



CITY OF COLLEYVILLE CITY COUNCIL AGENDA

100 Main Street, Colleyville, Texas, 76034

TUESDAY, APRIL 15, 2025

**WORKSESSION
5:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

WS-1 Discussion of E-Bike and Scooter Regulations

WS-2 Discussion of the April 15, 2025, City Council regular agenda items

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

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

Section 551.071 - Legal - Consultation with the City Attorney to discuss Mart, Inc. v. City of Colleyville

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

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

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

INVOCATION:

**Ch. Lt. Col. Thomas N. Tucker, Wing Chaplain,
136th Airlift Wing, Fort Worth**

PLEDGE OF ALLEGIANCE:

**Presentation of the Colors and Pledge of Allegiance
Colleyville Fire Department Honor Guard,
Assisted by Boy Scout Troop 28**

2. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Proclamation and presentation recognizing the City of Colleyville as a Purple Heart City - Mayor Bobby Lindamood and the City Council; Eric Newton, Sr. Vice Commander of the DFW Mid-Cities Chapter 1513 of the Military Order of the Purple Heart presenting

Recognizing the City of Colleyville as a Heart Safe Community - Mayor Bobby Lindamood and Fire Chief Mark Cantrell

Proclamation in recognition of Child Abuse Prevention month - Mayor Bobby Lindamood and Julie Evans, CEO, Alliance for Children

3. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5032**4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5033**

- 4a** Approval of the minutes of the regular City Council meeting of April 1, 2025
- 4b** Authorizing the purchase of a 0.22 acre public pedestrian access way easement in the amount of \$5,000, for the Cheek-Sparger and Bedford Road roundabout, and authorizing the City Manager to execute all associated documents
- 4c** Approval of an additional \$100,000 for the FY25 Neighborhood Entrance Beautification Program, allowing the City to enter into Chapter 380 Grant Agreements with qualifying HOAs and property owners, to provide matching grants in an amount up to \$25,000, for landscape and hardscape improvements to neighborhood entrances

5. ITEMS NOT FOR CITY COUNCIL ACTION**5a** Monthly Financial Report - March 2025**6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING****6a Ordinance O-25-2322**

Repealing Ordinance O-10-1741 in its entirety and 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

6b Ordinance O-25-2323

Consideration of an abandonment of right-of-way and quitclaim deed for a 0.1003 acre portion of the old Church Road right-of-way

7. CITIZEN COMMENTS**8. REPORTS**

Parks and Recreation Advisory Board Minutes - January 6, 2025
Sign Board of Appeals Minutes - January 14, 2025

9. ACTION/RESOLUTION: RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 15, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5034**10. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, April 11, 2025*, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

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

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1130, and reasonable accommodations will be made to assist you.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-1

Agenda Date 4/15/2025

Type Worksession

Department City Manager

Title

Discussion of E-Bike and Scooter Regulations

Explanation

This agenda item provides for discussion of potential regulation of E-bikes, scooters, skateboards, and one-wheels. In response to concerns shared by citizens, the City's Traffic Advisory Committee has reviewed various regulation approaches, legal limitations based on state law, and discussed which regulations might be appropriate for Colleyville. The presentation will cover the Committee's recommendations.

Attachments

1. E-Bike Presentation
2. Draft Ordinance - E-Bikes and E-Scooters



Discussion of E-Bike and Scooter Regulations

City Council Worksession
April 15, 2025



➤ Concerns

Over the last year, the City has received numerous concerns from citizens about E-bikes

➤ Traffic Advisory Committee

Issue was assigned to the City's Traffic Advisory Committee, comprised of staff from a variety of departments including public safety, public works, and city management

- Traffic Advisory Committee reviewed regulations adopted by other cities, and worked to identify those that would be a good fit for Colleyville
- Concerns discussed about pushing all use to just roads or just sidewalks

➤ Legal Review

Potential regulations were proposed, followed by review by the City Attorney.

- Several regulations had to be modified due to limitations from state law on what cities can regulate
- State generally requires that e-bikes be treated the same as bicycles (who must follow the rules of the road) barring a few exceptions; scooters are less regulated

Electronic Bicycle or E-Bike means a bicycle that is equipped with fully operable pedals and an electric motor with a maximum power output of 750 watts (1 horsepower) or less. There are three classes of electric bicycle in Texas.

- Class 1: e-bikes equipped with a pedal-assist only motor which stops when the bike reaches 20 mph.
- Class 2: e-bikes equipped with a motor that may be used exclusively to propel the bicycle and stop when the bike reaches the speed of 20 mph.
- Class 3: e-bikes equipped with a motor that provides assistance only when the rider is pedaling and stops when the rider stops pedaling or when the bicycle reaches the speed of 28 mph.

Electronic Scooter or E-Scooter means a self-propelled device with:

- 1) at least one (1) wheel in contact with the ground during operation;
- 2) braking system capable of stopping the device under typical operating conditions;
- 3) a gas or electric motor 40 cubic centimeters or less;
- 4) a deck designed to allow a person to stand or sit while operating the device;
- 5) the ability to be propelled by human power alone; and
- 6) also includes electric one-wheelers, electric longboards, and electric skateboards, but does not include a pocket bike or mini-motorbike.

Motor-Assisted Scooter means a self-propelled device with at least two wheels, a gas or electric motor capable of making the device travel up to 15 miles per hour, and a braking system. The primary difference between a Motor-Assisted Scooter and an Electronic Scooter is that a Motor-Assisted Scooter is self-propelled and cannot be propelled by human power alone.

Pocket bike or mini-motorbike shall have the same meaning assigned by Transportation Code sec. 551.301, as it exists or may be amended, and includes a **self-propelled vehicle (without pedals)** that is equipped with an **electric motor or internal combustion engine** having a piston displacement of less than 50 cubic centimeters, is designed to propel itself with not more than two wheels in contact with the ground, has a seat or saddle for the use of the operator, is not designed for use on a highway, and is ineligible for a certificate of title under , Transportation Code Ch. 501, as it exists or may be amended; but does not include a moped, electric bicycle, motor-driven cycle, motorized mobility device, electric personal assistive mobility device or a neighborhood electric vehicle as those are defined in the Texas Transportation Code, as it exists or may be amended.

Public way or public property means real property owned, leased or controlled by the City of Colleyville, Texas, or any property that is publicly owned or maintained or dedicated to public use, including, but not limited to, a path, trail, sidewalk, alley, street or highway, and a public park facility.

Definitions Recap



Electronic Bicycle (E-Bike)

- Electric motor
- Has pedals
- Class 1, 2, or 3
- State law = must be allowed where regular bikes are



Electronic Scooter (E-Scooter)

- Electric motor
- Can be propelled by human power alone
- Includes one-wheels & electronic skateboards



Motor-Assisted Scooter

- Electric or gas motor
- Cannot be propelled by human power alone



Pocket Bicycle / Mini-Motorbike

- Electric motor or internal combustion engine
- No pedals

Proposed Regulations: Allowable Uses



The operation of electronic bicycles and electronic scooters is permitted in public parks, on city sidewalks, on paved trails, and on streets designated as “local” on the 2015 Master Thoroughfare Plan by adults and by children ten (10) years of age or older with the following speed limits in effect:

1. Sidewalks and Trails – five (5) miles per hour maximum speed;
2. Cotton Belt Trail – fifteen (15) miles per hour maximum speed; and
3. Local Roads – the maximum posted speed limit.

Proposed Regulations: Restrictions



1. It is unlawful for any adult or child to operate or ride a mini-motorbike, or pocket bike on any public property within the city unless otherwise allowed by state law.
2. It is unlawful for any child under the age of ten (10) to operate an electronic bicycle or electronic scooter on any public way or public property within the jurisdiction of the city including paths, trails, parks, or sidewalks.
3. It is unlawful for any person to operate an electronic bicycle or electronic scooter on an unimproved surface of public property within the city unless for the purpose of accessing another paved surface/trail and in a manner that does not damage the surface.
4. Operation of any electronic bicycles on public streets not designated as "local" on the 2015 Master Thoroughfare Plan is permitted as required by state law. (e-bikes may only go up to the speeds noted in the definition section and exceeding those speeds must be accomplished via pedals)
5. As it is necessary in the interest of safety, operation of electronic scooters on public streets not designated as "local" on 2015 Master Thoroughfare Plan is only permitted by operators above the age of sixteen (16) years of age and on roads with a maximum speed limit of 30 miles per hour.
6. Operators of electronic bicycles and electronic scooters must obey all state and city traffic laws.
7. It is unlawful for any person to operate or ride a bicycle, electronic bicycle or electronic scooter after dusk without being equipped with a front white light visible from 500 feet away, and a red rear reflector visible from 300 feet or lamp visible from at least 500 feet away.
8. A parent of a child or a guardian of a ward may not knowingly permit the child or ward to violate this section, and the parent or guardian shall be subject to prosecution.
9. It is an affirmative defense to prosecution that the electronic bicycle or electronic scooter was not being operated upon public property or a public way at the time of the alleged offense.
10. Operating an electronic bicycle or electronic scooter in excess of the speed limits as set forth in section 86-3(a) is prohibited.

Proposed Regulations: Penalty



1. Any person ten (10) years of age or older who violates any provision of subsection (a) above shall be guilty of a civil infraction, and upon adjudication shall be fined an amount not exceeding \$50.00.
2. The purpose of subsection is to promote safety and discourage the use of electronic bicycles and electronic scooters in unsafe areas and at unsafe speeds. The municipal court may consider alternative dispositions or dismissal for first time offenses, only following an appearance by the violator and their parent/guardian before the prosecutor or the judge.

Proposed Regulations: Helmets



Helmet required. The purpose of this section is to promote safety and encourage the use of helmets. The municipal court may consider alternative dispositions or dismissal for first time offenses, only following an appearance by the violator and their parent/guardian before the prosecutor or the judge.

1. It is unlawful for any child to operate or ride an electronic bicycle or electronic scooter unless the child is wearing a helmet.
2. It is an affirmative defense to prosecution that the electronic bicycle or electronic scooter was not being operated upon public property or a public way at the time of the alleged offense.
3. A parent of a child or a guardian of a ward may not knowingly permit the child or ward to violate this section.

Note: helmet regulations proposed match those required for traditional bicycles

Next Steps

- Public Open House?
- Explore any other regulations?
- Move forward with draft Ordinance?
- Also exploring citizen idea:
hosting an e-bike safety class at the Rec
Center



CHAPTER 86 – STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

Article 1 - USE AND OPERATION OF ELECTRONIC BICYCLES AND ELECTRONIC SCOOTERS

Sec. 86-1. – Findings and Purpose.

The purpose of this article is to secure the general health, safety, and welfare for the residents of the City of Colleyville by implementing safety restrictions on the use of electronic bicycles and electronic scooters within the city while maintaining consistency with state law.

Sec. 86-2. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Adult means any individual eighteen (18) years of age or older.

Child means any individual under eighteen (18) years of age.

Electronic Bicycle or E-Bike means a bicycle that is equipped with fully operable pedals and an electric motor with a maximum power output of 750 watts (1 horsepower) or less. There are three classes of electric bicycle in Texas.

- Class 1: e-bikes equipped with a pedal-assist only motor which stops when the bike reaches 20 mph.
- Class 2: e-bikes equipped with a motor that may be used exclusively to propel the bicycle and stop when the bike reaches the speed of 20 mph.
- Class 3: e- bikes equipped with a motor that provides assistance only when the rider is pedaling and stops when the rider stops pedaling or when the bicycle reaches the speed of 28 mph.

Helmet means properly fitted headgear that is not structurally damaged and that conforms to the standards of the American National Standards Institute, the American Society for Testing and Materials, the Snell Memorial Foundation or any federal agency having regulatory jurisdiction over bicycle helmets, as applicable, at the time of the manufacture of the helmet.

Electronic Scooter or E-Scooter means a self-propelled device with:

- 1) at least one (1) wheel in contact with the ground during operation;
- 2) braking system capable of stopping the device under typical operating conditions;

- 3) a gas or electric motor 40 cubic centimeters or less;
- 4) a deck designed to allow a person to stand or sit while operating the device;
- 5) the ability to be propelled by human power alone; and
- 6) also includes electric one-wheelers, electric longboards, and electric skateboards, but does not include a pocket bike or mini-motorbike.

Motor-Assisted Scooter means a self-propelled device with at least two wheels, a gas or electric motor capable of making the device travel up to 15 miles per hour, and a braking system. The primary difference between a Motor-Assisted Scooter and an Electronic Scooter is that a Motor-Assisted Scooter is self-propelled and cannot be propelled by human power alone.

Operator means the person driving/riding and having physical control over the electronic bicycle or electronic scooter.

Pocket bike or mini-motorbike shall have the same meaning assigned by Transportation Code sec. 551.301, as it exists or may be amended, and includes a self-propelled vehicle that is equipped with an electric motor or internal combustion engine having a piston displacement of less than 50 cubic centimeters, is designed to propel itself with not more than two wheels in contact with the ground, has a seat or saddle for the use of the operator, is not designed for use on a highway, and is ineligible for a certificate of title under , Transportation Code Ch. 501, as it exists or may be amended; but does not include a moped, electric bicycle, motor-driven cycle, motorized mobility device, electric personal assistive mobility device or a neighborhood electric vehicle as those are defined in the Texas Transportation Code, as it exists or may be amended.

Public way or public property means real property owned, leased or controlled by the City of Colleyville, Texas, or any property that is publicly owned or maintained or dedicated to public use, including, but not limited to, a path, trail, sidewalk, alley, street or highway, and a public park facility.

Wearing a helmet means that the person has a helmet fastened securely to his/her head with the straps of the helmet securely tightened in the manner intended by the manufacturer to provide maximum protection.

Sec. 86-3. - Allowable uses.

(a) The operation of electronic bicycles and electronic scooters is permitted in public parks, on city sidewalks, on paved trails, and on streets designated as “local” on the 2015 Master Thoroughfare Plan by adults and by children ten (10) years of age or older with the following speed limits in effect:

1. Sidewalks and Trails – five (5) miles per hour maximum speed;

2. Cotton Belt Trail – fifteen (15) miles per hour maximum speed; and
3. Local Roads – the maximum posted speed limit.

Sec. 86-4. - Restrictions and prohibitions for use; penalty for violations.

(a) Restrictions and prohibitions of use adopted in the interest of safety.

1. It is unlawful for any adult or child to operate or ride a mini-motorbike, or pocket bike on any public property within the city unless otherwise allowed by state law.
2. It is unlawful for any child under the age of ten (10) to operate an electronic bicycle or electronic scooter on any public way or public property within the jurisdiction of the city including paths, trails, parks, or sidewalks.
3. It is unlawful for any person to operate an electronic bicycle or electronic scooter on an unimproved surface of public property within the city unless for the purpose of accessing another paved surface/trail and in a manner that does not damage the surface.
4. Operation of any electronic bicycles on public streets not designated as "local" on the 2015 Master Thoroughfare Plan is permitted as required by state law.
5. As it is necessary in the interest of safety, operation of electronic scooters on public streets not designated as "local" on 2015 Master Thoroughfare Plan is only permitted by operators above the age of sixteen (16) years of age and on roads with a maximum speed limit of 30 miles per hour.
6. Operators of electronic bicycles and electronic scooters must obey all state and city traffic laws.
7. It is unlawful for any person to operate or ride a bicycle, electronic bicycle or electronic scooter after dusk without being equipped with a front white light visible from 500 feet away, and a red rear reflector visible from 300 feet or lamp visible from at least 500 feet away.
8. A parent of a child or a guardian of a ward may not knowingly permit the child or ward to violate this section, and the parent or guardian shall be subject to prosecution.
9. It is an affirmative defense to prosecution that the electronic bicycle or electronic scooter was not being operated upon public property or a public way at the time of the alleged offense.

10. Operating an electronic bicycle or electronic scooter in excess of the speed limits as set forth in section 86-3(a) is prohibited.

(b) *Penalty.*

1. Any person ten (10) years of age or older who violates any provision of subsection (a) above shall be guilty of a civil infraction, and upon adjudication shall be fined an amount not exceeding \$50.00.

2. The purpose of subsection is to promote safety and discourage the use of electronic bicycles and electronic scooters in unsafe areas and at unsafe speeds. The municipal court may consider alternative dispositions or dismissal for first time offenses, only following an appearance by the violator and their parent/guardian before the prosecutor or the judge.

86-5. - Helmets required; penalty for failure to wear helmet.

(a) *Helmet required.* The purpose of this section is to promote safety and encourage the use of helmets. The municipal court may consider alternative dispositions or dismissal for first time offenses, only following an appearance by the violator and their parent/guardian before the prosecutor or the judge.

1. It is unlawful for any child to operate or ride an electronic bicycle or electronic scooter unless the child is wearing a helmet.

2. It is an affirmative defense to prosecution that the electronic bicycle or electronic scooter was not being operated upon public property or a public way at the time of the alleged offense.

3. A parent of a child or a guardian of a ward may not knowingly permit the child or ward to violate this section.

(b) *Penalty.*

1. Any person ten (10) years of age or older who violates any provision of subsection (a)(1), above, requiring helmets, shall be guilty of a civil infraction and upon adjudication shall be fined an amount not exceeding \$50.00 upon the first violation and an amount not exceeding \$100.00 upon the second and each subsequent violation.

2. The municipal court shall dismiss the charge against a child, parent, or guardian for a first offense under subsection (a)(3), upon receiving proof that:

A. The defendant acquired a helmet on or before the tenth day after receiving the citation for the violation.

B. If the charge against a person is dismissed under subsection (b)(2), a later charge for a violation of subsection (a) shall be considered a second or subsequent violation for purposes of subsection (b).

Secs. 86-6—86-25. - Reserved.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number WS-2

Agenda Date 4/15/2025

Type Worksession

Department City Secretary

Title

Discussion of the April 15, 2025, City Council regular agenda items



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 1

Agenda Date 4/15/2025

Type Executive Session

Department City Secretary

Title

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

Section 551. 071 - Legal - Consultation with the City Attorney to discuss Mart, Inc. v. City of Colleyville

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

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



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 2

Agenda Date 4/15/2025

Type Announcements, Proclamations, and Presentations

Department City Manager

Title

Proclamation and presentation recognizing the City of Colleyville as a Purple Heart City - Mayor Bobby Lindamood and the City Council; Eric Newton, Sr. Vice Commander of the DFW Mid-Cities Chapter 1513 of the Military Order of the Purple Heart presenting

Recognizing the City of Colleyville as a Heart Safe Community - Mayor Bobby Lindamood and Fire Chief Mark Cantrell

Proclamation in recognition of Child Abuse Prevention month - Mayor Bobby Lindamood and Julie Evans, CEO, Alliance for Children

RESOLUTION R-25-5032

**A RESOLUTION APPROVING COUNCIL ACTION REGARDING
EXECUTIVE SESSION ITEMS AT THE REGULAR CITY COUNCIL
MEETING OF APRIL 15, 2025**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 15TH DAY OF APRIL 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor

RESOLUTION R-25-5033

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF APRIL 15, 2025**

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

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of April 1, 2025
 - b. Authorizing the purchase of a 0.22 acre public pedestrian access way easement in the amount of \$5,000, for the Cheek-Sparger and Bedford Road roundabout, and authorizing the City Manager to execute all associated documents
 - c. Approval of an additional \$100,000 for the FY25 Neighborhood Entrance Beautification Program, allowing the City to enter into Chapter 380 Grant Agreements with qualifying HOAs and property owners, to provide matching grants in an amount up to \$25,000, for landscape and hardscape improvements to neighborhood entrances

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF APRIL 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor



CITY OF COLLEYVILLE CITY COUNCIL MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, APRIL 1, 2025

Mayor Bobby Lindamood called the Colleyville City Council Worksession to order on Tuesday, April 1, 2025, at 5:30 p.m.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Parks and Recreation Director Lisa Escobedo, Police Chief Michael Miller, Assistant Police Chief Hillary Wreay, Police Captain Chuck Tinsman, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, Library Director Jack Pawlowski, Finance Director Cassie Smith, City Engineer Larry Wright, City Attorney Sarah Ross, and City Secretary Christine Loven.

WS-1 Parks and Recreation Department update

Parks and Recreation Director Lisa Escobedo presented this item and reviewed the Parks and Recreation Department structure, core services, and responsibilities within each division. Director Escobedo noted the department is responsible for over 270 acres of park land and public property, the Senior Center activities, recreation which provides something for everyone from youth to adults, athletic programs, and over six annual special events.

WS-2 Discussion of the Cheek-Sparger Road Project

City Engineer Larry Wright presented this item and began by presenting the project timeline from March 2021 to present. He noted the project limits are Cheek-Sparger Road from Heritage Avenue to Bedford Road, and will include widening and reconstructing an existing two-lane undivided asphalt roadway to a two lane concrete curb and gutter roadway with 12 foot lanes, medians and pocketed turn lanes at key intersections, and infrastructure upgrades and improvements including sidewalks/trails, stormwater, drainage, water and wastewater. Engineer Wright stated the Trinity River Authority will also have a water line project during this time and is agreeing to assist with funding. The project estimated cost is \$33,800,000; current funding partners are Colleyville-\$6.5 million, Tarrant County-\$13 million, Congresswoman Beth Van Duyne-\$2.5 million, and NCTCOG-\$10 million.

Mayor Lindamood and the City Council thanked the funding partners and noted the draft project schedule indicates construction will begin in 2028.

WS-3 Discussion of E-Bike and Scooter Regulations

Assistant City Manager Adrienne Lothery presented this item noting the City's Traffic Advisory Committee has researched various regulations, legal limitations based on state law, and discussed which regulations might be appropriate for Colleyville. She noted the information being presented seeks to be informative to assist the City Council in moving forward with an ordinance.

City Council stated they needed more time to discuss the material and requested staff bring the item back at the next Council Meeting.

WS-4 Discussion of the April 1, 2025, City Council regular agenda items

There was no discuss of this item.

Mayor Lindamood adjourned the Worksession at 6:23 p.m. and called the Executive Session to order.

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

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

Section 551. 071 - Legal - Consultation with the City Attorney to discuss Mart, Inc. v. City of Colleyville

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

Section 551.074 - Personnel - deliberate the appointment, employment, evaluation, or duties of a Director of Public Works

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

There was no action taken and Mayor Lindamood adjourned Executive Session at 7:04 p.m.

Mayor Lindamood called the regular meeting of the City Council to order at 7:11 p.m. and called the roll.

ROLL CALL: Mayor Bobby Lindamood, Mayor Pro Tem Brandi Elder, Deputy Mayor Pro Tem Scotty Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

INVOCATION: Pastor Martin Richardson, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: City Attorney Sarah Ross

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-25-5027

Mayor Lindamood read the resolution in its entirety.

Mayor Lindamood stated he and the City Council fully support the selection of Lisa Escobedo as Director of Public Works and noted Director Escobedo will continue the duties of Parks and Recreation Director.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Mayor Pro Tem Elder made a motion to approve Resolution R-25-5027, seconded by Councilmember Alphonso.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Mayor Lindamood and the City Council provided announcements regarding community news and upcoming events.

Proclamation in recognition of Arbor Day and Earth Day in the City of Colleyville - Mayor Bobby Lindamood and Parks and Recreation Director Lisa Escobedo

Mayor Lindamood read the resolution declaring April 27, 2025, Arbor Day and Earth Day in the City of Colleyville. Parks and Recreation Director Lisa Escobedo encouraged everyone to attend the events planned for this recognition.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-25-5028

- 4a** Approval of the minutes of the regular City Council meeting of March 11, 2025
- 4b** Approval of the "Juliana Two Loves" Library statue to be donated to the Stark family
- 4c** Approval of a Professional Services Agreement with Kimley Horn and Associates, Inc. for the Cheek-Sparger Road Reconstruction project in an amount not to exceed \$843,000, and authorizing the City Manager to execute the agreement
- 4d** Approval of the Third Amended and Restated Regional Municipal Court Judge Agreement
- 4e** Appointing members to the Colleyville Center Advisory Committee and the Parks and Recreation Advisory Board

Mayor Lindamood read Resolution R-25-5028 in its entirety.

Library Director Jack Pawlowski presented item 4b, City Engineer Larry Wright presented item 4c, Assistant City Manager Adrienne Lothery presented item 4d, and City Secretary Christine Loven presented item 4e. There were no questions.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Holt Gunderson made a motion to approve Resolution R-25-5028, appointing At Large members Paul Vigiletti and Emily Agilar, and recognizing Colleyville Lions Club appointee Louis Miller, and Colleyville Garden Club appointee Ann Morgan, to the Colleyville Center Advisory Committee, for a term to March 2027; and appointing Julie George, Place 1; John Hillebrand, Place 3, Christopher Carr, Place 5; and Eric Presson, Place 7 to the Parks and Recreation Advisory Board for a term to March 2027, seconded by Councilmember Raine.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

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

5a Ordinance O-25-2322

Repealing Ordinance O-10-1741 in its entirety and 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

Mayor Lindamood read the caption of Ordinance O-25-2322.

Community Development Director Ben Bryner presented the rezoning request and noted approval of this request will repeal Ordinance O-10-1741 in its entirety. Director Bryner stated the request is to construct a luxury garage development used for the storage of high-value items such as automobiles and recreational vehicles, which will be sold as condominium units.

At the request of the City Council, applicant Skye Thibodeaux, Enki Development, came forward and provided a presentation and answered questions of the City Council.

There was discussion of the height of each building, adding enhanced landscape on Lot 1, which would be approved by the City, and Mr. Thibodeaux stated the garages are sold, not leased.

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

This was a first reading and no further action was taken.

5b Ordinance O-25-2323

Consideration of an abandonment of right-of-way and quitclaim deed for a 0.1003 acre portion of the old Church Road right-of-way

Mayor Lindamood read the caption of Ordinance O-25-2323.

Community Development Director Ben Bryner presented this item noting the replat provides for the abandonment, by ordinance at the request of the City Attorney, of 25' of the Old Church Street right-of-way, and incorporates the land area into the property at 5520 Colleyville Boulevard.

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

This was a first reading and no further action was taken.

6. RESOLUTION(S): READING AND PUBLIC HEARING

6a Resolution R-25-5029

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

Mayor Lindamood read Resolution R-25-5029 in its entirety.

Community Development Director Ben Bryner stated approval of the minor plat with plat waiver for lot width would allow the property to be platted, and allow for a new single family home. He noted lot width for R-40 zoning is 150 feet, however, this lot's width is 148.5 feet, and will comply with the R-40 zoning regulations with the plat waiver approval for lot width.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Graves made a motion to approve Resolution R-25-5029, seconded by Councilmember Holt Gunderson.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

6b Resolution R-25-5030

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

Mayor Lindamood read Resolution R-25-5030 in its entirety.

Community Development Director Ben Bryner stated the request is to allow a replat for the existing lots to be platted into two separate lots to allow the Kiddie Academy Daycare to be constructed on one lot.

There was general discussion of the fire lane.

Mayor Lindamood opened and closed the public hearing without anyone speaking.

Councilmember Alphonso made a motion to approve Resolution R-25-5030, seconded by Councilmember Raine.

The motion was approved by the following vote:

Ayes: 7 – Mayor Lindamood, Mayor Pro Tem Elder, Deputy Mayor Pro Tem Richardson, and Councilmembers Mark Alphonso, Ben Graves, Kimberly Holt Gunderson, and Tim Raine.

7. CITIZEN COMMENTS

There was no one present wishing to speak.

8. REPORTS

Planning and Zoning Commission Minutes - February 10, 2025

Planning and Zoning Commission Worksession Minutes - February 24, 2025

There was no discussion of this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR APRIL 1, 2025 - READING AND PUBLIC HEARING - RESOLUTION R-25-5031

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Lindamood adjourned the meeting without objection by the City Council at 8:35 p.m.

APPROVED BY A VOTE OF AYES, NAYS, ON THIS THE 15TH DAY OF APRIL 2025.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4b

Agenda Date 4/15/2025

Number Resolution R-25-5033

Type Resolution

Department Public Works

Title

Authorizing the purchase of a 0.22 acre public pedestrian access way easement in the amount of \$5,000, for the Cheek-Sparger and Bedford Road roundabout, and authorizing the City Manager to execute all associated documents

Explanation

Reading and Public Hearing

The City of Colleyville is planning a roundabout roadway improvement project at the intersection of Cheek-Sparger Road and Bedford Road. The City is seeking a sidewalk easement from the owner of 919 Cheek-Sparger Road. With City Council approval, staff will secure a formal Public Pedestrian Access Way Easement from SFC Funding IV, LLC, the property owners, and record same with Tarrant County. The \$5,000 offer is based on Tarrant Appraisal District values.

Financial Impact

The purchase will be made from the TIF.

Recommendation

Approve

Attachments

1. Access Way Easement presentation

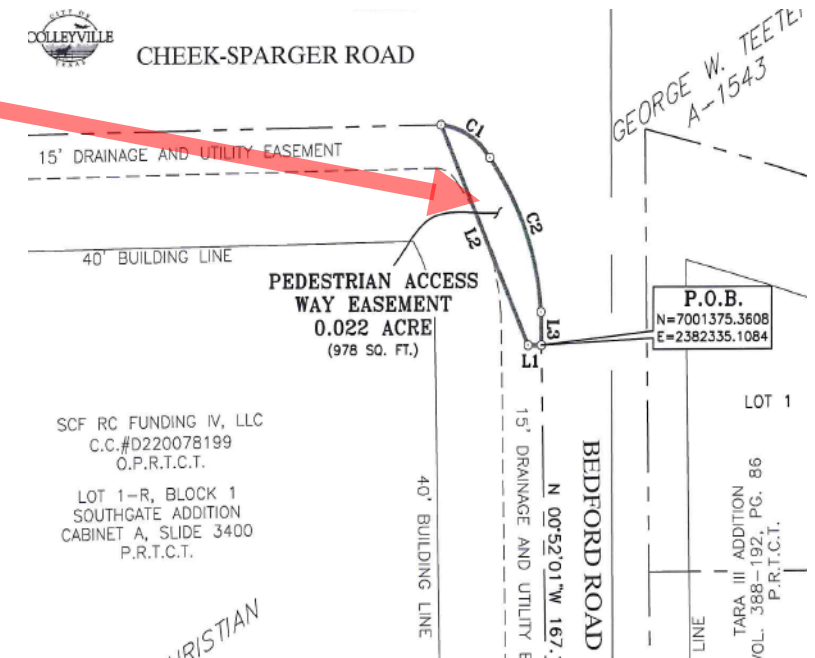
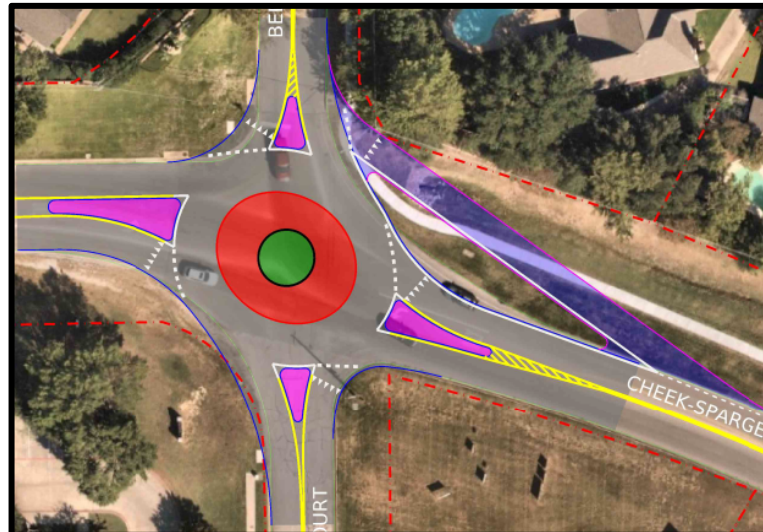
RESOLUTION R-25-5033

4b. Cheek-Sparger/Bedford Roundabout Easement



Pedestrian Access Way Easement

Address:	919 Cheek-Sparger Rd.
Property Owner	SFC RC Funding IV, LLC
Permanent Sidewalk Easement Sq. Ft.	978 SF (.022 acres)
Offer Based on TAD Values	\$5,000





CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 4c

Agenda Date 4/15/2025

Number Resolution R-25-5033

Type Resolution

Department City Manager

Title

Approval of an additional \$100,000 for the FY25 Neighborhood Entrance Beautification Program, allowing the City to enter into Chapter 380 Grant Agreements with qualifying HOAs and property owners, to provide matching grants in an amount up to \$25,000, for landscape and hardscape improvements to neighborhood entrances

Explanation

Reading and Public Hearing

On February 21, 2023 by Resolution R-23-4819, City Council approved a new Neighborhood Entrance Beautification Program which provides for the City to partner with HOAs and neighborhoods throughout Colleyville by providing a matching grant up to \$25,000 to HOAs for improvements to neighborhood entrances through landscape and hardscape, thus continuing the City's beautification efforts.

This program has been very successful with over 59 applications submitted and reviewed by the internal committee. To date, \$623,856 in grants have been awarded with a project improvement value of \$1,665,482. This item seeks City Council authorization for an additional \$100,000 to be added to the Neighborhood Entrance Beautification Program.

The program provides for:

- 50% matching grant up to \$25,000. The grant is provided as a reimbursement after proof of project completion and receipts.
- Qualifying expenses include: perennial plants/flowers, bushes, trees, masonry walls, water features, lighting/up-lighting, monument signs, rock outcropping, pavers, or statues/art (on a case by case basis).
- Improvements must be made to a neighborhood entrance. Funds can be split among multiple entrances up to the \$25,000 limit.
- HOAs and non-HOA applicants should provide a concept plan including plant material, hardscape elements, irrigation, and cost. Applications should include a maintenance plan.
- Water/sewer tap fees will be waived for grant participants if taps are needed as a part of improvements.
- Applications are subject to approval by the internal committee comprised of City employees under the direction of Assistant City Manager Mark Wood.

Financial Impact

The TIF will fund this economic development program.

Recommendation

Approve

Attachments



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 5

Agenda Date 4/15/2025

Type Report

Department Finance

Title

Monthly Financial Report - March 2025

Explanation

Staff will present the monthly financial report for March 2025.

Attachments

1. Monthly Financial Report Presentation
2. March 2025 Monthly Budget vs Actual

Monthly Financial Report

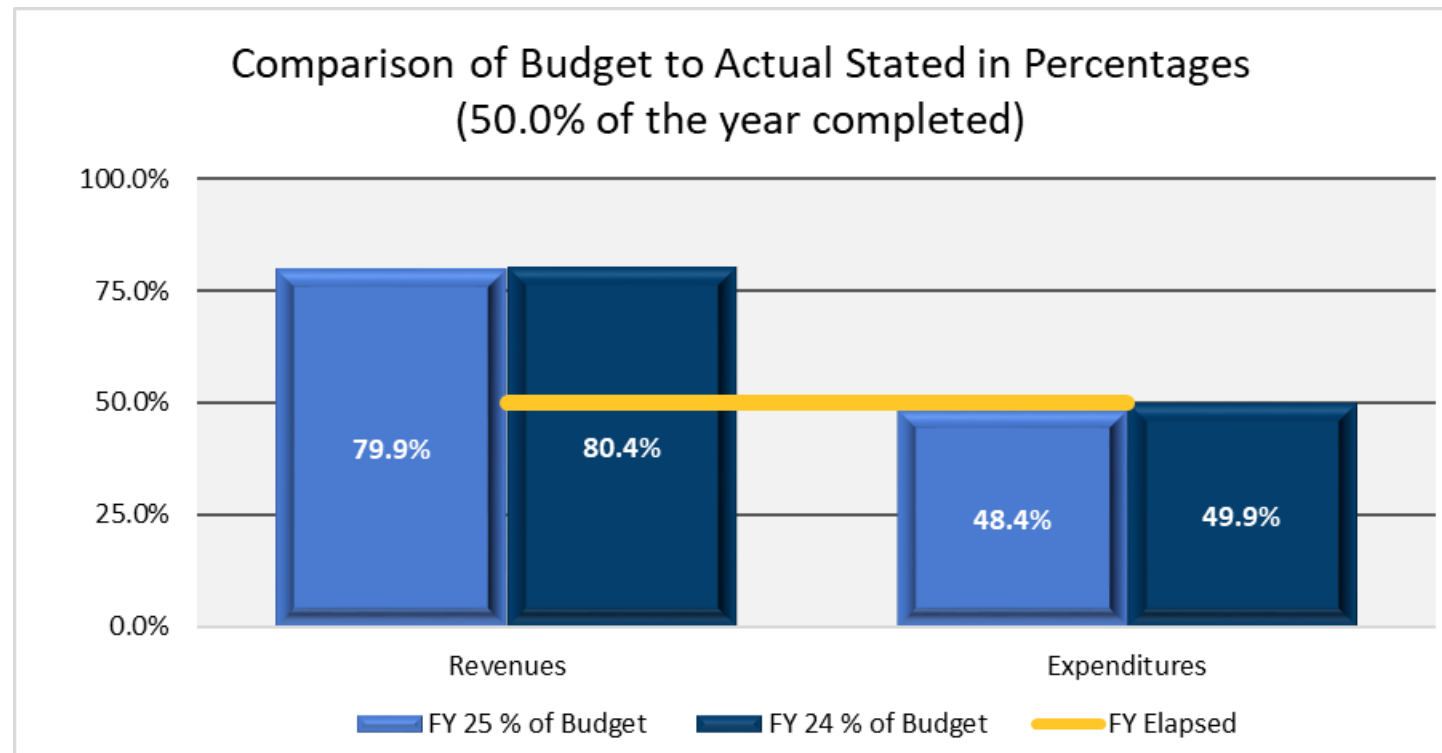
March 2025

City Council Meeting
April 15, 2025

General Fund Performance

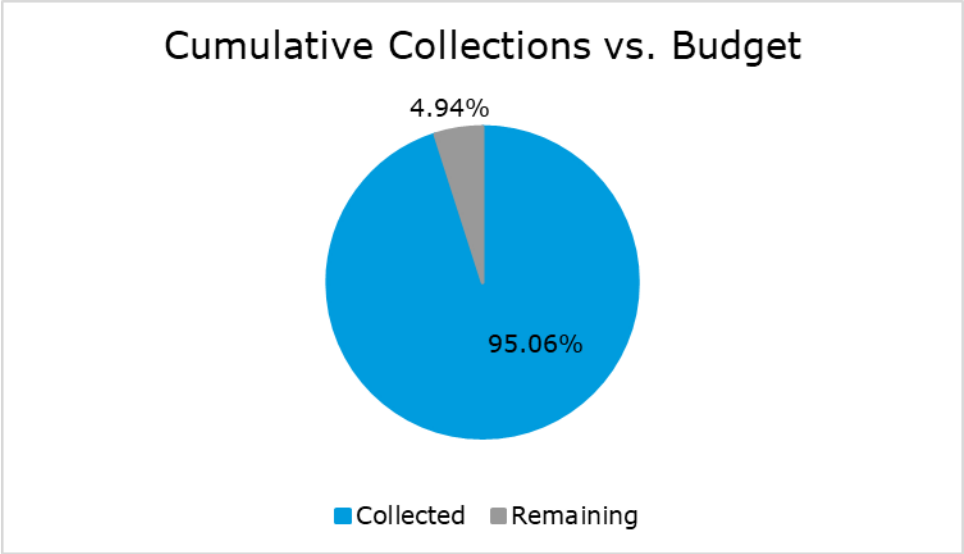


	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 29,655,370	\$ 23,701,765	79.9%	\$ 22,945,142	80.4%
Expenditures	28,358,385	13,733,357	48.4%	13,614,914	49.9%
Total	\$ 1,296,985	\$ 9,968,408		\$ 9,330,228	



Note:. Property taxes are due in January

Property Tax Collections



FY 25 Rate:

- M&O \$0.260172
- I&S \$0.016032

Total Rate:
\$0.276204/\$100

	FY 25 Budget	FY 25 YTD	% of Budget	FY 24 YTD	FY 24 % of Budget
Current Taxes	\$ 18,008,973	\$ 17,119,222	95.06%	\$ 16,516,880	96.97%

Note: Property taxes are due in January.

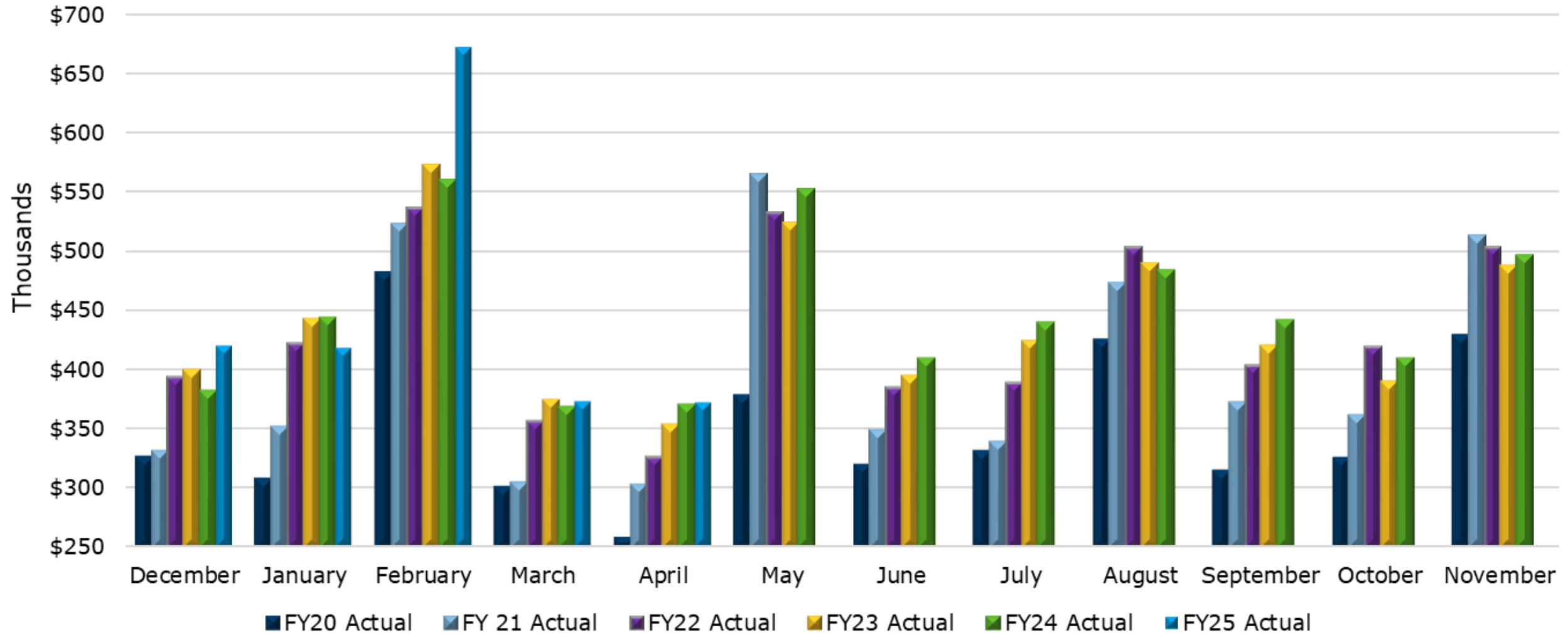
Sales Tax: Current Fiscal Year Collections



Collections Month	Sales Month	FY 24 Actual	FY 25 Actual	Increase/ (Decrease)	% Change
December	October	\$ 382,458	\$ 420,829	\$ 38,371	10.03%
January	November	443,954	418,443	(25,511)	-5.75%
February	December	559,919	672,822	112,903	20.16%
March	January	368,924	373,295	4,371	1.18%
April	February	370,650	372,227	1,577	0.43%
Total		\$ 2,125,905	\$ 2,257,615	\$ 131,711	6.20%

Per GASB rules, December is the first month of FY25 in which collections from sales taxes are recorded. October and November sales taxes are recorded in the prior fiscal year since the sales for those receipts occurred two months prior.

Sales Tax: Comparative Collections



Sales Tax: Regional Benchmark



	Net Payment This Period	Comparable Payment PY	% Change	Payment YTD	PY Payment YTD	% Change YTD
Colleyville	558,062	555,697	0.43%	2,753,803	2,613,864	5.35%
North Richland Hills	1,407,261	1,453,085	-3.15%	7,125,510	6,744,181	5.65%
Bedford	1,151,825	1,286,341	-10.46%	5,419,979	5,340,245	1.49%
Grapevine	4,781,642	4,751,068	0.64%	21,832,760	21,507,696	1.51%
Keller	1,041,823	1,167,652	-10.78%	5,576,870	5,265,117	5.92%
Hurst	1,258,695	1,324,233	-4.95%	6,403,926	6,402,287	0.03%
Euless	1,813,951	1,754,604	3.38%	8,696,222	7,850,493	10.77%
Southlake	2,775,390	2,752,819	0.82%	14,266,220	13,560,985	5.20%

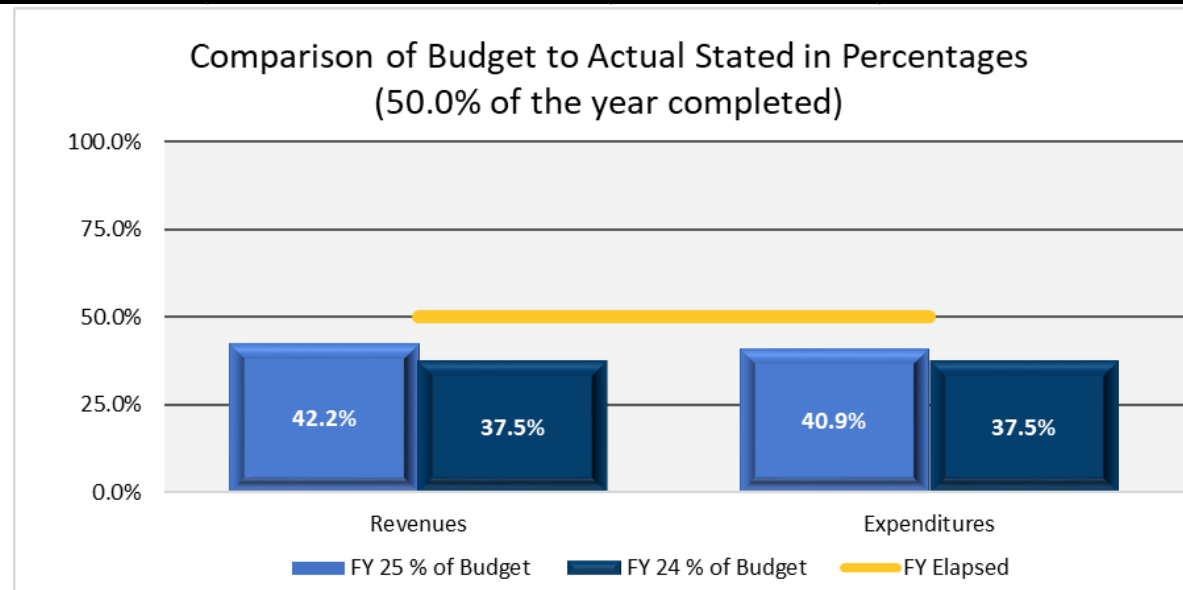
Note: Colleyville Collections above include both City General Fund and CEDC collections



Utilities Fund Performance



	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 24,424,703	\$ 10,319,023	42.2%	\$ 9,033,051	37.5%
Expenditures	23,908,883	9,774,546	40.9%	9,050,435	37.5%
Total	\$ 515,820	\$ 544,476		\$ (17,384)	

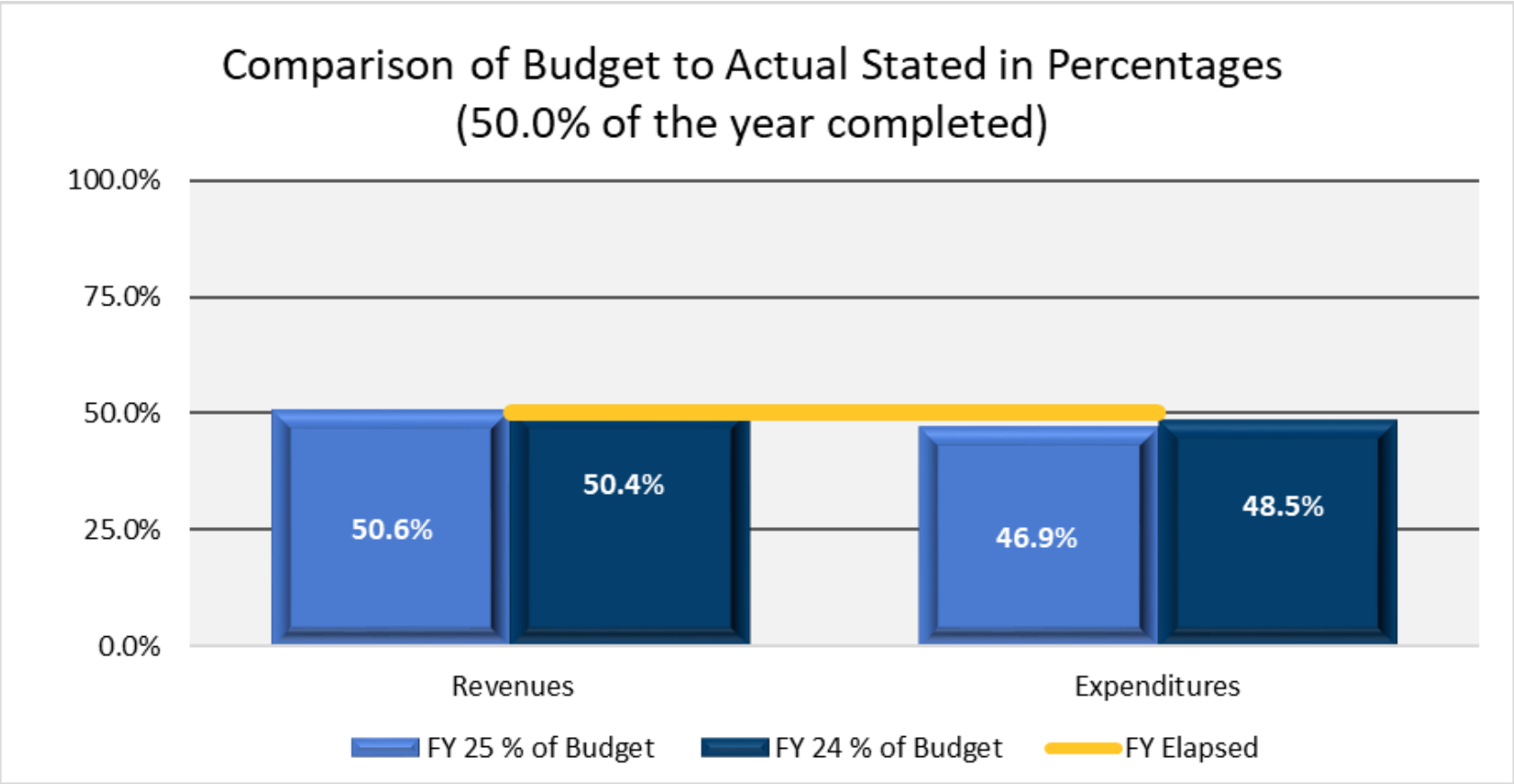


TRA			City		
	FY 25 Budget	FY 25 YTD		FY 25 Budget	FY 25 YTD
Revenues	\$ 19,889,768	\$ 7,839,618	Revenues	\$ 4,534,935	\$ 2,479,405
Expenditures	19,889,768	7,309,244	Expenditure	\$ 4,019,115	2,465,302
Total	\$ -	\$ 530,374		\$ 515,820	\$ 14,102

Drainage Fund Performance



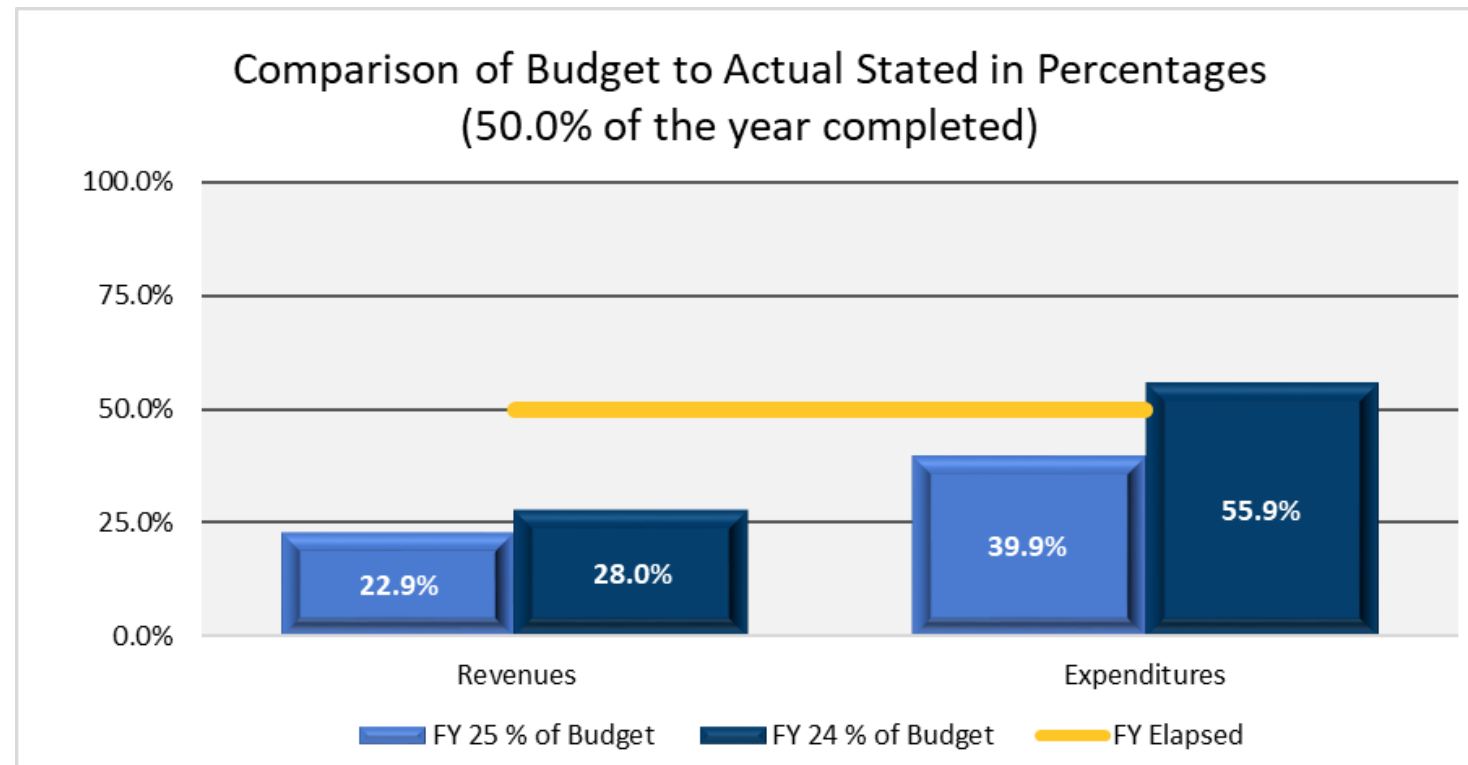
	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 1,758,000	\$ 889,559	50.6%	\$ 747,641	50.4%
Expenditures	761,805	357,515	46.9%	358,475	48.5%
Total	\$ 996,195	\$ 532,045		\$ 389,166	



Hotel Tax (HOT) Fund Performance



	FY 25 Budget	FY 25 YTD	FY 25 % of Budget	FY 24 YTD	FY 24 % of Budget
Revenues	\$ 230,000	\$ 52,748	22.9%	\$ 56,654	28.0%
Expenditures	285,827	113,903	39.9%	105,352	55.9%
Total	\$ (55,827)	\$ (61,155)		\$ (48,698)	



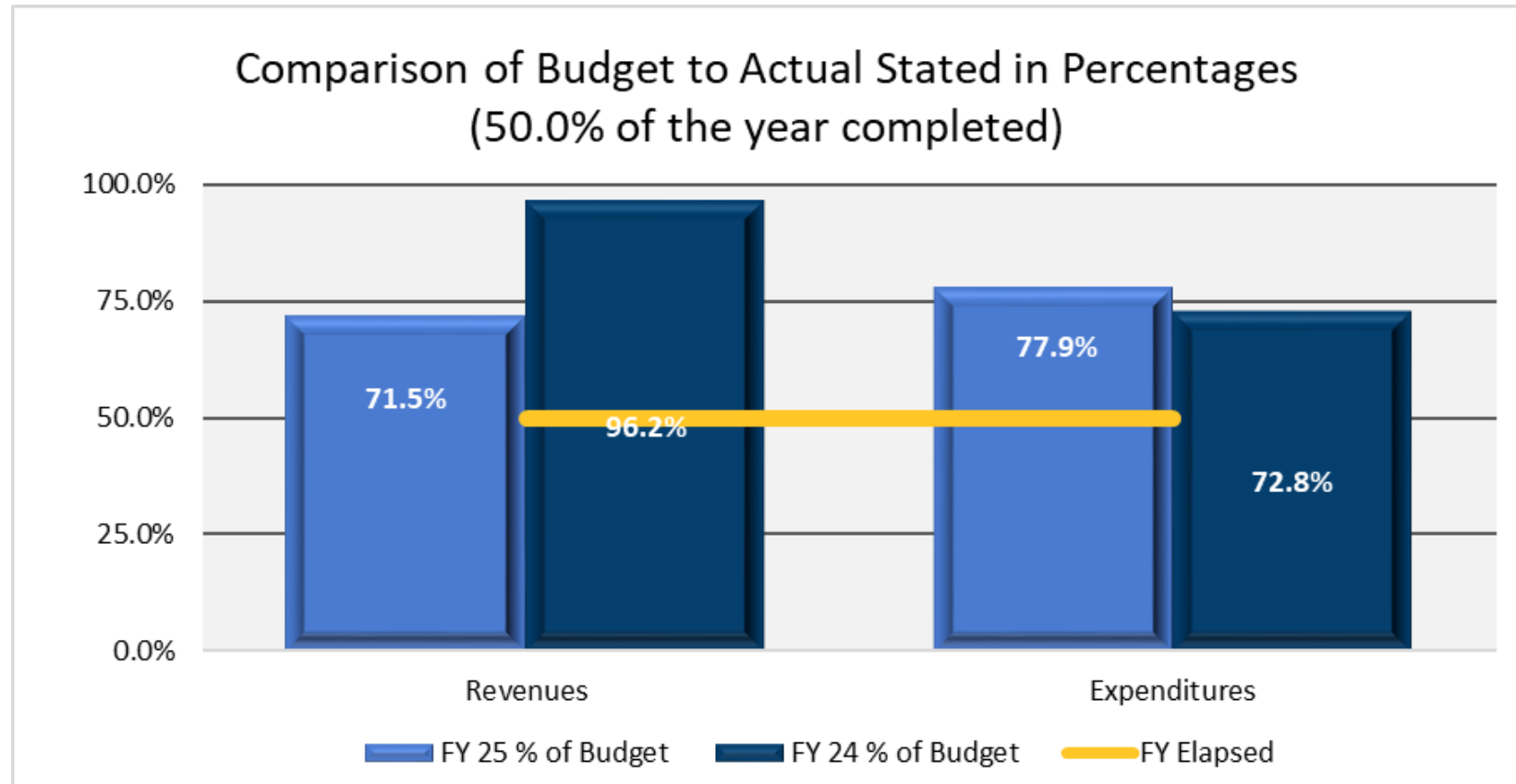
Hotel occupancy tax revenues are due quarterly.



Debt Service Fund Performance



	FY 25 Budget		FY 25 YTD		FY 25 % of Budget	FY 24 YTD		FY 24 % of Budget
Revenues	\$	1,477,283	\$	1,056,526	71.5%	\$	1,191,488	96.2%
Expenditures		1,540,894		1,200,144	77.9%		899,535	72.8%
Total	\$	(63,611)	\$	(143,618)		\$	291,954	



Questions & Discussion



City of Colleyville
Monthly Budget vs Actual Report
March 31, 2025

	FY 2025				FY 2024				
	Annual Budget	Actual Thru Mth	Variance Annual	% of Annual Bdg	Annual Actual YTD	Actual Thru Mth	Variance Annual	% of Annual Act	% chg from PY
General Fund									
Current Taxes	18,008,973	17,119,222	889,751	95.1%	17,108,374	16,516,880	591,494	96.5%	3.6%
Delinquent	30,000	5,367	24,633	17.9%	8,013	(217)	8,230	-2.7%	-2575.4%
P&I	60,000	25,414	34,586	42.4%	89,261	31,785	57,476	35.6%	-20.0%
Property Tax Total	18,098,973	17,150,004	948,969	94.8%	17,205,647	16,548,448	657,199	96.2%	3.6%
Sales Tax	5,200,000	1,885,388	3,314,612	36.3%	5,359,899	1,755,255	3,604,644	32.7%	7.4%
Oncor Electric	910,000	886,190	23,810	97.4%	915,334	913,190	2,144	99.8%	-3.0%
Tri-County Electric	185,000	172,925	12,075	93.5%	191,546	191,546	-	100.0%	-9.7%
Atmos Gas	600,000	681,266	(81,266)	113.5%	629,385	629,385	-	100.0%	8.2%
AT&T	15,000	5,026	9,974	33.5%	11,582	6,065	5,517	52.4%	-17.1%
Verizon/Others	12,000	3,867	8,133	32.2%	9,655	5,289	4,366	54.8%	-26.9%
Refuse/Recycling	300,000	139,266	160,734	46.4%	320,936	133,248	187,689	41.5%	4.5%
Cable TV	200,000	97,980	102,020	49.0%	224,807	116,746	108,061	51.9%	-16.1%
Network Nodes	250	250	-	100.0%	250	250	-	100.0%	0.0%
Franchise Fees	2,222,250	1,986,769	235,481	89.4%	2,303,496	1,995,719	307,777	86.6%	-0.4%
GF Revenues	29,655,370	23,701,765	5,953,605	79.9%	30,324,385	22,945,142	7,379,243	75.7%	3.3%
GF Expenditures	28,358,385	13,733,357	14,625,028	48.4%	26,735,539	13,614,914	13,120,625	50.9%	0.9%
Utilities Fund									
Water - Base Rate	2,373,871	1,195,227	1,178,644	50.3%	2,277,212	1,055,364	1,221,848	46.3%	13.3%
Sewer - Base Rate	1,722,064	866,404	855,660	50.3%	1,682,758	819,690	863,067	48.7%	5.7%
Water - Volumetric Rate	16,027,206	5,596,276	10,430,930	34.9%	13,333,796	4,813,205	8,520,591	36.1%	16.3%
Sewer - Volumetric Rate	3,862,562	2,243,341	1,619,221	58.1%	3,998,532	1,917,656	2,080,876	48.0%	17.0%
Water & Sewer	23,985,703	9,901,249	14,084,455	41.3%	21,292,298	8,605,916	12,686,382	40.4%	15.1%
Utilities Revenues	24,424,703	10,319,023	14,105,681	42.2%	23,744,620	9,033,051	14,711,569	38.0%	14.2%
Utilities Expenditures	23,908,883	9,774,546	14,134,337	40.9%	20,950,125	9,050,435	11,899,690	43.2%	8.0%
Debt Service Fund									
Current Taxes	911,283	1,054,900	(143,617)	115.8%	652,761	630,193	22,568	96.5%	67.4%
Delinquent	2,000	206	1,794	10.3%	453	49	404	10.8%	323.9%
P&I	2,000	1,420	580	71.0%	3,488	1,247	2,242	35.7%	13.9%
Property Tax Total	915,283	1,056,526	(141,243)	115.4%	656,702	631,488	25,214	96.2%	67.3%
DS Revenues	1,477,283	1,056,526	420,757	71.5%	1,216,702	1,191,488	25,214	97.9%	-11.3%
DS Expenditures	1,540,894	1,200,144	340,750	77.9%	1,245,535	899,535	346,000	72.2%	33.4%
Drainage Fund									
Drainage Fee	1,733,000	866,100	866,900	50.0%	1,463,341	722,276	741,065	49.4%	19.9%
Drain Revenues	1,758,000	889,559	868,441	50.6%	1,513,213	747,641	765,572	49.4%	19.0%
Drain Expenditures	761,805	357,515	404,291	46.9%	742,737	358,475	384,262	48.3%	-0.3%
Hotel Occupancy Tax (HOT) Fund									
HOT Tax	230,000	52,748	177,252	22.9%	219,059	56,654	162,405	25.9%	-6.9%
HOT Revenues	230,000	52,748	177,252	22.9%	219,059	56,654	162,405	25.9%	-6.9%
HOT Expenditures	285,827	113,903	171,924	39.9%	239,527	105,352	134,176	44.0%	8.1%

Note: The financial figures presented are unaudited and subject to change pending final audit adjustments.



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6a

Agenda Date 4/15/2025

Number Ordinance O-25-2322

Type Ordinance

Department Community Development

Title

Repealing Ordinance O-10-1741 in its entirety and 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

Explanation

Second Reading and Public Hearing

The applicant was present and answered questions from the City Council. There were no speakers during the public hearing.

First Reading and Public Hearing

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 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, by Ordinance O-10-1741 was approved to allow for retail, office, and self-storage uses, and repealed Ordinance O-04-1484, but it never developed. This new request will repeal Ordinance O-10-1741.

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 which 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 which 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 requests 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 seven 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. 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 Two and Three 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 One 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 which 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 10, 2025 meeting by a vote of 6-0.

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 One Elevations
9. Buildings Two and Three Elevations
10. Building Four Elevations
11. Building Materials Exhibit
12. Existing Drainage Exhibit
13. Drainage Plan Exhibit
14. Drainage Plan Information
15. Utility Plan
16. Landscaping Plan
17. Response to Commission Comments
18. Ordinance O-10-1741 - to be repealed
19. Notification Map
20. Notification Letter
21. Notification List
22. Letters Received
23. Ordinance O-25-2322

Aerial Map

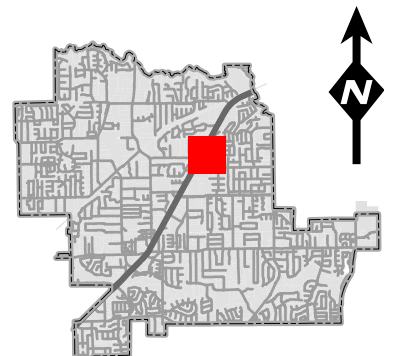


ZC24-006

1801 Industrial Blvd

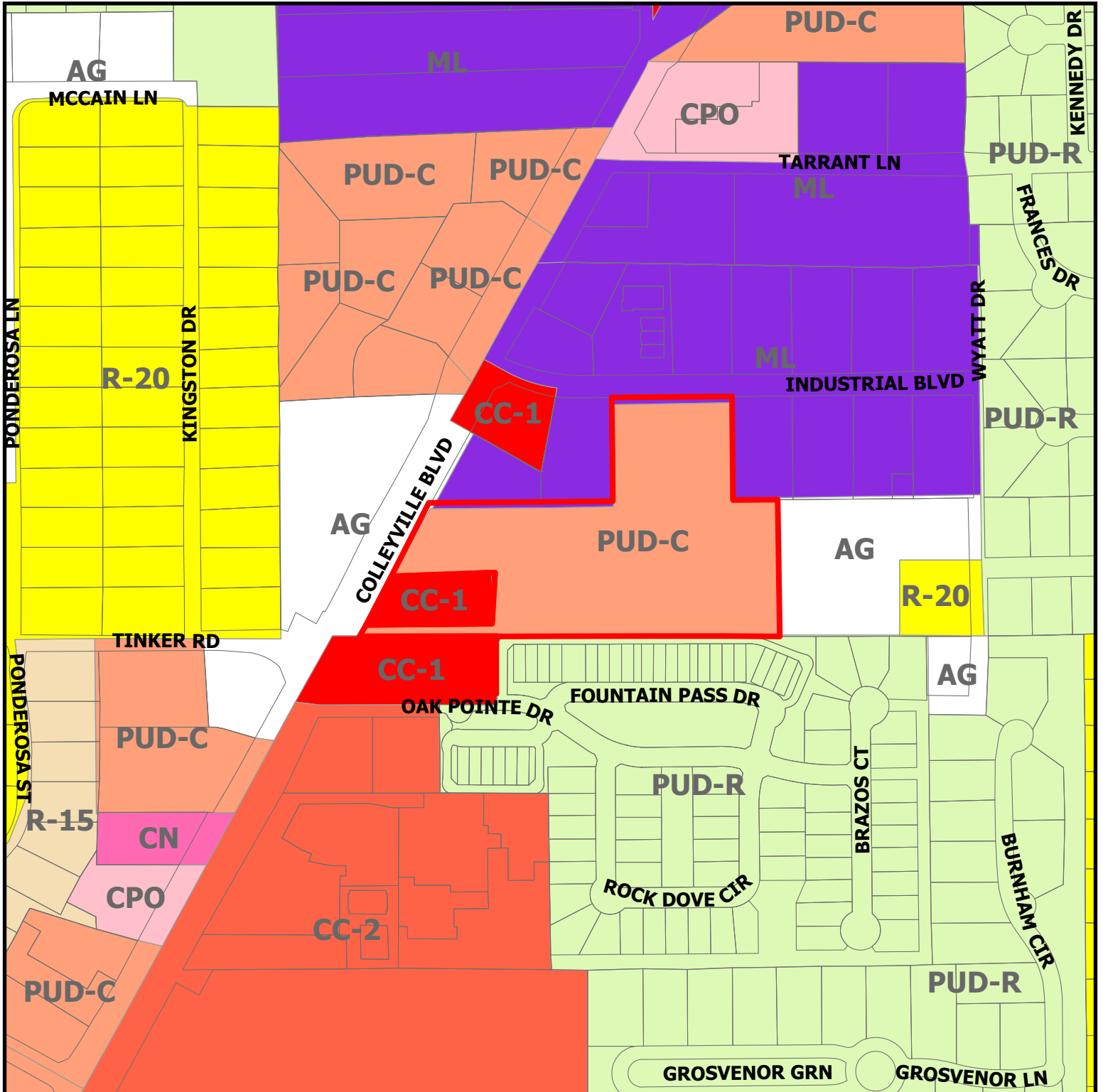


Subject Property



DISCLAIMER:
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Zoning Map

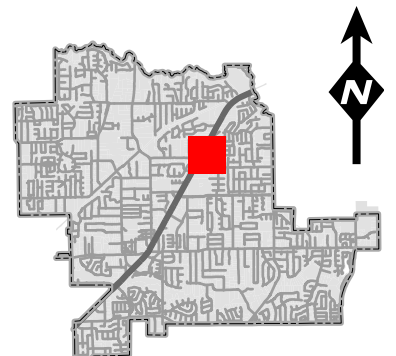


ZC24-006

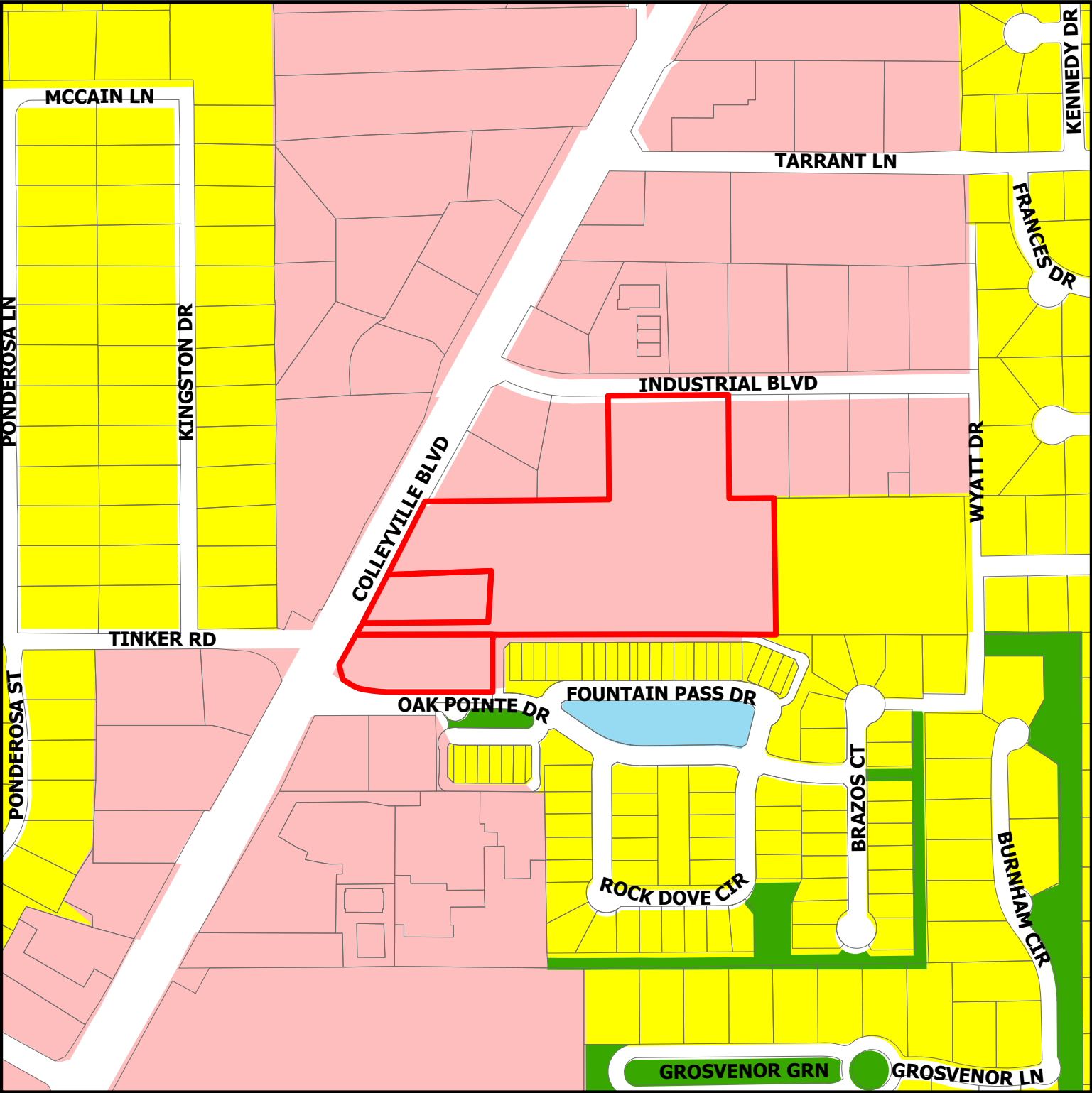
1801 Industrial Blvd

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 Subject Property



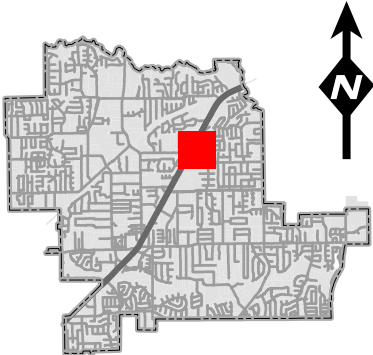
Future Land Use Map



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.

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

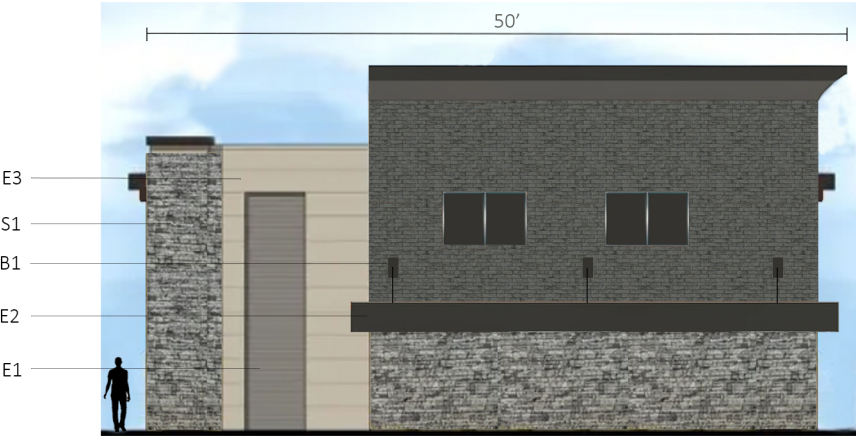


Material	%
B1	0
S1	65
E1	25
E2	10
E3	0

Eastern Elevation

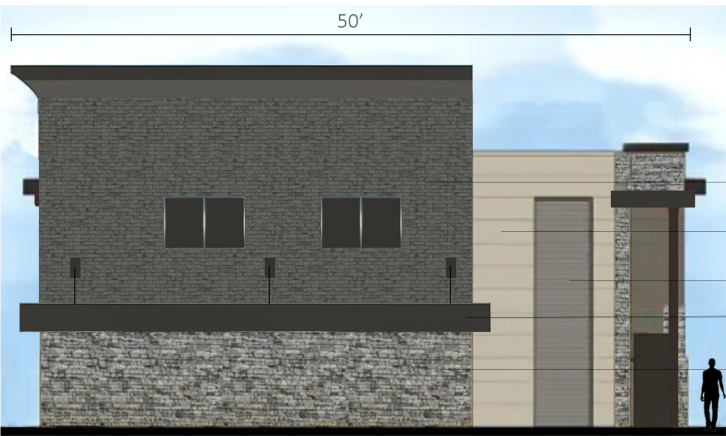
Side Door Access

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



Northern 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.

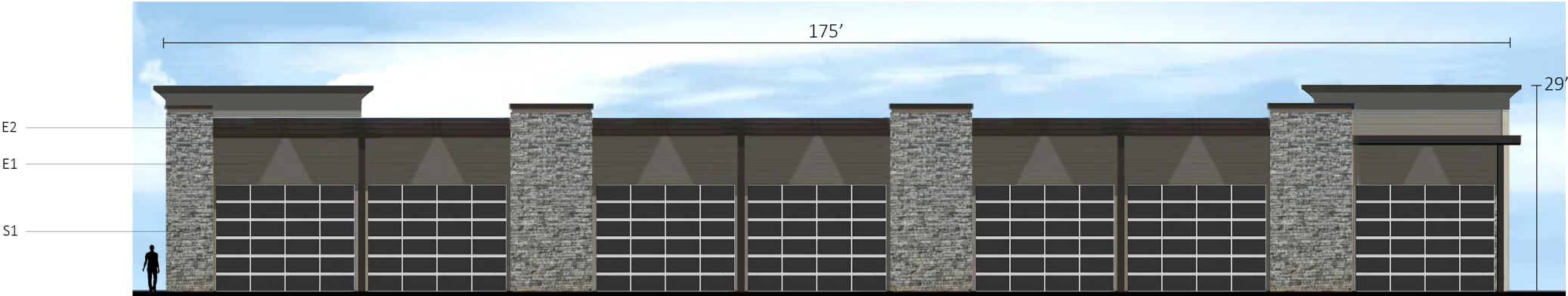


Southern Elevation

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

Colleyville Luxury Garages- Building 1

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



Side Door Access

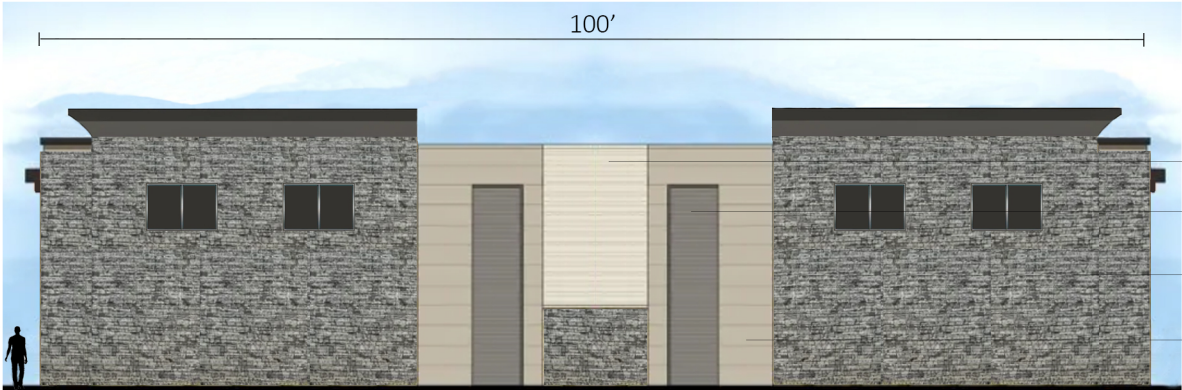
Western Elevation



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

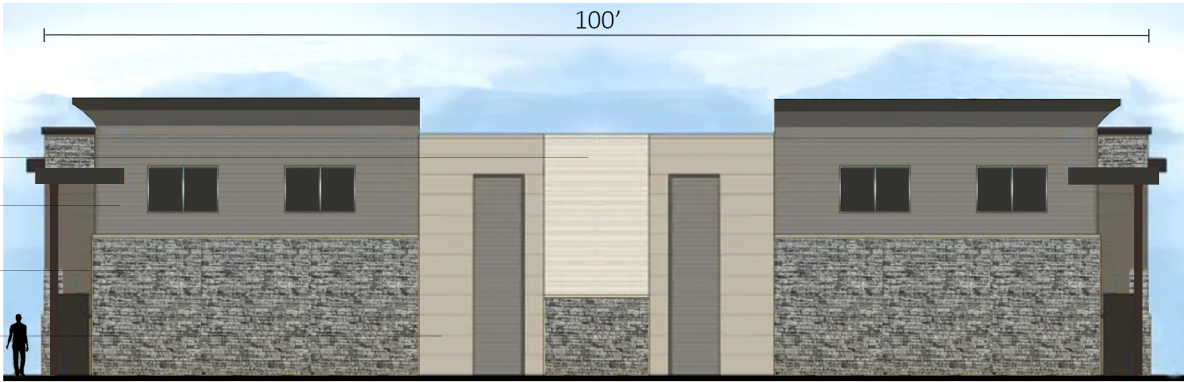
Side Door Access

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

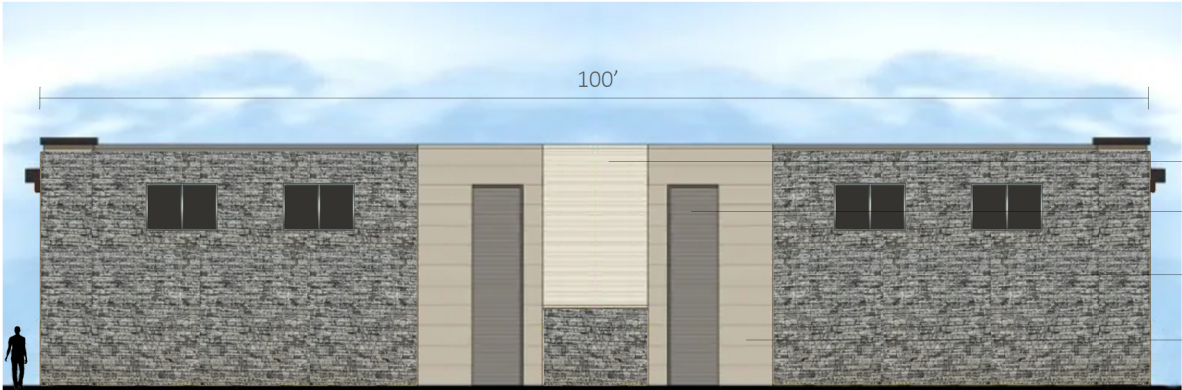
Western Elevation



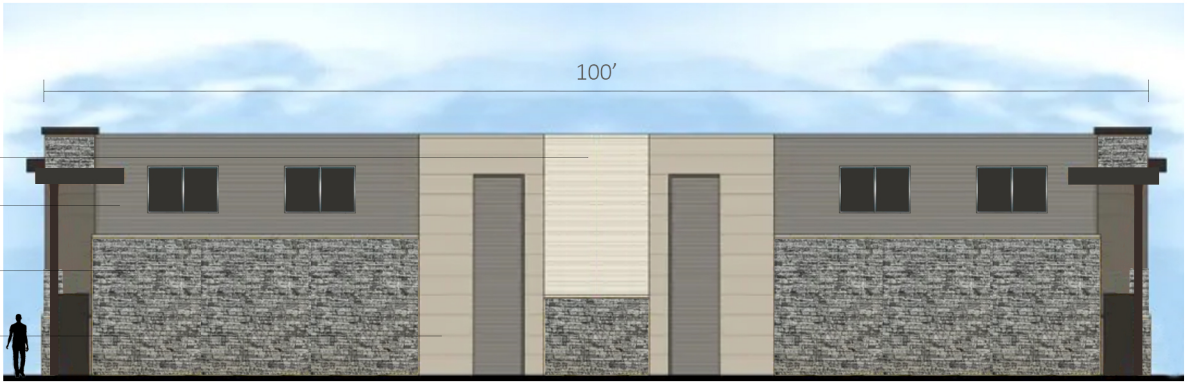
Side Door Access

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

DA	SE VARIER	AREEN	ACR.	USERS	F ₁₀ (4EN/HR)	Q ₁₀ (COPS)
H-54	0.95	0.26	2.16	10.00	7.98	7.98
	0.88	0.26	Pavement			
I-01	0.76	0.22	3.87	10.00	7.98	5.00
	0.88	0.27	Pavement			
I-02	0.62	0.30	1.00		7.98	3.24
	0.95	0.28	Pavement			
I-03	0.88	0.47	2.98	10.00	7.98	5.41
I-04	0.88	1.16	2.68	10.00	7.98	7.89
	0.65	0.06	Pavement			
I-05	0.89	0.78	2.58	10.00	7.98	5.27
	0.39	0.05	Grass			
	0.95	0.36	Pavement			
I-06	0.62	0.81	1.73	10.00	7.98	5.38
	0.35	0.15	Pavement			
	0.35	0.41	Grass			
I-07	0.81	0.87	2.13	10.00	7.98	5.61
	0.99	0.20	Pavement			
	0.35	0.11	Grass			
	0.88	0.26	Concrete			
I-08	0.88	0.80	2.47	10.00	7.98	5.41
I-11	0.79	0.56	2.81	10.00	7.98	3.53
I-12	0.85	0.45	2.84	10.00	7.98	2.27

DA	C	VALUE	ACRES	T ₂ (MIN)		T ₁₀ (IN/HR)	Q ₁₀ (CFS)
				ACT ₂	USED		
H-32	0.80	0.91	3.49	10.00	7.98	5.79	
		0.98	0.52	Pavement			
		0.39	0.20	Grass			
H-33	0.87	0.73	3.41	10.00	7.98	5.44	
		0.98	0.19	Pavement			
		0.50	57.05	30.00	30.00	4.53	128.73
H-34	0.85	14.30	Commercial				
		0.85	0.51	2.00	10.00	7.98	3.68
		0.88	0.51	Commercial			
H-35	0.88	0.60	2.87	10.00	7.98	4.23	
		0.98	0.16	Pavement			
		0.78	0.48	4.05	10.00	7.98	2.84
H-36	0.85	0.19	Pavement				
		0.88	1.55	2.39	10.00	7.98	10.48
		0.85	1.55	Commercial			
H-39	0.35	19.87	21.00	21.00	5.55	38.61	
		0.38	19.87	Detention			
		0.97	0.75	2.74	10.00	7.98	5.25
H-40	0.98	0.16	Pavement				
		0.78	0.27	2.83	10.00	7.98	1.68
		0.35	0.09	Grass			
H-41	0.95	0.19	Pavement				
		0.88	0.44	3.32	10.00	7.98	2.89
		0.85	0.58	11.52	11.52	7.5	3.78
H-43	0.99	0.09	Pavement				
		0.51	12.14	21.30	21.30	5.53	34.07
		0.65	0.33	Commercial			

DETENTION IS REQUIRED FOR LOT 1 DEVELOPMENT. PRELIMINARY DETENTION SIZING IS PROVIDED WITH THIS SET OF PRELIMINARY DRAINAGE PLANS. FINAL LOCATION OF DETENTION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED BY A PROFESSIONAL ENGINEER PRIOR TO DEVELOPMENT OF LOT 1.

TxDOT DRIVEWAY CONNECTION CONSTRUCTION NOTES:

1. TxDOT permit shall be received prior to beginning any road construction.
2. Contractor shall schedule a pre-work inspection with the TxDOT Inspector # 817.291.6413, at least forty-eight (48) hours prior to work beginning.
3. Posted Speed Colleyville Blvd (SH 26) is 45 MPH.
4. Full-Depth saw cut joint criteria made for removal of existing state formed concrete.
5. An expansion joint (old joint) shall be installed for all driveway and public street connections at the end of curb radii at the drive approach.

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.

DESIGNED: JMC	SCALE: 1"=60'	DATE: DECEMBER 2017	SHEET: 2
DRAWN: CM		PROJECT No.: E-1129	
CHECKED: JPS			

DETENTION COMPUTATIONS FOR LOT 2& 3 DETENTION

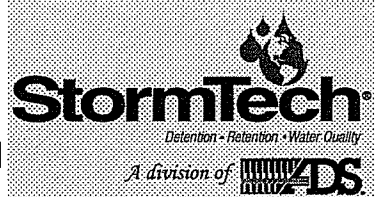
2x2 Grate Inlet			
Assumed 50% Clogging of full area: L=8' Effective Length and A = 3.2 SF for Unknown Grate Inlet			
d	Q	Q	Q
Depth (FT)	Weir Flow (CFS)	Orifice Flow (CFS)	Combined (CFS)
0.10	0.569	0.000	0.569
0.11	0.657	0.000	0.657
0.12	0.748	0.000	0.748
0.13	0.844	0.000	0.844
0.14	0.943	0.000	0.943
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 Manual



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 Ch. 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

PRELIMINARY DETENTION COMPUTATIONS FOR LOT 1 DETENTION

Hydrograph Report

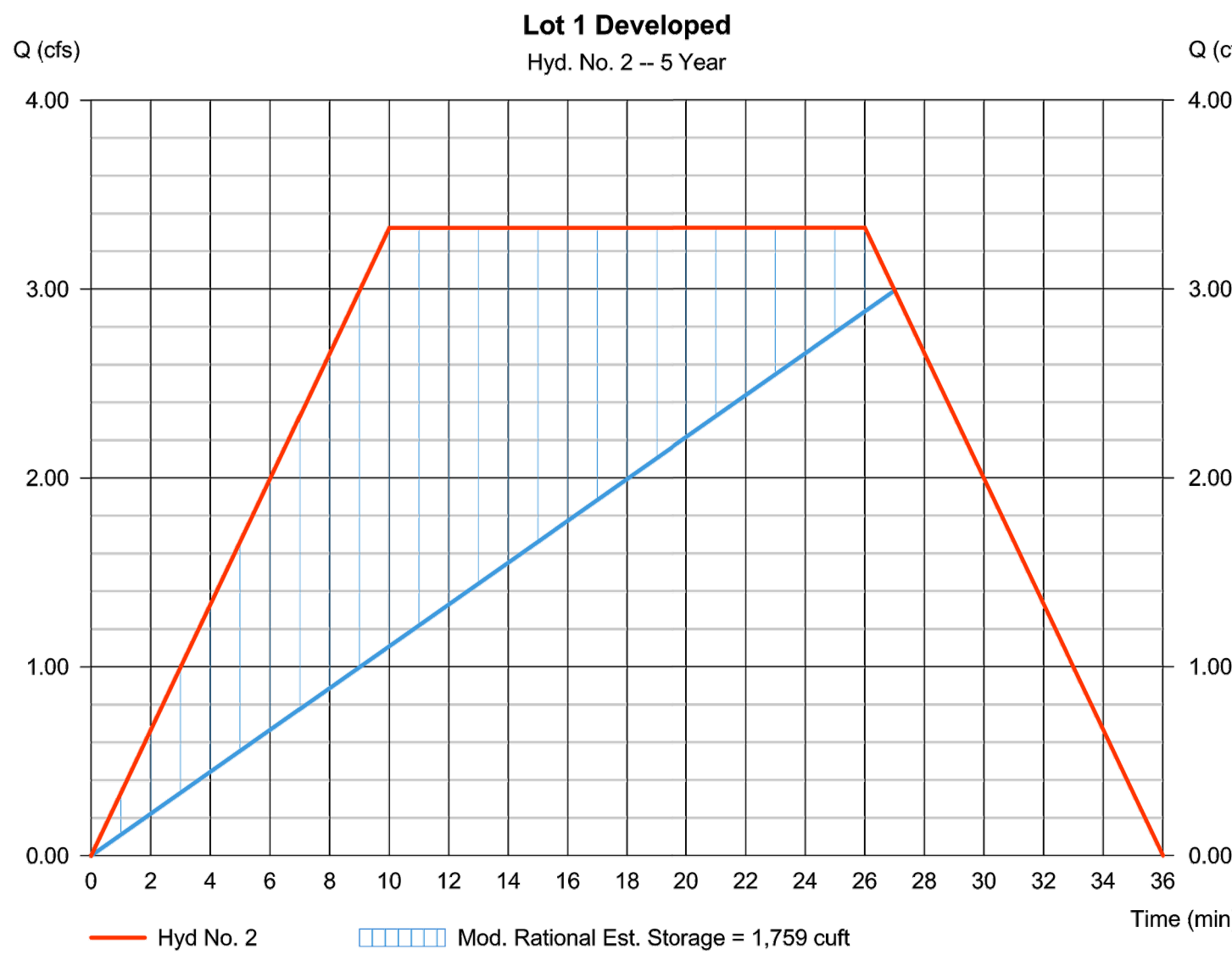
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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

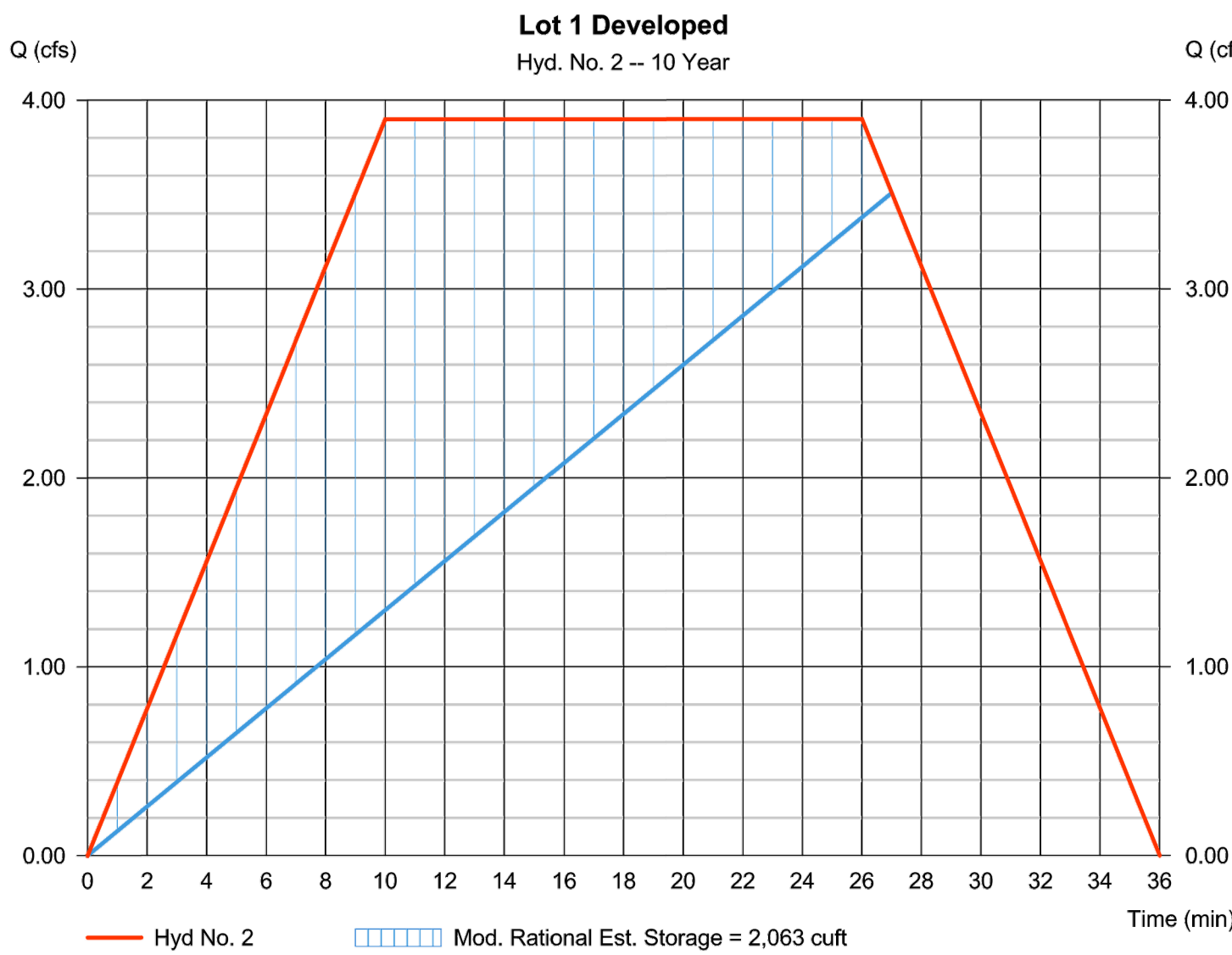
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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

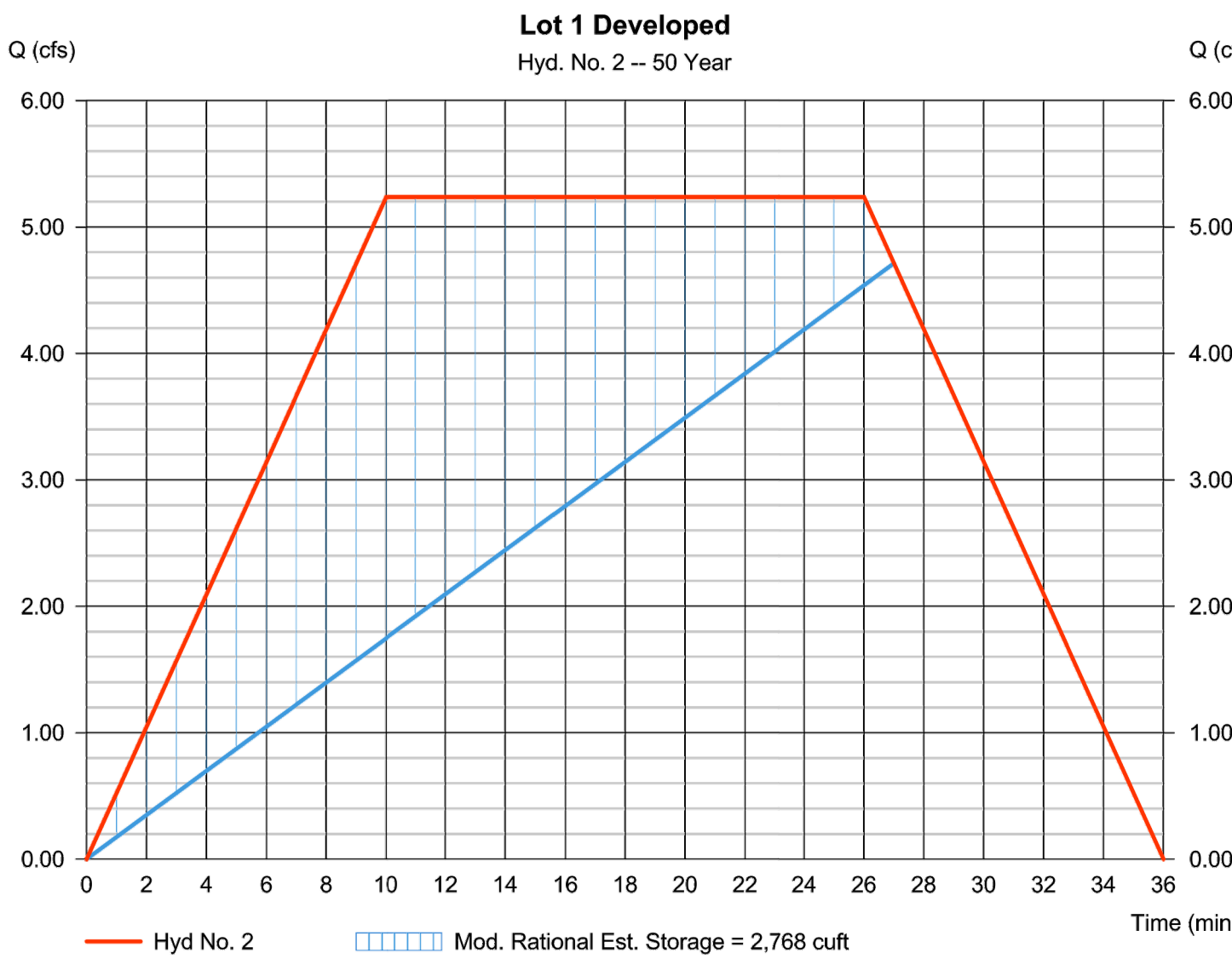
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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

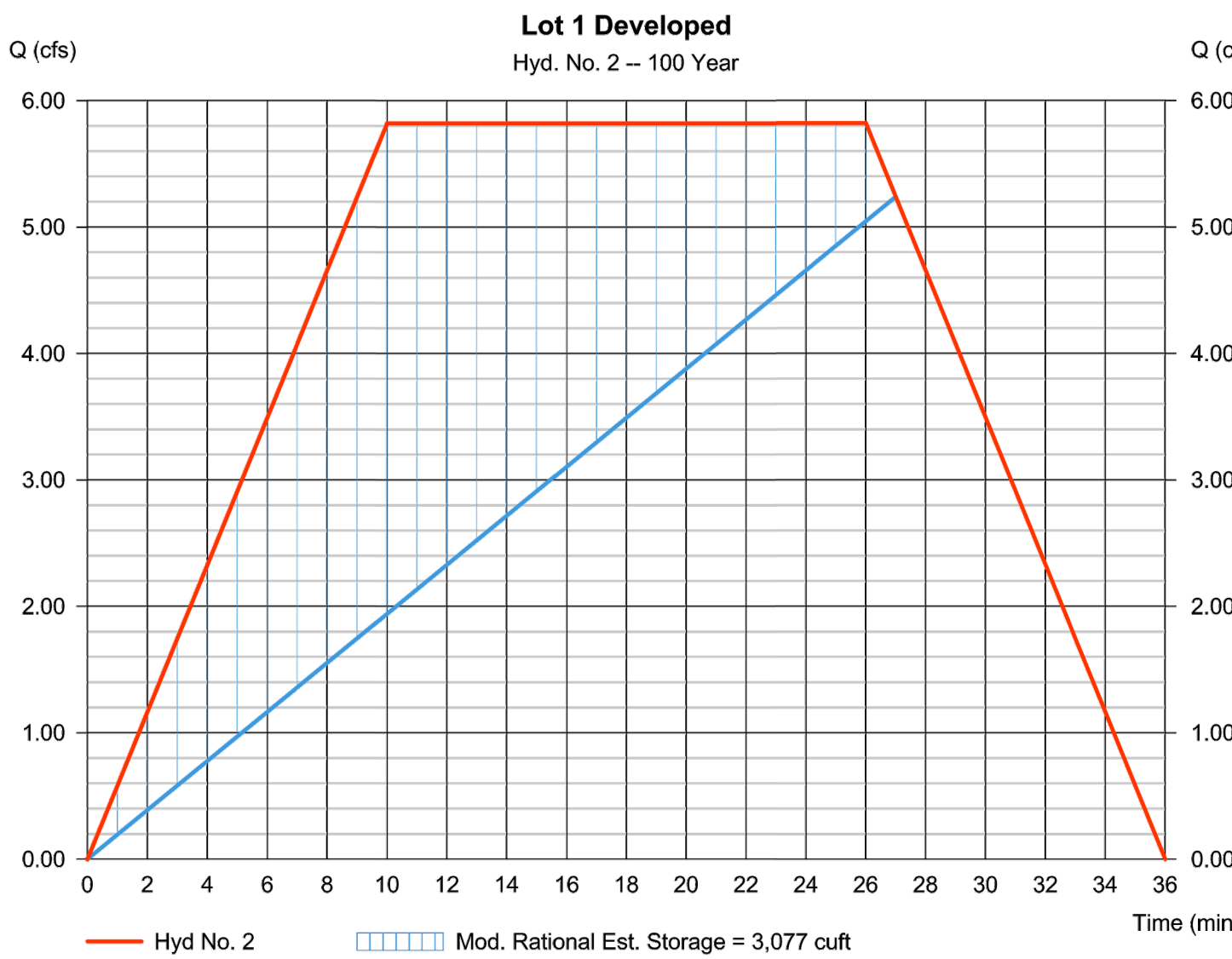
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2018 by Autodesk, Inc. v2018.3

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.



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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

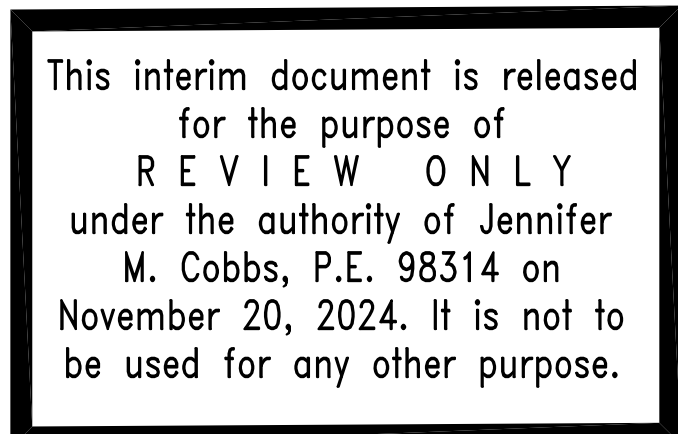
LOTS 1, 2 & 3, BLOCK 1
COLLEYVILLE INDUSTRIAL PARK
1801 INDUSTRIAL BLVD.
COLLEYVILLE, TARRANT COUNTY, TEXAS

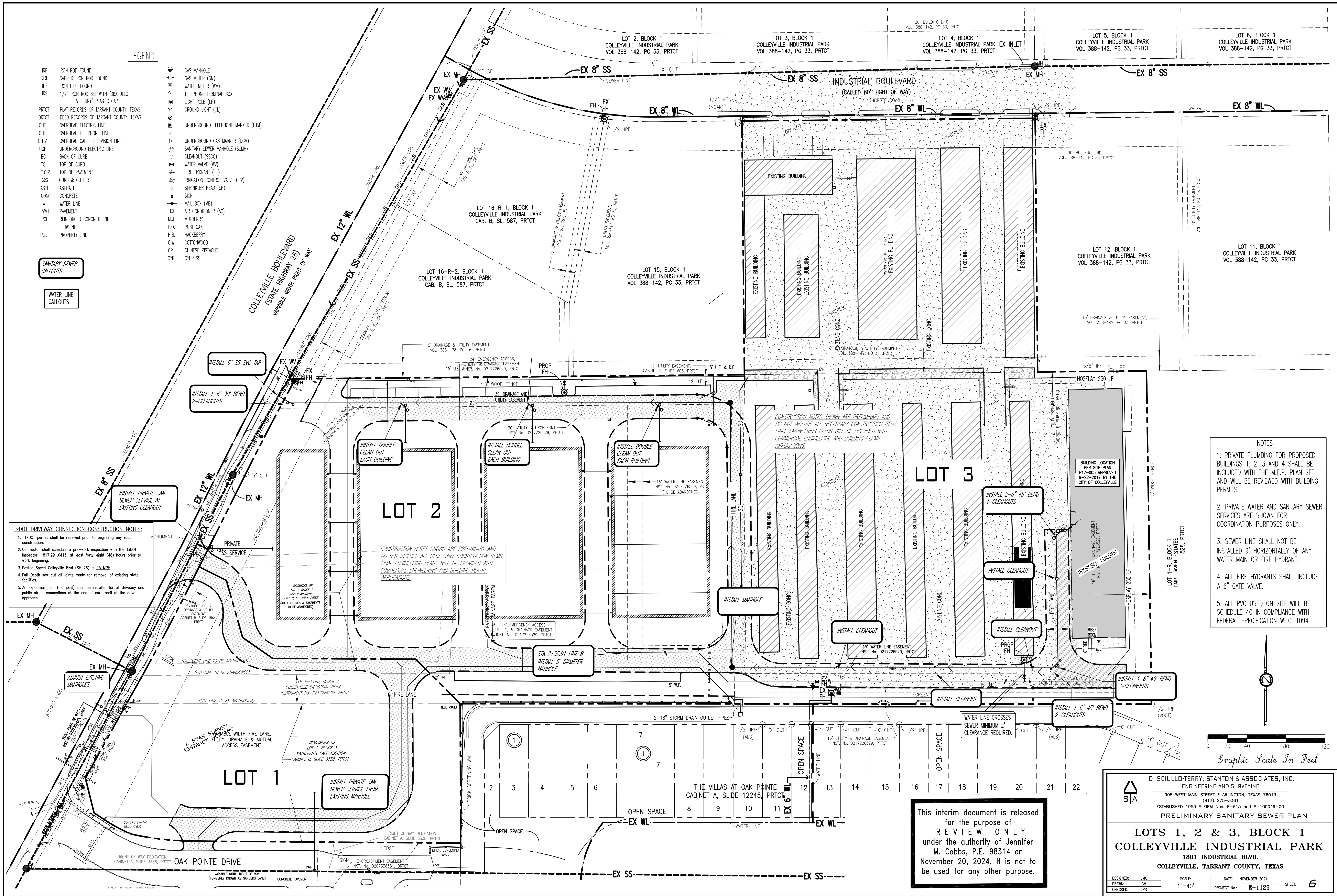
DESIGNED: JMC
DRAWN: CM
CHECKED: JFS

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.

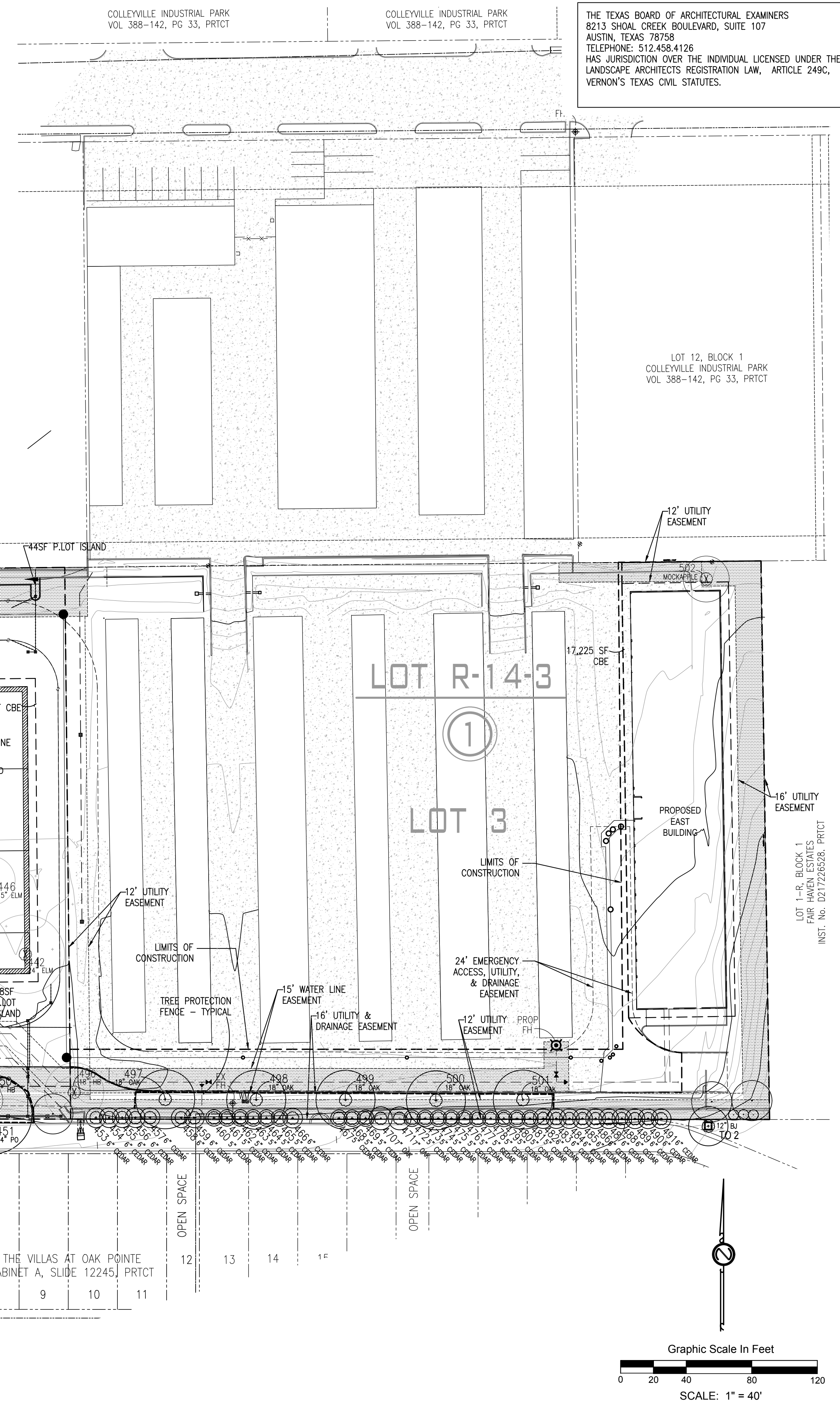
FOR IRRIGATION, ANY LATERAL LINE OR MAINLINE TRENCHES WHICH ENCROACH IN THE DRIPLINE OF EXISTING TREES SHALL BE HAND DUG.

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
 CAL. INCHES—SPECIES
 TREE PROTECTION FENCE
 EXISTING TREE TO BE REMOVED
 CBE CONSTRUCTION BUILDING ENVELOPE
 P PARKING LOT TREE
 TREE TRUNK PROTECTION REQUIRED
 (MINIMUM LOCATIONS SHOWN)



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 MITI (TN) L2	HT MITI SF 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												380			LOT 2	ESMT S PROP LINE	407	buffer area - s. property line
408	OAK (POST)	12	452		452		REMAIN	P												452			LOT 2	ESMT S PROP LINE	408	buffer area - s. property line
410	PO	18	1018		1018		REMAIN	P												1018			LOT 2	ESMT S PROP LINE	410	buffer area - s. property line
411	PO	18	1018		1018		REMAIN	P												1018			LOT 2	ESMT S PROP LINE	411	buffer area - s. property line
412	PO	18	1018		1018		REMAIN	P												1018			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												380			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												1810			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														154	LOT 3	S OF SCRIN FENCE @ EX BLDGS	470	
471	OAK (LIVE)	7	154			154	REMAIN	P														154	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																							

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).

LOT 2: EXISTING TREES WITHIN THE GREENBELT ARE BEING USED TO SCREEN - GREENBELT INCLUDES 8 EXISTING OAK TREES AND 7 PROPOSED TREES (3" CALIPER) ON CENTER SPACING VARIES (EXCEPTION TO CURRENT PD AND CITY ORDINANCE).

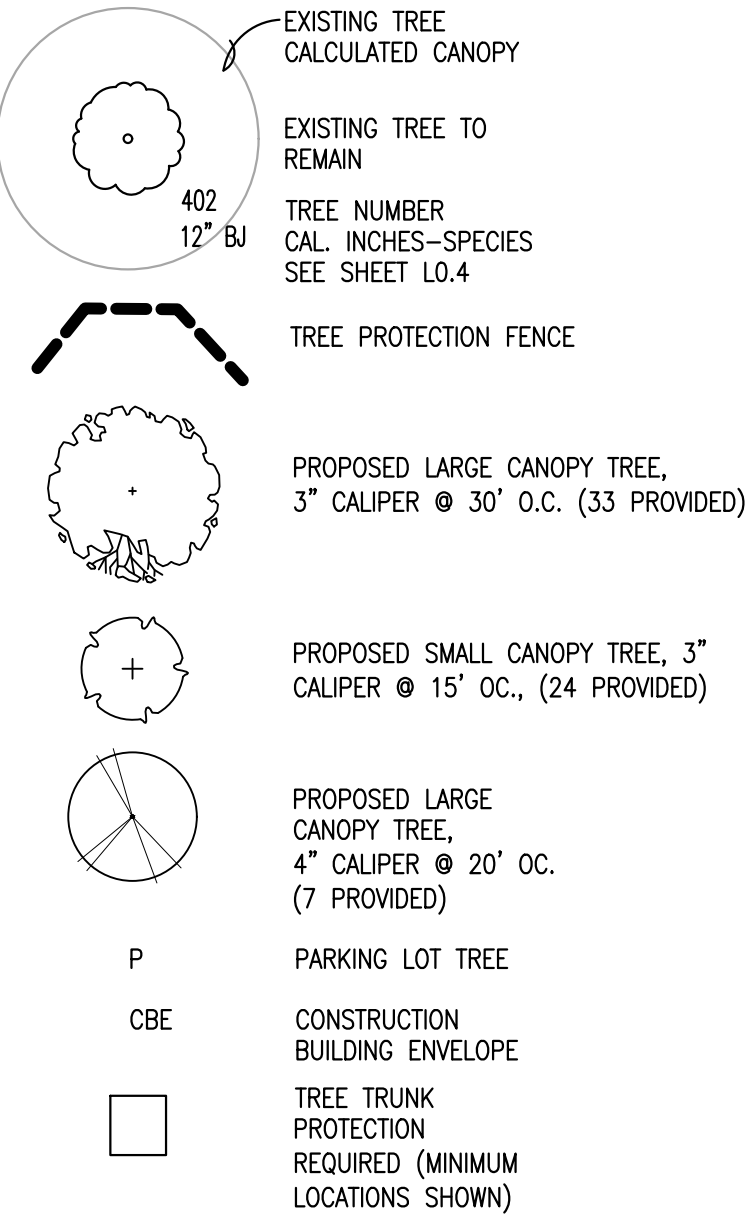
ALL LOTS: EXISTING TREES FOR SCREENING AND MITIGATION ARE LOCATED WITHIN EASEMENTS THROUGHOUT THE SITE (EXCEPTION TO CITY ORDINANCE).

ALL LOTS: PROPOSED TREES FOR MITIGATION AND SCREENING ARE LOCATED WITHIN UTILITY EASEMENTS THROUGHOUT THE SITE (EXCEPTION TO CITY ORDINANCE).

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.

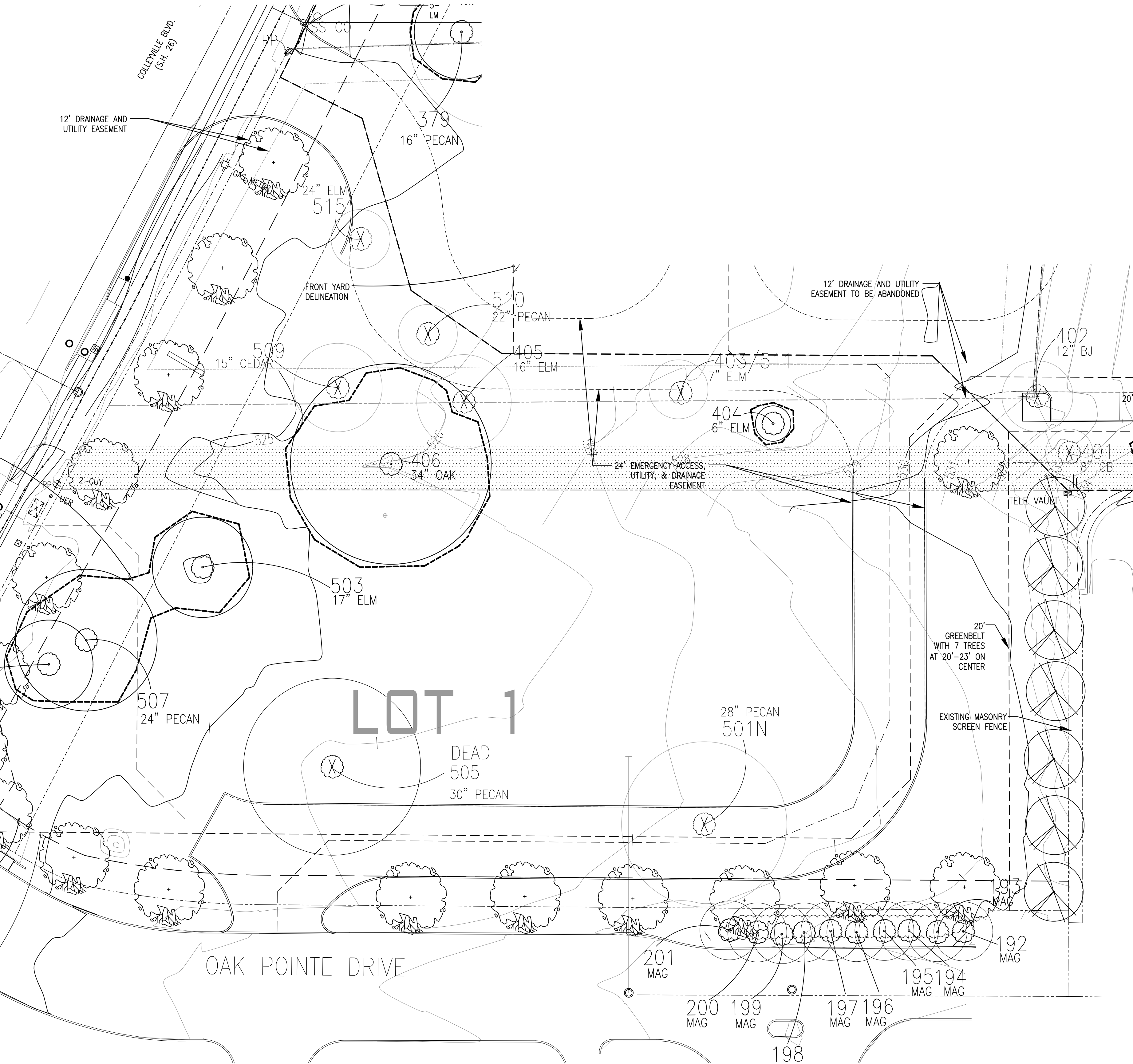
CONTRACTOR SHALL ADVISE THE OWNER OF ANY CONDITION FOUND ON-SITE OR OFF-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.

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
ALISO@AKMLA.COM / 817.875.1839

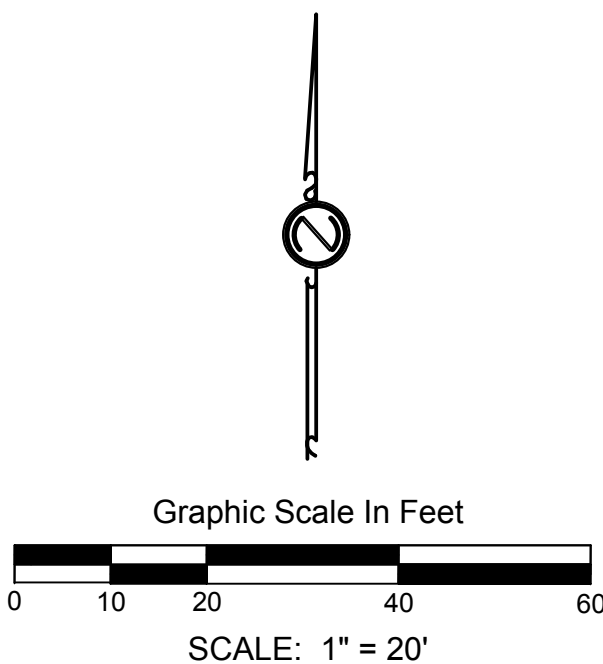


DATE: November 2024

SHEET NUMBER:

L1.2

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PD LOT 1 TREE MITIGATION AND PLANTING PLAN

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

SITE AREA LOT 3 LIMITS OF CONSTRUCTION (LOC)	221,901.9 SF 44,369 SF	LF OF FRONTAGE	0 LF
ITEM	REQUIRED	PROVIDED	
MINIMUM REQUIRED LANDSCAPE (PD: SEC. 5, 8.c.) (USING LOC. FOR CALCULATION)	11% 4,881 SF	MIN.20% 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	

pyright akm la 2024

original drawing size: 24"x36" original drawing scale: 1"= 20'-0"

From:
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

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.

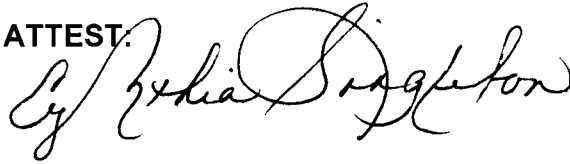
- f. The location of the propane refilling station shall be located along the northern property line as shown on Exhibit "C". The propane storage tank shall not exceed 15 feet in height and 500 gallons in volume. The storage tank shall not be closer than 100 feet from the right-of-way of SH26.
 - g. 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.

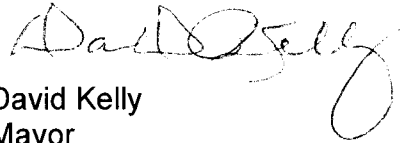
The second reading and public hearing being conducted on the 19th day of January 2010.

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

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

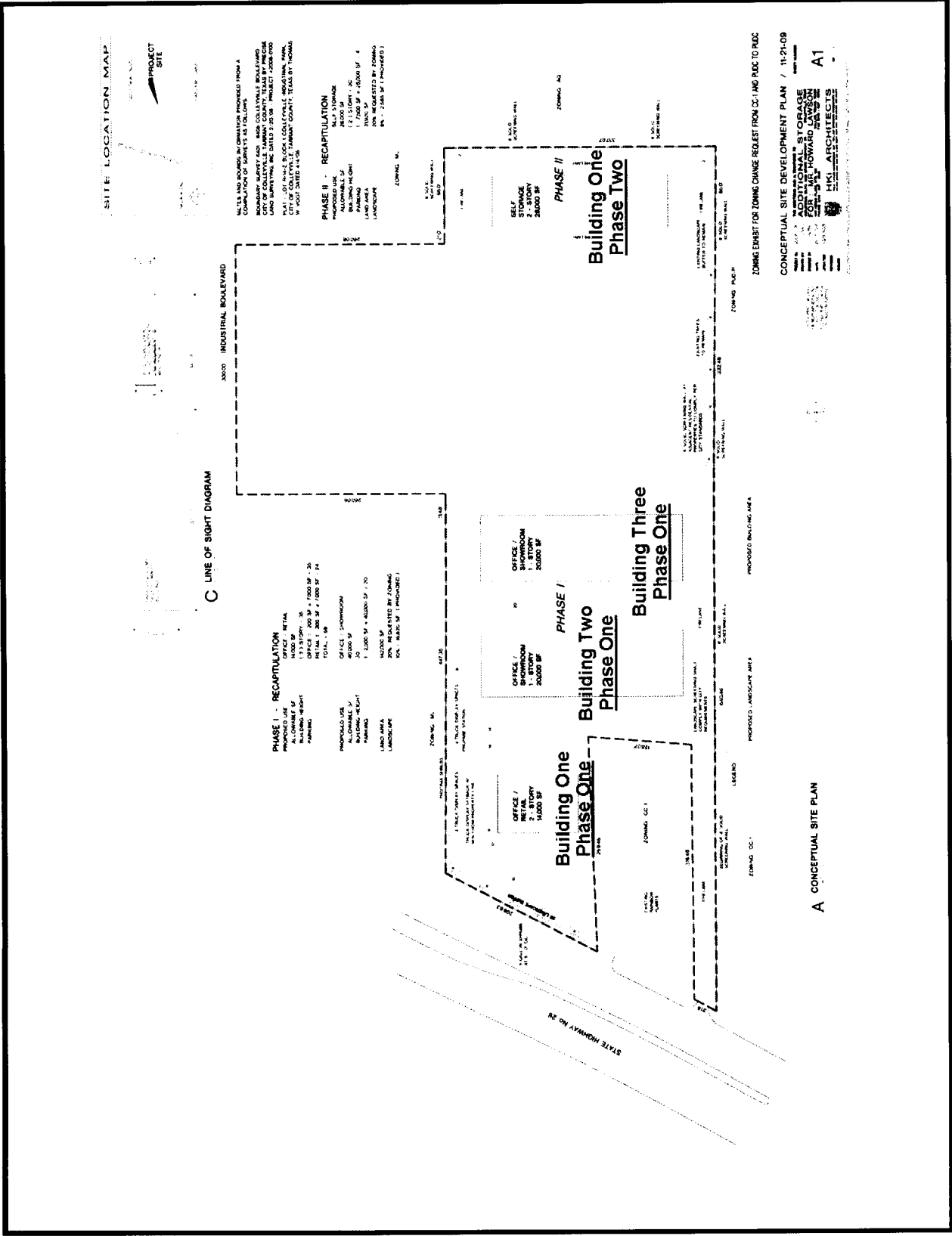


EXHIBIT "D"- Building Elevations

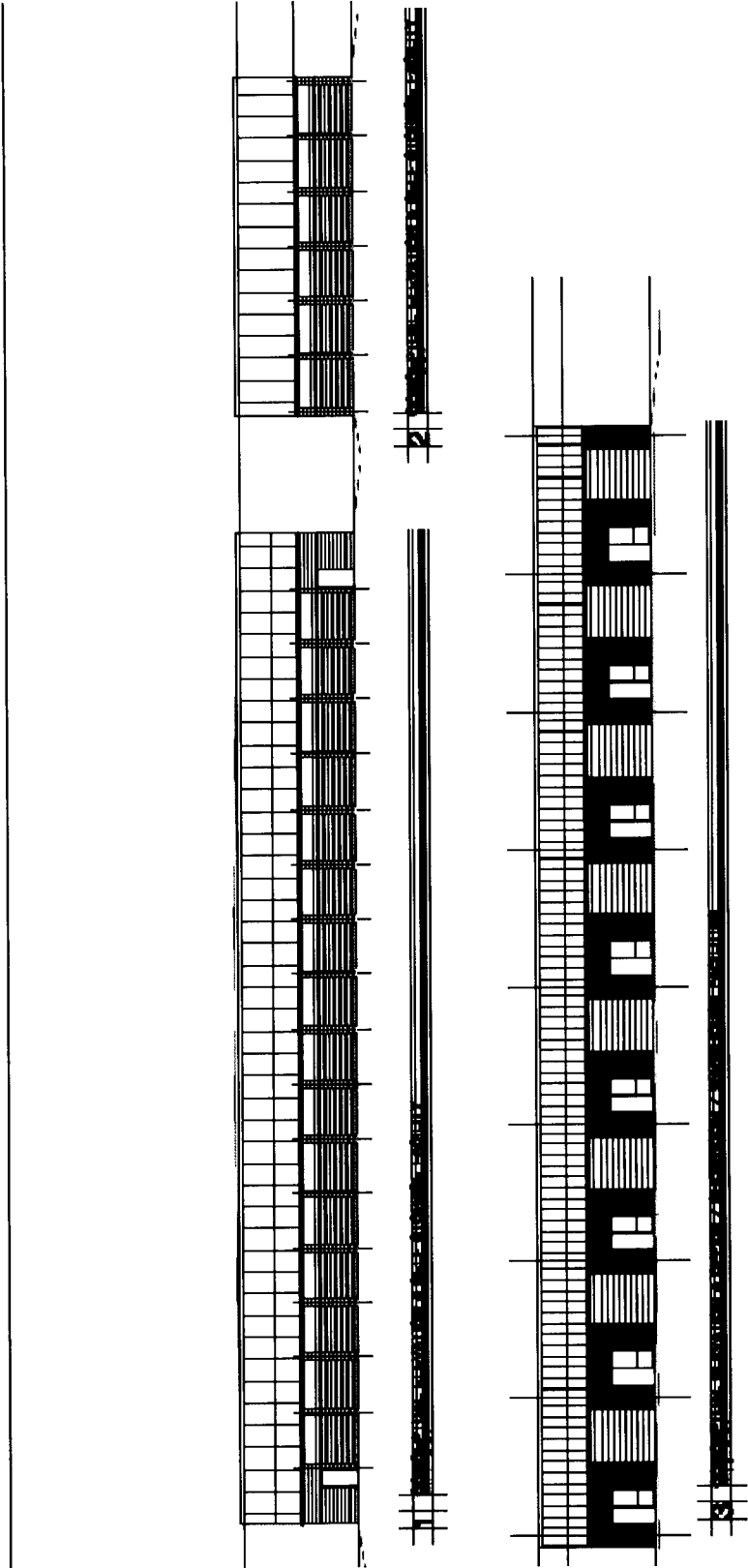
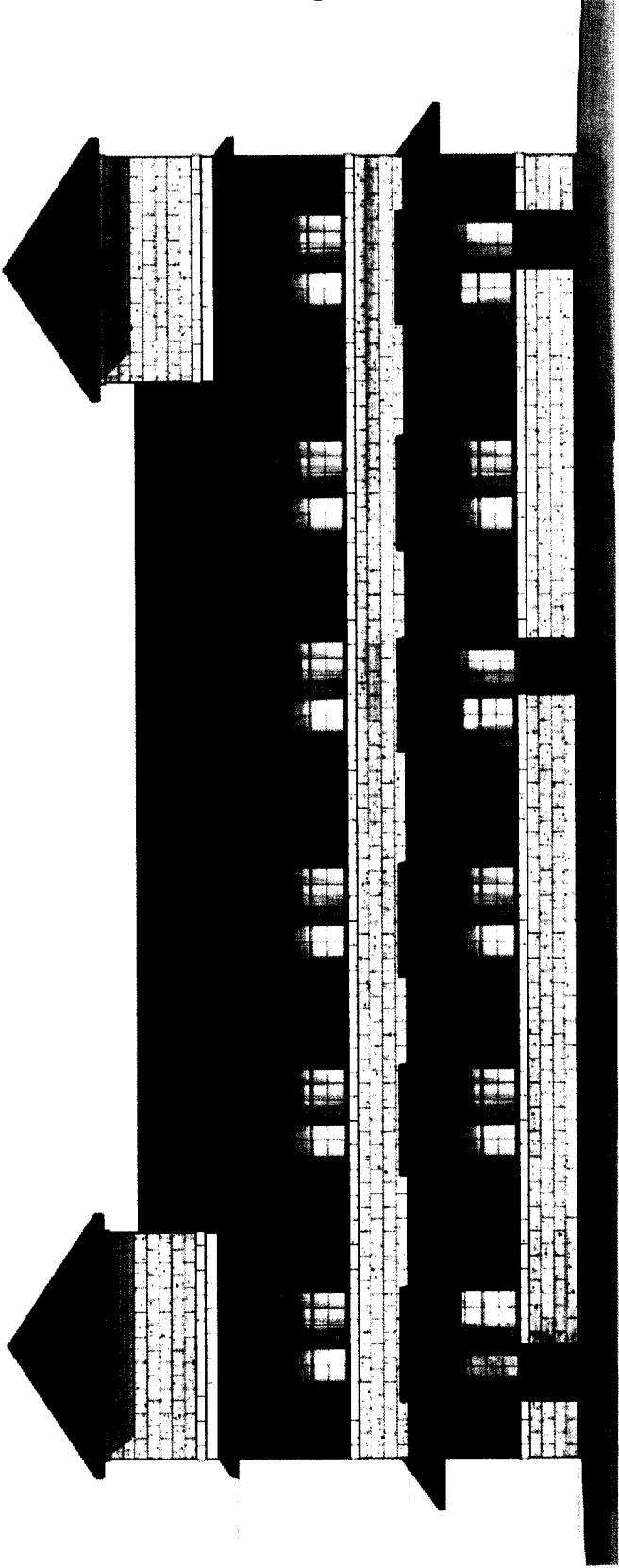
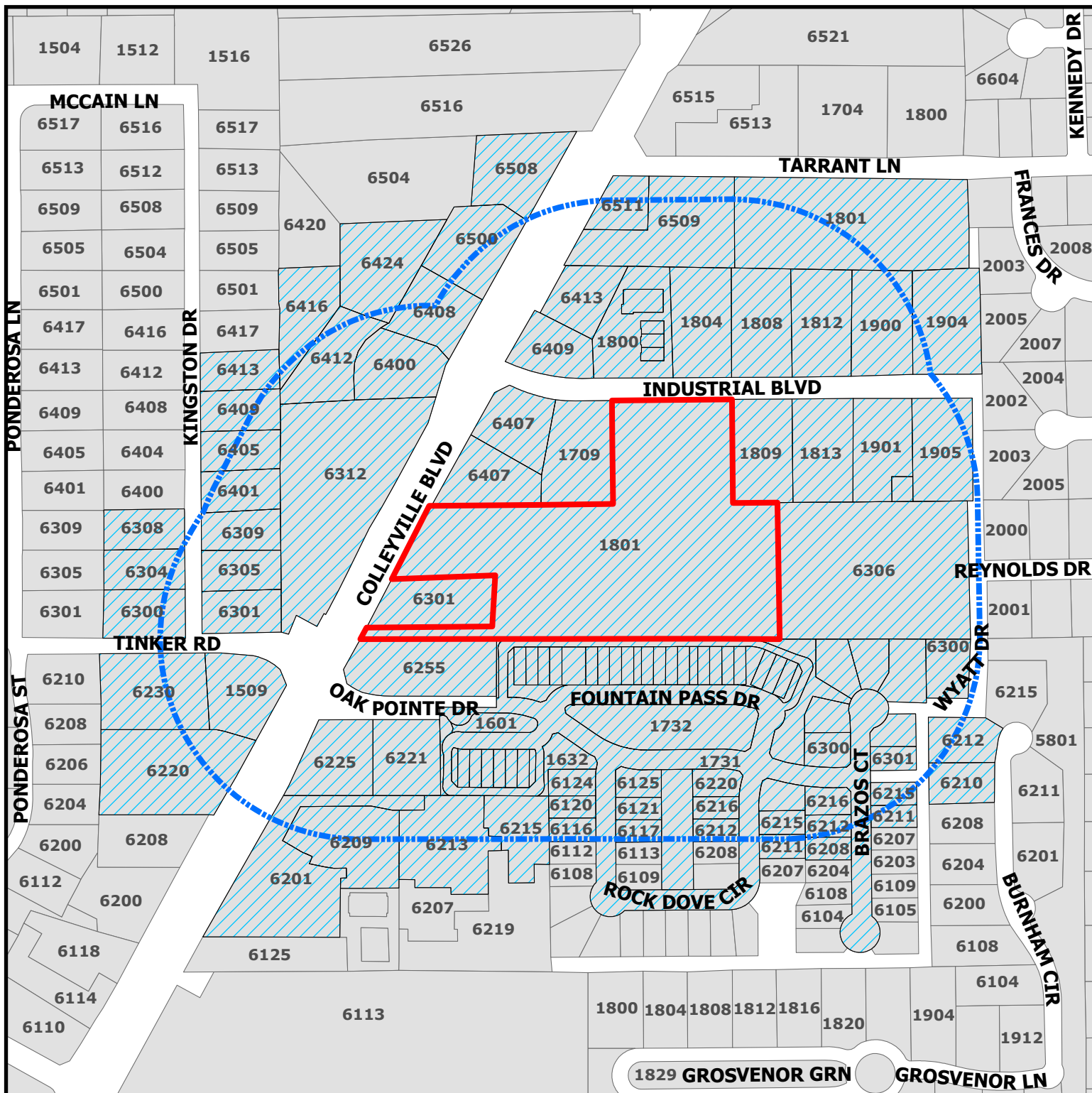


EXHIBIT "D"- Building Elevations Continued



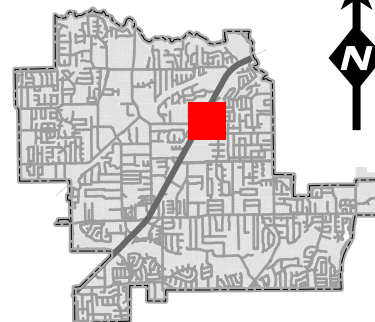
Notification Map



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

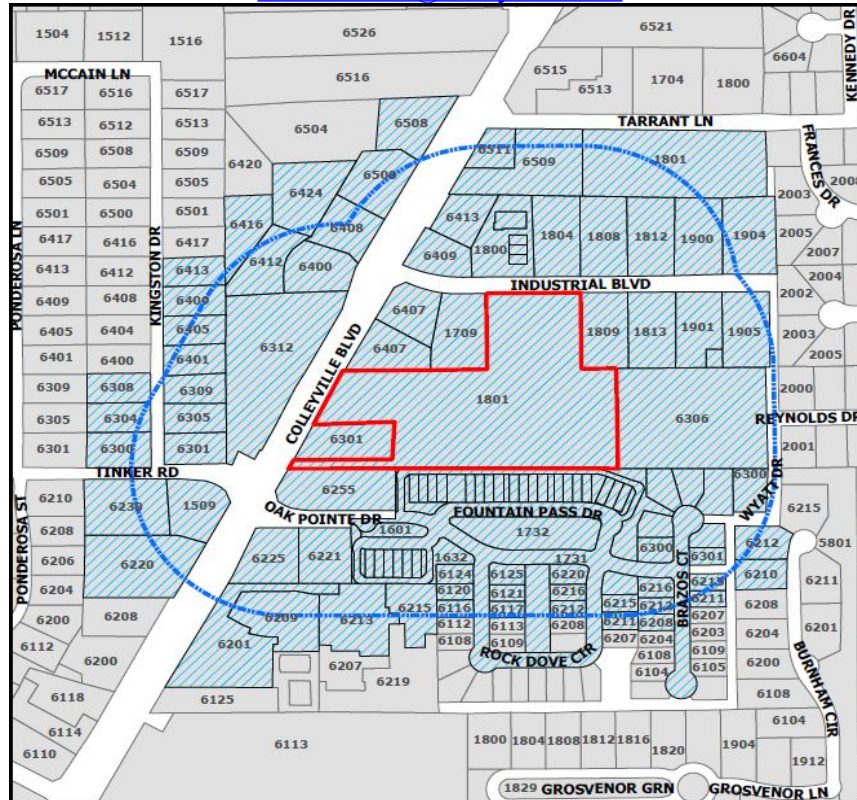
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

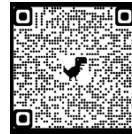
NOTICE OF PUBLIC HEARING

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]

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.

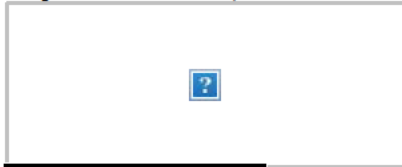
Our commitment to delivering a project that enhances and complements the surrounding neighborhood remains steadfast. We will continue to keep you updated as we move through this next phase and are always available to address any questions or concerns.

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 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 [REDACTED]
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,

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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-25-2322

REPEALING ORDINANCE O-10-1741 IN ITS ENTIRETY AND 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. Lot 1 of the development shall develop in accordance with Chapter 6 of the Land Development Code.
- c. Lot 3 will be permitted to be a self-storage facility.
- d. No overnight habitation is allowed.
- e. No outside storage of vehicles or materials is allowed.

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 29 feet in height. Building Four of Lot 2 shall not exceed two stories and be 27 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 AND 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. Upon development of Lot 1, all landscaping shall comply with Chapter 4 Landscaping in the Land Development Code and be reviewed and approved by the City staff.

7. PARKING AND ACCESS

- a. This development shall contain not less than 25 parking spaces on Lot 2.
- b. The parking requirements for Lot 2 of this PUD 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.
- d. There is no overnight outside parking of any vehicles allowed.

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 being conducted on the 1st day of April 2025.

The second reading and public hearing being conducted on the 15th day of April 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15th DAY OF APRIL 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Nicole Corr
City Attorney

Exhibit "A" – Location and Zoning Map

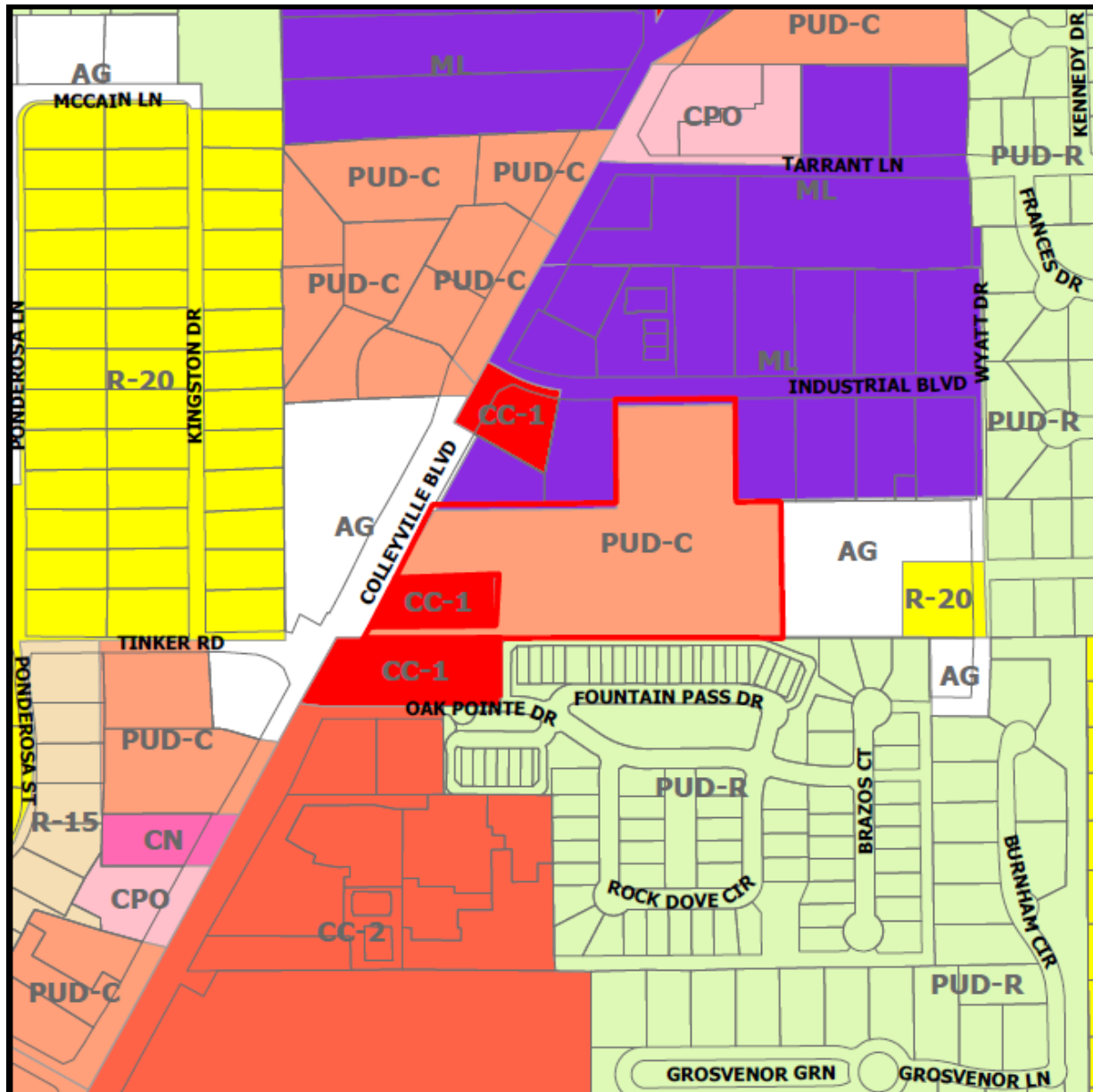


Exhibit “B” – Statement of Planning Objectives

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:

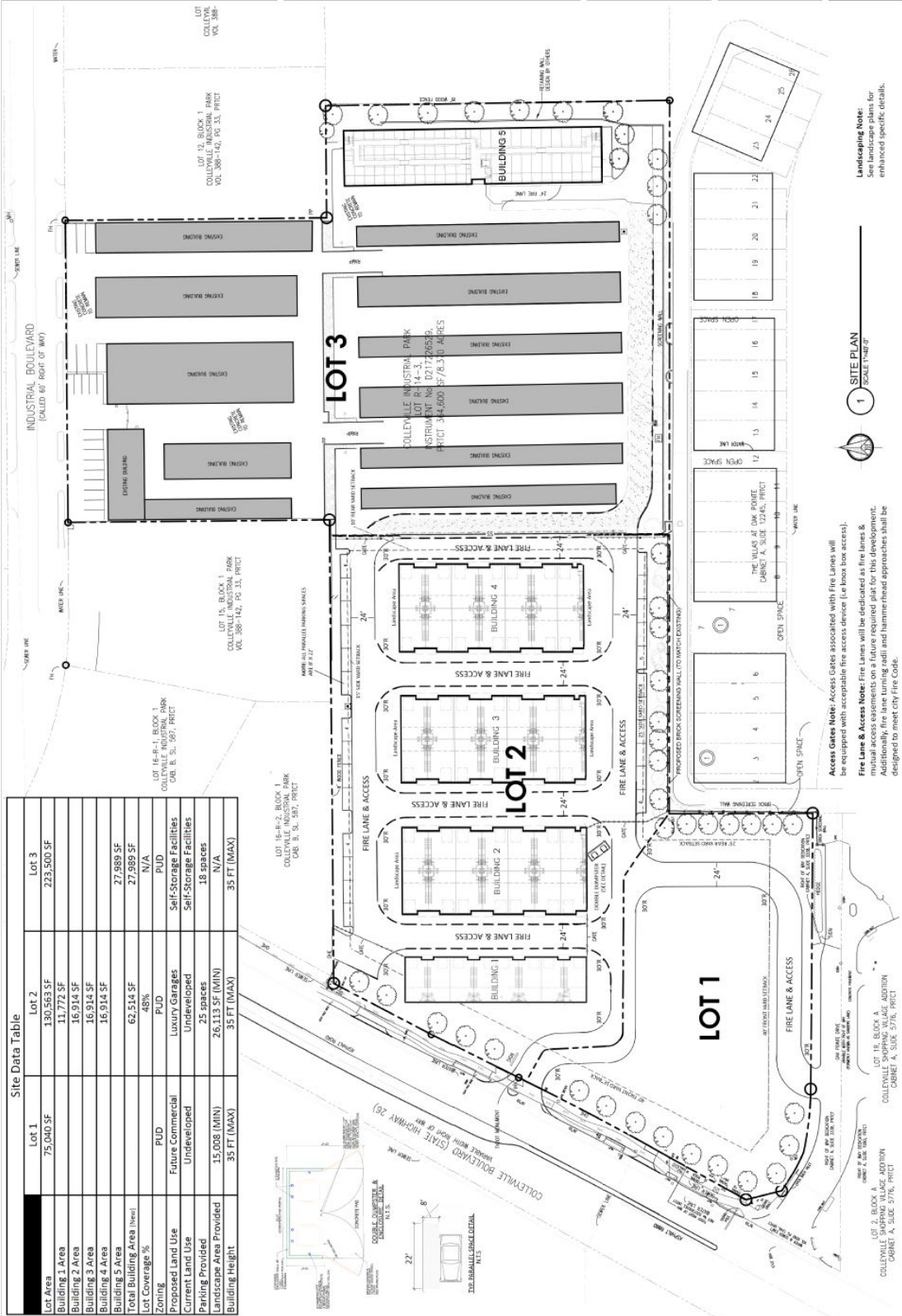
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Environmental and Sustainability Considerations

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	PD Site Plan	A PLANNED UNIT DEVELOPMENT AMENDMENT FOR: ADDITIONAL SELF STORAGE PD SITE PLAN COLLETTVILLE, TEXAS 76034	ENKI DEVELOPMENT Prepared by: Steve Thibodeaux, AICP 817.457.3250 2009 Holladay Dr Lewisville, TX 76067
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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)



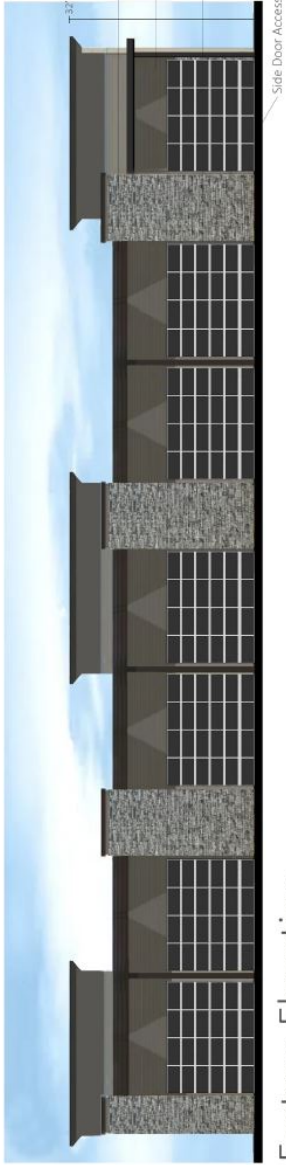
VERTICAL ARTICULATION: The parapets extend 4.5' above the 28' primary height of Building 1 and run a length of 175' along the front facade. The parapet height is provided for the full length of the front facade.

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

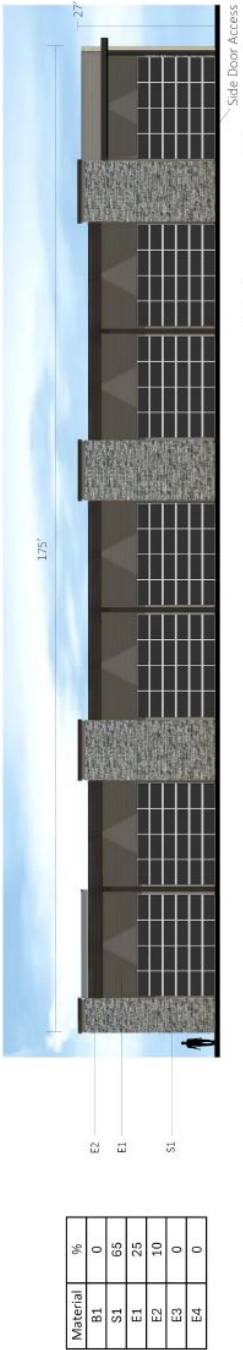


Northern Elevation

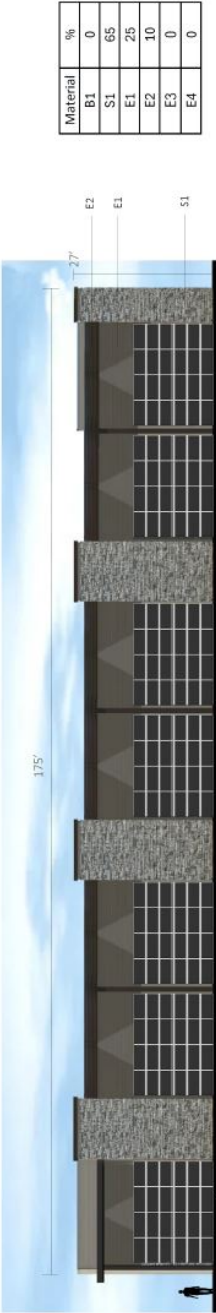


Southern Elevation

Colleyville Luxury Garages- Buildings 2 & 3



Western Elevation



Eastern Elevation



Northern Elevation



Southern Elevation



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 6b

Agenda Date 4/15/2025

Number Ordinance O-25-2323

Type Ordinance

Department Community Development

Title

Consideration of an abandonment of right-of-way and quitclaim deed for a 0.1003 acre portion of the old Church Road right-of-way

Explanation

Second Reading and Public Hearing

Staff presented the item and answered questions from the City Council. No one from the audience came forward to speak during the public hearing.

First Reading and Public Hearing

This agenda item is a companion item to a previous application for the replat of Lot 1, Block 1, 5520 Colleyville Addition, being approximately 1.26 acres, and zoned PUD-C Planned Unit Development – Commercial, that was approved by the City Council on November 19, 2024. The replat provides for the abandonment, by ordinance, of 25' of the Old Church Street right-of-way, being 0.1003 acres of land, and incorporates the land area into the property at 5520 Colleyville Boulevard.

The approved replat for the property was filed for record on February 27, 2025. This companion item approves and authorizes the filing of the Abandonment of Right-of-Way and Quitclaim Deed necessary to complete the abandonment as provided on the final plat.

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

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Ordinance O-25-2323

ORDINANCE O-25-2323

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, APPROVING AN ABANDONMENT OF RIGHT-OF-WAY AND QUITCLAIM DEED FOR A 0.1003 ACRE PORTION OF THE OLD CHURCH ROAD RIGHT-OF-WAY; AUTHORIZING THE CITY MANAGER TO EXECUTE AND RECORD THE SAME; AND AUTHORIZING AN EFFECTIVE DATE

WHEREAS, the City currently maintains a remainder portion of an unused public street right-of-way, being the remaining Northerly twenty-five feet (25') of the old Church Street right-of-way, as more particularly described and depicted in Exhibits "A" and "B" to the Abandonment of Right-of-Way and Quitclaim Deed attached to this ordinance (the "ROW"); and

WHEREAS, the City received a request from the fee simple owner of the underlying land, 2727 PN SPE, LLC, to acquire the ROW to facilitate the development of the abutting property; and

WHEREAS, 2727 PN SPE, LLC offered to compensate the City in the amount of \$5,000.00 in consideration for the City's abandonment of the ROW; and

WHEREAS, Section 272.001(b) of the Texas Local Government Code authorizes the sale of a municipality's interest in real property when the municipality's interest in the real property is by easement and the conveyance is to the fee simple owner of the underlying land; and

WHEREAS, the City Council has determined that abandonment of the ROW will facilitate development of the underlying land, is consistent with the City's adopted streets and transportation plans, and will promote the orderly and beneficial development of the City.

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

Sec. 1 THAT the City Council does hereby authorize the abandonment of the remaining Northerly twenty-five feet (25') of the old Church Street right-of-way, as more particularly described and depicted in Exhibits "A" and "B" to the Abandonment of Right-of-Way and Quitclaim Deed, a copy of which is attached hereto

and incorporated for all purposes herein as Exhibit "A" to this ordinance.

- Sec. 2 The City Manager, or his designee, is hereby authorized to execute and record the Abandonment of Right-of-Way and Quitclaim Deed attached as Exhibit "A," along with any other such documents reasonably necessary to facilitate the purpose of this ordinance.
- Sec. 3 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 1st day of April 2025.

The second reading and public hearing being conducted on the 15th day of April 2025.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15th DAY OF APRIL 2025.

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

ATTEST: **CITY OF COLLEYVILLE**

Christine Loven, TRMC	Bobby Lindamood
City Secretary	Mayor

APPROVED AS TO FORM:

Nicole Corr
City Attorney

EXHIBIT "A"

DESCRIPTION OF TO BE ABANDONED RIGHT-OF-WAY

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

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

THENCE ALONG THE COMMON LINES OF THE AFOREMENTIONED LOT 1 OF THE N3 DEVELOPMENT ADDITION AND THE HEREIN DESCRIBED TRACT FOR THE FOLLOWING COURSES AND DISTANCES:

S 89°01'42"W FOR A DISTANCE OF 170.06 FEET TO A 5/8" FOUND IRON ROD WITH CAP STAMPED "WELLS";

N 29°21'38"E FOR A DISTANCE OF 27.85 FEET TO A POINT FOR CORNER FROM WHICH A 5/8" FOUND IRON ROD WITH CAP STAMPED "WELLS" BEARS N89°21'23"E AT A DISTANCE OF 1.0 FEET, SAID POINT FOR CORNER BEING THE SOUTHEAST CORNER OF LOT 12, THE NORTHWESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF THE TOWNE SQUARE ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, AS RECORDED IN VOLUME 164, PAGE 93, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N89°14'46"E ALONG THE COMMON LINE OF LOT 1 OF THE TOWN SQUARE ADDITION AND THE HEREIN DESCRIBED TRACT FOR A DISTANCE OF 183.53 FEET TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BGT" SET FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBE TRACT, BEING THE NORTHEASTERLY CORNER OF THE AFOREMENTIONED OLD CHURCH STREET, AND ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEYVILLE BOULEVARD;

THENCE S29°23'04"W ALONG THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND THE WESTERLY RIGHT- OF-WAY LINE OF COLLEYVILLE BOULEVARD FOR A DISTANCE OF 27.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.1003 (4,367.8 SQUARE FEET) OF LAND MORE OR LESS;

PRELIMINARY

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

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



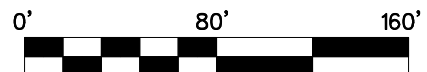
LAND SURVEYORS

Prepared By:

Benchmark Group
of Texas, Inc.

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

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

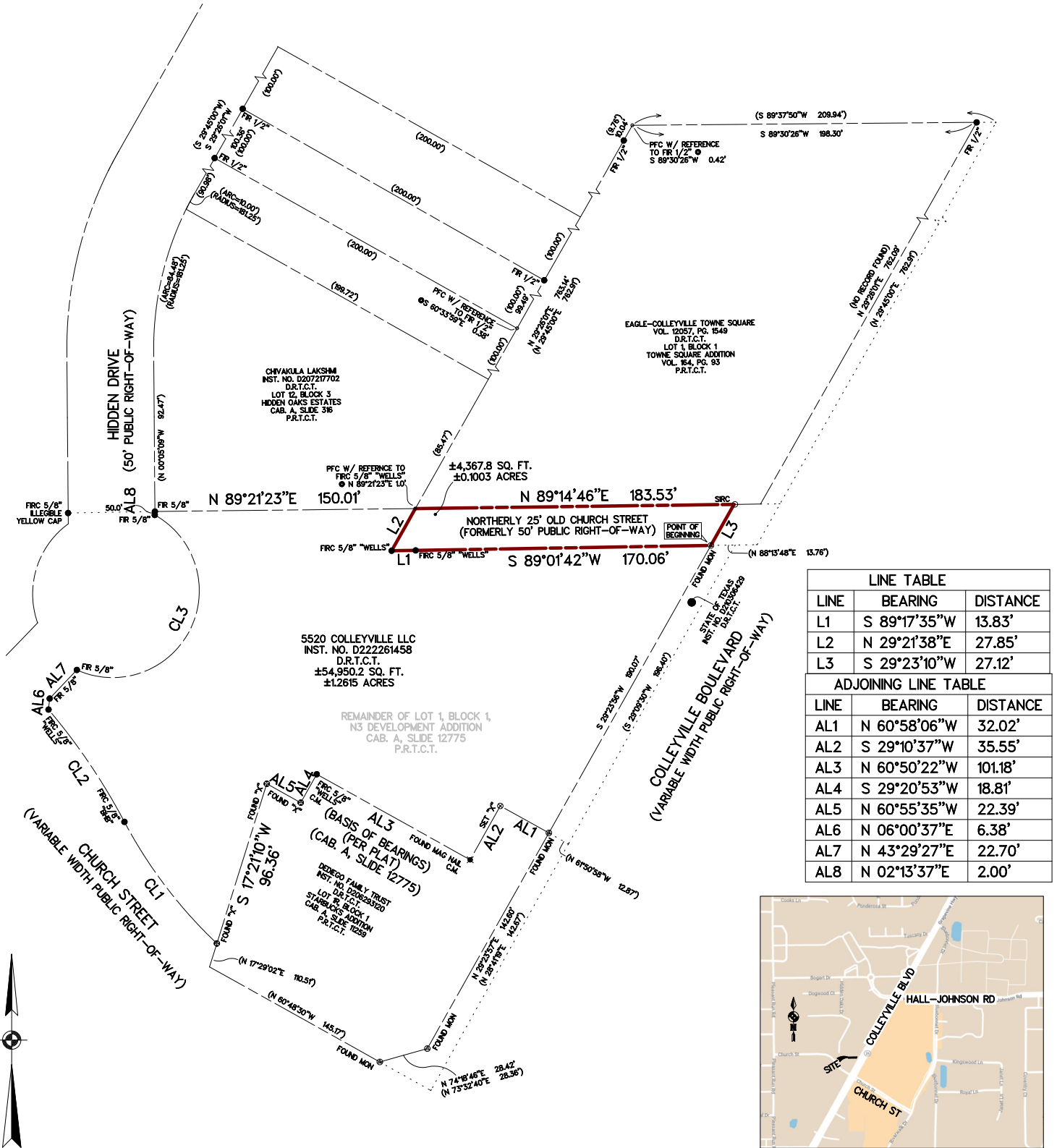


SCALE 1" = 80'

SHEET 1 OF 2

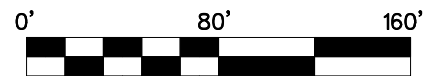
EXHIBIT "B"

MAP OF AREA



Prepared By:
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SCALE 1" = 80'

SHEET 2 OF 2



CITY OF COLLEYVILLE CITY COUNCIL BRIEFING

Agenda Number 8

Agenda Date 4/15/2025

Type Report

Department City Secretary

Title

Parks and Recreation Advisory Board Minutes - January 6, 2025

Sign Board of Appeals Minutes - January 14, 2025

Attachments

1. Parks and Recreation Advisory Board Minutes - January 6, 2025
2. Sign Board of Appeals Minutes - January 14, 2025



CITY OF COLLEYVILLE PARKS AND RECREATION ADVISORY BOARD MINUTES

Recreation Center - 5008 Roberts Road

MONDAY, JANUARY 6, 2025 – 6:00 PM

1. CALL TO ORDER

Chair John Hillebrand called the meeting to order at 6:03 p.m. and called the roll.

Present: Chair John Hillebrand, Board members, Amy Ackerman, James Poettcker, Eric Presson, Michael Sabbia, and Joe Stout.

Absent: Vice Chair Julie George and member Dustan Goodell.

Also Present: Parks and Recreation Director Lisa Escobedo and City Secretary Christine Loven.

2. APPROVAL OF MINUTES

2a Parks and Recreation Advisory Board Minutes - October 14, 2024

Member Eric Presson made a motion to approve the minutes of October 14, 2024, seconded by member James Poettcker, and passed unanimously.

3. REGULAR AGENDA ITEMS

3a Recreation Center Expansion Update

Parks and Recreation Director Lisa Escobedo gave a presentation on the revised expansion plan of the Recreation Center. She stated at the open house held earlier last year, residents were able to review the first draft of the renovation. Residents expressed two main concerns, first, they felt the expansion should be increased to provide more equipment and space for a fitness component so another expansion would not be needed and residents along the property did not want the masonry wall. Director Escobedo stated City Council reviewed the citizen requests and this presentation provides for an increased expansion of the fitness area, the addition of another gym, and a longer walking track.

There was discussion of the challenges and solutions of increased noise level to the upstairs walking track and fitness area, caused by the gym below. The Board also discussed membership, Lifetime Fitness, and the reasonableness of the tax increase to provide for the Recreation Center.

A fact sheet, which can be shared with the Board regarding the Recreation Center and the bond election, was discussed and will be provided at a later date.

3b Discussion of a Tree Board project

Parks and Recreation Director Lisa Escobedo provided an overview of the newly appointed Tree Board. She noted Parks and Recreation Chair John Hillebrand is serving the Tree Board. Director Escobedo provided an overview of trees within the City's park system and she and Chair Hillebrand discussed the tree grant program for parkways and HOA's. The Board stated they are confident with Director Escobedo and her staff and do not feel there is any direction for them to provide regarding trees within the parks. The Board thanked Director Escobedo and Chair Hillebrand for their work on the Tree Board.

3c Director's Report

Director Escobedo reviewed the written Director's Report and answered questions of the Board. The Board thanked Director Escobedo for her work and noted the accomplishments are impressive and many.

4. ADJOURNMENT

There being no further business to come before the Board, Chair John Hillebrand adjourned the meeting at 6:58 p.m.

APPROVED ON THIS THE 7TH DAY OF APRIL 2025.

Minutes taken and prepared by:



Christine Loven, TRMC
City Secretary



CITY OF COLLEYVILLE SIGN BOARD OF APPEALS MINUTES

100 Main Street, Colleyville, Texas, 76034

TUESDAY, JANUARY 14, 2025

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Sign Board of Appeals Meeting was called to order by Chair Carroll on January 14, 2025, at 7:01 p.m.

Roll Call

Present: Frank Carroll, Dee Kamerman, Eric Holland, Richard Vallario, and Mic Deakin

Absent: Rick Ramirez and Dan Shadle

Staff Present: Jacquelyn Reyff and Kris Potts

1. Election of Officers

- 1a** Election of Chair and Vice-Chair Zoning Board of Adjustment and Sign Board of Appeals

Frank Carroll was voted in as Chair, and Dee Kamerman was voted in as Vice-Chair

2. APPROVAL OF MINUTES

- 2a** December 12, 2023 Sign Board of Appeals Meeting

Board Member Deakin made a motion to approve the October 10, 2023 minutes. Board Member Vallario seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Holland, Vallario, Kamerman, Carroll, and Deakin

Nay: 0

3. PUBLIC HEARING AGENDA ITMES

- 3a** Consideration of a variance to minimum setback from front and side property lines for a permanent freestanding monument sign on Lot 3A, Block 3, Village Park Addition Colleyville, located at 4913 Colleyville Blvd, SC24-001

Jacquelyn Reyff presented the case and briefed the Sign Board on the regulations and why the variance is necessary to allow a sign at the proposed location.

The applicant Candy Jaimes, 4913 Colleyville Blvd, Colleyville TX presented their case speaking of the road widening on Colleyville Blvd and how they've lost a bit of area on their lot and the sign is not able to be placed anywhere else on the property.

The public hearing was opened at 7:10 p.m.

With no one else wishing to speak, the public hearing was closed at 7:11 p.m.

Board Member Vallario made a motion to approve case SC24-001. Vice Chair Kamerman seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Carroll, Holland, and Deakin
Nay: 0

4. ADJOURNMENT

The meeting adjourned at 7:11 p.m.

The minutes were written and prepared by:

Kris Potts

Kristopher Potts
Planner

The meeting minutes were approved on April 8, 2025 by a vote of 4-0.

RESOLUTION R-25-5034

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
APRIL 15, 2025**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 15TH DAY OF APRIL 2025.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven
City Secretary, TRMC

Bobby Lindamood
Mayor