



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION AGENDA

100 Main Street, Colleyville, Texas, 76034

MONDAY, FEBRUARY 26, 2024

**EXECUTIVE CONFERENCE ROOM - THIRD FLOOR
6:15 P.M.**

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit to allow for a fence on Lot 1, Block 1, Vankawala Residence Addition, being located at 4910 Behrens Court, Case ZC24-002
- 2b** Presentation and discussion of a Special Use Permit to allow for dog grooming on Lot 1RA, Block 1, Kroger Addition, being located at 4906 Colleyville Boulevard Unit 202, Case ZC24-003

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, February 22, 2024* by 5:00 p.m.

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 WORKSESSION BRIEFING

Agenda Number**Agenda Date** 2/26/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit to allow for a fence on Lot 1, Block 1, Vankawala Residence Addition, being located at 4910 Behrens Court, Case ZC24-002

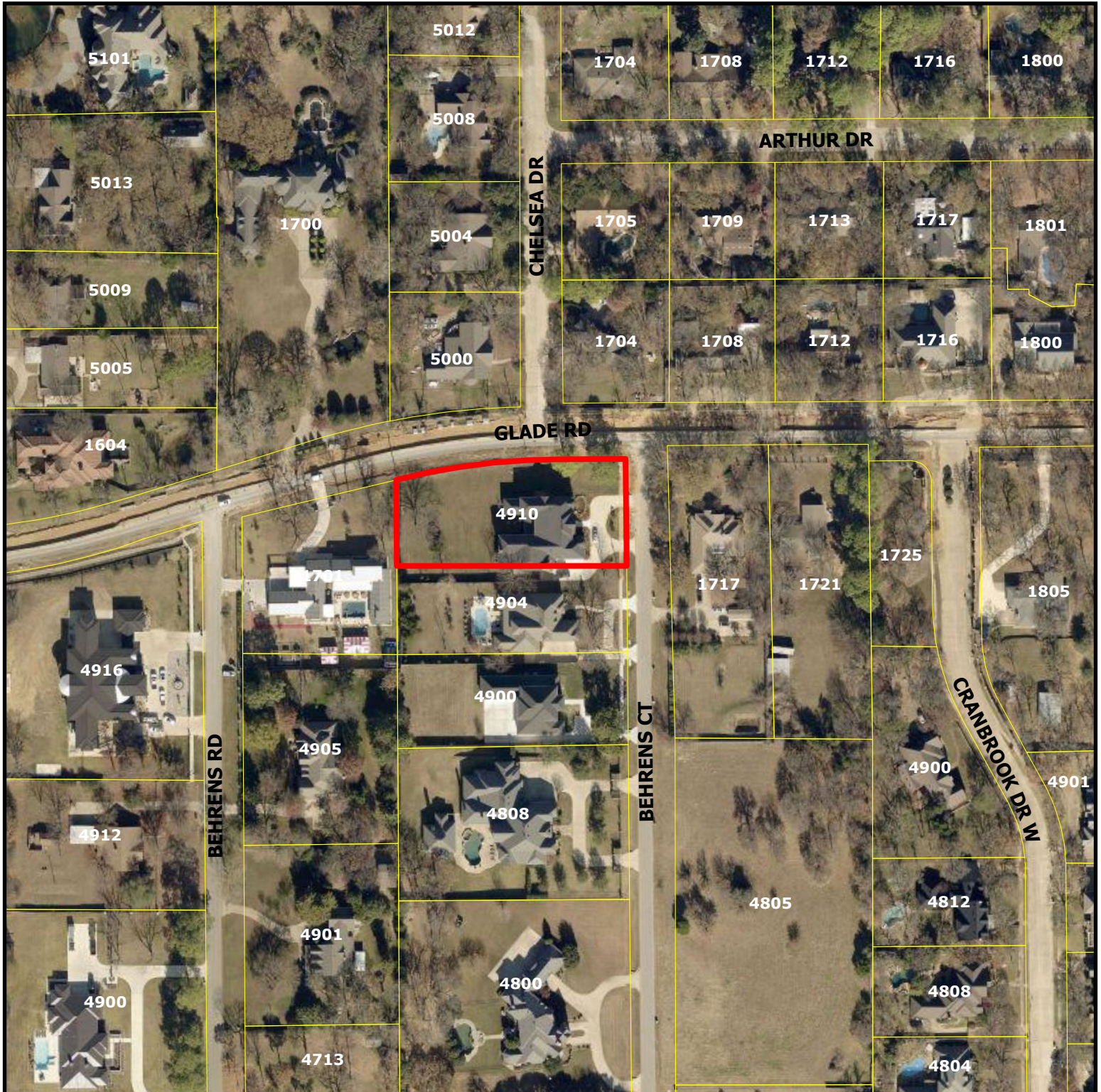
Explanation

Rajendra Vankawala, the applicant, has submitted a Special Use Permit request for a fence on Lot 1, Block 1, Vankawala Residence Addition, being approximately 0.86 acres and zoned R-40 Single Family Residential. The purpose of the request is to allow for a 6-foot wrought iron fence with masonry columns to be placed on the property line along Glade Road within the street side yard setback.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Fence Exhibit

Aerial Map

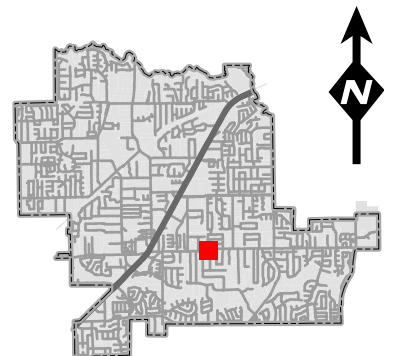


ZC24-002

4910 Behrens Ct



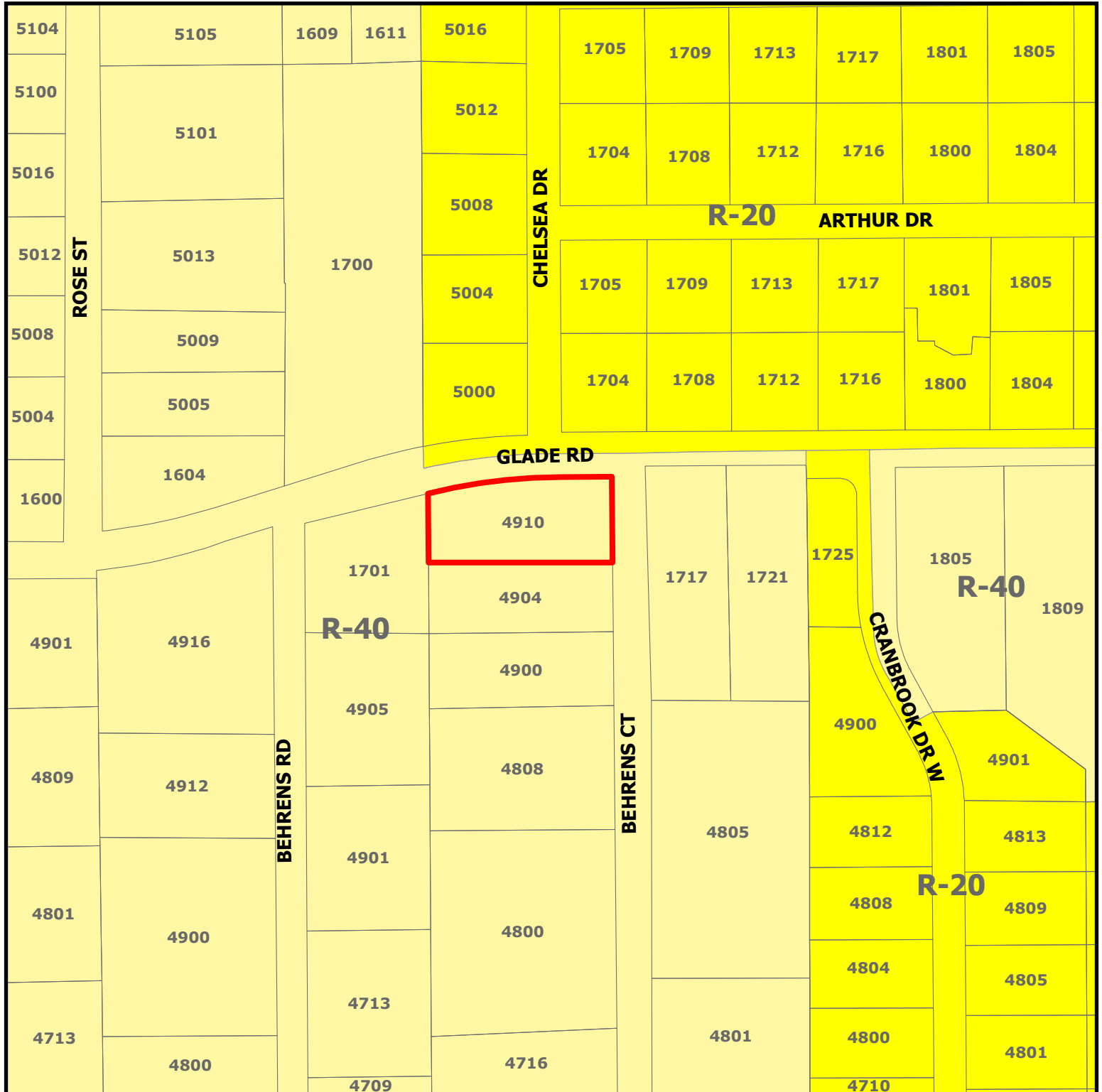
Subject Property



DISCLAIMER:

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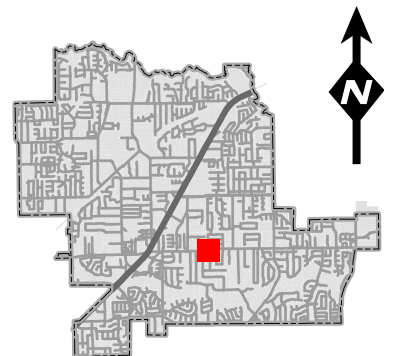
Zoning Map



ZC24-002

4910 Behrens Ct

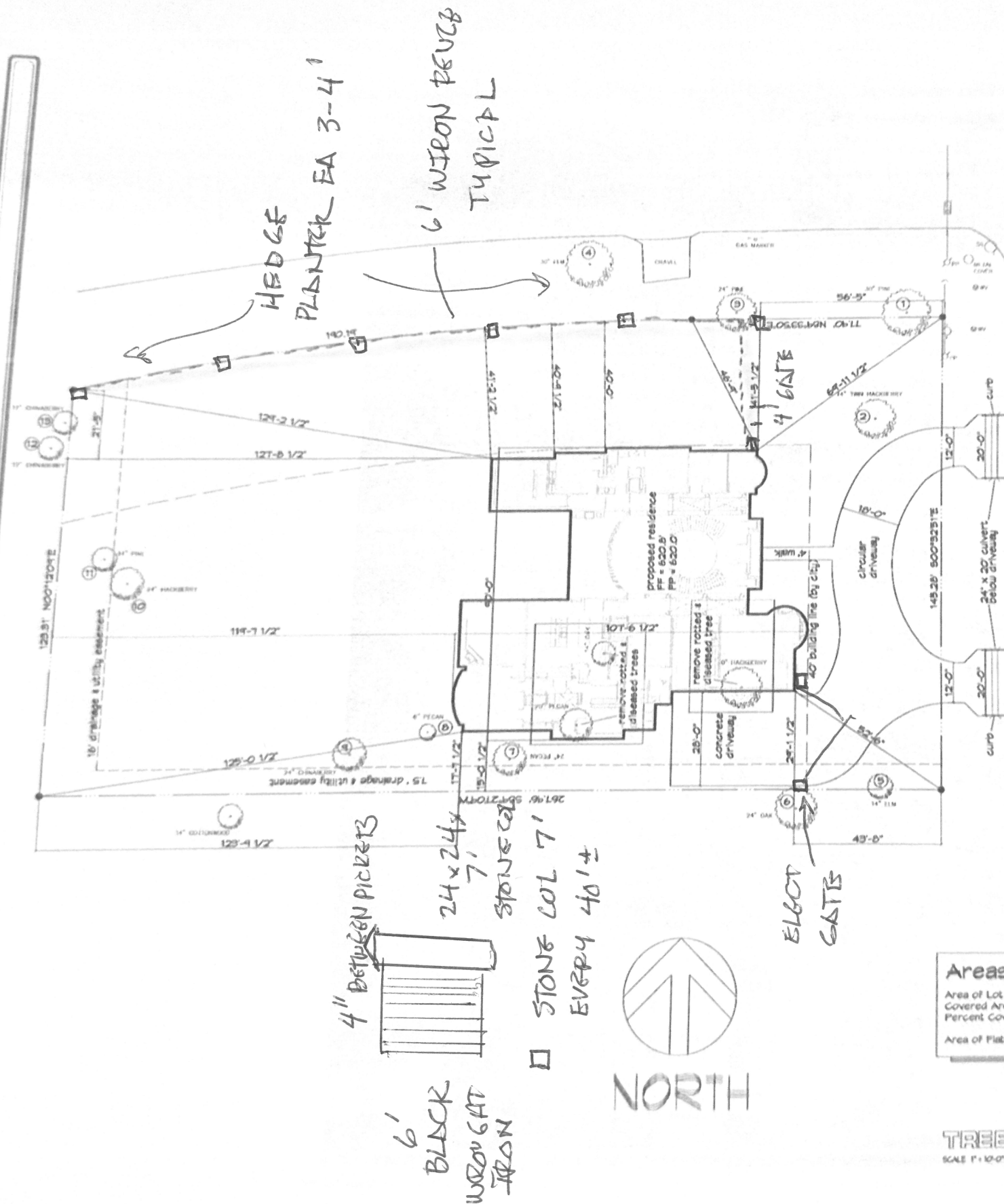
 Subject Property



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Reasons for fence on property line:

- Privacy
- Using the fence as a noise barrier from Glade Road is only effective from a further distance as it bounces sound away from home
- Do not want to lose more space on lot as we have already lost property to the Glade road expansion
- Majority of properties on Glade road have the fence on the property line
- Back neighbor's fence is on the property line therefore, it will disrupt the continuity of the fence line moving it in 20-30 ft
- Loss of property value if we can't install on property line because we would be exposing the remaining portion of the yard to Glade Road



Plan Notes:

- 1.) Tree Flagging: All trees to be removed from the construction site shall be flagged with bright red vinyl tape wrapped around the main trunk at a height of four feet (4') or more such that the tape is visible to workers on foot or driving equipment.
- 2.) Tree Identification: All protected trees shall be tagged with the unique classification number described above. Said number shall correspond to the number listed on the tree protection plan and shall be clearly visible and legible on a metallic surface located between four and five feet above the base of the tree. The classification number shall remain on the tree until all construction is complete and final approval has been obtained by the City.
- 3.) Protective Fencing: All protected trees shall have protective fencing located at the tree's critical root zone. The protective fencing shall be comprised of orange vinyl construction fencing, with a minimum of four-foot (4') approximate height. The trunks of all protected trees shall be wrapped with orange vinyl construction fencing such that the trunk will be easily visible during construction activities.
- 4.) Site Signage: Prior to, and during, construction activities, a sign(s), clearly visible from any adjacent roadways, shall be placed by the developer stating the following: "All trees located within an orange fence area are considered protected. To report any tree protection violations, please contact (phone number designated by the Administrative Official)". The Administrative Official may require the addition of more specific contact information to the sign. Lettering shall be a minimum of 8 inches in height, shall be legible and able to be read from a passing vehicle on any adjacent roadway. The sign dimensions shall, at a minimum, be five feet in width and height. The overall sign height shall be a minimum of eight (8) feet in height measured from the ground to the top of the sign. The sign colors shall be as follows: lettering shall be black, the sign background shall be fluorescent green.

Tree Schedule:

ID#	Size	Description
1	30"	Pine
2	14"	Burn Hackberry
3	24"	Pine
4	30"	Elm
5	14"	Elm
6	24"	Oak
7	34"	Pecan
8	8"	Pecan
9	24"	Chinaberry
10	34"	Hackberry
11	14"	Pine
12	12"	Chinaberry
13	12"	Chinaberry

All trees located within an orange fence area are considered protected.

To report any tree protection violations, please contact (517) 505-1052.

Areas:

Area of Lot	37,450 sq. ft.
Covered Area	6,870 sq. ft.
Percent Covered	18.4%
Area of Flatwork	4,263 sq. ft.

TREE CONSERVATION + PLOT PLAN

SCALE $1'' = 10'-0''$

04/05/18
05/07/18
06/21/18
08/21/18
07/12/18

[illegible]

P Custom Homes, LLC
617.503.1031

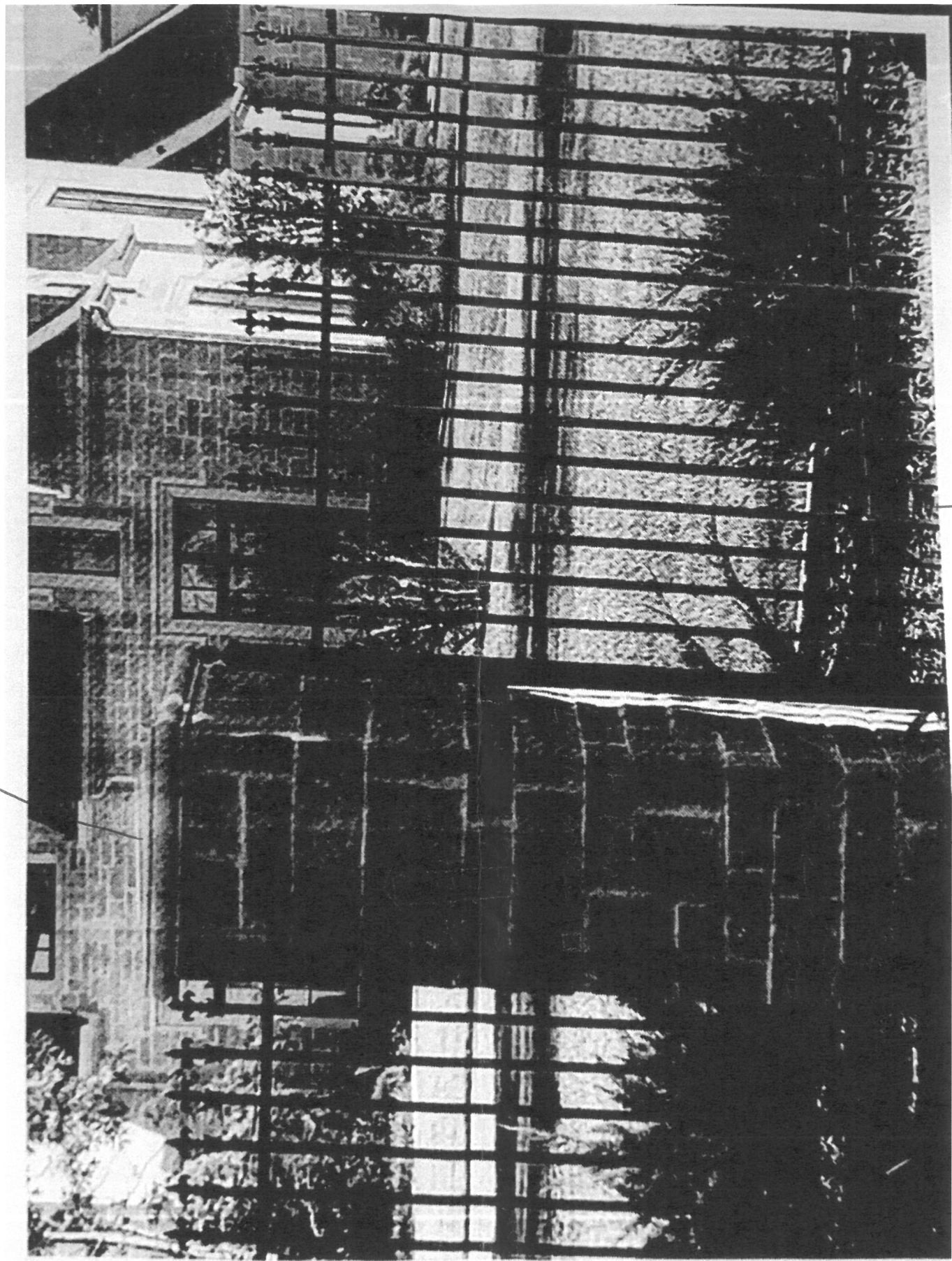
A Custom Residence for:
Vankawala Residence
1115 Glade Road
Tract 6B08 & 6B3A
Abstract 308
City of Colville, Tarrant County, Texas

VANKAMALA NEEDHAM
1715 Glade Road
Tract 6B09 & 6B3A
Abstract 526
City of Colville, Tarrant County, Texas

VANKAMALA NEEDHAM
1715 Glade Road
Tract 6B09 & 6B3A
Abstract 526
City of Colville, Tarrant County, Texas

VANKAMALA NEEDHAM
1715 Glade Road
Tract 6B09 & 6B3A
Abstract 526
City of Colville, Tarrant County, Texas

CASSTONE CAP



7' STONE
6' W4 FENCE

COLUMNS

~40' ON CENTER



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION BRIEFING

Agenda Number**Agenda Date** 2/26/2024**Type** Presentation and Discussion**Department** Community Development

Title

Presentation and discussion of a Special Use Permit to allow for dog grooming on Lot 1RA, Block 1, Kroger Addition, being located at 4906 Colleyville Boulevard Unit 202, Case ZC24-003

Explanation

Ana Hinojosa, the applicant, has submitted a request for a Special Use Permit for dog grooming on Lot 1RA, Block 1, Kroger Addition, being approximately 1.89 acres and zoned CC-2 Shopping Center. The SUP request is to allow for a new dog grooming salon. No overnight stay or boarding is being requested.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan Exhibit
5. Floor Plan Exhibit
6. Store Exhibit

Aerial Map

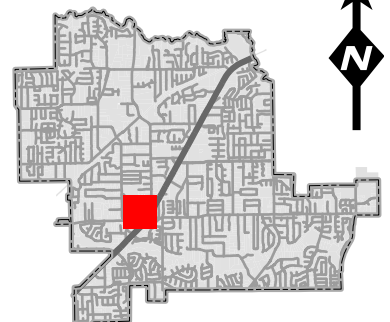


ZC24-003

4906 Colleyville Blvd

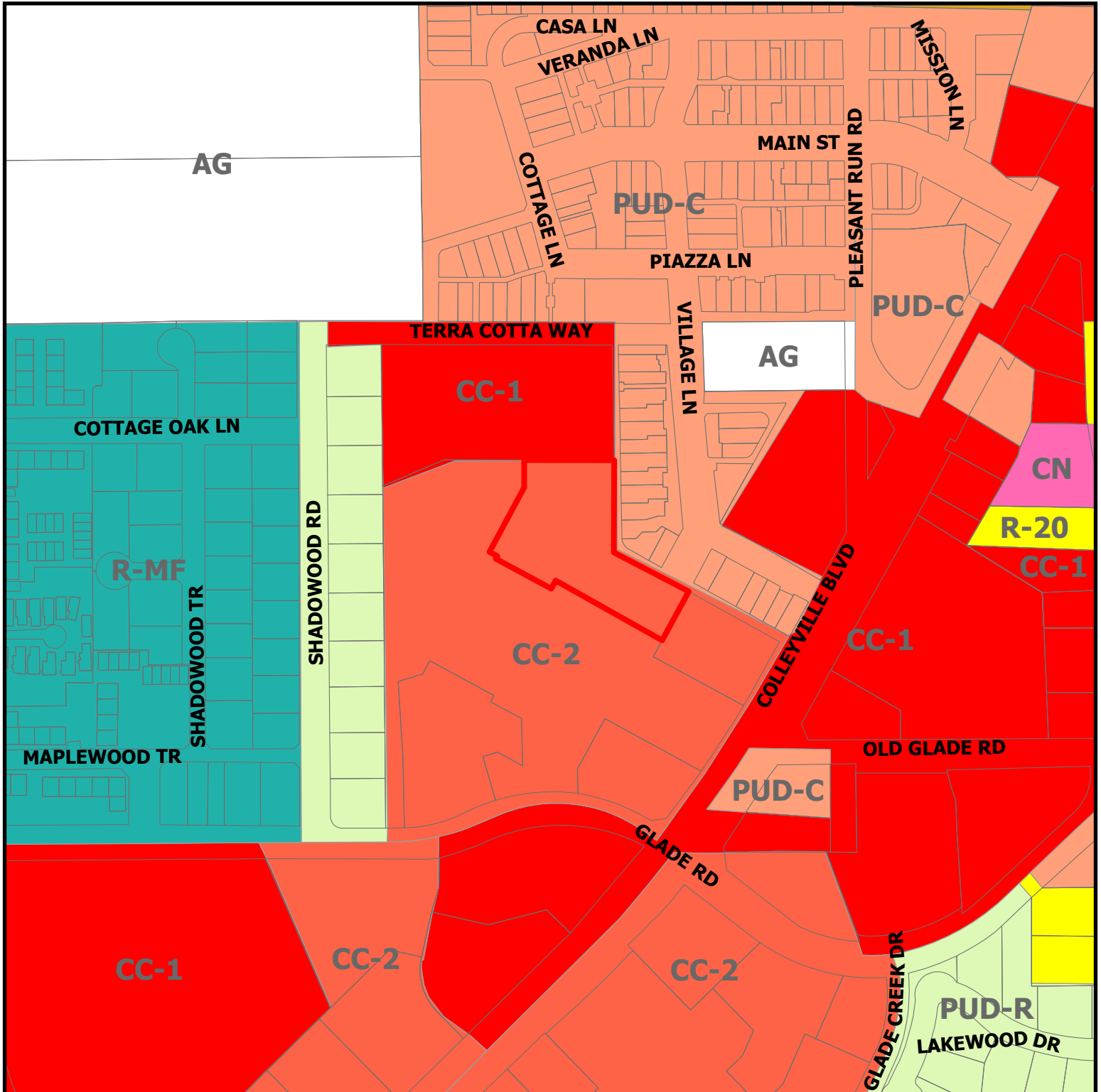


Subject Property



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Zoning Map

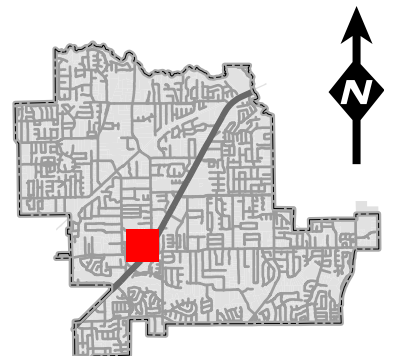


ZC24-003

4906 Colleyville Blvd

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 Subject Property



City of Colleyville

Special Use Permit

Statement of Planning Objectives:

This statement is submitted on behalf of **NTX Hounds II LLC dba Scenthound**. NTX Hounds II LLC seeks to lease space at the Colleyville Plaza Shopping Center, which is owned/operated by:

Colleyville Plaza LP
580 Decker Drive, Suite 203
Irving, TX 75062
(972)650-4200

The specific unit is located at: **4906 Colleyville Blvd, Suite 202, Colleyville, TX 76034**.

The legal description of the property is:

Lot IR-A, Block 1, of the Kroger Addition to the City of Colleyville, Tarrant County, Texas according to the Plat records, Tarrant County, Texas, together with all improvements thereon.

Unit 202 of this Shopping Center is approximately 1750 square feet in building, and shown in the diagram found in Exhibit "A" attached. It is two doors down from the Walmart Neighborhood Market.

NTX Hounds II, LLC intends to operate a franchise by the name of **Scenthound**, which provides dog hygiene and wellness. There will be no veterinary or overnight boarding services offered.

Scenthound is a wellness-focused dog care concept — which means that our primary goal is to keep your pup clean and healthy.

Our basic hygiene packages include a bath, ear cleaning, nail trimming and teeth brushing. We will also offer additional services including brush out, blow out and grooming, to name a few. We offer service through a membership concept that generates predictable volumes of required services.

Our mission is to provide routine hygiene and wellness care so dogs live longer, happier lives. We are changing how dog parents think about caring for their dogs by educating them and providing an accessible and affordable way to get the basic hygiene and wellness care their dogs need.

The American Pet Products Association's State of the Industry data for 2022 reported \$136.8 billion spent on pets in the U.S. Our communities have a high concentration of dogs per household and disposable income.

Unlike other markets, which tend to fluctuate with a changing economy, the pet industry has

maintained consistent growth since the 1980s; this is due primarily to the steady increase in pet ownership. Far exceeding that growth is pet owner spending, particularly as it relates to matters of pet health and wellness.

It's also interesting to note that currently, in the U.S., Generation X and millennials make up the vast majority of pet owners (more than 65%).

As a result, the APPA (American Pet Products Association) is projecting that the pet industry is expected to see continued growth, with no signs of a slowdown; and pet grooming is reported to be one of the fastest-growing segments in the industry.

Industry Overview

In the United States, the pet service industry-hygiene and grooming industry presently generates more than \$8.3 billion dollars in annual sales.

According to Bloomberg, the analysis finds that the US is positioned to continue to remain the largest pet market, with sales approaching \$200 billion by the end of the decade. This growth is driven by an increase in spending on pet-related healthcare — including veterinary care, diagnostics, and pharmaceuticals — that has created longer pet lifespans that require more expensive elderly care. This advancement and prioritization of elderly care may in turn lead to an increase of the US pet population by 13%. Other emerging markets may see outsized growth due to the increase in nuclear families in urban areas, single-person households, and a rise in per capita disposable income.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

- Value of the services
- Convenience of scheduling services
- Quality of the care and service provided to the dogs
- Reputation of the establishment
- Professionalism and courtesy of staff

The owners of NTX Hounds II LLC currently successfully operate their first Scenthound location in Southlake, TX at 500 W. Southlake Blvd. #129, Southlake, TX 76092. This location would be their 2nd location, although there are several other franchise partners developing franchise locations throughout the DFW Metroplex. NTX Hounds II LLC holds the franchise territory rights for the Colleyville/North Richland Hills, TX area.

There are plans for leasehold improvements in accordance with the Franchise Design and Construction Manual, which is a large document, but can be available upon request. **Exhibit “B”** shows a rendering of the current space and a draft proposed layout of the required leasehold improvements for Ste 202.

It is worth mentioning that the franchise has strict minimum requirements with regards to HVAC capability, due to the health requirements of dogs, and building material requirements to address any noise generated by dogs and dryer equipment. The design of the retail space is very sleek and clean. There is a small front desk space and lobby area that includes a “knowledge wall” with information on the dog anatomy and the services we offer, a sleek white tile wall behind the front desk with three white background signs with black letters hanging, and a white wall with three retail shelves for some of the products we sell. Exhibit “C” provides some sample pictures of what a store front looks like, what the front desk area looks like and what the retail shelves look like.

The construction will be done to the required permit standards and regulations. The all materials will be new, and they are outlined in the Design and Construction Manual, to be provided upon request.

Any additional information needed will be promptly provided. Your kind consideration of this Special Use Permit will be greatly appreciated.

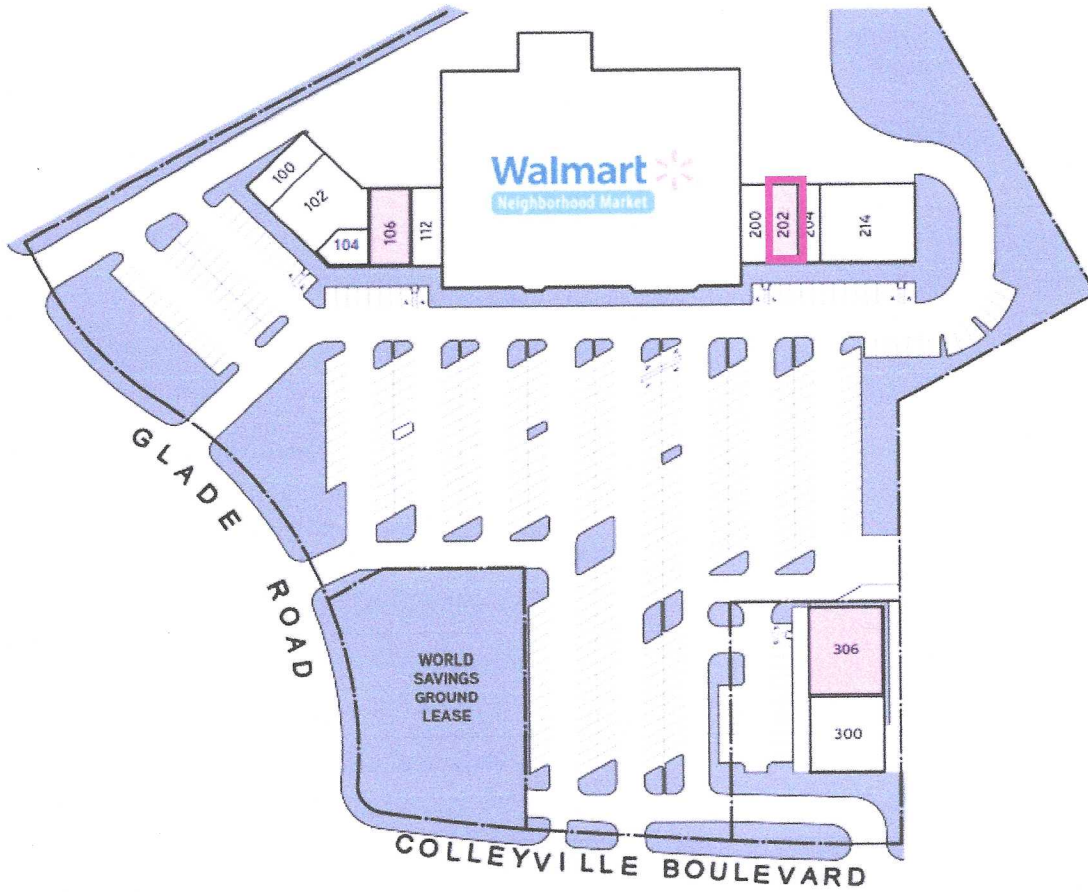
Sincerely,

Ana B. Hinojosa and Samuel H. Beckman
Scenthound Franchise Partners
www.scenthound.com
(817) 789-1111

Attached Exhibits (A-C)

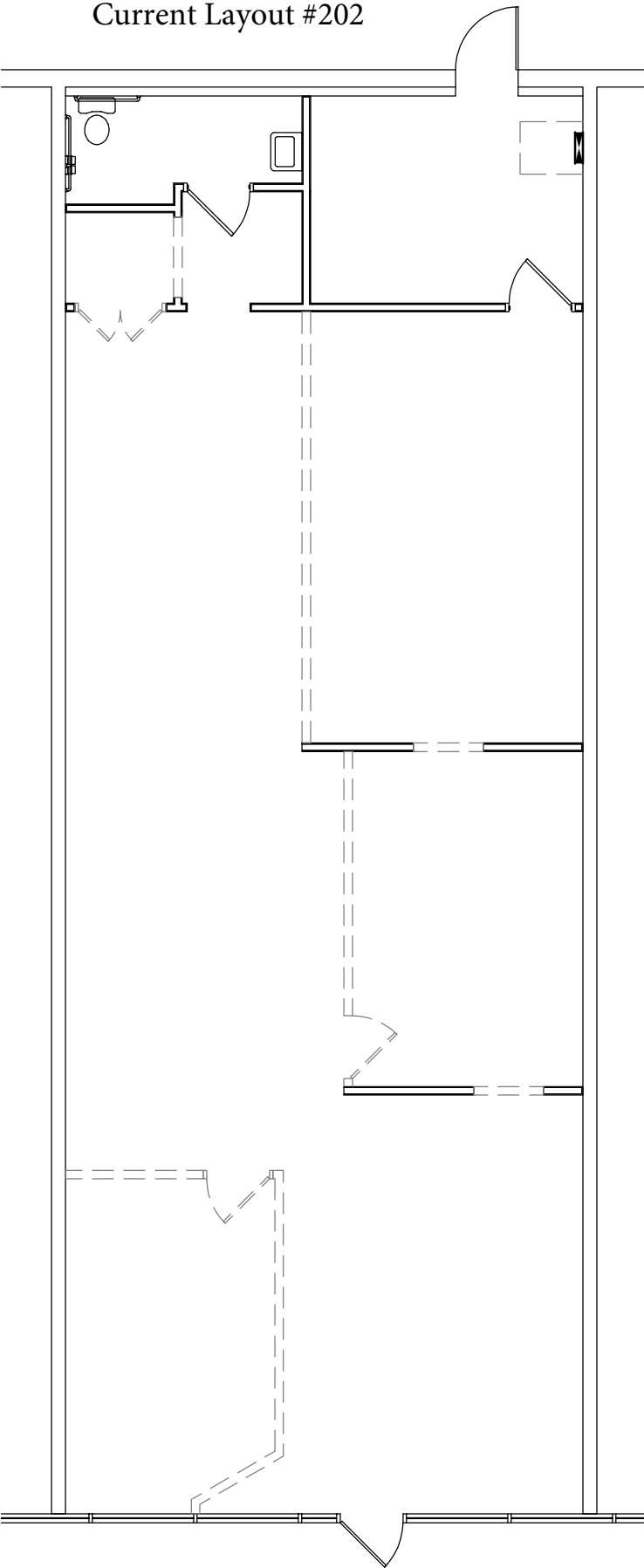
EXHIBIT "A"

SITE PLAN OF SHOPPING CENTER

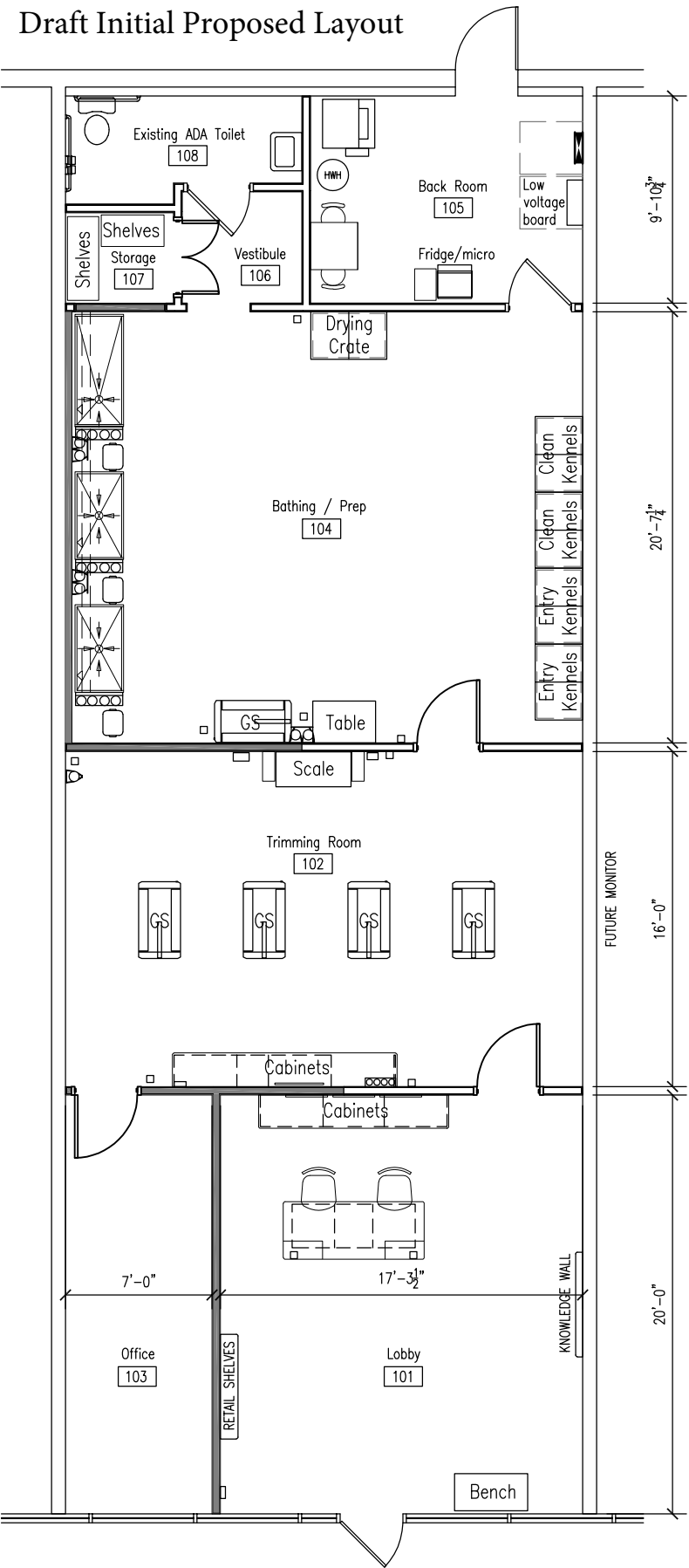


LANDLORD: _____

TENANT: _____



DEMO
PLAN



FLOOR
PLAN

Not for regulatory approval,permitting, or construction.
Lettie H. Harrell, Architect (Texas Registration #16897)



Exhibit "C"

Storefront

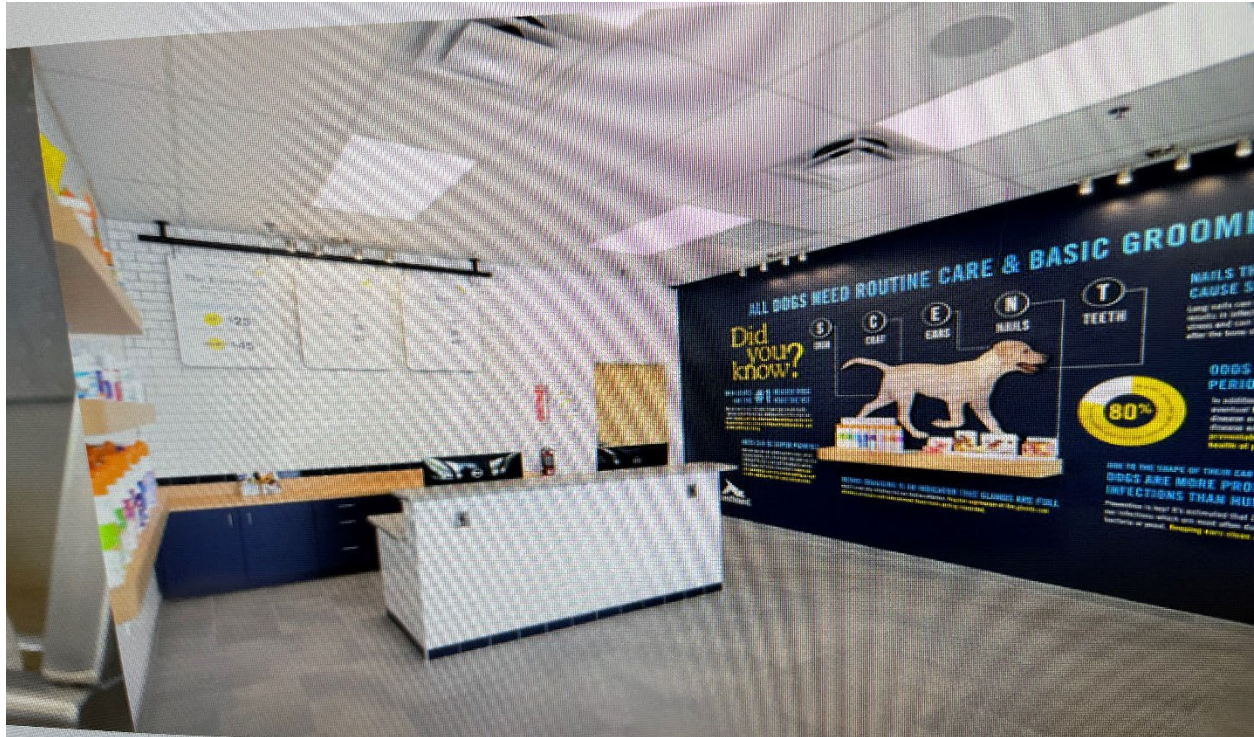


Exhibit "C"

Lobby / Front Desk Area



Exhibit "C"

Lobby Retail Shelves