



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION AGENDA

MONDAY, MAY 8, 2023

**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 Alphonso
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** April 10, 2023 Planning and Zoning Commission Minutes
April 24, 2023 Planning and Zoning Commission Worksession Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** TABLED FROM APRIL 10, 2023 PLANNING AND ZONING COMMISSION MEETING. Consideration 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

- 2b** TABLED FROM APRIL 10, 2023 PLANNING AND ZONING COMMISSION MEETING. Consideration 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
- 2c** 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards on Thursday, *May 4, 2023* by 5:00 p.m.

JR

Jacquelyn Reyff
Planning Manager

A quorum of any Colleyville board, commission, or committee may be present 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 1a

Agenda Date 5/8/2023

Number

Type Approval of Minutes

Department Community Development

Title

April 10, 2023 Planning and Zoning Commission Minutes

April 24, 2023 Planning and Zoning Commission Worksession Minutes

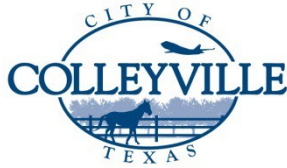
Explanation

Recommendation

Approve

Attachments

1. April 10, 2023
2. April 24, 2023



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, April 10, 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 April 10, 2023, at 6:15 p.m.

Roll Call

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

Absent:

Staff Present: Ben Bryner and Jacquelyn Reyff

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 April 10, 2023, at 7:00 p.m.

Roll Call

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

Absent:

Staff Present: Ben Bryner and Jacquelyn Reyff

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – March 20, 2023
Planning and Zoning Commission Worksession Minutes – March 27, 2023

Commissioner Alphonso made a motion to approve the March 20, 2023 Planning and Zoning Commission Meeting Minutes and the March 27, 2023 Planning and Zoning Commission Worksession Minutes. Commissioner Lynn seconded the motion.

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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.

The applicant, Robert Johnson, 24 Fair Green, Trophy Club, TX, came forward and answered questions of the Commission regarding the use of the proposed development and the development process of the development.

Commissioner Richardson made a statement that the façade be changed to include more masonry and stone on the business façade.

The public hearing was opened at 7:17 p.m.

Michael Roberts, 3717 Sandbar Lane, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Roberts expressed concern regarding increased traffic, parking requirements of the office park, and continued construction of the neighborhood.

The public hearing was closed at 7:19 p.m.

The public hearing was reopened at 7:19 p.m.

Kathy Hadley, 204 North Timberline Drive, Colleyville, TX came forward and spoke in opposition to the case. Ms. Hedley voiced opposition in the placement of the compound pharmacy.

The public hearing was closed at 7:20 p.m.

The applicant addressed citizen concerns regarding parking space and overall traffic flow of the space.

Staff answered questions of the Commission regarding the zoning of the district and new rezoning that needs to be done.

Commissioner Syed made a statement regarding concerns of the intended use of the development.

Commissioner Groves made a statement regarding the concerns of additional construction along Cheek-Sparger road, investment of city funds on new road construction, phased construction, and relocating the building locations to preserve the tree line of the surrounding area.

An associate of the applicant, Mansi Kumar, 2205 North Pearson Lane, Westlake, TX answered questions of the Commission regarding the pharmaceutical compounding and usage of the intended development.

Commissioner Groves made a request for the applicant to redesign the buildings to be more compatible with the residential buildings of the area and to develop all three buildings at once.

Commissioner Syed made a motion to table Case ZC23-006. Commissioner Richardson seconded the motion.

The motion was carried by the following vote.

Aye: 6 - Groves, Alphonso, Syed, Raine, Linn, and Richardson.

Nay: 0

Abstain: 1

2b 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

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Marta Lopez, 4109 Twilight Trail, Plano, Texas came forward and spoke on the proposed development and answered questions of the Commission regarding projected development start date and the project timeline.

The public hearing was opened at 7:43 p.m.

With no one wishing to speak, the public hearing was closed at 7:44 p.m.

Commissioner Syed made a motion to approve Case ZC23-007. 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**

2c Consideration 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.

The applicant, Kenneth Tramm, 5100 Thompson Terrace, came forward and made a request for an accessory building for additional storage. The applicant answered questions of the Commission regarding the expansion of the business and the design of the accessory building. Concerns regarding the residential look of the building were raised by the Commission and requests to redesign the building were addressed.

The public hearing was open at 8:00 p.m.

With no one wishing to speak, the public hearing was closed at 8:00 p.m.

Staff answered questions from Commissioner Syed regarding commercial square footage limitations.

Commissioner Linn made a motion to table Case ZC23-008. 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**

PUBLIC HEARING AGENDA ITEMS

- 2d** Consideration 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

The Commission requested to hear both Case ZC23-009 and Case ZC23-010 at the same time. The two cases will be treated separately. Jacquelyn Reyff presented Case ZC23-009 and Case ZC23-010 and briefed the Commission.

The applicant, Curtis Young, came forward and brought forth one development with being rezoned from AG Agricultural to R-30 Single Family residential zoning. The other development being a rezoning from Ag Agricultural and RE Single Family 'Estate' residential district to PUD-R Planned Unit Development Residential. The applicant highlighted changes compared to the previous development request, including increased tree preservation and larger lot size. The applicant answered questions from the Commission regarding differences between the acreage and lot amount of the two lot plans.

The public hearing was open at 8:34 p.m.

Elizabeth Hearn, Chere Moore, Michelle Aguilera, Sharon DeLuca, Michael Van Zant, Robert Zebien, and Robert Bottger chose not to speak, but expressed opposition of the case.

Mike Ferrell, 2504 Twelve Oaks, Colleyville, Texas, came forward and spoke in opposition to both cases. Mr. Ferrell expressed concerns regarding the elevation, the amount of retaining walls required for the development, the grading of the roads, drainage concerns of the development, and the removal of trees that the developer would have to remove from the development.

Robert Egan, 2410 Twelve Oaks Lane, Colleyville, Texas came forward and spoke in opposition to both cases. Mr. Egan expressed concern regarding the number of lots in both plans, the impact of the development on trees, and the feasibility of the engineering of the development.

Bo Bottger, 6800 Atlanta Drive, Colleyville, Texas came forward and spoke in opposition to both cases. Mrs. Bottger expressed concerns of the developer trustworthiness, value of homes being built, the number of lots in both plans, and the removal of trees.

Sam DeLuca, 2404 Wilkes Drive, Colleyville, Texas came forward and spoke in opposition to both cases. Mr. DeLuca expressed concerns regarding the

architecture plan for the steepness of the area, drainage issues, and concerns of the development impact on soil conditions.

Lenona Nickels, 1017 West Murphy Road, Colleyville, Texas came forward and spoke in opposition to both cases. Ms. Nickels expressed concern regarding the impact of the development on the trees, the aesthetic impact of the construction of walls built, the noise of traffic, and the untrustworthiness of the developer.

Sam Hearn, 2409 Wilkes Drive, Colleyville, Texas came forward and spoke in opposition to both cases. Mr. Hearn expressed concerns regarding the severity of the grading required to develop the area, the amount of development occurring in the city, and made recommendations to the Commission to acquire more green space.

Cathy Hadley, 204 North Timberline Drive, Colleyville, Texas came forward and spoke in opposition to both cases. Ms. Hadley expressed concerns regarding the number of lots in the development, the size of the lots in both development plans, and the overload of drainage on Bear Creek.

Dave Dudziak, 2301 Wilkes Court, Colleyville, Texas came forward and spoke in support of Case ZC23-010 and in opposition of Case ZC23-009. Mr. Dudziak spoke in support of the Pool Road exit found in Case ZC23-010, stating that the exit will help alleviate traffic concerns in the area and lead to more families living in the neighborhood.

An associate of the applicant, Mark Goodwin, 585 N Peytonville, Southlake, Texas came forward and spoke in support of both cases. Mr. Goodwin, the owner of the property, addressed concerns raised by citizens regarding drainage issues created by the development, grading required for construction, the details of the property purchase, and the development being done.

Elizabeth Hearn, 2409 Wilkes Drive, Colleyville, Texas came forward and spoke in opposition of both cases. Mrs. Hearn expressed concern regarding the development's impact on the feel of the neighborhood, the impact on the environment, and the effect of traffic on children.

With no one wishing to speak, the public hearing was closed at 9:21 p.m.

The applicant, Mr. Young, came forward addressed citizen concerns. Mr. Young addressed concerns regarding the developer and owner of the property, grading and changes to the environment, drainage concerns, traffic concerns, density, and tree preservation.

Mark Goodwin made a statement regarding the cutting of trees prior to the

development of the property. Mr. Goodwin stated that the trees that were being cut were already dead.

The applicant, Mr. Young, and Mr. Goodwin, answered questions of the Commission regarding the construction of homes on steep property, tree preservation, possibility of decreasing the number of lots and changing the zoning of the development to R-40 Single-Family Residential, the builders contracted for the development, and the price of homes being built on the property.

Commissioner Bevill made a statement that the construction of the property would lead to increases in property value of neighboring communities.

**The Commission adjourned into an executive session at 9:53 p.m.
The Commission reopened the meeting at 10:01 p.m.**

**Commissioner Raine made a motion to deny Case Z23-009.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

Aye: 6 – Groves, Alphonso, Syed, Raine, Linn, and Bevill

Nay: 0

Abstain: 1 - Richardson

2e Consideration of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential PUD-R to 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

**Commissioner Alphonso made a motion to approve Case Z23-010.
Commissioner Raine seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Raine, Linn, and Bevill

Nay: 1 - Syed

Abstain: 1 - Richardson

3. CITIZEN COMMENTS

4. ADJOURNMENT

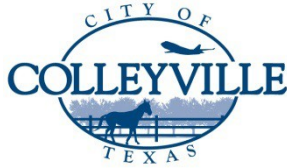
The meeting adjourned at 10:05 p.m.

The minutes were written and prepared by:



Jacquelyn Reyff
Planning Manager

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



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, April 24, 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 April 24, 2023, at 6:15 p.m.

Roll Call

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

Absent: David Groves

Staff Present: Ben Bryner

Also Present: Attorney, Julie Doshier

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a 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

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the content of SUP for the Auto Repair shop.

3. ADJOURMENT

The meeting adjourned at 6:24 p.m.

The minutes were written and prepared by:

Jacquelyn Reyff
Planning Manager

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



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a	Agenda Date 5/8/2023	Number
Type Regular Agenda Items		
Department Community Development		

Title

TABLED FROM APRIL 10, 2023 PLANNING AND ZONING COMMISSION MEETING. Consideration 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

Explanation

TABLED FROM THE APRIL 10, 2023 PLANNING AND ZONING COMMISSION MEETING

Robert Johnson, the applicant, has submitted a request to rezone from PUD-C Planned Unit Development – Commercial district to PUD-C Planned Unit Development – Commercial district for the property known as Lot 1, Block 1, San Bar Addition, being approximately 1.94 acres, and addressed as 105 Cheek-Sparger Road. The purpose is to allow for new commercial offices with a compounding pharmacy and medical and general office uses.

Existing Conditions/Background: The subject property is currently platted as 1.94 acres known as Lot 1, Block 1, San Bar Square Addition. The applicant proposes to construct three (3) buildings.

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 three medical and general office buildings (Building one 6,100 s.f, compounding pharmacy, Building two 4,250 s.f. medical and general office, Building three 4,350 s.f. medical and general office). The base zoning shall be CPO Professional Office.

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 and adjacent to the Colleyville Boulevard

Corridor. Approval of this PUD would mean an approval of three, one-story office buildings for this property.

The following regulations from the proposed PUD-C ordinance are proposed and would differ from the requirements of the Land Development Code:

- Pharmacy use as a permitted use in Building One.
- No drive-thru businesses permitted.

Plat Status: The property is platted as Lot 1, Block 1, San Bar Square Addition.

DRC Review: The Development Review Committee reviewed the request at their March 20, 2023 meeting and the following comments were provided to the applicant:

1. Comments provided from City Manager's Office: better define the land uses and if the development is expected to be phased please explain; the façade materials appear to be siding, brick and stucco. Could stone also be incorporated? Please provide a color rendering or provide the color of the materials on the façade drawing.
2. Provide the following information on the Site Plan: provided and required parking spaces; location, size and arrangement of lighting; and current land uses and zoning district of the adjacent properties.
3. Dimension the elevation drawings for the length and the height of the building articulation.
4. Provide a Landscape Plan.
5. Provide a Drainage Plan.
6. Provide an Urban Forestry Plan.
7. Provide a sidewalk on Cheek-Sparger Road.

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: Properties immediately to the north and east have R-20 Single Family Residential zoning and have developed with residential uses. Property to the south has R-15 Single Family Residential zoning and has developed with Single Family Residential uses. Property to the west has PUD-C Planned Unit Development - Commercial zoning and is improved with commercial uses.

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.

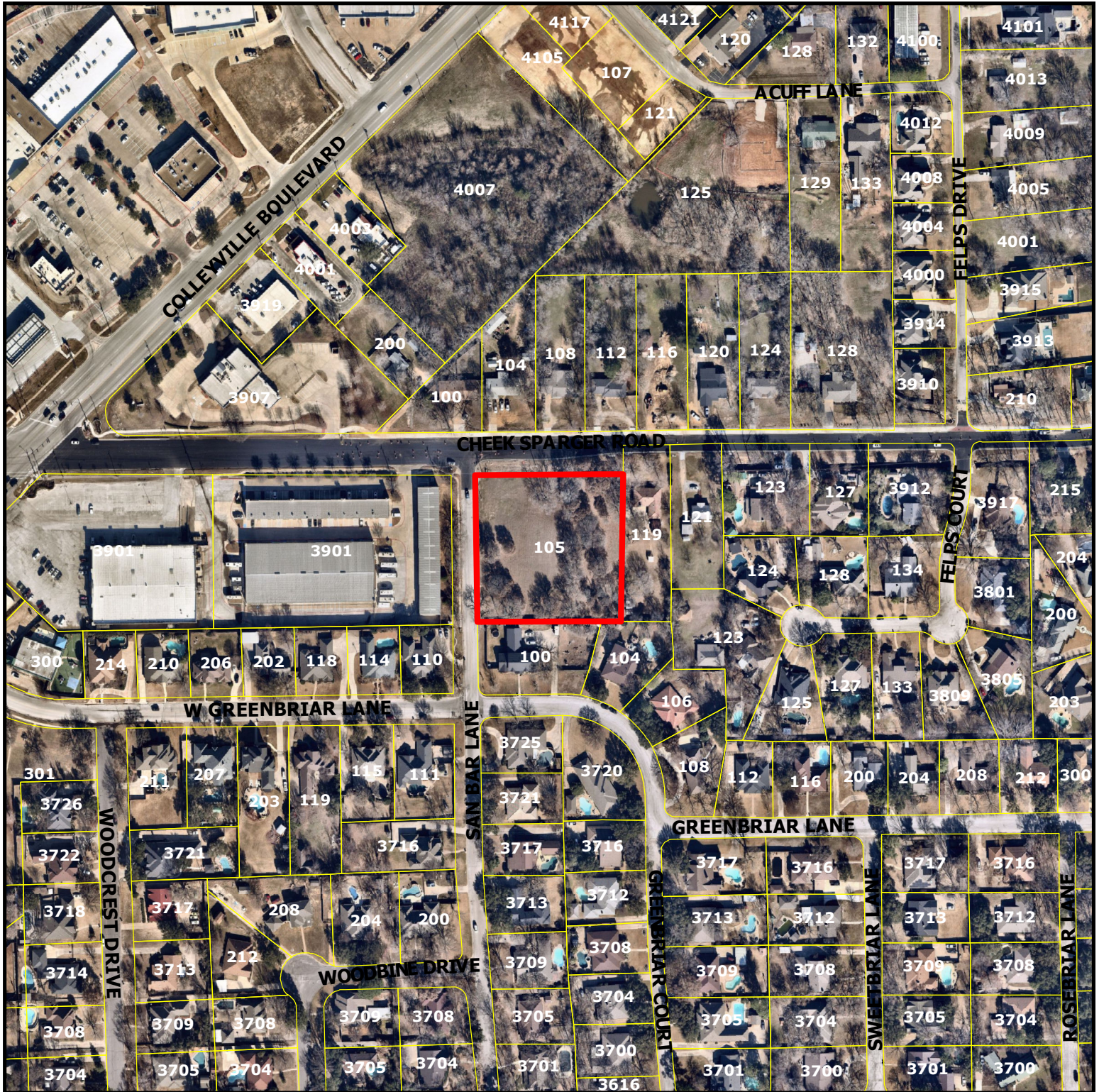
Recommendation

None

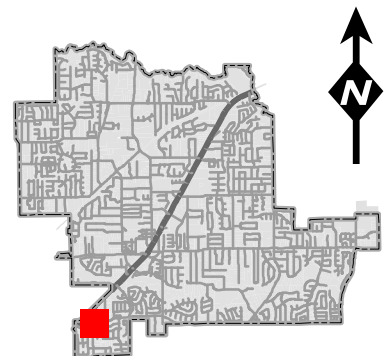
Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Ordinance O-85-600
5. Previous Zoning Request Plan
6. DRC Responses from Owner
7. Site Plan
8. Floor Plan
9. Elevations 1
10. Elevations 2
11. Existing Site Drainage
12. Drainage Plan
13. Landscape Plan
14. Urban Forestry Plan
15. Tree Survey
16. Notification Map
17. Notification Letter
18. Notify List
19. Draft Ordinance

Aerial Map



ZC23-006
105 Cheek-Sparger Road



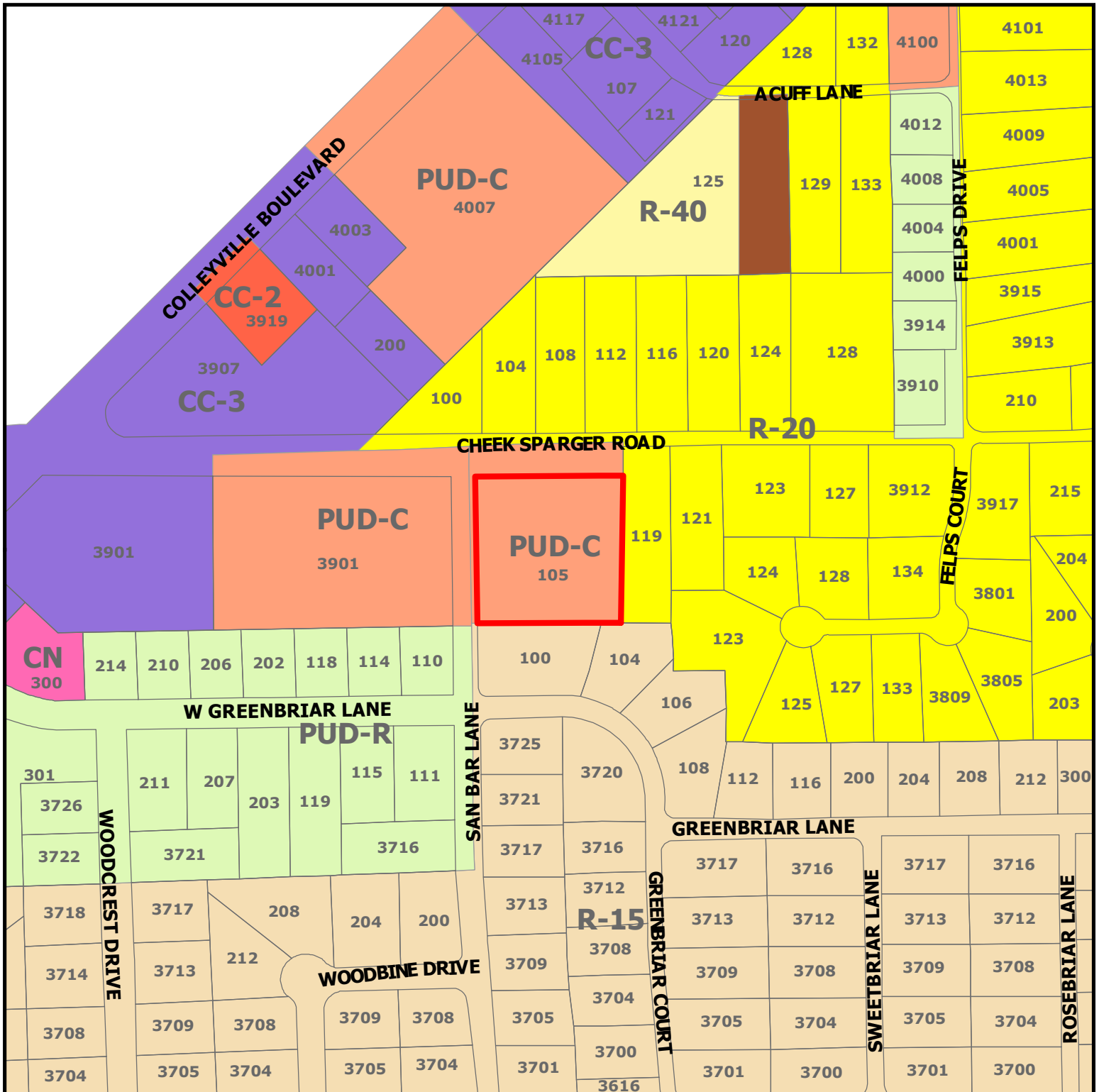
DISCLAIMER:

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Subject Property

Zoning Map



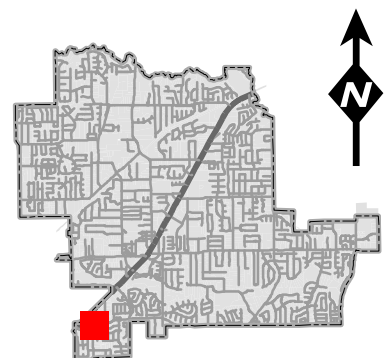
ZC23-006
105 Cheek-Sparger Road

DISCLAIMER:

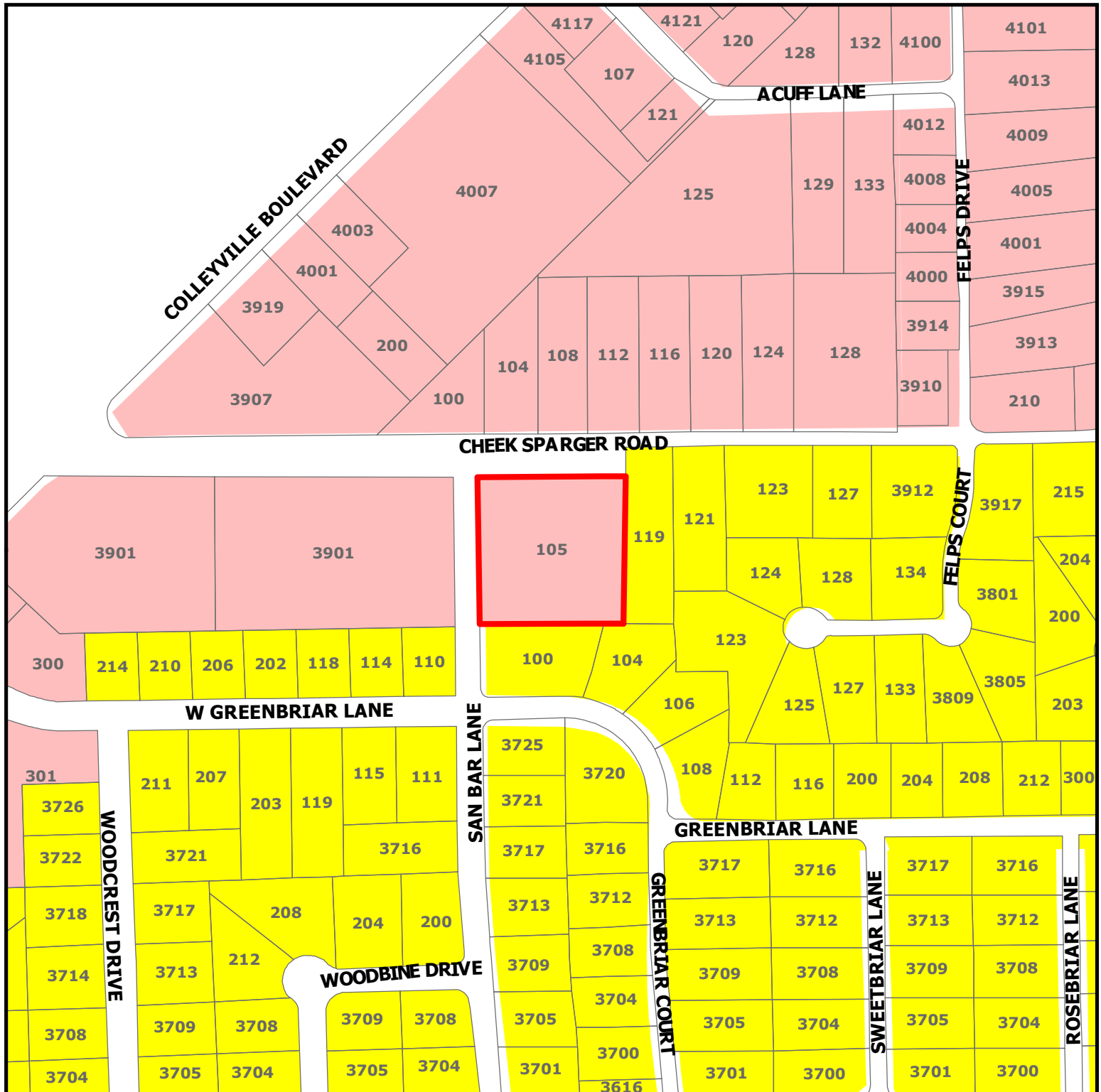
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Subject Property



