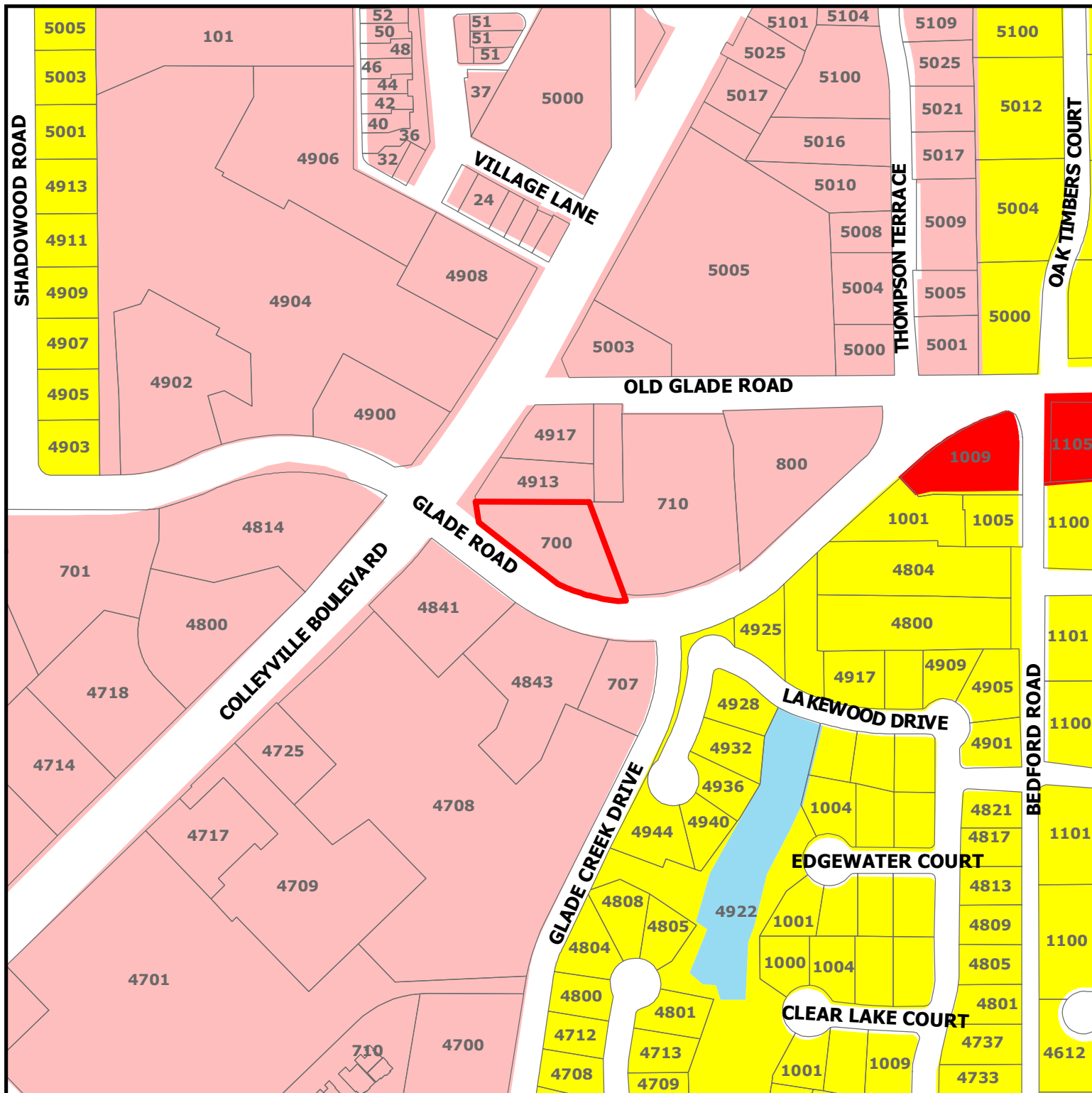
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Subject Property



Future Land Use Map



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ZC23-011

700 Glade Road



Subject Property



Residential



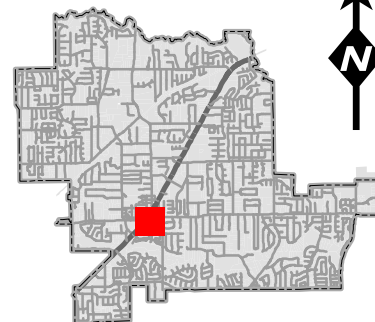
Commercial



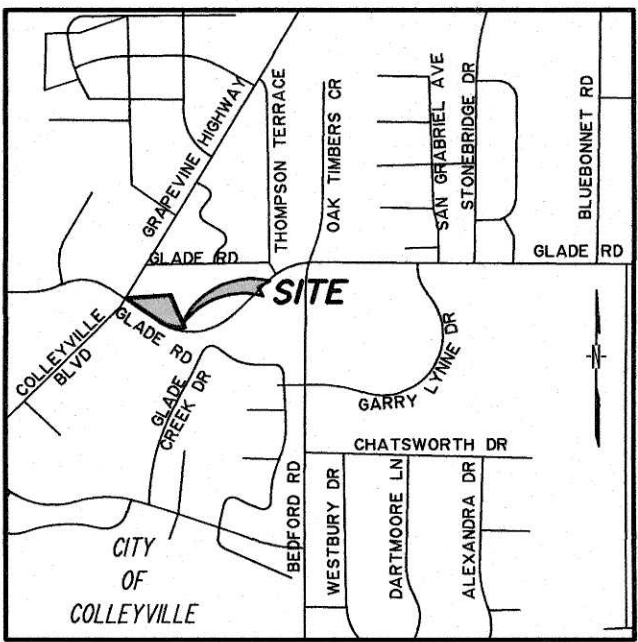
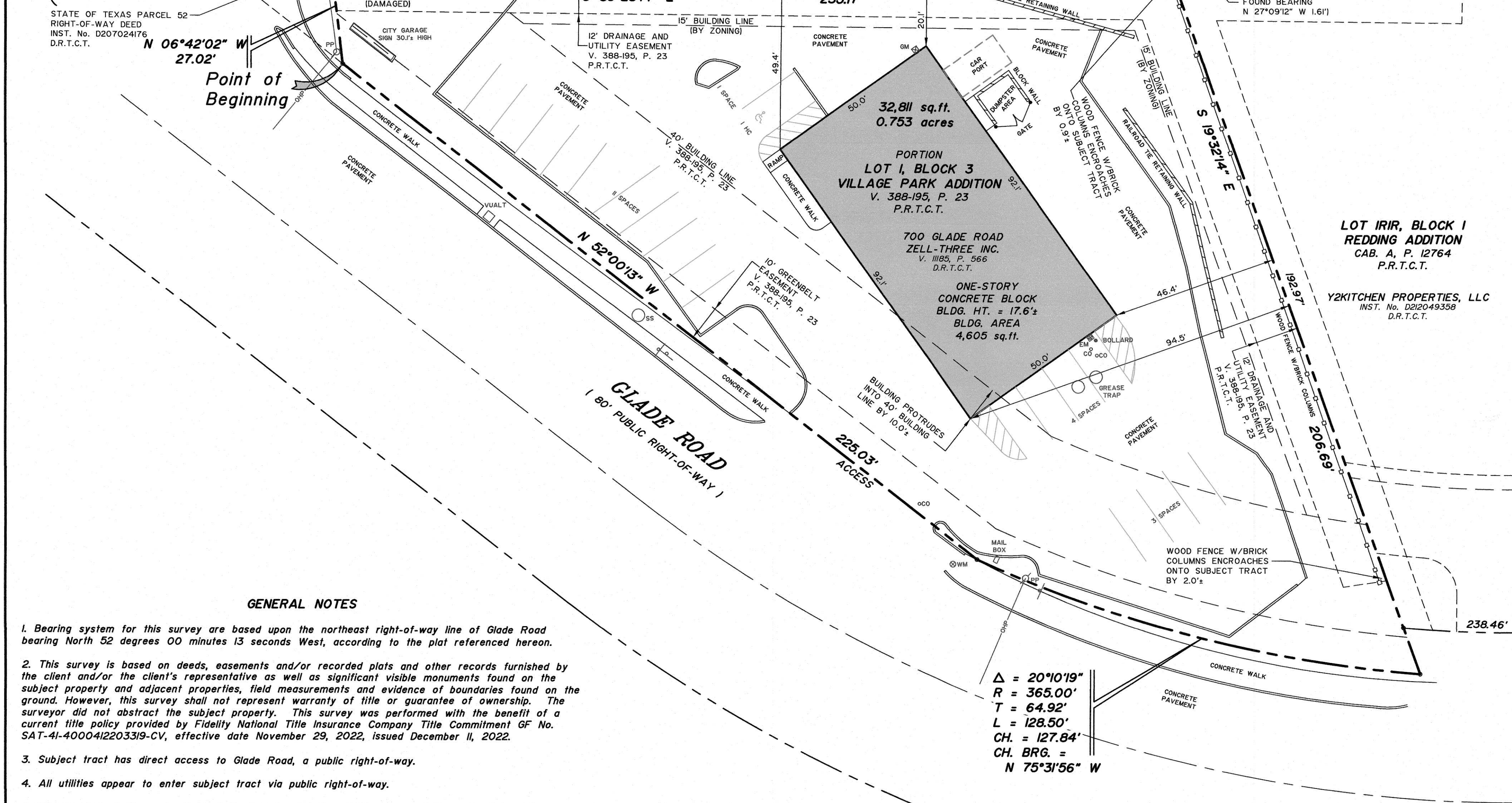
Colleyville Blvd Corridor



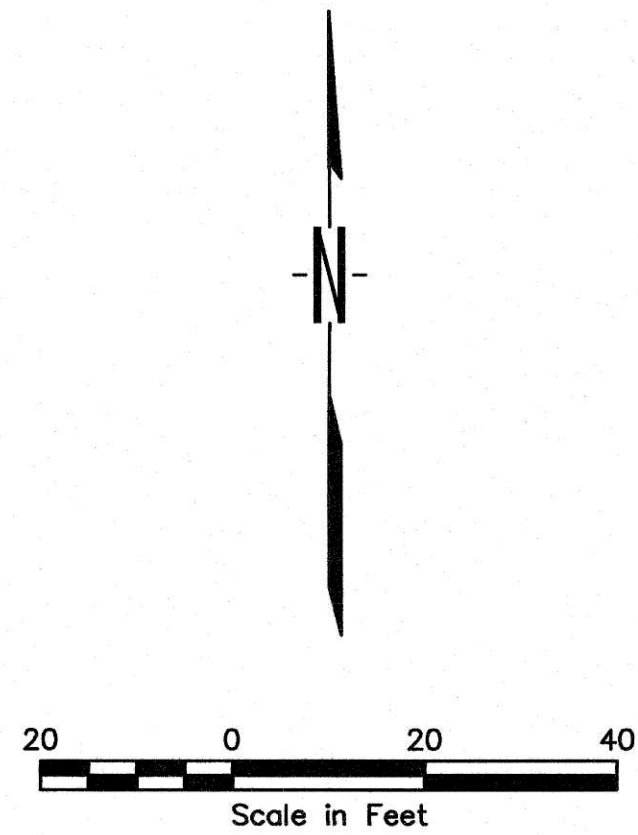
Water Body



COLLEYVILLE BOULEVARD
(STATE HIGHWAY No. 26)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY 1



VICINITY MAP
NTS



ENCROACHMENT NOTE:

1. The south building corner protrudes onto 40' building line by 10.0'.
2. Asphalt pavement encroaches onto subject tract along the north property line.
3. Dumpster fence encroaches onto subject tract by 1.8' at the north property line.
4. Wood fence w/brick columns encroaches onto subject tract along the east property line.

ZONING NOTES:

Source of Information: www.colleyville.com

ZONED: "CC-2" Shopping Center District

SETBACKS:

FRONT YARD: 40'
SIDE YARD: 15'
REAR YARD: 15'

BUILDING HEIGHT: 35'

PARKING REQUIRED: 4 spaces per 1,000 sq. ft. floor area

PARKING PROVIDED: 19 regular spaces
1 handicap space
20 Total spaces

LEGEND

- PP POWER POLE
- WM WATER METER
- WV WATER VALVE
- LS LIGHT STANDARD
- TF TRANSFORMER
- FC FIRE HYDRANT
- CO CLEANOUT
- ICV IRRIGATION CONTROL VALVE
- JB JUNCTION BOX
- W WATER VAULT
- GM GAS METER
- GV GAS VALVE
- MS METAL SIGN
- PPA POWER POLE ANCHOR
- SS SANITARY SEWER MANHOLE
- PHP OVERHEAD POWER LINE
- F FENCE
- A/C AIR CONDITION UNIT
- TR TELEPHONE RISER
- CR CABLE RISER
- EM ELECTRIC METER
- GI GRATE INLET
- FL FLOOD LIGHT
- MW MONITORING WELL
- B BOLLARD

GENERAL NOTES

1. Bearing system for this survey are based upon the northeast right-of-way line of Glade Road bearing North 52 degrees 00 minutes 13 seconds West, according to the plat referenced hereon.
2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title policy provided by Fidelity National Title Insurance Company Title Commitment GF No. SAT-41-4000412203319-CV, effective date November 29, 2022, issued December 11, 2022.
3. Subject tract has direct access to Glade Road, a public right-of-way.
4. All utilities appear to enter subject tract via public right-of-way.
5. By graphical plotting only, Subject tract is located Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 48439C0095 K, dated September 25, 2009.
6. There is no observable evidence of earth moving work, building construction or building additions within recent months.
7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
8. There is no observable evidence of recent street or sidewalk construction or repairs.
9. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
10. Subject tract appears to drain into a public right-of-way.
11. No evidence of cemeteries, burial grounds or isolated grave sites.
12. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were found at the time of the survey. No observed evidence of waterways on the property.
13. Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
14. There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment.
15. The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot, with no gaps or gores.
16. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record.
17. Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.
18. There are no observable party walls and no observable above ground encroachments either by the improvements on the subject property upon adjoining properties, streets, alleys, easement or rights of way, or (B) by the improvements on any adjoining properties, streets or alleys upon the subject property, except as otherwise shown hereon.
19. There is no observable evidence of easement or rights of way on or across the surveyed property, or on any adjoining properties if they appear to affect the subject property, except as otherwise shown hereon.
20. The subject property does not appear to serve any adjoining property for drainage, utilities structural support, ingress or egress.

TITLE DESCRIPTION

BEING A 0.763 acre tract of land in the T.J. Polson Survey, Abstract No. 1248, situated in the City of Colleyville, Tarrant County, Texas and being a portion of Lot 1, Block 3 of Village Park, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-195, Page 23 of the Plat Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found at the intersection of the eastern right-of-way line of State Highway No. 26 (Colleyville Boulevard) (R.O.W. varies) and the northern right-of-way line of Village Park Drive (varies), said pin also being the Southwest corner of Lot 3, Block 3 of Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Cabinet A, Slide 1264 of the Plat Records of Tarrant County, Texas;

THENCE South 89 degrees 25 minutes 14 seconds East along the South line of said Lot 3, Block 3, 266.80 feet to a 1/2" iron pin set;

THENCE South 19 degrees 32 minutes 14 seconds East 206.80 feet to a 1/2" iron pin set on the northern right-of-way line of said Village Park Drive, said pin being the point of curvature of a non-tangent circular curve to the right having a radius of 365.00 feet, a central angle of 20 degrees 11 minutes 30 seconds, a chord bearing of North 75 degrees 32 minutes 22 seconds West, and a chord length of 127.97 feet;

THENCE along said curve to the right of northern right-of-way line, 128.63 feet to a 1/2" iron pin found;

THENCE North 52 degrees 00 minutes 13 seconds West along said northern right-of-way line, 269.06 feet to the POINT OF BEGINNING and containing 33,261 square feet or 0.763 acres of land.

SAVE AND EXCEPT: That portion of land conveyed in Deed to the State of Texas filed January 23, 2007 and recorded under Clerk's File No. D207024176, Real Property Records, Tarrant County, Texas.

MEASURED DESCRIPTION

Description of a 0.753 acre tract of land situated in the T. J. Polson Survey, Abstract No. 1248, Tarrant County, Texas and being a portion of Lot 1, Block 3, Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Volume 388-195, Page 23, Plat Records, Tarrant County, Texas; said 0.753 acre tract also being a portion of a tract conveyed to Zell Three Inc. by Special Warranty Deed recorded in Volume 1185, Page 566, Deed Records, Tarrant County Texas less the State of Texas Parcel 52 Right-of-way Deed recorded in County Clerk's Instrument No. D207024176, Deed Records, Tarrant County, Texas; said 0.753 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at a point at the southwest corner of said 0.753 acre tract; said point also being at the south end of said State of Texas Parcel 52; said point also being at the south end of a corner clip at the intersection of the northeast right-of-way line of Glade Road (80 feet wide) and the east right-of-way line of State Highway 121 (Colleyville Boulevard) (variable width);

THENCE, North 06 degrees 43 minutes 02 seconds West, with said corner clip, a distance of 27.02 feet to a Texas Department of Transportation aluminum monument found at the northwest corner of said 0.753 acre tract; said point also being the southwest corner of a portion of Lot 3, Block 3, Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Page 1264, Plat Records, Tarrant County, Texas;

THENCE, South 89 degrees 23 minutes 14 seconds East, leaving said east right-of-way line and with the common line of said 0.753 acre tract and Lot 3, Block 3, a distance of 235.17 feet to a point 15/8-inch iron rod found North 29 degrees 50 minutes 16 seconds West, 111 feet at the northeast corner of said 0.753 acre tract; said point also being the west line of Lot 1R, Block 1, Redding Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded in Cabinet A, Page 12764, Plat Records, Tarrant County, Texas;

THENCE, South 19 degrees 32 minutes 14 seconds East, leaving the south line of said Lot 3, Block 3 and with the common line of said 0.753 acre tract and Lot 1R, Block 1, passing at a distance of 192.97 feet at a point at the southwest corner of said Lot 1R, Block 1; said point also being on the said northeast right-of-way line of Glade Road; continuing, with said right-of-way line, a total distance of 206.69 feet to a point at the southeast corner of said 0.753 acre tract; said point also being on a curve to the right having a radius of 365.00 feet;

THENCE, with said northeast right-of-way line, the following metes and bounds;

Northwesterly, through a central angle of 20 degrees 10 minutes 19 seconds, an arc distance of 128.50 feet (chord bears north 75 degrees 31 minutes 56 seconds West, 127.94 feet) to a point at the end of said curve;

North 52 degrees 00 minutes 13 seconds West, a distance of 225.03 feet to the POINT OF BEGINNING;

CONTAINING, 32,811 square feet or 0.753 acres of land, more or less.

SURVEYOR'S CERTIFICATION

To: Brakes Plus, LLC; Fidelity National Title Insurance Company and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on December 17, 2022.

Date of Plat or Map: January 9, 2022

Robert W. Schneeberg, Texas R.P.L.S. No. 4804
Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
2100 Lakeside Boulevard, Suite 200
Richardson, Texas 75082
Phone (972) 516-8855
email: robert.schneeberg@gs-engineers.com
GSES No. 7429-22-12-03
Date: January 9, 2022
Date of Last Revision:



The property described and shown hereon is the same property described in Fidelity National Title Insurance Company Title Commitment GF No. SAT-41-4000412203319-CV, effective date November 29, 2022, issued December 11, 2022.

NOTES REGARDING SCHEDULE B EXCEPTIONS:

10d. Building setback line, easements and any and all other matters are as shown on plat recorded in Volume 388-195, Page 23, Plat Records, Tarrant County, Texas affect the subject tract and are plotted hereon.

10e. Tarrant Utility Co. easement recorded in Volume 3660, Page 497 Real Property Records, Tarrant County, Texas no longer affects the subject tract as it is now part of the right-of-way.

10f. Easement recorded in Clerk's File No. D217038998 Real Property Records, Tarrant County, Texas no longer affects the subject tract as it has expired.

SHEET 1 OF 1

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.®

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714) 679-1781 Fax: (714) 641-2840
www.themathewscorporation.com

Express Oil Change & Tire Engineers

700 Glade Road
Colleyville, TX
(City Garage #3)

SCALE: 1"=20'	CHKD./AP'VD:
DATE: JANUARY 09, 2023	APPROVED:
DWN. BY: GSES	
CHKD. BY: RWS	

Brakes Plus Summary and List of Services

Change in services from City Garage - we will no longer sell or install tires.

We do not offer body work.

No outdoor storage.

There are 5 employees at this location.

Hours of operation are:

Monday – Friday: 8am – 6pm

Saturday: 8am – 5pm

Sunday: Closed

- **Air Conditioning**
- **Air Filter**
- **Alignment**
- **Batteries**
- **Brake Inspection**
- **Brake Pads**
- **Brake Rotors**
- **Clutch**
- **Cooling System**
- **CV Joints, Boots & Axles**
- **Diagnostic**
- **Differential & Transfer Case**
- **Exhaust**
- **Fuel Filter**

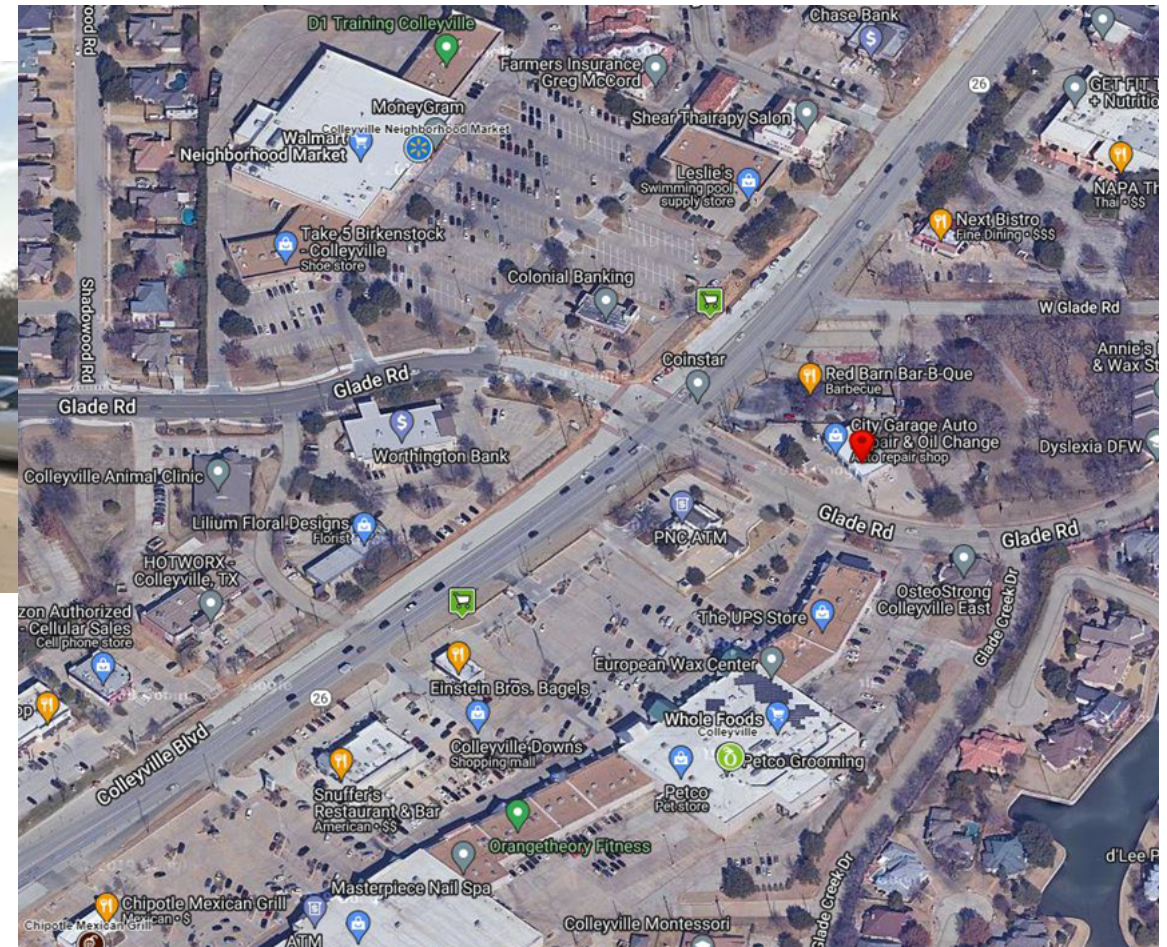
- **Fuel System Cleaning**
- **Headlights**
- **Oil Change**
- **Power Steering**
- **Pre-Purchase Inspection**
- **Radiator**
- **Scheduled Maintenance**
- **Serpentine Belt**
- **Shocks & Struts**
- **Starter & Alternator**
- **Steering & Suspension**
- **Tire Rotation**
- **Transmission: Flush fluid, inspect system, replace filters**
- **Tune-Up**

700 Glade Rd, Colleyville, TX

Front of Location



Trade Area



700 Glade Rd, Colleyville, TX

Overhead View

