



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 21, 2024

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

CALL TO ORDER

WS-1 Financial analysis of a homestead exemption

WS-2 Discussion of the May 21, 2024, City Council regular agenda items

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

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

- Discussion of a gift card program

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

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

- Discussion of a gift card program

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

INVOCATION: Pastor Dale Molden, CrossCreek Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-24-4938

3. OATH OF OFFICE

4. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Proclamation recognizing May 19-25, 2024 as National Public Works Week - Mayor Bobby Lindamood and Public Works Director Amber Beard

Recognition for departing Mayor Pro Tem Callie Rigney and Councilmember Chuck Kelley

5. RECEPTION FOR OUTGOING AND INCOMING COUNCILMEMBERS PLACE 5 AND PLACE 6

6. ELECTION OF MAYOR PRO TEM AND DEPUTY MAYOR PRO TEM

7. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-4939

7a Approval of the minutes of the regular City Council meeting of May 7, 2024

7b Approval of the minutes of the Special City Council meeting of May 14, 2024

8. ITEMS NOT FOR CITY COUNCIL ACTION

8a Monthly Financial Report - April 2024

9. ORDINANCE(s): FIRST READING AND PUBLIC HEARING

9a Ordinance O-24-2279

Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

10. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

10a Ordinance O-24-2278

Consideration of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road Suite 165, Case ZC24-004

11. RESOLUTION(S): READING AND PUBLIC HEARING**11a Resolution R-24-4940**

Consideration of variances to the Land Development Code Section 3.24.G Schedule of District Regulations, specifically for lot area, lot width, lot depth, front setback, and side yard setback, on Lot 1A of the John W J Wright Subdivision, being located at 1009 Church Street, Case VC24-007

12. TABLED RESOLUTION(S): READING AND PUBLIC HEARING**12a Resolution R-24-4926**

Consideration of a variance to lot size, side yard setback, maximum lot coverage, and maximum impervious coverage on Lot 3, Block 19, of Woodland Hills at Colleyville, located at 3401 Middleton Way, Case VC24-003

13. CITIZEN COMMENTS**14. REPORTS**

Colleyville Center Advisory Committee Minutes - November 13, 2023

Planning and Zoning Commission Minutes - April 8, 2024

Planning and Zoning Commission Worksession Minutes - April 22, 2024

15. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 21, 2024 - READING AND PUBLIC HEARING - RESOLUTION R-24-4941**16. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, May 17, 2024* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting. Any matter on this agenda may, 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 requiring special accommodations, please advise the City Secretary 48 hours in advance at 817.503.1133. Reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 5/21/2024

Type Worksession

Department City Manager

Title

Financial analysis of a homestead exemption

Explanation

Finance Director Matt Poston will provide a financial analysis of the homestead exemption discussed at the City Council Worksession on May 7, 2024.

Attachments

1. Homestead Exemption Presentation

Homestead Exemption Discussion (continued)

City Council Worksession
May 21, 2024

Homestead Exemption - Defined

- What is it?
 - A homestead exemption reduces the taxable value of your primary residence. It can be partial or total, depending on guidelines set by local taxing units.
- Legal Authority
 - Per Section 11.13(n) of the Tax Code, taxing units may adopt a local option homestead exemption up to 20% of a property's appraised value, with a minimum dollar value of \$5,000.



Homestead Exemption - Qualification



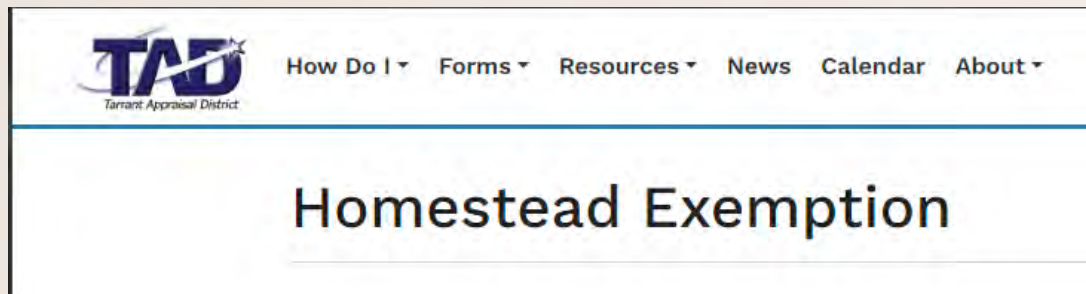
- A residence homestead includes a structure (which may be a mobile home) and the accompanying land (up to 20 acres) that meets all the following criteria:
 - Ownership: It must be owned by one or more individuals or a qualifying trust,
 - Design: It is designed or adapted for human habitation,
 - Usage: It serves as the principal residence of the owner(s), and
 - Occupancy: The owner(s) must reside at the property.
- To qualify, the owner(s) must both own and occupy the property as their principal residence as of January 1st of the tax year



Homestead Exemption - Application



- Apply for the Homestead Exemption through the Tarrant Appraisal District (TAD)
- How to apply
 - Visit www.tad.org/forms/homestead-exemption to access the application form.
 - There is no fee to file a homestead exemption.
 - TAD can be contacted at 817-284-0024.
- Required Documents
 - You will need to submit a copy of your Texas driver's license or personal identification certificate.
 - Ensure that the address on your Texas ID matches the address of the homestead property



Homestead Exemption – Simple Calculation Example



No Homestead Exemption	
Average Home ¹	\$ 730,776
Homestead Exemption (7%)	N/A
Taxable Value	\$ 730,776
Tax Rate (per \$100) ²	\$ 0.260991
Colleyville Tax Bill	\$ 1,907

Homestead Exemption	
Average Home ¹	\$ 730,776
Homestead Exemption (7%)	(51,154)
Taxable Value	\$ 679,622
Tax Rate (per \$100) ²	\$ 0.260991
Colleyville Tax Bill	\$ 1,774
Tax Bill Change	\$ (134)
	-7.0%

Note: Negative values indicate a decrease in tax liability.

¹ – Based on an average residential taxable value in Colleyville, per TAD for 2023.

² – The adopted 2023 tax rate

Homestead Exemption - Neighboring Cities



2023 Tax Year - Tax Rate & Exemptions				
	2023 Tax Rate	Homestead Exemption (%)	Senior Exemption	Disability Exemption
Bedford	\$ 0.495726	No	Yes	No
Colleyville	\$ 0.260991	No	Yes	Yes
Eules	\$ 0.457500	20%	Yes	No
Grapevine	\$ 0.250560	20%	Yes	Yes
Hurst	\$ 0.581150	20%	Yes	Yes
Keller ²	\$ 0.312000	20%	Yes	Yes
North Richland Hills ¹	\$ 0.489389	20%	Yes	Yes
Southlake	\$ 0.319000	20%	Yes	Yes

Source: TAD 2023 Tax Rates (<https://www.tad.org/content/rates/2023TaxRates.pdf>)

Note: Unless otherwise noted these HS Exemptions have been in place since at least the 2019 tax year

¹ – North Richland Hills: Increased from 15% to 20% homestead exemption in 2022.

² – Keller: Raised homestead exemption from 12% to 14% in 2020 and then to 20% in 2021.

Homestead Exemption – Proposal & Why?



- Proposal
 - 7% Homestead Exemption for tax year 2024 for taxes due January 2025
 - This proposal will be built into the FY 2024/25 Budget
- Why now?
 - To mitigate the impact of necessary tax increases required for critical public safety equipment purchases, such as the acquisition of a new fire truck.
- Why Homestead?
 - Tax Burden Distribution:
 - By implementing a 7% homestead exemption, the tax burden is shifted more towards non-homestead and commercial properties within the city, thereby easing the financial impact on our residents' primary residences
 - Targeted Relief for Residents:
 - The homestead exemption specifically provides financial relief to homeowners, directly benefiting our community members by reducing their property tax bills.
- Why not the no-new-revenue (NNR) rate?
 - Revenue Limitations:
 - The no-new-revenue rate restricts the city's ability to generate additional funds solely to new properties added to the rolls. This limitation does not support the financial flexibility required for significant and essential city projects or services.

Financial Impact – Preliminary TAD Data



April 2024 Preliminary TAD Data

Taxable Value	2023	2024	Change	Chg %
RE Residential	7,055,845,513	7,753,125,429	697,279,916	9.88%
RE Commercial	580,603,177	611,962,362	31,359,185	5.40%
Personal Property Commercial	123,624,868	124,825,347	1,200,479	0.97%
Personal Property Industrial	419,359	419,359	-	0.00%
Agriculture Properties	472,188	210,330	(261,858)	-55.46%
Total	7,760,965,105	8,490,542,827	729,577,722	9.40%

New Construction	2023	2024	Change	Chg %
Residential	61,506,197	67,462,111	5,955,914	9.68%
Commercial	6,305,771	590,425	(5,715,346)	-90.64%
Total	67,811,968	68,052,536	240,568	0.35%

Data Sources and Accuracy

- **Data Set Overview:** The data set utilized in this presentation is provided by the Tarrant Appraisal District (TAD), based on preliminary valuations as of April 2024. Please note that these values are provisional and subject to revisions or protests by the property owner.
- **Future Updates:** We anticipate receiving more precise data sets in the coming months. The final certified values are expected from TAD in July 2024.
- **Basis of Calculations:** The calculations presented in the presentation are derived from this preliminary data and additional information supplied by TAD and the Grapevine-Colleyville Independent School District (GCISD) Tax Office

Financial Impact – Homestead



Projected Total City Tax Bill	Residential ¹	Commercial ²
No Homestead	\$ 2,028	\$ 2,520
Homestead (7%)	\$ 2,012	\$ 2,688
Difference	\$ (16)	\$ 168

Note: A negative value indicates a reduction in the tax amount due.

¹ – Based on an average residential taxable value of \$804,772 in Colleyville, per TAD for 2024.

² – Commercial example with a taxable value of \$1,000,000.



Eligible residential taxpayers would save approximately \$16 on average in the 2024 tax year with the homestead exemption.

This proposal is projected to generate an additional \$1 million in M&O revenue, funding critical equipment for fire and other first-responder services.

Tax Increment Financing Zone (TIF) Financial Impact



- Implementing a homestead exemption will have a minimal positive impact on the TIF zone revenue derived from Colleyville's property tax.
 - Revenue Impact:
 - The implementation of a 7% homestead exemption is projected to increase TIF revenue by approximately 4-5%.
 - TIF Composition:
 - The TIF zone primarily comprises commercial properties, maintaining a ratio of approximately two-thirds commercial to one-third residential properties.
 - Impact Analysis:
 - The predominant composition of commercial properties moderates the overall impact of the homestead exemption, as these properties are ineligible for the exemption.
 - Consequently, the homestead exemption leads to an increased tax rate, resulting in higher revenue generation from commercial assets within the TIF.

Homestead Exemption – Implementation



- Exemption Percentage: Determine the percentage of the homestead exemption to be enacted, ranging from 1% to 20%. (7% recommended)
- Legislative Requirement: An ordinance is required to implement the chosen exemption rate. This must be communicated to the Tarrant Appraisal District (TAD) and the Grapevine-Colleyville Independent School District (GCISD) Tax Office.
- Implementation Deadline: All relevant information must be submitted to TAD by July 1, 2024.
- Effective Date: The exemption will apply to the 2024 tax bill, payable in January 2025.



Homestead Exemption – Questions



Detailed Calculations

Homestead Exemption – Financial Impact



Disclaimer: Estimations and Variabilities

- Purpose of the Slides: To present various scenarios depicting the financial impact of implementing a possible 7% homestead exemption for the tax year 2024. Please note that all figures shown are estimative and the actual outcomes may vary.
- Current Data Source: The data utilized in these scenarios are based on preliminary estimated values from the Tarrant Appraisal District (TAD) as of April 2024. These values are not final and are subject to revision and protest.
- Eligibility Uncertainty: This is the first proposal for a homestead exemption in Colleyville. The number of properties that may qualify and apply for the exemption is currently undetermined and relies on TAD's data from the 2023 homestead exemptions in the Grapevine-Colleyville Independent School District.
- Complexity of Tax Calculations: Due to the implications of Senate Bill 2 (SB2), the property tax calculations involve numerous variables and can yield different results depending on the specific day the calculations are performed.

Detailed 2024 Tax Rate Impact and Homestead Exemption Analysis



	Without Homestead Exemption	With 7% Homestead Exemption	Difference
Proposed Tax Rate per \$100	0.252035	0.268800	0.016765
			6.7%
Estimated O&M Revenue²	18,054,612	18,054,587	(25)
Average Home¹	\$ 804,772	\$ 804,772	\$ -
Homestead Exemption	-	(56,334)	(56,334)
Taxable Value	\$ 804,772	\$ 748,438	\$ (56,334)
Tax Bill	\$ 2,028	\$ 2,012	\$ (16)
			-0.8%
Home (\$100k)	\$ 100,000	\$ 100,000	\$ -
Homestead Exemption	-	(7,000)	(7,000)
Taxable Value	\$ 100,000	\$ 93,000	\$ (7,000)
Tax Bill	\$ 252	\$ 250	\$ (2)
			-0.8%
Commercial	\$ 1,000,000	\$ 1,000,000	\$ -
Homestead Exemption	N/A	N/A	N/A
Taxable Value	\$ 1,000,000	\$ 1,000,000	\$ -
Tax Bill	\$ 2,520	\$ 2,688	\$ 168
			6.7%

This slide provides detailed analysis following the overview provided in Slide 9. This analysis highlights the financial implications of introducing a 7% homestead exemption, showing specific impacts on residential and commercial tax bills.

Note: Negative values indicate a decrease in tax liability.

¹ – Based on an average residential taxable value of \$804,772 in Colleyville, per TAD for 2024.

² – This proposal is projected to boost Operations & Maintenance (O&M) revenue by an additional \$1 million over the prior year, specifically for critical equipment for fire services and other first responders. For context, the prior year's O&M property tax budget was approximately \$17 million.

Detailed 2024 Impact of Homestead Exemption on TIF Revenue



With 7% Homestead Exemption Total

Residential Taxable Values	\$ 188,019,957
Commercial Taxable Values	\$ 448,659,438
Projected Total 2024 Taxable Values	\$ 636,679,395
Base Year Taxable Values ¹	\$ (106,617,813)
2024 Taxable Value Increment	\$ 530,061,582
TIF Revenue²	\$ 1,424,806

Without Homestead Exemption

Residential Taxable Values	\$ 196,945,531
Commercial Taxable Values	\$ 448,659,438
Projected Total 2024 Taxable Values	\$ 645,604,969
Base Year Taxable Values ¹	\$ (106,617,813)
2024 Taxable Value Increment	\$ 538,987,156
TIF Revenue²	\$ 1,358,436

TIF Revenue Difference	66,369
	4.89%

This slide provides a detailed analysis following the overview in Slide 10. It illustrates the projected increase in TIF revenue when a 7% homestead exemption is applied, comparing the outcomes to scenarios without the exemption.

Note: This includes the calculation for both TIF#1 and TIF#1A.

¹ – Base year taxable value for TIF #1 (1998) is \$75,821,735 and for TIF #1A (2012) is \$30,796,078.

² – Tax rate for scenario with homestead exemption is \$0.268800; without is \$0.252035.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 5/21/2024

Type Worksession

Department City Secretary

Title

Discussion of the May 21, 2024, City Council regular agenda items

Explanation

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1
Type Executive Session
Department City Secretary

Agenda Date 5/21/2024

Title

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

- Discussion of a gift card program

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

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

- Discussion of a gift card program

Attachments

RESOLUTION R-24-4938

A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF MAY 21, 2024

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 21ST DAY OF MAY
2024.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Callie Rigney	_____
Brandi Elder, Place 1	_____	George Bond, Place 2	_____
Scotty Richardson, Place 3	_____	Ben Graves, Place 4	_____
Chuck Kelley, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



Agenda Date 5/21/2024

Department City Secretary

Proclamation recognizing May 19-25, 2024 as National Public Works Week - Mayor Bobby Lindamood and Public Works Director Amber Beard

Recognition for departing Mayor Pro Tem Callie Rigney and Councilmember Chuck Kelley

Attachments

RESOLUTION R-24-4939

APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF MAY 21, 2024

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action
under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of
May 7, 2024
 - b. Approval of the minutes of the Special City Council meeting of
May 14, 2024

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 21ST DAY OF MAY
2024.

Mayor Bobby Lindamood	_____	George Bond, Place 2	_____
Brandi Elder, Place 1	_____	Ben Graves, Place 4	_____
Scotty Richardson, Place 3	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE
CITY COUNCIL MINUTES
100 Main Street, Colleyville, Texas, 76034

TUESDAY, MAY 7, 2024

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, May 7, 2024, at 5:35 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Public Works Director Amber Beard, Community Development Director Ben Bryner, Fire Chief Mark Cantrell, Parks and Recreation Director Lisa Escobedo, Library Director Jack Pawlowski, Capital Projects Manager Elijah Dorminy, Building Official Greg Goodrich, Building Inspector Les Folse, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Introduction of a homestead exemption and discussion

City Manager Jerry Ducay provided a presentation regarding the City of Colleyville adopting a homestead exemption. He noted the Tax Code allows any taxing unit to adopt a local option homestead exemption of up to 20 percent of a property's appraised value. He noted should the City move forward, the adoption of the exemption is by Ordinance and must be completed before July 1. Manager Ducay reviewed the qualifications of a homeowner to claim an exemption, and reviewed area cities exemptions. In explaining the benefits to the City of a homestead exemption, Manager Ducay said the exemption lowers the value used for calculating property taxes, and the exemption reallocates the reduced tax revenue obligation to non-homestead and commercial property within the taxing district.

Following discussion, City Council requested a financial analysis of the proposed exemption to be brought forward at the next Worksession.

WS-2 Discussion of process to name the Recreation Center

Assistant City Manager Mark Wood gave an update on the progress at the Recreation Center and noted a temporary sign will be placed in preparation for the building opening in June. He suggested consideration be given to a process for selecting a permanent name for the building. Council suggested opening a naming contest to the public.

WS-3 Discussion of the May 7, 2024, City Council regular agenda items

There was no discussion of this item.

Mayor Lindamood adjourned the Worksession at 5:56 p.m. and called the Executive Session to order.

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

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

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

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

There was no action taken and Mayor Lindamood adjourned Executive Session at 6:40 p.m.

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

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

INVOCATION: Deacon Rick Griego, Good Shepherd Catholic Church

PLEDGE OF ALLEGIANCE: City Attorney Nicole Corr

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-24-4933

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and Councilmembers made announcements regarding City and community events.

Presentation of art pieces donated by the Colleyville Public Library Foundation and Friends of the Colleyville Library in honor of former Colleyville Library Director Mary Rodne - Mayor Lindamood, Library Director Jack Pawlowski, Kay Newton, Friends of the Library, and Colleyville Library Foundation President Denise Light

Presentation of a donation to the Colleyville Public Library for the 2024 Summer Reading Program from the Robert J. & Helen H. Glaser Family Foundation in the amount of \$10,000 - Mayor Lindamood, Library Director Jack Pawlowski, and Colleyville Public Library Foundation President Denise Light

Proclamation in recognition of Building Safety Month - May 2024 - Mayor Bobby Lindamood and Community Development Director Ben Bryner and Building Inspector Richard Clark

Mayor Lindamood was joined by officers Denise Light and Kay Newton, and members of the Friends of the Library and Colleyville Library Foundation, Retired Library Director Mary Rodne, and Library Director Jack Pawlowski, for the presentation of artwork created by Ann Hardy to the Library in Mary Rodne's honor.

Robert and Christine Glaser, Robert J. & Helen H. Glaser Family Foundation, presented the Foundation's \$10,000 donation to the Library 2024 Summer Reading Program.

Community Development Director Ben Bryner, Building Official Greg Goodrich, Building Inspectors Richard Clark and Les Folse, and Permit Technician Keyan Ostad joined Mayor Lindamood to receive a proclamation in recognition of Building Safety Month.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-24-4934

- 4a Approval of the minutes of the regular City Council meeting of April 16, 2024
- 4b Approval of the purchase and installation of a Water & Play Expressions playground at Woodbriar Park, in an amount not to exceed \$192,821.15, and authorizing the City Manager to execute the documents
- 4c Approval of a Construction Services Agreement with RCITX, LLC, for the Justice Center Pond Enhancement Project, in an amount not to exceed \$411,223.50, a contingency amount not to exceed \$40,000.00, and a

materials testing amount not to exceed \$11,405.00; and authorizing the City Manager to execute the Agreement

- 4d Approval to donate \$6,750 of the City of Colleyville's Opioid Settlement funds to the Grapevine-Colleyville Independent School District Drug Dog Program
- 4e Appointing Matt Poston, Director of Finance, the designated City of Colleyville official authorized to administer and/or perform all duties required under Chapter 26 of the Texas Tax Code, and authorizing the Director of Finance to designate one or more persons as may be reasonably necessary to assist in the performance of the duties, subject to approval by the City Manager
- 4f Approval of the purchase of two acres of land at 4315 Bedford Road, Colleyville, in an amount not to exceed \$10,000, plus closing costs, and authorizing the City Manager to execute the agreements

Mayor Lindamood read Resolution R-24-4934 in its entirety.

Parks and Recreation Director Lisa Escobedo presented 4b for a new playground at Woodbriar Parks.

Capital Projects Manager Elijah Dorminy presented item 4c for the improvements, and materials testing for the Justice Center Pond.

Assistant City Manager Adrienne Lothery presented 4d seeking approval to provide GCISD funds from the Opioid Settlement for the district's drug dog program.

City Secretary Christine Loven presented 4e, which provides authorization for the Director of Finance to perform duties under the Texas Tax Code.

Assistant City Manager Mark Wood presented item 4f for the purchase of property at 4315 Bedford Road.

Mayor Lindamood opened and closed the public hearing without any speakers.

Mayor Pro Tem Rigney made a motion to approve Resolution R-24-4934, seconded by Councilmember Graves.

The motion was approved by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-24-2278

Consideration of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road Suite 165, Case ZC24-004

Mayor Lindamood read the caption of Ordinance O-24-2278.

Community Development Director Ben Bryner presented the request for a Special Use Permit (SUP) for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption at 3855 Glade Road, Suite 165, at the New York Butcher Shoppe. Director Bryner stated the business is a butcher shop which will sell cuts of fresh meats, assorted wines and craft beers for off premise consumption, prepared foods, and specialty items. The applicant had stated wine and malt beverage sales would probably constitute 15 to 20 percent of total business sales.

City Council asked applicant Bryce Nokes to come forward and answer questions of the City Council. Mr. Nokes stated this is the first New York Butcher Shoppe in Texas and they will sell certified Angus beef, chicken, and seafood as meals to go. Mr. Nokes stated they will have wine and beer tastings which complement the meals and will be for off premise consumption.

City Manager Ducay noted Mr. Nokes had advised he believes alcohol sales will be between 15 and 20-percent of sales, and asked Mr. Nokes if he would be agreeable to having the percentage written into the ordinance. Mr. Nokes stated he would be agreeable.

Mayor Lindamood opened and closed the public hearing without any speakers.

This was a first reading and no action was taken.

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-24-4935

Consideration of a request for a variance to front/street side setback and street frontage for Lot 1, Block 1, Reddy Court Addition, at 6105 Waller Lane, Case VC24-006

Mayor Lindamood read Resolution R-24-4935 in its entirety.

Community Development Director Ben Bryner presented the request for a variance to the front/street side setback of the R-20 zoning district and to a street frontage provision identified on the plat. He stated the R-20 zoning district requires a

setback of 30 feet on the front and street sides for corner lots, and the plat notes state the residential structure is to front Waller Lane. Director Bryner stated if approved, the variance would allow for a 20-foot setback rather than the 30 feet required and would allow for the structure to front on Cooks Court rather than Waller Lane.

There was discussion regarding build lines, the City's regulatory authority, drainage, and zoning.

City Council asked applicant Ryan Panno to come forward and answer questions of the City Council. Mr. Panno noted his wife Christy was also in attendance. He advised the City Council they have purchased the property, and at closing, became aware they would have to file for variances. Mr. Panno discussed the drainage and retention pond, and how it effects their desire to have the home face Cooks.

Mayor Lindamood opened the public hearing.

The following spoke in support of this item: Dee Ann Naler, 6101 Waller Lane, Loni Hendrix, 1001 Cooks Lane, and Jordan Shipp, 1004 Cook Lane.

David Groves, 5702 Ponderosa, spoke in support, but with concerns for the 20-foot setback.

Mayor Lindamood closed the public hearing.

Councilmember Kelley made a motion to deny Resolution R-24-4935. The motion failed for lack of a second.

Councilmember Elder made a motion to approve Resolution 4-24-4935, seconded by Councilmember Richardson.

The motion was approved by the following vote:

Ayes: 6 – Mayor Bobby Lindamood, Mayor Pro Tem Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, and Ben Graves.

Nays: 1 – Councilmember Chuck Kelley

7. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive N., spoke regarding traffic on Cheek-Sparger Road and flooding in her yard.

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MAY 7, 2024 - READING AND PUBLIC HEARING - RESOLUTION R-24-4936

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:34 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 21ST DAY OF MAY 2024.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE CITY COUNCIL SPECIAL MEETING MINUTES

100 Main Street, Colleyville, TX 76034

TUESDAY, MAY 14, 2024

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, May 14, 2024, at 5:15 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Callie Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

2. RESOLUTION(S): READING AND PUBLIC HEARING

2a Resolution R-24-4937

Canvassing the results of the City of Colleyville General Election for Councilmembers Place 5 and Place 6 and the Referendum Question regarding a recreation center

Mayor Lindamood read Resolution r-24-4937 in its entirety.

There was no discussion and Mayor Lindamood opened and closed the public hearing without anyone wishing to speak.

Councilmember Graves made a motion to approve Resolution R-24-4937, seconded by Mayor Pro Tem Rigney.

The motion to approve carried by the following vote:

Ayes: 7 – Mayor Bobby Lindamood, Mayor Pro Tem Rigney, and Councilmembers Brandi Elder, George Bond, Scotty Richardson, Ben Graves, and Chuck Kelley.

3. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 5:18 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF MAY 2024.

Minutes taken and prepared by:

Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 8

Agenda Date 5/21/2024

Type Report

Department Finance

Title

Monthly Financial Report - April 2024

Explanation

Finance Director Matt Poston will present the monthly financial report for April 2024.

Attachments

1. Monthly Financial Report April 2024 Presentation
2. April 2024 Monthly Budget vs Actual Report

8a - Items not for council action



Monthly Financial Report April 2024

City Council Meeting
May 21, 2024

General Fund Performance



	FY 23/24 Budget	FY 23/24 YTD	% of Budget	FY 22/23 YTD	FY 22/23 % of Budget
Revenues	\$ 28,554,942	\$ 23,929,353	83.8%	\$ 23,383,188	89.2%
Expenditures	27,263,762	15,413,708	56.5%	13,731,777	54.3%
Total	\$ 1,291,180	\$ 8,515,645		\$ 9,651,411	

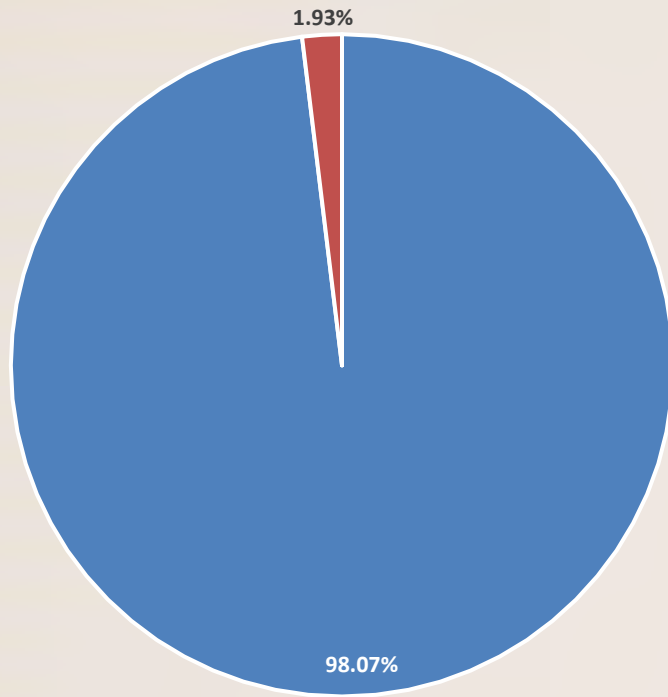
% of year Completed: 58.3%

% of Budget Spent: 56.5%

Property Tax Collections



Cummulative Collections vs. Budget



■ Collected ■ Remaining

FY 23/24 Rate:

- M&O – \$0.251399
- I&S – \$0.009593

Total Rate –
\$0.260991/\$100

	FY 23/24 Budget	FY 23/24 YTD	% of Budget	FY 22/23 YTD	FY 22/23 % of Budget
Current Taxes	\$ 17,032,634	\$ 16,704,721	98.07%	\$ 15,411,727	97.69%

Sales Tax: Ten-Year History



Fiscal Year	City Collections	% Change
2013/14	\$3,351,728	9.04%
2014/15	3,456,800	3.13%
2015/16	3,727,508	7.83%
2016/17	3,750,749	0.62%
2017/18	3,898,740	3.95%
2018/19	3,889,583	-0.23%
2019/20	4,200,061	7.98%
2020/21	4,787,850	13.99%
2021/22	5,175,384	8.09%
2022/23	5,275,999	1.94%

10-year Change: \$1,924,271
Compound Annual Growth Rate: 5.17%

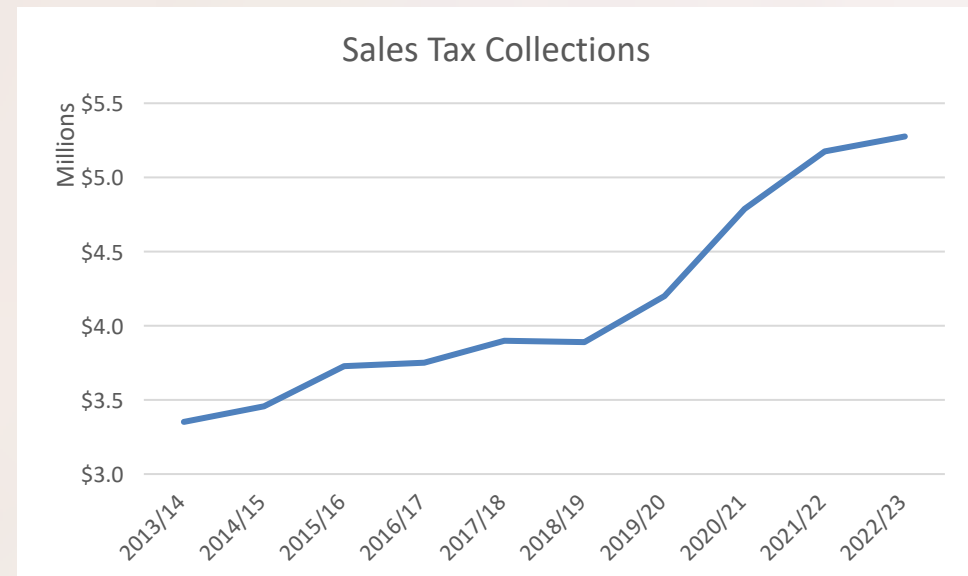
City collections (1.00%) only, includes year-end audit adjustment for accrual

Sales Tax Rate:

- State – 6.25%
- City – 1.00%
- CCCPD – 0.50%
- CEDC – 0.50%

Total Rate – 8.25%

The total local portion of sales tax cannot exceed 2.00%.

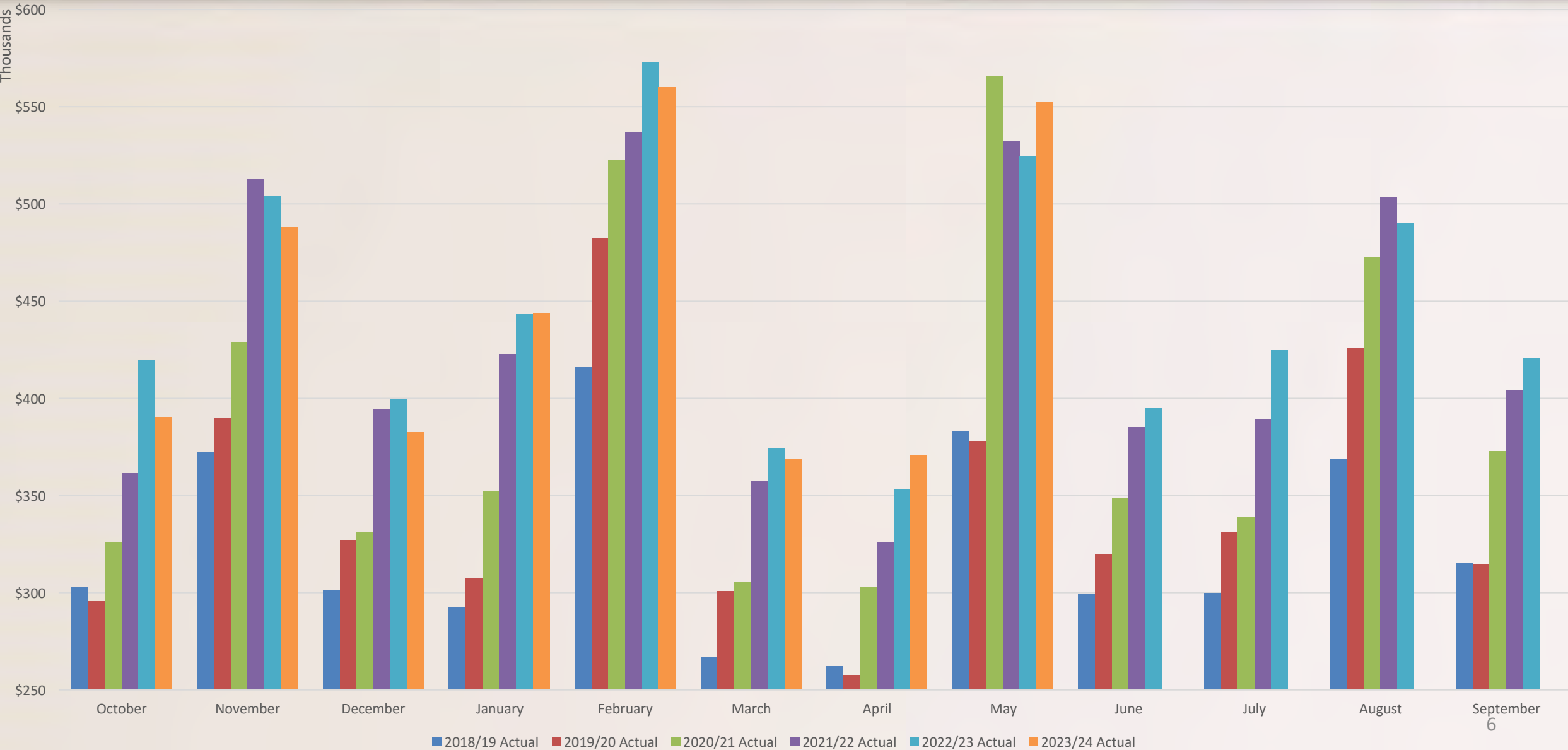


Sales Tax: Current Year Collections



Collections Month	Sales Month	2022/23 Actual	2023/24 Actual	Increase/ (Decrease)	% Change
October	August	\$ 419,885	\$ 390,305	\$ (29,580)	-7.04%
November	September	503,899	488,030	(15,869)	-3.15%
December	October	399,505	382,458	(17,047)	-4.27%
January	November	443,160	443,954	794	0.18%
February	December	572,573	559,919	(12,654)	-2.21%
March	January	374,024	368,924	(5,100)	-1.36%
April	February	353,491	370,650	17,159	4.85%
May	March	524,468	552,675	28,207	5.38%
Total		\$ 3,591,006	\$ 3,556,916	\$ (34,090)	-0.95%

Sales Tax: Comparative Collections



Sales Tax: Benchmark (April Collections)



		Net Payment This Period		Comparable Payment PY		% Change	Payment YTD		PY Payment YTD	% Change
Bedford	\$	1,492,380	\$	1,503,598	-0.75%	\$	6,832,626	\$	6,681,981	2.25%
Colleyville		828,599		786,309	5.38%		3,442,463		3,399,876	1.25%
Eules		2,185,431		2,370,040	-7.79%		10,035,924		10,549,077	-4.86%
Grapevine		5,749,480		5,374,799	6.97%		27,257,176		24,999,679	9.03%
Hurst		1,626,859		1,693,946	-3.96%		8,029,146		8,230,401	-2.45%
Keller		1,645,120		1,551,680	6.02%		6,910,238		6,741,944	2.50%
North Richland Hills		2,034,311		2,059,928	-1.24%		8,778,492		8,637,890	1.63%
Southlake		3,508,756		3,464,485	1.28%		17,069,741		17,232,426	-0.94%

Note: Colleyville Collections above include both City General Fund and CEDC collections

Utilities Fund Performance



	FY 23/24 Budget	FY 23/24 YTD	% of Budget	FY 22/23 YTD	FY 22/23 % of Budget
Revenues	\$ 24,102,616	\$ 11,865,608	49.2%	\$ 11,209,786	58.1%
Expenditures	24,102,616	10,611,605	44.0%	8,806,178	45.4%
Total	\$ -	\$ 1,254,003		\$ 2,403,608	

% of year Completed: 58.3%

% of Budget Spent: 44.0%

TRA			City		
	FY 23/24 Budget	FY 23/24 YTD		FY 23/24 Budget	FY 23/24 YTD
Revenues	\$ 19,889,768	\$ 7,876,788	Revenues	\$ 4,212,848	\$ 3,988,819
Expenditures	19,889,768	7,771,596	Expenditures	\$ 4,212,848	2,840,009
Total	\$ -	\$ 105,192		\$ -	\$ 1,148,810

Drainage Fund Performance



	FY 23/24 Budget	FY 23/24 YTD	% of Budget	FY 22/23 YTD	FY 22/23 % of Budget
Revenues	\$ 1,482,143	\$ 872,131	58.8%	\$ 609,955	58.4%
Expenditures	738,386	420,650	57.0%	371,595	51.5%
Total	\$ 743,757	\$ 451,481		\$ 238,360	

% of year Completed: 58.3%

% of Budget Spent: 57.0%

Hotel Tax (HOT) Fund Performance



	FY 23/24 Budget		FY 23/24 YTD		% of Budget	FY 22/23 YTD		FY 22/23 % of Budget
Revenues	\$	202,000	\$	114,275	56.6%	\$	100,637	36.6%
Expenditures		188,532		127,492	67.6%		212,673	77.7%
Total	\$	13,468	\$	(13,217)		\$	(112,037)	

% of year Completed: 58.3%

% of Budget Spent: 67.6%

Debt Service Fund Performance



	FY 23/24 Budget	FY 23/24 YTD	% of Budget	FY 22/23 YTD	FY 22/23 % of Budget
Revenues	\$ 1,238,871	\$ 1,199,184	96.8%	\$ 601,035	98.7%
Expenditures	1,235,460	1,020,235	82.6%	749,110	97.4%
Total	\$ 3,411	\$ 178,949		\$ (148,076)	

% of year Completed: 58.3%

% of Budget Spent: 82.6%

Questions?



- For questions or comments regarding this presentation, please contact:

Matthew Poston

Director of Finance

City of Colleyville, TX

mposton@Colleyville.com

817-503-1014

MEMO



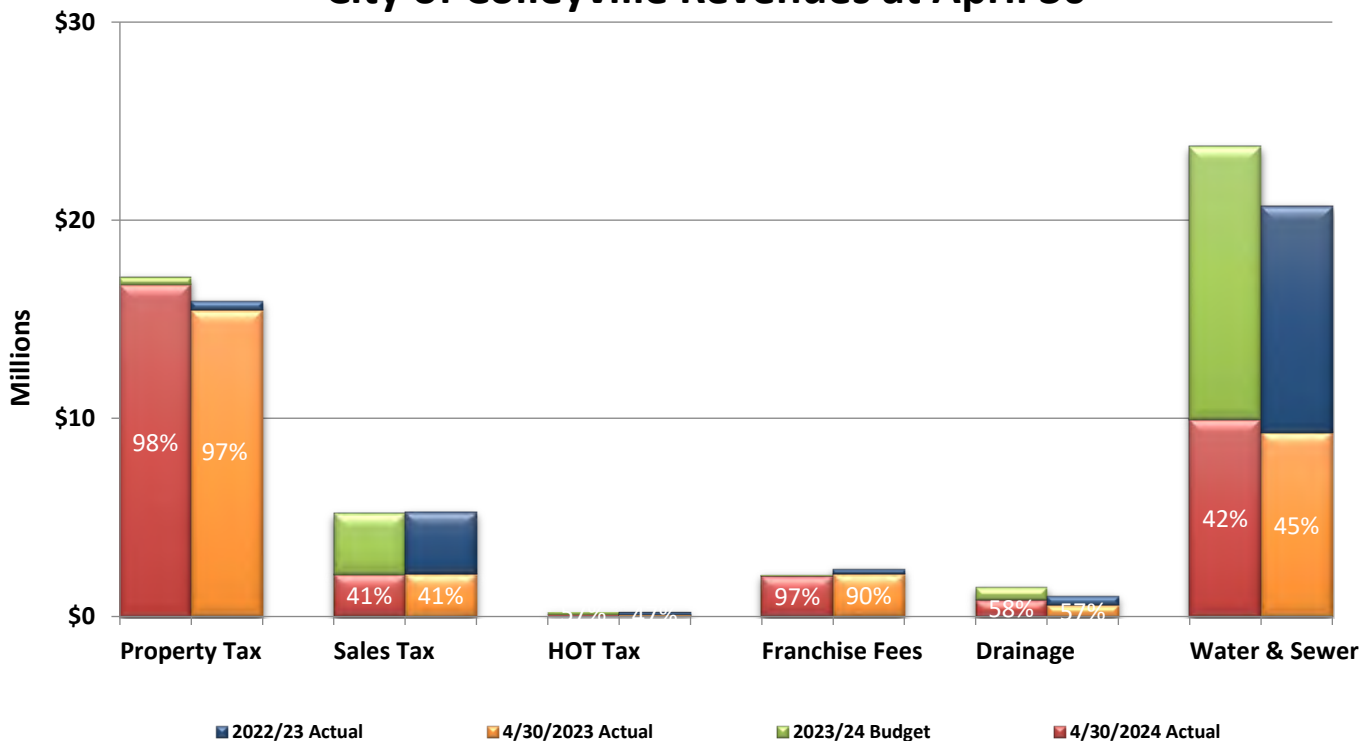
To: Mayor and City Council
From: Matthew Poston, Director of Finance
Date: May 13, 2024
Subject: Monthly Budget vs. Actual as of 4/30/24

Below is a summary of the budget vs. actual for the City of Colleyville for fiscal year 2023/24 through April.

Major Revenue Outlines:

- Property taxes – Collected 97.8% of the fiscal year's budget, amounting to \$16.8 million.
- Sales tax – Collections for May (reflecting March purchases) are up 5.38% year-over-year.
- Hotel Occupancy tax – Achieved 57.1% of the fiscal year's budget, totaling \$114 thousand.
- Franchise fees – Garnered 97.5% of the fiscal year's total budget, equaling \$2.0 million.
- Water and Sewer sales – Collections stand at 41.9% of the fiscal year's budget, reaching \$9.9 million.
- Drainage fees – Achieved 57.8% of the fiscal year's budget, with total collections at \$843 thousand.

City of Colleyville Revenues at April 30



Expenditure Updates:

- General Fund – Expenditures total \$15.4 million, or 56.5% of the annual budget. This aligns with the 58.3% progression of the fiscal year, indicating spending is on target.
- Utilities Fund – Expenditures total \$10.6 million, or 44.0% of the annual budget. This marks spending below expectations given the fiscal year's progression.
- Drainage Fund – Expenditures are at \$421 thousand, or 57.0% of the annual budget, aligning closely with the fiscal timeline.

A detailed monthly report is enclosed for your review. Please feel free to reach out should you have any questions or require further information.

City of Colleyville
Monthly Budget vs Actual Report
April 30, 2024

	FY 2023/24				FY 2022/23				
	Annual Budget	Actual Thru Mth	Variance Annual	% of Annual Bdg	Annual Actual	Actual Thru Mth	Variance Annual	% of Annual Act	% chg from PY
General Fund									
Current Taxes	17,032,634	16,704,721	327,913	98.1%	15,801,000	15,411,727	389,272	97.5%	8.4%
Delinquent	30,000	2,140	27,860	7.1%	48,969	22,696	26,273	46.3%	-90.6%
P&I	60,000	43,183	16,817	72.0%	79,873	40,504	39,369	50.7%	6.6%
Property Tax Total	17,122,634	16,750,045	372,589	97.8%	15,929,842	15,474,927	454,915	97.1%	8.2%
Sales Tax	5,180,876	2,125,905	3,054,971	41.0%	5,275,999	2,142,753	3,133,246	40.6%	-0.8%
Oncor Electric	900,000	915,334	(15,334)	101.7%	932,573	932,573	-	100.0%	-1.8%
Tri-County Electric	140,000	191,546	(51,546)	136.8%	182,874	182,874	-	100.0%	4.7%
Atmos Gas	455,000	629,385	(174,385)	138.3%	678,419	678,419	-	100.0%	-7.2%
AT&T	15,000	8,864	6,136	59.1%	13,461	10,338	3,124	76.8%	-14.3%
Verizon/Others	12,000	5,892	6,108	49.1%	10,235	5,384	4,850	52.6%	9.4%
Refuse/Recycling	250,000	175,585	74,415	70.2%	303,788	151,154	152,633	49.8%	16.2%
Cable TV	325,000	116,746	208,254	35.9%	261,357	181,583	79,774	69.5%	-35.7%
Network Nodes	-	250	(250)	0.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,097,000	2,043,603	53,397	97.5%	2,382,957	2,142,576	240,381	89.9%	-4.6%
GF Revenues	28,554,942	23,929,353	4,625,590	83.8%	28,188,285	23,383,188	4,805,097	83.0%	2.3%
GF Expenditures	27,263,762	15,413,708	11,850,055	56.5%	28,188,285	13,731,777	14,456,507	48.7%	12.2%
Utilities Fund									
Water - Base Rate	2,190,683	1,231,508	959,175	56.2%	2,171,138	1,163,512	1,007,626	53.6%	5.8%
Sewer - Base Rate	1,628,164	819,716	808,448	50.3%	1,566,422	927,895	638,527	59.2%	-11.7%
Water - Volumetric Rate	16,027,206	5,483,285	10,543,921	34.2%	13,114,292	4,850,678	8,263,614	37.0%	13.0%
Sewer - Volumetric Rate	3,862,562	2,393,504	1,469,059	62.0%	3,854,630	2,339,109	1,515,522	60.7%	2.3%
Water & Sewer	23,708,616	9,928,013	13,780,604	41.9%	20,706,483	9,281,194	11,425,289	44.8%	7.0%
Utilities Revenues	24,102,616	11,865,608	12,237,008	49.2%	22,927,765	11,209,786	11,717,979	48.9%	5.9%
Utilities Expenditures	24,102,616	10,611,605	13,491,011	44.0%	22,927,765	8,806,178	14,121,587	38.4%	20.5%
Debt Service Fund									
Current Taxes	1,209,871	637,360	572,511	52.7%	591,984	577,400	14,584	97.5%	10.4%
Delinquent	2,000	141	1,859	7.0%	2,172	1,130	1,042	52.0%	-87.5%
P&I	2,000	1,684	316	84.2%	3,171	1,687	1,484	53.2%	-0.2%
Property Tax Total	1,213,871	639,184	574,687	52.7%	597,327	580,217	17,110	97.1%	10.2%
DS Revenues	1,238,871	1,199,184	39,687	96.8%	630,722	601,035	29,687	95.3%	99.5%
DS Expenditures	1,235,460	1,020,235	215,225	82.6%	1,059,034	749,110	309,924	70.7%	36.2%
Drainage Fund									
Drainage Fee	1,457,143	842,726	614,417	57.8%	1,035,867	588,091	447,776	56.8%	43.3%
Drain Revenues	1,482,143	872,131	610,012	58.8%	1,075,984	609,955	466,029	56.7%	43.0%
Drain Expenditures	738,386	420,650	317,736	57.0%	1,075,984	371,595	704,388	34.5%	13.2%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	200,000	114,275	85,725	57.1%	211,461	99,637	111,824	47.1%	14.7%
HOT Revenues	202,000	114,275	87,725	56.6%	212,460	100,637	111,824	47.4%	13.6%
HOT Expenditures	188,532	127,492	61,040	67.6%	257,642	212,673	44,968	82.5%	-40.1%



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 9a

Agenda Date 5/21/2024

Number Ordinance O-24-2279

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

Explanation

First Reading and Public Hearing

Parash Gyawali, the applicant, has submitted a request for a Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, being approximately 0.90 acres, and zoned CC-1 Village Retail. As per Ordinance O-11-1813, upon a change of ownership, the existing Special Use Permit for Package Store Sales – Off-premises Consumption shall automatically expire. Package Store alcohol sales are only allowed in the CC-1 Village Retail zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property, 4405 Colleyville Boulevard, is zoned CC-1 Village Retail. It is located on the northeast side of the intersection of Colleyville Boulevard and Brown Trail. The property is a platted lot and is developed with a commercial building which contains the existing Mirage Fine Spirits and an Exxon gas station. The property will continue to operate as is.

Special Use Permit Provision: Any request for Package Store Sales – Off-premises Consumption shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in the Land Development Code.

Analysis: Per the attached Statement of Planning Objectives, the existing Mirage Fine Spirits is undergoing a change of ownership and will continue to operate as Mirage Fine Spirits. As per the existing Ordinance O-11-1813, upon a change of ownership, the existing SUP will expire, and a new SUP applied for. They will continue to sell liquor, beer, and wine.

Plat Status: The property is platted as Lot 4B1, Block 1, Brown Trail-West Addition.

