



**CITY OF COLLEYVILLE
PLANNING AND ZONING
COMMISSION AGENDA**

100 Main Street Colleyville, Texas 76034

MONDAY, OCTOBER 14, 2024

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: Commissioner Savoie
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** September 9, 2024 Planning and Zoning Commission Meeting Minutes
September 23, 2024 Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat for Lots 1, 2, and 3, Block 1, Fegan
Addition, being located at 6001 Pleasant Run Road, Case PC24-006
- 2b** Consideration of a Replat for Lot 1R, Block 1, Village Court Addition,
being located at 5201 and 5217 Pleasant Run Road, Case PC24-008

- 2c** Consideration of a Replat for Lot 1, Block 1, 5520 Colleyville Addition, being located at 5520 Colleyville Boulevard, Case PC24-009
- 2d** Consideration of a Special Use Permit for a residential carport on Lot 27, Block 2, Woodbriar Estates West Addition, being located at 3412 San Bar Lane, Case ZC24-015
- 2e** Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 1, Block 1, Towne Square Addition, being located at 5600 Colleyville Boulevard, Suite G, Case ZC24-016
- 2f** Consideration of a Special Use Permit to allow for Massage Therapy on Lot 3R1, Block 1, Andy Felps Addition, being located at 3919 Colleyville Boulevard, Suite C, Case ZC24-017
- 2g** Consideration of a Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition, being located at 5503 Sycamore Drive, Case ZC24-018
- 2h** Consideration of amendments to the Land Development Code, Section 3.27 - Accessory Buildings and Residential Carport Regulations, Case GC24-011

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, October 10, 2024* by 5:00 p.m.

Jacquelyn Reyff
Planning Manager

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

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 1a	Agenda Date 10/14/2024	Number
Type Approval of Minutes		
Department Community Development		

Title

September 9, 2024 Planning and Zoning Commission Meeting Minutes
September 23, 2024 Planning and Zoning Commission Worksession Minutes

Explanation

Approval of the minutes from the September 9, 2024 Planning and Zoning Commission meeting and the September 23, 2024 Planning and Zoning Commission Worksession meeting.

Recommendation

Approve

Attachments

1. September 9, 2024 Planning and Zoning Commission Meeting
2. September 23, 2024 Planning and Zoning Commission Worksession



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, SEPTEMBER 9, 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 September 9, 2024 at 6:15 p.m.

Roll Call

Present: David Groves, Brandon Arnold, Richard Remley, Jerry Savoie, and Claudia Bevill

Absent: Sayeda Syed and Jerome Obinabo

Staff Present: Jacquelyn Reyff, Kristopher Potts, and Christopher Pham

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

Jacquelyn Reyff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion regarding the withdrawal of case ZC24-013 by the applicant, and the specifics of the vet clinic and surgery center use, including the number of trips generated, whether medical boarding of pets would occur, the hours of operation, and whether acute care was offered. The Commission discussed the definitions used in the amendments to Chapter 5, Urban Forestry of the Land Development Code, specifically regarding homestead property as used in the code and the homestead tax exemption.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:40 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 September 9, 2024, at 7:05 p.m.

Roll Call

Present: David Groves, Brandon Arnold, Richard Remley, Jerry Savoie, and Claudia Bevill

Absent: Sayeda Syed and Jerome Obinabo

Staff Present: Jacquelyn Reyff, Kristopher Potts, and Christopher Pham

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

1. APPROVAL OF MINUTES

1a August 12, 2024 Planning and Zoning Commission Meeting Minutes

August 26, 2024 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Remley made a motion to approve the August 12, 2024 Planning and Zoning Commission Meeting Minutes and the August 26, 2024 Planning and Zoning Worksession meeting minutes.

Vice-Chair Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Remley, Arnold, Savoie, and Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a TABLED FROM THE AUGUST 12, 2024 PLANNING AND ZONING COMMISSION MEETING

Consideration of a Special Use Permit to allow for a Veterinarian Clinic on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC24-012

2b THIS REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT.

Consideration of a Special Use Permit to allow for Dog Boarding and Dog Grooming on Lot 2, Block 1, Chandler Addition, located at 1721 John McCain Road, Case ZC24-013

Prior to the meeting, case ZC24-013 was withdrawn by the applicant.

Commissioner Savoie made a motion to remove case ZC24-012 from the table.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Remley, Arnold, Savoie and Bevill

Nay: 0

Jacquelyn Reyff presented case ZC24-012 and briefed the Commission.

Mike Masters, 5049 Edwards Ranch Road, Fort Worth, TX came forward and presented his case to the Commission. He stated that the vet clinic would operate out of Building #1 of the development, which would be comprised of an office, surgery center, and a garage for the storage of the mobile vet clinic vans. The hours of operation would be from 8am-5pm, and the number of employees would be around 10. No overnight employees or pets would be allowed.

Chair Bevill inquired about the existing location of the business. Mark Hutcheson, 2602 South Quill Run Court, Southlake, TX, came forward as the business manager of the existing business, Vet Gals & Guys, and stated that the business was currently operating from their home in Southlake and that most work done would be done at client's homes in their mobile clinic vans.

The public hearing was opened at 7:26 p.m.

The following citizens did not wish to speak, but did want to record their support for case ZC24-012 and their opposition to case ZC24-013:

Teresa Anderson, 1601 Heathermore
Marietta Kane, 1705 Heathermore

The following citizens did not wish to speak, but did want to record their opposition:

Janice Gale, 7021 Primrose Lane
Dave Bump, 7021 Primrose Lane
Gene Drautz, 7006 Primrose Lane
Pat Borkowski, 7026 Primrose Lane
Kay White, 7013 Primrose Lane
Sue Drautz, 7006 Primrose Lane
Robert Martens, 7031 Rosebrook
Ann Martens, 7031 Rosebrook
Barbara Yeargin, 7015 Rosebrook
Cathy Polito, 7012 Rosebrook
Patsy Davis, 7304 Balmoral Drive
Greg Davis, 7304 Balmoral Drive
Rachel McCutchen, 7206 Brooke Drive
Elaine Crowley, 7209 Balmoral Drive
Julie Hodges, 2013 Collins Path
Yvette Adkins, 7301 Balmoral Drive
Phil Adkins, 7301 Balmoral Drive
Karyn Kilroy, 1625 Heathermore
Dorothy Klotz, 7203 Brooke Drive

The following citizens did not record whether they were opposed or in support:

Logan Searbroum, 7300 Balmoral Drive

Michael and Nicole Nixon, 7301 Majestic Manor, spoke in opposition, specifically regarding the traffic along John McCain Road during rush hour.

Mike Wroble, 7204 Balmoral Drive, spoke in opposition, specifically regarding traffic along John McCain Road.

Susan Baum, 1809 Prince Meadow, spoke in opposition, specifically regarding traffic.

Commissioner Syed joined the public meeting at 7:35 p.m.

Michael Kane, 1705 Heathermore, spoke in support, specifically regarding support of the vet clinic use.

Walter Kilroy, 1625 Heathermore, spoke neutrally on the item, specifically regarding the support of the vet clinic use, but against the traffic along John McCain Road and the zoning of the property as ML Light Industrial.

Paul Aksamit, 7036 Rosebrook, spoke in opposition, stating that there were misrepresentations and inaccuracies regarding the business model and business use.

Donald Crowley, 7209 Balmoral Drive, spoke in opposition, specifically regarding the traffic and speeding along John McCain Road.

Stephen Clotz, 7203 Brooke Drive, spoke in opposition, specifically regarding traffic.

With no one else wishing to speak, the public hearing was closed at 7:55 p.m.

Chair Bevill made the statement that Special Use Permits can be made to expire if a user or business owner leaves, and that requests for a traffic study could be sent to the City, rather than requiring one from a developer. Mark Hutcheson came forward to address some of the Chair's concerns regarding the specifics of the business. He stated that the vet clinic vans do not make regular trips throughout the day, and that the majority of the work would be done in one trip as the vans drove between client home addresses. Surgeries would be done each week on Thursdays, and be done at the surgery center in Building #1. Overnight stays would not be done, and any intensive surgeries and care would require a pet to be transferred to a 24 hour care hospital which The Vet Gal and Guys had contracted with. Animals that passed away during care would be placed in a freezer until a contracted company picked up the animal for cremation, as per industry standard.

Commissioner Savoie inquired about some statements made in a letter provided by a citizen, specifically regarding how biohazards, sharps, and waste would be handled. Mr. Hutcheson stated that they would be disposed of properly as per industry standards. There would be one (1) surgery suite in the building, all pets would require to be leashed at all times, and the dog relief area would remain but be used infrequently and intermittently.

Vice-Chair Groves inquired about the purchase of the land and whether the property would be phased or developed all at once. Mr. Masters stated that the land was under contract with the owner, and that buildings #2, #3, and #4 would be

developed as interested users came in.

Chair Bevill mentioned that the ML Light Industrial zoning came prior to any residential development, and that the development of the property was inevitable. Commissioner Remley made the statement that the overall traffic impact is marginally small compared to the existing traffic on John McCain Road.

Commissioner Savoie made a motion to approve Case ZC24-012 with the stipulation that transportation is only allowed by the business and there shall be no drop off or pick up by the client.

Vice-Chair Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Remley, Arnold, Savoie and Bevill

Nay: 1 - Syed

2c Consideration of a comprehensive amendments to Chapter 5, Urban Forestry, of the Land Development Code, Case GC24-010

Jacquelyn Reyff presented the case and briefed the Commission.

Commissioner Syed complimented the work of Council and staff to put the amendments together.

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

With no one wishing to speak, the public hearing was closed at 8:34 p.m.

Commissioner Syed made a motion to approve case GC24-010.

Commissioner Savoie seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Remley, Arnold, Savoie and Bevill

Nay: 0

4. CITIZEN COMMENTS

The public forum opened at 8:35 p.m.

Stephen Clotz, 7203 Brooke Drive, came forward to compliment the work of the Planning and Zoning Commission and Chair Bevill's running of the public meeting.

With no one else wishing to speak, the public forum closed at 8:35 p.m.

5. ADJOURNMENT

The meeting adjourned at 8:35 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on October 14, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

SEPTEMBER 23, 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 September 23, 2024, at 6:15 p.m.

Roll Call

Present: Claudia Bevill, David Groves, Richard Remley, Jerome Obinabo, Jerry Savoie, and Brandon Arnold

Absent: Sayeda Syed

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 Replat for Lots 1, 2, and 3, Block 1, Fegan Addition, being located at 6001 Pleasant Run Road, Case PC24-006

Jacquelyn Reyff briefed the Commission on the proposed Replat, there was discussion regarding if the current Church would remain on the property. City Staff advised there was a demo permit pulled for the property but it has since been withdrawn.

- 2b** Presentation and discussion of a Replat for Lot 1R, Block 1, Village Court Addition, being located at 5201 and 5217 Pleasant Run Road, Case PC24-008

Jacquelyn Reyff briefed Commission on the proposed Replat. This Replat was previously approved by City Council but was never filed with the County. There was general discussion on the ownership of the property.

- 2c** Presentation and discussion of a Replat for Lot 1, Block 1, 5520 Colleyville Addition, being located at 5520 Colleyville Boulevard, Case PC24-009

Jacquelyn Reyff briefed the Commission on the proposed Replat. The purpose of this Replat is to abandon a right of way from old Church St and incorporate the land into the existing property.

- 2d** Presentation and discussion of a Special Use Permit for a residential carport on Lot 27, Block 2, Woodbriar Estates West Addition, being located at 3412 San Bar Lane, Case ZC24-015

Kris Potts briefed the Commission on the proposed Special Use Permit. There was discussion regarding the height and location of the proposed carport. Chair Bevill asked when the carport was built, staff advised it was recent and discovered to be built during a separate inspection on the property. There was additional discussion regarding maximum sizing, dimensions, and how the carport would be brought into compliance regarding design criteria.

- 2e** Presentation and discussion of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 1, Block 1, Towne Square Addition, being located at 5600 Colleyville Boulevard, Suite G, Case ZC24-016

Kris Potts briefed the Commission on the proposed Special Use Permit. There was discussion regarding if the city has a need for another liquor store as there are several within the city. The Commission had questions regarding if there was a maximum number of liquor stores allowed within Colleyville per the original ordinance that allowed alcohol sales. There was general discussion regarding the business and number of existing independent liquor stores.

- 2f** Presentation and discussion of a Special Use Permit to allow for Massage Therapy on Lot 3R1, Block 1, Andy Felps Addition, being located at 3919 Colleyville Boulevard, Suite C, Case ZC24-017

Chris Pham briefed the Commission on the proposed Special Use Permit. There was discussion regarding if the applicant has provided their certifications for massage practice in Texas. Chair Bevill had questions regarding if the business will lease spaces out to individual tenants or if there will be full-time employees. There was

additional discussion regarding the financials provided and the floor plan of the proposed business.

2g Presentation and discussion of a Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition, being located at 5503 Sycamore Drive, Case ZC24-018

Chris Pham briefed the Commission on the proposed Special Use Permit. There was discussion regarding deed restrictions in certain neighborhoods. Chair Bevill stated that deed restrictions and HOA laws do not apply to the Commission decisions and that is up to the applicant to get additional approvals if needed. There was additional discussion regarding the proposed location of the carport due to potential accessibility to the garage.

2h Presentation and discussion of amendments to the Land Development Code, Section 3.27 - Accessory Building Regulations and Residential Carport Regulations, Case GC24-011

Ben Bryner briefed the Commission on the proposed changes to Chapter 3 of the Land Development Code. There was discussion regarding the proposed changes, chair Bevill stated that often time's carports are used for storage of things other than vehicles. There was discussion regarding the visibility of carports and potentially changing the wording to allow carports in the rear if the carport is not visible from the street.

3. ADJOURNMENT

The meeting adjourned at 6:53 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on October __, 2024 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 10/14/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration of a Replat for Lots 1, 2, and 3, Block 1, Fegan Addition, being located at 6001 Pleasant Run Road, Case PC24-006

Explanation

Trevor Truss, the applicant, has submitted a request for a Replat for Lots 1-3, Block 1, Fegan Addition, being approximately 3.08 acres, and zoned R-40 Single Family Residential district. The purpose of the plat is for a new 2 lot single-family subdivision with the remaining lot for church use.

Existing Conditions/Background: The subject property, 6001 Pleasant Run Road, resides east of the intersection of Pleasant Run Road and Shelton Drive and has R-40 Single Family Residential zoning. The property currently has a former church building and a former parsonage on the property. The parsonage will be removed.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Size	40,000 sf.
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

As submitted, the lots shown on the proposed plat meet the requirements of the R-40 zoning as described in the Land Development Code.

Analysis: The proposed plat creates 2 new single-family residential lots with a remaining lot for church use. All the proposed lots meet the requirements of the R-40 zoning.

Plat Status: The property is currently platted as Lot 1, Block 1, Pleasant Run Baptist Church.

DRC Review: The DRC met on September 23rd and determined the Replat may be scheduled for the next Planning and Zoning Commission meeting.

Drainage: The drainage meets the requirements of the Land Development Code.

Surrounding Development: The properties to the north are zoned AG Agricultural and R-20 Single Family Residential and are residential in nature. The property to the south is zoned AG Agricultural and is Colleyville Elementary school. The property to the east is zoned R-40 Single Family Residential and is improved with a single-family residential home. The properties to the west are zoned AG Agricultural and R-40 Single-Family residential and are improved with single-family homes.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

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

Staff Recommendation: Staff recommends approval of the Replat.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Drainage and Grading Plans
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

Aerial Map

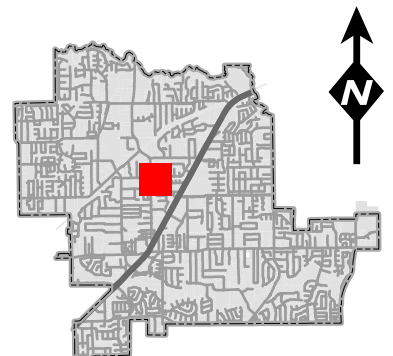


PC24-006

6001 Pleasant Run Rd



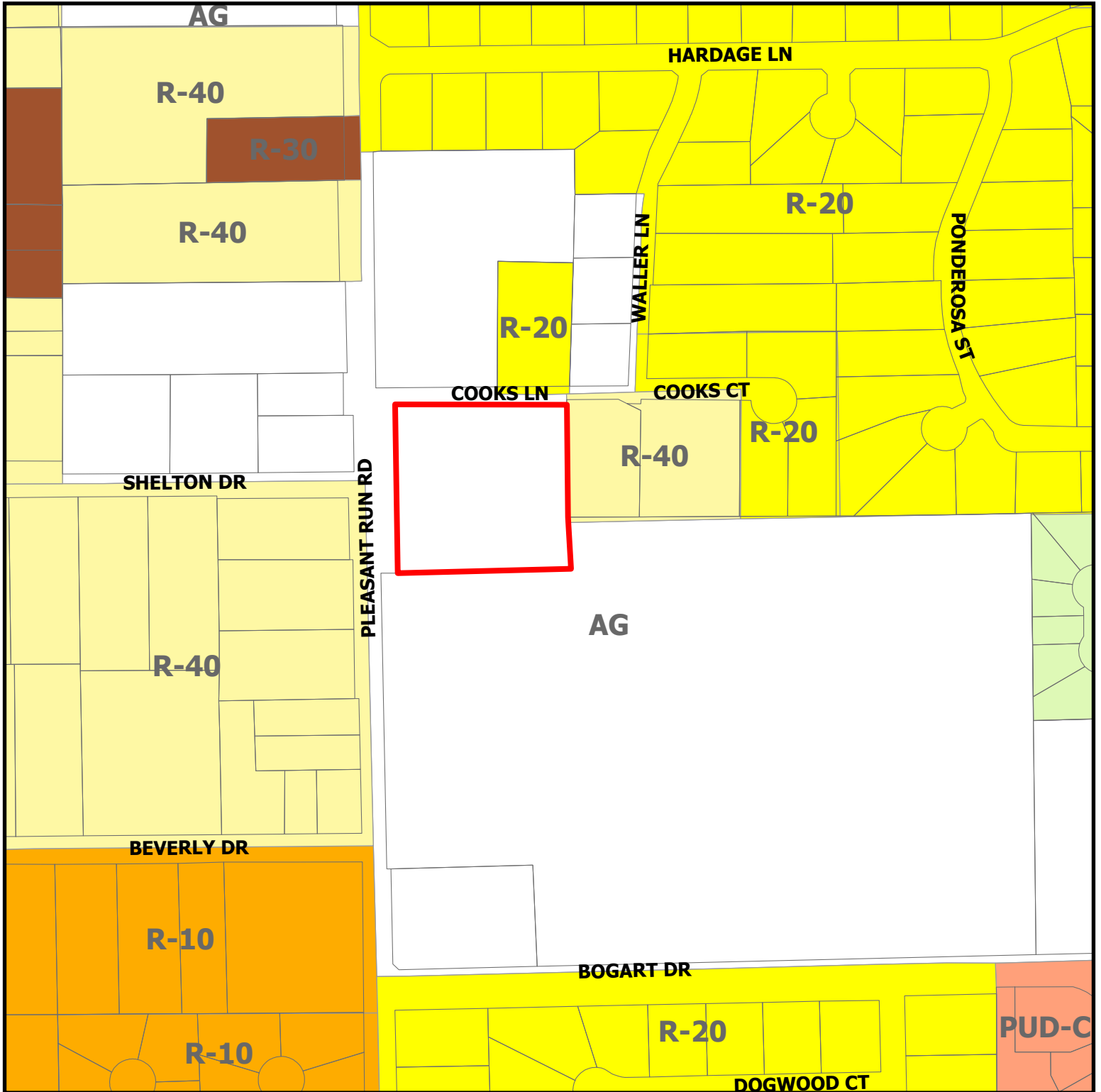
Subject Property



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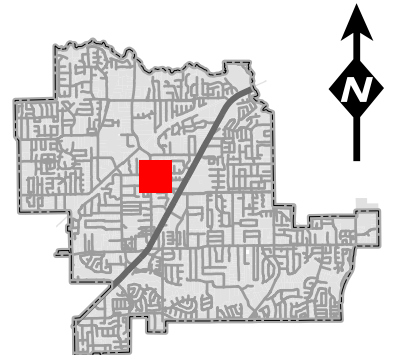
Zoning Map



PC24-006

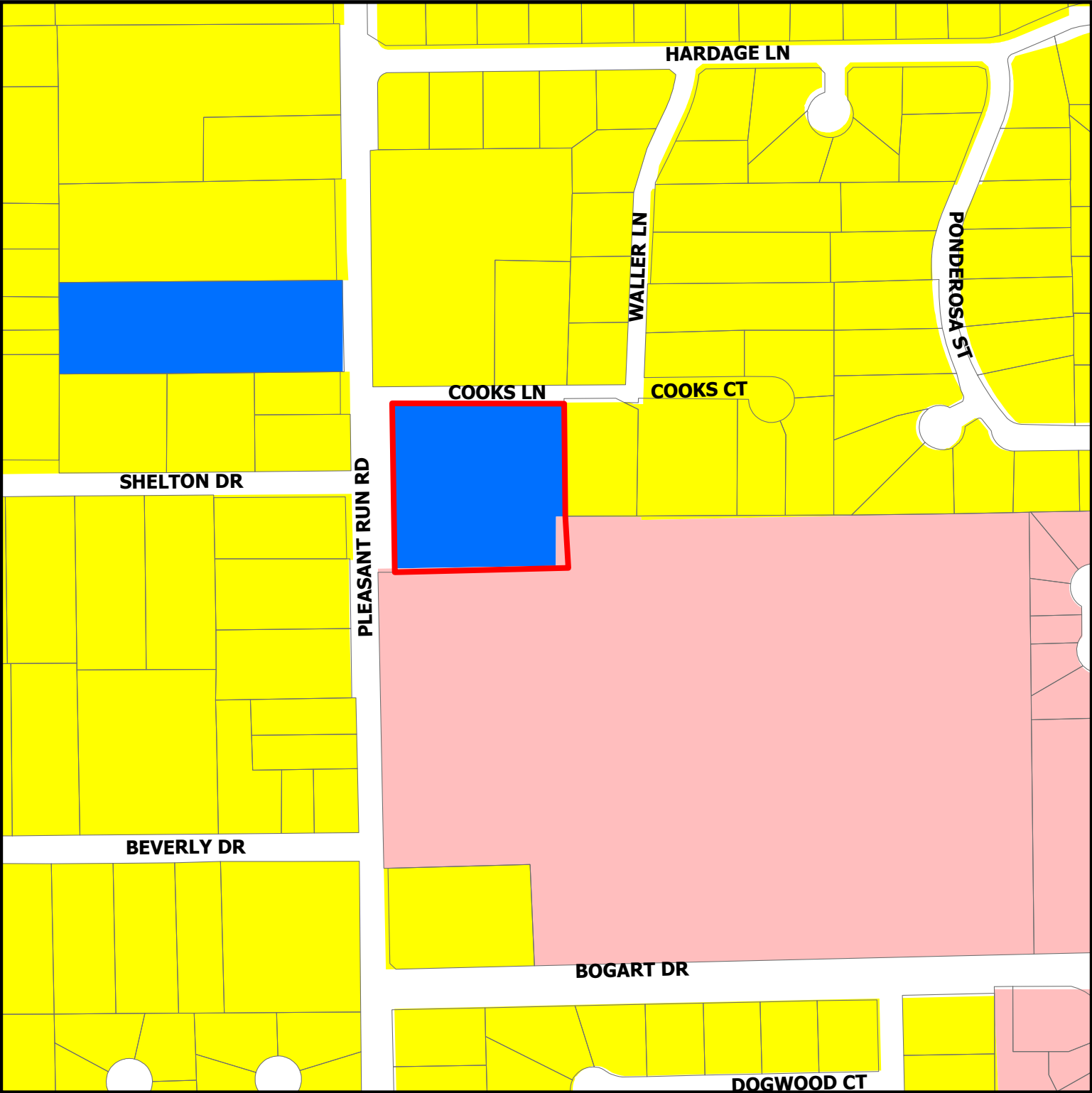
6001 Pleasant Run Rd

 Subject Property



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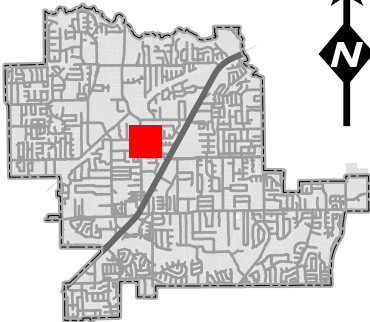
Future Land Use Map



PC24-006

6001 Pleasant Run Rd

-  Residential
-  Institutional
-  Colleyville Blvd Corridor
-  Subject Property



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SITE CONSTRUCTION PLANS FOR
FEGAN ADDITION
LOTS 1, 2 & 3, BLOCK 1
IN THE CITY OF
COLLEYVILLE, TEXAS



LOCATION MAP
(N.T.S.)

AUGUST, 2024

INDEX OF SHEETS	
SHEET	DESCRIPTIONS
CIVIL ENGINEERING PLANS	
	PLAT
C1.00	CITY GENERAL NOTES
C1.01	DEMOLITION PLAN
C1.10	PRE DEVELOPED DRAINAGE AREA MAP
C1.11	POST DEVELOPED DRAINAGE AREA MAP
C1.12	DETENTION POND DETAILS
C1.20	GRADING PLAN
C1.30	RESERVED
C1.40	WATER AND SANITARY SEWER PLAN
C1.50	EROSION CONTROL PLAN
C1.60	STANDARD CITY DETAILS
C1.61	STANDARD CITY DETAILS
C1.62	STANDARD CITY DETAILS
C1.63	STANDARD CITY DETAILS

DEVELOPER:
COMPASS REALTY, L.P.
P.O. BOX 126
COLLEYVILLE, TX 76034
817-966-6626
John Fegan

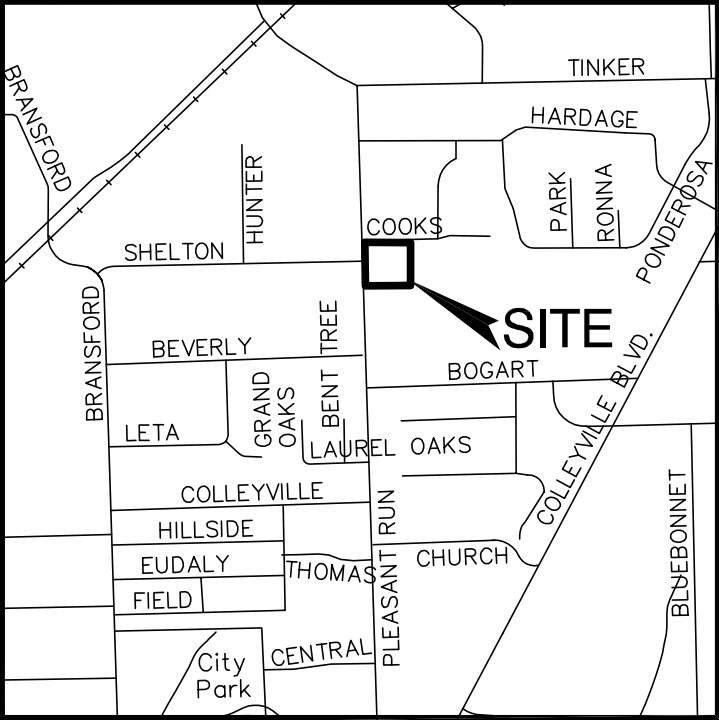
ENGINEER:

**HAMILTON
DUFFY, PC**
CONSULTING
TEXAS FIRM REG. NO. F-5260

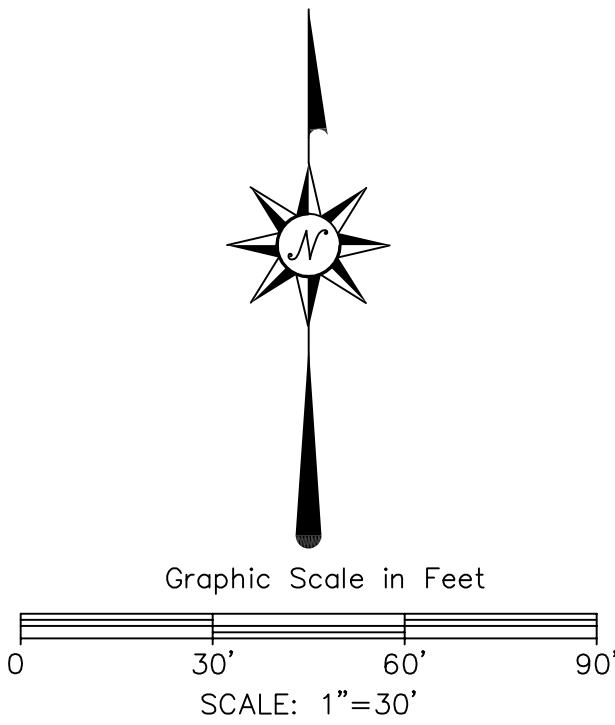
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD. - NORTH RICHLAND HILLS, TEXAS 76182-4712
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

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PREPARED BY, OR UNDER SUPERVISION OF:
KEITH M. HAMILTON 87384
PE NO. DATE

Aug 22, 2024 - 9:17am
C:\Users\Spry\Surveyors\Spry Surveyors, LLC\Spry Surveyors - Documents\projects\022 Educational and Religious\022-062 6001 Pleasant Rd - Colleyville\30-plot\ spry-Fegan Addition-6001 Pleasant Run Rd.dwg



VICINITY MAP
NOT TO SCALE



ABBREVIATIONS
D.R.T.C.T. DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TARRANT COUNTY, TEXAS
DOC. NO. DOCUMENT NUMBER
P.O.B. POINT OF BEGINNING
C.M. CONTROLLING MONUMENT
IRF IRON ROD FOUND
R.O.W. RIGHT-OF-WAY
U.E. UTILITY EASEMENT

NOTES

- This Plat is issued in conjunction with the Commitment for Title Insurance, prepared by First American Title Guaranty Company, G.F. No. 2860498-DFW60, effective date: February 21, 2014. This Land Title Survey reflects the easements and building lines along with other documented restrictions, of record which have been reported to this Surveyor in Schedule "B" of said Commitment for Title Insurance. Surveyor has performed no additional research for documented restrictions to the land.
- All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

WHEREAS, Compass Realty, L.P. is the owners of all that certain 3,200 acres of land, by virtue of the deed recorded in Document Number D224090998 in the Deed Records of Tarrant County, Texas (D.R.T.C.T., which is Lot 1, Block 1, Pleasant Run Baptist Church Addition, recorded in Document Number D204132342, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the A. J. Caldwell Survey, A-331 and the Nancy Looney Survey, A-987, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (All bearings shown hereon are based on the Texas Coordinate System of 1983, North Central Zone)

BEGINNING at a 1/2" iron rod found for the southeast corner of said Lot 1, Block 1, Pleasant Run Church Addition, common to an interior angle corner of 29.1736 acre tract, described in the deed to Grapevine Independent School District, recorded in Volume 4896, Page 47 D.R.T.C.T.

THENCE South 89° 44' 24" West - 379.24' along a north line of said 29.1736 acre tract, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the southwest corner of the herein described tract, in the east right-of-way line of Pleasant Run Road (R.O.W. Varies), which is also 37.5' east of the centerline of said Pleasant Run Road;

THENCE North 00° 57' 13" West - 365.53' (called 369.49') along the east right-of-way line of said Pleasant Run Road, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northwest corner of the herein described tract, at the intersection of the east right-of-way line of said Pleasant Run Road, and the south right-of-way line of Cooks Lane (R.O.W. Varies), which is approximately 11.7' south of the center of the asphalt paving of said Cooks Lane;

THENCE South 89° 55' 55" East - 385.75' (called 375.95') along the south right-of-way line of said Cooks Lane, to a 1/2" iron rod with a cap stamped "SPRY 5647" found for the northeast corner of the herein described tract, common to the northwest corner of the 1.04 acre tract, described in the deed to Jay Bartley McMeans and Vonna Leigh McMeans, recorded in Volume 11923, Page 796 D.R.T.C.T., from which an "X" in concrete found for the most northerly northeast corner of said 1.04 acre tract, bears South 89° 55' 55" East - 130.20';

THENCE South 00° 04' 05" West - 363.30' (called 358.85') along the west line said 1.04 acre tract, and a west line of said 29.1736 acre tract, to the POINT OF BEGINNING and containing 3,200 acres of land.

anONW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That Compass Realty, L.P., the Owner, do hereby adopt this plat designating the herein before described property as LOTS 1, 2, AND 3, BLOCK 1, FEGAN ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2024.

Signature - John Fegan,
For Compass Realty, L.P.

NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared John Fegan,, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Signature _____ Notary Stamp: _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act.

**This document shall not be recorded for
any purpose. This drawing shall be used for
REVIEW PURPOSES ONLY**

David Carlton Lewis
R.P.L.S. No. 5647
Date: August 20, 2024

David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, LLC.
8241 Mid-Cities Blvd Ste 102
North Richland Hills, TX 76182

NOTARY CERTIFICATE STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared DAVID CARLTON LEWIS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed herein.

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Signature _____ Notary Stamp: _____

PURPOSE OF REPLAT

The Purpose of this replat is to dedication right-of-way along Cooks Lane, and subdivide existing Lot 1, Block 1, Pleasant Run Baptist Church into three residential lots.

A FINAL PLAT OF

LOTS 1, 2, & 3, BLOCK 1

FEGAN ADDITION

AN ADDITION TO THE CITY OF COLLEYVILLE, WHICH IS
AN A REPLAT OF LOT 1, BLOCK 1, PLEASANT RUN
CHURCH ADDITION WEST, TARRANT COUNTY, TEXAS,
3,200 ACRES

IN THE A.J. CHADWELL SURVEY, A - 331 AND
IN THE NANCY LOONEY SURVEY, A - 987
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLAT-xxxxxx-2024
AUGUST 2024

SURVEYOR: Spry Surveyors, LLC
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000
Spry Project No. 066-062-30

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-268-0408

OWNER: Compass Realty, L.P.
1303 Bellefonte Lane
Colleyville, TX 76034

LOT 1, BLOCK 1
CONGREGATION BETH
ISRAEL ADDITION
DOC. NO. 200174387
P.R.T.C.T.

LOT 1, BLOCK 1
GROSSMAN ADDITION
DOC. NO. D214183221
P.R.T.C.T.

LOT 1, BLOCK 1
STONE ADDITION
DOC. NO. D218004066
P.R.T.C.T.

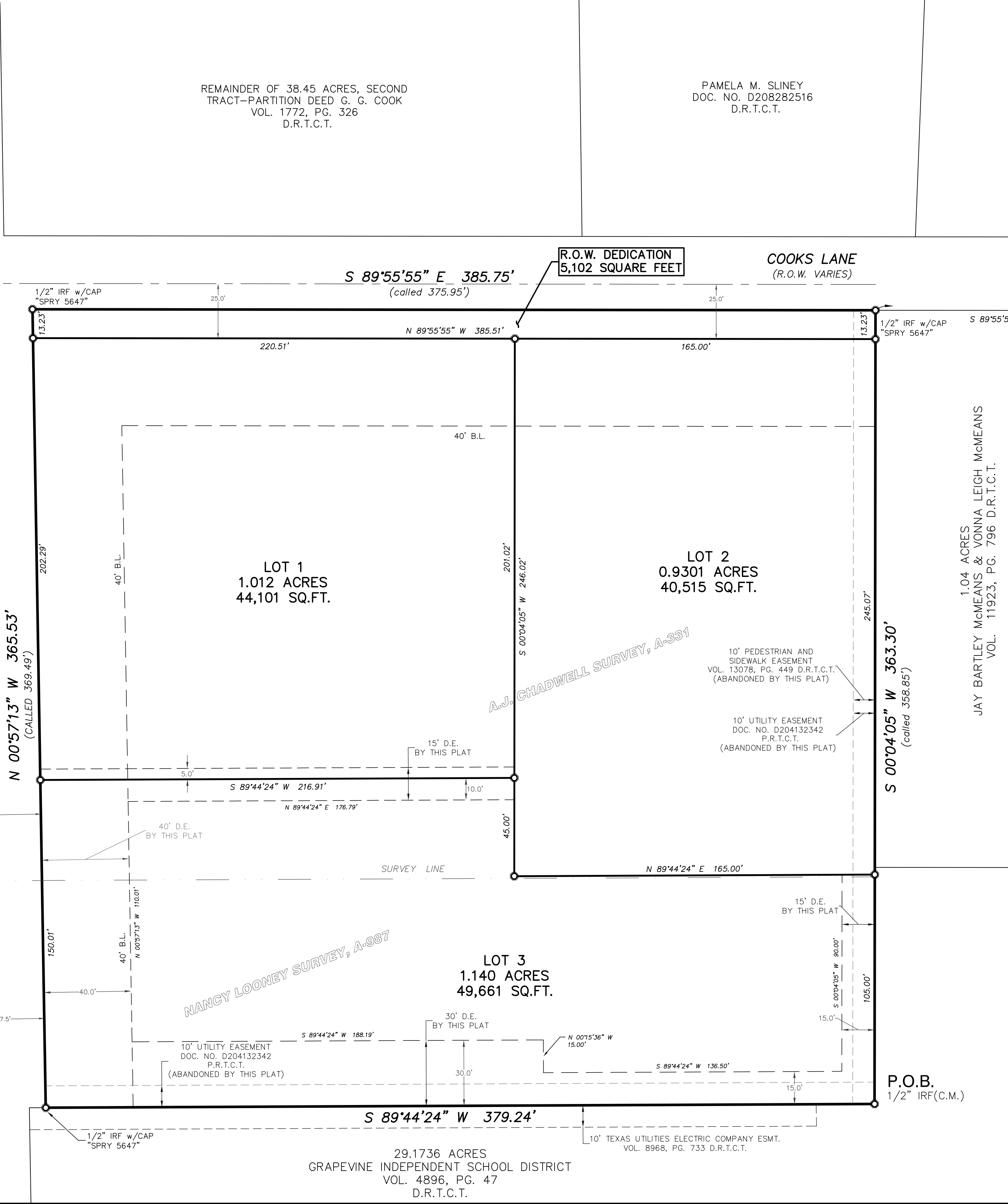
LOT 1, BLOCK 1
PANNO BROTHERS ADDITION
DOC. NO. D219211479
P.R.T.C.T.

PLEASANT RUN ROAD
(R.O.W. VARIES)

SHELTON DRIVE
(75' R.O.W.)

1/2" IRF W/CAP
"MOAK"(C.M.)

1/2" IRF W/CAP
"LBS 3945"(C.M.)



PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2024, to approve this Plat.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

CITY COUNCIL APPROVAL

WHEREAS the City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2024, to approve this Plat.

Mayor, City of Colleyville _____

Attest: City Secretary _____

1.04 ACRES
JAY BARTLEY McMEANS & VONNA LEIGH McMEANS
VOL. 11923, PG. 796 D.R.T.C.T.

P.O.B.
1/2" IRF(C.M.)

29.1736 ACRES
GRAPEVINE INDEPENDENT SCHOOL DISTRICT
VOL. 4896, PG. 47
D.R.T.C.T.

10' TEXAS UTILITIES ELECTRIC COMPANY ESM.T.
VOL. 8968, PG. 733 D.R.T.C.T.

10' PEDESTRIAN AND
SIDEWALK EASEMENT
VOL. 13078, PG. 449 D.R.T.C.T.
(ABANDONED BY THIS PLAT)

10' UTILITY EASEMENT
DOC. NO. D204132342
P.R.T.C.T.
(ABANDONED BY THIS PLAT)

NANCY LOONEY SURVEY, A-987

A.J. CHADWELL SURVEY, A-331

GENERAL NOTES

1. All construction shall be in strict accordance with the standards of the City of Colleyville and governed by the City of Colleyville Infrastructure Construction Provisions and Details (July 2014), Texas Department of Transportation State Standard Specification 1993 Edition, and the North Central Texas Council of Government's Standard Specifications for Public Works Construction latest edition.
 2. A copy of the Colleyville Infrastructure Construction Provisions and Details (July 2014) can be obtained from the following city website:
www.colleyville.com/publicworks/engineeringdivision/ConstructionStandardsandDetails
 3. All materials and workmanship shall conform to the City of Colleyville Standards where they differ from NCTCOG standards.
 4. Work performed in the state highway right-of-way. An application and appropriate plans must be submitted directly to TxDOT for review.
 5. A permit is required to cut a city street or work within the right-of-way. The permit is issued by the Public Works Department. Contact number 817-503-1366.
 6. The location of underground facilities indicated on the plans is taken from public records. It is the contractor's responsibility to make arrangements with the owners of such underground facilities prior to working in the area to confirm their exact location and to determine whether any additional facilities other than those shown on the plans may be present. The contractor shall preserve and protect all underground facilities. If existing underground utilities are damaged, the contractor will be responsible for the cost of repairing the utility.
- | UNDERGROUND FACILITY OWNER | 811 (214) 869-8352 |
|----------------------------|--------------------|
| AT&T | (214) 745-2964 |
| AT&T Texas (call DIGTESS) | (800) 344-8377 |
| Atmos Energy | (817) 359-1313 |
| Charter Communications | (817) 822-8745 |
| City of Colleyville | (817) 748-8082 |
| DIGTESS (Line Locates) | (800) 344-8377 |
| 8Level (3) Communications | (877) 366-8344 |
| Oncor Electric Delivery | (817) 215-6688 |
| One Source Communications | (817) 692-6042 |
| TRI County Electric | (817) 431-1541 |
| Verizon Engineering | (972) 578-3354 |
7. Where existing utilities or service lines are cut, broken or damaged, the Contractor shall replace or repair the utilities or service lines with the same type of original material and construction, or better, unless otherwise shown or noted on the plans, at his own cost and expense. The Contractor shall immediately notify the Inspector at once of any conflicts in grades as

Last updated: 5/2017

GENERAL NOTES - PAVING IMPROVEMENTS

1. All fill shall be compacted to a density of at least ninety-five (95%) percent standard proctor as per ASTM D 698 at or above optimum moisture content. Lifes shall be as specified per the soils lab recommendation and as approved by the City. All fill shall be tested as installed and certified by an approved soils laboratory.
2. All streets, unless alternative design is submitted by bid, designed by the triaxial method as specified in the Highway Department design requirements and approved by the City of Colleyville, and shall be constructed on a minimum of (8") inches of stabilized subgrade (time and/or cement) as soil tests indicate. Compaction shall be ninety-five (95%) percent density as per AASHTO designation TISO. Density tests shall be taken every 1,000 square yards or less, as required by City Inspector.

Plasticity Index (PI)	Assumed Unit Dry Weight (pcf)	% Lime	Quantity of Lime (lbs./sy)	% Cement	Quantity of Cement (lbs./sy)
0 – 15	120	0	0	5	36*
16 – 25	116	3	21	5	35
26 – 35	112	4	27	5	34
36 – 45	100	5	30	6	36

3. The sub-grade shall be proof rolled and observed by the construction inspector prior to and after sub-grade stabilization.
4. Curb and gutter shall consist of steel reinforced concrete and shall be six (6") inches high and thirty (30") inches wide.
5. The parkways and streets shall be rough cut to a plus or minus one-tenth (0.1') feet of their respective final grades.
6. Construction of wheel chair ramps will be the responsibility of the paving Contractor at the time of public Improvements.
7. Individual water and sewer services and water valves shall have a suitable marker ("W") for water, "S" for sanitary sewer and "V" for valves) stamped on the face of the curb, or if no curb is constructed, on the top of the pavement. The marks shall be a minimum of two (2") inches in height and width. Water services shall be located 10' upstream from the sanitary sewer service, with the sewer service at the center of the front of the lot.
8. The Contractor shall proceed with paving no more than seventy-two (72) hours after density / moisture tests have been taken and passed by the City's testing firm. In the event paving operations have not commenced within the seventy-two (72) hour limit, a retest shall be required at the Contractor's expense.
9. Manhole rim elevations, clean-outs, valve boxes, fire hydrants, etc. shall be adjusted to finished grade by the paving contractor at the time of paving. No block outs allowed
10. The paving contractor shall be responsible for all "Permanent Survey Reference Monuments" as described in the subdivision ordinance including concrete monuments at all boundary corners. The paving

alignment.

8. All excavations, trenching and shoring operations shall comply with the requirements of the U.S. Department of Labor, OSHA, "Construction Safety and Health Regulations," Vol. 29, Subpart P, pg. 128 - 137, and any amendments thereto.
9. This item shall govern the control measures necessary to prevent and control soil erosion, sedimentation, and water pollution which may degrade receiving waters including rivers, streams, lakes, reservoirs, ground water, and wetlands. The control measures contained herein shall be installed and maintained throughout the construction contract and coordinated with any permanent or temporary pollution control features specified elsewhere on the plans and in the specifications to assure effective and continuous water pollution control throughout the construction and post construction periods. These control measures shall not be used as a substitute for the permanent pollution control measures unless otherwise directed by the City in writing. The controls may include silt fences, straw bale dikes, rock berms, diversion ditches, interceptor swales, sediment traps, and basins, pipe slope drains, inlet protection, stabilized construction entrances, seeding, sodding, mulching, soil retention blankets or other structural or non-structural storm water pollution control.
10. The Contractor shall restore all areas disturbed by construction to original condition or better. Restored areas include, but are not limited to trench backfill, side slopes, sprinkler systems, fences, culvert pipes, drainage ditches, driveways, private yards and roadways.
11. Any changes needed after construction plans have been released, shall be approved by the City Engineer. These changes must be received in writing from the design engineer. The Director of Public Works shall approve any deviations from state regulations.
12. Record Drawings: The Contractor shall keep one (1) record copy of all specifications, drawings, addenda, modifications, and shop drawings at the site in good order and annotated to show all changes made during the construction process. These drawings shall be available to the Engineer and the City and shall be delivered to the City upon completion of the project and prior to the release of final payment and/or initial acceptance letter.
13. The contractor shall provide "Red lined" marked prints to the Engineer prior to final inspection indicating all construction which deviated from the plans or was constructed in addition to that indicated on the plans.
14. The contractor must field verify existing service locations prior to installing new services. When installing a new water line, all existing services must be connected to the new line or as directed by the City Engineer.
15. The contractor shall keep records for Record Drawings and shall submit markups to the city inspector prior to scheduling a final walkthrough inspection.
16. Prior to construction, a pre-construction meeting shall be held with representatives from the general contractor, sub-contractors, the design Engineer, and the City of Colville staff.
17. All construction must adhere to the City of Colville Tree Preservation Ordinance

Last updated: 5/2017

contractor shall install a blue reflector in the street centerline at the location on each fire hydrant.

11. HMAC Paving- Binder shall have no more than 15% RAP, all Surface mix shall be virgin. No RAS is allowed. Mix design shall be submitted to City prior for approval.
12. Concrete Paving- No manufactured sand is allowed.
13. All re-enforcing still shall be domestic and meet the TxDot steel mill guide lines.

GENERAL NOTES - WATER IMPROVEMENTS

1. The contractor must field verify existing service locations prior to installing new services.
2. When installing a new water line, all existing services must be connected to the new line.
3. All water meters up to 2" in diameter shall be installed by City Personnel. All water meters exceeding 2" diameter shall be inspected and accepted by City of Colleyville representative.
4. Fire hydrants shall be located three to eight feet behind the back of curb as shown in the details. This will also include splash pads which are considered subsidiary to the fire hydrant placement.
5. All water lines 4" thru 12" shall be Class 150(DR18) and conform to AWWA C-900 DR-18 minimum, with NSF seal, pressure tested and disinfected in accordance with NCTCOG STD. SPECS. (see C1.7) Water mains to have a minimum of 42" cover to the top of pipe.
6. Service line connectors, under 2" shall be Class K soft copper and connected with compression fittings. All taps and services shall be constructed as 1" or larger. ¾" taps and service lines are prohibited
7. Water services shall be backfilled in granular sand as per details.
8. Water services should be located at the property line. Each location is to be stamped on the curb with 2" high letter "W".
9. Water meter boxes will be installed after paving activities have been completed.
10. Curb stops should be tested for leakage and full flow when system is pressure tested.
11. All fire hydrant assemblies to be equipped with a 6" gate valve and box shall be installed as per details. Hydrants will be shall be painted Kemulster Red prior to acceptance by the City. The contractor shall put 2 coats of paint or until approved by the City.
12. Any water valves located within pavement areas shall be adjusted to final grade by the paving Contractor. The paving Contractor shall adjust water valve assembly to final grade and place a monolithically (concrete pad in HMAC) No block out will be allowed.
13. Fire hydrants shall be equipped with 4-1/2" Storz adapter for connection with 5" hose.
14. When a water line is bored, the casing shall be capped and valves added on either side.
15. All fittings and bends shall have Mega Lug retainer glands in addition to standard thrust blocking as required by Standard Details.
16. For valves with operating nuts 6' below ground shall be installed with a 1and1/4" solid stem extension (Detail W-1).

