



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

100 Main Street Colleyville, Texas 76034

MONDAY, MARCH 10, 2025

**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: David Ebert
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** February 10, 2025 Planning and Zoning Commission Meeting Minutes
February 24, 2025 Planning and Zoning Commission Worksession
Minutes

2. PUBLIC HEARING AGENDA ITEMS

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

6255 and 6301 Colleyville Boulevard, ZC24-006 TABLED FROM THE JANUARY 13, 2025 PLANNING AND ZONING COMMISSION MEETING

- 2b** Consideration of a Minor Plat with a waiver for lot width for Lot 1, Block 1, Miland Addition, being Tract 1D1, Abstract 1177, Jane S. Newton Survey, located at 5816 Bettinger Drive, Case PC25-003
- 2c** Consideration of a Replat for Lots 1R1 and 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, located at 4313 Colleyville Boulevard, PC25-007

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, March 6, 2025* 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 3/10/2025

Number -

Type Approval of Minutes

Department Community Development

Title

February 10, 2025 Planning and Zoning Commission Meeting Minutes

February 24, 2025 Planning and Zoning Commission Worksession Minutes

Explanation

This item provides for the approval of the minutes from the February 10, 2025 Planning and Zoning Commission meeting and the February 24, 2025 Planning and Zoning Commission Worksession meeting.

Attachments

1. February 10, 2024 Planning and Zoning Commission Meeting
2. February 24, 2025 Planning and Zoning Commission Worksession Minutes



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION MINUTES

100 Main Street, Colleyville, Texas, 76034

MONDAY, FEBRUARY 10, 2025

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Vice-Chair Groves on February 10, 2025 at 6:15 p.m.

Roll Call

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

Absent: Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, and Kristopher Potts

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

City staff briefed the Commission on the items that would be presented on tonight's agenda. There was general discussion amongst the updates to the case the Commission would be voting on.

Vice-Chair Groves adjourned the Planning and Zoning Commission Worksession Meeting at 6:41 p.m.

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on February 10, 2025, at 7:00 p.m.

Roll Call

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

Absent: Claudia Bevill

Staff Present: Ben Bryner, Jacquelyn Reyff, and Kristopher Potts

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

1. APPROVAL OF MINUTES

1a January 13, 2025 Planning and Zoning Commission Meeting Minutes

January 27, 2025 Planning and Zoning Commission Worksession Meeting Minutes

Commissioner Savoie made a motion to approve the January 13, 2025 Planning and Zoning Commission Meeting Minutes and the January 27, 2025 Planning and Zoning Worksession meeting minutes with corrections.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Groves

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Consideration of a Special Use Permit to allow for a Warehouse and Distribution Facilities use on Tracts 2G, 2H, and 2J, Abstract 963, Absalom J Lott Survey, and Lot 1, Block 1, Konyha Addition, being located at 6600, 6602, 6604, and 6526 Colleyville Boulevard, Case ZC24-025

THE ITEM HAS BEEN WITHDRAWN BY THE APPLICANT

- 2b** Consideration of a replat for Lot 1R-1-A, Block 1, First Baptist Church of Colleyville Addition, being Lots 1 and 2, Block 1, Garden Addition; Lot 1, Block 1, H.E.C. Addition; Lots 1R-1 and 2, Block 1, First Baptist Church of Colleyville Addition; and Tracts 1C and 1C03, Abstract 936, Joseph M. Looney Survey, located at 5300 Colleyville Boulevard, 1007 Church Street, and 5312, 5313, 5405, and 5505 Pleasant Run Road, Case PC25-002

Jacquelyn Reyff presented case PC25-002 and briefed the Commission on the rezoning request. The request is for all 7 lots to be combined into 1 lot for a new office-warehouse building on the Cross Creek Church campus.

The public hearing was opened at 7:05 p.m.

Zach Towery, 2504 Independence Rd. came up and spoke on his case, stating he was available if there were additional questions.

With no one wishing to speak, the public hearing was closed at 7:06 p.m.

**Commissioner Savoie made a motion to approve Case PC25-002
Commissioner Remley seconded the motion.**

The motion was carried by the following vote:

**Aye: 6 –Remley, Ebert, Obinabo, Arnold, Savoie, and Groves
Nay: 0**

- 2c** Consideration of a rezoning from AG Agricultural to R-30 Single Family Residential and R-40 Single Family Residential districts on Tracts 4A2 and 4B2, 4A3 and 4B3, Abstract 295, William E. Crooks Survey, being located at 7316 and 116 John McCain Road, Case ZC25-001

Kris Potts presented case ZC25-001 and briefed the Commission on the request. The rezoning request. The applicant is requesting a zoning change with the intent to construct a new 12 lot subdivision.

The applicant, Curtis Young, 1130 N Carroll Ave Suite 200, came forward to present their case to the commission. Mr. Young went over the proposed lay out, and gave an explanation of their plans and history on the site. Clayton Redinger, 250 Miron Drive, Southlake, TX, the civil engineer also spoke on the case, specifically regarding drainage.

The commission had a discussion regarding if 10 or 12 lots would require an additional access easement / entrance and exit to the neighborhood.

The Commission took a recess for an Executive Session at 7:49 p.m.

The Executive Session ended and the regular meeting resumed at 8:01 p.m.

The public hearing was opened at 8:04 p.m.

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

Becky Braswell French, 106 Williamsburg Court
Alexandra Rashdan, 7201 Monticello Parkway
Paul Petty, 302 Covington Way
Dena Marra, 302 Covington Way

Jeff Kavanaugh, 205 Charlottesville Avenue, spoke in opposition of the case, specifically referencing the infrastructure that is not intended to facilitate the drainage of 12 new homes. The existing drainage is not adequate and this project would cause additional drainage flow.

Bobby Roberts, 7209 Monticello Parkway, spoke in opposition of the case. Mr. Roberts spoke on the existing creek that cuts through the property citing drainage problems as his main concern for the development.

Edward Van Horn, 108 John McCain Road, spoke in opposition of the case, stating that the area currently floods severely and a new development would compound the existing drainage problems.

Juan Carlos Martinez, 7300 John McCain Road, spoke in opposition of the case. Mr. Martinez spoke of the existing drainage problems and the potential for traffic to increase as John McCain is a two-lane road.

Brent Neff, 204 John McCain Road, spoke in opposition to the case, stating his home is in the floodplain. There are also some additional concerns about losing land for the proposed access easement if the road needs to be widened.

Dennis Newgren, 200 John McCain Road, spoke in opposition to the case, referencing multiple photographs that show the flooding situation near the property. Mr. Newgren stated the flooding started getting worse around 2007 and the area has had drainage issues since.

Grady Walker, 7301 & 7309 John McCain Road, spoke in opposition to the case, stating road concerns as John McCain is not wide enough and could cause potential safety problems if additional traffic is being generated by this development.

Ted Beaman, 7200 Monticello Parkway, spoke in opposition of the case, specifically speaking on the amount of vehicles that this development would bring to the area. It would cause a bottleneck due to the other nearby development on John McCain Road.

James French, 106 Williamsburg Court, spoke in opposition to the case, stating there is too much nearby development that is going to increase the existing drainage problems.

Shawn Bolz, 7400 John McCain Road, spoke in opposition to the case. Mr. Bolz had concerns about the number of homes for the size of the property and stated the city is losing its rural feel.

Cristi Fletcher, 7202 Monticello Parkway, spoke in opposition to the case. Mrs. Fletcher stated her home was not in the floodplain when purchased; due to the changing floodplain it is now within that flood zone. She also showed a brief presentation showing the amount of water that sits on the property during heavy rains.

Robert Smullin, 7301 Windswept Trail, spoke in opposition of the case, stating the city needed to do work near the property to help alleviate the flooding concerns. Mr. Smullin stated a retention pond should be required and the property is losing the rural feel.

Liam Oneil, 7100 Monticello Parkway, spoke in opposition of the case. Mr. Oneil stated he was concerned about additional traffic forming and the potential noise increases the neighborhood would feel with the construction activities.

With no one wishing to speak, the public hearing was closed at 8:55 p.m.

Commissioner Remley made a motion to approve case ZC25-002, with the condition that the access easement will be removed and a waiver to allow 12 lots on a single cul-de-sac rather than the allowed 10 lots per the R-30 & R-40 zoning.

Commissioner Arnold seconded the motion.

The motion was carried by the following vote:

Aye: 2 – Remley, and Arnold
Nay: 4 - Ebert, Obinabo, Savoie, and Groves

Motion failed: Therefore. the case is denied.

2d Consideration of a change to the Land Development Code, Chapter 3, Section 3.27, Accessory Building Regulations and Residential Carport Regulations

Ben Bryner presented the case and briefed the Commission on the potential Land Development Code Amendments for carport regulations. The proposed regulations would allow a carport to be built without the need for the special use permit as long as the proposed carport is fully behind the home or not visible from the street.

The public hearing was opened at 9:31 p.m.

With no one wishing to speak, the public hearing was closed at 9:31 p.m.

Commissioner Savoie made a motion to approve the land development code amendment.

Commissioner Ebert seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Remley, Ebert, Obinabo, Arnold, Savoie, and Groves
Nay: 0

3. CITIZEN COMMENTS

The public forum opened at 9:32 p.m.

With no one wishing to speak, the public forum closed at 9:32 p.m.

4. ADJOURNMENT

The meeting adjourned at 9:33 p.m.

The minutes were written and prepared by:

Kris Potts

Kris Potts
Planner

The meeting minutes were approved on February 10, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION WORKSESSION MINUTES

100 Main Street, Colleyville, Texas, 76034

FEBRUARY 24, 2025

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 February 24, 2025, at 6:15 p.m.

Roll Call

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

Absent:

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

Also Present: Fire Marshal, Rob Mckeown, Colleyville Center Manager, Chelsea Rose, and Attorney, Sarah Ross

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

2a Economic Development Update

Chelsea Rose presented an Economic Development Update to the Commission, The Economic Development Update provided analytics of the city, including the occupancy rate, median rent rates, available leasable square footage, and sales tax trends. She also presented business activity, such as new development, redevelopment, and developments which are in discussions with the city. Lastly, she presented economic development efforts taking place in the city and outlined the ways in which the city aims to attract new businesses.

3. WORKSESSION AGENDA ITEMS

- 3a** Presentation and discussion of a Minor Plat with a waiver for lot width for Lot 1, Block 1, Miland Addition, being Tract 1D1, Abstract 1177, Jane S. Newton Survey, located at 5816 Bettinger Drive, Case PC25-003

Kris Potts presented the case and briefed the Commission on the plat request. The request is to plat the home to allow for the construction of a new home.

- 3b** Presentation and discussion of a Replat for Lots 1R1 and 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, located at 4313 Colleyville Boulevard, PC25-007

Chris Pham presented the case and briefed the Commission on the replat request. The request is to subdivide one lot into two commercial lots to allow for the development of the Kiddie Academy Daycare on one lot. The Commission inquired about access and frontage of the lots.

3. ADJOURNMENT

The meeting adjourned at 6:48 p.m.

The minutes were written and prepared by:

Christopher Pham

Christopher Pham
Planner

The meeting minutes were approved on March 10th, 2025 by a vote of X-X.



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2a

Agenda Date 3/10/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development – Commercial on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park, located at 1801 Industrial Boulevard and 6255 and 6301 Colleyville Boulevard, ZC24-006 TABLED FROM THE JANUARY 13, 2025 PLANNING AND ZONING COMMISSION MEETING

Explanation

TABLED FROM THE JANUARY 13, 2025 PLANNING AND ZONING COMMISSION MEETING

Skye Thibodeaux, the applicant, has submitted a request to rezone the 10.48 acre property located at 1801 Industrial Boulevard, 6301 Colleyville Boulevard, and 6255 Colleyville Boulevard, from PUD-C Planned Unit Development-Commercial to a new PUD-C Planned Unit Development-Commercial district to replace the existing ordinance. The rezoning request is for a new PUD to be created which would allow for a 'luxury garage' development to be built.

Existing Conditions/Background: The subject properties are platted as Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park Addition. One portion of the development is improved with self-storage facilities. The rest of the property is currently undeveloped. The self-storage facility was developed in 2004 with the approval of Ordinance O-04-1484. A rezoning request in 2010 was approved to allow for retail, office, and self-storage uses, but it never developed.

Proposed Zoning Change: The request is to rezone from the PUD-C Planned Unit Development Commercial to the PUD-C Planned Unit Development - Commercial district to replace the existing ordinance. The request is to construct a 'luxury garage' development used for the storage of high-value items such as automobiles and recreational vehicles. The garages would be sold as condominium units.

Purpose - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of

special benefit to the property owners or to the community.

Analysis – The subject property, with the proposed new configuration and use, necessitates the change in zoning and request for a new PUD-C Planned Unit Development – Commercial district. This property has zoning approved in 2010 for the development of four buildings. The buildings were to be developed to allow for retail, general office, office showroom, warehouse, and self-storage uses. The total project size was 82,000 s.f. with 101 minimum parking spaces provided. A minimum of 11% of the site was to be common open space. The project would have provided for a 5-foot wide landscaped greenbelt adjacent to the south and east property line of the development, and a propane refilling station.

Per the proposed PUD, this project is requesting to significantly vary from the 2010 ordinance. The plan splits the development into three lots: Lots 1, 2, and 3. Lot 1 will include a fire lane and a mutual access easement from Oak Pointe Drive to connect to Lot 2. Lot 1 will be planned for the future development of commercial retail development with CC-1 Village Retail uses. Lot 2 will be developed with four 'luxury garage' buildings. Building One will be 11,772 s.f. and include 7 luxury garage units. As part of the PUD request, Building One is proposed to cross the 40' build line. Buildings Two, Three, and Four will each be 16,914 s.f. and include 14 luxury garage units. A fire lane and mutual access easement will run around the perimeter of Lot 2. Lot 3 will not undergo any changes and continue to operate as a self-storage facility. The total project size is 62,514 s.f. and provides for 25 parking spaces. The development would provide for 11% common open space and meet the required minimum landscape area required. The building elevations show the required 90% minimum masonry material.

Case Update- Updated exhibits have been provided after meeting with the Villas at Oak Pointe community and based on this the following items have been changed:

- Landscaping has been provided immediately adjacent to the dumpster.
- The building height for Lot 2 has been reduced from 35 feet to 32 feet..
- Buildings 2&3 the parapets have been lowered from 32 feet to 29 feet.

Plat Status: The subject properties are platted as Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park Addition.

DRC Review: The Development Review Committee (DRC) reviewed this request during their December 23, 2024 meeting and offered the following comments to the applicant:

1. Lot 2, Building 1 is encroaching into the required 40' front yard setback.
2. Fire lanes are not labeled and their size and internal radii cannot be determined.
3. Dimension setback of buildings from property lines on all sides.

4. Informational comment – Parking can be determined by the PUD-C.
5. Dimension the elevations to determine they meet the vertical and horizontal articulation required by Chapter 6 of the Land Development Code.
6. **Fire Comment:** The ungated mutual access easement is not shown across the front of the property. Each drive and between the buildings is required to meet and be marked as a 24 foot fire lane. Each building will require fire sprinklers and fire alarms with monitored CO detectors.
7. **Engineering Comments:** Refer to marked up PDF attached for Engineering Comments. Detention will be required on site for this property.

The applicant provided updated exhibits on January 3, 2025.

Drainage: Drainage as provided is not compliant with the Code. Detention will need to be provided on the site.

Surrounding Development: Properties to the south are zoned PUD-R, Planned Unit Development – Residential and CC-1 Village Retail and are improved with attached single-family homes and vacant land respectively. Properties to the north are zoned ML Light Industrial and are improved with commercial development. Property to the east is zoned AG and improved with a single-family home. Property to the west is Colleyville Boulevard.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for commercial use and as part of the Colleyville Boulevard Commercial Corridor. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Ordinance Provided by Applicant
6. Site Plan Exhibit
7. Information Provided by the Applicant
8. Building 1 Elevations
9. Buildings 2 & 3 Elevations
10. Building 4 Elevations
11. Building Materials Exhibit
12. Existing Drainage Exhibit
13. Drainage Plan Exhibit
14. Drainage Plan Information
15. Drainage Plan Information
16. Utility Plan
17. Landscaping Plan
18. Response to Commission Comments
19. Existing PUD Ordinance (O-10-1741)
20. Notification Map
21. Notification Letter
22. Notification List
23. Letters Received
24. Draft Ordinance

Aerial Map

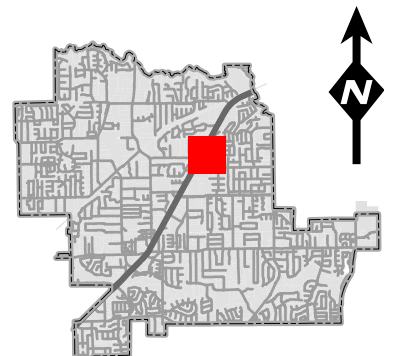


ZC24-006

1801 Industrial Blvd

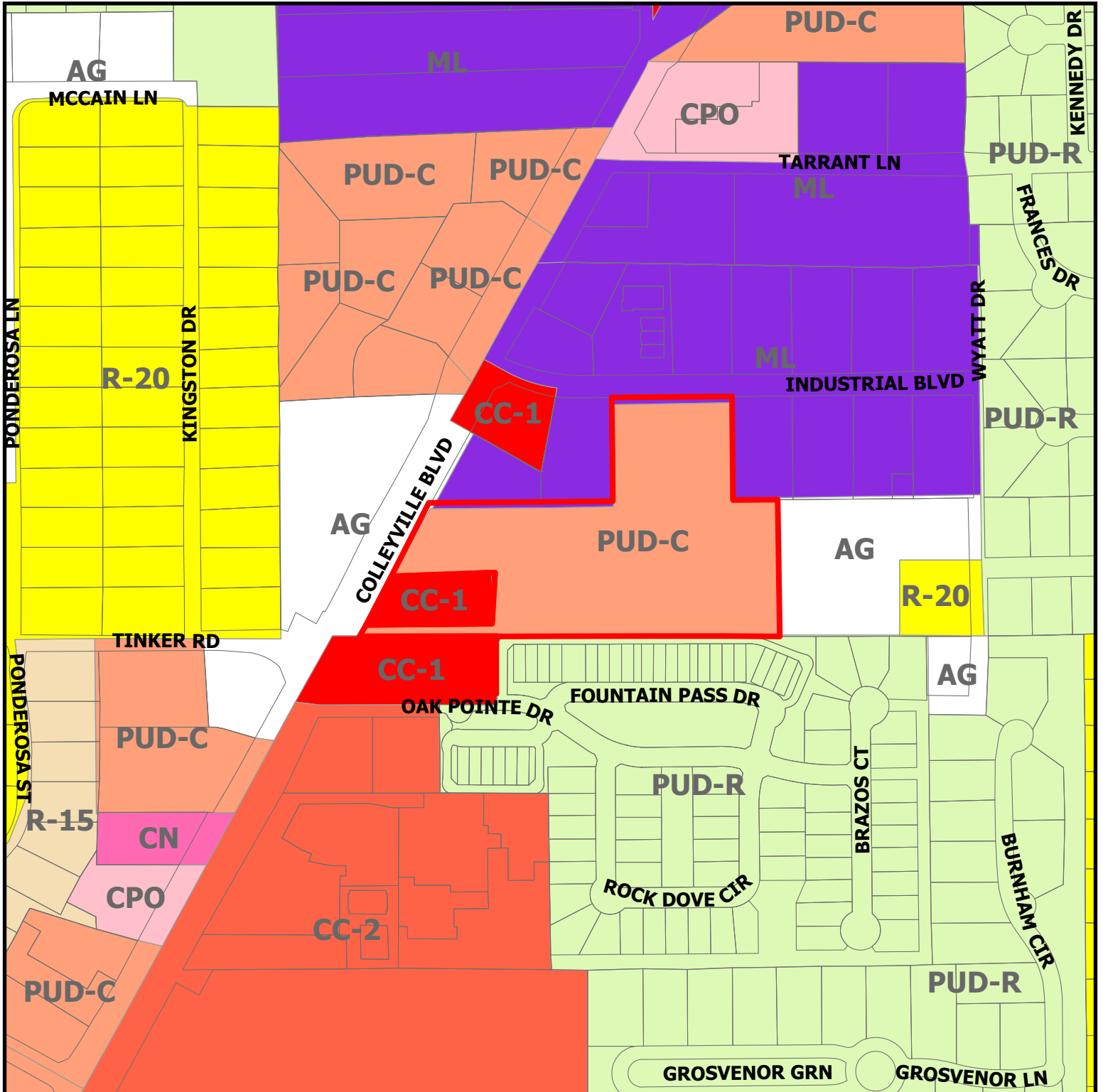


Subject Property



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Zoning Map



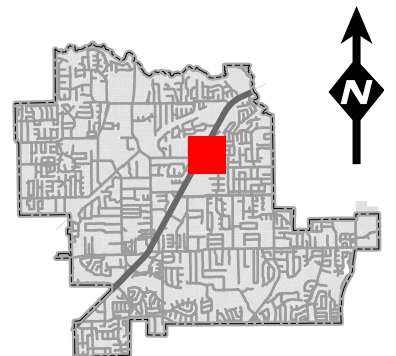
ZC24-006

1801 Industrial Blvd

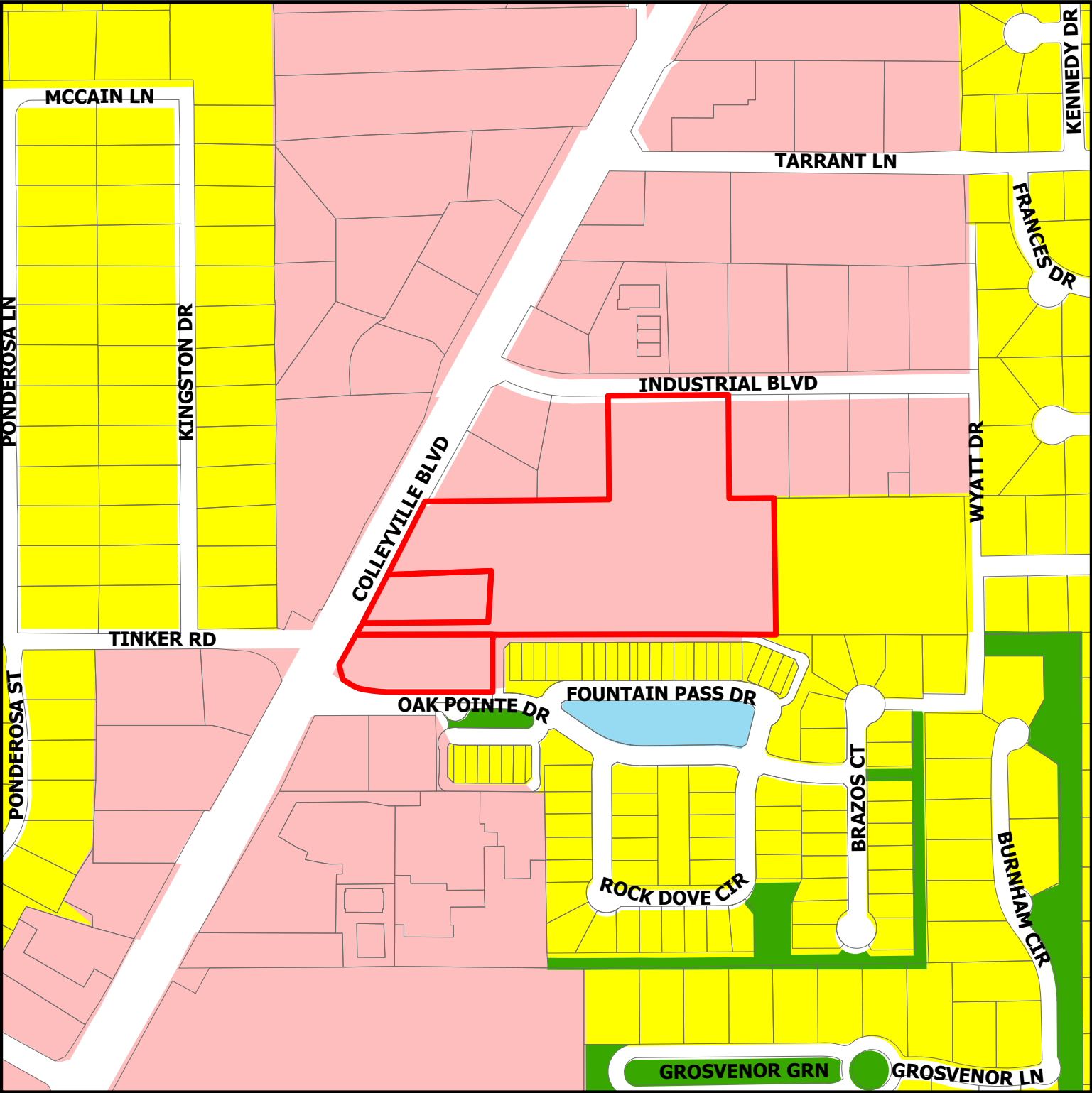
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 Subject Property



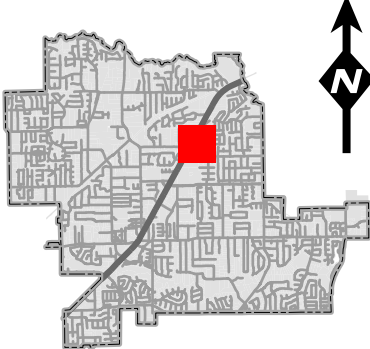
Future Land Use Map



ZC24-006

1801 Industrial Blvd

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



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Planning Objectives Statement for the Planned Development Ordinance – Colleyville Luxury Garages

The primary objective of the Colleyville Luxury Garages Planned Development (PD) is to delineate specialized land use regulations and development standards essential for the establishment and operation of luxury garage facilities. This ordinance aims to integrate these facilities seamlessly with the commercial tract at the northeast corner of Highway 26 and Oak Pointe Drive, contributing positively to the local economic fabric and urban landscape.

Key Planning Objectives:

1. Enhance Community Value and Aesthetics:

- Promote high-quality development that is in harmony with the surrounding community's architectural and cultural ethos.
- Implement form-based design principles to ensure that the physical form of development enhances the area's aesthetic appeal and functional utility.

2. Regulate Land Use and Development Standards:

- Clearly define permissible uses within the industrial and commercial tracts, ensuring compatibility with adjacent residential and commercial areas.
- Establish rigorous development standards that emphasize landscape integration, architectural excellence, and minimal environmental impact.

3. Support for High-Value Storage and Recreational Spaces:

- Develop luxury garages as secure, climate-controlled environments for the storage of high-value items such as automobiles and recreational vehicles.
- Include ancillary services to cater to the needs of local collectors and enthusiasts, thereby fostering a community of like-minded individuals.

4. Environmental and Sustainability Integration:

- Encourage the adoption of sustainable and environmentally friendly practices including energy-efficient systems and renewable energy use.
- Implement advanced stormwater management and water-efficient landscaping to minimize the ecological footprint.

5. Optimization of Traffic and Access:

- Design site layouts that provide easy access to major roadways while minimizing disruptions to local traffic patterns.
- Establish buffer zones to mitigate noise, light, and visual impacts on adjacent residential zones, enhancing the overall quality of life for nearby residents.

6. Safety and Operational Efficiency:

- Enforce state-of-the-art security measures, including surveillance and access control systems, to ensure the safety and security of stored valuables.
- Implement noise control measures to maintain the tranquility of the surrounding residential areas.

7. Community and Economic Benefits:

- Utilize the commercial tract to support neighborhood-serving retail and service amenities that enhance the daily lives of local residents.
- Plan for a vibrant commercial hub that not only serves the immediate community but also attracts visitors and stimulates local economic growth.

Through these objectives, the Planned Development for Colleyville Luxury Garages will not only cater to specific needs but also significantly contribute to the broader goals of community enhancement and sustainable development. This initiative reflects a comprehensive approach to urban planning that respects existing community standards while aiming for future-oriented growth and development.

Planned Development Ordinance – Colleyville Luxury Garages

Purpose

The purpose of this Planned Development (PD) is to establish specific land use regulations and development standards for the establishment, operation, and maintenance of luxury garage facilities along with establishing uses and regulations for the commercial tract immediately located at the northeast corner of Highway 26 and Oak Pointe Drive. This PD takes a form-based approach and aims to promote high-quality development that complements the surrounding community, ensures compatibility with adjacent uses, and enhances the aesthetic appeal of the area. Luxury garages, as defined herein, are intended to provide secure, climate-controlled storage and recreational space for high-value items, along with ancillary services that cater to the needs of local collectors and enthusiasts.

Tracts

The PD shall be divided into two tracts, the Industrial Tract is contained within Lots 2 & 3 and the Commercial Tract is contained in Lot 1. Each tract shall consist of certain permitted and prohibited uses along with associated site development standards.

Industrial Tract - Light Manufacturing District (ML)

In a commitment to fostering a harmonious integration of industrial innovation with community well-being, this planned development ordinance proposes the establishment of an industrial tract specifically designed for high-end uses and standards. This initiative is meticulously planned to ensure that the proposed industrial tract not only embodies the pinnacle of modern industry and technology but does so with an unwavering respect for the adjacent existing residential developments. Features such as aesthetically pleasing landscape buffers, state-of-the-art noise reduction technologies, and strict adherence to environmental protection standards are integral components of this proposal. By doing so, we aim to mitigate any potential impacts on our neighboring communities, ensuring that the industrial tract enhances the local area's economic vitality without compromising the quality of life. This approach represents our dedication to a sustainable and mutually beneficial coexistence between industrial progress and residential tranquility.

Use and Definition

A "Luxury Garage" is a facility designed solely for private storage of personal property, including automobiles and recreational vehicles, in customized unit suites that can be

defined as a “condominium” as set forth by the Texas Property Code State Statute 82.003(a)(8), as emended and subject to a declaration of condominium that complies with Chapter 82 of the Texas Property Code, as amended. Customized refers to units air conditioned/heated, containing individual meters for electricity or water/sewer, or cable/satellite service.

Permitted Uses

Uses within this tract shall follow the Section 3.24 (Schedule of Permitted Uses) as it relates to uses permitted and prohibited within the Light Manufacturing (ML) District.

In addition, Luxury Garage shall be a permitted use subject to the development standards and conditions set forth in this PD.

Proposed Development Standards

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Light Manufacturing (ML) District standards, except where otherwise specified below.

Location and Siting

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.
2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking shall be permitted between the commercial structure and Highway 26.
4. In promoting a form-base environment along the Highway 26 boulevard, Building 1 (Luxury Garage) on Lot 2 shall be allowed to encroach the 40-foot front yard setback generally in the northwestern corner as shown on the associated PD site plan.

Design and Construction Standards

Development within this tract shall adhere to the area, yard, and bulk requirements of the ML District along with other associated site development standards contained within the City of Colleyville’s Land Use Code, in addition with the following standards:

1. Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
2. Exterior design shall complement the surrounding community's character and architectural style.
3. Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.
4. Bay doors shall not be visible from Highway 26 and shall be oriented away from adjacent residential development.
5. Parking shall be provided at a ratio of one (1) space per 2,500 square feet associated with the use of Luxury Garage. Other uses shall follow the associated standards contained within the City of Colleyville's Land Use Code.

Operational Standards

1. Luxury Garages shall implement state-of-the-art security systems, including surveillance cameras, access control systems, and fire protection measures.
2. Climate control systems must ensure optimal conditions for vehicle storage, preventing damage from humidity and temperature fluctuations.
3. Noise control measures shall be in place to minimize the impact of facility operations on neighboring properties.

Environmental and Sustainability Considerations

1. Facilities are encouraged to incorporate sustainable practices, including energy-efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

Compliance and Enforcement

1. Owners and operators of Luxury Garages must comply with all applicable local, state, and federal regulations, including environmental, building, and fire codes.

Commercial Tract - Village Retail District (CC-1)

Within the framework of this planned development ordinance, we propose the establishment of a commercial tract designed to serve and support the surrounding neighborhood, adhering to the highest standards of community integration and benefit. This commercial area will be developed with a keen focus on neighborhood-supporting uses, such as retail, services, and amenities that enhance the daily lives of local residents. Careful planning will ensure that the design and operation of this commercial tract respects the character and needs of adjacent existing residential developments. This includes implementing measures such as traffic management to minimize congestion, landscaping and architectural designs that blend seamlessly with the neighborhood aesthetic, and lighting that ensures safety while maintaining a comfortable residential ambiance. Our vision is to create a vibrant, accessible commercial hub that enriches the community, fosters local economic growth, and enhances the overall quality of life without imposing on the tranquility and privacy of nearby homes.

Permitted Uses

Permitted Uses within the commercial tract shall follow the City of Colleyville's Land Development Code associated with scheduled uses within the CC-1 District, as amended, with exception of the prohibited uses listed below.

Proposed Development Standards

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Village Retail (CC-1) District standards, except where otherwise specified below.

Location and Siting

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.

2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking or maneuvering shall be permitted between the commercial structure and Highway 26.