DRC Review: The DRC reviewed the request during their April 22, 2024, 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, east, and west are zoned CC-1 Village Retail and are improved with retail and office uses. The property to the south is zoned CC-2 Shopping Center and is improved with a retail use.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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. The proposed zoning change is generally consistent with the City's comprehensive plan. Additionally the request is consistent with the land uses located on the subject property and the governing zoning district.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their May 13, 2024, meeting by a vote of 6-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Mirage Fine Spirits - Ordinance
6. Site Exhibit
7. Notification Map
8. Notification List
9. Notification Letter
10. Ordinance O-24-2279

Aerial Map

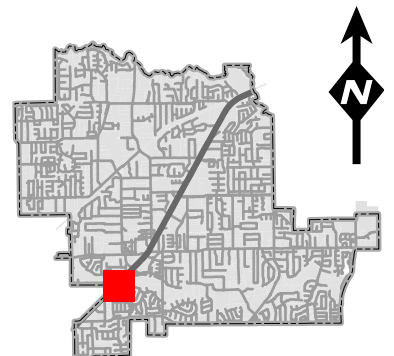


ZC24-005

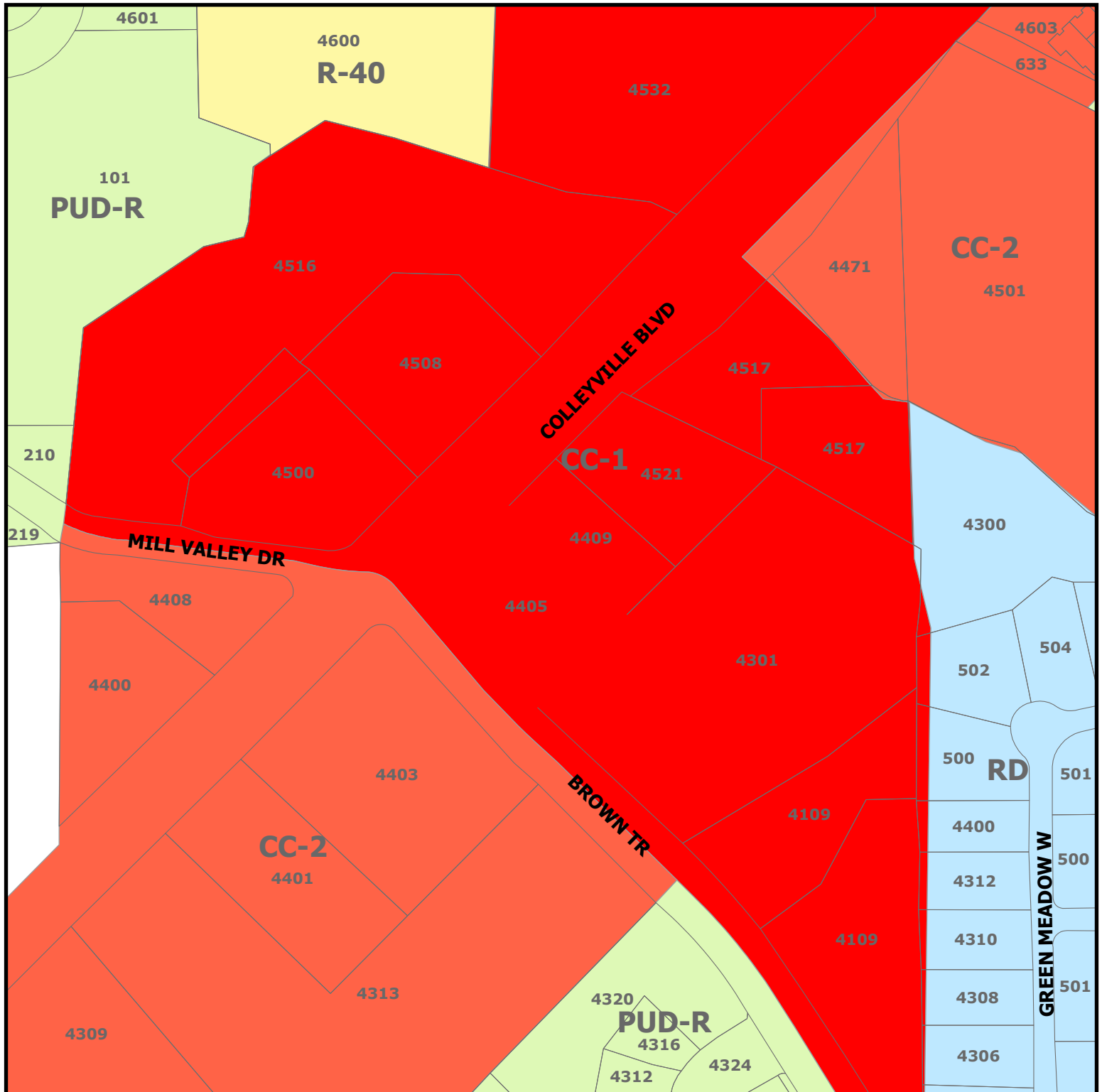
4405 Colleyville Blvd

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 Subject Property



Zoning Map

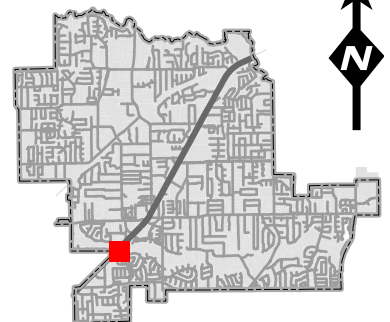


ZC24-005

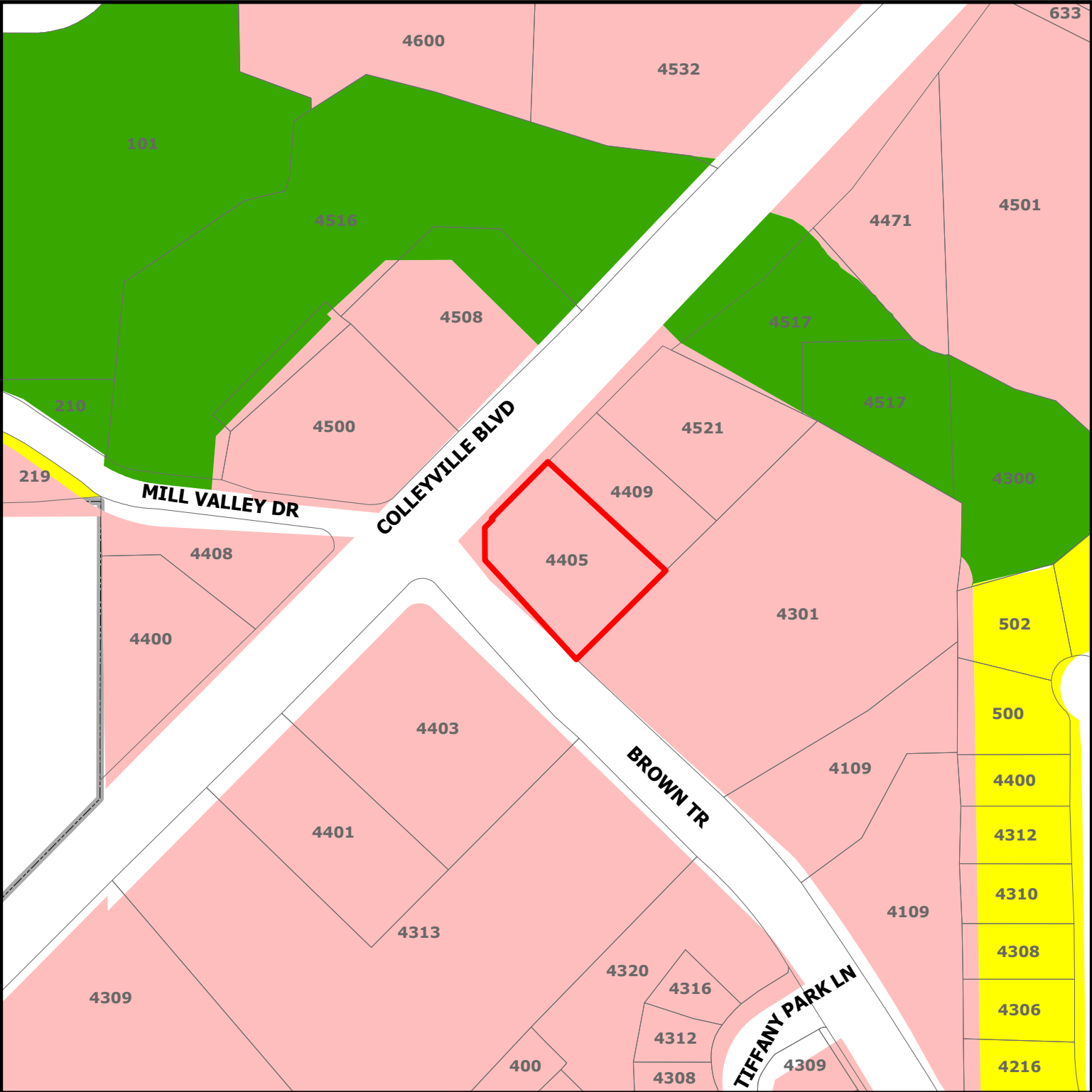
4405 Colleyville Blvd

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Subject Property



Future Land Use Map

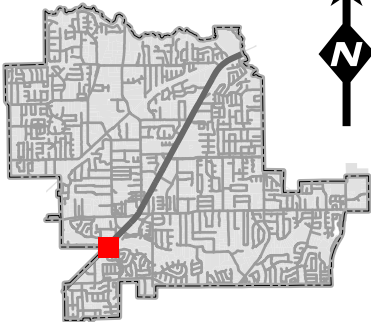


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ZC24-005

4405 Colleyville Blvd

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



Statement of Planning Objectives

To whom it may concern:

My name is Parash Gyawali and I am in the process of purchasing "Mirage Fine Spirits," an existing business located at 4405 Colleyville Blvd, Suite 110, Colleyville TX, 76034. I am writing this letter as an applicant for a Specific Use Permit (SUP) with the objective to purchase the aforementioned business and obtain a store license to sell liquor at this store location.

As a business owner with extensive experience in real estate planning, I have witnessed the positive impact this existing business has had on the community, its residents, and the city revenue. I believe this store is located in a very popular area with a high demand from customers to purchase various forms of alcoholic products. With my extensive experience with managing businesses and pristine reputation, I pledge to co-exist with our competitors and surrounding businesses to continue the operation of this business and benefit the City of Colleyville from the generated sales tax.

I humbly request an opportunity to apply for a SUP and pledge to remain compliant with every regulatory requirement as well as abide by the relevant state and federal laws. Should any issues arise, I pledge to remedy the issue with the utmost expediency to remain compliant with the City of Colleyville.

Business Plan:

1. We will follow all requirements and regulations enforced by the Texas Alcoholic Beverage Commission (TABC), the City of Colleyville, and Tarrant County.
2. We will enhance the already existing security measures by installing additional security cameras at the store.
3. The business will continue to sell beer, wine and liquor to eligible customers.
4. The size of our store is 1,919sq ft and we intend to utilize every part of the property to provide the best service to our customers.

We pledge to preserve the integrity, quality, and prosperity of the beautiful City of Colleyville.

Thank you for your attention on this matter.

Best regards,
Parash Gyawali

ORDINANCE O-11-1813

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF LOT 4B, BLOCK 1, OF THE BROWN TRAIL-WEST ADDITION LOCATED AT 4405 COLLEYVILLE BOULEVARD BY AUTHORIZING A SPECIAL USE PERMIT FOR A PACKAGE STORE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC11-019; 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 enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the 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 Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending the official zoning map by authorizing a Special Use Permit for a package store on Lot 4B, Block 1, of the Brown Trail-West Addition located at 4405 Colleyville Boulevard, as depicted on Exhibit "A".
- Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. This Special Use Permit shall only apply to the use of a package store as and described in Exhibit "B" and depicted in Exhibit "C".
- b. The package store authorized by this Special Use Permit shall not exceed 1,845 square feet in size.

2. PARKING

- a. All required parking including the number, location and dimensions of parking shall meet the minimum requirements of the Land Development Code.

3. LANDSCAPING

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

4. SIGNAGE

- a. All signs advertising the package store as shown in Exhibit "D" shall meet the following conditions: (1) with the exception of number four (4) below, all signage, including existing signage, shall, at a minimum, meet the minimum requirements of Chapter 7-Sign Regulations in the Land

Development Code; (2) Section 108.52 of the Texas Alcoholic Beverage Code is hereby adopted by reference of which all requirements pertaining to signage shall apply to this Special Use Permit; (3) Upon abandonment of the business authorized by this Special Use Permit, all signage advertising the package store shall be removed in its entirety at the expense of the business and/or property owner within thirty (30) days of abandonment; (4) the existing monument sign shall meet the requirements of Chapter 7 in the Land Development Code only upon demolition/removal or destruction of the sign. At such time that the sign is removed, the new sign replacing said existing sign is hereby exempt from the setback requirements for monument signs except that the new sign shall meet all visibility requirements of the Land Development Code for the purpose of public safety, (5) the business name shown on the sign(s) shall read "Mirage Fine Spirits".

4. DEVELOPMENT REQUIREMENTS

- a. The building design of the business shall be generally consistent with the attached Exhibit "E". Otherwise the final design shall, at a minimum, have a design score of 32 as described in Chapter 6 of the Land Development Code.
- b. All dumpsters shall, at a minimum, be screened per the requirements for dumpster screening in the Land Development Code.
- c. In order to promote the safety of pedestrians and slow the speed of vehicle traffic between the gas pumps and the front of the store, speed bumps shall be installed between the existing gas pump islands and the backs of the parking stalls along the front of the primary building in order to promote pedestrian safety. The final location and placement of the speed bumps shall be approved by the City Engineer prior to the issuance of the certificate of occupancy.
- d. The package store authorized by this Special Use Permit shall be required to comply with all provisions of the attached Exhibit "F".
- e. This Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- f. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT 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. 7. 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.

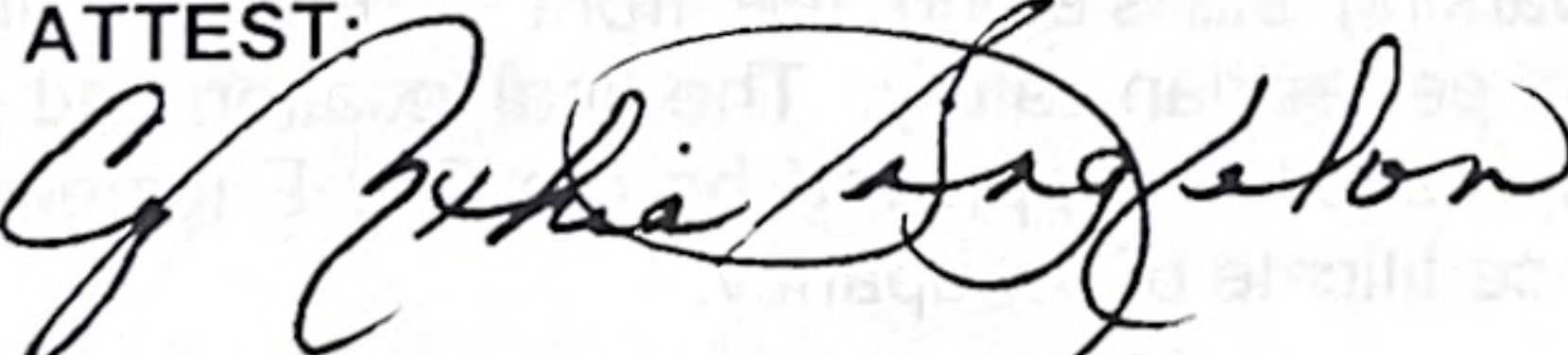
Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 15th day of November 2011.

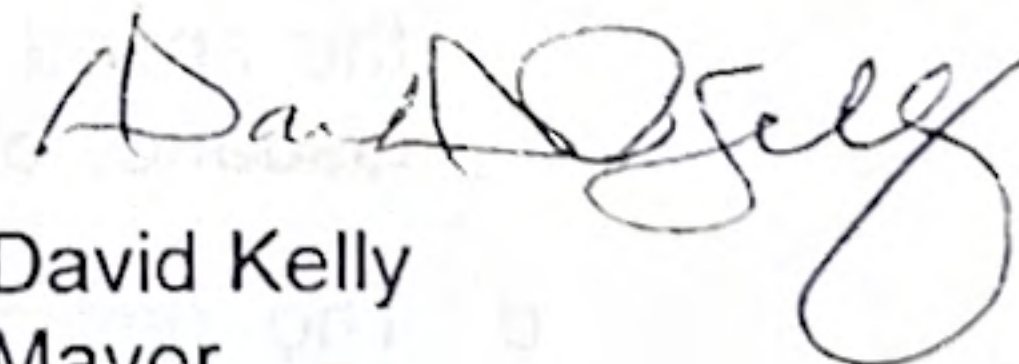
The second reading and public hearing being conducted on the 6th day of December 2011.

ATTEST:



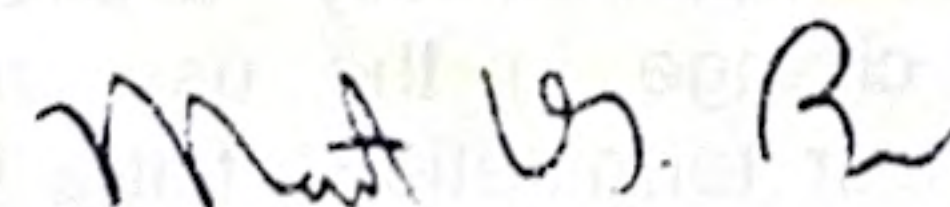
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map

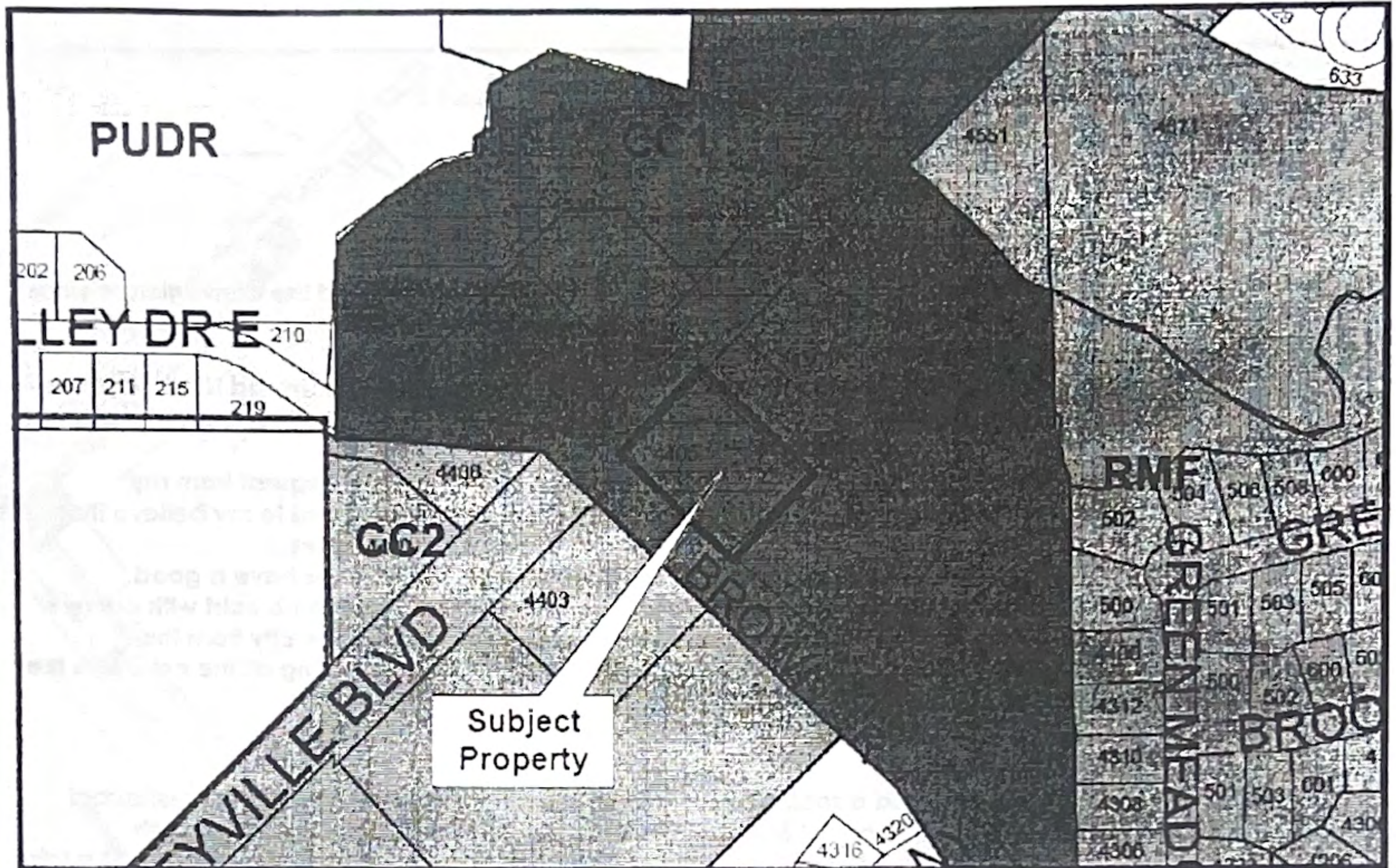


Exhibit "B" – Statement of Planning Objectives

Mr. Ron Ruthven , AICP, Director
Community Development
100 Main St.
Colleyville, TX. 76034

Dear Mr. Ruthven,

I am Atef Henary the owner of Colleyville ExxonMobil station and the convenience store located at 4405 Colleyville BLVD and Brown Tr. and the applicant for the SUP for the sale of package liquor in the location mentioned above.

I have been a Colleyville resident for the last 13 years at 500 Bridlewood North, and built this store from the ground up 16 years ago.

I am applying for this SUP due to the multiple and the continues request from my customer in Colleyville, Hurst, Bedford, and NRH to carry Liquor and to my believe that this is a very convenience location to many residents in these cities.

And since we have the experience , the past track record and we have a good reputation in servicing and supporting these communities , also to co exist with our new and existing competitions to preserve my business and benefit the city from the generated sales tax, I would like to apply to the SUP with addressing all the concerns that may arise .

Business Plan

- 1) We will build a solid opaque wall to separate the existing sandwich restaurant (generating about \$1200.00 sales tax per year) and the existing carwash (generating no sales tax) with construction of an additional 850 square feet a total of 1932 square feet will comprise the package store , with a separate entrance and different hours of operation from the remaining 2455 square feet which will be utilized as the convenience store and the gas station
- 2) We updated our security system to record and store information for more than 30 days; also we will add 2 colored HD security cameras to our existing 7 cameras to make a total of 9 cameras inside and around the premises.
- 3) By efficiently utilize the spaces around the building and around the converted car wash and demolishing part of it we will be able to add 11 parking spaces to the existing ones to be a total of 33 about 12 more spaces than what the city ordinance require.
- 4) We will add about 4 wall pack lights around the back and side of the building.
- 5) We will add two 3 inch caliper trees on HWY 26 and Brown Tr. to satisfy the city ordinance.
- 6) We will hire an experienced and aTABC licensed employee and manger to operate the liquor store from 10:00 AM to 9:00 PM, Monday through Saturday.
- 7) Based on the study we conducted showed that this location will generate yearly an extra \$ 500,000.00 worth of sales approximately and an extra sales tax of \$ 40,000.00 also an Ad Valorem tax of \$ 17000.00.
- 8) Construction of the building and acquiring the TABC license and open for business will take about 4 to 6 month from the time of the approval of the city council members.
- 9) This property is zoned CC1 and all surrounding properties within 500 feet are zoned CC1 or CC2 and the distance to the closest Church , School , or Day care is more than 650 feet.

We are dedicated to preserve the Integrity, quality and the value of our beautiful city

Thank you for your cooperation,

Atef Henary

Exhibit "C" -Site Plan

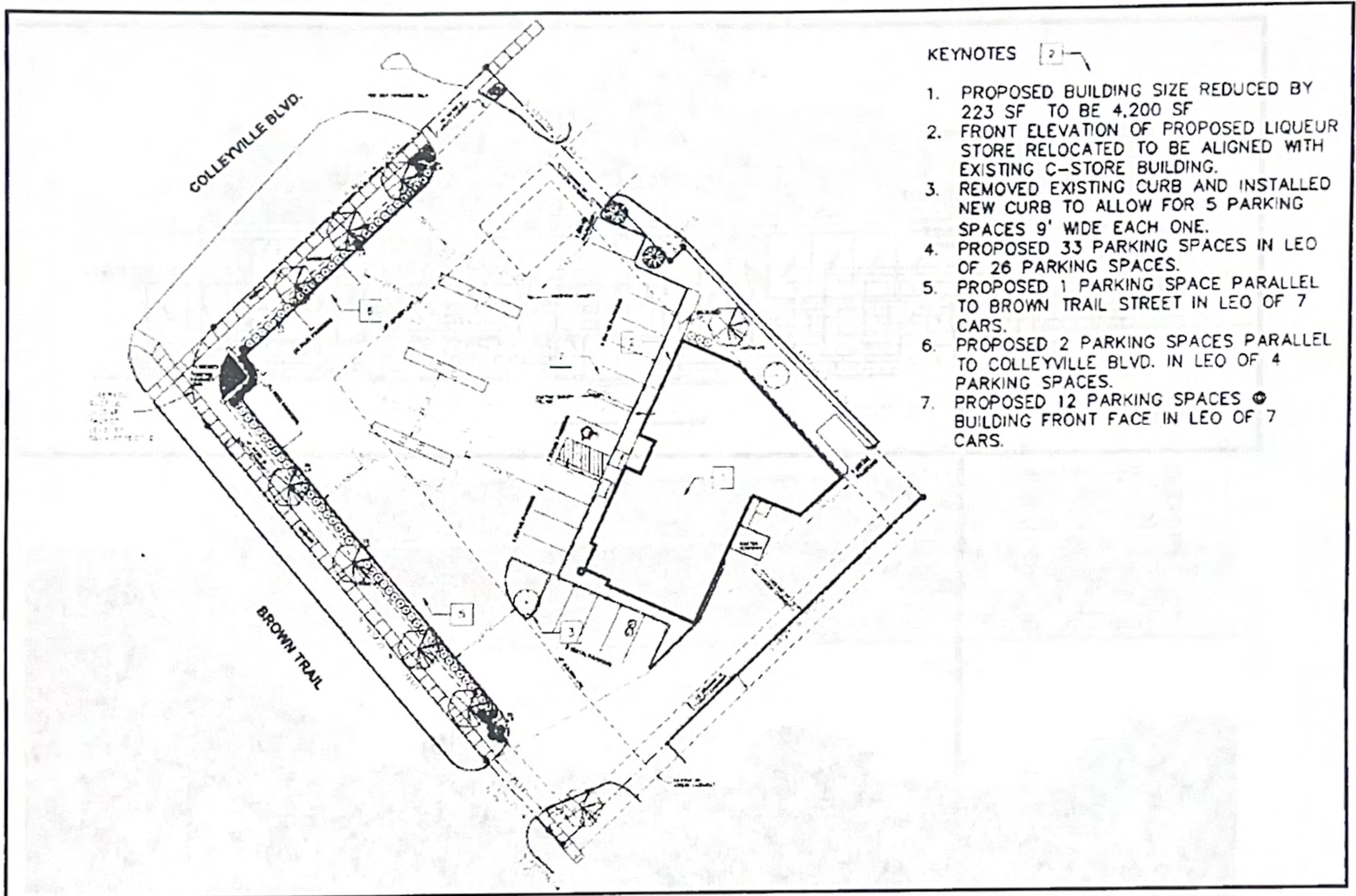
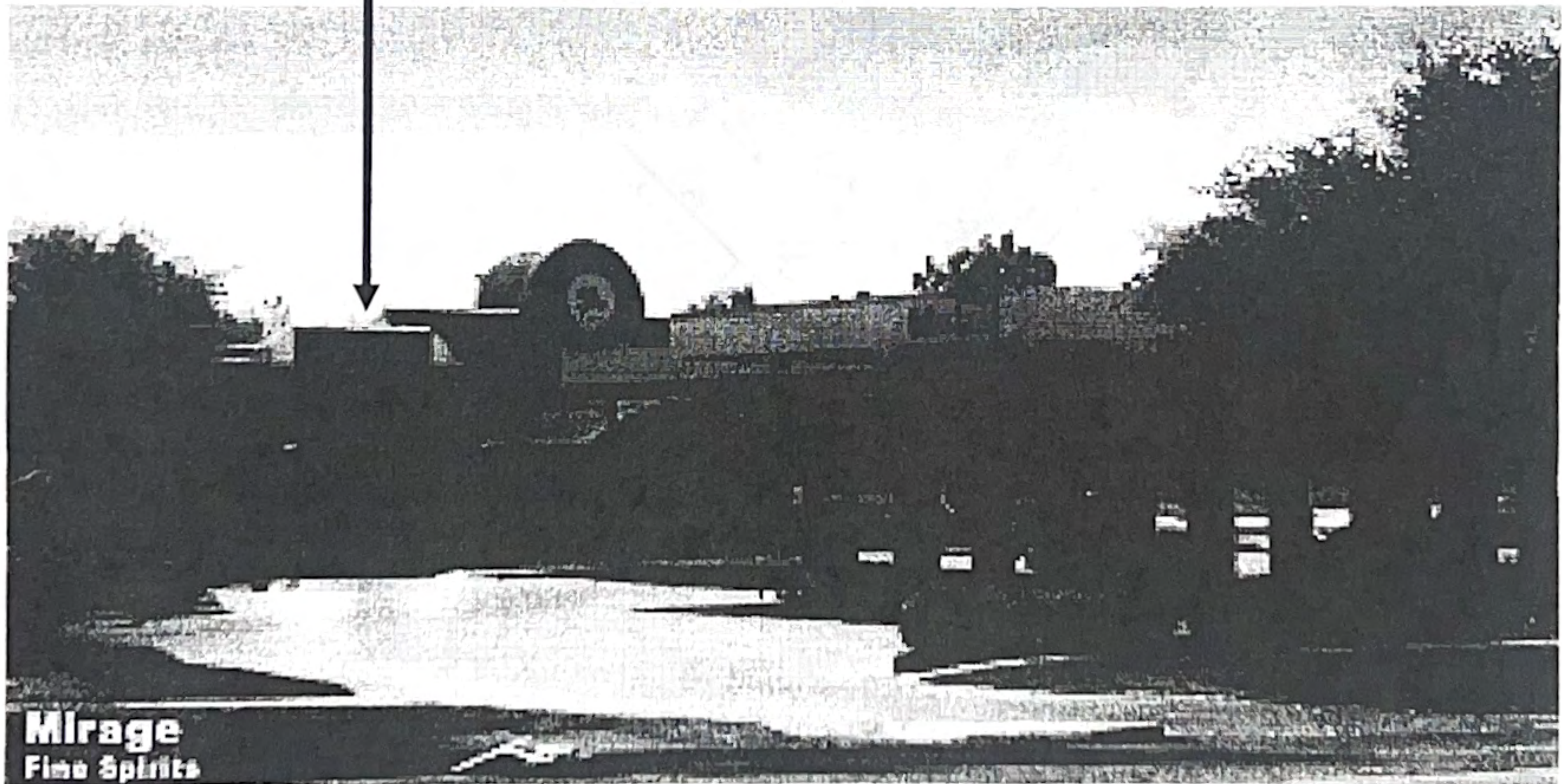
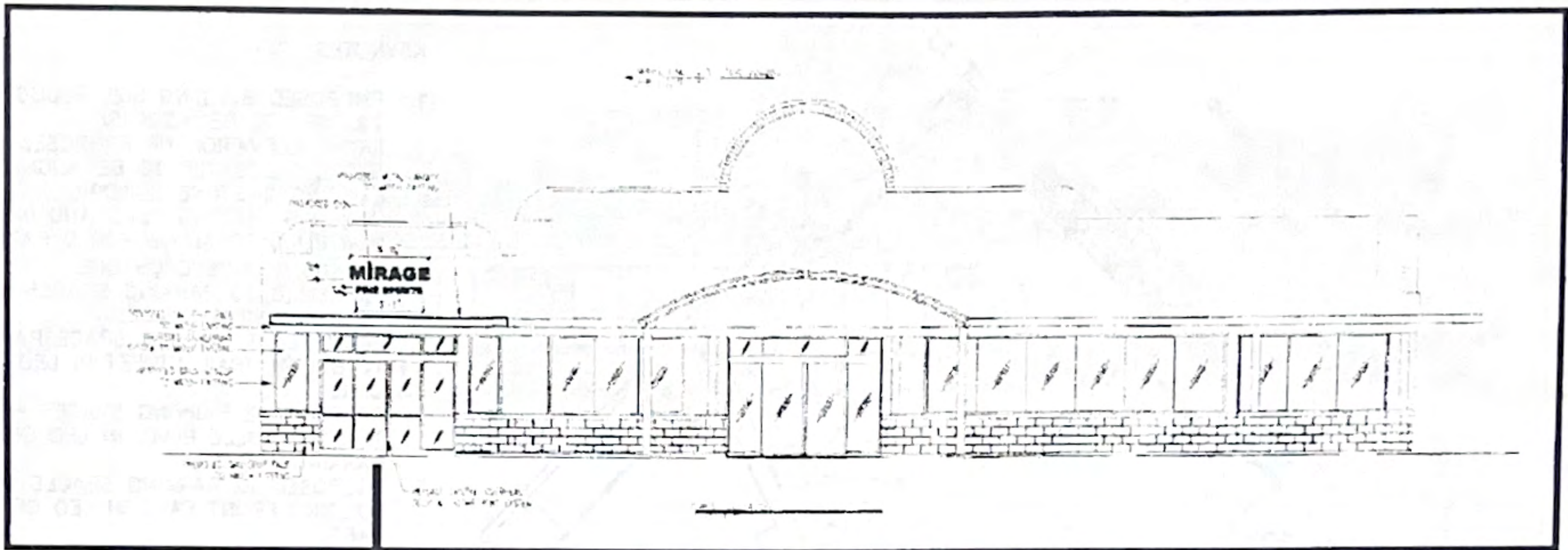


Exhibit "D" – Sign Exhibits



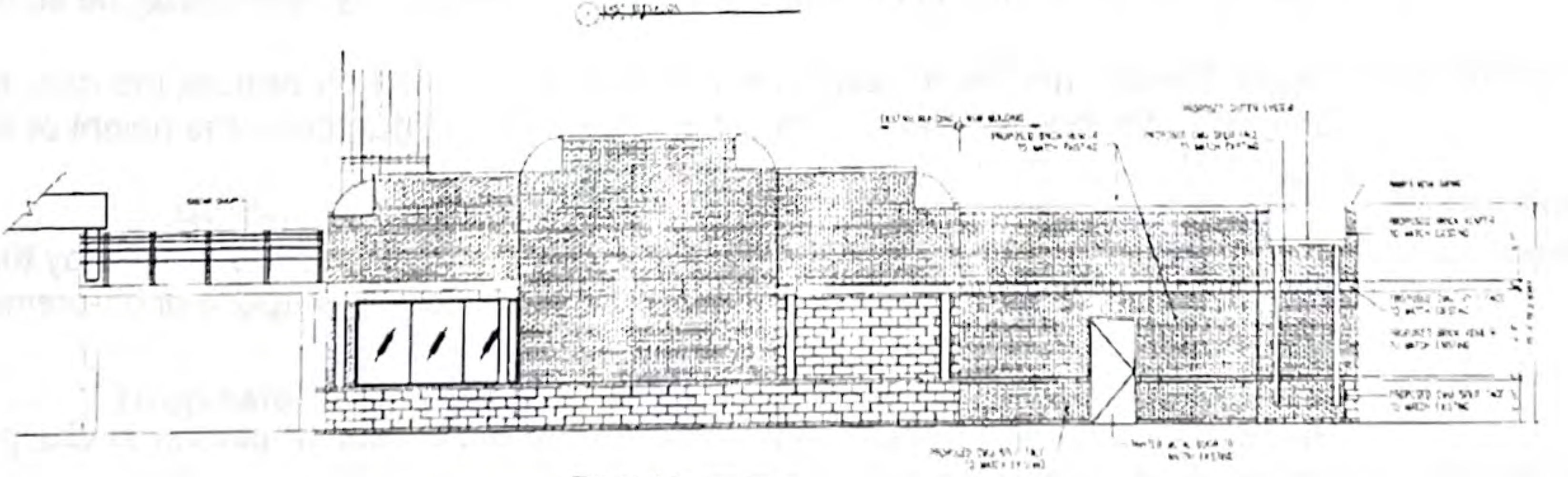
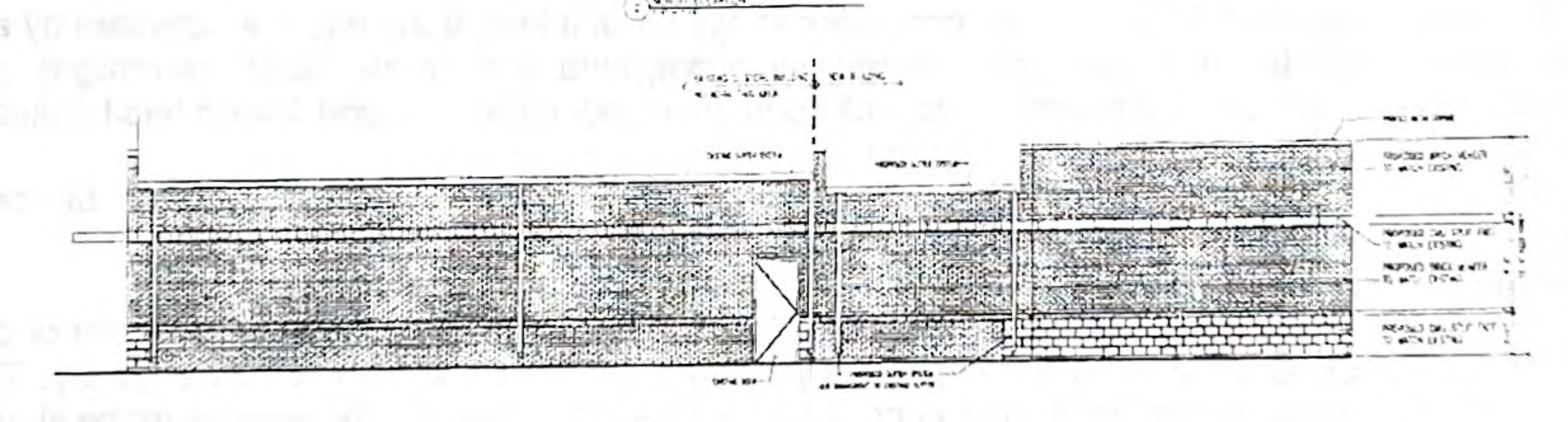
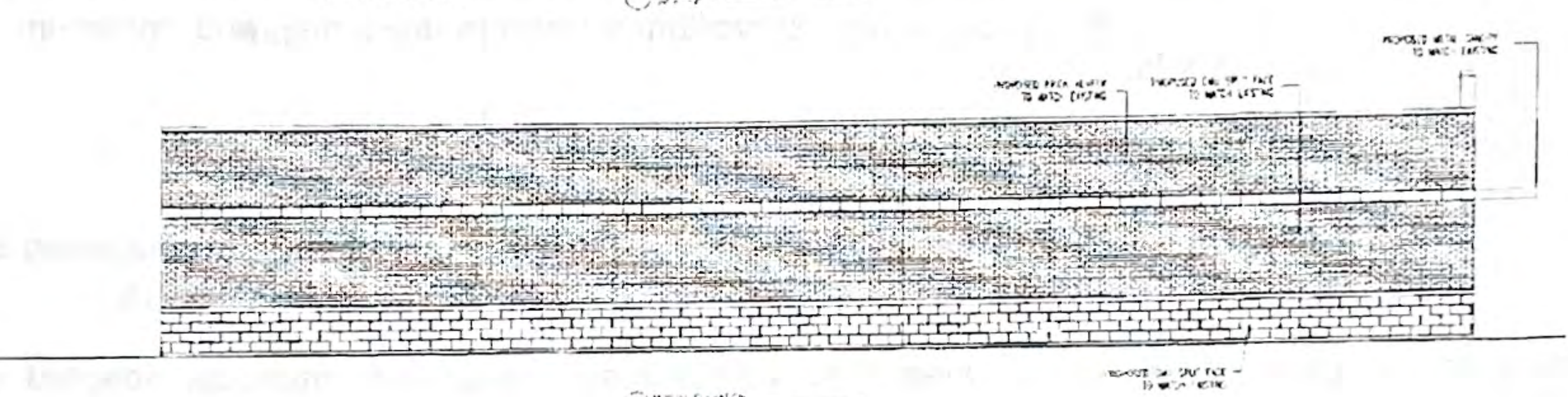
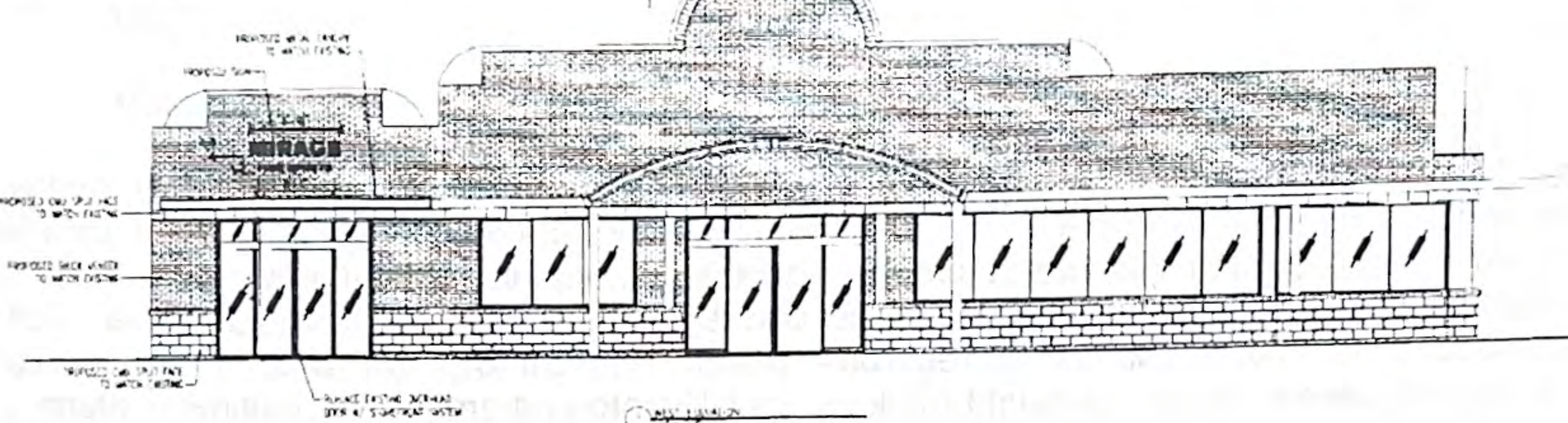


Exhibit "F"

**CRIME PREVENTION RECOMMENDATIONS FOR
CONVENIENCE STORES AND PACKAGE STORES**

Purpose

The purpose of these recommendations are to protect the health, safety, and welfare of the citizens of the City of Colleyville by reducing the occurrence of crime, preventing the escalation of crime, and increasing the successful prosecution of crime that may occur in a convenience store or package store in the City. To this end, these recommendations address best practices in crime prevention through environmental design including height markers, visibility into and around the business, alarm systems, physical security, drop safes, surveillance camera systems, and minimum staffing requirements.

Definitions

Unless otherwise expressly stated, the following terms shall, for the purposes of these recommendations, have the meanings indicated in this section:

"Convenience Store" means an establishment designed, intended, adapted or used primarily to provide for consumer shopping of a brief duration, characterized by a limited product mix (generally emphasizing prepared and snack foods, beverages, tobacco products or gasoline/motor vehicle fuel), close-in parking, and limited retail space.

"Drop Safe" means a cash management device in which money can be deposited without the depositor having access to the contents.

"Employee" means any person listed on the payroll of a convenience store or package store as an employee, whether part-time, full-time, permanent, or temporary. The term does not include a person providing only janitorial or security services to the store.

"Height Marker" means a measuring strip that is attached on or near the door frame of doors used for ingress and egress to the store to aid in identifying the height of a person suspected of committing a crime.

"Package Store" means a retail establishment that sells "liquor", as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption.

"Manager" means the person designated as the supervisor or person in charge of the operations of the store.

"Owner" means the person or persons who hold title to, leases or has a possessory interest in property for the purpose of operating a convenience/package store.

Height strips

A convenience/package store shall have height strips posted at all public exits to aid in obtaining a physical description on any suspicious person or suspect in a criminal offense.

Visibility

- A) A convenience/package store shall maintain an unobstructed line of sight allowing a clear view of and from the cash register and sales transaction area through all windows and public access doors. Such windows and doors must be clear of all items that would obstruct a clear view including, but not limited to, tinting, signage, advertisements, shelving, and merchandise. Such unobstructed line of sight must, at a minimum, extend from three feet above the ground to at least six feet above the ground.
- B) Landscaping shall be maintained in a manner that allows an unobstructed view of all windows and doors in an attempt to prevent blind spots or places of concealment.

Alarm system

- A) A convenience/package store shall have a silent panic or holdup alarm system for which a permit has been issued by the City. This system shall, at a minimum, include a panic button located within reach of the cash register and out of view of the customer. Such panic button will generate an alarm signal indicating a holdup or other life-threatening emergency requiring a police department response.
- B) A convenience/package store shall have posted at all public exits and entrances signs or decals indicating that a security alarm system is in use.

Entrances and Exits

- A) All doorways shall be secured with a deadbolt lock. Deadbolt locks within 40 inches of a breakable surface must be a double cylinder lock.
- B) Service or delivery entrances shall be equipped with an exterior, high resolution digital video camera or a "peep hole", which enables employees to visually observe the area immediately outside the door.

Drop safe

- A) A convenience/package store shall have a drop safe on the premises to keep the amount of cash available to employees to a minimum. A drop safe must be bolted to the floor and may have a time-delay mechanism to allow small amounts of change to be removed.

- B) A convenience/package store shall have a written cash accountability policy mandating the maximum amounts of cash that can be kept in cash registers.
- C) A convenience/package store shall have posted, at or near the point(s) of sale, decals or signs indicating that employees cannot open the safe and that employees have minimum cash on hand.

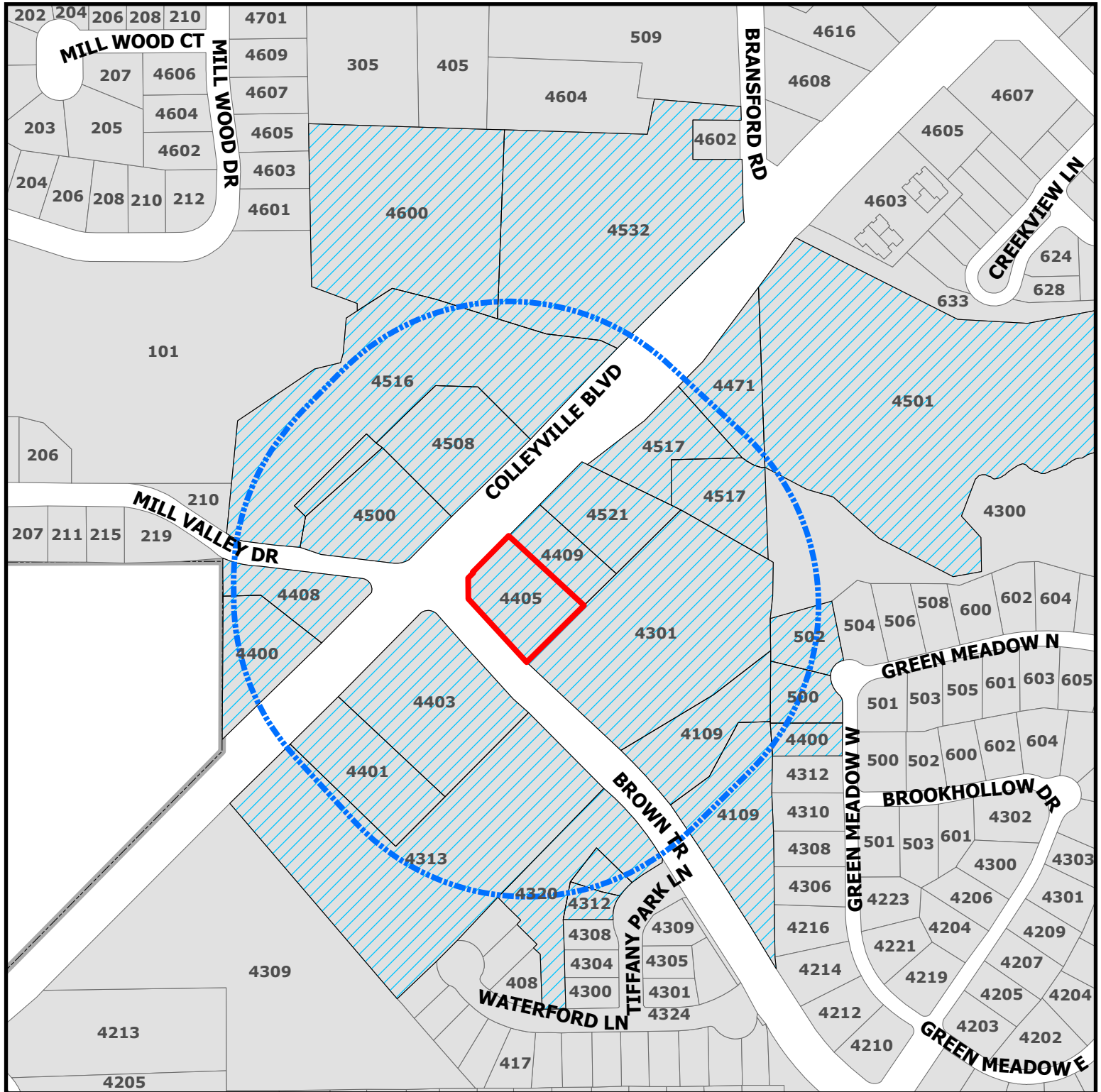
Surveillance camera system

- A) A convenience/package store shall have a minimum of two, color digital high-resolution surveillance cameras. One camera must have an overall view of the counter/register area and the other camera a view of the main entrance/exit area and both shall display the correct date and time of the recording.
- B) The entrance/exit area camera shall be placed to provide a clear and identifiable full frame of the filmed individual's face.
- C) The cameras shall be operated at all times including hours when the store is not open for business.
- D) The owner or manager shall provide the police department, upon request, digital color images in connection with any criminal investigation.
- E) The owner or manager shall maintain a library of the recorded digital images for not less than 30 days.
- F) A convenience/package store shall have posted, at or near the point(s) of sale, signs or decals indicating that surveillance cameras are in use.

Minimum Staffing

- A) A convenience/package store will maintain a minimum staffing of at least two (2) employees on-site at all times when the business is open.

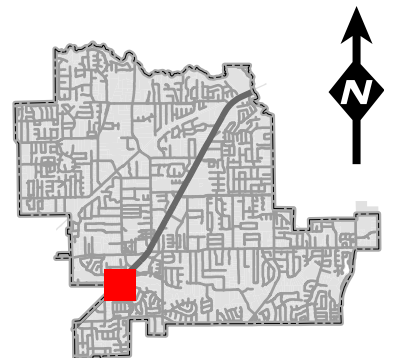
Notification Map



ZC24-005

4405 Colleyville Blvd

-  Parcels to be notified
-  Buffer
-  Subject Property



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.

Owner Name	Owner City	Owner Zip	Situs Address
BURRI, ALFRED	COLLEYVILLE, TX	76034	4316 TIFFANY PARK LN
HANSEN SCOTT CAPITAL LLC	COLLEYVILLE, TX	76034	4508 COLLEYVILLE BLVD
PAACASI LLC	COLLEYVILLE, TX	76034	4408 COLLEYVILLE BLVD
GHORMLEY, JAMES G	COLLEYVILLE, TX	76034	502 GREEN MEADOW N
LIM LEE INC	COLLEYVILLE, TX	76034	4409 COLLEYVILLE BLVD
FIRST ASSEMBLY OF GOD CH INC	COLLEYVILLE, TX	76034	4313 COLLEYVILLE BLVD
3M INVESTMENT GROUP LLC	COLLEYVILLE, TX	76034	4405 COLLEYVILLE BLVD
M L US HOLDINGS LTD & C HEPFER	SPRINGFIELD, MO	65801	4521 COLLEYVILLE BLVD
TIFFANY PARK HA INC	COLLEYVILLE, TX	76034	4320 TIFFANY PARK LN
RETAIL BUILDINGS INC	OKLAHOMA CITY, OK	73121	4500 COLLEYVILLE BLVD
SCHRIMSHER, FREDERICK	COLLEYVILLE, TX	76034	500 GREEN MEADOW N
CATIPON, CELSO	COLLEYVILLE, TX	76034	4400 GREEN MEADOW W
BRANSFORD PARK LAND TRUST	COLLEYVILLE, TX	76034	4517 COLLEYVILLE BLVD
MILES, JOSEPH	BERTRAM, TX	78605	4600 BRANSFORD RD
UVL INVESTMENTS LLC	COLLEYVILLE, TX	76034	4301 BROWN TR
ASHQEEN, MUHAMMAD	COLLEYVILLE, TX	76034	4312 TIFFANY PARK LN
AAIRYA REALITY LLC	SOUTHLAKE, TX	76092	4400 COLLEYVILLE BLVD
THE BRUCE WISHARD AND DALIA WIS	SANTA ROSA, CA	95401	4109 BROWN TR
NORTHEAST PROPERTIES INC	COLLEYVILLE, TX	76034	4501 COLLEYVILLE BLVD
EBNA-CINA INC	COLLEYVILLE, TX	76034	4532 COLLEYVILLE BLVD
BRANSFORD PARKLAND TRUST	COLLEYVILLE, TX	76034	4516 COLLEYVILLE BLVD
ELISA KLEIN EXEMPT MARITAL TRUS	FORT WORTH, TX	76102	4403 COLLEYVILLE BLVD
THREE C 245 LLC	HURST, TX	76054	4401 COLLEYVILLE BLVD
SADDLEBROOK ADDITION	COLLEYVILLE ,TX	76034	COURTESY NOTICE
BRIDLEWOOD ESTATES	COLLEYVILLE ,TX	76034	COURTESY NOTICE
TIFFANY PARK	BEDFORD ,TX	76021	COURTESY NOTICE
CAMBRIDGE PLACE - COLLEYVILLE	COLLEYVILLE ,TX	76034	COURTESY NOTICE
MILL CREEK ADDN-COLLEYVILLE	COLLEYVILLE ,TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED



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 13, 2024 at 7:00 p.m.
City Council Meetings: Tuesday May 21, 2024 & Tuesday, June 04, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption for Lot 4B1, Block 1, Brown Trail-West Addition. The SUP request is to allow for a change of ownership for an existing package store, Mirage Fine Spirits.

Zoning Case: ZC24-005

Applicant: Parash Gyawali, Mirage Fine Spirits

Owner: 3M Investment Group LLC

Location: 4405 Colleyville Blvd

Property Description: Lot 4B1, Block 1, Brown Trail-West Addition

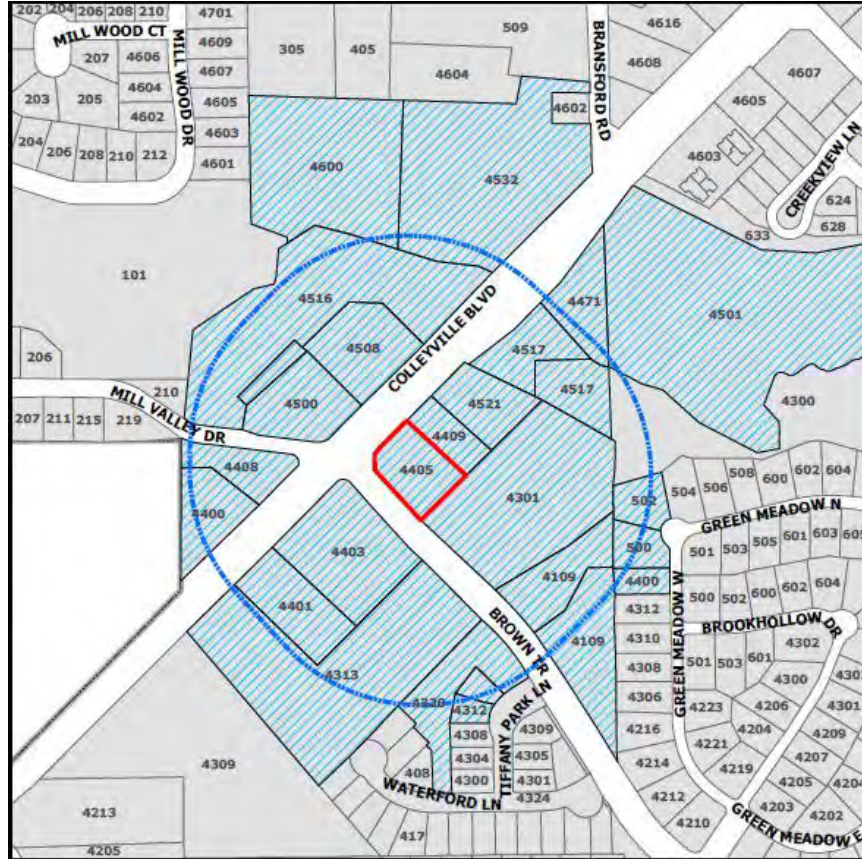
Present Zoning: CC-1 Village Retail

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 or email below:

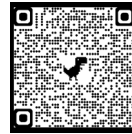
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Kris Potts

Kris Potts
Planner

ORDINANCE O-24-2279

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.90 ACRES, BEING LOT 4B1, BLOCK 1, BROWN TRAIL-WEST ADDITION, LOCATED AT 4405 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR PACKAGE STORE SALES – OFF-PREMISES CONSUMPTION FOR THE BUSINESS KNOWN AS MIRAGE FINE SPIRITS; 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 Package Store Sales – Off-premises Consumption Case No. ZC24-005; 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 Package Store Sales – Off-premises Consumption on 0.90 acres, being Lot 4B1, Block 1, of the Brown Trail-West Addition, located at 4405 Colleyville

Boulevard, for the business known as Mirage Fine Spirits, 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 the Mirage Fine Spirits business only.
- b. The name of the business authorized for Package Store Sales – Off-premises Consumption by this Special Use Permit shall be called "Mirage Fine Spirits".
- c. 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.
- d. All requirements of the Land Development Code shall be met, except where 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 21st day of May 2024.

The second reading and public hearing being conducted on the 4th day of June 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 4TH DAY OF JUNE 2024.