Last updated: 1/2009

GENERAL NOTES - STORM DRAINAGE IMPROVEMENTS

1. All storm sewer and culvert pipe and fittings shall be ASTM C776, Class III, IV, V reinforced concrete pipe (RCP), installed with a bell and a spigot and jointed with manning.
2. Backfill shall be $\frac{3}{4}$ to 1" rock, 6" minimum for the bedding (more if ground water is Encountered), and rock placed up to the center or spring line of the pipe. Trench shall be excavated wide enough to get a mechanical tamper beside the pipe to achieve 95% density.
3. After completion of all storm sewer installation, the contractor shall perform a television inspection and provide a videotape to the Public Works Department Inspections.
4. Install a benchmark on a drainage structure within or near the site. A letter including the location of the benchmark and the benchmark shall be submitted to Public Works prior to the final acceptance of the project as well as in the GIS Assets form.
5. All storm sewer pipes larger than 36" must be wiped with non-shrink grout after inspection and approval.
6. No pre-cast inlets are allowed.

GENERAL NOTES - SANITARY SEWER IMPROVEMENTS

1. Sanitary sewer PVC pipe shall be SDR 35 if depth of line is 10' or less and SDR 26 if depth of line is greater than 10'.
2. Pipe shall have C.I. B (S-8) embedment, or better. Backfill shall be select material compacted to 95% standard proctor density.
3. After completion of all testing (i.e. mandrel & air) Contractor shall perform a Television inspection and provide video record to PW Inspections.
4. A "P" high letter "35" shall be stenciled on the crown of each lot to mark the location of the sewer services. The service should be located in the center of each lot.
5. Contractor to place a 3/4" plywood false bottom in all sanitary sewer manholes before paving. Contractor begins work.
6. Rim elevations of the proposed sanitary sewer manholes in streets are to be constructed by utility contractor and adjusted by paving Contractor to finished grade at time of paving. Block cuts are not allowed.
7. Manholes 10' in depth or less shall be 4ft in diameter. 10 ft. plus or drop manholes shall be 5ft. in diameter
8. All Drop Manholes shall be inside drops as per detail S-4.
9. All trenches shall be compaction tested at the rate of one test per 300 L.F. of trench per lift. Lifts shall be no greater than 12" loose. Tests shall be staggered so that tests of adjacent lifts are not directed by the previous lift. If the distance between manholes exceeds 300 L.F. a minimum of 2 tests per lift shall be taken or as directed by the City. The paving contractor shall not begin work until the City of Colleyville has approved all trench work.
10. All manholes shall be vacuumed tested.
11. Any service tie-in to an existing manhole must be cored.
12. Clean-outs to be provided on all services and located at the property/ROW line.

Last updated: 1/2009

SITE CONSTRUCTION PLANS

FEGAN ADDITION
 LOTS 1, 2 AND 3, BLOCK 1
 CITY OF COLLEYVILLE, TEXAS

CITY GENERAL NOTES

PRELIMINARY
FOR REVIEW ONLY

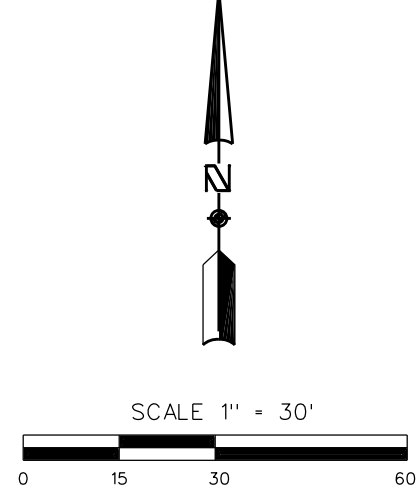
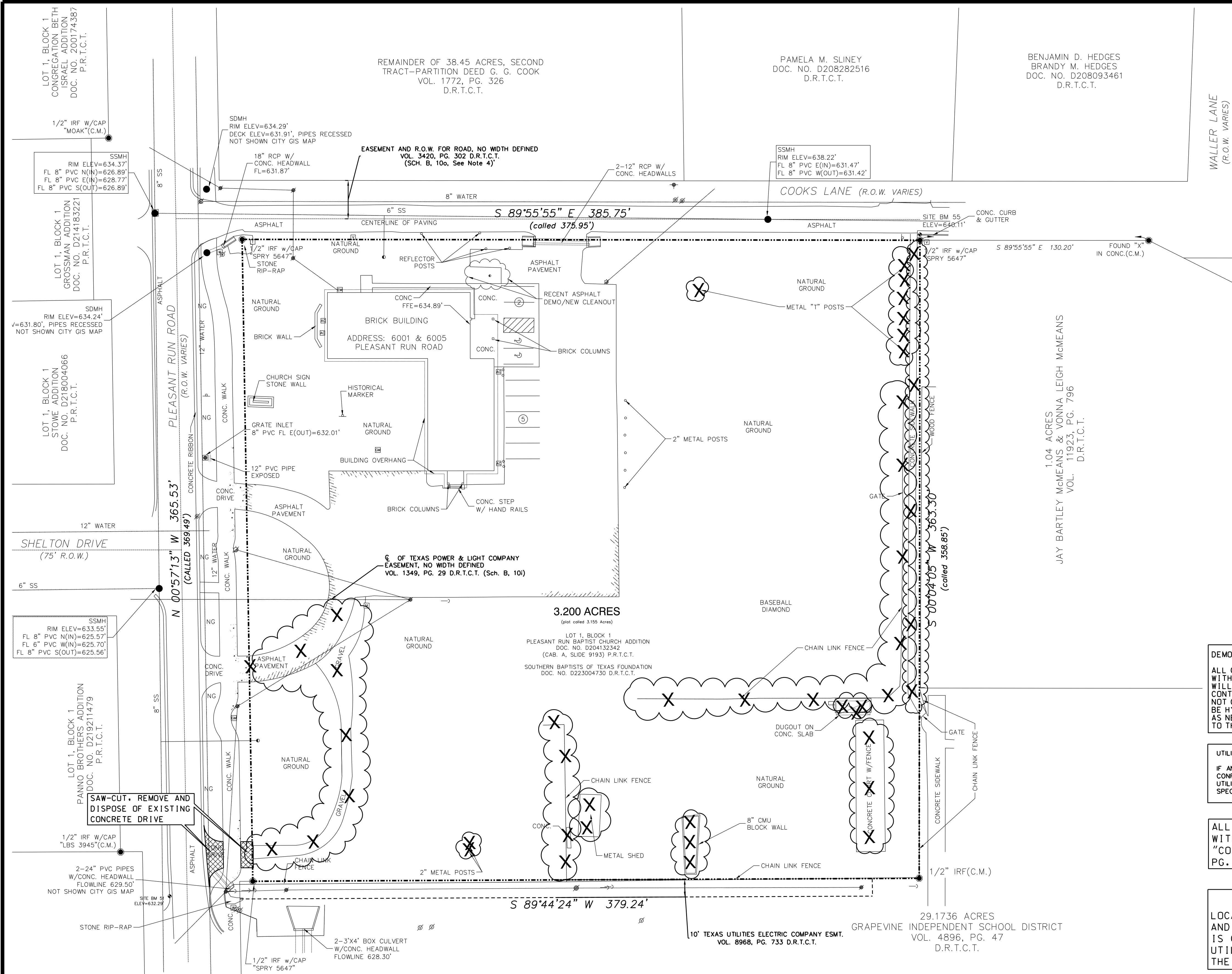
THESE DOCUMENTS ARE FOR DESIGN REVIEW
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES. THEY WERE
PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 **\$DATES**
PE NO. DATE

NO.	REVISION	BY	DATE	JOB
				026-008
			DATE	8/21/2024
			DESIGNED	K. M. H.
			DRAWN	K. M. H.
			CHECKED	K. M. H.
				TEXAS REGISTERED ENGINEERING FIRM

SHEET

C1.00



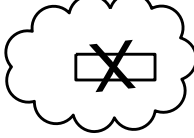
DEMOLITION PLAN NOTE:
ALL CONCRETE WALKS, PAVEMENT, APPURTENANCES, ETC. WITHIN THE LIMITS SHOWN ON THE DEMOLITION PLAN WILL BE REMOVED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT COVERED WITH NEW CONCRETE IMPROVEMENTS WILL BE HYDROMULCHED BY THE CONTRACTOR AS MANY TIMES AS NECESSARY TO OBTAIN A STRAND OF GRASS ACCEPTABLE TO THE OWNER.

UTILITY RELOCATION NOTE:
IF ANY EXISTING UTILITY POLES, GUY WIRES, TELEPHONE UTILITIES, ETC. ARE FOUND TO BE IN CONFLICT WITH THESE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY AND COORDINATE THE RELOCATION OF ANY AND/OR ALL SUCH UTILITIES (NO SPECIAL PAY).

ALL EXCAVATION, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 29, SUB PART P, PG. 128-137, AND ANY AMENDMENTS THERETO.

!!! CRITICAL !!!
LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE BASED ON PUBLIC RECORDS. THE CONTRACTOR IS COMPLETELY RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES, BOTH HORIZONTALLY AND VERTICALLY, BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.

LEGEND

 **ITEM TO BE REMOVED**

NOTE:
ALL SITES WHERE DEMOLITION WILL OCCUR AT OR NEAR A PUBLIC STREET, THE CONTRACTOR SHALL SCHEDULE CONSTRUCTION RENOVATION ACTIVITIES AS SOON AS POSSIBLE SO THAT THE EDGES OF THE PAVEMENT WILL NOT BE LEFT UNPROTECTED LONGER THAN NECESSARY.

DEMOLITION NOTE:
EXISTING IMPROVEMENTS WITHIN THE HATCHED AREA SHALL BE DEMOLISHED, REMOVED, DISPOSED OF, CLEARED AND GRUBBED AS SPECIFIED. ITEMS TO BE REMOVED, BUT NOT LIMITED TO, ARE SPRINKLER SYSTEMS, FLUMES, INLET BOXES, CONCRETE PAVING AND WALKS, UNDERGROUND STORM DRAIN LINES, TREES AND PLANTS, ETC.

ITEMS TO REMAIN:
SANITARY SEWER LINES, MANHOLES, CLEANOUTS, WATER VALVES, AND WATER SERVICES ARE TO REMAIN IN SERVICE AND ARE NOT TO BE REMOVED UNLESS NOTED OTHERWISE. ALL WATER VALVES, SEWER MANHOLES AND CLEANOUTS SHALL BE ADJUSTED TO MATCH THE PROPOSED FINISHED SURFACE AND SITE GRADING. ALL CONCRETE SHALL BE SAW CUT FULL DEPTH OF PAVEMENT PRIOR TO REMOVAL.

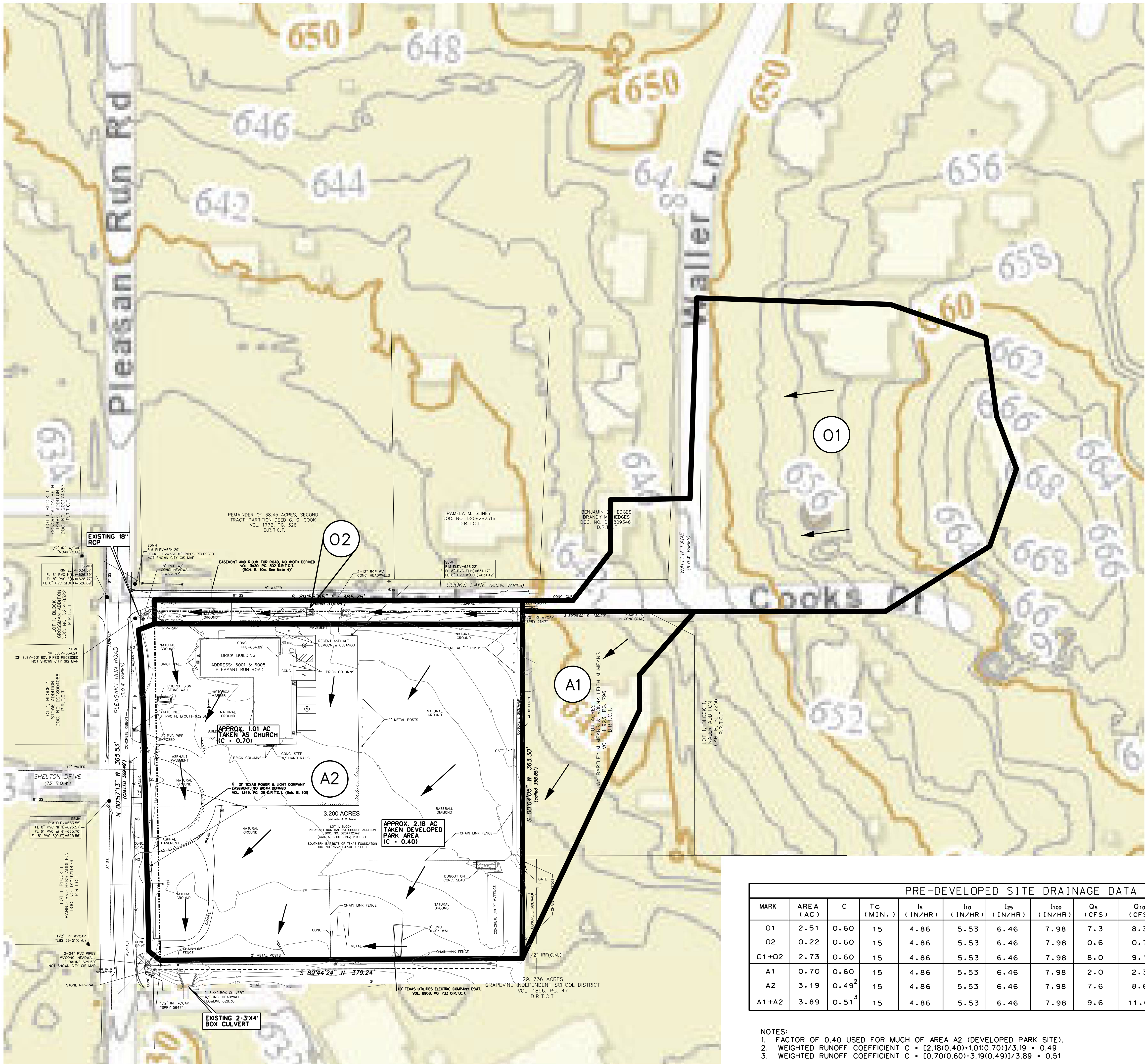
NOTE:
THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO: TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT, PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ALL AREAS DISTURBED BY CONSTRUCTION WILL BE HYDROMULCHED UNLESS OTHERWISE NOTED.

HAMILTON DUFFY, PC
CONSULTING
CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

SITE CONSTRUCTION PLANS
DEMOLITION PLAN
FEGAN ADDITION
LOTS 1-2 AND 3 BLOCK 1
CITY OF COLLEYVILLE, TEXAS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION BIDDING OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:
KEITH M. HAMILTON 87384 **DATE** _____
PE NO. _____

NO.	REVISION	DATE	BY	DATE	DESIGNED	DRAWN	CHECKED	TEAMS REGISTERED ENGINEERING FIRM NUMBER P-2260



LEGEND

OS1

DRAINAGE AREA

DRAINAGE DIVIDE

FLOW DIRECTION ARROW

DRAINAGE NOTES:
1. ALL DRAINAGE DESIGN TO BE IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARDS.

DRAINAGE AREA COMPUTATIONS

BASIS:

- O • CIA (Rational Method)
- O • Storm discharge (cubic feet per second)
- C • runoff coefficient, based on land use
- I • average rainfall intensity for time of concentration (inches per hour) (per ISWM)
- A • area contributing runoff (acres)

RUNOFF COEFFICIENT:

- C • 0.40 Developed Park Site
- C • 0.60 Single Family Residential
- C • 0.70 Church

STORM FREQUENCY:

- 5 Years - Enclosed Pipe System
- 100 Years - Combined Enclosed Pipe System • Street • R.O.W.

TIME OF CONCENTRATION:

Combination of inlet time and time of flow in the drain being the time for water to flow over the surface of the ground to the storm drain inlet (onsite • offsite, if applicable)

MINIMUM INLET TIME OF CONCENTRATION:

Parks and Open Areas	20 minutes
Residential, Single Family	15 minutes
Industrial, Business	10 minutes

I, Keith Hamilton, a Professional Engineer, registered and licensed in the State of Texas, have prepared this drainage study and/or plan in compliance with the latest published requirements and criteria of the City of Colleyville, and have verified that the topographic information used in this study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

Signed this _____ day of _____, 2024

P.E.

PRELIMINARY
FOR REVIEW ONLY

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KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

PRE-DEVELOPED SITE DRAINAGE DATA												
MARK	AREA (AC)	C	Tc (MIN.)	I5 (IN/HR)	I10 (IN/HR)	I25 (IN/HR)	I100 (IN/HR)	O5 (CFS)	O10 (CFS)	O25 (CFS)	O100 (CFS)	COMMENTS
O1	2.51	0.60	15	4.86	5.53	6.46	7.98	7.3	8.3	9.7	12.0	TO COOKS LN (SOUTH BAR DITCH)
O2	0.22	0.60	15	4.86	5.53	6.46	7.98	0.6	0.7	0.9	1.1	TO 18" RCP (SOUTH BAR DITCH)
O1+O2	2.73	0.60	15	4.86	5.53	6.46	7.98	8.0	9.1	10.6	13.1	TOTAL TO 18" RCP (WALLER LN)
A1	0.70	0.60	15	4.86	5.53	6.46	7.98	2.0	2.3	2.7	3.4	SHEETFLOW TO A2
A2	3.19	0.49 ²	15	4.86	5.53	6.46	7.98	7.6	8.6	10.1	12.5	TO BOX CULVERT
A1+A2	3.89	0.51 ³	15	4.86	5.53	6.46	7.98	9.6	11.0	12.8	15.8	TOTAL TO BOX CULVERT

NOTES:
1. FACTOR OF 0.40 USED FOR MUCH OF AREA A2 (DEVELOPED PARK SITE).
2. WEIGHTED RUNOFF COEFFICIENT C = [2.18(0.40)+1.01(0.70)]/3.19 = 0.49
3. WEIGHTED RUNOFF COEFFICIENT C = [0.70(0.60)+3.19(0.49)]/3.89 = 0.51

KEITH M. HAMILTON
DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
PHONE (817) 268-0408 WWW.HAMILTONDUFFY.COM

SITE CONSTRUCTION PLANS

FEGAN ADDITION
LOTS 1, 2 AND 3, BLOCK 1
CITY OF COLLEYVILLE, TEXAS

PRE-DEVELOPED
DRAINAGE AREA MAP

PRELIMINARY
FOR REVIEW ONLY

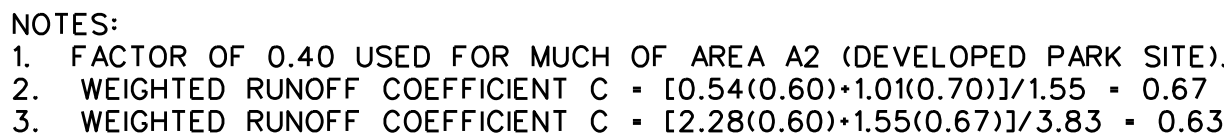
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:

KEITH M. HAMILTON 87384 \$DATE\$
PE NO. DATE

NO.	REVISION	DATE	BY	DATE	JOB NO.	DATE	DESIGNED	DRAWN	CHECKED	TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2560
					026-008	8/21/2024	K.M.H.	K.M.H.	K.M.H.	

SHEET

C1.10



C1.11

DETENTION POND A DESIGN

Q100(PRE) = 15.8 CFS
Q100(BYPASS) = 0.2 CFS
Q100(ALLOWABLE) = QPRE - QBYPASS = 15.6 CFS

FLOW TO DETENTION:

AREA = 3.83 ACRES
C = 0.63
TC = 15 MIN.
Q100 = 19.3 CFS

DETENTION POND ELEVATION VS. VOLUME	
ELEVATION ABOVE DATUM (F.T.)	VOLUME CU. FT.
629.00 (POND BOTTOM)	0
630.00	878
631.00	4016
632.00	12523
631-630 X-630 4016-878 4000-878 ----- X = 630.99	
HEAD IN POND 630.99 - 629.00 = 1.99'	

OUTFALL DESIGN

MAX RELEASE RATE = 15.6 CFS
STORAGE REQUIRED = 4,000 CF

NOTE: STARTING WATER SURFACE FOR POND IS 629.00 FEET

OUTFALL IS 2-12" DIA. PVC ORIFICE:

ORIFICE FLOW

$Q = CA\sqrt{2GH}$
C = 0.60
A = 0.79 SQ. FT.
G = 32.2
H = (1.99') - 0.5(1.00') = 1.49'
Q = 4.6 X 3 = 13.8 CFS < 15.6 CFS OK

STORMWATER DETENTION WORKSHEET

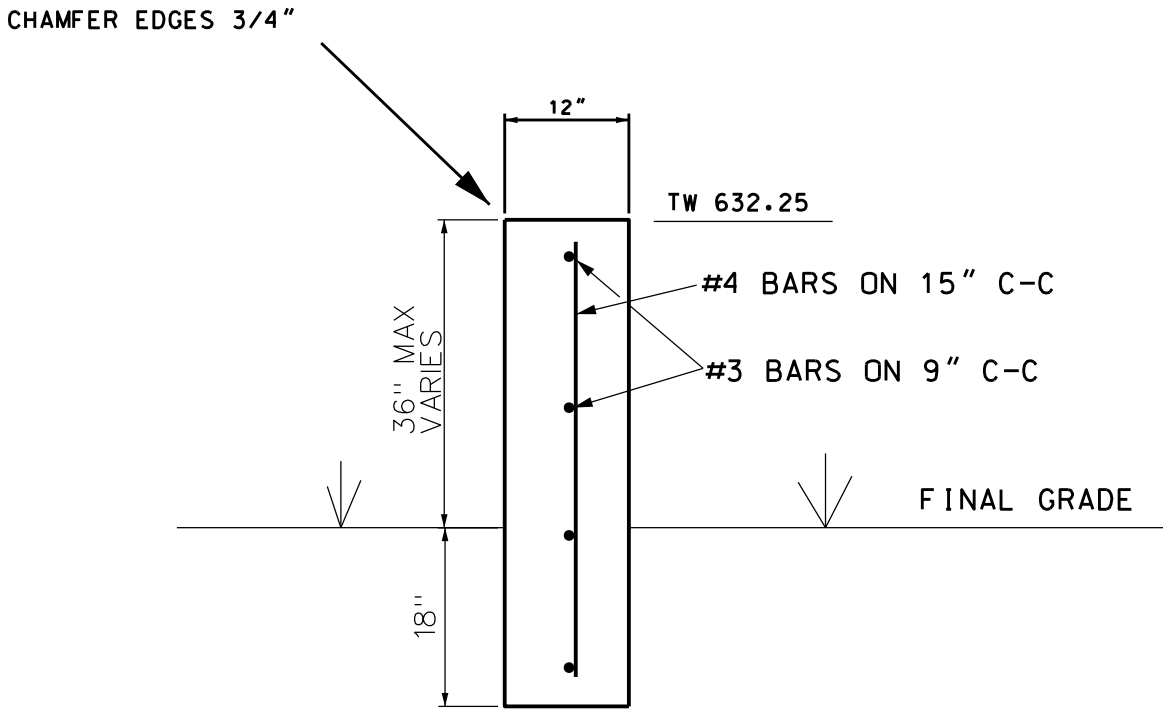
HAMILTON DUFFY, PC

PROJECT NAME: FEGAN ADDITION
SUB AREAS TOTAL AREA COMBINED FLOW

TOTAL VOLUME CALCULATIONS

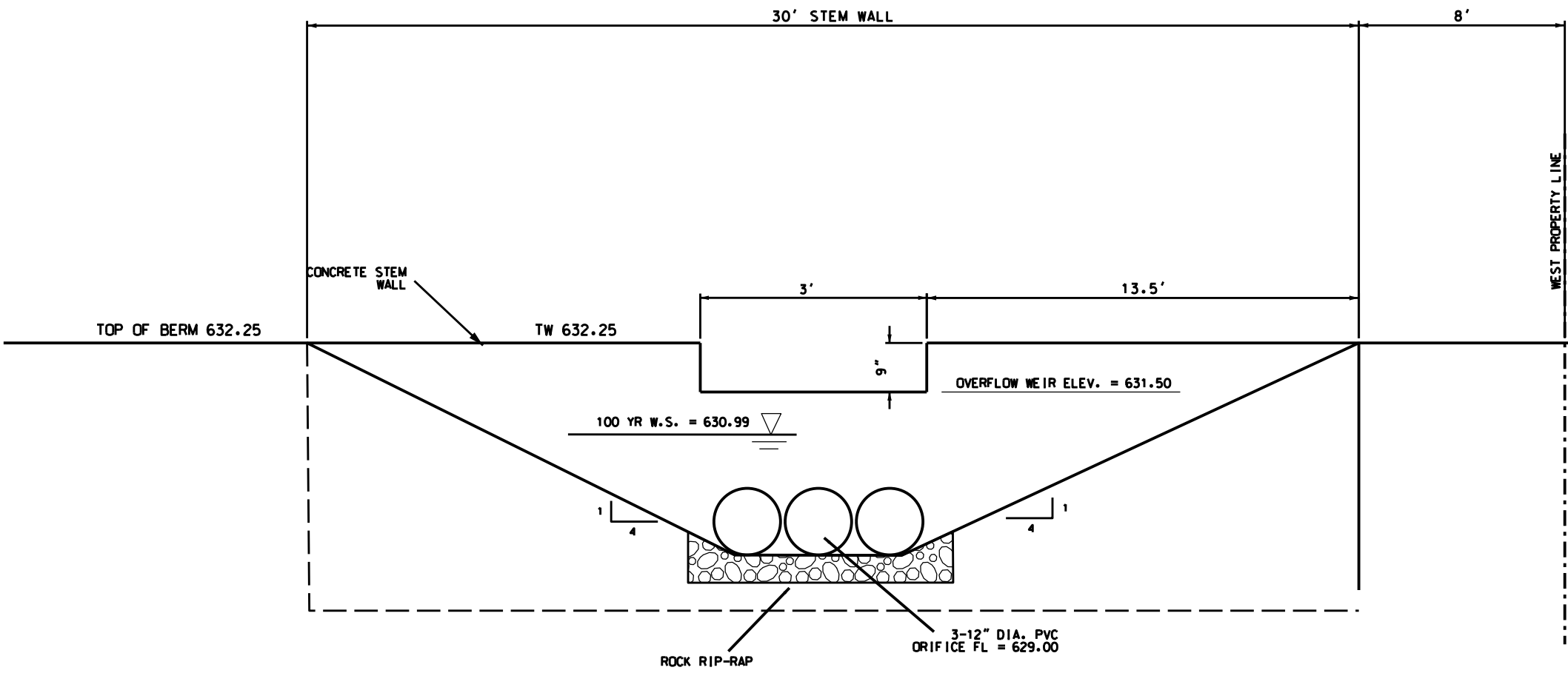
EXISTING CONDITIONS: (100 YR)				PROPOSED CONDITIONS: (100 YR)			
RUNOFF COEFFICIENT (c)	0.51			RUNOFF COEFFICIENT (c)	0.63		
TIME OF CONCENTRATION (t/c)	15 mins			TIME OF CONCENTRATION (t/c)	15 mins		
RAINFALL INTENSITY (i)	7.98 in/hr			RAINFALL INTENSITY (i)	7.98 in/hr		
AREA (A acres)	3.89 acres			AREA (A acres)	3.83 acres		
DISCHARGE (Q)	15.8 cfs			DISCHARGE (Q)	19.3 cfs		
MAXIMUM PERMISSIBLE RELEASE RATE (Qp = Q existing):				15.8	-	0.2	=
MAX RUNOFF RATE LESS FREE RELEASE (IF APPLICABLE)							15.6 cfs
FREE RELEASE CALCULATION = 0.2 cfs							15.6 cfs
REQUIRED STORMWATER VOLUME							
Rainfall Duration T	Rainfall Intensity I	Peak Runoff Rate Q	Storm Runoff Volume V	Release Rate Volume Qr	Storage Volume Sv		
5	11.09	26.8	8028	9379	-1351		
10	9.24	22.3	13377	11724	1653		
15	7.98	19.3	17329	14068	3261		
20	7.05	17.0	20413	16413	4000		
30	5.75	13.9	24974	21103	3871		
40	4.91	11.8	28434	25792	2642		
50	4.30	10.4	31126	30481	845		
60	3.84	9.3	33356	35171	-1815		
120	2.42	5.8	42042	63308	-21265		

REQUIRED STORAGE VOLUME (MAX. Sv): Rsv = 4000 Cu. Ft.

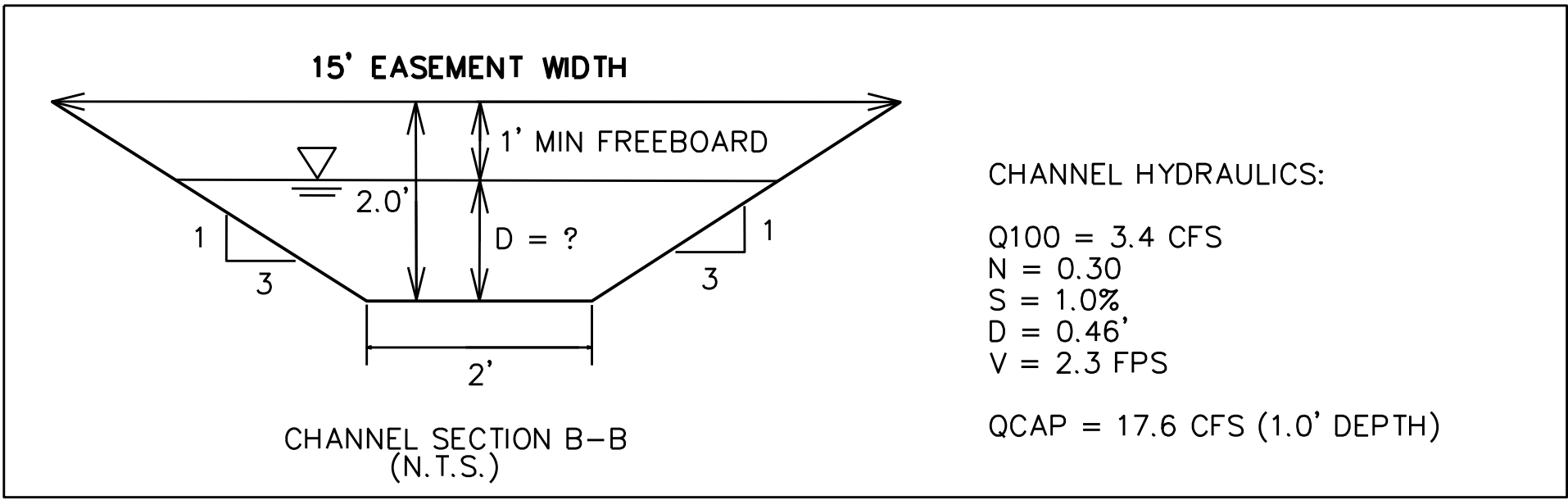
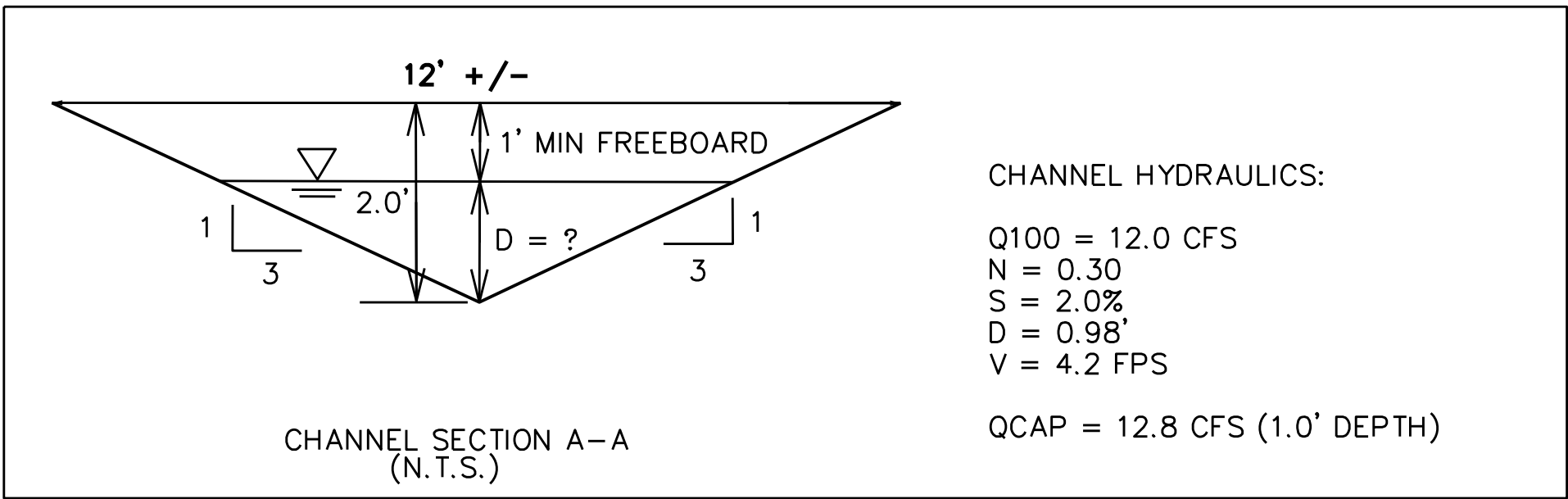


CONCRETE STEM WALL
N.T.S.

CONCRETE WILL BE 3,000 PSI @ 28 DAYS



OUTFALL STRUCTURE DETAIL LOOKING SOUTH
N.T.S.



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SITE CONSTRUCTION PLANS

FEGAN ADDITION
LOTS 1-2 AND 3 BLOCK 1
CITY OF COLLEYVILLE, TEXAS

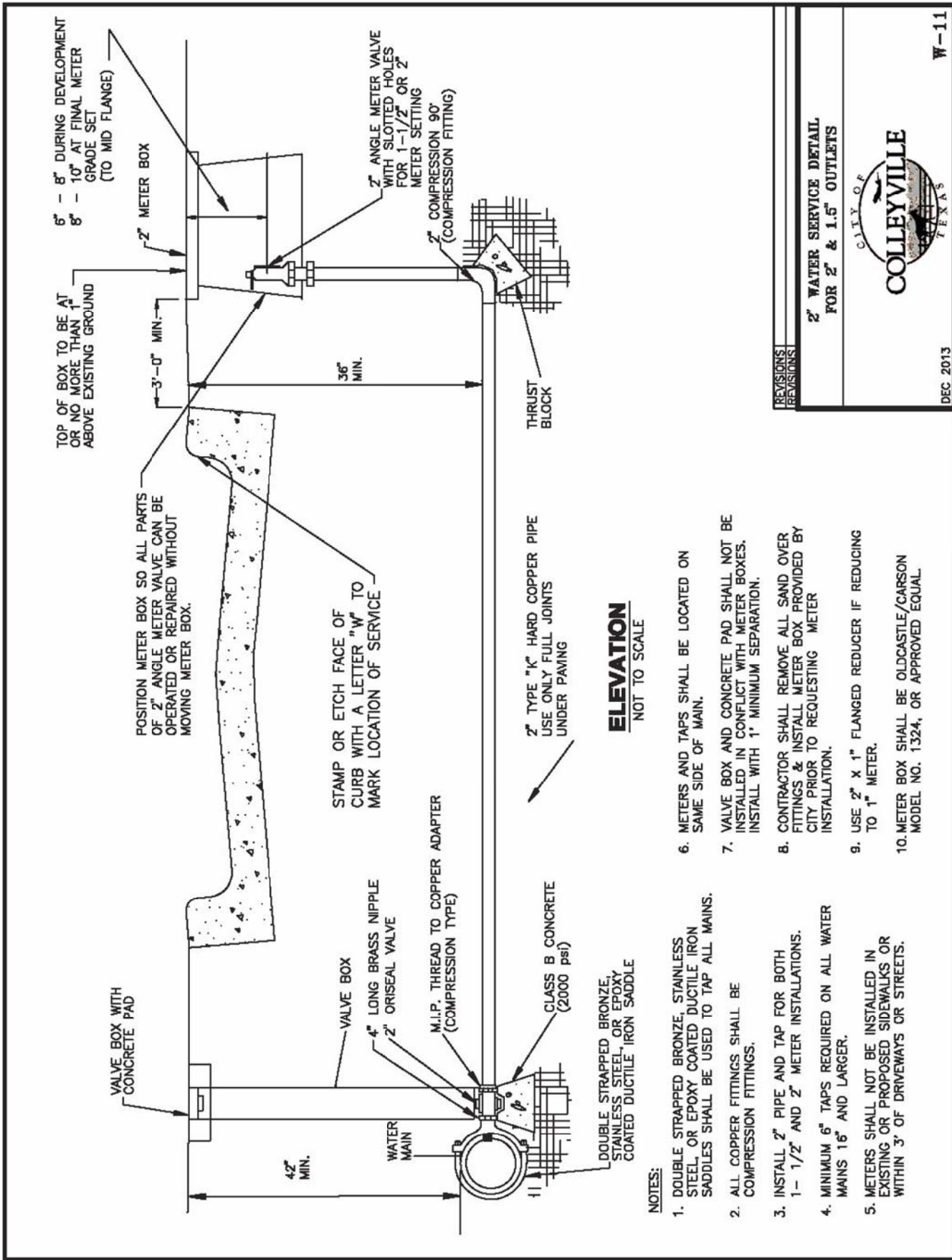
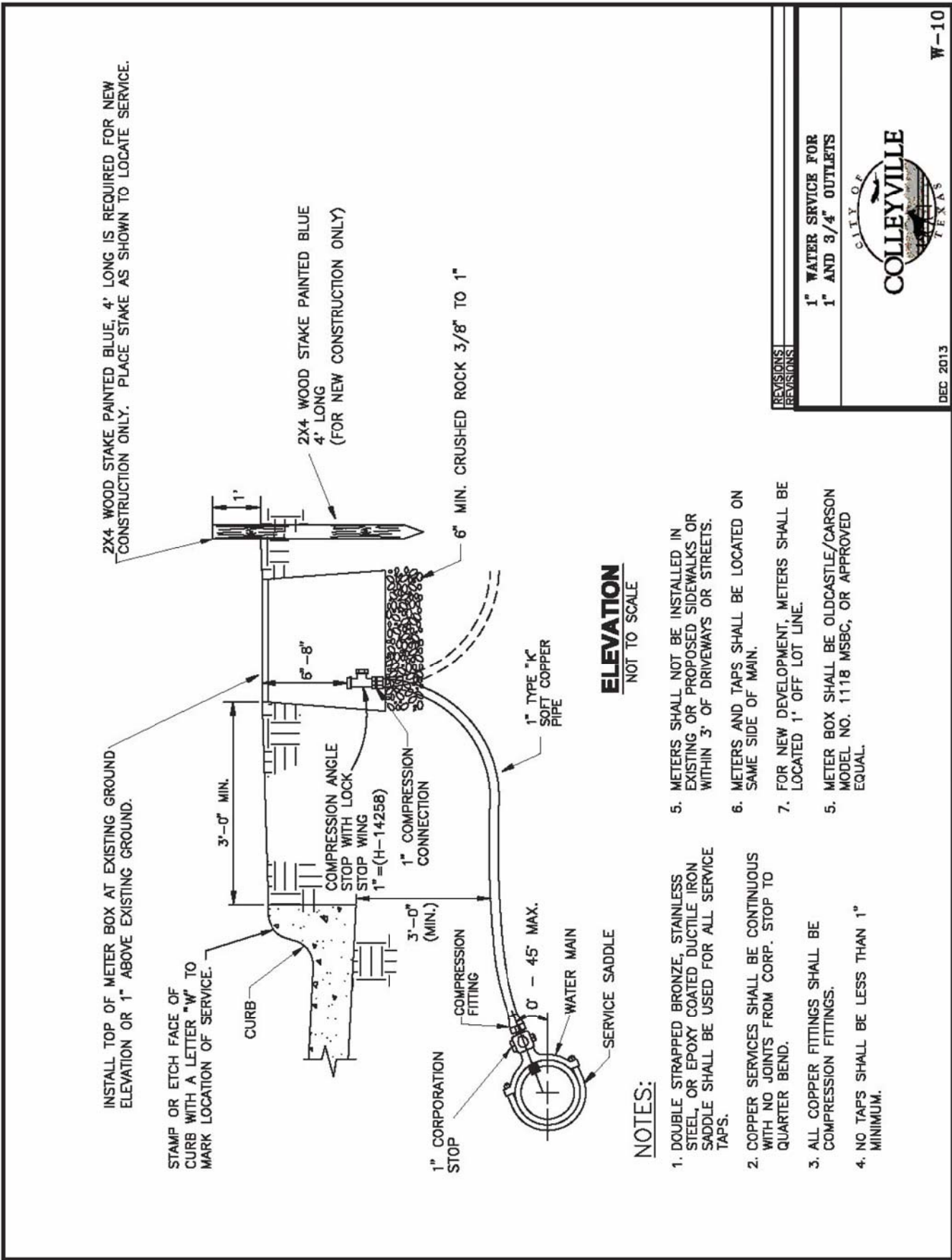
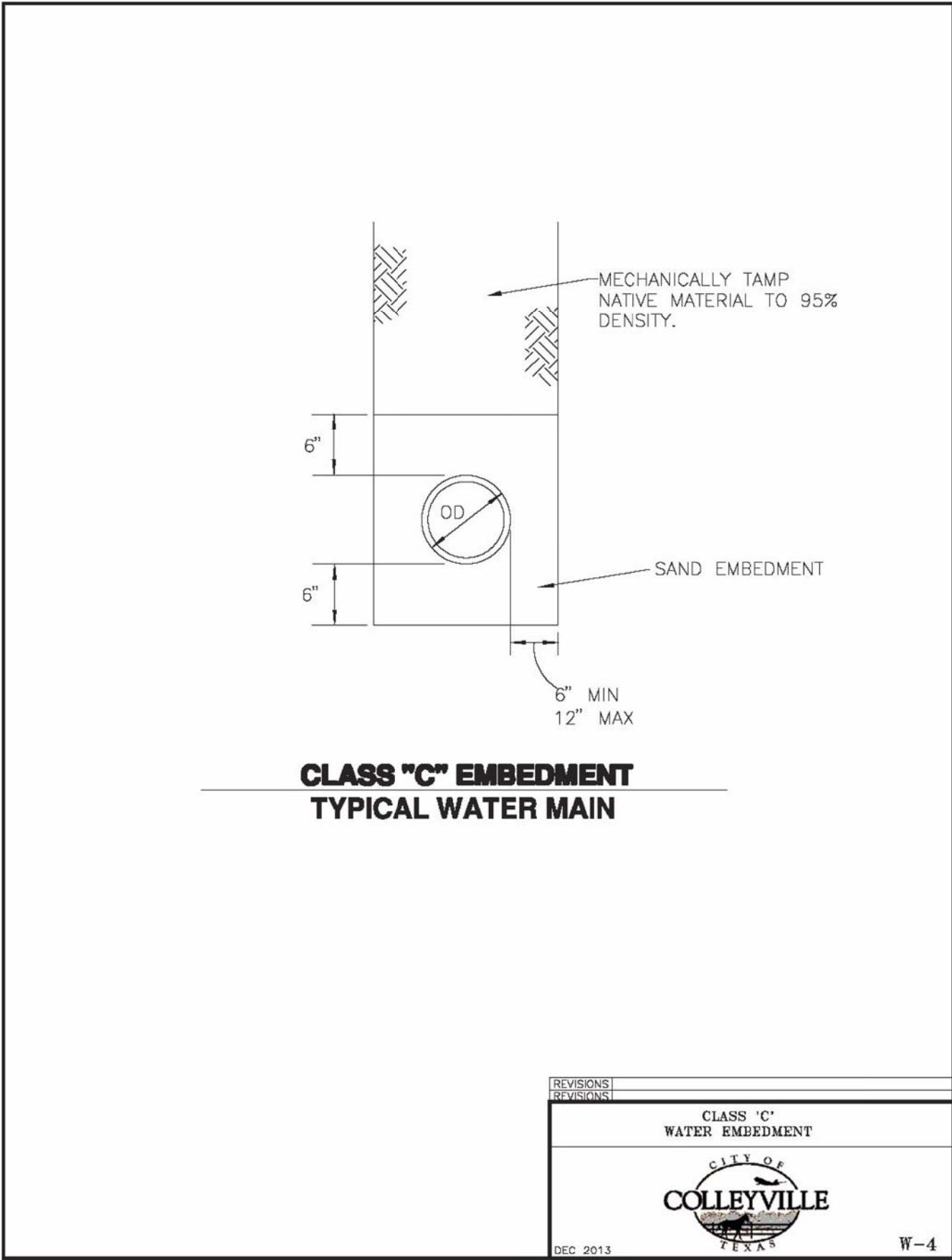
DETENTION POND DETAILS

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KEITH M. HAMILTON 87384 \$DATE\$
PE. NO. \$DATE\$

NO.	REVISION	BY	DATE	JOB	026-008
				DATE	8/21/2024
				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2560	

SHEET

C1.12



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NUMBER F-2560

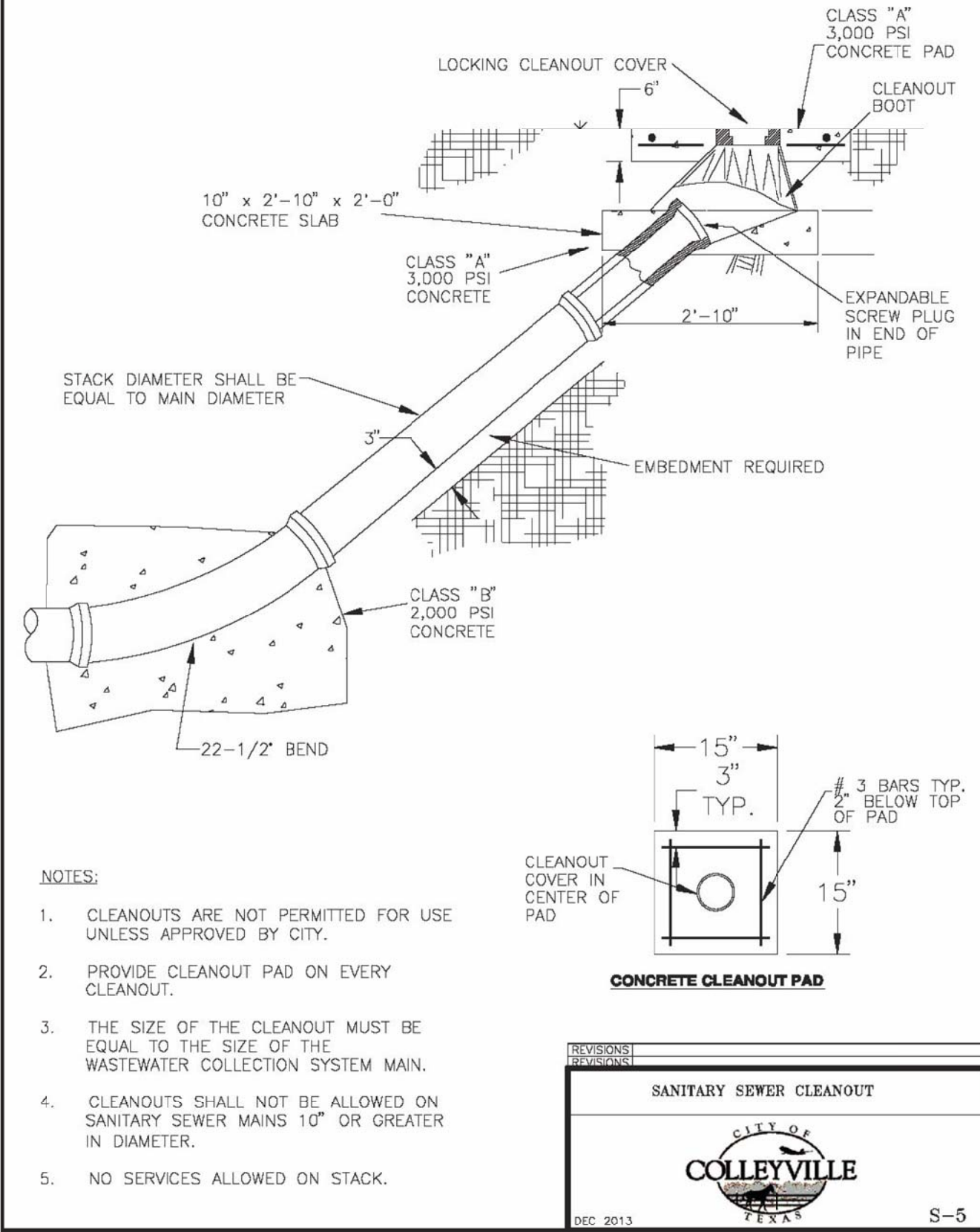
SITE CONSTRUCTION PLANS

FEGAN ADDITION
LOTS 1, 2 AND 3, BLOCK 1
CITY OF COLLEYVILLE, TEXAS

CITY STANDARD DETAILS

HAMILTON
DUFFY, PC
CONSULTING

CIVIL & ENVIRONMENTAL ENGINEERS - PLANNERS - CONSTRUCTION MANAGERS
8241 MID-CITIES BLVD., SUITE 100 - NORTH RICHLAND HILLS, TEXAS 76182
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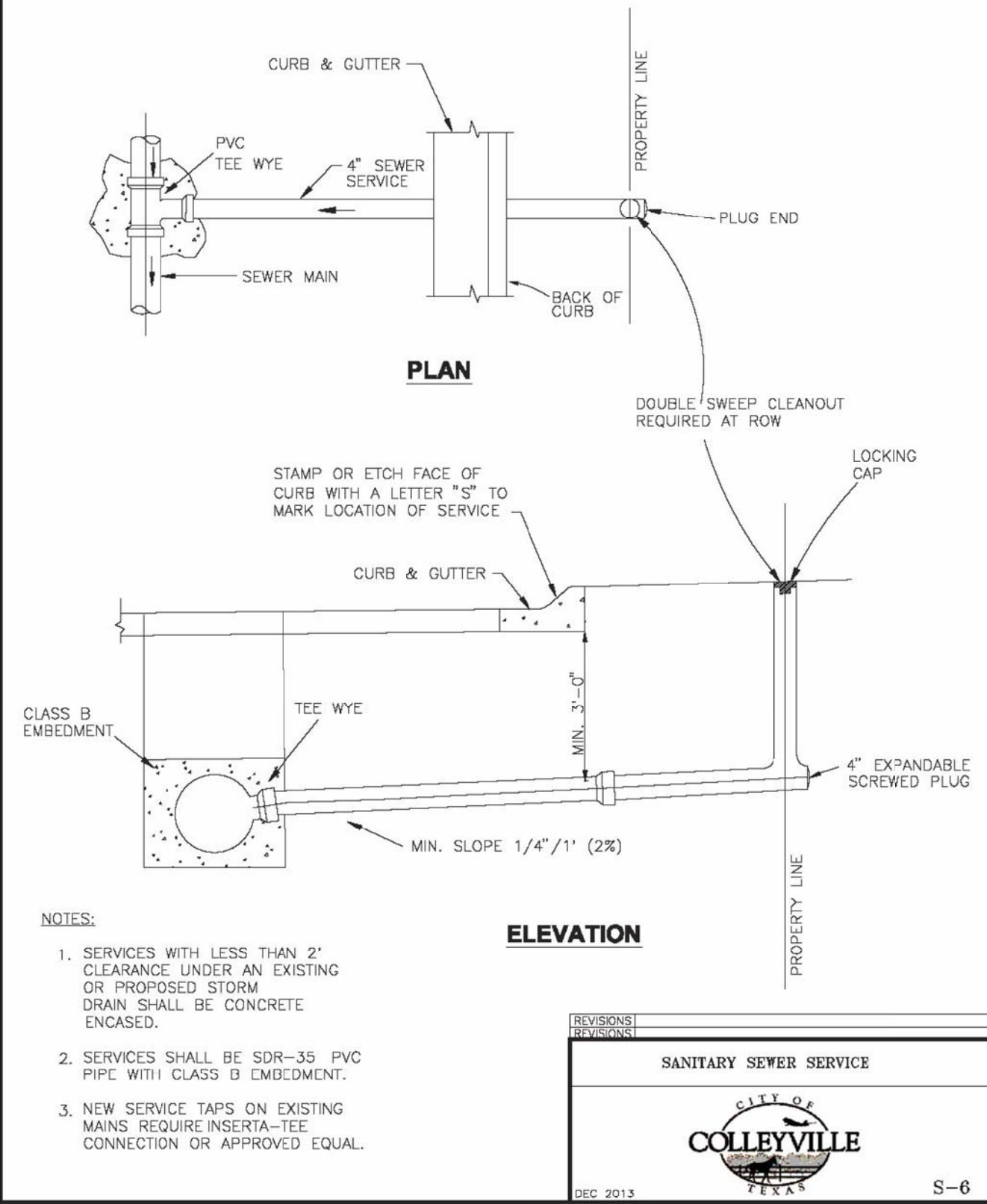
- NOTES:
- CLEANOUTS ARE NOT PERMITTED FOR USE UNLESS APPROVED BY CITY.
 - PROVIDE CLEANOUT PAD ON EVERY CLEANOUT.
 - THE SIZE OF THE CLEANOUT MUST BE EQUAL TO THE SIZE OF THE WASTEWATER COLLECTION SYSTEM MAIN.
 - CLEANOUTS SHALL NOT BE ALLOWED ON SANITARY SEWER MAINS 10" OR GREATER IN DIAMETER.
 - NO SERVICES ALLOWED ON STACK.

REVISIONS:
REVISION
DATE

SANITARY SEWER CLEANOUT

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-5



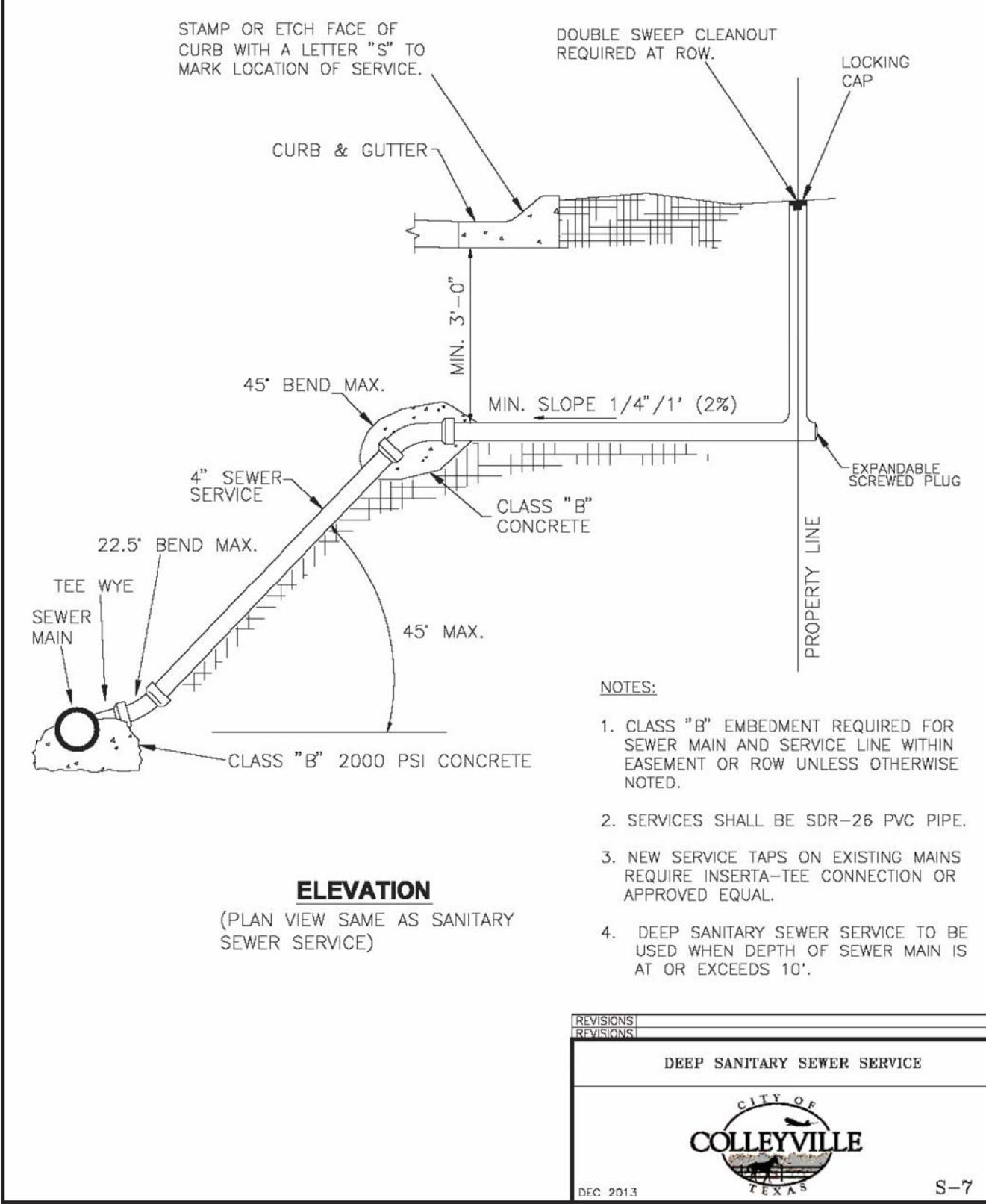
- NOTES:
- SERVICES WITH LESS THAN 2' CLEARANCE UNDER AN EXISTING OR PROPOSED STORM DRAIN SHALL BE CONCRETE ENCASED.
 - SERVICES SHALL BE SDR-35 PVC PIPE WITH CLASS B EMBEDMENT.
 - NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.

REVISIONS:
REVISION
DATE

SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-6



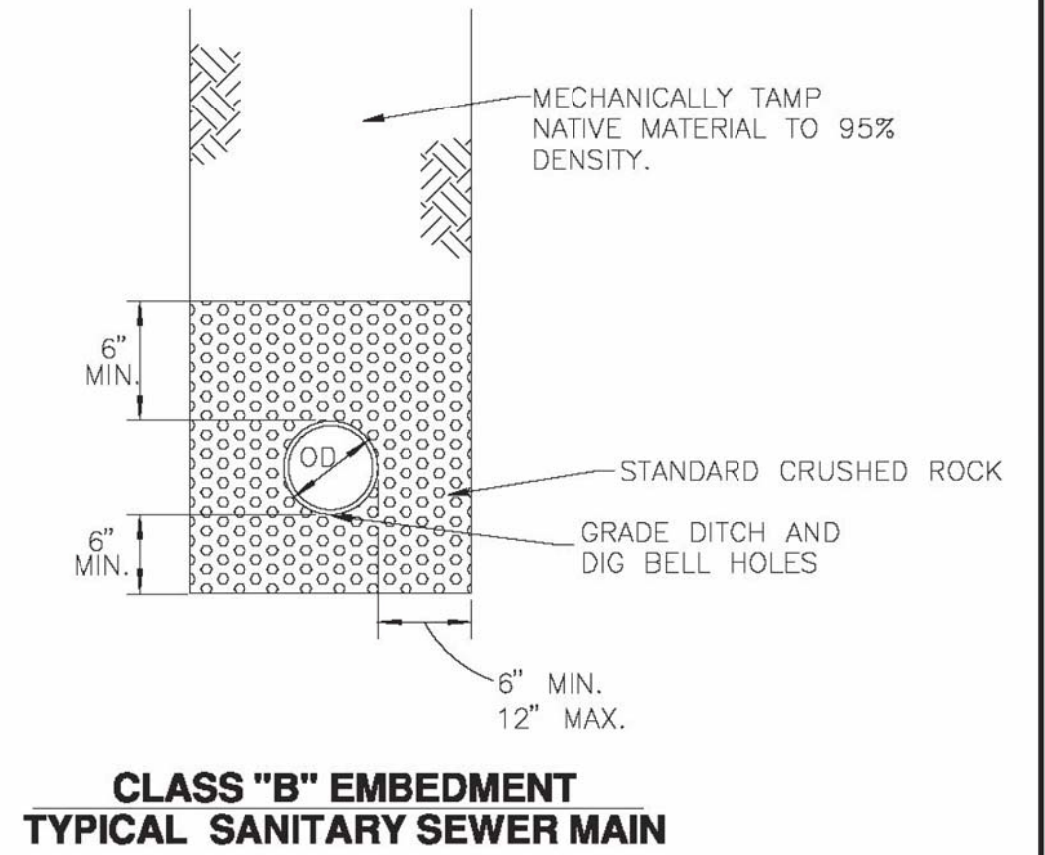
- NOTES:
- CLASS "B" EMBEDMENT REQUIRED FOR SEWER MAIN AND SERVICE LINE WITHIN EASEMENT OR ROW UNLESS OTHERWISE NOTED.
 - SERVICES SHALL BE SDR-26 PVC PIPE.
 - NEW SERVICE TAPS ON EXISTING MAINS REQUIRE INSERTA-TEE CONNECTION OR APPROVED EQUAL.
 - DEEP SANITARY SEWER SERVICE TO BE USED WHEN DEPTH OF SEWER MAIN IS AT OR EXCEEDS 10'.

REVISIONS:
REVISION
DATE

DEEP SANITARY SEWER SERVICE

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-7



CLASS "B" EMBEDMENT
TYPICAL SANITARY SEWER MAIN

REVISIONS:
REVISION
DATE

CLASS "B" SEWER EMBEDMENT

CITY OF COLLEYVILLE TEXAS

DEC 2013 S-8

SITE CONSTRUCTION PLANS

FEGAN ADDITION
LOTS 1, 2 AND 3, BLOCK 1
CITY OF COLLEYVILLE, TEXAS

CITY STANDARD DETAILS

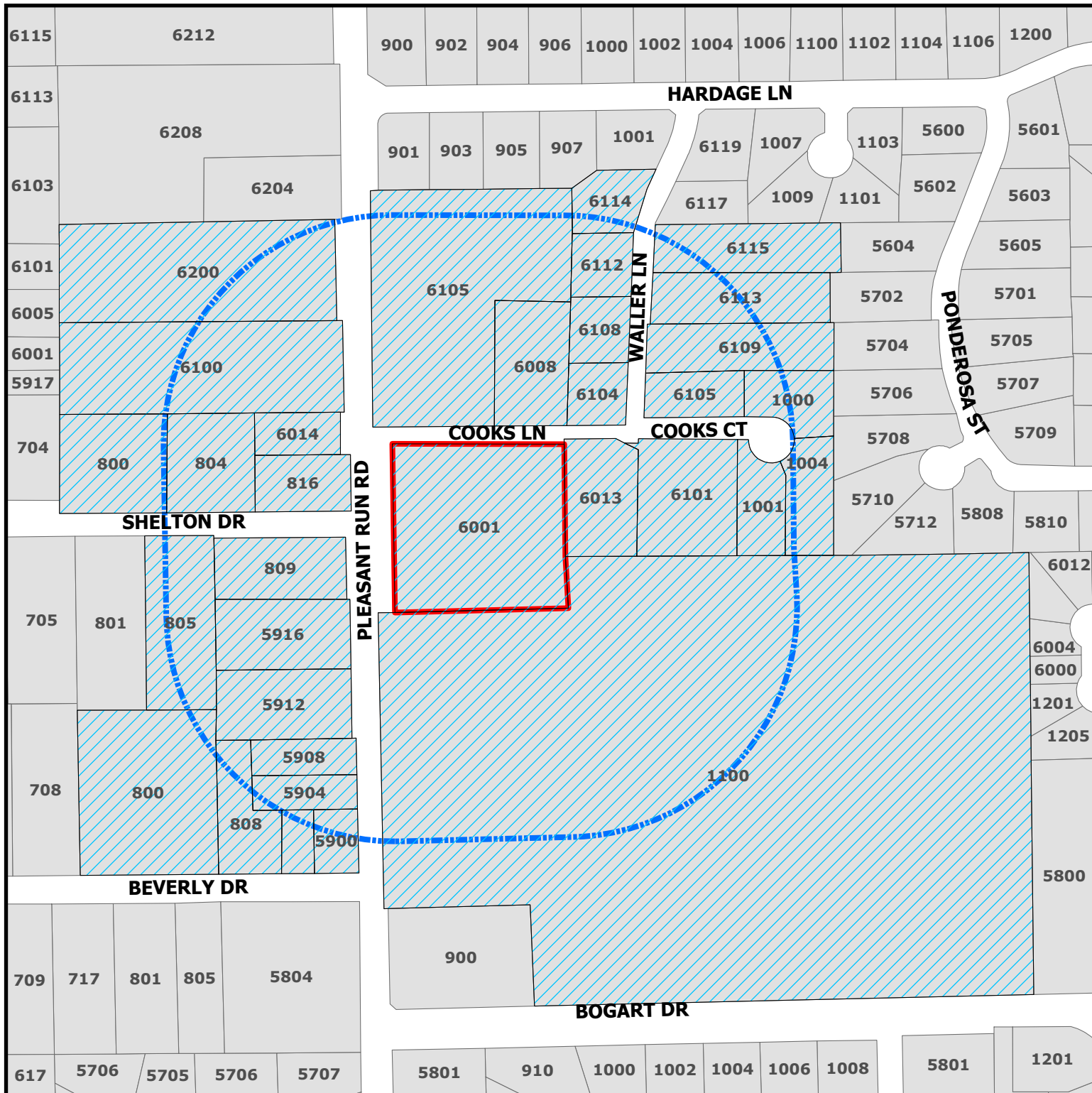
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				DESIGNED	K.M.H.
				DRAWN	K.M.H.
				CHECKED	K.M.H.
				TEXAS REGISTERED ENGINEERING FIRM NUMBER F-2560	

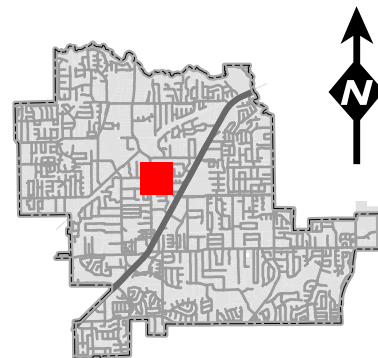
Notification Map



PC24-006

6001 Pleasant Run Rd

-  Parcels to be notified
-  Buffer
-  Subject Property



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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, October 14, 2024 at 7:00 p.m.

City Council Meetings: Wednesday, November 6, 2024 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lots, 1, 2, & 3 Block 1, of the Fegan Addition. The purpose of this plat is to subdivide the land to allow the construction of 2 new single family homes.

Zoning Case: PC24-006

Applicant: Trevor Truss

Owner: Compass Realty LP

Location: 6001 Pleasant Run Rd

Property Description: Lot 1, Block 1, Pleasant Run Church addition

Present Zoning: R-40, Single 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. 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:

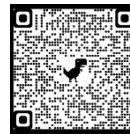
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

Citizenletters@Colleyville.com

The map illustrates a residential neighborhood with the following streets and lot numbers:

- Streets:** Hardage Ln, Ponderosa St, Waller Ln, Cooks Ln, Cooks Ct, Pleasant Run Rd, Shelton Dr, Beverly Dr, Bogart Dr.
- Lot Numbers:** 6115, 6212, 900, 902, 904, 906, 1000, 1002, 1004, 1006, 1100, 1102, 1104, 1106, 1200, 6113, 6208, 901, 903, 905, 907, 1001, 6119, 1007, 1103, 5600, 5601, 6103, 6204, 6114, 6117, 1009, 1101, 5602, 5603, 6101, 6200, 6115, 5604, 5605, 6005, 6112, 5702, 5701, 6001, 6108, 6109, 5704, 5705, 5917, 6104, 6105, 1000, 5706, 5707, 704, 800, 804, 6014, 816, 5708, 5709, 6001, 6013, 6101, 1001, 5710, 5712, 5808, 5810, 6012, 6013, 6004, 6000, 1201, 1205, 5800, 705, 801, 805, 809, 5916, 5912, 5908, 5904, 808, 5900, 708, 800, 1200, 900, 5801, 910, 1000, 1002, 1004, 1006, 1008, 5801, 1201, 709, 717, 801, 805, 5804, 617, 5706, 5705, 5706, 5707.

The map also shows a proposed development area shaded in light blue with diagonal lines, a red dashed line outlining a specific lot, and a blue dashed line indicating a proposed path or boundary.



Kris Potts

Kristopher Potts
Planner

Owner_Name	Situs_Addr
ARMOR CAPITAL LLC	6200 PLEASANT RUN RD
GROSSMAN, LISA	6014 PLEASANT RUN RD
ENGLERT, EVELYN H	6114 WALLER LN
ZIOBER, ALVIN	6109 WALLER LN
NALER, DEE ANN	6101 WALLER LN
GUNNIP, MATTHEW	809 SHELTON DR
PANNO, RYAN	808 BEVERLY DR
WAI, ROBERT	6115 WALLER LN
MILLER, TODD	6113 WALLER LN
DAY, JAMES B	805 SHELTON DR
MCCLURE, RICK	800 BEVERLY DR
PENNINGTON, DAVID F	812 BEVERLY DR
ROBBINS, JANICE W	5900 PLEASANT RUN RD
KAUL, SONIA	5908 PLEASANT RUN RD
MENON, SUNEEL	5904 PLEASANT RUN RD
CRUSON, GLEN A	5916 PLEASANT RUN RD
ABDULLAH, HASSAN	5912 PLEASANT RUN RD
SOUTHERN BAPTISTS OF TEXAS FOUNDATION	6001 PLEASANT RUN RD
MURARI FAMILY REVOCABLE LIVING TRUST DATED MAY	6105 WALLER LN
JUSTICE, ANTHONY	1000 COOKS CT
SHIPP, JORDAN	1004 COOKS CT
HENDRIX, NOELANI	1001 COOKS CT
RICKS, JEROME	816 SHELTON DR
KERLEE, TWYLA	800 SHELTON DR
WALKER, DONNA	804 SHELTON DR
CONGREGATION BETH ISRAEL	6100 PLEASANT RUN RD
COULTER, MONA COOK	6105 PLEASANT RUN RD
MCMEANS, JAY B	6013 COOKS LN
HEDGES, B D	6104 WALLER LN
SRP SUB LLC	6108 WALLER LN
BROOKS, MARCELA	6112 WALLER LN
SLINEY, PAMELA M	6008 COOKS LN
GRAPEVINE, ISD	1100 BOGART DR
HIDDEN OAKS ESTATES	COURTESY NOTICE
LAUREL OAKS ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

RESOLUTION R-24-XXXX

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR LOTS
1, 2, & 3, BLOCK 1, FEGAN ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for Lots 1, 2, & 3, Block 1, Fegan Addition on October 14, 2024.

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

Sec. 1. THAT the Preliminary/Final Plat for Lots 1, 2, & 3, Block 1, Fegan Addition on approximately 3.08 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 6TH DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

[illegible]



**CITY OF COLLEYVILLE
PLANNING AND ZONING COMMISSION
BRIEFING**

Agenda Number	Agenda Date 10/14/2024
Type Public Hearing Agenda Items	
Department Community Development	

Title

Consideration of a Replat for Lot 1R, Block 1, Village Court Addition, being located at 5201 and 5217 Pleasant Run Road, Case PC24-008

Explanation

Ethan Hicks, the applicant, has submitted a request for a Replat for Lot 1R, Block 1, Village Court, being Lots 1A & 2A, Block 1, Village Court; being approximately 1.93 acres; and zoned RE Single-Family 'Estate' Residential. The purpose is to combine the two lots into one single residential lot and allow for the development of a new single-family home.

Existing Conditions/Background: The subject property is located along Pleasant Run Road on the east side of the street and north of Veranda Lane. The proposed combination of the two lots would conform to the RE district standards. The lots are currently not improved, but have flood plain located within their eastern portions.

Lot Dimensions and Setbacks: Request – The applicant requests to replat the properties into one lot within the RE Residential 'Estate' district. The minimum standards for the RE zoning district are as follows:

Minimum Lot Size	80,000 sf.	84,148 sf.
Minimum Lot Width	200 feet	219.95 feet
Minimum Lot Depth	300 feet	346 feet
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Surrounding Development: The property to the north is zoned AG Agricultural and is improved with a single-family home and accessory buildings. The properties located to the south and east are located in The Village and are improved with commercial and residential uses in a mixed-use setting. Properties to the west are located in The Village and improved with single-family attached uses. There is also a lot zoned AG Agricultural improved with a metal building.

Analysis: The Replat was previously approved by City Council in 2021, but was never recorded with Tarrant County and has expired. The proposed lot is compatible with the

RE zoning district and meets the intent of the City's Comprehensive Master Plan.

Plat Status: The property is identified as Lots 1A & 2A, Block1, Village Court.

DRC Review: The DRC met on September 23rd and determined the replat maybe scheduled for the next Planning and Zoning Commission meeting.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

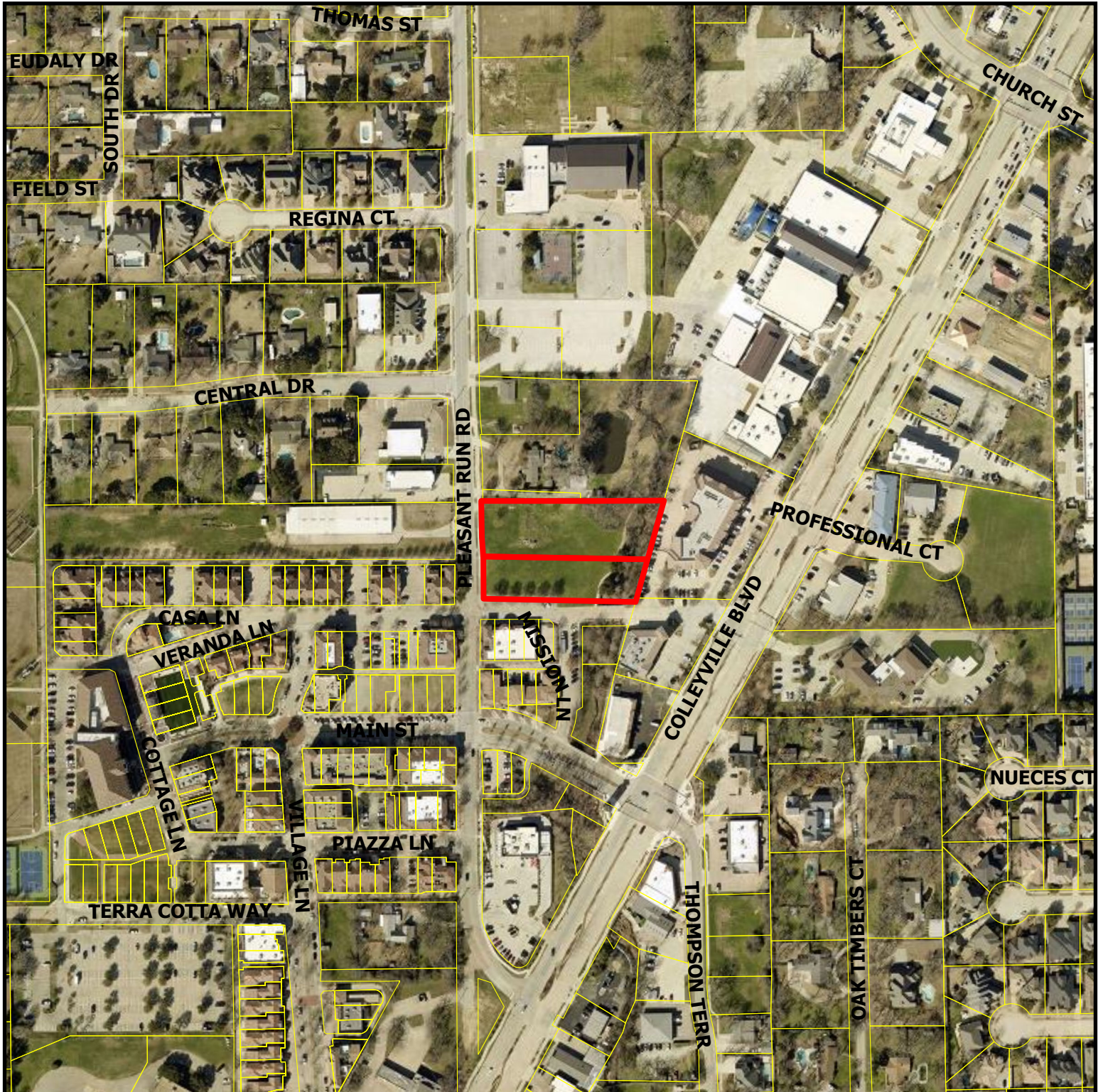
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff recommends approval of the replat.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Topographic Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

Aerial Map

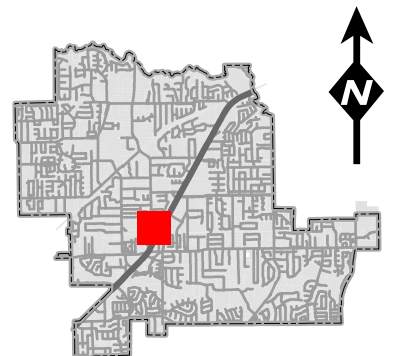


PC24-008

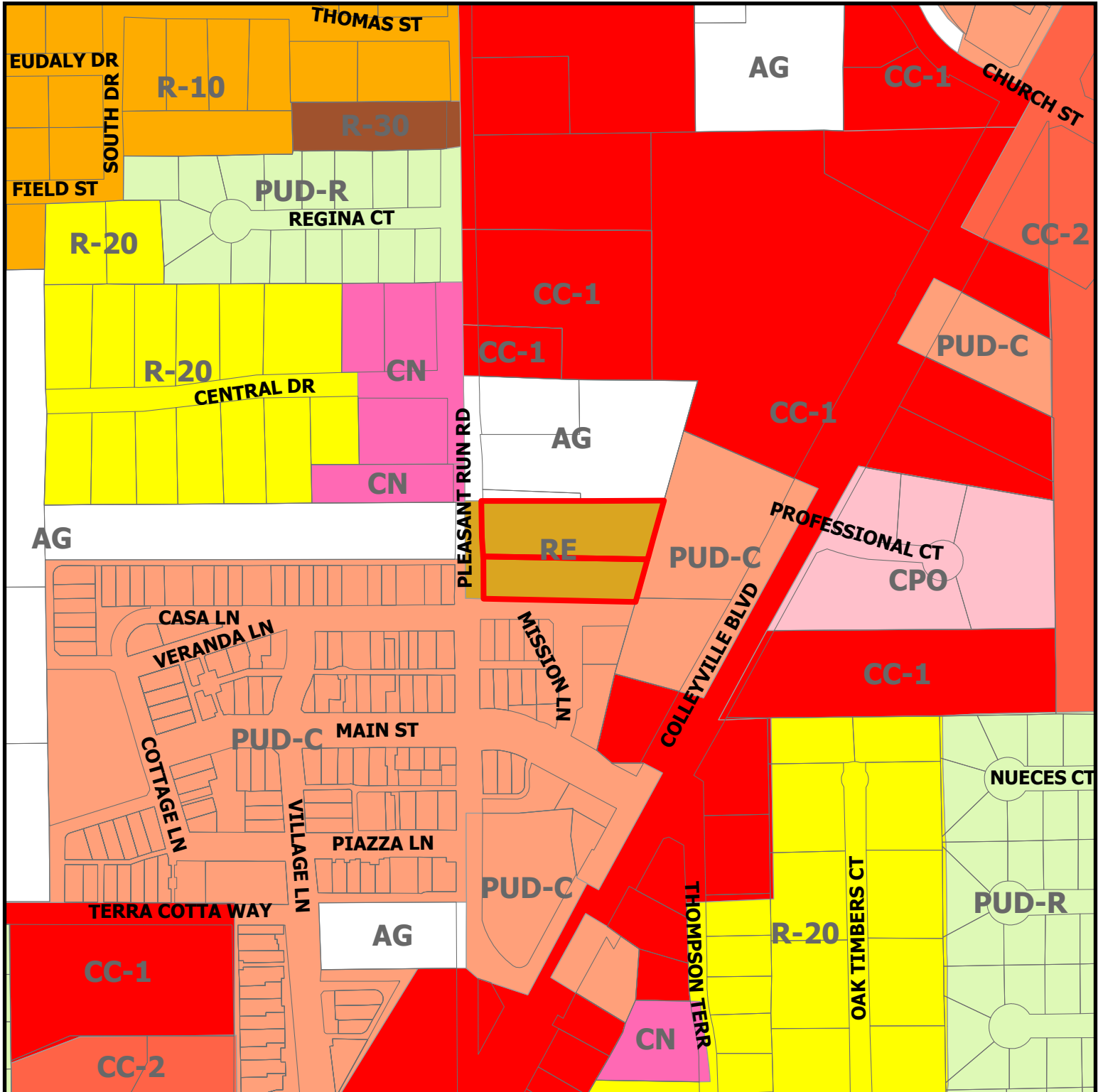
5201 & 5217 Pleasant Run

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 Subject Property



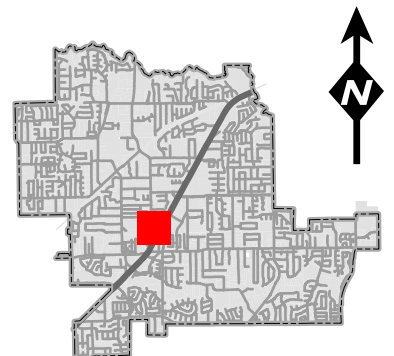
Zoning Map



PC24-008

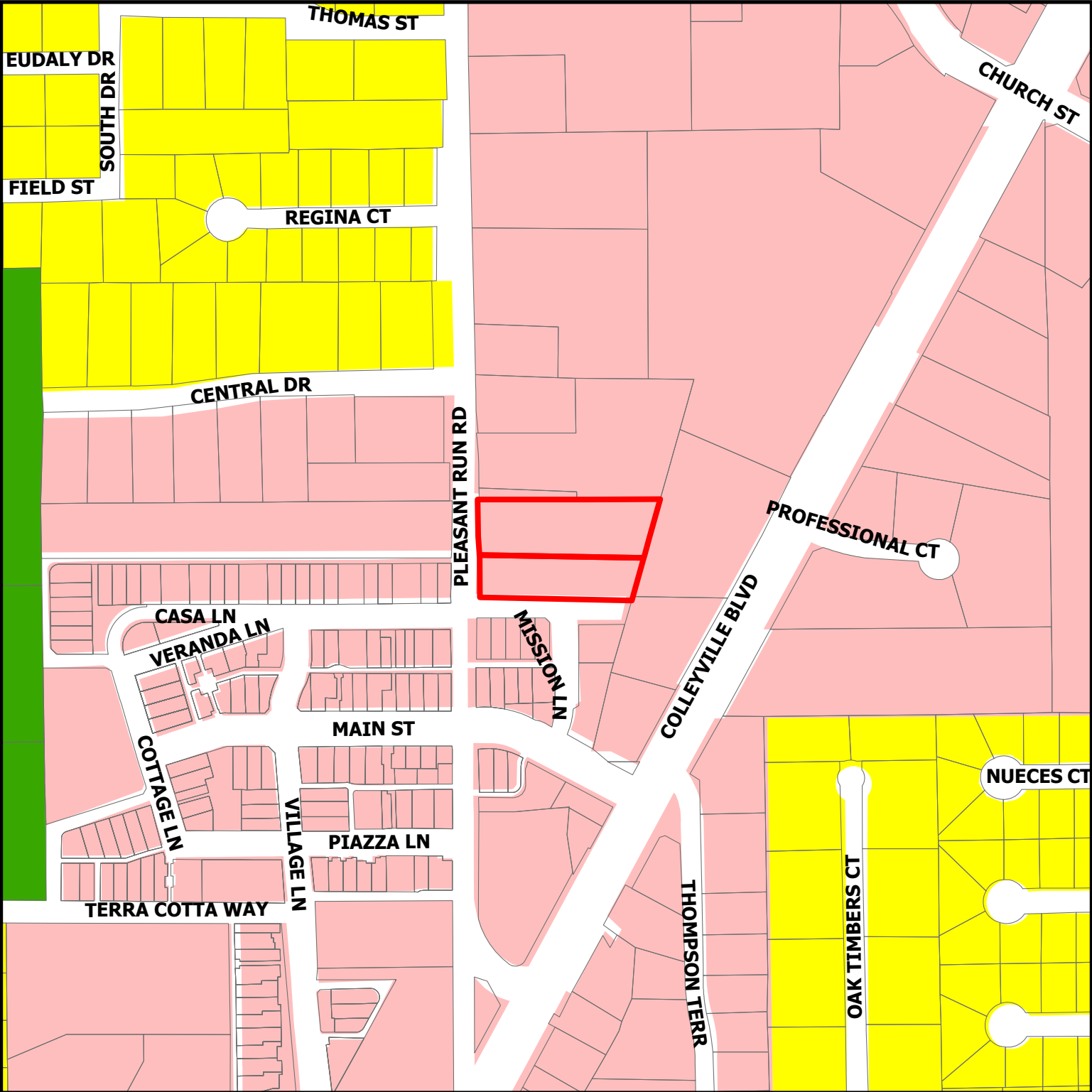
5201 & 5217 Pleasant Run

Subject Property



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Future Land Use Map

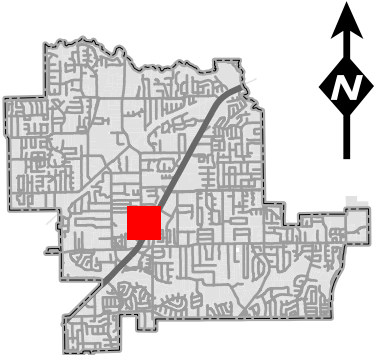


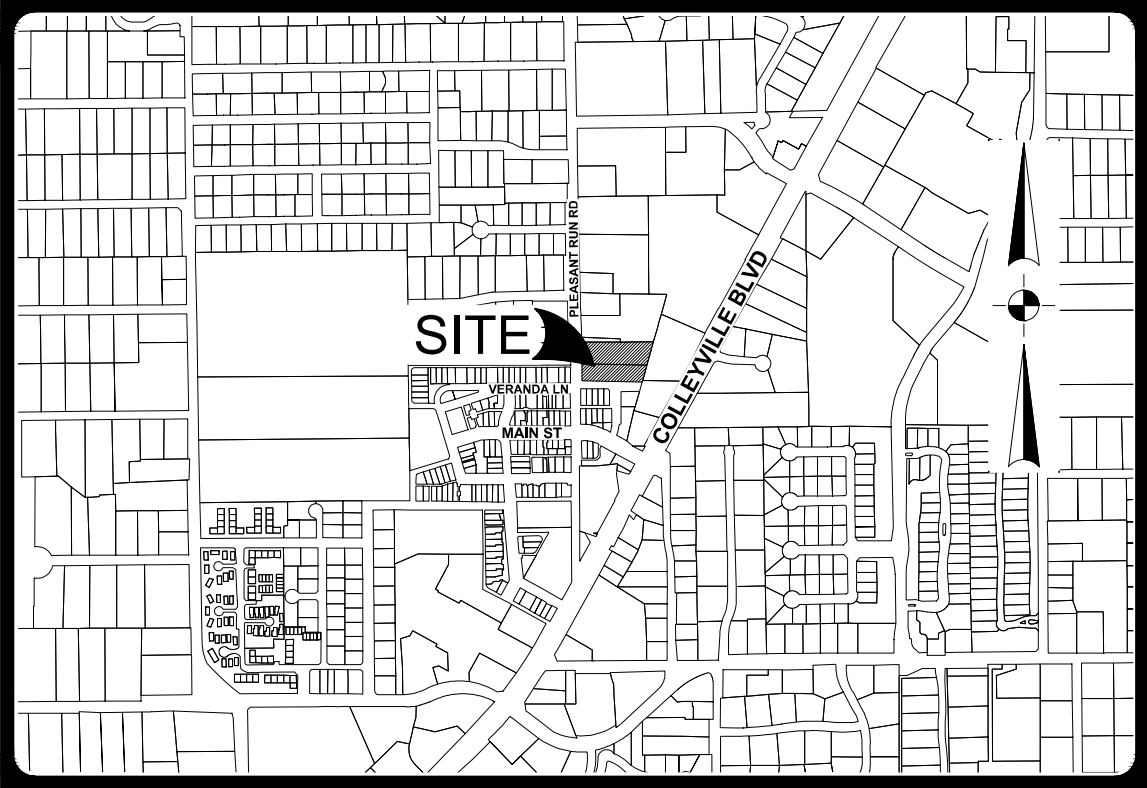
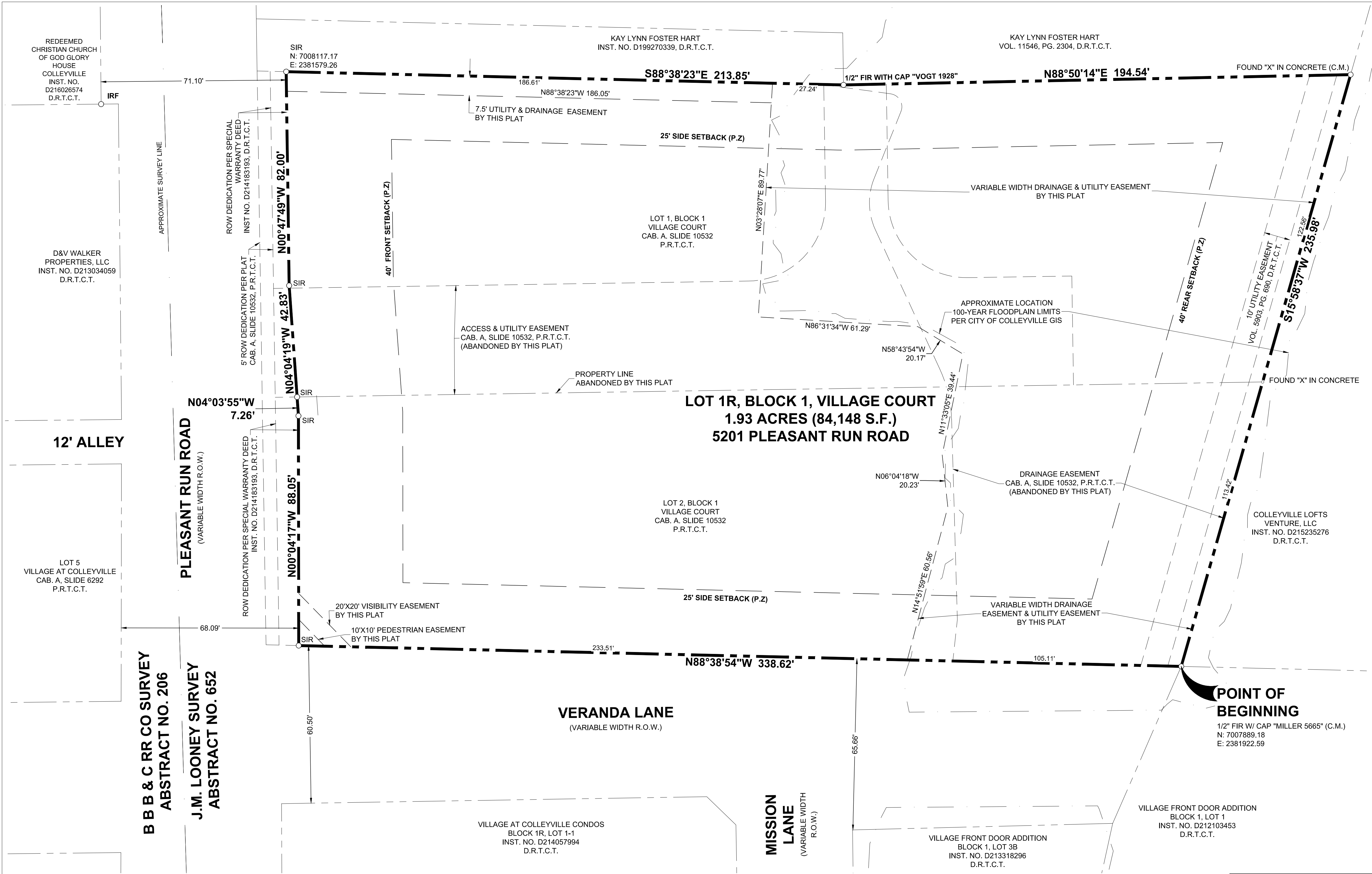
PC24-008

5201 & 5217 Pleasant Run

-  Residential
-  Colleyville Blvd Corridor
-  Open Space; Parks
-  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.





VICINITY MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WESLEY K. BETTERTON, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BELLS, TEXAS.

DATED THIS THE _____ DAY OF _____, 20____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/25/2024

WESLEY K. BETTERTON, R.P.L.S.
NO. 6699

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED WESLEY K. BETTERTON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

NOTES:

- ALL CORNERS ARE SET 1/2 INCH IRON ROD WITH CAP STAMPED "STRAND" OR "X" IN CONCRETE, UNLESS OTHERWISE SHOWN.
- THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.
- THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 1 & 2 AND ABANDON AN ACCESS AND UTILITY EASEMENT.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- 20'X20' TRIANGLE VISIBILITY EASEMENTS AND 10'X10' TRIANGLE PEDESTRIAN EASEMENTS ARE DEDICATED AT EACH ROW INTERSECTION CORNER AS SHOW. NO TREES, BUSHES, WALLS, SIGNS OR ANYTHING OVER 2 FEET IS ALLOWED WITHIN THE VISIBILITY EASEMENTS.
- ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 95 OF 495, MAP NUMBER 48439C0095K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 48439C0095K IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.

LEGEND

P.R.T.C.T. - OFFICIAL RECORDS, TARRANT COUNTY, TEXAS
P.A.E. - 10'X10' TRIANGLE PEDESTRIAN ACCESS EASEMENT
D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS
V.E. - 20'X20' TRIANGLE VISIBILITY EASEMENT
CM - CONTROLLING MONUMENT
P.Z. - PER CURRENT ZONING
FIR - FOUND IRON ROD
ROW - RIGHT-OF-WAY

DEDICATION CERTIFICATE

Whereas, Tamara Spicer, is the owner of Lots 1 and 2, Block 1, Village Court, as recorded in Instrument Number D221231047, Deed Records, Tarrant County, Texas, and recorded in Cabinet A, Slide 10532 in the Plat Records, Tarrant County, Texas, out of the J.M. Looney Survey, A-652, in the City of Colleyville, Tarrant County, Texas and being more particularly described as follows:

Beginning at a found 1/2-inch iron rod with cap stamped "Miller 5665", being in the southeast corner of Lot 2, Block 1, being on the north right-of-way line of Veranda Lane (having a variable width public right-of-way), and being in the southwest corner of a tract of land described as in the deed to Colleyville Lofts Venture, LLC, recorded in Instrument Number D215235276, Deed Records, Tarrant County, Texas;

THENCE North 88°38'54" West, with said north right-of-way line, a distance of 338.62 feet, to a set 1/2 inch iron rod with cap stamped "STRAND", being in the intersection of said north right-of-way line and the east right-of-way line of Pleasant Run Road (having a variable width right-of-way);

THENCE North 00°04'17" West, with said east right-of-way line, a distance of 88.05 feet, to a set 1/2 inch iron rod with "STRAND" cap;

THENCE North 04°03'55" West, continuing with said east right-of-way line, a distance of 7.26 feet, to a set 1/2 inch iron rod with "STRAND" cap;

THENCE North 04°04'19" West, a distance of 42.83 feet, to a set 1/2 inch iron rod with "STRAND" cap;

THENCE North 00°47'49" West, a distance of 82.00 feet, to a set 1/2 inch iron rod with "STRAND" cap, being in the north line of Lot 1, Block 1;

THENCE South 88°38'23" East, leaving said east right-of-way line, with said north line, a distance of 213.85 feet, to a found 1/2-inch iron rod with cap stamped "VOGT 1928", being in the southeast corner of a tract of land described as Redeemed Christian Church of God Glory House Colleyville, recorded in Instrument Number D216026574, Deed Records, Tarrant County, Texas;

THENCE North 88°50'14" East, continuing with said north line, a distance of 194.54 feet, to a found "X" in concrete, being in the southeast corner of a tract of land described as Hart Kay Lynn Foster, recorded in Volume 11546, Page 2304, Deed Records, Tarrant County, Texas;

THENCE South 15°58'37" West, leaving said north line, with west line of said Colleyville Lofts Venture, a distance of 235.98 feet, to the POINT OF BEGINNING and containing 84,148 square feet, 1.93 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **TAMARA SPICER**, the Owner, does hereby adopt this plat designating the herein before described property as **LOT 1R, BLOCK 1, VILLAGE COURT**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any street, right-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness by our hands this _____ day of _____, 20____.

By: _____
TAMARA SPICER - Owner

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **TAMARA SPICER**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

My commission expires: _____

PLANNING AND ZONING COMMISSION APPROVAL:

WHEREAS, The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this plat

Chairman, Planning and Zoning Commission

Attest Secretary, Planning and Zoning Commission

CITY COUNCIL APPROVAL:

WHEREAS, The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this plat

Chairman, Planning and Zoning Commission

Attest Secretary, Planning and Zoning Commission

DEVELOPER / OWNER:

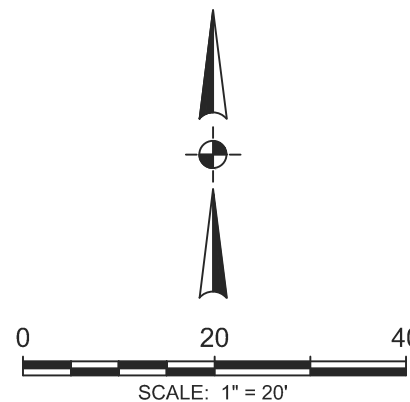
TAMARA SPICER
90 CASA LANE
COLLEYVILLE, TX 76034

ENGINEER/SURVEYOR

STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
WESLEY.BETTERTON@STRANDAE.COM



10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 9/25/2024



**REPLAT
VILLAGE COURT**

LOT 1R, BLOCK 1

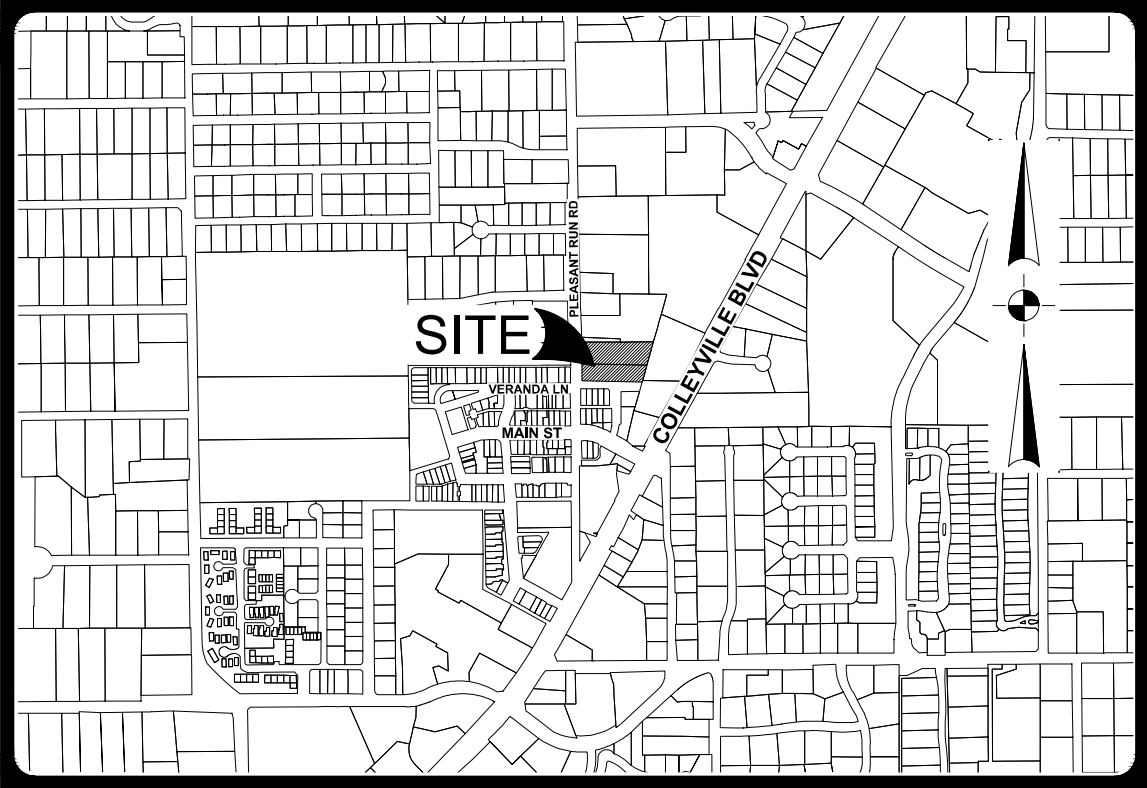
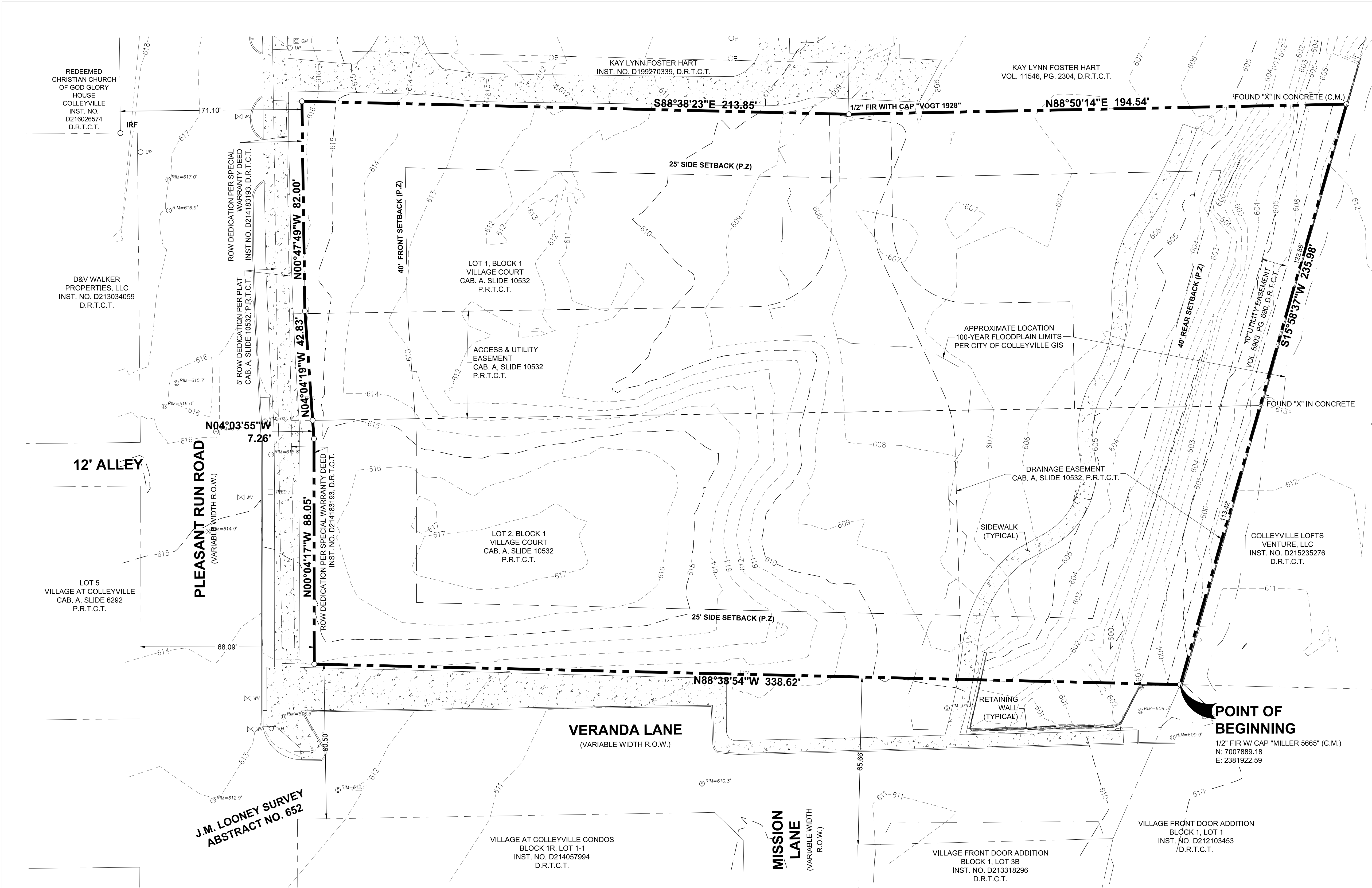
A REPLAT OF LOTS 1 AND 2, BLOCK 1, VILLAGE COURT

AS RECORDED IN CABINET A, SLIDE 10532
PLAT RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN THE J.M. LOONEY SURVEY, A-652
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

1 LOT

JOB NO.: 2110522

SHEET 1 OF 1



VICINITY MAP
NOT TO SCALE

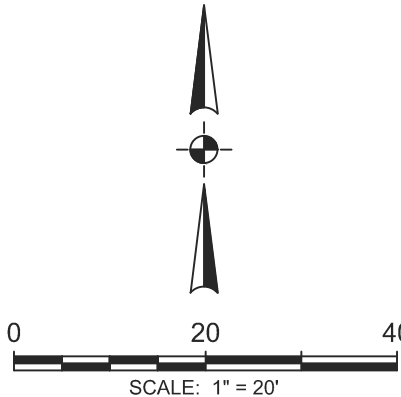
LEGEND	
	FENCE
	FIRE HYDRANT
	GAS VALVE
	SANITARY SEWER MANHOLE
	STORM WATER MANHOLE
	TELEPHONE PEDESTAL
	TRANSFORMER
	WATER VALVE
	WATER MANHOLE
	WATER METER
	A/C UNIT

ABBREVIATION LEGEND
P.R.T.C.T. - OFFICIAL RECORDS, TARRANT COUNTY, TEXAS
P.A.E. - 10'X10' TRIANGLE PEDESTRIAN ACCESS EASEMENT
D.R.T.C.T. - DEED RECORDS, TARRANT COUNTY, TEXAS
V.E. - 20'X20' TRIANGLE VISIBILITY EASEMENT
CM - CONTROLLING MONUMENT
P.Z. - PER CURRENT ZONING
FIR - FOUND IRON ROD
ROW - RIGHT-OF-WAY

- NOTES:
- ACCORDING TO A GRAPHICAL PLOTTING OF THE FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS, PANEL 95 OF 495, MAP NUMBER 48439C0095K, MAP REVISED DATE: SEPTEMBER 25, 2009, THE SUBJECT TRACT IS SITUATED IN ZONE "X" (UNSHADED) DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS STATEMENT DOES NOT REFLECT ANY TYPE OF FLOOD STUDY BY THIS FIRM. MAP NUMBER 48439C0095K IS THE MOST CURRENT FEMA FIRM AVAILABLE AT THE TIME THIS SURVEY WAS ISSUED.
 - THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM 1983, ADJUSTMENT REALIZATION 2011.

LEGAL DESCRIPTION

Whereas, Tamara Spicer, is the owner of Lots 1 and 2, Block 1, Village Court, as recorded in Instrument Number D221231047, Deed Records, Tarrant County, Texas, and recorded in Cabinet A, Slide 10532 in the Plat Records, Tarrant County, Texas, out of the J.M. Looney Survey, A-652, in the City of Colleyville, Tarrant County, Texas.



TOPOGRAPHIC EXHIBIT

VILLAGE COURT

LOTS 1 AND 2, BLOCK 1, VILLAGE COURT
AS RECORDED IN CABINET A, SLIDE 10532
PLAT RECORDS, TARRANT COUNTY, TEXAS
SITUATED IN THE J.M. LOONEY SURVEY, A-652
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

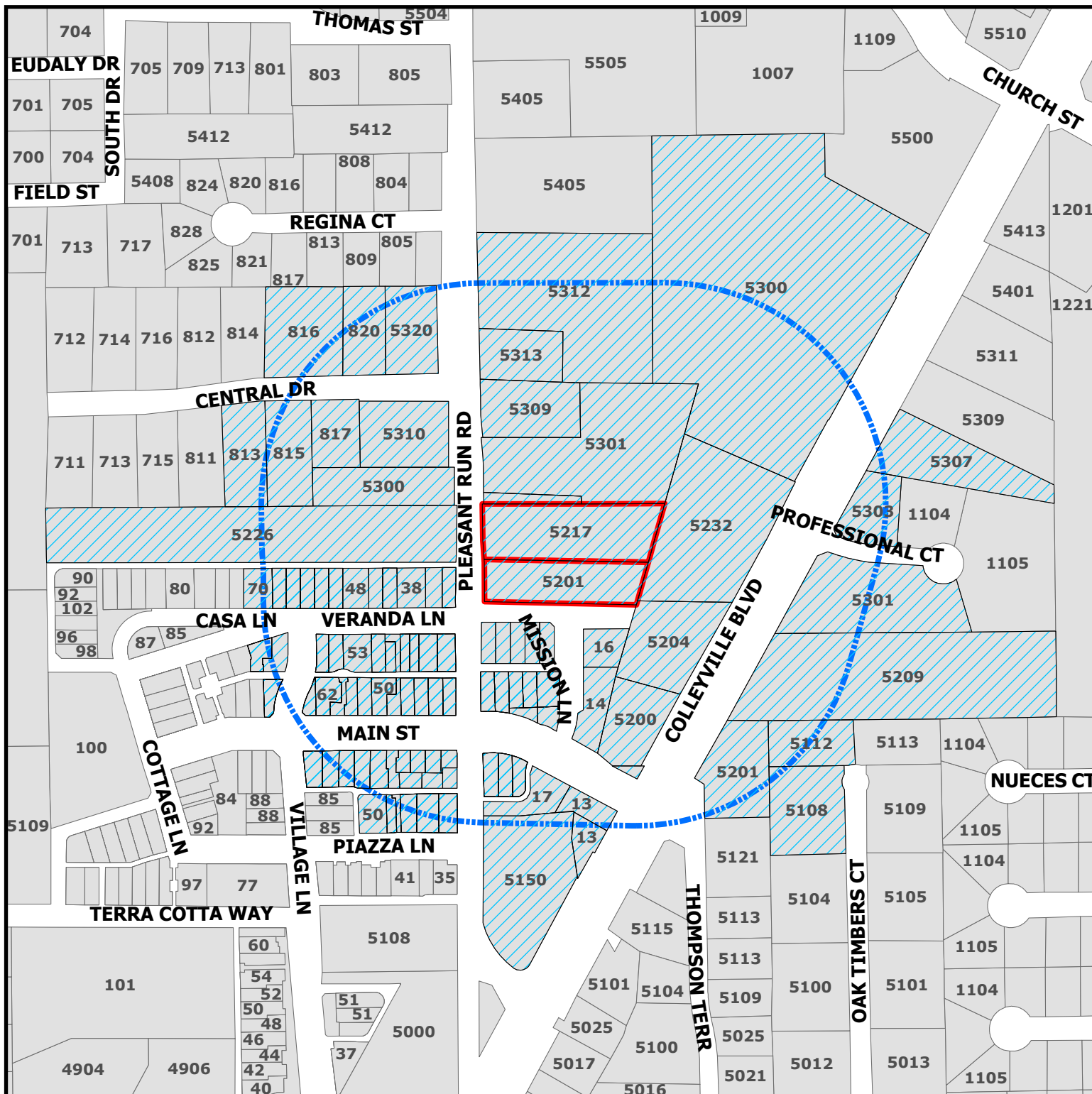
DEVELOPER / OWNER:
TAMARA SPICER
90 CASA LANE
COLLEYVILLE, TX 76034

ENGINEER/SURVEYOR
STRAND
10003 WEST TECHNOLOGY BLVD.
DALLAS, TEXAS, 75220
972-620-8204
WESLEY.BETTERTON@STRANDAE.COM



10003 WEST TECHNOLOGY
BLVD. WEST
DALLAS, TX 75220
972-620-8204
TBPELS FIRM NO: 10194076
DATE: 9/12/2024

Notification Map

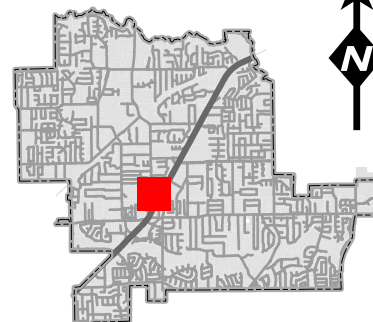


PC24-008

5201 & 5217 Pleasant Run

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-  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:

Planning and Zoning Commission Meeting: Monday, October 14, 2024 at 7:00 p.m.

City Council Meetings: Wednesday, November 6, 2024 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lot 1R, Block 1, Village Court Addition, being located at 5201 and 5217 Pleasant Run Road. The purpose of the plat is to combine the property into a single lot.

Zoning Case: PC24-008

Applicant: Ethan Hicks

Owner: Tamara Spicer

Location: 5201 & 5217 Pleasant Run Rd

Property Description: Lot 1A & 2A, Block 1, Village Court addition

Present Zoning: RE – Single Family Estate Residential

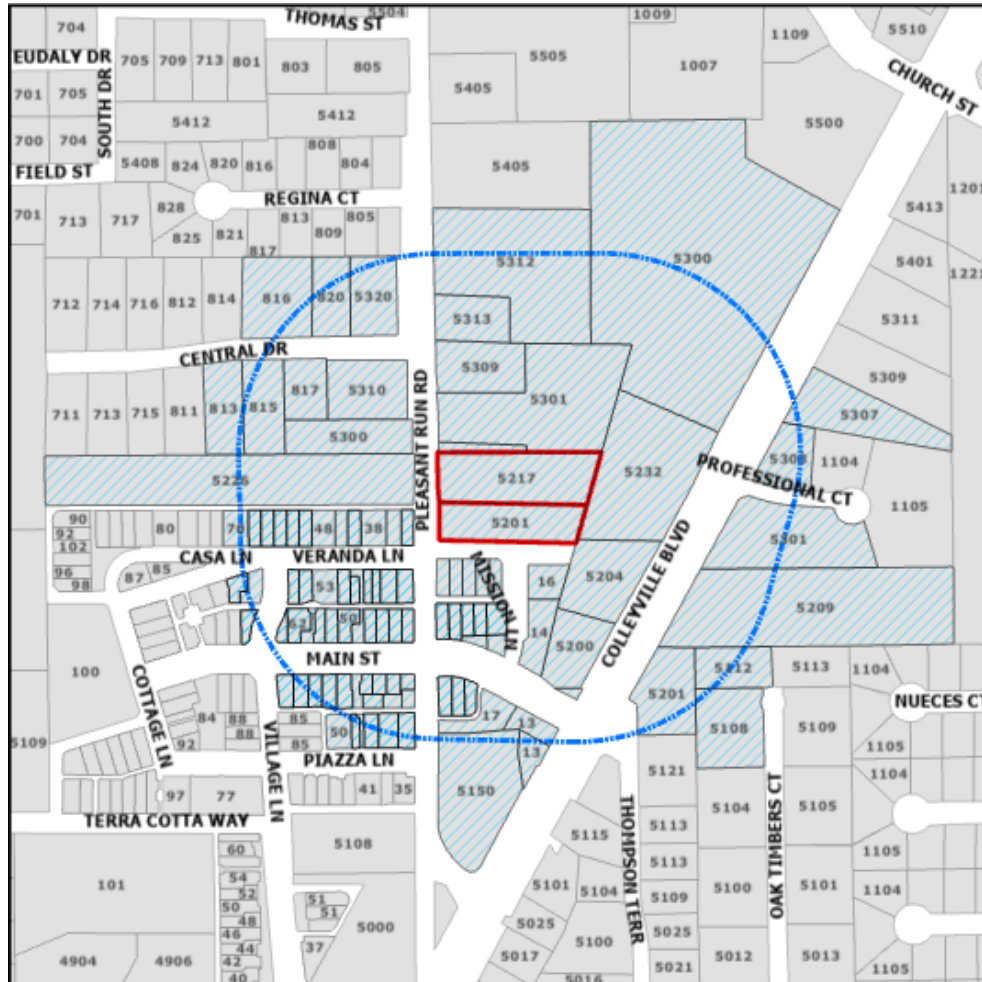
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

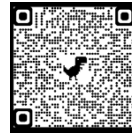
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

Citizenletters@Colleyville.com

NOTICE OF PUBLIC HEARING



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 case number when requesting information.

Kris Potts

Kristopher Potts
Planner

Owner_Name	Situs_Addr
COLLEYVILLE LOFTS VENTURE LLC	5232 COLLEYVILLE BLVD
FIRST BAPTIST CH COLLEYVILLE	5300 COLLEYVILLE BLVD
BEAM REAL ESTATE LLC	5200 COLLEYVILLE BLVD
REDEEMED CHRISTIAN CHURCH OF GOD GLORY HOUSE	5300 PLEASANT RUN RD
NORTH, MARK	5108 OAK TIMBERS CT
BARNARD PARTNERS XIII LTD	5301 COLLEYVILLE BLVD
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD
ISBELL, STEVE E	5112 OAK TIMBERS CT
BETHEL METHODIST CHURCH OF NORTH TEXAS	5310 PLEASANT RUN RD
FIGUEROA FAMILY REVOCABLE TRUST	817 CENTRAL DR
GROFFMAN, STEVEN	815 CENTRAL DR
GABLE, MICHAEL	813 CENTRAL DR
DS & RS PROPERTIES LLC	5320 Pleasant Run RD
EARTH TO MOON REALTY LLC	820 CENTRAL DR
LALA FAMILY TRUST	816 CENTRAL DR
C & S SKY BLUE CORPORATION	5307 COLLEYVILLE BLVD
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD
FEGAN, DENNIS JOHN	5309 PLEASANT RUN RD
SUNDER HOLDINGS LLC	5201 COLLEYVILLE BLVD
BURDETTE, DONNA E	77 VERANDA LN
KREIDER, LORRAINE	79 VERANDA LN
PREWITT LEASING INC	97 VILLAGE LN
TAP REALTY LLC	23 MISSION LN
SALA LIFE TRUST	35 VERANDA LN
SC VILLAGE MAIN STREET LLC	50 MAIN ST
BOCALEON TEXAS LLC	62 MAIN ST
62 MAIN STREET LLC	62 MAIN ST
FERGUSON & ASSOCIATES LLC	62 MAIN ST
LFA PROPERTIES LLC	62 MAIN ST
VILLAGE MANAGEMENT LTD	76 MAIN ST
EQUITY TRUST COMPANY CUSTODIAN FBO GARY PANN	76 MAIN ST
HESLAND LLC	26 MAIN ST
TMAAC LLC	33 MAIN ST
REED, JANET LEE	33 MAIN ST
CARDINI, ANTOINETTE	33 MAIN ST
XU, SHENG	33 MAIN ST
BROWN FABIO, RITA	33 MAIN ST
WADLEY FAMILY HOLDING INC	33 MAIN ST
NGUYEN, DIEM THUY	33 MAIN ST
FARRAR, NANCY KAREN	33 MAIN ST
PILGRIM, DEBBIE K	33 MAIN ST
CASEY, CONNOR	33 MAIN ST
GILLILAND, DOUGLAS H	55 MAIN ST
JORDAN FAMILY TRUST	55 MAIN ST
BROOKS, FRANCES B	55 MAIN ST
PETERSDORF, SANDRA	55 MAIN ST
HARTIGAN FAMILY TRUST	55 MAIN ST
55 MAIN HOLDINGS LLC	55 MAIN ST
MATYAS, YIRI	55 MAIN ST
PARKER, JAMES	46 PIAZZA LN
NEWLIN, TAMRA	46 PIAZZA LN
ROGERS, J ANDREW	30 PIAZZA LN
PETERSON, ANNE	34 PIAZZA LN
NIEWOLNY, DEAN	38 PIAZZA LN
SHEMAKER, SIMON	32 VERANDA LN
SHEWMAKER, SIMON	32 VERANDA LN
JOHN MCNEEL & SYLVIE MCNEEL REVOCABLE LIVING TR	34 VERANDA LN
GIUSTINIANO CHERYL ANNE	42 VERANDA LN
RUDOLPH, CHRIS	44 VERANDA LN
BELL, WILLIAM M	60 VERANDA LN
ZRB CAPITAL PARTNERS LLC - SERIES 2 VERANDA	62 VERANDA LN
ANDREW LIVING TRUST	64 VERANDA LN
REX AND MELANIE PITTS REVOCABLE TRUST	66 VERANDA LN
PITTS, REX A	66 VERANDA LN
NORWOOD, TODD	68 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	42 PIAZZA LN
SPICER, TAMARA	5201 PLEASANT RUN RD
DDK REAL ESTATE INV LLC	5204 COLLEYVILLE BLVD
VILLAGE MONTICELLO PRNTS LTD	14 MAIN ST
BAJRAM & RUZDI INVESTMENTS LLC	5150 COLLEYVILLE BLVD
D & V WALKER PROPERTIES LLC	5226 PLEASANT RUN RD
RIVERWALK AT COLLEYVILLE	COURTESY NOTICE
COLLEYVILLE HEIGHTS	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

RESOLUTION R-24-XXXX

**A RESOLUTION APPROVING A REPLAT FOR LOT 1R, BLOCK 1,
VILLAGE COURT**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1R, Block 1, Village Court, on October 14, 2024.

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

Sec. 1. THAT the Replat, for Lot 1R, Block 1, Village Court on approximately 1.93 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 6th DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Brandi Elder	_____
Place 2, Mark Alphonso	_____	Place 5, Kimberly Holt Gunderson	_____
Place 3, Scotty Richardson	_____	Place 6, Tim Raine	_____
Place 4, Ben Graves	_____		

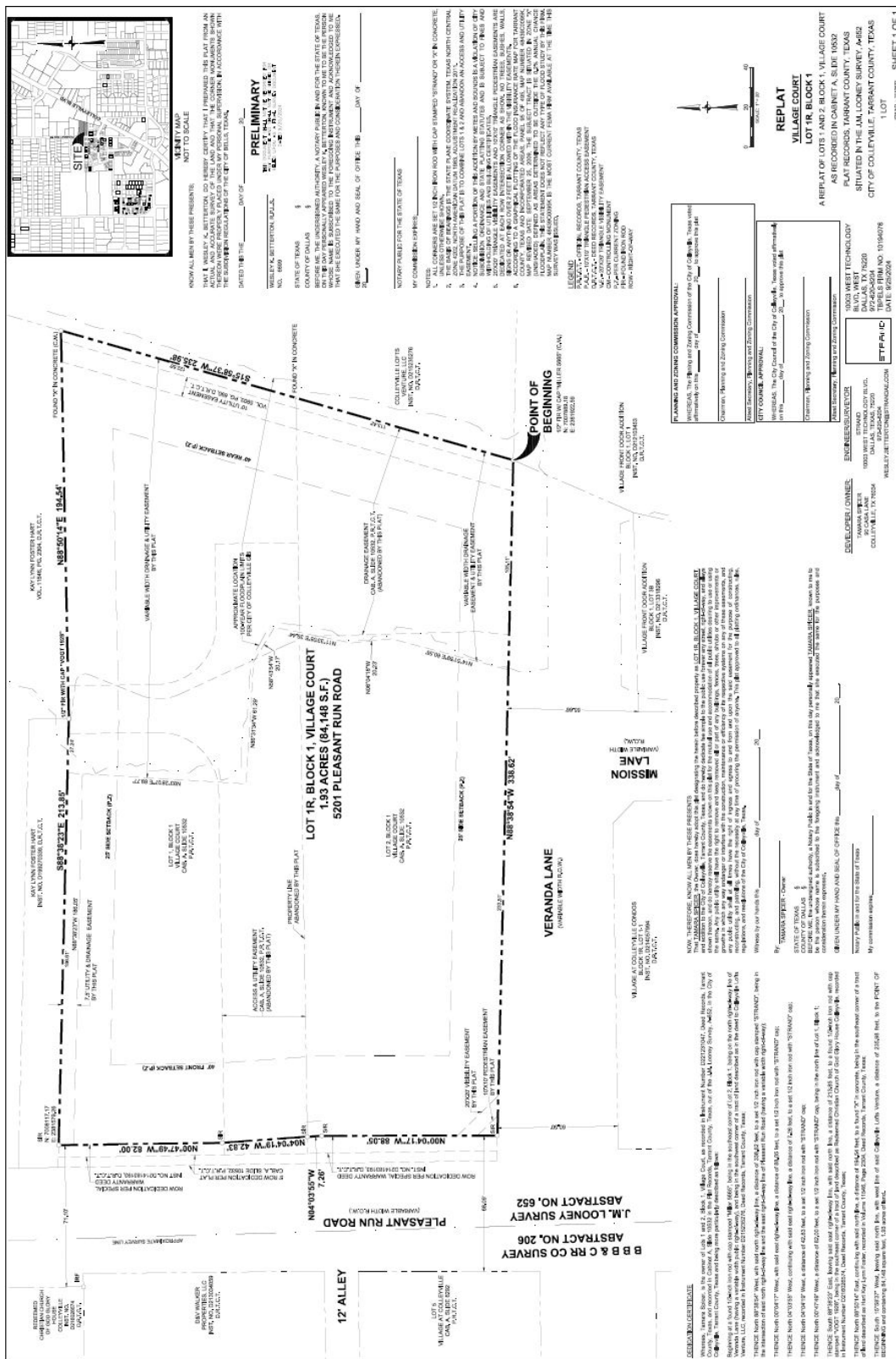
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 10/14/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration of a Replat for Lot 1, Block 1, 5520 Colleyville Addition, being located at 5520 Colleyville Boulevard, Case PC24-009

Explanation

Benchmark Group of Texas, the applicant, has submitted a request for a Replat with a right-of-way abandonment for Lot 1, Block 1, 5520 Colleyville Addition, being approximately 1.26 acres, and zoned PUD-C Planned Unit Development - Commercial district. The purpose of the plat is to allow for the abandonment of 25' of Old Church Street and combine the lot area into the property at 5520 Colleyville Boulevard.

Existing Conditions/Background: The subject property, 5520 Colleyville Boulevard, resides west of the intersection of Church Street and Colleyville Boulevard. The property currently has the Wells Fargo Bank.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the PUD-C district zoning regulations require the following standards:

Minimum Lot Size	None
Minimum Lot Width	150 feet
Minimum Lot Depth	120 feet
Front Building Line	40 feet
Side Building Line	None (25' abutting residential)
Rear Building Line	None (25' abutting residential)
Max. Lot Coverage	60%
Max. Impervious Coverage	80%

Analysis: The replat meets the requirements of the PUD-C zoning and the City's Master Plan. The proposed replat will incorporate an abandoned 25' right-of-way into the lot at 5520 Colleyville Boulevard. As a separate action, City Council will consider abandonment of the right-of-way.

Plat Status: The property is currently platted as Lot 1A, Block 1, N3 Development Addition.

DRC Review: The DRC reviewed the request during their September 23, 2024 meeting and determined the replat may be scheduled for the next Planning and Zoning

Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north are zoned R-20 Single Family Residential and CC-2 Shopping Center and are improved with a single family home and commercial development. The property to the south is zoned PUD-C Planned Unit Development – Commercial and is improved with commercial development. The property to the east is zoned CC-2 Shopping Center and is improved with commercial development. Property to the west is zoned AG Agricultural and is improved as right-of-way area.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

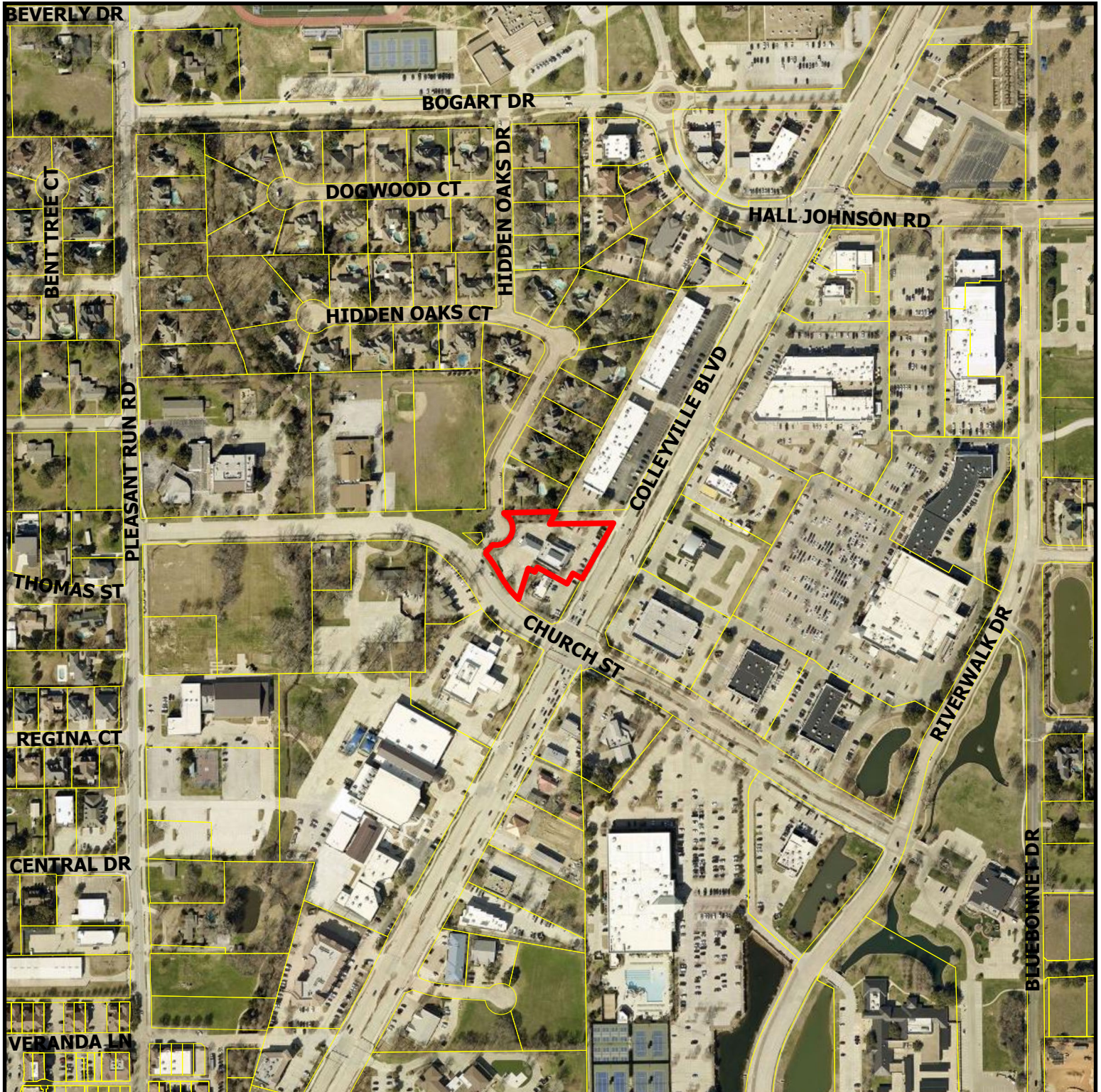
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published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

Staff Recommendation: Staff recommends approval of the Replat with the abandonment of right-of-way.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Right of Way Abandonment Exhibit
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Resolution

Aerial Map

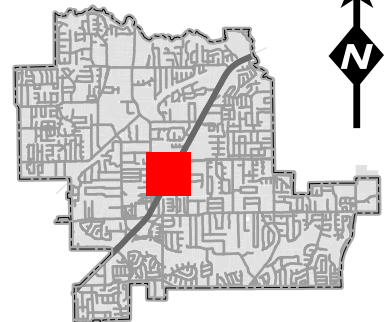


PC24-009

5520 Colleyville Blvd



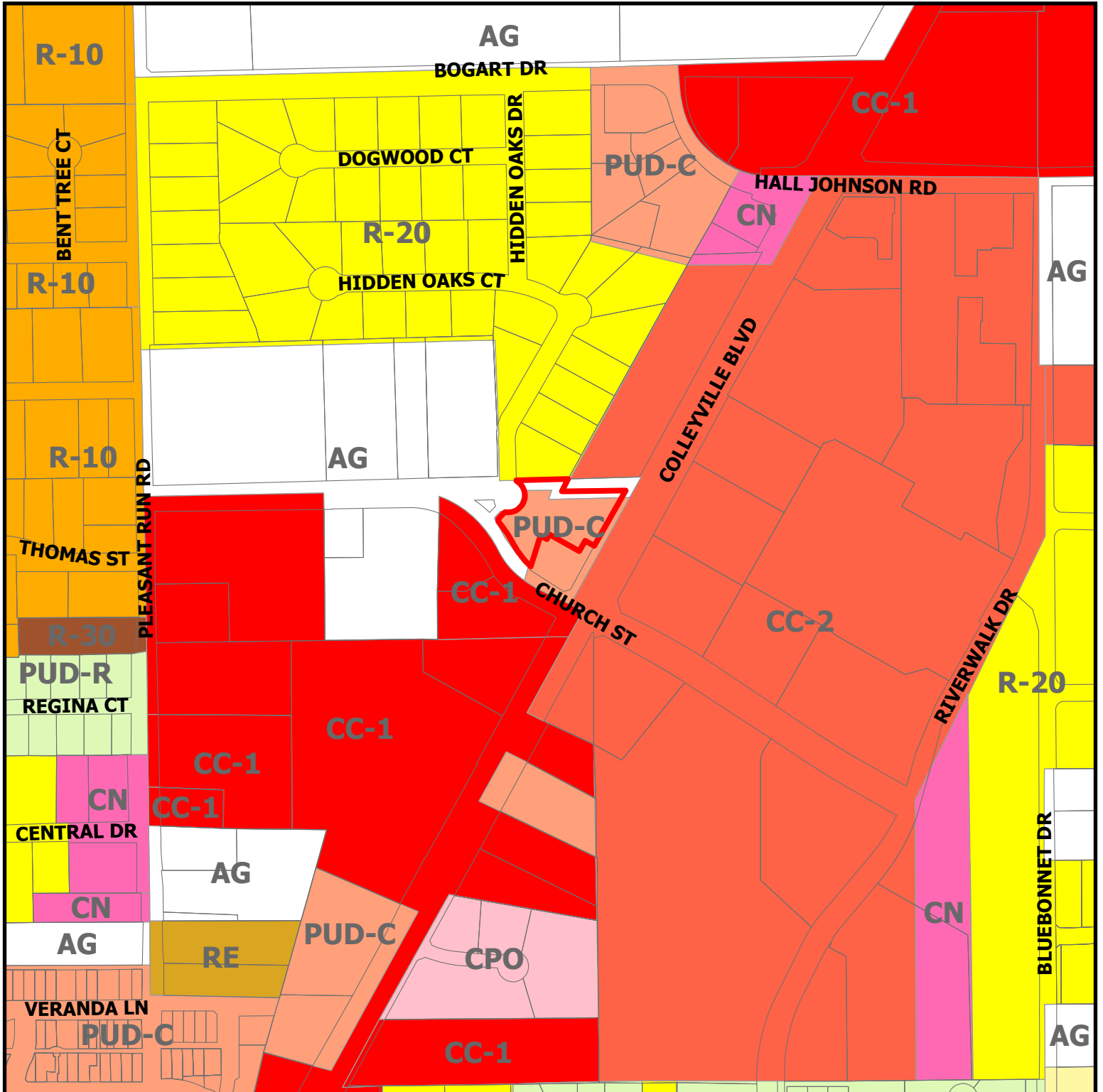
Subject Property



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Zoning Map

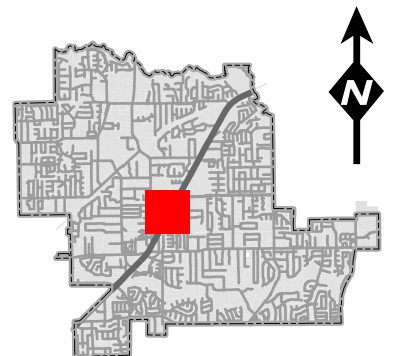


PC24-009

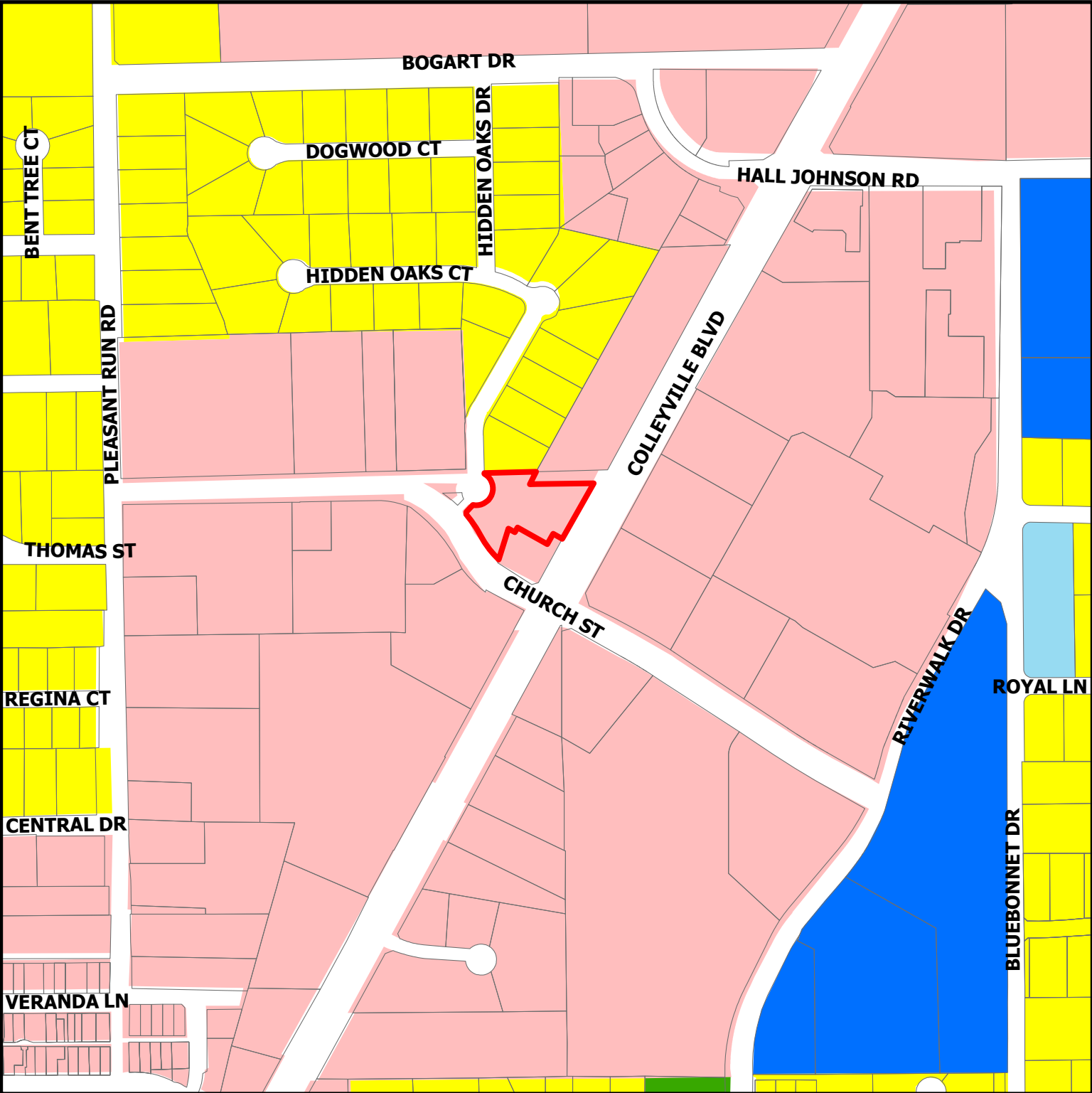
5520 Colleyville Blvd

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 Subject Property



Future Land Use Map



PC24-009

5520 Colleyville Blvd

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- | | |
|---|---|
|  Residential |  Open Space; Parks |
|  Institutional |  Water Body |
|  Colleyville Blvd Corridor |  Subject Property |

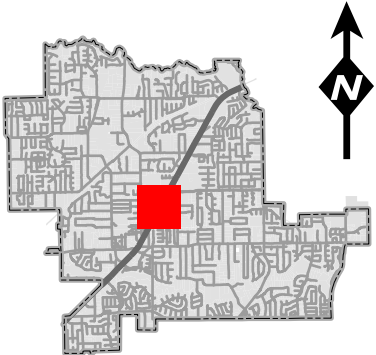


EXHIBIT "A"

DESCRIPTION OF TO BE ABANDONED RIGHT-OF-WAY

BEING 0.1003 ACRES OF LAND LOCATED IN THE NANCY B. LOONEY SURVEY ABSTRACT NO. 937, BEING ALL OF THE REMAINDER OF OLD CHURCH STREET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A TXDOT MONUMENT DISC IN CONCRETE FOUND FOR THE NORTHEAST CORNER OF THE REMAINDER OF LOT 1, BLOCK 1, OF THE N3 DEVELOPMENT ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TEXAS, AS RECORDED ON THE PLAT THEREOF IN CABINET A, SLIDE 12775, PLAT RECORDS, TARRANT COUNTY, TEXAS, BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COLLEYVILLE BOULEVARD AND, BEING ALSO THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

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PRELIMINARY

THIS SURVEY IS FOR REVIEW PURPOSES ONLY,
NOT TO BE RECORDED FOR ANY PURPOSE.

David M. Henderson
Registered Professional Land Surveyor No. 4489
In the State of Texas



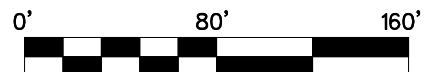
LAND SURVEYORS

Prepared By:

Benchmark Group
of Texas, Inc.

899 Presidential Drive, Suite 110, Richardson, Texas 75081
Phone (972) 680-3037 Fax (972) 680-3052
License No. 10120700

Drawn By: BD Checked By: MC
Scale: 1" = 80' Date: 07/31/24
BGT Project NO.: 2430040-ROW

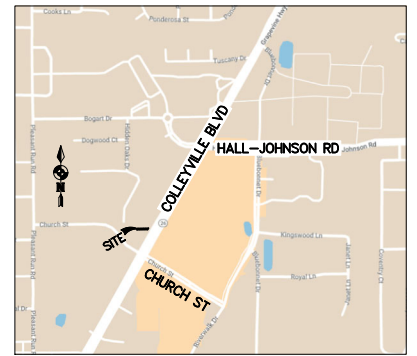
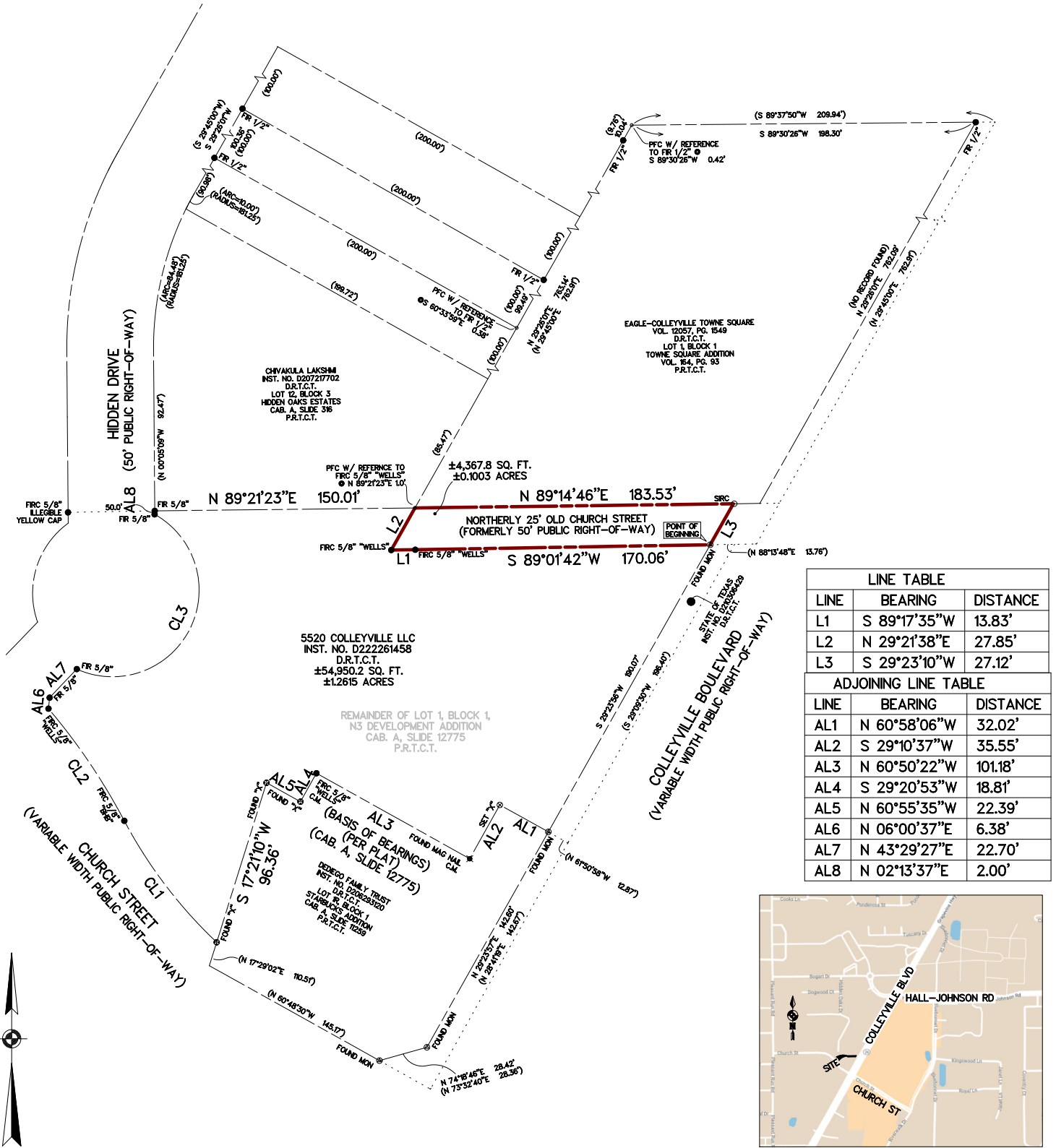


SCALE 1" = 80'

SHEET 1 OF 2

EXHIBIT "B"

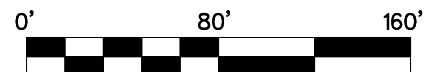
MAP OF AREA



Prepared By:
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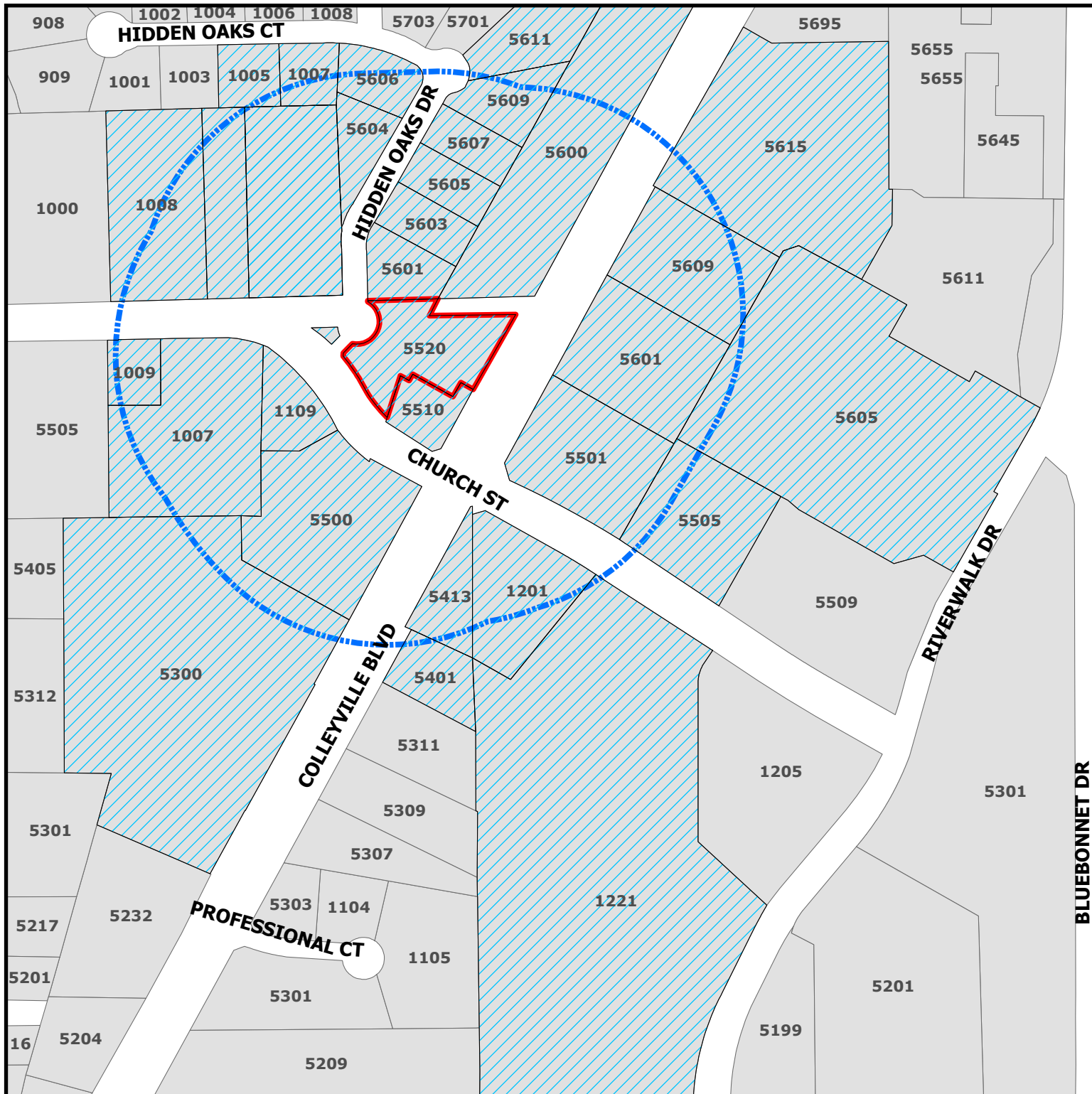
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 Scale: 1" = 80' Date: 07/31/24
 BGT Project NO.: 2430040-ROW



SCALE 1" = 80'

SHEET 2 OF 2

Notification Map

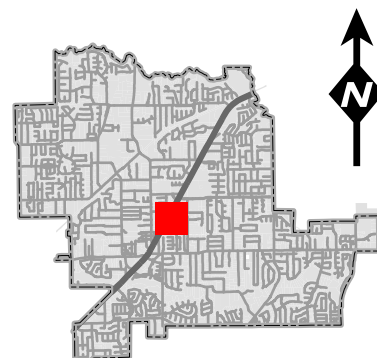


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PC24-009

5520 Colleyville Blvd

-  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:

Planning and Zoning Commission Meeting: Monday, October 14, 2024 at 7:00 p.m.

City Council Meetings: Wednesday, November 6, 2024 at 7:00 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Replat for Lot 1, Block 1, 5520 Colleyville Addition. The purpose of the plat is to abandon an old right-of-way easement and clean up property lot lines.

Zoning Case: PC24-009

Applicant: BGT Commercial

Owner: 2727 PN SPE LLC

Location: 5520 Colleyville Blvd

Property Description: Lot 1A, Block 1, N3 Development Addition and an old right-of-way area.

Present Zoning: PUD-C, Planned Unit Development Commercial

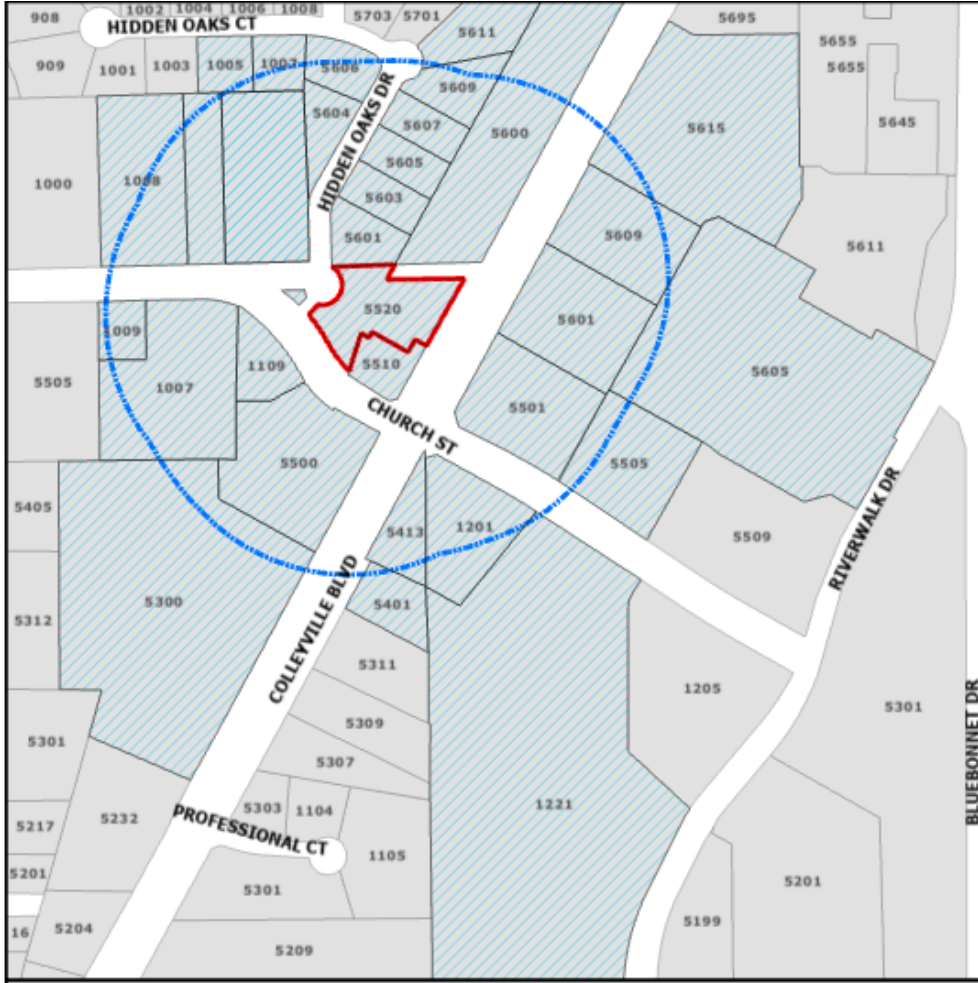
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

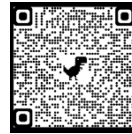
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 case number when requesting information.

Kris Potts

Kristopher Potts
Planner

Owner_Name	Situs_Addr
FIRST BAPTIST CH COLLEYVILLE	5300 COLLEYVILLE BLVD
BRADY, BLAKE	5401 COLLEYVILLE BLVD
JOHNSTON, DI ANN	1005 HIDDEN OAKS CT
GOODING, JOHN	1007 HIDDEN OAKS CT
LILLIS, JAMES	5606 HIDDEN OAKS DR
CORE-FULMER, SARAH ELIZABETH	5604 HIDDEN OAKS DR
LEACH, TERRY	5605 HIDDEN OAKS DR
CORGAN, KYLE D	5603 HIDDEN OAKS DR
CHIVAKULA, LAKSHMI	5601 HIDDEN OAKS DR
GALINDO, LORENA	5611 HIDDEN OAKS DR
FAUCHER, WILLIAM	5609 HIDDEN OAKS DR
RICHMOND, FREDRIC D	5607 HIDDEN OAKS DR
GII SHP EBSW DFW LLC	5500 COLLEYVILLE BLVD
JD JUDD REALTY HOLDINGS LLC	1109 CHURCH ST
2727 PN SPE LLC	5520 COLLEYVILLE BLVD
DEDIEGO FAMILY TRUST	5510 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	5615 COLLEYVILLE BLVD
CAVALIER INVESTMENT COMPANY INC	5501 COLLEYVILLE BLVD
CHARLES & ROB LTD	5601 COLLEYVILLE BLVD
HJ ROAD 26 LTD	5609 COLLEYVILLE BLVD
MDC COAST 7 LLC	1221 CHURCH ST
BRANCH BANKING & TRUST CO	1201 CHURCH ST
EAGLE-COLLEYVILLE TOWNE SQUARE	5600 COLLEYVILLE BLVD
LAHODA, BARTON G	1009 CHURCH ST
R P GANTOS VENTURES LLC	5413 COLLEYVILLE BLVD
COLLEYVILLE CHURCH OF CHRIST	1008 CHURCH ST
DIOCESE OF NEWTON FOR THE MELKITES IN THE UNITE	1008 CHURCH ST
HIDDEN OAKS ESTATES	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

RESOLUTION R-24-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOT 1, BLOCK 1, 5520 COLLEYVILLE ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lot 1, Block 1, 5520 Colleyville Addition on October 14, 2024.

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

Sec. 1. THAT the Replat for Lot 1, Block 1, 5520 Colleyville Addition on approximately 1.26 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 6th DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood
Place 2, Mark Alphonso
Place 3, Scotty Richardson
Place 4, Ben Graves

Mayor Pro Tem Brandi Elder
Place 5, Kimberly Holt Gunderson
Place 6, Tim Raine

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Bobby Lindamood
Mayor

[illegible]

EXHIBIT "A"

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PRELIMINARY

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NOT TO BE RECORDED FOR ANY PURPOSE.

David M. Henderson
Registered Professional Land Surveyor No. 4489
in the State of Texas



Prepared By:
Benchmark Group
of Texas, Inc.

899 Presidential Drive, Suite 110, Richardson, Texas 75081
Phone (972) 680-3037 Fax (972) 680-3052
License No. 10120700

Drawn By: BD
Scale: 1" = 80'
BGT Project NO.: 2430040-ROW

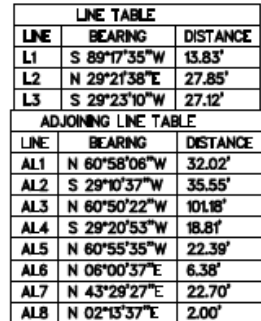
Checked By: MC
Date: 07/31/24

A horizontal graphic scale bar with three segments. The first segment is labeled '0'', the second '80'', and the third '160''. The segments are filled with a black and white checkerboard pattern.

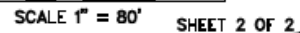
SCALE 1" = 80'

SHEET 1 OF 2

EXHIBIT "B"



Drawn By: BD Checked By: MC
Scale: 1" = 80' Date: 07/31/24
BGT Project NO.: 2430040-ROW





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 10/14/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration of a Special Use Permit for a residential carport on Lot 27, Block 2, Woodbriar Estates West Addition, being located at 3412 San Bar Lane, Case ZC24-015

Explanation

Tarrant Roofing, the applicant, has submitted a request for a Special Use Permit to allow for a residential carport on Lot 27, Block 2, of the Woodbriar Estates West Addition, being approximately 0.45 acres, and zoned R-15 Single Family Residential.

Existing Conditions/Background: The subject property, 3412 San Bar Lane, is zoned R-15 Single Family Residential. It is located on the west side of San Bar Lane and south of the intersection with Quail Run Road. The property is a platted lot and is developed with a single family home. A detached carport was recently built over the home's driveway.

SUP Request: The applicant is requesting approval of an SUP to allow for a carport.

C. Residential Carport Regulations – Carports located in zoning districts, which permit single-family residential dwellings, shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

- (1) Every part of such carport is unenclosed except for necessary structural supports;
- (2) No part of the carport is less than five (5) feet from a side or rear lot line, and
- (3) The carport is located completely within the rear yard area as defined in these zoning regulations

f. Design Criteria:

i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

Special Use Permit Provision: Any request for a carport 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: The request is to allow for a 414 square foot carport that was built to remain. The carport was built without a building permit or the required SUP. The carport is 23 feet in length, 9 feet tall, and is located 6 feet from the side property line. The structure does not currently comply with the material standards outlined in the Land Development Code. However, the applicant has committed to bringing the carport into compliance and has provided updated plans showing the required masonry and cedar posts.

Plat Status: The property is platted as Lot 2, Block 27, Woodbriar Estates.

DRC Review: The DRC reviewed the request during their September 23, 2024 meeting and determined that 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, south, and west are zoned R-

15 Single Family Residential and improved with single family homes. The property to the east is zoned R-30 Single Family Residential and improved with a single family home.

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

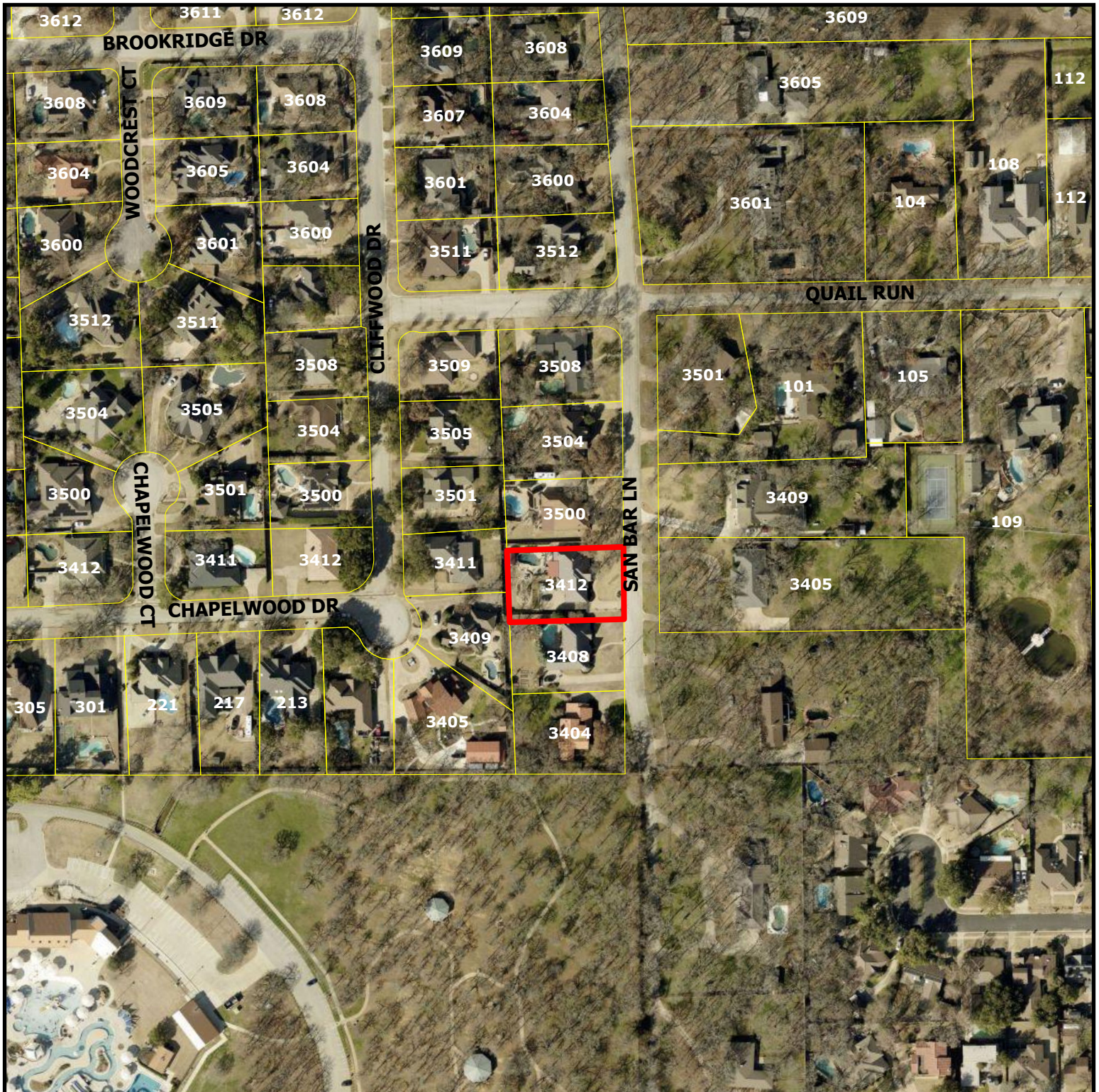
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in 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.

Attachments

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

Aerial Map

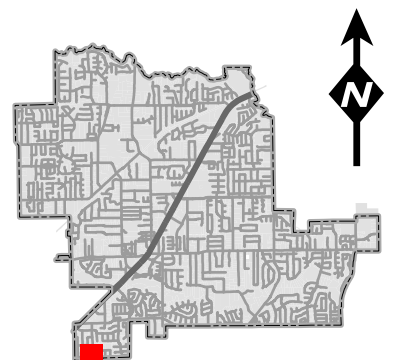


ZC24-015

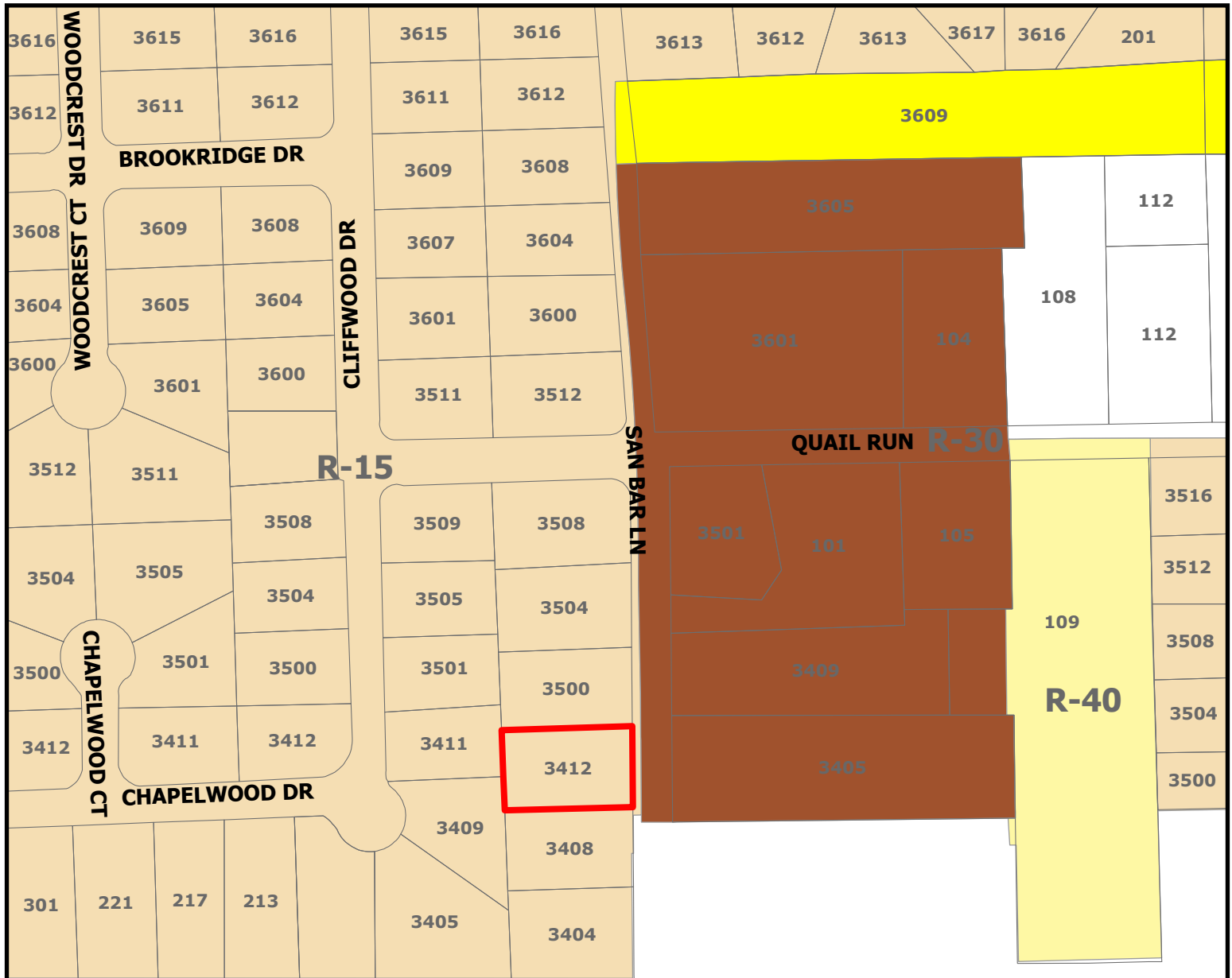
3412 San Bar Ln

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 Subject Property



Zoning Map

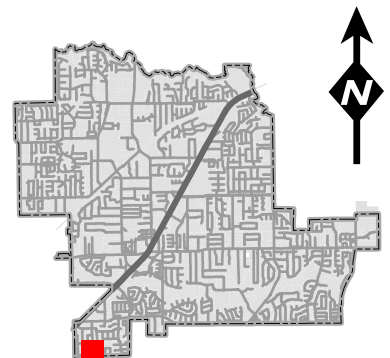


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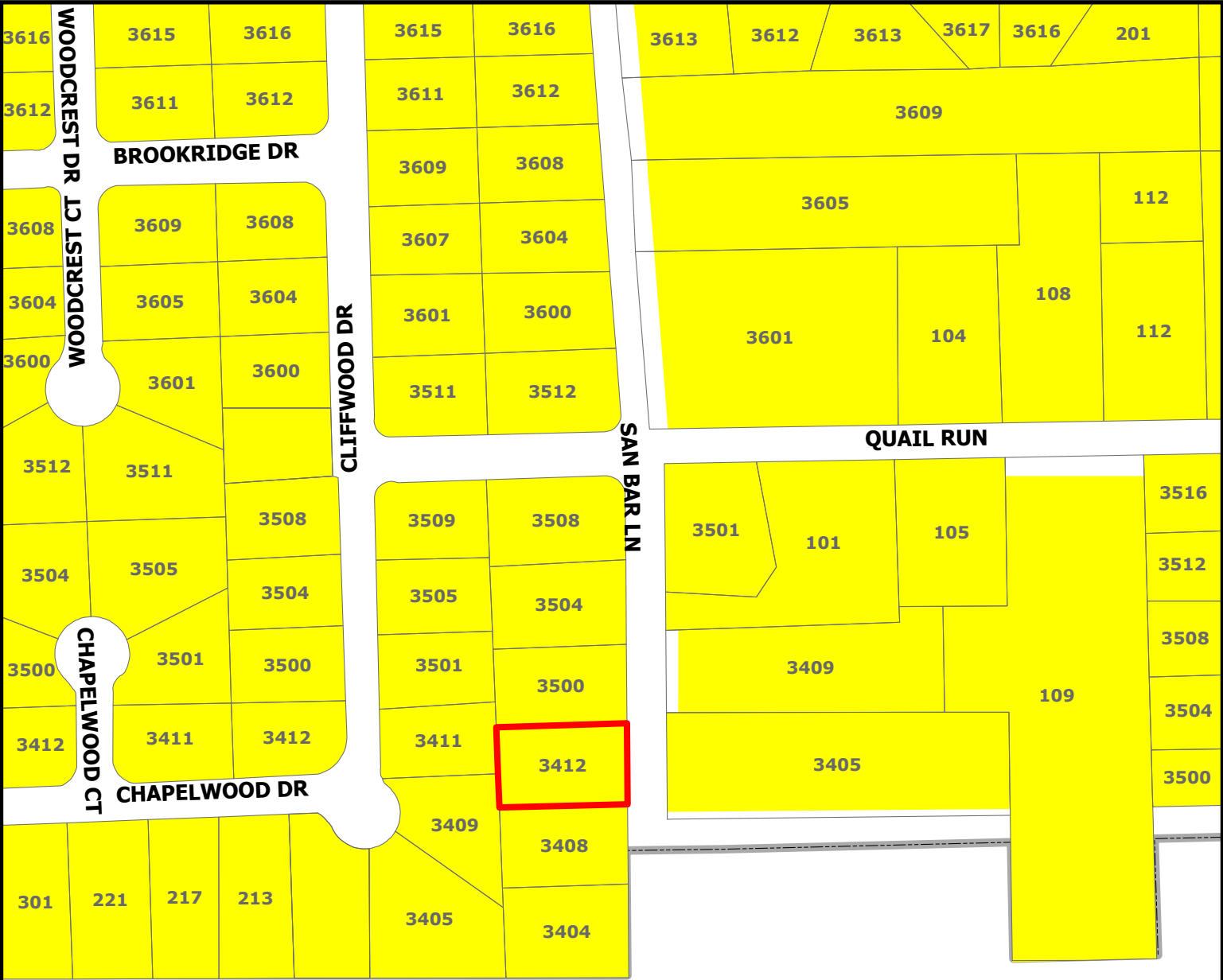
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Subject Property



Future Land Use Map

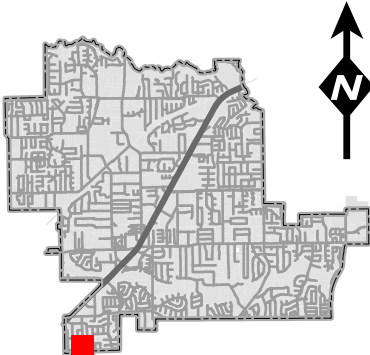


ZC24-015

3412 San Bar Ln

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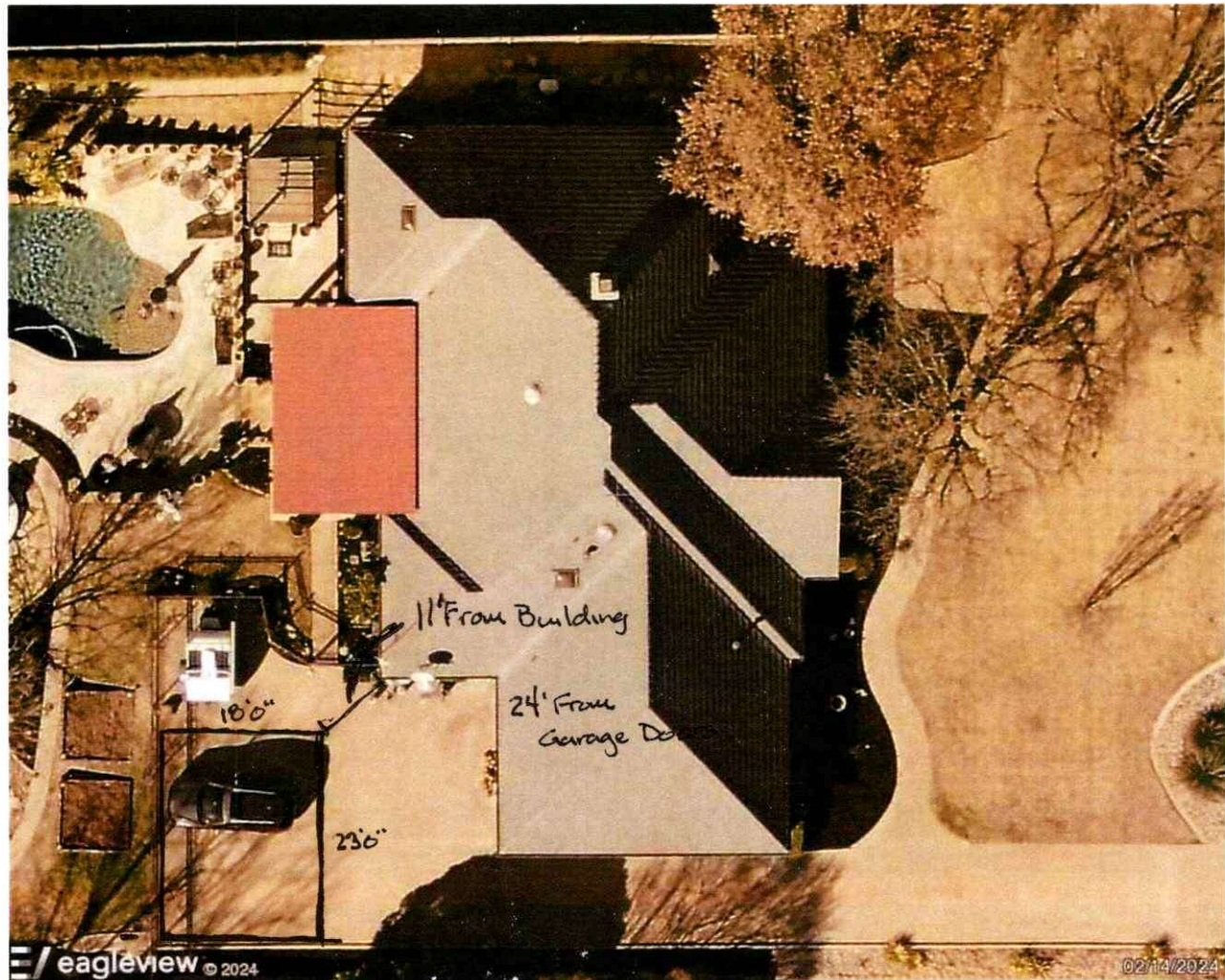
-  Residential
-  Subject Property



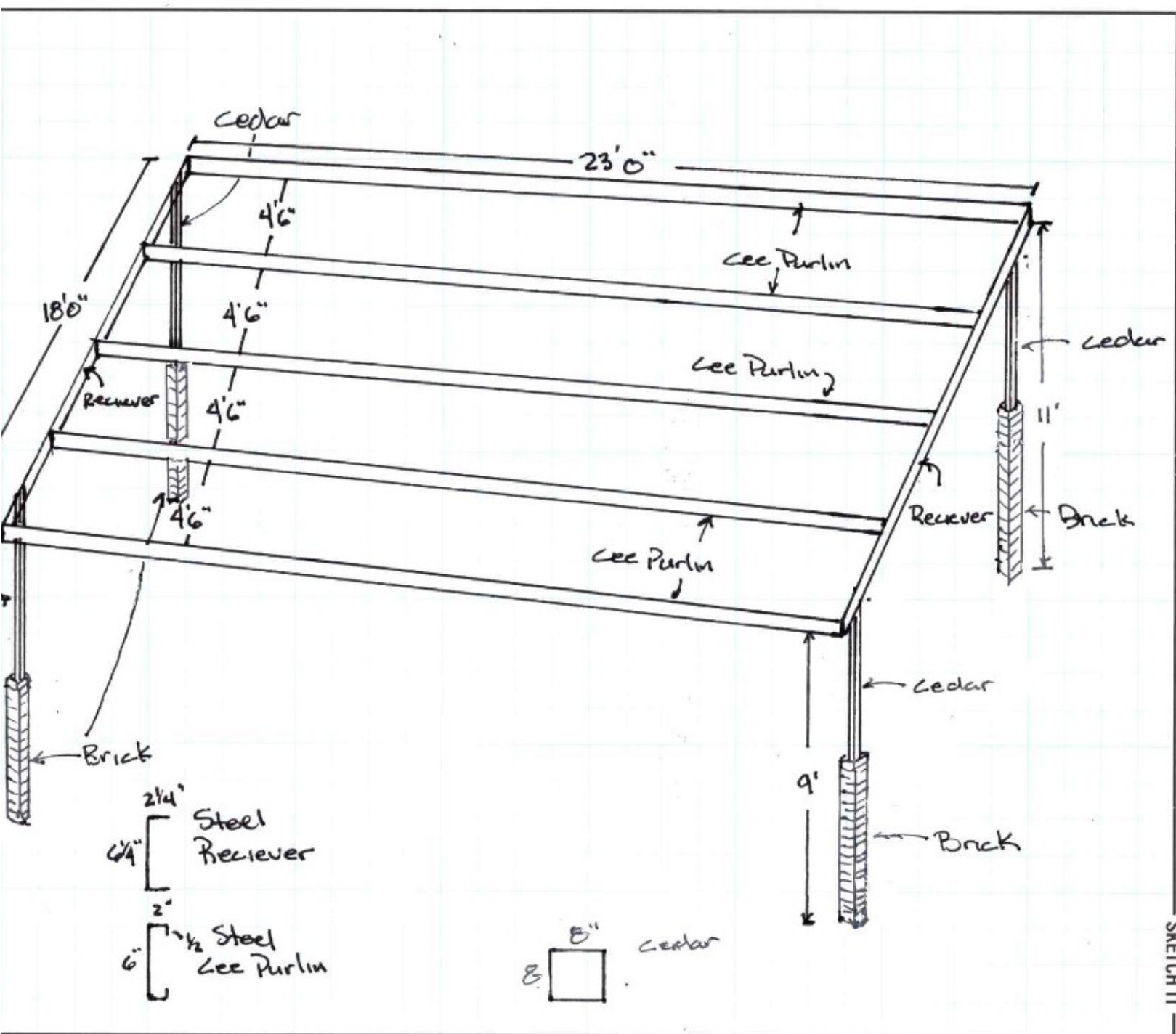
IMAGES

The following aerial images show different angles of this structure for your reference.

Top View



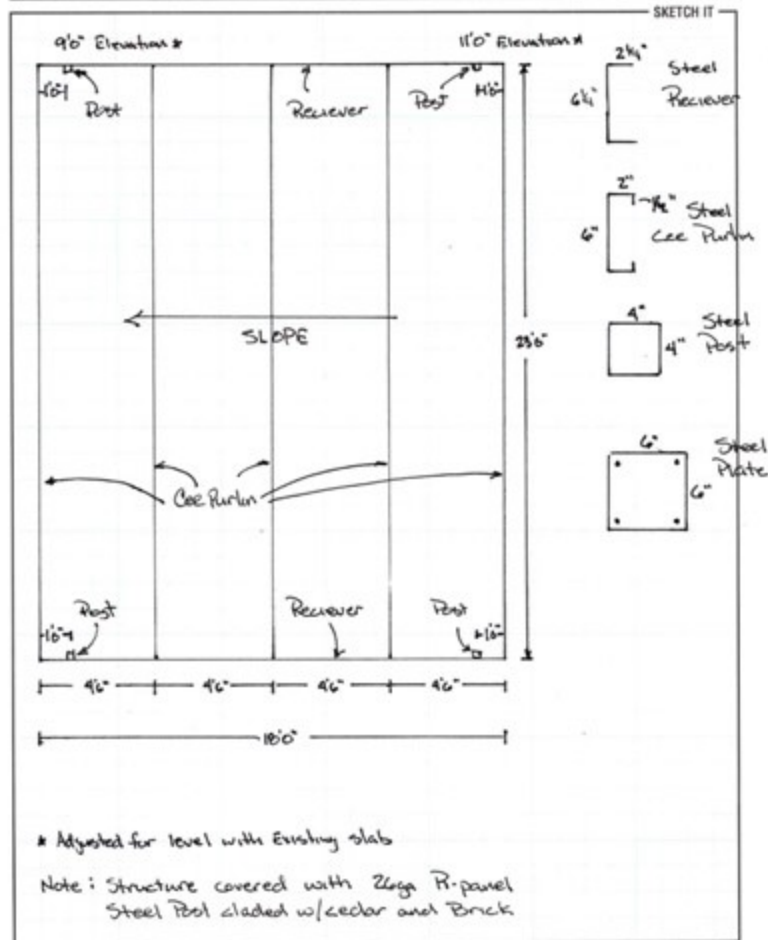
6'0" From Fence





1500 Hamilton Rd.
Bossier City, LA 71111
www.mcelroymetal.com
info@mcelroymetal.com

CUSTOMER: SA112 San Bar Ln
JOB NO: SA112
PAGE: _____ OF _____ DATE: _____
BY: _____



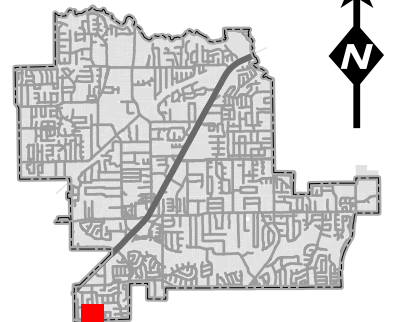
Notification Map



ZC24-015

3412 San Bar Ln

-  Parcels to be notified
-  Buffer
-  Subject Property



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NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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City Council Meetings: Wednesday, November 6, 2024 & Tuesday November 19, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a residential carport on Lot 27, Block 2, Woodbriar Estates West Addition.

Zoning Case: ZC24-015

Applicant: Tarrant Roofing

Owner: Maximum Oasis Living Trust

Location: 3412 San Bar Ln.

Property Description: Lot 27, Block 2, of the Woodbriar Estates West Addition.

Present Zoning: R-15, Single 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. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

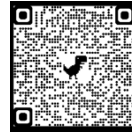
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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 – Urban Forester

Owner_Name	Situs_Addr
CHIBLI, EDUARDO	101 QUAIL RUN
KIRKPATRICK, SEAN M	3512 SAN BAR LN
LEDGERWOOD FAMILY LIVING TRUST	3511 CLIFFWOOD DR
ALDERMAN, JAMES E	221 CHAPELWOOD DR
BOSTON, TOBY	217 CHAPELWOOD DR
ORMON, RICHARD H	213 CHAPELWOOD DR
CASSADY, NANCY	209 CHAPELWOOD DR
SPRINGS, DONNA	209 CHAPELWOOD DR
EVANS, ARLEN	3405 CLIFFWOOD DR
MORGAN, EVAN B	3409 CLIFFWOOD DR
SMITH, TROY	3411 CLIFFWOOD DR
BENSEN, ANDREA	3501 CLIFFWOOD DR
ANDERSON, CHER	3505 CLIFFWOOD DR
ENGHOLM, HAYES	3509 CLIFFWOOD DR
MOLINA, ARTURO J	3508 SAN BAR LN
BUKY, BRAD L	3504 SAN BAR LN
NORENBERG, PAMELA	3500 SAN BAR LN
MAXIMUS OASIS LIVING TRUST	3412 SAN BAR LN
BULL, AMANDA	3408 SAN BAR LN
WEST, DONNA JEAN	3404 SAN BAR LN
LEGENDRE, EMILY	3511 WOODCREST CT
FLORES, EDUARDO	3600 CLIFFWOOD DR
STANTON, JAMES TERRY	3512 CLIFFWOOD DR
RUECK, ELAINE	3512 CLIFFWOOD DR
SHAFFER, SCOTT	3508 CLIFFWOOD DR
GLEAVES, TONYA	3504 CLIFFWOOD DR
SANSONE, DOMINIC	3500 CLIFFWOOD DR
LENZIE, WILLIAM W	3412 CLIFFWOOD DR
NELSON, BRUCE J	3411 CHAPELWOOD CT
OTTEN, RICHARD	3501 CHAPELWOOD CT
PHILLIPS, GARY L	3505 CHAPELWOOD CT
TAGGART, KENT	3409 SAN BAR LN
TBNR PROPERTIES LLC	109 QUAIL RUN
WHITTEBERRY, ELIZABETH L	105 QUAIL RUN
DULGAR, STAN P	3501 SAN BAR LN
PACKER, JAMES E	3405 SAN BAR LN
HENLEY, CANDACE	3601 SAN BAR LN
WOODBRIAR ESTATES ADDITION	COURTESY NOTICE
WOODBRIAR ESTATES WEST ADDN	COURTESY NOTICE
QUAIL CREST ESTATES	COURTESY NOTICE
HURST EULESS BEDFORD ISD	STATE REQUIRED

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.45 ACRES, BEING LOT 27, BLOCK 2, WOODBRIAR ESTATES WEST ADDITION, LOCATED AT 3412 SAN BAR LANE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CARPORT; 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 to allow for a Carport under Case No. ZC24-015; 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 a Carport on 0.45 acres, being Lot 27, Block 2, Woodbriar Estates West Addition, located at 3412 San Bar Lane, 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 allow a carport being 23 feet in length and 414 square feet in area.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. 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 6th day of November 2024.

The second reading and public hearing being conducted on the 19th day of November 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 19TH DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

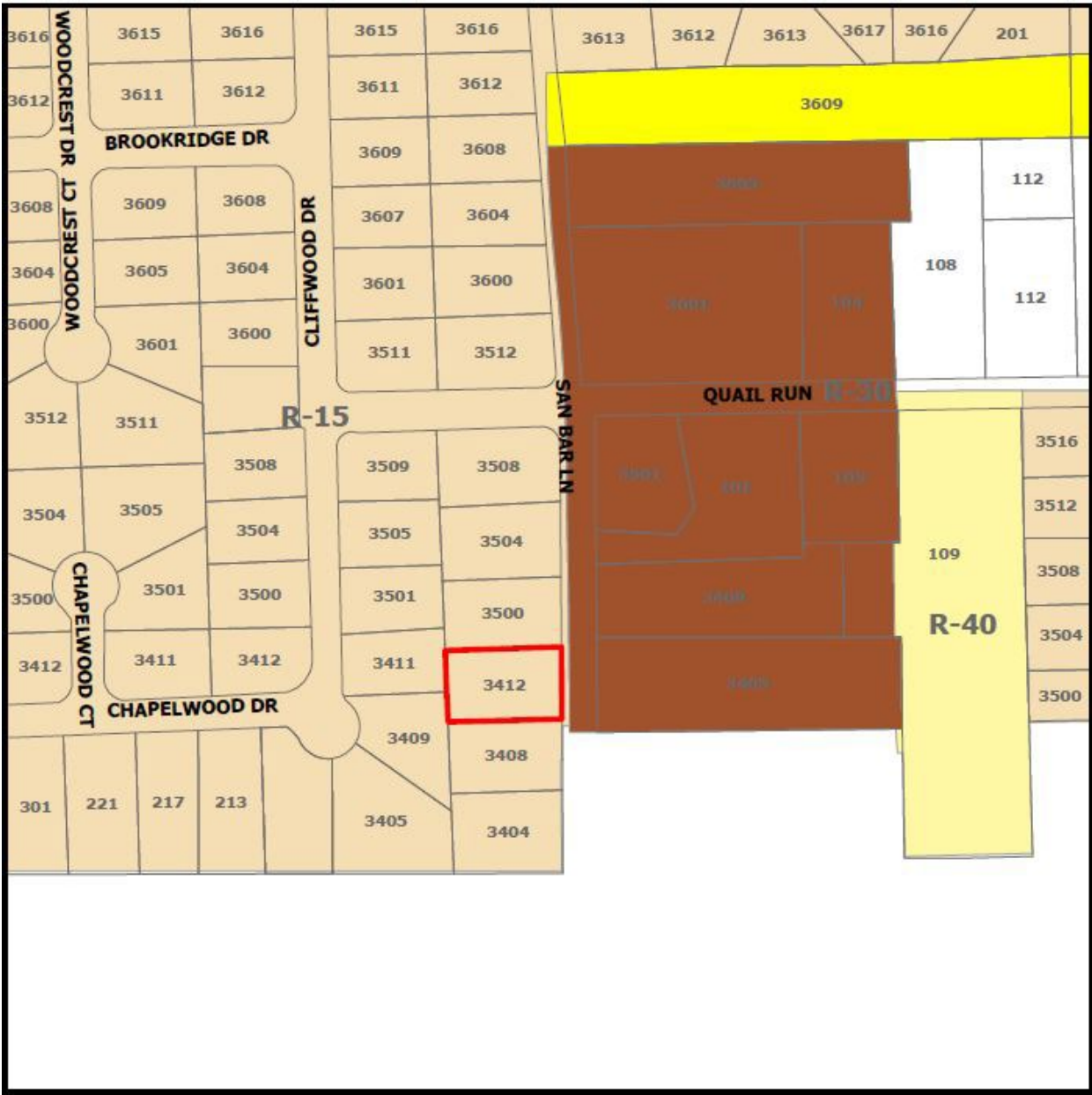
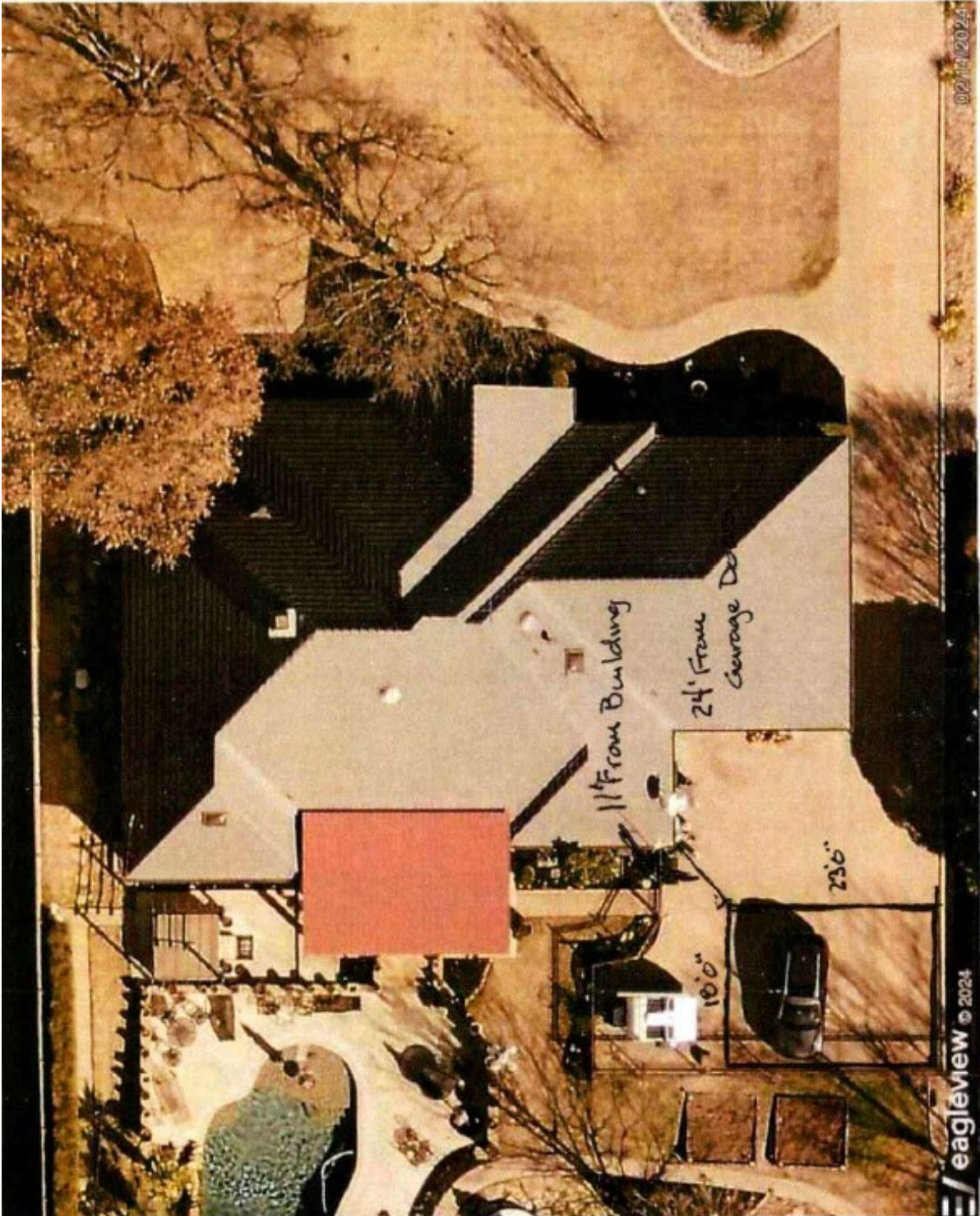
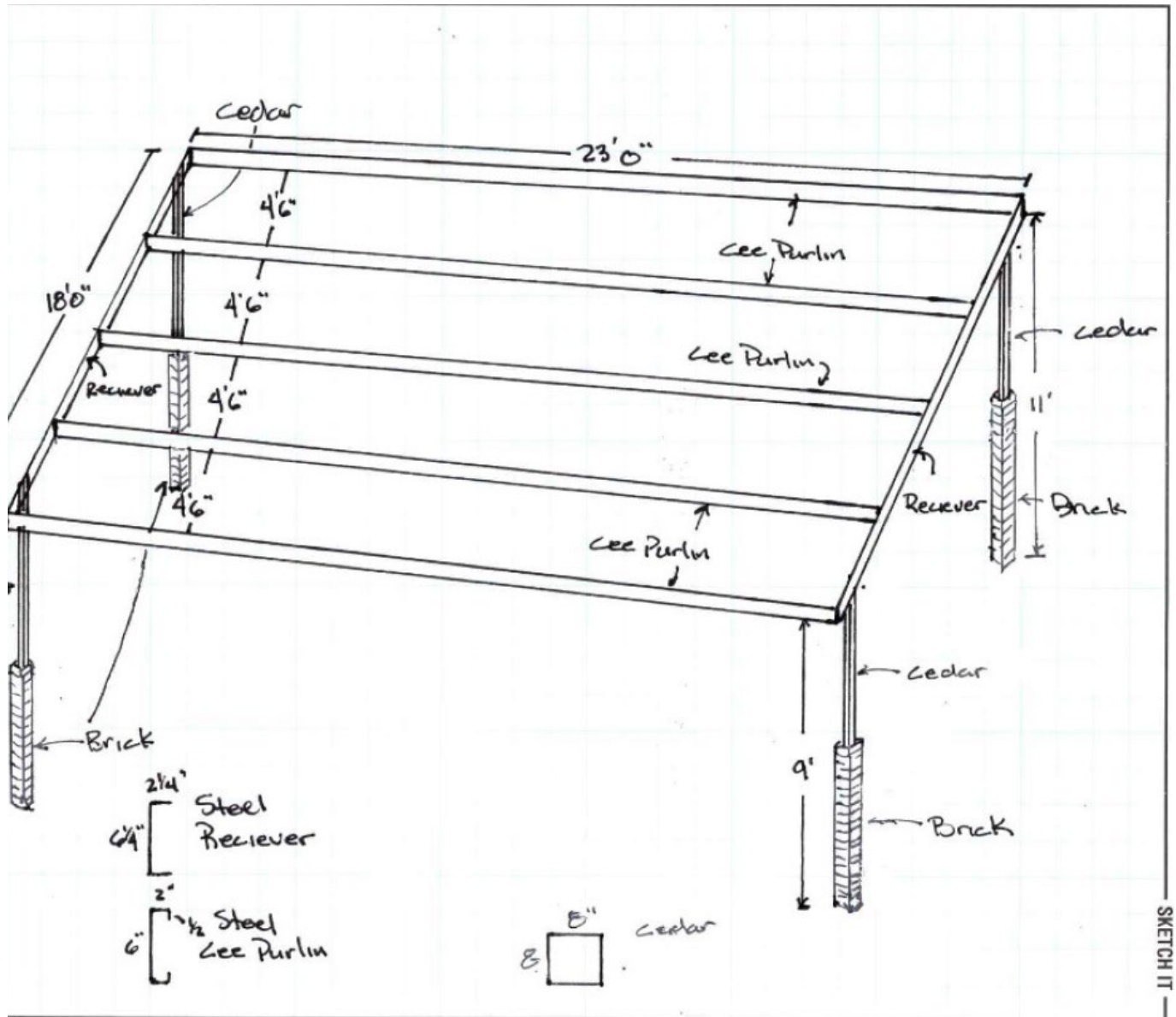


Exhibit "B" – Carport Exhibit



(~ Fence)
6'0" From Fence



Note: Roof with 26ga R-Panel



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 10/14/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration of a Special Use Permit to allow for Package Store Sales – Off-premises Consumption on Lot 1, Block 1, Towne Square Addition, being located at 5600 Colleyville Boulevard, Suite G, Case ZC24-016

Explanation

Andrew Sissney, the applicant, has submitted a request for a Special Use Permit (SUP) for Package Store Sales – Off-premises Consumption on Lot 1, Block 1, Towne Square Addition, being approximately 3.18 acres, and zoned CC-2 Shopping Center.

Existing Conditions/Background: The subject property, 5600 Colleyville Boulevard, Suite G, is zoned CC-2 Shopping Center. It is located southwest of the intersection of Colleyville Boulevard and Hall Johnson Road. The property is a platted lot and is developed with a retail shopping center. The SUP is to allow for a new business called Liquor Mart.

SUP Request: The applicant is requesting approval of an SUP to allow for Package Store Sales – Off-premises Consumption.

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 proposed name of the business is “Liquor Mart” and it is a liquor store which will sell various spirits, beer, and wine. No alcohol will be sold for on-site consumption, and no tobacco products will be sold.

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

DRC Review: The DRC reviewed the request during their September 23, 2024 meeting and provided the following comment:

1. Remove Tobacco as a product being sold.

The applicant provided an update stating tobacco would not be sold on September 24, 2024.

Drainage: NA

Surrounding Development: The property to the north is zoned CN Neighborhood Commercial and is improved with a medical office building. The property to the east is Colleyville Boulevard. The property to the west is zoned R-20 Single Family Residential. The property to the south is zoned PUD-C Planned Unit Development – Commercial and improved with a bank.

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.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Business Plan Exhibit
5. Floor Plan
6. Photos provided by Applicant
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance

Aerial Map

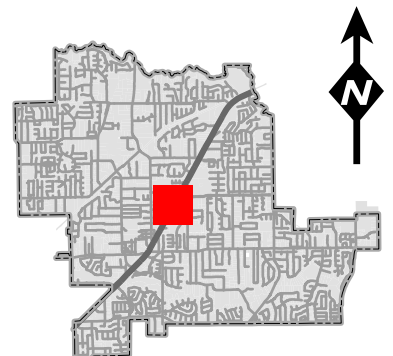


ZC24-016

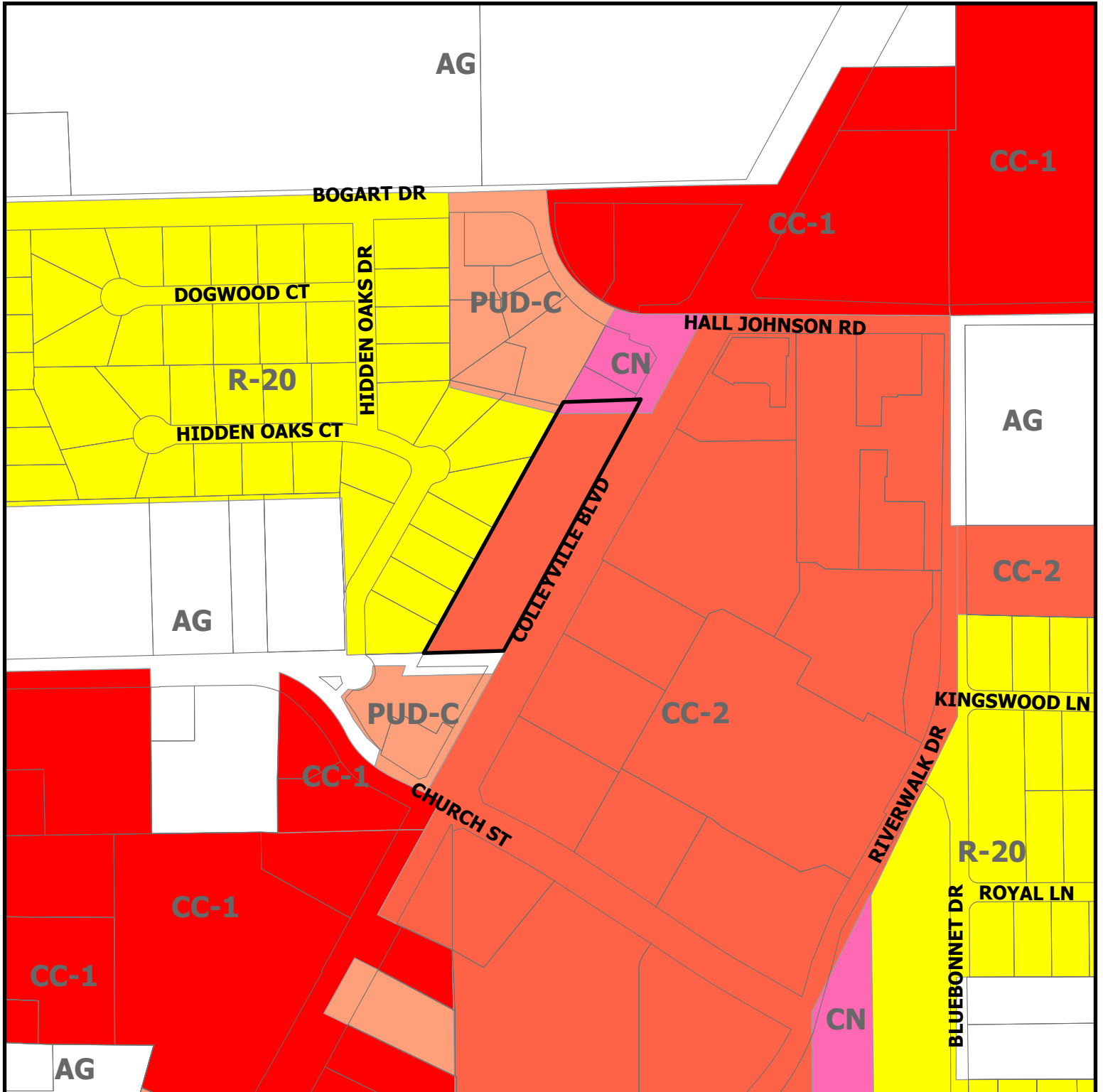
5600 Colleyville Blvd

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

 Subject Property



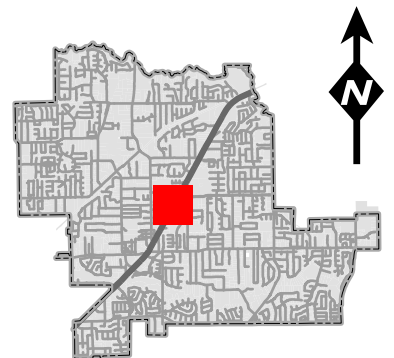
Zoning Map



ZC24-016

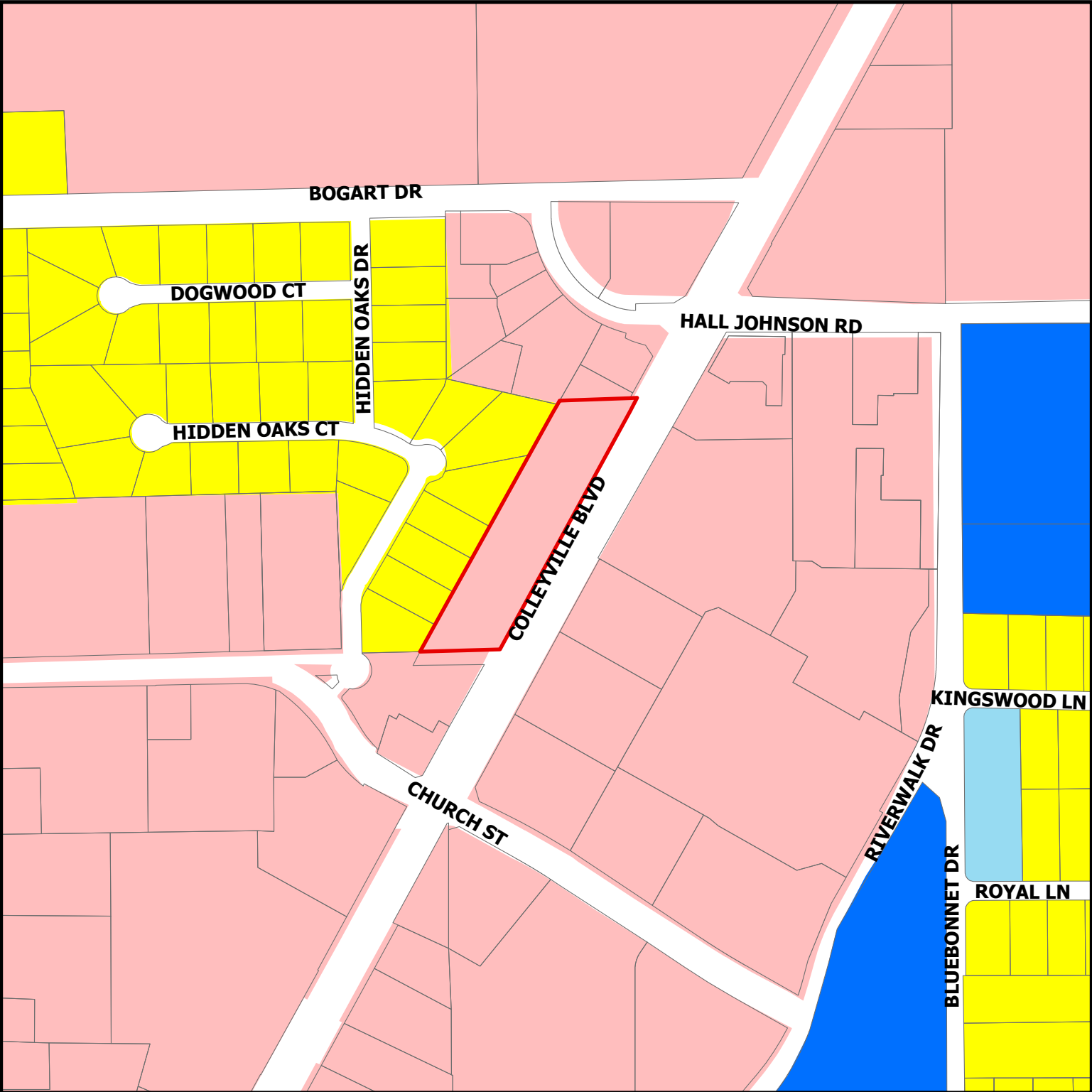
5600 Colleyville Blvd

 Subject Property



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Future Land Use Map

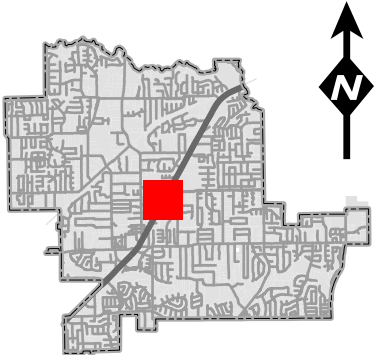


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ZC24-016

5600 Colleyville Blvd

- Residential
- Institutional
- Colleyville Blvd Corridor
- Water Body
- Subject Property



Business Plan

L Mart Beverages LLC **Db a LIQUOR MART**

Location

Colleyville Town Square
5600 Colleyville Boulevard Suite G Colleyville Texas 76034

Managing Members

Dhaval Solanki
Yuvrajsinh Vaghela

AUG 30, 2024

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Notice of Confidentiality and Disclaimer

This Confidential Business Plan Review contains proprietary and confidential information regarding L MART BEVERAGES LLC. d/b/a LIQUOR MART, COLLEYVILLE, TX and its business operations. It is based on information provided L MART BEVERAGES LLC. d/b/a LIQUOR MART, COLLEYVILLE, TX and by other sources deemed to be reliable. This report has been prepared specifically for presentation only to those to whom it has been conveyed by L MART BEVERAGES LLC. Receipt of this report is an acknowledgment that the information contained in it will be maintained in confidence and not disclosed to any third party without the express written consent of L MART BEVERAGES LLC.

Purpose of Report

This document is only to be reviewed by those parties who have:

- Provided information on the prospective purchaser's competency and financial qualifications to undertake a transaction of the size and nature contemplated, and,
- Specifically requested information on the subject company for the specific purpose of forming a decision.
- LIQUOR MART already have 3 locations in DFW areas.
- 4TH Location is in construction. Opening will be Nov 2024.

Executive Summary:

Business Overview

We are pleased to present the specific detail for your review of L MART BEVERAGES LLC located at **5600 Colleyville Boulevard Suite G Colleyville Texas 76034, TX** will be a community and quality focused liquor store brand based out of Little Elm Town. LIQUOR MART will strive to offer customers a unique alcohol-buying experience along with the widest variety of product offerings available anywhere in the area. The company flagship store will foster a friendly, warm, and consultative environment while keeping both prices checkout time low. LIQUOR MART already has 3 locations across DFW area. Liquor Mart is in business from 2017.

1. Name of Business: LIQUOR MART
2. Business Address: 5600 Colleyville Boulevard Suite G
3. Business City, State Zip: Colleyville Texas 76034
4. Business Email/Website: In progress
5. Date Business Began: 01 SEP 2017
6. How long has the current owner owned this business? 3 Locations
7. Business Categories: Comprehensive range of Whiskey, Cognac, Vodka, Tequila, Rums, Champagnes, Wines, Beers and tobacco products.
8. SIC Code: 5921
9. NAICS Code: 445310
10. How long has the company been at this location? NA
11. Hours of Operation: 10 am – 9 pm Mon-Sat.
12. Total Employees (F/T & P/T) – 10

Products and Services

LIQUOR MART'S product offerings will include a comprehensive range of whiskey, cognac, vodka, tequila, rums, Champagnes, wines beers and tobacco products. The company will provide customers unprecedented access to both luxury and mainstream brands, at fair and affordable prices. While wines and liquor will be the Company's primary product offering, L MART BEVERAGES LLC d/b/a LIQUOR MART.

Population and Demographics

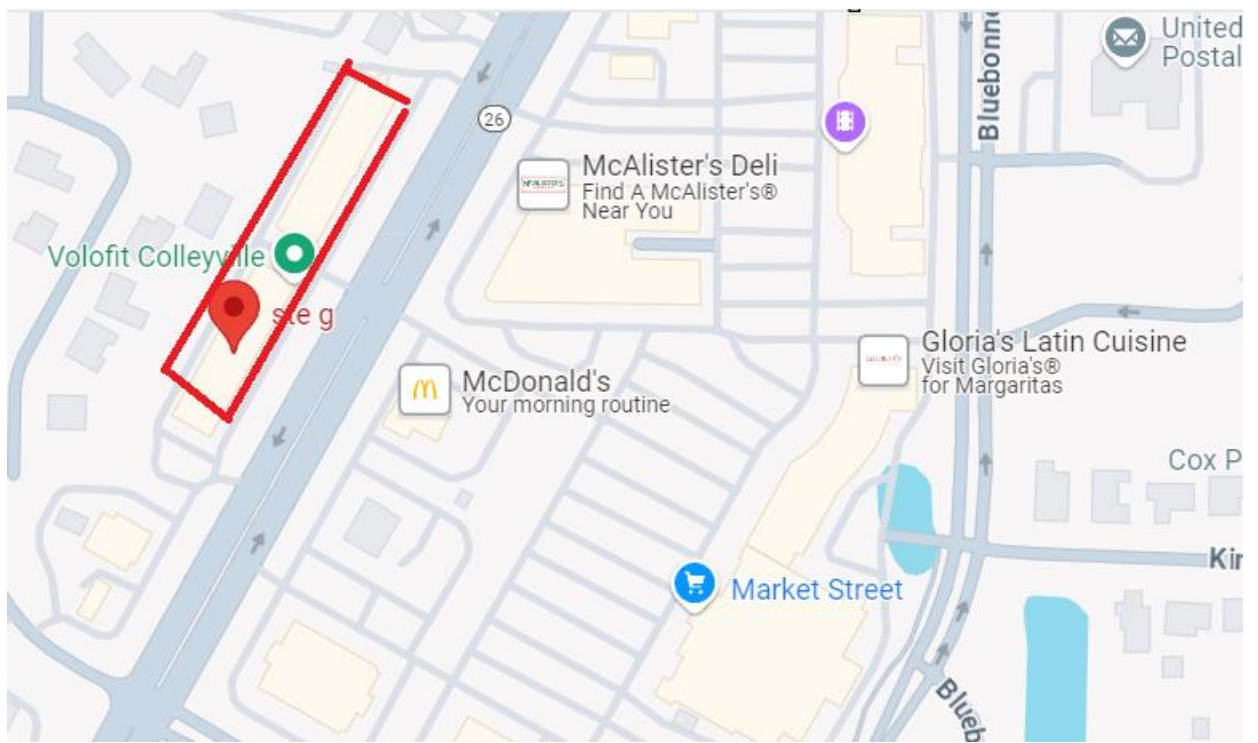
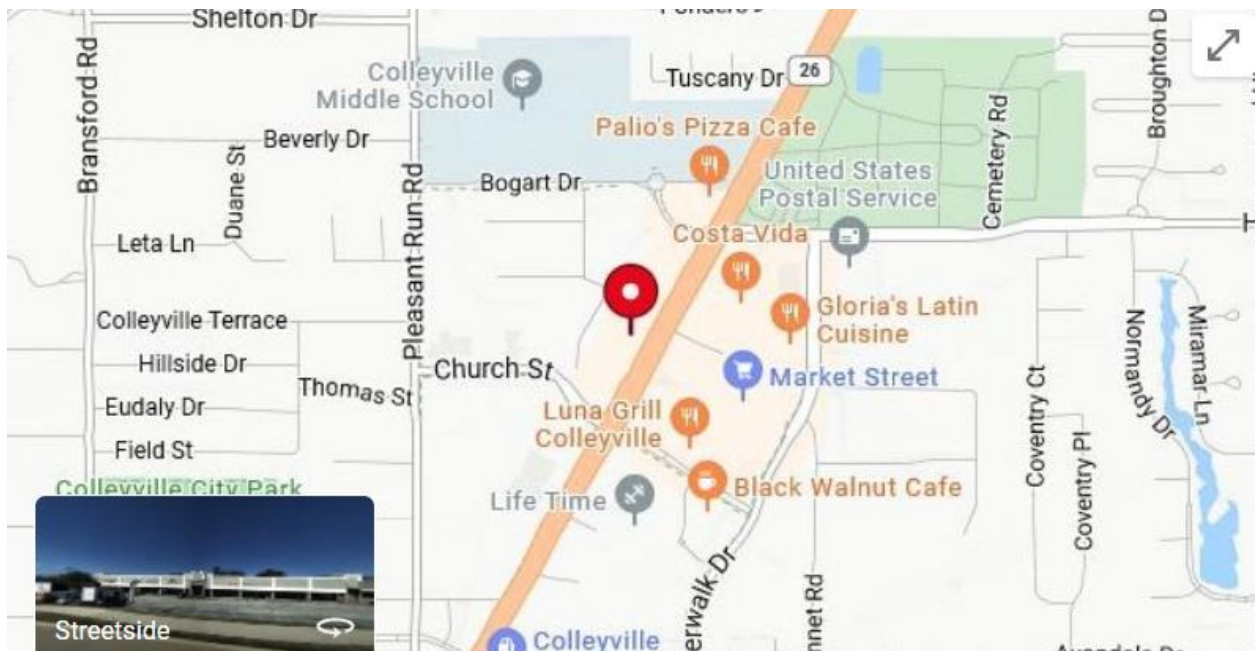
Colleyville is an affluent city in Tarrant County located in the Dallas–Fort Worth metroplex. With a 2022 population of 25,876. Colleyville, Texas is a unique community in the heart of the D/FW Metroplex. Residents say they move here for

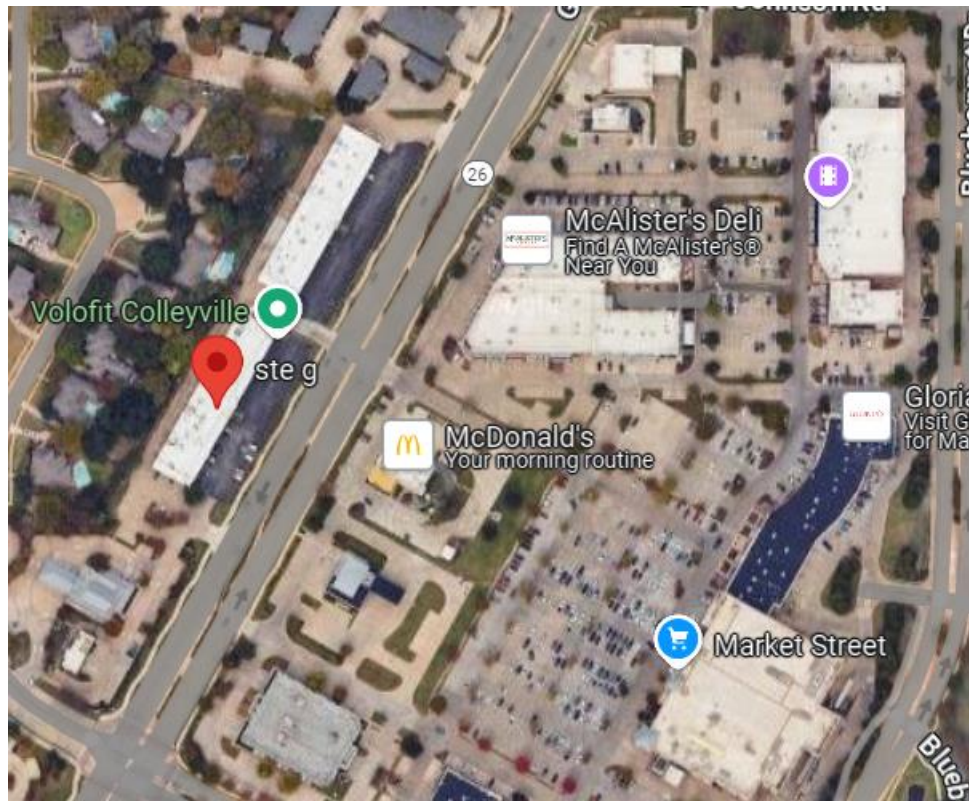
its rural feel and the proximity to modern luxuries including a variety of shops, restaurants and service.

Colleyville started as a community of neighborhoods and continues that quiet, friendly, and charming atmosphere as a municipality, despite being just minutes away from D/FW Airport. In 2022, Colleyville, TX had a population of 25.9k people with a median age of 47.3 and a median household income of \$196,298. Between 2021 and 2022 the population of Colleyville, TX grew from 25,827 to 25,876, a 0.19% increase and its median household income grew from \$180,698 to \$196,298, a 8.63% increase. LIQUOR MART Location will be primarily serving the residents, aged 21 and older who live within a 5- mile radius of our store. The demographics of these customers are as follows:

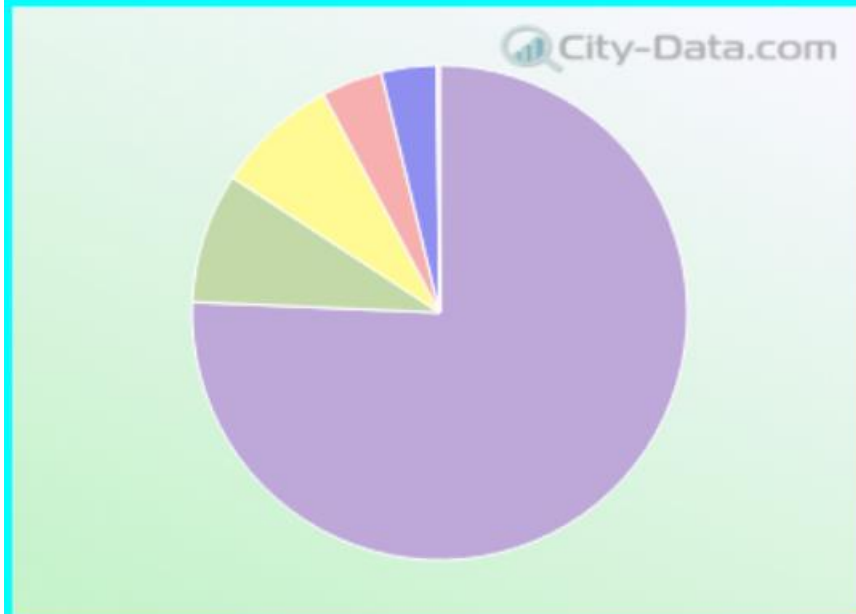
- ❖ 25,876 residents
- ❖ 1,750 workers (who do not live the neighborhood)
- ❖ Average income of \$196,298
- ❖ 73.26% married
- ❖ 66.6% in Mgt./Professional occupations
- ❖ Median age: 35.5 years







Races in Colleyville, TX (2022)



White (73.8%)	Hispanic (8.3%)
Asian (7.8%)	Black (3.9%)
2+ races (3.5%)	American Indian (0.2%)

Demographics

Population

1990	2000	2010	2021	2022	2023	2024 ESTIMATE**
12,724	19,936	22,807	25,827	25,850	25,747	25,800

Households

2010	2022	2023 ESTIMATE**	2024 ESTIMATE**
8,114	9,258		

* 2022 U.S. Census

***Annual *Population Estimates*, North Central Texas Council of Governments

2022* Average Household Income: \$196,298

2022* Median Household Income: \$180,698

2022* Average Household Size: 2.79

2022* Per Capita Income: \$92,557

2022* Median Age: 47.3

PROFESSIONAL SUPPORT, PERSONAL TOUCH FROM COLLEYVILLE

In a metroplex full of suits and deals, Colleyville stands apart as a City with both professional expertise and the personal interactions more often found in a small town. City is very responsive, returning calls quickly and often available to meet on-site the same day if desired. It is common to share information with personal visits and hand-delivered letters, in addition to the traditional website, newsletter, and social media platforms. During the pandemic, the City's Business Outreach Team went door-to-door ensuring that business owners had the latest information about re-opening regulations and programs available to support them.

When brainstorming new ways to support local businesses, feedback from those businesses is included. From a recent survey, we learned that businesses are most in need of customers and that the City's gift card program has been the most helpful support program offered. This feedback directly led to a new edition of our gift card program for the month of February ("Cupid Cash") that is expanded to also bring some new customers to town. Gift cards were mailed to all households as usual, with additional cards shared with local schools and teachers, first responders in our surrounding cities that provide mutual aid, and healthcare workers. Town always able to "show some love" to Colleyville businesses AND appreciate those who also serve our community, ultimately bringing new customers to those businesses just as requested in the survey. In Colleyville, team works to limit the red tape, allowing us to act quickly when appropriate. We wear our creative hats daily, understanding that each business has unique circumstances and needs. The combination of support that is personal, adapted to the need, and accomplished quickly creates strong partnerships with local businesses. On more than one occasion, a business has decided to come to Colleyville because of this exact responsiveness.

COLLEYVILLE

SMALL TOWN CHARM BIG CITY CONVENIENCES



Award Winning Community
Police, Fire, Library,
Parks and Recreation,
Finance, Economic Development
Community Development, Public Works



26,057 People



9,311 Households



48.6
Median Age



13.1
Square Miles



\$163,509
Median Household
Income



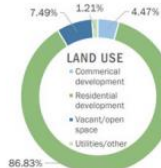
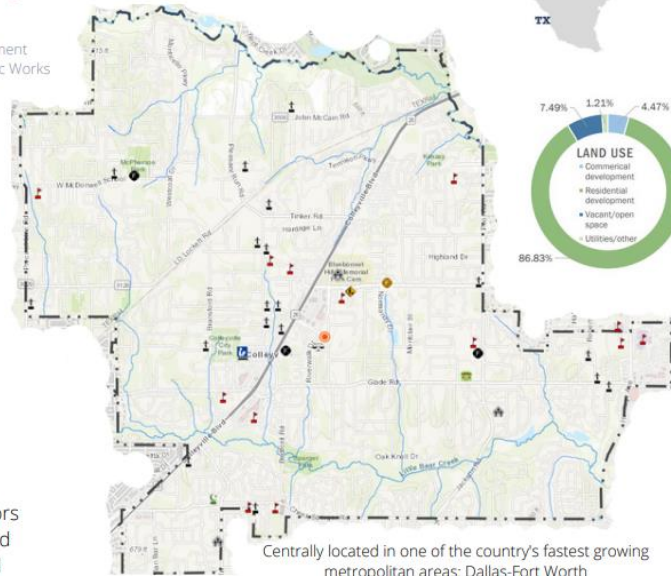
69% Hold Bachelors
Degree or Beyond
Highly Educated
Population



**GRAPEVINE
COLLEYVILLE**
INDEPENDENT SCHOOL DISTRICT
#2 Best School District in
Dallas Fort Worth Area
#4 Best School District in Texas



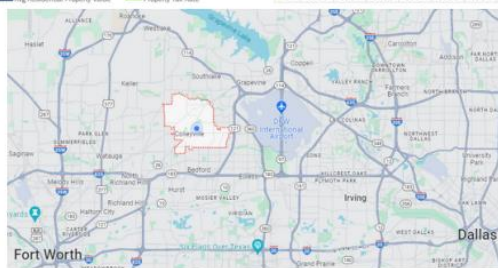
City Grant Programs for Businesses
Gift Card Program for Residents
Promotional Programs for Local Businesses



PROPERTY TAX RATE + PROPERTY VALUE



OCCUPANCY RATES BY FISCAL YEAR



Management Team

LIQUOR MART is led by Dhaval Solanki and Yuvrajsinh Vaghela has management and day to day operations experience in Liquor. Both has an in-depth knowledge of the liquor business including the operations side (e.g., running day-to-day operations) and the business management side (e.g., staffing, marketing, etc.).

Success Factors

LIQUOR MART uniquely qualified to succeed for the following reasons:

- There are few quality liquor stores in the community we are entering. In addition, we have surveyed the local population and received extremely positive feedback saying that they explicitly want to frequent our business when launched.
- Our location is in a mid-value-volume area with direct and foot traffic, and will thus be highly convenient to significant numbers of passersby each day.
- The management team has a track record of success in managing and owning business from last few years.
- The liquor store business is a proven business and has succeeded in communities throughout the United States.

Financial Highlights

Top line projections over the next three years are as follows:

Balance Sheet Forecast

	Projected 12/31/25	Projected 12/31/2026	Projected 12/31/2027	Projected 12/31/2028
Assets				
<u>Current Assets</u>				
Cash in bank	\$100,000	\$140,000	\$150,000	\$150,000
Accounts receivable				
Inventory	267,964			
Prepaid expenses		-	-	-
Other current assets	100,000	401,000	453,000	505,000
Total Current Assets	<u>\$467,964</u>	<u>\$541,000</u>	<u>\$603,000</u>	<u>\$655,000</u>
<u>Fixed Assets</u>				
Furniture & fixtures	\$9,000	\$10,000	\$11,500	\$12,500
Leasehold Improvement	4,602	5,000	6,000	6,500
computer related equipment	11,333	11,500	12,000	12,500
Signs	3,951			
Security Deposit	3,726	3,726	3,726	3,726
(LESS accumulated depreciation on all fixed assets)	<u>(3,726)</u>	<u>3,726</u>	<u>3,726</u>	<u>3,726</u>
Total Fixed Assets (net of depreciation)	<u>\$28,886</u>	<u>\$33,952</u>	<u>\$36,952</u>	<u>\$38,952</u>
<u>Other Assets</u>				
Intangibles	\$-	\$-	\$-	\$-
Deposits		-	-	-
Goodwill		-	-	-
Other		-	-	-
Total Other Assets	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>	<u>\$-</u>
TOTAL Assets	<u>\$496,850</u>	<u>\$574,952</u>	<u>\$-</u>	<u>\$639,952</u>
Liabilities and Equity				
<u>Current Liabilities</u>				
Total Accounts payable	\$25,000	\$25,400	\$26,100	\$26,900
Interest payable	-	-	-	-

Taxes payable							
Notes, short-term (due within 12 months)	-	-	-	-	-	-	-
Current part, long-term debt	-	-	-	-	-	-	-
Other current liabilities	5,400	5,600	5,900	6,200			
Total Current Liabilities	<u>\$30,400</u>	<u>\$31,000</u>	<u>\$32,000</u>	<u>\$33,100</u>			
<u>Long-term Debt</u>							
Bank loans payable	\$-	\$108,408	\$108,408	\$108,408			
Notes payable to LLC members	155,000	172,000	176,000	181,000			
LESS: Short-term portion	-	-	-	-			
Other long term debt	-	-	-	-			
Total Long-term Debt	<u>\$155,000</u>	<u>\$280,408</u>	<u>\$284,408</u>	<u>\$289,408</u>			
Total Liabilities	<u><u>\$185,400</u></u>	<u><u>\$311,408</u></u>	<u><u>\$316,408</u></u>	<u><u>\$322,508</u></u>			
Total Liabilities & Equity	<u><u>\$185,400</u></u>	<u><u>\$311,408</u></u>	<u><u>\$316,408</u></u>	<u><u>\$322,508</u></u>			

Company Overview

LIQUOR MART, located at 5600 Colleyville Boulevard Suite G Colleyville Texas 76034, TX 75068 will be a community and quality focused liquor stores brand based out of COLLEYVILLE, TX. LIQUOR MART will strive to offer customers a unique alcohol-buying experience along with the widest variety of product offerings available anywhere in the area. The company flagship store will foster a friendly, warm and consultative environment while keeping both prices checkout time low. Through improved merchandising and an upgraded sampling, handling and delivery process, the company will strive to transform the in-store alcohol buying experience for consumers while creating a unique and distinctive brand identity, differentiation and brand recall for itself.

Liquor Mart's product offerings will include Comprehensive range of Whiskey, Cognac, Vodka, Tequila, Rums, Champagnes, Wines, Beers and tobacco products. The company will provide customers unprecedented access to both luxury and mainstream brands, at fair and affordable prices. While wines and liquor will be the Company's primary product offering.

Liquor Mart is founded by Yuvrajsinh Vaghela and Dhaval Solanki. It was in Dec 22nd that they decided to buy Liquor stores in DFW area, and making their own brand Liquor Mart. Specifically, during this time, Yuvrajsinh Vaghela, and Dhaval Solanki, took a visit to COLLEYVILLE Town. After several discussions Yuvrajsinh Vaghela, and Dhaval Solanki clearly understood that business would enjoy significant success of their own.

Specifically, the customer demographics and competitive situations in the area were so similar that we knew it would work. Furthermore, after surveying the local population, this theory was proven.

LIQUOR MART History

- First location bought in 2017 in Allen Texas. LIQUOR MART - ALLEN
- Second location bought in 2021 in Little Elm Town Texas LIQUOR MART- LITTLE ELM
- Third location bought in 2022 in Plano Texas Area LIQUOR MART- PLANO
- FORTH location under construction in 2024 in Plano Texas

Liquor Mart's Products

Below is Liquor Mart List or product categories:

- Beer
- Wine
- Whiskey
- Cognac
- Vodka
- Tequila
- Rum
- Champagnes
- Tobacco products

Besides the largest and most varied inventory in the county, the company will promise that the store either carries the customer's alcohol of choice or can source it from an external third-party. This offer will successfully establish the company as the ultimate and final source for high quality, niche and rare alcohols in the entire area.

Store Design

Liquor Mart Store include the following:

- Main store
- Storage Room
- Coolers
- Tasting area
- Wine Racks
- Liquor Displays
- Check-Out Counter
- Restroom
- Water Source

The retail location has 10 direct parking spots including 30+ shared parking spots with other business which should suffice even in peak hours. Liquor Mart will be open 6 days a week, from 10 AM to 9 PM.

Industry Analysis

Liquor Mart directly or indirectly competes with all liquor stores nearby our store. Competition will come from other liquor stores.

Industry Statistics & Trends

The following industry size facts and statistics bode well for Liquor Mart.

- Total US revenue for Beer, Wine & Liquor Stores stood at \$25.2 billion last year with total industry net income of \$3.8 billion. Projected annual growth is forecast to be 2.9% over the next five years.
- A sustained consumer shift away from drinking at restaurants, bars and nightclubs, towards drinking at home. Sales of alcoholic beverages at bars and restaurants fell 4.6% in 2010, while sales at liquor stores, supermarkets and other retailers for “at home” drinking rose 9.3%. Americans are consuming 10 drinks on average each month at home, compared with only 5.7 drinks in bars and restaurants.
- Per capita consumption of alcohol is growing across the United States, today 67% of Americans are active drinkers, the highest since 1985.
- Despite the worst recession in nearly 80 years, alcohol stores have proven to be largely recession proof with liquor store revenues expanding 9% in 2008, 1% in 2009 and 9.3%. Industry experts are forecasting sustained revenue growth for liquor manufacturers and stores across the United States.
- Deregulation of state-run liquor stores, coupled with revitalization in consumer demand, bolstered industry revenue. In particular, many consumers switched to low-cost liquor in economical packaging, which kept industry revenue afloat.

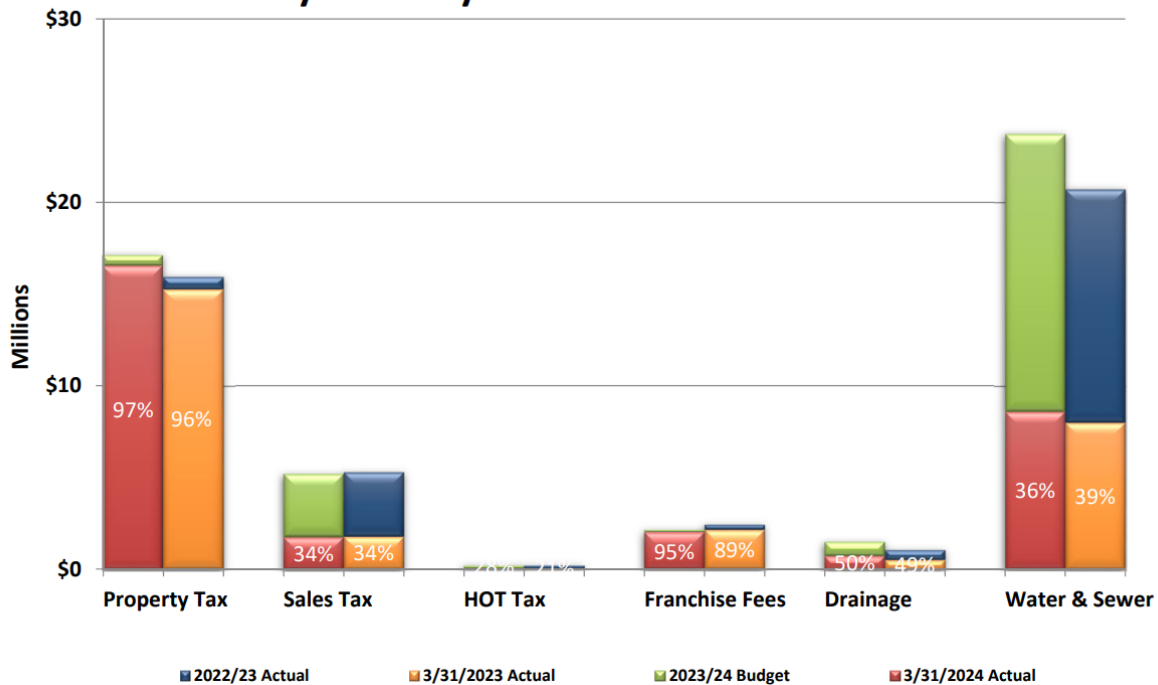
Customer Analysis

Demographic Profile of Target Market. Liquor Mart will serve the residents of 5600 Colleyville Boulevard Suite G Colleyville Texas 76034, TX 75068 and the immediately surrounding areas. The area residents we serve are affluent and are expected spend more on beer, liquor and wine per capita than the national averages.

Major Revenue Outlines:

- Property taxes – Collected 96.6% of the fiscal year's total budget, amounting to \$16.5 million.
- Sales tax – Collections for April (reflecting February purchases) are up 4.85% year-over-year.
- Hotel Occupancy tax – Achieved 28.3% of the fiscal year's budget, totaling \$57 thousand.
- Franchise fees – Garnered 95.2% of the fiscal year's total budget, equaling \$2.0 million.
- Water and Sewer sales – Collections stand at 36.3% of the fiscal year's budget, reaching \$8.6 million.
- Drainage fees – Achieved 49.6% of the fiscal year's budget, with total collections at \$722 thousand.

City of Colleyville Revenues at March 31



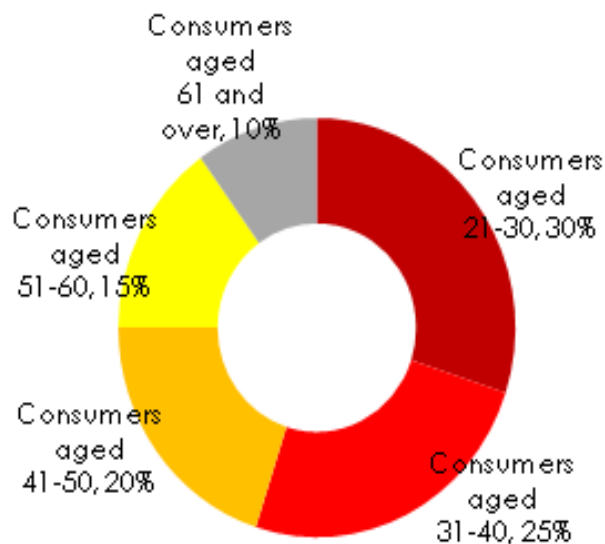
Property and Sales Taxes

- Colleyville real and personal property for 2022-2023 is \$0.629900 per \$100 in value.
- Colleyville sales tax is 8.25% which includes 6.25% Texas sales tax

Customer Segmentation

In the United States, there are a total of 313 million people with over 222 million of the total population over the age of 21 years. The major age demographic for consumers who purchase liquor is between the age of 21 and 30 years, followed by consumers aged 31 to 40 years. We will primarily target the following customer segments:

Alcoholic Beverage Consumer Demographics



Competitive Analysis

Direct & Indirect Competitors

The following liquor stores are located within a 5-mile radius of Liquor Mart thus providing either direct or indirect competition for customers:

- Goody Goody
- Bear Creek Spirits and Wine
- Fossil Creek Liquor
- Mirage Fine Spirits

Competitive Advantage

Liquor Mart enjoys several advantages over its competitors. These advantages include:

- **Mid-End Focus:** Liquor Mart will focus solely on Mid-end beer, wine and liquor lovers, which is a fast-growing market segment by revenue. By focusing on mid-end customers, vs. the mass market, we can provide a personalized, meaningful shopping experience.
- **Management:** Our management team has years of management experience that allows us to sell to and serve customers in a much more sophisticated manner than our competitors.

Marketing Plan

The Marketing Plan describes the type of brand Liquor Mart seeks to create and the Company's planned promotions and pricing strategies.

The Liquor Mart brand will focus on the Company's unique value proposition:

- Offering personalized, curated beer, wine and liquor selections in an intimate environment
- Rotating products to always offer the latest selections
- Providing excellent customer service

Promotions Strategy

Liquor Mart expects its target market to be individuals living within a 5-mile radius of its store. The Company's promotions strategy to reach these individuals includes:

Direct Mail

Liquor Mart will blanket neighborhoods surrounding its locations with direct mail pieces. These pieces will offer discounts and/or provide other inducements for people to visit the store.

Online/ Offline Advertising

Liquor Mart will promote extensively through Google, Google maps, Yelp, Facebook and Instagram also sponsor community events to gain public presence.

Ongoing Customer Communications

Liquor Mart will maintain a website to tell customers about new events, products, and more.

Pricing Strategy

Liquor Mart pricing will be appropriate for the high quality and level of service associated with the store.

Operations Plan

Functional Roles

To execute on Liquor Mart's business model, the Company needs to perform many functions including the following:

Administrative Functions

- General & administrative functions including legal, marketing, bookkeeping, etc.
- Sourcing suppliers and managing supplier relations
- Hiring and training staff
- Use reference "Operating agreement" for detail info

Retail Functions

- Customer service and check-out
- Gift wrapping
- Display stock, rotation and design
- Janitor/maintenance personnel to keep the store clean

Management Team

Management Team Members

Liquor Mart is led by Yuvrajsinh Vaghela, and Dhaval Solanki who has management experience in the business for several years and has an in-depth knowledge of the liquor business including:

- Store operations and management
- Floor sales
- Display design
- Retail marketing
- Hiring and training workers
- Liquor trends

Yuvrajsinh Vaghela, and Dhaval Solanki graduated from the University of Findlay where they have majored in Master in Business Administration.

Staffing Plan

Yuvrajsinh Vaghela, and Dhaval Solanki will serve as the store manager and will have several employees working at the same time:

- Assistant Manager (Will handle much of store operations and manage store)
- Check-out and Floor Staff
- Part-Time Bookkeeper (will manage accounts payable, create statements, and execute other administrative functions)

Litigation

There is no current or pending litigation against the owners.

Financial Plan

Revenue and Cost Drivers

The major costs for the company will be cost of goods sold (supplier costs), staff salaries, and rent for a prime location. In the initial years, the company's marketing spend will be high, as it establishes itself in the market.

Capital Requirements and Use of Funds

Liquor Mart will be spending almost \$500,000 for furniture fixtures and inventory.

Financial Statement Disclaimer

Since privately owned companies tend to keep reported profits (and, therefore, taxes) as low as possible, financial recasting is an important step in understanding the earnings capacity of a business. Recasting allows meaningful comparisons with other business opportunities by eliminating excessive and discretionary expenses and non-recurring revenues and expenses, among other things.

Below please find the key assumptions that went into the financial forecast and a summary of the financial projections over the next three years.

Product Type	Percentage
Wine	4%
Liquor	91%
Beer	4%
Food / Soft drinks	1%
Tobacco / Other	1%

3 Year Projected Annual Income Statement

LIQUOR MART, Collyville, TX

		2025	%
Revenue (Sales)			
TAXABLE SALES OF LIQUOR		1,331,072	88.3
TAXABLE SALES OF BEER		62,634	4.2
TAXABLE SALES OF TOBACCO PRODUCTS		20,368	1.4
TAXABLE SALES OF WINE		76,502	5.1
TAXABLE SALES OF GROCERY		16,049	1.1
Other Income		119	0.0
		0	0.0
Total Revenue (Sales)		1,506,744	100.0

Cost of Good Sales			
General Business	/other Income	1,132,592	75.2

Gross Profit		374,152	24.8
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Expenses

WAGES AND SALARY EXPENSE		72,924	4.8
PAYROLL TAXES EXPENSES		7,428	0.5
FINTECH SERVICE FEE		240	0.0
CASH SHORT		96	0.0
INSURANCE-PROPERTY		1,662	0.1
LICENSES & PERMITS		168	0.0
DONATION		252	0.0
PRINTING AND COPYING		60	0.0
RENT OCCUPANCY		60,636	4.0
PROFESSIONAL FEES		7,800	0.5
REPAIRS & MAINTENANCE		27,048	1.8
SECURITY		348	0.0
CREDIT CARD- OTHERS		43,374	2.9
TELEPHONE		1,368	0.1
UTILITY EXPENSES		5,076	0.3
Royalties		0	0.0
National Advertising Fund		0	0.0
Misc. (unspecified)		0	0.0
Total Expenses		228,480	15.2

Net Profit Before Taxes

Income Taxes

0.0

Net Operating Income

145,672

9.7

		2026	%
Revenue (Sales)			
TAXABLE SALES OF LIQUOR		1,427,536	91.9
TAXABLE SALES OF BEER		49,765	3.2
TAXABLE SALES OF TOBACCO PRODUCTS		8,291	0.5
TAXABLE SALES OF WINE		54,762	3.5
TAXABLE SALES OF GROCERY		12,850	0.8
Other Income		0	0.0
		0	0.0
Total Revenue (Sales)		1,553,204	100.0

Cost of Good Sales
General Business
/other Income

1,148,492

73.9

Gross Profit

404,712

26.1

Expenses

WAGES AND SALARY EXPENSE		75,468	4.9
PAYROLL TAXES EXPENSES		8,988	0.6
FINTECH SERVICE FEE		300	0.0
CASH SHORT		96	0.0
INSURANCE-PROPERTY		1,662	0.1
LICENSES & PERMITS		168	0.0
DONATION		252	0.0
PRINTING AND COPYING		60	0.0
RENT OCCUPANCY		64,236	4.1
PROFESSIONAL FEES		9,000	0.6
REPAIRS & MAINTENANCE		39,474	2.5
SECURITY		348	0.0
CREDIT CARD- OTHERS		38,544	2.5
TELEPHONE		1,368	0.1
UTILITY EXPENSES		5,076	0.3
Royalties		0	0.0
National Advertising Fund		0	0.0
Misc. (unspecified)		0	0.0
Total Expenses		245,040	15.8

Net Profit Before Taxes

Income Taxes

0.0

Net Operating Income

159,672

10.3

		2027	%
Revenue (Sales)			
TAXABLE SALES OF LIQUOR		1,448,563	91.5
TAXABLE SALES OF BEER		46,663	2.9
TAXABLE SALES OF TOBACCO PRODUCTS		9,778	0.6
TAXABLE SALES OF WINE		56,257	3.6
TAXABLE SALES OF GROCERY		22,551	1.4
Other Income		0	0.0
		0	0.0
Total Revenue (Sales)		1,583,813	100.0

Cost of Good Sales

General Business

/other Income

1,182,392

74.7

Gross Profit

401,421

25.3

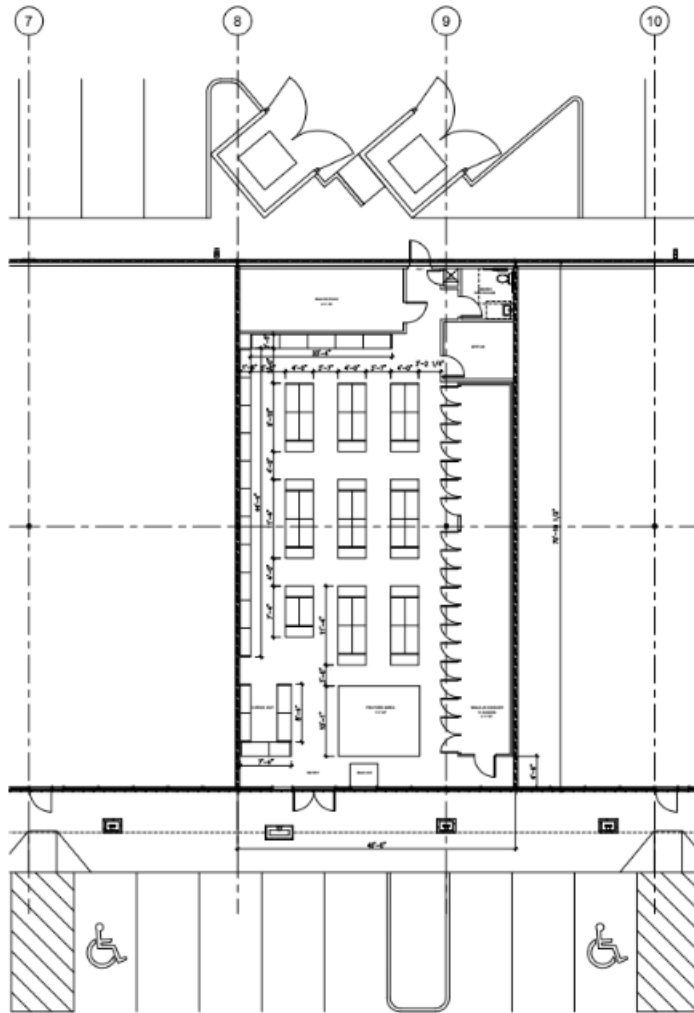
Expenses

WAGES AND SALARY EXPENSE		76,068	4.8
PAYROLL TAXES EXPENSES		9,324	0.6
FINTECH SERVICE FEE		300	0.0
CASH SHORT		96	0.0
INSURANCE-PROPERTY		1,662	0.1
LICENSES & PERMITS		168	0.0
DONATION		252	0.0
PRINTING AND COPYING		60	0.0
RENT OCCUPANCY		66,636	4.2
PROFESSIONAL FEES		9,000	0.6
REPAIRS & MAINTENANCE		28,848	1.8
SECURITY		348	0.0
CREDIT CARD- OTHERS		38,544	2.4
TELEPHONE		1,368	0.1
UTILITY EXPENSES		5,076	0.3
Royalties		0	0.0
National Advertising Fund		0	0.0
Misc. (unspecified)		0	0.0
Total Expenses		237,750	15.0

Net Profit Before Taxes

Income Taxes		0.0
Net Operating Income	163,671	10.3

Best,
LIQUOR MART TEAM.



LIQUOR STORE ADDRESS

Colleyville Town Square
5600 Colleyville Boulevard Suite G Colleyville Texas 76034

Store Sign

**LIQUOR
MART**

Sample floor Plan



Liquor Mart Future site – Colleyville – Floor layout



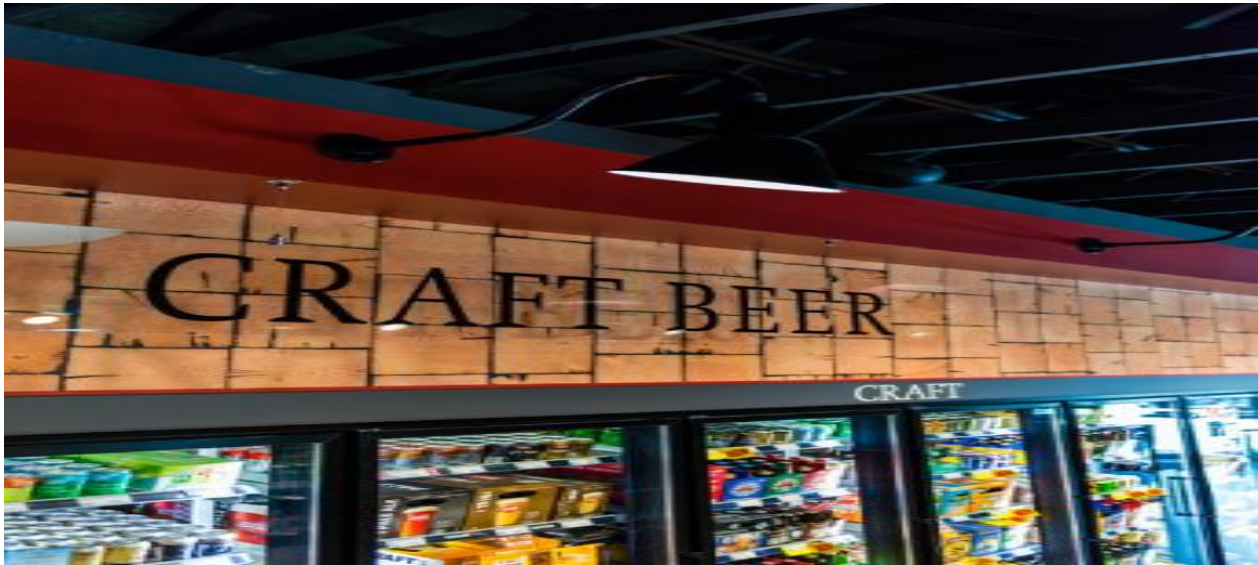
Liquor Mart Future site – Colleyville – Inside shelves layout



Liquor Mart Future site – Colleyville -Store Checkout counter



Liquor Mart Future site – Colleyville – Outside cooler layout



Liquor Mart Future site – Little Elm – Inside cooler layout

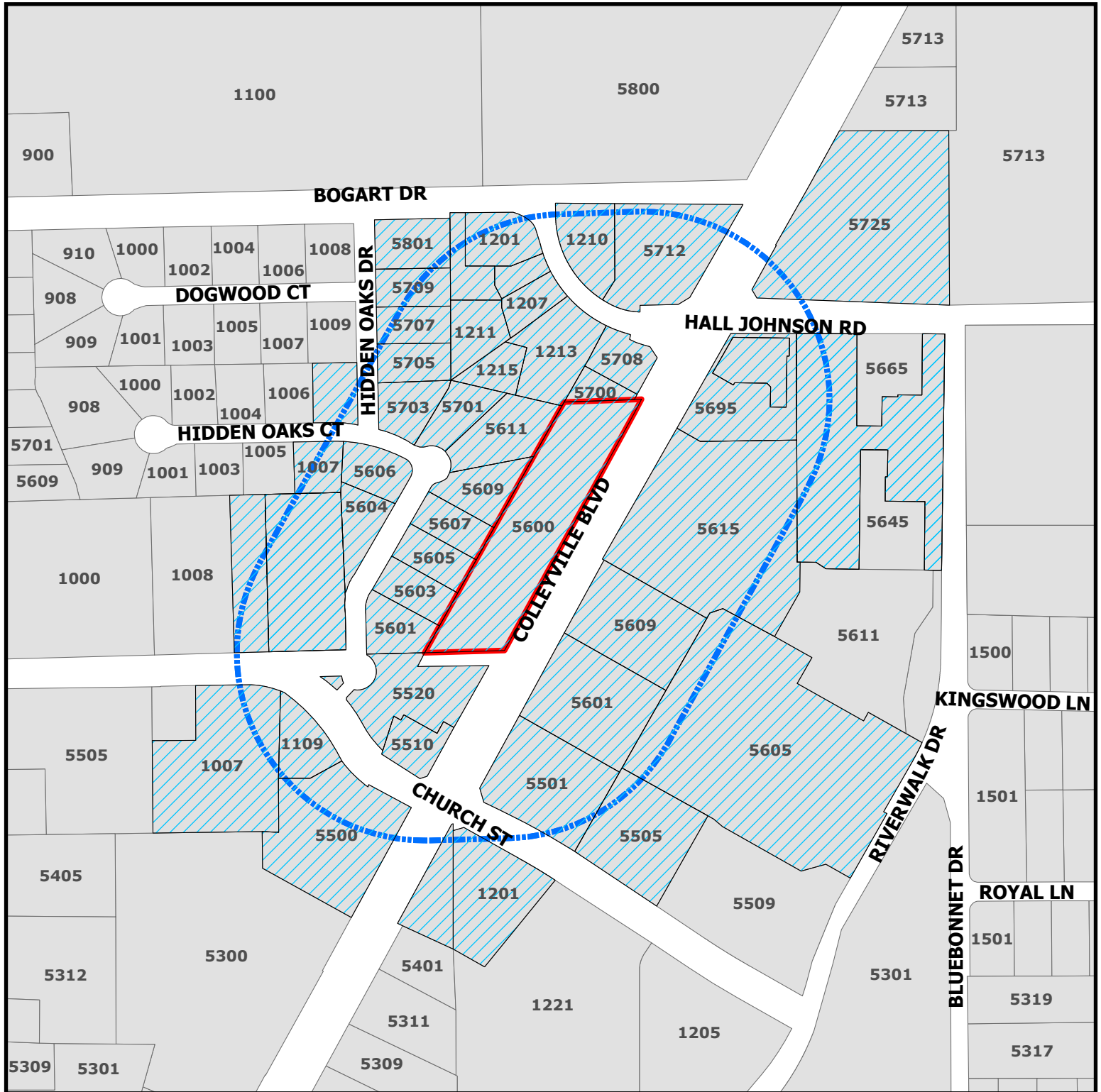


Liquor Mart Future site – Colleyville

Below Wood + Metal Shelves and wooden shelves will be used inside the store.



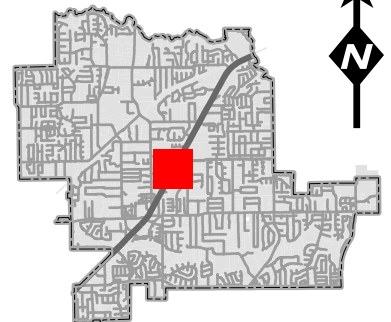
Notification Map



ZC24-016

5600 Colleyville Blvd

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



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.



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, October 14, 2024 at 7:00 p.m.
City Council Meetings: Wednesday, November 6, 2024 & Tuesday November 19, 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 on Lot 1, Block 1, Towne Square Addition. The Special Use Permit request is to allow for a new liquor store to locate within the existing building.

Zoning Case: ZC24-016

Applicant: Andrew Sissney

Owner: Eagle-Colleyville Towne Square

Location: 5600 Colleyville Blvd Unit: G

Property Description: Lot 1, Block 1, of the Towne Center Addition

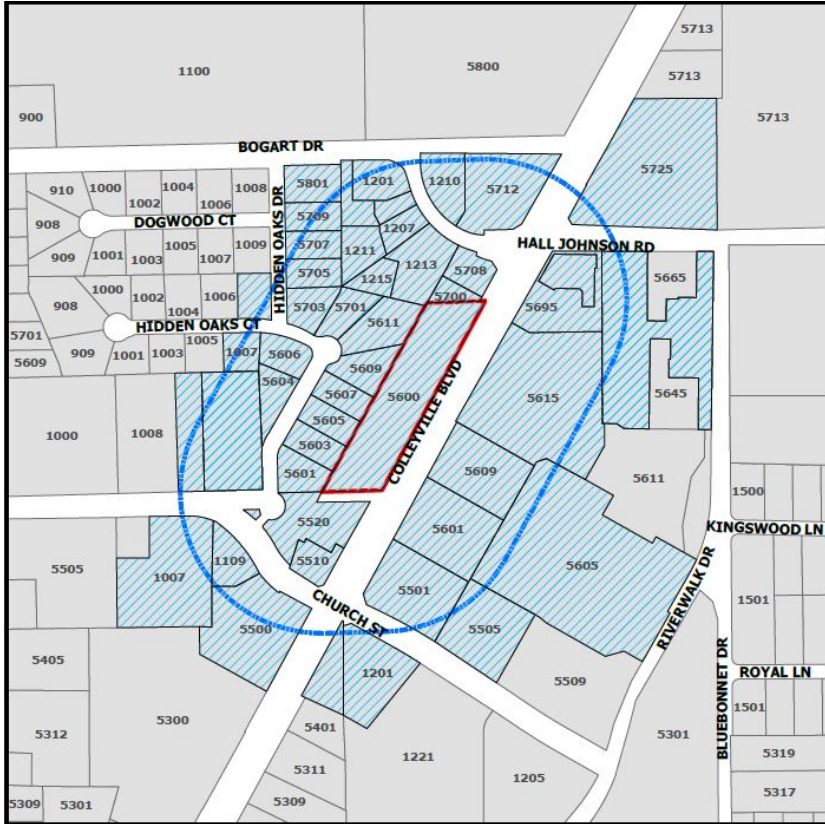
Present Zoning: CC-2 – Shopping Center

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

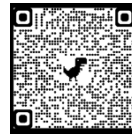
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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 – Urban Forester

Owner_Name	Situs_Addr
FIRST BAPTIST CH COLLEYVILLE	1007 CHURCH ST
PEGASUS LIVING TRUST	1008 HIDDEN OAKS CT
GOODING, JOHN	1007 HIDDEN OAKS CT
LILLIS, JAMES	5606 HIDDEN OAKS DR
CORE-FULMER, SARAH ELIZABETH	5604 HIDDEN OAKS DR
UMLOR, STEVEN H	5801 HIDDEN OAKS DR
LEACH, TERRY	5605 HIDDEN OAKS DR
CORGAN, KYLE D	5603 HIDDEN OAKS DR
CHIVAKULA, LAKSHMI	5601 HIDDEN OAKS DR
HOCH, JEANNE M	5709 HIDDEN OAKS DR
MARSHALL, D MICHAEL	5707 HIDDEN OAKS DR
CUMMINGS, JOHN A	5705 HIDDEN OAKS DR
NYQUIST, JOHN	5703 HIDDEN OAKS DR
ANTONETTI, ROBERT	5701 HIDDEN OAKS DR
GALINDO, LORENA	5611 HIDDEN OAKS DR
FAUCHER, WILLIAM	5609 HIDDEN OAKS DR
RICHMOND, FREDRIC D	5607 HIDDEN OAKS DR
GII SHP EBSW DFW LLC	5500 COLLEYVILLE BLVD
JD JUDD REALTY HOLDINGS LLC	1109 CHURCH ST
2727 PN SPE LLC	5520 COLLEYVILLE BLVD
BLUEBONNET HILLS MEMORIAL PK	5725 COLLEYVILLE BLVD
BEALL LEGACY PARTNERS LP	5712 COLLEYVILLE BLVD
DEDIEGO FAMILY TRUST	5510 COLLEYVILLE BLVD
SVAP III TC COLLEYVILLE LLC	5615 COLLEYVILLE BLVD
CAVALIER INVESTMENT COMPANY INC	5501 COLLEYVILLE BLVD
CHARLES & ROB LTD	5601 COLLEYVILLE BLVD
HJ ROAD 26 LTD	5609 COLLEYVILLE BLVD
JERI & HOLLY LTD	5695 COLLEYVILLE BLVD
MOVIE GRILL CONCEPTS XXVIII LLC	5655 COLLEYVILLE BLVD
BRANCH BANKING & TRUST CO	1201 CHURCH ST
EAGLE-COLLEYVILLE TOWNE SQUARE	5600 COLLEYVILLE BLVD
LA SUSCRITA LLC	5700 COLLEYVILLE BLVD
G W J COMPANY	5708 COLLEYVILLE BLVD
TOGETHER PSYCHOLOGY LLC	1215 HALL JOHNSON RD
BAYOUPEAK INVESTMENTS LLC	1207 HALL JOHNSON RD
M SQUARED T ROOT LLC	1205 HALL JOHNSON RD
JNS LIVING TRUST	1201 HALL JOHNSON RD
ROHANI REAL PROPERTIES LLC	1209 HALL JOHNSON RD
GLTM INVESTMENTS LLC	1211 HALL JOHNSON RD
R P GANTOS VENTURES LLC	5413 COLLEYVILLE BLVD
DIOCESE OF NEWTON FOR THE MELKITES IN THE UNITE	1008 CHURCH ST
HIDDEN OAKS ESTATES	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 3.18 ACRES, BEING LOT 1, BLOCK 1, TOWNE SQUARE ADDITION, LOCATED AT 5600 COLLEYVILLE BOULEVARD, SUITE G, BY AUTHORIZING A SPECIAL USE PERMIT FOR PACKAGE STORE SALES – OFF-PREMISES CONSUMPTION FOR THE BUSINESS KNOWN AS LIQUOR MART; 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. ZC24-016; 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-premise Consumption on 3.18 acres, being Lot 1, Block 1, of the Towne Square Addition, located at 5600 Colleyville Boulevard,

Suite G, for the business known as Liquor Mart, 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 Liquor Mart business only.
 - b. The name of the business authorized for Package Store Sales – Off-premises Consumption by this Special Use Permit shall be called "Liquor Mart".
 - 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 6th day of November 2024.

The second reading and public hearing being conducted on the 19th day of November 2024.

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 19TH DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood	_____	Mayor Pro Tem Brandi Elder	_____
Place 2, Mark Alphonso	_____	Place 5, Kimberly Holt Gunderson	_____
Place 3, Scotty Richardson	_____	Place 6, Tim Raine	_____
Place 4, Ben Graves	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

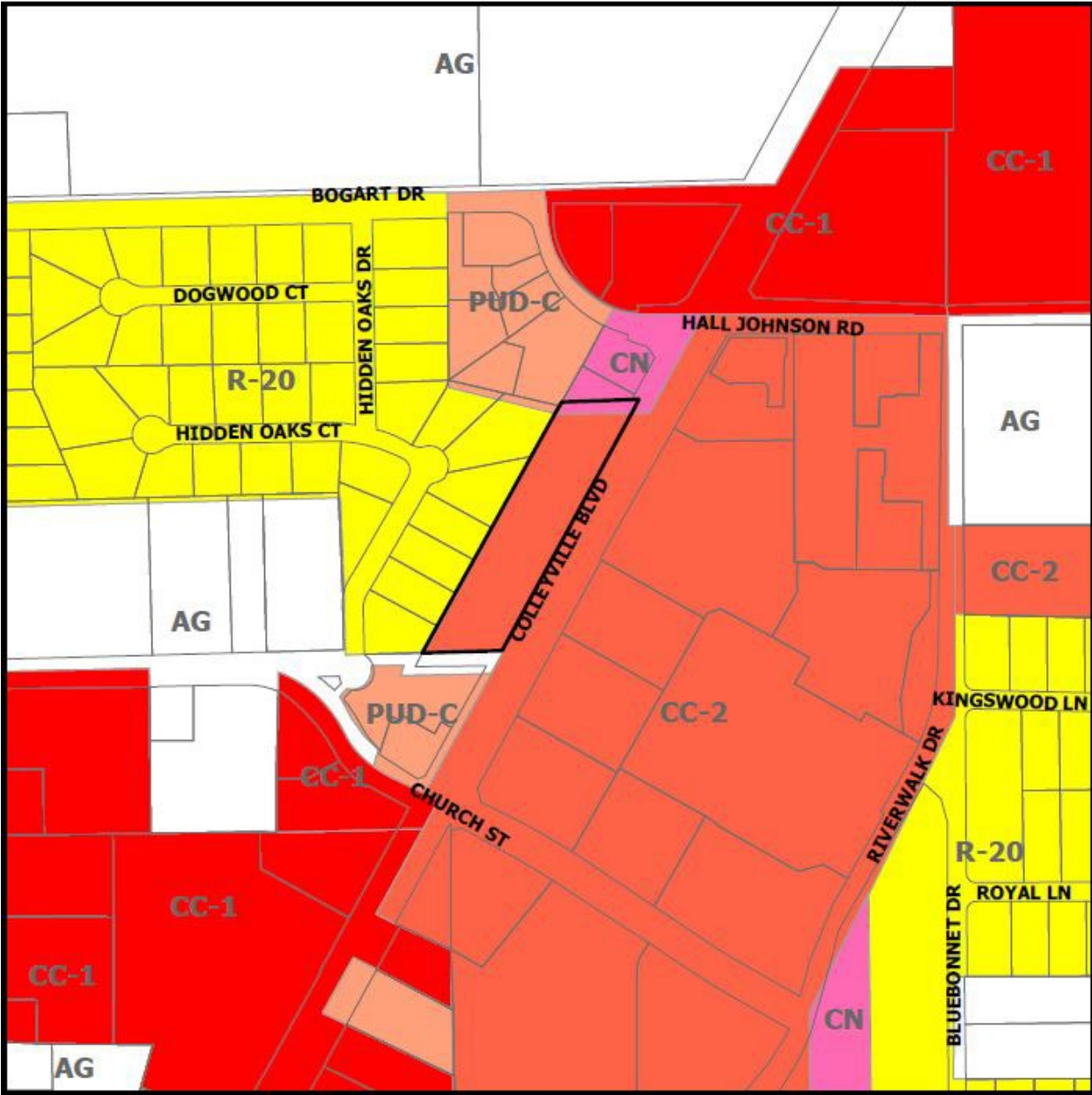


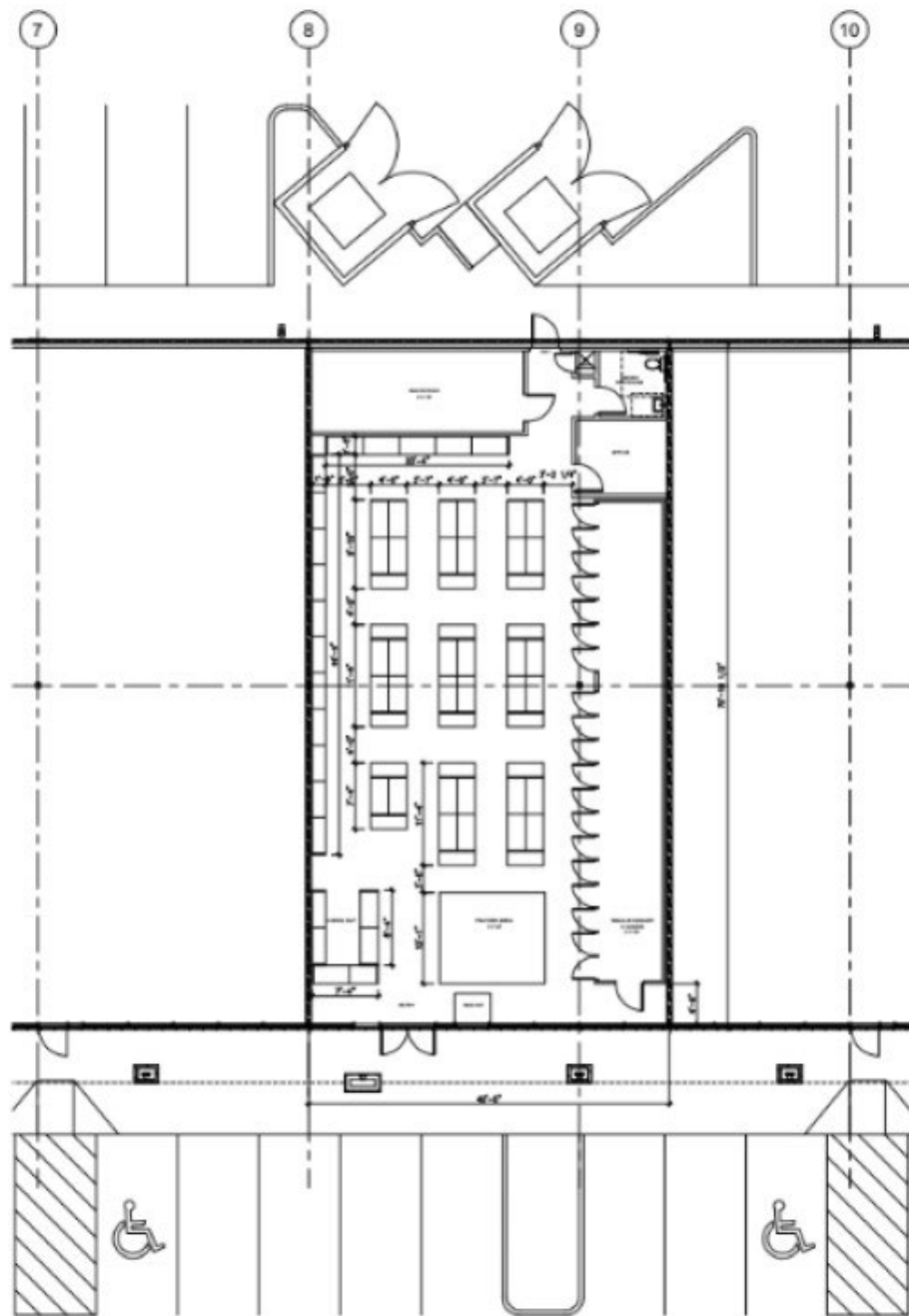
Exhibit "B" – Store Exhibit

Sample floor Plan



Store Sign

**LIQUOR
MART**





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 10/14/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration of a Special Use Permit to allow for Massage Therapy on Lot 3R1, Block 1, Andy Felps Addition, being located at 3919 Colleyville Boulevard, Suite C, Case ZC24-017

Explanation

Shufeng Yang, the applicant, has submitted a Special Use Permit request to allow for Massage Therapy on Lot 3R1, Block 1, Andy Felps Addition, being approximately 0.47 acres, and zoned CC-2 Shopping Center. Massage Therapy is only allowed in the CC-2 Shopping Center zoning district with the approval of a Special Use Permit.

Existing Conditions/Background: The subject property, 3919 Colleyville Boulevard, Suite C, is zoned CC-2 Shopping Center. It is located northeast of the intersection of Colleyville Boulevard and Cheek Sparger Road. The property is a platted lot and is developed with a commercial retail building.

SUP Request: The applicant is requesting approval of an SUP to allow for Massage Therapy for the business known as May Massage.

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

- a. Shall be located not less than 300 feet from another Massage Therapy establishment.
- b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Special Use Permit Provision: Any request for Massage Therapy 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 applicant is requesting a Special Use Permit for Massage Therapy to open a new business known as May Massage. The massage spa will include four single rooms, one couples' room, one bathroom, a foot spa, a head care room, a shower room, a breakroom, a reception area, and a laundry room. The hours of operation will be from 9am-8pm Monday-Sunday.

Plat Status: The property is platted as Lot 3R1, Block 1, Andy Felps Addition.

DRC Review: The DRC reviewed the request during their September 23, 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 east, south, and west are zoned CC-3 Highway Commercial and are improved with commercial development. The property located to the north is Colleyville Boulevard.

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 this request.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Business Plan
5. Floor Plan
6. TDLR License
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance

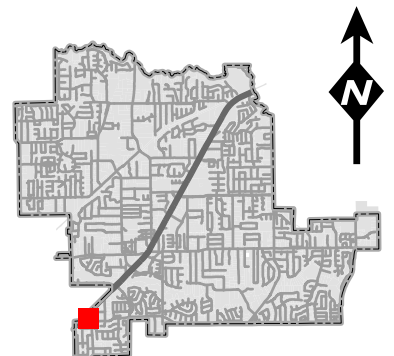
Aerial Map



ZC24-017

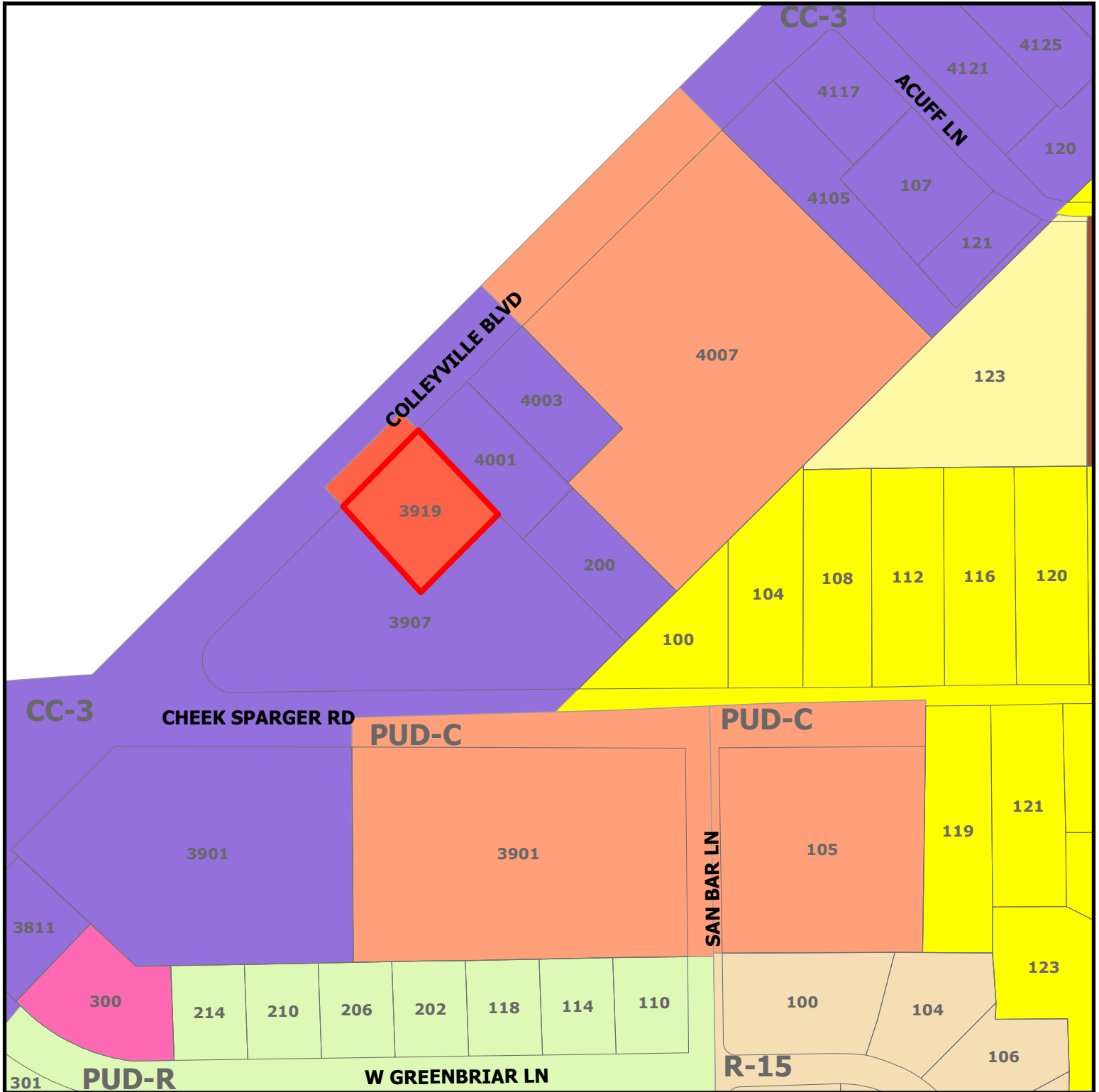
3919 Colleyville Boulevard,

 Subject Property



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Zoning Map

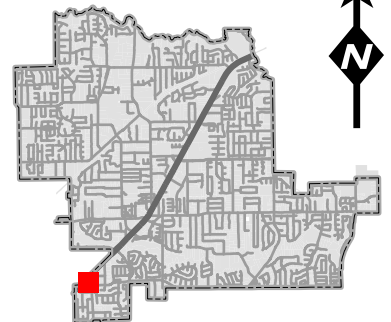


ZC24-017

3919 Colleyville Boulevard,



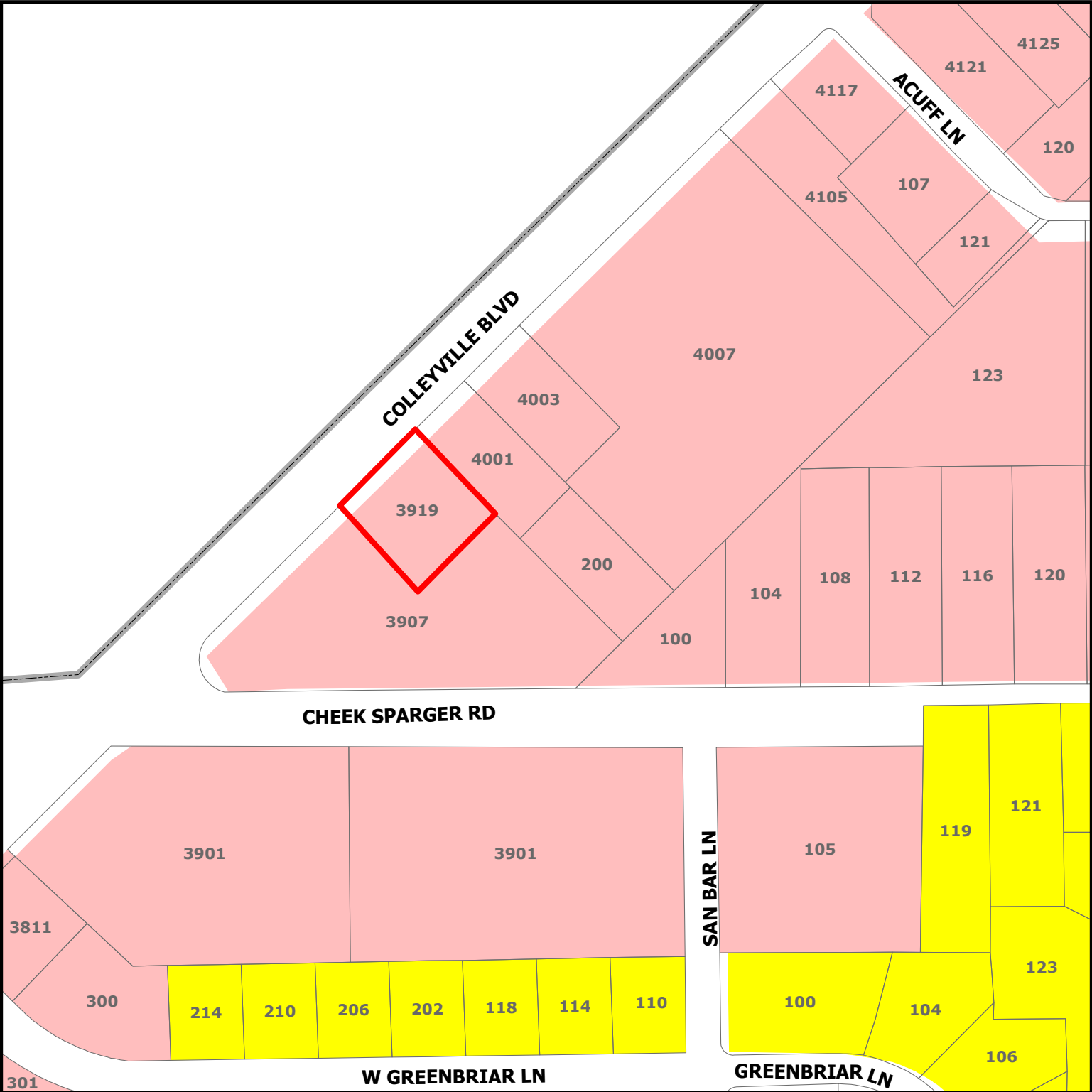
Subject Property



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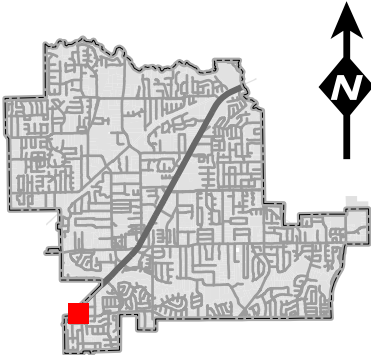
Future Land Use Map



ZC24-017

3919 Colleyville Boulevard,

-  Residential
-  Colleyville Blvd Corridor
-  Subject Property



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Business Plan: Colleyville Massage Spa

1. Overview:

Nestled in the heart of the Dallas-Fort Worth Metroplex, Colleyville is a beautiful and burgeoning city. Its residents are industrious and kind-hearted, dedicating their efforts to the city's development and crafting a splendid history and future with their lives. It is their contribution that allows us to enjoy today's prosperity and growth. As vital resources and treasures of the city, they rightly deserve professional health maintenance and better care. Hence, we have decided to establish a high-quality massage spa here to serve the local populace.

2. Market Analysis:

(1) Location:

3919-c Colleyville BLVD, colleyville, TX 76034, located in the western part of Colleyville city and at the junction of several cities, boasts convenient transportation. Surrounded by large supermarkets, restaurants, and gyms, it is an ideal spot for residents' leisure and shopping, thus expecting a substantial customer flow.

(2) Customer Spending Capacity:

Colleyville, along with its neighboring communities of Keller and Southlake, are high-income areas in the DFW region, indicating that nearby residents have a high spending capacity.

(3) Competition:

After working part-time and surveying three local massage spas – one in Hurst and another in North Richland, which share characteristics such as small-sized massage beds and the absence of shower facilities; one lacking a washer and dryer, and the other with a non-functional dryer, often using damp sheets and towels, detrimental to customer health. The third, located in Keller, suffers from the owner's lack of respect for staff, leading to team instability.

From these observations, we aim to center our business on customer experience and health. Our equipment purchases will cater to client needs, including standard massage beds, all-cotton linens promptly washed and dried, high-quality massage oils and lotions, and providing shower facilities to meet post-exercise and manual labor needs.

3. Target Customers:

Our target customers are broad, including office workers seated for long periods, sports and fitness enthusiasts, the elderly experiencing physical decline, tired mothers, individuals with sleep disorders, and those dealing with anxiety and depression.

4. Marketing Strategy:

(1) Leverage online advantages by creating detailed business listings on Google My Business for ease of access by customers, optimizing local SEO to ensure a high ranking in local search engines.

(2) Regularly post about the massage spa's services, promotions, and customer reviews on Google and Facebook, establishing connections with the local community.

(3) Produce professional storefront marketing materials, including flyers, posters, and noticeable outdoor signs.

(4) Launch various promotional activities, such as first-time experience discounts, membership reward programs, holiday promotions, and discounts for couples, families, and the elderly to attract more customers.

(5) Form alliances with nearby gyms, banks, shopping malls, beauty salons, and restaurants to refer customers to each other, promoting mutual business growth.

5. Operation Plan:

(1) Location:

The 3919-c Colleyville BLVD, with its prime location, convenient transportation, and mature commercial circle without high-quality competitors, provides a differentiated operating space. Therefore, 3919-c Colleyville BLVD, Colleyville, is our first choice.

(2) Decoration and Facilities:

Aiming for a boutique massage spa, we will choose a qualified construction team for meticulous design, material selection, and creation. Our plan includes four single rooms, two couple rooms, two bathrooms, a shower room, a lounge, a café, a reception hall, and a laundry room.

(3) Indoor Environment and Equipment:

Strive to optimize the environment and provide a quality customer experience with custom high-standard massage beds, all-cotton linens, soothing music, warm and soft lighting, and training staff in speech speed, tone, and volume to be friendly, gentle, and soothing. Offer bottled water, coffee, and tea to meet diverse customer needs and enhance customer satisfaction.

(4) Establish a Professional Team:

Hire professionally certified and licensed masseurs with rich experience and solid skills. Provide uniform training before they start, covering dress code, demeanor, customer reception, to service procedures, to ensure kindness, professionalism, standardization, and efficiency.

(5) Customer Feedback and Improvement:

Encourage customers to leave reviews and suggestions on Google accounts, helping us continuously improve service quality, increase customer loyalty, and enhance word-of-mouth.

6. Financial Planning:

(1) Budget and Funding Sources:

An estimated investment of USD 60,000 is projected for everything from renovation to opening, including construction costs, material costs, rent, utilities, massage equipment, and consumables.

(2) Funding Sources: Personal investment of USD 20,000, seeking partners to invest another USD 20,000, and a bank loan of USD 20,000.

(3) Cost Control: Ensuring careful and rational control of expenses.

(4) Profit Targets: Aim to recoup the initial investment in the first year and achieve profitability by the second year.

(5) Tax Planning: Seek advice from professional tax consultants to strategize tax planning effectively, ensuring compliance and optimal tax payment.

(6) Cash Flow Management:

(I) Ensure sufficient cash flow to cover rent, utilities, staff salaries, and reserve for emergency expenses.

(II) Establish an emergency fund to mitigate unforeseen impacts on operations.

(7) Optimize Return on Investment:

Regularly assess the return on investment, continuously introduce high-yield projects, expand service offerings, and adjust investment strategies to optimize returns.

7. Risk Management:

(1) Ensure that the facilities and equipment of the massage spa meet safety standards, with regular checks and maintenance to prevent accidents.

(2) Ensure that staff possess legal qualifications, understand environmental sanitation requirements, perform strict environmental disinfection, and undergo regular health examinations.

(3) Be aware of and comply with local laws and regulations, especially those related to massage services and health, to operate legally and avoid legal risks and liabilities.

(4) Employ staff legally and organize training sessions on industry laws and regulations to reduce labor disputes and staff-related issues.

(5) Insurance Coverage: Purchase appropriate commercial insurance, including property insurance, liability insurance, and employer's liability insurance, to address losses or liabilities caused by unforeseen events.

(6) Develop emergency plans, including procedures for handling sudden events such as fires, earthquakes, storms, etc., and conduct regular drills to enhance the emergency response capabilities of our staff.

This concludes the entirety of our business plan. We welcome any corrections.

Reported by: Shufeng Yang

September 10, 2024

Room Usage Plan

Cleaning and housekeeping	Employees take breaks and have meals	
shower room	Head care	
bathroom	hallway	single room
Single room		
Double room		single room
		single room
Reception hall		Foot spa

TEXAS DEPARTMENT OF LICENSING
AND REGULATION
P.O. Box 12157
Austin, Texas 78711-2157
1-800-803-9202 (512) 463-6599
www.tdlr.texas.gov



MASSAGE THERAPIST
SHUFENG YANG

License Number: MT138555

License Expires: July 26, 2025

If you cut around the border of the license it will fit in
a standard 5" x 7" frame.

NOTE: You may wish to laminate the pocket identification
card to preserve it.

www.tdlr.texas.gov
1-800-803-9202 (512) 463-6599
Austin, Texas 78711-2157
P.O. Box 12157
AS DEPARTMENT OF LICENSING AND REGULATION
the person named on the reverse is licensed by the

SHUFENG YANG
6513 JERRY CT
NORTH RICHLAND HILLS TX 76182-4228

Rick Figueroa
Chair

Thomas F. Butler
Vice Chair



Gerald R. Callas, M.D., F.A.S.A.
Nora Castañeda
Sujeeth Draksharam
Lori High, R.N., N.P., Retired
Gar

Licensed Massage Therapist

SHUFENG YANG

License Number: MT138555

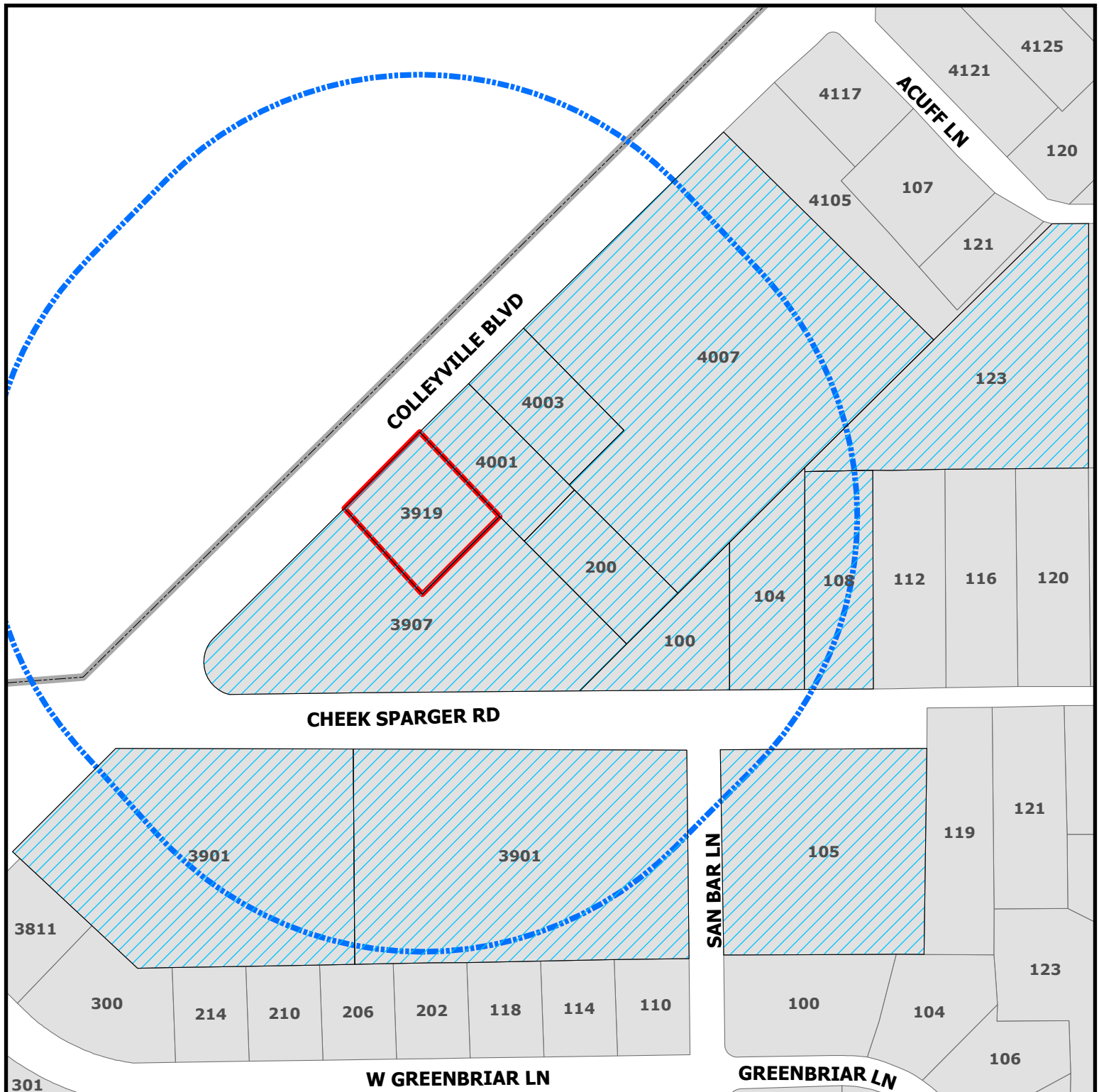
The person named above is licensed by the Texas Department of Licensing

License Expires: July 26, 2025



Mike Arismendez, Jr.
Executive Director

Notification Map

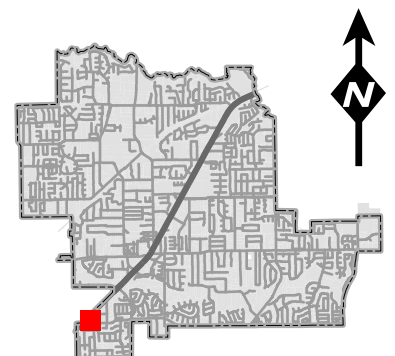


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ZC24-017

3919 Colleyville Boulevard,

-  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:

Planning and Zoning Commission Meeting: Monday, October 14, 2024 at 7:00 p.m.
City Council Meetings: Wednesday, November 6, 2024 & Tuesday November 19, 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 Massage Therapy on Lot 3R1, Block 1, Andy Felps Addition. The Special Use Permit request is to allow for a new Massage Therapy Establishment to locate within the existing building.

Zoning Case: ZC24-017

Applicant: Shufeng Yang

Owner: A & S Colleyville LLC

Location: 3919 Colleyville Blvd, Suite: C

Property Description: Lot 3R1, Block 1, of the Andy Felps Addition.

Present Zoning: CC-2 – Shopping Center

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

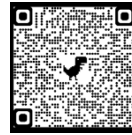
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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 – Urban Forester

Owner_Name	Situs_Addr
BLESSING, LANE GRANER	123 ACUFF LN
J-W 777 REVOCABLE FAMILY TRUST	108 CHEEK SPARGER RD
HOWELL, DEAN G	104 CHEEK SPARGER RD
100-102 CHEEK SPARGER RD LLC	100 CHEEK SPARGER RD
A & S COLLEYVILLE LLC	3919 COLLEYVILLE BLVD
VELASQUEZ, DAISY	200 CHEEK SPARGER RD
EPCM REALTY INC	4001 COLLEYVILLE BLVD
FIRST CV LLC	4003 COLLEYVILLE BLVD
AAYUSH REAL ESTATE LLC	105 CHEEK SPARGER RD
COLLEYVILLE, CITY OF	4007 COLLEYVILLE BLVD
99 CENTS ONLY STORES TX INC	3901 COLLEYVILLE BLVD
STAR SELF STOR OF COLLEYVILLE	3901 COLLEYVILLE BLVD
HIBERNIA NATIONAL BANK	3907 COLLEYVILLE BLVD
WOODBRIAR ESTATES ADDITION	COURTESY NOTICE
WOODBRIAR ESTATES WEST ADDN	COURTESY NOTICE
WOODBRIAR NORTH ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.47 ACRES, BEING LOT 3R1, BLOCK 1, ANDY FELPS ADDITION, LOCATED AT 3919 COLLEYVILLE BOULEVARD, SUITE C, BY AUTHORIZING A SPECIAL USE PERMIT FOR MASSAGE THERAPY FOR THE BUSINESS KNOWN AS MAY MASSAGE; 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 Massage Therapy under Case No. ZC24-017; 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 Massage Therapy on 0.47 acres, being Lot 3R1, Block 1, of the Andy Felps Addition, located at 3919 Colleyville Boulevard, Suite C, 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 business May Massage only.
- b. 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.
- c. 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 6th day of November 2024.

The second reading and public hearing being conducted on the 19th day of November 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 19TH DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

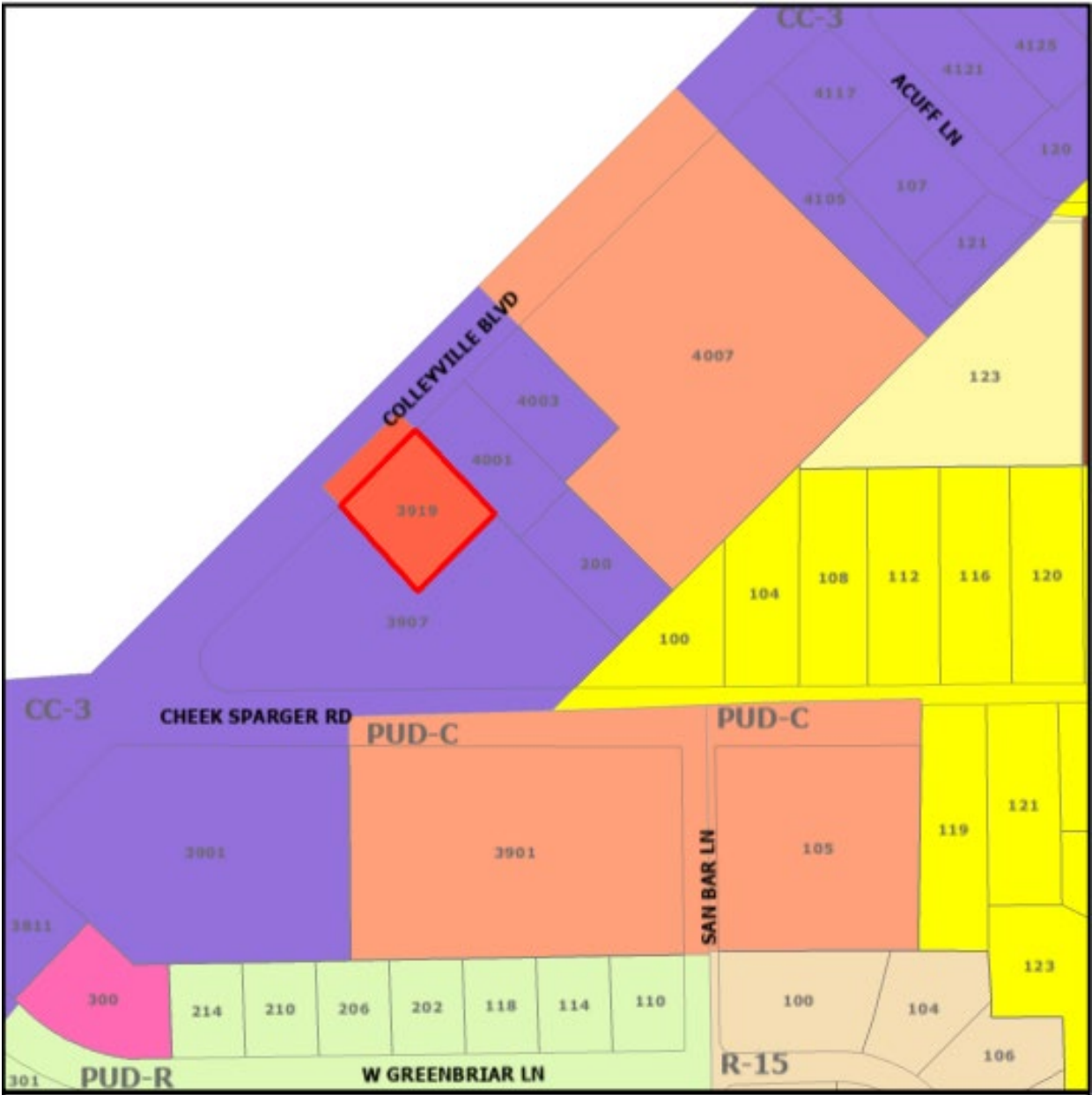
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map





CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number**Agenda Date** 10/14/2024**Type** Public Hearing Agenda Items**Department** Community Development

Title

Consideration of a Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition, being located at 5503 Sycamore Drive, Case ZC24-018

Explanation

Tommy's Carports & Patio Covers, the applicant, has submitted a request for a Special Use Permit to allow for a residential carport on Lot 2, Block 1, of the Arbor Estates II Addition, being approximately 0.47 acres, and zoned R-20 Single Family Residential.

Existing Conditions/Background: The subject property, 5503 Sycamore Drive, is zoned R-20 Single Family Residential. It is located on the east side of Sycamore Drive, north of the intersection with Poplar Lane. The property is a platted lot and is developed with a single family home.

SUP Request: The applicant is requesting approval of an SUP to allow for a carport.

C. Residential Carport Regulations – Carports located in zoning districts, which permit single-family residential dwellings, shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

(1) Every part of such carport is unenclosed except for necessary structural supports;

(2) No part of the carport is less than five (5) feet from a side or rear lot line, and

(3) The carport is located completely within the rear yard area as defined in these zoning regulations

f. Design Criteria:

i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

Special Use Permit Provision: Any request for a carport 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: The request is to allow for a detached carport. The carport is 20 feet in length, 10 feet in width, and 200 square feet in area. The carport is located 10 feet away from the primary structure and is 6 feet from the side property line. The structure will be composed of cedar and masonry material in conformance with the design criteria of the Land Development Code.

Plat Status: The property is platted as Lot 2, Block 1, Arbor Estates II Addition.

DRC Review: The DRC reviewed the request during their September 23, 2024 meeting and provided the following comments:

1. Please provide an updated site plan with dimensions and showing more clearly where the carport will be placed on the lot. Will additional concrete base be poured or will it be over the existing driveway?
2. Provide updated elevations drawings with all dimensions, including the height from base grade elevation to start of roof line, as well as the overall height. Updated drawings can be hand drawn, but should have dimensions and be drawn

to scale.

3. Provide side elevation drawing so rear posts are visible.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-20 Single Family Residential and improved with single family homes.

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

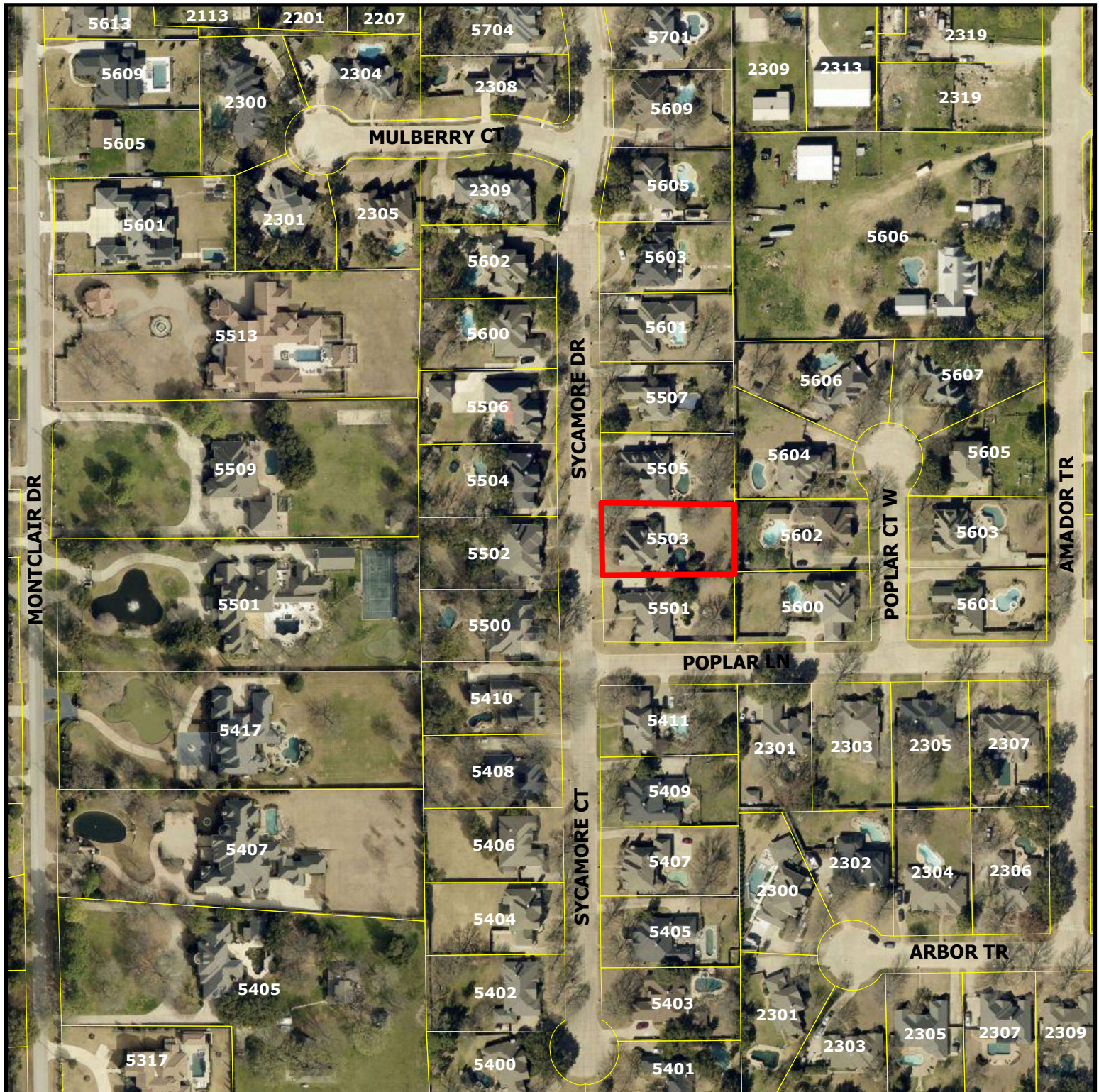
Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral of the Special Use Permit.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan Exhibit
5. Elevation Exhibit 1
6. Elevation Exhibit 2
7. Elevation Exhibit 3
8. Notification Map
9. Notification Letter
10. Notification List
11. Letter Received
12. Opposition Map
13. Opposition Report
14. Draft Ordinance

Aerial Map

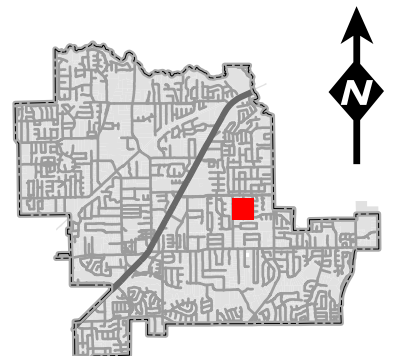


ZC24-018

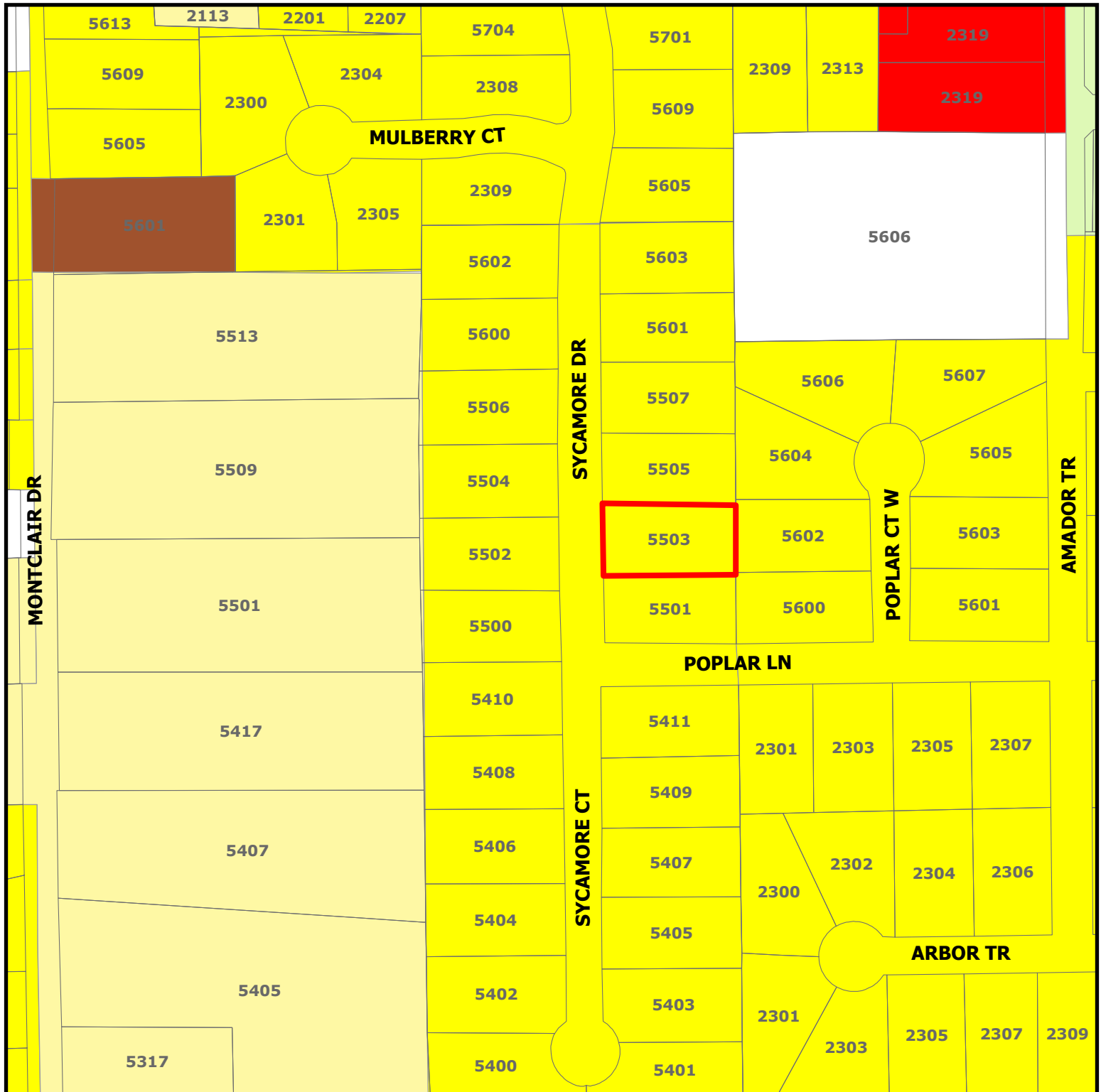
5503 Sycamore Drive

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 Subject Property



Zoning Map

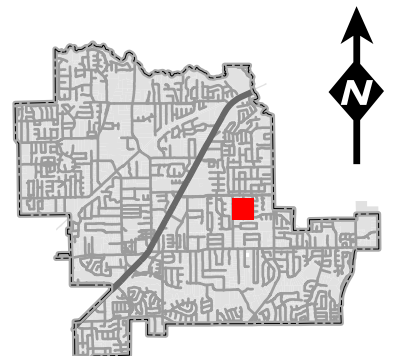


ZC24-018

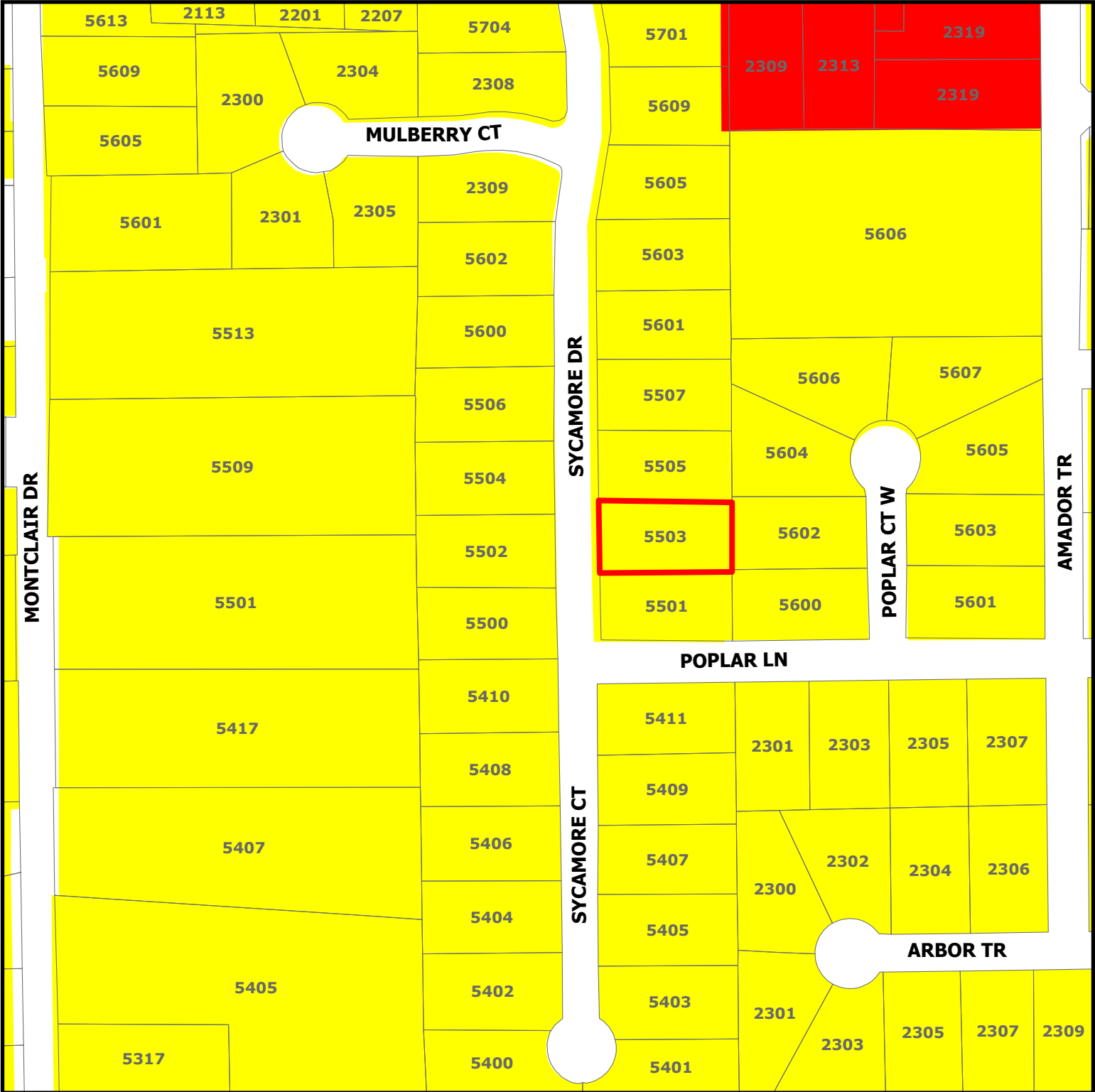
5503 Sycamore Drive

DISCLAIMER:
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 Subject Property



Future Land Use Map

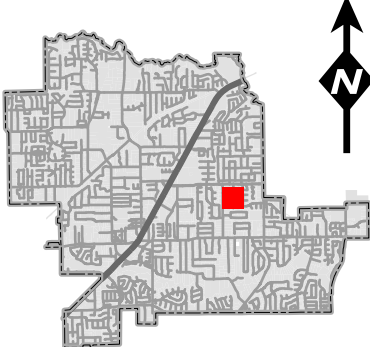


ZC24-018

5503 Sycamore Drive

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-  Residential
-  Commercial
-  Subject Property





5503 SYCAMORE DRIVE

20 FT 10H11

26 gauge
Steel Roof

1/2 Pitch
Total
elevation
12 FT

2x10 Joist 1 1/2 Decking

2x6
Cedar

2x6 Cedar

2x12 Double

Whispering Cedar

Swivel
Out

2x12 Double

8x8

50%
Stone

Existing

Caney

Alive

Post
with
2x4
to
30" IN ground





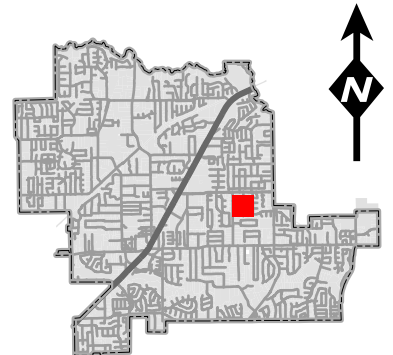
Notification Map



ZC24-018

5503 Sycamore Drive

-  Parcels to be notified
-  Buffer
-  Subject Property



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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, October 14, 2024 at 7:00 p.m.
City Council Meetings: Wednesday, November 6, 2024 & Tuesday November 19, 2024 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition.

Zoning Case: ZC24-018

Applicant: Tommy's Carports & Patio Covers

Owner: Hall Family Trust

Location: 5503 Sycamore Dr

Property Description: Lot 2, Block 1, Arbor Estates II Addition

Present Zoning: R-20, Single 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. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

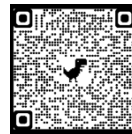
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034
Citizenletters@Colleyville.com

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 – Urban Forester

Owner_Name	Situs_Addr
DIESEL HOME TRUST	5513 MONTCLAIR DR
BHATTARAI REVOCABLE TRUST	5509 MONTCLAIR DR
HALL, CHARLIE W	5606 AMADOR TR
HU, GANG	5407 MONTCLAIR DR
ZACHARIAS, ANDREW	5501 MONTCLAIR DR
LAMB, MARCUS D	5417 MONTCLAIR DR
TOOKEY LIVING TRUST	5601 POPLAR CT W
TOOKEY, RICHARD	2303 POPLAR LN
HALLMARK, SANDRA	2305 POPLAR LN
SCHNEIDER, RONALD	2307 POPLAR LN
THE ARINGTON FAMILY TRUST	2306 ARBOR TR
BOLTON, JEFFREY M	2304 ARBOR TR
JACH, ANTHONY	2302 ARBOR TR
CLARK, CHRISTOPHER G	2300 ARBOR TR
WYLIE, C TODD	5603 POPLAR CT W
TIAN, YOUQIN	5605 POPLAR CT W
CASE, GARY	5607 POPLAR CT W
NAJA, NICOLE	5606 POPLAR CT W
FARISS ROBERT AND LESLIE FARISS REVOCABLE LIVING TRUST	5604 POPLAR CT W
YATES, CLINT	5602 POPLAR CT W
WALLACE, MATTHEW	5600 POPLAR CT W
TAYLOR, THOMAS P	2301 POPLAR LN
JORDON, CHARLES	5501 SYCAMORE DR
HALL FAMILY TRUST	5503 SYCAMORE DR
COBURN, KEITH BARON	5505 SYCAMORE DR
HILL, MARK	5507 SYCAMORE DR
EMPKEY, PAULA	5601 SYCAMORE DR
BROWN, CHERYL	5603 SYCAMORE DR
JAMES, JESSIE	5605 SYCAMORE DR
TURNER, DAVID	5411 SYCAMORE CT
SETSER, DALLAS	5406 SYCAMORE CT
PURIFOY LIVING TRUST	5408 SYCAMORE CT
MACCAMMOND, JAMES	5410 SYCAMORE CT
HOLLAND, ERIC	5500 SYCAMORE DR
TYLER, THOMAS G	5502 SYCAMORE DR
CELINSKI, TODD	5504 SYCAMORE DR
HAUSMAN, STEVEN	5506 SYCAMORE DR
BURROUGHS, CHARLES	5600 SYCAMORE DR
KIM, SUZANNE	5602 SYCAMORE DR
ROBERT AND CARLA STITES FAMILY TRUST	2309 MULBERRY CT
LANG, JOEL R	5409 SYCAMORE CT
LEMMON, S CRAIG	2305 MULBERRY CT
DITMARS, FREDERICK	5407 SYCAMORE CT
COURTNEY, SHAWN	5405 SYCAMORE CT
SPENCE, RYLAN	5404 SYCAMORE CT
LEYTON GROVE ADDITION	COURTESY NOTICE
ARBOR ESTATES	COURTESY NOTICE
ARBOR ESTATES II	COURTESY NOTICE
ENCLAVE AT ARBOR ESTATES, THE	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	COURTESY NOTICE
MONTCLAIR PARC ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED

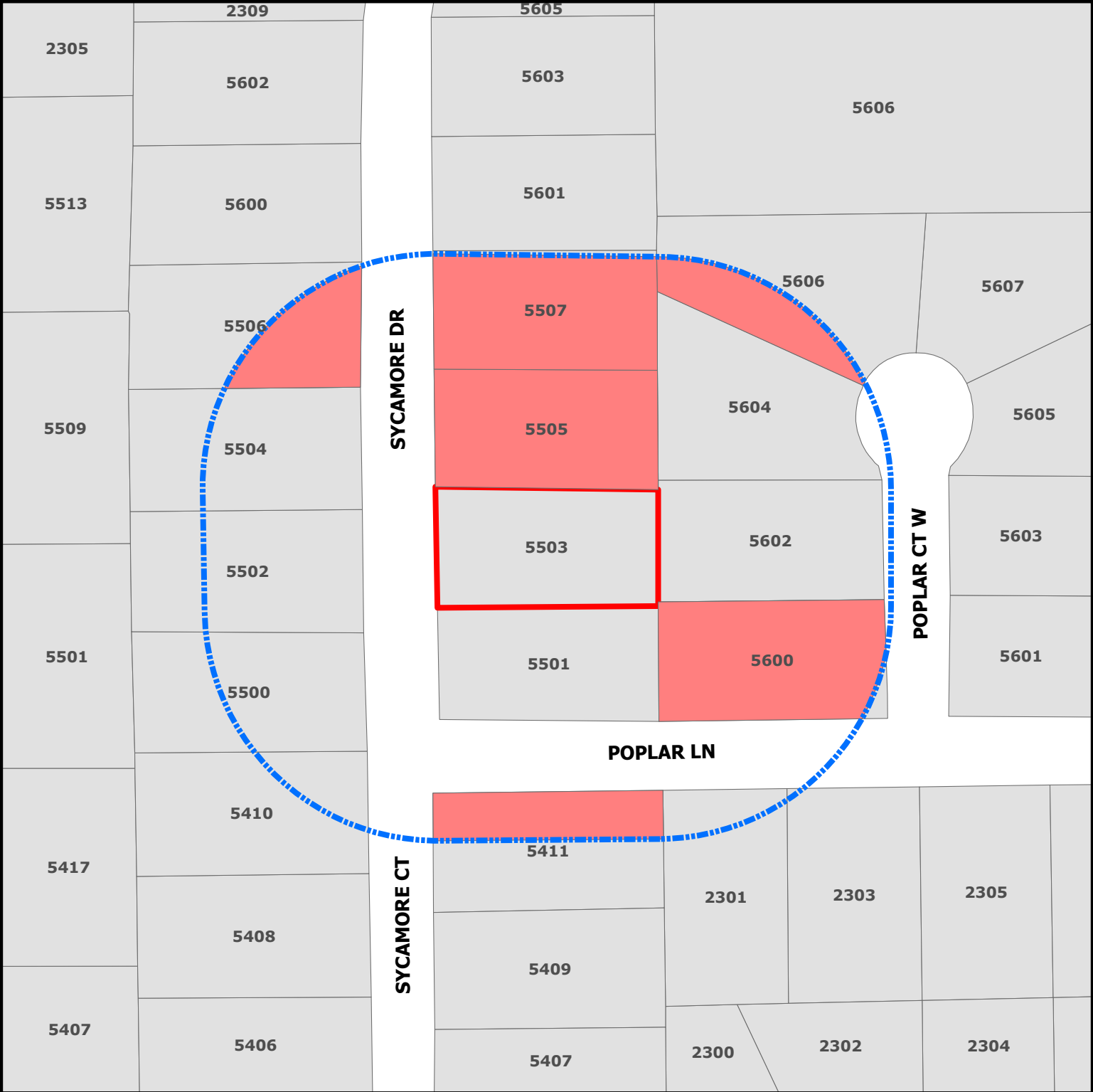
We the undersigned do not wish to have the standards of our neighborhood changed by allowing carports.

We are against the proposed Special Use Permit for a residential carport on Lot 2, Block 1, Arbor Estates II Addition. Zoning Case ZC 24-018

This will be sent to the Community Development Department, City of Colleyville, 100 Main Street Colleyville, Tx 76034

Name	Address
1. S CRAIG GEMMUN	2365 Mulberry Ct
2. Diana Lee	5602 Sycamore Dr
3. Ray EmKey	5601 SYCAMORE DR
4. CM Burrell	5606 SYCAMORE DR
5. Sabrina Turner	5411 SYCAMORE CT
6. Fred Adams	5407 Sycamore Ct
7. Karla Setser	5406 SYCAMORE CT.
8. Paula Stites	2309 Mulberry Ct.
9. Angela Wallace	5600 Poplar CT W
10. Mike Napp	5606 Poplar CT W
11. Stu Hansen	5506 SYCAMORE DR.
12. Reba Hansen	5506 Sycamore Dr.
13. Keith Cole	5505 SYCAMORE DR
14. Mark Hall	5507 Sycamore Dr.
15.	
16.	
17.	

Opposition Map

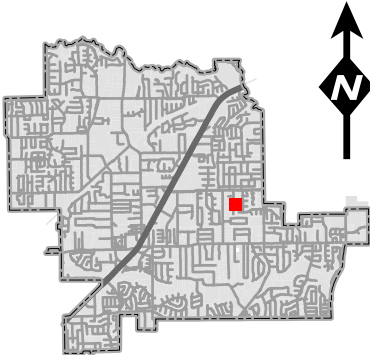


ZC24-018

5503 Sycamore Drive

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-  Subject Property
-  Opposing
-  Buffer_Protest



List of Opposing Properties

Address	Owner's Name	Percentage
5505 SYCAMORE DR	COBURN, KEITH BARON	8.04%
5600 POPLAR CT W	WALLACE, MATTHEW	8.03%
5507 SYCAMORE DR	HILL, MARK	7.79%
5411 SYCAMORE CT	TURNER, DAVID	3.37%
5506 SYCAMORE DR	HAUSMAN, STEVEN	3.22%
5606 POPLAR CT W	NAJA, NICOLE	2.92%
Address Count : 6		Total Percentage: 33.37%

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.47 ACRES, BEING LOT 2, BLOCK 1, ARBOR ESTATES II ADDITION, LOCATED AT 5503 SYCAMORE DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT TO ALLOW FOR A CARPORT; 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 to allow for a Carport under Case No. ZC24-018; 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 a Carport on 0.47 acres, being Lot 2, Block 1, Arbor Estates II Addition, located at 5503 Sycamore Drive, 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 allow a carport being 20 feet in length and 200 square feet in area.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. 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 6th day of November 2024.

The second reading and public hearing being conducted on the 19th day of November 2024.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 19TH DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

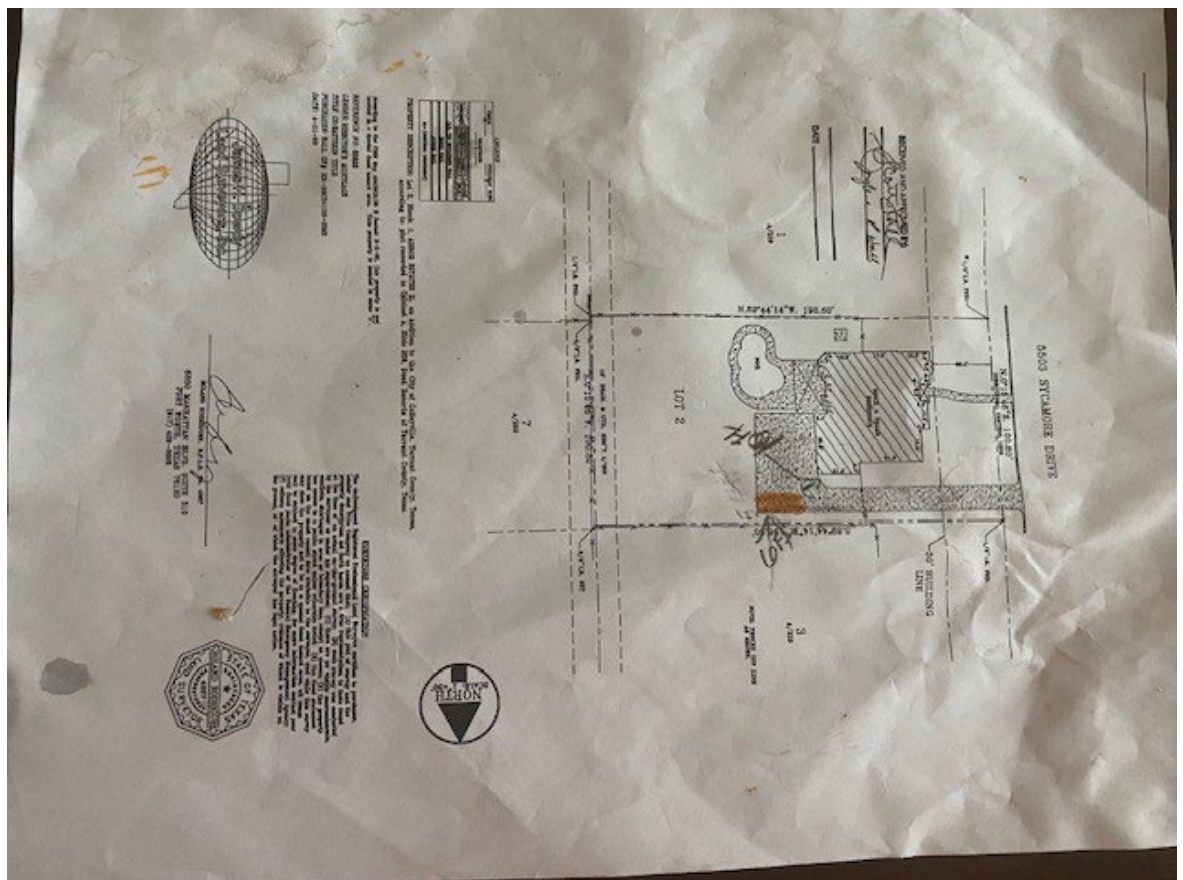
Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]

Exhibit "B" – Carport Exhibit



20th 10th

26 gauge
Steel Roof

2. 1000 ft from 1 1/2 Oeeting

200 0000

W. H. H. H.

2nd & 3rd

2000

2x12 Double

 8×8

30%
54040

Wang

Casey

valve

2011-2012



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2h	Agenda Date 10/14/2024	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of amendments to the Land Development Code, Section 3.27 - Accessory Buildings and Residential Carport Regulations, Case GC24-011

Explanation

City Council has directed staff to prepare changes to the Land Development Code specific to Section 3.27 - Accessory Building Regulations and Residential Carport Regulations. Included in the changes are amendments to the regulations which would allow for a residential carport that is completely to the rear of the house, not visible from the street, and meets all carport standards to be built without requiring a Special Use Permit.

Recommendation

Approve

Attachments

1. Land Development Code Amended Language
2. Draft Ordinance

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

A. Accessory Buildings Located in Residential Zoning Districts (O-00-1223 / 07/18/00)

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages, pool houses, accessory dwellings, gazebos, cabanas, or other shade structures. **Exception:** structures for specific use as playground assemblies and/or playhouses shall be exempt provided that minimum five (5) feet setbacks from property lines are maintained.

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.
- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 1. Fifty percent (50%) of the primary structure;
 2. The maximum allowed square footage for accessory buildings on the lot; or
 3. No more than twelve hundred (1,200) square feet
- c. For the purpose of this Section, the size of an accessory building shall be the square footage of each floor, mezzanine, covered porch, or shade structure.
- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).
- e. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, a legally-existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- f. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be allowed, erected, or located forward of the front façade of the primary dwelling. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from this requirement.
- b. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- c. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the

applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

- d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.
4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.
5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district. No accessory building shall be used for dwelling purposes (the act of occupying a structure – with or without a kitchen) other than for an accessory dwelling, where permitted by the district regulations or Special Use Permit. No accessory building or accessory dwelling shall be rented.
6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

B. For Accessory Buildings Located in Non-residential Zoning Districts

1. No accessory building shall be erected in any required yard area except as set forth by this section.
2. No accessory building shall be erected within ten (10) feet of any other building unless such accessory building is used as a commercial kiosk, in which case such commercial kiosk cannot be located within fifty (50) feet of another building.
3. Commercial kiosks as accessory uses and/or buildings may be located within approved nonresidential districts subject to the following conditions:
 - a. Maximum size of two hundred-fifty (250) square feet.
 - b. No inside sales or service or drive in sales or service; walk-up and/or drive-up service permitted.
 - c. Exterior walls shall be of at least seventy-five percent (75%) masonry, glass, or other equivalent material, provided metal material does not exceed twenty-five percent (25%) of the exterior walls.
 - d. Located within required setbacks and in conformance with this section.
 - e. Located in such a manner as to not impede, impair or endanger vehicular traffic on the property where the kiosk is located and for vehicular traffic ingressing from and egressing to public rights-of-way.
 - f. Submission of an acceptable site plan shall be required for consideration of the issuance of a building permit unless a current valid Certificate of Occupancy exists.
 - g. Limited to one (1) kiosk per platted plot.

C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. ~~Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval~~

~~by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ **Special Use Permit Provision:** Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required.

2. **Carport Standards:** A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. **Size:** A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. **Height:** A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. **Setbacks:**

i. A carport located within ten (10) feet of the principal building shall comply with the ~~front~~, side and rear yard setbacks of the zoning district, **be located completely to the rear of the house, and not visible from the street.** The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

- (1) every part of such carport is unenclosed except for necessary structural supports;
- (2) no part of the carport is less than five (5) feet from a side or rear lot line, and
- (3) the carport is located completely within the rear yard area as defined in these zoning regulations.

d. **Maximum Number Per Lot:** one

e. **Paving and Street Access:**

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. **Design Criteria:**

i. **Roof -** Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. **Posts -** Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

~~g. **Adequacy of Plans and Specifications:**~~

~~The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the~~

applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.

ORDINANCE O-24-

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.27 ACCESSORY BUILDINGS AND RESIDENTIAL CARPORT REGULATIONS OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.27 Accessory Building and Residential Carport Regulations of the Land Development Code; and

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

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

- Sec. 1. THAT *Chapter 3, Section 3.27 Accessory Building and Residential Carport Regulations* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of November 2024.

The second reading and public hearing being conducted on the 19th day of November 2024.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF NOVEMBER 2024.

Mayor Bobby Lindamood _____
Place 2, Mark Alphonso _____
Place 3, Scotty Richardson _____
Place 4, Ben Graves _____

Mayor Pro Tem Brandi Elder _____
Place 5, Kimberly Holt Gunderson _____
Place 6, Tim Raine _____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"

Chapter 3 – Land Use

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. ~~Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.~~ *Special Use Permit Provision: Any request for a building permit for a carport which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. If all criteria is met then a Special Use Permit is not required.*
2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.
 - a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.
 - b. *Height:* A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.
 - c. *Setbacks:*
 - i. A carport located within ten (10) feet of the principal building shall comply with the ~~front~~, side and rear yard setbacks of the zoning district, *be located completely to the rear of the house, and not visible from the street*. The distance shall be measured between the two closest points of the carport and principal building.
 - ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:
 - (1) every part of such carport is unenclosed except for necessary structural supports;
 - (2) no part of the carport is less than five (5) feet from a side or rear lot line, and
 - (3) the carport is located completely within the rear yard area as defined in these zoning regulations.
 - d. *Maximum Number Per Lot:* one
 - e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.
 - f. *Design Criteria:*

- i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.
- ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

~~g. Adequacy of Plans and Specifications:~~

~~The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.~~