Future Land Use Map



ZC23-006
105 Cheek-Sparger Road

DISCLAIMER:

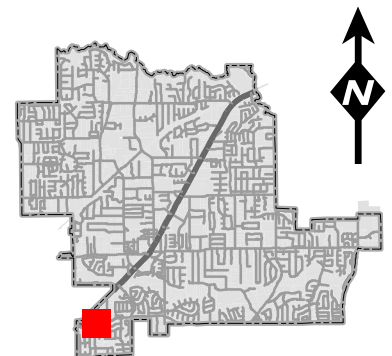
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Subject Property

Residential

Colleyville Blvd Corridor



Posted
12-13-85
4:30 P.M.
ly

ORDINANCE 0-85-600 ✓✓✓

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF A TRACT OF LAND SITUATED IN THE JONATHON RILEY SURVEY, ABSTRACT 1356, TRACT 3G AND WOODBRIAR ESTATES ADDITION, BLOCK 7, LOTS 20,21, AND 22 TO THE CITY OF COLLEYVILLE, TEXAS FROM R-15 AND R-20 TO PUD-C; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, an application for zoning change was filed by C. M. Bollinger, Inc. , October 22, 1985 under Case No. Z-85-547; and,

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

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

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and,

WHEREAS, public hearings to change the zoning on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the zone change; and,

WHEREAS, the City Council is of the opinion that the zone change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

NOW, THEREFORE,

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

Sec. 1. THAT Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Tarrant County, Texas, and described as follows:

BEING a tract of land in the JONATHON RILEY SURVEY, Abstract NO. 1356, City of Colleyville, Tarrant County, Texas, as surveyed by C.K. Vermillion, Registered Public Surveyor No. 552, in August 1966, and being more particularly described as follows:

BEGINNING at an iron pin in the South line of Cheek-Sparger Road, said point being 202.0 feet east and 15.0 feet south of the most westerly NW corner of said Riley survey;

Thence East 100.00 feet along the south line of said Cheek-Sparger Road to an iron pin;

Thence S 00° 23' E, 325.9 feet to an iron pin;

Thence S 89° 42' W, 100.0 feet to an iron pin;

Thence N 89° 36' W, 173.4 feet to an iron pin;

Thence N 00° 06' E, 300.00 feet to a point;

Thence S 89° 36' E, 173.4 feet to a point;

Thence N 00° 06' W, 23.60 feet to the point of beginning and containing 1.943 acres of land.

by changing the zoning thereof from R-15 and R-20 to PUD-C. **

Sec. 2. Any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville and accompanying official Zoning Map thereto shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Hundred Dollars (\$200.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the
day of December, 1985.
The second reading and public hearing being conducted on the
day of January, 1986.
The third reading and public hearing being conducted on the
day of January, 1986.

ATTEST:

CITY OF COLLEYVILLE

Lavada Johnson
City Secretary

J.R. "Buck" Hubbard
Mayor

Approved as to Form and Legality:

Ross T. Foster
Ross T. Foster, City Attorney

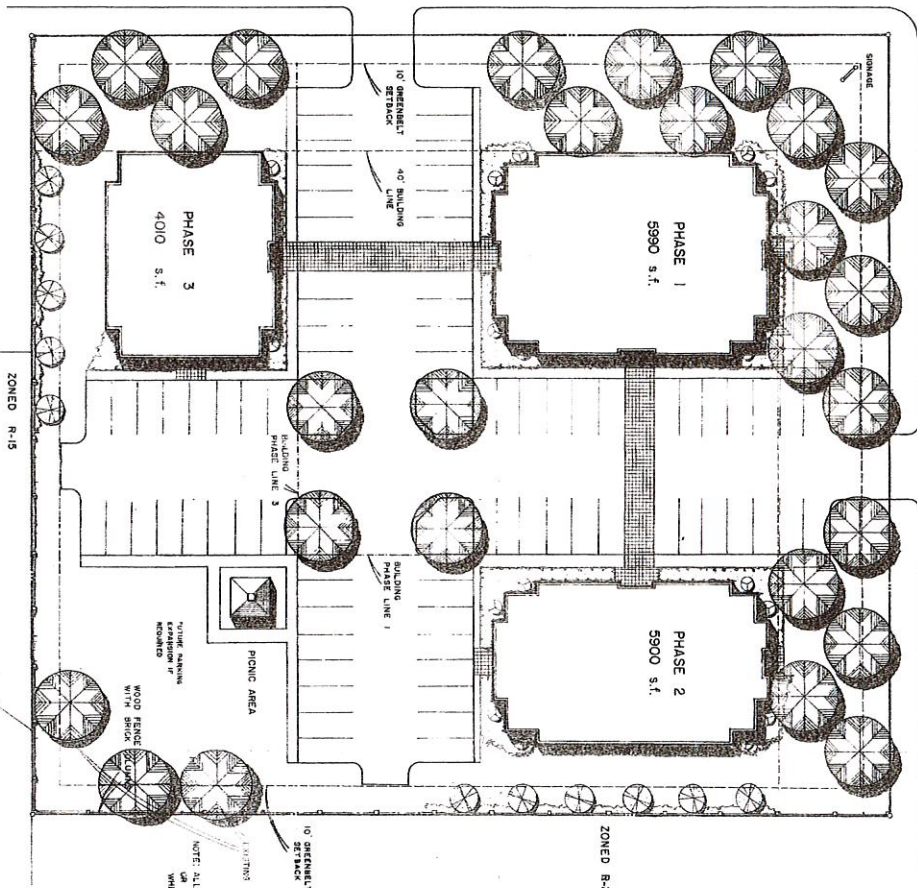
**together with all site plans, supporting documents,
and other conditions and restrictions imposed by
and approved by the Council, which are incorporated
herein by reference.

CHEEK-SPARGER ROAD

120' R.O.W.

ZONED CC

SAN BAR LANE



SITE INFORMATION

PHASE 1	
BUILDING AREA	5990 sq. ft.
PARKING RECD.	20 spaces
PARKING PRVD.	46 spaces
PHASE 2 (CUMULATIVE)	
BUILDING AREA	11890 sq. ft.
PARKING RECD.	40 spaces
PARKING PRVD.	62 spaces
PHASE 3 (CUMULATIVE)	
BUILDING AREA (19%)	15900 sq. ft.
PARKING RECD.	53 spaces
PARKING PRVD.	78 spaces
ROW, DEDICATION	3492 sq. ft.
LANDSCAPED AREA	29732 sq. ft.
TOTAL AREA	1,86 acres



1502017-020

Being a part of and in the JOHNSON ESTATE SURVEY, Abstract No. 1556, City of Colville, Washington Public Survey No. 550, in Section 166, and being more particularly described as follows:

Beginning at the NW corner of the 2000' line of Cheek-Sparger Road, said point being 200.0 feet from the NW corner of said survey, and being the NW corner of said survey;

Thence east 100.0 feet along the north line of said Cheek-Sparger Road to an iron pin;

Thence S 00° 21' E, 250.9 feet to an iron pin;

Thence S 89° 42' E, 100.0 feet to an iron pin;

Thence S 89° 42' E, 173.1 feet to an iron pin;

Thence N 00° 00' E, 200.0 feet to a point;

Thence S 89° 42' E, 173.1 feet to a point;

Thence S 00° 00' E, 250.0 feet to the point of beginning and containing 1.965 acres of land.

SCALE 1"=20'

ZONING REQUEST EXHIBIT
CITY OF COLLEVILLE, TEXAS

EXISTING ZONING R-15/R-20
PROPOSED ZONING PUD-C

DEVELOPER: BOLLINGER CM, INC.
3300 JARVIS PARK DRIVE SUITE 112
HOUSTON, TEXAS 77057
(817) 277-9444

OWNER: DR. JERRY MILLS
6801 CENTRAL DR
HOUSTON, TEXAS 77057
(817) 282-4871



WASHINGTON/WALLACE, INC.
ENGINEERS & PLANNERS & ARCHITECTS
100 EAST 17TH AVENUE SUITE 310
DENVER, COLORADO 80202
(303) 733-0000

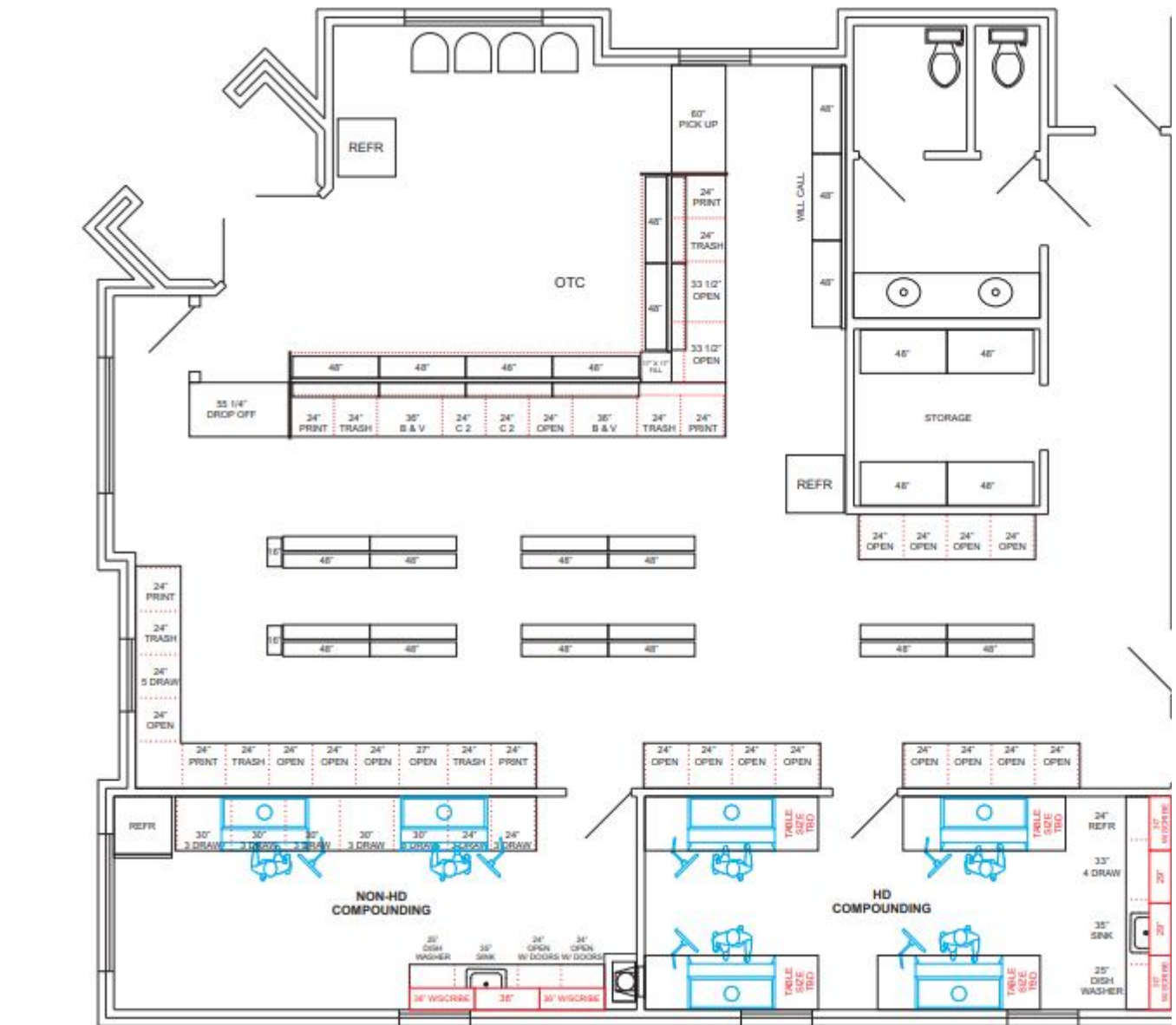
Sandy Dean

From: Preyesh Kumar [REDACTED] >
Sent: Tuesday, February 07, 2023 9:36 PM
To: Sandy Dean; Robert Johnson; Mansi Kumar
Subject: Fw: 105 Cheeksparger Rd, Colleyville, TX
Attachments: 105 Cheek Sparger - Site Plan 2-6.pdf

Hello,

Thank you for updating me with the progress. I am attaching a layout of the pharmacy as well. Please make necessary changes if needed per requirements.

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.



Please let me know if you have any questions.

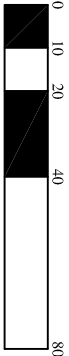
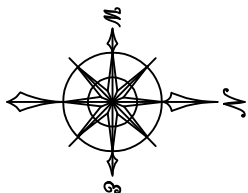
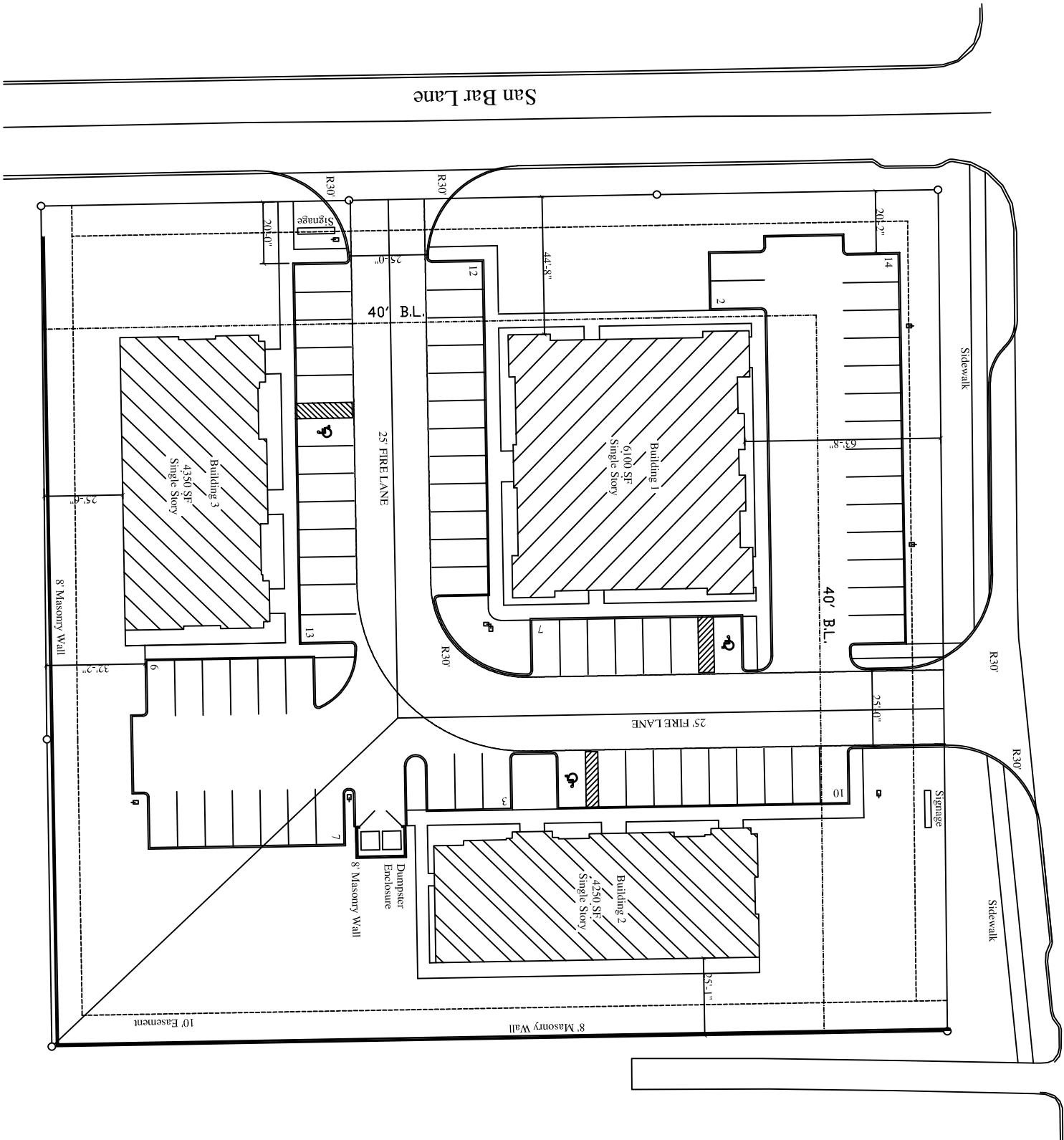
Thank you,
Preyesh

----- Forwarded Message -----

From: Sandy Dean <[REDACTED]>
To: Preyesh Kumar <[REDACTED]>; Preyesh Kumar <[REDACTED]>
Cc: Robert Johnson <[REDACTED]>
Sent: Monday, February 6, 2023 at 03:50:20 PM CST
Subject: 105 Cheeksparger Rd, Colleyville, TX

Good afternoon Preyesh!

Cheek Sparger Road



25'-30' LED POLE LIGHT (EXACT HEIGHT AND LOCATIONS TO BE DETERMINED BY PHOTOMETRIC)

* ADDITIONAL WALL PACK LIGHTING TO BE DETERMINED BY PHOTOMETRIC.

105 CHEEK SPARGER - LOT COVERAGE %						
TOTAL LOT FOOTAGE	BUILDING SF	PARKING SF	PAVING %	GREEN SPACE	GREEN SPACE %	
79492 SF	14700	1815	32265	40.6 %	33529	40.9 %

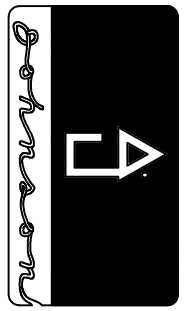
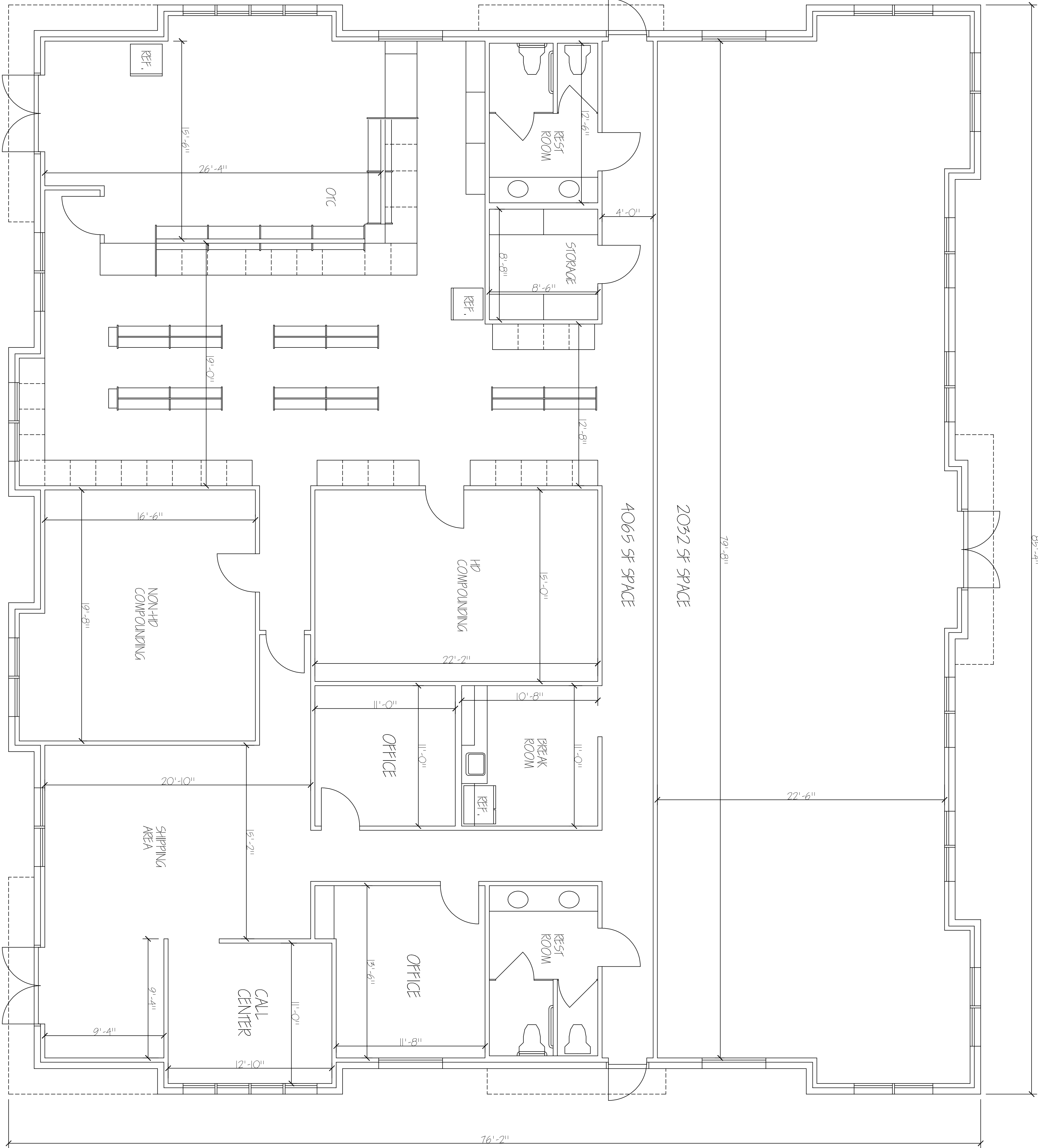
PARKING SUMMARY			
REQUIRED	PROVIDED		
REQUIRED	1 PER 200 SQ. FT.	74	74
ACCESSIBLE	1 PER 250 PARKING SPACES	5	5



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

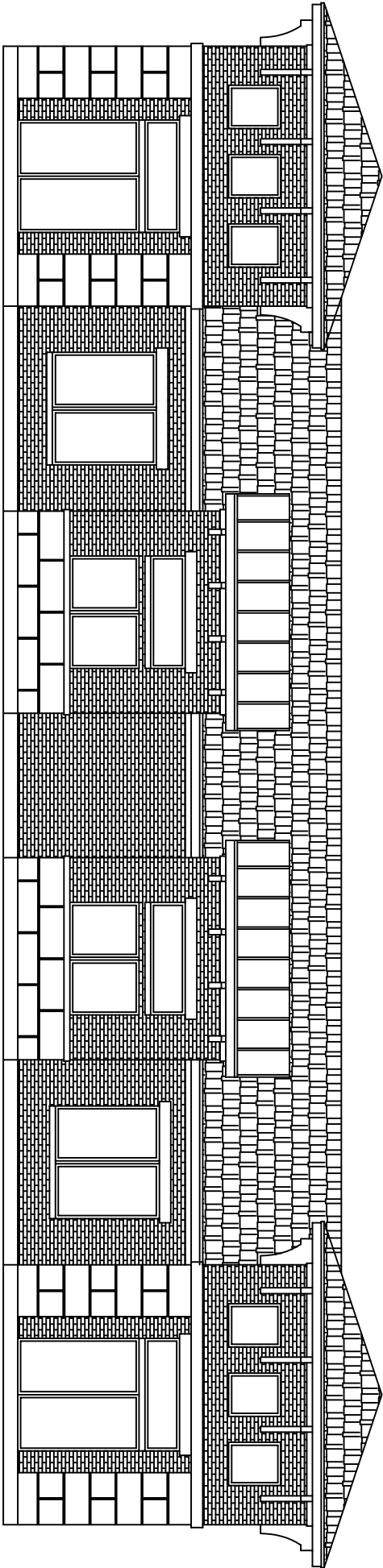
SCALE:	AS SHOWN	PLAN #:	PAGE:
DATE:	25 April 23	Office Park	Site Plan



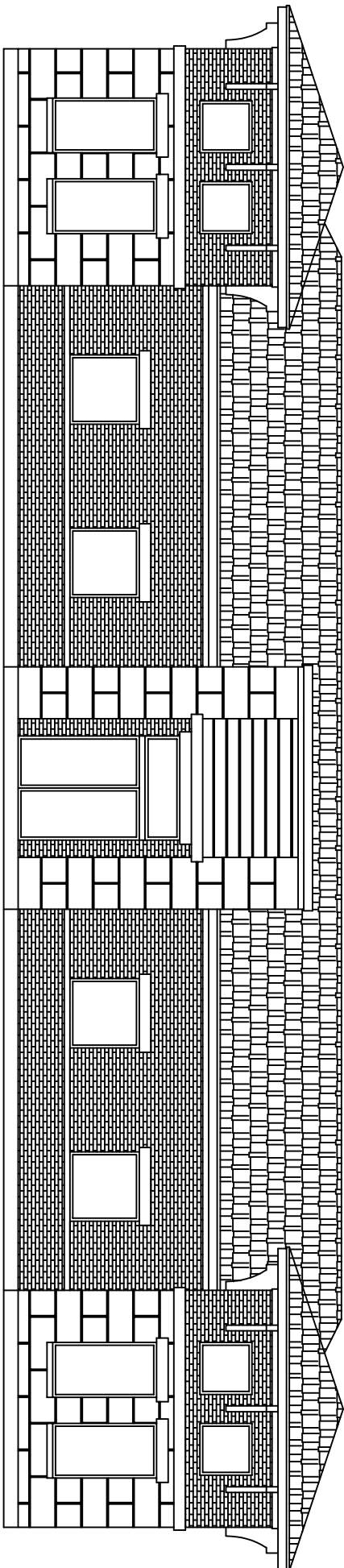
Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

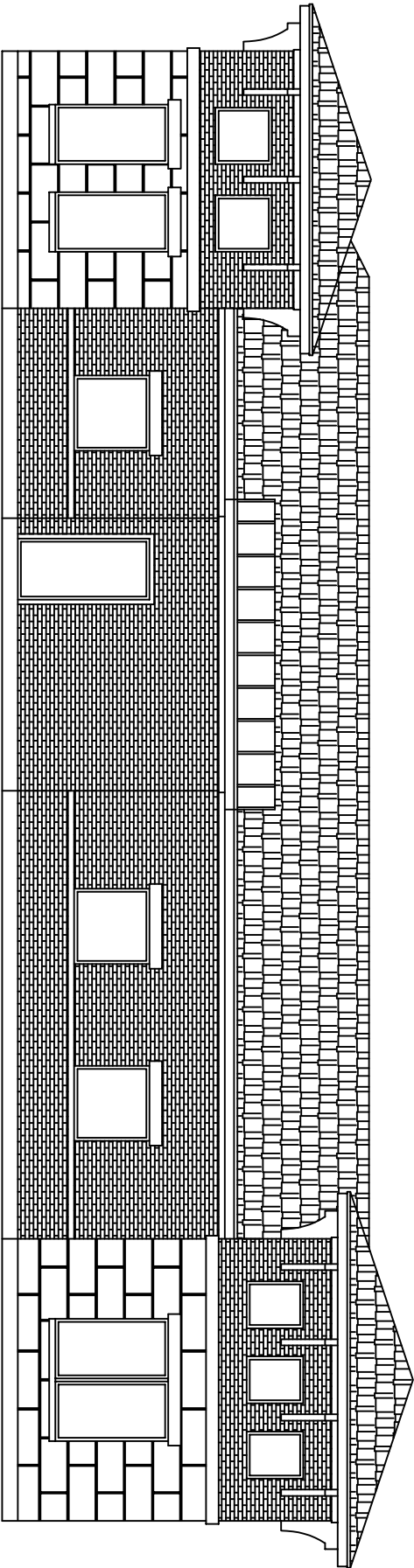
SCALE:	NTS	PLAN #:	Office Park	PAGE:	Building 1 Floor Plan
DATE:	02 March 23				



North Elevation



South Elevation

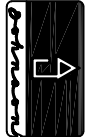


Side Elevations

* EXTERIOR FACADE TO BE OVER 90 % MASONRY

105 CHEEK SPARGER - BUILDING ONE						
ELEVATION	CLADDING	MASONRY	MASONRY FT ²	TOTAL	% MASONRY	% MASONRY FT ²
NORTH	329	999	0	999	100.0 %	0.0 %
SOUTH	266	990	44	1094	96.6 %	5.4 %
EAST	191	879	0	879	100.0 %	0.0 %
WEST	191	879	0	879	100.0 %	0.0 %
OVERALL	971	3679	44	3719	99.1 %	0.9 %

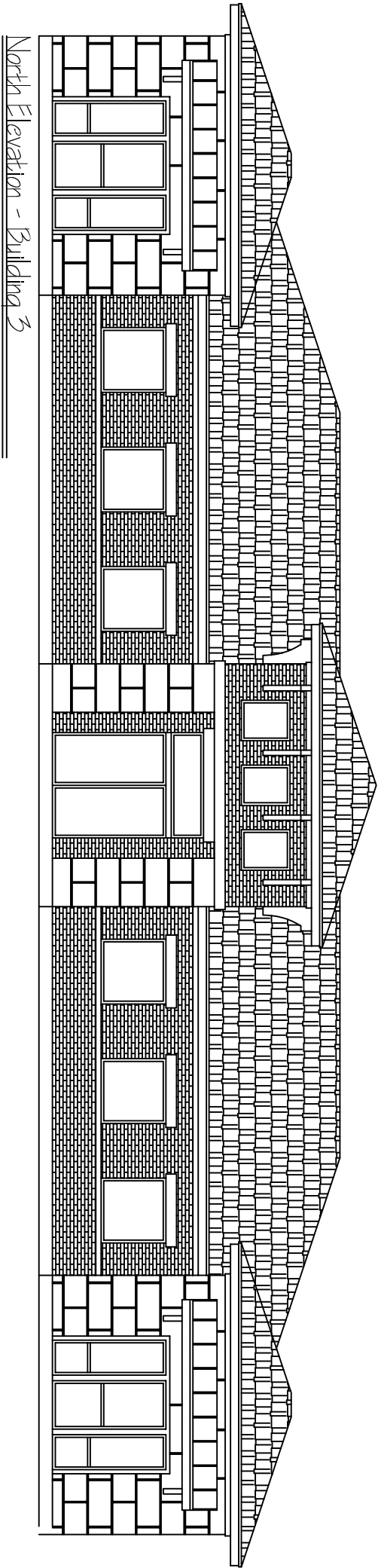
NOTE : THE SQUARE FOOTAGE CALCULATIONS WERE PER APPROXIMATE



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845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

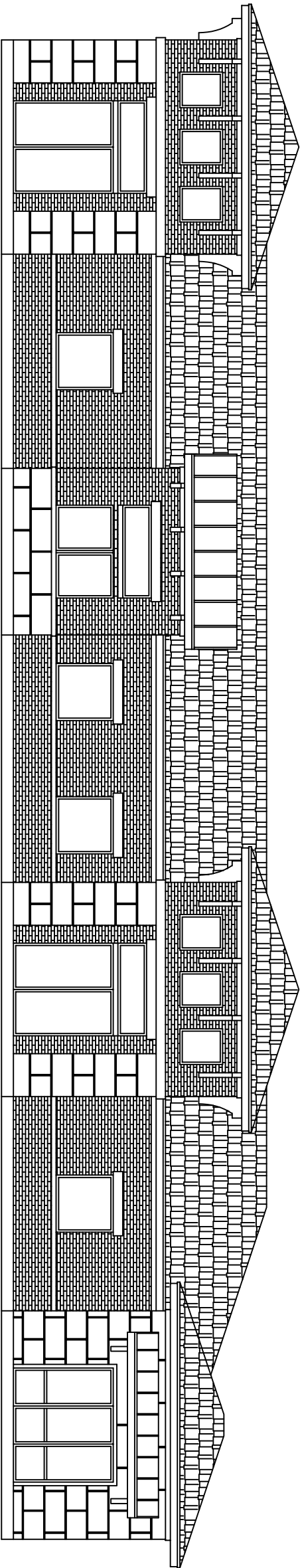
105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:	PAGE:
DATE:	25 April 23	Office Park	Building 1 Elevations

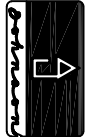


North Elevation - Building 3

* EXTERIOR FACADE TO BE OVER 90 % MASONRY



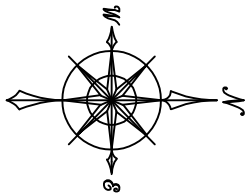
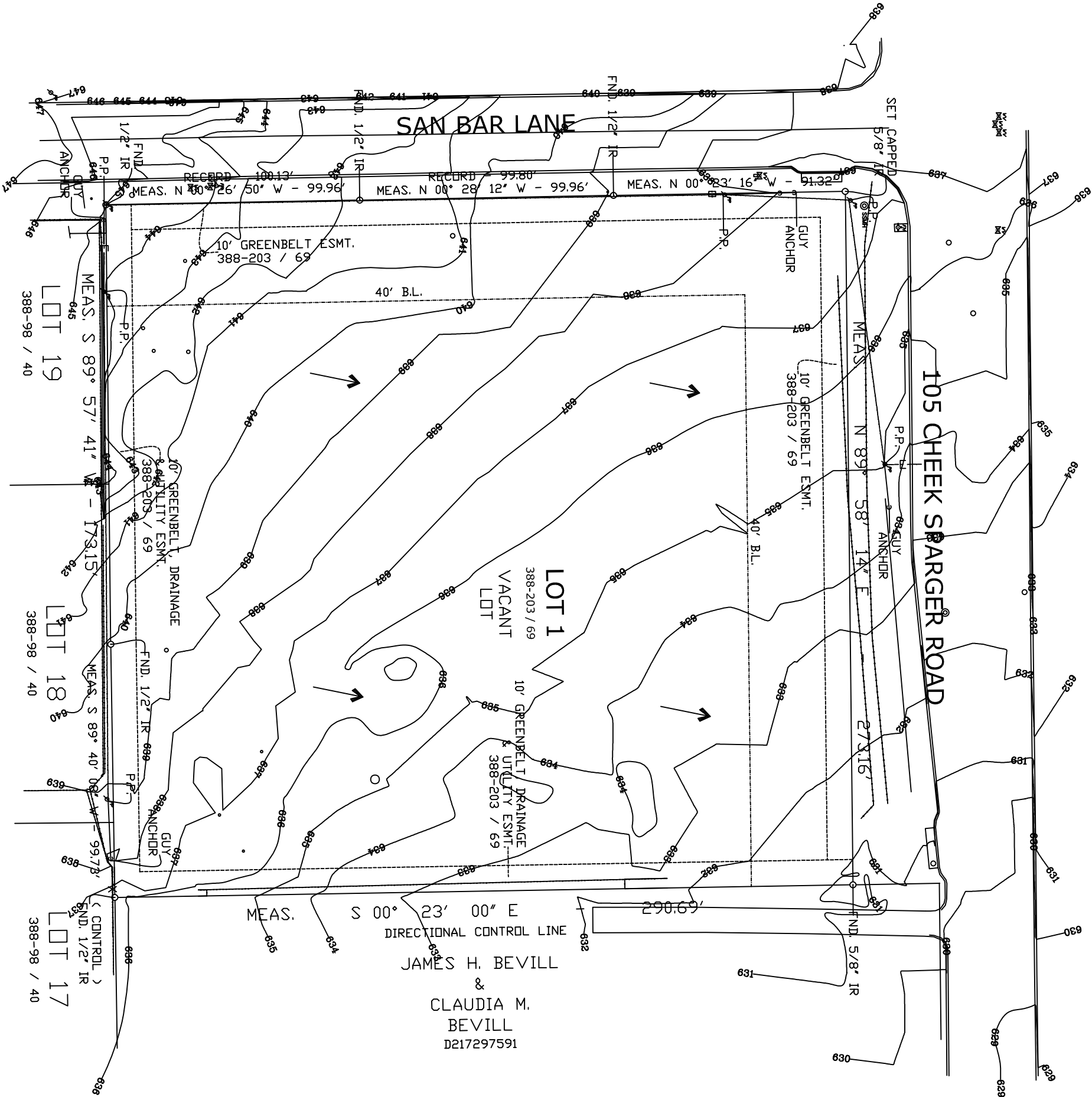
West Elevation - Building 2



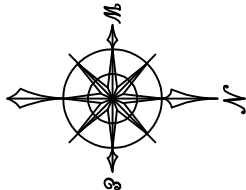
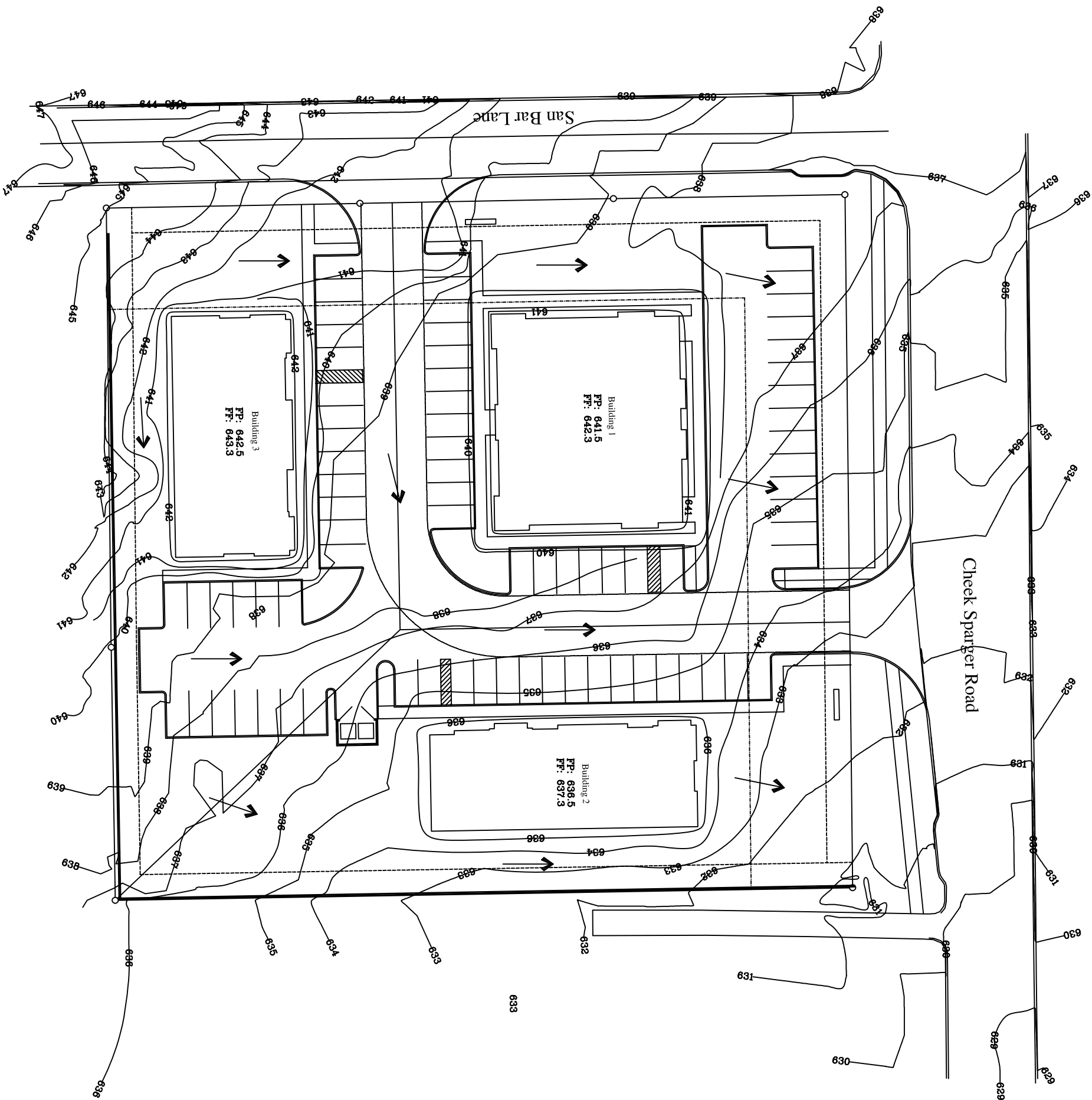
Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

SCALE:	NTS	PLAN #:		PAGE:	Building 2&3
DATE:	25 April 23		Office Park		Front Elevations



Robert Johnson Designs 845 ENTERPRISE PLACE - SUITE B SOUTHLAKE, TEXAS 76092 (817) 251-4646		
105 Cheek-Sparger Rd.		
SCALE: AS SHOWN		
DATE: 25 April 23		PAGE: Existing Lot Drainage

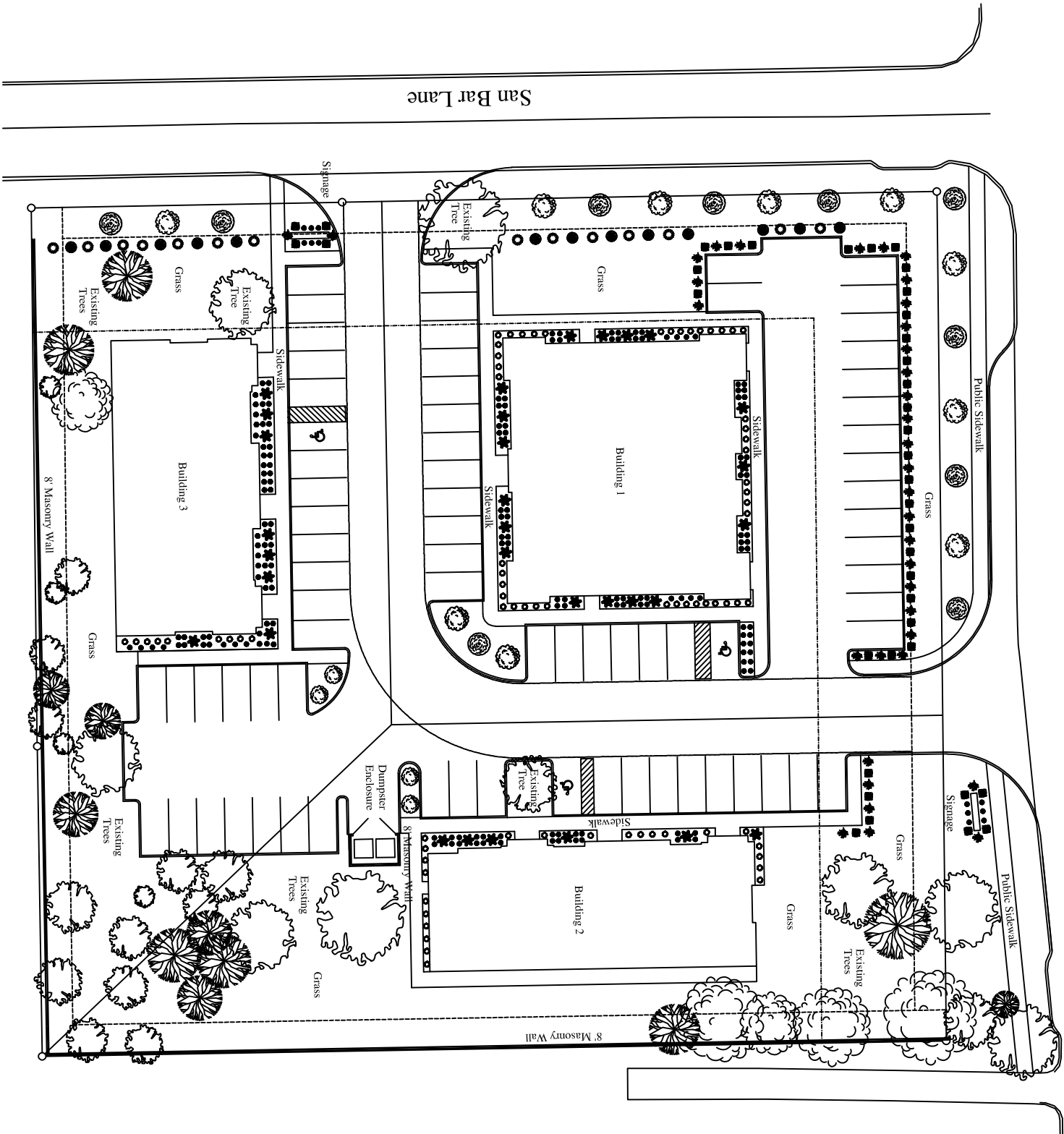
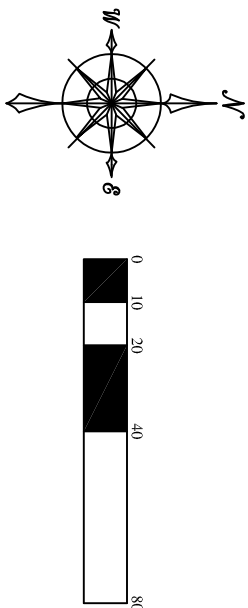


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SOUTHLAKE, TEXAS 76092
(817) 251-4646

105 Cheek-Sparger Rd.

SCALE:	AS SHOWN	PLAN #:	PAGE:
DATE:	25 April 23	Office Park	Proposed Drainage

Cheek Sparger Road



- Plant List:
- Bald Cypress - Taxodium distichum
 - Red Oak - Quercus shumardii
 - Crape Myrtle - Lagerstroemia indica
 - Nandina - Nandina domestica
 - Purple Sage - Leucophyllum frutescens
 - Juniper - Juniperus chinensis

Quantity	Material	Size
4	Bald Cypress	3"
29	Red Oak	3"
64	Crape Myrtle	10 GAL.
160	Nandina	5 GAL.
160	Purple Sage	5 GAL.
160	Juniper	5 GAL.

BERMUDA HYDROMULCH ON ALL LANDSCAPED AREAS
FULLY AUTOMATIC IRRIGATION SYSTEM ON ALL LANDSCAPED AREAS

MANDATORY REQUIREMENTS

- SITE TREES
(1) 3" CALIPER TREE PER EACH 40 FT OF STREET FRONTAGE
495 FT OF STREET FRONTAGE: 495 LF / 40 = 13 TREES
17 TREES PROVIDED ON STREET FRONTAGE
- SITE SHRUBS
(1) 18" IN HEIGHT OR 5 GAL. PLANT FOR EACH 5 LF OF PUBLIC RIGHT OF WAY
ADJACENT TO THE PROPERTY
495 FT OF STREET FRONTAGE: 495 LF / 5 = 99 SHRUBS
101 TREES PROVIDED ON STREET FRONTAGE

20 % OF THE TOTAL LAND AREA SHALL BE LANDSCAPED
AT LEAST 50 % OF THE TOTAL LANDSCAPED AREA SHALL BE LOCATED IN
THE STREET YARDS

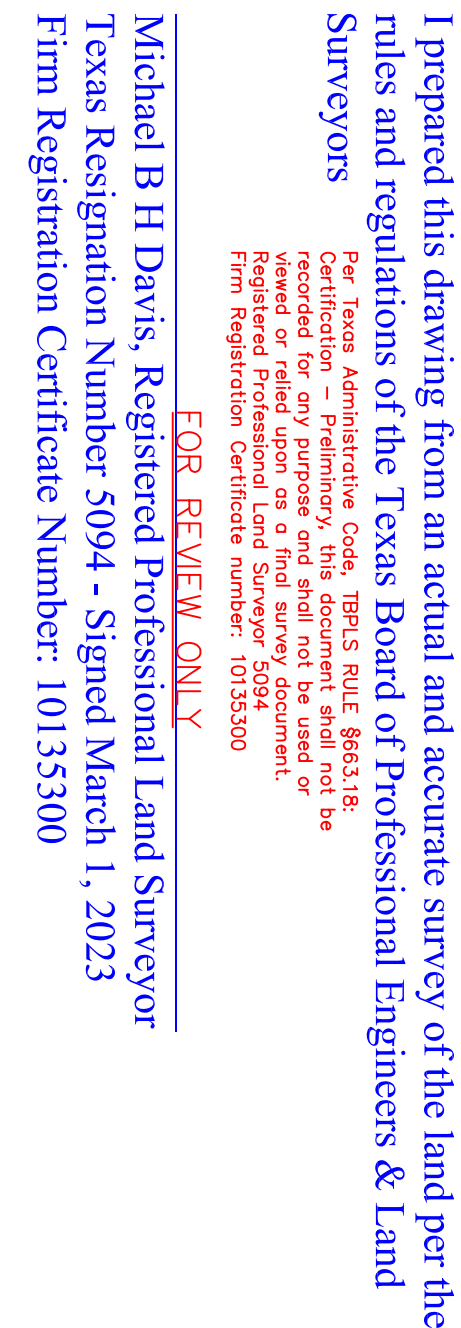
105 CHEEK SPARGER - LOT COVERAGE %					
TOTAL LOT FOOTAGE	BUILDING SF	PAVING SF	PAVING %	GREEN SPACE	GREEN SPACE %
79492 SF	14100	92265	40.6 %	9229	40.9 %



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SOUTHLAKE, TEXAS 76092
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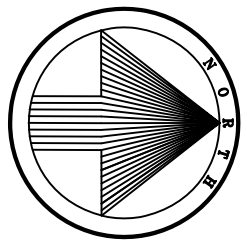
105 Cheek-Sparger Rd.

SCALE:	PLAN #:	PAGE:
AS SHOWN	Office Park	Landscape Plan
DATE:	25 April 23	



LANDSURVEYOR:
ALPHA LAND SURVEYING, INC
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@gte.net

URBAN FORESTRY
PLAN
Lot 1, Block 2
San Bar Square
an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Sparger Road
Field Surveyed:
January 18, 2023
Revised: April 27 2023



Bearings are based on NAD 83,
North Central Texas Zone 4202.

Cheek Sparger Road



San Bar Lane

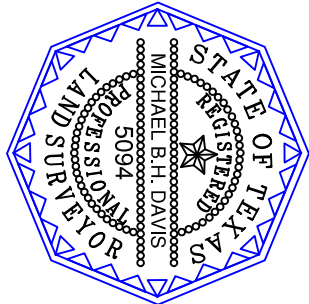
Lot 19
Block 7
Woodbriar Estates
Section 3
Vol.388-98,Pg.40
PRCT

Lot 18

Lot 17

I prepared this drawing from an actual and accurate survey of the land per the rules and regulations of the Texas Board of Professional Engineers & Land Surveyors

Michael B H Davis, Registered Professional Land Surveyor
Texas Registration Number 5094 - Signed March 1, 2023
Firm Registration Certificate Number: 10135300



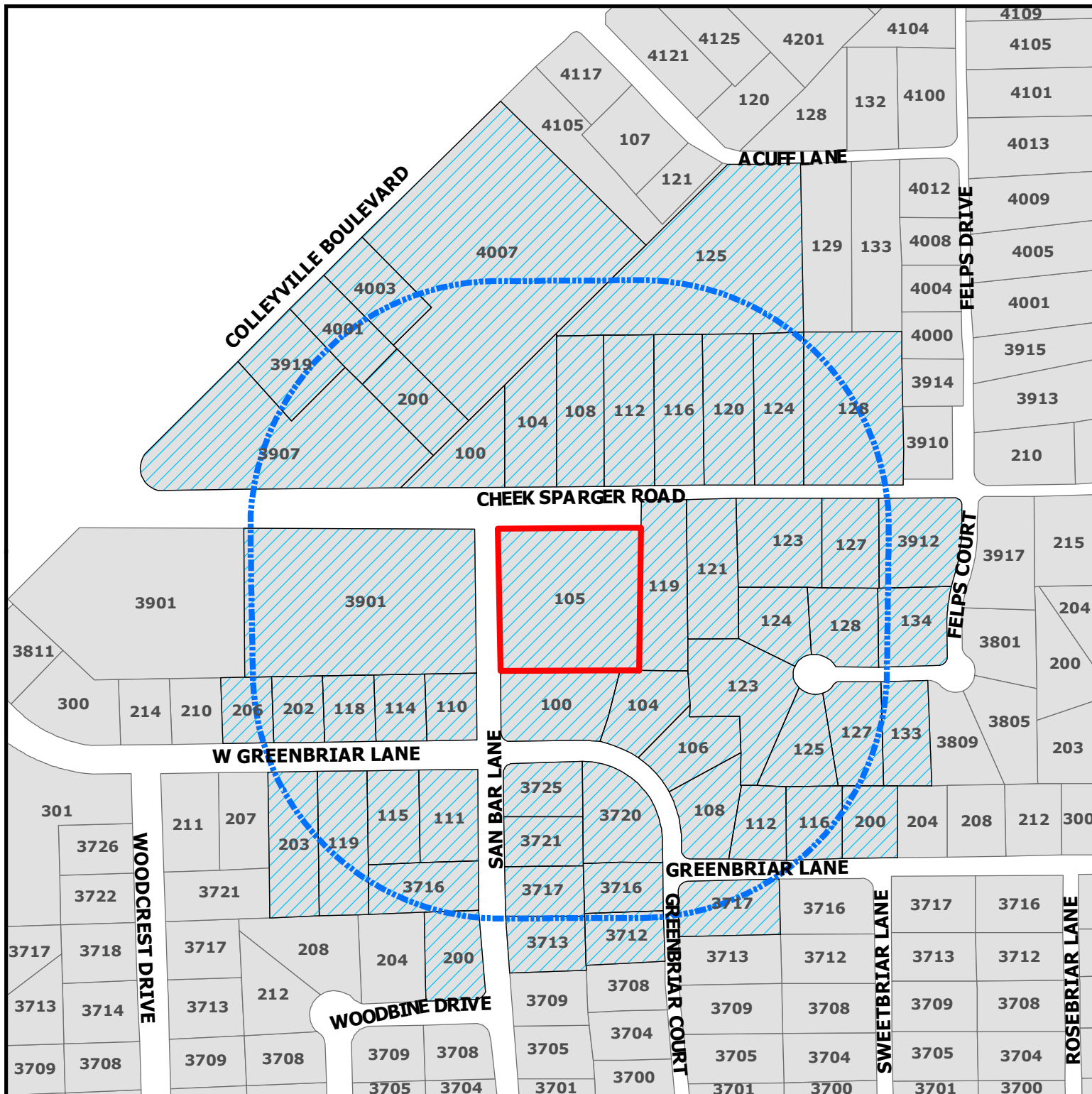
LEGEND			
	SANITARY SEWER CLEANOUT		POWER POLE
	SANITARY SEWER MANHOLE		ELECT. TRANSFORMER
	FIRE HYDRANT		PROPERTY LINE
	WATER VALVE		CARPED IRON ROD FOUND or Nodded
	WATER METER		OVER HEAD POWERLINE
	BACK FLOW VALVE		CABLE TV BOX
	IRRIGATION CONTROL VALVE		DEED RECORDS TARRANT COUNTY, TEXAS
	GAS METER		TELEPHONE PEDESTAL
	DUMPSSTER		SIGN AS DESCRIBED
			FIRE LANE STRIPPING
			Critical Root Zone

- 505 13"Blackjack Oak
- 506 11"Blackjack Oak
- 507 10"Blackjack Oak
- 508 10"Blackjack Oak
- 509 9"Blackjack Oak
- 510 14"Blackjack Oak
- 511 10"Blackjack Oak
- 513 18"Post Oak*
- 515 6"Blackjack Oak
- 516 8"Blackjack Oak
- 517 9"Post Oak
- 518 7"Blackjack Oak
- 519 8"Blackjack Oak
- 520 10"Blackjack Oak
- 521 12"Blackjack Oak
- 522 11"Blackjack Oak
- 523 7"Blackjack Oak
- 524 7"Blackjack Oak
- 525 9"Blackjack Oak
- 526 12"Blackjack Oak
- 527 9"Blackjack Oak
- 528 11"Blackjack Oak
- 529 16" Burr Oak
- 530 17"Post Oak
- 531 15"Post Oak
- 532 26"Post Oak*
- 533 15"Post Oak*
- 534 14"Blackjack Oak
- 535 14"Blackjack Oak
- 536 14"Blackjack Oak
- 537 12"Blackjack Oak
- 538 22"Blackjack Oak*
- 539 13"Blackjack Oak
- 541 8"Post Oak
- 542 11" Burr Oak
- 543 6" Burr Oak
- 544 11"Post Oak
- 545 10"Blackjack Oak
- 549 12"Post Oak
- 550 11"Post Oak
- 551 9"Blackjack Oak
- 553 13"Blackjack Oak
- 554 21"Blackjack Oak*
- 555 12"Post Oak
- 556 10"Post Oak
- 557 12"Post Oak
- 558 11"Blackjack Oak
- 559 12"Post Oak
- 560 13"Post Oak
- 561 13"Blackjack Oak
- 562 11"Post Oak
- 563 14"Blackjack Oak
- 564 11"Post Oak
- 565 19"Blackjack Oak*
- 567 10"Post Oak
- 568 12"Blackjack Oak
- 569 10"Blackjack Oak
- 570 7"Blackjack Oak
- 571 16"Blackjack Oak*
- 572 8"Blackjack Oak
- 573 8"Blackjack Oak
- 574 14"Post Oak
- 575 24"Elm
- 576 15"Elm
- 577 20"Elm
- 578 18"Elm
- 579 10"Blackjack Oak
- 580 6"Post Oak
- 581 8"Post Oak
- 582 7"Post Oak
- 583 14"Blackjack Oak
- 584 12"Blackjack Oak
- 585 14"Blackjack Oak
- 586 12"Post Oak
- 587 11"Blackjack Oak
- 588 11"Blackjack Oak
- 589 15"Blackjack Oak*
- 590 11"Blackjack Oak
- 591 14"Blackjack Oak
- 592 15"Blackjack Oak*
- 593 16"Post Oak*
- 594 13"Pecan
- 595 10"Pecan
- 596 8"Pecan
- 597 13"Pecan
- 598 11"Pecan
- 599 12"Pecan
- 600 10"Post Oak
- 601 7"Post Oak
- 602 6"Pecan
- 603 13"Blackjack Oak
- 604 11"Post Oak
- 605 16"Blackjack Oak*
- 606 8"Blackjack Oak
- 607 15"Blackjack Oak*
- * Heritage Tree

TREE SURVEY

Lot 1, Block 2
San Bar Square
an addition to the
City of Colleyville, Texas
recorded in
Volume 388-203, Page 69
Plat Records, Tarrant County, Texas
105 Cheek Sparger Road
Sheet 1 of 1

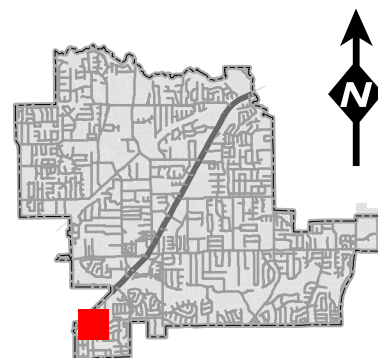
Notification Map



ZC23-006
105 Cheek-Sparger 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
-  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, 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 change of zoning from a PUD-C Planned Unit Development – Commercial district to a PUD-C Planned Unit Development – Commercial district, specifically for new commercial offices. The request is for medical and general office uses.

Zoning Case: ZC23-006

Applicant: Robert Johnson

Owner: Preyesh Kumar

Location: 105 Cheek-Sparger Road

Property Description: Lot 1, Block 1, San Bar Square Addition

Present Zoning: Planned Unit Development – Commercial

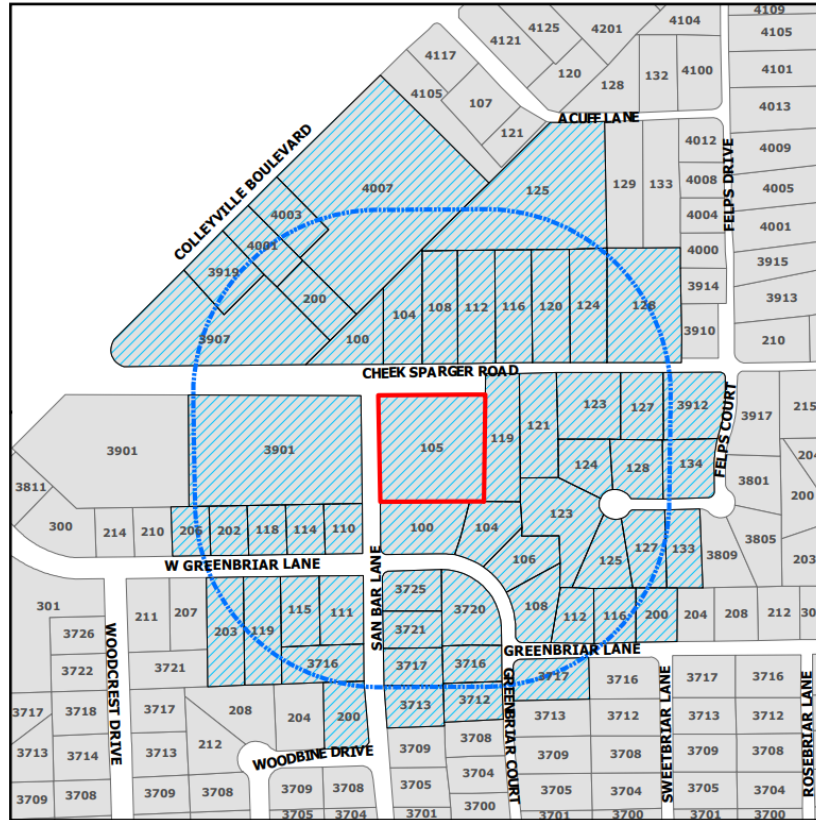
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

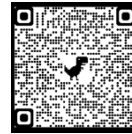
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 Address	Owner City
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX
ARYAL, SUBHASH	206 W GREENBRIAR LN	COLLEYVILLE, TX
BEVILL JAMES RLT	119 CHEEK SPARGER RD	COLLEYVILLE, TX
BLESSING, LANE GRANER	6808 HILLIER CT	COLLEYVILLE, TX
BOYER, PHILIP	133 FELPS CT	COLLEYVILLE, TX
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
BURSON, THOMAS WARREN	3720 GREENBRIAR CT	COLLEYVILLE, TX
CALLAWAY, CURTIS L	124 FELPS CT	COLLEYVILLE, TX
CAMPBELL, H P	203 W GREENBRIAR LN	COLLEYVILLE, TX
CLARK FAMILY TRUST	115 W GREENBRIAR LN	COLLEYVILLE, TX
CLEGHORN, MAURICE M	108 GREENBRIAR LN	COLLEYVILLE, TX
CURTIS, JERRY M	128 FELPS CT	COLLEYVILLE, TX
CURTIS, PEGGY ELAINE	3712 GREENBRIAR CT	COLLEYVILLE, TX
DAVILA, MICHAEL	100 GREENBRIAR LN	COLLEYVILLE, TX
DE LA HOZ, JOSE M	112 GREENBRIAR LN	COLLEYVILLE, TX
DOBSON FAMILY TRUST	3725 SAN BAR LN	COLLEYVILLE, TX
DOWDEY, MARK C	200 GREENBRIAR LN	COLLEYVILLE, TX
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX
FIRST CV LLC	6871 FOUR SIXES RANCH RD	NORTH RICHLAND HILLS, TX
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX
FORRESTER, JENNETTE	202 W GREENBRIAR LN	COLLEYVILLE, TX
GRAGG, CHRISTINA	3716 GREENBRIAR CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRUBBS, JONATHON M	111 W GREENBRIAR LN	COLLEYVILLE, TX
GUEST, ELIZABETH V	106 GREENBRIAR LN	COLLEYVILLE, TX
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX
HART, RODNEY D	116 GREENBRIAR LN	COLLEYVILLE, TX
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX
JOHNSON, MARK S	3716 SAN BAR LN	COLLEYVILLE, TX
JOHNSON, ROBERT	845 ENTERPRISE PL STE B	SOUTHLAKE, TX
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX
LACEY, KATHERINE	3713 SAN BAR LN	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
MCWILLIAMS, LANCE	3060 OLD MILL RUN	GRAPEVINE, TX
MOREFIELD, JEANNY	134 FELPS CT	COLLEYVILLE, TX
MORRISON, PAMELA M	123 FELPS CT	COLLEYVILLE, TX
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX
PHELPS, RODNEY	119 W GREENBRIAR LN	COLLEYVILLE, TX
PODSEDNIK, ADRIAN	125 FELPS CT	COLLEYVILLE, TX
RHODES, GREGORY	114 W GREENBRIAR LN	COLLEYVILLE, TX
ROBERTS, MICHAEL	3717 SAN BAR LN	COLLEYVILLE, TX
SKINNER, FLOYD DAVID	110 W GREENBRIAR LN	COLLEYVILLE, TX
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX
SNYDER, REGAN	200 WOODBINE DR	COLLEYVILLE, TX
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX
SWANN, SCOTT C	3717 GREENBRIAR CT	COLLEYVILLE, TX
TRACY, SUZANNE C	3721 SAN BAR LN	COLLEYVILLE, TX
TRAN, CHAU D	620 WARWICK BLVD	LEWISVILLE, TX
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX

VELASQUEZ, DAISY
WALLACE, DAVID A
WALTON, GERALD WAYNE
WOODBRIAR ESTATES ADDITION

1869 CHRIS CRAFT DR
104 GREENBRIAR LN
127 FELPS CT
3700 SWEETBRIAR

GRAPEVINE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX

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 ON LOT 1, BLOCK 1, SAN BAR SQUARE ADDITION LOCATED AT 105 CHEEK SPARGER ROAD; BEING APPROXIMATELY 1.94 ACRES, PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-006; 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 1, Block 1, San Bar Square Addition, commonly known as 105 Cheek Sparger Road (the "Property"), and to further provide for a PUD-C overlay district to allow for a compounding pharmacy and medical and general office uses.

Sec. 2. THAT the zoning for the Property is hereby amended as follows:

1. GENERAL

- a. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CPO Professional Office base zoning district regulations, except as expressly provided otherwise in this ordinance.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed with three office buildings (Compounding Pharmacy in Building 1, medical office, and general office in Buildings 2 and 3), 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. The permitted uses shall be those listed for the CPO Professional Office Commercial base zoning district. The following uses shall be permitted by right:
 - a. A Pharmacy to including compounding shall be allowed in building 1.

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

b. Lighting.

1. 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 residential property line.

c. Landscaping.

1. All required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.

d. Building Design.

1. All building designs shall be generally consistent within the elevations shown in Exhibit "D".
2. Building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.
3. There shall be no drive-thrus.

4. Building(s)

- a) Building one one-story 6,100 s.f., building two one story 4,250 s.f, building three one-story and 4,350 s.f.
- b) Development shall generally conform to the Conceptual Site Plan.

e. 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.

- 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 6th day of June 2023.

The second reading and public hearing being conducted on the 20th day of June 2023.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 20th DAY OF JUNE 2023.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Zoning Exhibit

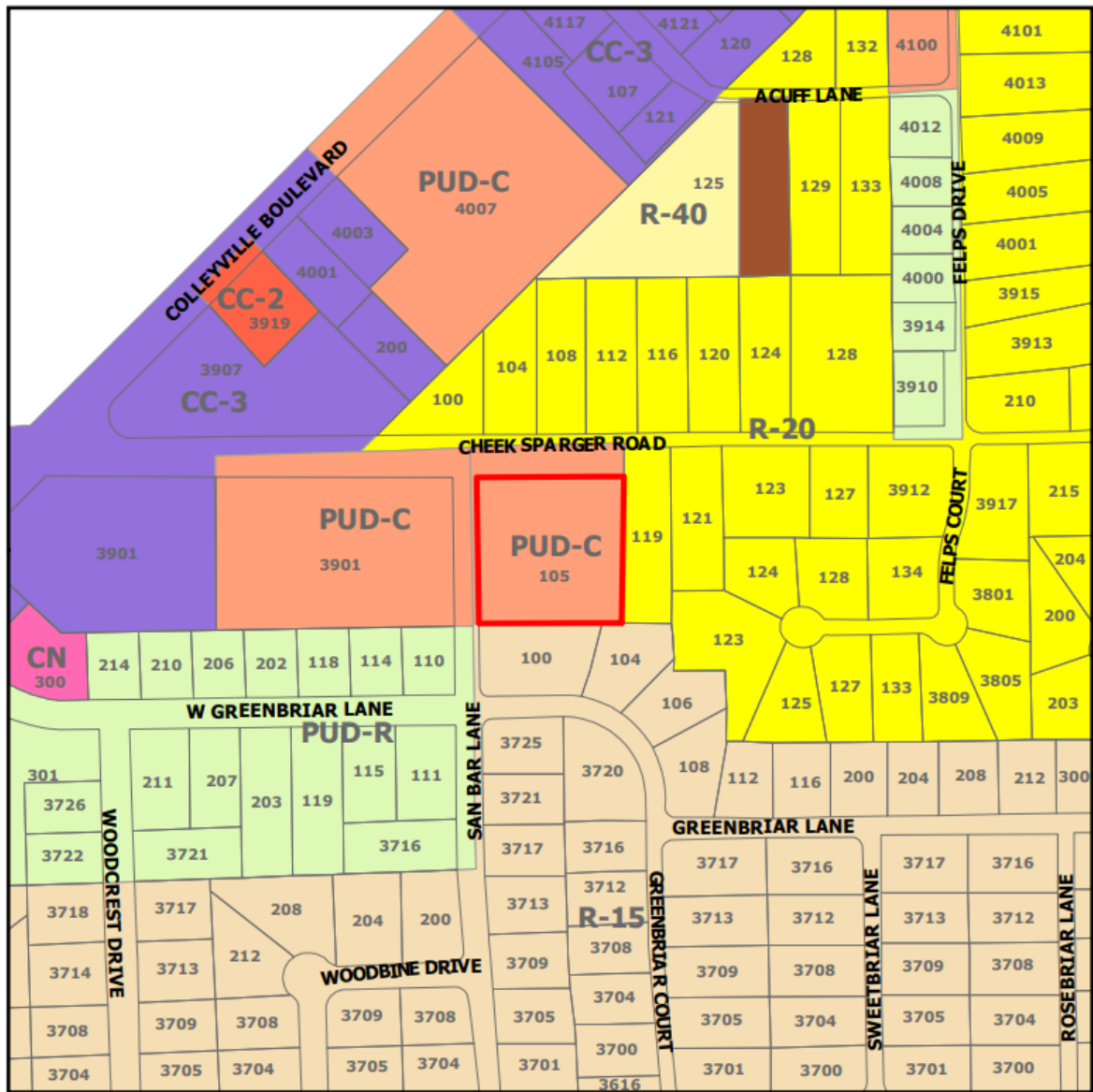
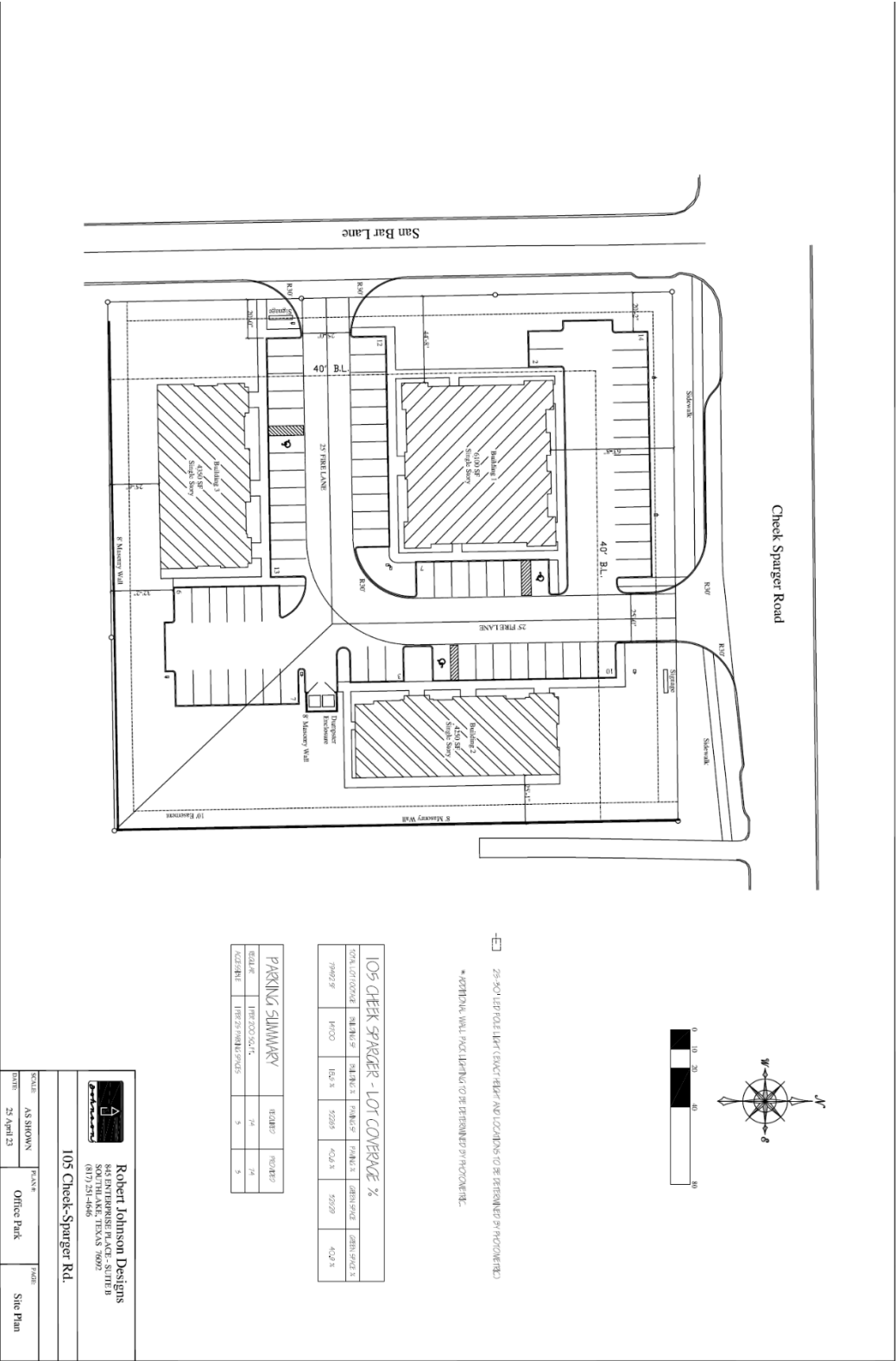