Mayor Bobby Lindamood	_____	George Bond, Place 2	_____
Brandi Elder, Place 1	_____	Ben Graves, Place 4	_____
Scotty Richardson, Place 3	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST: CITY OF COLLEYVILLE

Christine Loven, TRMC City Secretary	Bobby Lindamood Mayor
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APPROVED AS TO FORM:

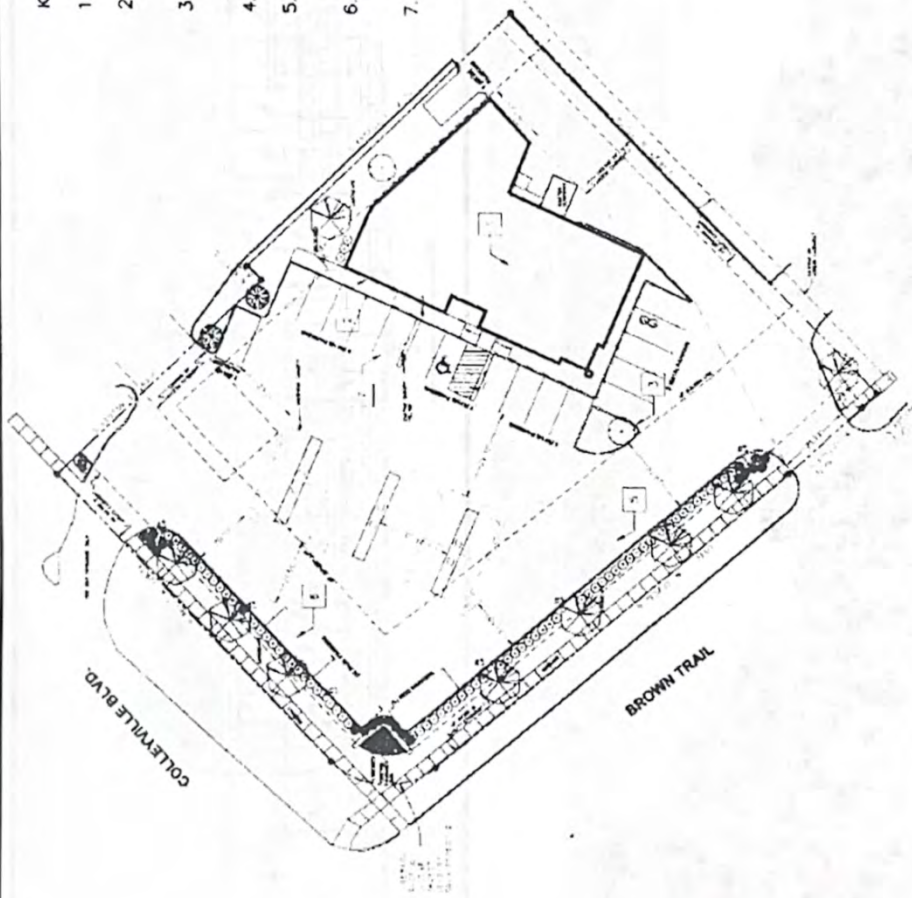
Whitt Wyatt
City Attorney

The map displays the following zoning districts and street layout:

- Zoning Districts:**
 - R-40:** Located in the top left corner.
 - PUD-R:** Located in the top left and bottom right.
 - CC-1:** Located in the center, surrounding the highlighted parcel.
 - CC-2:** Located in the top right and bottom left.
 - CC-3:** Located in the bottom right.
- Streets:**
 - Colleyville Blvd:** Runs diagonally from the top center to the bottom right.
 - Mill Valley Dr:** Runs horizontally across the middle left.
 - Brown Tr:** Runs diagonally from the bottom left to the bottom right.
 - Green Meadow W:** Runs vertically along the right edge.
- Highlighted Parcel:** A parcel located within the CC-1 district, bounded by Colleyville Blvd to the north and Brown Tr to the south.

KEYNOTES [2]

1. PROPOSED BUILDING SIZE REDUCED BY 223 SF TO BE 4,200 SF
2. FRONT ELEVATION OF PROPOSED LIQUEUR STORE RELOCATED TO BE ALIGNED WITH EXISTING C-STORE BUILDING.
3. REMOVED EXISTING CURB AND INSTALLED NEW CURB TO ALLOW FOR 5 PARKING SPACES 9' WIDE EACH ONE.
4. PROPOSED 33 PARKING SPACES IN LEO OF 26 PARKING SPACES.
5. PROPOSED 1 PARKING SPACE PARALLEL TO BROWN TRAIL STREET IN LEO OF 7 CARS.
6. PROPOSED 2 PARKING SPACES PARALLEL TO COLLEYVILLE BLVD. IN LEO OF 4 PARKING SPACES.
7. PROPOSED 12 PARKING SPACES @ BUILDING FRONT FACE IN LEO OF 7 CARS.





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 10a

Agenda Date 5/21/2024

Number Ordinance O-24-2278

Type Ordinance

Department Community Development

Title

Consideration of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Road Suite 165, Case ZC24-004

Explanation

Second Reading and Public Hearing

The applicant was present and spoke in favor of the request. The applicant was asked to verify the percentage of alcohol sales in comparison to total sales. The applicant indicated they will have an estimated number for the second reading. No one came forward to speak during the public hearing.

First Reading and Public Hearing

Ruth Nokes, the applicant, has submitted a request for a Special Use Permit (SUP) for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption at 3855 Glade Road, Suite 165. Alcoholic beverage sales for off-premise consumption is allowed for the PUD-R Unit Development – Residential district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-R District and generally located on the southeast side of the intersection of Glade Road and Heritage Parkway. The property is a platted lot and developed with a retail shopping center. The property will operate as a business known as New York Butcher Shoppe.

SUP Request: The applicant is requesting approval of an SUP to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption in conjunction with the opening of the butcher shop to be known as New York Butcher Shoppe.

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

Analysis: The proposed business, New York Butcher Shoppe, is a butcher shop that will

also sell beer and wine for off-premise consumption. There will be occasional on-site tastings of alcoholic beverages, but no alcohol will be sold for on-site consumption. They will sell cuts of fresh meats, assorted wines and craft beers, prepared foods, and specialty items. According to the applicant, wine and malt beverage sales make up 15 to 20 percent of total business sales.

Plat Status: The property is platted as Lot 2, Block A, 170 Players Addition.

DRC Review: The DRC reviewed the request during their March 18, 2024, 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 are zoned PUD-R Planned Unit Development – Residential, CC-1 Village Retail and are improved with single-family homes and retail uses. The property to the east is located in the City of Euless and is improved with a Target store. The property to the west is zoned PUD-R Planned Unit Development – Residential and is improved with retail commercial development. The properties to the south are zoned PUD-R Planned Unit Development – Residential and are improved with single-family homes.

Comprehensive Plan: The City's Comprehensive Plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed SUP does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their April 8, 2024, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Architectural Plan Exhibits
5. Business Plan
6. Elevations Exhibit
7. Notification Letter
8. Notification Map
9. Notification List
10. Ordinance O-24-2278

Aerial Map

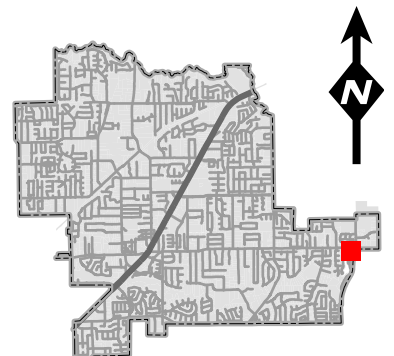


ZC24-004

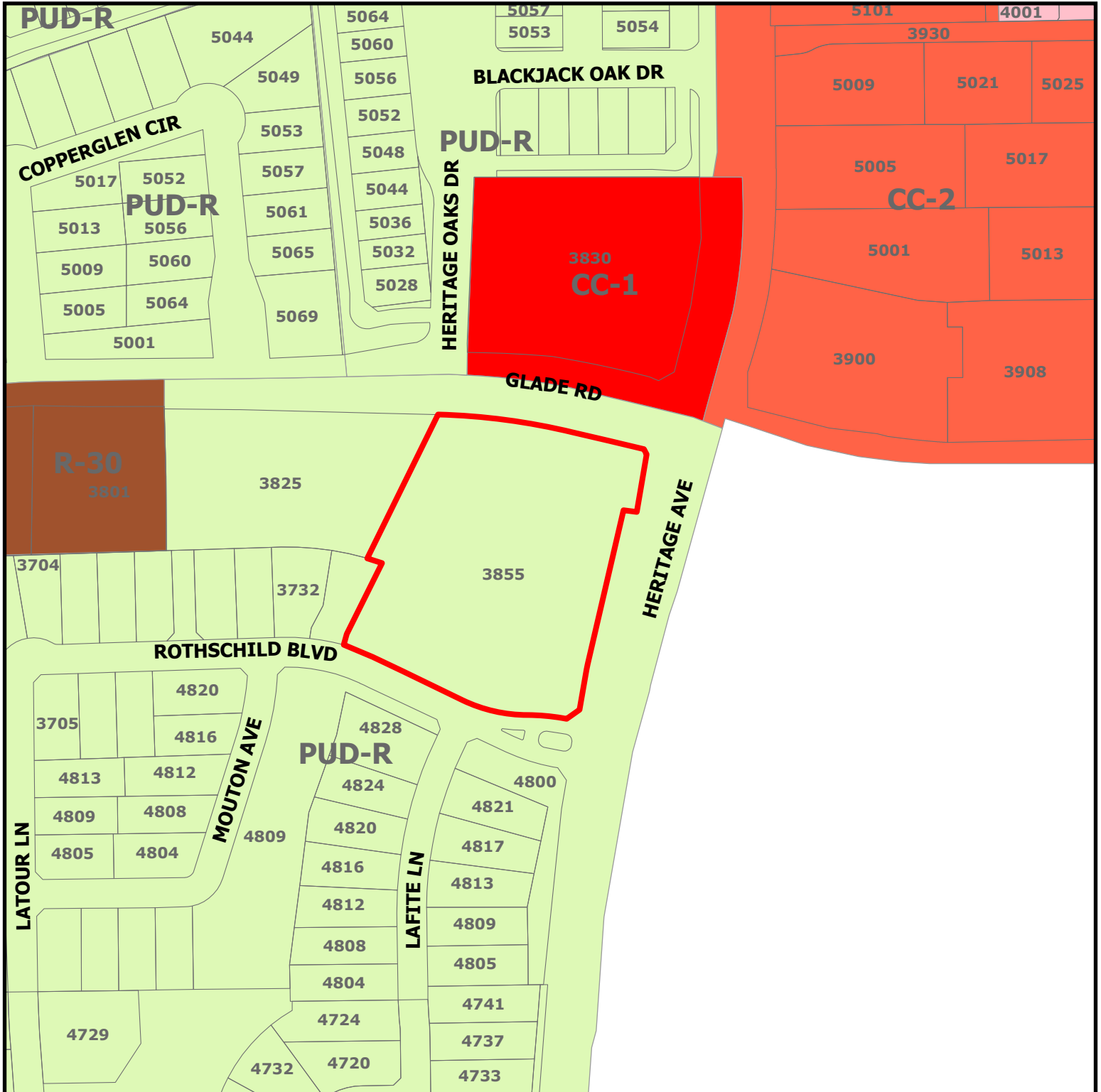
3855 Glade Rd Suite 165

DISCLAIMER:
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 Subject Property



Zoning Map

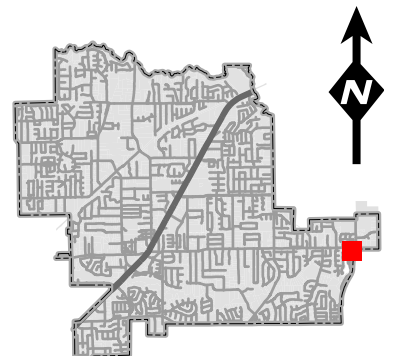


ZC24-004

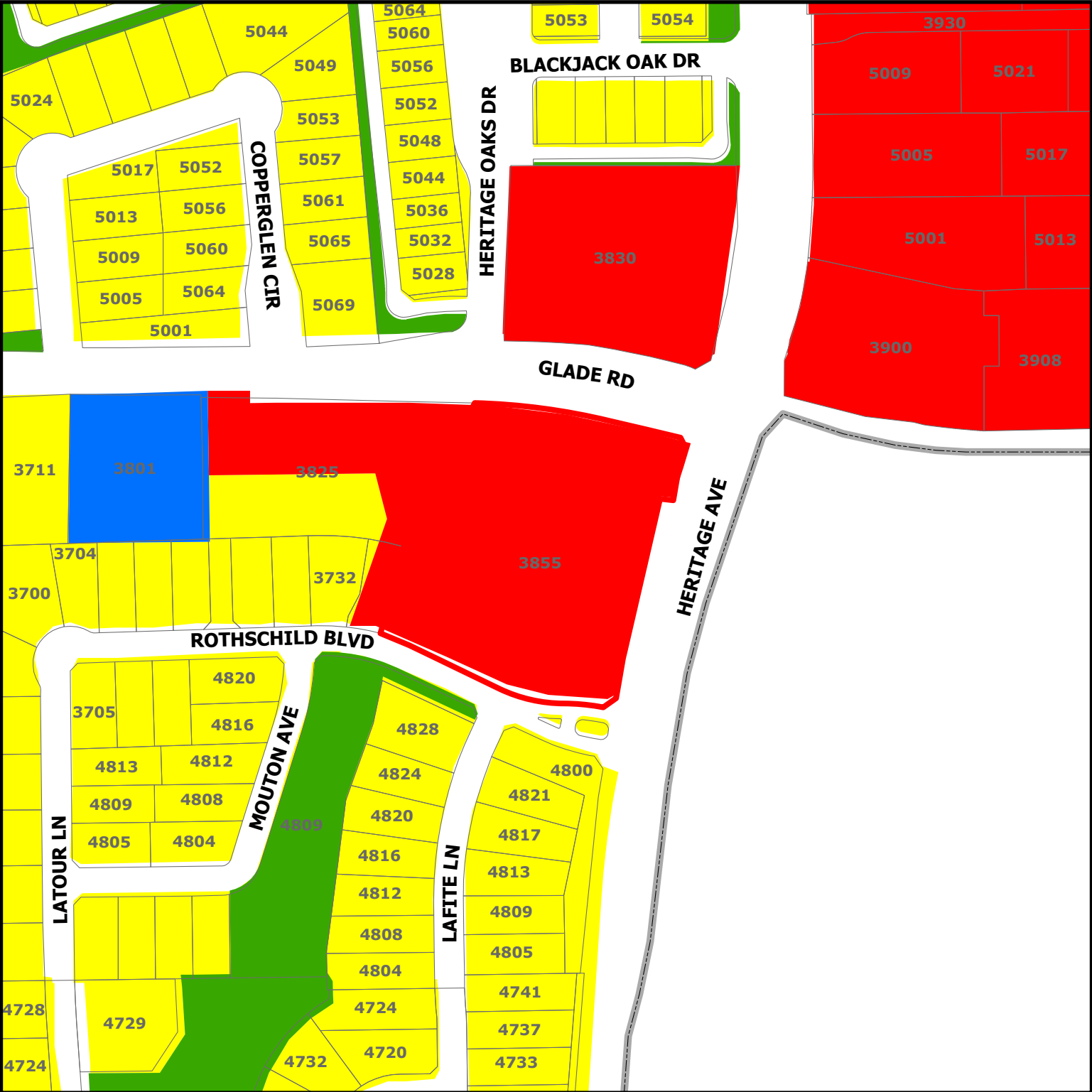
3855 Glade Rd Suite 165

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Subject Property



Future Land Use Map



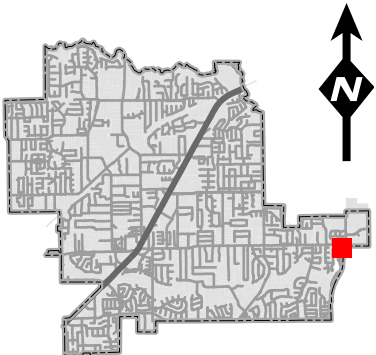
ZC24-004

3855 Glade Rd Suite 165



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- | | | | |
|--|---------------|--|-------------------|
| | Residential | | Open Space; Parks |
| | Commercial | | Subject Property |
| | Institutional | | |



NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE TX 76034 USA

PROJECT AREAS

PROJECT DATA

SITE VICINITY MAP

DRAWING SYMBOLS

SHEET INDEX

PROJECT TEAM

DESIGNER PRINCIPAL: JOHN CARROLL - RENOVIS DESIGN
DESIGNER JUNIOR: JESSICA BALDERRAMA - RENOVIS DESIGN
MECHANICAL ENGINEER: ODAY HATEM P.E. - OHH CONSULTING ENGINEERS LLC
BUILDER CONTACT: RACHAEL PALMER - TEXAS BUILT CONSTRUCTION

PROJECT DESCRIPTION:

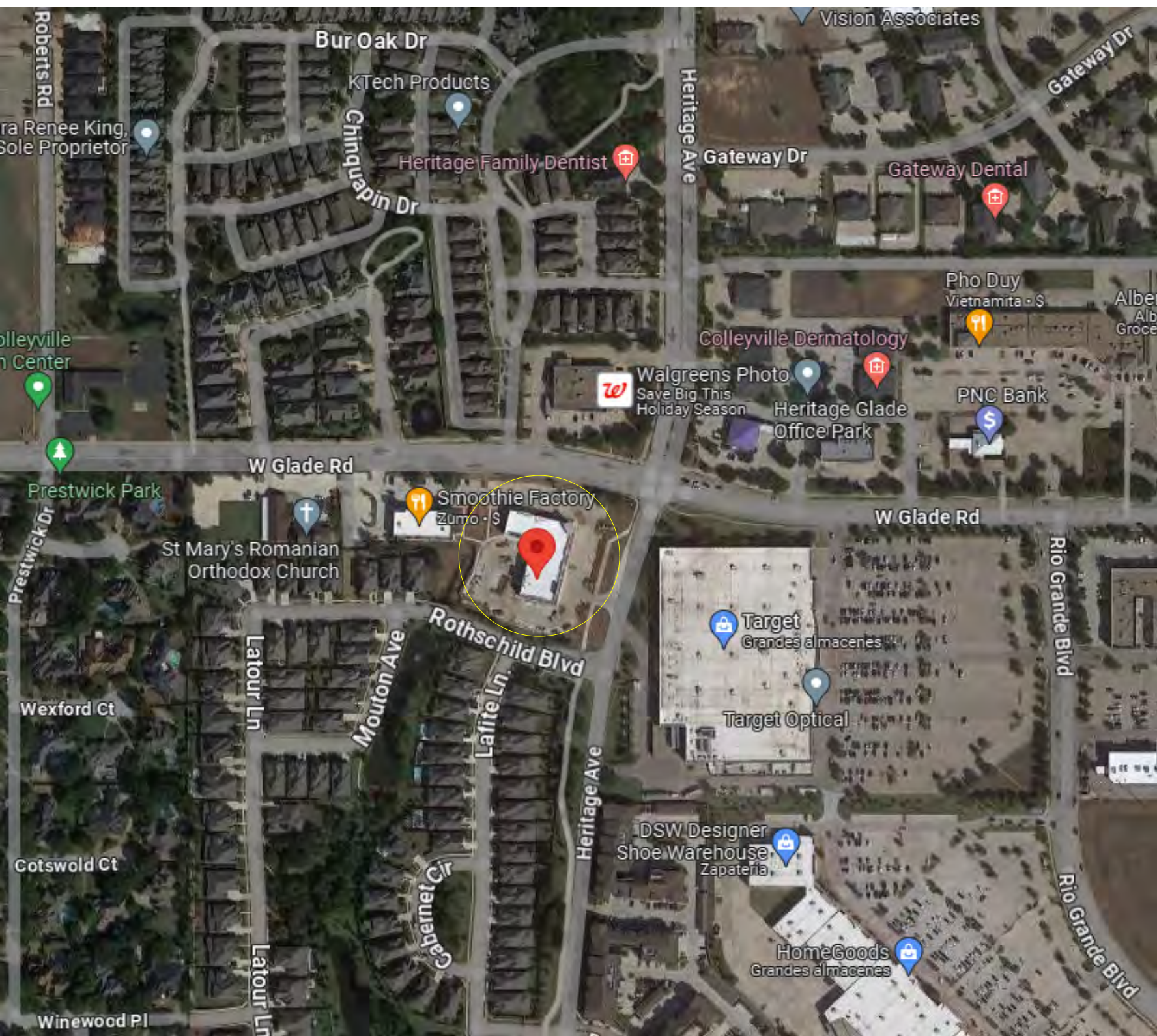
COMMERCIAL FINISH OUT

JURISDICTION INFORMATION

PROJECT AHJ: CITY OF COLLEYVILLE
FIRE DISTRICT: CITY OF COLLEYVILLE FIRE DEPARTMENT
ELECTRICITY PROVIDER: ONCOR
GAS UTILITY PROVIDER: ATMOS ENERGY
WATER JURISDICTION: TARRANT COUNTY WATER SUPPLY
TRASH SERVICE: CITY OF COLLEYVILLE - CWD

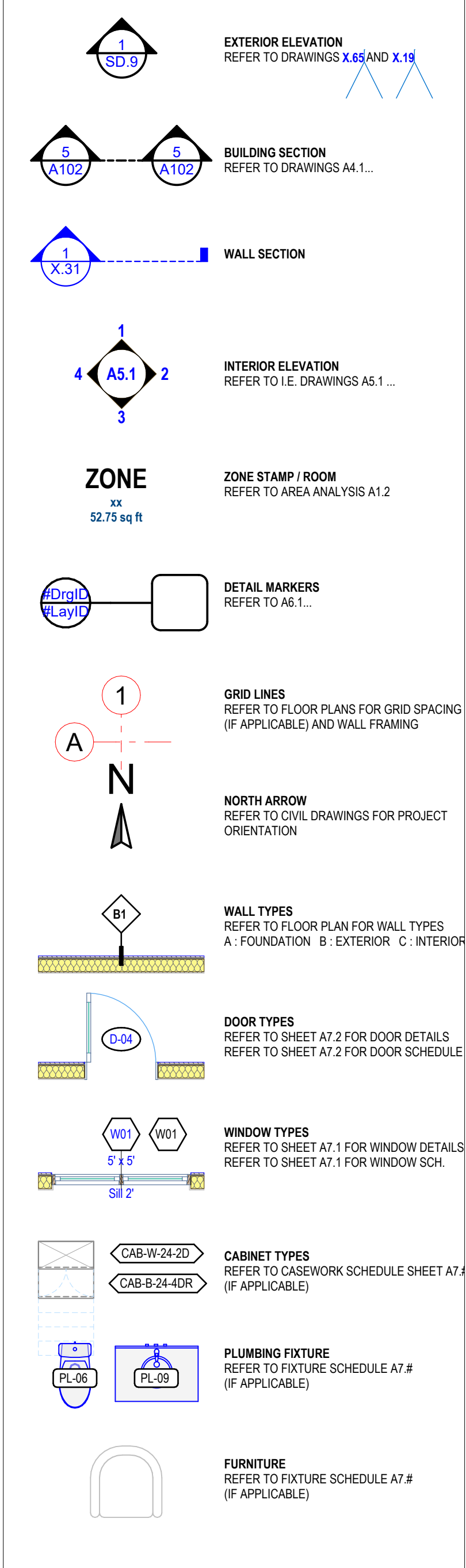
APPLICABLE CODES:

BUILDING CODE: 2018 INTL. RESIDENTIAL CODE
ENERGY CONSERVATION CODE: 2018 INTL. ENERGY CONSERVATION CODE
MECHANICAL CODE: 2018 INTL. MECHANICAL CODE
ELECTRICAL CODE: 2018 NATL. ELECTRICAL CODE
PLUMBING CODE: 2018 INTL. PLUMBING CODE
FUEL & GAS CODE: 2018 INTL. FUEL & GAS CODE
FIRE CODE: 2018 INTL. FIRE CODE



ABBREVIATIONS

A/C - AIR CONDITIONING	LUM - LUMINAIRE (LIGHT FIXTURE)
A.F.F. - ABOVE FINISHED FLOOR	M.O.C. - MIDDLE OF CORRIDOR
ADJ. - ADJUSTABLE	M.U.A. - MAKE-UP AIR
ALUM - ALUMINUM	N.T.S. - NOT TO SCALE
B.L. - BUILDING LINE	O.C. - ON CENTER
BM - BEAM	PLAM - PLASTIC LAMINATE
BRKT - BRACKET	R.O. - ROUGH OPENING
C.F.M. - CUBIC FEET PER MINUTE	R.T.U. - ROOF TOP UNIT
CL - CENTER LINE	REC - RECEPTACLE
COL - COLUMN	REINF - REINFORCED
CONC - CONCRETE	R.O. - ROUGH OPENING
DET - DETAIL	SW - SWITCH
DIA - DIAMETER	STL - STEEL
D/W - DRAIN, WASTE, VENT	T.O. - TOP OF
E - ELECTRICAL	TYP - TYPICAL
ELEV - ELEVATION	U.N.O. - UNLESS NOTED OTHERWISE
EM - EMERGENCY	V.A.V. - VARIABLE AIR VOLUME
EQ - EQUAL	W.C. - WATER CLOSET
EXT - EXTERIOR	WD - WOOD
F.D. - FLOOR DRAIN	W.H. - WATER HEATER
F.F. - FINISHED FLOOR	
F.O.C. - FACE OF CONCRETE	
F.O.F. - FACE OF FINISH	
F.O.S. - FACE OF STUD	
FDN - FOUNDATION	
GFI OR GFCI - GROUND FAULT CIRCUIT INTERRUPTER	
GL - GLASS	
H.M. - HOLLOW METAL	
H.V.A.C. - HEATING, VENTILATION, AND AIR CONDITIONING	
INT - INTERIOR	
JST - JOIST	
LAM - LAMINATE	



DESIGN CONSTRUCTION DOCUMENT SET

A ARCHITECTURAL PLANS (DD/CD)
CS COVER SHEET

G GENERAL
G.001 ADA STANDARD DETAILS

AD REMODEL PLANS
AD101 DEMO 1ST FLOOR PLAN

A0 SITE
A001 LIFE SAFETY PLAN

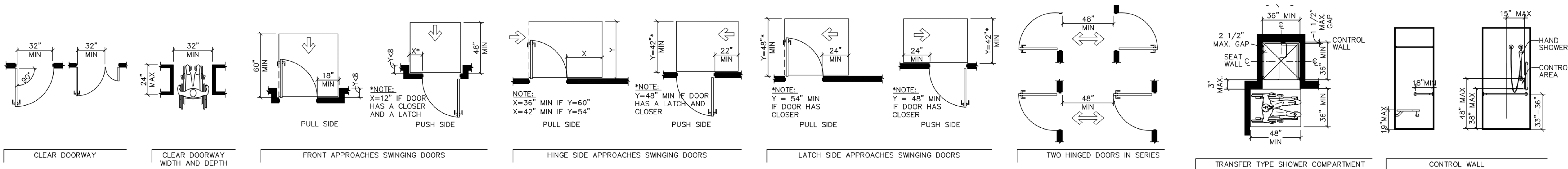
A1 PLANS
A101 LEVEL 1 FLOOR PLAN
A102 LEVEL 1 REFLECTED CEILING PL...
A103 F&E

A7 INTERIORS
A701 INTERIOR ELEVATIONS
A702 RESTROOM ELEVATIONS

P PLUMBING
P101 LEVEL 1 PLUMBING

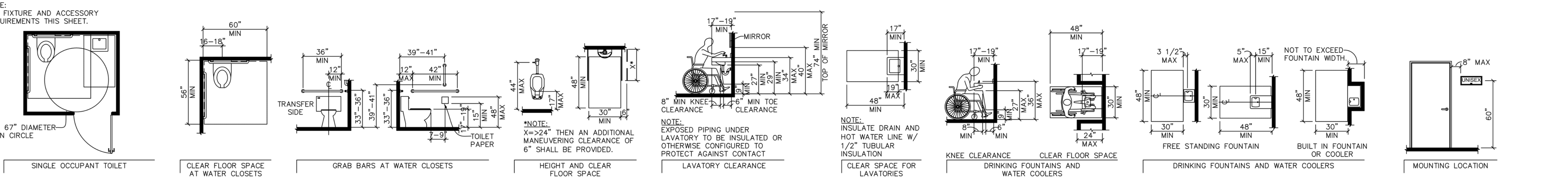
E ELECTRICAL CONDENSED
E101 LEVEL 1 ELECTRICAL

M MECHANICAL
M101 LEVEL 1 HVAC



DOORS

SHOWERS



TOILET ROOMS

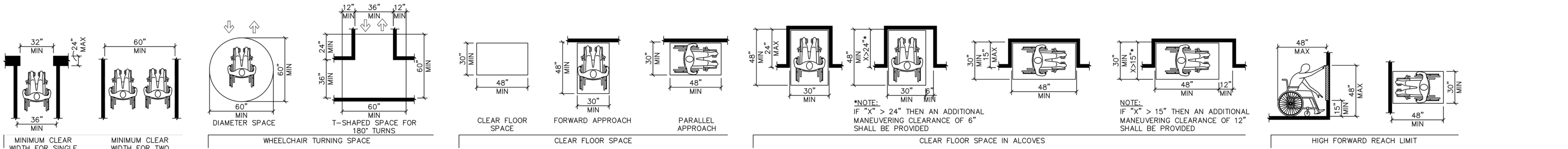
WATER CLOSETS

URINALS

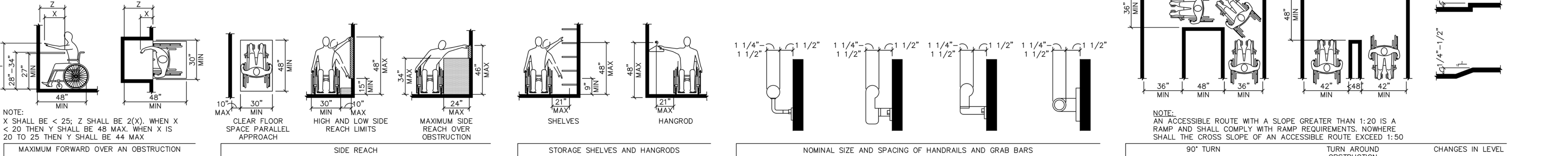
LAVATORIES AND MIRRORS

DRINKING FOUNTAIN AND WATER COOLERS

SIGNAGE



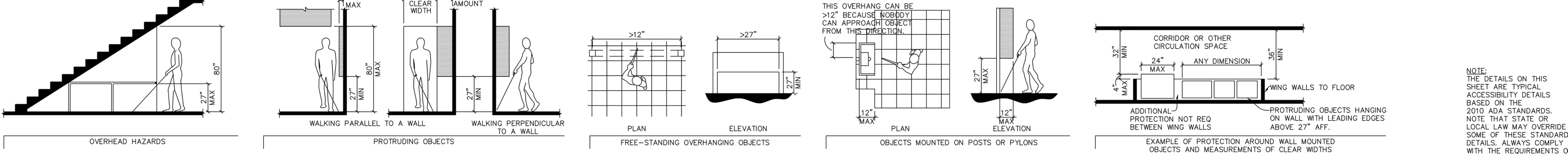
SPACE ALLOWANCES AND REACH RANGES



SPACE ALLOWANCES AND REACH RANGES CONTINUED

HANDRAILS AND GRAB BARS

ACCESSIBLE ROUTE



PROTRUDING OBJECTS

NOTE:
THE DETAILS ON THIS SHEET ARE TYPICAL ACCESSIBILITY DETAILS BASED ON THE 2010 ADA STANDARDS. NOTE THAT STATE OR LOCAL LAW MAY OVERRIDE SOME OF THESE STANDARD DETAILS. ALWAYS COMPLY WITH THE REQUIREMENTS OF THE LOCAL OR STATE LAW.

RENOVIS
DESIGN

JOHN CARROLL
john@renovisdesign.com
214-556-1191
www.renovisdesign.com

TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER

PROJECT:
NEW YORK BUTCHER SHOPPE

BUSINESS OWNER INFORMATION
Bryson Noltes

NOTES:

NORTH

ADA STANDARD
DETAILS

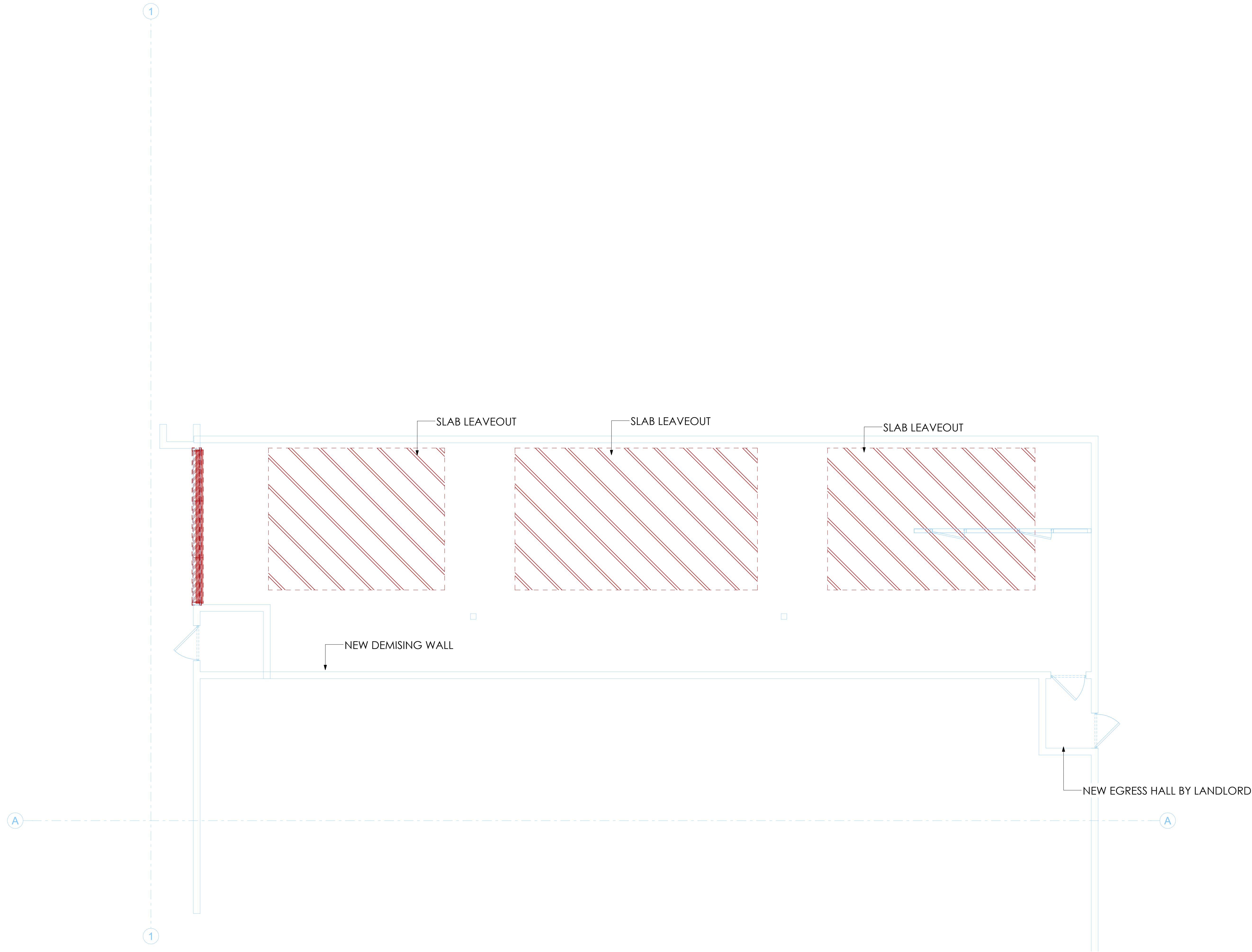
G.001

SHEET

DATE: 12/18/2023 3:10 PM

3855 GLADE RD
COLLEVILLE, TX
76034

NOT FOR CONSTRUCTION



1. Level 1 Demolition
SCALE: 1/4" = 1'-0"

RENOVIS
DESIGN

JOHN CARROLL
john@renovisdesign.com
214-556-1151
www.renovisdesign.com

TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER

PROJECT:
NEW YORK BUTCHER SHOPPE
3855 GLADE RD
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BUSINESS OWNER INFORMATION
Bryson Noltes

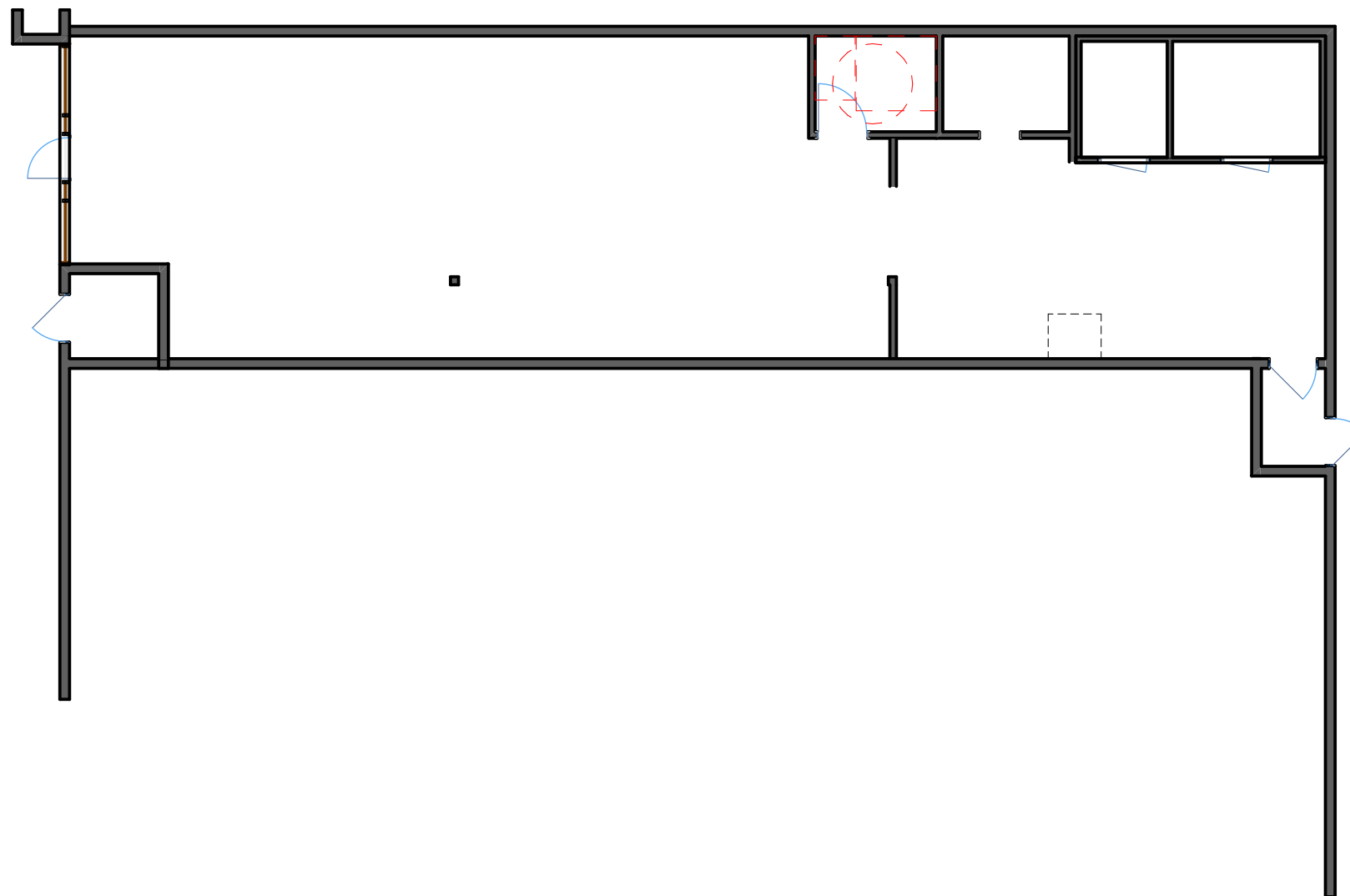
NOTES:

NORTH
N

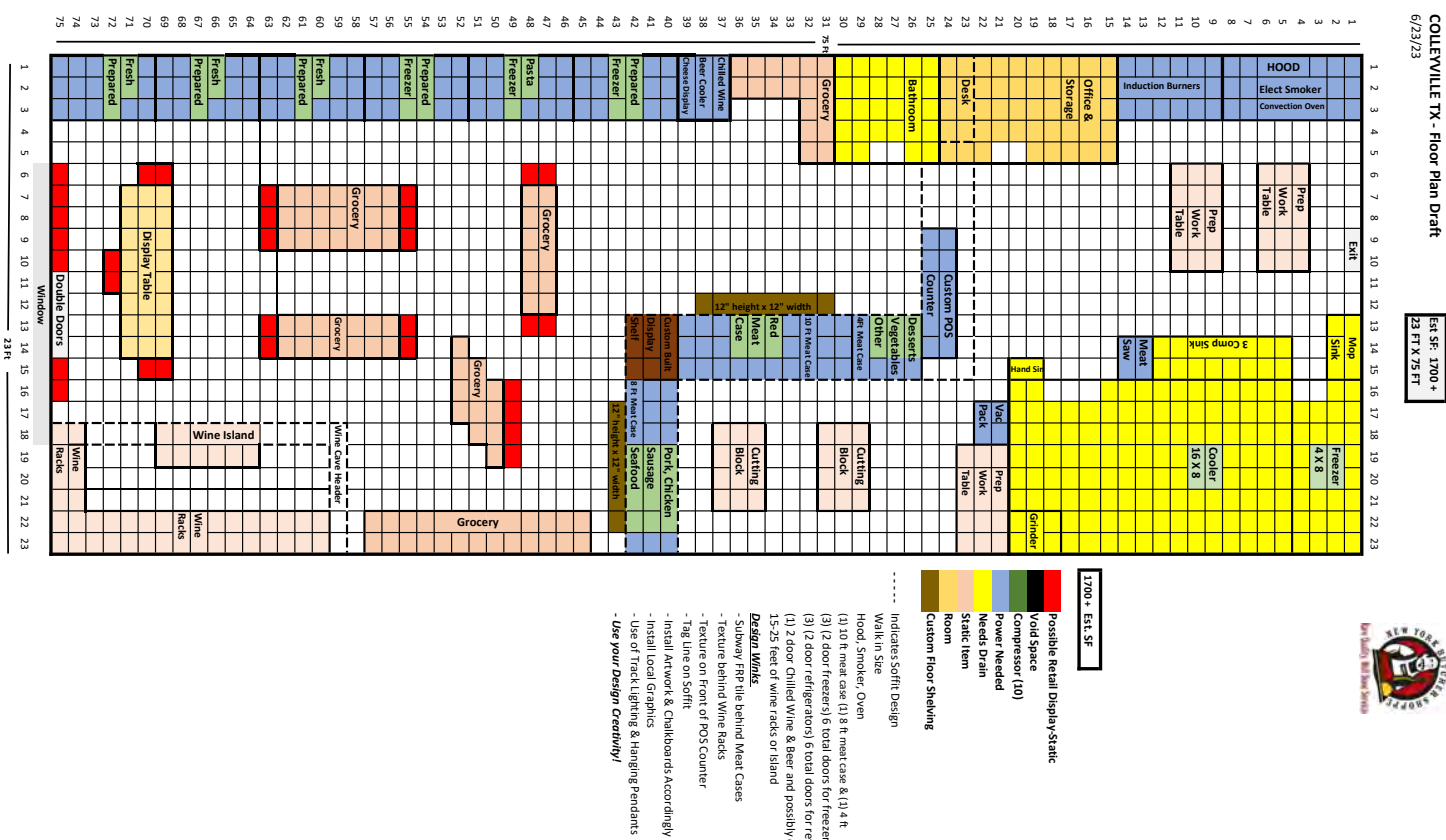
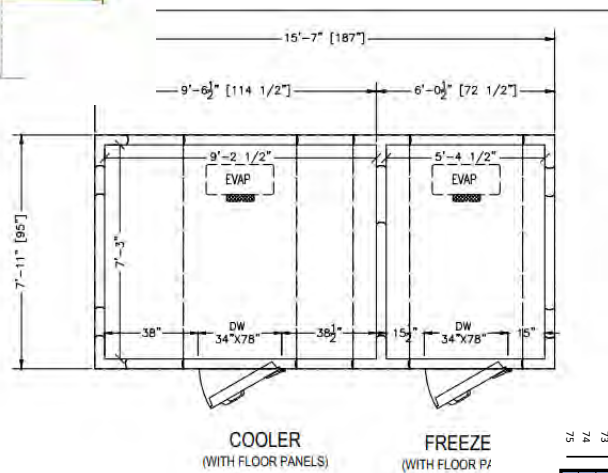
DEMO 1ST FLOOR PLAN

AD101

SHEET
DATE: 12/18/2023 3:10 PM



ROOM FINISH SCHEDULE									
NO.	SPACE	FLOOR		WALLS				CEILING	HEIGHT
		BASE	TOP	RIGHT	BOTTOM	LEFT	EXPOSED STRUCTURE - PAINT BLACK		
101	SALES	LVT	VINYL COVE	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED M.R. C/P. BD.	AC1-1	11'-0"
102	BUTCHER	LVT	VINYL COVE	PAINTED M.R. C/P. BD.	PAINTED M.R. C/P. BD.	PAINTED M.R. C/P. BD.	PAINTED M.R. C/P. BD.	AC1-2	9'-0"
103	UNFED RESTROOM	LVT	VINYL COVE	PAINTED M.R. C/P. BD.	PAINTED M.R. C/P. BD.	PAINTED M.R. C/P. BD.	PAINTED M.R. C/P. BD.	AC1-2	9'-0"
104	OFF STORAGE/STORAGE	LVT	VINYL COVE	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	AC1-2	9'-0"
105	COOLER	ENR	CONCRETE	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	AC1-1	9'-0"
106	FREEZER	ENR	CONCRETE	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	AC1-1	9'-0"
107	OFFICE	LVT	VINYL COVE	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	PAINTED C/P. BD.	AC1-1	9'-0"



SITE NOTES

SITE PLAN NOTES

GENERAL:
REFER TO GENERAL NOTES

SITE PREPARATION:
CLEAR THE SITE OF ALL DEBRIS, VEGETATION, AND OBSTRUCTIONS UNLESS OTHERWISE NOTED.
PROTECT EXISTING TREES AND VEGETATION TO REMAIN, AS INDICATED ON THE PLAN.
ENSURE PROPER EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE BEFORE STARTING EXCAVATION OR GRADING.

GRADING & DRAINAGE:
ALL GRADING SHALL ENSURE PROPER DRAINAGE AWAY FROM STRUCTURES AND PREVENT PONDING.
FOLLOW THE CONTOURS AND ELEVATIONS AS INDICATED ON THE GRADING PLAN.
INSTALL STORMWATER MANAGEMENT SYSTEMS AS SPECIFIED, ENSURING THEY ARE FREE FROM DEBRIS AND OPERATIONAL.

UTILITIES:
VERIFY THE LOCATION OF ALL EXISTING UTILITIES BEFORE EXCAVATION. COORDINATE WITH LOCAL UTILITY COMPANIES FOR ANY REQUIRED RELOCATIONS OR CONNECTIONS.
ENSURE ALL NEW UTILITY INSTALLATIONS ARE INSPECTED AND APPROVED BY THE RESPECTIVE UTILITY COMPANY.

LANDSCAPING:
INSTALL ALL LANDSCAPING ELEMENTS AS PER THE LANDSCAPING PLAN. ENSURE PROPER SOIL PREPARATION AND PLANTING TECHNIQUES ARE USED. PROVIDE ADEQUATE IRRIGATION TO ALL NEWLY PLANTED AREAS.

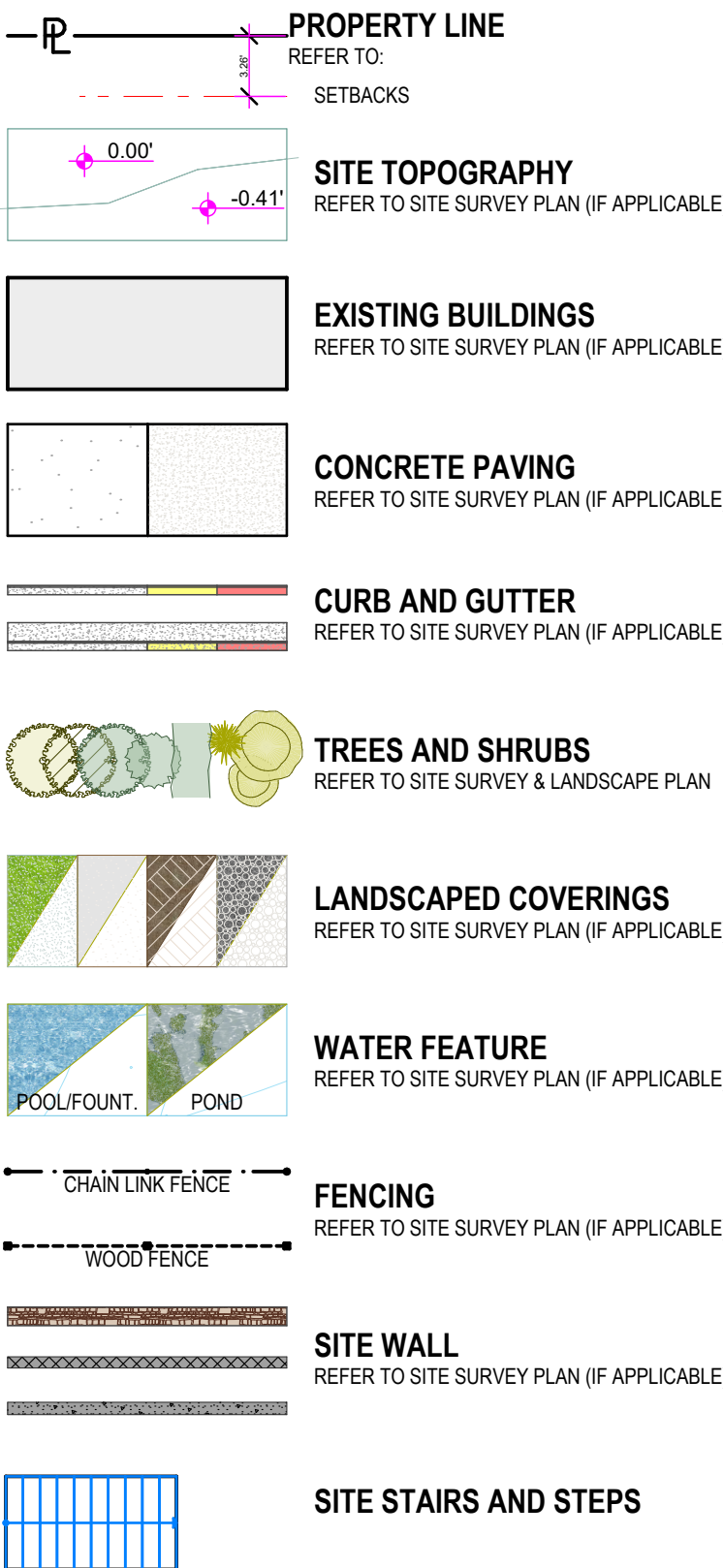
PAVING & PATHWAYS:
PREPARE THE SUBGRADE AS SPECIFIED BEFORE PAVING.
ENSURE ALL PAVED AREAS HAVE THE PROPER SLOPE FOR DRAINAGE. INSTALL PATHWAYS AND DRIVEWAYS AS INDICATED, ENSURING A SMOOTH AND EVEN SURFACE.

STRUCTURES & AMENITIES:
LOCATE ALL STRUCTURES, INCLUDING BUILDINGS, FENCES, WALLS, AND OTHER AMENITIES, AS INDICATED ON THE PLAN.

INSPECTIONS:
OBTAIN NECESSARY APPROVALS BEFORE PROCEEDING TO SUBSEQUENT PHASES OF WORK.

FINAL CONSIDERATIONS:
UPON COMPLETION, CLEAN AND REMOVE ALL DEBRIS FROM THE SITE. RESTORE ANY PUBLIC OR NEIGHBORING PROPERTIES AFFECTED DURING CONSTRUCTION TO THEIR ORIGINAL CONDITION OR BETTER.
PROVIDE THE OWNER WITH ALL WARRANTIES, MANUALS, AND INSTRUCTIONS FOR INSTALLED AMENITIES AND SYSTEMS.

SITE LEGEND



NEW YORK BUTCHER SHOPPE

PROJECT:

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

NORTH

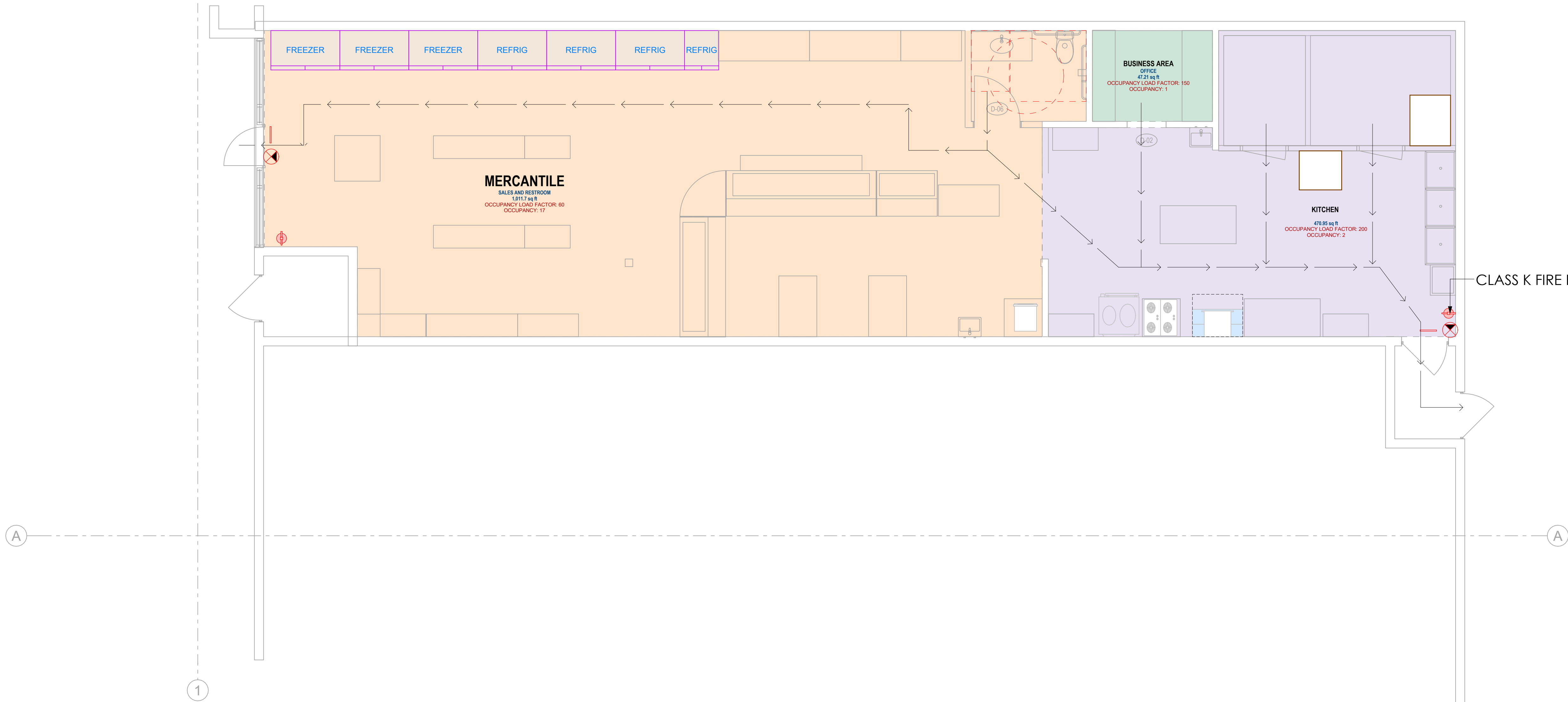
ARCHITECTURAL SITE PLAN

02.1

SHEET

DATE: 12/18/2023 3:11 PM

NOT FOR CONSTRUCTION



1. Level 1
SCALE: 1/4" = 1'-0"

OCCUPANCY SCHEDULE					
Occupancy Type	NAME	NO.	Measured Area	Occupancy Load Factor	Occupants
Assembly Group A-2					
	KITCHEN		470.95	200	2
	BUSINESS AREA OFFICE		47.21	150	1
	MERCANTILE SALES AND RESTROOM		1,011.70	60	17
			1,529.86 ft²		20

ADOPTED CODES
THIS PLAN WAS DESIGNED IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE

EGRESS REQUIREMENTS
OCCUPANCY LOAD: 20
EGRESS WIDTH REQUIRED: 20 PERSONS X .2" = 4" (SUBMIT TO MIN. DOORWAY REQ.)
EGRESS WIDTH PROVIDED: ~36" (FRONT DOOR) + ~36" (DOOR TO INTERIOR BUILDING HALLWAY EXIT)

PLUMBING REQUIREMENTS
LAVATORIES: 1 PER 100
1 PROVIDED
WATER CLOSETS: 1 PER 100
1 PROVIDED
SERVICE SINK: 1 TOTAL
1 PROVIDED

FIRE EXTINGUISHER ANALYSIS
REFER TO 2018 IBC - SECTION 906
TOTAL SQ FOOTAGE: 1,529.86 sq ft

INTENDED AREA USE: MERCANTILE
HAZARD: LIGHT (LOW HAZARD)
MIN. RATED EXINGUISHER: 2-A
MAX. FLOOR AREA PER UNIT OF A: 3,000 SF
MAX. FLOOR AREA FOR ONE EXTINGUISHER: 6,000 SF
MAX. TRAVEL DISTANCE TO EXTINGUISHER: 75 FT

EXTINGUISHERS PROVIDED: 1
EXTINGUISHER TYPE SPECIFIED
CLASS: K
SIZE: 5 LB
ULINE #S-9873 - AMEREX C262

INTENDED AREA USE: KITCHEN
HAZARD: ORDINARY HAZARD (GROUP 1)
MAX. TRAVEL DISTANCE TO EXTINGUISHER: 30 FT

EXTINGUISHERS PROVIDED: 1
EXTINGUISHER TYPE SPECIFIED
MODEL NUMBER: C262
UL RATING: 2A:K
CAPACITY: 2.5 GALLON
WEIGHT: 33.5 LBS
SIZE: 5 LB
<https://fireextinguisherdepot.com/amerex-model-C262-class-k-kitchen-fire-extinguisher-2-5-gallon>

CLASS K FIRE EXTINGUISHER

RENOVIS
DESIGN

JOHN CARROLL
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214.556.1191
www.renovisdesign.com

TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER

PROJECT:
NEW YORK BUTCHER SHOPPE
3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION
Bryson Noltes

NOTES:

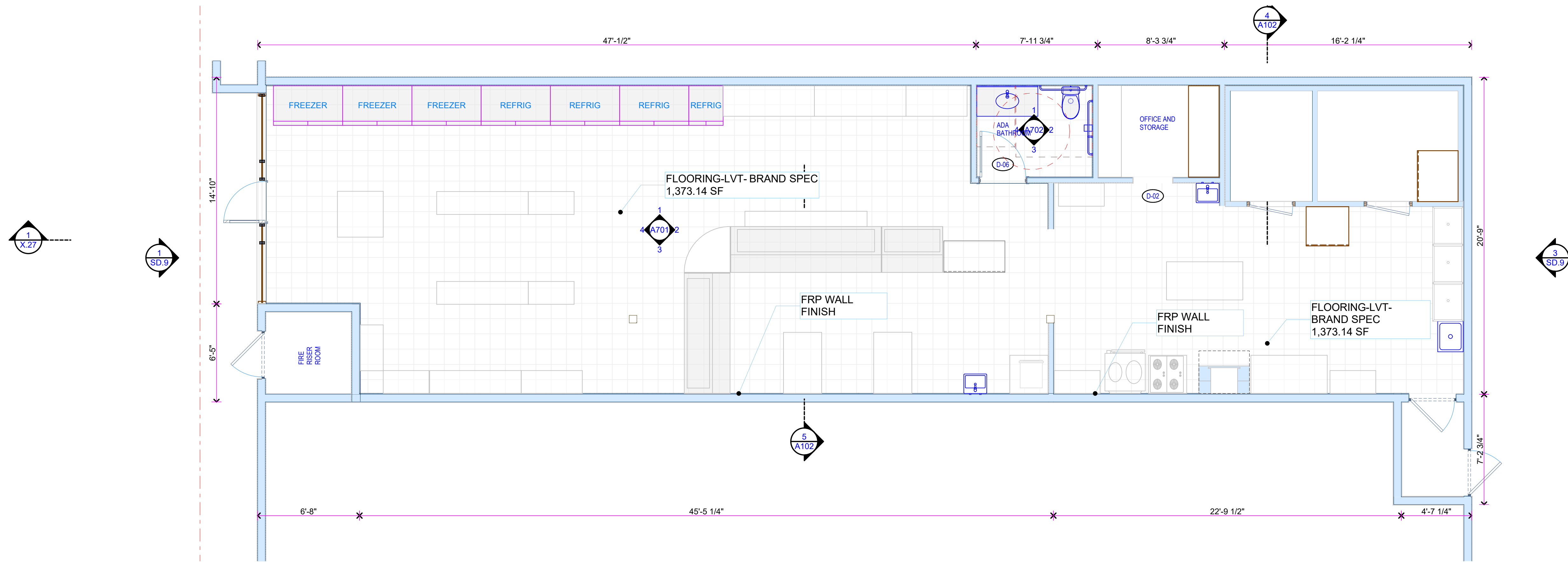
NORTH

N

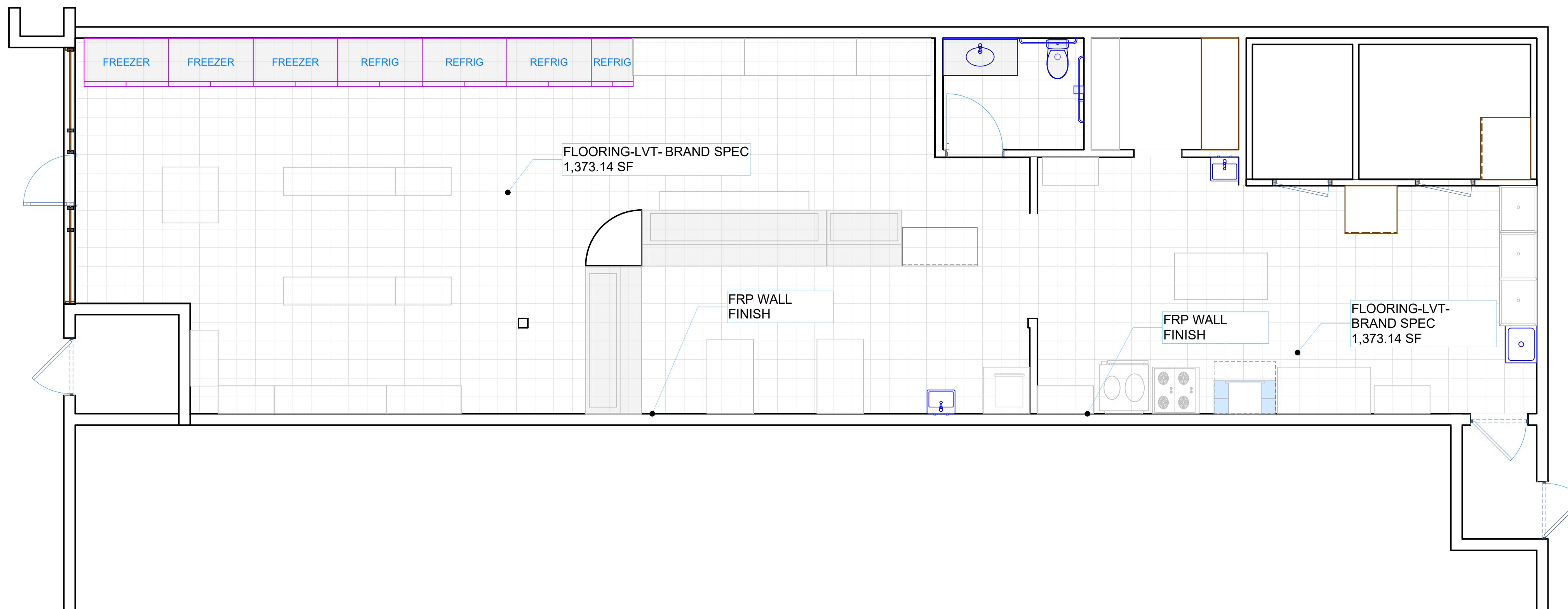
LIFE SAFETY PLAN

A001

SHEET
DATE: 12/18/2023 3:11 PM



1 LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



5 FINISH PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES

GENERAL:
REFER TO GENERAL NOTES

DIMENSIONS:
ALL DIMENSIONS ARE TO FACE OF STUD, BRICK, OR CONCRETE U.N.O.

DOORS & WINDOWS:
REFER TO THE DOOR AND WINDOW SCHEDULES FOR SIZES, TYPES, AND OTHER DETAILS.
FOLLOW MANUFACTURER INSTRUCTIONS FOR INSTALLATION.
ENSURE PROPER FLASHING AND SEALING AROUND ALL WINDOW AND DOOR OPENINGS TO PREVENT WATER INFILTRATION.

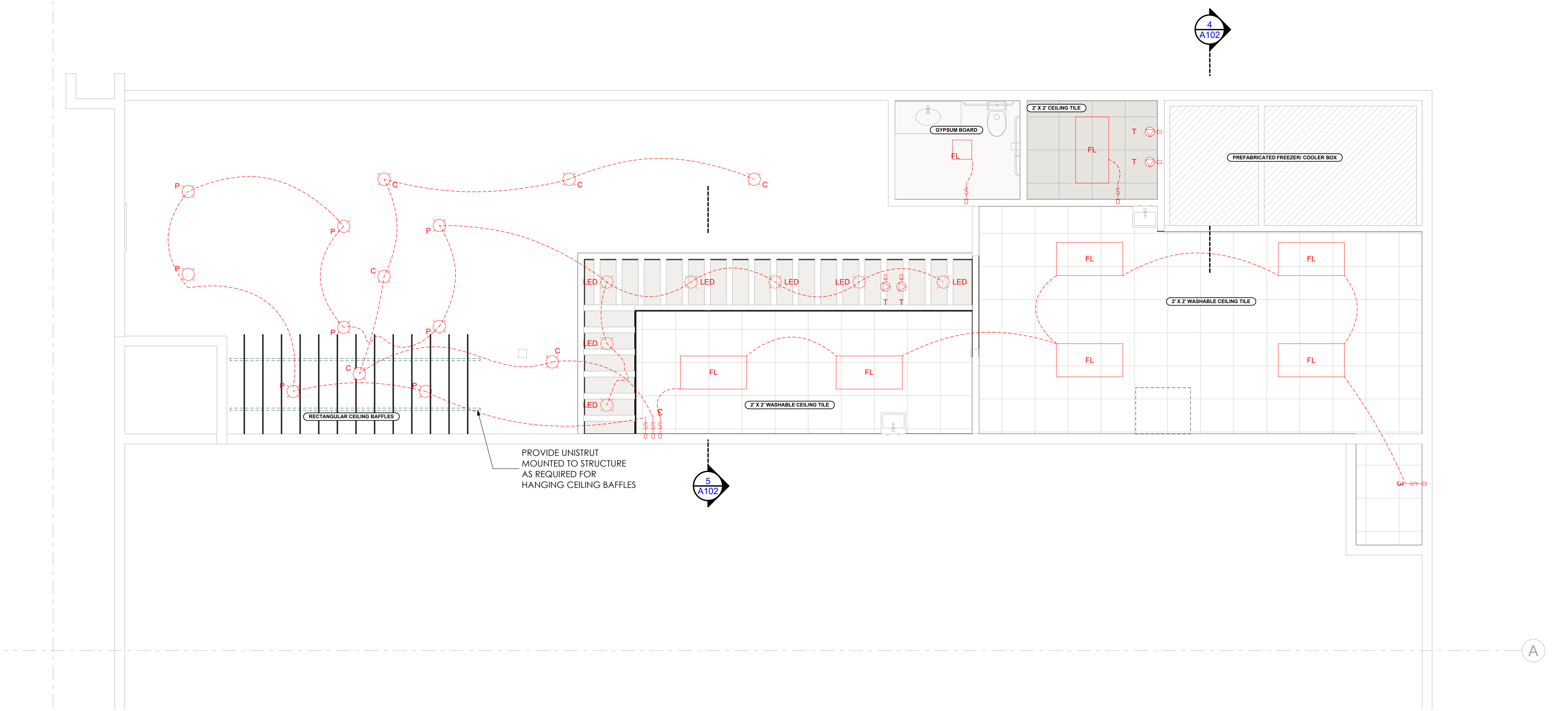
WALLS:
WALL TYPES, MATERIALS, AND FINISHES SHALL BE AS SPECIFIED IN THE RESPECTIVE SECTIONS OF THE DRAWINGS OR SPECIFICATIONS.
ENSURE WALLS ARE STRAIGHT, PLUMB, AND FREE FROM ANY DEFECTS BEFORE FINISHING.

FLOORING:
REFER TO THE FINISHES SCHEDULE FOR SPECIFIC FLOORING MATERIALS IN EACH ROOM OR AREA.
ENSURE THE SUBFLOOR IS CLEAN, LEVEL, AND FREE FROM DEFECTS BEFORE INSTALLING FINISH FLOORING.

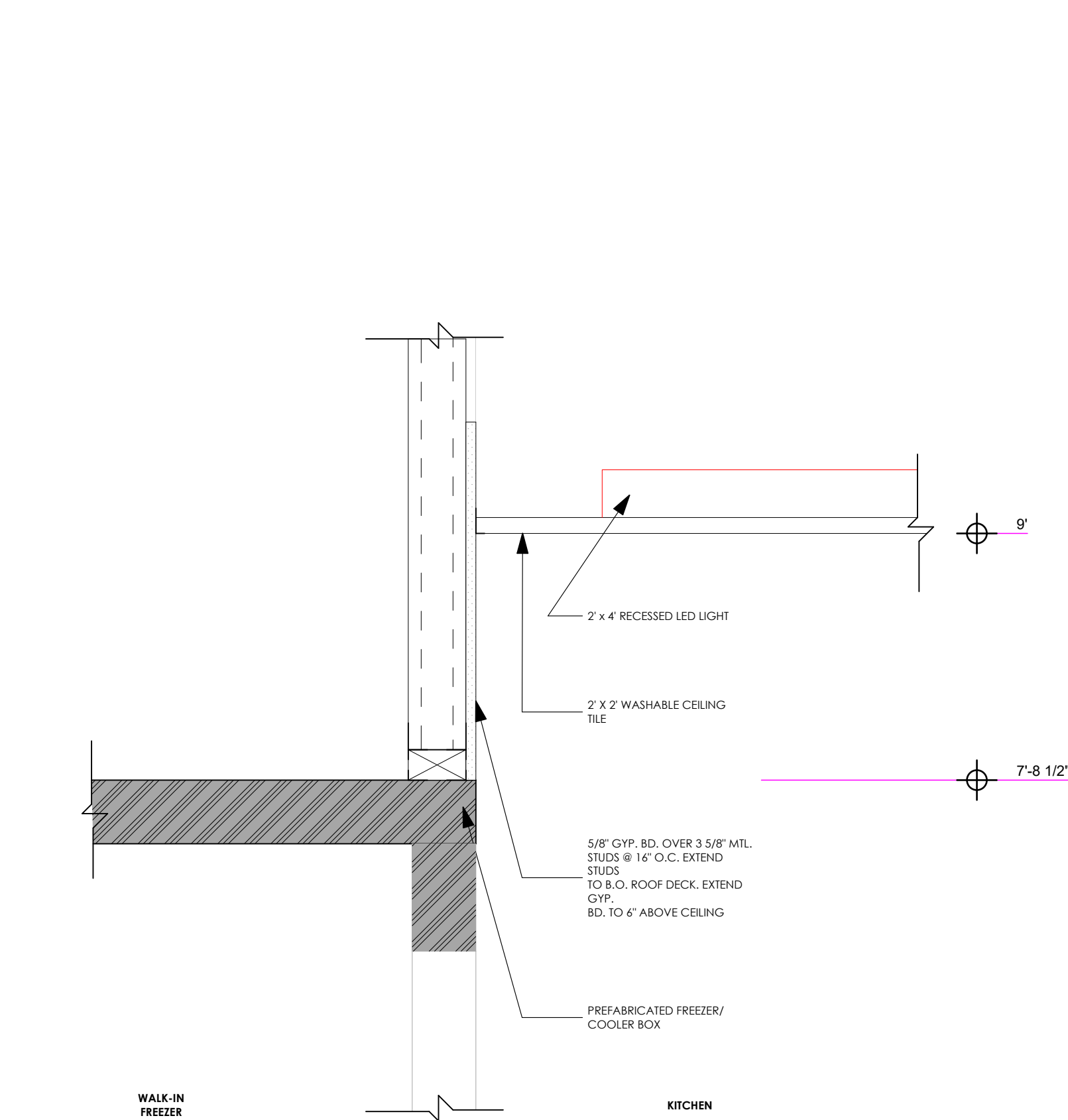
FIXTURES & FITTINGS:
ALL FIXTURES AND FITTINGS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS.
ENSURE LOCATIONS OF FIXTURES DO NOT INTERFERE WITH DOORS, WINDOWS, OR OTHER BUILDING COMPONENTS.

WALL TYPES (3/4" VIEW)

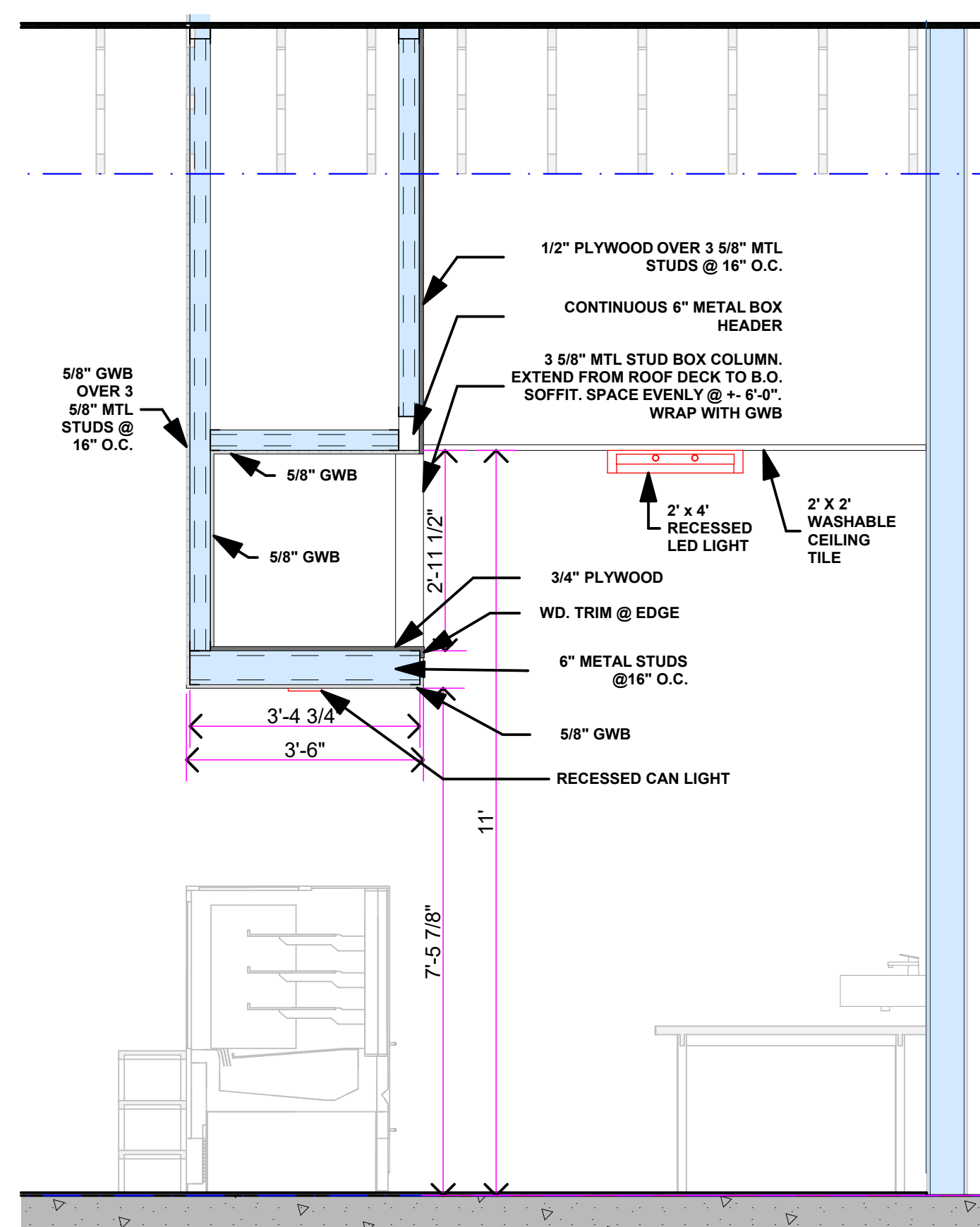
A - FOUNDATION & BASEMENT WALLS
A - TYPE REFERS TO STRUCTURAL FOUNDATION AND BASEMENT WALLS.
REFER TO FOUNDATION STORY FOR PLACEMENT.
B - EXTERIOR WALLS
B - TYPE REFERS TO EXTERIOR WALLS.
C - INTERIOR WALLS
C - TYPE REFERS TO INTERIOR PARTITIONS AND FINISHED WALLS
D - SHAFT AND MEP WALLS
D - TYPE REFERS TO MECHANICAL SHAFTS
EFP - SPECIALTY PARTITIONS
EFP - REFER TO SPECIAL FURNISHED WALLS
G - SITE WALLS
G - TYPE REFERS TO SITE WALLS. SEE ARCHITECTURAL SITE PLAN.



1 LEVEL 1 CEILING PLAN
SCALE: 1/4" = 1'-0"



4 DET2 DETAIL WALL ABOVE COOLER/FREEZER
SCALE: 1 1/2" = 1'-0"



5 DET1 SOFFIT DETAIL ABOVE COUNTERS
SCALE: 1/2" = 1'-0"

NOTE:
Verify the details of the connection to
the ceiling with a Licensed Structural
Engineer

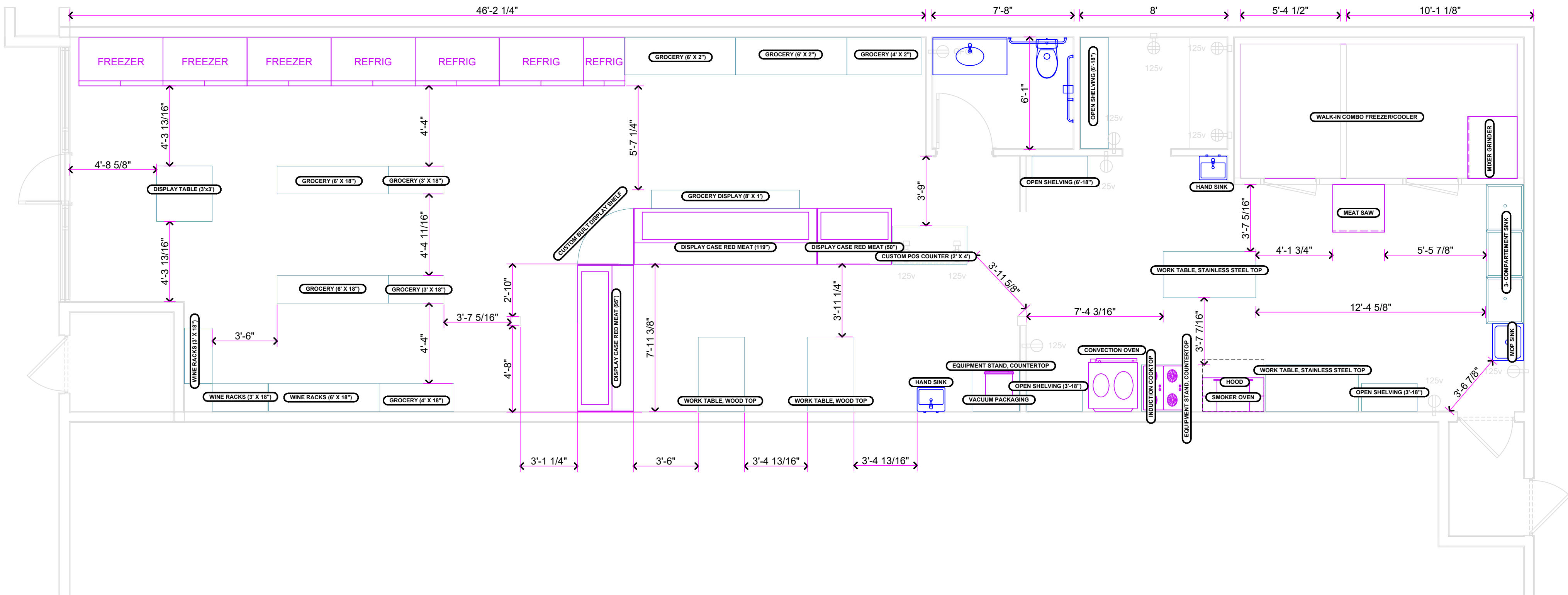
CEILING PLAN NOTES

1. REFER TO SHEET X.XX FOR GENERAL NOTES
2. EXTERIOR WALL FACE OF STUD PLACED ON GRID LINES, UNLESS NOTED OTHERWISE
3. CEILING FINISH IS 5/8" GYPSUM BOARD U.N.O.

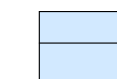
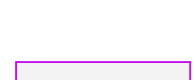
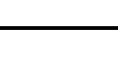
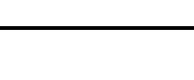
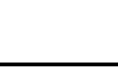
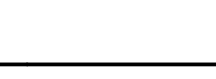
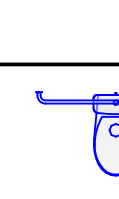
CEILING LEGEND

	GYPSUM BOARD TEXTURED AND FINISHED - 5/8" G.B.
	2' X 2' ACOUSTICAL TILE
	2' X 2' WASHABLE ACOUSTICAL TILE
	EXPOSED METAL DECKING PAINTED FLAT BLACK ALL DECKING, TRUSSES, CONDUIT
	RECTANGULAR CEILING BAFFLES
	PREFABRICATED FREEZER/ COOLER BOX

2 NOTES & LEGEND
SCALE: 1/4" = 1'-0"



1. Level 1
SCALE: 1/4" = 1'-0"

SCHEDULE Furniture						SCHEDULE Furniture						SCHEDULE Furniture						SCHEDULE Furniture					
#	Description	2D Plan Preview	Manufacturer	Model	Description	#	Description	2D Plan Preview	Manufacturer	Model	Description	#	Description	2D Plan Preview	Manufacturer	Model	Description	#	Description	2D Plan Preview	Manufacturer	Model	Description
1	3-COMPARTEMENT SINK		SKIBEE DISTRIBUTING, INC	SKISSC3T18181418RL		1	HOOD		COOKSHACK	PA003		2	EQUIPMENT STAND, COUNTERTOP		SKIBEE DISTRIBUTING, INC	SKIWT3060EBS		2	OPEN SHELVING (6'-18")				
1	CONVECTION OVEN		CADCO	BLS-4FLD-1H		1	MIXER GRINDER		BIRO	MINI-22		2	GROCERY (3' X 18")					2	WINE RACKS (3' X 18")				
1	CUSTOM BUILT DISPLAY SHELF					1	MOP SINK					2	GROCERY (6' X 2')					2	WORK TABLE, STAINLESS STEEL TOP		SKIBEE DISTRIBUTING, INC	SKIWT3060EBS	
1	CUSTOM POS COUNTER (2' X 4')					1	REFRIGERATOR 1-DOOR		PADELA	PDG-1R-HC		2	GROCERY (6' X 18")					2	WORK TABLE, WOOD TOP		JOHN BOOS	SNS08-X	
1	DISPLAY TABLE (3x3')					1	SMOKER OVEN		COOKSHACK	SM160		2	HAND SINK		SKIBEE DISTRIBUTING, INC	SKIHS17SS		3	FREEZER		PADELA	PDG-2F-ES	
1	GROCERY (4' X 2')					1	VACUUM PACKAGING		SAMMIC	SE-416		2	INDUCTION COOKTOP		WARING	WIH800		3	REFRIGERATOR		PADELA	PDG-2R-HC	
1	GROCERY (4' X 18")					1	WALK-IN COMBO FREEZER/COOLER		ARCTIC INDUSTRIES	BL 168-COMBO-CF-R		2	MEAT SAW		OMCAN	10271		PL-06 Toilet ADA					
1	GROCERY DISPLAY (8' X 1')					1	WINE RACKS (6' X 18")					2	OPEN SHELVING (3'-18")					PL-09 Vanity ADA Lavatory 48					

2. SCHEDULE Furniture & Equipment
SCALE: 1:1.25

RENOVIS
DESIGN

JOHN CARROLL
john@renovisdesign.com
214.556.1151
www.renovisdesign.com

TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER

NEW YORK BUTCHER SHOPPE

PROJECT:

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

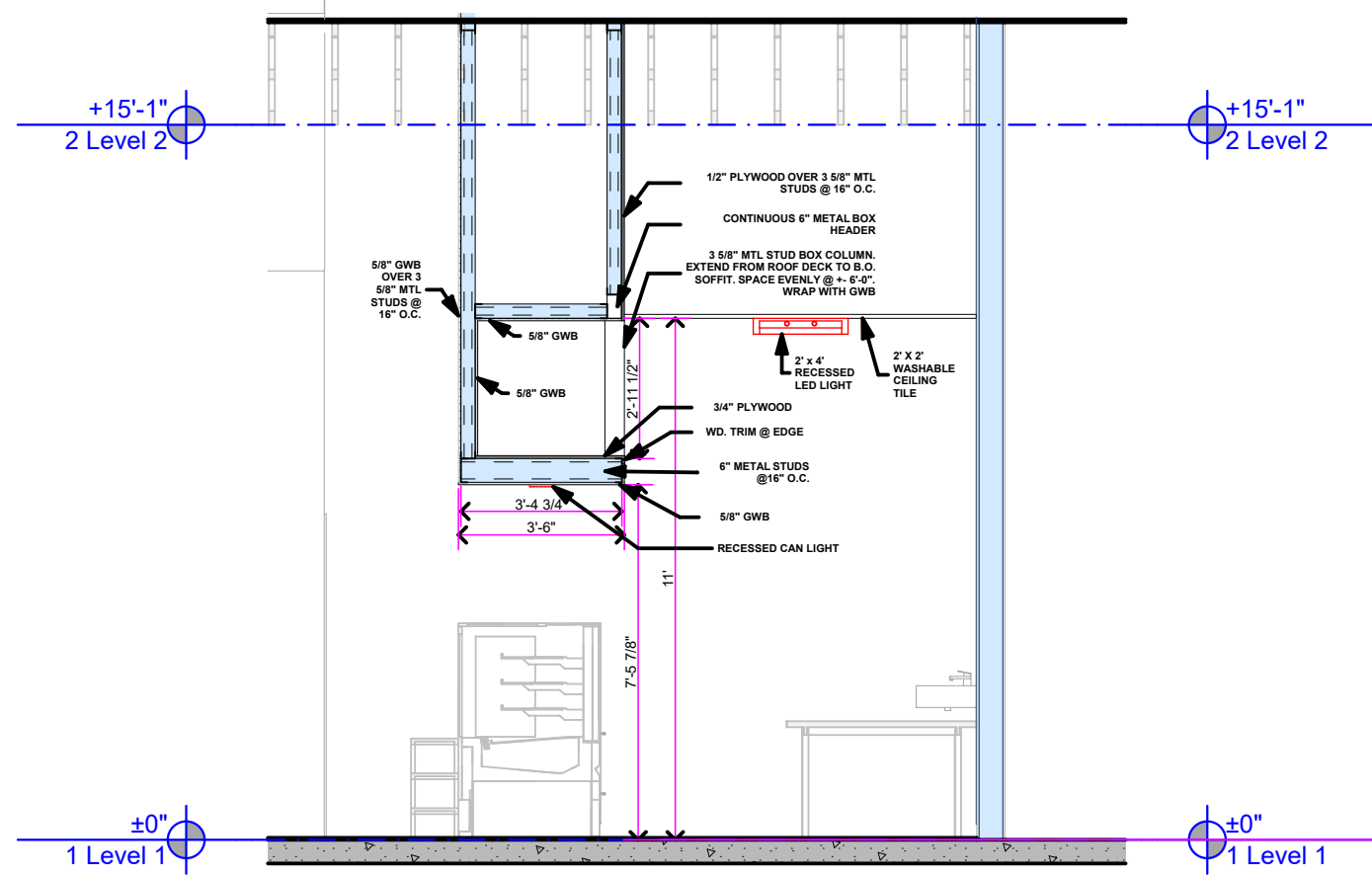
NORTH

F&E

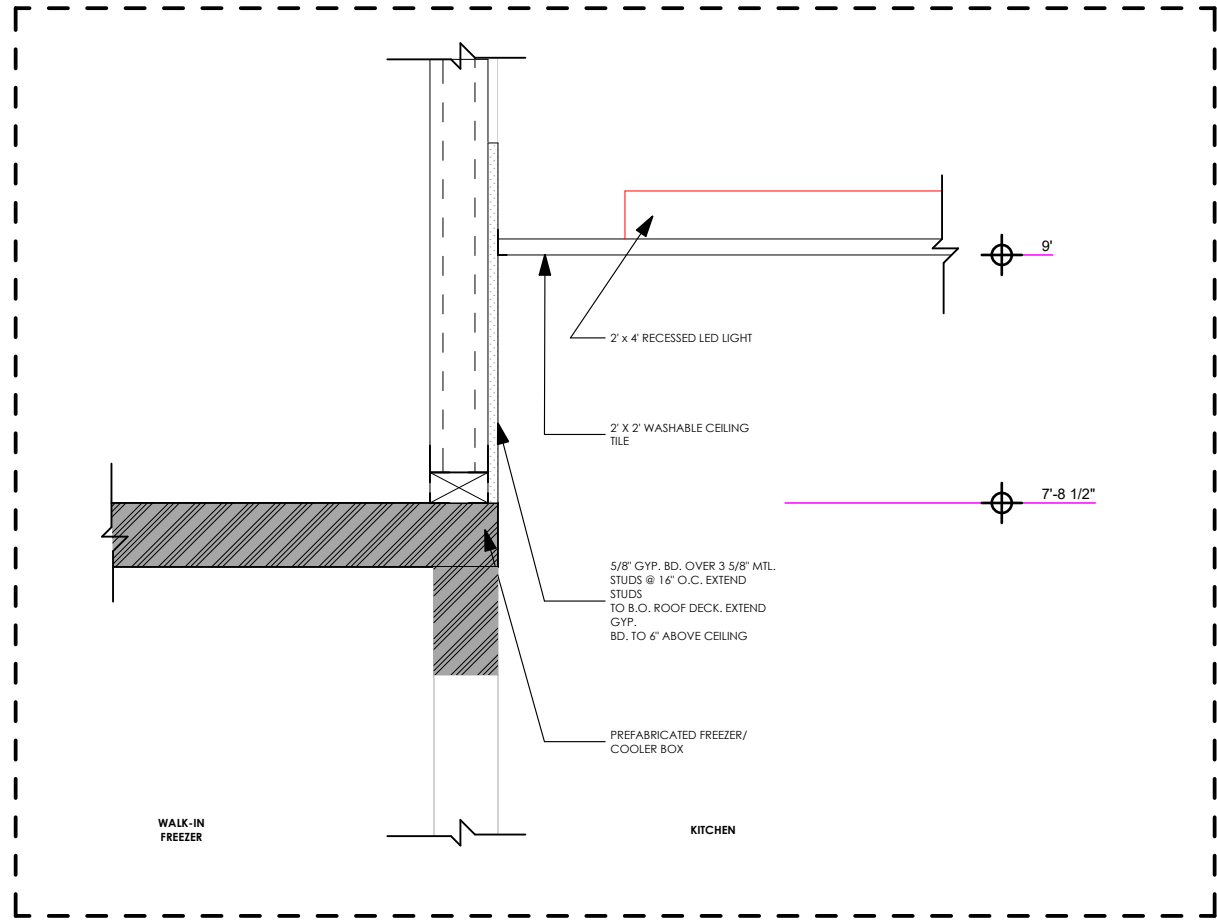
A103

SHEET

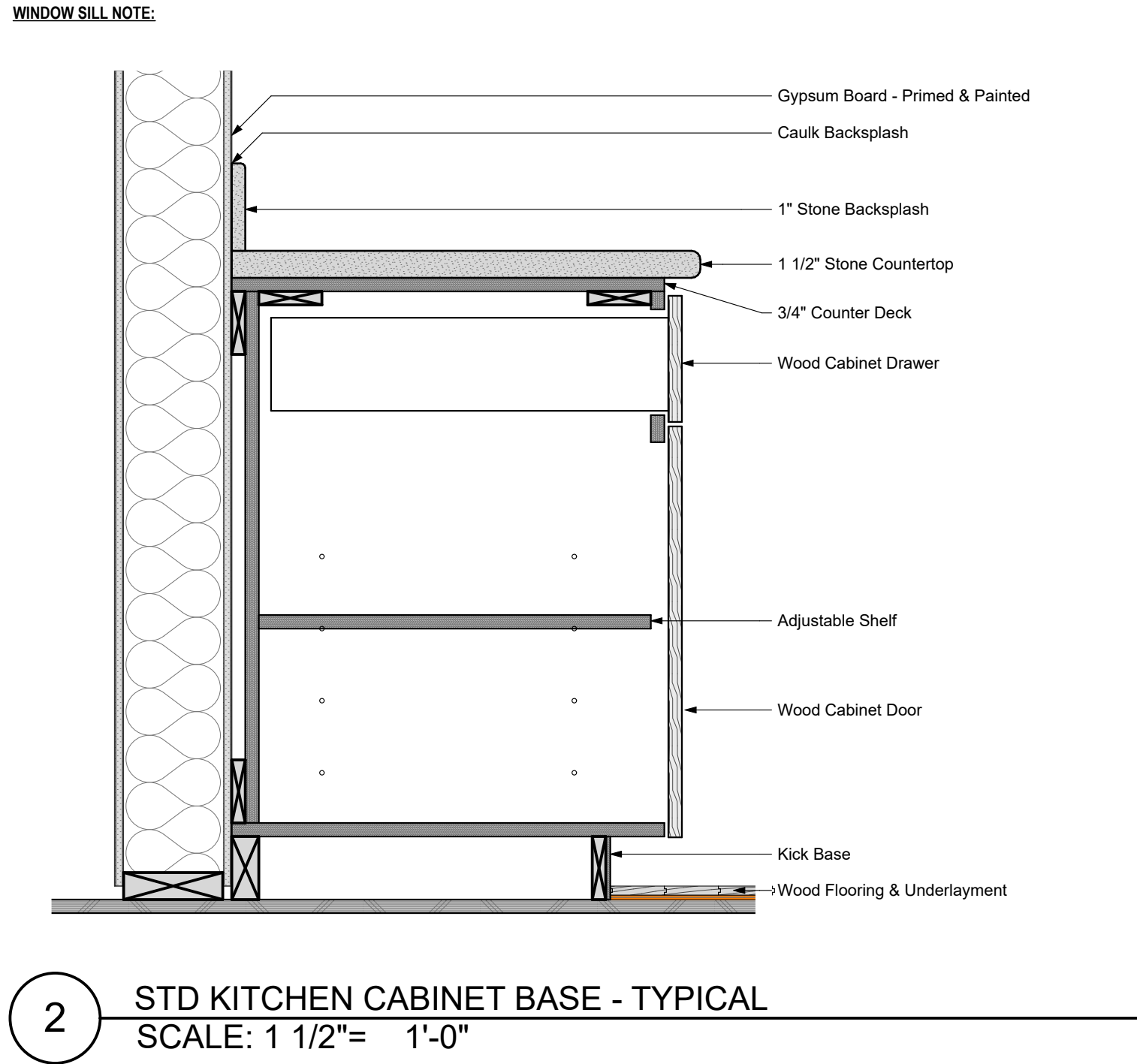
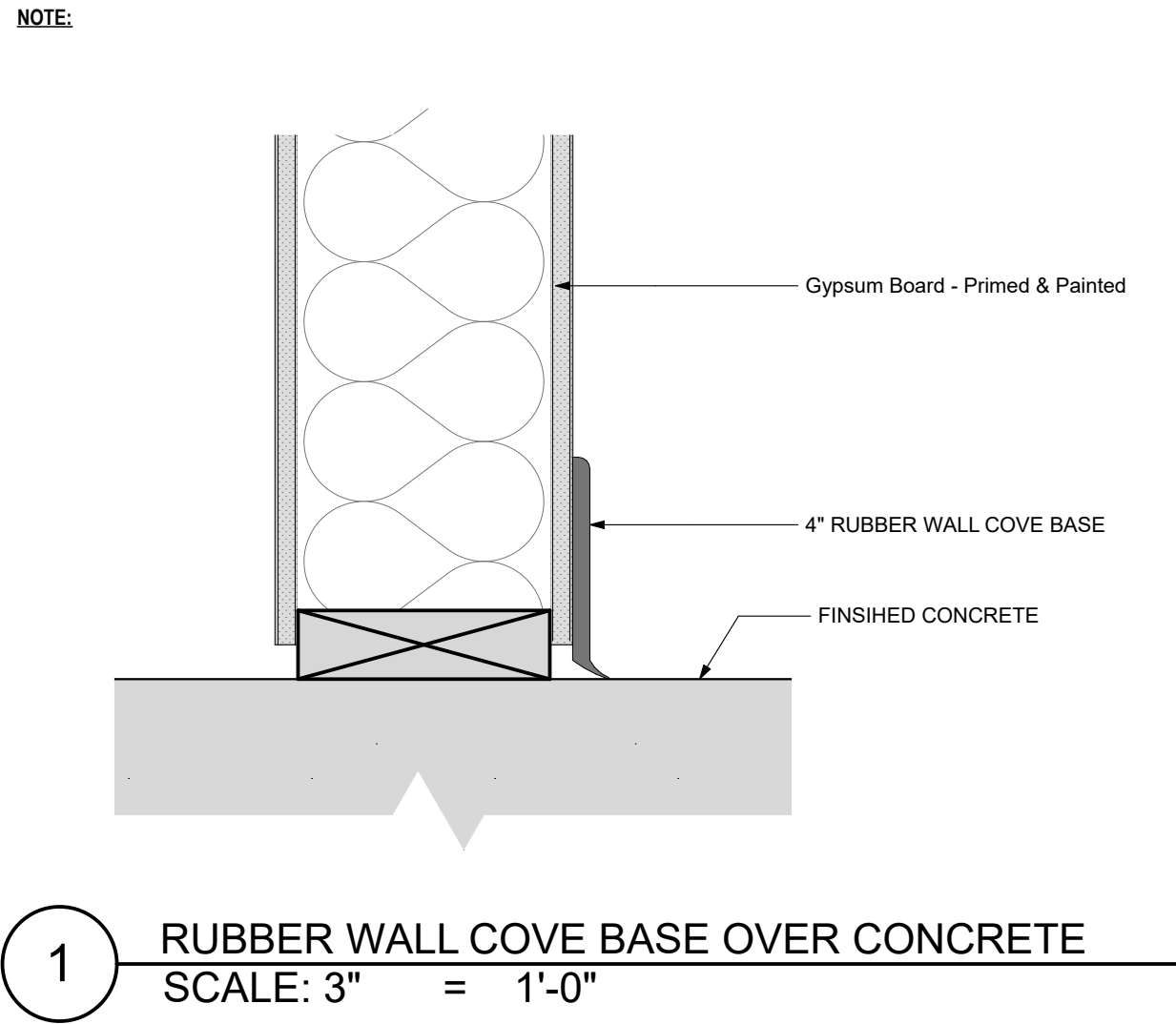
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3 DET1 SOFFIT DETAIL ABOVE COUNTERS
SCALE: 1/4" = 1'-0"



4 DET2 DETAIL WALL ABOVE COOLER/FREEZER
SCALE: 1" = 1'-0"



NOT FOR CONSTRUCTION

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BUSINESS OWNER INFORMATION
Bryson Noltes

NOTES:

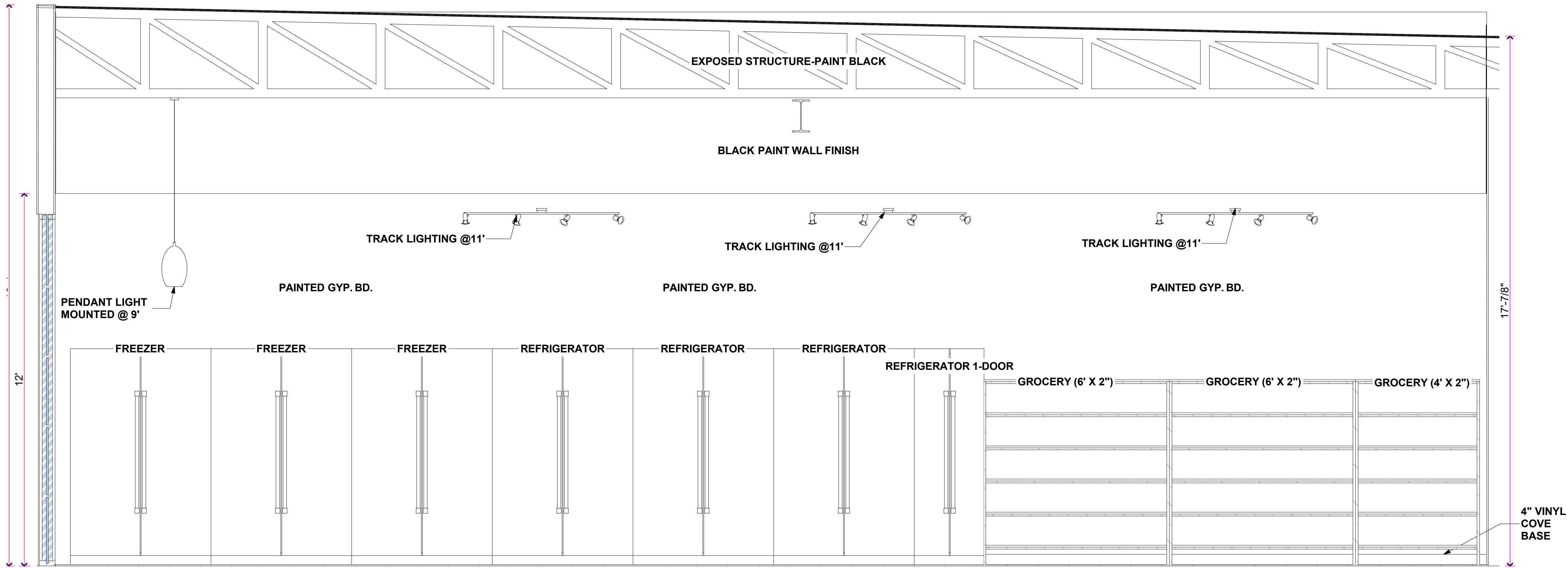
NORTH



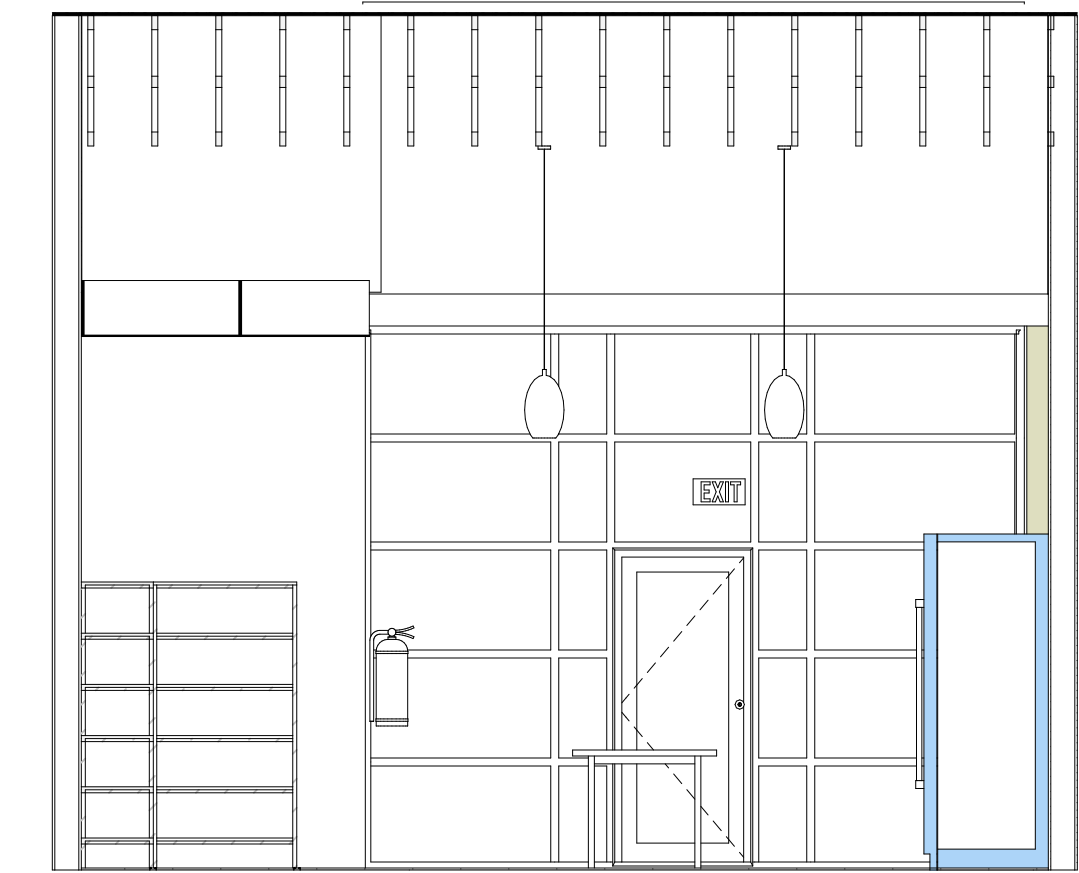
PLAN DETAILS

A501

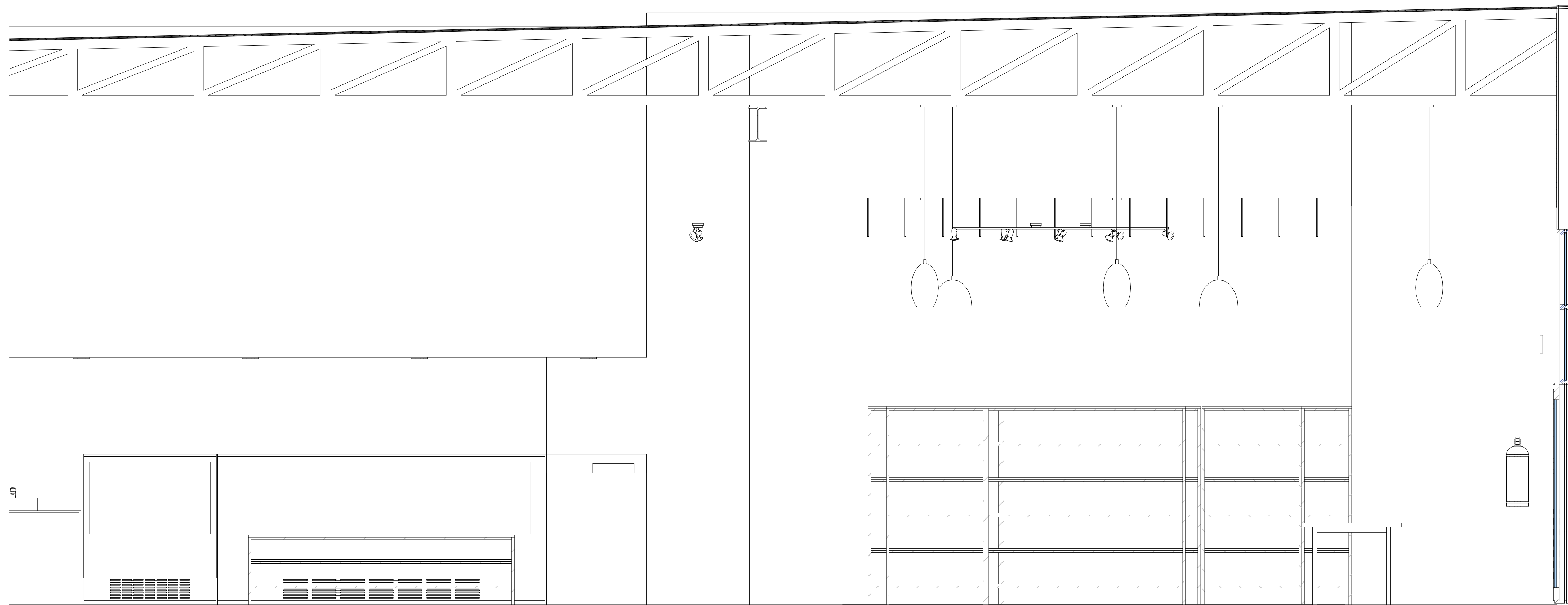
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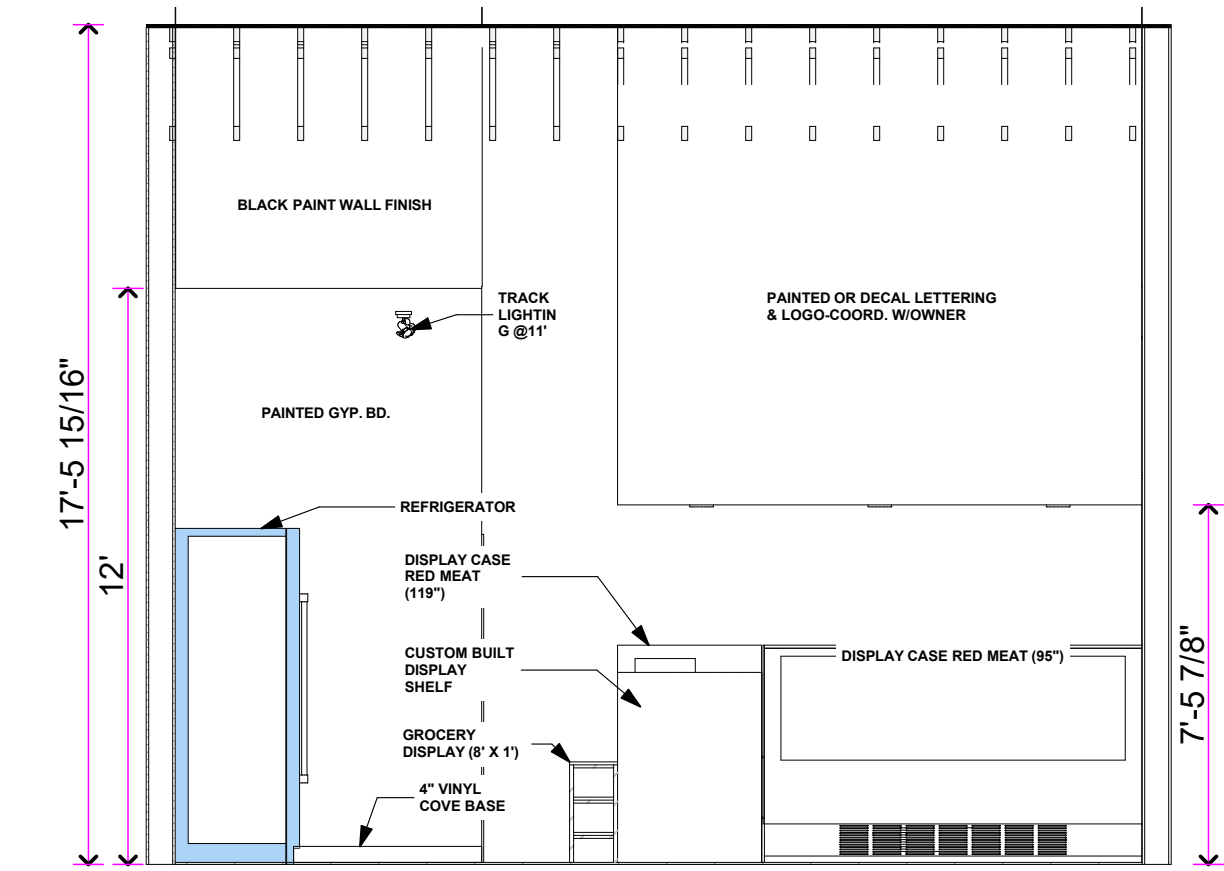
1 01 RETAIL
SCALE: 1/2" = 1'-0"



4 04 RETAIL
SCALE: 1/4" = 1'-0"



3 03 RETAIL
SCALE: 1/2" = 1'-0"



2 02 RETAIL
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE, TX
76034

PROJECT:

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

NORTH

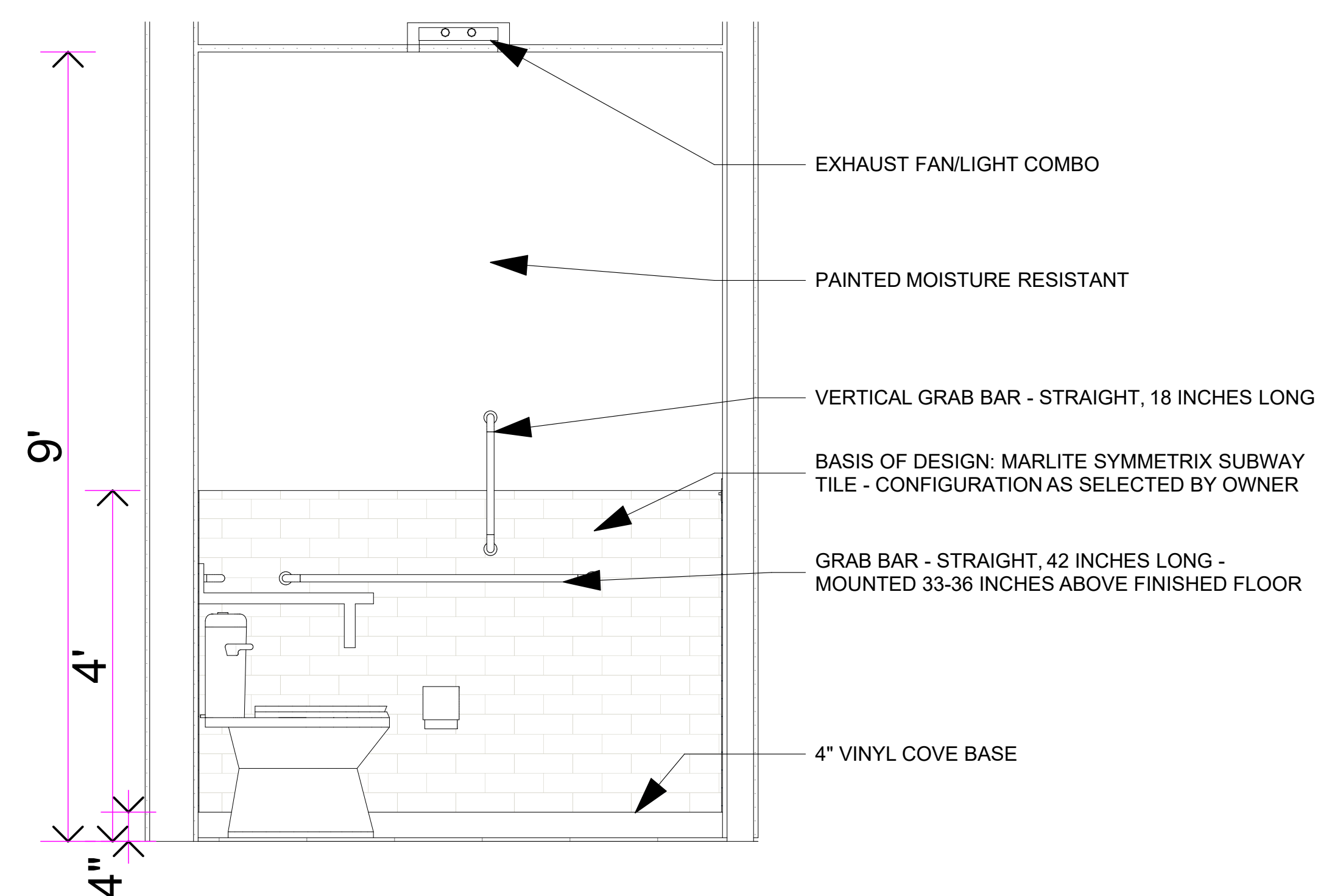
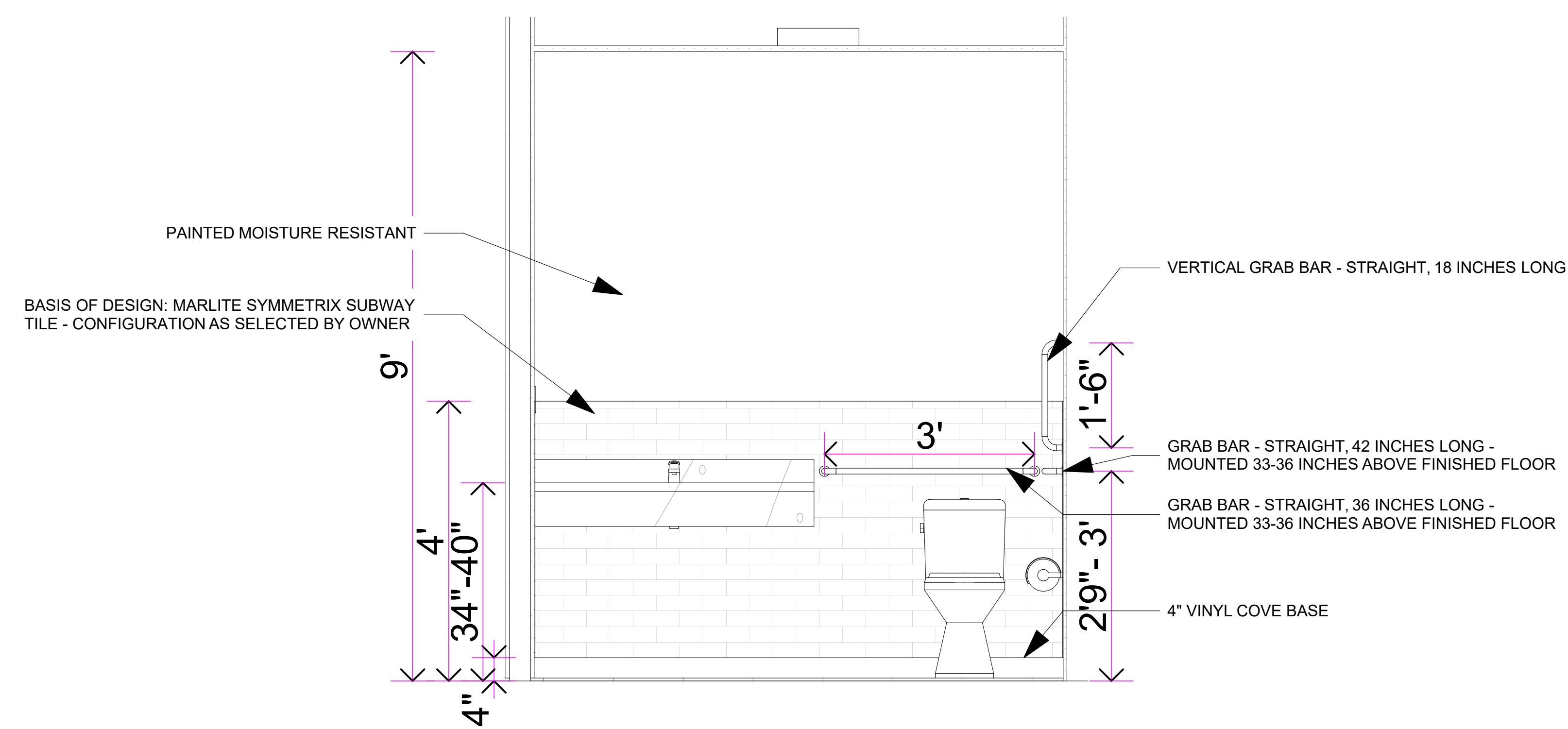
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INTERIOR ELEVATIONS

A701

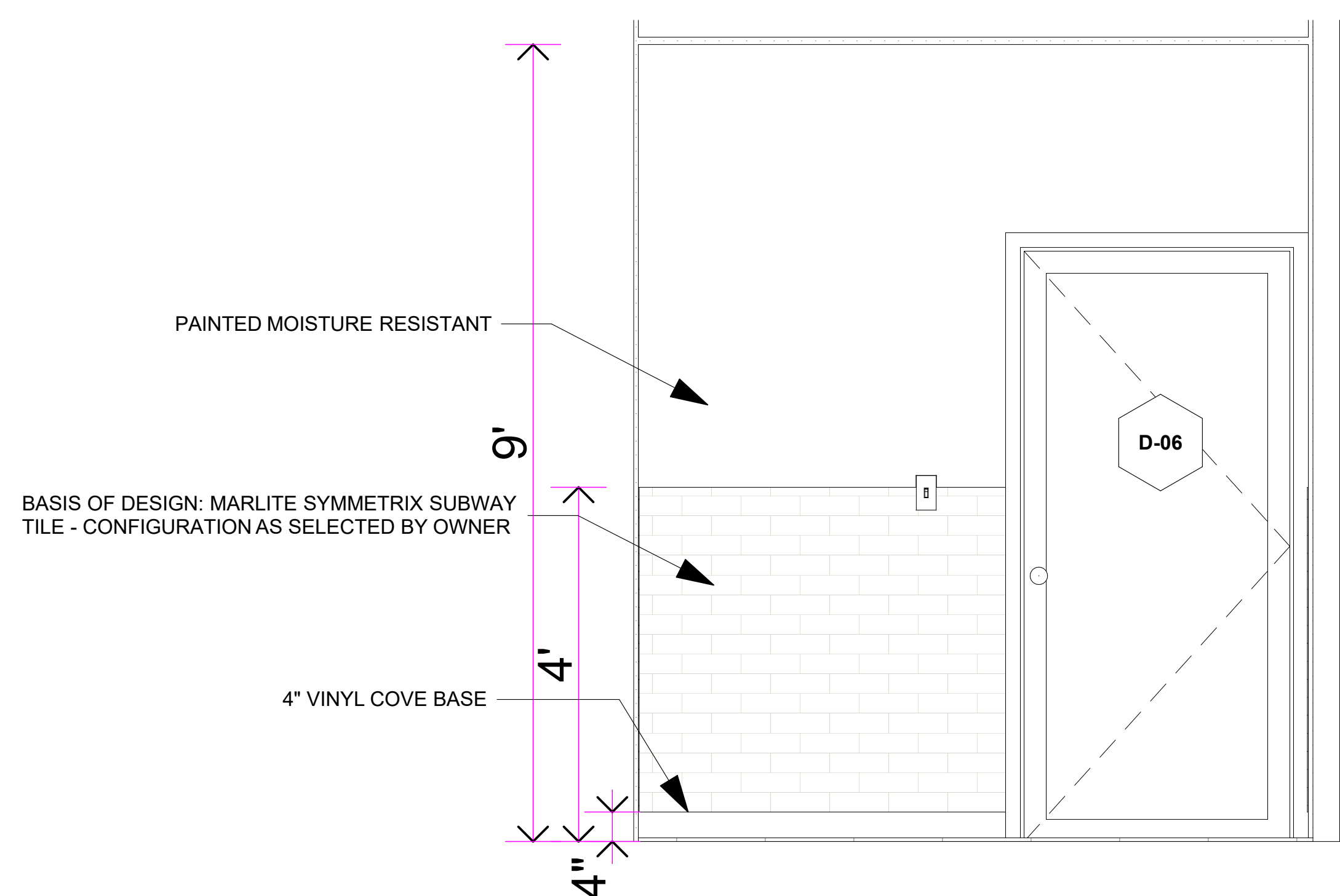
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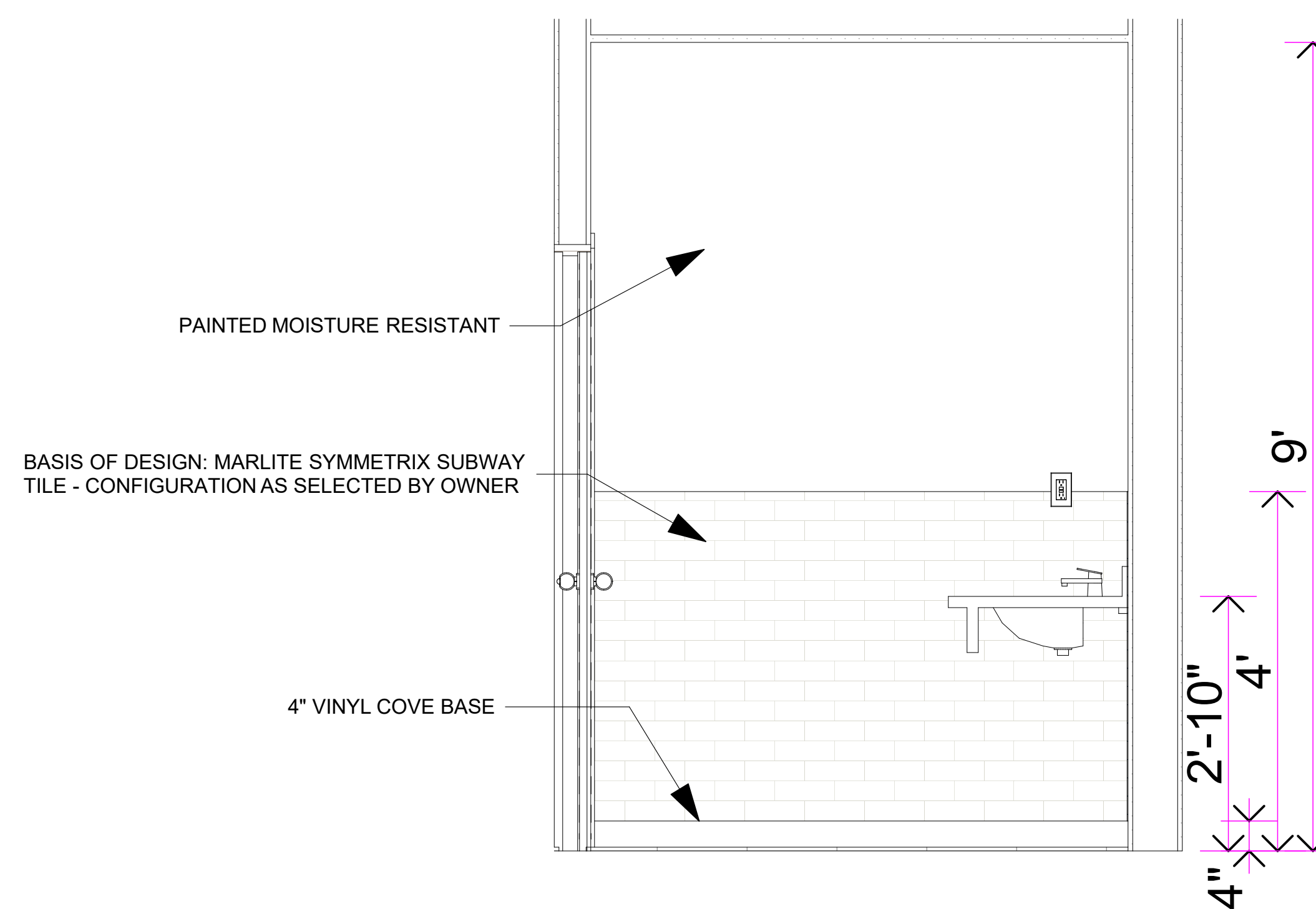


1 01 RESTROOM
SCALE: 3/4" = 1'-0"

2 02 RESTROOM
SCALE: 3/4" = 1'-0"

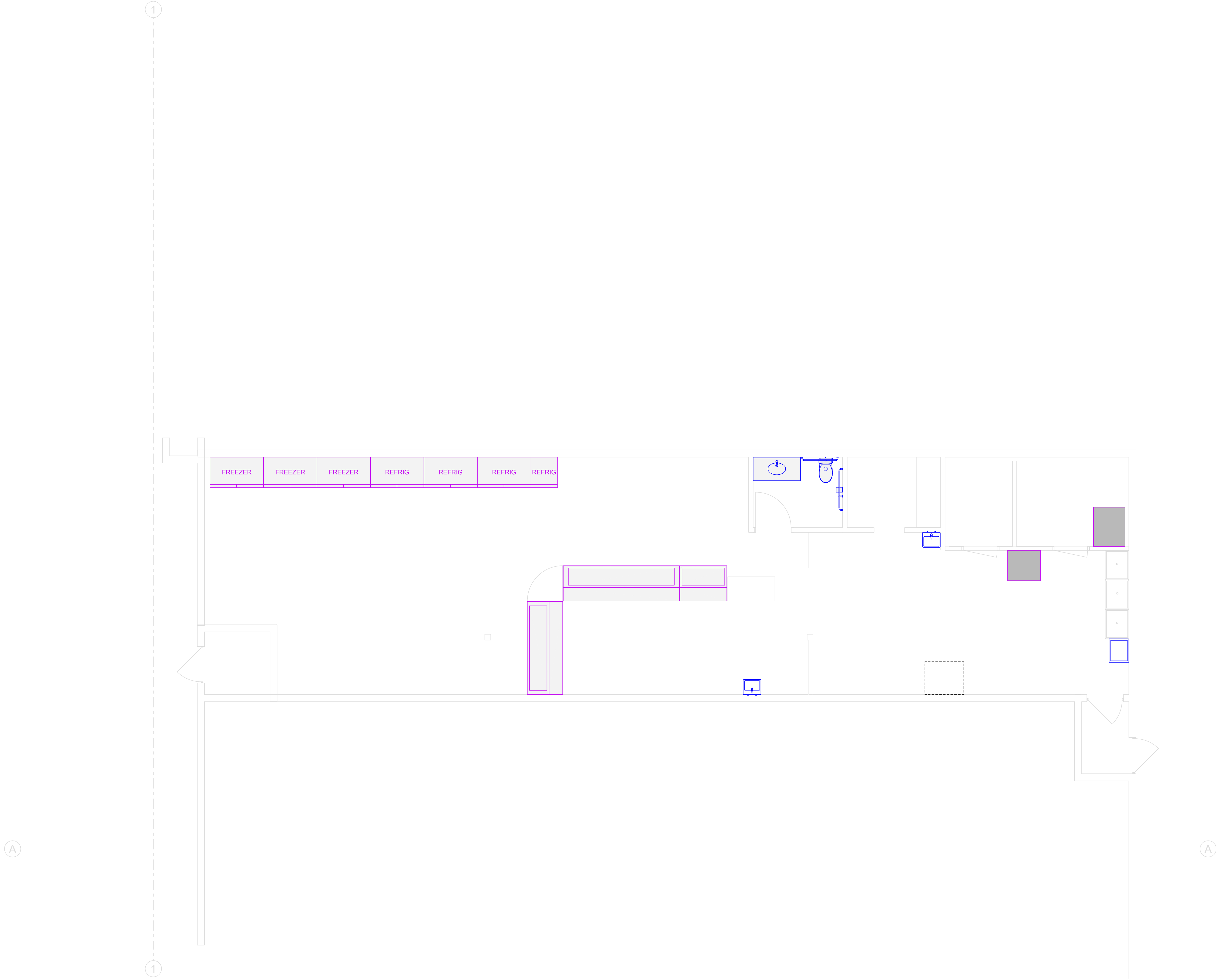


3 03 RESTROOM
SCALE: 3/4" = 1'-0"



4 04 RESTROOM
SCALE: 3/4" = 1'-0"

NOT FOR CONSTRUCTION



PLUMBING NOTES

GENERAL:
ALL PLUMBING WORK SHALL COMPLY WITH THE LATEST EDITION OF THE IPC OR UPC AND ANY OTHER APPLICABLE LOCAL REGULATIONS.
BEFORE COMMENCING ANY WORK, VERIFY ALL DIMENSIONS AND CONDITIONS ON-SITE.
ANY DISCREPANCIES FOUND BETWEEN THE PLUMBING PLAN AND SITE CONDITIONS MUST BE REPORTED TO THE ARCHITECT OR PLUMBING ENGINEER BEFORE PROCEEDING.
OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE STARTING ANY PLUMBING WORK.

MATERIALS:
USE ONLY APPROVED PLUMBING MATERIALS AND FIXTURES, BEARING THE MARK OF A RECOGNIZED TESTING AGENCY.
ALL PIPING SHALL BE FREE FROM DEFECTS, DAMAGES, AND FOREIGN MATERIALS BEFORE INSTALLATION.

WATER SUPPLY:
ENSURE THAT ALL WATER SUPPLY LINES ARE FLUSHED TO REMOVE DEBRIS BEFORE CONNECTING TO FIXTURES.
INSTALL SHUT-OFF VALVES AT EACH FIXTURE LOCATION.
TEST WATER PRESSURE TO ENSURE IT MEETS LOCAL CODE REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS FOR FIXTURES.

DRAINAGE, WASTE & VENT (DWV):
ENSURE ALL DRAIN LINES HAVE THE PROPER SLOPE TOWARDS THE POINT OF DISPOSAL AS PER CODE REQUIREMENTS.
VENT ALL FIXTURES TRAPS TO THE OUTSIDE ATMOSPHERE.
PROVIDE CLEANOUTS AT REQUIRED INTERVALS AND LOCATIONS AS PER CODE.

FIXTURES:
INSTALL ALL FIXTURES AS PER MANUFACTURER'S RECOMMENDATIONS.
ENSURE FIXTURES ARE LEVEL AND SECURELY FASTENED IN PLACE.
TEST ALL FIXTURES FOR LEAKS AND PROPER OPERATION UPON COMPLETION.

GAS PIPING:
IF APPLICABLE, GAS PIPING SHALL BE INSTALLED BY A LICENSED PROFESSIONAL AND IN ACCORDANCE WITH LOCAL GAS CODES.
TEST ALL GAS LINES FOR LEAKS BEFORE CONNECTING TO APPLIANCES.
PROVIDE SHUT-OFF VALVES AT EACH APPLIANCE LOCATION.

HOT WATER SYSTEM:
INSTALL WATER HEATERS IN WELL-VENTILATED AREAS AND AS PER MANUFACTURER'S RECOMMENDATIONS.
ENSURE TEMPERATURE AND PRESSURE RELIEF VALVES ARE CORRECTLY INSTALLED AND DIRECTED TO A SAFE LOCATION.

SAFETY:
FOLLOW ALL SAFETY GUIDELINES AND WEAR APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT DURING INSTALLATION.
ENSURE THE WORK AREA IS KEPT CLEAN AND FREE FROM DEBRIS TO PREVENT ACCIDENTS.

INSPECTIONS:
ALL PLUMBING INSTALLATIONS SHALL BE INSPECTED AND TESTED BY A QUALIFIED INSPECTOR FOR COMPLIANCE WITH THE PLANS AND LOCAL CODES.
ENSURE ALL WORK IS INSPECTED FOR LEAKS AND PROPER OPERATION BEFORE COVERING OR PUTTING INTO USE.

FINAL CONSIDERATIONS:
UPON COMPLETION, CLEAN AND REMOVE ALL DEBRIS FROM THE SITE.
PROVIDE THE HOMEOWNER WITH ALL WARRANTIES, MANUALS, AND INSTRUCTIONS FOR INSTALLED FIXTURES AND EQUIPMENT.



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TEXAS BUILT CONSTRUCTION
972-219-0729
RACHAEL PALMER

PROJECT: NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE, TX
76034

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

NORTH



LEVEL 1 PLUMBING

PL Plumbing Notes and Worksheet
SCALE: 1/4" = 1'-0"

P101

SHEET

DATE: 12/18/2023 3:11 PM

NOT FOR CONSTRUCTION

2' x 4'
RECESSED
LED LIGHT

7

EXHAUST FAN/
LIGHT COMBO

1

HANGING
PENDANT/
CHANDELIER

2

PENDANT
LIGHT
MOUNTED

5

PENDANT
LIGHT
MOUNTED @ 9'

1

RECESSED
CAN LIGHT

7

TRACK
LIGHTING

3

TRACK
LIGHTING @11'

3

LEGEND - Electrical

UniFormat - II (E1557-97)	Element ID	2D Plan Preview	Quantity
D5021 Branch Wiring Devices			
125v Duplex Outlet			5
125v GFCI Duplex Outlet			1
125V Quad Outlet			5
Single Pole Light Switch			4
Three-Way Light Switch			2
D5033 Telephone Systems			
TELECOM JACK			4

			21
--	--	--	----

GENERAL:
ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE AND ANY OTHER APPLICABLE LOCAL REGULATIONS.
BEFORE COMMENCING WORK, OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.
VERIFY ALL DIMENSIONS AND LOCATIONS ON-SITE BEFORE STARTING ELECTRICAL INSTALLATIONS.
REPORT ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT OR ELECTRICAL ENGINEER BEFORE PROCEEDING.

MATERIALS & EQUIPMENT:
USE ONLY APPROVED MATERIALS AND EQUIPMENT, BEARING THE MARK OF A RECOGNIZED TESTING AGENCY.
ALL WIRING SHALL BE COPPER UNLESS OTHERWISE SPECIFIED.
USE MOISTURE-RESISTANT OUTLETS IN AREAS EXPOSED TO DAMPNESS OR WET CONDITIONS.

CIRCUITRY & PANELS:
EACH CIRCUIT SHALL BE CLEARLY LABELED IN THE ELECTRICAL PANEL.
DO NOT OVERLOAD CIRCUITS. ADHERE TO THE SPECIFIED MAXIMUM AMPERAGE FOR EACH CIRCUIT.
INSTALL GROUND FAULT CIRCUIT INTERRUPTERS (GFCIS) IN BATHROOMS, KITCHENS, GARAGES, AND OUTDOOR LOCATIONS.
INSTALL ARC FAULT CIRCUIT INTERRUPTERS (AFCIS) IN BEDROOMS AND LIVING AREAS AS PER CODE REQUIREMENTS.

OUTLETS & SWITCHES:
INSTALL OUTLETS AT A MINIMUM HEIGHT OF [SPECIFY HEIGHT, E.G., "12 INCHES"] ABOVE FINISHED FLOOR UNLESS OTHERWISE INDICATED.
SWITCHES SHALL BE INSTALLED AT [SPECIFY HEIGHT, E.G., "48 INCHES"] ABOVE FINISHED FLOOR UNLESS OTHERWISE NOTED.
PROVIDE TAMPER-RESISTANT OUTLETS IN AREAS ACCESSIBLE TO CHILDREN.

LIGHTING:
ENSURE ALL ROOMS HAVE ADEQUATE LIGHTING AS PER CODE REQUIREMENTS.
USE ENERGY-EFFICIENT LED BULBS WHERE POSSIBLE.
INSTALL EXTERIOR LIGHTING AT ALL ENTRANCES AND EXITS.

SPECIAL SYSTEMS:
INSTALL SMOKE AND CARBON MONOXIDE DETECTORS AS PER CODE REQUIREMENTS, ENSURING THEY ARE INTERCONNECTED.
ENSURE PROPER INSTALLATION OF ANY SECURITY SYSTEMS, DOORBELLS, OR OTHER SPECIALTY ELECTRICAL SYSTEMS.

SAFETY & PRECAUTIONS:
TURN OFF POWER WHEN WORKING ON ANY ELECTRICAL SYSTEMS.
USE APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT.
ENSURE ALL ELECTRICAL BOXES ARE PROPERLY GROUNDED.
TEST ALL CIRCUITS, OUTLETS, AND FIXTURES UPON COMPLETION.

INSPECTIONS:
ALL ELECTRICAL INSTALLATIONS SHALL BE INSPECTED AND TESTED BY A QUALIFIED INSPECTOR BEFORE THEY ARE COVERED OR PUT INTO USE.
ENSURE ALL WORK IS INSPECTED FOR COMPLIANCE WITH THE ELECTRICAL CODE AND OBTAIN A CERTIFICATE OF INSPECTION.

FINAL CONSIDERATIONS:
PROVIDE THE HOMEOWNER WITH ALL WARRANTIES, MANUALS, AND INSTRUCTIONS FOR INSTALLED EQUIPMENT.
EDUCATE THE HOMEOWNER ON THE LOCATIONS AND OPERATIONS OF THE MAIN SHUT-OFF, CIRCUIT BREAKERS, AND ANY OTHER CRITICAL ELECTRICAL COMPONENTS.

3

1. Level 1
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE, TX
76034

LEVEL 1 ELECTRICAL

E101

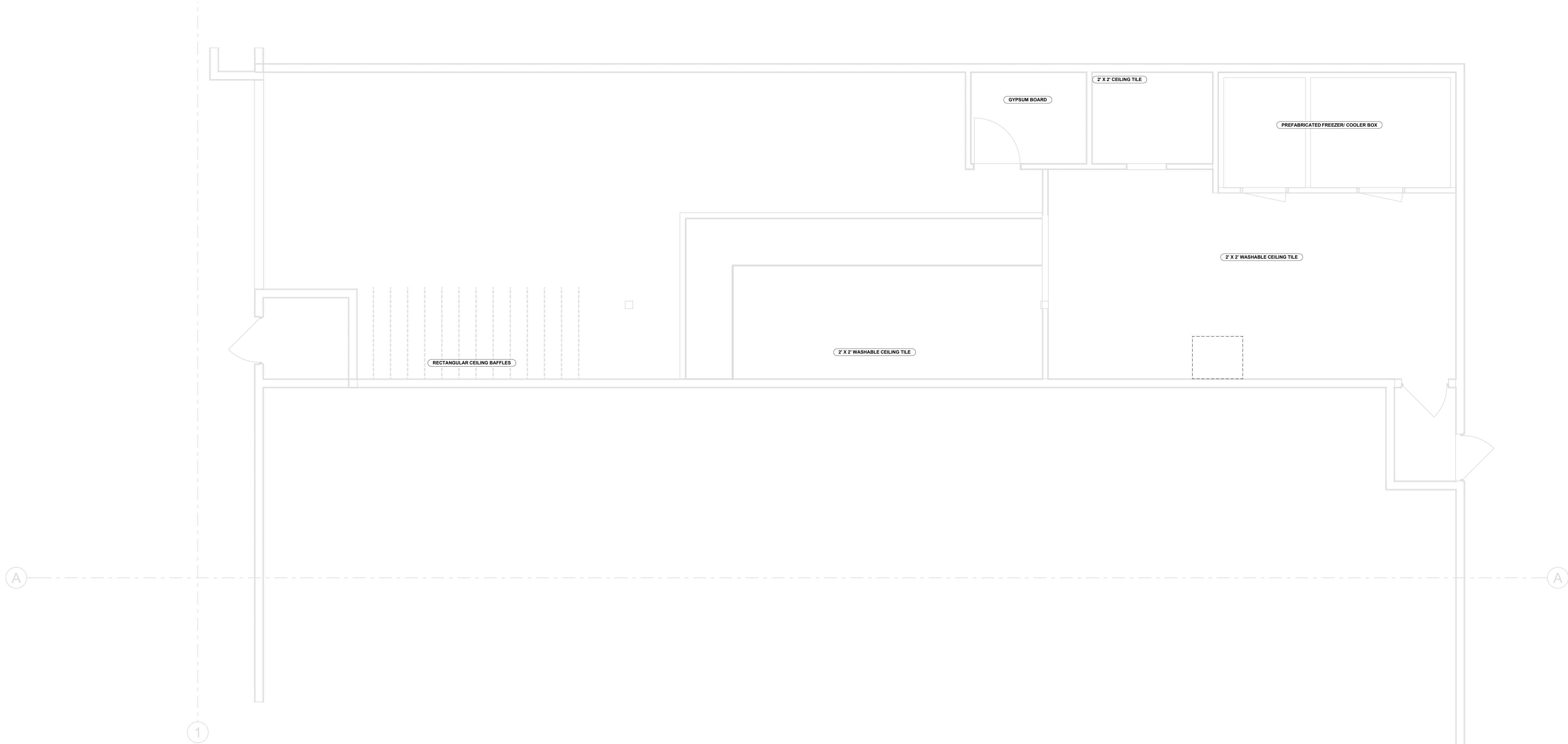
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RENOVIS
DESIGN

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TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER



1. Level 1
SCALE: 1/4" = 1'-0"

HVAC NOTES

1. REFER TO SHEET X.XX FOR SITE UTILITIES
2. PIPING DIMENSION NOTES.
3. NOTES
4. NOTES
5. SEE

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TEXAS BUILT CONSTRUCTION

972-219-0729
RACHAEL PALMER

NEW YORK BUTCHER SHOPPE

3855 GLADE RD
COLLEYVILLE, TX
76034

PROJECT:

BUSINESS OWNER INFORMATION

Bryson Nokes

NOTES:

NORTH



LEVEL 1 HVAC

M101

SHEET

DATE: 12/18/2023 3:11 PM



DESIGN & ART INSPIRATION

Rare Quality. Well Done Service.



DESIGN IDEAS

Rare Quality. Well Done Service.



Design “Winks” - Texture Behind Counters



Rare Quality. Well Done Service.



Design “Winks” - Texture Behind Counters



Rare Quality. Well Done Service.



Design “Winks” – Texture Enhancing Wine Racks

*Texture behind or
surrounding wine racks*



Rare Quality. Well Done Service.



Design “Winks” – Texture Enhancing Wine Racks



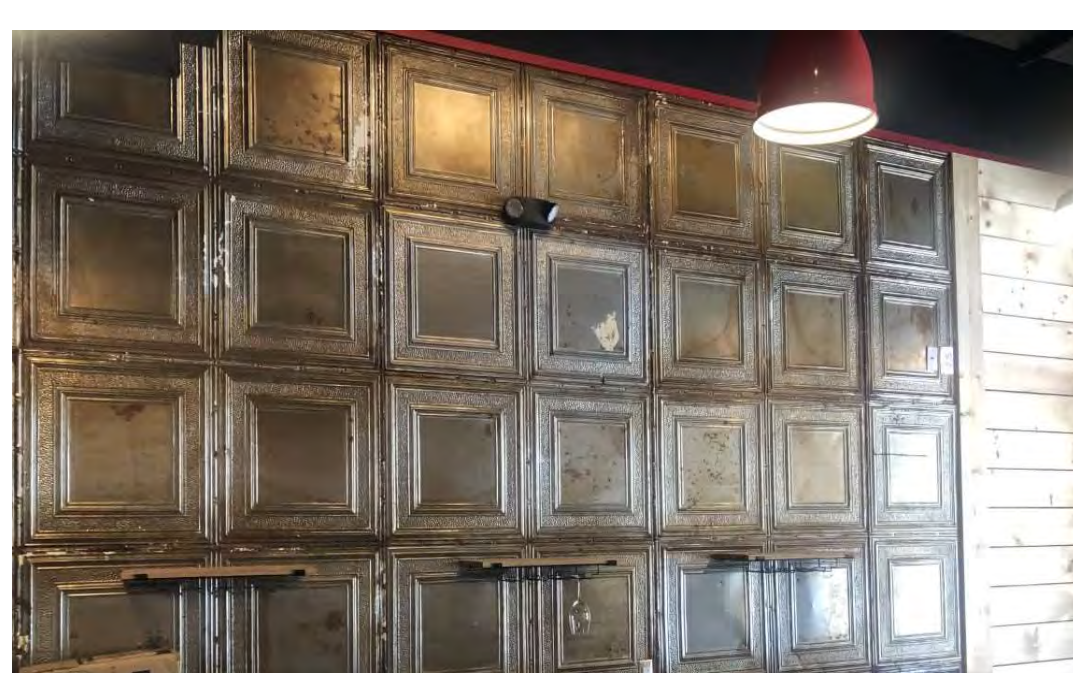
*Texture
behind or
surrounding
wine racks*



Rare Quality. Well Done Service.



Design “Winks” – Texture on Walls



Rare Quality. Well Done Service.



Design “Winks” – Quality Que

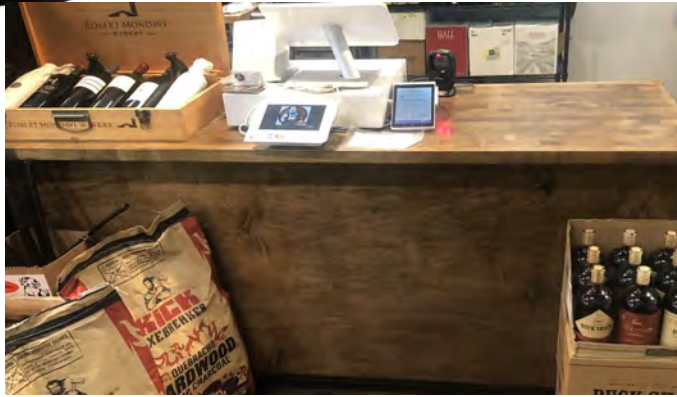


***“Red Crown Board”
separating ceiling black
paint from wall paint or
texture. It is a subtle que
that provides Impact***

Rare Quality. Well Done Service.



Design “Winks” - Texture on POS Counter



Rare Quality. Well Done Service.



Design “Winks” – Indoor Signage



*Unique Indoor
Signage*





Design “Winks”



Rare Quality. Well Done Service.



Design “Winks”



Rare Quality. Well Done Service.



Design “Winks” – Window Cling Examples



Rare Quality. Well Done Service.



Design “Winks” – Window Cling Examples



Rare Quality. Well Done Service.



Design “Winks” – Lighting & Ceiling Examples



Rare Quality. Well Done Service.



Design Examples



Rare Quality. Well Done Service.



Design Examples



Rare Quality. Well Done Service.



Design Examples



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ART INSPIRATION

Rare Quality. Well Done Service.



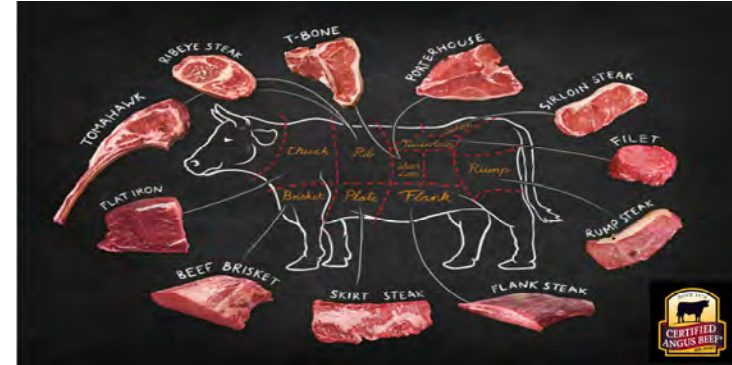
Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Rare Quality. Well Done Service.



Art Examples



Rare Quality. Well Done Service.



Art Examples





Art Examples



Rare Quality. Well Done Service.



**“COMING SOON”
&
“NOW OPEN”**

Rare Quality. Well Done Service.



“Coming Soon” & “Now Open” Signage





Our Mantra

You **A**re **T**he **S**ource **A**pply **Y**our **C**reativity
YATSAYC!

Rare Quality. Well Done Service.

Main Elevation:

Ordinance Criteria: S.F. may not exceed 1.5 x lease width
Max Letter/Logo Height = 48"
Max Sign Height = 6'
Max Sign Width = 75% of facade
Calculations: 53.67 x 1.5 = **80.5 Max SF**
644 x .75 = **483" Max Sign Width**

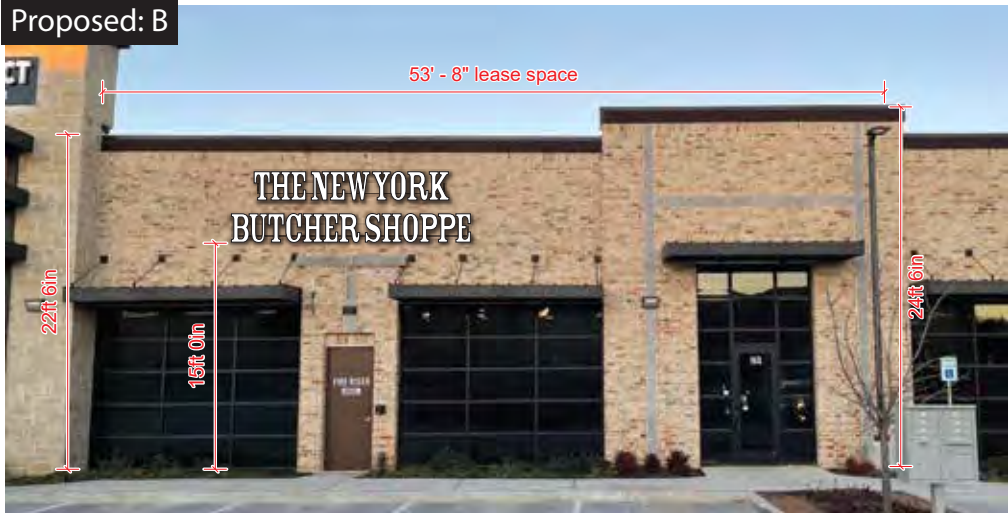


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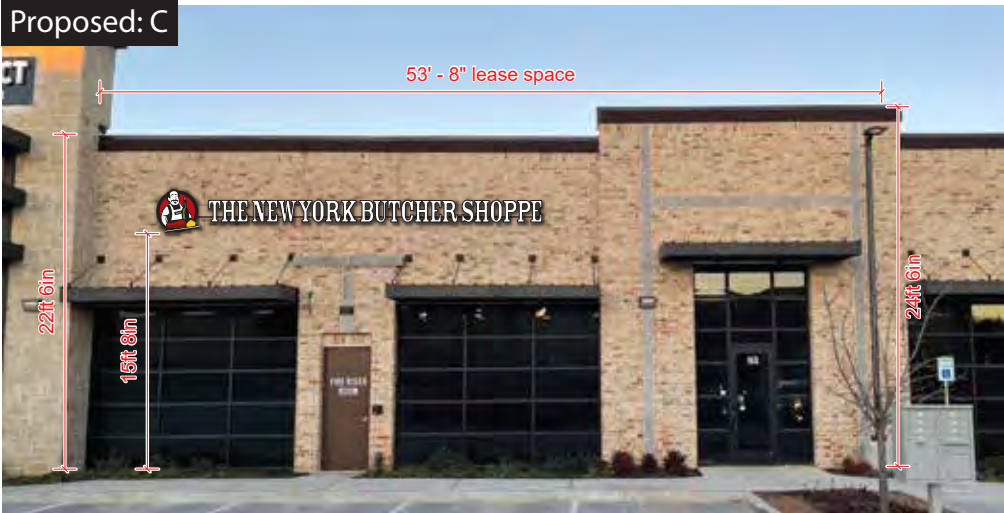
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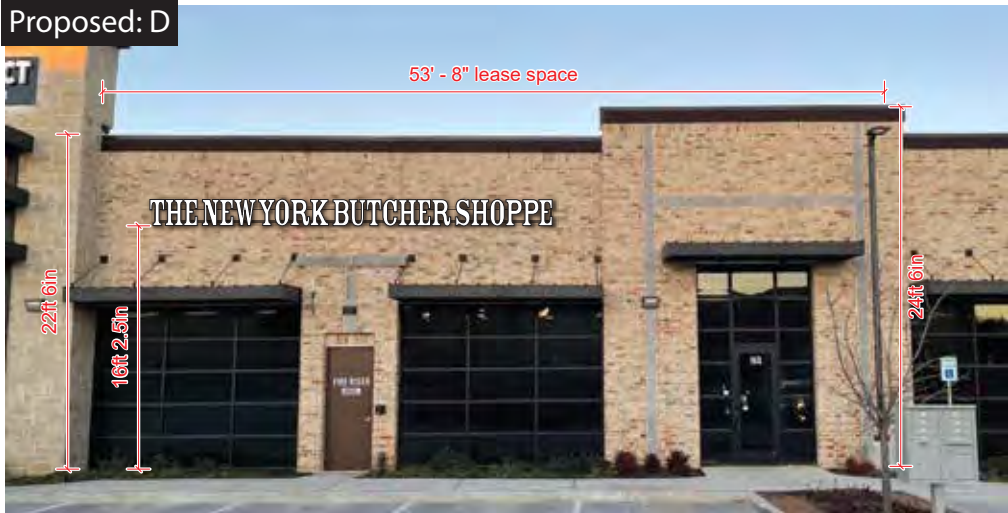
Proposed: B



Proposed: C



Proposed: D



Z:\New York Butcher Shoppe\Colleyville\Proofs

New York Butcher Shoppe PROOF.ai



Client: New York Butcher Shoppe

Sales: Brooks

ORDER #:

Location: 3855 Glade Rd, Colleyville, TX 76034

Designer: Hallie

Date: 2/13/2024

This Section for Internal Company Use Only

Fabricator:

Large Format / PSG Custom

Fabrication Type:

Scheduled:

Install:



MEMBER
INTERNATIONAL
SIGN ASSOCIATION

TSCL# 18741
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
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PHOTO ELEVATION DEPICTION INTENDED FOR GENERAL CONCEPT ILLUSTRATION. ACTUAL SIZING AND PERSPECTIVE WILL VARY SLIGHTLY FROM IMAGE.





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 8, 2024 at 7:00 p.m.
City Council Meetings: Tuesday, May 7, 2024 & Tuesday, May 21, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition. The purpose of the request is to allow for beer and wine sales at a new butcher shop.

Zoning Case: ZC24-004

Applicant: Ruth Nokes, New York Butcher Shoppe

Owner: Huntington Beach Properties

Location: 3855 Glade Rd, Suite 165

Property Description: Lot 2, Block A, 170 Players Addition

Present Zoning: PUD-R Planned Unit Development - Residential

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 or email below:

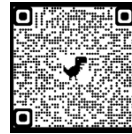
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com

NOTICE OF PUBLIC HEARING



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

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



For additional information, please contact the Community Development Department at 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

Notification Map

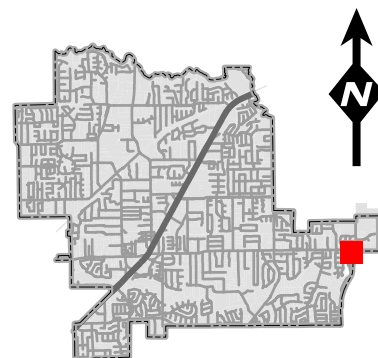


ZC24-004

3855 Glade Rd Suite 165

DISCLAIMER:
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-  Parcels to be notified
-  Buffer
-  Subject Property



Owner Name	Owner City	Owner Zip	Situs Address
ALLICK, SUZETTE	COLLEYVILLE, TX	76034	3913 BLACKJACK OAK DR
VOTAW, ROBERT B	COLLEYVILLE, TX	76034	5032 HERITAGE OAKS DR
FROST, HOWARD M	COLLEYVILLE, TX	76034	5009 COPPERGLEN CIR
BRADFORD TRUST	COLLEYVILLE, TX	76034	5005 COPPERGLEN CIR
SHA, CHANG	COLLEYVILLE, TX	76034	5056 HERITAGE OAKS DR
LUCAS, TAMA	COLLEYVILLE, TX	76034	5060 HERITAGE OAKS DR
GREENWAY GLADE PARTNERS LP	DALLAS, TX	75201	3900 GLADE RD
RECTOR, BEVERLY	COLLEYVILLE, TX	76034	5060 COPPERGLEN CIR
ALI, AHMED	COLLEYVILLE, TX	76034	3917 BLACKJACK OAK DR
BRYANT, ROSIE	COLLEYVILLE, TX	76034	5064 COPPERGLEN CIR
BIBEAU, GUY R	COLLEYVILLE, TX	76034	5052 COPPERGLEN CIR
MILLER, DEBRA	COLLEYVILLE, TX	76034	5028 HERITAGE OAKS DR
TUTTLE, TODD E	COLLEYVILLE, TX	76034	5044 HERITAGE OAKS DR
MINDIOLA, JUAN C	COLLEYVILLE, TX	76034	3925 BLACKJACK OAK DR
353-365 BROADWAY REALTY LLC	CHARLOTTE, NC	28255	3908 GLADE RD
NAGUBOINA, RAMESH	COLLEYVILLE, TX	76034	3929 BLACKJACK OAK DR
SANDOVAL, ALEXANDER	COLLEYVILLE, TX	76034	5036 HERITAGE OAKS DR
WANG, JULIE	COLLEYVILLE, TX	76034	5065 COPPERGLEN CIR
BHAIDANI, SALIM	COLLEYVILLE, TX	76034	5053 HERITAGE OAKS DR
ROSSO, PATRICK	COLLEYVILLE, TX	76034	3933 BLACKJACK OAK DR
POLAKALA, REKHA	COLLEYVILLE, TX	76034	5048 HERITAGE OAKS DR
SHARP, LINDA CAROLYN	COLLEYVILLE, TX	76034	5061 COPPERGLEN CIR
HOLDER, JAMES	COLLEYVILLE, TX	76034	5053 COPPERGLEN CIR
BHAT, PREVEEN KUMAR	COLLEYVILLE, TX	76034	5052 HERITAGE OAKS DR
PIRANI, SALIMA	COLLEYVILLE, TX	76034	5013 COPPERGLEN CIR
COMER, CLARENCE	COLLEYVILLE, TX	76034	5056 COPPERGLEN CIR
BRACEVILLE LLC	COLLEYVILLE, TX	76034	5001 HERITAGE AVE
BASU MODAK LLC	GRAND PRAIRIE, TX	75054	5009 HERITAGE AVE
WLO ENTERPRISES INC	COLLEYVILLE, TX	76034	5005 HERITAGE AVE
SCOTT, LARRY P	DEERFIELD, IL	60015	3830 GLADE RD
MDC-HERITAGE OAKS ESTATES LTD	IRVING, TX	75062	5050 HERITAGE AVE
JEANS, COURTNEY	COLLEYVILLE, TX	76034	5049 COPPERGLEN CIR
WARD, IRVING	COLLEYVILLE, TX	76034	5057 COPPERGLEN CIR
SAINT MARY'S ROMANIAN ORTH CH	COLLEYVILLE, TX	76034	3801 GLADE RD
HASAN, AARESH	COLLEYVILLE, TX	76034	3713 ROTHSCCHILD BLVD
MAGAN, KRISHAN	COLLEYVILLE, TX	76034	4817 LAFITE LN
ROY, MATHEW	COLLEYVILLE, TX	76034	4820 MOUTON AVE
JAYARAM, SHANKAR	COLLEYVILLE, TX	76034	4820 LAFITE LN
CHARANIA, AMEEN	COLLEYVILLE, TX	76034	4828 LAFITE LN
SIDDIQUI, IRMAN	COLLEYVILLE, TX	76034	3713 MOUTON AVE
NGUYEN, LISA HONG	COLLEYVILLE, TX	76034	4809 LATOUR LN
PURDY, JULIE	COLLEYVILLE, TX	76034	4808 LAFITE LN
KRUSH, ANDREW	COLLEYVILLE, TX	76034	4808 MOUTON AVE
PALMER, STACY	COLLEYVILLE, TX	76034	3712 ROTHSCCHILD BLVD
MALLICK, HIMANSU	COLLEYVILLE, TX	76034	4809 LAFITE LN
SAMANT, VIPUL	COLLEYVILLE, TX	76034	4805 LATOUR LN
NAGABHUSHAN, MEGHNA	COLLEYVILLE, TX	76034	3709 ROTHSCCHILD BLVD
PATEL, CHANDRAKALA	FORT WORTH, TX	76106	3700 ROTHSCCHILD BLVD
SHI, LILI	COLLEYVILLE, TX	76034	3732 ROTHSCCHILD BLVD
GUPTA, PRATEEK	COLLEYVILLE, TX	76034	4813 LAFITE LN
PATEL, PREMAL	COLLEYVILLE, TX	76034	4816 LATOUR LN
PRESSON, ERIC W	COLLEYVILLE, TX	76034	3717 MOUTON AVE
BAHA INVESTMENTS LLC	SAN DIEGO, CA	92131	3825 GLADE RD
HOUGHTON, JUSTIN	COLLEYVILLE, TX	76034	3728 ROTHSCCHILD BLVD
MARTINS VERAS FAMILY REVOCABLE	COLLEYVILLE, TX	76034	3705 ROTHSCCHILD BLVD
BESSE, DANIEL	COLLEYVILLE, TX	76034	4900 LATOUR LN
THAKUR, AJAY	COLLEYVILLE, TX	76034	4824 LAFITE LN
LIU, XIN	COLLEYVILLE, TX	76034	4804 LAFITE LN
BRUENNIG LIVING TRUST	COLLEYVILLE, TX	76034	4816 MOUTON AVE
THE MOHAMED FAMILY TRUST	COLLEYVILLE, TX	76034	3704 ROTHSCCHILD BLVD
RAMIREDDY, CHANDRASEKHAR	COLLEYVILLE, TX	76034	3709 MOUTON AVE
WINSTEAD, SCOTT	COLLEYVILLE, TX	76034	4812 LAFITE LN
HUNTINGTON BEACH PROPERTIES LLC	SOUTHLAKE, TX	76092	3855 GLADE RD
CORDELL, ELLEN A	COLLEYVILLE, TX	76034	4804 MOUTON AVE
JOSHI, ANUSHA	COLLEYVILLE, TX	76034	4805 LAFITE LN
GUO, JINGHUA	COLLEYVILLE, TX	76034	3708 ROTHSCCHILD BLVD
LAKHANI, SAHANAWAZ	COLLEYVILLE, TX	76034	4813 LATOUR LN
SAINT MARY'S ROMANIAN ORTH CH	COLLEYVILLE, TX	76034	3711 GLADE RD
COLLINS FAMILY TRUST	COLLEYVILLE, TX	76034	4820 LATOUR LN
RASHID, KARIM	COLLEYVILLE, TX	76034	4812 MOUTON AVE
BENAVIDES, GABRIEL	COLLEYVILLE, TX	76034	4816 LAFITE LN
THIRUVEEDULA, THIRUMALESWARA	COLLEYVILLE, TX	76034	3705 MOUTON AVE
ALAGARSAMY, LAKKUREDDI	COLLEYVILLE, TX	76034	3724 ROTHSCCHILD BLVD
ACOSTA, JOHNNY	COLLEYVILLE, TX	76034	3716 ROTHSCCHILD BLVD
PATEL, SAGAR	COLLEYVILLE, TX	76034	4821 LAFITE LN
PATEL, HIRENKUMAR	COLLEYVILLE, TX	76034	4737 LAFITE LN
VARGHESE, ALFRED	COLLEYVILLE, TX	76034	4741 LAFITE LN
KASTNER, CHRISTOPHER M	COLLEYVILLE, TX	76034	4724 LAFITE LN
XU, YAN	COLLEYVILLE, TX	76034	4720 LAFITE LN
HOVHANNISYAN, HAYK	COLLEYVILLE, TX	76034	4733 LAFITE LN
CREEKSIDE AT COLLEYVILLE HOA IN	COPPELL, TX	75019	4802 ROTHSCCHILD BLVD
COPPERGLEN ADDITION	COLLEYVILLE, TX	76034	COURTESY NOTICE
CREEKSIDE	COPPELL, TX	75019	COURTESY NOTICE
PRESTWICK PARK SOUTH	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED
NOKES, RUTH	FORT WORTH, TX	76179	APPLICANT

ORDINANCE O-24-2278

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 2.57 ACRES, BEING LOT 2, BLOCK A, 170 PLAYERS ADDITION, LOCATED AT 3855 GLADE ROAD, SUITE 165, BY AUTHORIZING A SPECIAL USE PERMIT FOR ALCOHOLIC BEVERAGE SALES – (BEER AND WINE ONLY) – OFF-PREMISE CONSUMPTION FOR THE BUSINESS KNOWN AS NEW YORK BUTCHER SHOPPE; 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 Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption Case No. ZC24-004; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on 2.57 acres, being Lot 2, Block A, of the 170 Players Addition, located

at 3855 Glade Road, Suite 165, for the business known as New York Butcher Shoppe, 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 the New York Butcher Shoppe business only.
- b. The name of the business authorized for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption by this Special Use Permit shall be called "New York Butcher Shoppe".
- c. Alcohol sales shall not exceed 15% of overall sales.
- d. The hours of operation are Monday – Saturday 11 a.m. – 7:00 p.m. and Sunday 12:00 p.m. – 6:00 p.m.
- e. 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.
- f. All requirements of the Land Development Code shall be met, except where 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 7th day of May 2024.