Design and Construction Standards

Development within this tract shall adhere to the area, yard, and bulk requirements of the CC-1 District along with other associated site development standards contained within the City of Colleyville's Land Use Code, in addition with the following standards:

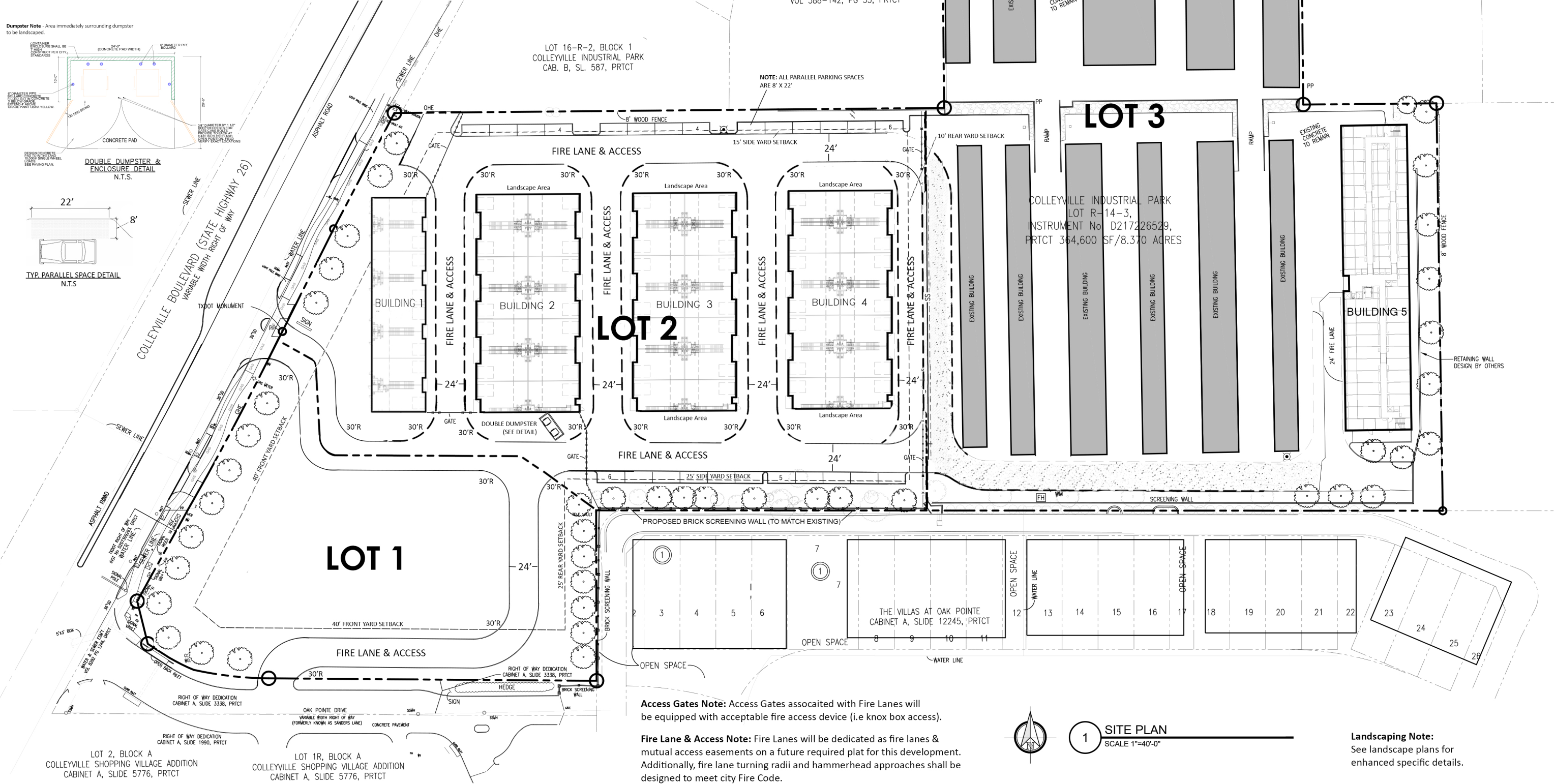
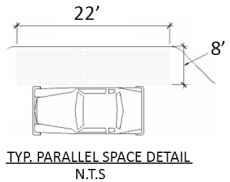
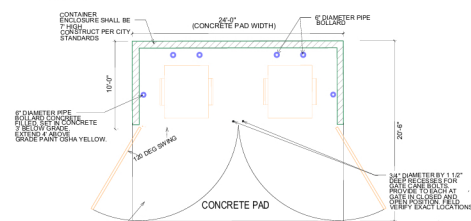
1. Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
2. Exterior design shall complement the surrounding community's character and architectural style.
3. Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.

Environmental and Sustainability Considerations

1. Facilities are encouraged to incorporate sustainable practices, including energy-efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

Site Data Table			
	Lot 1	Lot 2	Lot 3
Lot Area	75,040 SF	130,563 SF	223,500 SF
Building 1 Area		11,772 SF	
Building 2 Area		16,914 SF	
Building 3 Area		16,914 SF	
Building 4 Area		16,914 SF	
Building 5 Area			27,989 SF
Total Building Area (New)		62,514 SF	27,989 SF
Lot Coverage %		48%	N/A
Zoning	PUD	PUD	PUD
Proposed Land Use	Future Commercial	Luxury Garages	Self-Storage Facilities
Current Land Use	Undeveloped	Undeveloped	Self-Storage Facilities
Parking Provided		25 spaces	18 spaces
Landscape Area Provided	15,008 (MIN)	26,113 SF (MIN)	N/A
Building Height	35 FT (MAX)	32 FT (MAX)	35 FT (MAX)

Dumpster Note: Area immediately surrounding dumpster to be landscaped.



Access Gates Note: Access Gates associated with Fire Lanes will be equipped with acceptable fire access device (i.e. knox box access).

Fire Lane & Access Note: Fire Lanes will be dedicated as fire lanes & mutual access easements on a future required plat for this development. Additionally, fire lane turning radii and hammerhead approaches shall be designed to meet city Fire Code.



1 SITE PLAN
SCALE 1"=40'-0"

Landscaping Note:
See landscape plans for enhanced specific details.

PRELIMINARY ONLY
Not intended to be approved for construction permit

PD Site Plan

A PLANNED UNIT DEVELOPMENT AMENDMENT FOR:
ADDITIONAL SELF STORAGE
PD SITE PLAN
COLLEYVILLE, TEXAS 76034

2459 Emberton Dr
Lewisville, TX 75067
817.657.3259
Prepared by:
Skye Thibodeaux, AICP
skye@enkiplan.com



What are the Benefits of having Luxury Garages in an Affluent City?

A luxury garage condo project can offer several benefits to a city and its residents. Here are some key advantages:

- **Economic Growth:** These projects can stimulate local economies. They attract investment and can lead to job creation during both construction and operation. Additionally, the presence of such a facility can increase the value of nearby properties.
- **Community Development:** Luxury garage condos often include communal areas or shared facilities, fostering a sense of community among condo owners. This can lead to stronger social networks within the city.
- **Aesthetic Appeal:** Well-designed luxury garage condos can enhance the visual appeal of the area. Modern architecture and landscaping can transform underutilized or unattractive spaces into desirable locations.
- **Attracting Affluent Residents:** These projects can attract wealthy individuals who contribute to the local economy through spending and taxes. Their presence can also attract high-end businesses and services, further boosting the local economy.
- **Urban Regeneration:** These projects can be part of broader urban regeneration efforts, revitalizing neglected or underused areas of the city.
- **Safety and Security:** Luxury garage condos often have enhanced security features, which can contribute to the overall safety of the area. This can be an attractive feature for residents and can help reduce crime rates.
- **Meeting Specialized Needs:** For car enthusiasts or collectors, these condos provide a space that meets their specialized needs – like climate control, ample space for maintenance, and a community of like-minded individuals.

Luxury garage condos have a unique appeal that specifically attracts affluent buyers and residents. Here's how they manage to draw this demographic:

- **Exclusive Lifestyle:** Luxury garage condos offer an exclusive lifestyle that is highly appealing to affluent individuals. They provide a combination of privacy, security, and luxury amenities that are not commonly found in standard residential or commercial properties.
- **High-End Amenities:** These condos often include state-of-the-art security systems, climate-controlled environments, concierge services, and luxurious communal areas. These features cater to the sophisticated tastes and high expectations of affluent buyers.
- **Status Symbol:** Owning a luxury garage condo can be a status symbol. It signifies not just wealth but also a certain level of sophistication and a passion for luxury cars, which can be a shared interest among affluent communities.

- **Community of Like-Minded Individuals:** These condos create a community of like-minded individuals who share similar interests and lifestyles. For car enthusiasts or collectors, being part of a community that values and understands their passion is a significant draw.
- **Investment Opportunity:** Affluent buyers often look for unique investment opportunities. Luxury garage condos can be an attractive investment as they are relatively rare and cater to a niche market, potentially offering good returns on investment.
- **Customization and Personalization:** The ability to customize and personalize their space is important for many affluent buyers. Luxury garage condos often offer the flexibility to customize the interiors to suit individual tastes and needs, especially for showcasing car collections.
- **Convenient Location:** These condos are typically located in desirable areas, often in close proximity to city centers, luxury shopping, dining, and entertainment options, or in scenic locations. The convenience and prestige of the location are key factors.
- **Security for Valuable Assets:** For those who own luxury or exotic cars, the advanced security features of these condos provide peace of mind. The secure storage and maintenance facilities are ideal for protecting valuable assets.
- **Lifestyle Integration:** Luxury garage condos often provide a seamless integration of residential and hobby space. This is particularly appealing to those who want to incorporate their passion for cars into their daily lives without compromising on living standards.
- **Scarcity and Exclusivity:** The unique nature and limited availability of luxury garage condos create a sense of exclusivity. Affluent buyers are often drawn to properties that are not accessible to the general public, adding to the allure.

This high-end, specialized use has caught the attention of national publications, stating affluent communities containing residents with disposable incomes “can’t get permission from their homeowners’ association to build a separate garage” (Inside Self Storage Magazine) to house their extensive collections of collector vehicles and items. Around the nation, these units are selling for a base purchase price in the range of \$150,000 to \$575,000.

In summary, luxury garage condos attract affluent buyers and residents by offering an exclusive lifestyle, high-end amenities, investment opportunities, and a community of like-minded individuals. They cater to specific interests and needs, making them a highly desirable property choice for the wealthy.

VERTICAL ARTICULATION: The parapets extend 4.5’ above the 28’ primary height of Building 1 and run a length of 50% of the longest adjacent plane. A covered walkway is provided for the full length of the front facade.

HORIZONTAL ARTICULATION: No building façade visible from a public street or parking area shall extend horizontally greater than three times the height of the wall without having an off-set of not less than 4.5’.

Material	%
B1	30
S1	50
E1	15
E2	5
E3	0



Western Elevation

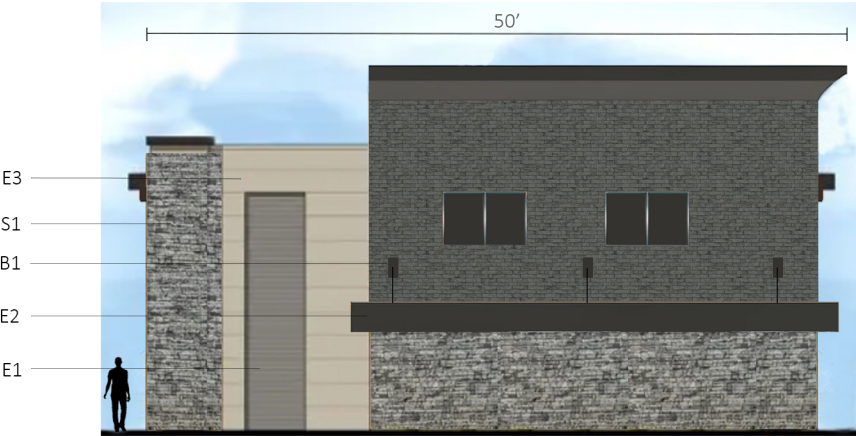


Material	%
B1	0
S1	65
E1	25
E2	10
E3	0

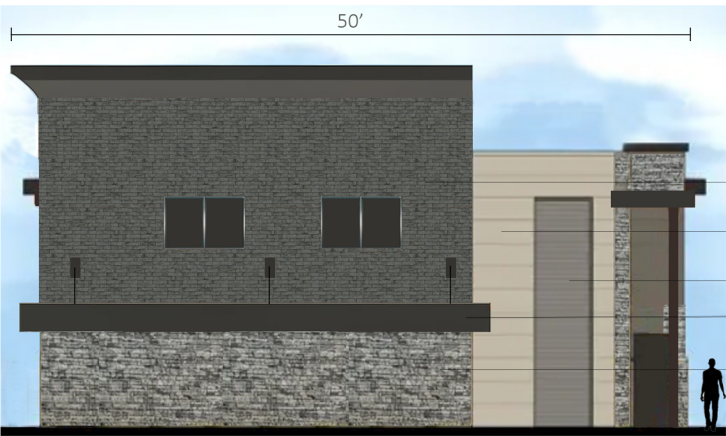
Side Door Access

Eastern Elevation

Material	%
B1	40
S1	40
E1	5
E2	5
E3	10



Northern Elevation



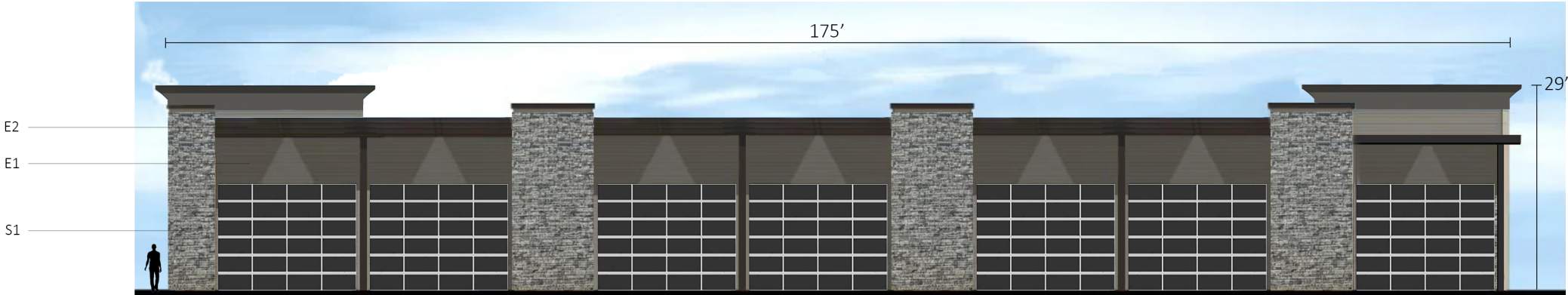
Material	%
B1	40
S1	40
E1	5
E2	5
E3	10

Southern Elevation

SIDE & REAR FEATURES: Side and rear building facades, which are visible from the public street shall meet the relative articulation standards above. Facades which are not visible from a public street or parking area, shall exceed minimum relative standards contained in the City’s Land Use Code.

Colleyville Luxury Garages- Building 1

Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0



Side Door Access

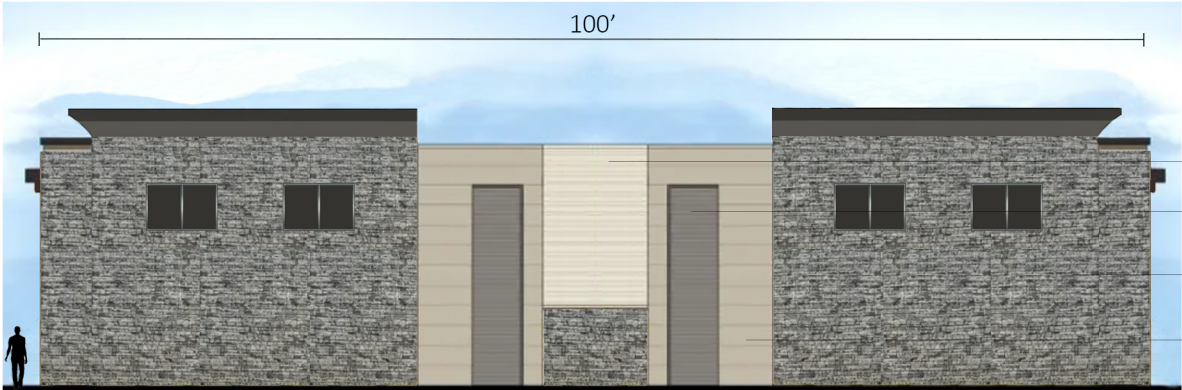
Western Elevation



Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0

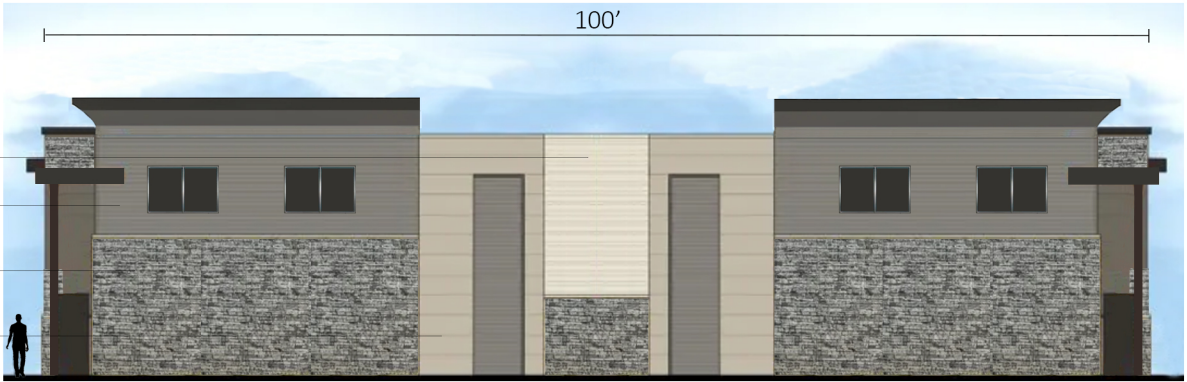
Side Door Access

Eastern Elevation



Material	%
B1	0
S1	80
E1	5
E2	0
E3	10
E4	5

Northern Elevation



Material	%
B1	0
S1	65
E1	20
E2	0
E3	10
E4	5

Southern Elevation

Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0



Side Door Access

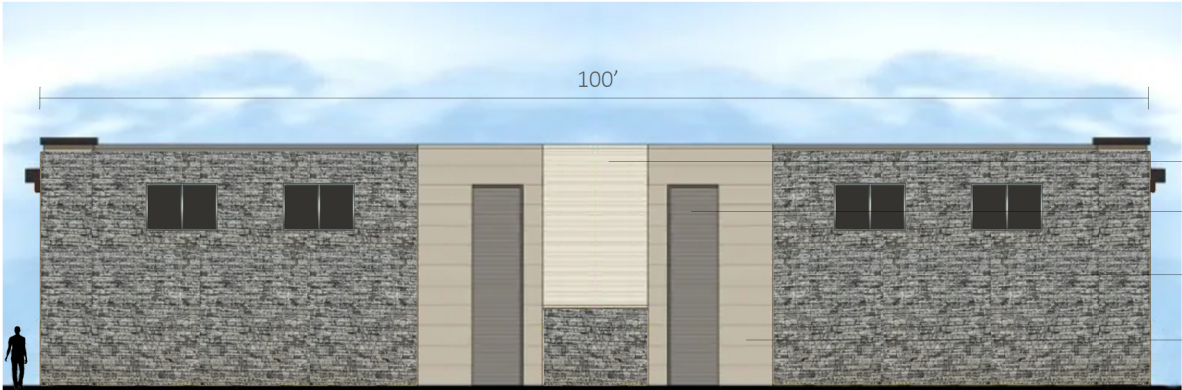
Western Elevation



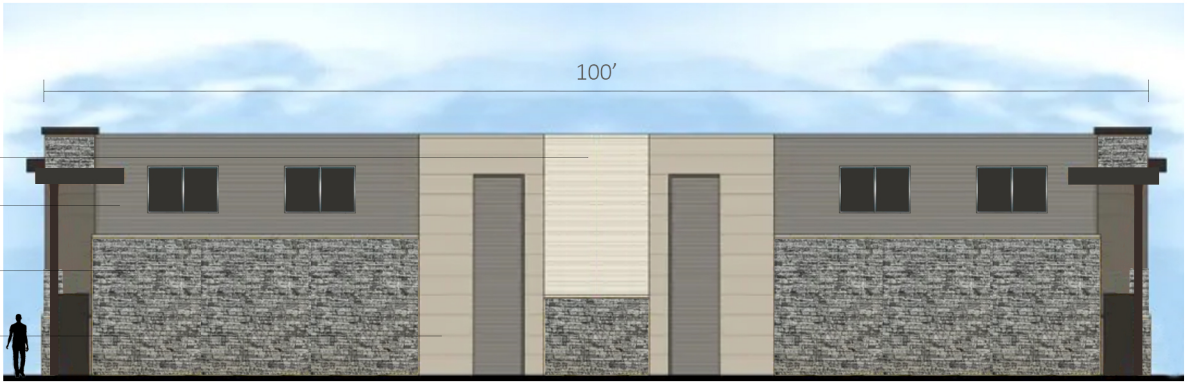
Side Door Access

Eastern Elevation

Material	%
B1	0
S1	65
E1	25
E2	10
E3	0
E4	0



Northern Elevation



Southern Elevation

Material	%
B1	0
S1	65
E1	20
E2	0
E3	10
E4	5



B1 - Dark Grey Brick



S1 - Grey Stone



E3 - Tan EIFS



E1 - Light Grey EIFS



E2 - Dark Grey EIFS



E4 - Light Tan EIFS

Colleyville Luxury Garages- Material Pallet

DETENTION COMPUTATIONS FOR LOT 2& 3 DETENTION

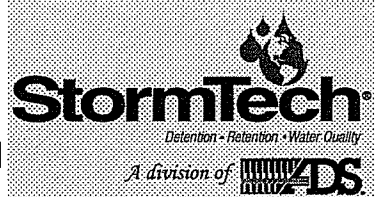
2x2 Grate Inlet			
Assumed 50% Clogging of full area: L=8' Effective Length and A = 3.2 SF for Unknown Grate Inlet			
d	Q	Q	Q
Depth (FT)	Weir Flow (CFS)	Orifice Flow (CFS)	Combined (CFS)
0.10	0.589	0.000	0.589
0.11	0.657	0.000	0.657
0.12	0.748	0.000	0.748
0.13	0.844	0.000	0.844
0.14	0.943	0.000	0.943
0.15	1.046	0.000	1.046
0.16	1.152	0.000	1.152
0.17	1.262	0.000	1.262
0.18	1.375	0.000	1.375
0.19	1.491	0.000	1.491
0.20	1.610	0.000	1.610
0.21	1.732	0.000	1.732
0.22	1.857	0.000	1.857
0.23	1.985	0.000	1.985
0.24	2.116	0.000	2.116
0.25	2.250	0.000	2.250
0.26	2.386	1.566	3.953
0.27	2.525	2.215	4.741
0.28	2.667	2.713	5.380
0.29	2.811	3.133	5.944
0.30	2.958	3.503	6.460
0.31	3.107	3.837	6.944
0.32	3.258	4.144	7.403
0.33	3.412	4.431	7.843
0.34	3.569	4.699	8.268
0.35	3.727	4.954	8.681
0.36	3.888	5.195	9.083
0.37	4.051	5.426	9.478
0.38	4.216	5.648	9.864
0.39	4.384	5.861	10.245
0.40	4.554	6.067	10.621
0.41	4.726	6.266	10.991
0.42	4.899	6.459	11.358
0.43	5.075	6.646	11.721
0.44	5.254	6.828	12.082
0.45	5.434	7.005	12.439
0.46	5.616	7.178	12.794
0.47	5.800	7.347	13.147
0.48	5.986	7.513	13.499
0.49	6.174	7.674	13.848
0.50	6.364	7.832	14.196
0.51	6.556	7.987	14.543
0.52	6.750	8.140	14.889
0.53	6.945	8.289	15.234
0.54	7.143	8.436	15.578
0.55	7.342	8.580	15.922
0.56	7.543	8.722	16.265
0.57	7.746	8.861	16.607
0.58	7.951	8.999	16.950
0.59	8.157	9.134	17.291
0.60	8.366	9.267	17.633
0.61	8.576	9.399	17.974
0.62	8.787	9.528	18.316
0.63	9.001	9.656	18.657
0.64	9.216	9.783	18.999
0.65	9.433	9.907	19.340
0.66	9.651	10.030	19.682
0.67	9.872	10.152	20.023
0.68	10.093	10.272	20.365
0.69	10.317	10.391	20.708
0.70	10.542	10.508	21.050

Project:

Chamber Model -
Units -
Number of Chambers -
Number of End Caps -
Voids in the stone (porosity) -
Base of STONE Elevation -
Amount of Stone Above Chambers -
Amount of Stone Below Chambers -
Area of system -

MC-3500
Imperial
4
2
40
616.50
12
9
377

Click Here For More Info



Include Perimeter Stone in Calculations

sf Min. Area - 239 sf min. area

StormTech MC-3500 Cumulative Storage Volumes

Height of System (inches)	Incremental Single Chamber (cubic feet)	Incremental Single End Cap (cubic feet)	Incremental Chambers (cubic feet)	Incremental End Cap (cubic feet)	Incremental Stone (cubic feet)	Incremental Stone, EC and Stone (cubic feet)	Cumulative System (cubic feet)	Elevation (feet)
66	0.00	0.00	0.00	0.00	12.57	12.57	1111.22	622.00
65	0.00	0.00	0.00	0.00	12.57	12.57	1098.65	621.92
64	0.00	0.00	0.00	0.00	12.57	12.57	1086.09	621.83
63	0.00	0.00	0.00	0.00	12.57	12.57	1073.52	621.75
62	0.00	0.00	0.00	0.00	12.57	12.57	1060.95	621.67
61	0.00	0.00	0.00	0.00	12.57	12.57	1048.39	621.58
60	0.00	0.00	0.00	0.00	12.57	12.57	1035.82	621.50
59	0.00	0.00	0.00	0.00	12.57	12.57	1023.25	621.42
58	0.00	0.00	0.00	0.00	12.57	12.57	1010.69	621.33
57	0.00	0.00	0.00	0.00	12.57	12.57	998.12	621.25
56	0.00	0.00	0.00	0.00	12.57	12.57	985.55	621.17
55	0.00	0.00	0.00	0.00	12.57	12.57	972.99	621.08
54	0.06	0.00	0.23	0.00	12.47	12.71	960.42	621.00
53	0.19	0.02	0.78	0.05	12.24	13.06	947.71	620.92
52	0.29	0.04	1.18	0.08	12.07	13.32	934.65	620.83
51	0.40	0.05	1.61	0.10	11.88	13.60	921.34	620.75
50	0.69	0.07	2.75	0.14	11.41	14.30	907.74	620.67
49	1.03	0.09	4.11	0.18	10.85	15.14	893.44	620.58
48	1.25	0.11	5.00	0.21	10.48	15.69	878.30	620.50
47	1.42	0.13	5.69	0.25	10.19	16.13	862.61	620.42
46	1.57	0.14	6.29	0.29	9.93	16.52	846.48	620.33
45	1.71	0.16	6.83	0.33	9.70	16.86	829.96	620.25
44	1.83	0.18	7.31	0.36	9.50	17.17	813.10	620.17
43	1.94	0.20	7.75	0.40	9.31	17.46	795.93	620.08
42	2.04	0.22	8.16	0.44	9.13	17.73	778.47	620.00
41	2.13	0.23	8.54	0.47	8.96	17.97	760.74	619.92
40	2.22	0.25	8.90	0.50	8.81	18.21	742.77	619.83
39	2.31	0.27	9.23	0.53	8.66	18.42	724.57	619.75
38	2.38	0.28	9.54	0.56	8.53	18.63	706.14	619.67
37	2.46	0.29	9.84	0.59	8.40	18.82	687.52	619.58
36	2.53	0.31	10.11	0.62	8.28	19.00	668.70	619.50
35	2.59	0.32	10.37	0.64	8.16	19.18	649.69	619.42
34	2.66	0.33	10.62	0.67	8.05	19.34	630.52	619.33
33	2.72	0.35	10.86	0.69	7.94	19.50	611.17	619.25
32	2.77	0.36	11.09	0.72	7.84	19.65	591.67	619.17
31	2.82	0.37	11.30	0.74	7.75	19.79	572.02	619.08
30	2.88	0.38	11.50	0.77	7.66	19.93	552.23	619.00
29	2.92	0.40	11.70	0.79	7.57	20.06	532.30	618.92
28	2.97	0.41	11.88	0.82	7.49	20.18	512.24	618.83
27	3.01	0.42	12.05	0.84	7.41	20.30	492.06	618.75
26	3.05	0.43	12.21	0.86	7.34	20.41	471.76	618.67
25	3.09	0.44	12.38	0.88	7.26	20.52	451.35	618.58
24	3.13	0.45	12.52	0.90	7.20	20.62	430.83	618.50
23	3.17	0.46	12.66	0.92	7.13	20.72	410.21	618.42
22	3.20	0.47	12.80	0.94	7.07	20.81	389.49	618.33
21	3.23	0.48	12.92	0.96	7.01	20.90	368.68	618.25
20	3.26	0.49	13.05	0.98	6.96	20.98	347.78	618.17
19	3.29	0.50	13.16	1.00	6.90	21.06	326.90	618.08
18	3.32	0.51	13.27	1.01	6.85	21.14	305.74	618.00
17	3.34	0.51	13.38	1.03	6.80	21.21	284.60	617.92
16	3.37	0.52	13.47	1.04	6.76	21.28	263.39	617.83
15	3.39	0.53	13.57	1.06	6.72	21.34	242.12	617.75
14	3.41	0.54	13.66	1.07	6.67	21.41	220.77	617.67
13	3.44	0.54	13.75	1.09	6.63	21.47	199.37	617.58
12	3.46	0.55	13.83	1.10	6.59	21.52	177.90	617.50
11	3.48	0.56	13.91	1.11	6.56	21.58	156.37	617.42
10	3.51	0.59	14.02	1.19	6.48	21.69	134.79	617.33
9	0.00	0.00	0.00	0.00	12.57	12.57	113.10	617.25
8	0.00	0.00	0.00	0.00	12.57	12.57	100.53	617.17
7	0.00	0.00	0.00	0.00	12.57	12.57	87.97	617.08
6	0.00	0.00	0.00	0.00	12.57	12.57	75.40	617.00
5	0.00	0.00	0.00	0.00	12.57	12.57	62.83	616.92
4	0.00	0.00	0.00	0.00	12.57	12.57	50.27	616.83
3	0.00	0.00	0.00	0.00	12.57	12.57	37.70	616.75
2	0.00	0.00	0.00	0.00	12.57	12.57	25.13	616.67
1	0.00	0.00	0.00	0.00	12.57	12.57	12.57	616.58

EXISTING VS POST-DEVELOPMENT DRAINAGE SUMMARY

Evaluation	Acreage	C	Time in minutes	i _{2yr}	Q ₂	i _{5yr}	Q ₅	i _{10yr}	Q ₁₀	i _{25yr}	Q ₂₅	i _{50yr}	Q ₅₀	i _{100yr}	Q ₁₀₀	Conveyance Notes
Existing Drainage To Industrial	6	0.79	10.00	4.71	22.18	5.74	27.04	6.51	30.66	7.55	35.56	8.40	39.56	9.24	43.52	Existing drainage conveyance to Industrial Blvd
Post-Construction Drainage To Industrial (By Area)	5.76	0.85	10.00	4.71	23.06	5.74	28.10	6.51	31.87	7.55	36.96	8.40	41.13	9.24	45.24	Post-Construction drainage conveyance to Industrial Blvd (By Area)
Minimum Detention Required (CFS)					0.88		1.07		1.21		1.40		1.56		1.72	Minimum CFS to be detained in proposed detention chambers
Post-Construction Drainage To Industrial (Post-Detention)	5.76	0.85	15.00	3.9	19.09	4.86	23.79	5.53	27.07	6.46	31.63	7.20	35.25	7.98	39.07	Post-Construction drainage conveyance to Industrial Blvd (By Area)
					-3.09		-3.24		-3.59		-3.93		-4.31		-4.45	Post Detention Deduction on Peak Discharge

ONSITE DRAINAGE AREAS 6 AND 7, OFFSITE DRAINAGE AREA 8, AND STREET ROW AREA 9, ARE INCLUDED IN THE STORM DRAIN INFRASTRUCTURE FOR SH 26 AS FULLY-DEVELOPED COMMERCIAL SITE DRAINAGE (REFERENCE TxDOT DAM, SHEET 10).

DRAINAGE CALCULATIONS

Area No.	Acreage	C	Time in minutes	i _{2yr}	Q ₂	i _{5yr}	Q ₅	i _{10yr}	Q ₁₀	i _{25yr}	Q ₂₅	i _{50yr}	Q ₅₀	i _{100yr}	Q ₁₀₀	Conveyance Notes
1	4.39	0.85	10.00	4.71	17.58	5.74	21.42	6.51	24.29	7.55	28.17	8.40	31.34	9.24	34.48	Offsite commercial to Industrial Blvd.
2	0.24	0.85	10.00	4.71	0.96	5.74	1.17	6.51	1.33	7.55	1.54	8.40	1.71	9.24	1.88	Offsite commercial to existing grate inlet
3	0.18	0.85	10.00	4.71	0.72	5.74	0.88	6.51	1.00	7.55	1.16	8.40	1.29	9.24	1.41	Project area conveyance to existing grate inlet
4	0.35	0.85	10.00	4.71	1.40	5.74	1.71	6.51	1.94	7.55	2.25	8.40	2.50	9.24	2.75	Project area conveyance to grate inlet to detention system
5	0.67	0.85	10.00	4.71	2.68	5.74	3.27	6.51	3.71	7.55	4.30	8.40	4.78	9.24	5.26	Project area conveyance to grate inlet to detention system
6	2.16	0.85	10.00	4.71	8.65	5.74	10.54	6.51	11.95	7.55	13.86	8.40	15.42	9.24	16.96	TxDOT DA H-48/H-47
7	0.61	0.85	10.00	4.71	2.44	5.74	2.98	6.51	3.38	7.55	3.91	8.40	4.36	9.24	4.79	TxDOT DA H-47
8	0.81	0.85	10.00	4.71	3.24	5.74	3.95	6.51	4.48	7.55	5.20	8.40	5.78	9.24	6.36	Offsite drainage--TxDOT DA H-47
9	0.37	0.85	10.00	4.71	1.48	5.74	1.81	6.51	2.05	7.55	2.37	8.40	2.64	9.24	2.91	SH 26 ROW--TxDOT DA H-29

Outlet Plate Computations

Q=CxAXSquare Root of (2gh) for Orifice Flows at Outlet</

PRELIMINARY DETENTION COMPUTATIONS FOR LOT 1 DETENTION

Hydrograph Report

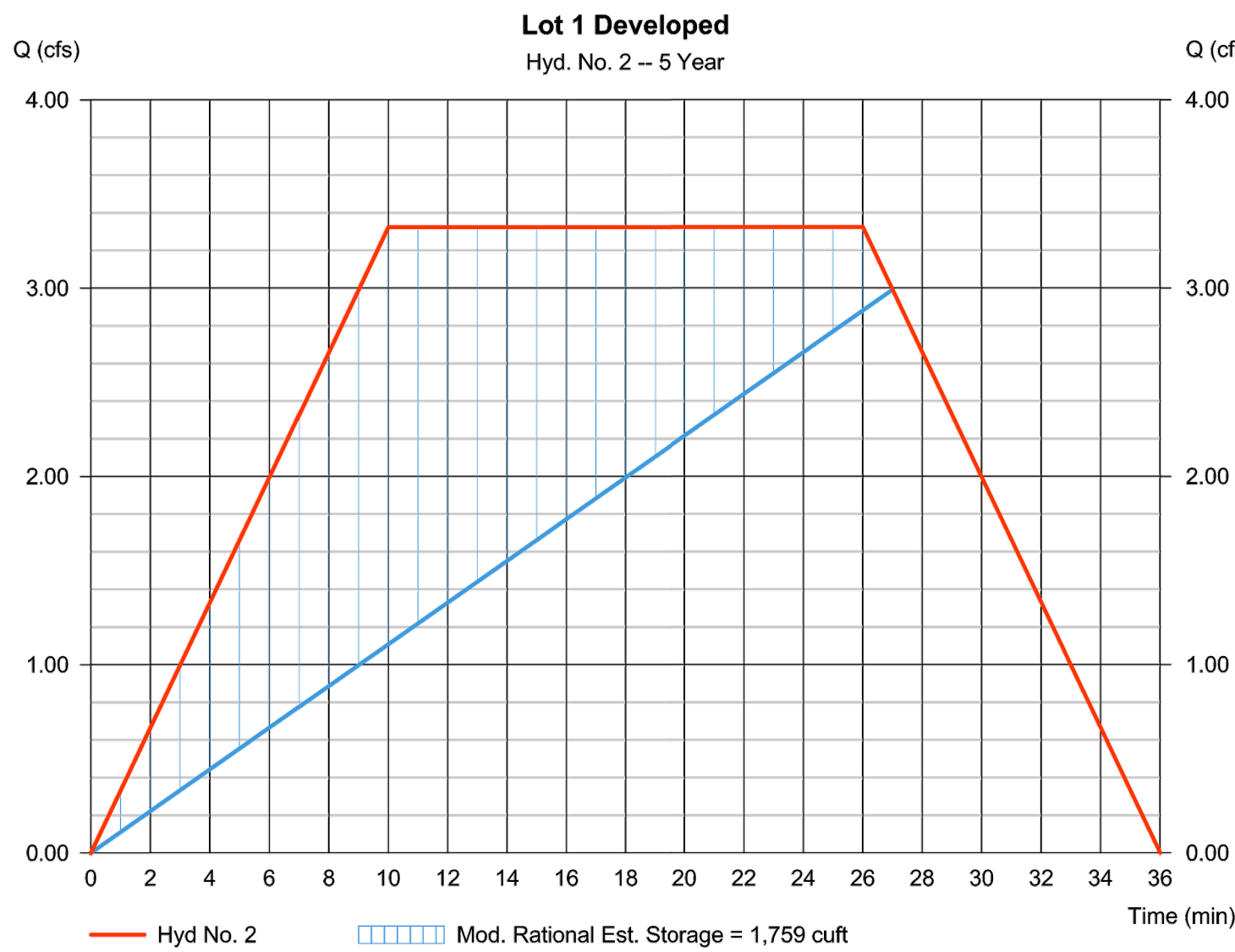
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 3.323 cfs
Storm frequency	= 5 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 5,204 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 3.399 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=3.120 cfs	Est. Req'd Storage	=1,759 cuft



Hydrograph Report

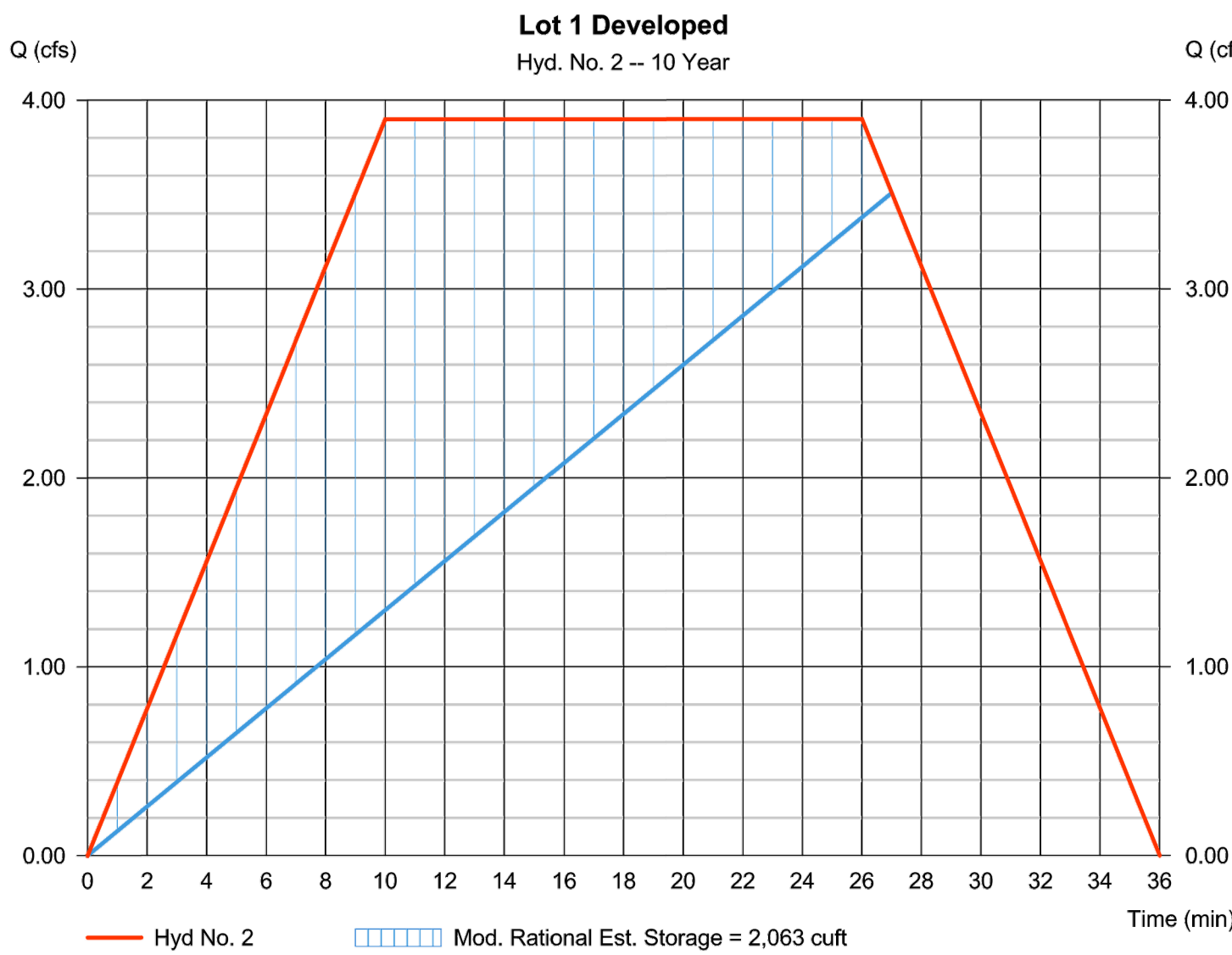
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 3.898 cfs
Storm frequency	= 10 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 6,104 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 3.987 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=3.660 cfs	Est. Req'd Storage	=2,063 cuft



Hydrograph Report

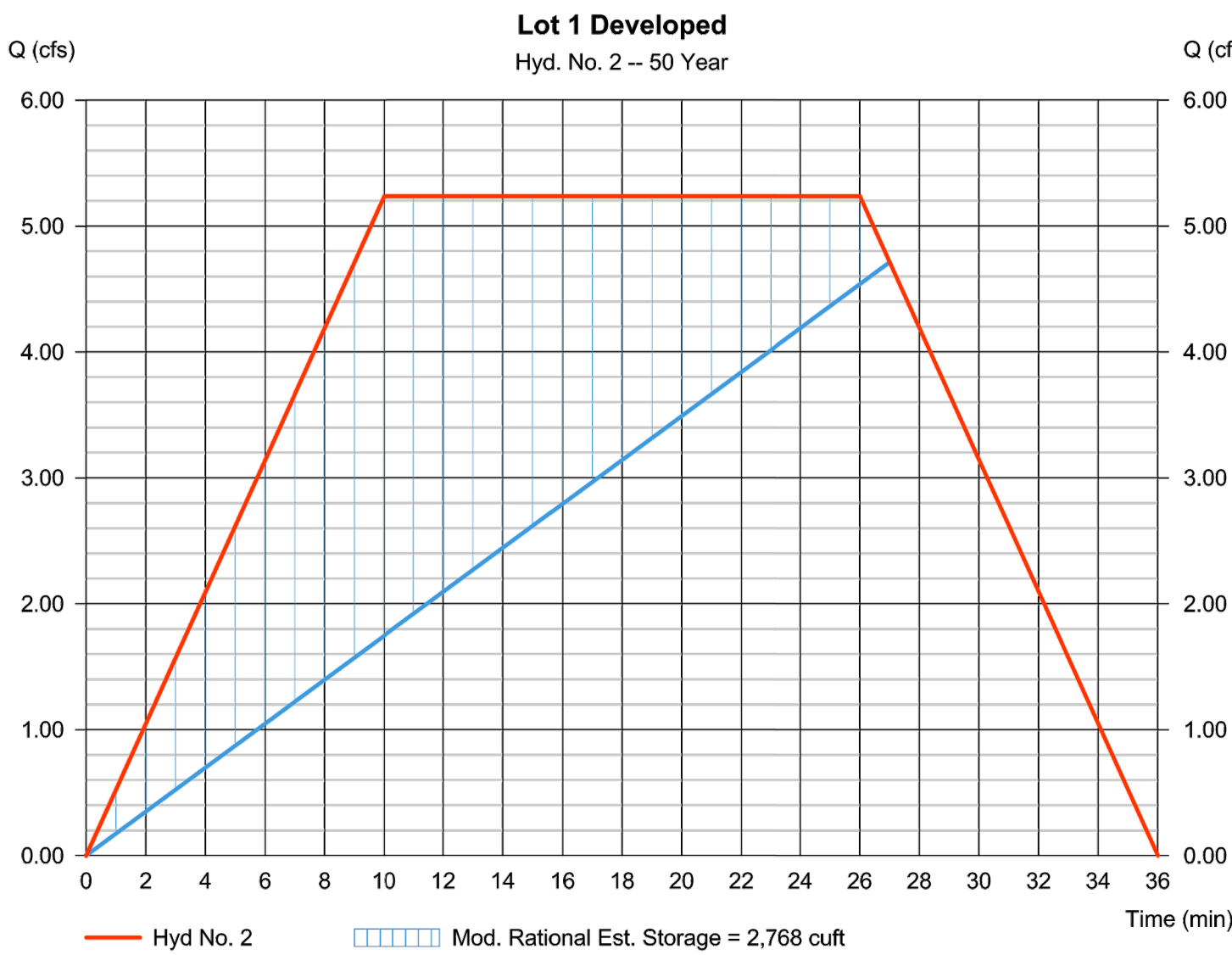
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 5.235 cfs
Storm frequency	= 50 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 8,198 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 5.356 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=4.920 cfs	Est. Req'd Storage	=2,768 cuft



Hydrograph Report

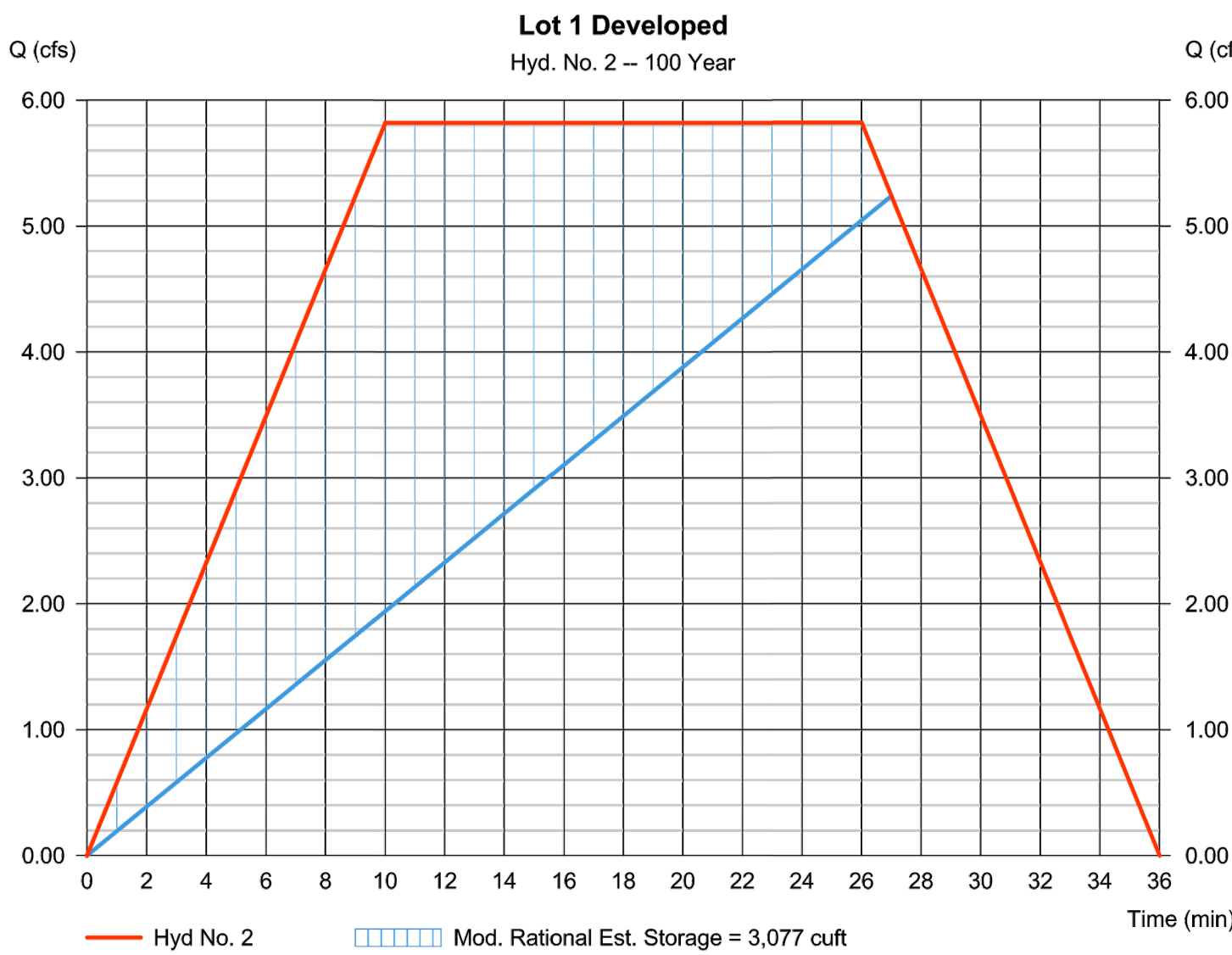
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

Wednesday, 11 / 20 / 2024

Hyd. No. 2

Lot 1 Developed

Hydrograph type	= Mod. Rational	Peak discharge	= 5.820 cfs
Storm frequency	= 100 yrs	Time to peak	= 10 min
Time interval	= 1 min	Hyd. volume	= 9,114 cuft
Drainage area	= 1.150 ac	Runoff coeff.	= 0.85
Intensity	= 5.954 in/hr	Tc by User	= 10.00 min
IDF Curve	= TARRANT COUNTY IDF VALUES	Duration	= 2.6 x Tc
Target Q	=5.470 cfs	Est. Req'd Storage	=3,077 cuft



This interim document is released
for the purpose of
REVIEW ONLY
under the authority of Jennifer
M. Cobbs, P.E. 98314 on
November 20, 2024. It is not to
be used for any other purpose.



DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET • ARLINGTON, TEXAS 76013
(817) 275-3361
ESTABLISHED 1953 • FIRM Nos. E-615 and S-100049-00

PRELIMINARY DRAINAGE PLAN

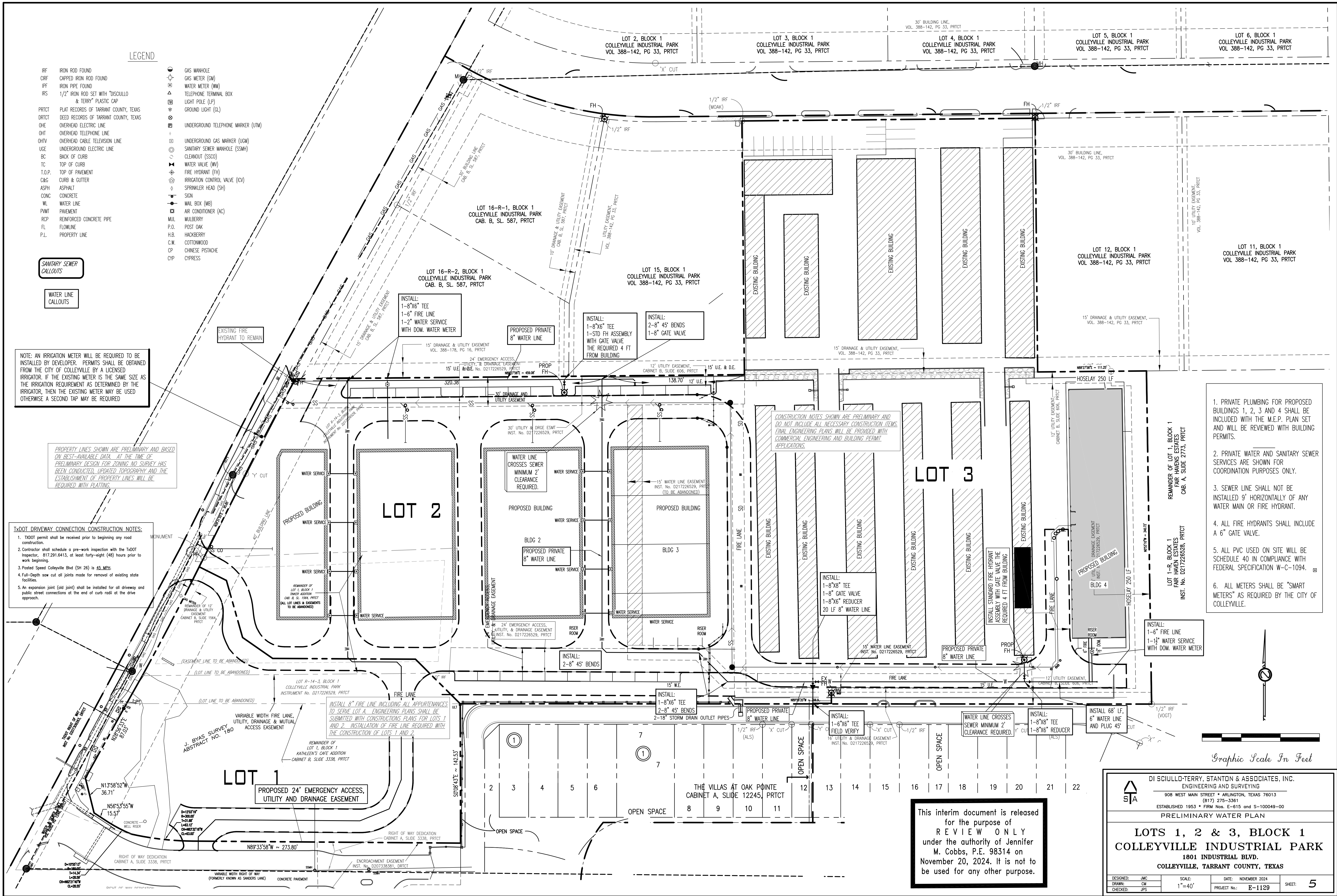
LOTS 1, 2 & 3, BLOCK 1
COLLEYVILLE INDUSTRIAL PARK
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TEXAS

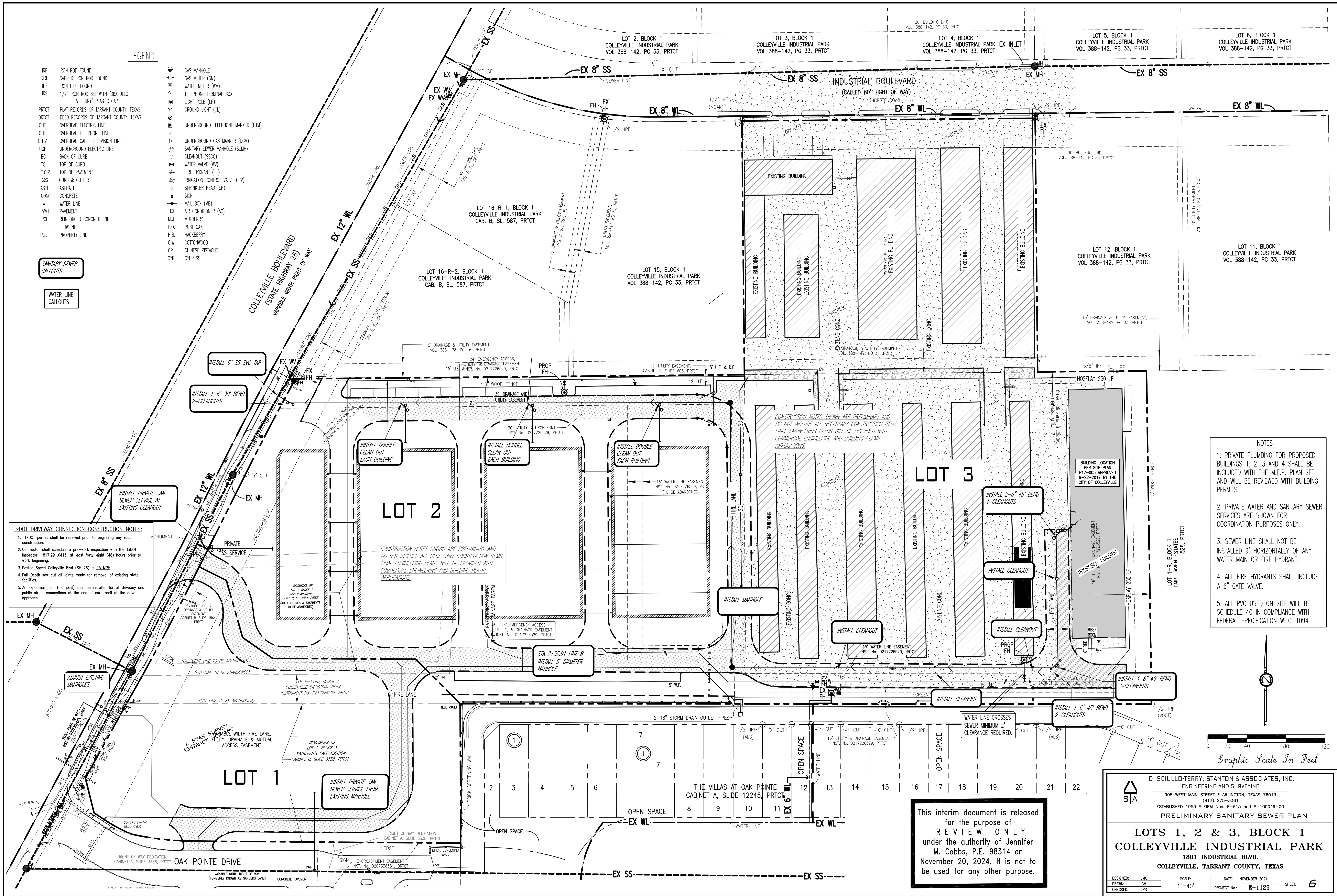
DESIGNED: JMC
DRAWN: CM
CHECKED: JFS

SCALE:
1"=40'

DATE: NOVEMBER 2024
PROJECT No.: E-1129

SHEET: 4





EXISTING TREES TO REMAIN SHALL BE FLAGGED BY CONTRACTOR PRIOR TO BEGINNING ANY WORK ON SITE.

CONTRACTOR SHALL PLACE A MINIMUM 4' HEIGHT PROTECTIVE CHAIN LINK FENCING 5' OUTSIDE THE EDGE OF CANOPY OF ALL TREES TO REMAIN.

CONTRACTOR SHALL MAINTAIN FLAGGING AND PROTECTIVE FENCING AROUND EXISTING TREES TO REMAIN AT LEAST UNTIL SUBSTANTIAL COMPLETION.

CONTRACTOR SHALL ENSURE THAT NO DUMPING OF BACKFILL, SOIL EXCAVATION, STAKING OR STORAGE OF MATERIALS OR DUMPING OF ANY KIND SHALL OCCUR WITHIN THE FENCED AREA OF THE TREES TO REMAIN.

CONTRACTOR SHALL ENSURE THAT NO PARKING OF ANY TYPE OF VEHICLE, EQUIPMENT OR CONSTRUCTION TRAILER SHALL OCCUR WITHIN THE FENCED AREA OF TREES TO REMAIN.

CONTRACTOR SHALL ENSURE THAT NO DRIVING OF VEHICLES SHALL OCCUR WITHIN THE FENCED AREA OF TREES TO REMAIN.

CONTRACTOR SHALL ENSURE THAT NO GRADE CHANGES SHALL OCCUR WITHIN THE CANOPY OF THE EXISTING TREES TO REMAIN.

CONTRACTOR SHALL KEEP FENCED AREAS OF TREES TO REMAIN FREE OF TRASH, DEBRIS OR EXCESSIVE RUNOFF.

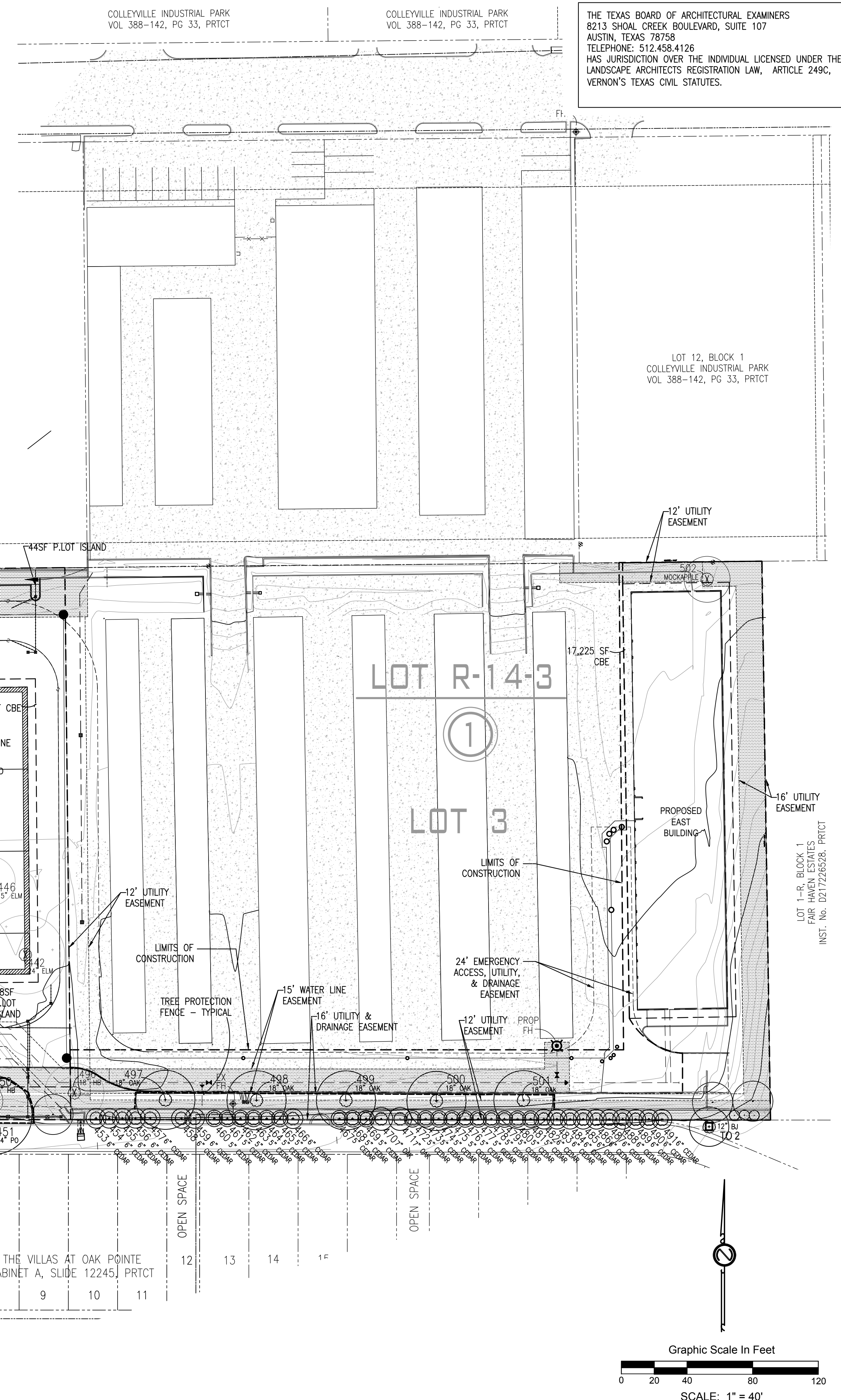
FOR IRRIGATION, ANY LATERAL LINE OR MAINLINE TRENCHES WHICH ENCR OACH IN THE DRIPLINE OF EXISTING TREES SHALL BE HAND DUG.

TREES WITHIN 25' OF THE SITE WHICH ARE TO REMAIN SHALL ALSO BE PROTECTED WITH A 4' HEIGHT CHAIN LINK FENCE OR BRIGHT COLORED SNOW FENCE 5' OUTSIDE THE EDGE OF THE CANOPY.

SEE SHEET L0.1 FOR EXISTING TREE PRESERVATION AND REMOVAL PLAN.
SEE SHEET L1.1 FOR LOT 2 MITIGATION AND PLANTING PLAN AND
LANDSCAPE DATA TABLE.
SEE SHEET L1.2 FOR LOT 2 SHRUB AND GROUNDCOVER PLANTING.
SEE SHEET L1.3 FOR LOT 1 MITIGATION AND PLANTING PLAN AND
LANDSCAPE DATA TABLE.
SEE SHEETS L0.1 AND L1.2 FOR PLANT LIST.

SEE CIVIL PLANS FOR SITE LAYOUT, GRADING AND UTILITIES.

 EXISTING TREE CALCULATED CANOPY
 EXISTING TREE
 TREE NUMBER
 TREE PROTECTION FENCE
 EXISTING TREE TO BE REMOVED
 CBE
 P
 TREE TRUNK PROTECTION REQUIRED
 (MINIMUM LOCATIONS SHOWN)



REVISIONS	
No.	Description Date
1	
2	
3	
4	
5	
6	

COLLEYVILLE INDUSTRIAL PARK
LOTS 1, 2, AND 3, BLOCK 1
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TX

akm la
LANDSCAPE ARCHITECT
P.O. BOX 17850 / FORT WORTH, TEXAS 76102
2328 PRIMROSE AVENUE / FORT WORTH, TEXAS 76111
ALIS@AKMLA.COM / 817.875.1839



DATE: November 2024

SHEET NUMBER:

0.1

pyright akm la 2024

PD TREE PRESERVATION AND REMOVAL PLAN

TREE #	SIZE/SPECIES	cal. in.	sf area	Outside CBE LOT 1	Outside CBE LOT 2	Outside CBE LOT 3	status	TYPE	COMMENT	P MITI SF LOT 1	P MITI SF LOT 2	P MITI SF LOT 3	HT (TN) L2	HT MITI LOT 1	HT MITI SF LOT 2	HT MITI SF LOT 3	REMAIN P SF LOT 1	REMAIN HT SF LOT 1	REMAIN P SF LOT 2	REMAIN HT SF LOT 2	REMAIN P SF LOT 3	REMAIN HT SF LOT 3	LOT	LOCATION	TREE #	NOTES
377	SLASH PINE	27			0		REMOVE	excluded	dead			0											LOT 2	W. SIDE LANDSCAPE BUFFER	377	Trunk severed below OHE; not considered HT, DEAD
378	PECAN	20	1257		1257		REMAIN	P											1257				LOT 2	W. SIDE LANDSCAPE BUFFER	378	
379	PECAN	16	804		804		REMAIN	P											804				LOT 2	W. SIDE FIRELANE	379	
380	PECAN	30	2827		0		REMOVE	HT	CBE				-30		14135								LOT 2	W. SIDE FIRELANE	380	
382	ASH	23	1385		0		REMOVE	exempt	building			0											LOT 2	BLDG(16"-14")	382	Very Poor Condition, should not have to mitigate, 23"
383	PECAN	23	1385		0		REMOVE	exempt	building			0											LOT 2	BLDG 2 (16"-14")	383	
385	PECAN	30	2827		0		REMOVE	HT	building				-30		14135								LOT 2	BLDG 2	385	
386	PECAN	26	2124		0		REMOVE	HT	building				-26		10620								LOT 2	BLDG 2	386	
388	OAK (POST)	24	1810		0		REMOVE	HT	building				-24		9050								LOT 2	BLDG 3	388	
389	OAK (POST)	17	908		804		REMOVE	P	mitigate			908											LOT 2	P.LOT BTWN B3 AND B4	389	
391	OAK (POST)	24	1810		0		REMOVE	HT	building				-24		9050								LOT 2	BLDG 3	391	
392	OAK (POST)	22	1520		0		REMOVE	HT	building				-22		7600								LOT 2	BLDG 3	392	
393	BJ	18	1018		1018		REMOVE	P	mitigate			1018											LOT 2	P.LOT BTWN B3 AND B4	393	
394	OAK (POST)	15	706		0		REMOVE	exempt	building			0											LOT 2	BLDG 3	394	
395	OAK (POST)	10	314		314		REMOVE	P	mitigate			314											LOT 2	s. of Bldg 3	395	
396	OAK (POST)	12	452		452		REMOVE	P	mitigate			452											LOT 2	s. of Bldg 3	396	
398	OAK (POST)	24	1810		1810		REMOVE	HT	mitigate				-24		9050								LOT 2	s. of Bldg 3	398	
400	OAK (POST)	13	531		531		REMAIN	P											531				LOT 2	S PROP LINE	400	buffer area - s. property line
402	BJ	12	452		452		REMOVE	P	mitigate			452											LOT 2	curb, P LINE	402	
403	ELM																						LOT 2	SEE TREE 511, FIRELANE	403	7"
404	ELM	6	113	113			REMAIN	P											113				LOT 1	s. of firelane LOT 1	404	
405	ELM	16	804	804			REMOVE	P	mitigate			804											LOT 1	s. of firelane LOT 1	405	
406	OAK (POST)	34	3632	3632			REMAIN	HT											3632				LOT 1	LOT 1	406	
407	PO	11	380		380		REMAIN	P															LOT 2	ESMT S PROP LINE	407	buffer area - s. property line
408	OAK (POST)	12	452		452		REMAIN	P															LOT 2	ESMT S PROP LINE	408	buffer area - s. property line
410	PO	18	1018		1018		REMAIN	P															LOT 2	ESMT S PROP LINE	410	buffer area - s. property line
411	PO	18	1018		1018		REMAIN	P															LOT 2	ESMT S PROP LINE	411	buffer area - s. property line
412	PO	18	1018		1018		REMAIN	P															LOT 2	S PROP LINE	412	buffer area - s. property line
413	HB	8	0		0		REMAIN	excluded	species														LOT 2	ESMT S PROP LINE	413	buffer area - s. property line, 8"
414	PO	11	380		380		REMAIN	P															LOT 2	S PROP LINE	414	buffer area - s. property line
417	OAK (POST)	18	1018		1018		REMOVE	P	mitigate			1018											LOT 2	E-W FIRELANE	417	
421	OAK (POST)	36	4072		4072		REMOVE	HT	mitigate				-36		20380								LOT 2	P.LOT BTWN B3 AND B4	421	drive aisle s of bldg
430	AMERICAN ELM	9	154		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	430	
433	PO	18	1018		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	433	
434	OAK (POST)	16	804		0		REMOVE	excluded	dead			0											LOT 2	BLDG 4	434	DEAD
441	PECAN	7	154		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	441	
442	ELM	24	1809		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	442	
446	ELM	15	707		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	446	
447	ELM	10	314		0		REMOVE	exempt	building			0											LOT 2	BLDG 4	447	
450	HB	10	0		0		REMAIN	excluded	species														LOT 2	ESMT S PROP LINE	450	buffer area - s. property line, 10"
451	PO	24	1810		1810		REMAIN	HT															LOT 2	ESMT S PROP LINE	451	
452	HB	10	0		0		REMAIN	excluded	species														LOT 2	ESMT S PROP LINE	452	
453	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	453	
454	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	454	
455	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	455	
456	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	456	
457	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	457	
458	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	458	
459	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	459	
460	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	460	
461	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	461	
462	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	462	
463	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	463	
464	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	464	
465	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	465	
466	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	466	
467	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	467	
468	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	468	
469	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	469	
470	OAK (LIVE)	7	154			154	REMAIN	P															LOT 3	S OF SCRIN FENCE @ EX BLDGS	470	
471	OAK (LIVE)	7	154			154	REMAIN	P															LOT 3	S OF SCRIN FENCE @ EX BLDGS	471	
472	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	472	
473	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	473	
474	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	474	
475	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	475	
476	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	476	
477	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	477	
478	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	478	
479	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	479	
480	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	480	
481	CEDAR	5	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	481	
482	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	482	
483	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	483	
484	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	484	
485	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	485	
486	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	486	
487	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	487	
488	CEDAR	6	0		0		REMAIN	excluded	size														LOT 3	S OF SCRIN FENCE @ EX BLDGS	488	
489	CEDAR	6	0		0		REMAIN	excluded	size																	

LANDSCAPE DATA TABLE (LOT 1)

SITE AREA LOT 1	71,239 SF	
TOTAL LF FRONTAGE	663.16 LF	
ITEM	REQUIRED	PROVIDED
FRONTAGE LANDSCAPE TREE (1 TREE/40 LF) (C4, SECT.4.6.3.b.)	16	MIN. 16
FRONTAGE LANDSCAPE SHRUB (5 GAL.) (CHAP.4, SECT.4.6.3.b.)	133	MIN. 133
LANDSCAPE SETBACK AT COLLEYVILLE BLVD. (C4, SECT.4.6.3.k.)	20' WIDTH	20' WIDTH
LANDSCAPE SETBACK AT OAKPOINTE (C4, SECT.4.6.3.k.)	20' WIDTH	10' WIDTH SEE BELOW
MINIMUM REQUIRED LANDSCAPE (4.6.3.), SEE BELOW*	11% 7,836 SF	MIN.11% MIN. 7,863 SF
MIN. REQUIRED FRONT YARD LANDSCAPE AREA - 50% OF REQ'D LAND AREA (C4, SECT.4.6.3.)	3,918 SF 50%	3,918 SF 50%
E. PROPERTY LINE GREENBELT (4.6.3.i.): 3" CALIPER TREES AT 20'-23' ON CENTER (SEE BELOW)	YES 20' WIDTH EVERGREEN SHRUB	YES* 20' WIDTH DECIDUOUS TREE

"C4" REFERS TO THE LAND DEVELOPMENT CODE, CHAPTER 4, LANDSCAPE AND BUFFERING. "PD" REFERS TO THE PD ORDINANCE BEING AMENDED (01-10-1741).

LANDSCAPE DATA TABLE NOTES

LOT 1: MATCH LOT 2 FOR REQUIRED LANDSCAPE AREA (11%) (EXCEPTION TO CITY ORDINANCE).

LOT 1: TO REDUCE FRONTAGE LANDSCAPE BUFFER AT OAKPOINTE DRIVE TO 10' WIDTH (EXCEPTION TO CITY ORDINANCE).

LOT 1: PROVIDE DECIDUOUS TREES IN EAST SIDE BUFFER AT 20'-23' O.C. (EXCEPTION TO CITY ORDINANCE).

LOT 2: LANDSCAPE FRONTAGE TREES INCLUDE 1 EXISTING AND 6 PROPOSED TREES.

LOT 2: PROPOSED 3" CALIPER TREES AT SOUTH PROPERTY LINE GREENBELT (EXCEPTION TO PD).

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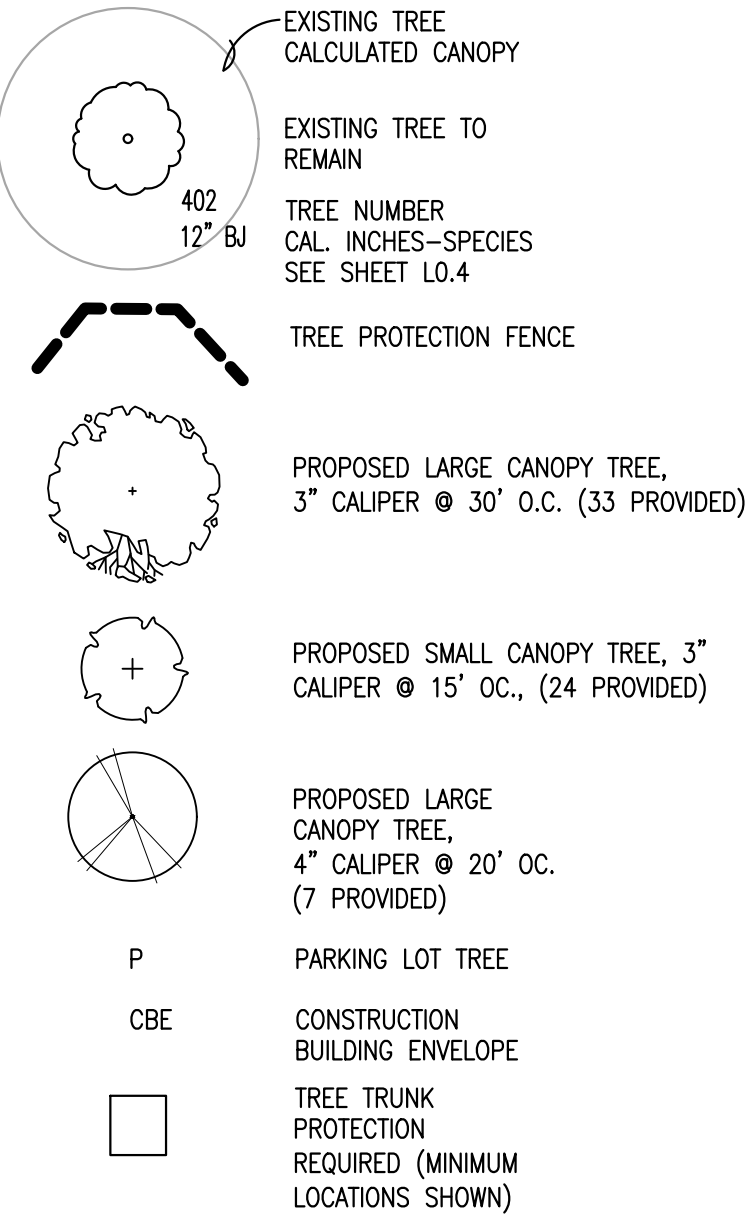
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EXISTING TREES TO REMAIN SHALL HAVE A COMBINATION OF BARK MULCH, ORNAMENTAL STONE AND/OR NEWLY ESTABLISHED GRASS WITHIN THE CRITICAL ROOT ZONE AS GROUNDCOVER.

EXISTING TREES WHICH ARE REMOVED SHALL BE MITIGATED FOR PER THE COLLEYVILLE URBAN FORESTRY ORDINANCE, LAND DEVELOPMENT CODE, CHAPTER 5

PLANT KEY



LANDSCAPE NOTES

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR SUBCONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.

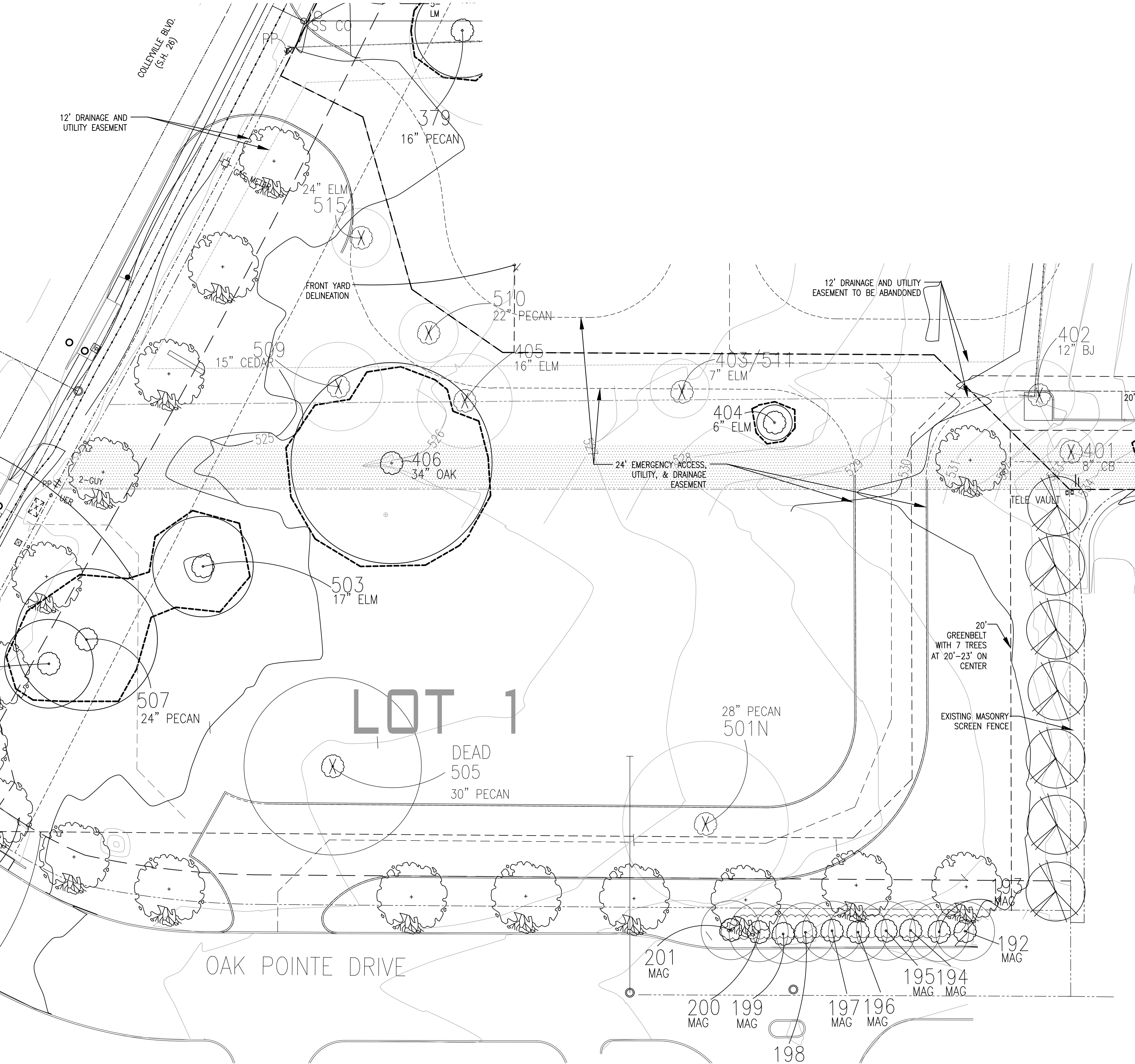
CONTRACTOR SHALL ADVISE THE OWNER OF ANY CONDITION FOUND ON-SITE OR OFF-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.

ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF FOUR INCHES (4") HARDWOOD BARK MULCH. SEE LANDSCAPE DETAILS.

TREES SHALL BE LOCATED A MINIMUM OF EIGHT FEET (8') FROM ALL UTILITY LINES. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET (5') FROM ALL PAVED AREAS. TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET (5') FROM ALL FIRE HYDRANTS.

LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER. MAINTENANCE SHALL CONSIST OF WEEDING, WATERING, MOWING AND EDGING, SPRAYING, FERTILIZING, GARBAGE AND DEBRIS REMOVAL, TEMPORARY EROSION CONTROL AND EROSION REPAIR AT A MINIMUM. NO TOPPING OF ORNAMENTAL TREES SHALL BE PERFORMED PRIOR TO INSTALLATION NOR WHILE ON-SITE.

TREES, SHRUBS AND GROUNDCOVER SHALL BE FROM THE RECOMMENDED TREE AND PLANT LIST FOR THE CITY. GROUNDCOVER MAY INCLUDE ORNAMENTAL STONE AND DECOMPOSED GRANITE. PENDING CITY APPROVAL.



THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
8213 SHOAL CREEK BOULEVARD, SUITE 107
AUSTIN, TEXAS 78758
TELEPHONE: 512.458.4126
HAS JURISDICTION OVER THE INDIVIDUAL LICENSED UNDER THE
LANDSCAPE ARCHITECTS REGISTRATION LAW, ARTICLE 249C,
VERNON'S TEXAS CIVIL STATUTES.

GENERAL NOTES

SEE SHEET L0.1 FOR EXISTING TREE PRESERVATION AND REMOVAL PLAN AND TREE PROTECTION NOTES.
SEE SHEET L1.1 FOR LOT 2 MITIGATION AND PLANTING PLAN AND LANDSCAPE DATA TABLE.
SEE SHEETS L1.1 AND L1.3 FOR PLANT LIST (TREES).
SEE SHEET L1.2 FOR LOT 1 MITIGATION AND PLANTING PLAN AND LANDSCAPE DATA TABLE.
SEE SHEET L1.3 FOR LOT 3 (LIMITS OF CONSTRUCTION) MITIGATION AND PLANTING PLAN AND LANDSCAPE DATA TABLE.
SEE CIVIL PLANS FOR SITE LAYOUT, GRADING AND UTILITIES.

COLLEYVILLE INDUSTRIAL PARK
LOTS 1, 2, AND 3, BLOCK 1
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TX

akm la
LANDSCAPE ARCHITECT
P.O. BOX 17850 / FORT WORTH, TEXAS 76102
2328 PRIMROSE AVENUE / FORT WORTH, TEXAS 76111
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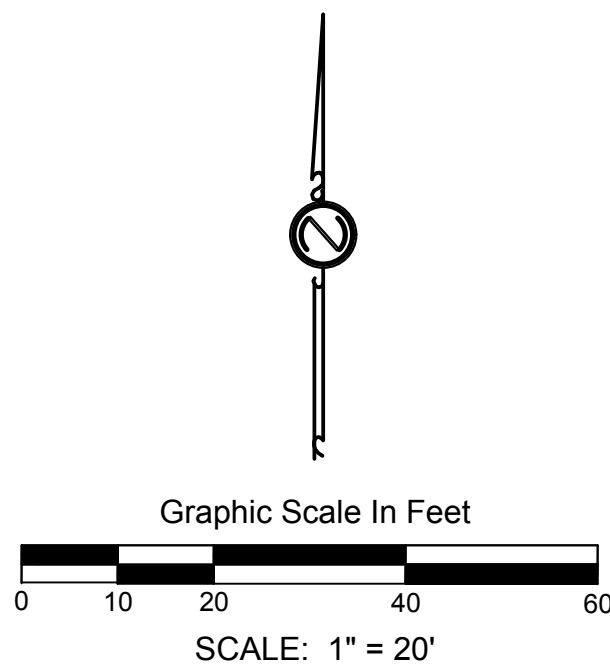


DATE: November 2024

SHEET NUMBER:

L1.2

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PD LOT 1 TREE MITIGATION AND PLANTING PLAN

PLANT LEGEND LOT 3 (TREES)

SYM	QTY	COMMON NAME	LATIN NAME	MINIMUM SIZE	COMMENTS
TREES SHADE (MEDIUM/LARGE)					
BO	3	BURR OAK	QUERCUS MACROCARPA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
CE	5	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
LE	1	LACEBARK ELM	ULMUS PARVIFOLIA "FEDERAL"	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
LO	4	LIVE OAK	QUERCUS VIRGINIANA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
P	3	PECAN	CARYA ILLINOENSIS	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	SINGLE STRAIGHT TRUNK
TREES SHADE (SMALL)					
YH	1	YAUPON HOLLY	ILEX VOMITORIA	3" CALIPER, 10' HT., 6' SPRD. AT INSTALLATION	MULTI-TRUNK

LANDSCAPE DATA TABLE (LOT 3)

SITE AREA LOT 3	221,901.9 SF	LF OF FRONTAGE	0 LF
LIMITS OF CONSTRUCTION (LOC)	44,369 SF		
ITEM	REQUIRED	PROVIDED	
MINIMUM REQUIRED LANDSCAPE (PD: SEC. 5, 8.c.) (USING L.O.C. FOR CALCULATION)	11%	MIN.20%	
	4,881 SF	40,500 SF	
E. PROPERTY LINE GREENBELT: SHRUBS 36" HT @ 36" OC TO REACH 6' IN 2 YEARS (PD: 5, 8.a.)	YES	YES	
S. PROPERTY LINE GREENBELT: 5"-6" CAL TREES AT 20' ON CENTER (PD: 5, 8.a.)	YES	EXISTING YES	

"C4" REFERS TO THE LAND DEVELOPMENT CODE, CHAPTER 4, LANDSCAPE AND BUFFERING.

"PD" REFERS TO THE PD ORDINANCE BEING AMENDED (01-10-1741).

LANDSCAPE DATA TABLE NOTES

LOT 1: MATCH LOT 2 FOR REQUIRED LANDSCAPE AREA (11%) (EXCEPTION TO CITY ORDINANCE).

LOT 1: TO REDUCE FRONTAGE LANDSCAPE BUFFER AT OAKPOINTE DRIVE TO 10' WIDTH (EXCEPTION TO CITY ORDINANCE).

LOT 1: PROVIDE DECIDUOUS TREES IN EAST SIDE BUFFER AT 20'-23' O.C. (EXCEPTION TO CITY ORDINANCE).

LOT 2: LANDSCAPE FRONTAGE TREES INCLUDE 1 EXISTING AND 6 PROPOSED TREES.

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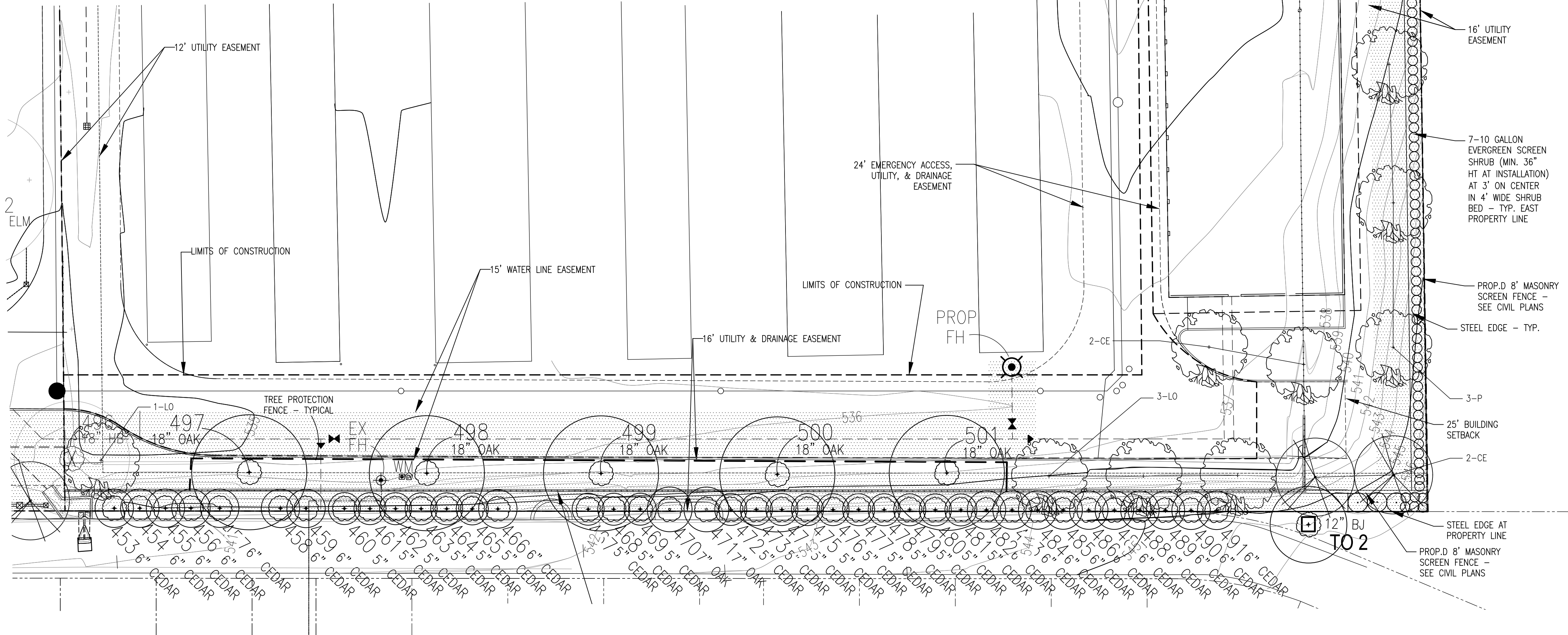
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PLANT LEGEND NOTES:

ALL TREES SHALL BE B & B OR CONTAINER GROWN.

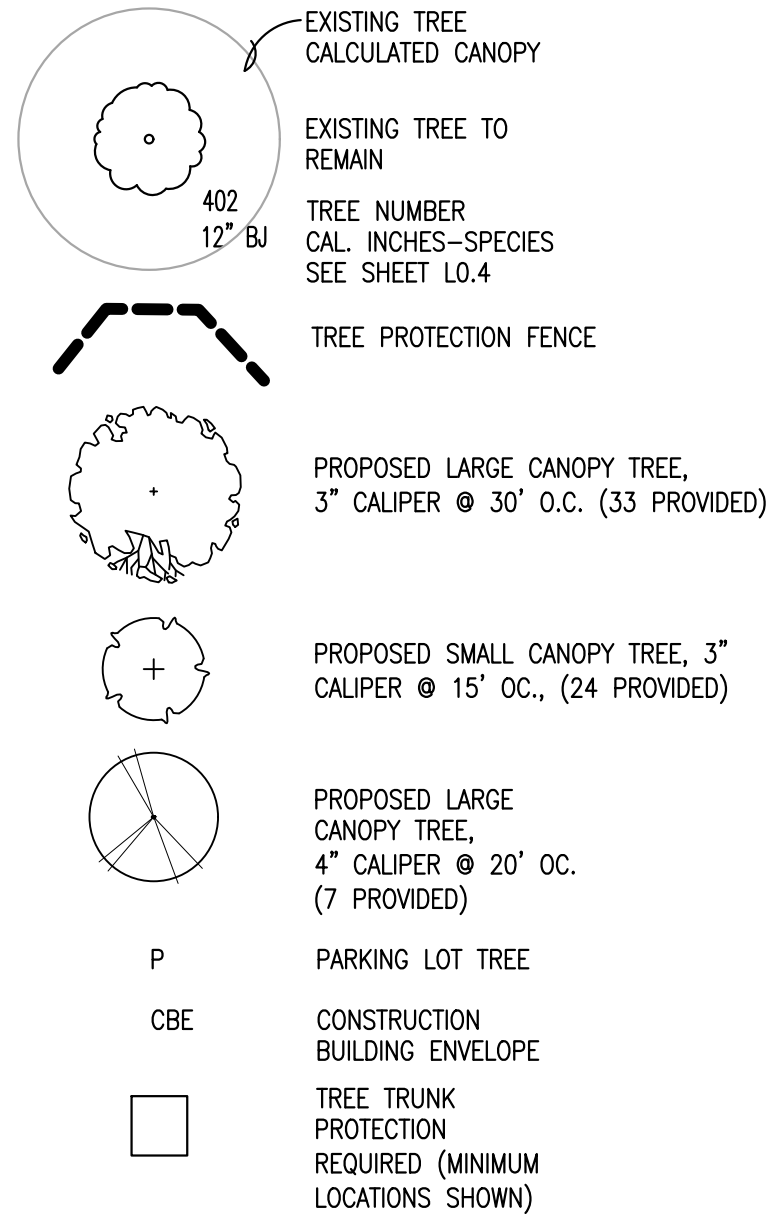
MULTI-TRUNK TREES SHALL BE 3-5 CANES, MIN. 1" EA. CANE AND TOTAL OF 3" CALIPER. SEE COMMENTS.

ALL SHRUBS SHALL HAVE A FULL AND UNIFORM HEAD AND BE SIMILAR SHAPE AND SIZE WITHIN SPECIES.



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PLANT KEY



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No.	Description	REVISIONS
7		
6		
5		
4		
3		
2		
1		

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DATE: November 2024
SHEET NUMBER:

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PD LOT 3 TREE MITIGATION AND PLANTING PLAN

From: [Skye Thibodeaux](#)
To: [Christopher Pham](#)
Cc: [Jackie Reyff](#); [Kristopher Potts](#); [Ben Bryner](#)
Subject: Re: DRC Comments Case ZC24-006 Industrial Drive Urban Garages
Date: Monday, December 30, 2024 1:28:35 PM
Attachments: [image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

Chris, I was able to speak with Mr. Lawson this morning to confirm the items asked by P&Z at last week's workshop. Here are response to the following items asked by the Commissioners:

- Will the units be for sale or for lease? - We would be happy to commit to an ownership product but would prefer to be flexible to the market. We anticipate development taking 18 months and, not knowing what market conditions will be at that time, we would like to be able to respond to the type of demand that will exist at that time.
- What is the anticipated price of each unit? - We anticipate a unit price to be in the range of \$300-400K, assuming an ownership product.
- Will detention be provided? - Absolutely as we must meet City standards. Currently, we are planning for underground detention with Lot 2. Lot 1 must meet relative standards at the time it is developed.

Let me know if there were any additional items from the Commission I may have missed.

Regards,

On Fri, Dec 27, 2024 at 9:11 AM Skye Thibodeaux <[REDACTED]> wrote:

Good morning, Chris. It may be early next week before I get the information to you for the Commission as I believe a few members of our team are out of town for the holidays.

Will get back to you as soon as I can.

Regards,

On Mon, Dec 23, 2024 at 6:31 PM Skye Thibodeaux <[REDACTED]> wrote:

Thank you, Chris. I just watched the P&Z workshop item. We will get the information discussed by the Commission to you by the end of the week.

Regards,

On Mon, Dec 23, 2024 at 4:36 PM Christopher Pham <CPham@colleyville.com> wrote:

Good afternoon Skye,

The Development Review Committee (DRC) has met regarding Case ZC24-006 and offers the following comments.

1. Lot 2, Building 1 is encroaching into the required 40' front yard setback.
2. Fire lanes are not labeled and their size and internal radii cannot be determined.
3. Dimension setback of buildings from property lines on all sides.
4. Informational comment – Parking can be determined by the PUD-C.
5. Dimension the elevations to determine they meet the vertical and horizontal articulation required by Chapter 6 of the Land Development Code.
6. **Fire Comment:** The ungated mutual access easement is not shown across the front of the property. Each drive and between the buildings is required to meet and be marked as a 24 foot fire lane. Each building will require fire sprinklers and fire alarms with monitored CO detectors.
7. **Engineering Comments:** Refer to marked up PDF attached for Engineering Comments. Detention will be required on site for this property.

Let me know if you have any questions.

Thank you,

Christopher Pham



**Planner
City of Colleyville**



colleyville.com

P: 817-503-1051 | **E:** cpham@colleyville.com

100 Main Street, Colleyville, TX 76034

--

Skye Thibodeaux, AICP



www.enkiplan.com



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Skye Thibodeaux, AICP



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Skye Thibodeaux, AICP



ORDINANCE O-10-1741

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCE O-04-1484; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF TRACTS 2B AND 2B02, ABSTRACT 963 OF THE ABSALOM J. LOTT SURVEY AND LOT R-14-2, COLLEYVILLE INDUSTRIAL PARK ADDITION FROM THE ML-LIGHT MANUFACTURING DISTRICT, CC1-VILLAGE RETAIL DISTRICT AND THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC09-010; and

WHEREAS, Ordinance O-04-1484 is hereby repealed in its entirety; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Tracts 2b and 2b02, Abstract 963 of the Absalom J. Lott survey and Lot R-14-2, Colleyville Industrial Park Addition from the ML-Light Manufacturing zoning district, CC1-Village Retail zoning district and the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A" and described in Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT Ordinance O-04-1484 is hereby repealed in its entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDC is for retail, office and self-storage uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with the conceptual site plan attached as Exhibit "C".

- b. All subject properties that are not platted as of the passage of this ordinance shall be platted in accordance with provisions of this ordinance and the Land Development Code prior to the issuance of any building permit.

3. PERMITTED AND PROHIBITED USES

The following land uses shall be permitted within this PUDC:

1. All uses permitted in the CC2-Shopping Center zoning district
2. Auto, truck or trailer rental
3. Office showroom
4. Warehouse
5. Self-storage facilities
6. Propane refilling station
7. Outside storage of recreational vehicles, boats and watercraft

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

4. BUILDING LAYOUT AND USE SPECIFICATIONS

- a. The following new buildings shall be allowed as described below and depicted on Exhibit "C":

Phase One Buildings

1. Building One - Maximum Size: 14,000 square feet
Permitted Uses: Retail and General Office
Maximum Retail area: 7,000 square feet
Maximum Office area: 7,000 square feet
Maximum Height: Two story, 35 feet
2. Building Two - Maximum Size: 20,000 square feet
Permitted Uses: Office Showroom, Warehouse
Maximum Height: One story, 35 feet
3. Building Three - Maximum Size: 20,000 square feet
Permitted Uses: Office Showroom, Warehouse
Maximum Height: One story, 35 feet

Phase Two Building

1. Building One – Maximum Size: 28,000 square feet
Permitted Uses: Self-Storage

Maximum Height: Two story, 30 feet.

5. BUILDING DESIGN

- a. All building designs shall be generally consistent within the elevations shown in exhibit "D".
- b. Building designs shall meet the minimum articulation requirements of Chapter 6 – Building Design in the Land Development Code.
- c. For any new buildings, exterior building colors, including roof-tops, shall be of medium to dark hue of brown, black or maroon. Otherwise, exterior colors shall match the natural color of the stone or brick construction.
- d. The exposed exterior walls of all buildings must be constructed of 75 percent masonry material. Window and door openings shall not be included in the calculation of the area of the wall.

6. PARKING

- a. All rental vehicles must be parked along the northernmost property line of the subject property and shall not be parked closer than 80 feet from the right-of-way of SH26.
- b. This development shall provide a minimum of 101 parking spaces.
- c. Except where noted above, all parking shall meet the minimum requirements of the Land Development Code.

7. LIGHTING

- a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.

8. LANDSCAPING, BUFFERING AND OPEN SPACE

- a. The developer shall construct a five (5) foot wide landscaped greenbelt adjacent to the south and east property line adjacent to existing residential properties. The greenbelt along the east property line shall contain live plant material of the evergreen variety which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on 36 inch centers. The

greenbelt along the southern property line shall be planted with large canopy trees, a minimum of five (5) to six (6) inches in caliper on 20 foot centers.

- b. Except where noted above, all required landscaping shall meet the minimum requirements of Chapter 4 – Landscaping and Buffering in the Land Development Code.
- c. This development shall provide a minimum of 11 percent of open space.

9. SIDEWALKS

- a. A minimum five (5) foot sidewalk shall be constructed along Industrial Boulevard where none exists prior to the issuance of the certificate of occupancy for any new structures.
- b. A minimum five (5) foot sidewalk shall be constructed along SH26 prior to the issuance of the certificate of occupancy for any new structures.

10. FENCES AND SCREENING

- a. A minimum eight (8) foot masonry fence shall be constructed along the south and east property line adjacent to existing residential properties prior to the issuance of any certificate of occupancy.

11. GENERAL DEVELOPMENT REQUIREMENTS

- a. The thirty (30) foot wide southernmost portion of the property shall be used only for a fire lane. This area shall not be used for the parking or storage of rental trucks, recreational vehicles or boat trailers.
- b. The location and width of all fire lanes and the installation of any gates shall meet the minimum requirements of the Land Development Code and the Fire Code and shall be approved by the Fire Marshal.
- c. The outside storage area for recreational vehicles, boats and watercraft shall contain no more than forty (40) covered parking spaces.
- d. Not more than eight (8) trucks for rental shall be parked or stored on the property.
- e. The hours of operation for any truck rental operation shall be as follows:

Monday through Saturday:	8:30 a.m. to 6:00 p.m.
Sunday:	9:00 a.m. to 1:00 p.m.

- f. The location of the propane refilling station shall be located along the northern property line as shown on Exhibit "C". The propane storage tank shall not exceed 15 feet in height and 500 gallons in volume. The storage tank shall not be closer than 100 feet from the right-of-way of SH26.
- g. Prior to the issuance of any building permit for any buildings deriving primary access from SH26, a driveway permit shall be obtained from the Texas Department of Transportation (TxDOT).
- h. A mutual access easement shall be located along the southernmost property line where it is adjacent to property zoned CC1-Village Retail as of the passage of this ordinance. Otherwise, mutual access easements shall be located adjacent to all properties with frontage along SH26. If not dedicated as part of a plat, said easements shall be dedicated by separate instrument prior to the issuance of the certificate of occupancy for any new structure.

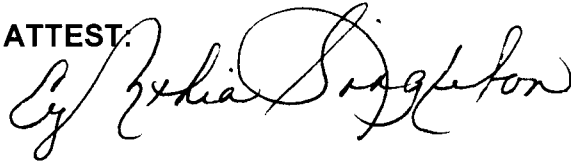
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. 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. 8. 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. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of January 2010.

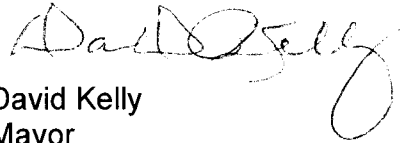
The second reading and public hearing being conducted on the 19th day of January 2010.

ATTEST.



Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

[illegible]

EXHIBIT "B"- Legal Description

SUBJECT PROPERTY DESCRIPTION

BEING a tract of land in the A. J. Lott Survey, Abstract No.963, in the City of Colleyville, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a point on the southeast line of State Highway No. 26 (100 foot right-of-way), said point being at its intersection with the south line of the A. J. Lott Survey, Abstract No. 963;

THENCE North 29° 16' 00" East along the southeast line of said State Highway No. 26, a distance of 31.60 feet to a point for corner;

THENCE North 89° 31' 43" East along the south line of Lot 1 in Block 1 in the Tinker Crossing Addition, a distance of 333.77 feet to a point for corner on the east line of said Lot 1 in Block 1;

THENCE North 03° 37' 13" East along said lot line, a distance of 128.07 feet to a point for corner on the north line of said Lot 1 in Block 1;

THENCE South 88° 54' 32" West along said lot line, a distance of approximately 269.46 feet to a point for corner on the southeast line of State Highway No. 26;

THENCE in a northeasterly direction along said State Highway No. 26, a distance of approximately 206.63 feet to a point for corner on the south line of Lot 16-R-2 in Block 1, Colleyville Industrial Park Addition;

THENCE North 89° 40' 00" East along said lot line, a distance of approximately 466.23 feet to a point for corner;

THENCE North 00° 34' 00" West, a distance of 260.06 feet to a point for corner on the south line of Industrial Boulevard (60 foot right-of-way);

THENCE North 89° 26' 00" East along the south line of Industrial Boulevard, a distance of 300.00 feet to a point for corner;

THENCE South 00° 34' 00" East, a distance of 260.06 feet to a point for corner;

THENCE North 89° 26' 00" East, a distance of approximately 111.16 feet to a point for corner;

THENCE South 00° 58' 06" East, a distance of 337.07 feet to a point for corner;

THENCE South 89° 54' 54" West, a distance of 1067.94 feet to the POINT OF BEGINNING, and containing approximately 8.322 acres of land.

EXHIBIT "C"- Conceptual Site Plan

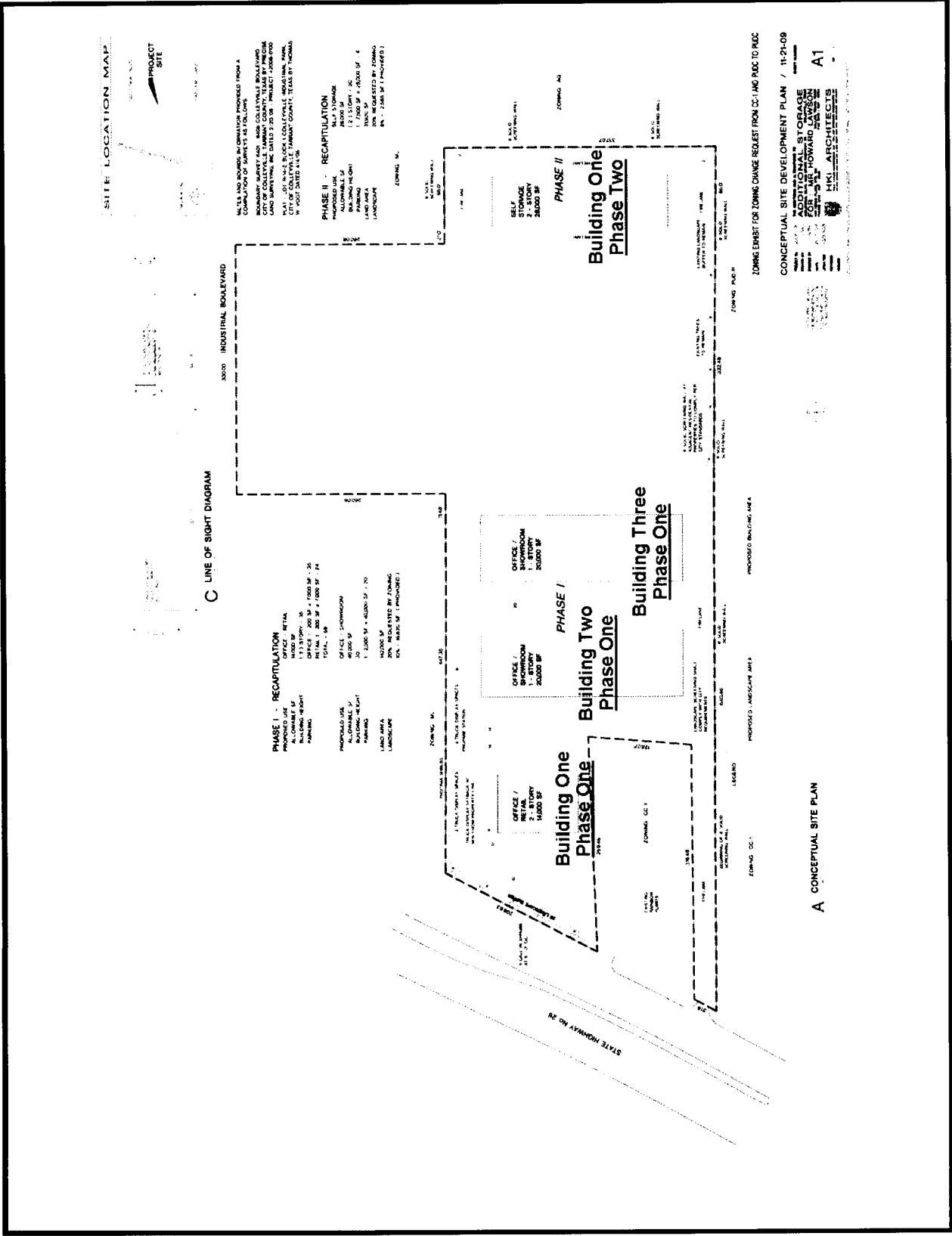


EXHIBIT "D"- Building Elevations

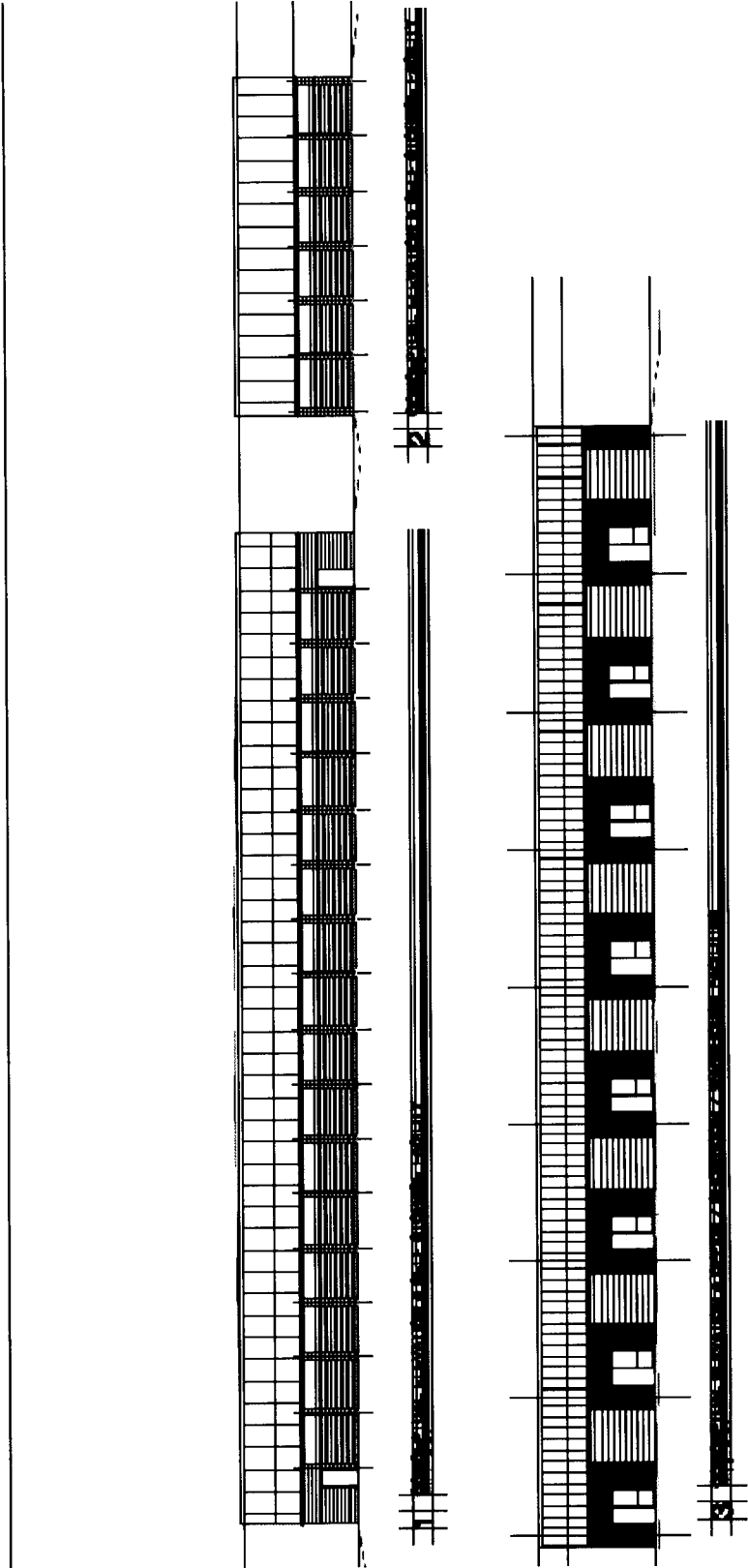
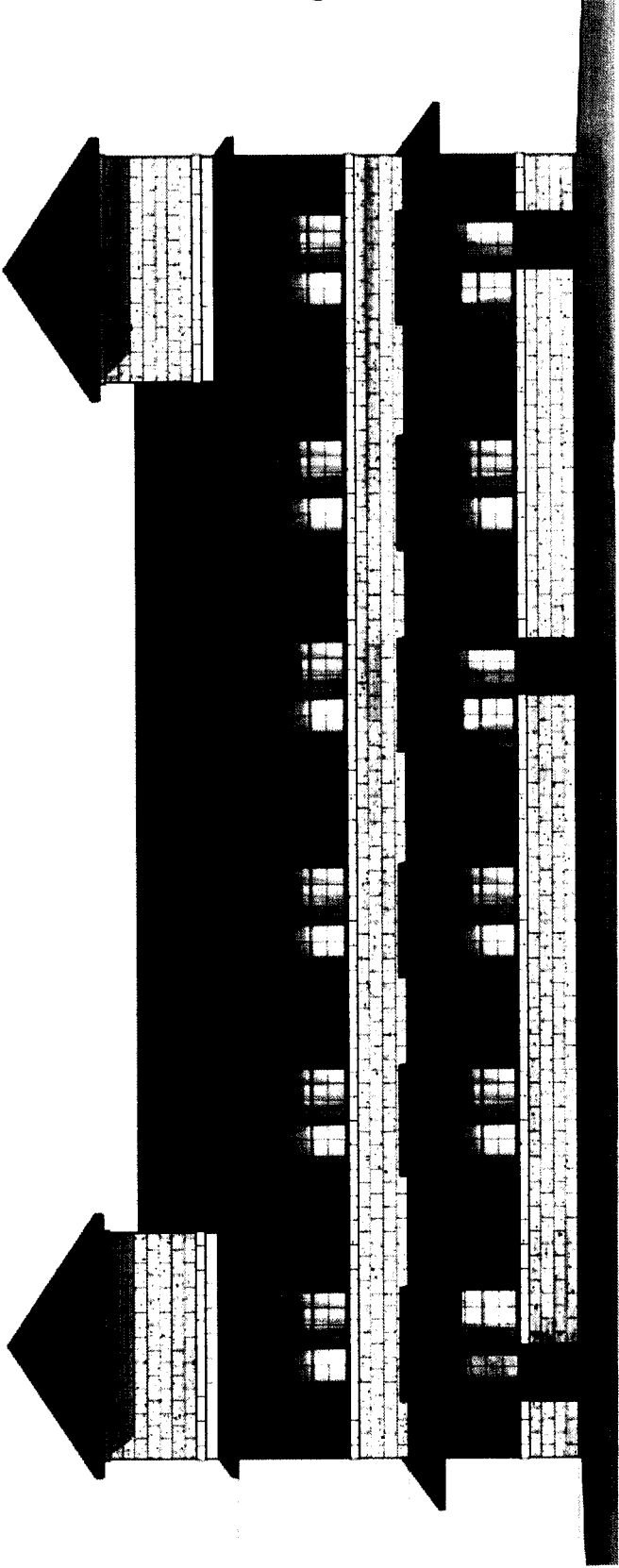
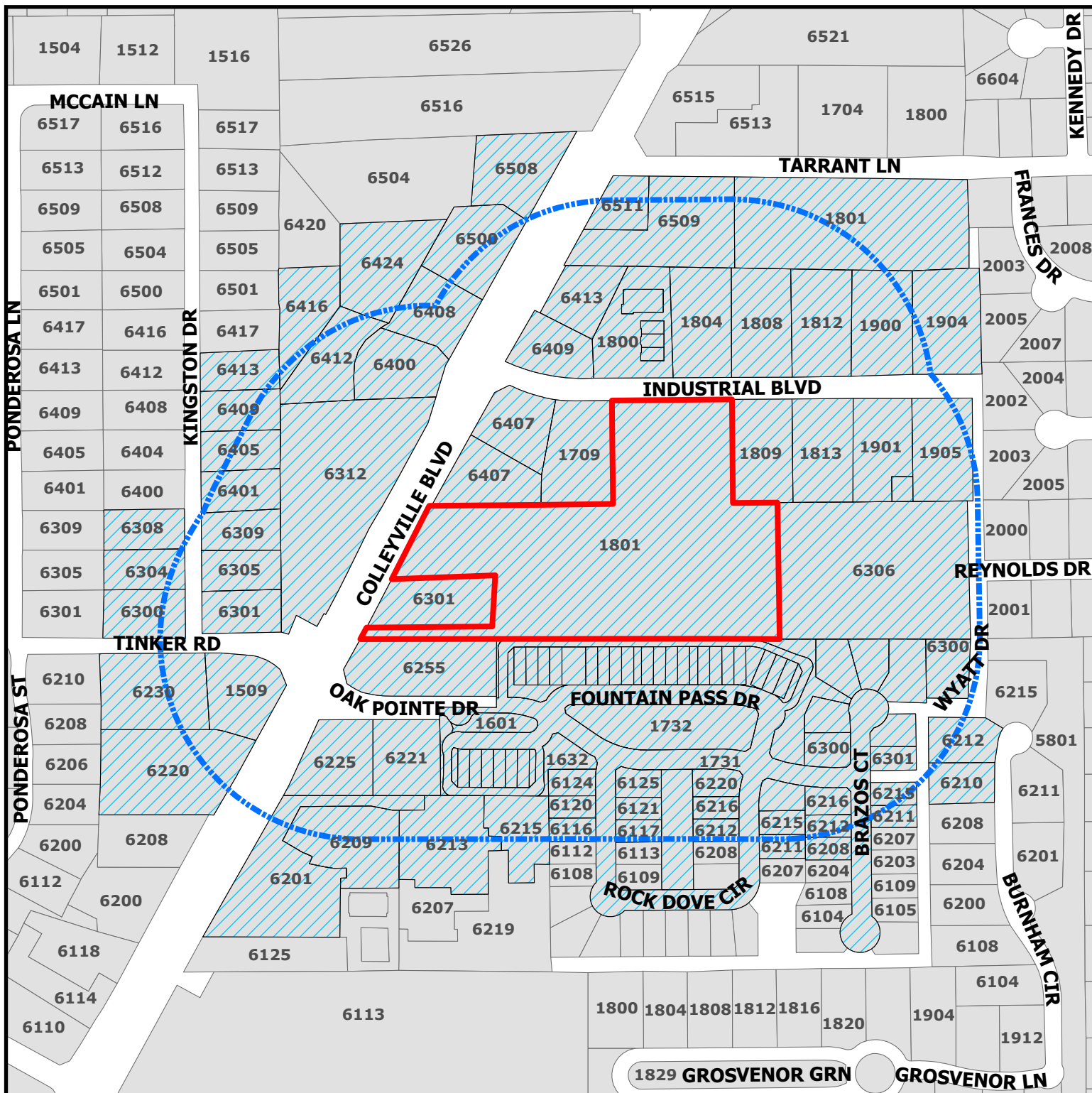


EXHIBIT "D"- Building Elevations Continued



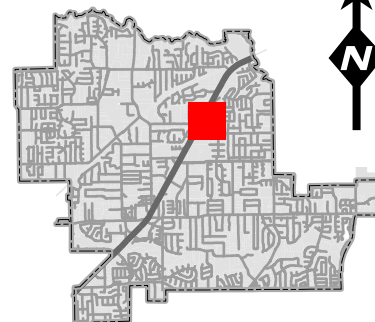
Notification Map



ZC24-006

1801 Industrial 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.





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, January 13, 2025 at 7:00 p.m.
City Council Meetings: Tuesday, February 4, 2025 & Tuesday, February 18, 2025 at 7:00 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a rezoning from CC-1 Village Retail and PUD-C Planned Unit Development – Commercial to PUD-C Planned Unit Development Commercial Permit on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen’s Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park. The rezoning request is for a new PUD to be created which would allow for a ‘luxury garage’ development to be built.

Zoning Case: ZC24-006

Applicant: Skye Thibodeaux

Owner: Additional Self Storage LP

Location: 1801 Industrial Blvd

Property Description: Lot 1, Block 1, Tinker Crossing, Lot 1A, Block 1, Kathleen’s Art Café Addition, & Lot R14-3, Block 1, Colleyville Industrial Park.

Present Zoning: PUD-C Planned Unit Development – Commercial and CC-1 Village Retail

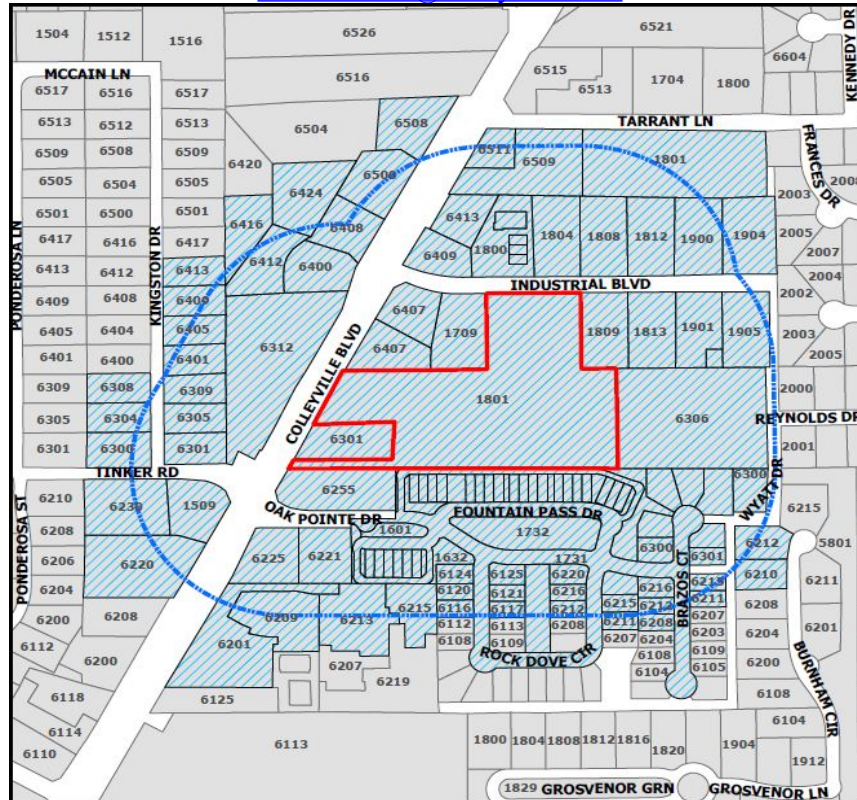
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

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

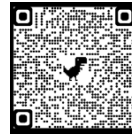
NOTICE OF PUBLIC HEARING

Citizenletters@colleyville.com



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

Owner Name	Owner City	Owner Zip	Situs Address
HOVERSON PROPERTIES LLC	COLLEYVILLE, TX	76034	1808 INDUSTRIAL BLVD
RYAN, JOSEPH R	COLLEYVILLE, TX	76034	6300 BRAZOS CT
PECAN TINKER LP	SOUTHLAKE, TX	76092	6230 COLLEYVILLE BLVD
GORE, CHARLES E	ARROYO GRANDE, CA	93420	1903 INDUSTRIAL BLVD
LAND, BRAD	COLLEYVILLE, TX	76034	1813 INDUSTRIAL BLVD
SNEED, FRANK	COLLEYVILLE, TX	76034	6309 KINGSTON DR
DAEMS, CHRISTIANE L	COLLEYVILLE, TX	76034	1741 FOUNTAIN PASS DR
PECAN GARDENS ESTATES LP	SOUTHLAKE, TX	76092	6220 COLLEYVILLE BLVD
AGARWAL, AKSHAY	IRVING, TX	75039	6413 KINGSTON DR
TIERNEY, THOMAS A	COLLEYVILLE, TX	76034	1709 INDUSTRIAL BLVD
THE STEPHANIE MCKENNON REVOCABL	COLLEYVILLE, TX	76034	1733 FOUNTAIN PASS DR
STARNES, BOBBY	COLLEYVILLE, TX	76034	6304 BRAZOS CT
CAYLOR, DONALD G	COLLEYVILLE, TX	76034	6215 ROCK DOVE CIR
GAHAN, KAREN	COLLEYVILLE, TX	76034	1905 FOUNTAIN PASS DR
SAMIDON HOLDING LLC	COLLEYVILLE, TX	76034	6407 COLLEYVILLE BLVD
SPOGGO LLC	DALLAS, TX	75201	1800 INDUSTRIAL BLVD
STALLO, MARK A	COLLEYVILLE, TX	76034	6212 BURNHAM CIR
STALLARD, STEVE	COLLEYVILLE, TX	76034	6211 BRAZOS CT
BRIGHAM, BRADLEY	COLLEYVILLE, TX	76034	6124 ROCK DOVE CIR
MCLEOD, DAVID	COLLEYVILLE, TX	76034	1837 FOUNTAIN PASS DR
LOFTIN, STACEY B	COLLEYVILLE, TX	76034	6306 WYATT DR
NELLAHOUND HOLDINGS LLC	COLLEYVILLE, TX	76034	6413 COLLEYVILLE BLVD
KIMBALL FAMILY LIVING TRUST	COLLEYVILLE, TX	76034	6212 ROCK DOVE CIR
VIENNA CHANNELS REALTY LLC	COLLEYVILLE, TX	76034	1905 INDUSTRIAL BLVD
FISH, ROBERT	COLLEYVILLE, TX	76034	6401 KINGSTON DR
DAY, WILLIAM D	COLLEYVILLE, TX	76034	6212 BRAZOS CT
BROWN, ROBERT	COLLEYVILLE, TX	76034	1909 FOUNTAIN PASS DR
3 J GREEN LIMITED PARTNERSHIP	COLLEYVILLE, TX	76034	6508 COLLEYVILLE BLVD
OGLE, SUZANNE	COLLEYVILLE, TX	76034	6120 ROCK DOVE CIR
AHERN, TIMOTHY	COLLEYVILLE, TX	76024	6216 BRAZOS CT
ROWNTREE, BEVERLY	COLLEYVILLE, TX	76034	6216 ROCK DOVE CIR
HATCHER, LESLIE	COLLEYVILLE, TX	76034	1721 FOUNTAIN PASS DR
TACCONI, EUGENIO	COLLEYVILLE, TX	76034	1617 FOUNTAIN PASS DR
TULLY, KEVIN	COLLEYVILLE, TX	76034	6121 ROCK DOVE CIR
HORN, BILLY J	YANTIS, TX	75497	1809 INDUSTRIAL BLVD
ROWE, SCOTT	COLLEYVILLE, TX	76034	6301 KINGSTON DR
WEISS, SCOTT	COLLEYVILLE, TX	76034	1641 FOUNTAIN PASS DR
MEDI-DYNE HEALTHCARE PRODUCTS L	COLLEYVILLE, TX	76034	1812 INDUSTRIAL BLVD
KLEINHAUS, KERRY A	COLLEYVILLE, TX	76034	1604 PECAN CROSSING DR
OLES, PHILLIP P	COLLEYVILLE, TX	76034	6300 WYATT DR
LUERS FAMILY REVOCABLE TRUST	GRAPEVINE, TX	76051	1901 INDUSTRIAL BLVD
SHMAISANI 26 HOLDINGS LLC	BEDFORD, TX	76021	6312 COLLEYVILLE BLVD
VESTAL, TANYA	COLLEYVILLE, TX	76034	1621 FOUNTAIN PASS DR
BOLTON, MICHAEL S	COLLEYVILLE, TX	76034	1821 FOUNTAIN PASS DR
VAN CLEAVE, PATRICIA	COLLEYVILLE, TX	76034	6116 ROCK DOVE CIR
SMITH, SHIRLEY CARTHEL	COLLEYVILLE, TX	76034	6117 ROCK DOVE CIR
1804 INDUSTRIAL LLC	COLLEYVILLE, TX	76034	1804 INDUSTRIAL BLVD
HISSAM, WILLIAM	COLLEYVILLE, TX	76034	1608 PECAN CROSSING DR
JOCK ELLIE FAMILY LIVING TRUST	COLLEYVILLE, TX	76034	6125 ROCK DOVE CIR
DWYER, STACY H	COLLEYVILLE, TX	76034	1625 FOUNTAIN PASS DR
HILDRETH, BRADLEY E	COLLEYVILLE, TX	76034	6409 KINGSTON DR
CAROL IRREVOCABLE TRUST	GRAND PRAIRIE, TX	75050	1616 PECAN CROSSING DR
COLLEYVILLE INDUSTRIAL CENTER L	PEARLAND, TX	77581	1900 INDUSTRIAL BLVD
BRIAN AND JANE CARRON FAMILY TR	COLLEYVILLE, TX	76034	1612 PECAN CROSSING DR
PAUL AND ANNE MINSHULL REVOCABL	COLLEYVILLE, TX	76034	1725 FOUNTAIN PASS DR
DOWD, STEVEN	COLLEYVILLE, TX	76034	6211 ROCK DOVE CIR
WOOD, ROSY MARTINEZ	COLLEYVILLE, TX	76034	6300 KINGSTON DR
KUAHARA, ROBERTO	COLLEYVILLE, TX	76034	6208 BRAZOS CT
COLLEYVILLE MEDICAL PROPERTIES	CLEVELAND, OH	44131	6221 COLLEYVILLE BLVD
THAMMWIAT, ALISHA	COLLEYVILLE, TX	76034	6210 BURNHAM CIR
MILLIMET, CHARLES R	COLLEYVILLE, TX	76034	1833 FOUNTAIN PASS DR
WINDING CREEK VILLAGE LLC	IRVING, TX	75062	6412 COLLEYVILLE BLVD
GLASS, THOMAS	COLLEYVILLE, TX	76034	6304 KINGSTON DR
UPTMOOR, JOHN	COLLEYVILLE, TX	76034	6301 BRAZOS CT
TRUDGETT, PETE J	COLLEYVILLE, TX	76034	1737 FOUNTAIN PASS DR
GCD LAND HOLDINGS LLC	COLLEYVILLE, TX	76034	6408 COLLEYVILLE BLVD
WEIKEL, ALLEN F	COLLEYVILLE, TX	76034	1829 FOUNTAIN PASS DR
LANDOLFO, A	COLLEYVILLE, TX	76034	6215 BRAZOS CT
AMERICA'S STORAGE	DALLAS, TX	75219	6509 COLLEYVILLE BLVD
THOMPSON, GWENDELL	COLLEYVILLE, TX	76034	1542 PECAN CROSSING DR
MIELKE LIVING TRUST	COLLEYVILLE, TX	76034	1901 FOUNTAIN PASS DR
COMBINED ENTERPRISES INC	COLLEYVILLE, TX	76034	1800 INDUSTRIAL BLVD
BURNETT, JANA	COLLEYVILLE, TX	76034	1637 FOUNTAIN PASS DR
DOUGLAS, SCOTT E	COLLEYVILLE, TX	76034	6308 KINGSTON DR
KNOX, GARY	COLLEYVILLE, TX	76034	1629 FOUNTAIN PASS DR
THE BENEFIT LINK INC	COLLEYVILLE, TX	76034	6209 COLLEYVILLE BLVD
PMT PARTNERS IX LTD	HONOLULU, HI	96814	6201 COLLEYVILLE BLVD
KISSICK, ERICH	COLLEYVILLE, TX	76034	6219 ROCK DOVE CIR
VINEYARD, NANCY P	COLLEYVILLE, TX	76034	6220 ROCK DOVE CIR
ADDITIONAL SELF STORAGE LP	DALLAS, TX	75234	1801 INDUSTRIAL BLVD
LI, LI	KELLER, TX	76248	1509 TINKER RD
THOMAS AND AMY W ZIESMANN FAMIL	COLLEYVILLE, TX	76034	6309 BRAZOS CT
BONAIRE QUEST LLC	COLLEYVILLE, TX	76034	6215 COLLEYVILLE BLVD
INGRAM, BEVERLY	HURST, TX	76054	6409 COLLEYVILLE BLVD
BITTICK, EDWARD D	COLLEYVILLE, TX	76034	6405 KINGSTON DR
SADLER, SCOTT BEN	COLLEYVILLE, TX	76034	1600 PECAN CROSSING DR
WILLIAMS, JERRY E	COLLEYVILLE, TX	76034	6305 BRAZOS CT
SANDERS, BAILEY	COLLEYVILLE, TX	76034	6305 KINGSTON DR
PUBLIC INDUSTRIAL PROPERTY CO I	DALLAS, TX	75234	6301 COLLEYVILLE BLVD
YARD ART P&F LTD	COPPELL, TX	75019	6407 COLLEYVILLE BLVD
GREEN, LINDA	COLLEYVILLE, TX	76034	6308 BRAZOS CT
PARK, JOONWOO	COLLEYVILLE, TX	76034	6312 BRAZOS CT
BAUDHUIN, THOMAS J	COLLEYVILLE, TX	76034	1841 FOUNTAIN PASS DR
VILLAS AT OAK POINTE HOA INC	COLLEYVILLE, TX	76034	1620 PECAN CROSSING DR
ROSS DOWNS ESTATES	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	GRAPEVINE, TX	76051	COURTESY NOTICE
BROUGHTON	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	GRAPEVINE, TX	76051	STATE REQUIRED
THIBODEAUX, SKYE	COLLEYVILLE, TX	76034	APPLICANT

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#)
Subject: FW: Colleyville Luxury Garages - Update on Our Project and Upcoming Planning & Zoning Meeting
Date: Monday, January 13, 2025 8:00:38 AM

From: Barbara Shea [REDACTED]
Sent: Thursday, January 9, 2025 6:26 PM
To: david.groves11@gmail.com; ckbevill@hotmail.com; Jerry Ducay <JDucay@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Mark Alphonso <mark@montclairdfw.com>; Ben Bryner <BBryner@colleyville.com>; George W. Dodson <georgewdodson@gmail.com>
Cc: Jim Shea [REDACTED]
Subject: Fwd: Colleyville Luxury Garages - Update on Our Project and Upcoming Planning & Zoning Meeting

Greetings,

I just wanted to say that Mr. Thibodeaux shows commitment to work with our neighborhood, Villas at Oak Pointe. I think many of the neighbors would rather see luxury garages over any other storage concepts. Many will object to any development, but this land will eventually be developed. My main concern was increased traffic on our street, and I strongly objected to the thought of 18 wheelers, headed to storage, missing the turn and heading towards our keypad and gate entrance. The only alternative for an 18 wheeler is to put it in reverse and try to back up. As this area is developed, I don't think luxury garages will draw the same traffic that storage would draw. I would like to see a turn lane painted on Oak Pointe Drive to match what is on Tinker. Lighting, noise and landscaping are also important and Mr. Thibodeaux seems to address that. Also, I would expect that the development will have a restrictive covenant regarding rentals, noise, etc.

We hope that eventually the corner will be developed-we still have that cozy nice restaurant that serves drinks, on our wish list.

Thank you,
Barb

Barbara Connolly Shea
[REDACTED]

Dear Villas at Oak Pointe Residents,

We hope this email finds you well as we approach the end of the year. We are writing to provide an update on our proposed luxury garage and future neighborhood-serving commercial project located to the north of your community.

We have officially resubmitted our plans to the City of Colleyville for review and are preparing for the Planning & Zoning Commission meeting scheduled for **January 13, 2025**. As part of this resubmission, our concept plan has been updated to better reflect our current progress and next steps.

Please note Lot 1, which previously showed design for potential commercial or restaurant

development, will no longer include those specific uses to be shown in design at this time. While we have not yet secured a developer for that portion of the project, Lot 1 remains thoughtfully designed to accommodate a neighborhood-serving component in the future.

Attached to this email, you will find the updated PD Concept Plan, Landscape Plan, and Elevations. We updated our designs per the feedback we received in our neighborhood meeting prior to last summer along with feedback we received from city upper management and political leadership. We also submitted a set of civil engineering plans (drainage, utility, etc.). Let me know if you'd like to see those, we'll be happy to send them your way.

We also want to take a moment to address what may have appeared to be a delay in our progress over the past few months. Unfortunately, our team experienced a personal loss mid-summer, which required some time for us to navigate through that difficult period. We appreciate your understanding and patience as we worked through those challenges and are now moving forward with renewed focus.

Our commitment to delivering a project that enhances and complements the surrounding neighborhood remains steadfast. We will continue to keep you updated as we move through this next phase and are always available to address any questions or concerns.

We appreciate your continued support in assisting us with your feedback. We look forward to staying in touch as the project progresses and, of course, feel free to forward this email and my information to any of your neighbors.

Warm regards,

--

Skye Thibodeaux, AICP



From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Kristopher Potts](#); [Christopher Pham](#)
Subject: FW: Colleyville Luxury Garages - Update on Our Project and Upcoming Planning & Zoning Meeting
Date: Monday, January 13, 2025 12:46:42 PM

On Jan 13, 2025, at 11:58 AM, Barbara Shea <sheabarbara7@gmail.com> wrote:

FYI

----- Forwarded message -----

From: **James Ridenour** [REDACTED]
Date: Mon, Jan 13, 2025, 11:55 AM
Subject: Re: Colleyville Luxury Garages - Update on Our Project and Upcoming Planning & Zoning Meeting
To: Barbara Shea <[REDACTED]>
Cc: James Ridenour <[REDACTED]>

Hi Barbara,

As a follow-up to our conversation a few days ago, I agree that luxury garages as proposed by Mr. Skye Thibodeaux for the area north and west of our Villas at Oak Pointe would seem to be a good fit.

I like the concept of the luxury garages as long as there are very strict requirements concerning cars or junk left outside the buildings and buildings leased or sub-leased to an automobile repair business for the public.

I would hope that these restrictions would be available for inspection prior to final approval.

Jim Ridenour

[6101 Brazos Ct](#)

[Colleyville, TX 76036](#)

On Fri, Jan 10, 2025 at 3:44 PM Barbara Shea <[REDACTED]> wrote:

Neighbors,

I am forwarding the information several of us received from Mr. Thibodeaux. Residents that are within a certain radius of the planned development received a letter with the details, but many homes in the neighborhood did not. Many of you attended some of the prior meetings regarding this project. At this time, the developer wants to move forward with the luxury garages. *Speaking as a neighbor and not as a HOA Board member*, I think the luxury garages would be a better option than the previously proposed storage facility. We all know this area will be developed and this is probably one of the better options for traffic. Lighting, noise and landscaping are also important as we have brought up in previous meetings.

I would still like to see a cozy restaurant on the corner that serves drinks so we could walk back and forth

Barb.

Barbara Connolly Shea
[REDACTED]

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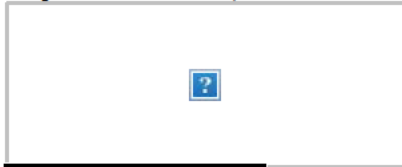
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Cc: Jim Shea [REDACTED]
Subject: Fwd: Colleyville Luxury Garages - Update on Our Project and Upcoming Planning & Zoning Meeting

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Barbara Connolly Shea
[REDACTED]

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We appreciate your continued support in assisting us with your feedback. We look forward to staying in touch as the project progresses and, of course, feel free to forward this email and my information to any of your neighbors.

Warm regards,

--

Skye Thibodeaux, AICP


skye@enkiplan.com
www.enkiplan.com
817-657-3259

ORDINANCE O-24-

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 10.48 ACRES ON LOT 1, BLOCK 1, TINKER CROSSING ADDITION, LOT 1A, BLOCK 1, KATHLEEN'S ART CAFÉ ADDITION, AND LOT R14-3, BLOCK 1, COLLEYVILLE INDUSTRIAL PARK ADDITION, LOCATED AT 1801 INDUSTRIAL BOULEVARD, 6301 COLLEYVILLE BOULEVARD, AND 6255 COLLEYVILLE BOULEVARD FROM THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT - COMMERCIAL ZONING DISTRICT; 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 rezoning under Case No. ZC24-006; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices

by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 10.48 acres on Lot 1, Block 1, Tinker Crossing Addition, Lot 1A, Block 1, Kathleen's Art Café Addition, and Lot R14-3, Block 1, Colleyville Industrial Park Addition, located at 1801 Industrial Boulevard, 6301 Colleyville Boulevard, and 6255 Colleyville Boulevard from the PUD-C Planned Unit Development - Commercial District To The PUD-C Planned Unit Development – Commercial Zoning District, as depicted on the attached as Exhibit "A"
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-C is to allow for the construction of a 'luxury garage' development on Lot 2 and plan for the future development on Lot 1.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- c. The proposed development is subject to PUD-C Planned Unit Development – Commercial zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the Site Plan and Building Elevations attached in Exhibits "C".

3. PERMITTED USES

- a. The 'luxury garage condominiums' as depicted in the attached exhibits, shall be a permitted use on Lot 2.
- b. All uses in the CC-1 Village Retail zoning district shall be a permitted use in Lot 1 of the development.
- c. Lot 3 will be permitted to be a self-storage facility.
- d. Lot 1 of the development shall develop in accordance with Chapter 6 of the Land Development Code.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit "C", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use may be approved administratively by staff.

5. BUILDING DESIGN

- a. The Luxury Garage development shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".
- b. Building One of Lot 2 shall not exceed two stories and be 32 feet in height. Buildings Two and Three of Lot 2 shall not exceed two stories and be 32 feet in height. Building Four of Lot 2 shall not exceed two stories and be 32 feet in height.
- c. The cumulative exterior walls of the buildings in this development shall be a minimum 90 percent masonry. Masonry, for the purposes of this PUD, shall be defined as including: brick, stone, cast stone, simulated stone, faux stone, thin veneered thin-set stone, concrete block, and three coat plaster/stucco. Other wall surface materials may include cementitious siding, wood, or ACM (aluminum composite material) panels.

6. LANDSCAPING & OPEN SPACE

- a. The development shall provide a minimum of 11 percent pervious cover area, as shown on the Landscaping and Open Space plans exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4 Landscaping in the Land Development Code.

7. PARKING AND ACCESS

- a. This development shall contain not less than 25 parking spaces on Lot 2.
- b. The parking requirements for this Lot 2 of this planned unit development shall be as follows: Parking shall be provided at a ratio of one (1) space per 2,500 square feet associated with the use of Luxury Garages.
- c. As depicted on Site Plan Exhibit "C", a 26-foot public access and fire lane easement shall be located within the development such that it connects Oak Pointe Drive Oak Pointe Drive at the northern terminus of the right-of-way boundary. The easement shall connect from Lot 1 and Lot 2 as depicted. Said easement shall be included on any future plat of the property.

8. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

9. FENCING

- a. An eight (8) foot precast concrete or masonry wall shall be constructed along the south property lines adjacent to the existing residential uses located in the Villas at Oak Pointe subdivision.
- b. The fence shall conform to all the minimum requirements of the Land Development Code.

10. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.
- b. The development will be allowed up to two Subdivision Monument signs and one General Business sign, or one

Subdivision Monument sign and two General Business signs as they are defined in the Land Development Code.

11. TRASH COMPACTOR AND EMERGENCY GENERATOR ENCLOSURE

a. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. 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. 6. 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. 7. 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. 8. 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. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing conducted on the 4th day of February 2025.

The second reading and public hearing conducted on the 18th day of February 2025.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 18TH DAY OF FEBRUARY 2025.

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

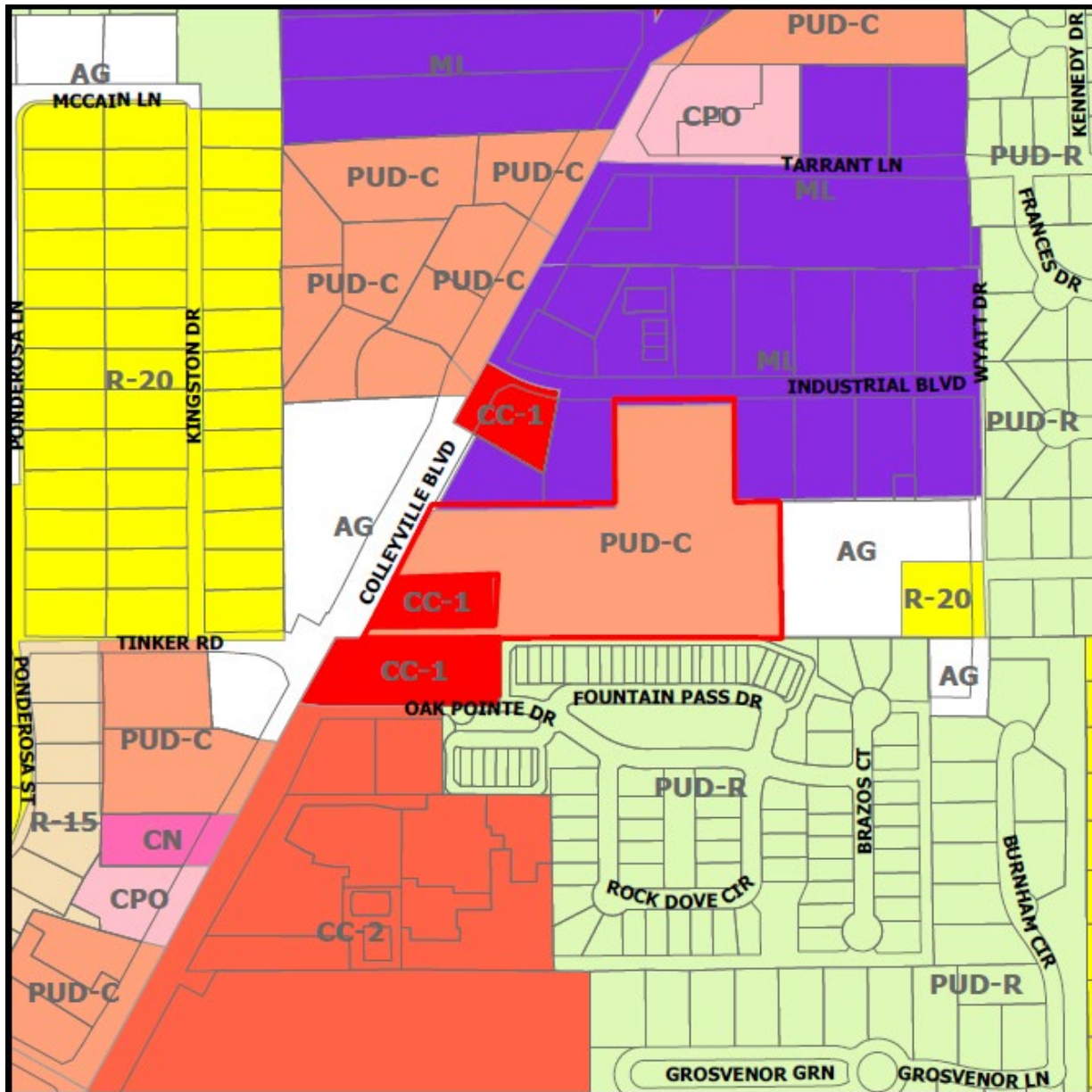


Exhibit “B” – Statement of Planning Objectives

Planned Development Ordinance – Colleyville Luxury Garages

Purpose

The purpose of this Planned Development (PD) is to establish specific land use regulations and development standards for the establishment, operation, and maintenance of luxury garage facilities along with establishing uses and regulations for the commercial tract immediately located at the northeast corner of Highway 26 and Oak Pointe Drive. This PD takes a form-based approach and aims to promote high-quality development that complements the surrounding community, ensures compatibility with adjacent uses, and enhances the aesthetic appeal of the area. Luxury garages, as defined herein, are intended to provide secure, climate-controlled storage and recreational space for high-value items, along with ancillary services that cater to the needs of local collectors and enthusiasts.

Tracts

The PD shall be divided into two tracts, the Industrial Tract is contained within Lots 2 & 3 and the Commercial Tract is contained in Lot 1. Each tract shall consist of certain permitted and prohibited uses along with associated site development standards.

Industrial Tract - Light Manufacturing District (ML)

In a commitment to fostering a harmonious integration of industrial innovation with community well-being, this planned development ordinance proposes the establishment of an industrial tract specifically designed for high-end uses and standards. This initiative is meticulously planned to ensure that the proposed industrial tract not only embodies the pinnacle of modern industry and technology but does so with an unwavering respect for the adjacent existing residential developments. Features such as aesthetically pleasing landscape buffers, state-of-the-art noise reduction technologies, and strict adherence to environmental protection standards are integral components of this proposal. By doing so, we aim to mitigate any potential impacts on our neighboring communities, ensuring that the industrial tract enhances the local area's economic vitality without compromising the quality of life. This approach represents our dedication to a sustainable and mutually beneficial coexistence between industrial progress and residential tranquility.

Use and Definition

A "Luxury Garage" is a facility designed solely for private storage of personal property, including automobiles and recreational vehicles, in customized unit suites that can be

defined as a “condominium” as set forth by the Texas Property Code State Statute 82.003(a)(8), as emended and subject to a declaration of condominium that complies with

Chapter 82 of the Texas Property Code, as amended. Customized refers to units air conditioned/heated, containing individual meters for electricity or water/sewer, or cable/satellite service.

Permitted Uses

Uses within this tract shall follow the Section 3.24 (Schedule of Permitted Uses) as it relates to uses permitted and prohibited within the Light Manufacturing (ML) District.

In addition, Luxury Garage shall be a permitted use subject to the development standards and conditions set forth in this PD.

Proposed Development Standards

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Light Manufacturing (ML) District standards, except where otherwise specified below.

Location and Siting

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.
2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking shall be permitted between the commercial structure and Highway 26.
4. In promoting a form-base environment along the Highway 26 Boulevard, Building 1 (Luxury Garage) on Lot 2 shall be allowed to encroach the 40-foot front yard setback generally in the northwestern corner as shown on the associated PD site plan.

Design and Construction Standards

Development within this tract shall adhere to the area, yard, and bulk requirements of the ML District along with other associated site development standards contained within the City of Colleyville's Land Use Code, in addition with the following standards:

- Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
- Exterior design shall complement the surrounding community's character and architectural style.

- Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.
- Bay doors shall not be visible from Highway 26 and shall be oriented away from adjacent residential development.
- Parking shall be provided at a ratio of one (1) space per 2,500 square feet associated with the use of Luxury Garage. Other uses shall follow the associated standards contained within the City of Colleyville's Land Use Code.

Operational Standards

6. Luxury Garages shall implement state-of-the-art security systems, including surveillance cameras, access control systems, and fire protection measures.
7. Climate control systems must ensure optimal conditions for vehicle storage, preventing damage from humidity and temperature fluctuations.
8. Noise control measures shall be in place to minimize the impact of facility operations on neighboring properties.

Environmental and Sustainability Considerations

1. Facilities are encouraged to incorporate sustainable practices, including energy-efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

Compliance and Enforcement

1. Owners and operators of Luxury Garages must comply with all applicable local, state, and federal regulations, including environmental, building, and fire codes.

Commercial Tract - Village Retail District (CC-1)

Within the framework of this planned development ordinance, we propose the establishment of a commercial tract designed to serve and support the surrounding neighborhood, adhering to the highest standards of community integration and benefit. This commercial area will be developed with a keen focus on neighborhood-supporting uses, such as retail, services, and amenities that enhance the daily lives of local residents. Careful planning will ensure that the design and operation of this commercial tract respects the character and needs of adjacent existing residential developments. This includes implementing measures such as traffic management to minimize congestion, landscaping and architectural designs that blend seamlessly with the neighborhood aesthetic, and lighting that ensures safety while maintaining a comfortable residential ambiance. Our vision is to create a vibrant, accessible commercial hub that enriches the community, fosters local economic growth, and enhances the overall quality of life without imposing on the tranquility and privacy of nearby homes.

Permitted Uses

Permitted Uses within the commercial tract shall follow the City of Colleyville's Land Development Code associated with scheduled uses within the CC-1 District, as amended, with exception of the prohibited uses listed below.

Proposed Development Standards

Development within the industrial tract shall follow the area, yard, and bulk requirements of the Village Retail (CC-1) District standards, except where otherwise specified below.

Location and Siting

The proposed standards for form-based design aim to create visually appealing, functional urban spaces by emphasizing the physical form of the built environment, ensuring developments are in harmony with their surroundings and cater to the needs of the community via the following standards:

1. The site must provide adequate access to major roadways while minimizing impact on local traffic patterns.
2. Buffer zones shall be established to mitigate noise, light, and visual impacts on adjacent residential areas.
3. No parking or maneuvering shall be permitted between the commercial structure and Highway 26.

Design and Construction Standards

Development within this tract shall adhere to the area, yard, and bulk requirements of the CC-1 District along with other associated site development standards contained within the City of Colleyville's Land Use Code, in addition with the following standards:

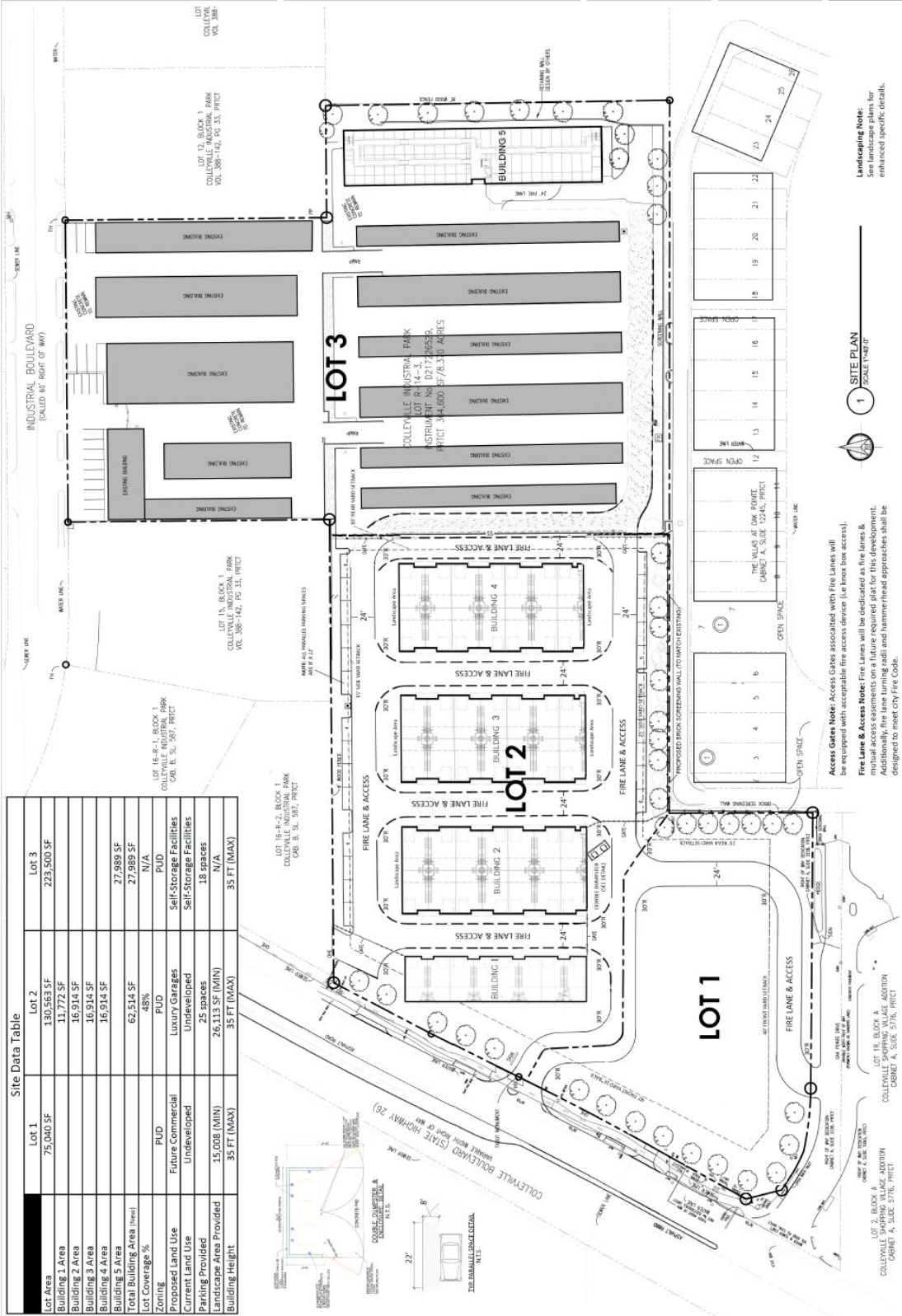
1. Facilities must adhere to high-quality architectural and construction standards and be developed according to the spirit and intent of the illustrative exhibits adopted by this ordinance.
2. Exterior design shall complement the surrounding community's character and architectural style.
3. Landscaping and exterior lighting must be designed to enhance the visual appeal and security of the facility.

Environmental and Sustainability Considerations

1. Facilities are encouraged to incorporate sustainable practices, including energy efficient lighting and climate control systems, and the use of renewable energy sources.
2. Water-efficient landscaping and stormwater management practices shall be implemented to minimize environmental impact.

PRELIMINARY ONLY Not intended to be approved for construction permit	PO Site Plan	A PLANNED UNIT DEVELOPMENT AMENDMENT FOR: ADDITIONAL SELF STORAGE PO SITE PLAN COLLETTVILLE, TEXAS 76034	ENKI DEVELOPMENT Prepared by: Shaw Theobalds, AICP 817.457.3250 2025-2026 1408 S. Jackson St. Fort Worth, TX 76107
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Site Data Table			
	Lot 1	Lot 2	Lot 3
Lot Area	75,040 SF	130,563 SF	223,500 SF
Building 1 Area		11,772 SF	
Building 2 Area		16,914 SF	
Building 3 Area		16,914 SF	
Building 4 Area		16,914 SF	
Building 5 Area			27,989 SF
Total Building Area (sqft)		62,514 SF	27,989 SF
Lot Coverage %		48%	N/A
Zoning	PUD	PUD	PUD
Proposed Land Use	Future Commercial	Luxury garages	Self-Storage Facilities
Current Land Use	Undeveloped	Undeveloped	Self-Storage Facilities
Parking Provided		25 spaces	18 spaces
Landscape Area Provided	15,008 (MIN)	26,113 SF (MIN)	N/A
Building Height	35 FT (MAX)	35 FT (MAX)	35 FT (MAX)



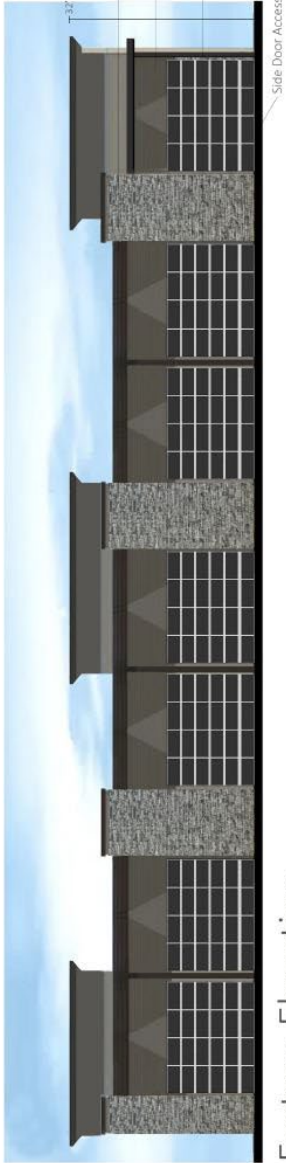
VERTICAL ARTICULATION: The parapets extend 4.5' above the 28' primary height of Building 1 and run a length of 100% of the facade. The parapets extend 4.5' above the 28' primary height of Building 1 and run a length of 100% of the facade. The parapets extend 4.5' above the 28' primary height of Building 1 and run a length of 100% of the facade.

HORIZONTAL ARTICULATION: No building facade visible from a public street or parking area shall extend horizontally greater than three times the height of the wall without having an off-set of not less than 4.5'.

Material	%
B1	20
S1	80
E1	5
E2	5
E3	0

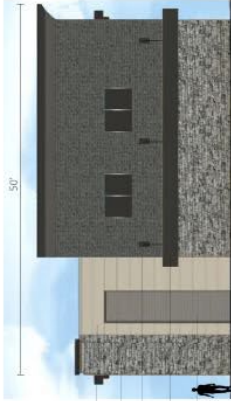


Western Elevation



Eastern Elevation

Material	%
B1	0
S1	95
E1	25
E2	0
E3	0



Northern Elevation

Material	%
B1	40
S1	40
E1	5
E2	5
E3	10

SIDE & REAR FEATURES: Side and rear building facades, which are visible from a public street or parking area, shall be constructed in accordance with the minimum standards contained in the City's Land Use Code.



Southern Elevation

Material	%
B1	40
S1	40
E1	5
E2	5
E3	10

Colleyville Luxury Garages - Building 1



Western Elevation



Eastern Elevation

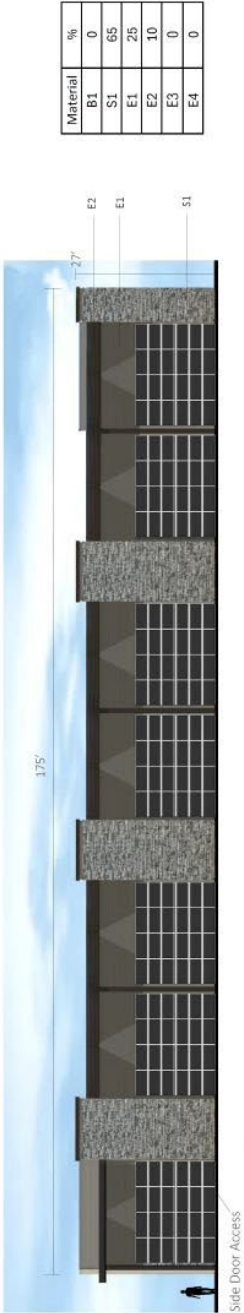
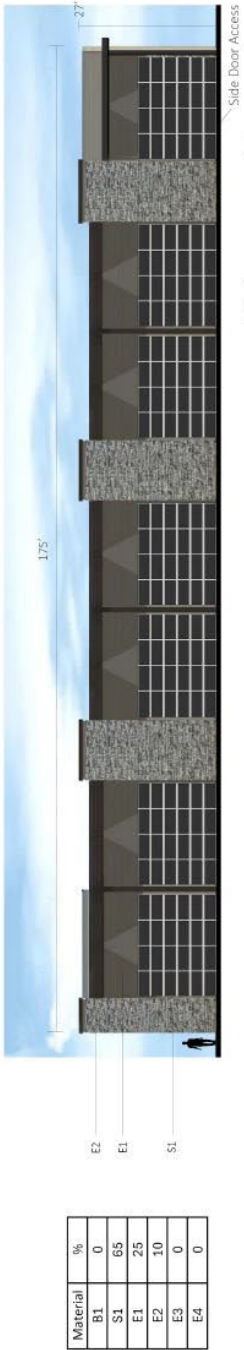


Northern Elevation



Southern Elevation

Colleyville Luxury Garages- Buildings 2 & 3



Colleyville Luxury Garages- Building 4

REVISIONS	
IO	Description
1	
2	
3	
4	
5	
6	
7	

COLLEYVILLE INDUSTRIAL PARK
LOTS 1, 2, AND 3, BLOCK 1
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TX

akm la
LANDSCAPEARCHITECT
P.O. BOX 17850 / FORT WORTH, TEXAS 76117
2328 PRIMROSE AVENUE / FORT WORTH, TEXAS 76111
ALB@AKMLA.COM / 817.875.1839



THE TEAM BEHIND F ARCHITECTURAL ENGINEERS
3711 17th, NW, CO BUILDING, SUITE 307
Arlington, VA 22204
TELEPHONE 513.458.4121
FAS ARCHITECTS INC. THE FIRM HAS LIVED AND BREATHED
LOW-COST ARCHITECTURE FOR OVER 20 YEARS.
CHUCK'S TEAM CAN HELP.



PROVIDE SMALL OBJECTS TOE 3"
CUE @ 15° OC, (24 INCHES)

PROVIDE LARGE
CUE @ 15° OC,
4" CUE @ 15° OC,
(7 INCHES)

PAINT: LITTE
CONTINUTION
LILLY BUSH
THE TEAM
PITCHED
LOANING (HAWK)

OE

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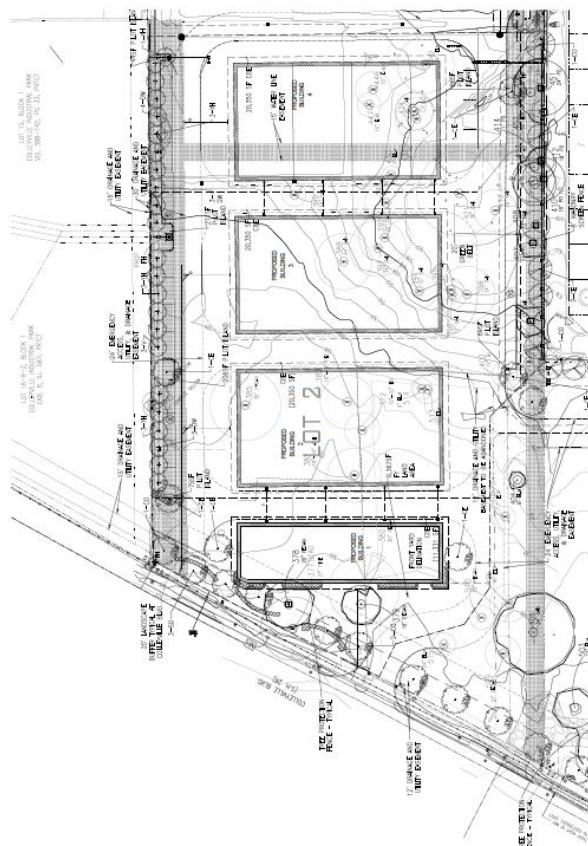
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LANGUAGE AND BEHAVIOR.
"DO RIDERS TO THE C-40 RELEASED ON COLE HILL 4." (01-10-2007)

LANDSCAPE DATA TABLE NOTES
 UT 4 WITH UT 2 FOR REPEATED LANDSCAPE AREA (1110) EILD 204[illegible]

PD LOT 2 TREE MITIGATION AND PLANTING PLAN

LANDSCAPE REQUIREMENTS

[illegible]

PLANT LEGEND LOT 1 (TREES)		DATE	BY	FILE
77	COMMON NAME	DATE	BY	FILE
1	A	1	1	1
2	B	2	2	2
3	C	3	3	3
4	D	4	4	4
5	E	5	5	5
6	F	6	6	6
7	G	7	7	7
8	H	8	8	8
9	I	9	9	9
10	J	10	10	10
11	K	11	11	11
12	L	12	12	12
13	M	13	13	13
14	N	14	14	14
15	O	15	15	15
16	P	16	16	16
17	Q	17	17	17
18	R	18	18	18
19	S	19	19	19
20	T	20	20	20
21	U	21	21	21
22	V	22	22	22
23	W	23	23	23
24	X	24	24	24
25	Y	25	25	25
26	Z	26	26	26
27	AA	27	27	27
28	AB	28	28	28
29	AC	29	29	29
30	AD	30	30	30
31	AE	31	31	31
32	AF	32	32	32
33	AG	33	33	33
34	AH	34	34	34
35	AI	35	35	35
36	AJ	36	36	36
37	AK	37	37	37
38	AL	38	38	38
39	AM	39	39	39
40	AN	40	40	40
41	AO	41	41	41
42	AP	42	42	42
43	AQ	43	43	43
44	AR	44	44	44
45	AS	45	45	45
46	AT	46	46	46
47	AU	47	47	47
48	AV	48	48	48
49	AW	49	49	49
50	AX	50	50	50
51	AY	51	51	51
52	AZ	52	52	52
53	BA	53	53	53
54	BB	54	54	54
55	BC	55	55	55
56	BD	56	56	56
57	BE	57	57	57
58	BF	58	58	58
59	BG	59	59	59
60	BH	60	60	60
61	BI	61	61	61
62	BJ	62	62	62
63	BK	63	63	63
64	BL	64	64	64
65	BM	65	65	65
66	BN	66	66	66
67	BO	67	67	67
68	BP	68	68	68
69	BQ	69	69	69
70	BR	70	70	70
71	BS	71	71	71
72	BT	72	72	72
73	BU	73	73	73
74	BV	74	74	74
75	BW	75	75	75
76	BX	76	76	76
77	BY	77	77	77
78	BZ	78	78	78
79	CA	79	79	79
80	CB	80	80	80
81	CC	81	81	81
82	CD	82	82	82
83	CE	83	83	83
84	CF	84	84	84
85	CG	85	85	85
86	CH	86	86	86
87	CI	87	87	87
88	CJ	88	88	88

PLANT LEGEND

[illegible]

PLANT LEGEND

NOTES:

FOR THE HEAD AND THE JAWLINE SHAPE AND
YOUR ADMIN OFFICE

LANDSCAPE DATA TABLE NOTES

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CONFORM HEAD AND BE IN LINE WITH E AND
ISSUE WITH SPEC.

THE 13th QUIC® ON CENTER SPARKING WHEELS ESSENTIAL TO CLASSIFICATION AND CYCLOPS®

CONFORM HEAD AND BE IN LINE WITH E AND
ISSUE WITH SPEC.

THE 13th QUIC® ON CENTER SPARKING WHEELS ESSENTIAL TO CLASSIFICATION AND CYCLOPS®

GENERAL NOTES

[illegible]

PLANT KEY

[illegible]

COLLEYVILLE INDUSTRIAL PARK
LOTS 1, 2, AND 3, BLOCK 1
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TX

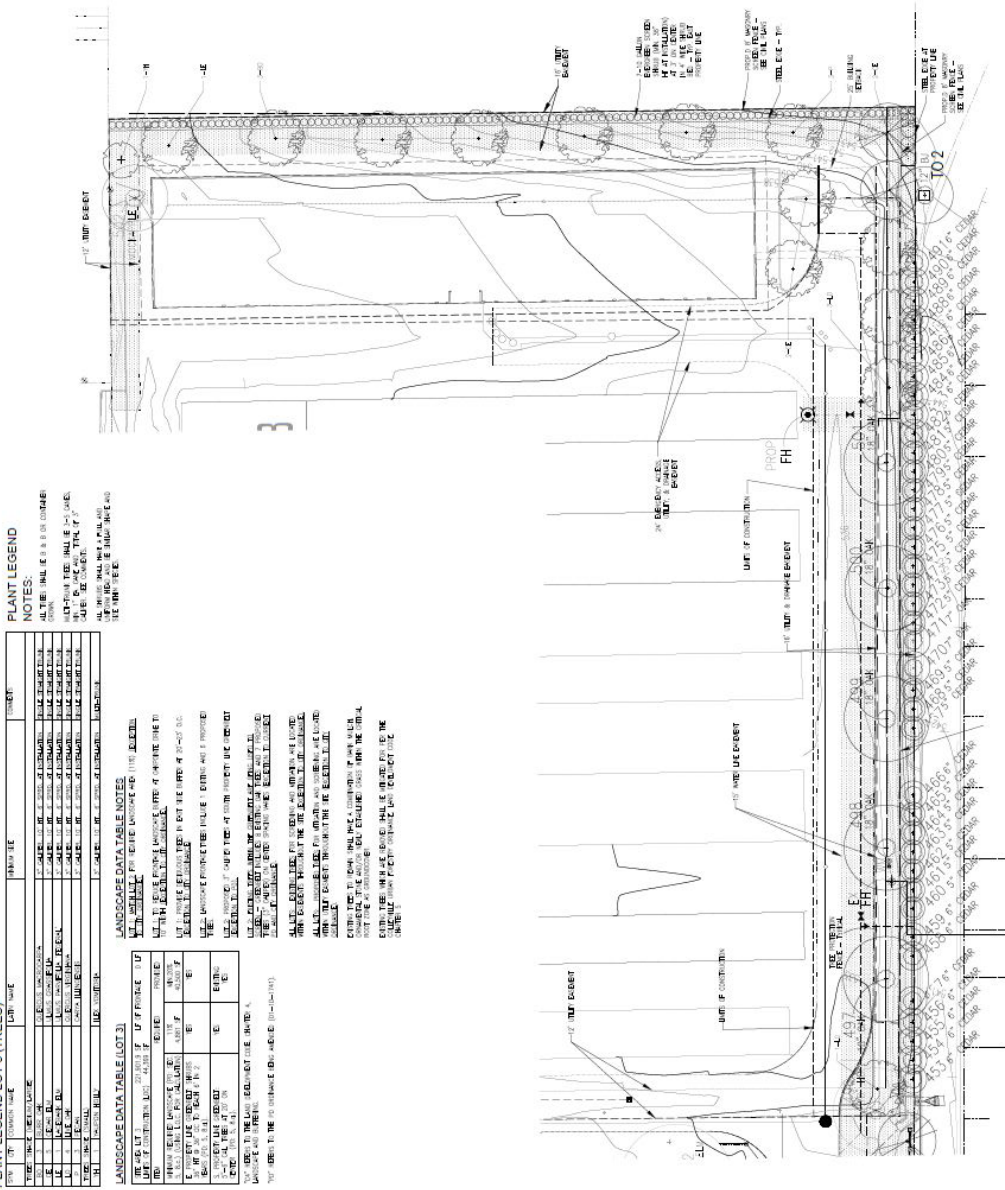
akm la
LANDSCAPE ARCHITECT
P.O. BOX 17850 / FORT WORTH, TEXAS 76114
2320 PRIMROSE AVENUE / FORT WORTH, TEXAS 76114
ALB@AKMLA.COM / 817.875.1839



DATE: November 2024
SHEET NUMBER:

L1.3

PD LOT 3 TREE MITIGATION AND PLANTING PLAN





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

Agenda Number 2b	Agenda Date 3/10/2025	Number -
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Minor Plat with a waiver for lot width for Lot 1, Block 1, Miland Addition, being Tract 1D1, Abstract 1177, Jane S. Newton Survey, located at 5816 Bettinger Drive, Case PC25-003

Explanation

Sean Genzer, the applicant, has submitted a request for a Minor Plat with Plat Waiver for Lot Width for Lot 1, Block 1, Miland Addition, being Lot Tract 1D1, Abstract 1177, Jane S. Newton Survey, being approximately 1.41 acres, and zoned R-40 Single Family Residential district. The purpose is to plat the property to allow for a new single family home.

Existing Conditions/Background: The subject property, 5816 Bettinger Drive is zoned R-40 Single Family Residential and is located on the west side of Bettinger Drive near the intersection of L.D Lockett Road and Bettinger Drive. The property is not platted and currently has a single family home, which is to be demolished.

Lot Dimensions and Setbacks: The applicant requests to plat the property into one lot. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sq. ft.	
Minimum Lot Width	150 feet	148.5 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%	

Analysis: The purpose of the Minor Plat with Plat Waiver for Lot Width is to allow for the property to be platted to allow for a new single family home. The Lot Width required for a property with R-40 zoning is 150 and this lot’s width is 148 feet. The lot will comply with the R-40 zoning regulations with the Plat Waiver approval for Lot Width.

Plat Status: The property is unplatted as Tract 1D1, Abstract 1177, Jane S. Newton Survey

DRC Review: The Development Review Committee (DRC) reviewed this request during

their February 17, 2025 meeting and offered the following comments to the applicant:

1. Provide a 7.5' drainage and utility easements along the side lot lines.
2. Provide a 16' drainage and utility easement along the rear property line.

Surrounding Development: The properties to the north and south are zoned R-40 Single Family Residential district and are improved with single family homes. The property to the east is zoned R-20 Single Family Residential district and is improved with single-family home. The properties to the west are zoned PUD-R Planned Unit Residential district 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 with Plat Waiver for Lot Width.

Recommendation

Approve

Attachments

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

Aerial Map

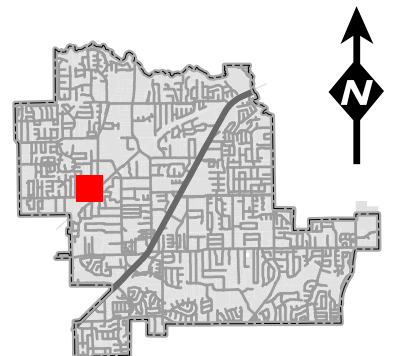


PC25-003

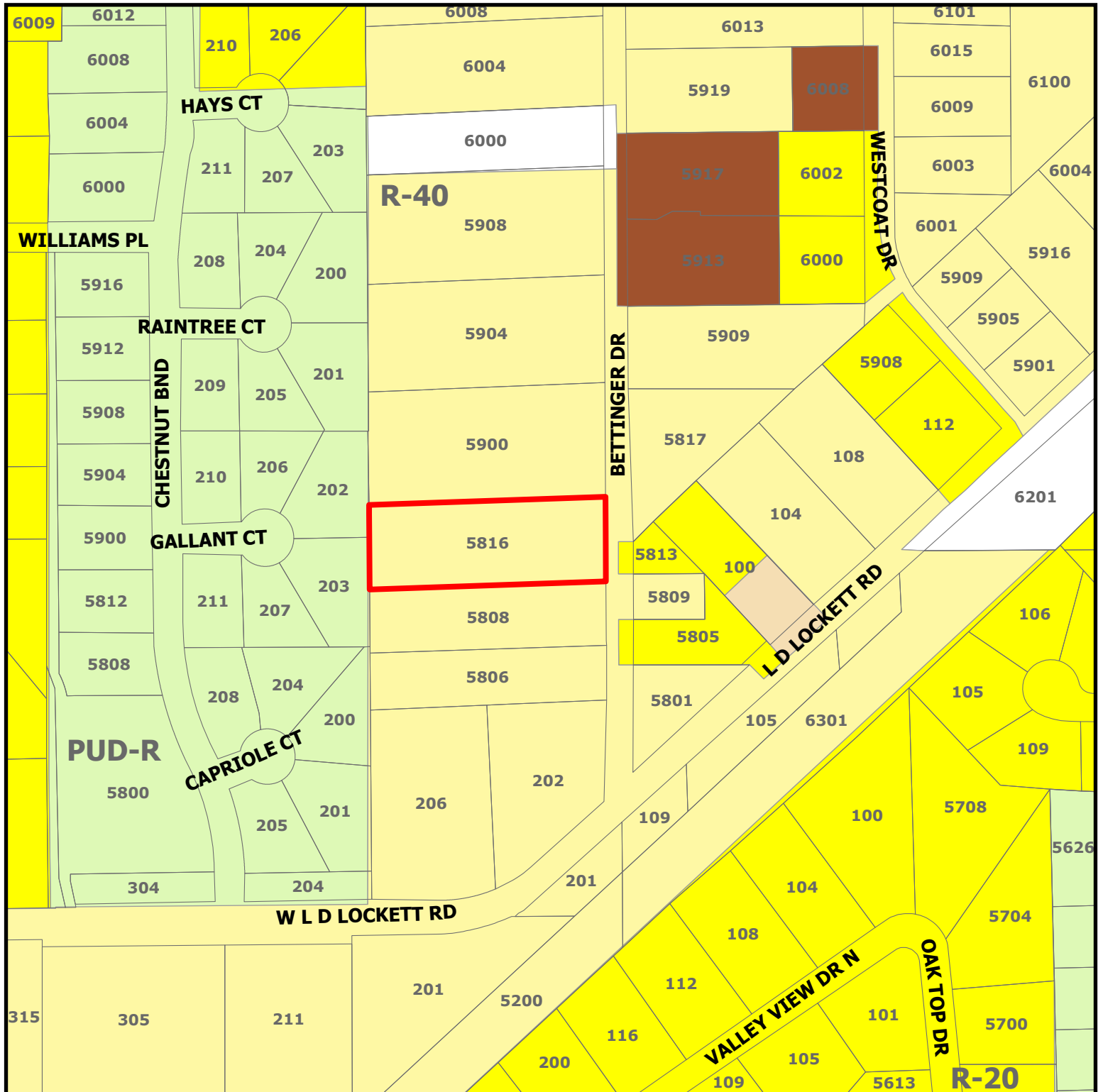
5816 Bettinger Drive

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

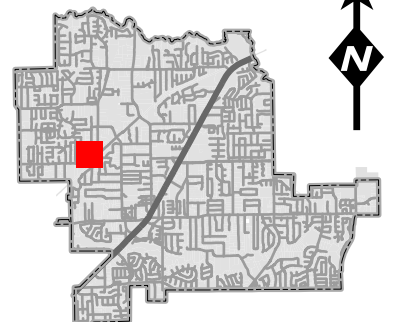


PC25-003

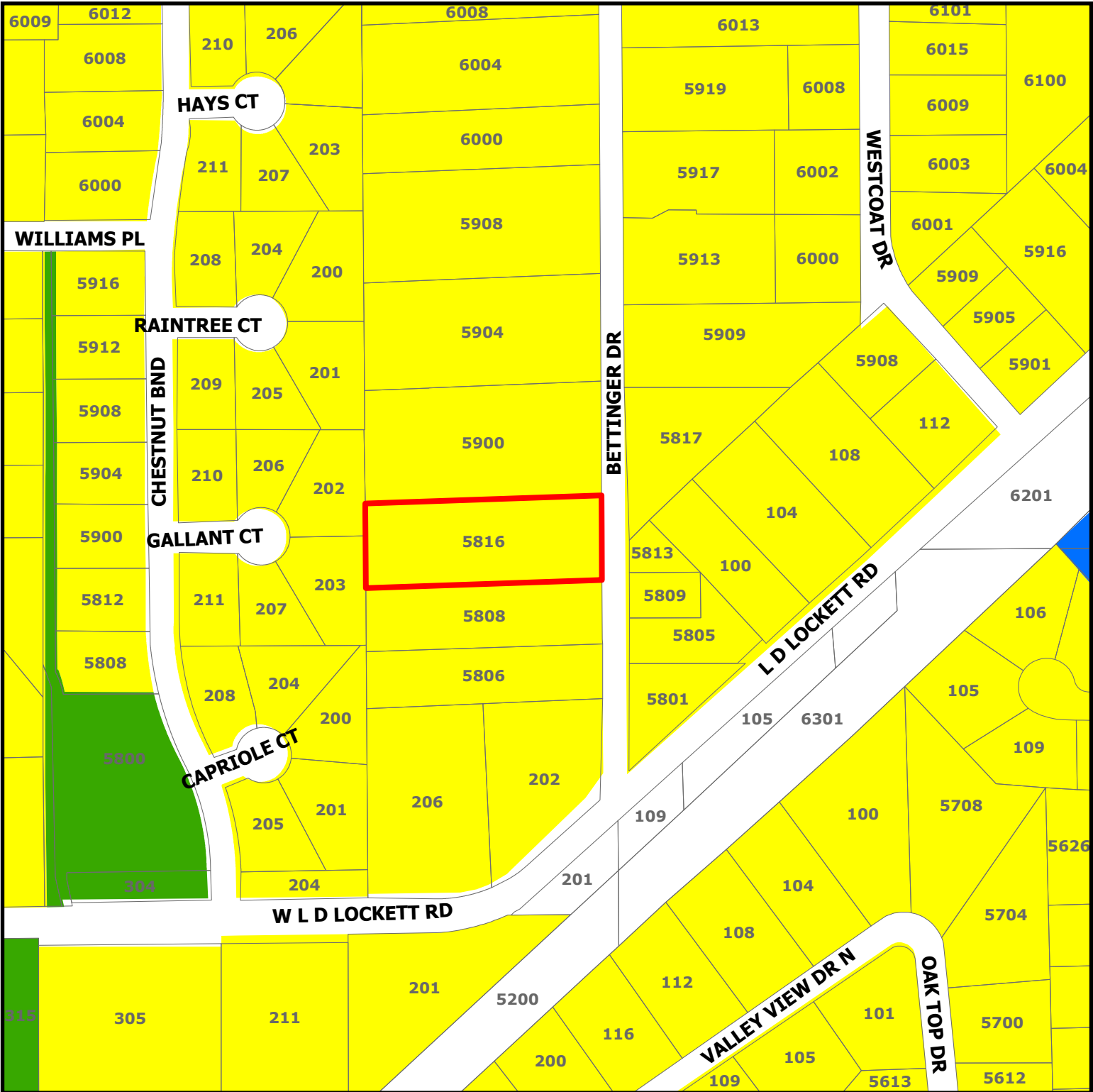
5816 Bettinger Drive

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



Future Land Use Map

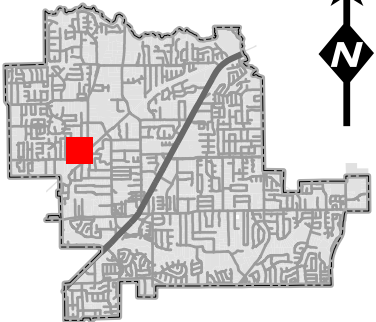


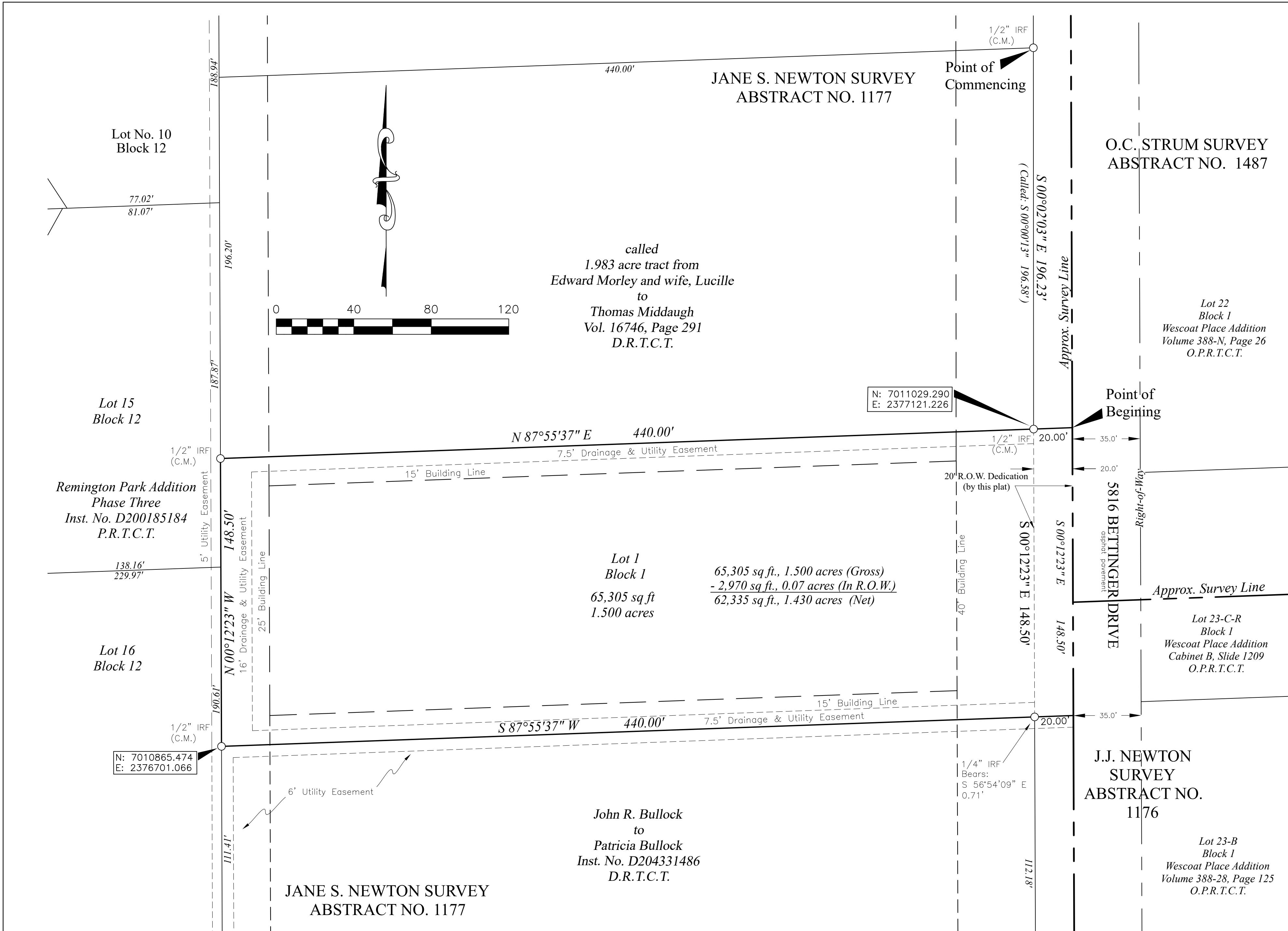
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PC25-003

5816 Bettinger Drive

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





LEGEND & ABBREVIATIONS

D.R.T.C.T.	Deed Records, Tarrant County, Texas
R.O.W	Right-of-Way
P.R.T.C.T.	Plat Records, Tarrant County, Texas
Center Line of Road	---
Boundary Line	_____
Easement	- - - - -
Property Corner	○
Control Monument	(C.M.)
Iron Rod Found	I.R.F.
Capped Iron Rod Found	C.I.R.F.

GENERAL NOTES

1. All bearings are based on Texas State Plane Coordinate System, North Central Zone, (4202) Reference frame is NAD 83(2011) epoch 2010.00

2. According to the Federal Emergency Management Agency (FEMA) – National Flood Insurance Program (NFIP) – Flood Insurance Rate Map (FIRM) for Tarrant County, Texas and Incorporated Areas – Map No. 48439C0095K Effective Date: 09/25/2009, the property hereon DOES NOT lie in a Special Flood Hazard Zone (SFHZ).

3. 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 permits.

CITY COUNCIL APPROVAL

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this the ____ day of _____, 2025.

Mayor, City of Colleyville

Attest: City Secretary

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ the day _____ of, 2025, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

SURVEYOR:
Sands Surveying Corporation
422 Willow Way
Highland Village, TX 75077
Survey Office (214) 919-7883
Texas Firm Registration No. 10014600

OWNER / DEVELOPER:
Miland Home Construction, LLC.
4723 Bill Simmons Road
Colleyville, Tx. 76034
doug@milandhc.com
(817)301-2116

Sands Surveying Corporation
Registered Licensed Professionals
422 Willow Way
Highland Village, TX 75077
Survey Office (214) 919-7883
Texas Firm Registration No. 10014600

STATE OF TEXAS §
COUNTY OF TARRANT §

OWNERS DEDICATION AND CERTIFICATE

LEGAL DESCRIPTION:

BEING a 65,305 square feet or 1.500 acre tract of land situated in the Jane S. Newton Survey, Abstract No. 1177, in the City of Colleyville, Tarrant County, Texas and being all that certain called 1.50 acre tract of land described in Deed from Joe Stephens and wife, Judy Stephens to Miland Home Construction, LLC., and recorded in Instrument Number D224200624 of the Deed Records of Tarrant County, Texas said 1.50 acres to be more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for corner in the North line of that certain called 1.983 acre tract of land described in Deed from Edward Morley and wife Lucille Morley to Thomas Middaugh recorded in Volume 16746, Page 291 of the Deed Records of Tarrant County, Texas and being in the West line of Bettinger Drive;

THENCE: S 00°02'03" E across said 1.983 acre tract a distance of 196.23 feet to a 1/2" iron rod found for corner in the North line of said Miland tract, same being the South line of said 1.983 acre tract;

THENCE: North 87°55'37" East with said North and South lines a distance of 20.00 feet to a point for corner at the Northeast corner of said Miland tract, same being the Southeast corner of said 1.983 acre tract and being in said Bettinger Drive, the East line of the Jane S. Newton Survey, the West line of the O.C. Strum Survey, Abstract No. 148, and being at the POINT OF BEGINNING;

THENCE: South 00°12'23" East with said Bettinger Drive, the East line of said Miland tract, the East line of said Jane S. Newton Survey, same being the West line of the J.J. Newton Survey, Abstract No. 1176 a distance of 148.50 feet to a point for corner at the Southeast corner of said Miland tract, same being the Northeast corner of a certain called tract of land described in Deed from John R. Bullock to Patricia Bullock and recorded in Instrument No. D204331486 of the Deed records of Tarrant County, Texas;

THENCE: South 87°55'37" West with the South line of said Miland tract, same being the North line of said Bullock tract at a distance of 20.00 feet passing a point for corner, from which a 1/4" iron rod found, in the West line of said Bettinger Drive, and continuing a total distance of 440.00 feet to a 1/2" iron found for corner at the Southwest corner of said Miland tract, same being the Northwest corner of said Bullock tract, and also being in the most Easterly line of Remington Park, Phase 3 according to the Map or Plat thereof recorded in Instrument No. D2001851821 of the Map or Plat Records of Tarrant County, Texas;

THENCE: North 00°12'23" West with the West line of said Miland tract, same being the East line of said Remington Park, Phase 3 a distance of 148.50 feet to a 1/2" iron rod found for corner at the Northwest corner of said Miland tract, same being the Southwest corner of the above referenced 1.983 acre tract;

THENCE: North 87°55'37" East with the North line of said Miland tract, same being the South line of said 1.983 acre tract a distance 420.00 feet passing said 1/2" iron rod found for corner in the West line of said Bettinger Drive, and continuing a total distance of 440.00 feet back to the POINT OF BEGINNING, and CONTAINING 65,305 Square Feet or 1.500 acres of land, more or less, of which 2,970 Square feet or 1.430 acres lie within the Right-of-Way of Bettinger Drive, leaving a Net acreage of 1.430 acres of land, more or less.

NOW THERFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MILAND HOME CONSTRUCTION, L.C.C., owner, do hereby adopt this plat designating the herein before described property as THE MILAND ADDITION, an addition to the City of Colleyville, Texas, Tarrant County, Texas, and do hereby dedicate fee simple to the use forever all streets, 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 desiring the use or 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 my hand this _____ day of _____, 2025.

By: _____
MILAND HOME CONSTRUCTION, LLC

STATE OF TEXAS §

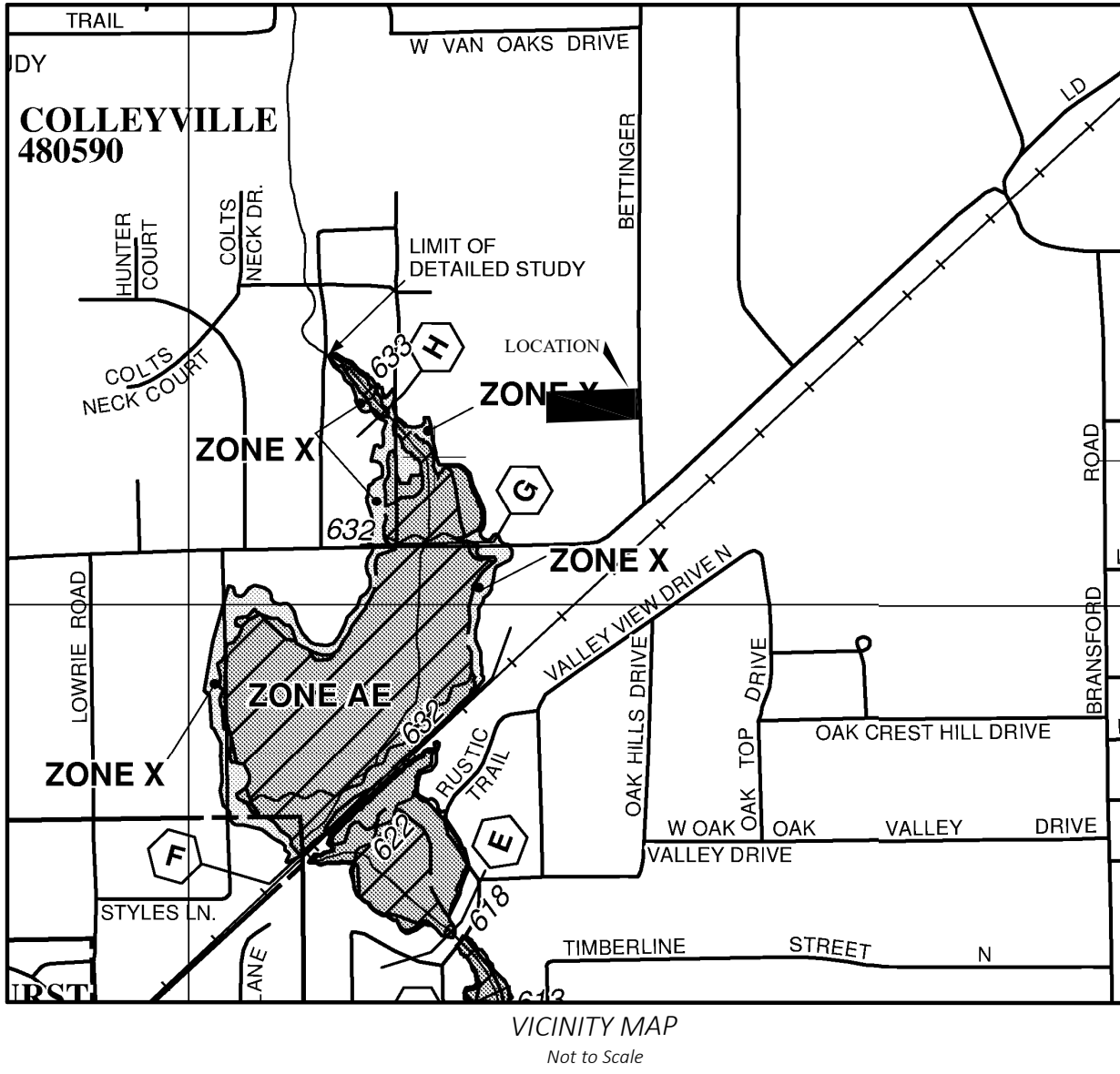
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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 therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC in and for the STATE OF TEXAS



Surveyor's Certification

KNOW ALL MEN BY THESE PRESENTS:

That I, Jeffery Scott Cole, Registered Professional Land Surveyor No. 5411 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 Engineers and Land Surveying Practices Act.

NOT TO BE FILED FOR ANY PURPOSE.
FOR REVIEW ONLY.
(Signature)
Jeffery Scott Cole
Texas Registered Professional Land Surveyor No. 5411

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____ 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 therein expressed.

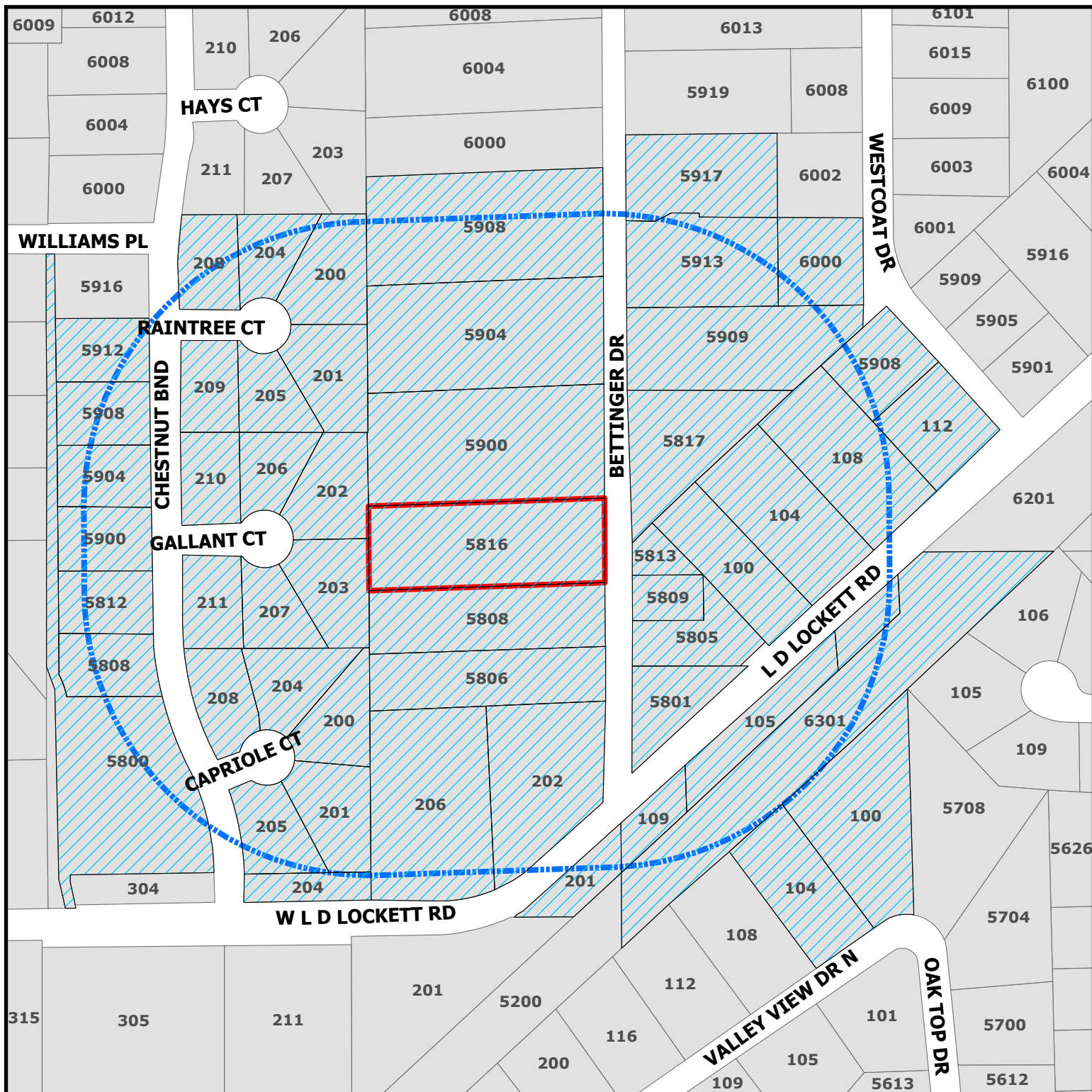
GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC in and for the STATE OF TEXAS

MINOR PLAT
Being Lot 1, Block 1
of the
MILAND ADDITION
in the
City of Colleyville, Tarrant County, Texas
according to the Plat record thereof recorded in
Instrument No. _____
of the
Map or Plat Records of Tarrant County, Texas.

Notification Map

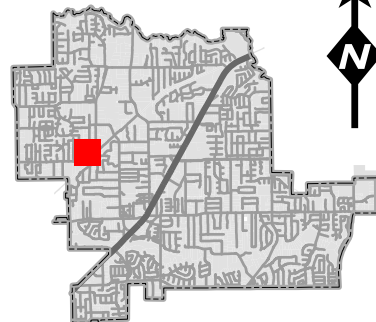


PC25-003

5816 Bettinger Drive

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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, March 10, 2025 at 7:00 p.m.

City Council Meeting: Tuesday, April 1, 2025

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

Request: Consideration of a Minor Plat with a waiver for lot width for Lot 1, Block 1, Miland Addition, being Tract 1D1, Abstract 1177, Jane S. Newton Survey, located at 5816 Bettinger Drive, Case PC25-003. The required width in the R-40 zoning district is 150 feet. The lot is 148 feet wide. The request is to plat the property to build a house.

Zoning Case: PC25-003

Applicant: Sean Genzer

Owner: Miland Home Construction LLC

Location: 5816 Bettinger Dr

Property Description: Tract 1D1, Abstract 1177, Jane S. Newton Survey

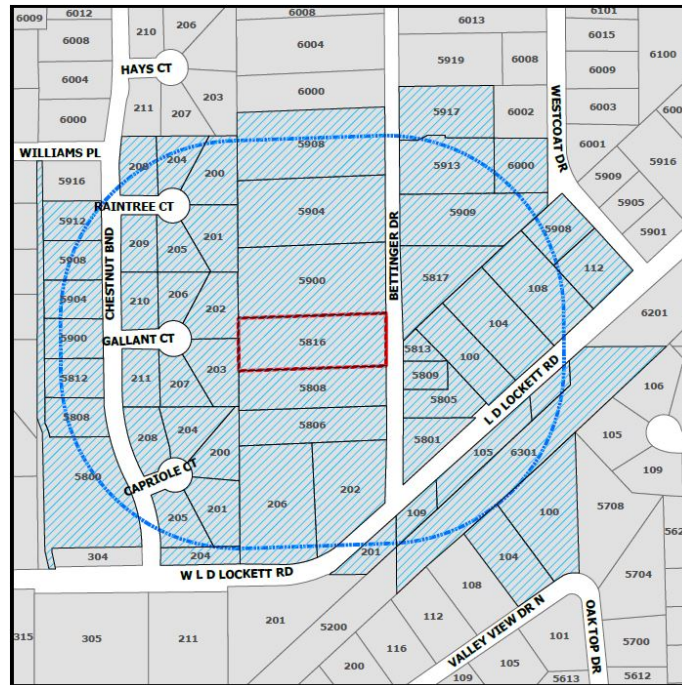
Present Zoning: R-40 Single Family Residential

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 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.

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
DAVIS, STEVEN T	5908 BETTINGER DR
MIDDAUGH, THOMAS	5900 BETTINGER DR
MULLINS, DAVID MICHAEL	5904 BETTINGER DR
MILLER, TRACY RAY	5806 BETTINGER DR
SEBASTIAN, CLARISSA L	201 RAINTREE CT
KENT, ROBERT C	205 RAINTREE CT
THE FRANCO FAMILY LIVING TRUST	209 RAINTREE CT
MOORE, STEPHEN	210 GALLANT CT
PHAN, PAOLO	206 GALLANT CT
KENNEDY, MEGAN	202 GALLANT CT
HECHT, PHILLIP	203 GALLANT CT
NETTIS, GARY D	207 GALLANT CT
BUSH, CHARLES	211 GALLANT CT
BROWN, LESLIE WAYNE	208 CAPRIOLE CT
MELLO, JOSEPH	204 CAPRIOLE CT
ASALI, PAULUS	200 CAPRIOLE CT
HOGAN, CHARLES F	201 CAPRIOLE CT
JONES, KRISTI	205 CAPRIOLE CT
SOTO, GLORIA	208 RAINTREE CT
UEBELE, TIMOTHY L	204 RAINTREE CT
HEALY, DENNIS P	200 RAINTREE CT
PISTILLI, JAMES	5912 CHESTNUT BEND
SCHONDAU, SCOTT	5908 CHESTNUT BEND
OWENS, LARRY D	5904 CHESTNUT BEND
SMITH, KENNETH	5900 CHESTNUT BEND
JDK LEWIS LIVING TRUST	5812 CHESTNUT BEND
MOTI, MEHDI	5808 CHESTNUT BEND
REM PARK HA INC	5800 CHESTNUT BEND
DEUSON, ETHEL ALLENE	100 VALLEY VIEW DR N
MARTIN, JOHN GERALD	104 VALLEY VIEW DR N
SOLIDAY, JON P	5917 BETTINGER DR
HARBIN, GARY D	5913 BETTINGER DR
CHILDERS, RICKY	5909 BETTINGER DR
PRICE, G	5817 BETTINGER DR
NOEL, SAM	5805 BETTINGER DR
ELKINS, J D	5809 BETTINGER DR
PELTON, LINDA A	5813 BETTINGER DR
OUDERKIRK, CALEB	5801 BETTINGER DR
PAPA JOES TRUST	100 W L D LOCKETT RD
ISHAK, ASHRAF Z	104 W L D LOCKETT RD
COLLINS, JOHNNY	108 W L D LOCKETT RD
SULLIVAN, JOHN F	5908 WESTCOAT DR
COLTART, TIMOTHY	6000 WESTCOAT DR
MONTGOMERY, ROBERT G	202 W L D LOCKETT RD
BRAUN, ROBERT	206 W L D LOCKETT RD
FREDERICKSON, JEFFREY	201 W L D LOCKETT RD
REGIONAL RAIL ROW CO	6301 L D LOCKETT RD
ONCOR ELECTRIC DELIVERY CO LLC	105 W L D LOCKETT RD
STEPHENS, JOE	5816 BETTINGER DR
BULLOCK, PATRICIA	5808 BETTINGER DR
REMINGTON PARK ADDITION	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	STATE REQUIRED
SEAN GENZER	APPLICANT

RESOLUTION R-25-xxxx

**A RESOLUTION APPROVING A REPLAT FOR LOT 1, BLOCK 1, MILAND
ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat with Waiver for Lot Width for Lot 1, Block 1, Miland Addition on March 10, 2025.

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

Sec. 1. THAT Lot 1, Block 1, Miland Addition, being approximately 1.41 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 1ST DAY OF APRIL 2025.

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

STATE OF TEXAS
COUNTY OF TARRANT

LEGAL DESCRIPTION:

Block 12, Lot 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827,



CITY OF COLLEYVILLE PLANNING AND ZONING COMMISSION BRIEFING

Agenda Number 2c

Agenda Date 3/10/2025

Number -

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a Replat for Lots 1R1 and 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, located at 4313 Colleyville Boulevard, PC25-007

Explanation

Stephanie Wall, the applicant, has submitted a request for a Replat for Lots 1R1 & 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, being approximately 4.75 acres, and zoned CC-2 Shopping Center. The purpose is to allow for the existing lot to be platted into two separate lots to allow for the Kiddie Academy Daycare to be placed on one.

Existing Conditions/Background: The subject property, 4313 Colleyville Boulevard is zoned CC-2 Shopping Center and is located on the south side of the intersection of Brown Trail and Colleyville Boulevard. A mutual access easement runs across the lot. The property is a platted lot and is currently used as a soccer field.

Lot Dimensions and Setbacks: The applicant requests to replat the properties into two lots within the CC-2 Shopping Center district. The minimum standards for the CC-2 zoning district are as follows:

Minimum Lot Size	20,000 sq. ft.
Minimum Lot Width	150 feet
Minimum Lot Depth	120 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	10 feet
Max. Lot Coverage	60%
Max. Impervious Coverage	80%

Analysis: The purpose of the replat is to split the existing lot into two separate lots along the existing mutual access easement. The replat will create two lots, with Lot 1R1 being 61,292 s.f. (1.41 acres) and Lot 1R2 being 145,478 s.f. (3.34 acres). The replat will allow for the development of the Kiddie Academy Daycare on Lot 1R1. The lots will comply with the CC-2 Shopping Center regulations. The plat will dedicate a variable width pedestrian access easement along Colleyville Boulevard on Lot 1R1.

Plat Status: The property is platted as Lot 1, Block 1, Towne Center Animal Hospital

Addition.

DRC Review: The Development Review Committee (DRC) reviewed this request during their February 17, 2025 meeting and offered the following comments to the applicant:

1. Provide a 10' utility easement on Lot 1R1 adjacent to Colleyville Boulevard and a 16' utility and drainage easement adjacent to the existing 30' common access easement.
2. Provide a 47.5' ROW dedication on Lot 1R2 from the centerline of the road along Brown Trail.

Surrounding Development: The property to the northwest is Colleyville Boulevard. The property to the northeast is zoned CC-2 Shopping Center and improved with a vet clinic. The property to the southwest is zoned CC-2 Shopping Center and improved with a church. The property to the southeast is zoned PUD-R Planned Unit Development – Residential and 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.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map

6. Notification Letter
7. Notification List
8. Draft Resolution

Aerial Map

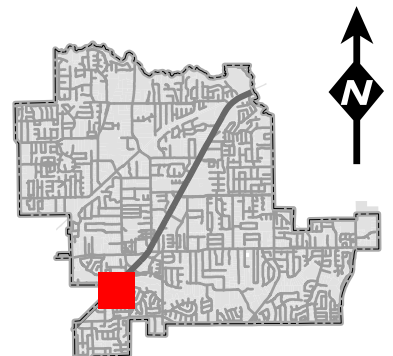


PC25-007

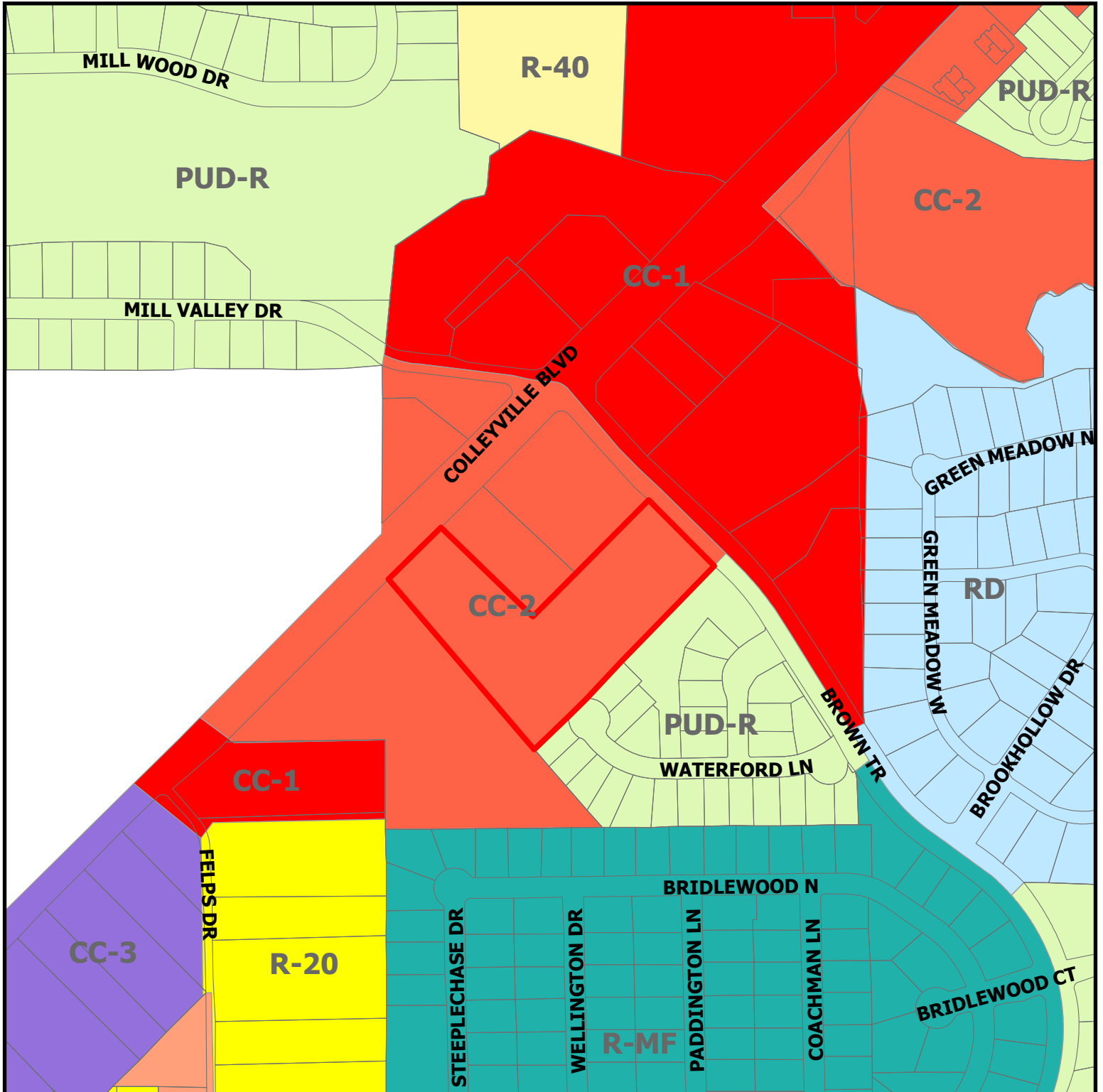
4313 Colleyville Boulevard

DISCLAIMER:
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 Subject Property



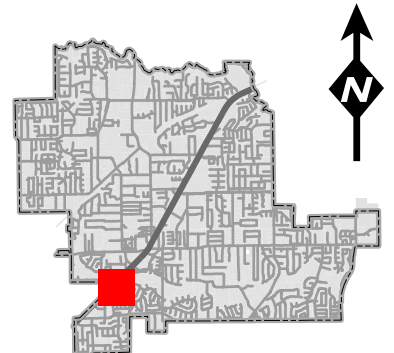
Zoning Map



PC25-007

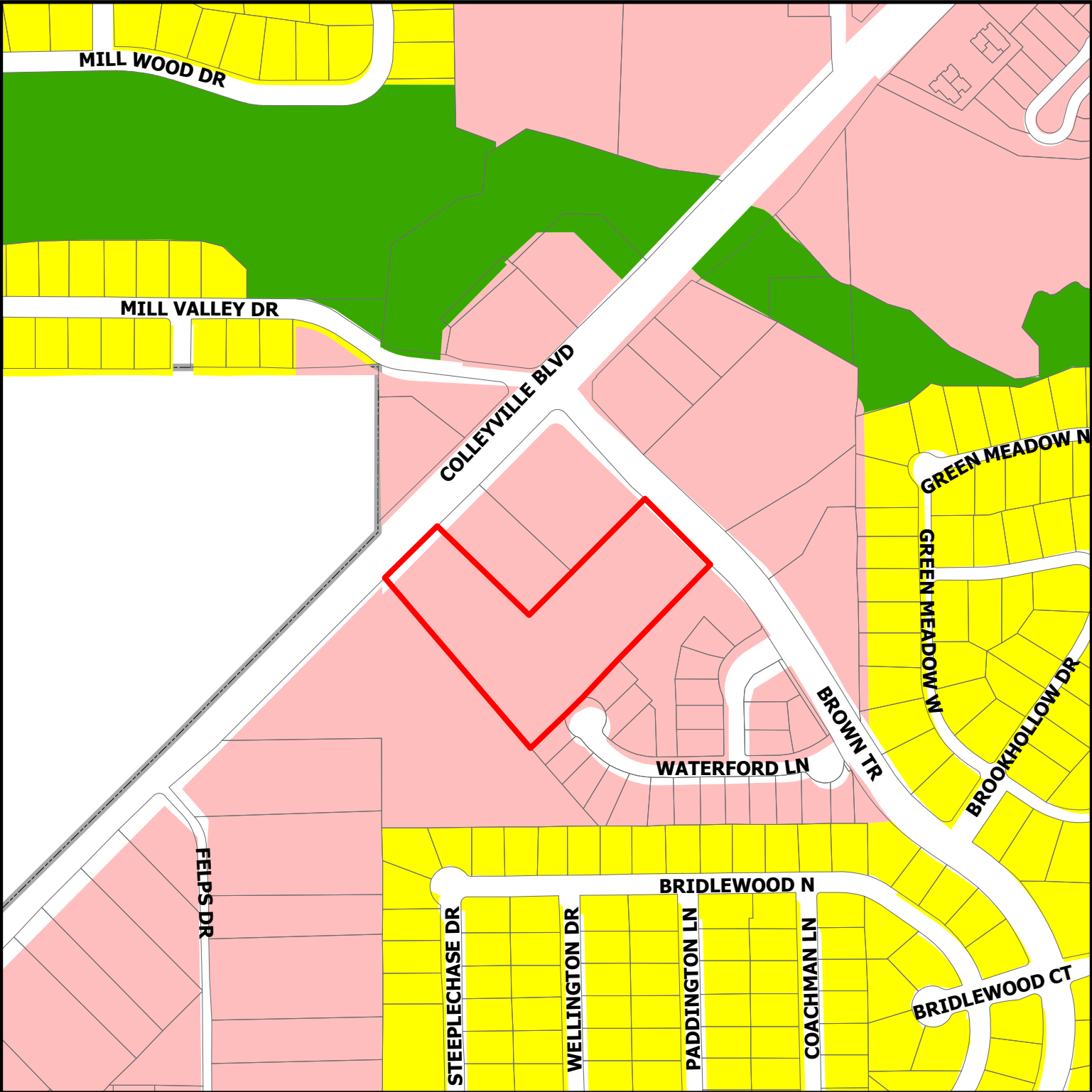
4313 Colleyville Boulevard

 Subject Property



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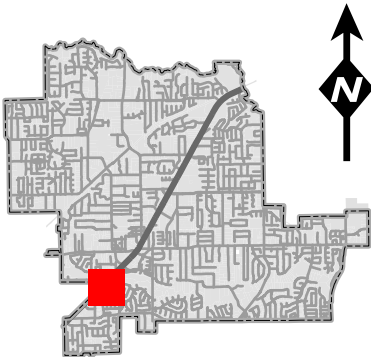
Future Land Use Map



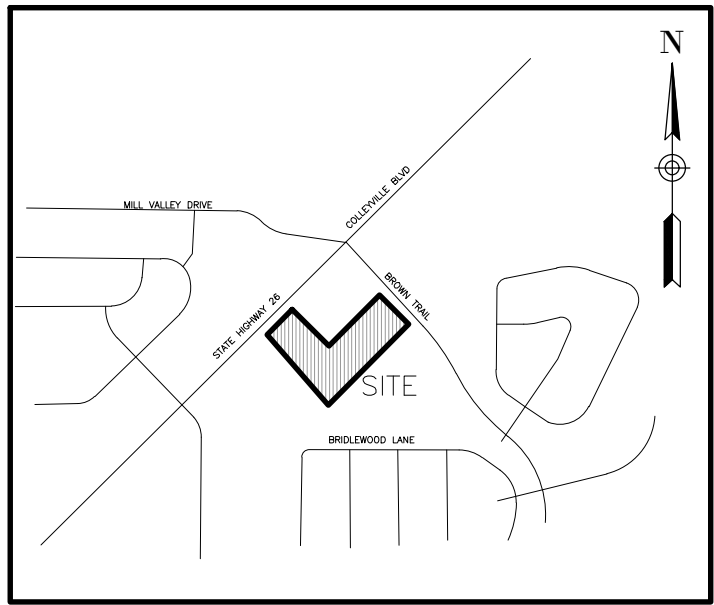
PC25-007

4313 Colleyville Boulevard

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



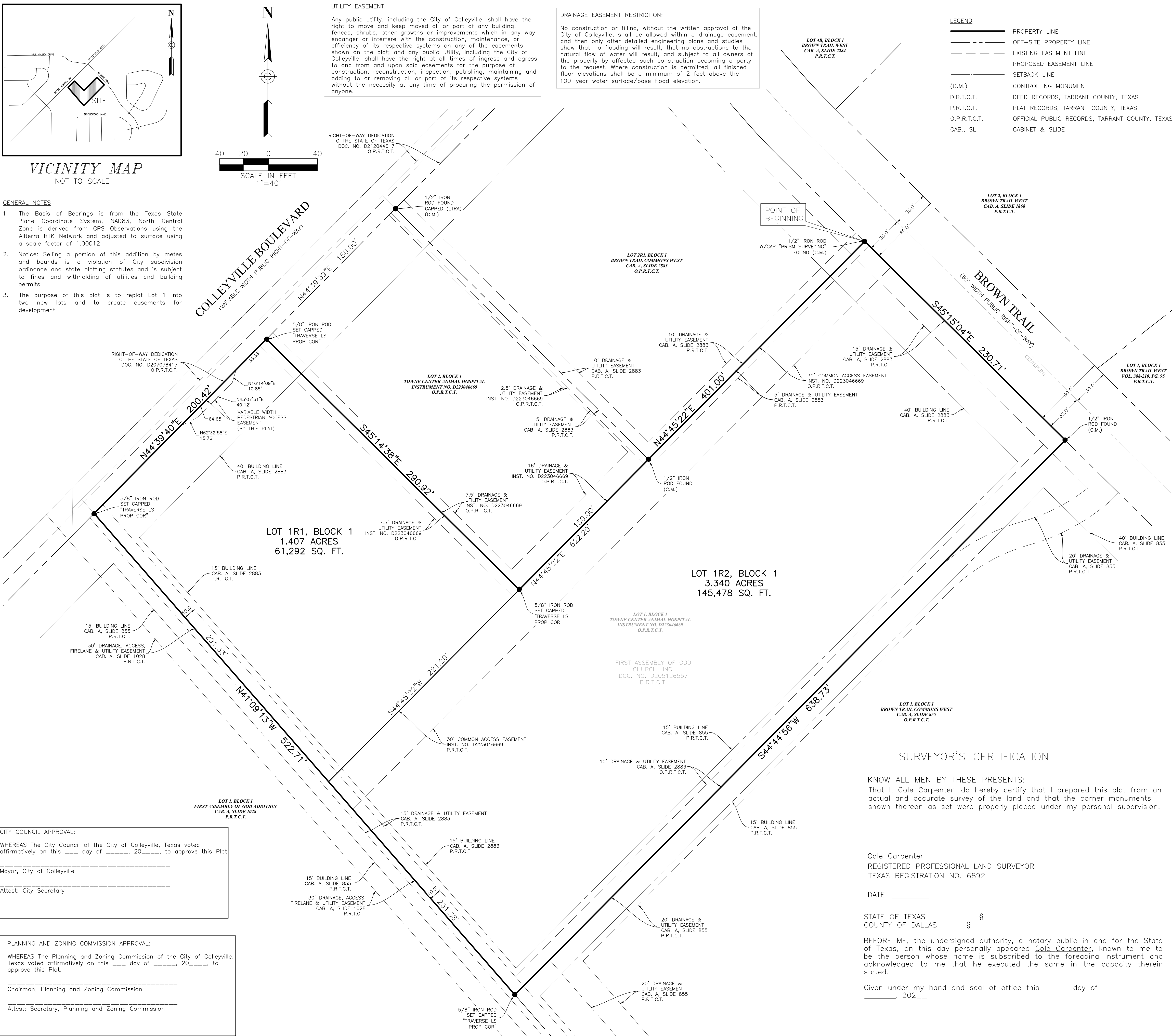
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VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Aiterra RTK Network and adjusted to surface using a scale factor of 1.00012.
- 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 permits.
- The purpose of this plat is to replat Lot 1 into two new lots and to create easements for development.



CITY COUNCIL APPROVAL:

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

Mayor, City of Colleyville

Attest: City Secretary

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

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48439C0210K, dated September 25, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

UTILITY EASEMENT:

Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

DRAINAGE EASEMENT RESTRICTION:

No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.

LEGEND	
	PROPERTY LINE
	OFF-SITE PROPERTY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SETBACK LINE
(C.M.)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
CAB., SL.	CABINET & SLIDE

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE: _____

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 Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__

Notary Public in and for the State of Texas

OWNER/DEVELOPER
First Assembly of God Church, Inc.
4309 Colleyville Boulevard,
Colleyville, Texas 76034

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS First Assembly of God Church, Inc. is the owner of a 4.747 acre (206,770 square feet) tract of land situated in the BBB&CO RR Co. Survey, Abstract No. 228, Tarrant County, Texas, being all of Lot 1, Block 1 of Towne Center Animal Hospital, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Instrument No. D223046669 of the Plat Records of Tarrant County, Texas, being conveyed to said First Assembly of God Church, Inc. by deed recorded in Document No. D205126557 of the Official Public Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found with a cap stamped "Prism Surveying" for the easternmost corner of Lot 2R1, Block 1 of Brown Trail Commons West, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 2883 of the Plat Records of Tarrant County, Texas, same being the easternmost North corner of said Lot 1 and lying on the Southwest right-of-way line of Brown Trail (60 foot right-of-way);

THENCE South 45 Degrees 15 Minutes 04 Seconds East, with the Southwest right-of-way line of said Brown Trail, a distance of 230.71 feet to a 1/2 inch iron rod found for corner, said point being the easternmost corner of said Lot 1, same being the Northernmost corner of Lot 1, Block 1 of Brown Trail Commons West, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 855 of the Plat Records of Tarrant County, Texas;

THENCE South 44 Degrees 44 Minutes 56 Seconds West, departing the Southwest right-of-way line of said Brown Trail, with the Northwest line of said Lot 1, Brown Trail Commons West, a distance of 638.73 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor" for the southernmost corner of said Lot 1, Towne Center Animal Hospital, same being the West corner of said Lot 1, Brown Trail Commons West and lying on the Northeast line of Lot 1, Block 1 of First Assembly of God Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 1028 of the Plat Records of Tarrant County, Texas;

THENCE North 41 Degrees 09 Minutes 13 Seconds West, with the Northeast line of said First Assembly of God Addition, a distance of 522.71 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor", said point being the westernmost corner of said Lot 1, Towne Center Animal Hospital, same being the Northernmost corner of said First Assembly of God Addition, and lying on the Southeast right-of-way line of Colleyville Boulevard (variable width right-of-way);

THENCE North 44 Degrees 39 Minutes 40 Seconds East, with the Southeast right-of-way line of said Colleyville Boulevard, a distance of 200.42 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor", said point being the westernmost north corner of said Lot 1, Towne Center Animal Hospital, same being the West corner of Lot 2, Block 1 of said Towne Center Animal Hospital;

THENCE South 45 Degrees 14 Minutes 38 Seconds East, departing the Southeast right-of-way line of said Colleyville Boulevard, with the Southwest line of said Lot 2, a distance of 290.92 feet to a 5/8 inch iron rod set for corner with a cap stamped "Traverse LS Prop Cor", said point being the South corner of said Lot 2, same being an interior corner of said Lot 1, Towne Center Animal Hospital;

THENCE North 44 Degrees 45 Minutes 22 Seconds East, with the Southeast line of said Lot 2, passing at a distance of 150.00 feet, the East corner of said Lot 2 and the South corner of said Lot 2R1 and continuing for a total distance of 401.00 feet to the POINT OF BEGINNING and containing 206,770 square feet or 4.747 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That We, First Assembly of God Church, Inc., Owners, do hereby adopt this plat designating the hereinbefore described property as Lots 1R1 & 1R2, Block 1, TOWNE CENTER ANIMAL HOSPITAL, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, 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, 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, my hand at _____, This ____ day of _____, 20____.

Signature — First Assembly of God Church, Inc. Representative

Printed Name

Title / Date

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, 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



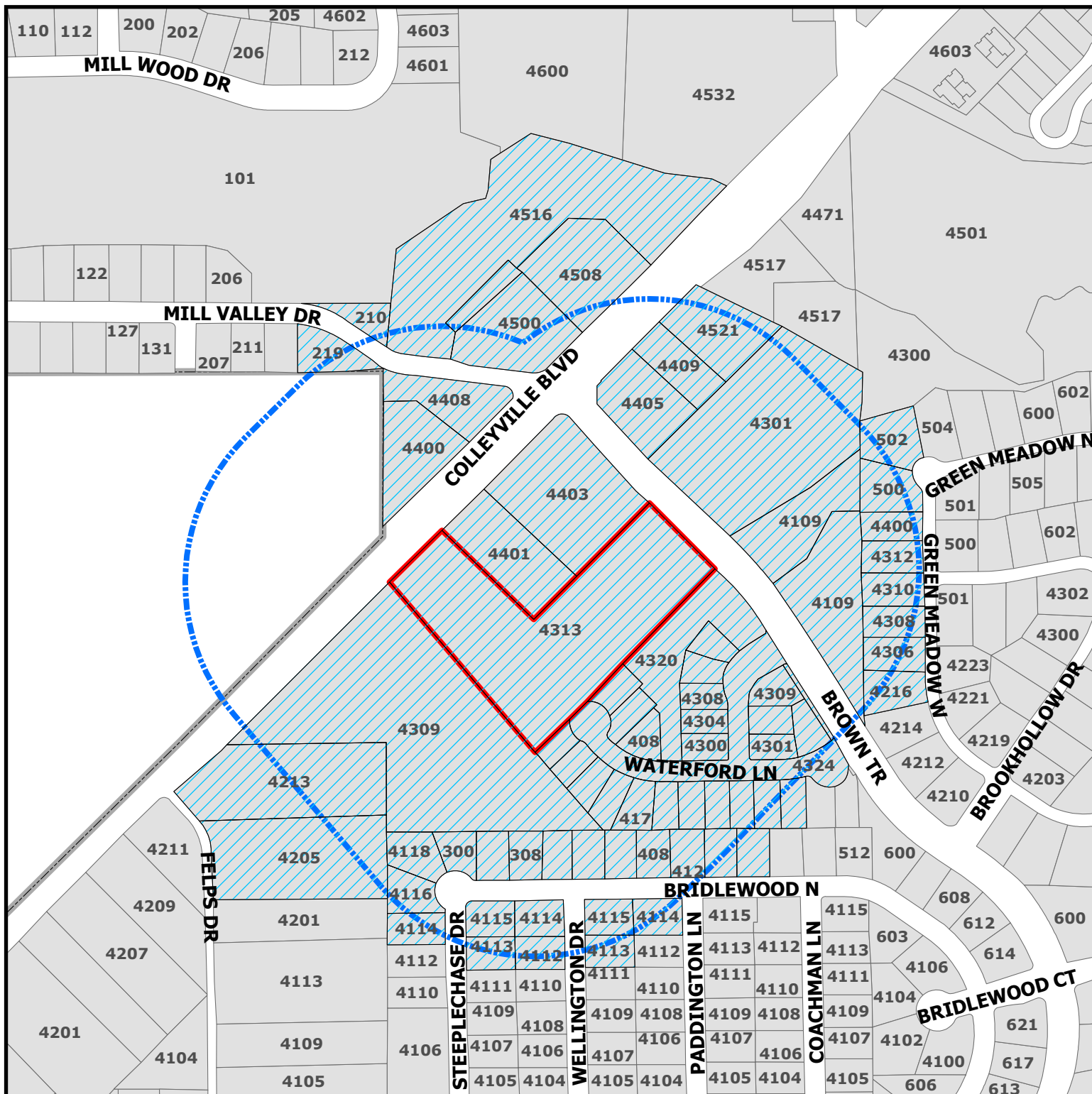
14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2025.02.07 Project No.: TR-449-24

REPLAT
LOT 1R1 & 1R2, BLOCK 1
TOWNE CENTER
ANIMAL HOSPITAL

BEING A REPLAT OF LOT 1, BLOCK 1 OF TOWNE
CENTRAL ANIMAL HOSPITAL, RECORDED IN
INSTRUMENT NO. D223046669, P.R.T.C.T.
OUT OF THE BBB&CO RR CO. SURVEY,
ABSTRACT NO. 228 IN THE CITY OF
COLLEYVILLE, TARRANT COUNTY, TEXAS

Notification Map

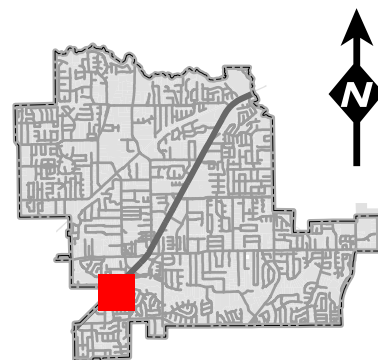


PC25-007

4313 Colleyville Boulevard

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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, March 10, 2025 at 7:00 p.m.

City Council Meeting: Tuesday, April 1, 2025

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

Request: Consideration of a Replat for Lots 1R1 & 1R2, Block 1, Towne Center Animal Hospital Addition, being Lot 1, Block 1, Towne Center Animal Hospital Addition, located at 4313 Colleyville Boulevard, PC25-007. The request is to split the property into two separate lots to allow for a daycare, Kiddie Academy, to be placed on one.

Zoning Case: PC25-007

Applicant: Stephanie Wall

Owner: First Assembly of God CH Inc.

Location: 4313 Colleyville Blvd

Property Description: Lot 1, Block 1, Towne Center Animal Hospital Addition

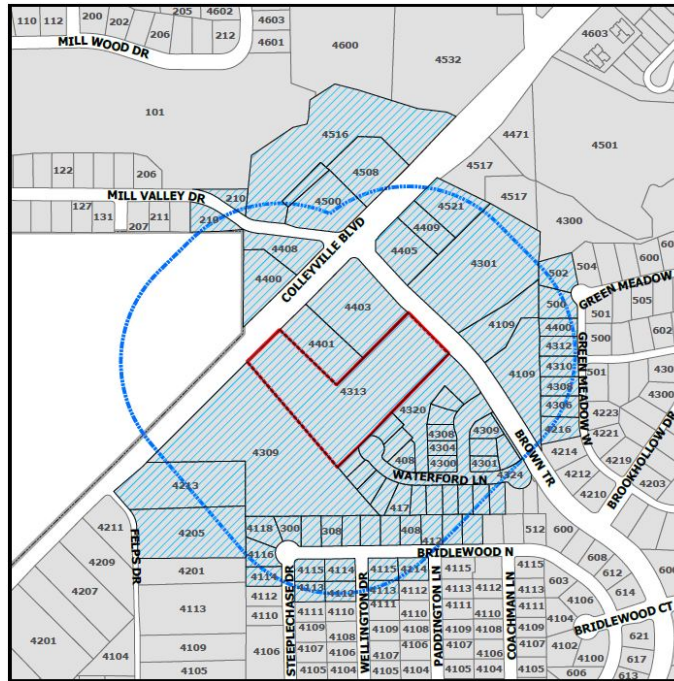
Present Zoning: CC-2 Shopping Center

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 or email below:

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

Citizenletters@Colleyville.com



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.

Christopher Pham

Christopher Pham
Planner

Owner_Name	Situs_Addr
PAACASI LLC	4408 COLLEYVILLE BLVD
AAIRYA REALITY LLC	4400 COLLEYVILLE BLVD
BENCHMARK AMERICAN HOMES LLC	4213 COLLEYVILLE BLVD
KNIGHT, STEVEN	4205 FELPS DR
FIRST ASSEMBLY OF GOD CH INC	4309 COLLEYVILLE BLVD
JOHNSON, RANDAL D	219 MILL VALLEY DR
RETAIL BUILDINGS INC	4500 COLLEYVILLE BLVD
2102 EMPIRE CENTRAL LLC	4508 COLLEYVILLE BLVD
BRANSFORD PARKLAND TRUST	4516 COLLEYVILLE BLVD
PUCKETT, TERRY	4114 STEEPLECHASE DR
HOELSCHER, KEVIN	4116 STEEPLECHASE DR
WIEGMANN, PAULA L	4118 STEEPLECHASE DR
TOWNE, JEFFREY	300 BRIDLEWOOD N
MICHAEL D PHELPS AND KAREN D PHELPS REVOCABLE	304 BRIDLEWOOD N
SMART, ROBERT	308 BRIDLEWOOD N
BALLARD, JASON	312 BRIDLEWOOD N
SPRANG, CHRIS I	400 BRIDLEWOOD N
ELLIS, EVA F	404 BRIDLEWOOD N
DUFF, JOEL B	408 BRIDLEWOOD N
ERENCE, JULIE	412 BRIDLEWOOD N
KANDIMALLA, RAM	416 BRIDLEWOOD N
HENARY, ATEF H	500 BRIDLEWOOD N
SHAIKH, SAJID	4112 WELLINGTON DR
SNELL, MATTHEW	4113 STEEPLECHASE DR
REID, JAMES R	4115 STEEPLECHASE DR
HOBBS, REASHA	4114 WELLINGTON DR
MINGENBACK, MATTHEW	4113 WELLINGTON DR
SANTOSA, TERESA	4115 WELLINGTON DR
MERKLE, MARILEONE	4114 PADDINGTON LN
SCHRIMSHER, FREDERICK	500 GREEN MEADOW N
GHORMLEY, JAMES G	502 GREEN MEADOW N
SCHWEITZER, JON W	4216 GREEN MEADOW W
WHITE FAMILY TRUST	4306 GREEN MEADOW W
FOSTER, JON K	4308 GREEN MEADOW W
MCGARRY, TRACY	4310 GREEN MEADOW W
SMITH, JAROD	4312 GREEN MEADOW W
DUNLAP, ALDEN	4400 GREEN MEADOW W
ELISA KLEIN EXEMPT MARITAL TRUST	4403 COLLEYVILLE BLVD
THE BRUCE WISHARD AND DALIA WISHARD TRUST	4109 BROWN TR
UVL INVESTMENTS LLC	4301 BROWN TR
M L US HOLDINGS LTD & C HEPFER	4521 COLLEYVILLE BLVD
LIM LEE INC	4409 COLLEYVILLE BLVD
3M INVESTMENT GROUP LLC	4405 COLLEYVILLE BLVD
BAUMANN, DIRK	413 WATERFORD LN
GAUNTT, TURNER	409 WATERFORD LN
IMTIAZI, VASIF	405 WATERFORD LN
BUYS MICHELA PROTECTION TRUST	401 WATERFORD LN
CHERNOFF, ALAN SCOTT	400 WATERFORD LN
RASMUSSEN, RICK	404 WATERFORD LN
JOHNSON, JOHNNY W	408 WATERFORD LN
FOERTSCH, ROBERT J	4300 TIFFANY PARK LN
JOHNSON, GEORGE	4304 TIFFANY PARK LN
GERABAGI, SAFAR	4308 TIFFANY PARK LN
ASHQEEN, MUHAMMAD	4312 TIFFANY PARK LN
BURRI, ALFRED	4316 TIFFANY PARK LN
VALTMAN LIVING TRUST	509 WATERFORD LN
TAYLOR, MARK	505 WATERFORD LN

TABONE, FRANK G
 LEBAILLIF, LAURENT J
 KLEISER, SUSAN
 MYERS BRIAN
 GORE, FRANK
 PRINS, CATHY
 ESCAMILLA, ERNESTO
 ANTONISSE, HENDRIK
 LINDSAY, PATRICIA
 TIFFANY PARK HA INC
 THREE C 245 LLC
 SADDLEBROOK ADDITION
 BRIDLEWOOD ESTATES
 TIFFANY PARK
 CAMBRIDGE PLACE - COLLEYVILLE
 GRAPEVINE COLLEYVILLE ISD
 STEPHANIE WALL

501 WATERFORD LN
 429 WATERFORD LN
 425 WATERFORD LN
 421 WATERFORD LN
 417 WATERFORD LN
 4309 TIFFANY PARK LN
 4305 TIFFANY PARK LN
 4301 TIFFANY PARK LN
 516 WATERFORD LN
 4317 TIFFANY PARK LN
 4401 COLLEYVILLE BLVD
 COURTESY NOTICE
 COURTESY NOTICE
 COURTESY NOTICE
 COURTESY NOTICE
 STATE REQUIRED
 APPLICANT

RESOLUTION R-25-xxxx

A RESOLUTION APPROVING A REPLAT FOR LOTS 1R1 & 1R2, BLOCK 1, TOWNE CENTER ANIMAL HOSPITAL ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 1R1 & 1R2, Block 1, Towne Center Animal Hospital Addition on March 10, 2025.

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

Sec. 1. THAT the Lots 1R1 & 1R2, Block 1, Towne Center Animal Hospital Addition, being approximately 4.75 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 1ST DAY OF APRIL 2025.

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]