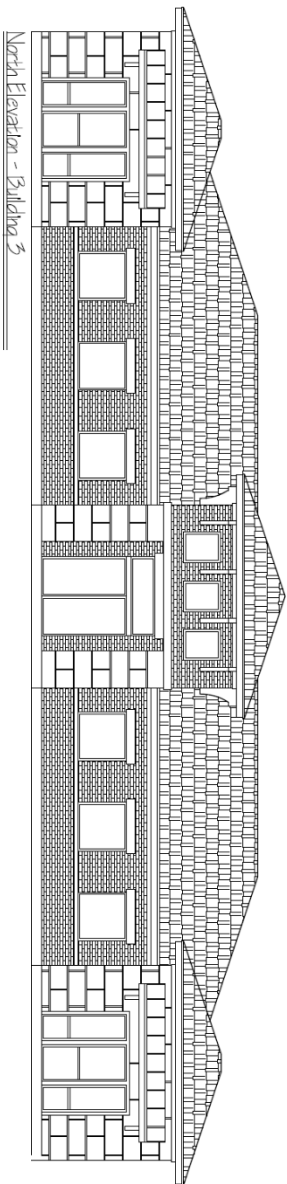
Exhibit "B" – Statement of Program Objectives

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.

Exhibit "C" – Site Plan

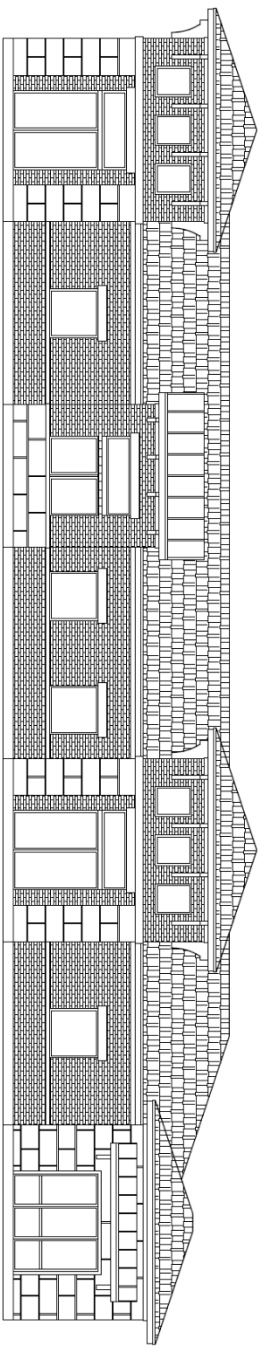


[illegible]



North Elevation - Building 3

◆ EXISTING FACADE TO BE OVERLAIN BY MASONRY



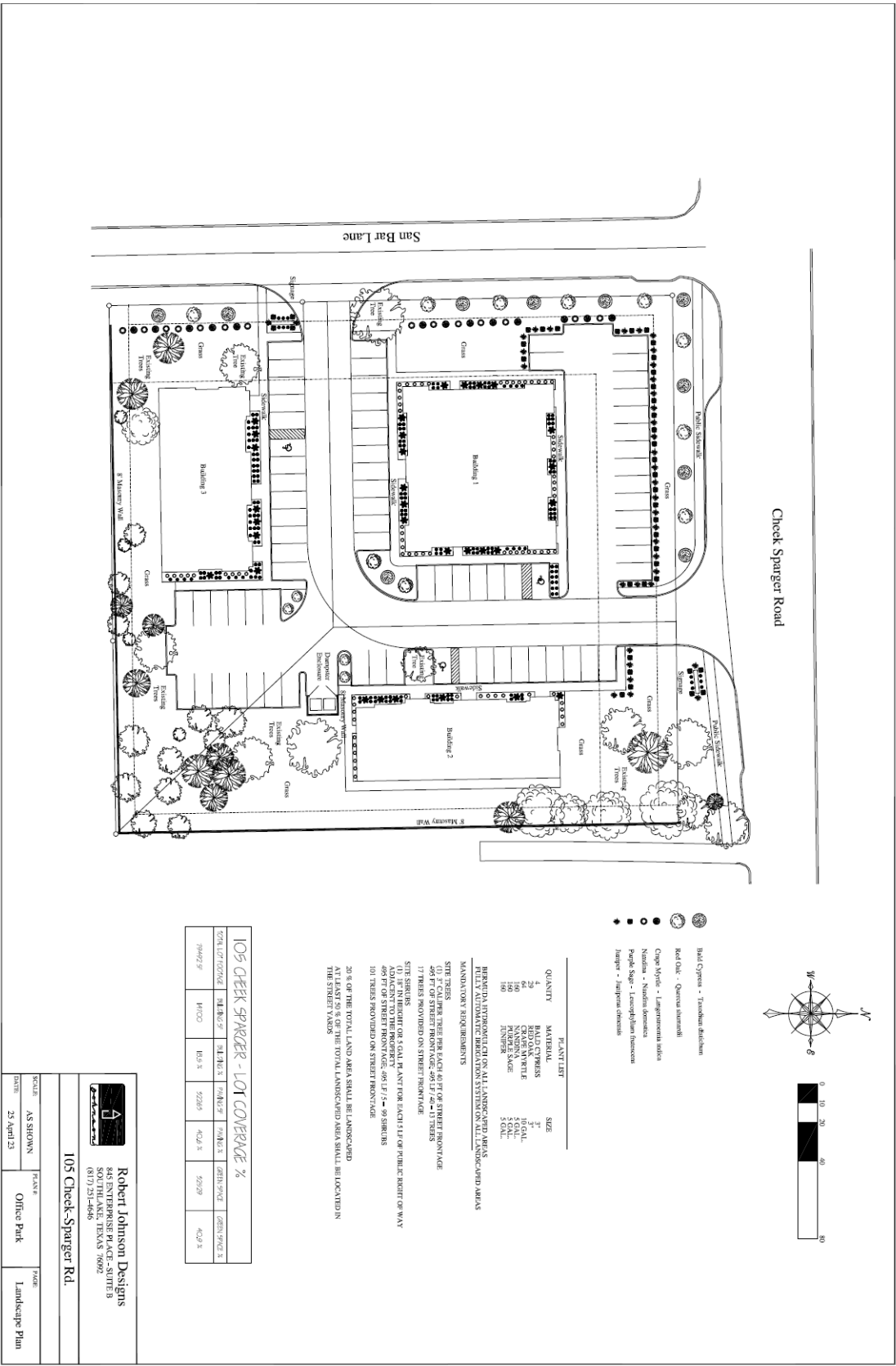
West Elevation - Building 2



Robert Johnson Designs
845 ENTERPRISE PLACE - SUITE B
SOUTH LAKE, TEXAS 76092
(817) 251-4666

105 Creek-Sparger Rd.

SCALE:	NTS	PLANS:	PAGE:
DATE:	25 April 23	Office Park	Building 2&3 Front Elevations



105 CHECK SPARGER - LOT COVERAGE %					
7794.177 SQ. FT.	34.1%	7946.27 SQ. FT.	34.1%	7946.27 SQ. FT.	34.1%
7946.27 SQ. FT.	34.1%	7946.27 SQ. FT.	34.1%	7946.27 SQ. FT.	34.1%

Robert Johnson Designs 845 ENTERPRISE BLVD., SUITE B SOUTH LAKE, TEXAS 76092 (817) 251-4846	
105 Check-Sparger Rd.	
SCALE: AS SHOWN	PLAN: Office Park
DATE: 25 April 23	TYPE: Landscape Plan



LAND SURVEYOR:
ALPHA LAND SURVEYING, INC.
969 ELKIN LANE
KELLER, TEXAS 76262-4941
PH 817-614-8017
FAX 817-379-5696
CONTACT: MIKE B DAVIS
mbd7@gte.net

LEGEND		POWER TOOL
	STANDARD BUMP CLAMPER	ELECTRIC HAMMER
	STANDARD BUMP ANALYZER	PROPERTY LINE
	PRE-CONCRETE	PROPERTY LINE
	WETTED SLAB	PROPERTY LINE
	WETTED SLAB	PROPERTY LINE
	SLAB ON SOFT SOIL	PROPERTY LINE
	IMPERVIOUS CURB, WALL	PROPERTY LINE
	CONCRETE	PROPERTY LINE
	CONCRETE	PROPERTY LINE
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	CONCRETE	PROPERTY LINE

TREE SURVEY
 Lot 1, Block 2
 San Bar Square
 an addition to the
 City of Colleyville, Texas
 recorded in
 Volume 388-203, Page 69
 Plat Records, Tarrant County, Texas
 105 Creek Street
 Field Surveyed: January 18, 2023 Sheet 1 of 1



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2b

Agenda Date 5/8/2023

Number

Type Regular Agenda Items

Department Community Development

Title

TABLED FROM APRIL 10, 2023 PLANNING AND ZONING COMMISSION MEETING. Consideration 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

Explanation

TABLED FROM THE APRIL 10, 2023 PLANNING AND ZONING COMMISSION MEETING

Jason Minter, the representative, has submitted a request for a Special Use Permit (SUP) for a commercial accessory building on Lots 10 and 11, Block 1, Thompson Terraces Subdivision, being approximately 0.73 acres, and zoned CN Neighborhood Commercial district. The purpose is to allow for a new accessory building to be used for storage for the business known as Modern Geosciences.

Existing Conditions/Background: The subject property, 5100 Thompson Terrace, has CN zoning and is located on the west side of Thompson Terrace east of the intersection with Colleyville Boulevard. The subject property has an existing business known as Modern Geosciences.

SUP Request: *Request* – The applicant is requesting a new detached accessory building of 1,800 s.f.

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

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

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

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

Plat Status: The property is platted as Lots 10 and 11, Block 1, in the Thompson Terraces Subdivision.

DRC Review: The DRC met on March 20, 2023 and had the following comments and scheduled Case ZC23-008 with the Planning and Zoning Commission on April 10th and City Council on May 2nd and the 16th:

1. Comments provided by the City Manager's Office:
 - Building appears stark and utilitarian
 - Should be brick and stone (or argument made for different material)
 - Windows could be incorporated (faux or spandrel if necessary)
 - Overhead doors should be more ornate or hidden
 - Landscaping plan required
 - Building approach/parking lot should be paved
2. The SUP request deviates from the conditions. The proposed accessory building is visible from Thompson Terrace.
3. Provide the dimensions and setbacks of the building.
4. If the building is only storage, then there would be no impact study required. If the building is going to be used for more than storage, then a no-impact study with a flood-proof finished-floor elevation 2 ft. above elevation is required.
5. Could the building be rotated so that it is entirely outside of the flood plain?

Updated exhibits were provided on March 27th and have been included in the agenda packet.

Drainage: NA

Surrounding Development: The property to the east is zoned R-20 Single Family Residential district and is improved with residential uses. The properties to the north and west are zoned as CC-1 Shopping Center district and are improved with commercial uses. The property to the south is zoned R-20 Single family Residential district and is improved with business use.

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.

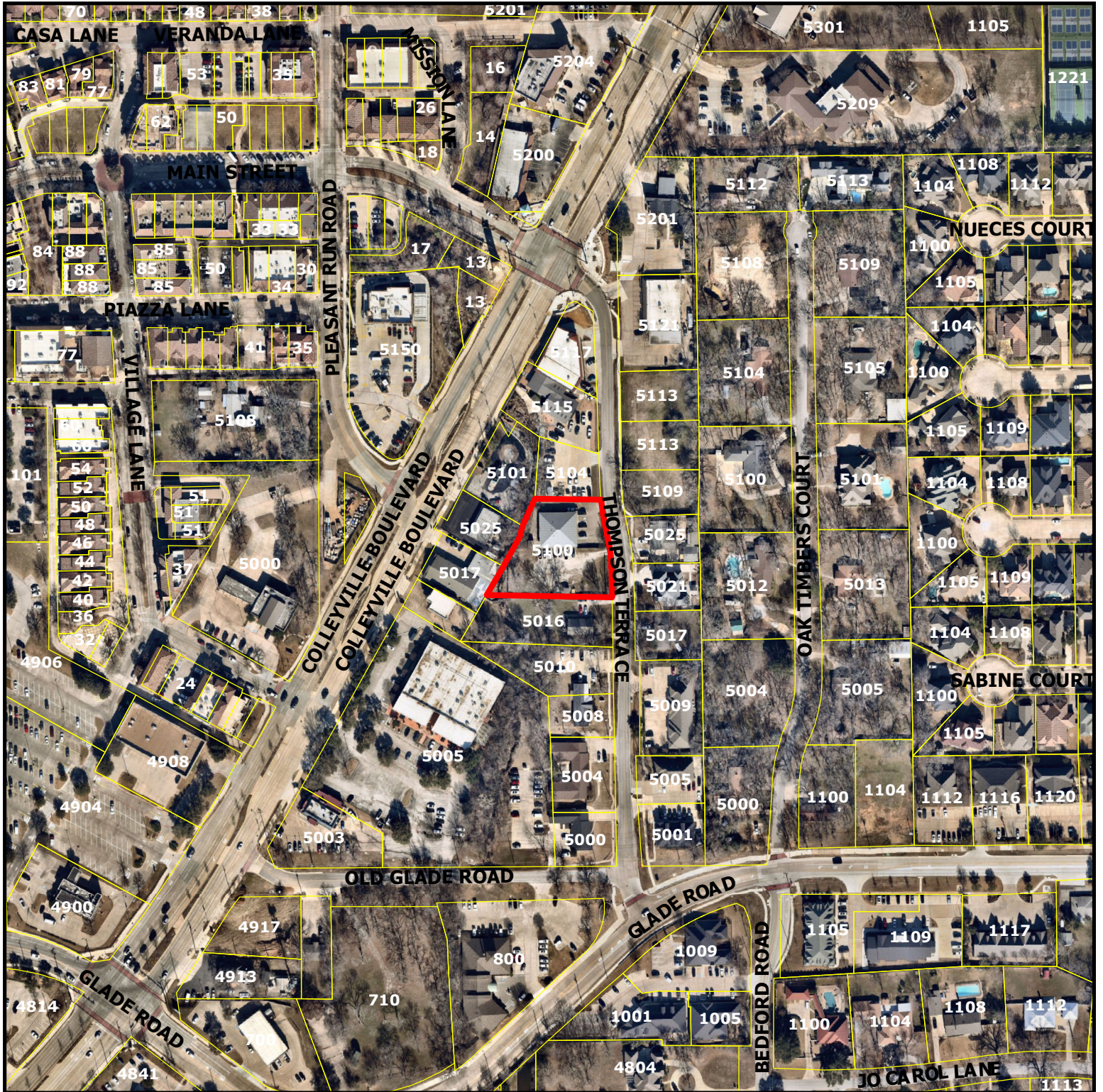
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site Plan
6. Elevation Exhibit
7. Elevation West Side
8. Notification Map
9. Notification Letter
10. Notify List
11. Draft Ordinance

Aerial Map



ZC23-008

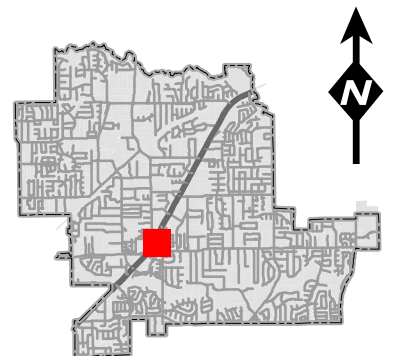
5100 Thompson Terrace

DISCLAIMER:

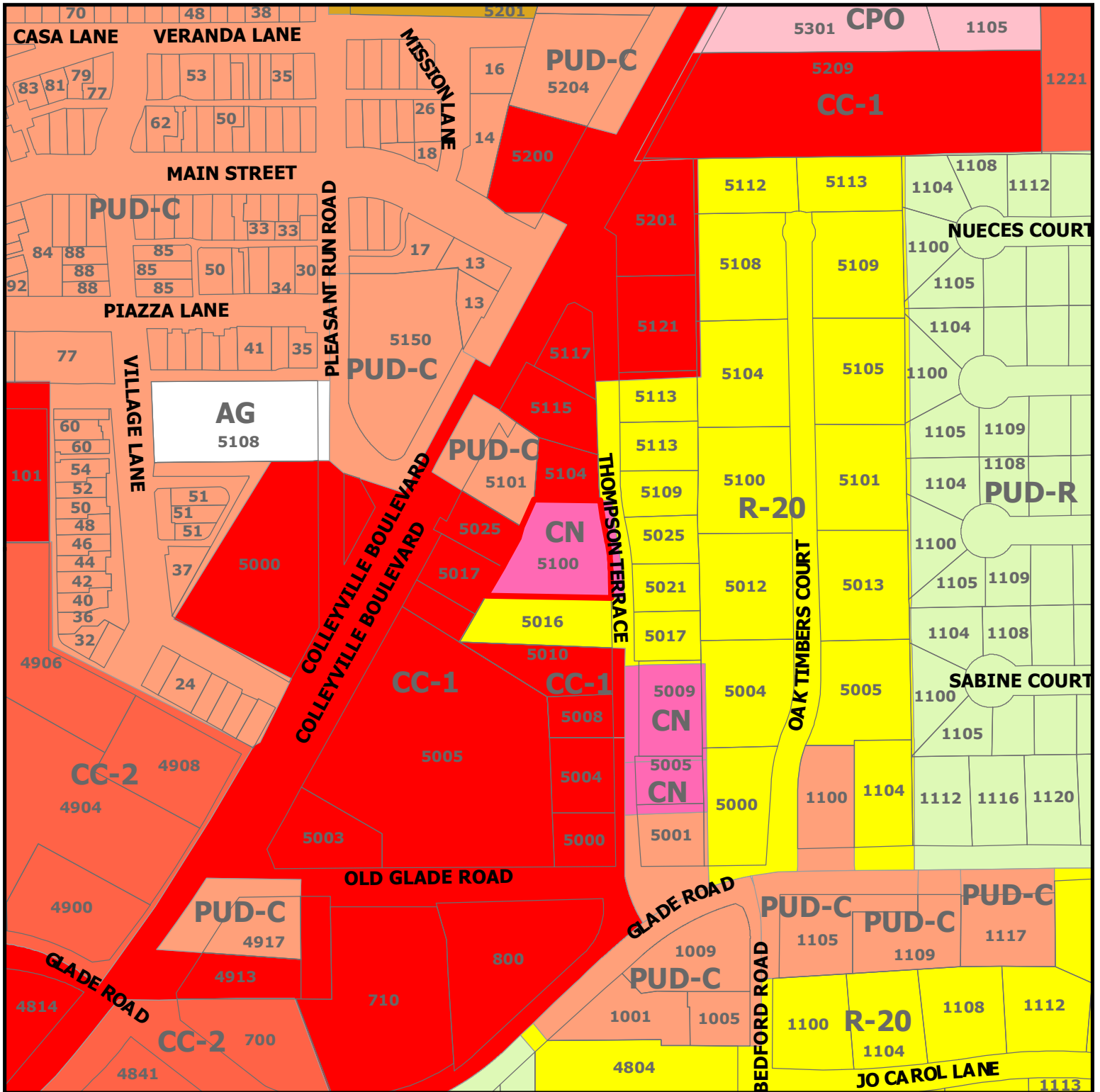
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC23-008

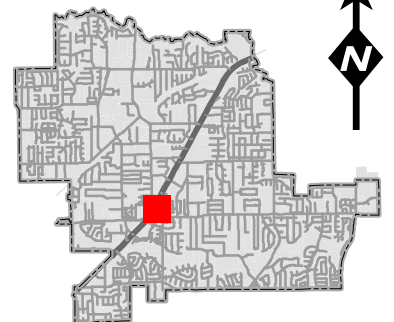
5100 Thompson Terrace

DISCLAIMER:

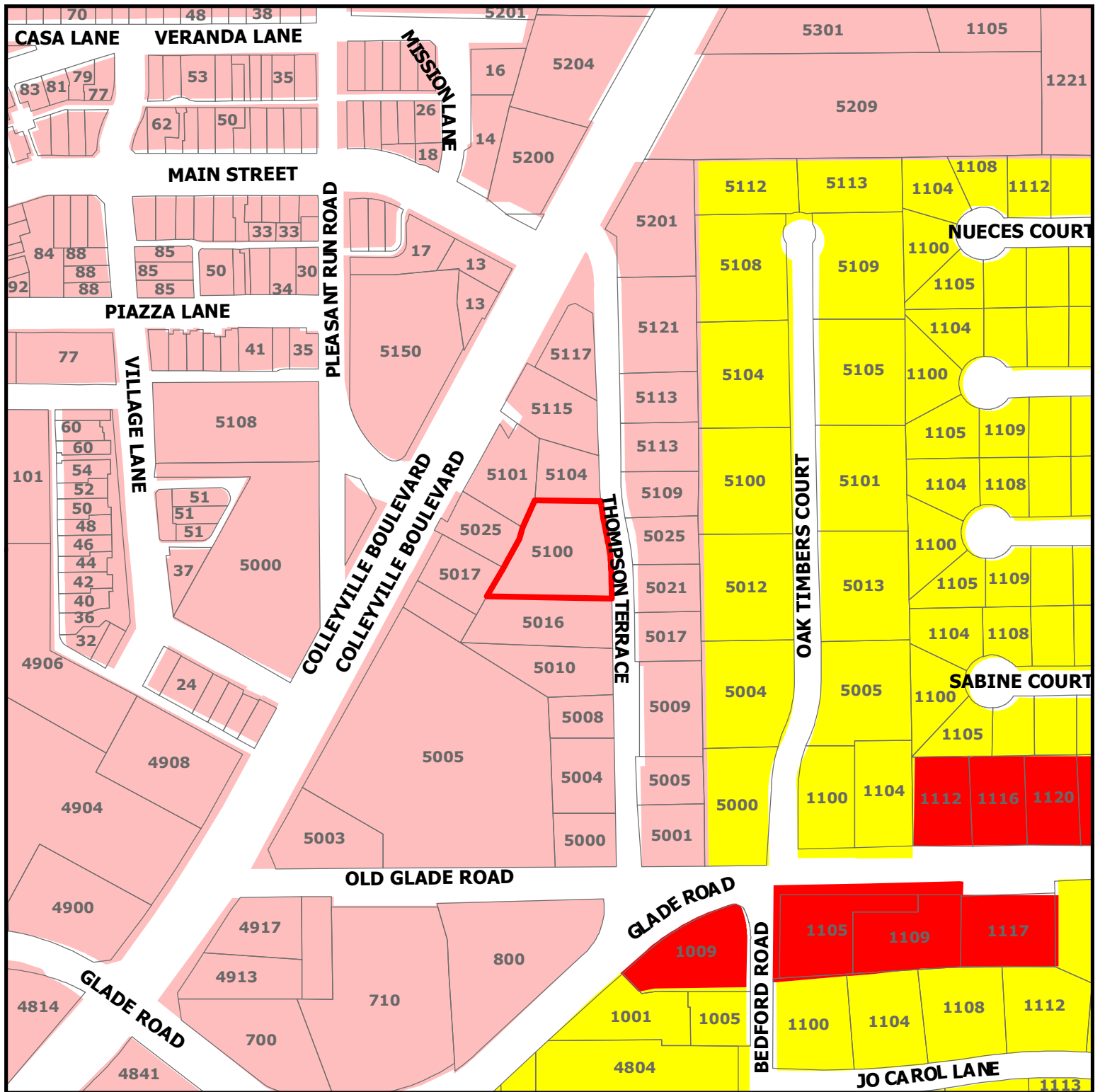
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Subject Property



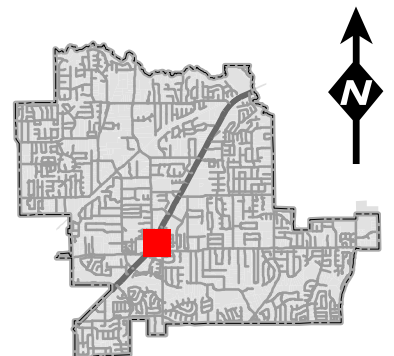
Future Land Use Map



ZC23-008

5100 Thompson Terrace

- Subject Property
- Residential
- Commercial
- Colleyville Blvd Corridor



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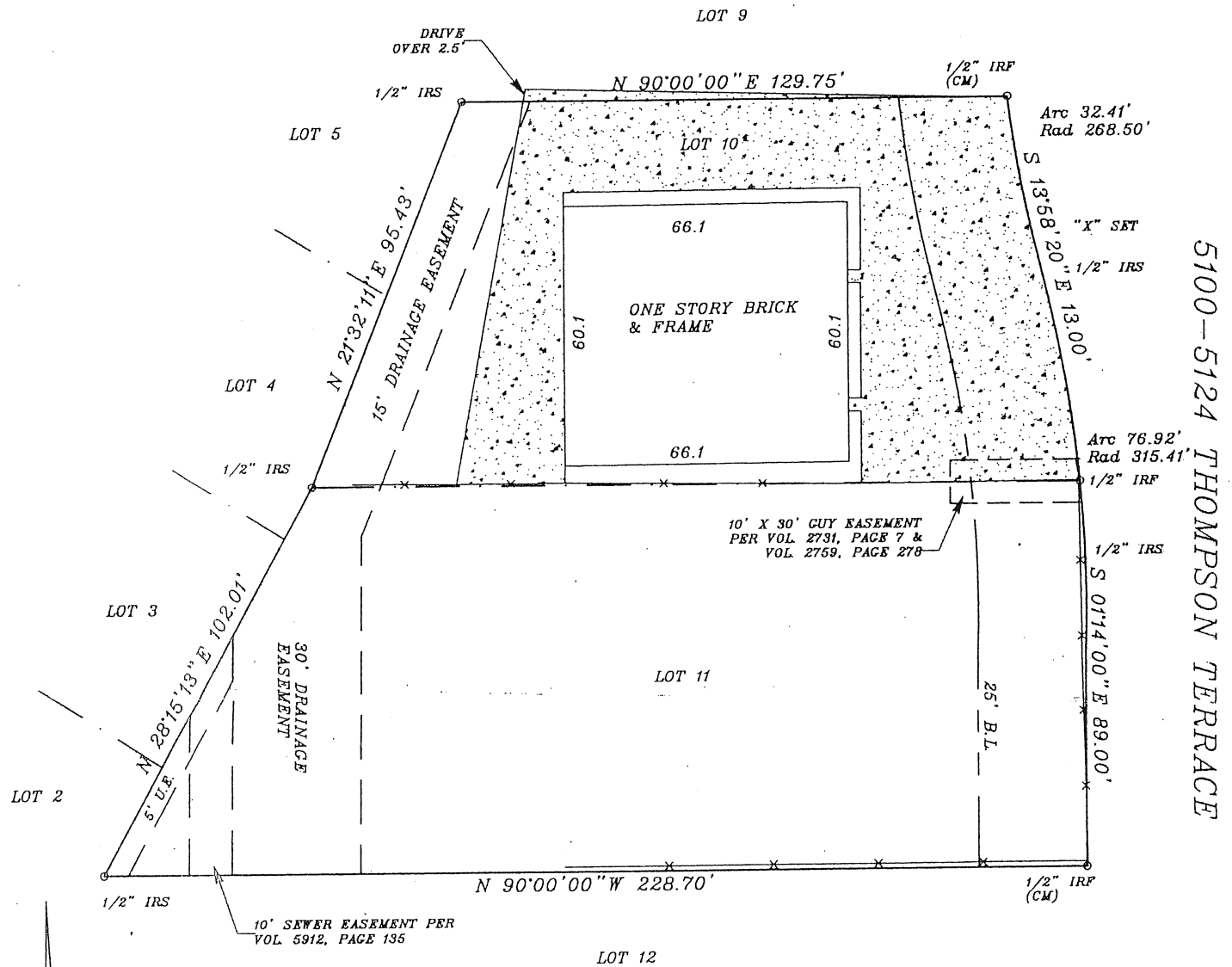
T.D. DISHEROON REGISTERED PROFESSIONAL LAND SURVEYOR

6717 CALMONT AVENUE

FORT WORTH, TEXAS 76116

817-731-0587

FAX 817-732-2014



Lots 10 and 11, in Block 1, of THOMPSON TERRACE, an addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-11, Page 81, Plat Records, Tarrant County, Texas.

Bearings are based on recorded plat



SCALE 1"=30'

ACCORDING TO THE FIRM PREPARED BY FEMA THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE, COMMUNITY PANEL NUMBER 480590 0195 H DATED AUGUST 2, 1995 (LIES WITHIN ZONE X)

THESE EASEMENTS DO NOT EFFECT;
VOLUME 2047, PAGE 310
VOLUME 1349, PAGE 55
VOLUME 1349, PAGE 403

I DO HEREBY CERTIFY THAT THIS SURVEY MAP REPRESENTS AN ON THE GROUND SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT, AND THAT THERE ARE NO SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS, AND THERE ARE NO VISUAL DISCREPANCIES, CONFLICTS, ENCROACHMENTS, PROTRUSIONS OR OVERLAPS OF IMPROVEMENTS EXCEPT AS SHOWN HEREON AND THAT THE EASEMENTS OR RIGHTS OF WAY SHOWN HEREON OF WHICH I HAVE BEEN ADVISED, ARE VISUAL, PLATTED OR FURNISHED BY A QUALIFIED PROVIDER, AND SAID PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD, THE 100 YEAR FLOOD ZONE IS BASED ON THE DATA STATED ABOVE, AND SHOULD NOT BE INTERPRETED AS A STUDY OF THE FLOODING IN THIS AREA. I FURTHER CERTIFY THAT THIS PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY UNLESS OTHERWISE NOTED.

TITLE COMMITMENT FURNISHED BY: STEWART
SURVEYED ON THE GROUND JUNE 15, 2000
T.D. DISHEROON R.P.L.S. NO. 1276

LEGEND
-O- CHAINLINK FENCE
-X- WOOD FENCE
-E- ELECTRIC LINE
-T- TELEPHONE LINE
-S- SEWER LINE
-W- WATER LINE
RF-IRON ROD FOUND
IRS-IRON ROD SET
PPF-IRON PIPE FOUND
CM-CONTROL MONUMENT
WF-NOW OR FORMERLY
U.E-UTILITY EASEMENT
B.L.-BUILDING LINE
A.E.-AERIAL EASEMENT
C.E.-CUY EASEMENT
D.E.-DRAINAGE EASEMENT



MEMBER
Texas
Society of
Professional
Surveyors

TITLE CO. STEWART

CF. NO. 00901826

MORTGAGE CO. NA

BORROWER ROBERT C. SMALL

JOB NO. 201272

DATE JUNE 20, 2000



0 10 20 30 40 50
 Feet

The information included in this figure was obtained from multiple sources and is subject to change without notice. Modern Geosciences does not warrant the accuracy or rights concerning use of third party information. This figure is not intended for use as a survey or construction design document. The use or misuse of the data provided is at the sole risk of the party using or misusing the information.

Legend

- Existing Building
- Proposed Accessory Building
- Proposed Canopy
- 25' Setback
- Property Boundary
- Overhead Door
- Preliminary 100-Year Floodplain

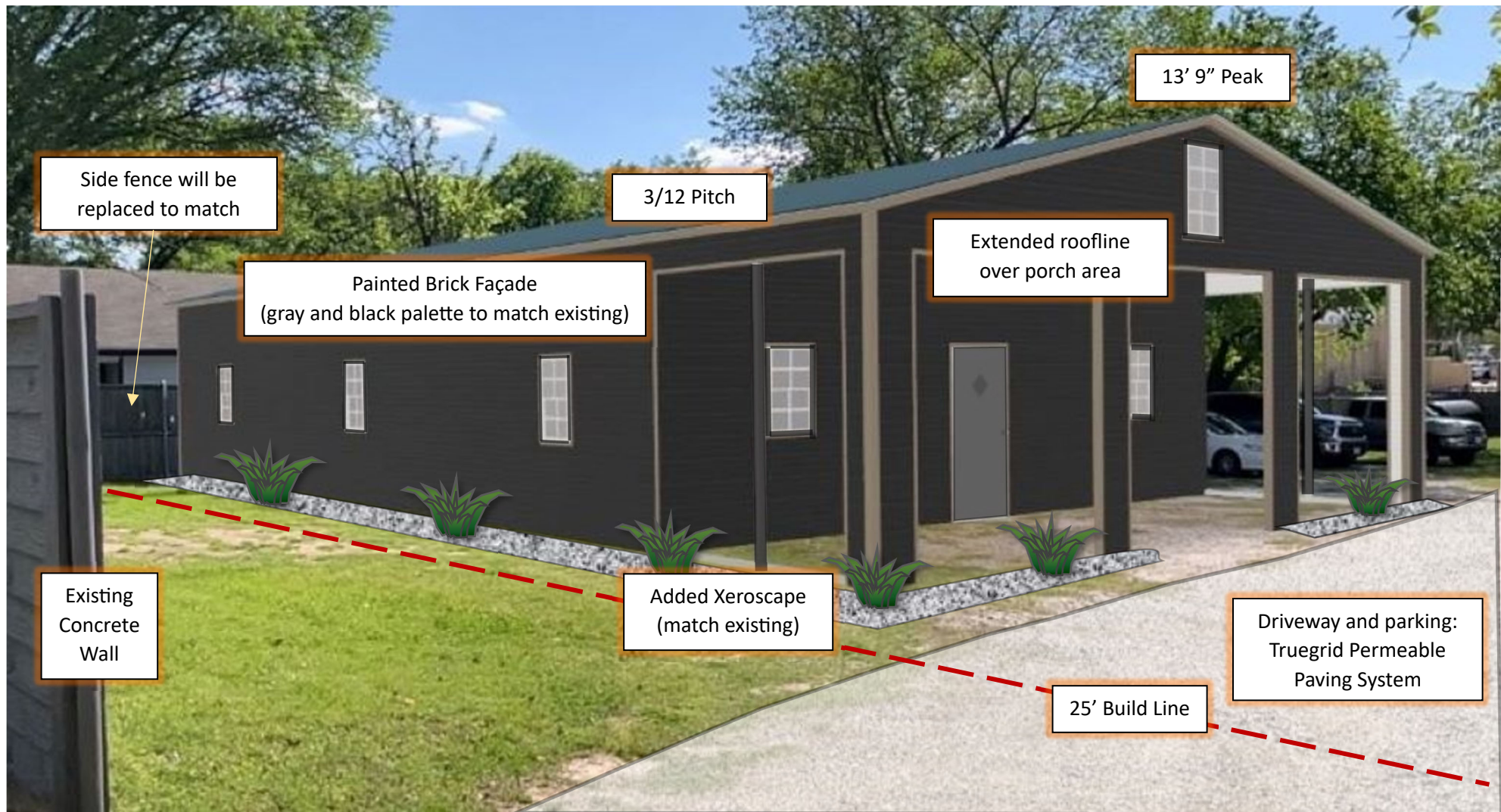
PROJECT NO. NA
 DRAWN: 03.08.23
 DRAWN BY: CS
 CHECKED BY: JM
 FILE NAME:
 Modern_SiteMap_230308.mxd

PROPOSED ACCESSORY BUILDING LOCATION MAP

Modern Geosciences
 5100 Thompson Terrace
 Colleyville, Texas

FIGURE

1





Notification Map



ZC23-008

5100 Thompson Terrace

DISCLAIMER:

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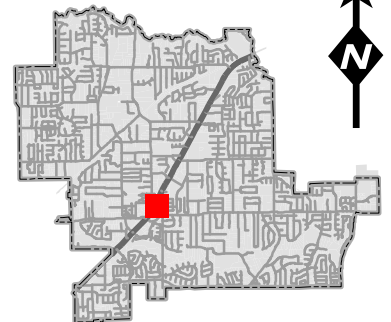
Subject Property



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, 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 a commercial accessory building. The purpose is to allow for a detached storage shed for the business, Modern Geosciences.

Zoning Case: ZC23-008

Applicant: Jason Minter

Owner: Kenneth Tramm

Location: 5100 Thompson Terrace

Property Description: Lots 10 & 11, Block 1, Thompson Terraces Subdivision

Present Zoning: CN Neighborhood 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:

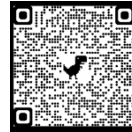
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 Address	Owner City
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA
ANTHONY & VIVIAN MCNOSKY RLT	5108 PLEASANT RUN RD	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS	4701 MILL CREEK RD	COLLEYVILLE, TX
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX
CHANCELLOR, SHEMILA	5012 OAK TIMBERS CT	COLLEYVILLE, TX
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX
COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX
CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX
DUNN, REX A	312 MARSEILLE DR	HURST, TX
GHISLERI, LEOCIR	5100 OAK TIMBERS CT	COLLEYVILLE, TX
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX
GIBSON, NORMAN C EST	561 BLUEBONNET DR	KELLER, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANNA, MAGY H	5021 THOMPSON TERR	COLLEYVILLE, TX
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX
KING, DALE L	PO BOX 371	COLLEYVILLE, TX
LAKEWOOD ESTATES	213 MILL CROSSING W	COLLEYVILLE, TX
MINTER, JASON	5100 THOMPSON TERR	COLLEYVILLE, TX
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX
MURCHISON, PAIGE	5105 OAK TIMBERS CT	COLLEYVILLE, TX
NORTH, MARK	5108 OAK TIMBERS CT	COLLEYVILLE, TX
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX
OHTA, HIROYUKI	5101 OAK TIMBERS CT	COLLEYVILLE, TX
QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX
RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX
RICKS, MARGARET	35 PIAZZA LN #38110	COLLEYVILLE, TX
RIVERWALK AT COLLEYVILLE	PO BOX 1031	COLLEYVILLE, TX
RYAN WAYNE PROPERTIES LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN
SOUMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX
THOMPSON, BENJAMIN	1100 GLADE RD STE 1	COLLEYVILLE, TX
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION	PO BOX 650255	DALLAS, TX
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX

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 ON LOT 1, BLOCK 1, SAN BAR SQUARE ADDITION LOCATED AT 105 CHEEK SPARGER ROAD; BEING APPROXIMATELY 1.94 ACRES, PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application to change the zoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial district, Case No. ZC23-006; 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 1, Block 1, San Bar Square Addition, commonly known as 105 Cheek Sparger Road (the "Property"), and to further provide for a PUD-C overlay district to allow for a compounding pharmacy and medical and general office uses.

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

Sec. 2.

1. GENERAL

- a. The Property shall further be subject to a PUD-C overlay district (the "Overlay District") upon the effective date of this ordinance. The Overlay District shall be subject to all CPO Professional Office base zoning district regulations, except as expressly provided otherwise in this ordinance.

2. DEVELOPMENT OF THE PROPERTY

- a. The Property shall be developed with three office buildings (Compounding Pharmacy in Building 1, medical office, and general office in Buildings 2 and 3), 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. The permitted uses shall be those listed for the CPO Professional Office Commercial base zoning district. The following uses shall be permitted by right:
 - a. A Pharmacy to including compounding shall be allowed in building 1.

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

b. 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 residential property line.

c. Landscaping.

- a. All required landscaping shall meet the minimum requirements of Chapter 4 - Landscaping and Buffering in the Land Development Code.

d. Building Design.

- a. All building designs shall be generally consistent within the elevations shown in Exhibit "D".
- b. Building designs shall meet the minimum articulation requirements of Chapter 6 - Building Design in the Land Development Code.
- c. There shall be no drive-thrus.
- d. The exterior wall surfaces shall be less than 90% masonry and stucco.

e. Building(s)

1. Building one one-story 6,100 s.f., building two one story 4,250 s.f, building three one-story and 4,350 s.f.
2. Development shall generally conform to the Conceptual Site Plan.

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.

- 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 6th day of June 2023.

The second reading and public hearing being conducted on the 20th day of June 2023.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 20th DAY OF JUNE 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 “B” – Statement of Program Objectives

1. Standard operations of the compound pharmacy - The pharmacy will be compounding both non-sterile and sterile compounds. The pharmacy will also be providing immunization, counselling, point of care testing service to the community. There will also be dispensing of legend medications along with over-the-counter area for applicable medications.
2. Will there be any required outside or inside gases? - There will not be any gas required for operations of the pharmacy. Are you referring to gas for heating? - then, yes.
3. Anticipated number of customers per day - The pharmacy will be providing delivery service and also store pick up so number of customers will vary from day to day
4. Number of employees - It will be determined based on the business growth but initially the pharmacy will be employed with about 10 employees.
5. Will there be any retail products sold? - Yes, over the counter medications, Durable medical equipment etc.

Exhibit "C" – Site Plan

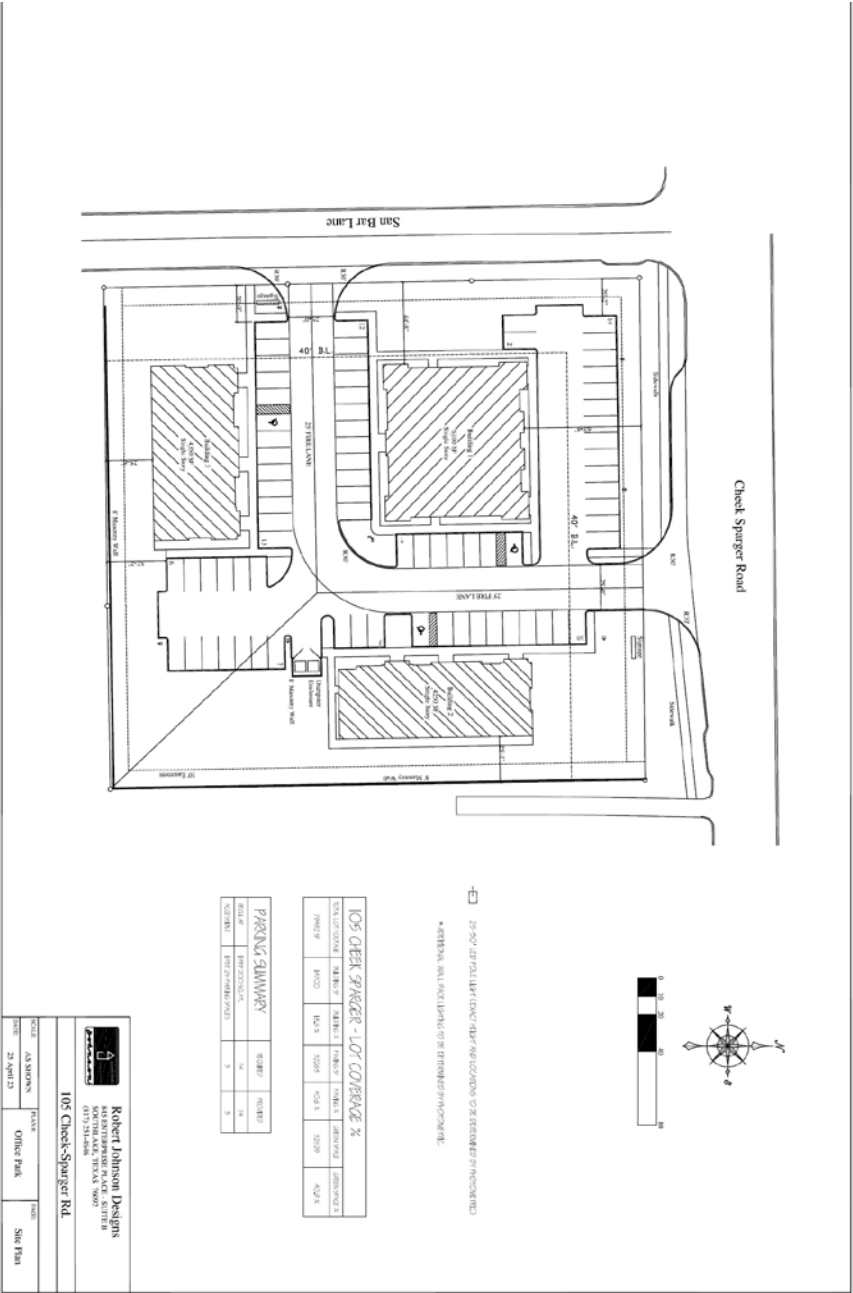
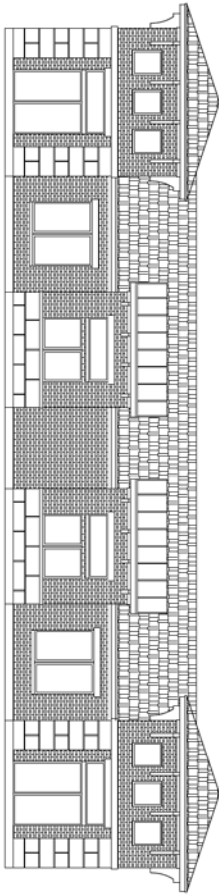
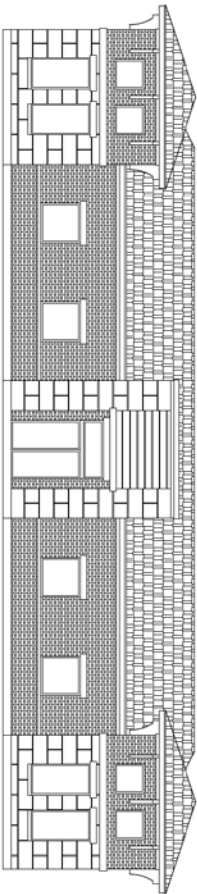


Exhibit “D” – Building Elevations, Landscape Plan & Tree Survey

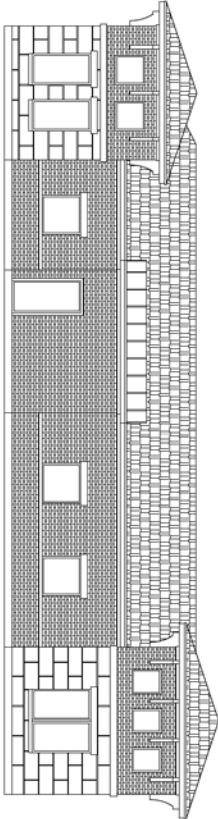
North Elevation



South Elevation



Side Elevations



* INTERIOR VIEWS OF THE OVERCAST WISDOM

105 OVERSPREAD - PALM ONE									
ITEM	QTY	UNIT	DESCRIPTION	PRICE	TOTAL	ITEM	QTY	UNIT	DESCRIPTION
1.00	1	sq ft	CONCRETE	10.00	10.00	1.00	1	sq ft	CONCRETE
2.00	1	sq ft	CONCRETE	10.00	10.00	2.00	1	sq ft	CONCRETE
3.00	1	sq ft	CONCRETE	10.00	10.00	3.00	1	sq ft	CONCRETE
4.00	1	sq ft	CONCRETE	10.00	10.00	4.00	1	sq ft	CONCRETE
5.00	1	sq ft	CONCRETE	10.00	10.00	5.00	1	sq ft	CONCRETE
6.00	1	sq ft	CONCRETE	10.00	10.00	6.00	1	sq ft	CONCRETE
7.00	1	sq ft	CONCRETE	10.00	10.00	7.00	1	sq ft	CONCRETE
8.00	1	sq ft	CONCRETE	10.00	10.00	8.00	1	sq ft	CONCRETE
9.00	1	sq ft	CONCRETE	10.00	10.00	9.00	1	sq ft	CONCRETE
10.00	1	sq ft	CONCRETE	10.00	10.00	10.00	1	sq ft	CONCRETE



Robert Johnson Designs
645 INTERVIEW PLACE, SUITE B
DALLAS, TEXAS 75201
(817) 731-4666

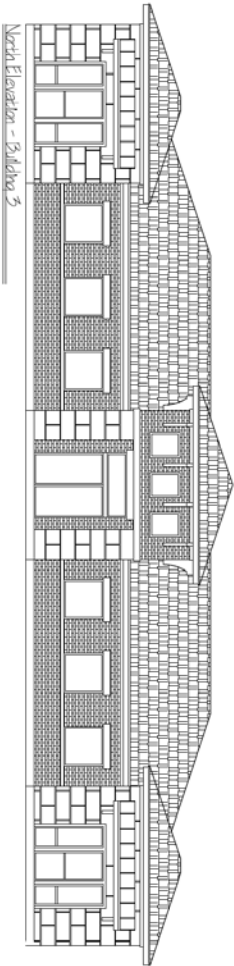
105 Check-Spencer Rd.

DATE: NTS

DATE: 24 April 23

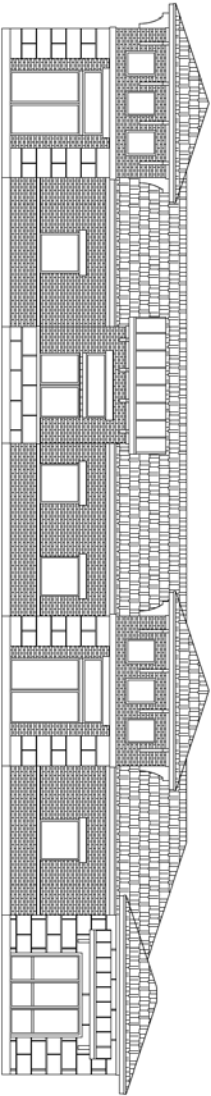
PROJECT: Office Park

PROJECT: Building I Elevations



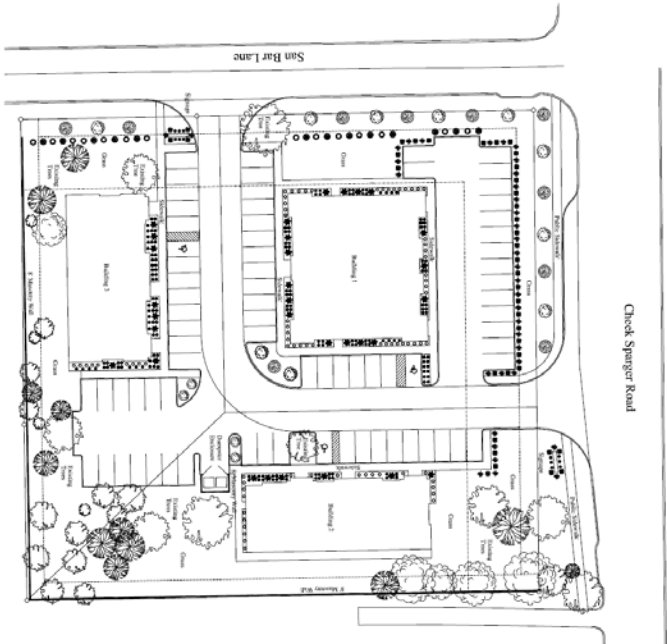
North Elevation - Building 3

* EXISTING PICTURE OF THE OTHER NO. 3, WAGON

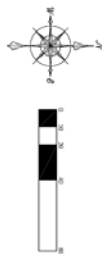


West Elevation - Building 2

 Robert Johnson Designs 840 EIGHTH STREET PLACE, SUITE B SOUTH LAKE, TEXAS 75092 (972) 251-6669			
105 Cheek-Sparger Rd.			
DESIGN	DATE	PROJECT	LOCATION
25 April 25	NYS	Office Park	Building 2&3 Front Elevations



Check Sparger Road



- Road Right-of-Way - 100' wide
- Building Footprint - 100' x 100'
- Parking Space - 100' x 20'
- Landscape Area - 100' x 100'
- Access - 100' wide

105 CHECK SPARGER - LOT COVERAGE %

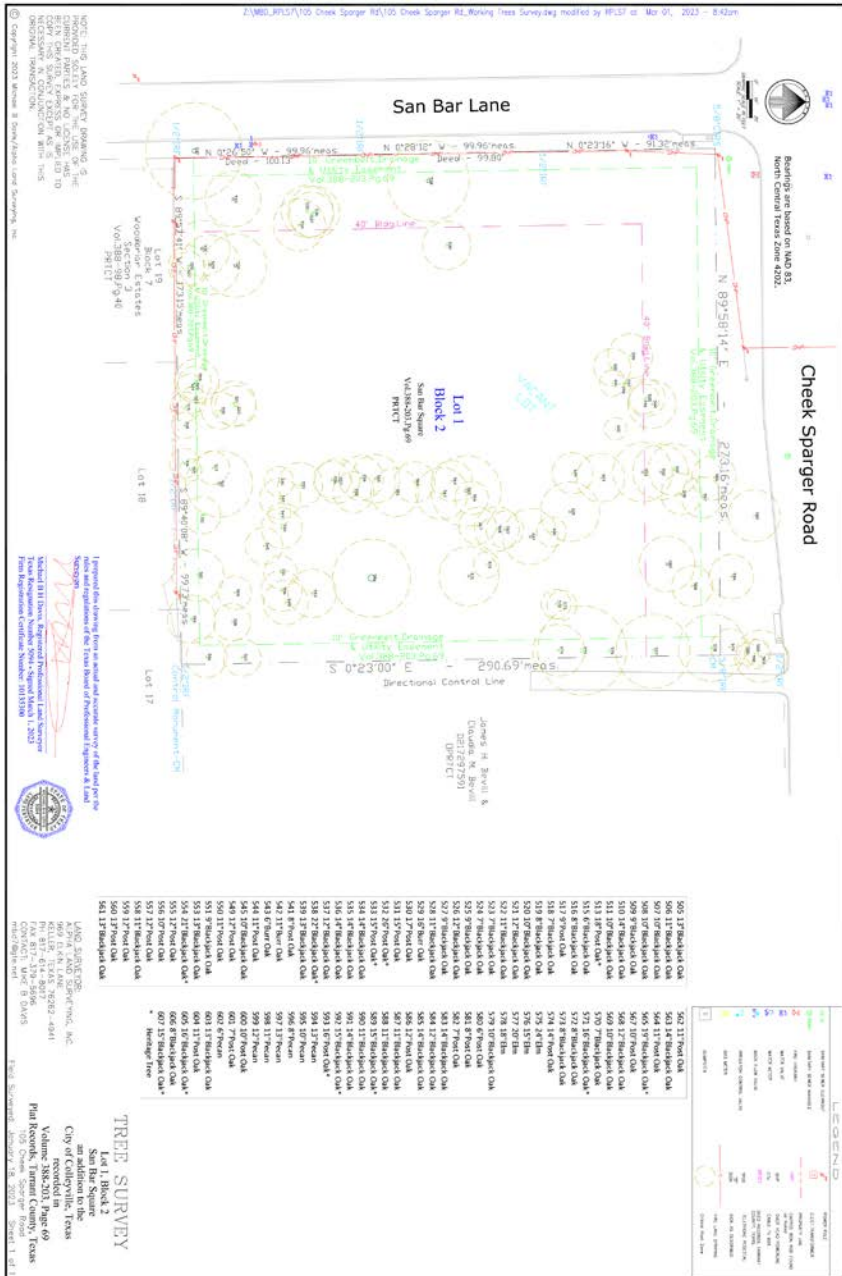
COVERAGE	MAXIMUM	MINIMUM	PERCENTAGE	PERCENTAGE
Building 1	100%	100%	100%	100%
Building 2	100%	100%	100%	100%
Building 3	100%	100%	100%	100%

NOTES: THE INFORMATION IN ALL LANSING CITY ORDINANCES SHALL BE THE BASIS FOR THE DESIGN OF THIS PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LANSING. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LANSING. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LANSING.

Robert Johnson Designs
 805 E. FARM ROAD, SUITE 100
 LANSING, MI 48206
 (313) 251-1000

105 Check-Sparger Rd.

AS SHOWN **DATE** **2/2/2023** **PROJECT** **105 Check-Sparger Rd.**





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c	Agenda Date 5/8/2023	Number
Type Regular Agenda Items		
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

David Sobaro, of Brake Plus, has submitted a request for a Special Use Permit (SUP) to allow for Auto Repair Shop use at 700 Glade Road. An Auto Repair Shop is allowed in the CC-2 Shopping Center district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-2 Shopping Center and is located at the northeast corner of Colleyville Boulevard and Glade Road. The subject property is a platted lot and is currently developed with an Auto Repair Shop, City Garage. The former City Garage has changed ownership to Brakes Plus and in order to continue operating as an Auto Repair Shop a Special Use Permit is required.

Proposed Special Use Permit: Request – The applicant is requesting approval of an SUP to allow for an Auto Repair Shop use at this location.

Analysis: The applicant has purchased the business and desires to continue to operate it as an Auto Repair Shop, Brakes Plus. The hours of operation will be Monday-Friday 8 a.m. to 6 p.m. and Saturday 8 a.m. to 5:00 p.m. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Additionally, the applicant will be making the following improvements to the property and they include:

- reducing the number of wall signs to one above the entryway;
- removing the current monument sign and adding a new monument sign setback back further on the property with landscaping;
- painting the outside of the building including the bay doors to be earth tones, installing a new awing over the entryway, removing the overgrown landscaping along the fence line;
- adding bushes and flowering bushes near the driveway entrance.

Plat Status: The property is platted as Lot 1B1, Block 3, Village Park Addition.

DRC Review: The DRC reviewed the request during their April 17, 2023 meeting and

determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting. Drainage: NA.

Surrounding Development: The properties to the north and west are zoned CC-1 Village Retail and are improved with commercial businesses. The properties to the south and east are zoned CC-2 Shopping Center and are developed as commercial uses.

Comprehensive Plan: The City's Comprehensive Plan, Destination Colleyville, identifies the subject property within the Colleyville Boulevard Corridor.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) for Brake Plus at 700 Glade Road. The proposed business should not adversely affect surrounding uses.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Brakes Plus Summary
6. Photos Provided by Applicant
7. Site Exhibit
8. Monument Sign Exhibit
9. Notification Letter
10. Notification List
11. Notification Map
12. Draft Ordinance

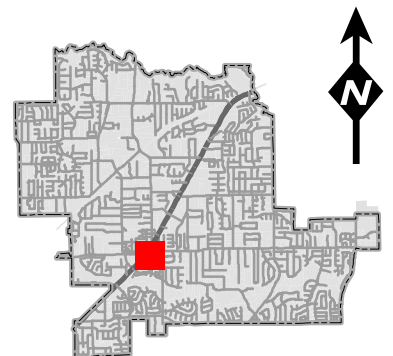
Aerial Map



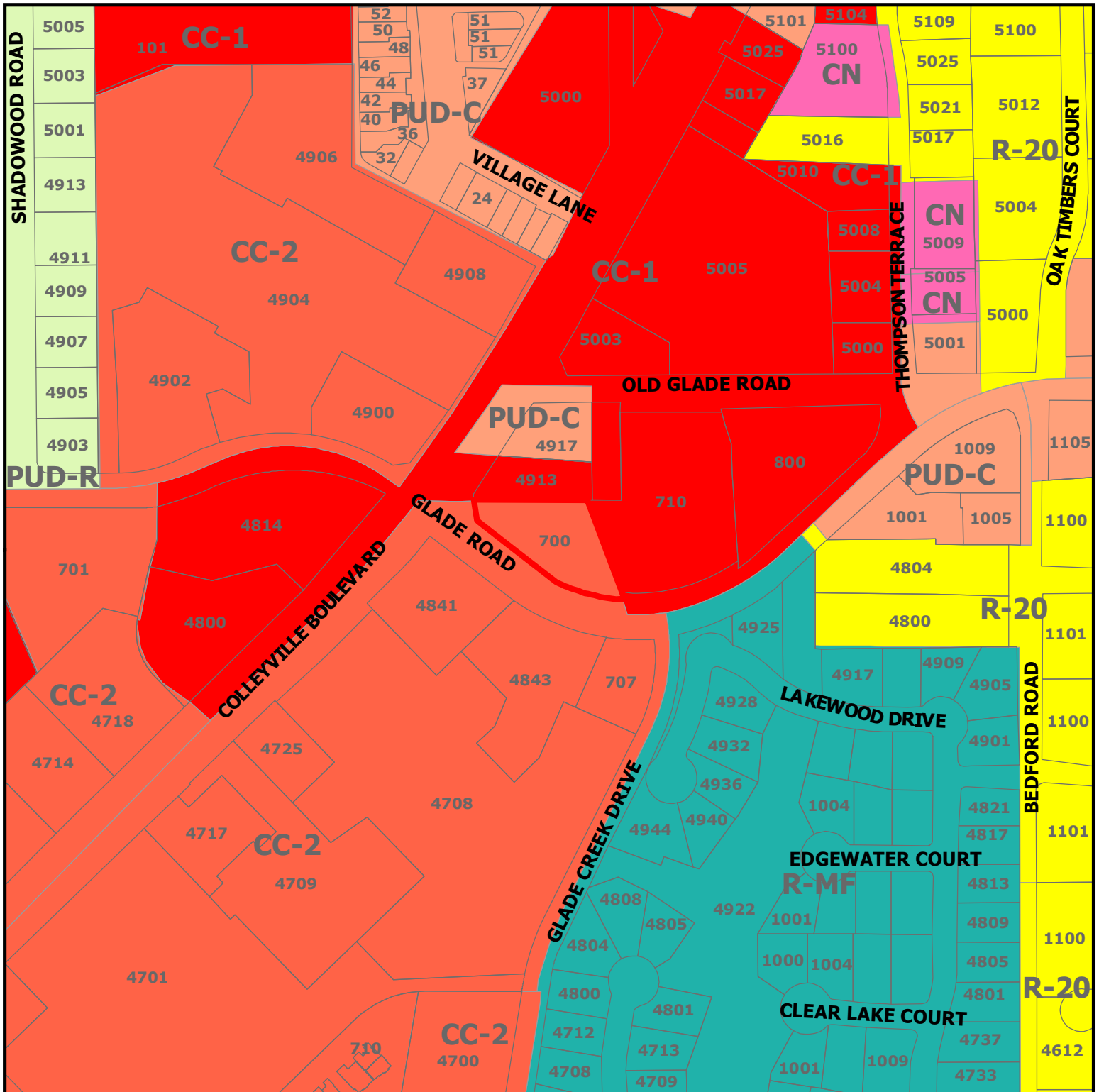
ZC23-011
700 Glade Road

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

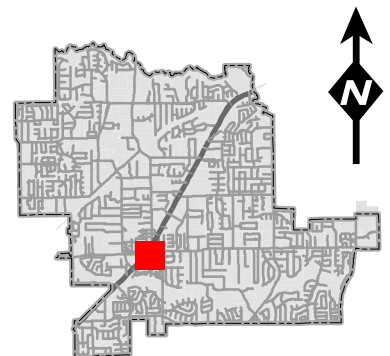


ZC23-011
700 Glade Road

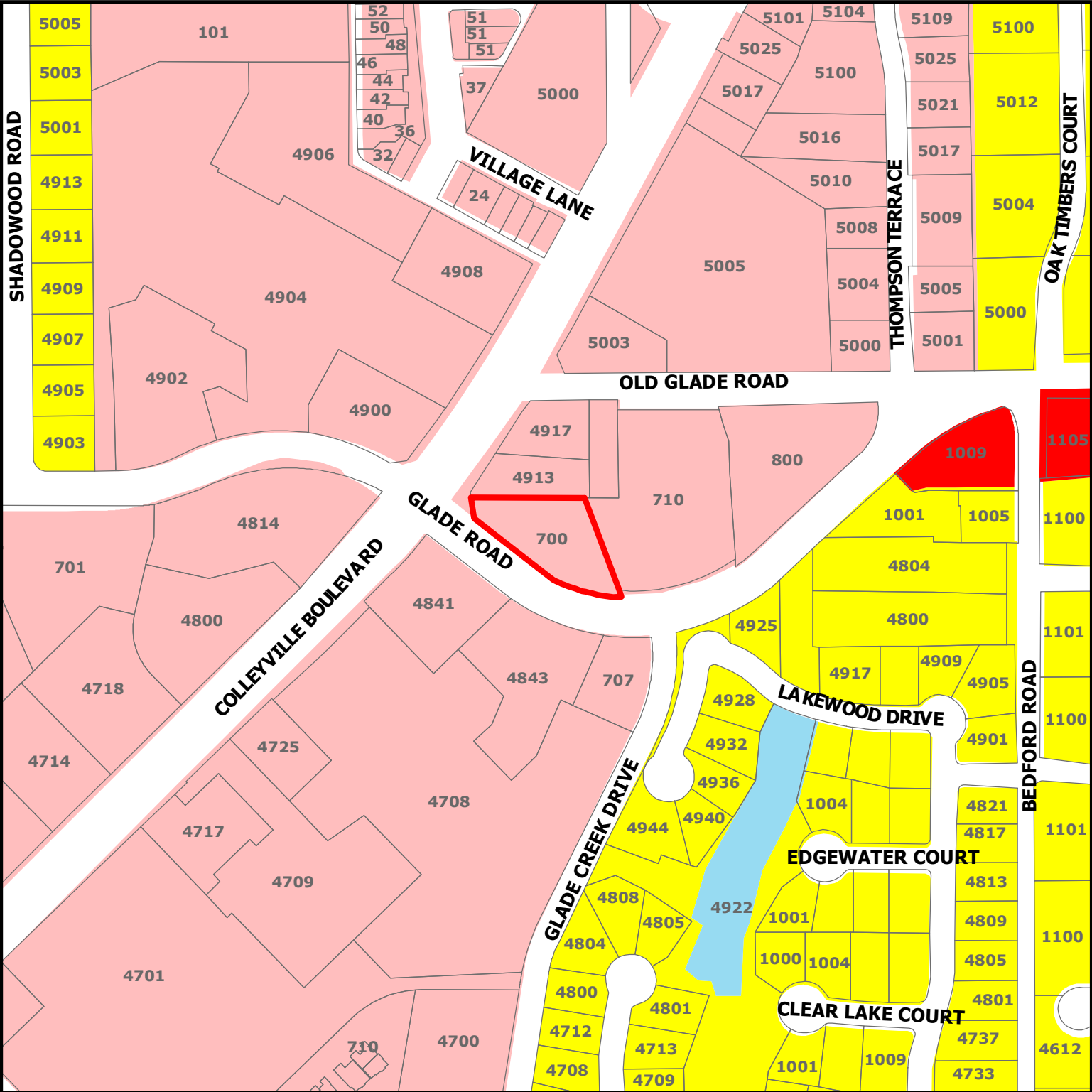
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Subject Property



Future Land Use Map



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ZC23-011

700 Glade Road

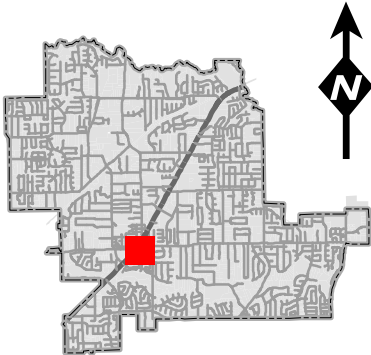
Subject Property

Residential

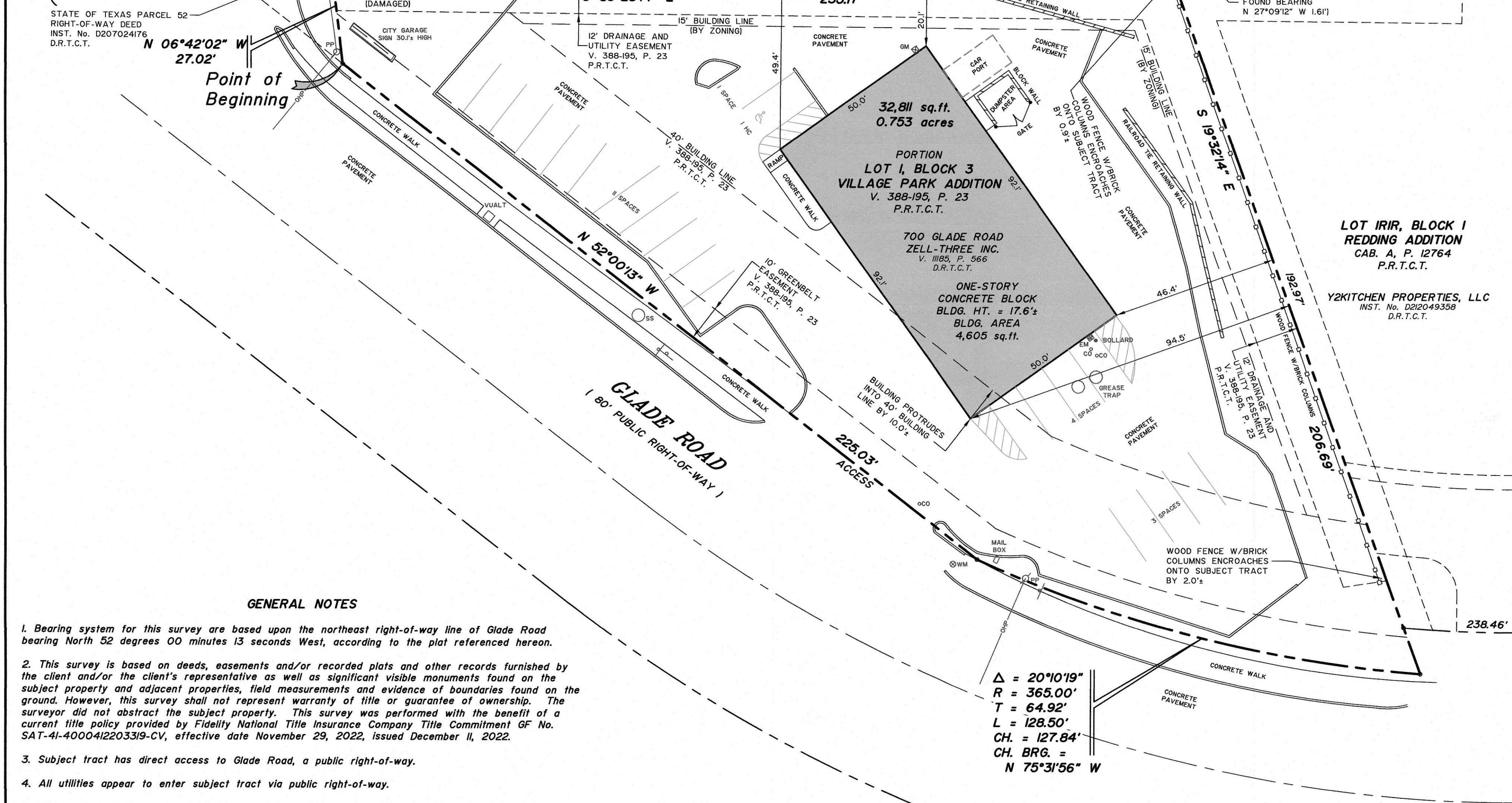
Commercial

Colleyville Blvd Corridor

Water Body



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



GENERAL NOTES

- 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.
- 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.
- Subject tract has direct access to Glade Road, a public right-of-way.
- All utilities appear to enter subject tract via public right-of-way.
- 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.
- There is no observable evidence of earth moving work, building construction or building additions within recent months.
- There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
- There is no observable evidence of recent street or sidewalk construction or repairs.
- There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- Subject tract appears to drain into a public right-of-way.
- No evidence of cemeteries, burial grounds or isolated grave sites.
- 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.
- Professional Liability Insurance policy obtained by the surveyor to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
- 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;
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/- 0.1 foot, with no gaps or gores.
- 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;
- Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.
- 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.
- 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.
- 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.

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'

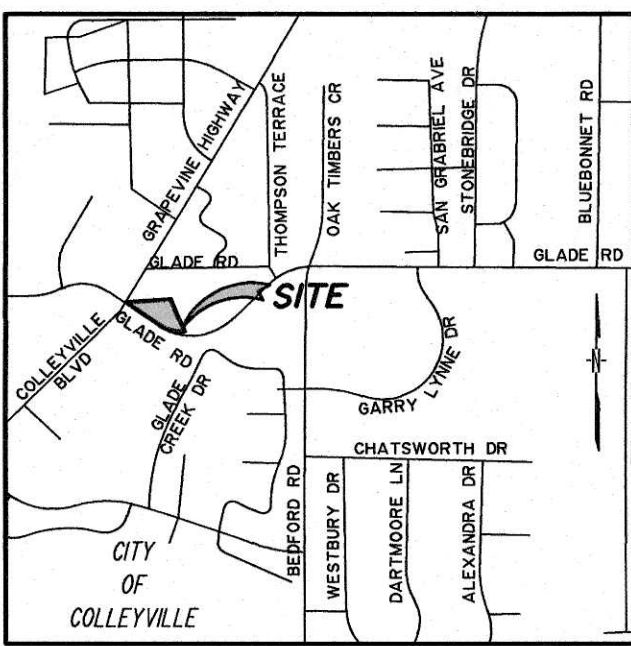
PARKING REQUIRED: 4 spaces per 1,000 sq. ft. floor area

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

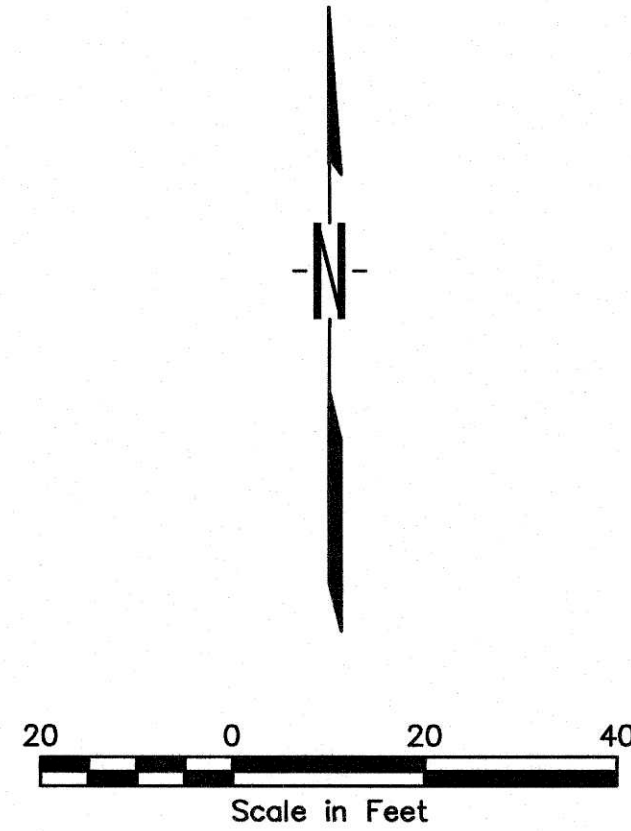
Gonzalez & Schneeberg
engineers - surveyors
Engineering Firm No. F-3376

2100 Lakeside Boulevard
Suite 200, Richardson, Texas
75082 - (972) 516-8855
Surveying License No. 100752-00

SURVEY PLAT
OF A
0.753 ACRE TRACT
BEING A PORTION OF
LOT 1, BLOCK 3
VILLAGE PARK ADDITION
T.J. POLSON SURVEY, ABSTRACT NO. 1248
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS



VICINITY MAP
NTS



ENCROACHMENT NOTE:

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

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

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc.'s prior written consent. The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Gonzalez & Schneeberg, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

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 1RIR, 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 1RIR, Block 1, passing at a distance of 192.97 feet at a point at the southwest corner of said Lot 1RIR, 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, 127.84 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, 7b1, 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:



NOTES REGARDING SCHEDULE B EXCEPTIONS:

10a. 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

MARK	DATE	REVISION	BY	AP'D

Express Oil Change & Tire
Engineers

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

SCALE: 1"=20'	CHKD./AP'D:
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**

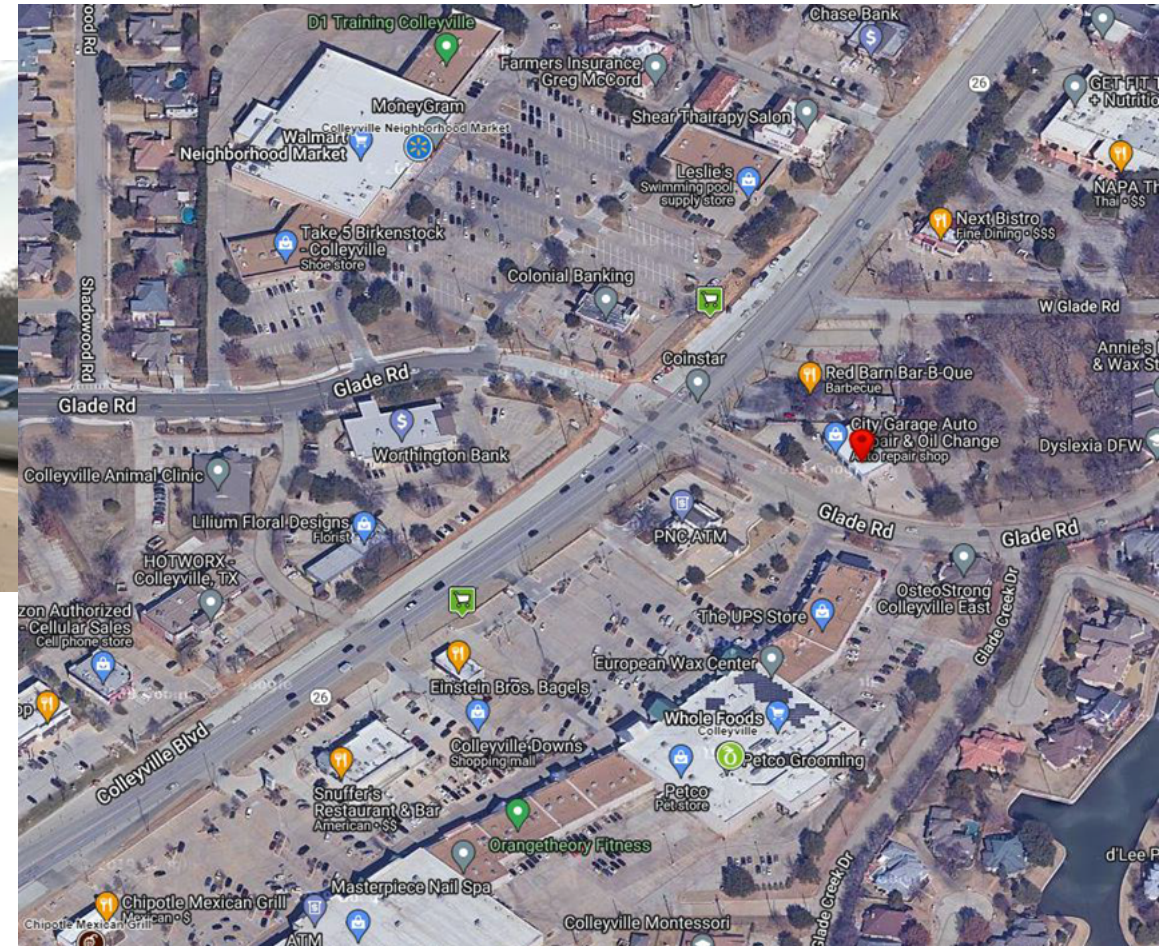
- **Fuel System Cleaning**
- **Headlights**
- **Oil Change**
- **Power Steering**
- **Pre-Purchase Inspection**
- **Radiator**
- **Scheduled Maintenance**
- **Serpentine Belt**
- **Shocks & Struts**
- **Starter & Alternator**
- **Steering & Suspension**
- **Tire Rotation**
- **Transmission: Flush fluid,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

700 Glade Rd, Colleyville, TX

Front of Location

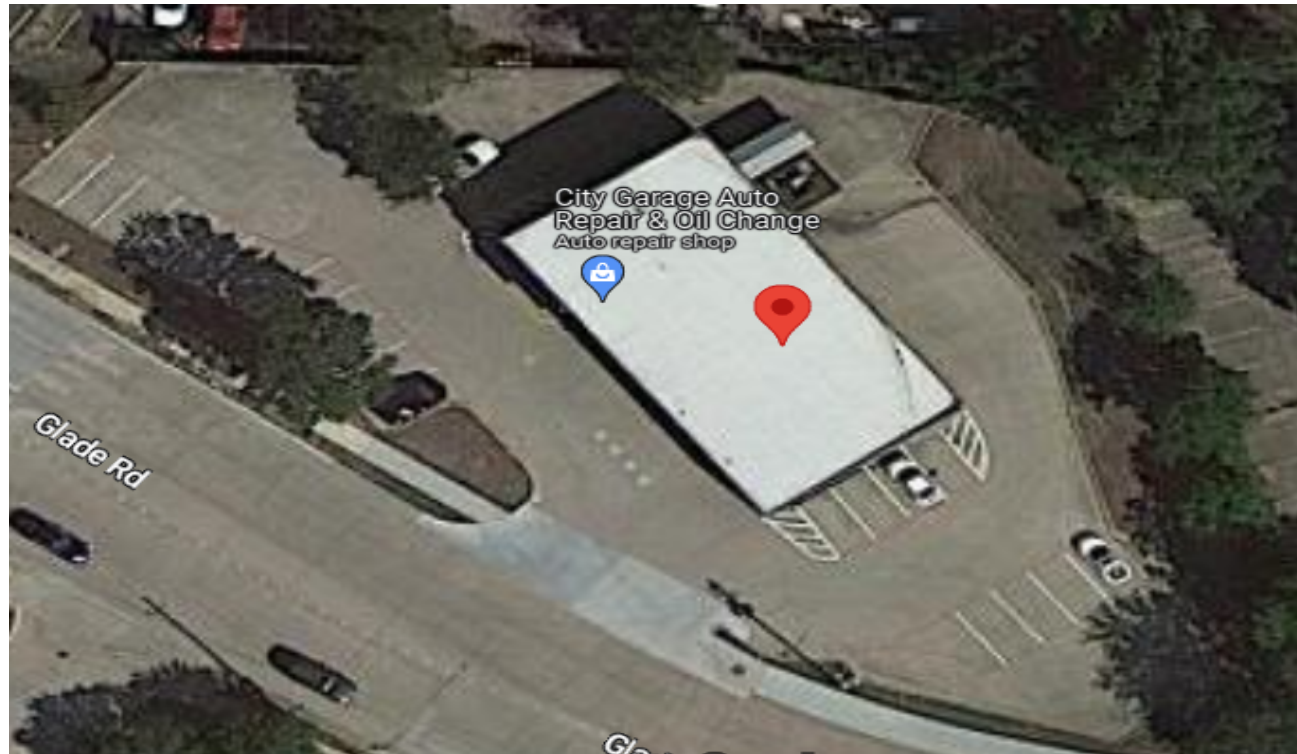


Trade Area



700 Glade Rd, Colleyville, TX

Overhead View



brakes plus





© 2022 Google

NO PARKING



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, May 8, 2023 at 7:00 p.m.
City Council Meetings: Tuesday, June 6, 2023 & Tuesday, June 20, 2023 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Auto Repair use. The request is to allow for a new business, Brakes Plus. Previously known as City Garage.

Zoning Case: ZC23-011

Applicant: David Sobaro

Owner: Brakes Plus, LLC

Location: 700 Glade Road

Property Description: Lot 1B1, Block 3, Village Park Addition

Present Zoning: CC-1 Village Retail Commercial

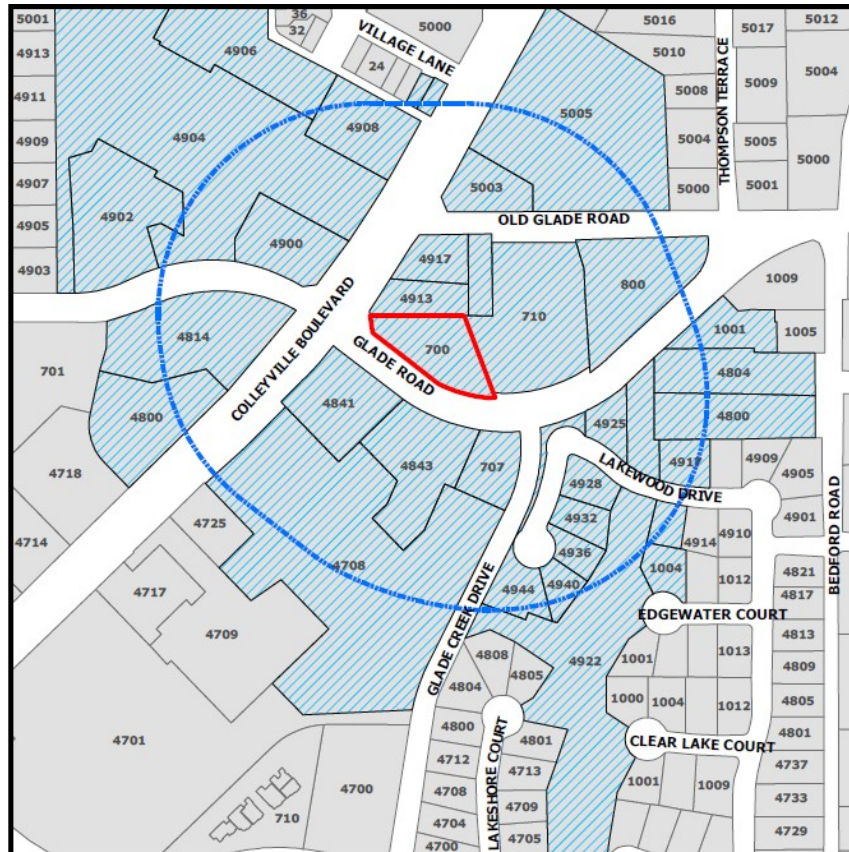
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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



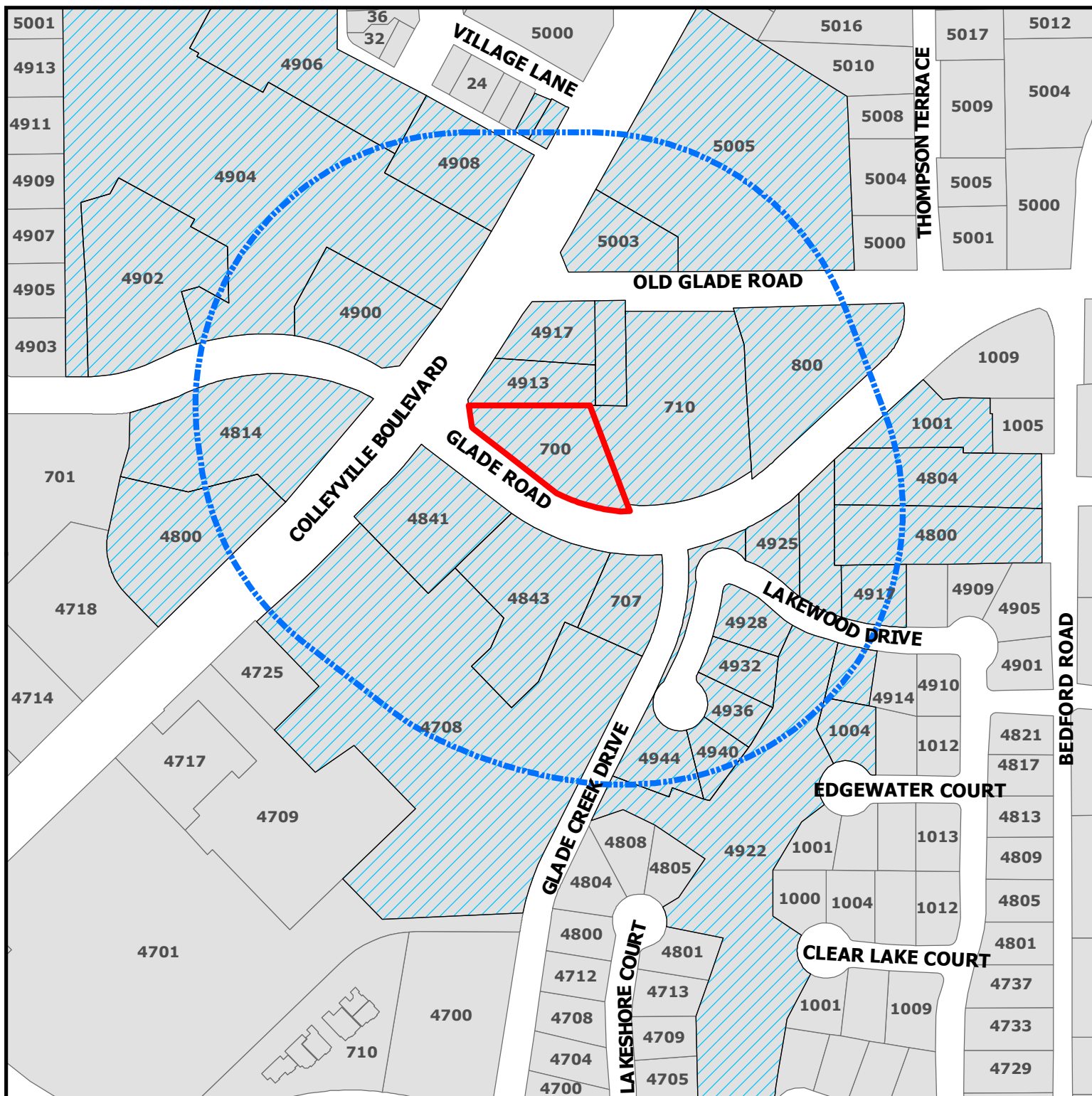
For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	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
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 NORTH TEXAS	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
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	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
PEARSON, MARCUS	97 VILLAGE 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
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX
RUDOLPH, CHRIS	44 VERANDA LN	COLLEYVILLE, TX
SALA LIFE TRUST	700 LAKE CARILLON LN	SOUTHLAKE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
SCHMIDT, JUDITH	88 CASA LN	COLLEYVILLE, TX
SCRUGGS, ALBERT	86 CASA LN	COLLEYVILLE, TX
SHERWOOD, LESLIE	84 CASA LN	COLLEYVILLE, TX
SPICER, TAMARA	90 CASA LN APT 10	COLLEYVILLE, TX
TAMLYN PROPERTIES LLC	90 CASA LN APT 10	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX
TRINITY COLLEYVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 1567	ALLEN, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX
WADLEY FAMILY HOLDING INC	33 MAIN ST STE 160	COLLEYVILLE, TX
WILLIAMS, DAVID H	75 MAIN ST STE 200	COLLEYVILLE, TX
XU, SHENG	2113 BRENTCOVE DR	GRAPEVINE, TX
YOUNG, CLINT	811 CENTRAL DR	COLLEYVILLE, TX
ZAVODNICK, TODD	706 24TH PL	HERMOSA BEACH, CA
ZRB CAPITAL PARTNERS LLC	409 TIMBERLINE DR S	COLLEYVILLE, TX

Notification 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.



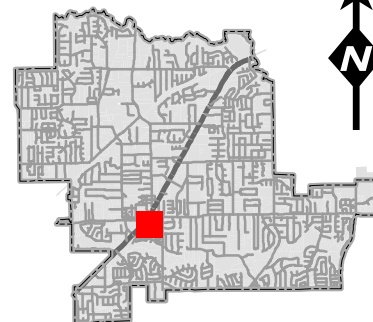
Subject Property



500ft Buffer



Properties within 500ft



ORDINANCE O-23-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.77 ACRES, BEING LOT 1B1, BLOCK 3, VILLAGE PARK ADDITIION, LOCATED AT 700 GLADE ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN AUTO REPAIR SHOP FOR THE BUSINESS KNOWN AS BRAKES PLUS; 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 Auto Repair Shop for the business known as Brakes Plus for Case No. ZC23-011; 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 Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for an Auto Repair Shop Use on 0.77 acres, being Lot 1B1, Block 3, Village Park Addition, located at 700 Glade Road as depicted on the attached as Exhibit "A".
- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive

Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to an Auto Repair Shop.
- b. The name of the business authorized for Auto Repair Shop by this Special Use Permit shall be called "Brakes Plus".
- c. The Hours of Operation are: Monday-Friday 8am -6pm and Saturday 8am-5pm.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.
- f. As depicted in the attached Exhibit "A" and Exhibit "B".

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 6th day of June 2023.

The second reading and public hearing being conducted on the 20th day of June 2023.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 20th DAY OF JUNE 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:

Whit Wyatt
City Attorney

[illegible]

Exhibit “B”- Statement of Planning Objectives

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.

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- **Air Filter**
- **Alignment**
- **Batteries**
- **Brake Inspection**
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