The second reading and public hearing being conducted on the 21st day of May 2024.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF MAY 2024.

Mayor Bobby Lindamood

Brandi Elder, Place 1

Scotty Richardson, Place 3

Kimberly Holt Gunderson, Place 5

George Bond, Place 2

Ben Graves, Place 4

Tim Raine, Place 6

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 11a	Agenda Date 5/21/2024	Number Resolution R-24-4940
Type Resolution		
Department Community Development		

Title
Consideration of variances to the Land Development Code Section 3.24.G Schedule of District Regulations, specifically for lot area, lot width, lot depth, front setback, and side yard setback, on Lot 1A of the John W J Wright Subdivision, being located at 1009 Church Street, Case VC24-007

Explanation
Reading and Public Hearing

LaHoda Group, Inc., the applicant, has submitted a request for variances to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the lot size (area, width, and depth), front setback, and side setback in the AG Agricultural district. The request is to allow for a garage to be reconstructed in its previous location with a side setback of 4.5 feet and a front yard setback of approximately 30 feet. The lot is substandard with regard to minimum area, width, and depth.

Existing Conditions/Background: The subject property, 1009 Church Street, resides on the south side of Church Street east of Pleasant Run Road, and has AG Agricultural zoning. This is an existing platted lot that has an existing home that is being remodeled.

Requested Variance: The applicant is requesting variances to the lot size (area, width, and depth) and front and side setbacks of the AG zoning district to allow for a garage to be reconstructed in its previous location at a legal, non-conforming house.

Ordinance – Chapter 3 – Land Use – Section 3.24.G Schedule of District Regulations

The minimum standards for the AG zoning district are as follows:

Minimum Lot Area	130,680 square feet	±16,900 SF
Minimum Lot Width	200 feet	116 feet
Minimum Lot Depth	300 feet	145 feet
Front/Street Side Building Line	30 feet	30 feet
Side Building Line	10 feet	4.5 feet
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The subject property was platted in 1979 and has been zoning AG Agricultural since incorporation into the City of Colleyville. The lot does not comply with the minimum size (area, width, and depth) requirements of the AG district.

Additionally, the lot has a small house with multiple legal, non-conforming elements that is currently undergoing a renovation project. As part of the renovation, the garage portion was removed. Per the Land Development Code, "No such non-conforming building may be enlarged or altered in a way which increases its nonconformity, but any building or portion thereof may be altered to decrease its nonconformity or to comply with City codes." The applicant is requesting to reconstruct the garage in its previous location. However, the property is zoned AG and requires a 40-foot front setback and a 25-foot side setback. The applicant is requesting variances, front setback of 30 feet and side setback of 4.5 feet, to allow for the garage to be reconstructed in its previous location. No expansion of the garage is proposed.

Plat Status: The property is currently platted as Lot 1A, John W J Wright Subdivision.

DRC Review: The Development Review Committee (DRC) reviewed the request at their April 22, 2024, meeting and determined the application was complete and may be scheduled for the next available City Council meeting.

Drainage: N/A

Surrounding Development: The properties to the north, east, and south are zoned AG Agricultural and are improved with churches and their ancillary uses. The property to the west is zoned CC-1 Village Retail district and is largely undeveloped but used for ancillary sport fields related to the nearby church.

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 denial due to technical non-compliance.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Plat Exhibit
5. Site Plan and Architectural Plan Exhibit
6. Section 3.7 Non-Conforming Uses, Lots, and Buildings
7. Notification Map
8. Notification List
9. Notification Letter
10. Resolution R-24-4940

Aerial Map

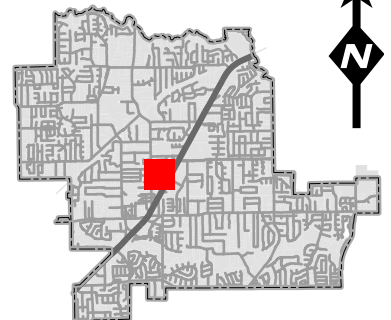


VC24-007

1009 Church St



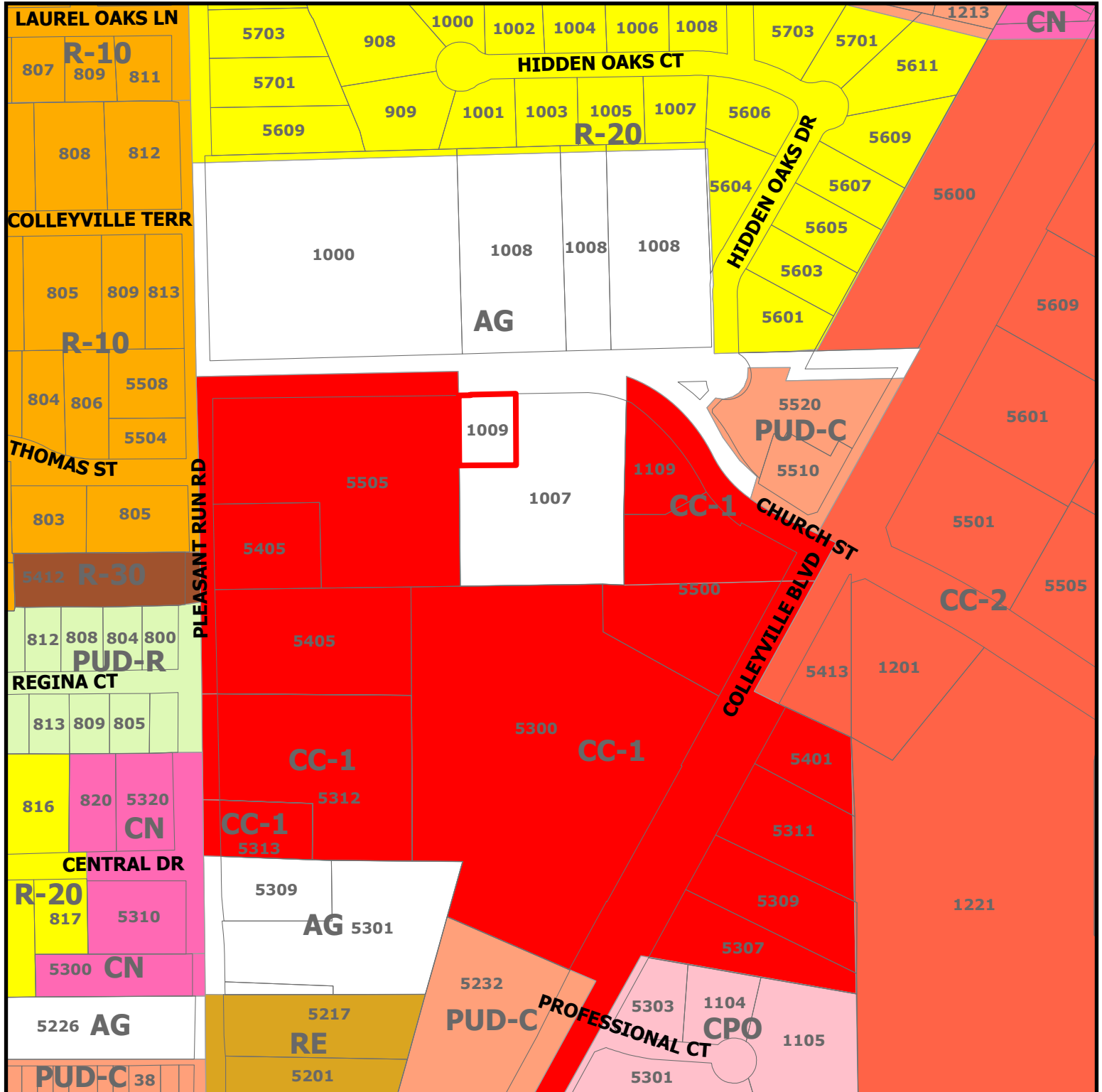
Subject Property



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Zoning Map



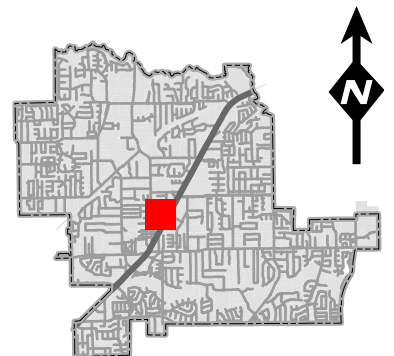
VC24-007

1009 Church St

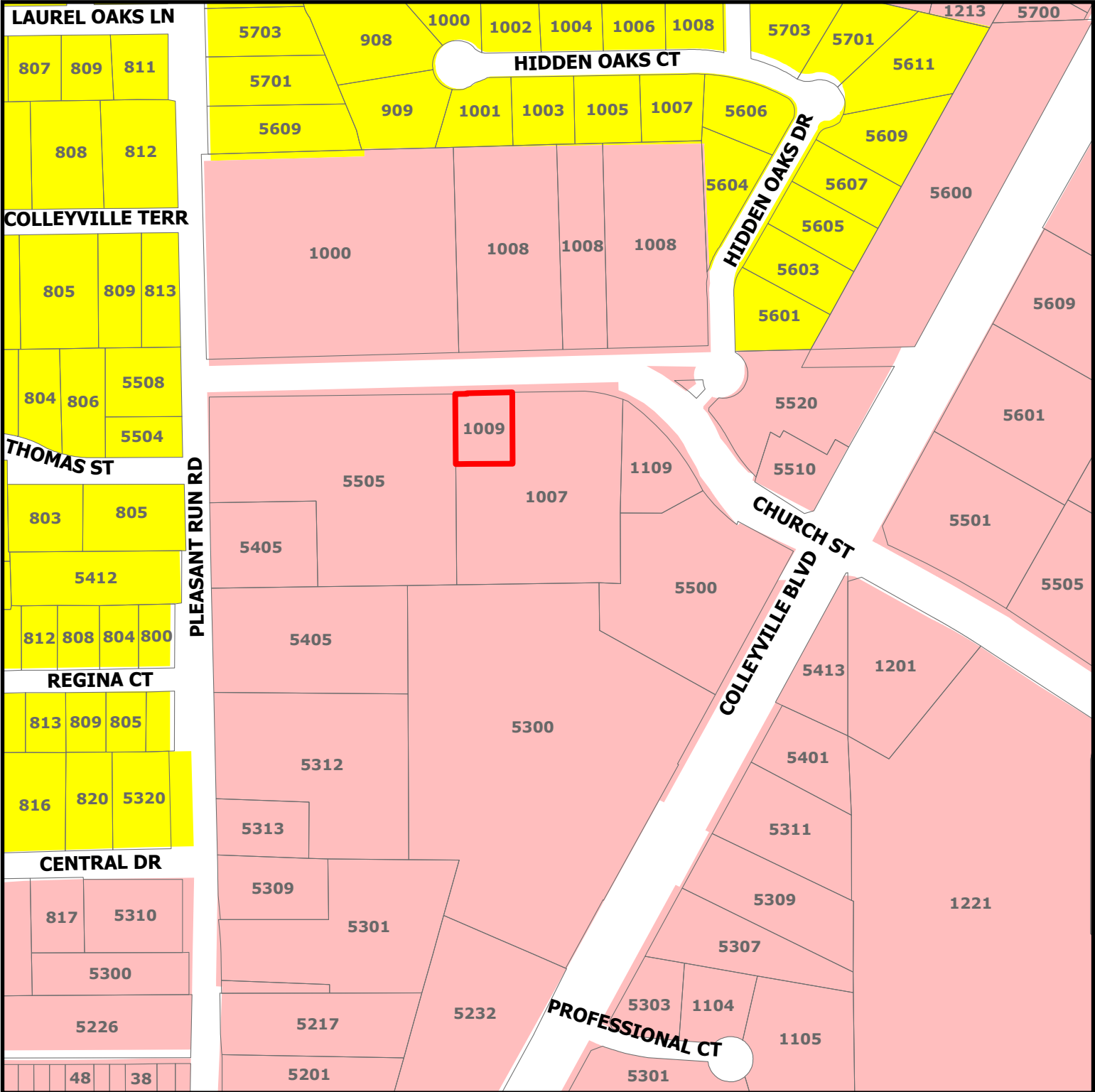


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Subject Property



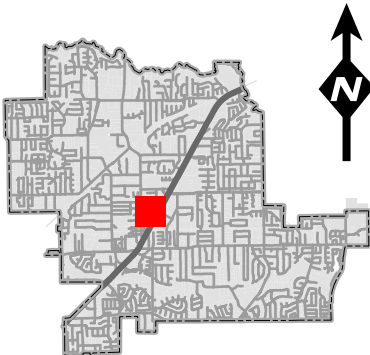
Future Land Use Map



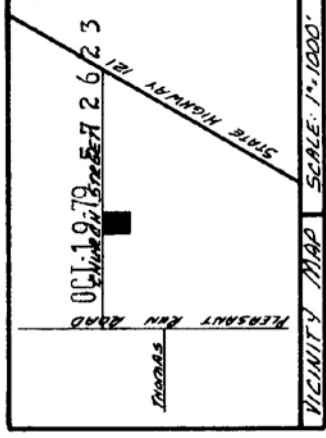
VC24-007

1009 Church St

-  Residential
-  Colleyville Blvd Corridor
-  Subject Property



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Return to:
City of Colleyville
P.O. Box 185
Colleyville, Tex
76034

Plat Showing

LOT 1,

JOHN W. J. WRIGHT SUBDIVISION,

out of the Nancy B. Looney Survey, Abst. #937, Abst. #937,

to the City of Colleyville, Tarrant County, Texas.

NOTE:

Occupancy of any tract is prohibited until a septic tank with a capacity of not less than 1,000 gallons and with a drain field of not less than 450 feet, or lessor length as authorized prior to recording of this plat has been installed on such tract and has been inspected and approved by the health officer having jurisdiction.

NOTE:

Occupancy of any tract is prohibited until a water supply, satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in an adequate and sufficient supply; family use and operation of a septic system approved by health officer having jurisdiction.

This is to certify that the above plat represents a survey made on the ground and iron pins were set at each property corner. There are no encroachments or apparent easements except as shown.

APPROVED BY THE PLANNING AND
ZONING COMMISSION FOR THE CITY
OF COLLEYVILLE, TARRANT COUNTY,
TEXAS. 2-20-09

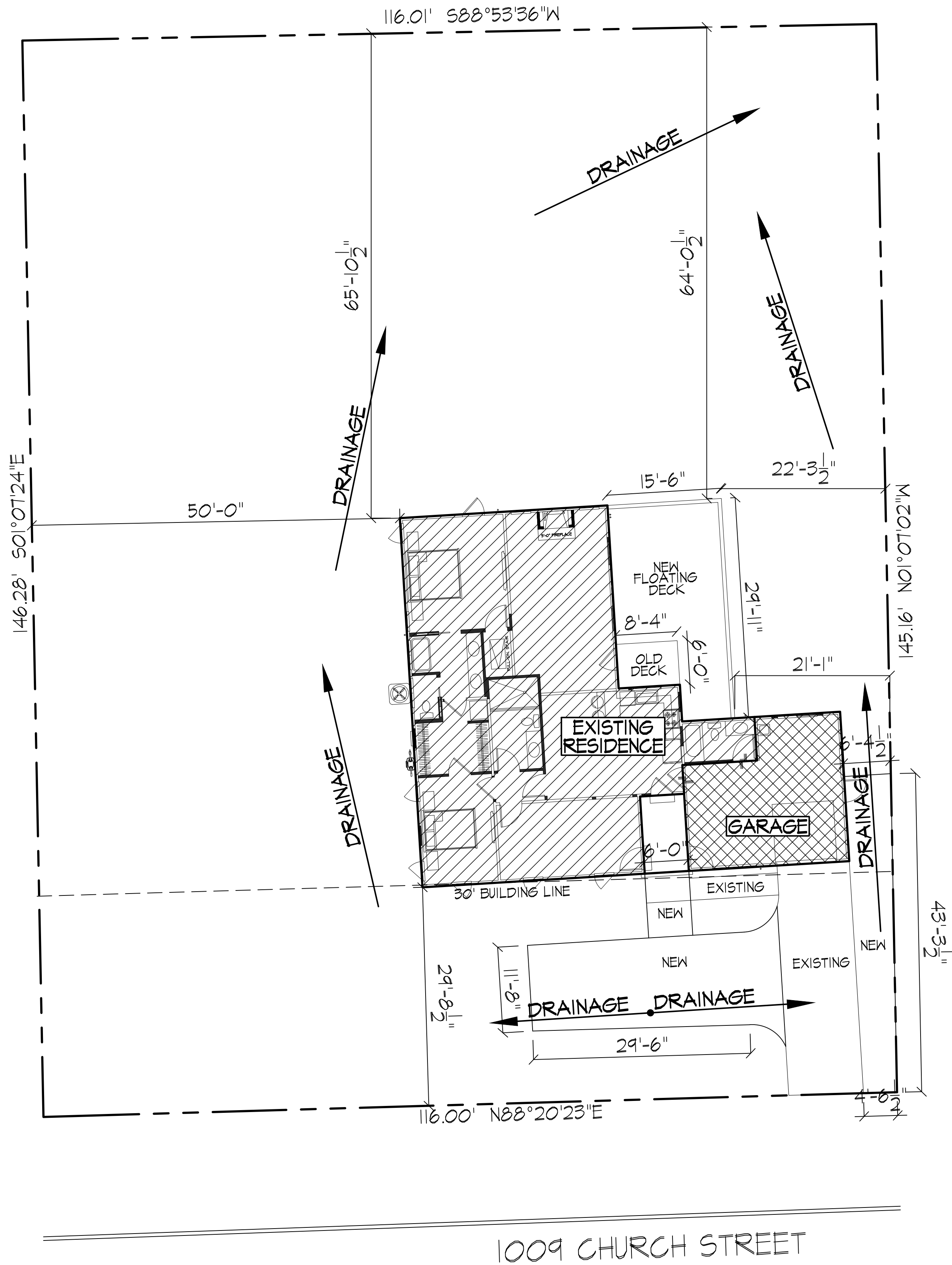
WENDELL HANCOCK
Registered Public
1721 Halton Road
Fort Worth, Texas
834-6243



October 8, 1979

DATE _____

IMPERVIOUS COVERAGE WORKSHEET			
AREA DESCRIPTION	EXISTING SQ. FT.	NEW / ADDED SQ. FT.	TOTAL SQ. FT.
DWELLING FOOTPRINT	1,619 SQ. FT.	0 SQ. FT.	1,619 SQ. FT.
GARAGE FOOTPRINT	382 SQ. FT.	0 SQ. FT.	382 SQ. FT.
COVERED PORCH	67 SQ. FT.	0 SQ. FT.	67 SQ. FT.
COVERED PATIO			
COVERED DECK	50 SQ. FT.	372 SQ. FT.	422 SQ. FT.
ACCESSORY STRUCTURES			
OTHER ROOFED AREAS			
TOTAL COVERED AREA	2,118 SQ. FT.	372 SQ. FT.	2,490 SQ. FT.
DRIVEMAY	317 SQ. FT.	425 SQ. FT.	742 SQ. FT.
SIDEWALK	36 SQ. FT.	289 SQ. FT.	325 SQ. FT.
COVERED PORCH			
UNCOVERED PATIO			
UNCOVERED DECK			
TOTAL IMPERVIOUS COVERAGE	353 SQ. FT.	714 SQ. FT.	1,067 SQ. FT.
POOL/SPA (SURFACE AREA)			
POOL/SPA DECK (SURFACE AREA)			
TOTAL POOL/SPA AREA			0 SQ. FT.
LOT SIZE	16,905 SQ. FT.		
EXISTING BUILDING COVERAGE	12.53%		
TOTAL BUILDING COVERAGE	14.73%		
EXISTING IMPERVIOUS COVERAGE	2.09%		
TOTAL IMPERVIOUS COVERAGE	6.31%		
TOTAL LOT COVERAGE	21.04%		



LOT: 1
JOHN W. J. WRIGHT SUBDIVISION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



07-25-2023

JOE #2296

01/SEP/2025

22/JUN/2025

24/MAY/2025

BLAKE ARCHITECTS

1202 S. White Chapel Blvd.
Suite A
Southlake, Texas 76092

BART LAHODA REMODEL

1009 CHURCH STREET COLLEYVILLE, TEXAS

SHEET

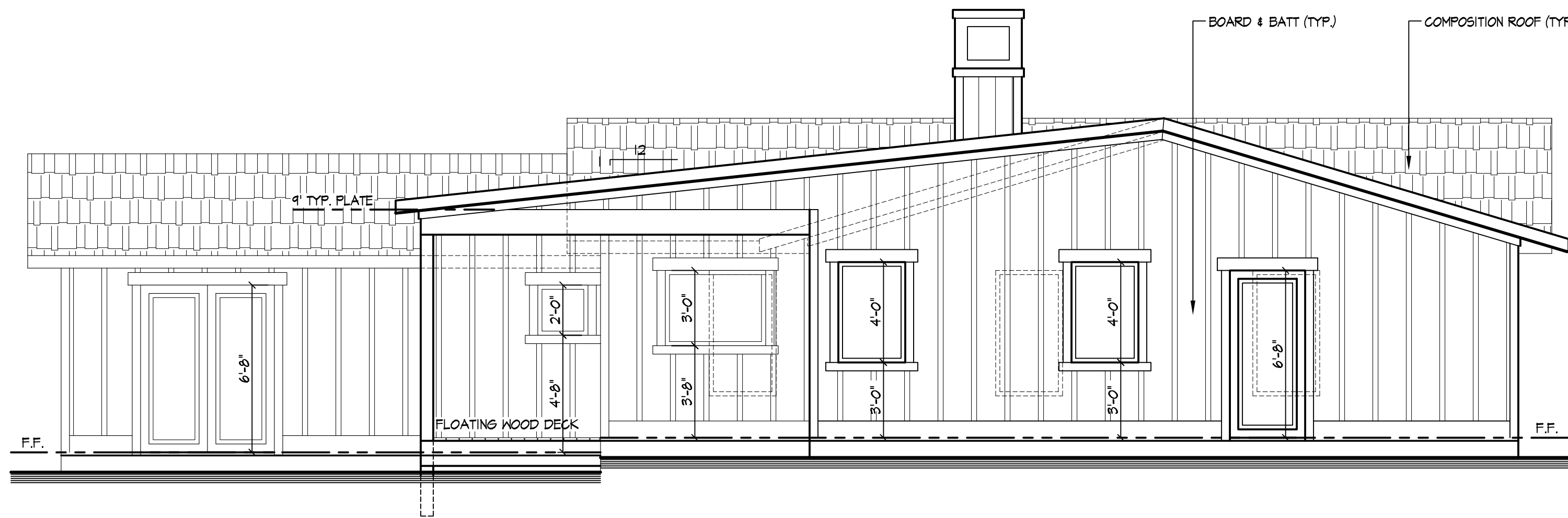
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OF 1

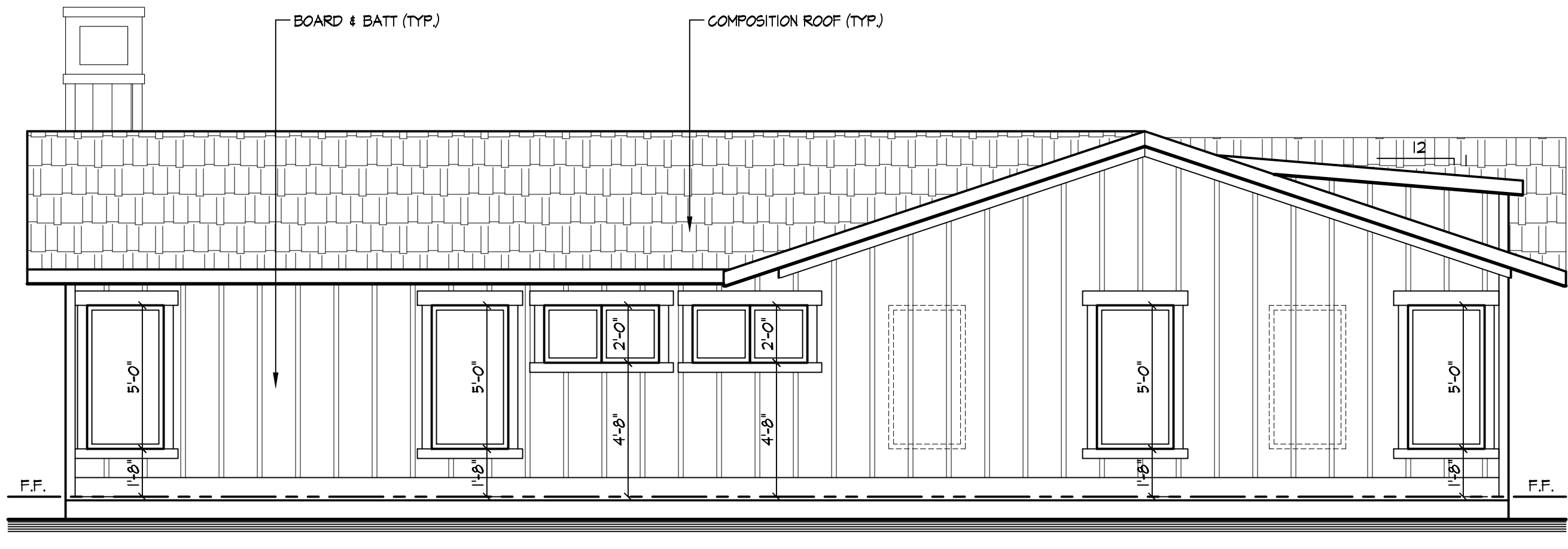
SP SHEETS



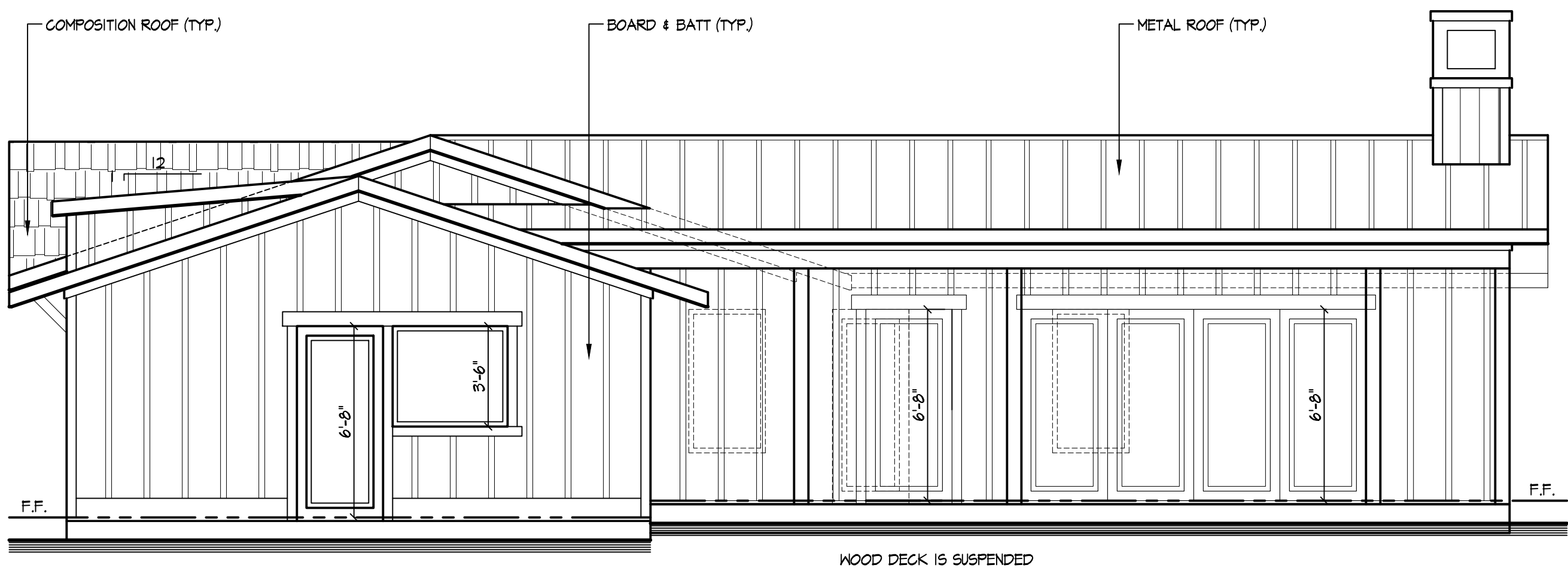
FRONT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

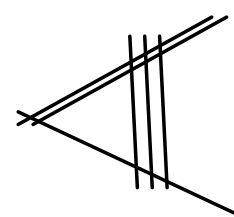


RIGHT ELEVATION
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN L (01-01-2023) .JN

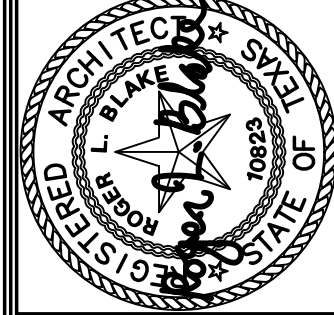
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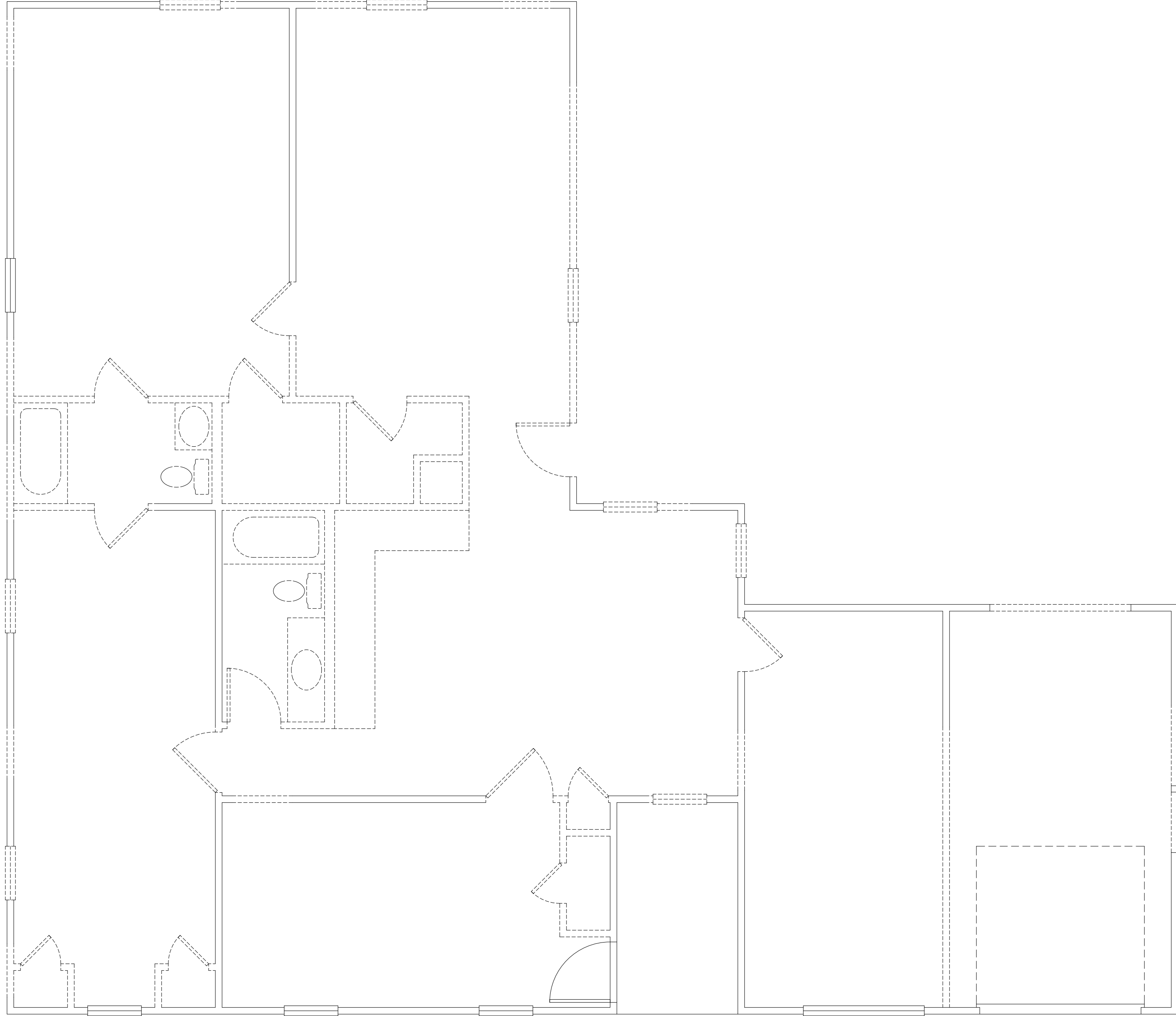
BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS



BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #2296
21/JUL/2023
22/JUN/2023
24/MAY/2023





DEMO PLAN
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN L (04-01-2023) MH

07.25.2023		JOB #2296		BLAKE ARCHITECTS 1202 S. White Chapel Blvd. Southlake, Texas 76092	Suite A • 817-488-9397
		21/JUL/2023			
		22/JUN/2023			
		24/MAY/2023			

BART LAHODA REMODEL	
1009 CHURCH STREET	COLLEYVILLE, TEXAS

SHEET
A = 2
OF 6A SHEETS

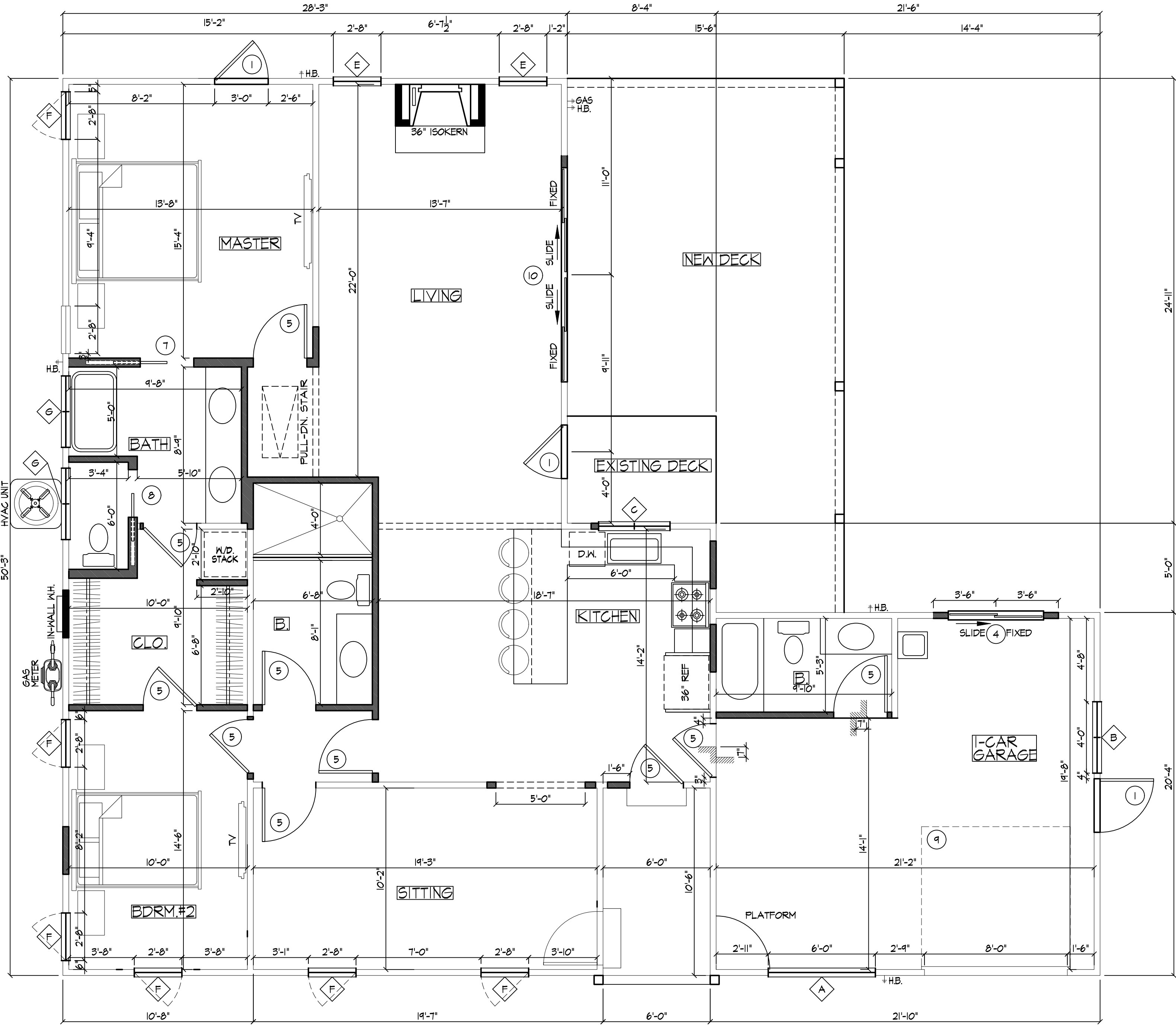
AREAS	
LIVING AREA	1619 SQ. FT.
GARAGE	382 SQ. FT.
PORCH/PATIO	61 SQ. FT.
TOTAL UNDER ROOF AREA	2,068 SQ. FT.
DECK	422 SQ. FT.

DOOR SCHEDULE		
MARK	SIZE	TYPE
1	3'-0"X6'-8"	NOT USED
2	3'-0"X6'-8"	NOT USED
3	2'-0"X6'-8"	NOT USED
4	5'-4"X6'-8" UNIT	(2) 2'-8"X6'-8" SLIDING DOORS
5	3'-0"X6'-8"	INT. S.C.
6	2'-6"X6'-8"	NOT USED
7	3'-0"X6'-8"	INT. POCKET
8	2'-8"X6'-8"	INT. POCKET
9	8'-0"X6'-8"	OVERHEAD GARAGE DOOR
10	12'-0"X6'-8"	(4) 3'-0"X6'-8" SLIDING DOORS

WINDOW SCHEDULE		
MARK	SIZE	TYPE
A	6'-0"X3'-0"	FIXED
B	4'-0"X3'-6"	SLIDING
C	4'-0"X3'-0"	SLIDING
D	2'-8"X6'-0"	NOT USED
E	2'-8"X4'-0"	FIXED
F	2'-8"X3'-0"	CASEMENT
G	4'-0"X2'-0"	SLIDING
J	1'-6"X1'-6"	FIXED
K	1'-6"X5'-0"	FIXED

KEY	
	EXISTING WALLS
	NEW WALLS
	SUPPORT & REMOVE EXISTING STRUCTURE

MATCH EXISTING PLATE, PITCH, OVERHANG, MATERIALS, COLORS, CONSTRUCTION STYLES, ETC.
ALL EXISTING CONDITIONS & DIMENSIONS ARE TO BE FIELD VERIFIED.
STRUCTURALLY SUPPORT ALL STRUCTURE BEFORE ALTERING OR REMOVING ANY EXISTING STRUCTURE.



FLOOR PLAN
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN L (01-01-2025) MH

07-25-2025

JOB #2296

21/JUL/2025

22/JUN/2025

24/MAY/2025

BLAKE ARCHITECTS

Suite A

1202 S. White Chapel Blvd.

Southlake, Texas 76092

817-488-9397

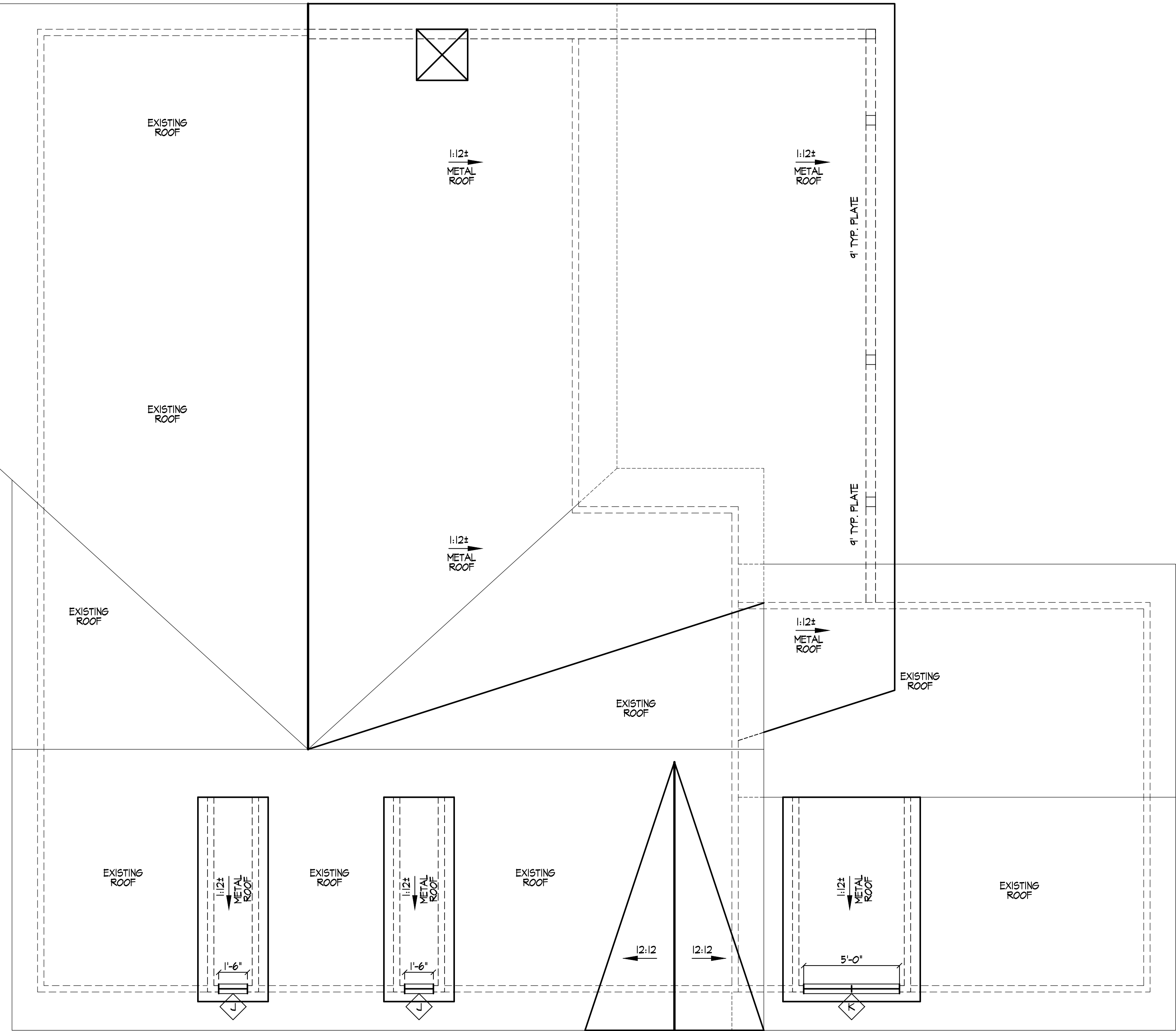
BART LAHODA REMODEL

1009 CHURCH STREET COLLEYVILLE, TEXAS

SHEET

A=3

OF 6A SHEETS

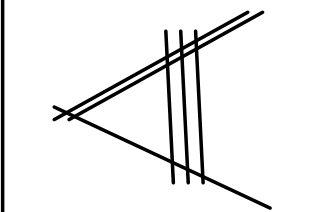


ROOF PLAN
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN L (04-01-2023).JN

SHEET
A = 4
OF 6A SHEETS

BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS



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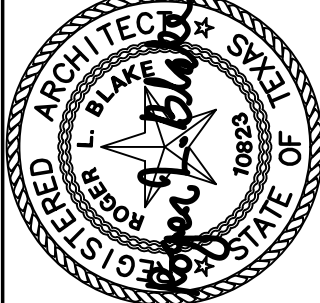
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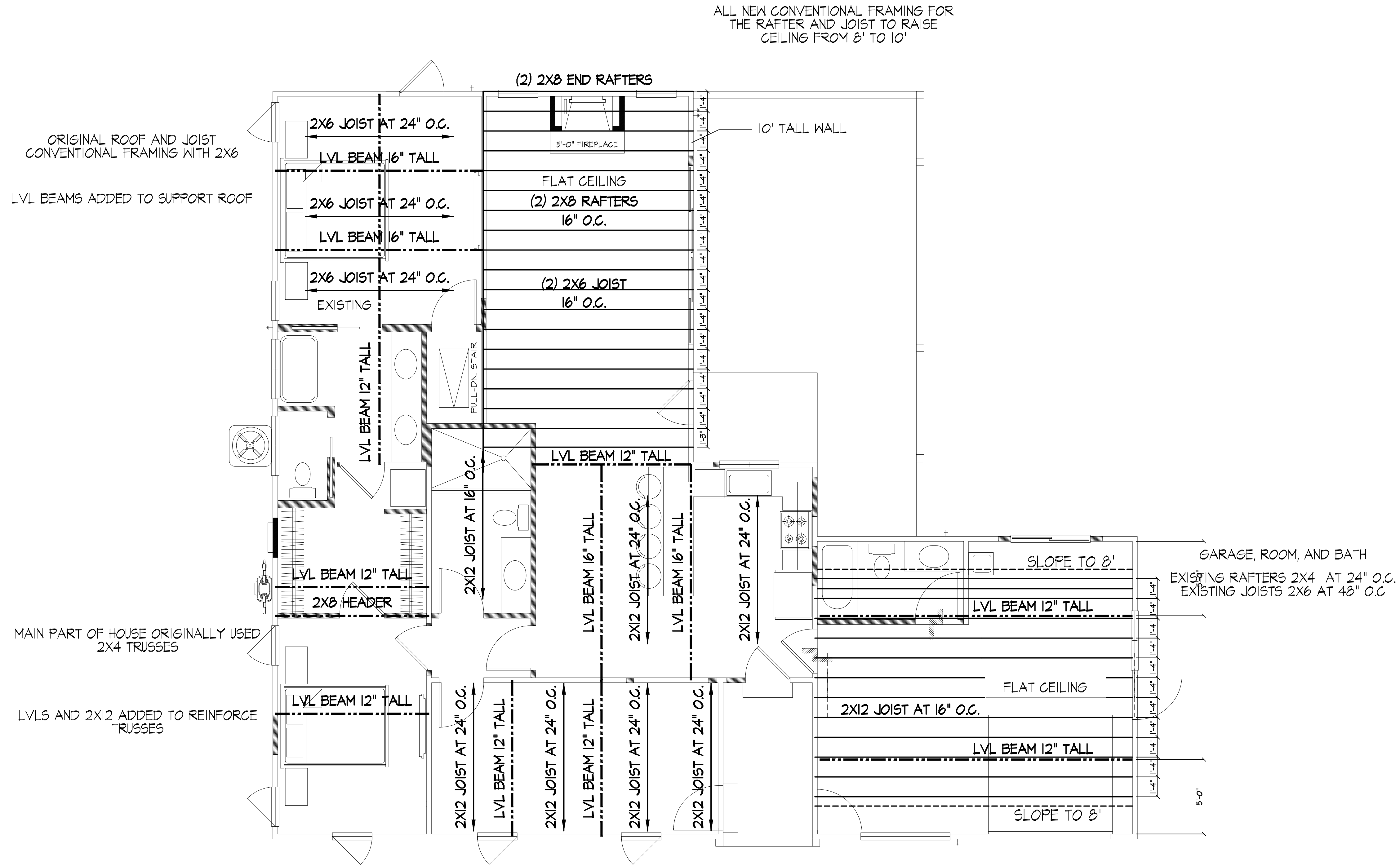
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24/MAY/2023

07.23.2023



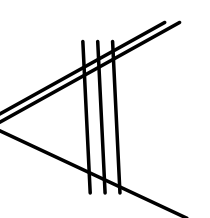


CEILING FRAMING PLAN
SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN L (04-01-2023) MH

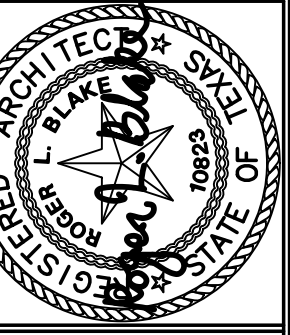
SHEET
A = JT
OF 6A SHEETS

BART LAHODA REVODEL
1009 CHURCH STREET COLLEYVILLE, TEXAS



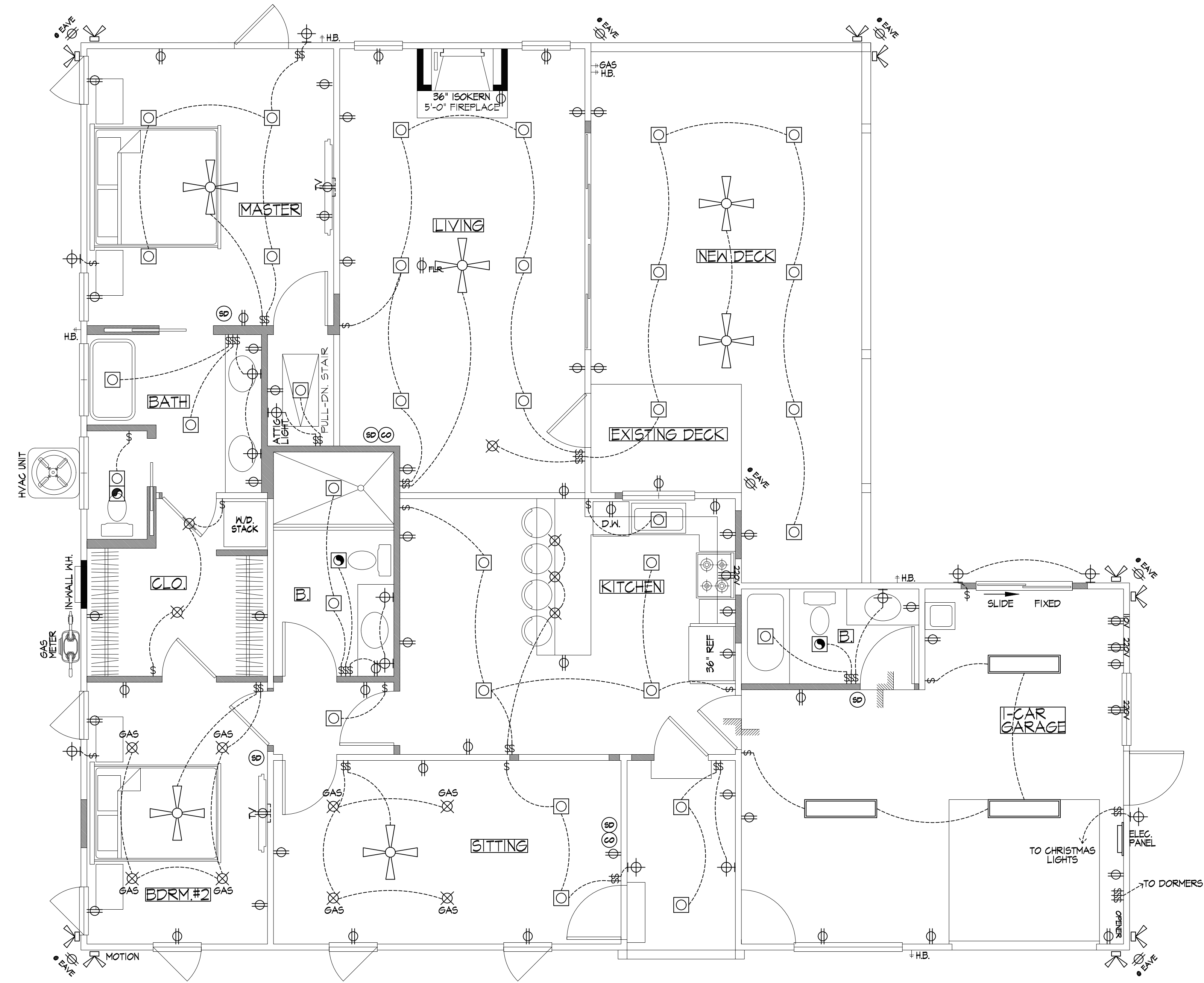
BLAKE ARCHITECTS
1202 S. White Chapel Blvd. Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #2296
21/JUL/2023
22/JUN/2023
24/MAY/2023



07.25.2023

	CAN LIGHT
	PENDANT LIGHT/ CHANDELLIER
	WALL MOUNT LIGHT
	CEILING FAN & LIGHT
	FAN
	FAN & LIGHT
	UNDER COUNTER LIGHT
	FLUORESCENT LIGHT
	MOTION DETECTED LIGHT
	RECEPTACLE
	FLOOR RECEPTACLE
	CEILING RECEPTACLE
	220V RECEPTACLE
	EAVE RECEPTACLE
	ELECT. SWITCH
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



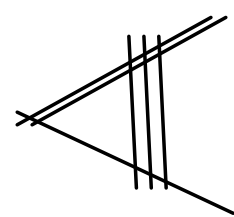
ELECTRICAL PLAN

SCALE: 1/4"=1'-0"

FILE NAME: 2296-PLAN_T (09-01-2025) JM

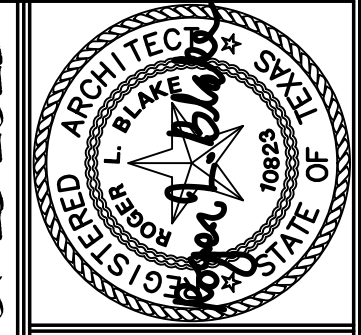
SHEET	
	
OF	SHEETS

BART LAHODA REMODEL
1009 CHURCH STREET COLLEYVILLE TEXAS



BLAKE ARCHITECTS
1202 S. White Chapel Blvd. • Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #2296
21/JUL/2023
22/JUN/2023
24/MAY/2023



Section 3.7 – Non-conforming Uses, Lots and Buildings

- A. Intent – Within the districts established by this Chapter, or amendments that may later be adopted, there exist lots and uses of land, buildings and structures, uses of land and buildings in combination, and characteristics of use which were lawful before the original zoning ordinance was passed or amended, but which would be prohibited, regulated, or restricted under the terms of this Chapter or future amendment. It is the intent of this Chapter to permit these non-conformities to continue until they are removed, but not to encourage their survival. It is further the intent of this Chapter that such non-conformities shall not be enlarged upon, expanded or extended, nor be used as ground for adding other buildings and structures or uses prohibited elsewhere in the same district.

Non-conforming uses are declared by this Chapter to be incompatible with permitted uses in the districts involved. A non-conforming use of a building or structure, a non-conforming use of land, or a non-conforming use of buildings and land in combination shall not be extended or enlarged after passage of this Chapter by attachment on a building or premises or by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this Chapter and upon which actual building construction has been carried on diligently. Actual construction is hereby defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation or demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation or demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently.

- B. Non-conforming Lots of Record – In any zoning district in which single-family dwellings or commercial buildings are permitted, a single-family dwelling or commercial building and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Chapter, notwithstanding limitations imposed by other provisions of this Chapter; provided, that such lot must be in separate ownership, and must conform with the district regulations governing minimum lot size and yard dimensions for the district in which such lot is located. Variance of district regulations governing minimum lot size or minimum yard dimensions shall be obtained only through action of the City Council per Chapter 1, Section 1.13.D and Sections 1.16.E.
- C. Non-conforming Uses of Land (or Land with Minor Building Only) – Where at the time of passage of this Chapter lawful use of land exists which would not be permitted by the regulations imposed by this Chapter, and where such use involves no individual structure with a replacement cost exceeding one thousand dollars (\$1,000), the use may be continued so long as it remains otherwise lawful, provided:
1. No such nonconforming use shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of the original zoning ordinance;
 2. No such nonconforming use shall be moved in whole or in part to any portion of the same lot or parcel other than that occupied by such use at the effective date of adoption or amendment of the original zoning ordinance;
 3. If any such nonconforming use of land ceases for any reason for a period of more than ninety (90) consecutive days, any subsequent use of such land shall conform to the regulations specified by this Chapter for the district in which such land is located;
 4. No additional building not conforming to the requirements of this Chapter shall be erected in connection with such nonconforming use of land.

- D. Non-conforming Buildings – Where a lawful building exists at the effective date of adoption or amendment of this Chapter that could not be built under the terms of this Chapter by reason of restrictions on area, lot coverage, height, yards, its location on the lot, or other requirements concerning the building, such building may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No such non-conforming building may be enlarged or altered in a way which increases its nonconformity, but any building or portion thereof may be altered to decrease its nonconformity or to comply with City building codes.
 2. Should such non-conforming building or non-conforming portion of a building be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at time of destruction; it shall not be reconstructed except in conformity with the provisions of this Chapter, or when approved by the City Council per Section 1.13.C, after public hearing thereon, when the Council's findings, having due regard for the property rights of persons affected, were considered in the light of public welfare and the character of the area surrounding the nonconforming building and the conservation and protection of property.
 3. Should such building be moved for any reason any distance whatever, it shall thereafter conform to the regulations of the district in which it is located after it is moved.
- E. Non-conforming Uses of Buildings or of Buildings and Premises in Combination – If lawful use involving individual buildings with a replacement cost of one thousand dollars (\$1,000.00) or more, or of buildings and premises in combination, exist at the effective date of adoption or amendment of this Chapter that would not be allowed in a particular district under the terms of this Chapter, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:
1. No existing building devoted to a use not permitted by this Chapter in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved, or structurally altered except in changing the use of the building to a use permitted in the district in which it is located, or to comply with City building codes.
 2. Any non-conforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this Chapter, but no such use shall be extended to occupy any land outside such building.
 3. If no structural alterations are made, except as required by the City's building codes, any non-conforming use of a building, or building and premises, may, as a waiver, be changed to another non-conforming use provided that the City Council, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing non-conforming use. In permitting such change, the City Council may require appropriate conditions and safeguards in accord with the provisions of this Chapter.
 4. Any building, or building and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the non-conforming use may not thereafter be resumed.
 5. When a non-conforming use of a building, or building and premises in combination, is discontinued or abandoned for six (6) consecutive months or for eighteen (18) months during any three-year period (except when government action impedes access to the premises), the building, or building and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.
 6. Where non-conforming use status applies to a building and premises in combination, removal or destruction of the building shall eliminate the non-conforming status and any new construction shall be in accordance with the zoning regulations applicable to the district. Destruction for the purpose

of this subsection is defined as damage to an extent of more than fifty (50) percent of the replacement cost at time of destruction. (O-00-1261 / 12/19/00)

- F. Repairs and Maintenance – On any non-conforming building or portion of a building containing a non-conforming use, work may be done in any period of twelve (12) consecutive months on ordinary repairs, or on repair or replacement of non-bearing walls, fixtures, wiring, or plumbing, to an extent not exceeding ten (10) percent of the current replacement cost of the non-conforming building or non-conforming portion of the building as the case may be, provided that the cubic content existing when it became non-conforming shall not be increased.

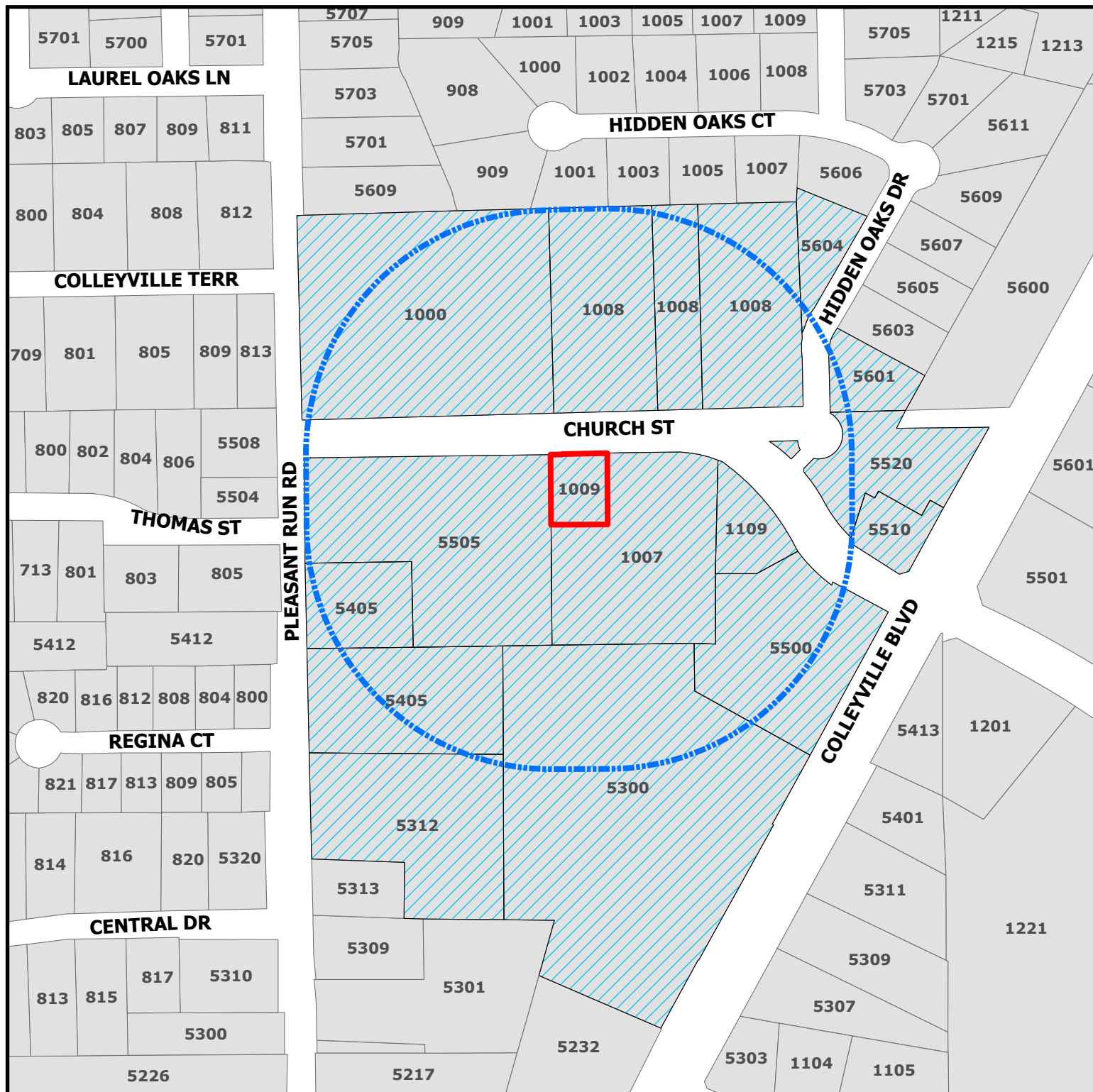
If a non-conforming building or portion of a building containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized City official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this Chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

G. Changing Non-conforming Uses

1. Any non-conforming use may be changed to a conforming use and once such change is made, the use shall not thereafter be changed back to a non-conforming use.
2. The City Council, per Section 1.13.C, may grant a change of use from one non-conforming use to another non-conforming use provided such change is to a use permitted in a zoning district where the original non-conforming use would be permitted or such change is to a use permitted in a more restrictive classification. However, such change of use and occupancy shall not tend to prolong the life of a non-conforming use. Upon review of the facts in accordance with the procedures for the City Council, contained in *Chapter 1 – General Provisions* of this Land Development Code, the City Council may establish a specific period of time for the return of the occupancy to a conforming use.
3. The City Council, per Section 1.13.C, may approve the remodeling or enlargement of a non-conforming use when such an enlargement would not tend to prolong the life of the non-conforming use. Upon review of the facts, the City Council may establish a specific period of time for the return of the occupancy to a conforming use in accordance with the procedures of the City Council contained in *Chapter 1 – General Provisions* of this Land Development Code.

Notification Map

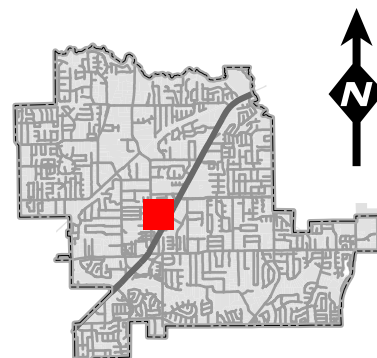


DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

VC24-007

1009 Church St

-  Parcels to be notified
 Buffer
 Subject Property





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:

**City Council Meeting: Tuesday, May 21, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a request for a variance to the Land Development Code Section 3.24.G Schedule of District Regulations for lot area, lot width, lot depth, front yard, and side yard setback for Lot 1A of the John W J Wright Subdivision. The variance request is to allow for a garage to be reconstructed in its previous location with a side setback of 4.5 feet and a front yard setback of approximately 30 feet. The lot is substandard with regard to minimum area, width, and depth.

Zoning Case: VC24-007

Applicant: LaHoda Group, Inc.

Owner: Barton LaHoda

Location: 1009 Church St

Property Description: Lot 1A, John W J Wright Subdivision

Present Zoning: AG Agricultural

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. Action by the City Council serves as a final action on the request.

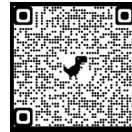
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com**

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 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner

RESOLUTION R-24-4940

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO THE PROVISIONS OF SECTION 3.24.G SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA, LOT WIDTH, LOT DEPTH, FRONT SETBACK AND SIDE SETBACK, IN THE AG AGRICULTURAL DISTRICT, FOR LOT 1A, JOHN W.J. WRIGHT SUBDIVISION, LOCATED AT 1009 CHURCH STREET

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

- Sec. 1. THAT the variance to allow for the lot area to be approximately 16,900 square feet, the lot width to be 116 feet, the lot depth to be approximately 145 feet, the front yard setback to be 30 feet, and the side yard setback to be 4.5 feet in the AG Agricultural district, located at 1009 Church Street (the "Property"), as depicted in Exhibit "A" hereto, is approved.
- Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 21ST DAY OF MAY 2024.

Mayor Bobby Lindamood	_____	George Bond, Place 2	_____
Brandi Elder, Place 1	_____	Ben Graves, Place 4	_____
Scotty Richardson, Place 3	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

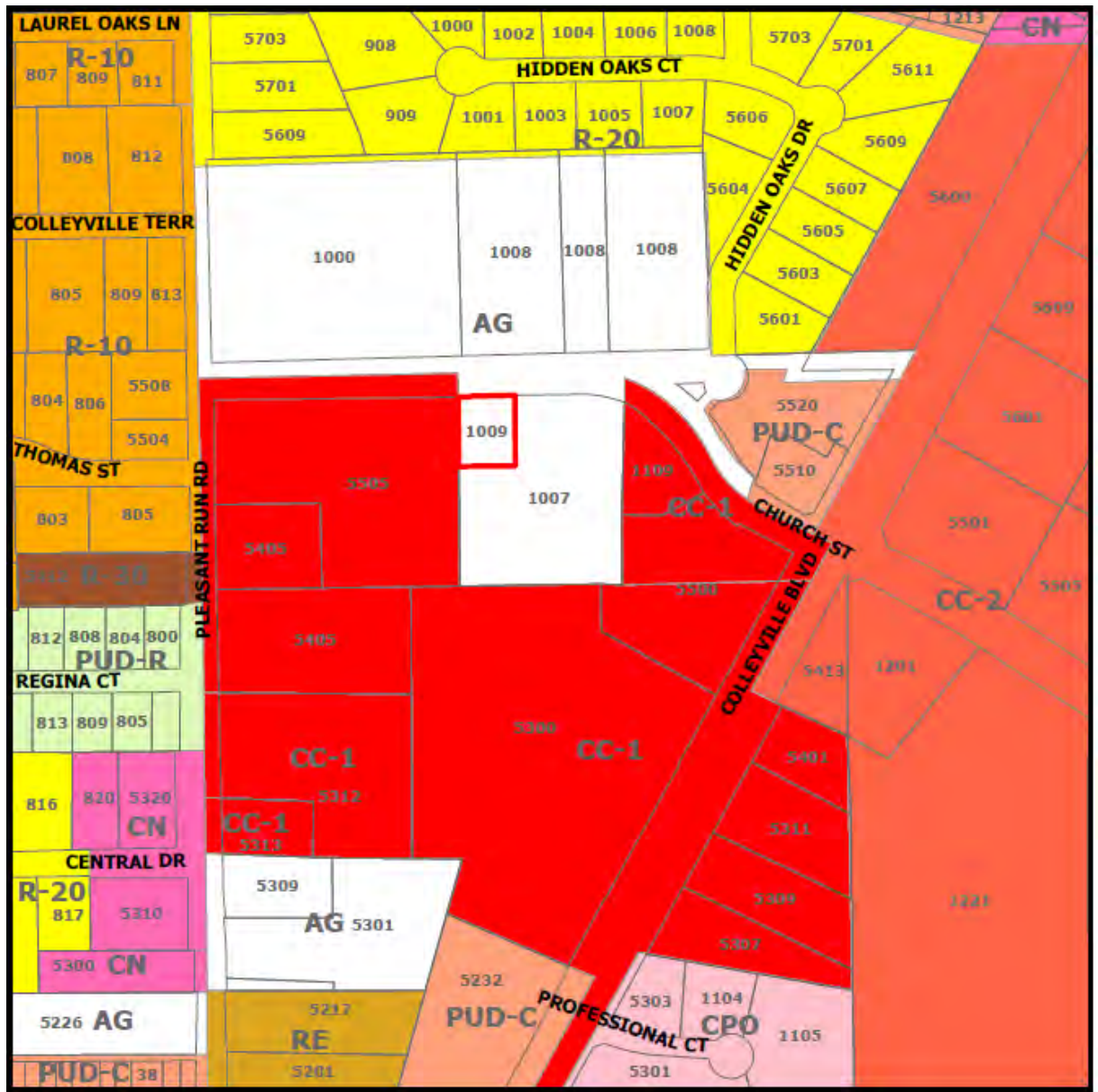
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Attachment "A"



BLAKE ARCHITECTS
1202 S White Chapel Blvd
Southlake, Texas 76092
817-488-9997
Suite A

BART LAHODA REMODEL
1009 Church Street
Collegeville, Texas

SITE PLAN
1009 Church Street
Collegeville, Texas

IMPERVIOUS COVERAGE WORKSHEET

AREA DESCRIPTION	EXISTING SQ. FT.	NEW / ADDED SQ. FT.	TOTAL SQ. FT.
PAVING FOOTPRINT	148 SQ. FT.	0 SQ. FT.	148 SQ. FT.
DRIVEWAY	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
COVERED PORCH	81 SQ. FT.	0 SQ. FT.	81 SQ. FT.
COVERED PATIO	50 SQ. FT.	0 SQ. FT.	50 SQ. FT.
COVERED DECK	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
ACCESSORY STRUCTURES	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	279 SQ. FT.	0 SQ. FT.	279 SQ. FT.
DRIVEWAY	218 SQ. FT.	0 SQ. FT.	218 SQ. FT.
COVERED PORCH	81 SQ. FT.	0 SQ. FT.	81 SQ. FT.
COVERED DECK	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
ACCESSORY STRUCTURES	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	300 SQ. FT.	0 SQ. FT.	300 SQ. FT.
POOL SPA SURFACE AREA	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
POOL SPA DECK SURFACE AREA	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
TOTAL IMPERVIOUS COVERAGE	300 SQ. FT.	0 SQ. FT.	300 SQ. FT.
LOT SIZE	18,400 SQ. FT.	0 SQ. FT.	18,400 SQ. FT.
EXISTING BUILDING COVERAGE	12.5%	0.0%	12.5%
TOTAL BUILDING COVERAGE	14.3%	0.0%	14.3%
EXISTING IMPERVIOUS COVERAGE	2.04%	0.0%	2.04%
TOTAL IMPERVIOUS COVERAGE	8.3%	0.0%	8.3%
TOTAL LOT COVERAGE	21.04%	0.0%	21.04%



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 12a
Type Resolution
Department City Council

Agenda Date 5/21/2024

Number Resolution R-24-4926

Title

Consideration of a variance to lot size, side yard setback, maximum lot coverage, and maximum impervious coverage on Lot 3, Block 19, of Woodland Hills at Colleyville, located at 3401 Middleton Way, Case VC24-003

Explanation

Reading and Public Hearing

THE ITEM WAS TABLED FROM THE APRIL 2, 2024 MEETING. Staff visited the site with the applicant and owner to review the request. One possible compromise is to require the proposed structure to align with the house (no variance to side yard setback) and not allow for the proposed additional concrete and turf beyond the paving needed for the proposed patio cover. The lot coverage would be approximately 38% and the impervious coverage would be approximately 63%.

Strong Rock Landscaping, the applicant, has submitted a request for a variance to the provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code, specifically to lot size (area, width, and depth), lot coverage, side yard setback, and impervious coverage in the RD Two-Family Residential zoning district. The request is to allow for a new patio cover to be built within the required side yard setback and to allow for the site to exceed the maximum allowable lot and impervious coverage to allow for additional concrete and turf to be added in the backyard.

Existing Conditions/Background: The subject property, 3401 Middleton Way, has RD zoning and is located east of the intersection of Cheek-Sparger and Pembroke Road West. The subject property is generally located northeast of the intersection of Cheek-Sparger Road and Martin Parkway, and is developed with a single-family residence built in 1988.

Requested Variance: The applicant is requesting a variance to the lot size (area, width, and depth), allowable maximum lot coverage, side yard setback, and maximum impervious coverage to allow for a new patio cover to be built and to add additional turf and concrete in the backyard. The patio cover would be placed within the required 10 foot side yard setback. Additionally, the lot does not conform to the lot size, lot setback, and lot and impervious coverage requirements of the R-20 zoning district standards, and as such would require variances to permit new construction.

Section 3.14 RD - Two-Family Residential District

F. Single-Family Residential Uses – When a property with RD zoning is developed with a single-family residential use, the property shall conform to the standards of the R-20 Single Family Residential zoning district.

Minimum Lot Size	20,000 square feet	9,689 square feet
Minimum Lot Width	100 feet	85 feet
Minimum Lot Depth	125 feet	115 feet
Front/Street Side Building Line	30 feet	
Side Building Line	10 feet	6 feet
Rear Building Line	25 feet	
Max. Lot Coverage	30%	~41%
Max. Impervious Coverage	60%	~79%

Analysis: Properties developed for a single-family use in the RD zoning district must conform to R-20 Single Family Residential standards. The lot fails to meet the lot size requirements of R-20 and requires a variance to allow for new construction. The proposed cover would be attached to the house and made integral to the home. The cover would extend into the required side yard setback and be placed 6 feet away from the side property line. The lot is currently at 66.56% impervious coverage and the new patio cover, turf, and concrete would place the lot at approximately 79% impervious coverage.

Plat Status: The property is currently platted as Lot 3, Block 19, of the Woodland Hills Addition.

DRC Review: The Development Review Committee (DRC) reviewed the request at their March 18, 2024 meeting and offered the following comments to the applicant.

1. Encroachment agreement is required to encroach into existing 5' drainage and utility easement.
2. Typically, vertical improvements are not recommended for approval by staff, but final approval is determined by the Public Works Director.

Drainage: NA

Surrounding Development: The properties to the north, east, and west are zoned RD and contain single-family residential development. Cheek-Sparger Road is located to the south.

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 denial due to technical non-compliance.

Financial Impact

There is no financial impact to the City.

Recommendation

Denial

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Site Plan
7. Attached Patio Cover
8. Pergola Exhibits
9. Site Plan Concrete and turf
10. Notification Letter
11. Notification Map
12. Notification List
13. Resolution R-24-4926
14. Resolution R-24-4926 - Compromise

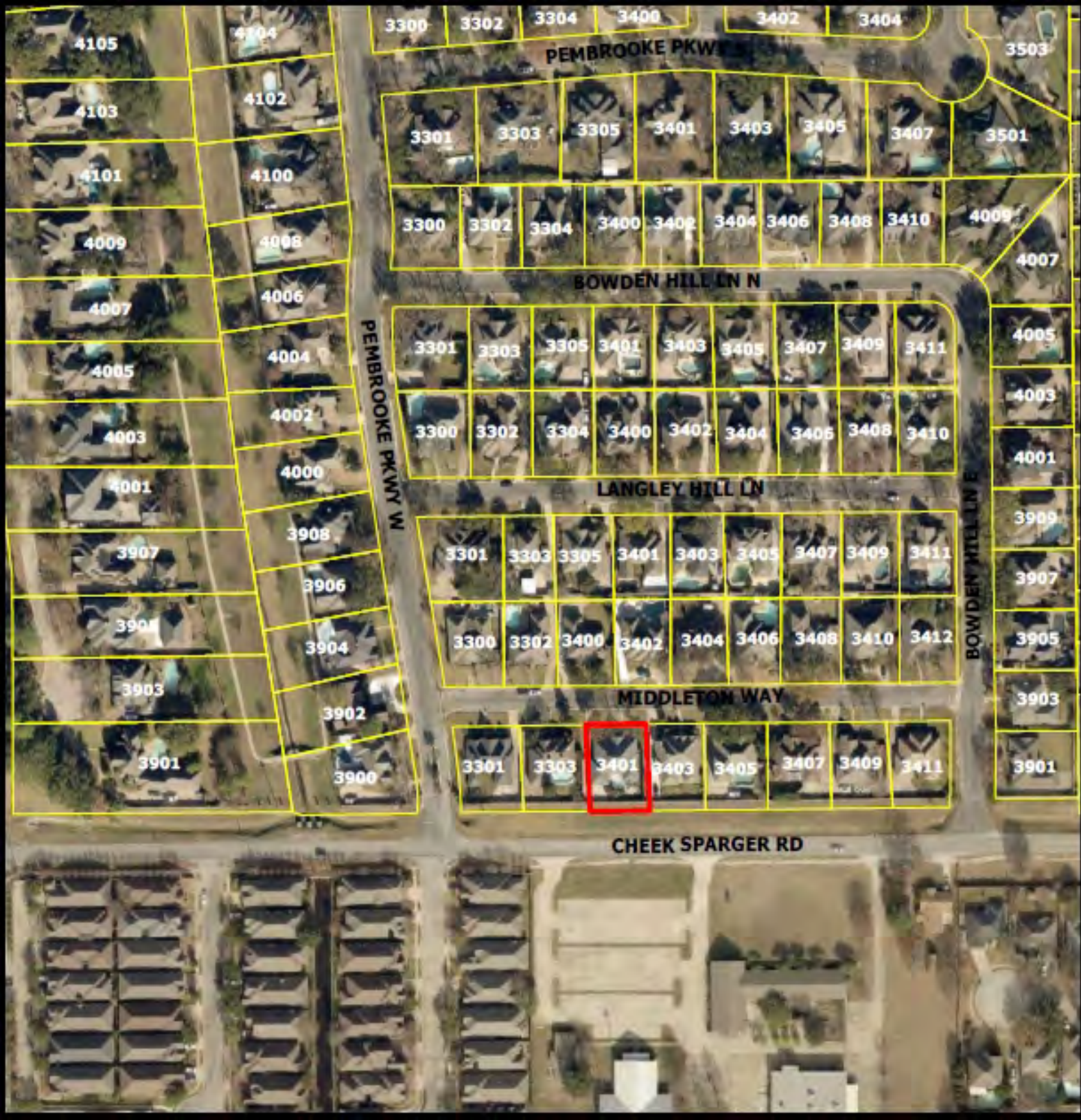
From: [Strong Rock Landscaping & Outdoors](#)
To: [Christopher Pham](#)
Subject: Re: 3401 Middleton Way Variance Requests
Date: Monday, March 25, 2024 1:31:29 PM
Attachments: [image001.png](#)

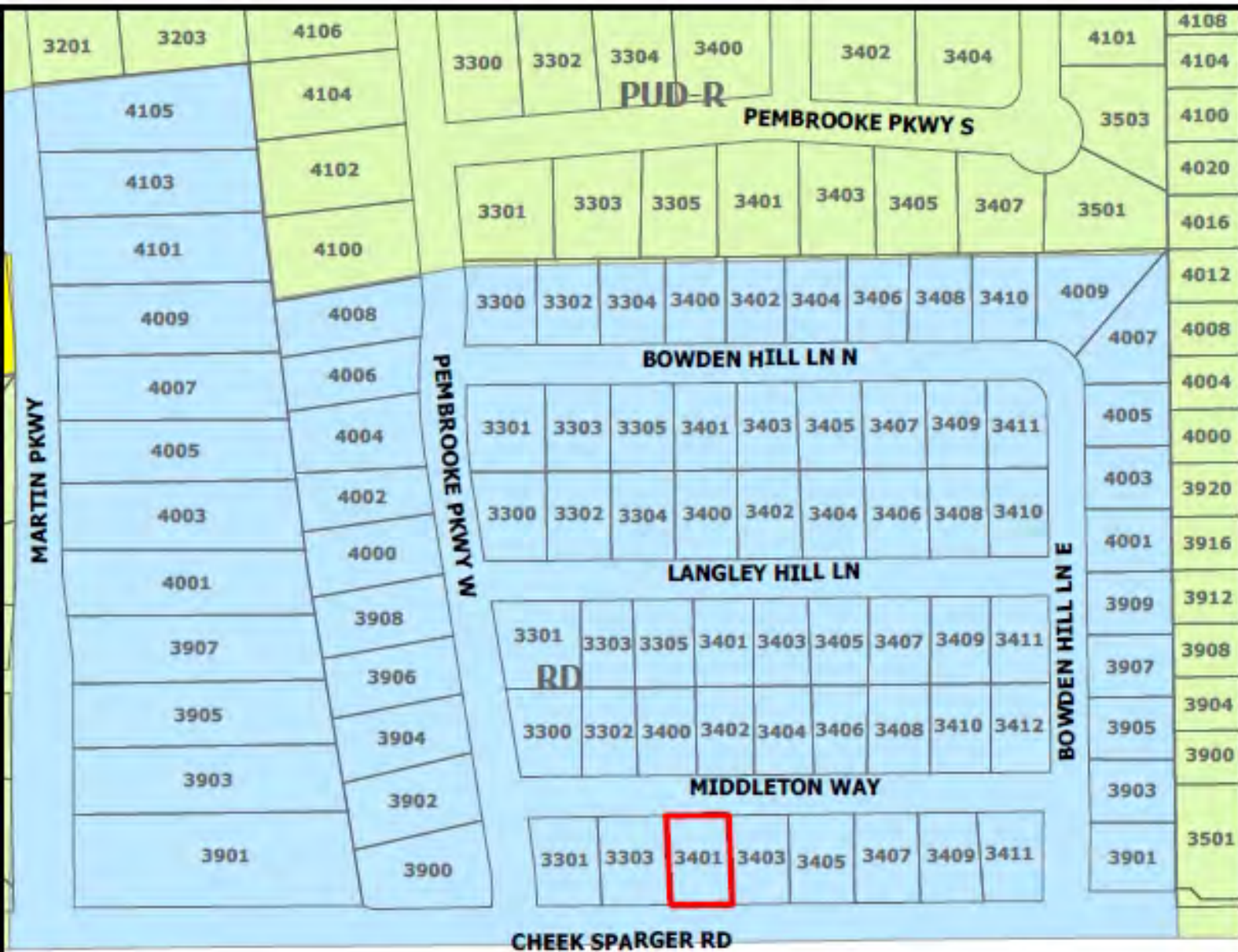
Hello Chris,

Can you please reschedule our variance request for the April 16th city council meeting please.

Thank you

Strong Rock Landscaping & Outdoors
Isaac Garcia (214) 684-6288







3401 Middleton way Statement of Objectives

- Concrete will slab along the East side of the house but not attached to the foundation (1ft separation)
- Concrete slab under the new pergola area on the back of the house connected to the existing sidewalk around the pool
- Turf install along the back part of the yard closest to the brick fence (12x39)
All concrete will be sloped to properly to the drain
- All concrete will be sloped to properly to the the drains
- All drains will be upgraded to accommodate all the new upgrades

Several other houses in the vicinity also fully cover the backyard



Statement of Planning Objectives for 3401 Middleton way

- The pergola will be built more than 6ft from perimeter fences
- Pergola height 8ft tall at maximum point
- Similar pergola has been built on the same street
- Pergola will be built with natural cedar
- Pergola will not be attached to the house structurally

Houses in the neighborhood with pergolas:

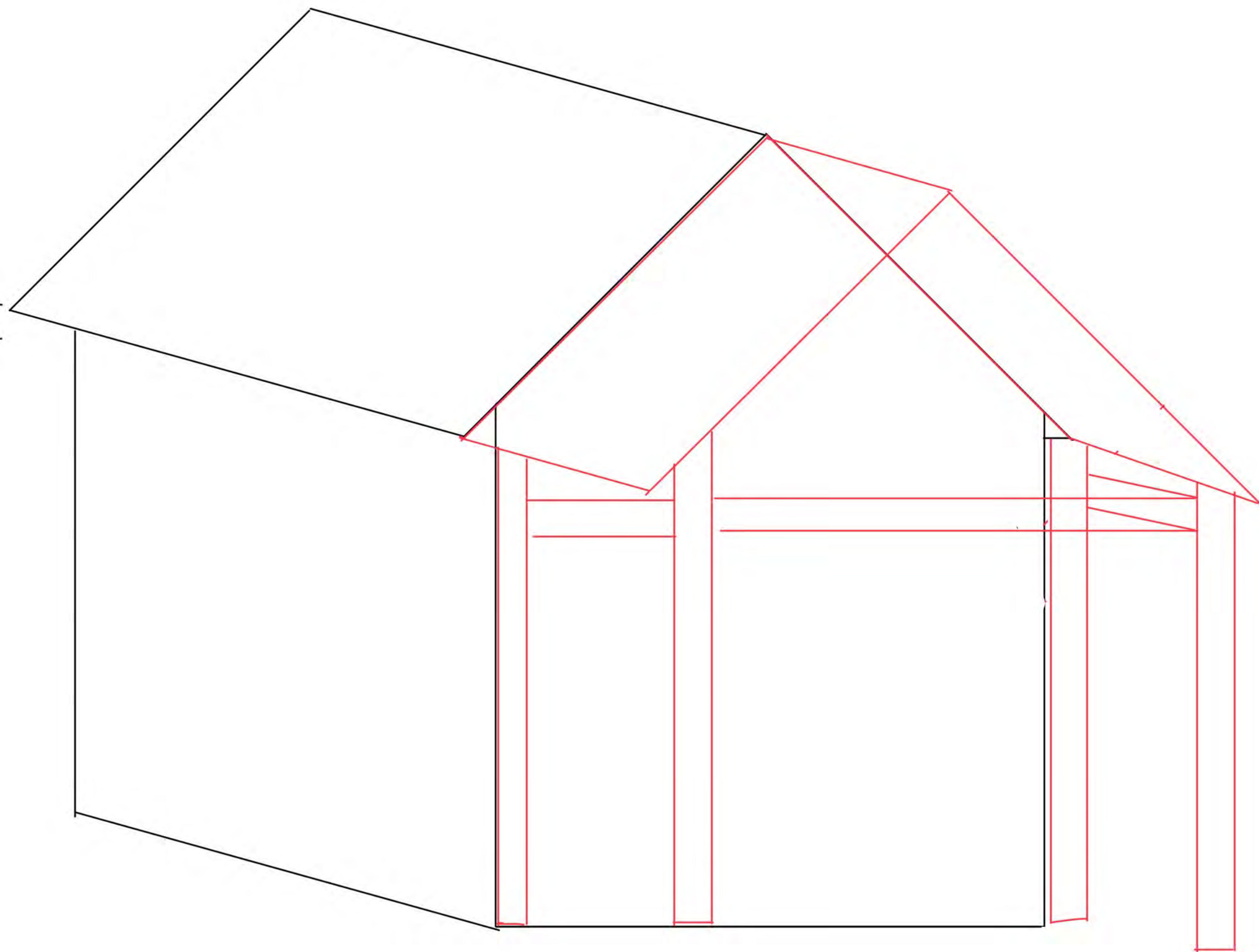












12 ft

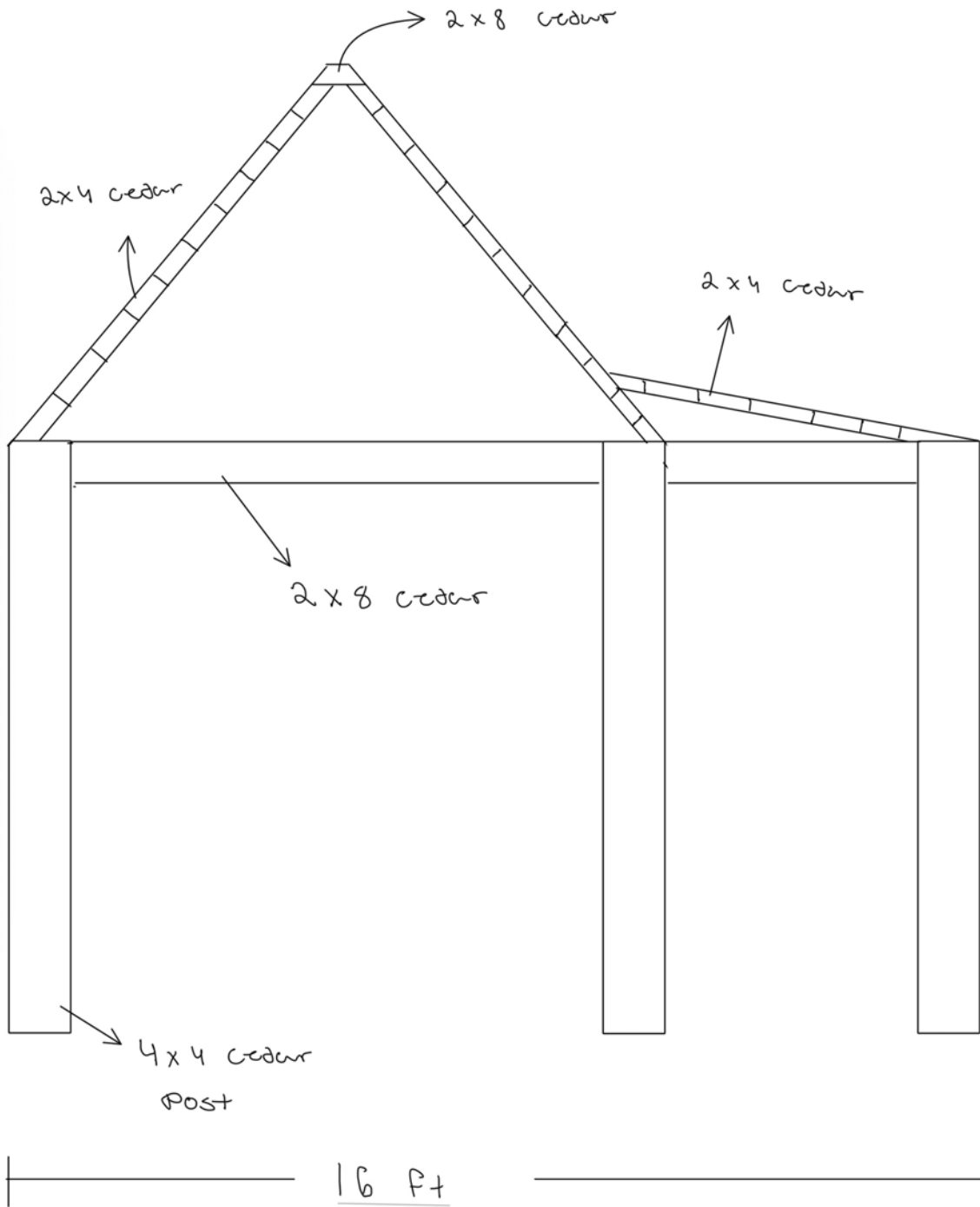
16 ft

3401 Middleton Way Pergola Exhibits

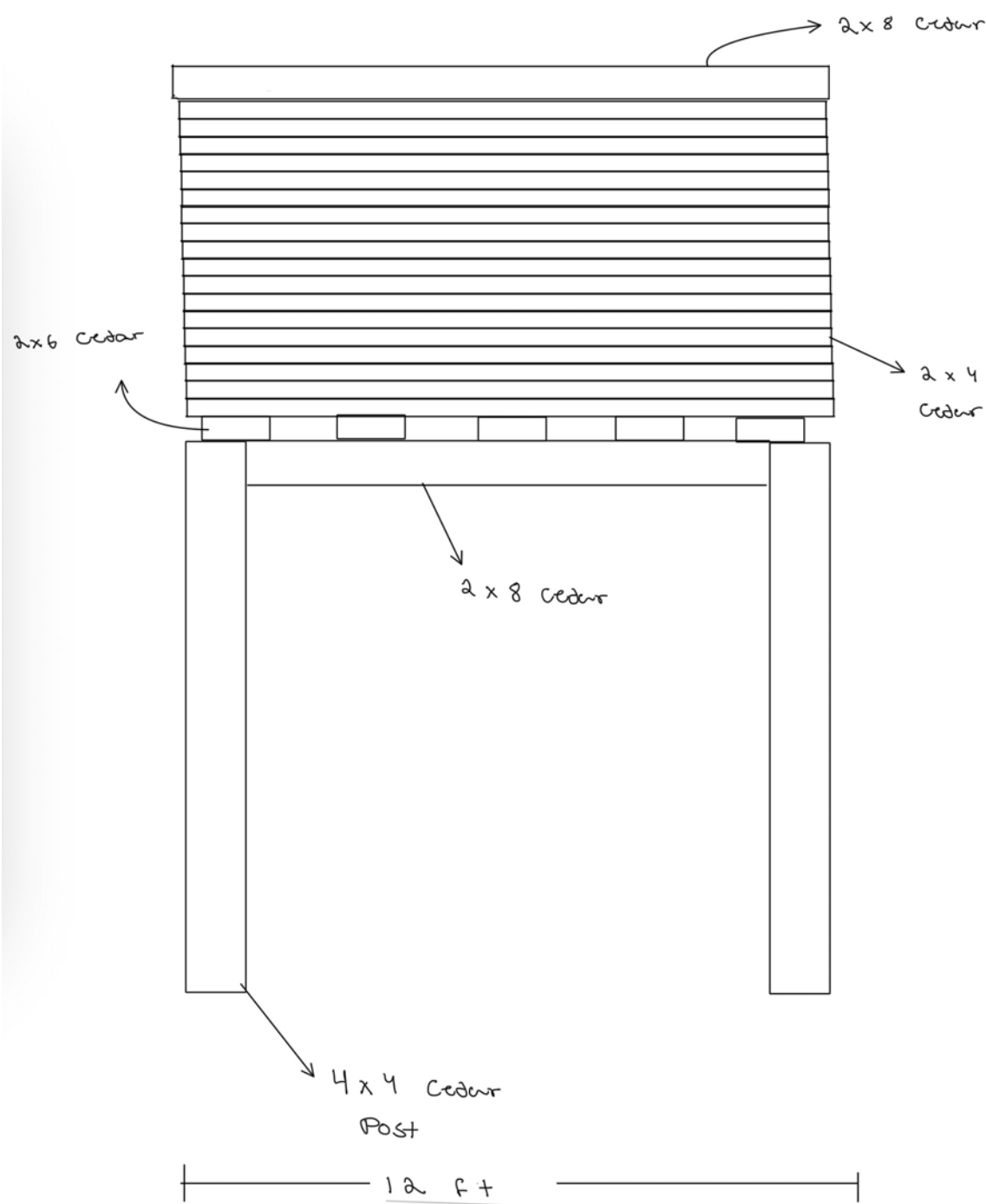


- The Red Line shows where the pergola will be attached to the house

Front Elevation



Side Elevation





Being Lot 3, Block 19, AMENDING PLAT OF WOODLAND HILLS, SIXTH FILING, an Addition in Tarrant County, Texas, according to the Map or Plat thereof, recorded in Volume 388-181, Page 65, Plat Records, Tarrant County, Texas.



- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ◇ 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ◆ 60d NAIL FOUND
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC

—OHP—
OVERHEAD ELECTRIC
POWER

OVERHEAD ELECTRIC SERVICE

CHAIN LINK

WOOD FENCE 0.5'
WIDE TYPICAL

IRON FENCE

BARBED WIRE

—□—

EDGE OF ASPHALT

EDGE OF GRAVEL

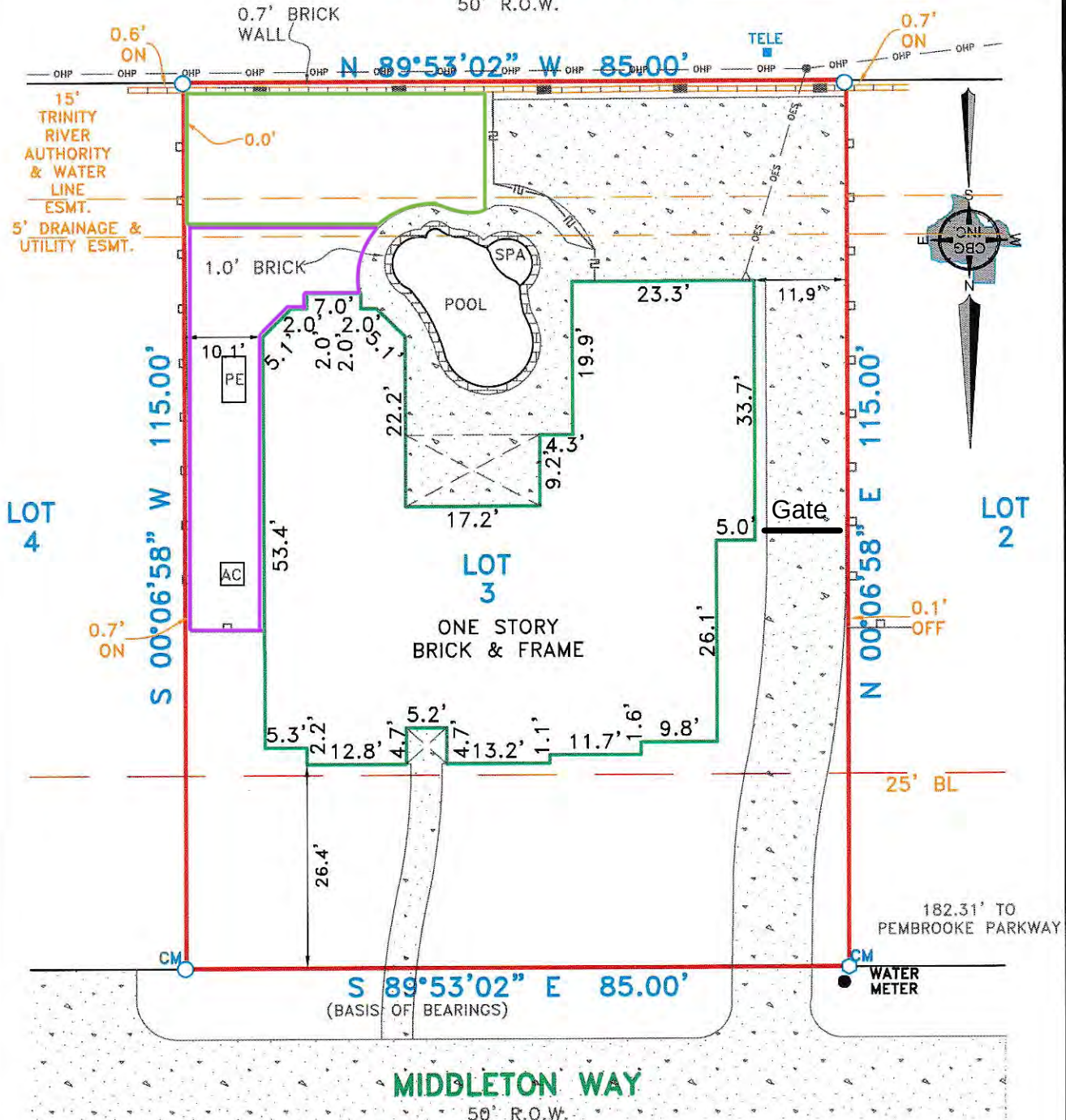
CONCRETE

COVERED AREA

- 763 SQ ft. of new concrete
- 468 SQ.ft of turf

CHEEK-SPARGER ROAD

50' R.O.W.



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS,
CONDITIONS, AND EASEMENTS
CONTAINED IN INSTRUMENTS RECORDED IN

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48439C0230K, this property does lie in Zone X and DOES NOT lie within the 100 year flood zone.



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:

**City Council Meeting: Tuesday, April 2, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Consideration of a Variance to lot size, side yard setbacks, and maximum impervious coverage on Lot 3, Block 19, of Woodland Hills at Colleyville. The purpose of the variance is to allow for an attached patio cover to be built within the required side yard setback and concrete and turf to be added to the backyard which would exceed the allowable 60% impervious coverage. The size of the lot does not comply with the minimum area, width, or depth regulations.

Zoning Case: VC24-003

Applicant: Strong Rock Landscaping

Owner: Eleazar Mendoza

Location: 3401 Middleton Way

Property Description: Lot 3, Block 9, Woodland Hills at Colleyville

Present Zoning: RD Two-Family Residential

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. Action by the City Council serves as a final action on the request.

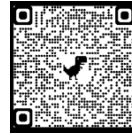
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address or email below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@colleyville.com**

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 817.503.1050. Please reference the zoning case number when requesting information.

Christopher Pham

Christopher Pham
Planner



Owner Name	Owner City	Owner Zip	Situs Address
EAST, DANNY GILBERT	COLLEYVILLE, TX	76034	4000 PEMBROOKE PKWY W
FISHER, GERALD	COLLEYVILLE, TX	76034	3401 LANGLEY HILL LN
SAVOIE, JOSEPH	COLLEYVILLE, TX	76034	3905 MARTIN PKWY
GRUMMER, ROGER H	COLLEYVILLE, TX	76034	3305 LANGLEY HILL LN
ORANGE SHARK 13 REVOCABLE TRUST	COLLEYVILLE, TX	75234	3300 MIDDLETON WAY
WALLACE, JOHN D	COLLEYVILLE, TX	76034	3304 LANGLEY HILL LN
HUBNIK, MELODY A	COLLEYVILLE, TX	76034	3302 LANGLEY HILL LN
MONTGOMERY, GREG	COLLEYVILLE, TX	76034	3302 MIDDLETON WAY
DO, KATHY	REDMOND, WA	98052	3404 MIDDLETON WAY
JONES, PATRICK F	COLLEYVILLE, TX	76034	3407 BOWDEN HILL LN N
GALANTE, WENDY	COLLEYVILLE, TX	76034	3406 MIDDLETON WAY
BEALS, ENELL	COLLEYVILLE, TX	76034	3405 BOWDEN HILL LN N
NOVAK, DAVID	COLLEYVILLE, TX	76034	3403 LANGLEY HILL LN
CANTU, GARY	COLLEYVILLE, TX	76034	3410 MIDDLETON WAY
MOSS, JAMES R	COLLEYVILLE, TX	76034	3901 MARTIN PKWY
JONES, PAUL	COLLEYVILLE, TX	76034	3303 BOWDEN HILL LN N
BURSON, BONNIE BETH	COLLEYVILLE, TX	76034	3407 LANGLEY HILL LN
BARSALLO, CESAR J	COLLEYVILLE, TX	76034	3403 MIDDLETON WAY
DEVITO, HELEN MARIE EST	COLLEYVILLE, TX	76034	3402 MIDDLETON WAY
BAILEY, MARY H	COLLEYVILLE, TX	76034	3303 LANGLEY HILL LN
FANNIN, WILLIAM P	COLLEYVILLE, TX	76034	3403 BOWDEN HILL LN N
SULAK, DEBORAH	COLLEYVILLE, TX	76034	3301 MIDDLETON WAY
JOHNSON, LARRY B	COLLEYVILLE, TX	76034	3408 LANGLEY HILL LN
GREER, BRADLEY	COLLEYVILLE, TX	76034	3404 LANGLEY HILL LN
MILLER, RONALD JAKE	COLLEYVILLE, TX	76034	3409 LANGLEY HILL LN
BRUTON, MELANIE M	COLLEYVILLE, TX	76034	3303 MIDDLETON WAY
PAZIK, CYNTHIA	COLLEYVILLE, TX	76034	3402 LANGLEY HILL LN
LEMERE, DEBORAH	COLLEYVILLE, TX	76034	3902 PEMBROOKE PKWY W
BILL AND MARY OTTO FAMILY TRUST	COLLEYVILLE, TX	76034	3412 MIDDLETON WAY
BALLARD, CHRISTOPHER L ETAL	COLLEYVILLE, TX	76034	3305 BOWDEN HILL LN N
HAKES, DANA	COLLEYVILLE, TX	76034	3904 PEMBROOKE PKWY W
BATES, STEPHEN	COLLEYVILLE, TX	76034	3411 LANGLEY HILL LN
SILVERMAN, DONALD	DALLAS, TX	75261	3411 MIDDLETON WAY
LETHCOE, CHERRY	COLLEYVILLE, TX	76034	3908 PEMBROOKE PKWY W
LEE, WEI JEN	COLLEYVILLE, TX	76034	3903 MARTIN PKWY
DAVIS, KELLY	COLLEYVILLE, TX	76034	3409 MIDDLETON WAY
SANCHEZ, MARIO A	COLLEYVILLE, TX	76034	3400 MIDDLETON WAY
IXANOV, RUSTEM	COLLEYVILLE, TX	76034	3301 LANGLEY HILL LN
MENDOZA, ELEAZAR	COLLEYVILLE, TX	76034	3401 MIDDLETON WAY
CABLE, RYAN	COLLEYVILLE, TX	76034	3405 LANGLEY HILL LN
BARNA, MARY ANN	COLLEYVILLE, TX	76034	3406 LANGLEY HILL LN
SHELTON, MELANIE	COLLEYVILLE, TX	76034	3400 LANGLEY HILL LN
BEVERS, KELLY	COLLEYVILLE, TX	76034	3300 LANGLEY HILL LN
HABAS, ANDREW	COLLEYVILLE, TX	76034	3907 MARTIN PKWY
BESSINGER, STANLEY	COLLEYVILLE, TX	76034	3407 MIDDLETON WAY
MCCARTNEY, CAMERON	COLLEYVILLE, TX	76034	3405 MIDDLETON WAY
AYERS, CRAIG W	COLLEYVILLE, TX	76034	3408 MIDDLETON WAY
CALDWELL, CARLA	COLLEYVILLE, TX	76034	3401 BOWDEN HILL LN N
ZIEGLER, DAVID C	COLLEYVILLE, TX	76034	3410 LANGLEY HILL LN
GRATZKE, MARY KATHRYN	COLLEYVILLE, TX	76034	3906 PEMBROOKE PKWY W
CARLISLE, ROBERT	COLLEYVILLE, TX	76034	3900 PEMBROOKE PKWY W
ROBERTSON, JULIE J	COLLEYVILLE, TX	76034	3301 BOWDEN HILL LN N
STOVALL, SCOTT	COLLEYVILLE, TX	76034	3905 BOWDEN HILL LN E
RICKS, BRITTNEY	COLLEYVILLE, TX	76034	3903 BOWDEN HILL LN E
YU, CHIAO-CHIN MARK	COLLEYVILLE, TX	76034	3901 BOWDEN HILL LN E
WOODLAND HILLS (COLLEYVILLE)	COLLEYVILLE ,TX	76034	COURTESY NOTICE
CREEKSIDE	COPPELL ,TX	75019	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED
Strongrock Landscaping	McKinney, TX	75071	

RESOLUTION R-24-4926

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR LOT AREA, LOT WIDTH, LOT DEPTH, LOT COVERAGE, SIDE YARD SETBACK, AND IMPERVIOUS COVERAGE IN THE RD TWO-FAMILY RESIDENTIAL DISTRICT, FOR LOT 3, BLOCK 19, WOODLAND HILLS ADDITION, LOCATED AT 3401 MIDDLETON WAY

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

- Sec. 1. THAT the variance to allow for the lot area to be approximately 9,689 square feet, the lot width to be 85 feet, the lot depth to be 115 feet, the impervious coverage to be 79 percent, the lot coverage to be 41 percent, and to allow for an attached patio cover with a side yard setback of 6 feet in the RD Two-Family Residential district located at 3401 Middleton Way (the "Property"), as depicted in Exhibit "A" hereto, is approved.
- Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, ON THIS THE 21ST DAY OF MAY 2024.

Mayor Bobby Lindamood	_____	George Bond, Place 2	_____
Brandi Elder, Place 1	_____	Ben Graves, Place 4	_____
Scotty Richardson, Place 3	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

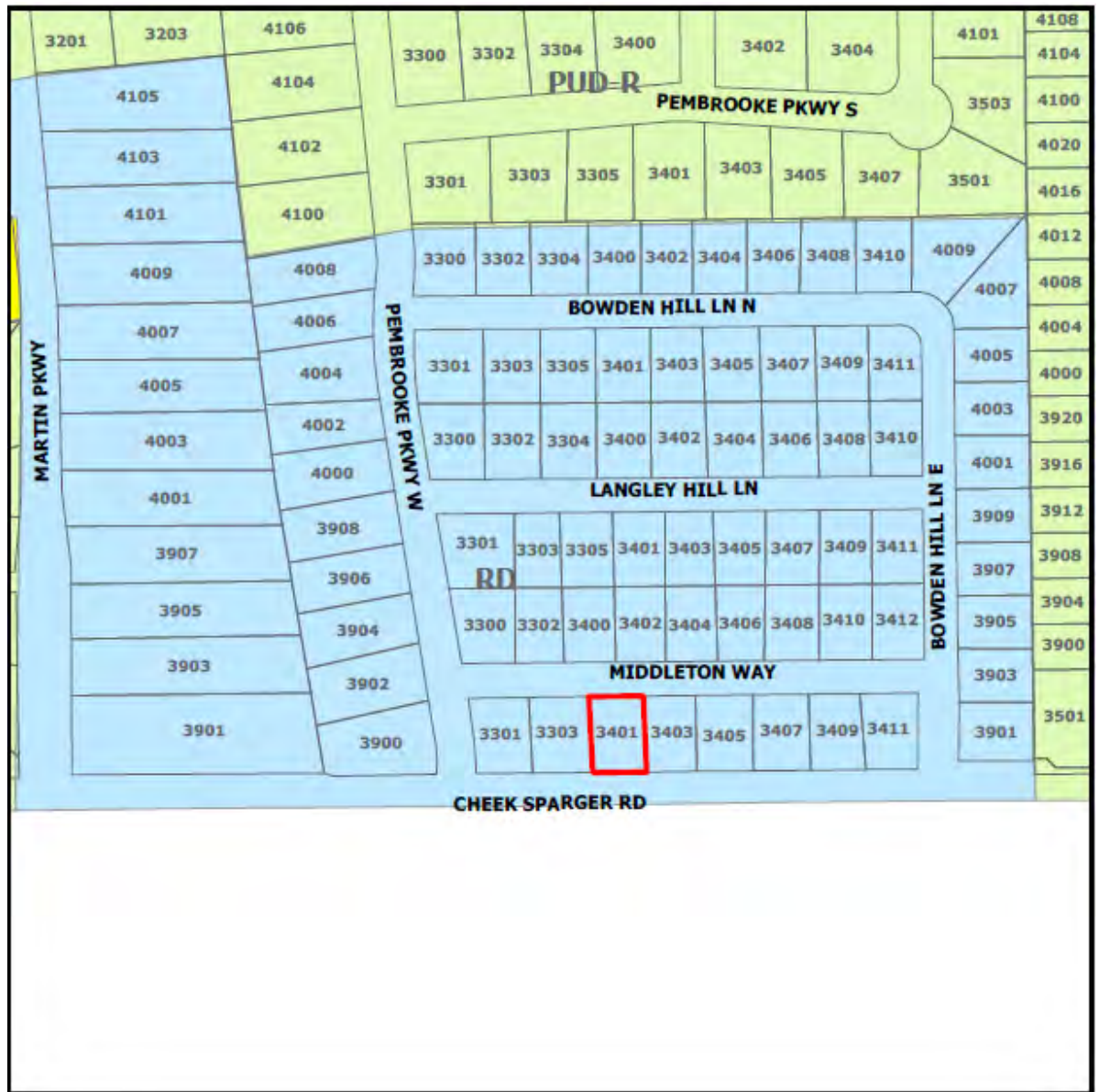
ATTEST:

CITY OF COLLEYVILLE

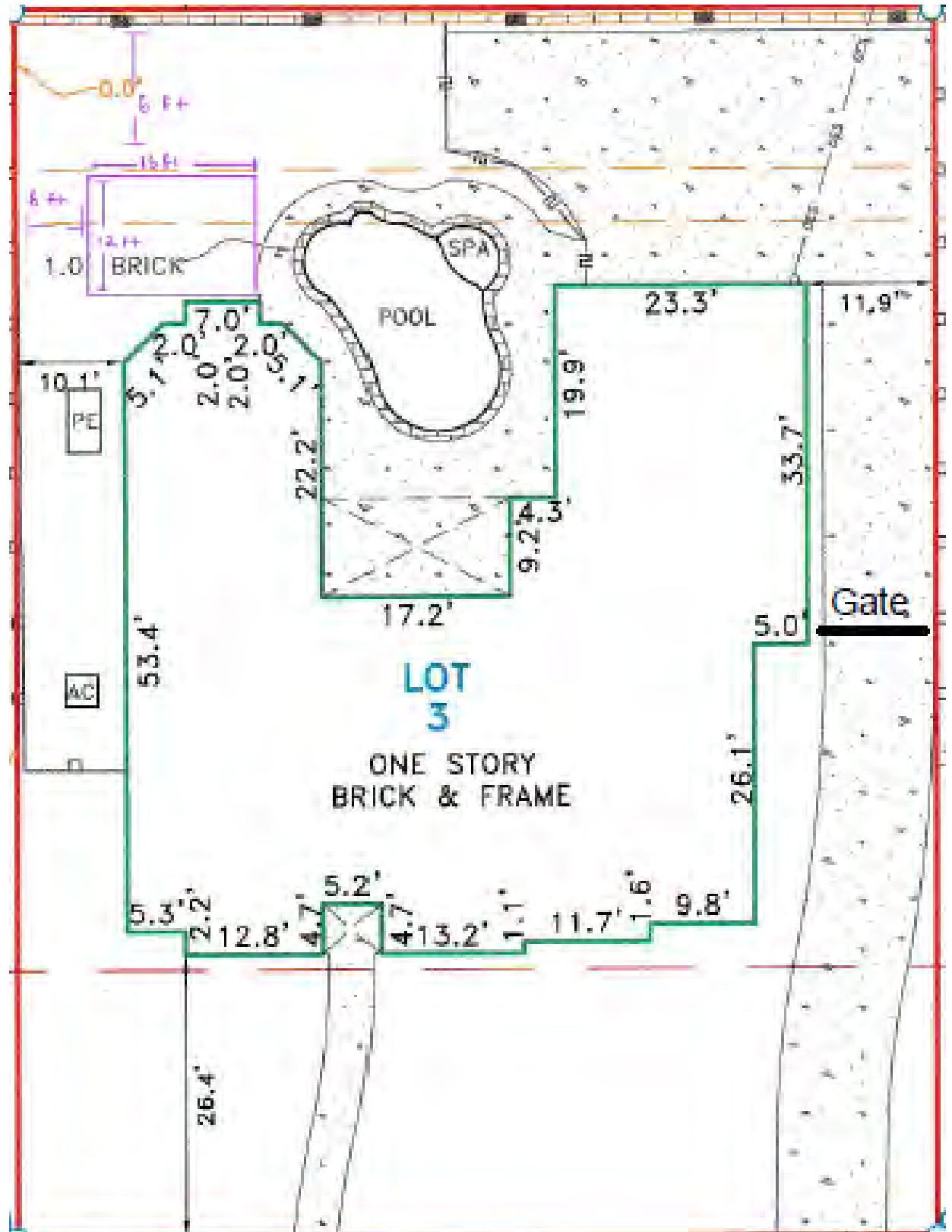
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

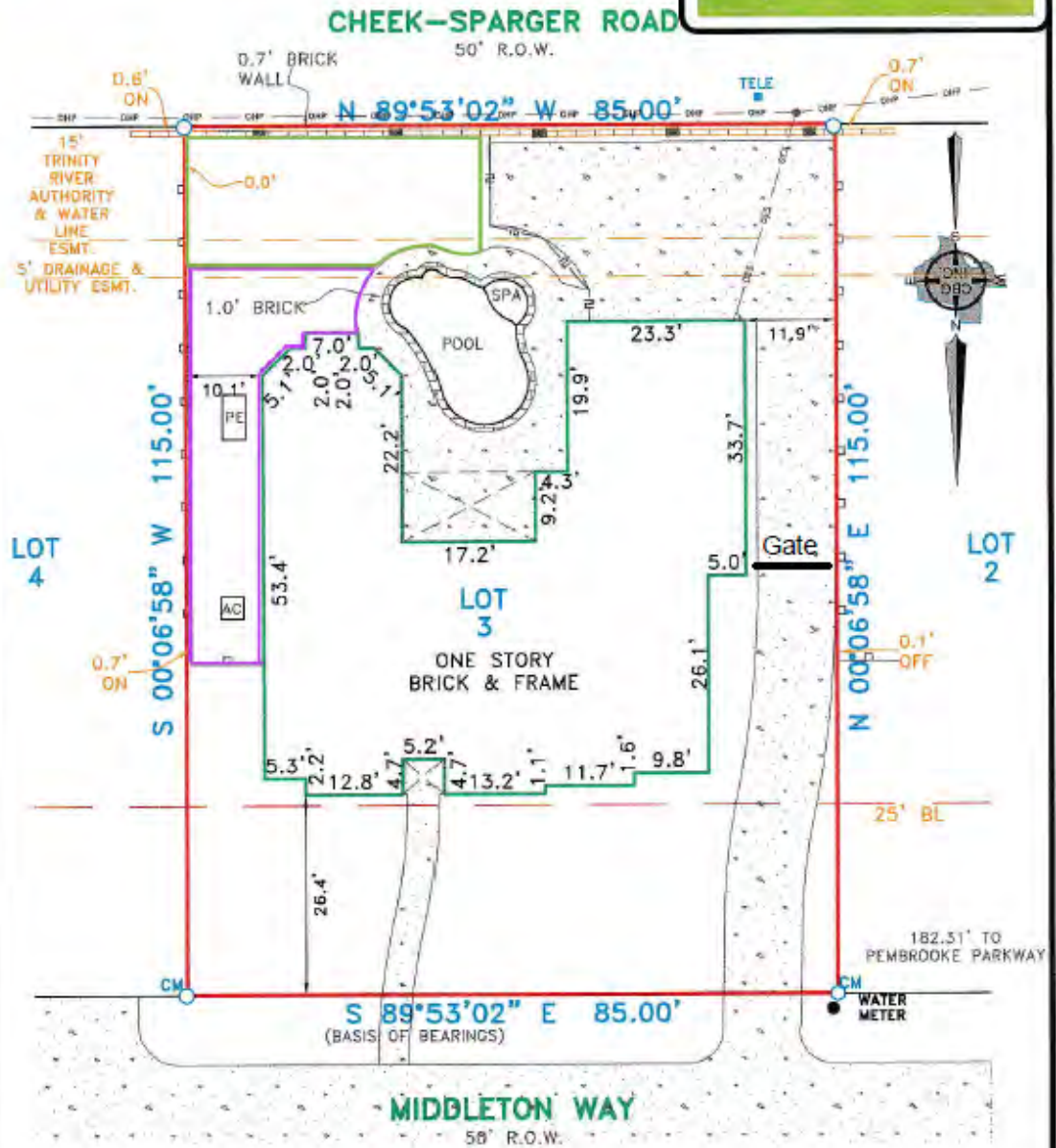
Attachment "A"



Attachment "B"



- - 763 SQ. FT. OF NEW CONCRETE
- - 468 SQ. FT. OF TURF

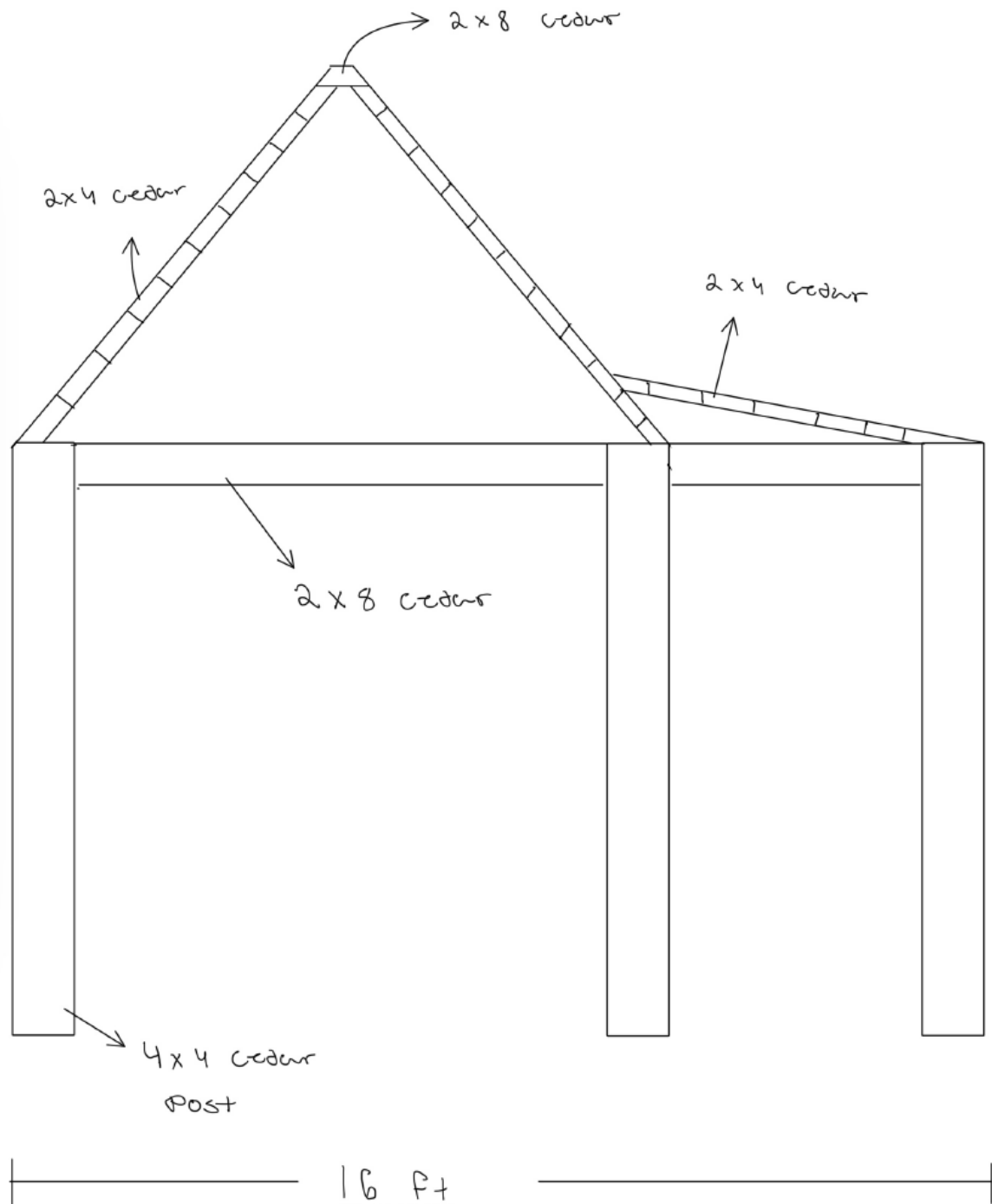


3401 Middleton Way Pergola Exhibits

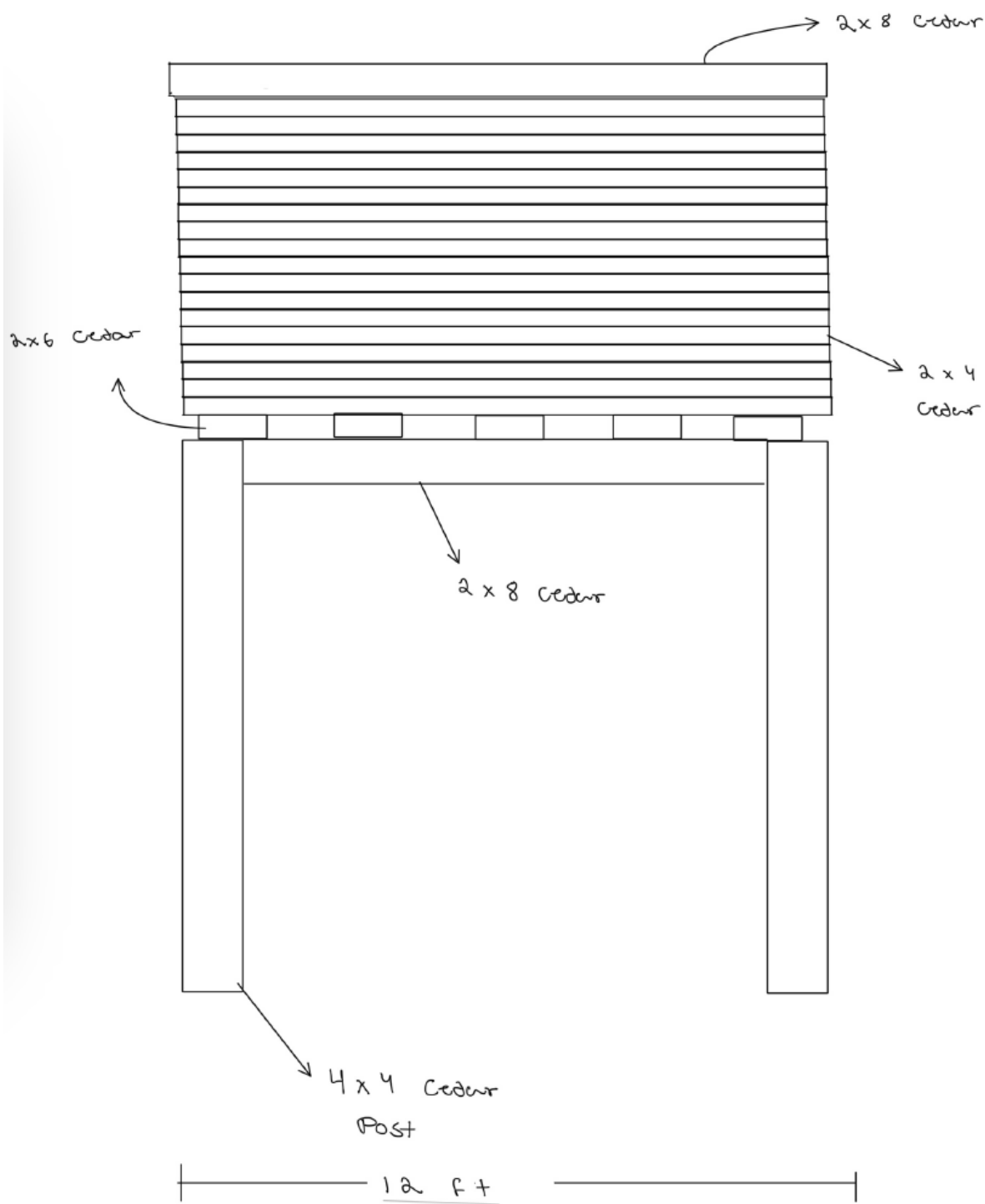


- The Red Line shows where the pergola will be attached to the house

Front Elevation



Side Elevation



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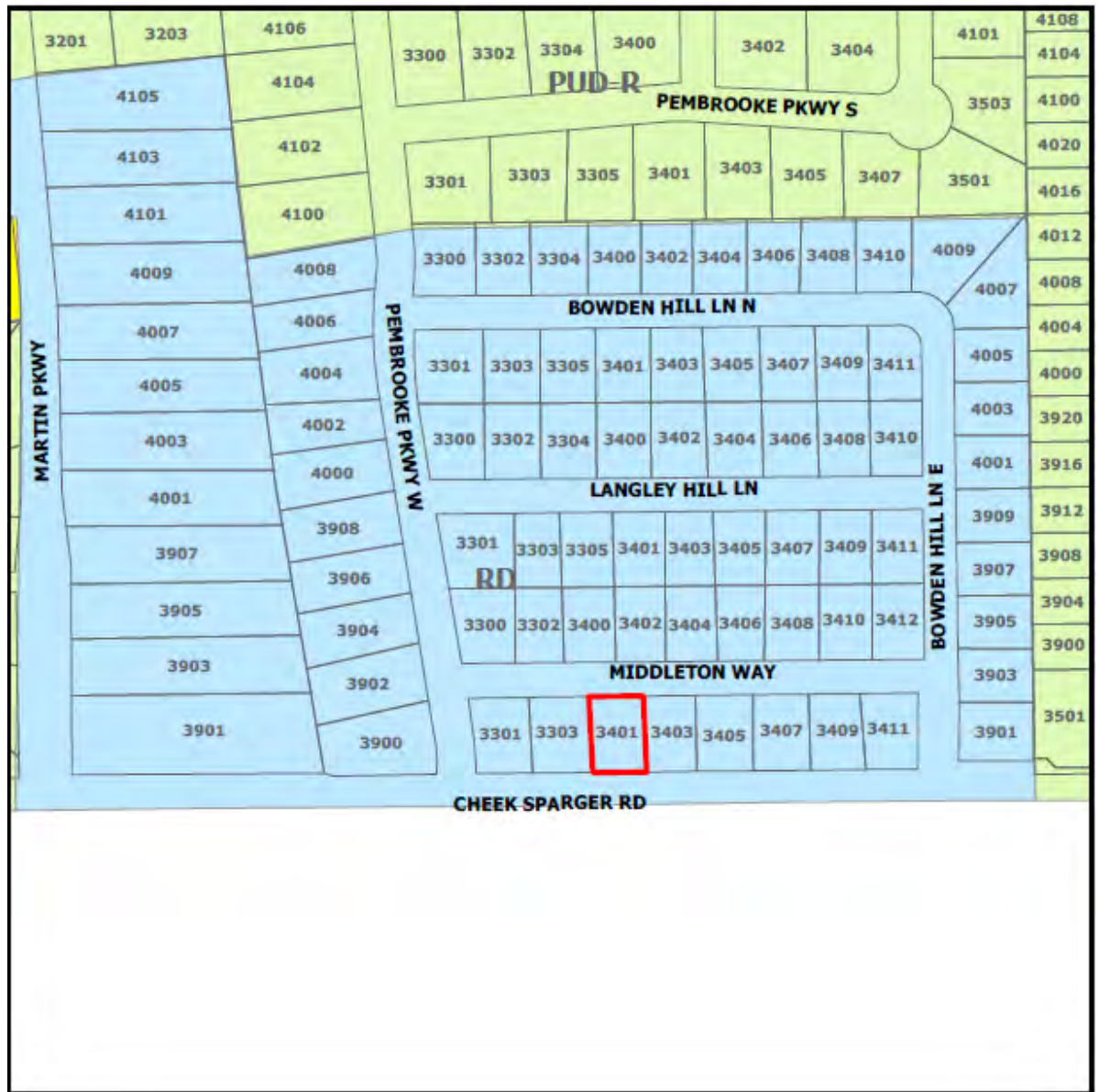
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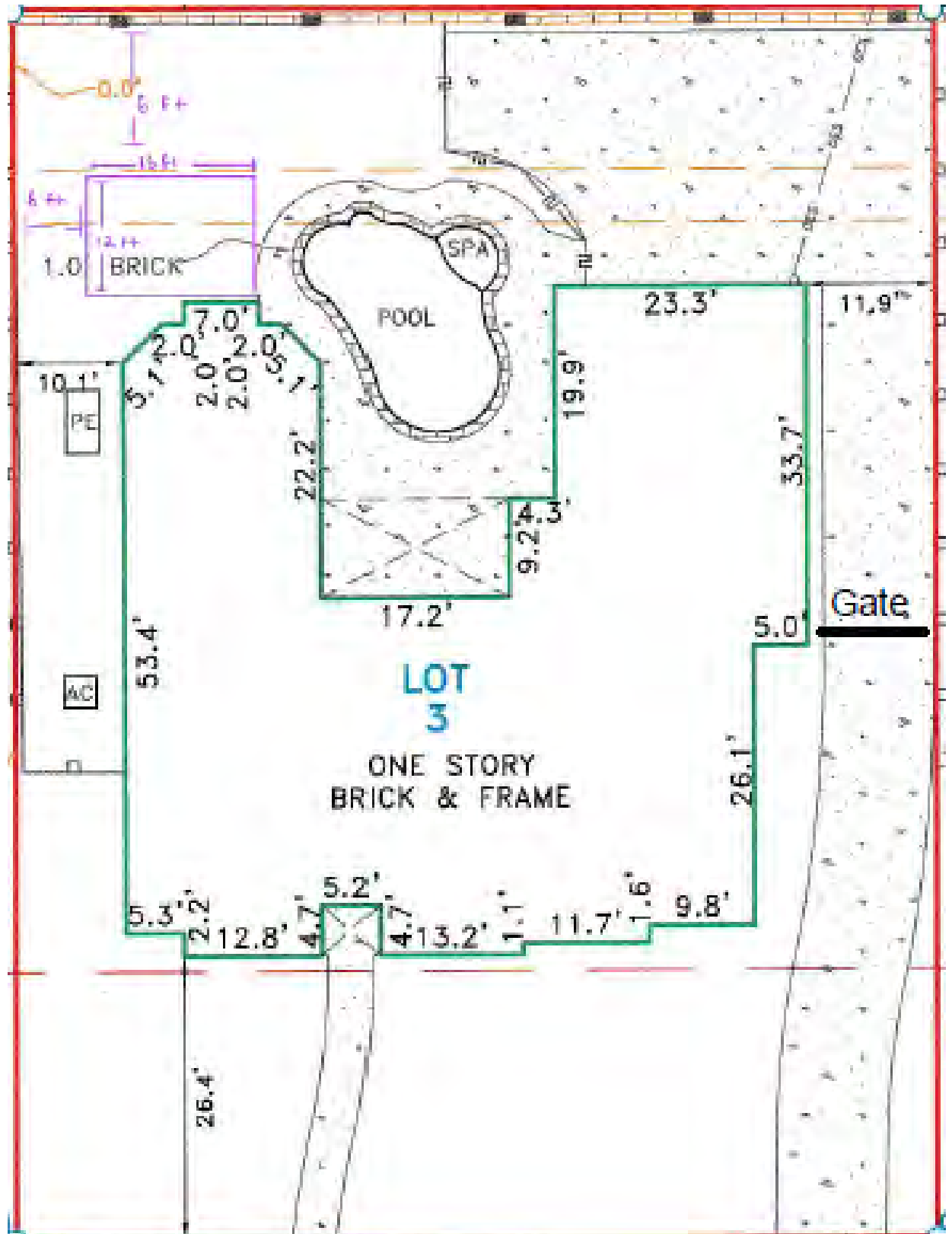
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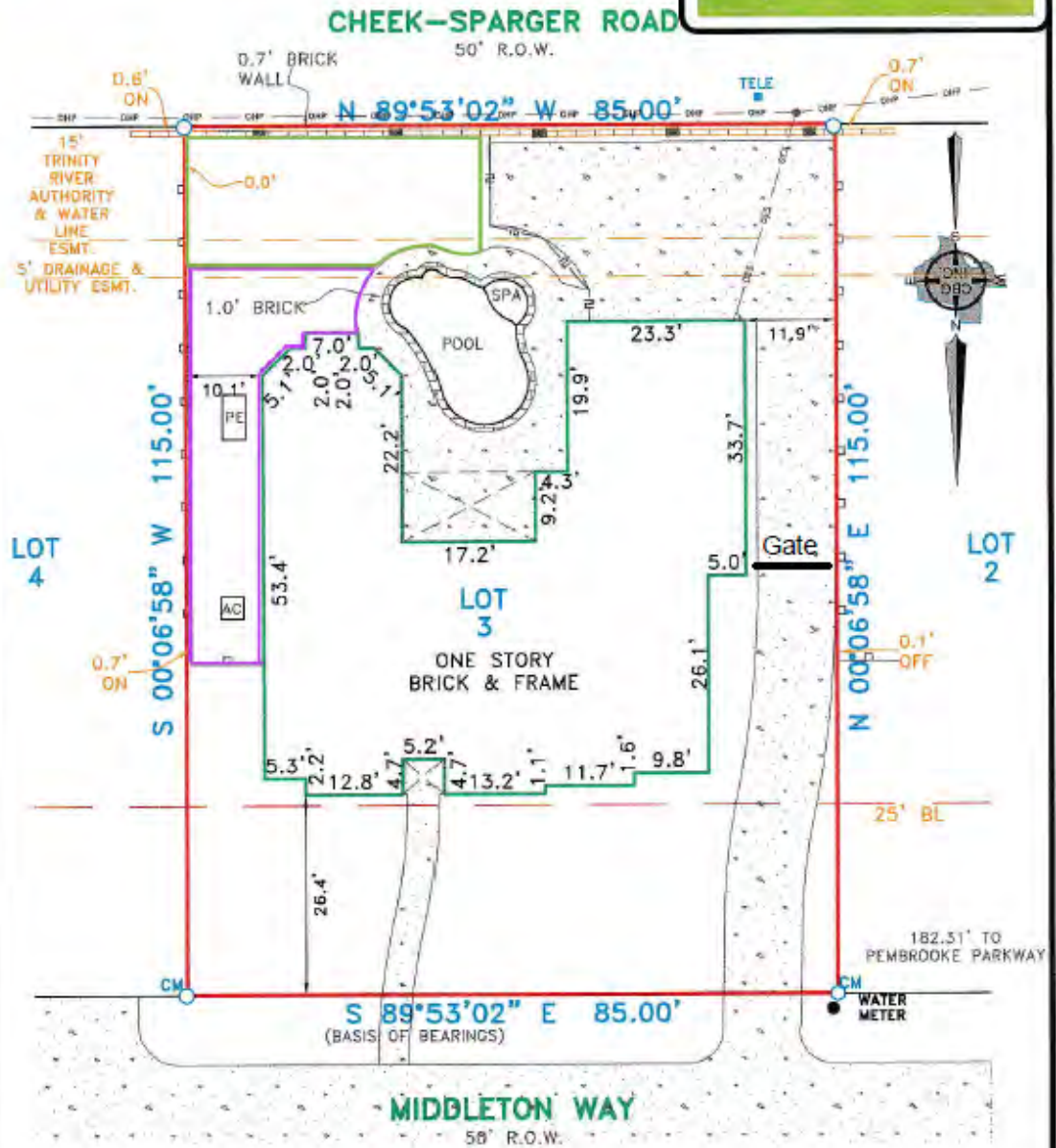
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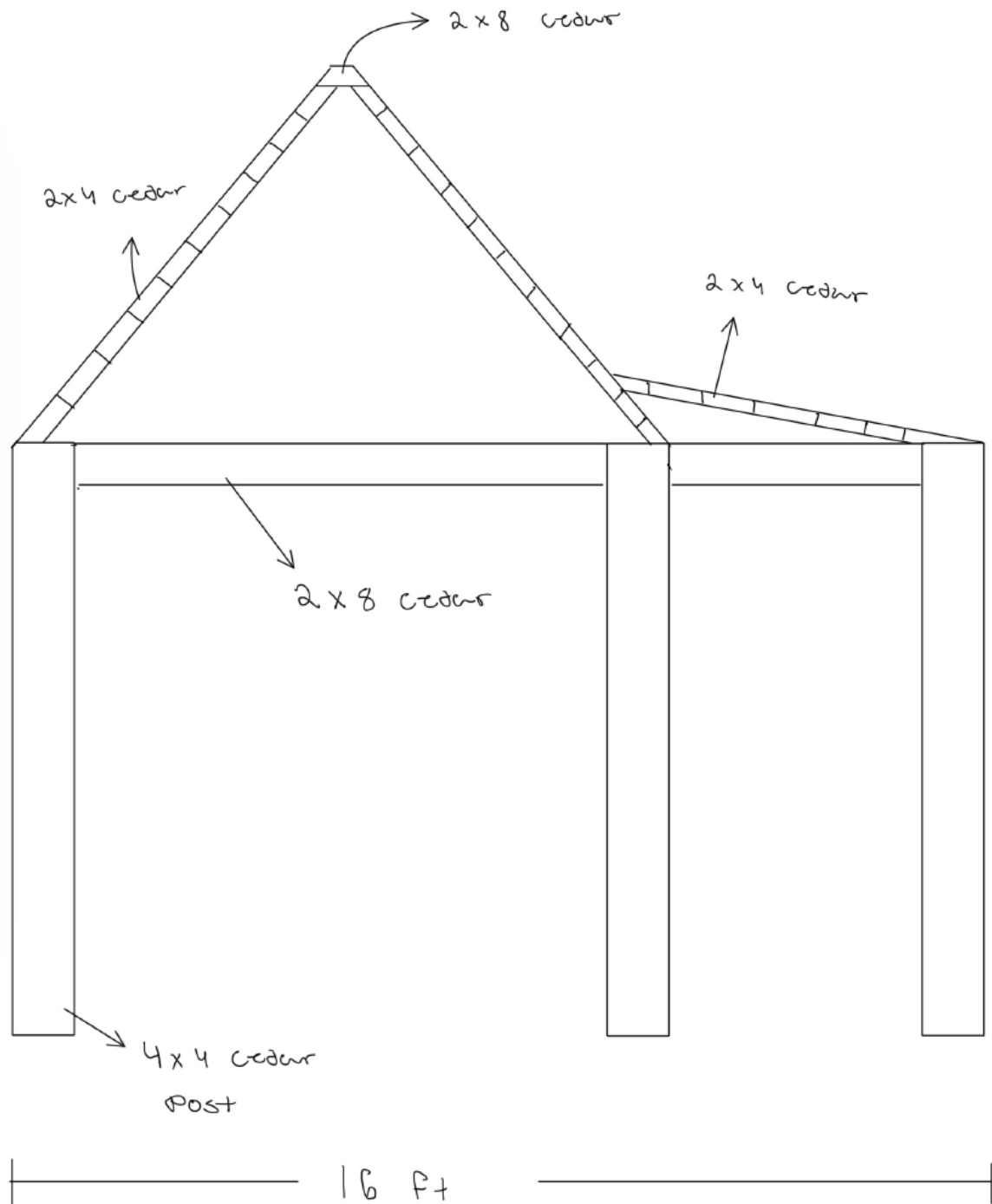


3401 Middleton Way Pergola Exhibits

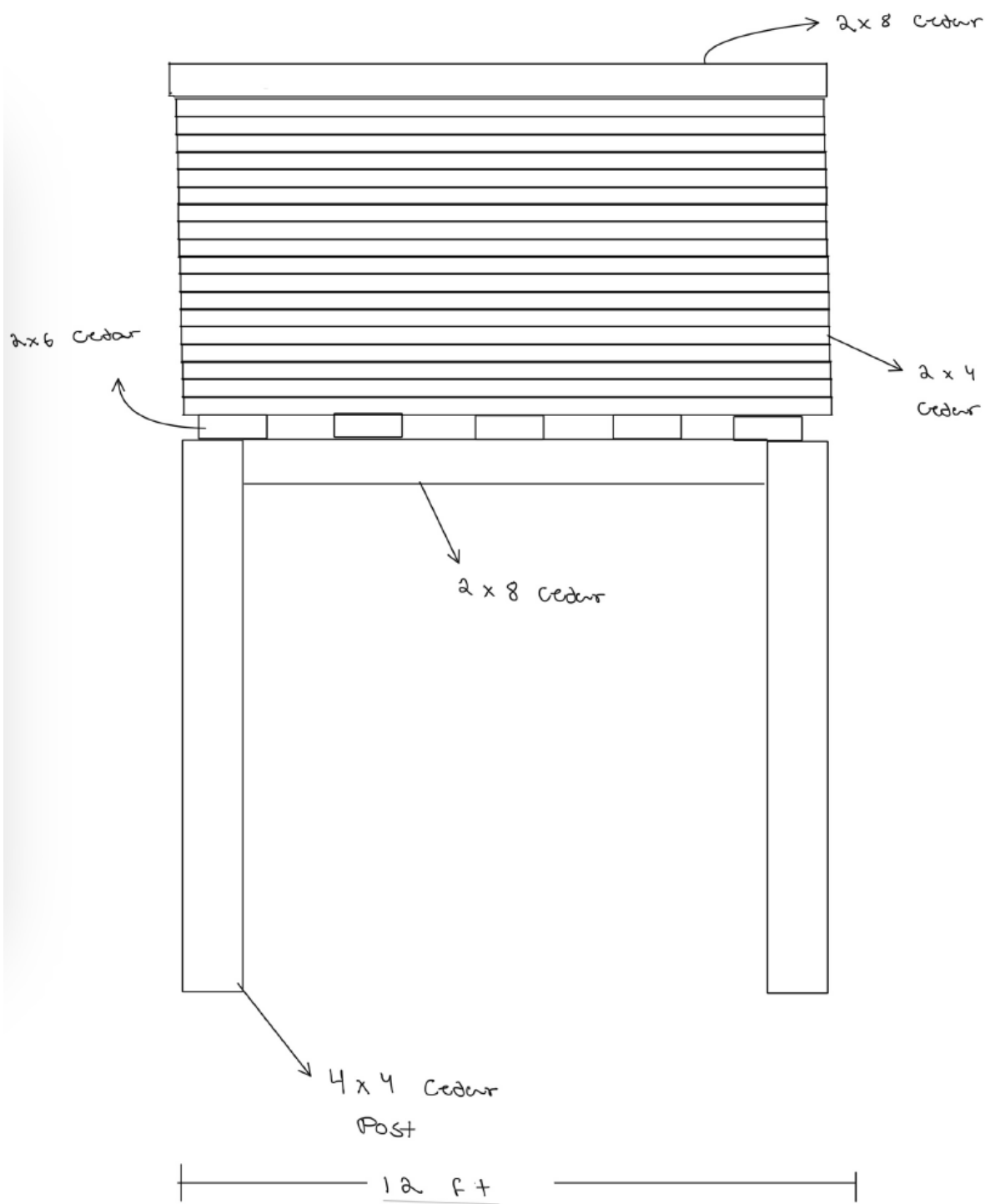


- The Red Line shows where the pergola will be attached to the house

Front Elevation



Side Elevation





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 14

Agenda Date 5/21/2024

Type Report

Department City Secretary

Title

Colleyville Center Advisory Committee Minutes - November 13, 2023

Planning and Zoning Commission Minutes - April 8, 2024

Planning and Zoning Commission Worksession Minutes - April 22, 2024

Attachments

1. Colleyville Center Advisory Committee Minutes - November 13, 2023
2. Planning and Zoning Commission Minutes - April 8, 2024
3. Planning and Zoning Commission Worksession Minutes - April 22, 2024



City of Colleyville

Colleyville Center Advisory Committee Minutes

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

Monday, November 13, 2023
5:30 p.m.

Colleyville Center
5301 Riverwalk Drive

PRESENT: Fred Mills, Vice-Chair; Lee Koch; Judith Goodwin, Alex Thomas, Paul Vigiletti; Ann Morgan; Louis Miller; Chelsea Rose, Colleyville Center Manager; Kristi Isbell, Colleyville Center Sales & Hospitality Specialist

ABSENT: Jeremy Tallo, Athena Wiginton, Darla Dennison

1. CALL TO ORDER

The meeting was called to order by Vice-Chair Fred Mills at 5:32 p.m.

2. APPROVAL OF MINUTES

Louis Miller motioned for approval of the August 21, 2023 minutes. Paul Vigiletti seconded the motion. The motion was approved with no dissension.

3. REGULAR AGENDA ITEMS

3a Budget and Utilization date

Staff presented an update on the budget and utilization of the Colleyville Center for the period August – October 2023. Staff reported that even with August being a slow month, the Center had 64 out of 77 days booked for 83% overall utilization. The events booked comprised of 54% for the City (due to the Senior Center renovation), 26% for Colleyville non-profit organizations, 21% standard business, and 4% for Colleyville residents or businesses.

3b Community Engagement and Marketing Update

Staff presented an example of the postcard mailer, sent to every Colleyville household the previous week, and reminded that the mailer was an Advisory Committee suggestion from the August 21, 2023 meeting. Staff reported that five phone calls were received within a few days and the mailer seemed to be accomplishing its purpose of reintroducing the Colleyville Center to the community. Staff displayed the story, about the Colleyville Center's 25th Anniversary, that the Community Impact newspaper produced and included through their online distribution. Alex Thomas added that he has found that younger families, without secondary school aged children, are unaware of the Colleyville Center because they have not attended school banquets here yet. Thomas suggested the use of the PeachJar email feature through GCISD as another consideration to reach this demographic. Staff also showed the

October 16, 2023 Mayor Video Update that highlighted and celebrated the history of the Colleyville Center's 25 years and the Colleyville Public Library's 20 years.

Staff described efforts to promote Colleyville businesses. Staff has invited Colleyville businesses to offer a discount or upgrade for their services to clients booking an event at the Colleyville Center. Staff has combined these offers, along with their logos, to provide a full-color visual for clients and further encourage them to contact a Colleyville business for their vendor needs.

Staff described an upcoming community engagement event that will invite Colleyville residents to stop by the Colleyville Center November 20-23 to receive two pairs of holiday 3d lights glasses and a guide to holiday activities in Colleyville.

3c Discussion on Capital Improvement Projects

Staff presented a list of possible considerations for future Capital Improvement Projects and requested Advisory feedback on priorities and any other items that may be considered. Staff indicated elements under consideration are replacement of the windows in the Grand Hall, repair of the concrete façade on front pillars, and an update of the stage lighting. Fred Mills suggested an update of the stage microphones. Louis Miller suggested consideration of track lighting around the outside of venue that can change colors and eliminate the expense of holiday lights installation. Lee Koch suggested cleaning or replacement of drapery on stage and Paul Vigiletti suggested remote control of stage drapery.

3d Discussion of Items for Future Agendas

No additional items were presented for a future agenda. Staff provided additional dates for Colleyville Center Advisory Committee meetings: February 12, 2024, May 13, 2024, and August 19, 2024.

4. ADJOURNMENT

Lee Koch motioned to adjourn the meeting. Judith Goodwin seconded the motion. The motion was approved with no dissension. The meeting was adjourned at 6:23 p.m.

APPROVED BY A VOTE OF 10 AYES, 0 NAYS, AND 0 ABSTENTIONS ON THIS THE 13TH DAY OF MAY, 2024.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, APRIL 8, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by chair Bevill on April 8, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent: Sayeda Syed and Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, and Christopher Pham

Also Present: Attorney, Nicole Corr, Fire Marshal, Rob Mckeown

Jacquelyn Reyff briefed the commission for case ZC24-001 and explained their reasoning for requesting to table one additional time.

Christopher Pham briefed the commission for case ZC24-004 regarding percentiles of sales from alcohol. Staff was informed roughly 20 percent of sales will be from beer and wine sales.

Ben Bryner briefed the commission for item 2c explaining the request to table to clarify additional definitions.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:20 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 8, 2024, at 7:00 p.m.

Roll Call

Present: David Groves, Mark Alphonso, Jerry Savoie, Jerome Obinabo, and Claudia Bevill

Absent: Sayeda Syed and Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, Christopher Pham

Also Present: Attorney, Nicole Corr, Fire Marshal, Rob Mckeown

1. APPROVAL OF MINUTES

1a March 11, 2024 Planning and Zoning Commission Meeting Minutes

March 25, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the March 11, 2024 Planning and Zoning Commission Meeting Minutes and the March 25, 2024 Planning and Zoning Worksession meeting minutes.

Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Savoie, Obinabo, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a TABLED FROM THE MARCH 11, 2024 PLANNING AND ZONING COMMISSION MEETING

Consideration of a Rezoning from PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

THE APPLICANT REQUESTED TO TABLE TO THE MAY 13, 2024 PLANNING AND ZONING COMMISSION MEETING.

Commissioner Obinabo made a motion to remove Case ZC24-001 from the table.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Alphonso, Savoie, Obinabo, and Bevill
Nay: 0**

Commissioner Groves made a motion to table Case ZC24-001 to the May 13, 2024 Planning and Zoning Commission meeting.

Commissioner Alphonso seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Alphonso, Savoie, Obinabo, and Bevill
Nay: 0**

Chair Bevill asked that staff send another notification letter to re-notice residents of the meeting date for item 2a.

2b. Consideration of a Special Use Permit to allow for Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premise Consumption on Lot 2, Block A, 170 Players Addition, located at 3855 Glade Rd Suite 165, Case ZC24-004

Christopher Pham presented the case and briefed the Commission.

Ruth Nokes, 6100 Peden Rd, presented her case for the proposed butcher shop. She

answered the Commission's questions regarding whether prepared food would be served, similar to a restaurant, or if everything was prepared to take home. Mrs. Nokes stated that the food would be prepared in the store for customers to take home and warm up. Additionally, the applicants answered the Commission's questions regarding their decision to choose Colleyville to open a shop, stating that they were looking for a smaller, more convenient location near where people live rather than in a large shopping center. This makes it easier for customers to quickly get in and out.

The commission asked what the operating hours would be, the hours would be 11:00 a.m. to 7:00 p.m. Monday through Saturday and Sunday they would only be open from 12:00 p.m. to 6:00 p.m. There was also discussion regarding waste from the trimmings of meat, to which Mrs. Nokes stated there is very little waste since they are premium cuts of meat and they use almost everything.

The public hearing was opened at 7:18 p.m.

With no one wishing to speak, the public hearing was closed at 7:18 p.m.

Commissioner Alphonso made a motion to approve Case ZC24-004. Commissioner Obinabo seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Alphonso, Savoie, Obinabo, and Bevill

Nay: 0

2c. Consideration of an Amendment to the Land Development Code, Chapter 3, Section 3.28 Supplementary District Regulations, specifically to prohibit the use of a vehicle as a dwelling or housekeeping unit when parked or stored on public property

Ben Bryner presented the case and briefed the Commission explaining the request to table to clarify additional definitions.

Commissioner Groves made a motion to table item 2c to the May 13 Planning and Zoning Commission Meeting. Commissioner Savoie seconded the motion.

Aye: 5 – Groves, Alphonso, Savoie, Obinabo, and Bevill

Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 7:22 p.m.

With no one wishing to speak, the public forum closed at 7:23 p.m.

5. ADJOURNMENT

The meeting adjourned at 7:23 p.m.

The minutes were written and prepared by:

Kristopher Potts

Kristopher Potts
Planner

The meeting minutes were approved on May 13, 2024 by a vote of 6-0.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

APRIL 22, 2024

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on April 22, 2024, at 6:15 p.m.

Roll Call

Present: Mark Alphonso, Sayeda Syed, Jerome Obinabo, Jerry Savoie, and Claudia Bevill

Absent: David Groves, and Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, Kris Potts, Chris Pham

Also Present: Attorney, Sarah Ross, Fire Marshal, Rob Mckeown

2. WORKSESSION AGENDA ITMES

- 2a** Presentation and discussion of a Rezoning from PUD-C Planned Unit Development - Commercial to PUD-C Planned Unit Development - Commercial on Lots 1 and 2, Block A, Heritage Farms Addition, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC24-001

Jacquelyn Reyff presented item 2a and briefed the Commission on additional supporting documents the city has received from the applicant. City staff addressed questions regarding other 3-story buildings within the city, as well as the floor plan of the units that would be offered. There was also discussion regarding how much tax revenue this project will produce for the city annually, screening and fencing of the property, and the response times of the Fire Department for the development.

- 2b** Presentation and discussion of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 4B1, Block 1, Brown Trail-West Addition, located at 4405 Colleyville Boulevard, Case ZC24-005

Kris Potts presented item 2b and briefed the Commission. City staff addressed questions from the Commission regarding ownership of the attached gas station and the applicants experience in this industry.

- 2c** Presentation and discussion of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Boulevard, 6301 Colleyville Boulevard, and 6255 Colleyville Boulevard, ZC24-006

Jacquelyn Reyff presented item 2c and briefed the Commission. City staff addressed questions from the Commission regarding the proposed 'Urban Garages', and informed the Commission that the application was substandard as a complete submittal and that additional information would need to be provided. The Commission had questions regarding the city's ability to ensure the garage units would not be occupied as dwellings and potential environmental issues that could occur.

- 2d** Presentation and discussion of a Rezoning from R-20 Single Family Residential and AG Agricultural to RE Single Family Estate Residential, R-40 Single Family Residential, R-30 Single Family Residential, and AG Agricultural on Lot 1, Block 1, Allzim Acres, Tract 4D02, Abstract 295, William E. Crooks Survey, and Tracts 2A7B, 2A8C, and 2A9A, Abstract 533, Mary M. Freeman Survey, located at 7209 John McCain Road and 7215 John McCain Road, Case ZC24-007

Christopher Pham presented item 2d and briefed the Commission. City staff addressed questions from the Commission regarding potential home sizes, and the number of trees that would be removed based on a projected house footprint, particularly on Lot 3. The Commission also inquired whether the street would be a private gated street or a public road.

- 2e** Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Heliports and Airports and Commercial Drone Delivery Hubs, GC24-005

Ben Bryner presented item 2e and briefed the Commission. City staff addressed questions from the Commission regarding the proposed Land Development Amendments, city staff advised there is little cities can control or manage once the drone is in the air, and that airspace is all regulated by the FAA. Staff addressed questions regarding what type of deliveries will be possible with this service, how the drones operate, and the delivery range of the drones.

- 2f** Presentation and discussion of an amendment to the Land Development Code, Chapter 3, Section 3.24 Schedule of Permitted Uses, specifically to include Special Land Use Standards for Electric Vehicle (EV) Charging Stations, GC24-006

Ben Bryner presented item 2f and briefed the Commission. City staff addressed questions from the Commission regarding the proposed Land Development Amendments. The Commission had general discussion regarding how the city could benefit from EV chargers and whether there could be a fee or tax tied to the approval of a commercial Electric Vehicle (EV) Charging Station.

3. ADJOURNMENT

The meeting adjourned at 7:20 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on May 13, 2024 by a vote of 6-0.

RESOLUTION R-24-4941

A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
MAY 21, 2024

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 21ST DAY OF MAY
2024.

Mayor Bobby Lindamood	_____	George Bond, Place 2	_____
Brandi Elder, Place 1	_____	Ben Graves, Place 4	_____
Scotty Richardson, Place 3	_____	Tim Raine, Place 6	_____
Kimberly Holt Gunderson, Place 5	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor