



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 2, 2023

**WORKSESSION - 5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Update on Baylor Scott and White Hospital
- WS-2** Discussion of Wayfinding Signage
- WS-3** Discussion of the May 2, 2023, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities

- Right-of-Way Acquisition - Jackson Road Bridge

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

**REGULAR MEETING
7:00 P.M.
CITY COUNCIL CHAMBERS
INVOCATION**

PLEDGE OF ALLEGIANCE: Councilmember Dodson

2. **EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4839**
3. **ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition
Government Finance Officers Association Distinguished Budget Presentation Award to the City of Colleyville - Mayor Bobby Lindamood and Finance Director Kyle Lester
4. **CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4840**

4a Approval of the minutes of the regular City Council meeting of April 18, 2023
5. **ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
5a **Ordinance O-23-2239**
Consideration of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007
6. **CITIZEN COMMENTS**
7. **REPORTS**
Planning and Zoning Commission Minutes - March 20, 2023
Planning and Zoning Commission Worksession Minutes - March 27, 2023
8. **ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 2, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4841**
9. **ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, April 28, 2023* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may be opened for public comment and discussion at the discretion of the governing body.

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 CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 5/2/2023

Type Worksession

Department Human Resources

Title

Update on Baylor Scott and White Hospital

Explanation

This item is provided to allow Naman Mahajan, Baylor Scott and White-Grapevine President, to update the City Council on hospital end of year statistics and new programs.

Attachments

1. BSW Grapevine presentation

Baylor Scott & White Medical Center – Grapevine

Naman Mahanjan
President



Always dial 9-1-1 in a medical emergency

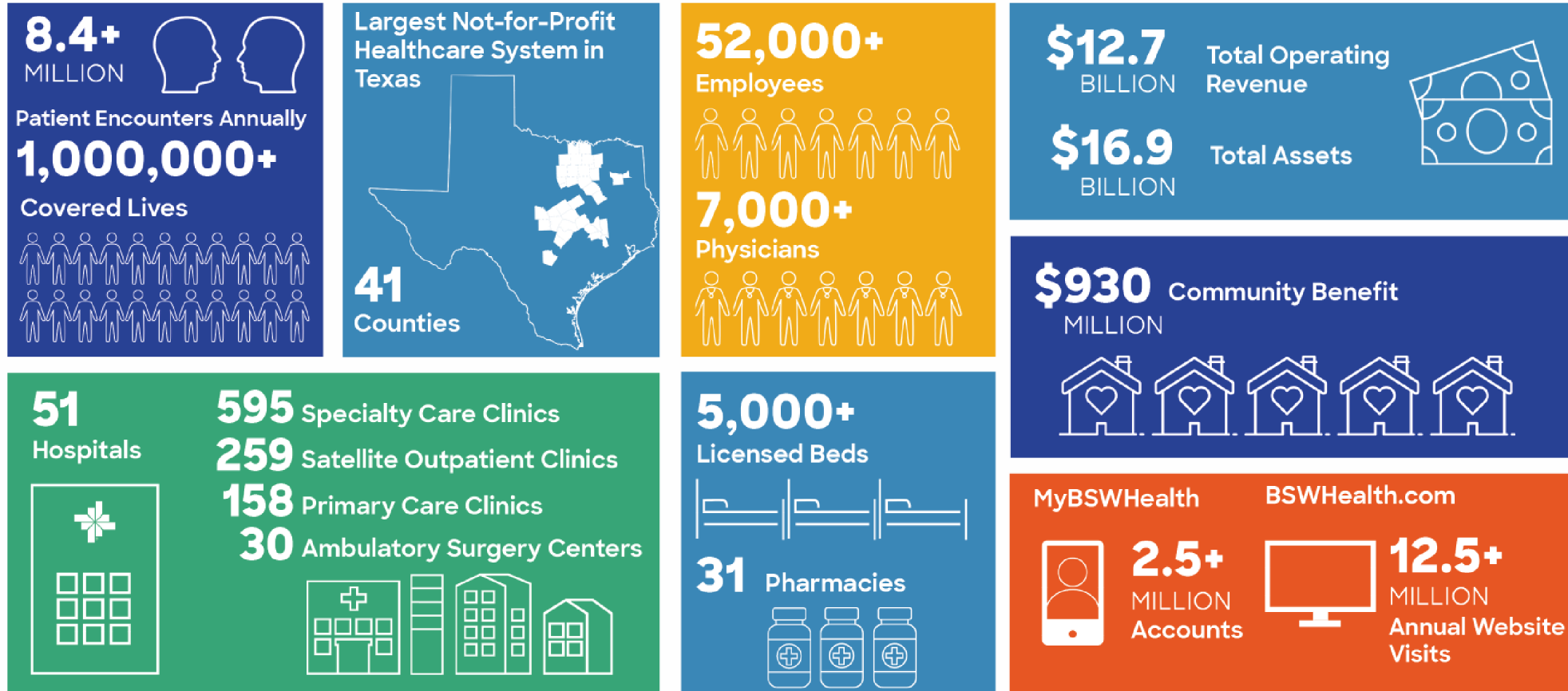


...don't drive



Baylor Scott & White
MEDICAL CENTER
GRAPEVINE

Baylor Scott & White Health By the Numbers



Information for hospitals, specialty care clinics, primary care clinics, ambulatory surgery centers, MYBSWHealth and BSWHealth.com is as of 9/30/2022. All other information is as of 6/30/2022. Financial information is preliminary and unaudited.

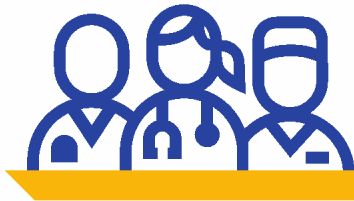
Baylor Scott & White – Grapevine Community Impact (FY22)



47,427

Outpatient visits

Excluding Home Care and ED visits



1,007

Medical staff



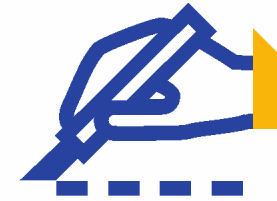
14,147

Admissions
(adults and NICU)



2,298

Births



6,269

Surgeries



1,235

**Team
members**



49,389

ED visits



221

**Advanced practice
providers**



Baylor Scott & White
MEDICAL CENTER
GRAPEVINE

Our Core

Founded as a Christian ministry of healing, Baylor Scott & White Health promotes the well-being of all individuals, families and communities.

MISSION

We serve faithfully

We never settle

We are in it together

We make an impact

VALUES

FOCUS AREAS

Quality & safety

Customer experience

Team member experience

Financial stewardship

Empowering you to live well.

VISION



Baylor Scott & White
MEDICAL CENTER
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ZERO Harm

A safe and respectful environment is foundational to delivering exceptional patient care.



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Awards / Accolades



- Magnet Recognized Facility
- Chest Pain Center
- Level III NICU
- Level II Trauma Center
- Primary Stroke Center
- Joint Commission
- Commission on Cancer
- Texas 10 Step Program
- U.S. News & World Report 2022-2023 – High Performing in COPD, stroke, heart failure and kidney failure and hip fracture
- American College of Surgeons ASMBS MBSAQIP Bariatric Surgery Center

Comprehensive Services



- Women and Children
- Heart and Vascular
- Digestive Diseases
- Orthopedics
- ENT
- Surgical services
- Neuroscience
- Pain Management
- Trauma
- Oncology
- 24-Hour Emergency Care
- Diabetes
- Imaging/Breast Imaging
- Weight loss surgery/medical weight management



BaylorScott&White
MEDICAL CENTER
GRAPEVINE

Providing complex care to serve the growing needs of the community

Service Line and Program Focus Areas

- Cardiovascular care
- Labor & Delivery
- Thrombolytic High Risk Stroke Program
- Pulmonary Nodule Robotic Program
- Level II Maternal Designation
- Maternal Fetal Medicine
- Level III NICU
- Level II Trauma Center (only one in Northeast Tarrant County)

Several Key Capital Initiatives for Growth

- Enhanced technology in Cath Lab
- Sterile Processing expansion
- Operating Room with Hybrid OR
- Women's renovation and expansion
- CT and SPEC CT



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Questions



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CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 5/2/2023

Type Worksession

Department City Manager

Title

Discussion of Wayfinding Signage

Explanation

This agenda item provides for a follow-up discussion of wayfinding signage. The attached presentation includes location recommendations for initial implementation.

Attachments

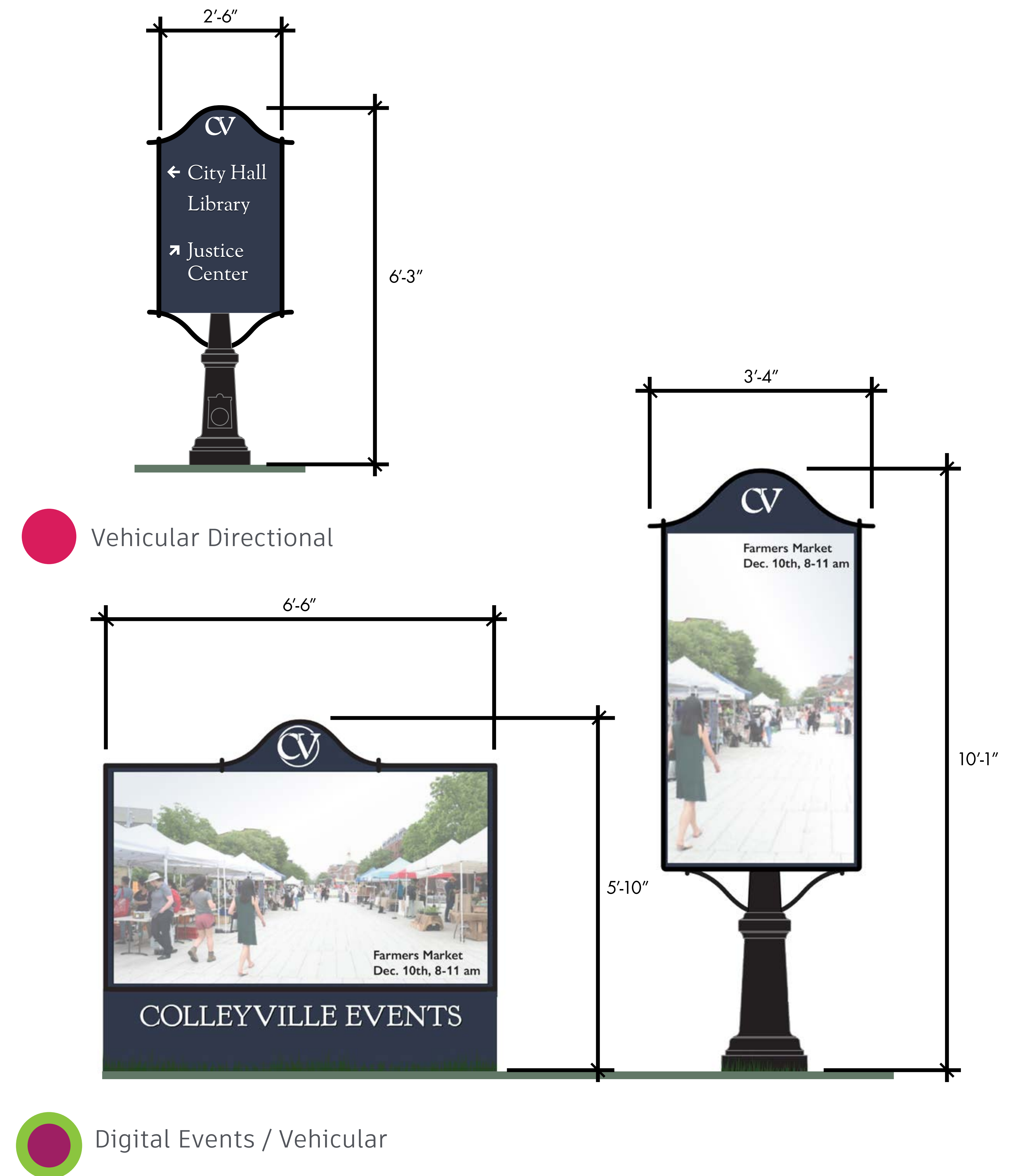
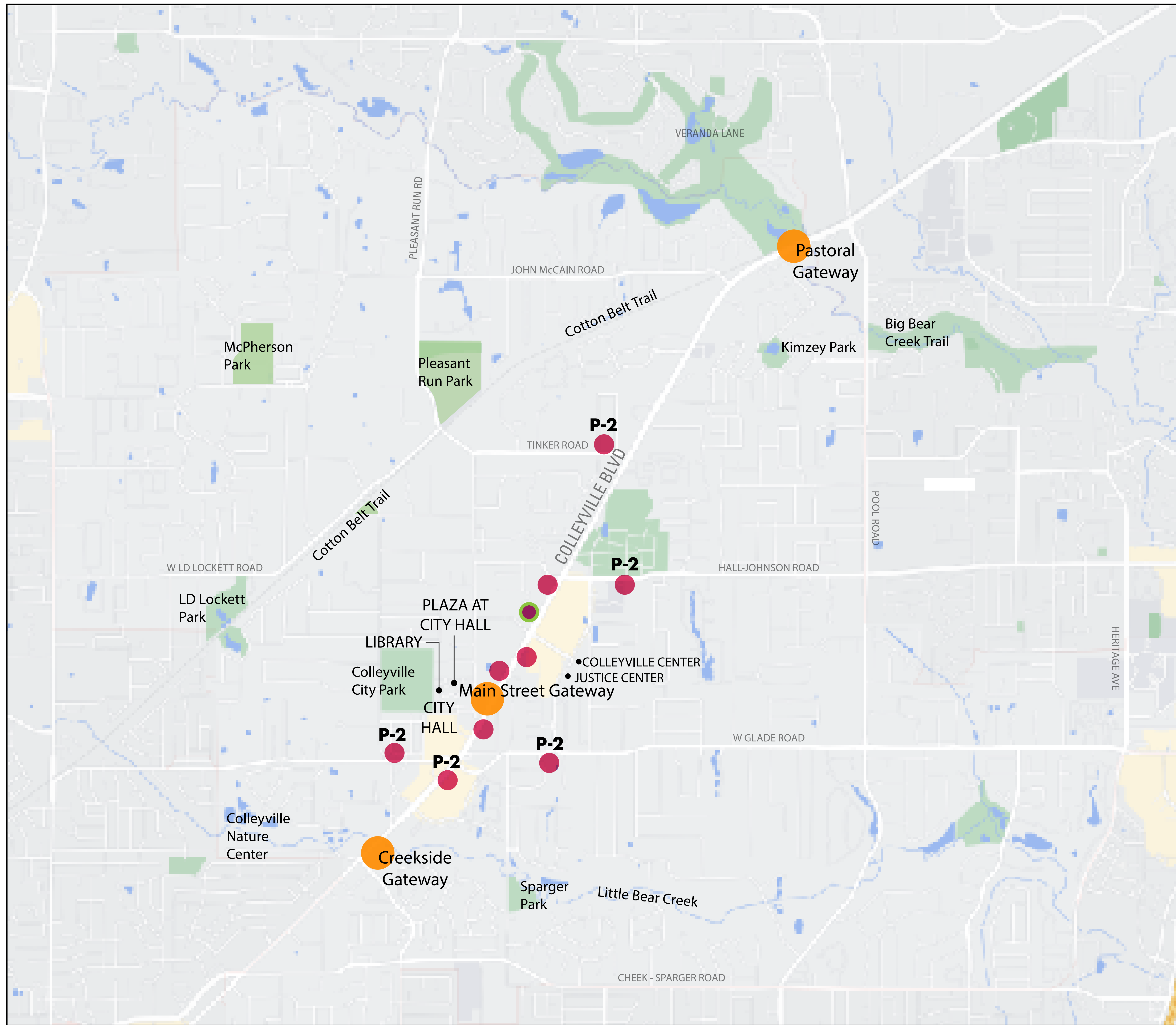
1. Wayfinding Presentation

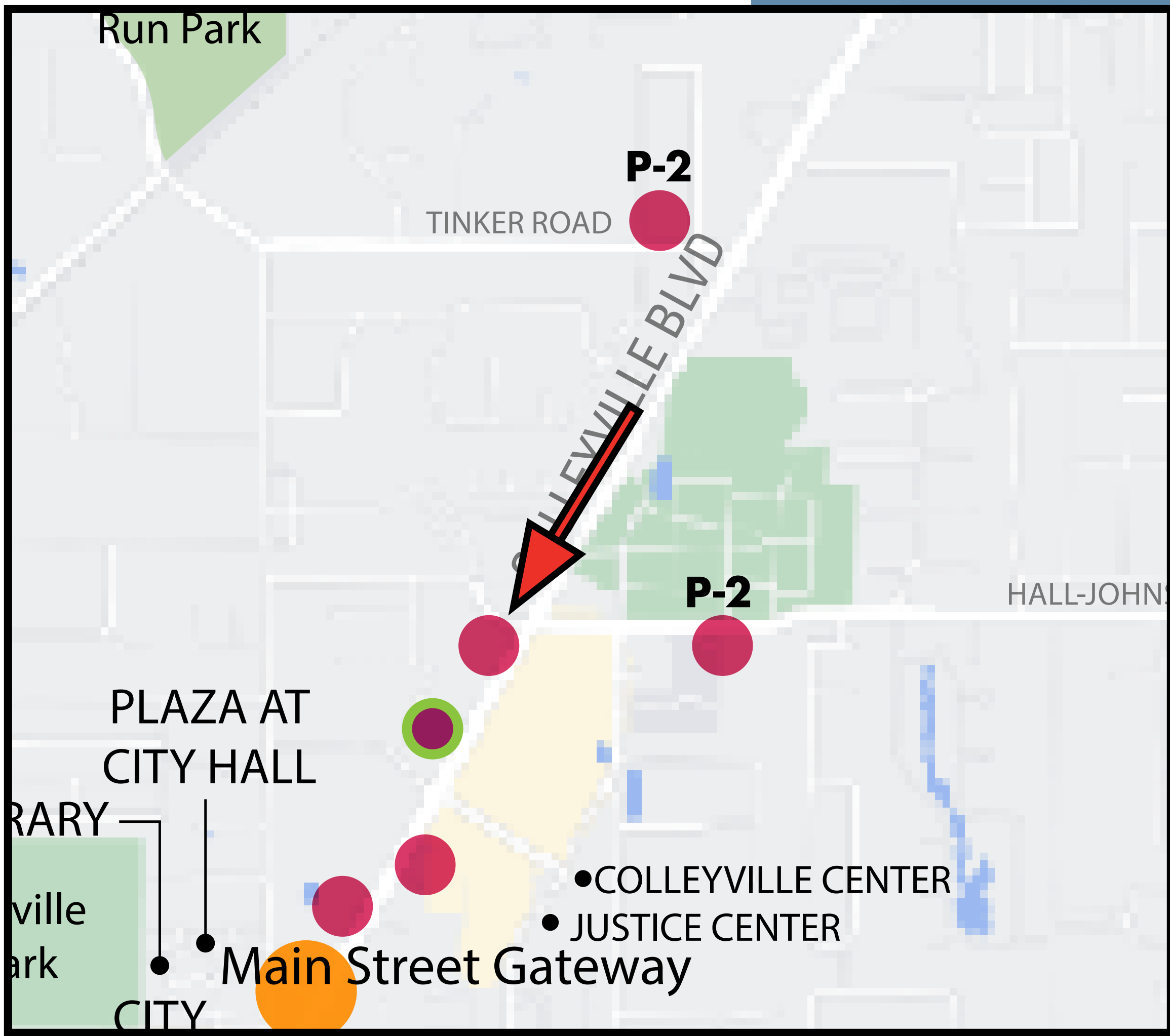
SH26

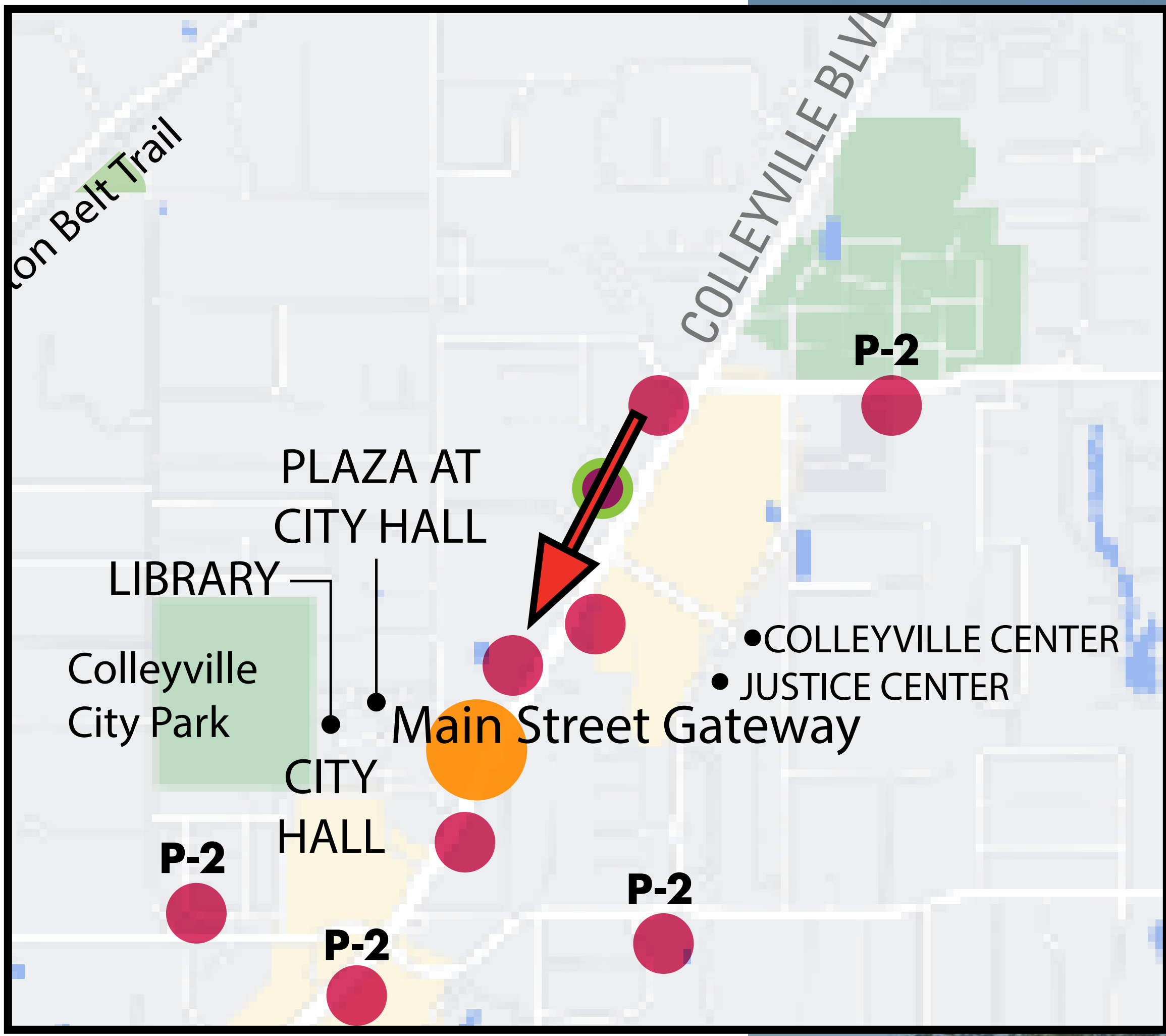
Colleyville Wayfinding

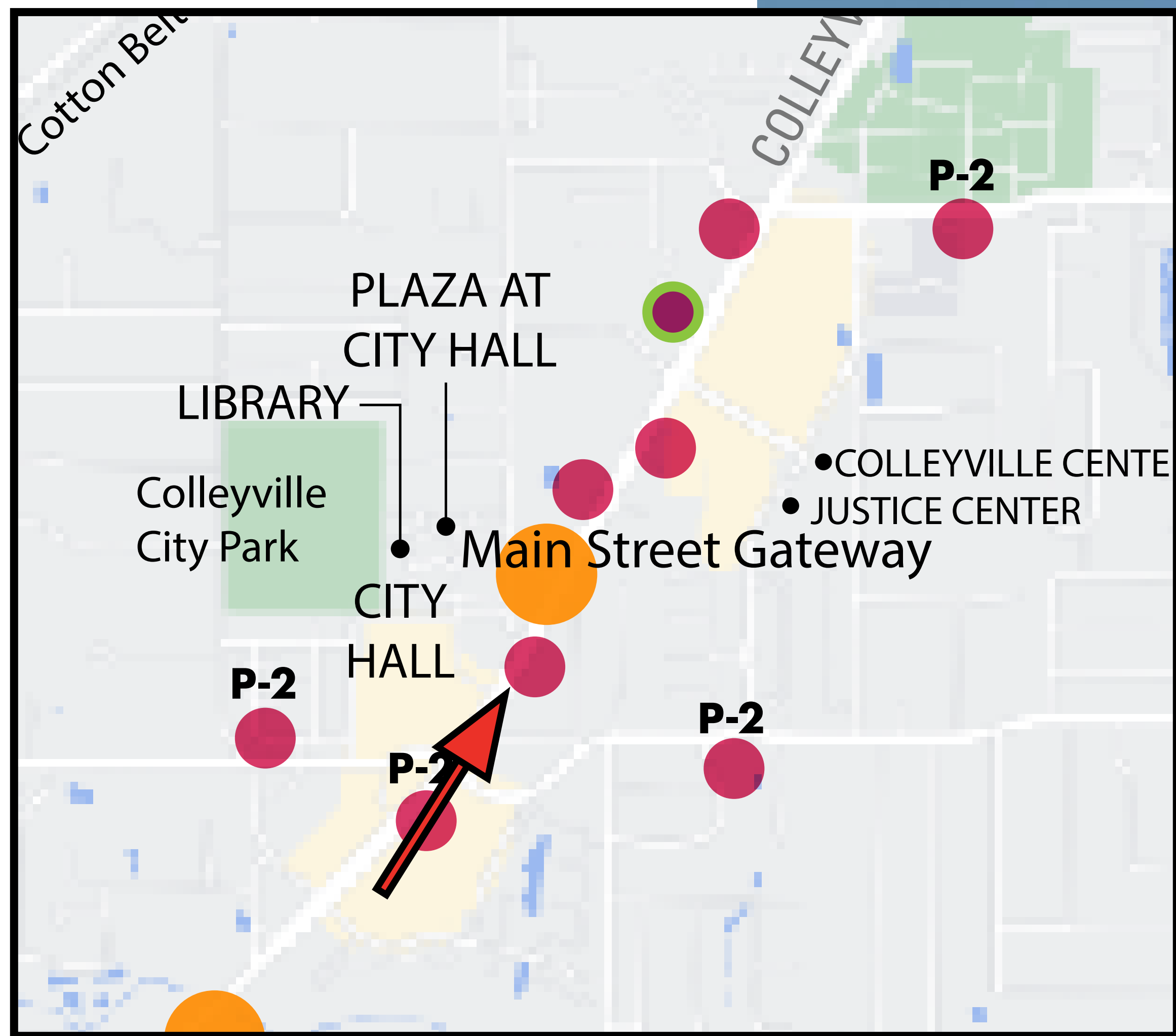
April 12, 2023
Project: 18023

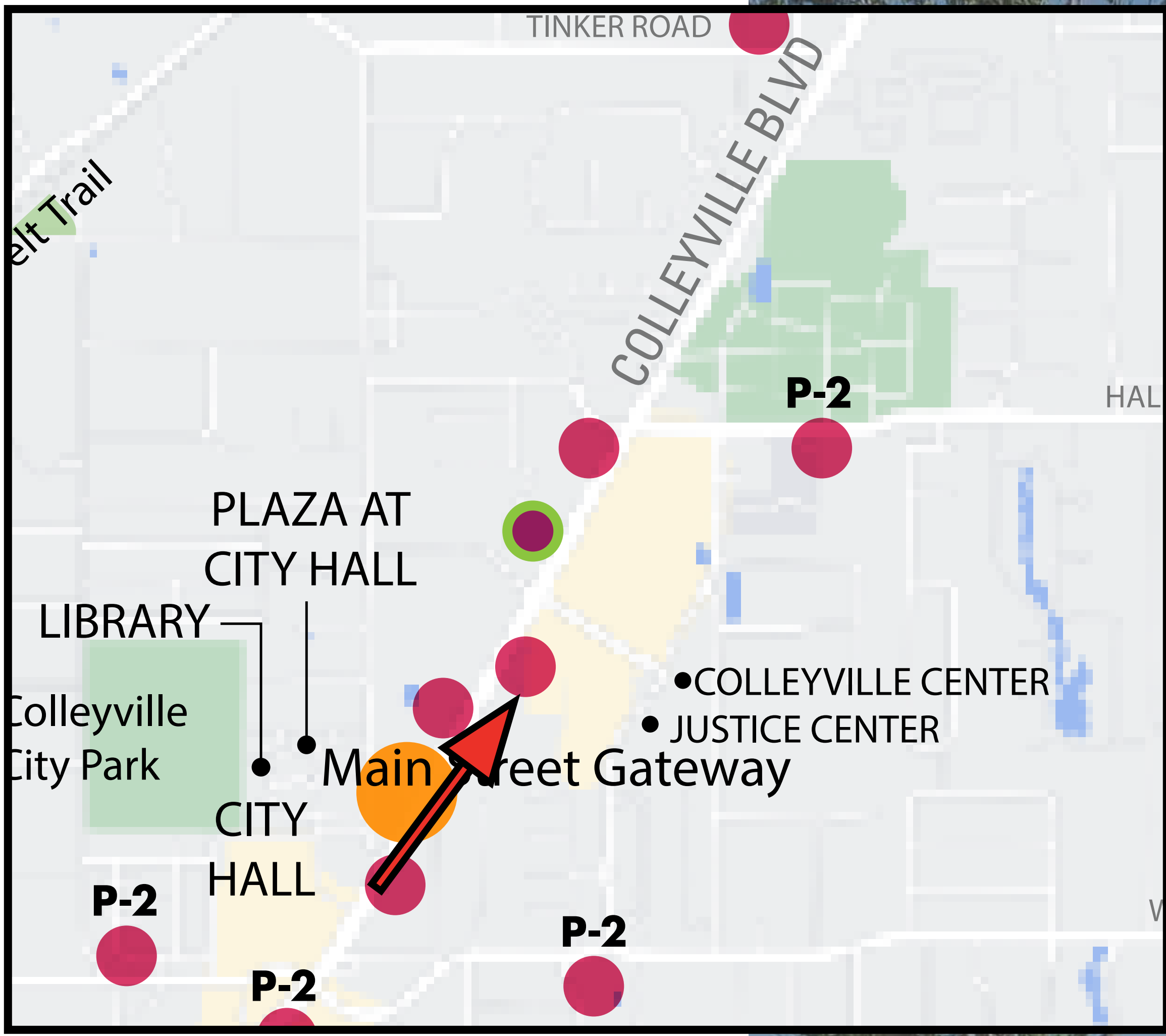


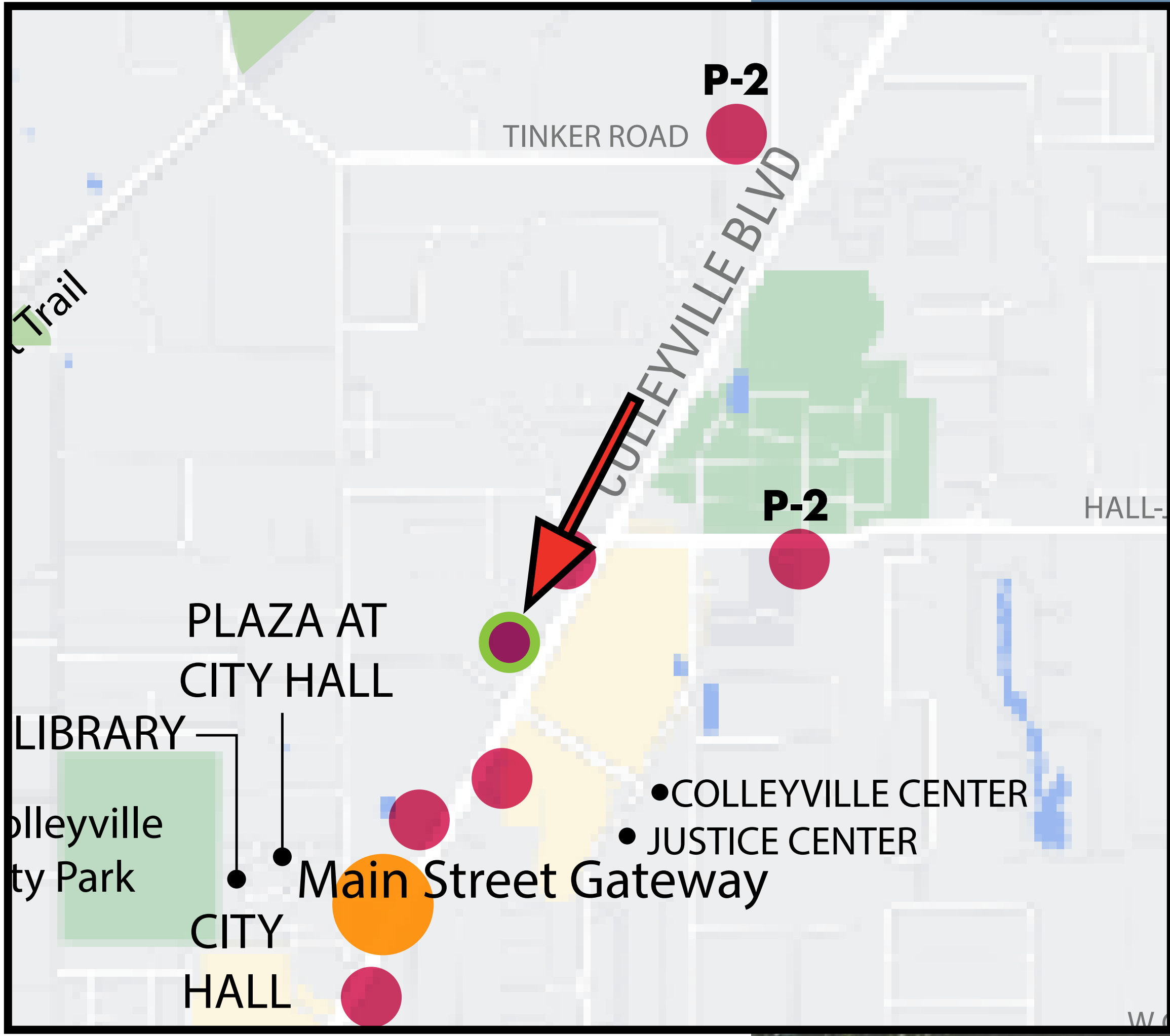


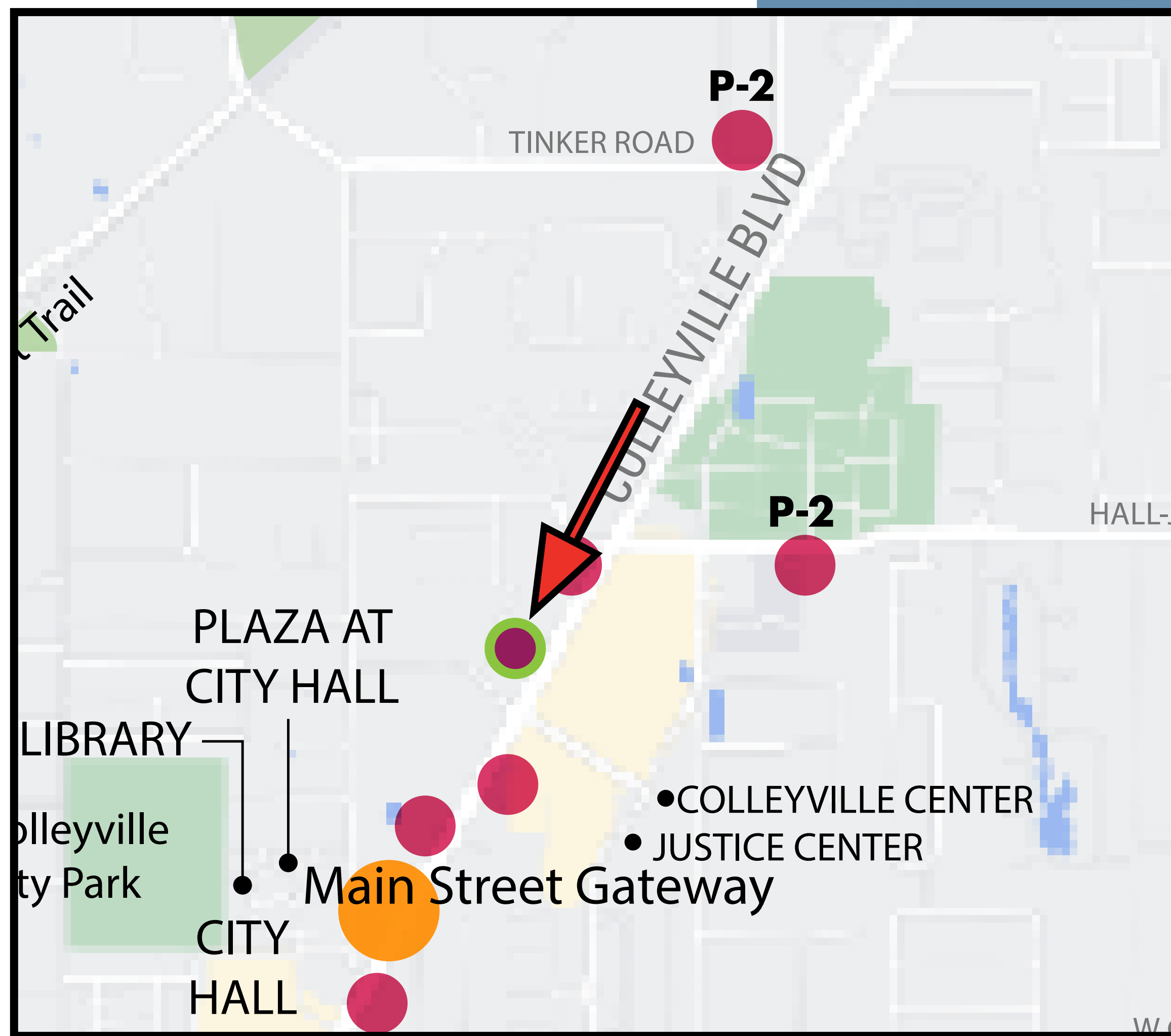














CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-3	Agenda Date 5/2/2023
Type Worksession	
Department City Secretary	

Title

Discussion of the May 2, 2023, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 5/2/2023

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with the City Attorney regarding items on the agenda or for matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Texas Code

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RESOLUTION R-23-4839

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF MAY 2, 2023**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety, and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 2ND DAY OF MAY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number

Agenda Date 5/2/2023

Number 3

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Government Finance Officers Association Distinguished Budget Presentation Award to the City of Colleyville - Mayor Bobby Lindamood and Finance Director Kyle Lester

RESOLUTION R-23-4840

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MAY 2, 2023**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

- a. Approval of the minutes of the regular City Council meeting of April 18, 2023

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 2ND DAY OF MAY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



City of Colleyville City Council Minutes

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

Tuesday, April 18, 2023

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, April 18, 2023, at 5:31 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Kathy Wheat, and Councilmembers Brandi Elder, George Bond, George Dodson, Chuck Kelley, and Callie Rigney.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Parks and Recreation Director Lisa Escobedo, Finance Director Kyle Lester, Municipal Court Administrator Nicole Porell, Deputy Court Administrator Aaron Gunther, Police Chief Michael Miller, Fire Chief Mark Cantrell, and City Secretary Christine Loven.

WS-1 Update on the Municipal Court

Municipal Court Administrator Nicole Porell and Deputy Court Administrator Aaron Gunther discussed the Municipal Court operations, noting there are many misconceptions about the role of the court. Administrator Gunther noted the court is a Class C Misdemeanor Court, and not a civil court. The goal of the Municipal Court is to assist with compliance, safety awareness, and offers alternative options. He also stated it is a dual court, and is one of only three in the state, the Colleyville-Keller Municipal Court.

Administrator Porell explained the education and training requirements for Municipal Court Administrators and Clerks and gave the highlights of Chapter 45, Code of Criminal Procedures which outlines the responsibilities of the court.

WS-2 Discussion of the April 18, 2023, City Council regular agenda items

Councilmember Dodson sought clarification regarding the Consent Agenda auction item. City Manager Ducay stated the Rec Center was used to store the items going to auction, and the items being auctioned were not contents of the Rec Center.

Mayor Lindamood adjourned the Worksession at 6:02 p.m. and called the Executive Session to order.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

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There was no action taken and Mayor Lindamood adjourned the Executive Session at 6:42 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:00 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Kathy Wheat, and Councilmembers Brandi Elder, George Bond, George Dodson, Chuck Kelley, and Callie Rigney.

INVOCATION: Councilmember George Bond

PLEDGE OF ALLEGIANCE: Councilmember Dodson

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-23-4836

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Lindamood and the City Council made announcements regarding City and community events.

Proclamation in recognition of Arbor Day in Colleyville, April 22, 2023 - Mayor Bobby Lindamood and Parks and Recreation Director Lisa Escobedo

Mayor Lindamood asked Parks and Recreation Director Lisa Escobedo to explain the City's Arbor Day recognition before presenting her a proclamation recognizing April 22, 2023 as Arbor Day in Colleyville.

Mayor Lindamood called on Councilmember George Dodson to preside for the following item.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-23-4837

4a Approval of the minutes of the regular City Council meeting of April 4, 2023

4b Approval of a Contractor Agreement with CourTex Construction, Inc., a BuyBoard Cooperative Purchasing vendor, for the construction of four pickleball courts, in an amount not to exceed \$72,775, and authorizing the City Manager to execute the agreement

4c Approval of the sale of property, seized items, and found items

Councilmember Dodson read Resolution R-23-4837 in its entirety.

Parks and Recreation Director Lisa Escobedo presented item 4b. Mayor Lindamood reviewed the previous direction given to staff and stated he feels the permanent pickleball courts are the best solution.

Public Works Director Amber Beard presented item 4c. Councilmember Dodson asked if the items being auctioned are from the Rec Center. Director Beard stated the Rec Center is being used as the location for the items to be picked up following the sale; however, most of the items are from the City Hall renovation project, and included many of the chairs which have been replaced.

Councilmember Dodson opened and closed the public hearing without anyone speaking.

Councilmember Rigney made a motion to approve Resolution R-23-4837, seconded by Mayor Pro Tem Wheat.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Wheat, and Councilmembers Elder, Bond, Dodson, Kelley, and Rigney.

Mayor Lindamood thanked Councilmember Dodson for his service to the City and his service as a councilmember.

5. ITEMS NOT FOR CITY COUNCIL ACTION**5a Monthly Financial Report - March 2023**

Finance Director Kyle Lester reviewed the March 2023 financial report and noted the general fund has collected 86% of its budgeted revenues and spent 47% of budgeted expenditures, yielding a year-to-date surplus of \$10.6 million. He noted the increase over last year's surplus is due to the City's elimination of the \$1.5 million transfer from the General Fund into the Capital Projects Fund, which typically occurred in December.

Director Lester stated the City's fifth sales tax collection for FY23, representing sales made in February; showed a steep increase of 8.2% over last February. The total year-to-date increase of 5.3% over FY22 represents an additional \$215,000 to the City so far this year.

Director Lester reviewed the revenue and expenditures in the Utility, Drainage, Hotel, and Debt Service funds.

6. CITIZEN COMMENTS

Joe Stout, 5505 Janet Lane, spoke regarding a dog attack and response from Animal Control.

Tim Waterworth, 6808 Rockbrook Court, thanked the City Council for their service and recognizing Arbor Day. He also noted he recently became aware of the Living Tree Donation program through the Parks and Recreation Department. Mr. Waterworth stated his views regarding The Bluffs proposal.

Kathy Hadley, 204 Timberline Drive North, discussed Glade Road, and the roundabout at Riverwalk being in need of lane markers, and speed limit enforcement throughout the City.

7. REPORTS

Parks and Recreation Advisory Board Minutes - January 9, 2023
Colleyville Library Board Minutes - December 12, 2022

There was no discussion of this item.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 18, 2023 - READING AND PUBLIC HEARING - RESOLUTION R-23-4838

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:12 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 2ND DAY OF MAY 2023.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5a

Agenda Date 5/2/2023

Number Ordinance O-23-2239

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007

Explanation

First Reading and Public Hearing

Marta Lopez de Aguilar, of La Penela, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 62 Main Street, Suite 100. Alcoholic beverage sales for on-premise consumption are allowed in the PUD-R Planned Unit Development - Commercial district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C district and generally located on the southeast corner of Main Street and Village Lane. The subject property is a platted lot and currently developed and will be operated as the restaurant, La Penela.

Proposed Special Use Permit: Request – The applicant is requesting the approval of an SUP to allow alcoholic beverage sales for on-premises consumption in conjunction with the operating restaurant, La Penela. The applicant has proposed the hours of operation from Sunday – Thursday 11:00 a.m. to 9:00 p.m. and Friday and Saturday 11 a.m. to 10:30 p.m. as a component of the SUP request.

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

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

- Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals. The term "private school", including a parochial school, means a school offering a course of instruction for students in one or more grades from kindergarten through grade 12, and has more than 100 students enrolled and attending courses at a single location.
- Section 6-5 of the Code of Ordinances which states that the restaurant's alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The location is in compliance with the distance requirements of the Code of Ordinances. Staff verified an enrollment of 97 students. The applicant complies with the 60/40 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Surrounding Development: The properties to the north, south, east, and west are zoned PUD-C Planned Unit Residential district and developed within the Village as a mixture of single-family attached housing, offices, and retail.

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for La Penela Restaurant at 62 Main Street, Suite 100.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 10, 2023 meeting by a vote of 7-0.

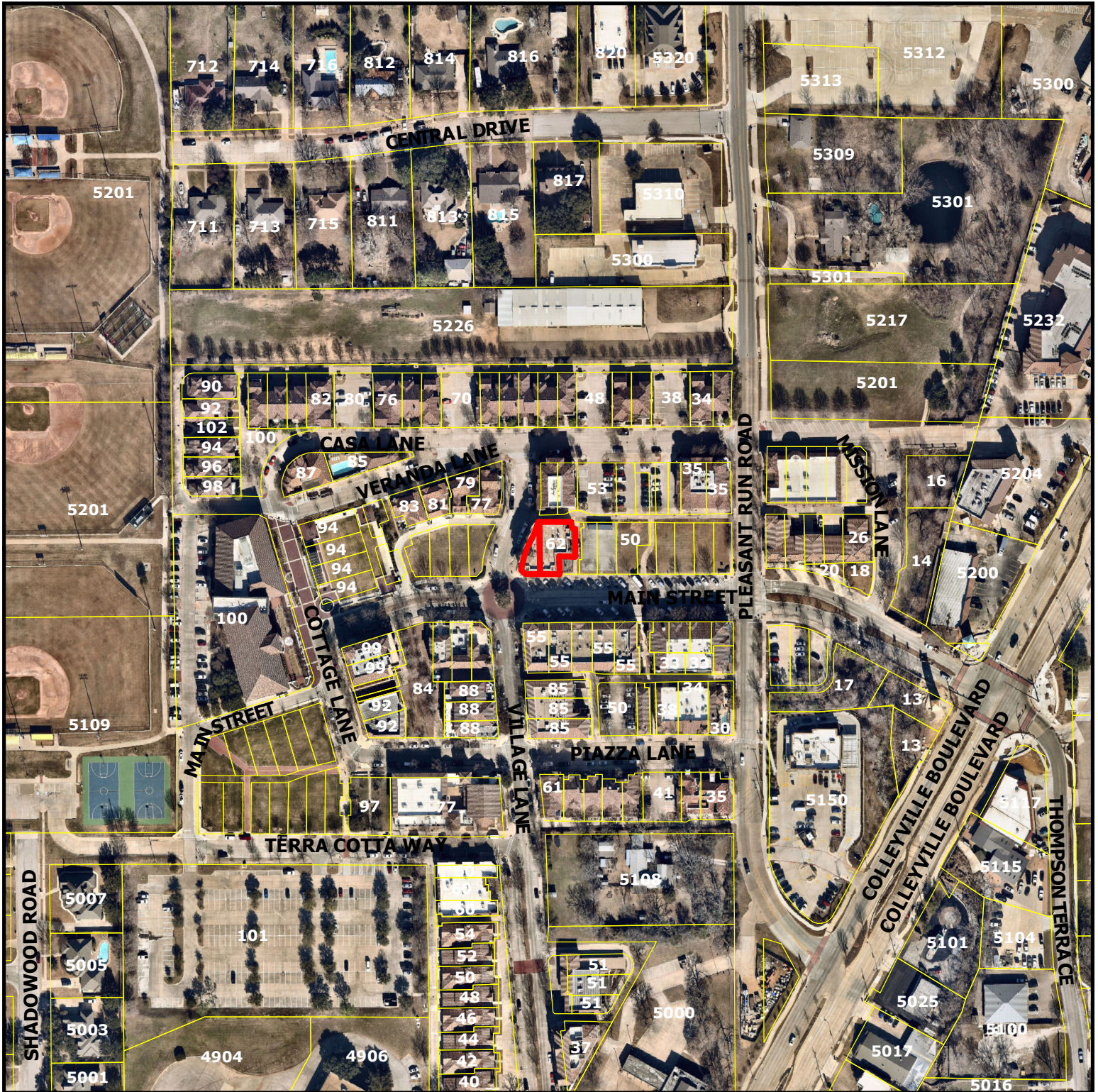
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Municipal Code Section
6. Notification Map
7. Notification Letter
8. Notify List
9. Ordinance O-23-2239

Aerial Map



ZC23-007

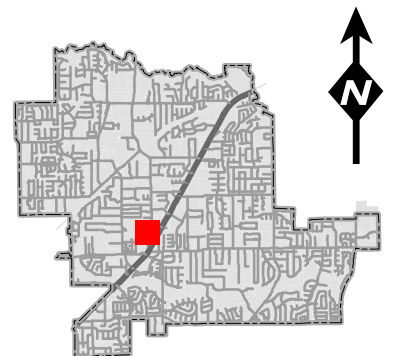
62 Main Street, Suite 100

DISCLAIMER:

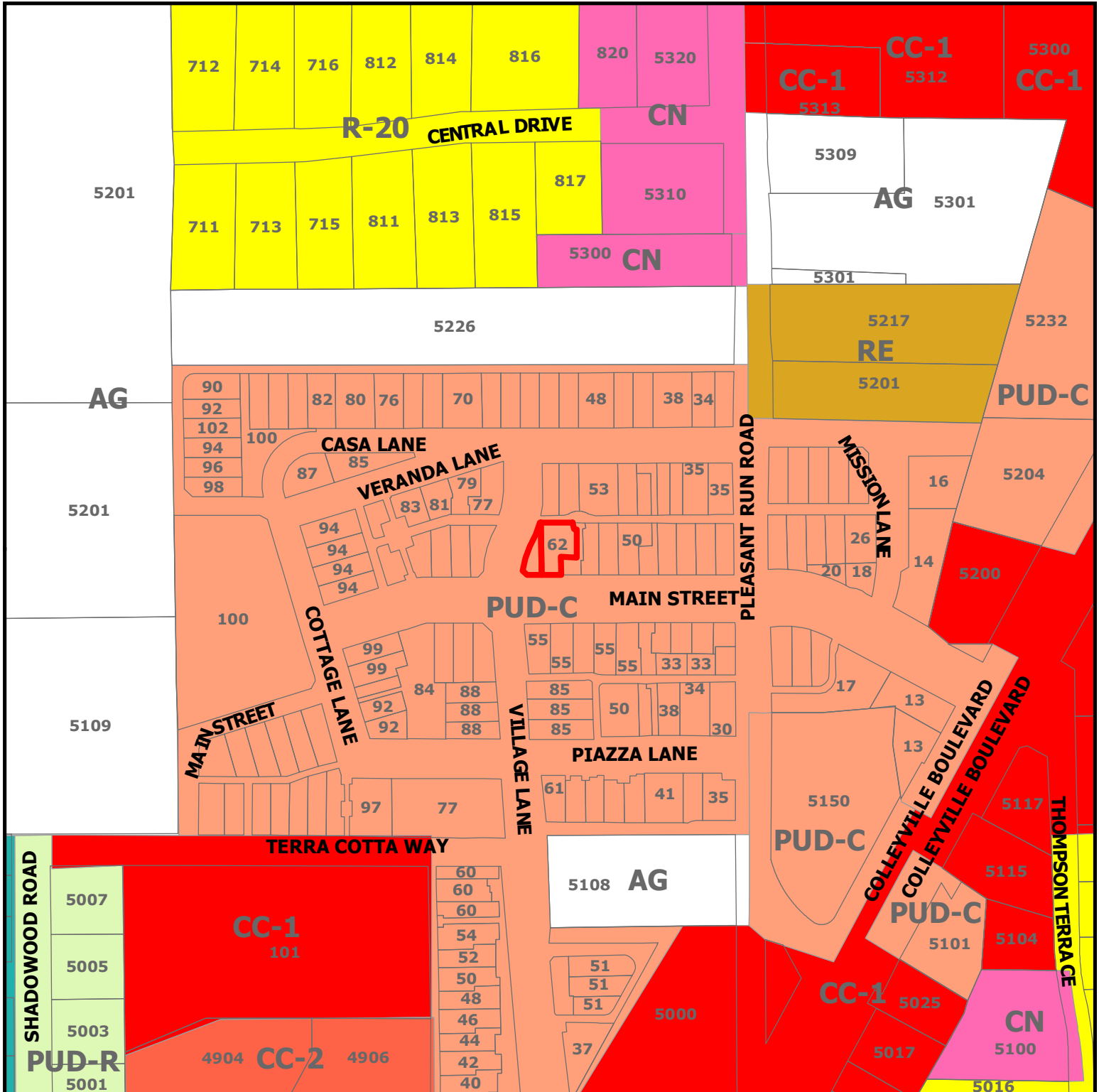
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Subject Property



Zoning Map



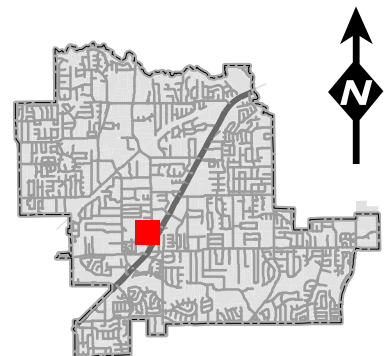
ZC23-007

62 Main Street, Suite 100

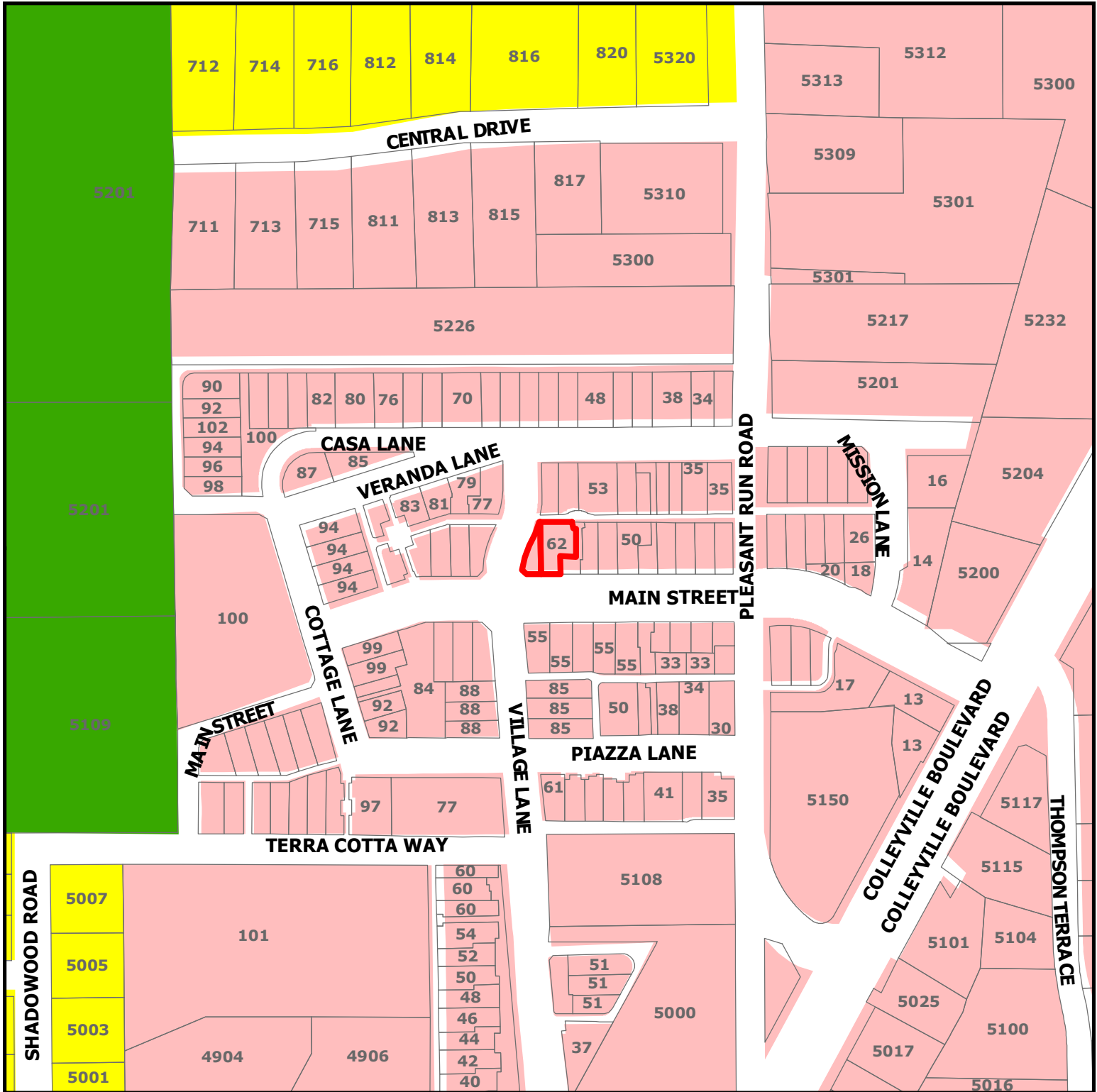


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 Subject Property



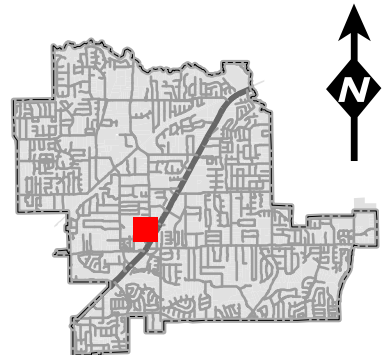
Future Land Use Map



ZC23-007

62 Main Street, Suite 100

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks



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STATEMENT OF PLANNING OBJECTIVES

Bocaleon Texas LLC d/b/a La Penela was formed as a limited liability company on January 24, 2022. Francisco Javier Simon Barallobre is the owner of the Company and he is also the owner and CEO of a business group that has several restaurants in Spain and France. The Simon Barallobre family opened its first restaurant in 1989 in La Coruña, Galicia, a region in northwestern Spain. Since then, La Penela expanded its operations throughout the country and abroad, maintaining its standards of quality and providing its customers the same experience regardless of the location of the restaurant. Now, La Penela operates in the cities of La Coruña, Madrid, Barcelona and Paris. La Penela always look for special and charming locations to open its restaurants. Its most emblematic restaurants are located in pazos, a type of historic building typical of Galicia with old gardens that belonged to ancient and noble families in the past, especially during the 17th and 18th centuries. All its restaurants can be viewed at www.lapenela.com

The business group now intends to expand its reach with the opening of its first restaurant in the United States. To do so, it has acquired the premises located at 62 Main Street, Suite 100, in Colleyville. For months we have been looking for a location that would be on par with the rest of the restaurants in our group and when we saw Colleyville we knew we had found the perfect place.

Our plan is to open a restaurant that will offer traditional food from Spain, especially from the region of Galicia: tapas, meat, fish and desserts and we will also offer beer, cocktails and premium wines. For this reason, we are applying for a Special Use Permit for the sale of beer, wine and liquor from the city of Colleyville.

Sec. 6-3. - Restrictions on sales within prescribed distances of public and private schools, churches and public hospitals.

- (a) It shall be unlawful for any person who is engaged in the business of selling alcoholic beverages to sell alcoholic beverages where the place of business of any such person is within 300 feet of any church, public or private school, or public hospital.
- (b) The measurement of the distance between the place of business where alcoholic beverages are sold and a church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.
- (c) The measurement of the distance between the place of business where alcoholic beverages are sold and a public or private school shall be in a direct line from the property line of the public or private school to the property line of the place of business and in a direct line across intersections.
- (d) The city council may allow a variance to this section if it determines that the enforcement of the regulation in a particular instance is not in the best interests of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on the applicant for a license or permit, does not serve its intended purpose, or is not effective or necessary, or for any other reason the city council determines, after consideration of the health, safety and welfare of the public and the equities of the situation, that the variance is in the best interest of the community.
- (e) The term "private school", including a parochial school, means a school offering a course of instruction for students in one or more grades from kindergarten through grade 12, and has more than 100 students enrolled and attending courses at a single location.

(Ord. No. O-01-1300, § 1, 9-11-01)

Notification Map



ZC23-007

62 Main Street, Suite 100

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.



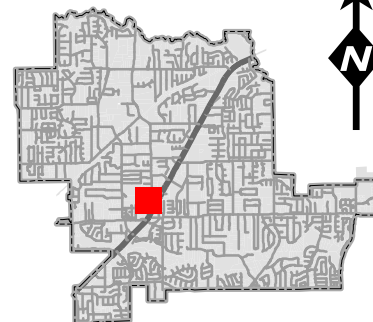
Subject Property



500ft Buffer



Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, April 10, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, May 2, 2023 & Tuesday, May 16, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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

Zoning Case: ZC23-007

Applicant: Marta Lopez de Aguilar

Owner: Bocaleon Texas LLC

Location: 62 Main Street, Suite 100

Property Description: Lot 23, Village at Colleyville Condos

Present Zoning: PUD-C 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:

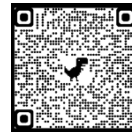
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
AGUILAR, MARTA LOPEZ DE	4109 TWILIGHT TRL	PLANO, TX
ANTHONY & VIVIAN MCNOSKY RLT	5108 PLEASANT RUN RD	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX
BELL, WILLIAM M	5900 E LANCASTER AVE	FORT WORTH, TX
BETHEL METHODIST CHURCH OF NTX	5310 PLEASANT RUN RD	COLLEYVILLE, TX
BROOKS, ADAM	83 VERANDA LN	COLLEYVILLE, TX
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX
CABELLO, DIANNE	37 PIAZZA LN	COLLEYVILLE, TX
CARDINI, ANTOINETTE	33 MAIN ST 230	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 REGINA CT	COLLEYVILLE, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX
DAVIS, RHONDA	82 CASA LN	COLLEYVILLE, TX
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX
DULANEY, BOB	98 CASA LN	COLLEYVILLE, TX
DUNAGAN, KETRINA	57 PIAZZA LN STE 310	COLLEYVILLE, TX
FADDEN, MARK	59 PIAZZA LN	COLLEYVILLE, TX
FIGUEROA FAMILY REVOC TRUST	817 CENTRAL DR	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX
GADE, MATTHEW	64 VERANDA LN UNIT 410	COLLEYVILLE, TX
GIFFORD, T	33 MAIN ST STE 260	COLLEYVILLE, TX
GIUSTINIANO CHERYL ANNE	42 VERANDA LN STE 110	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX
GUNNIP, MATTHEW	87 CASA LN UNIT 210	COLLEYVILLE, TX
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
HOLTSHOUSER LONDON LIVING TR	933 SAN RAPHAEL ST	KISSIMMEE, FL
JUST2CAN LLC	5513 LOWRIE RD	COLLEYVILLE, TX
KEVIN & DONNA ALLEN FAMILY TR	55 PIAZZA LN STE 210	COLLEYVILLE, TX
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX
LAKE, WILLIAM D	51 PIAZZA LN	COLLEYVILLE, TX
LFA PROPERTIES LLC	700 LA VACA ST	AUSTIN, TX
NGUYEN, DIEM THUY	510 QUEENSBURY TURN	SOUTHLAKE, TX
NIEWOLNY, DEAN	38 PIAZZA LN CONDO 37-3-10	COLLEYVILLE, TX
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
PARKER, JAMES	46 PIAZZA LN	COLLEYVILLE, TX
PETERSON, ANNE	34 PIAZZA LN STE 37	COLLEYVILLE, TX
PILGRIM, DEBBIE K	33 MAIN ST STE 240	COLLEYVILLE, TX
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
RCCG GLORY HOUSE COLLEYVILLE	PO BOX 391	COLLEYVILLE, TX
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY STE 150	IRVING, TX
RICKS, MARGARET	35 PIAZZA LN STE 38110	COLLEYVILLE, TX
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX
ROWLAND, DANIEL	88 VILLAGE LN STE 250	COLLEYVILLE, TX
RP GROUP INVESTMENTS LLC	12498 RIVERHILL RD	FRISCO, TX

ORDINANCE O-23-2239

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 23, VILLAGE AT COLLEYVILLE CONDOS, LOCATED AT 62 MAIN STREET, SUITE 100, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for the Sale of Alcoholic Beverages for On-Premises Consumption for Case No. ZC23-007; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 23, Village at Colleyville Condos,

located at 62 Main Street, Suite 100, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premises consumption, as depicted on Exhibit "A", Exhibit "B" and Exhibit "C".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premises consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premises consumption alcohol sales by this Special Use Permit shall be called "La Penela".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

2. HOURS OF OPERATION

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

Sunday – Thursday 11:00 a.m. to 9:00 p.m.

Friday and Saturday 11 a.m. to 10:30 p.m.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall

be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of May 2023.

The second reading and public hearing being conducted on the 16th day of May 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 16TH DAY OF MAY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

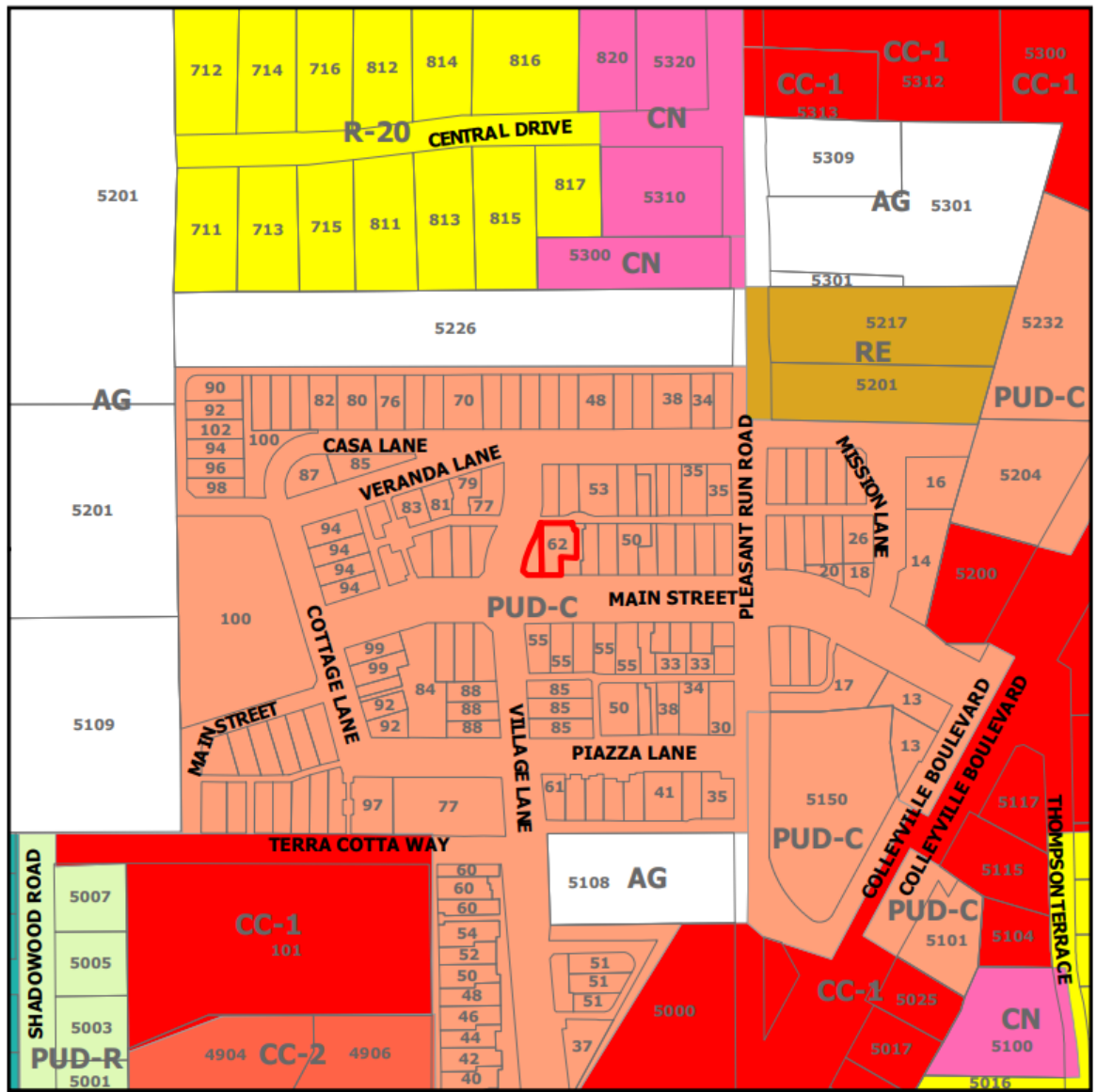
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

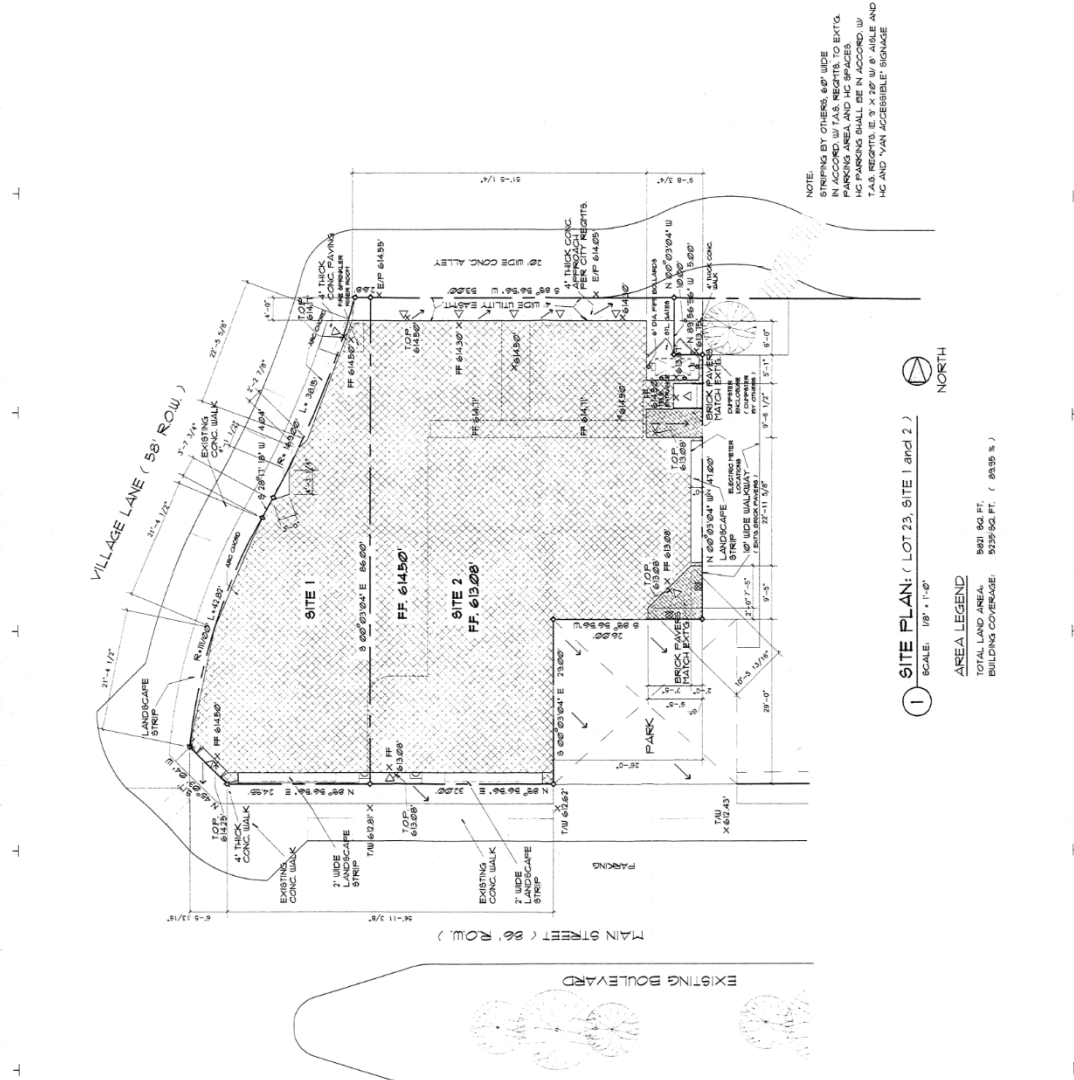
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Map



This is an aerial map of a residential neighborhood, likely in a suburban area. The map shows numerous property lots, each outlined in yellow and labeled with a number. A red outline highlights a specific lot located on Main Street, between Casa Lane and Veranda Lane. The map includes several street names: Central Drive at the top, Main Street running horizontally through the center, Pleasant Run Road on the right, and Shadowwood Road on the left. Other streets shown include Casa Lane, Veranda Lane, Cottage Lane, Terra Cotta Way, Village Lane, Piazza Lane, Mission Lane, Colleville Boulevard, and Thompson Terrace. Lot numbers are scattered throughout the map, with some clusters of similar numbers (e.g., 712, 714, 715, 811, 812, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000). The map also shows some larger commercial or industrial buildings, such as the one labeled 5226. The overall layout suggests a planned residential development with a mix of lot sizes and building types.

[illegible]



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 7

Agenda Date 5/2/2023

Type Report

Department City Secretary

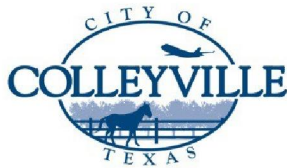
Title

Planning and Zoning Commission Minutes - March 20, 2023

Planning and Zoning Commission Worksession Minutes - March 27, 2023

Attachments

1. Planning and Zoning Commission Minutes - March 20, 2023
2. Planning and Zoning Commission Worksession Minutes - March 27, 2023



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, March 20, 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 March 20, 2023, at 6:15 p.m.

Roll Call

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

Absent: Jim Linn

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 6:41 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 March 20, 2023, at 7:00 p.m.

Roll Call

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

Absent: Jim Linn

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

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

Commissioner Raine made a motion to approve the February 13, 2023 Planning and Zoning Commission Meeting Minutes and the February 27, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

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

Commissioner Groves made a motion to remove Case ZC23-004 from the table. Commissioner Richardson seconded the motion.

The motion was carried by the following vote:

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

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 addressed previous concerns regarding proposed land uses, the number of stores in the self-storage facility, and being a better overall plan than what was previously submitted.

Mr. Dahlstrom answered questions of the Commission regarding tree mitigation, traffic, and fencing.

An associate of the applicant, Jennifer Cobbs, 908 West Main Street, Arlington, TX, came forward and answered questions of the Commission regarding the drainage plan for the proposed development.

The public hearing was open at 7:29 p.m.

Barbara Shea, 6108 Brazos Court, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Shea expressed concern regarding drainage, aesthetic incompatibility, and noise.

Eugenio and Norma Tacconi, 1617 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. and Mrs. Tacconi expressed concern regarding access on Oak Pointe Drive and the size of the self-storage facility.

Stephanie McKennon, 1733 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Ms. McKennon expressed concern regarding access on Oak Pointe Drive and the development not being compatible with the neighborhood.

Tanya Mazzola, 1621 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Mazzola expressed concern regarding the height of the self-storage facility, safety, and hours of operation.

Kevin Tully, 6121 Rock Dove Circle, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Tully expressed concern regarding traffic and aesthetic incompatibility.

Mary Dede, 1717 Rock Dove Circle, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Dede expressed concern regarding incompatibility with the City's comprehensive plan, property values, and access on Oak Pointe Drive.

With no one wishing to speak, the public hearing was closed at 7:57 p.m.

Mr. Dahlstrom came forward and addressed concerns regarding access, traffic, and compatibility with the city's comprehensive plan.

An associate of the applicant, Frank Callahan, 1150 Kennedale Parkway, Kennedale, TX, came forward and answered questions of the Commission regarding the location of the proposed self-storage facility.

The applicant, Howard Lawson, 4438 Arcady Avenue, Dallas, TX, came forward and answered questions of the Commission regarding the proposed hours of operation, large trucks accessing the development, and the desired number of storage units.

The public hearing was reopened at 8:16 p.m.

Bonnie Weikel, 1829 Fountain Pass Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mrs. Weikel expressed concern regarding the traffic and fire regulations for access on Industrial.

Brian and Jane Carron, 1612 Pecan Crossing Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. and Mrs. Carron expressed concern regarding the point of access, traffic, and landscaping.

Tim Ahern, 6216 Brazos Court, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Ahern expressed concern regarding the project not matching beautification efforts and the point of access.

With no one wishing to speak, the public hearing was closed at 8:22 p.m.

Mr. Dahlstrom came forward and answered questions of the Commission regarding irrigation being included into the proposed development's green belt.

An associate of the applicant, Joyce Stanton, 908 West Main Street, Arlington, TX, came forward and answered questions of the Commission regarding the access for the development being located on Oak Pointe Drive instead of Industrial Boulevard.

Mr. Callahan came forward and answered questions of the Commission regarding the feasibility of improving the access on Industrial Boulevard.

Staff answered questions of the Commission regarding barriers between the two lots and the current regulations for access on Industrial Boulevard.

**The Commission adjourned into an executive session at 8:43 p.m.
The Commission reopened the meeting at 9:03 p.m.**

Commissioner Bevill made a statement regarding the amount of opposition to the project.

Commissioner Groves made a statement regarding Oak Pointe Drive not being an optimal access point for the development and noise concerns.

Commissioner Syed made a statement regarding Industrial Boulevard providing the best point of access for the development.

Commissioner Groves made a motion to deny Case ZC23-004. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

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

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

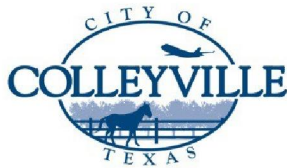
The meeting adjourned at 9:13 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on April 10, 2023 by a vote of 7-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, March 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 March 27, 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, Jacquelyn Reyff, and Dakari Hill

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Zoning Change from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices, for Lot 1, Block 1, San Bar Square Addition, located at 105 Cheek-Sparger Road, Case ZC23-006

Commissioner Bevill recused herself from the case.

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the content of the existing PUD, tree mitigation plans, and fencing requirements.

Commissioner Groves left the meeting at 6:25 p.m.

- 2b** Presentation and discussion of a Special Use Permit for alcoholic beverage sales for on-premises consumption on a portion of Lot 23, Village at Colleyville Condos, located at 62 Main Street, Suite 100, Case ZC23-007

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the restaurant's distance from the school, hours of operation, and the entity that the levies the distance regulation.

- 2c** Presentation and discussion of a Special Use Permit for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, located at 5100 Thompson Terrace, Case ZC23-008

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding building materials, fencing, and platting.

- 2d** Presentation and discussion of a Zoning Change from AG Agricultural to R-30 Single Family Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, located at 2417 Wilkes Drive, Case ZC23-009

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the maximum number of lots on a cul-de-sac.

- 2e** Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development – Residential zoning district for Tract 1B1, 1C1, 1B2, and 1B3, Abstract 294, Robert Chowning Survey, and Lot 1, Block 1, Cero Addition, located at 2417 Wilkes Drive and 6900 Pool Road, Case ZC23-010

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding open space, number of lots, and medians near Pool Road.

3. ADJOURNMENT

The meeting adjourned at 6:57 p.m.

The minutes were written and prepared by:



Dakari Hill
Planner

The meeting minutes were approved on April 10, 2023 by a vote of 7-0.

RESOLUTION R-23-4841

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MAY 2, 2023**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 2ND DAY OF
MAY 2023.

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

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor