



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, January 14, 2013

City Council Chambers

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

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

REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS MEETING MINUTES

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

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

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

1. APPROVAL OF MINUTES

December 10, 2012

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

3. REGULAR AGENDA ITEMS

- 3a** Consideration of a waiver request to the sidewalk requirements on Lot 1, Block 1, of the Bransford Pointe Addition located at 5016 Bransford Road, Case GC12-023

- 3b** Consideration of a waiver request to the sidewalk requirements on Lot 1, Block 1, of the Renaissance Estates Addition located at 412 Glade Road, Case GC12-024
- 3c** Consideration of a waiver request to the sidewalk requirements on Lot N, Block 5, of the Chelsea Park Addition located at 1716 Glade Road, Case GC12-026

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Request for a zoning change from AG-Agricultural to PUDR on Tract 1A, Abstract 1732 of the S.C.H. Wilton Survey and Tract 4A1, Abstract 1518, of the D.R. Teeter Survey located at 2501 Cheek-Sparger Road, Case ZC12-029
- 4b** Request for a Special Use Permit for a carport on Lot 19, Block 2, of the Briarwood-Colleyville Addition located at 5804 Quails Path, Case ZC12-032
- 4c** Consideration of amendments to Chapter 3 - Land Use, Section 3.24 - Schedule of Permitted Principle Uses of the Land Development Code, Case GC13-001

5. CONTINUED PUBLIC HEARING ITEM

- 5a** Consideration of a request to rezone from R20-Single Family Residential to PUD-R-Planned Unit Development Residential on 12.0 acres on Tracts 3, 3E and 3F, of Abstract 936 of the Joseph M Looney Survey and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case ZC12-025

6. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 11, 2013 by 5:00 p.m.

Taci Wrisley
Planning and Zoning Assistant

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number	Agenda Date 01/14/2013	Number
Type Approval of Minutes		
Department Community Development		

Title

December 10, 2012

Explanation

Recommendation

Attachments

1. Planning & Zoning Commission Minutes - December 10, 2012



City of Colleyville Planning and Zoning Commission Minutes

City Hall
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Monday, December 10, 2012

City Council Chambers

Call Meeting to Order

The Planning and Zoning Commission of the city of Colleyville was called to order by Chairman Byerly on December 10, 2012 at 7:15 p.m.

Roll Call

Present: Commissioners Larry Knox, David Wheelwright, Jim Gotcher, Don Davis, David Phelps, and Jeff Byerly

Absent: Commissioner Dave Dudziak

Staff Present: Ron Ruthven, Amy Shelley, Rob McKeown, Jeremy Hutt, Dale Crown, and Kim Roby

Invocation

The invocation was given by Commissioner Wheelwright.

1. APPROVAL OF MINUTES

Commissioner Phelps moved to approve the November 26, 2012 meeting minutes. Commissioner Davis seconded.

The motion to approve carried with the following vote:

Aye: 6 – Knox, Wheelwright, Gotcher, Phelps, Davis, and Byerly

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no citizen comments/presentations regarding items not on the agenda.

3. REGULAR AGENDA ITEMS

- 3a** Approval of a Final Plat of Lots 1-6, Block 1, of the Black Drive Subdivision on 2.78 acres located at 200 Black Drive, Case PC12-019

Ron Ruthven presented the case and briefed the Commission.

Commissioner Davis moved to approve case PC12-019. Commissioner Wheelwright seconded.

The motion to approve carried with the following vote:

Aye: 6 – Knox, Wheelwright, Gotcher, Davis, Phelps, and Byerly

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Approval of a replat on 4.2 acres on Lots 1 and 2, Block 1, of the Wildwood Estates Addition located at 5604 and 5700 Pool Road, Case PC12-018

Ron Ruthven presented the case and briefed the Commission.

Commissioner Byerly opened the public hearing at 7:21 p.m.

There being no one wishing to speak, the public hearing was closed at 7:21 p.m.

Commissioner Phelps moved to approve case PC12-018. Commissioner Knox seconded.

The motion to approve carried with the following vote:

Aye: 6 – Knox, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 4b** Consideration of a request for a Special Use Permit for a donation station on Lot 8A, Block 1, of the Thompson Terrace Addition located at 5117-B Colleyville Boulevard, Case ZC12-027

Ron Ruthven presented the case and briefed the Commission.

Commissioner Byerly opened the public hearing at 7:25 p.m.

Brian Utzman, the applicant, came forward to present the case and brief the Commissioners.

Commissioner Davis questioned Mr. Utzman regarding if the items will be

picked up immediately. Mr. Utzman replied yes, those items are picked up as soon as the business opens.

There being no one wishing to speak, the public hearing was closed at 7:27 p.m.

Commissioner Knox moved to approve case ZC12-027 with the recommendations made by staff. Commissioner Gotcher seconded.

Commissioner Phelps stated that he wished to amend the staff recommendation, Letter D, to say that the items must be picked up as soon as possible, during business hours.

The motion to approve carried with the following vote:

Aye: 6 – Knox, Wheelwright, Gotcher, Davis, Phelps, and Byerly

- 4c** Consideration of a request to rezone from R20-Single Family Residential to PUD-R-Planned Unit Development Residential on 12.0 acres on Tracts 3, 3E and 3F, of Abstract 936 of the Joseph M Looney Survey and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case ZC12-025

Ron Ruthven presented the case and briefed the Commission.

Commissioner Byerly opened the public hearing at 7:35 p.m.

Paul Spain and Curtis Young came forward to present the case and brief the Commissioners.

Commissioner Phelps questioned Mr. Spain regarding the drainage. Mr. Spain explained the drainage for the subject property.

Commissioner Phelps questioned Mr. Spain regarding the fencing, will there be multiple fences. Mr. Spain explained that they plan to work with the homeowners regarding the fencing to eliminate multiple fences.

Commissioner Davis questioned Mr. Spain regarding if there will be a wall at Glade and Bluebonnet. Mr. Spain replied no. He stated they will maintain an open site.

Commissioner Davis questioned Mr. Spain regarding the trees. Mr. Spain replied that they will be working on cleaning up the dead trees but most will stay since they wish to save as many as possible.

Commissioner Davis questioned Mr. Spain regarding what percentage of the

trees to the north will be preserved. Mr. Spain replied that they are looking to replace most of those. He stated there will be additional trees on each residential lot.

Commissioner Davis questioned Mr. Spain regarding the drainage issues, how can those fixes be ensured for the drainage issues. Mr. Spain replied that they feel that they will be able to fix the drainage issues and concerns. He explained the drainage for the subject property and how they will be able to correct those issues.

Commissioner Davis questioned Mr. Spain regarding the size of the proposed drainage pipes. Mr. Spain replied that they vary between the total developments.

Jay Volk, the engineer for the project, came forward to explain the drainage information for the subject property.

Commissioner Knox complimented Mr. Spain regarding the drainage and the development. He however stated having concerns for the emergency outflow onto Glade.

Kathleen Hennessey, 5013 Stonebridge Drive, spoke in opposition to this request with concerns for drainage.

Mark Seabeck, 5141 Stonebridge Drive, spoke in opposition to this request with concerns for drainage, traffic, and persons fishing in the ponds.

Lisa Pomeroy, 4712 Behrens, spoke in opposition to this request with concerns for the density and traffic.

David Gardner, 5017 Bluebonnet, spoke in opposition to this request with concerns for the density and traffic. He further stated being in support of this request if the density were lower.

Jimmy Callahan, 5019 Bluebonnet, spoke in opposition to this request with concerns for the density, traffic, and the trees being lost.

Steve Hickson, 1315 Glade Road, stated being in conflict with the request (support & opposed). He stated being concerned about the open space; he wants the open space to stay in this location. He stated having concerns for traffic and the intersection of Glade and Bluebonnet.

Brian Barry, 5000 Stonebridge Drive, spoke in opposition to this request with concerns for the best use of this property. He further concurred with other speakers.

Jesse Cobb, Cherry Lane, spoke in opposition to this request with concerns for the traffic, density, and drainage.

Dan Winters, 5013 Rose Street, spoke in opposition to this request with concerns for the density and traffic.

Matt Quinn, 5020 Stonebridge Drive, spoke in opposition to this request with concerns for the gate aspect of the community, density, traffic, home values, and drainage.

Captain Patch, 5144 Stonebridge Drive, spoke in opposition to this request with concerns for drainage.

Allen Davis, 1500 and 1504 Cherry Lane, spoke in opposition to this request with concerns for density, drainage, and traffic.

There were five persons who registered their opposition but did not wish to speak.

There being no one wishing to speak, the public hearing was closed at 8:56 p.m.

Mr. Spain came forward to express his wishes for this development and he tried to address the concerns of the neighbors.

Commissioner Gotcher stated having concerns for the detention ponds being tied into the existing drainage ponds in the Bridges at Riverwalk. Mr. Spain explained the drainage patterns and further said this was the better of the two options they had

Commissioner Wheelwright questioned Mr. Spain regarding if he has developed 50 lots on such small acreage. Mr. Spain replied yes, in Keller.

Commissioner Wheelwright questioned Mr. Spain regarding the size of the ponds and if there are any back up plans, if not tying into the ponds. Mr. Spain replied that they must tie into those ponds and he supports the City's staff regarding the engineering of the drainage as well as their consultants. He stated that they will comply with the City's requirements regarding drainage.

Commissioner Davis questioned Mr. Spain regarding the size of the existing ponds. Mr. Spain stated that they hired a firm to look at the project with the overall area, and he stated that they have agreed that the ponds are the correct size for this drainage.

Commissioner Davis questioned staff regarding if the ponds will meet the requirements of the City. Ron Ruthven referred that to City Engineer, Jeremy Hutt. Jeremy Hutt stated that they have met with their firm but the existing sizing has not been approved and will not be calculated until the design engineers have approved.

Commissioner Phelps questioned staff regarding the drainage process with the requirements of the City of Colleyville standards. Jeremy Hutt explained the drainage process and stated that nothing has been finalized as of yet.

Commissioner Phelps questioned staff regarding the preferred method of drainage. Jeremy Hutt replied no, there was not a preferred method.

Commissioner Davis questioned staff regarding when this project is finished, the flow rates will remain the same. Jeremy Hutt replied correct, with the addition of the drainage ponds, the flow rates would be the same as they are today.

Commissioner Davis question staff regarding the existing watering holes. Jeremy Hutt explained there was an existing stock pond but was not included in a drainage system. He further explained that he believed there were two ponds proposed for this development.

Commissioner Gotcher questioned staff regarding the Bridges of Riverwalk and if they would be better off, with this new drainage system, once the new development comes in. Jeremy Hutt replied that the drainage would not be an issue for the individual lots because the drainage would be flowing through an underground drainage system.

Discussion continued between staff and Commissioner Gotcher regarding the flow of drainage.

Commissioner Phelps questioned staff regarding the existing drainage problems experienced by Bridges of Riverwalk. Jeremy Hutt replied that the development was designed to drain in its current pattern until the adjacent lot developed.

Commissioner Phelps questioned staff regarding the previous attempt at a drainage system on the property. Jeremy Hutt replied that the ponds are currently stubbed out for a drainage system but are not ready to be used as such.

Commissioner Byerly questioned staff regarding the tree information; no windows on the second floor. Ron Ruthven replied that the window

information was not included in the draft ordinance.

Commissioner Byerly questioned staff regarding the drainage. Ron Ruthven explained that the ordinance does not address the drainage since it must meet the requirements of the Land Development Code.

Commissioner Phelps questioned Mr. Spain regarding the open space requirement; would he be willing to give up one or two lots to meet the open space requirement? Mr. Spain replied that he preferred not to lose any lots but is willing to look into it.

Commissioner Phelps questioned Mr. Spain regarding the sidewalks along Bluebonnet, are they going to be straight or curved? Mr. Spain replied that they are typically straight.

Commissioner Phelps questioned Mr. Spain regarding if the open space along the south would be gated. Mr. Spain replied no, it is open to the public.

Commissioner Phelps questioned Mr. Spain regarding the location of the open space and if moving it to the other entrance had been considered. Mr. Spain replied that he felt the south entrance worked best for aesthetic reasons.

Commissioner Byerly questioned Mr. Spain regarding the Cherry Lane entrance and why it was being referred to as a "resident" entrance. Mr. Spain replied that residents would be able to use gate openers to gain access to the subdivision.

Commissioner Byerly questioned staff regarding the cuing along Bluebonnet into the gated portion of the community. Ron Ruthven replied that there are no cuing requirements. He further explained that there was a turnaround distance requirement. Mr. Spain stated that the main entrance has that feature.

Commissioner Knox stated not knowing that there are existing problems in the Bridges development. He stated not knowing that he can support the request with the density and lack of open space.

Commissioners Davis and Gotcher concurred.

Commissioner Byerly stated that this is a good buffering area considering that the open space in the Riverwalk development is all detention ponds. He stated that he does see that the open space requirements can be met with the reduction in the number of lots.

Commissioner Phelps concurred with Commissioners Knox, Davis and Gotcher

with keeping the compliance with the open space. He stated being hesitant on dictating the resolution. He stated he would be in favor of reducing the density.

Mr. Spain requested that this item be tabled until the next so that they may revise their plan.

Commissioner Byerly questioned Mr. Spain if the 20% open space could be used as a blanket or would they be able to come up with a more comprehensive plan.

Commissioner Davis moved to deny case ZC12-025. Commissioner Gotcher seconded.

Commissioner Phelps questioned staff regarding if the 20% requirement has been met to trigger a super-majority vote with City Council. Ron Ruthven explained that a legal assessment had not been done but by his calculations, yes, there could be a super-majority vote required by City Council.

Commissioner Byerly stated he had hoped they could get a version of this development that they could pass on to Council. He further explained that he felt this was a responsible development and that the developers have listened to the citizens concerns.

Commissioner Wheelwright stated he would be open to an amendment, opposed to a denial.

Commissioner Davis stated that he would also be open to anything but was not sure how they would be able to lower the density and still make money. Commissioner Byerly stated if they could get to the 20% then it would be possible for them to make money.

Discussion continued between Commissioner Davis and Byerly regarding the requirements and the density.

Commissioner Gotcher stated he felt comfortable with suggesting that the developer get with the city to address some of the major issues and see what they could come back with.

Commissioner Davis withdrew his motion to deny in favor of tabling the request.

Commissioner Wheelwright stated he echoed the residents and felt that Mr. Spain intends to continue to work with the city and the residents regarding the drainage issues.

Commissioner Phelps questioned whether or not the motion and the second had been successfully withdrawn.

Commissioner Gotcher withdrew his second.

Commissioner Davis made motion to table to Jan. 14th. Commissioner Phelps moved to second.

Commissioner Byerly made a motion to deny case ZC12-025.

The motion to table carried with the following vote:

Aye: 7 – Knox, Wheelwright, Gotcher, Davis, and Phelps

Nay: 1 - Byerly

5. ADJOURNMENT

The meeting adjourned at 9:20 p.m.

Minutes were written and prepared by:



Amy Shelley
Community Development Coordinator

The meeting minutes were approved on January 14, 2013 by a vote of _____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 3a

Agenda Date 01/14/2013

Number GC12-023

Type Regular Agenda Items

Department Community Development

Title

Consideration of a waiver request to the sidewalk requirements on Lot 1, Block 1, of the Bransford Pointe Addition located at 5016 Bransford Road, Case GC12-023

Explanation

Susan Quinn is requesting a waiver to the construction of a sidewalk for a new home located at 5016 Bransford Rd.

Requirements. The newly constructed single family home triggered the sidewalk requirements.

According to the Supplemental Sidewalk System Map and new Land Development Code standards, approved by the City Council on November 18, 2008 and March 3, 2009, respectively, for lots located along Glade Rd., construction of a 5 foot wide sidewalk is recommended along Bransford. In addition, the option to escrow is available along the Lloyd frontage. The Land Development Code gives the Planning and Zoning Commission authority to review and consider all requests for waivers to the new Supplemental Sidewalk System Map and Land Development Code regulations.

The Planning and Zoning Commission options in this case are as follows:

(1) Approve the waiver - This action would waive sidewalk and trail construction, which is required by the Supplemental Sidewalk System Map.

(2) Deny the waiver - The applicant would be required to build a sidewalk and trail on the property. This option adheres to the Supplemental Sidewalk System Map recommendations.

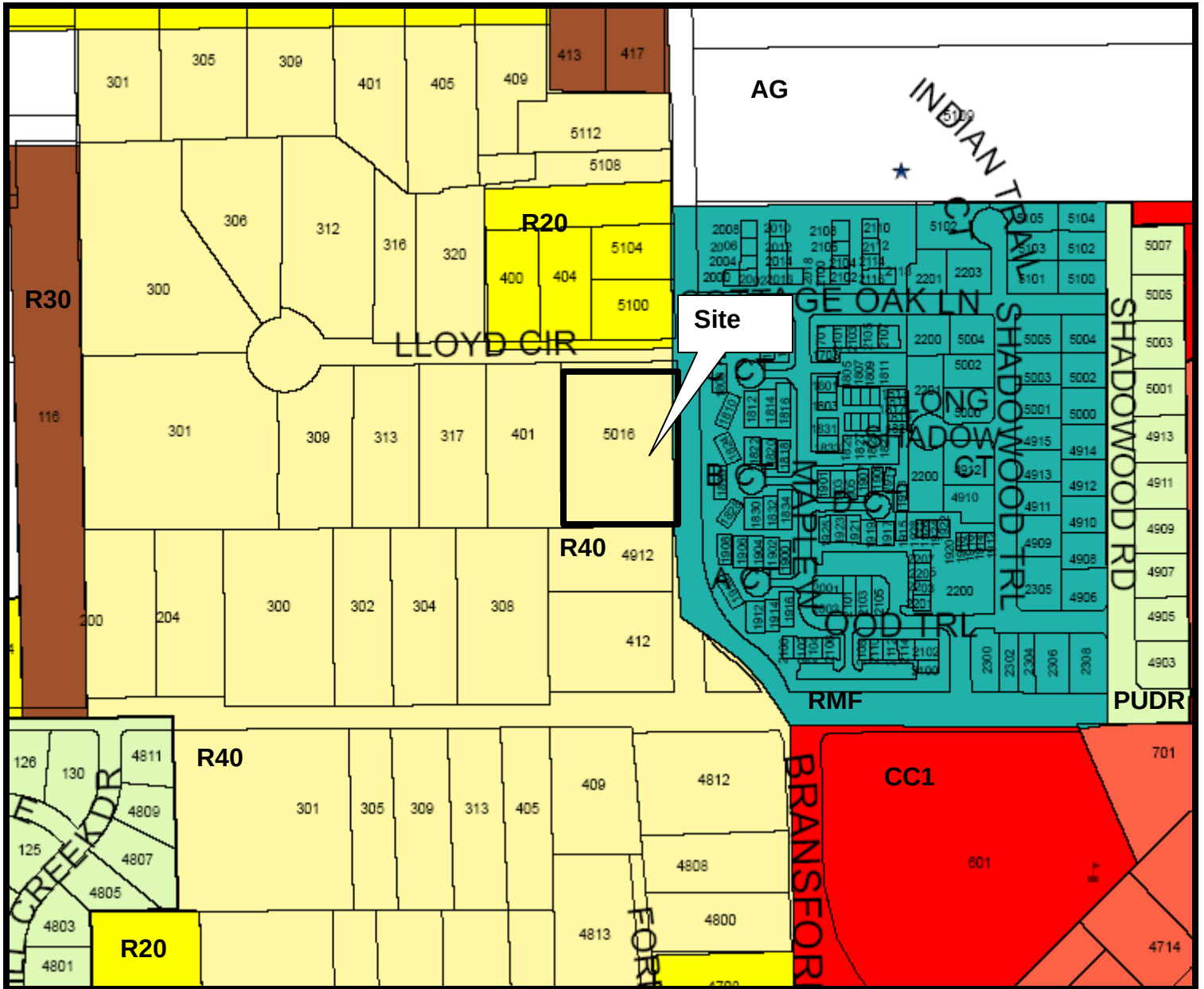
(3) Require Escrow - The Planning and Zoning Commission may require payment into escrow in an amount to be determined by the City Engineer.

District Neighborhood. If the Planning and Zoning Commission gives the applicant the option for paying into escrow versus constructing the sidewalk, the monies received will be available for any future sidewalks and/or trails located within District Neighborhood #5.

Recommendation**Attachments**

1. Location and Zoning Map
2. Aerial Looking West - 5016 Bransford
3. Colleyville Sidewalk Escrow Neighborhoods
4. Supplemental Sidewalk System Map

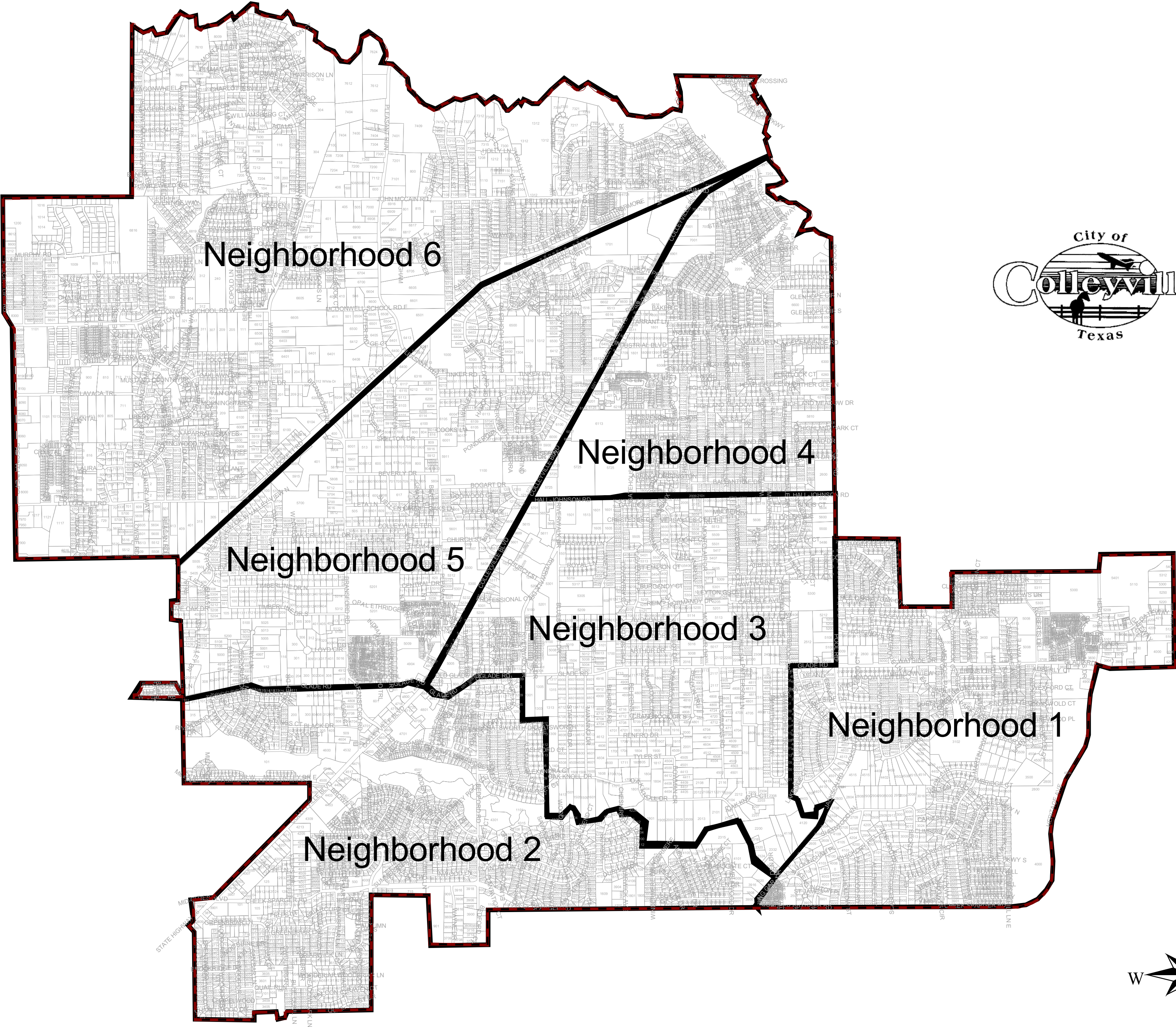
Location and Zoning Map



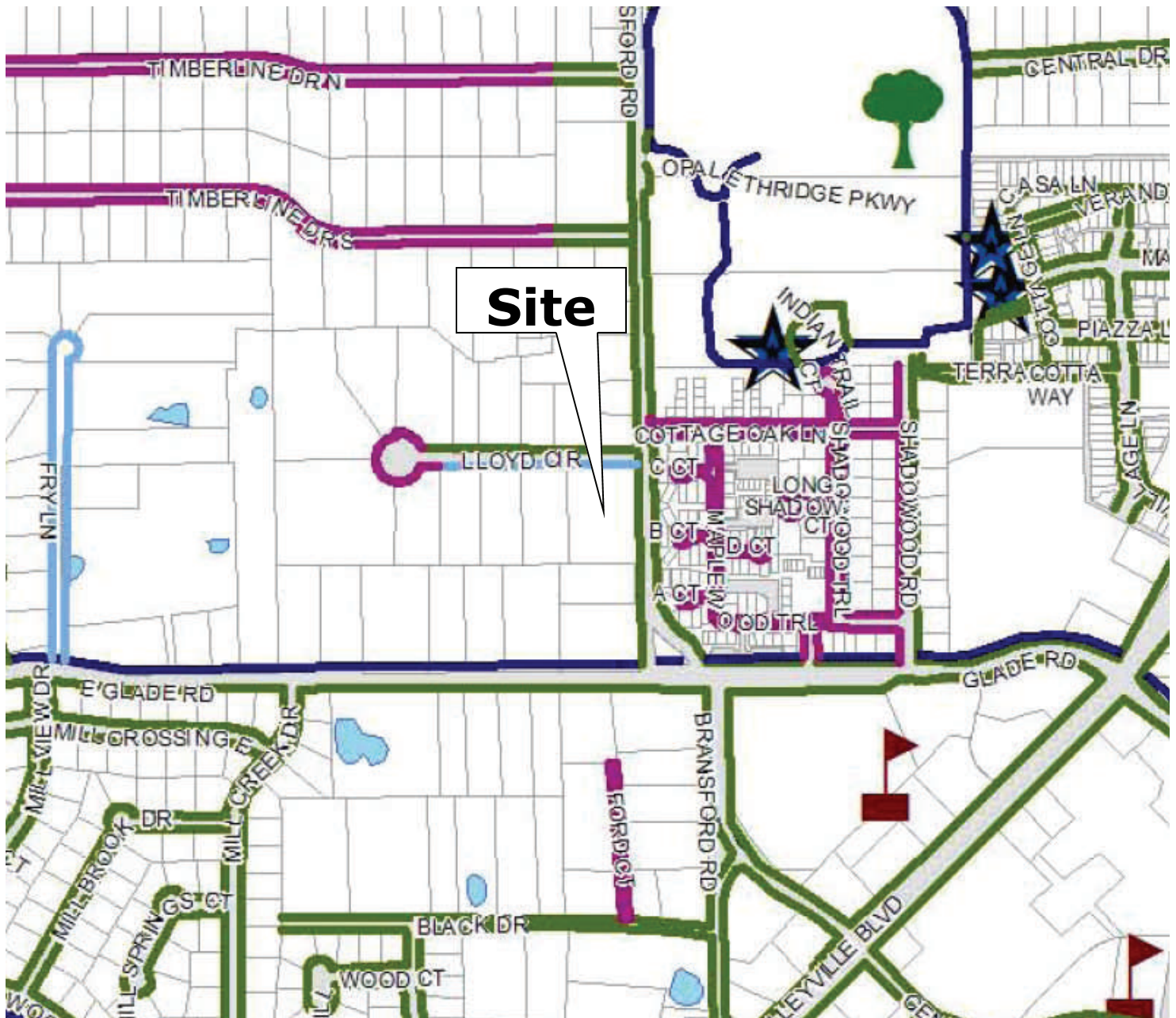
Aerial Looking West



Colleyville Sidewalk Escrow District Neighborhoods - 2009



Supplemental Sidewalk System Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 3b

Agenda Date 01/14/2013

Number GC12-024

Type Regular Agenda Items

Department Community Development

Title

Consideration of a waiver request to the sidewalk requirements on Lot 1, Block 1, of the Renaissance Estates Addition located at 412 Glade Road, Case GC12-024

Explanation

Stan Jordan is requesting a waiver to the construction of a trail for a new home located at 412 Glade Rd.

Requirements. The newly constructed single family home triggered the trail requirements.

According to the Supplemental Sidewalk System Map approved by the City Council on November 18, 2008 and March 3, 2009, respectively, for lots located along Glade Rd., construction of a 10 foot wide trail is recommended. The Land Development Code gives the Planning and Zoning Commission authority to review and consider all requests for waivers to the Supplemental Sidewalk System Map.

The Planning and Zoning Commission options in this case are as follows:

(1) Approve the waiver - This action would waive sidewalk and trail construction, which is required by the Supplemental Sidewalk System Map.

(2) Deny the waiver - The applicant would be required to build a sidewalk and trail on the property. This option adheres to the Supplemental Sidewalk System Map recommendations.

(3) Require Escrow - The Planning and Zoning Commission may require payment into escrow in an amount to be determined by the City Engineer.

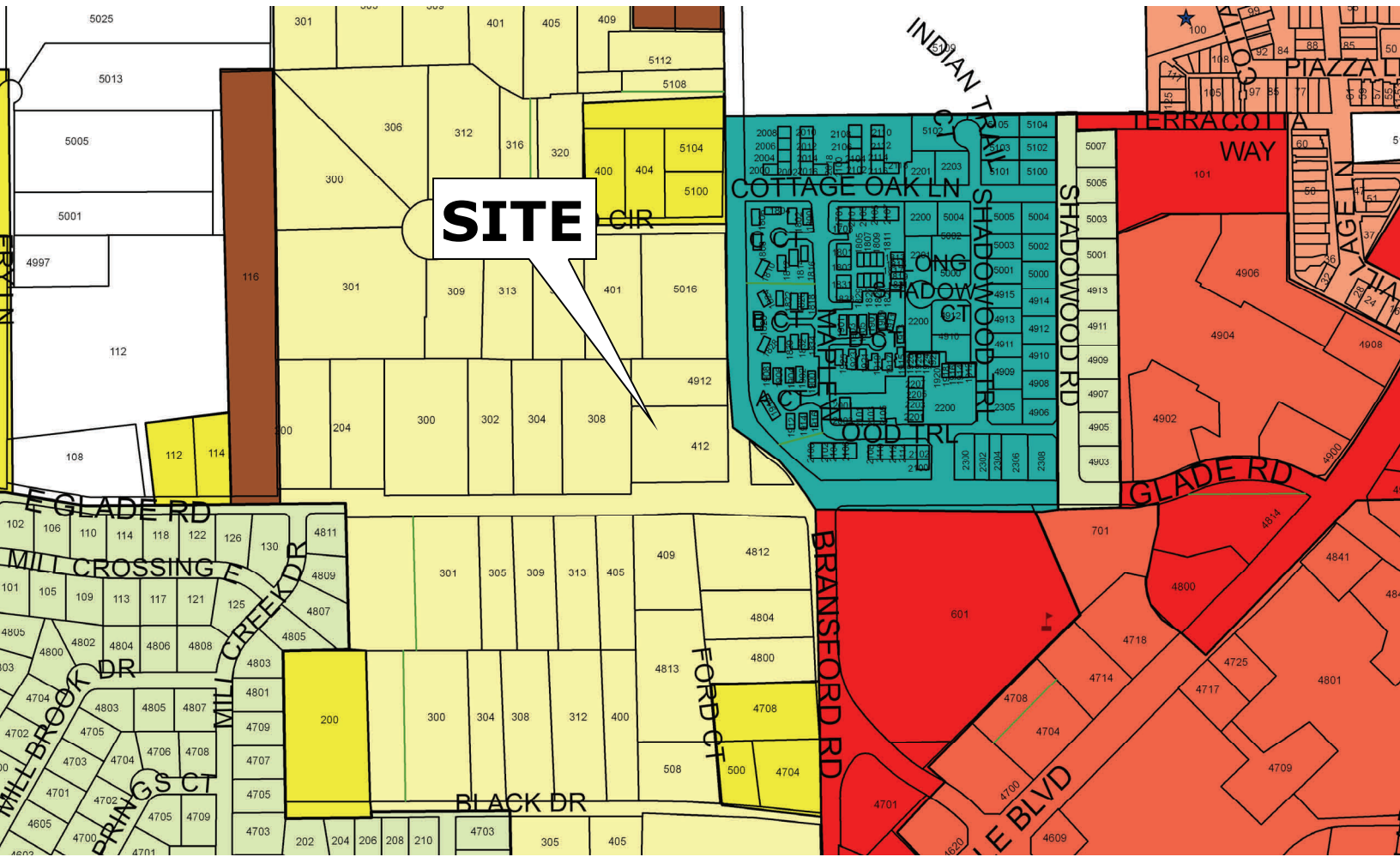
District Neighborhood. If the Planning and Zoning Commission gives the applicant the option for paying into escrow versus constructing the sidewalk, the funds received will be available for any future sidewalks and/or trails located within District Neighborhood #5.

Recommendation

Attachments

1. Location and Zoning Map
2. Aerial
3. Colleyville Sidewalk Escrow Neighborhoods
4. Supplemental Sidewalk System Map

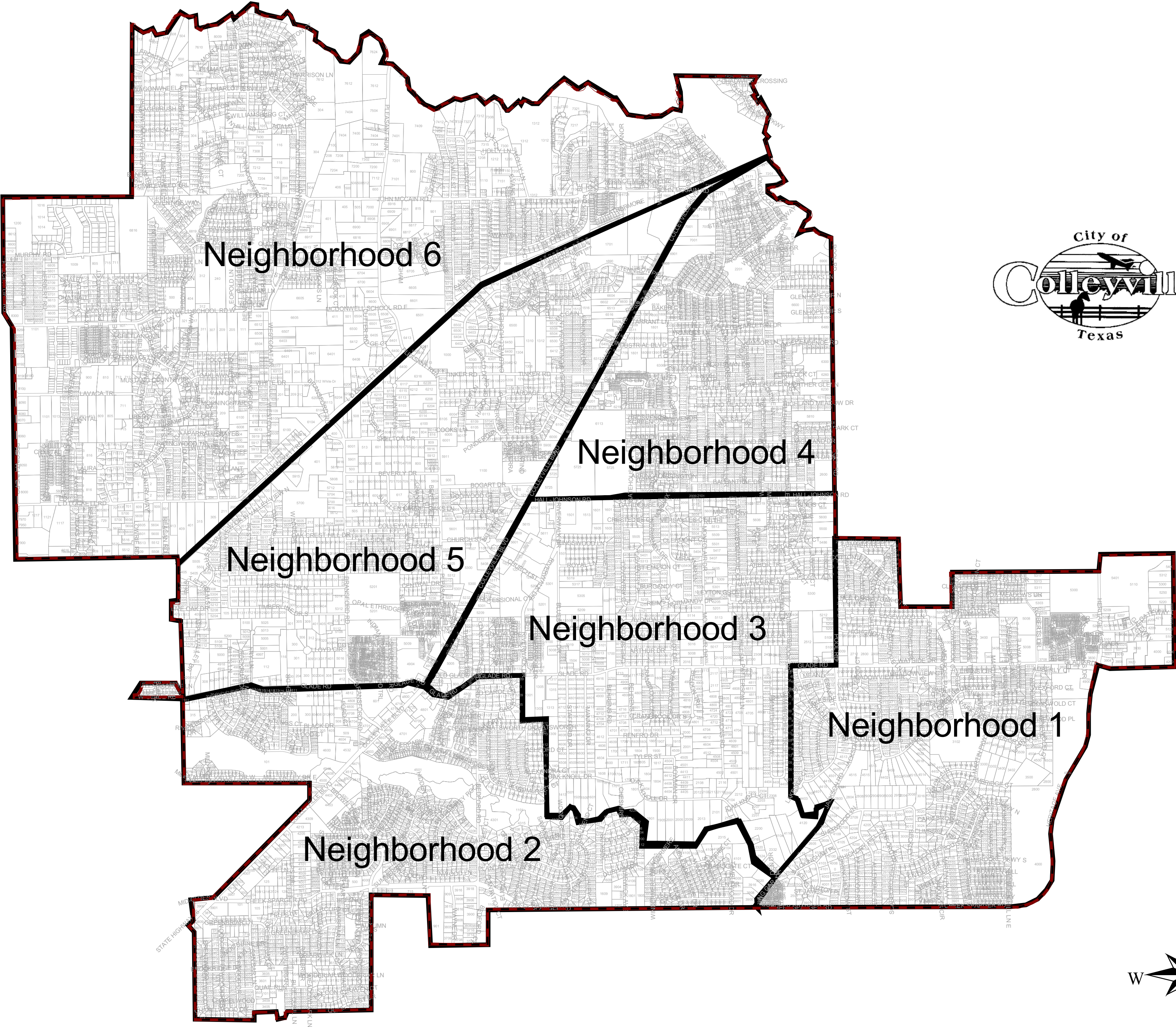
Location and Zoning Map



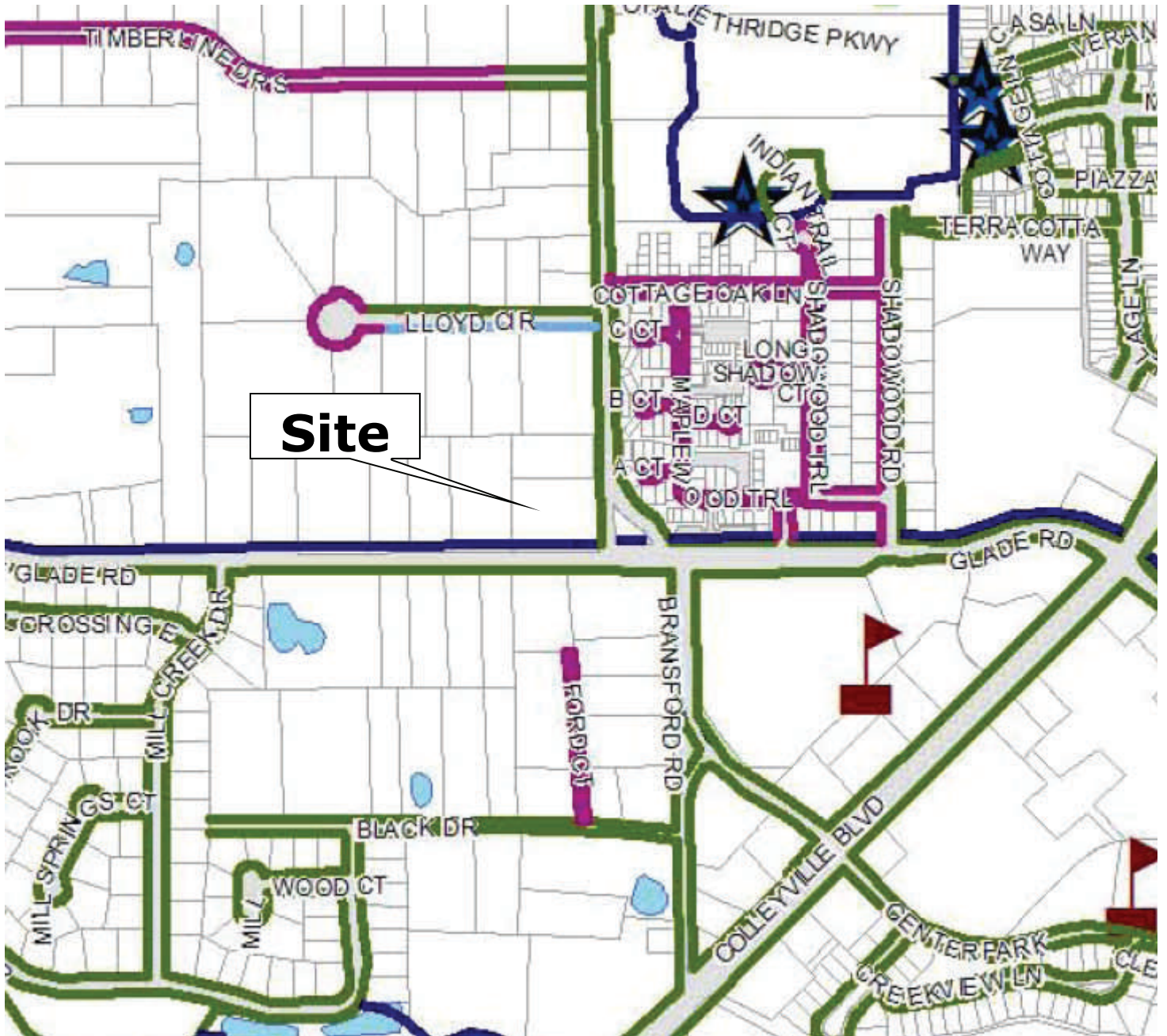
AERIAL



Colleyville Sidewalk Escrow District Neighborhoods - 2009



Supplemental Sidewalk System Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 3c

Agenda Date 01/14/2013

Number GC12-026

Type Regular Agenda Items

Department Community Development

Title

Consideration of a waiver request to the sidewalk requirements on Lot N, Block 5, of the Chelsea Park Addition located at 1716 Glade Road, Case GC12-026

Explanation

Larry Chappell is requesting a waiver to the construction of a trail for a new home located at 1716 Glade.

Requirements. The newly constructed single family home triggered the trail requirements.

According to the Supplemental Sidewalk System Map approved by the City Council on November 18, 2008 and March 3, 2009, respectively, for lots located along Glade Rd., construction of a 10 foot wide trail is recommended. The Land Development Code gives the Planning and Zoning Commission authority to review and consider all requests for waivers to the Supplemental Sidewalk System Map.

The Planning and Zoning Commission options in this case are as follows:

(1) Approve the waiver - This action would waive sidewalk and trail construction, which is required by the Supplemental Sidewalk System Map.

(2) Deny the waiver - The applicant would be required to build a sidewalk and trail on the property. This option adheres to the Supplemental Sidewalk System Map recommendations.

(3) Require Escrow - The Planning and Zoning Commission may require payment into escrow in an amount to be determined by the City Engineer.

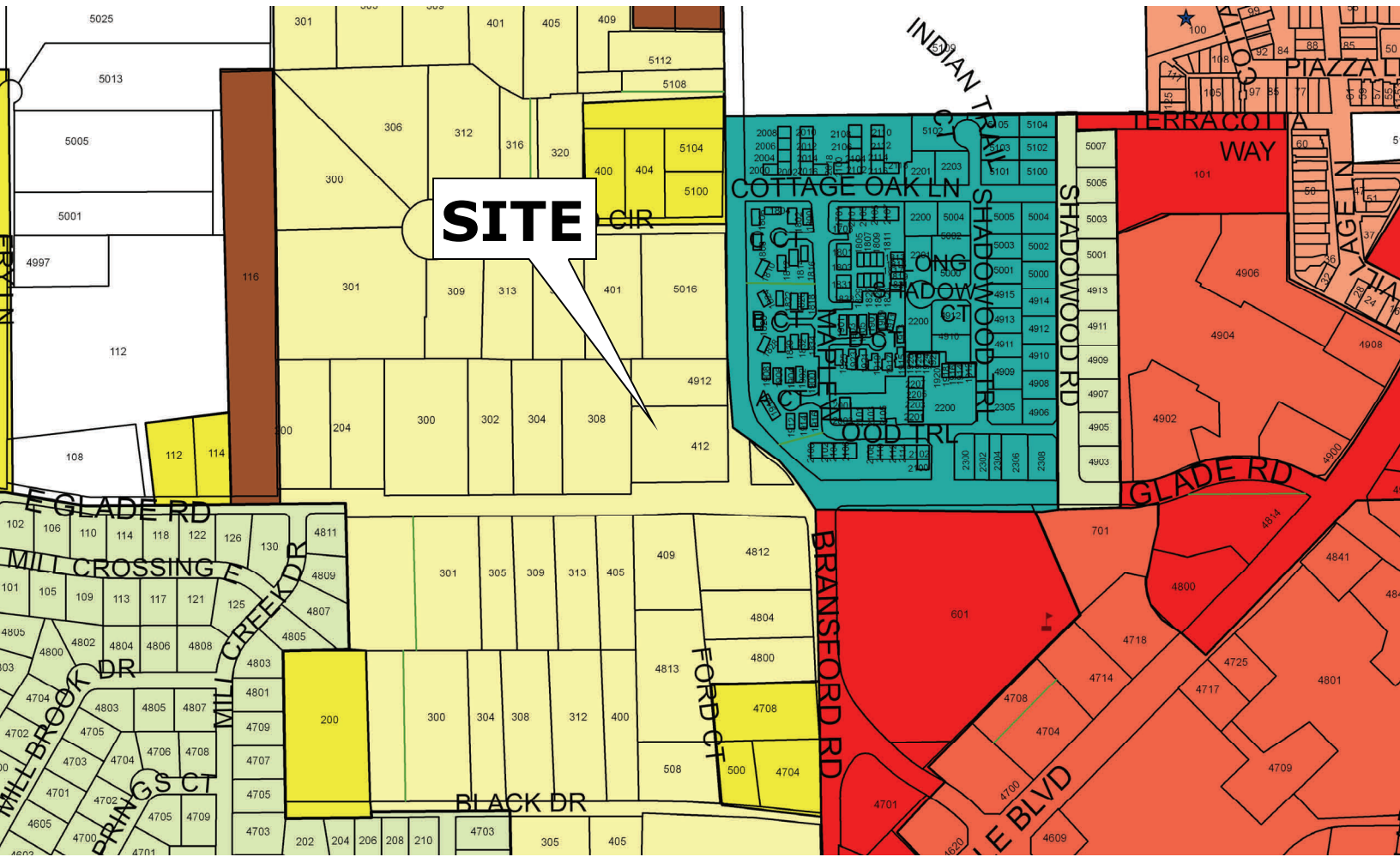
District Neighborhood. If the Planning and Zoning Commission gives the applicant the option for paying into escrow versus constructing the sidewalk, the funds received will be available for any future sidewalks and/or trails located within District Neighborhood #3.

Recommendation

Attachments

1. Location and Zoning Map
2. Aerial
3. Colleyville Sidewalk Escrow Neighborhoods
4. Supplemental Sidewalk System Map

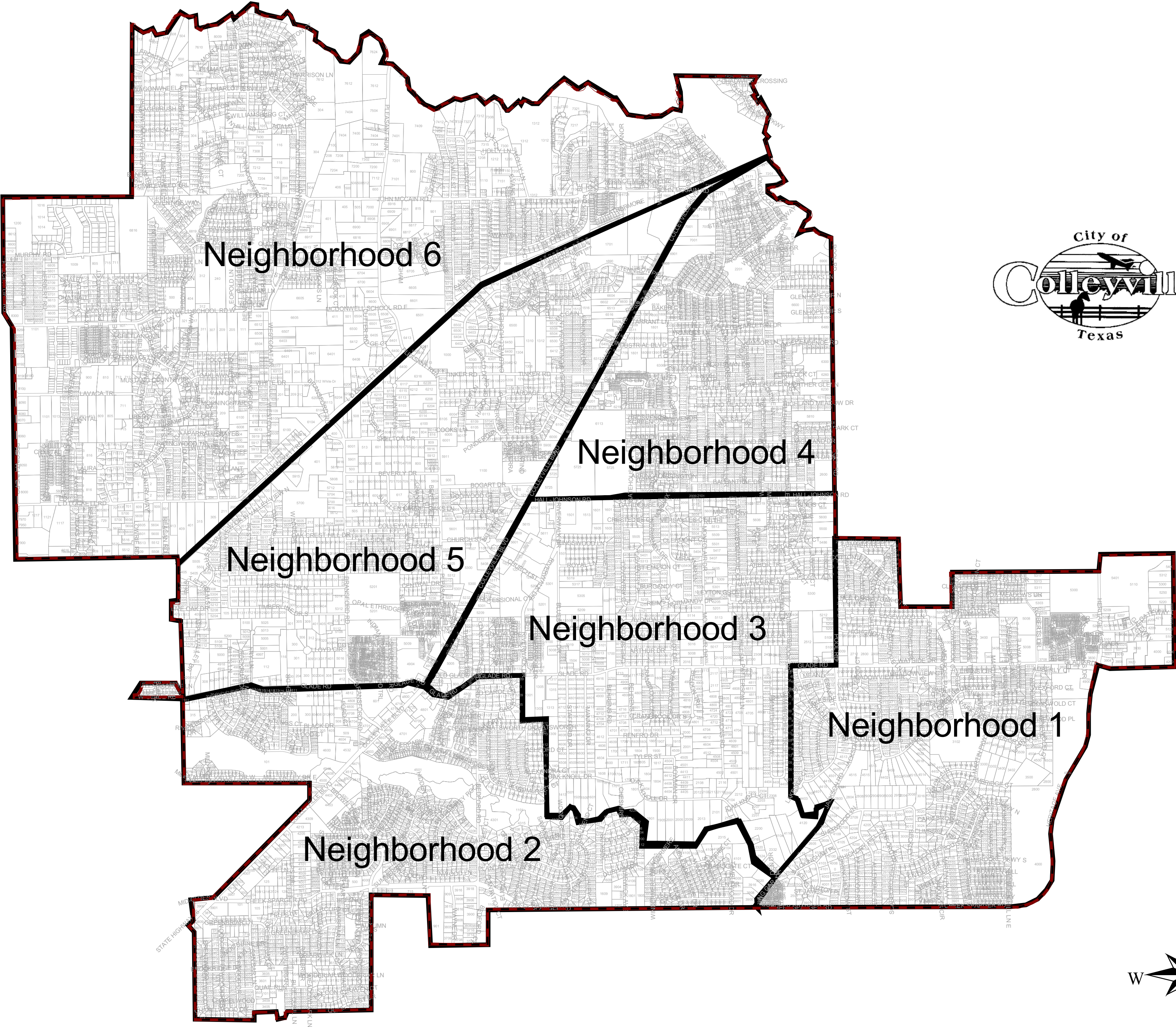
Location and Zoning Map



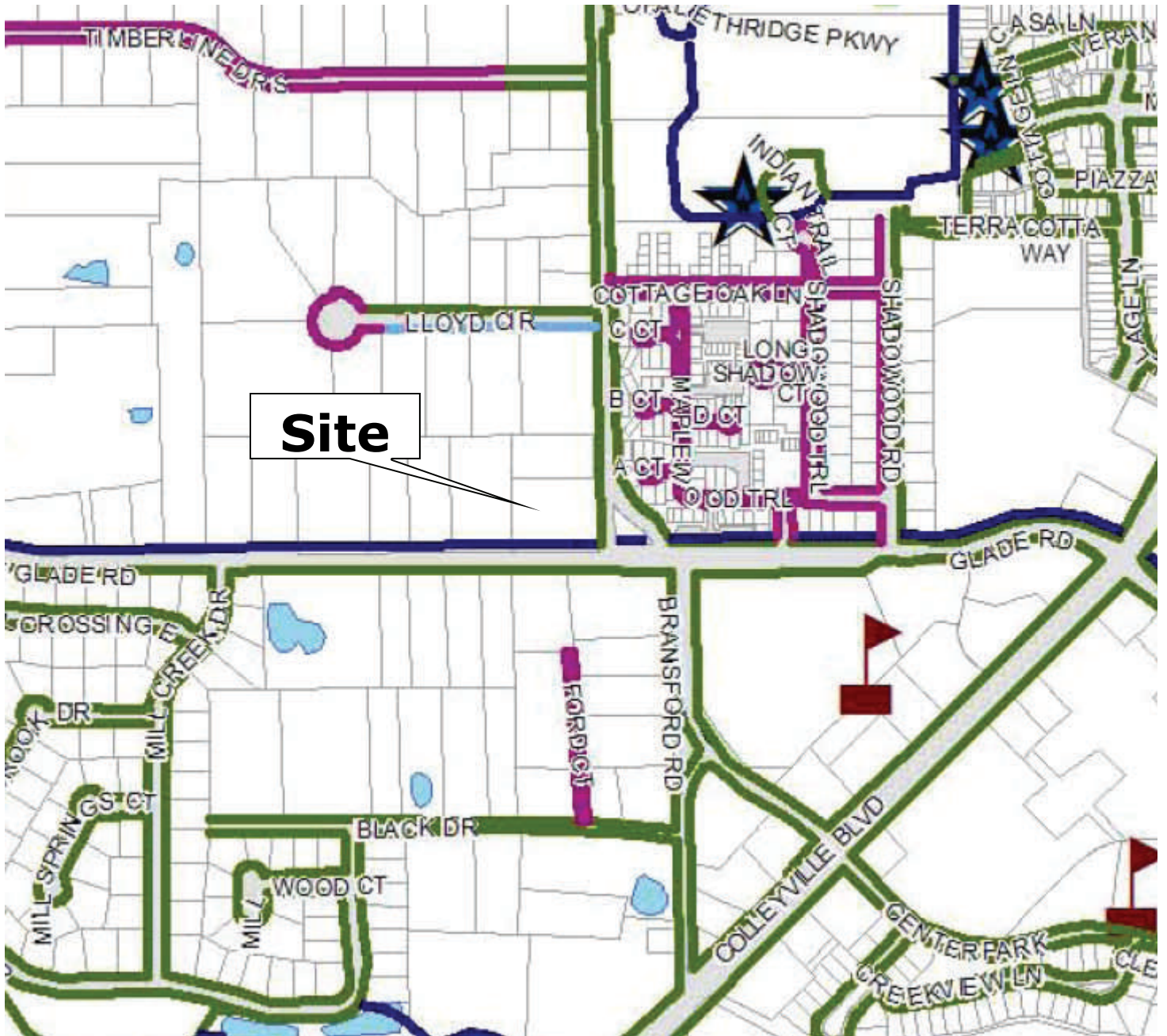
AERIAL



Colleyville Sidewalk Escrow District Neighborhoods - 2009



Supplemental Sidewalk System Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 4a

Agenda Date 01/14/2013

Number ZC12-029

Type Public Hearing Agenda Items

Department Community Development

Title

Request for a zoning change from AG-Agricultural to PUDR on Tract 1A, Abstract 1732 of the S.C.H. Wilton Survey and Tract 4A1, Abstract 1518, of the D.R. Teeter Survey located at 2501 Cheek-Sparger Road, Case ZC12-029

Explanation

Gary Panno and Bryan Adams have submitted a request to change the zoning on 2.99 acres, located at 2501 Cheek Sparger Road. The applicant is requesting to rezone the property from AG – Agricultural to PUD-R-Planned Unit Development Residential zoning district. The applicant is seeking a zoning change in order to develop the property for 12 new residential lots and open space.

Existing Conditions. The subject property currently consists of a single family residence however, the plan is to demolish the single family residence. Additional approval of a preliminary and final plat will be required upon approval of the rezoning request.

Statement of Planning Objectives. The applicant has submitted a Statement of Planning Objectives (attached) which contains a detailed description of the proposed development.

Lot Dimensions and Setbacks. The PUD-R regulations require a minimum lot size of 13,000 square feet with a minimum lot width of 100 feet and lot depth of 120 feet. Per the details of the Statement of Planning Objectives and the Conceptual Site Plan (attached), the applicant proposes the following lot widths:

Eight (8) lots (Lots 1-5 and 10-12) are proposed at 55 feet measured at the building setback line.

The four (4) other lots are to be aligned along the cul-de-sac and have variable lots widths as measured at the front building setback line.

Lot area is proposed as follows:

The minimum lot size is proposed at 6,050 square feet (Lots 10-12) and increasing to 8,355 square feet (Lot 7)

Per the Conceptual Site Plan, the minimum lot depth is proposed to be 105 feet (lots

which front the cul-de-sac)

Setbacks are proposed as follows:

Front Yard Setbacks:

For lots with a J-Swing Garage: 10 feet

For lots with a front entry: 20 feet

Rear Yard Setbacks:

For lots on the western side of the development: 10 feet

For lots on the eastern side of the development: 15 feet

Side Yard Setbacks: 5 feet

Maximum Lot coverage: 80 percent

Maximum Height: 35 feet

Residential Design Requirements. Homes will be both single and two story construction. Lots 7 and 8 are proposed to be single story homes. For two story homes on Lots 1-6, there will be no windows, balconies or verandas on the second floor of the rear elevation.

Surrounding Development Trends. The site is located between a large lot residential subdivision to the north and east, zoned R-30 and a denser townhome project to the west, zoned PUD-R.

Screening and Trees. A wood screening fence, not to exceed eight feet in height, will be constructed at the property lines adjacent to other residential properties to the east, north, and west, as shown on the conceptual site plan. A variable height screening fence, constructed of a combination of brick, stone, and wrought iron will be constructed along the south portion of the property adjacent to Cheek-Sparger Road. The screening will be continuous along the boundary, with the exception of the entry road right-of-way. The maintenance of the wood fence, masonry fence, and landscaping will be the responsibility of the Homeowners Association.

Additional tree plantings will occur along the north and east property lines to provide buffering. Trees will be a 3" caliper minimum and generally placed with 30 feet of spacing.

Open Space. The PUD-R regulations require a minimum 20 percent of the

development be reserved for open space for use by the residents of the development. The Statement of Planning Objectives acknowledges the requirement of code and states the development shall provide 21.3 percent, which is compliant with code. All open space shall be landscaped and maintained by the Homeowners Association. No more than 50 percent of the open space area shall be utilized for storm water detention or retention. No detention or retention ponds are proposed per the Conceptual Plan. The proposed common space area is confined to the western portion and southern frontage of the development, with most of the space located between Lots 9 and 10.

Preliminary Drainage Analysis. The developer has submitted a Preliminary Drainage Analysis of the site, which is to be reviewed by the City of Colleyville Engineering Division. Conditions associated with drainage and storm water runoff shall be set and enforced at the time of platting.

Sidewalks and Trails. The Statement of Planning Objectives does not provide details on sidewalk construction and notes that sidewalks are to be constructed in accordance with the requirements of the Colleyville Land Development Code. The 2008 Supplemental Sidewalk System Map does not indicate the requirement of sidewalks. However, according to the Colleyville Pathways Plan, a 10 foot wide trail along the north side of Cheek-Sparger Road, extending from Jackson Road to Heritage Avenue, is required. The trail must be installed prior to the issuance of a final inspection.

Development Schedule. The applicant provided the following preliminary schedule of key development dates:

- Zoning approval: February 2013
- Preliminary Plat Approval: March 2013
- Final Plat Approval: June 2013
- Infrastructure construction Start: July 2013
- Infrastructure Construction Completion: October 2013
- Initial Homes Complete: February 2014
- Grand opening: April 2014

Traffic Generation and Access. The developer is not required to provide a Traffic Impact Analysis, since the development is not projected to generate in excess of 1,000 vehicle trips per day. The Institute of Transportation Engineers publication Trip Generation provides estimates of expected traffic generation based on land use. Data has been collected in the United States and Canada since the 1960's, primarily in

suburban locations. Single-family residences are expected to generate 9.57 trips per day, on average. Based on this average, a 12 lot development would add approximately 115 vehicle trips per day to the surrounding roadways.

Only one means of ingress and egress access is required for subdivisions with 12 lots or less.

Infrastructure. Water and sanitary sewer services are available along adjacent rights-of-way. The developer is responsible for the extension of water and sewer service lines to the individual lots.

Residential Density. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre in most situations. The 2004 Colleyville Master Plan states that densities higher than 1.8 units per acre would be acceptable in those areas deemed consistent with sound land use planning principles. The proposed development would be situated between an existing residential uses. The proposed development of 12 residential units on the 2.98 acre property will produce a residential density of 4.02 dwelling units per acre. The proposed residential density is comparable to other approved small lot PUD-R developments within the City of Colleyville. The Small Lot Development Comparison, attached to this briefing, provides a comprehensive listing of recently approved developments with residential densities that exceed 1.8 dwelling units per acre.

Master Plan. The Future Land Use Plan designates the entire subject property for single family residential and is consistent with the proposed use of this development.

Public Notification. Staff mailed notices to 33 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received five letters in opposition to this request.

Summary. The proposed zoning change is consistent with the Future Land Use Plan, which designates the subject property as single family residential uses. While the proposed development exceeds the residential density of 1.8 dwelling units per acre, the proposed density is in line with other small lot subdivisions approved throughout the City of Colleyville, as referenced in the attached "Small Lot Subdivision Comparison" chart. The location of the proposed development will provide a viable transitional element between the higher density PUD-R townhome subdivision to the west, and the collection of R-30 single family properties to the east. Furthermore, the proposed open space, at the front of the development, will provide a buffer to the effect and aesthetic of the density rate proposed. Given the proposed use compliments surrounding developments, and is consistent with the Future Land Use Plan, staff recommends approval of the development with the conditions outlined in the proposed ordinance.

Recommendation

Approval with the following conditions:

1. GENERAL

- a. The purpose of this PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 4.02 dwelling units per acre.
- b. This development shall be generally consistent with the attached Statement of Planning Objectives.
- c. The proposed development is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

- a. The development shall be generally consistent with the attached conceptual site plan, which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on the conceptual site plan to accommodate topographic, drainage or other conditions.
- b. The developer shall submit and receive approval from the City, a Preliminary and Final Plat, approved as a single phase, in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

- a. Single-family residences, detached
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Residential lot requirements and setbacks shall comply with the following provisions:

- a. 8 lots (Lots 1-5 and 10-12) shall be 55 feet wide as measured at the building setback line. The 4 other lots aligned along the cul-de-sac shall have variable lot widths as measured at the front building setback line.

Lot area shall be required as follows:

- a. The minimum lot size shall be 6050 square feet (Lots 10-12), increasing to 8355

square feet (Lot 7).

b. Per the Conceptual Site Plan, the minimum lot depth shall be a minimum of 95 feet (Lots that front the cul-de-sac)

Setbacks shall be as follows:

a. Front Yard Setbacks:

1. For lots that have a J-Swing Garage: 10 feet

2. For lots that have a front entry: 20 feet

b. Rear Yard Setbacks:

1. For lots on the western side of the development: 10 feet

2. For lots on the eastern side of the development: 15 feet

c. Side Yard Setbacks: 5 feet

Maximum Lot coverage: 80 percent

Maximum Height: 35 feet

5. RESIDENTIAL DESIGN REQUIREMENTS

The following requirements shall apply to all homes constructed in this development:

a. Homes will be both single and two story construction. Lots 7 and 8 are required to be single story homes. For two story homes on lots 1-6, there shall be no windows, balconies or verandas on the second floor.

b. Masonry: The exterior wall of all homes shall be composed of 100% masonry materials. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6 of the Land Development Code.

6. OPEN SPACE

a. This development shall provide a minimum of 21.3% common open space, as shown on the conceptual site plan, which shall be for the leisure and recreational use of the development's residents. The open space shall comply with the provisions contained in the Land Development Code. All open space areas shall be landscaped.

b. Open space may be utilized for storm water retention not to exceed 25% of the

common open space area.

7. RESIDENTIAL DENSITY REQUIREMENTS

- a. Residential density shall not exceed 4.02 dwelling units per acre

8. SCREENING AND TREES

- a. A wood screening fence, not to exceed eight feet in height, shall be constructed at the property lines adjacent to other residential properties to the east, north and west, as shown on the conceptual site plan.
- b. A variable height screening fence, constructed of a combination of brick, stone and wrought iron shall be constructed along the south portion of the property adjacent to Cheek-Sparger Road. The screening will be continuous along the boundary with the exception of entry road right-of-way. Maintenance of the wood fence, masonry fence and landscaping shall be the responsibility of the Homeowners Association.
- c. Additional tree plantings shall occur along the north and east property lines to provide buffering. Trees will be a 3" caliper minimum and generally placed with 30 feet of spacing.

9. Drainage

An approved drainage analysis shall conform to the conditions set by the City of Colleyville Engineering Division.

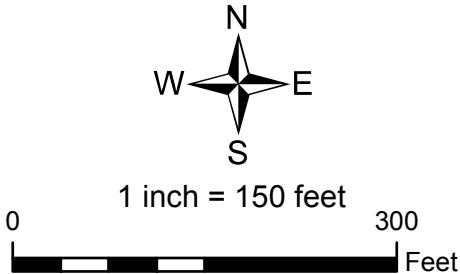
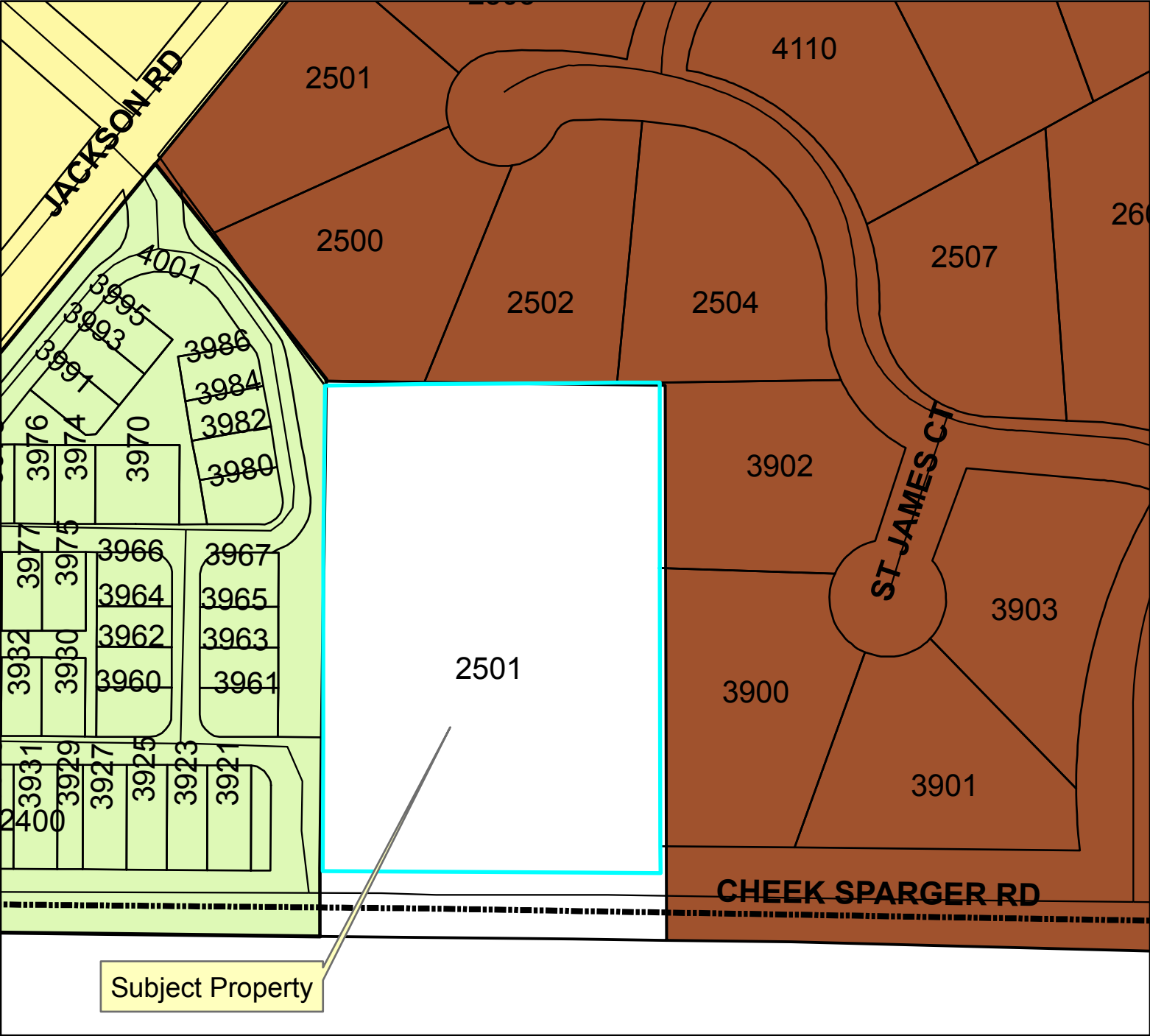
10. Colleyville Pathways Plan

A 10 foot wide trail shall be constructed in accordance with the conditions and timing of the Colleyville Pathways Plan as set forth by the City of Colleyville Parks Department and the Supplemental Sidewalks Map.

Attachments

- 1. Location and Zoning Map
- 2. Notification List
- 3. Buffer Map
- 4. Aerial
- 5. Letters of Opposition
- 6. Statement of Planning Objectives
- 7. Development Plan
- 8. Conceptual Site Plan
- 9. Small Lot Subdivision Comparison
- 10. Proposed Ordinance

Location and Zoning Map

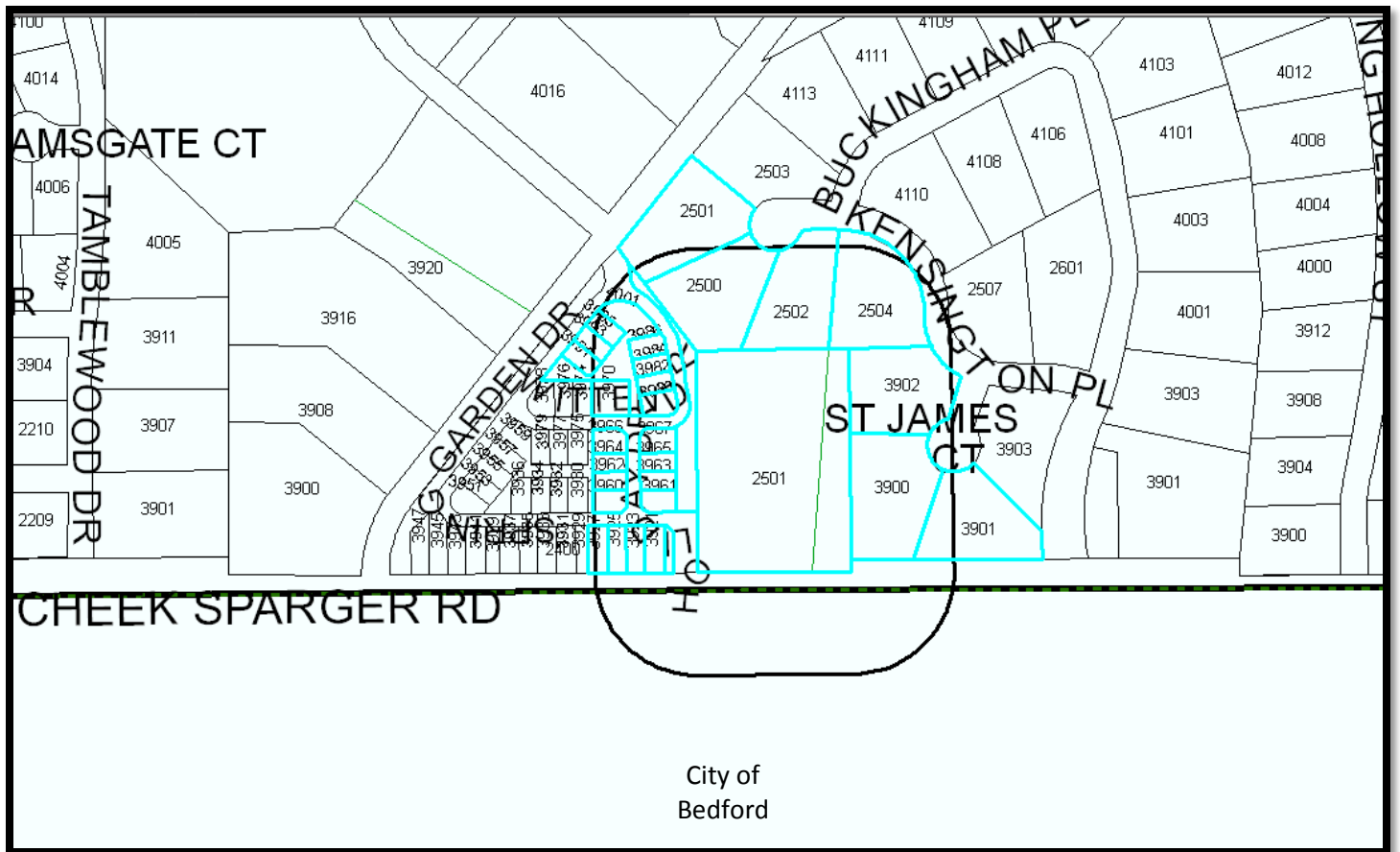


Legend	
	AG Agricultural
	PUD-R Planned Unit Development, Residential
	R-30 Single Family Residential (30,000 sq. ft. min)
	R-40 Single Family Residential (40,000 sq. ft. min)

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
USHER, DAVID R ETUX LEIGH	5110 INVERNESS DR	BRYAN	TX	77802	3927 SPRING GARDEN DR
WINSTEAD, DEBRA	717 CREEKVIEW LN	COLLEYVILLE	TX	76034	3921 SPRING GARDEN DR
BROWN, ARLYN J & DOLORES A	3995 SPRING GARDEN DR	COLLEYVILLE	TX	76034	3995 SPRING GARDEN DR
SPALDING, DAVID L	3993 SPRING GARDEN DR	COLLEYVILLE	TX	76034	3993 SPRING GARDEN DR
KIMBELL, ISHAM M IV ETUX CHERE	3986 WITTEN DR	COLLEYVILLE	TX	76034	3986 WITTEN DR
SWARTZ, JAMES ETUX PATRICIA	3991 SPRING GARDEN DR	COLLEYVILLE	TX	76034	3991 SPRING GARDEN DR
WILSON, WILLIAM W ETUX SANDRA	3982 WITTEN DR	COLLEYVILLE	TX	76034	3982 WITTEN DR
MURLEY, PAULA H	3967 HOLIDAY DR	COLLEYVILLE	TX	76034	3967 HOLIDAY DR
SEARFOSS, JOHN	3965 HOLIDAY DR	COLLEYVILLE	TX	76034	3965 HOLIDAY DR
BOECKENSTEDT, G L ETUX PATRICI	3964 HOLIDAY DR	COLLEYVILLE	TX	76034	3964 HOLIDAY DR
KAVANAUGH, GAY TR	PO BOX 188	COLLEYVILLE	TX	76034	3963 HOLIDAY DR
KOHLRUSS, JANIS L	3962 HOLIDAY DR	COLLEYVILLE	TX	76034	3962 HOLIDAY DR
ROBERTSON, BILL ETUX MARY	3961 HOLIDAY DR	COLLEYVILLE	TX	76034	3961 HOLIDAY DR
MARRIN, WILLIAM ETUX MARGARET	3960 HOLIDAY DR	COLLEYVILLE	TX	76034	3960 HOLIDAY DR
HINSON, RUTH B (TRUSTEE)	3966 HOLIDAY DR	COLLEYVILLE	TX	76034	3966 HOLIDAY DR
DELCASTILLO, HENRY	3980 WITTEN DR	COLLEYVILLE	TX	76034	3980 WITTEN DR
KURUVALLI, BHARATH ETUX HARIC	3925 SPRING GARDEN DR	COLLEYVILLE	TX	76034	3925 SPRING GARDEN DR
LINK, DAVID J ETUX MYONA	3923 SPRING GARDEN DR	COLLEYVILLE	TX	76034	3923 SPRING GARDEN DR
HASSETT, ROBERT G ETUX PHYLLIS	2500 KENSINGTON PL	COLLEYVILLE	TX	76034	2500 KENSINGTON PL
HASHEM, ROBBIE A	2501 KENSINGTON PL	COLLEYVILLE	TX	76034	2501 KENSINGTON PL
EVANS, MICHAEL D ETUX CAROLYN	2502 KENSINGTON PL	COLLEYVILLE	TX	76034	2502 KENSINGTON PL
MCACFEE, THOMAS DEAN	2504 KENSINGTON PL	COLLEYVILLE	TX	76034	2504 KENSINGTON PL
SQUIRES, KEITH ETUX KATHY	3902 ST JAMES CT	COLLEYVILLE	TX	76034	3902 ST JAMES CT
SMITH, TED W & ANDREA	3900 ST JAMES CT	COLLEYVILLE	TX	76034	3900 ST JAMES CT
SEARFOSS, RALPH P JR ETUX P A	3901 ST JAMES CT	COLLEYVILLE	TX	76034	3901 ST JAMES CT
STATEPARK COLLEYVILLE LTD	4111 N CENTRAL EXPY STE 100	DALLAS	TX	75204	3970 WITTEN DR
STATEPARK COLLEYVILLE LTD	4111 N CENTRAL EXPY STE 100	DALLAS	TX	75204	3970 WITTEN DR
STATEPARK COLLEYVILLE LTD	4111 N CENTRAL EXPY STE 100	DALLAS	TX	75204	3970 WITTEN DR
MCKETHAN, HALLIE EST	5632 WILLS CREEK LN	FORT WORTH	TX	76179	2501 CHEEK SPARGER RD
COLLINS, RICHARD D	7401 CABOT ESTATES DR	MANSFIELD	TX	76063	3984 WITTEN DR
COLLEYVILLE SPRING GARDEN TNHM	1000 CENTRAL PKWY N STE 270	SAN ANTONIO	TX	78232	OPEN SPACE SPRING GARDEN DR
Hills of Central Park, HOA					courtesy notice
City of Bedford, Planning	2000 Forest Ridge	Bedford	TX	76021	courtesy notice

Public hearing notices were mailed on
Wed. Jan. 2, 2013 by Taci Wrisley.

Buffer Map



Aerial of 2501 Cheek Sparger



Letters of Opposition

GEORGE B. NAFTIS
4101 BUCKINGHAM PLACE
COLLEYVILLE, TEXAS 76034
(972) 385-6227 (Office)
(817) 267-0120 (Residence)
[REDACTED]

January 10, 2013

Mr. Ron Ruthven
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Comments regarding proposed re-zoning of 2501 Cheek-Sparger Road

Dear Mr. Ruthven,

As a concerned homeowner in The Hills of Central Park, I ***do not support*** the proposed re-zoning request based on the current plan.

The proposed housing density does match or even appropriately transition from our neighborhood where most homes are on one acre tracts with values over \$1m.

While the proposed sub-division may appear to be transitional from the town home development at the Northeast corner of Cheek Sparger Road and Jackson Roads, it is not at all transitional to the Hills of Central Park which borders the proposed development to the East and to the North. Neither is it transitional with the homes on the South side of Cheek Sparger Road that lie in the City of Bedford.

The gross deviations required from the published standards in order to make this development economically viable, should be bell-weather to the developer, the Planning and Zoning Commissioners, and the community at large that this development simply does not fit well into the land area provided for it or the community in which it is planned.

Thanks for your consideration.

Sincerely,

George B. Naftis

Letters of Opposition

January 10, 2013

Robbie A. Hashem
2501 Kensington Place
Colleyville, TX 76034

To: Ron Ruthven
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Proposed re-zoning of 2501 Cheek-Sparger Road

Dear Mr. Ruthven,

I'm a resident of the "Hills of Central Park", and I'm concerned about the proposed re-zoning request based on the current plan. **I would like to voice my opposition to such plan.**

The proposed housing will create significant traffic & safety issues as well as additional traffic delays that are already troubling. The housing density, as proposed, does not come close to matching our neighboring community at the Hills of Central Park, especially when it comes to home values.

Also, because of the natural elevation change of the subject property, homes built in such close proximity to our neighborhood border, as currently proposed, will create significant privacy issues even from first floor windows.

Thank you in advance for your consideration.

Sincerely,

Robbie A. Hashem

Letters of Opposition

Page 1 of 1

From: Julie - LaDonna [REDACTED]
Sent: Thursday, January 10, 2013 10:15 AM
To: Ron Ruthven
Subject: zoning protest for new Land Use Plan for Property on Western Border of The Hills of Central Park

Importance: High

January 9, 2013

Mike/Carolyn Evans
2502 Kensington Pl
Colleyville, TX 76034
817-267-6539

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

Re: Comments regarding proposed re-zoning of 2501 Cheek-Sparger Road

Mr. Ruthven,

As a concerned homeowner in The Hills of Central Park, I **do not support** the proposed re-zoning request based on the current plan.

The proposed housing density does match or even appropriately transition from our neighborhood where most homes are on one acre tracts with values over \$1m.

While the proposed sub-division may appear to be transitional from the town home development at the Northeast corner of Cheek Sparger Road and Jackson Roads, it is not at all transitional to the Hills of Central Park which borders the proposed development to the East and to the North. Neither is it transitional with the homes on the South side of Cheek Sparger Road that lie in the City of Bedford.

The gross deviations required from the published standards in order to make this development economically viable, should be bell-weather to the developer, the Planning and Zoning Commissioners, and the community at large that this development simply does not fit well into the land area provided for it or the community in which it is planned.

Because of the natural elevation change of the subject property, homes built in such close proximity to our neighborhood border, as currently proposed, will create significant privacy issues even from first floor windows.

Thanks for your consideration.

Sincerely,

Mike Evans

Letters of Opposition

January 10, 2013

Wen-Chiang Wu
2507 Kensington Place
Colleyville, TX 76034
(h) 817-329-3293

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

Re: Comments regarding proposed re-zoning of 2501 Cheek-Sparger Road

Mr. Ruthven,

As a concerned homeowner in **The Hills of Central Park**, I ***do not support*** the proposed re-zoning request based on the current plan.

My point as following pages

Letters of Opposition

A. Base on city district regulations document (<http://www.colleyville.com/dmdocuments/Ch.%2003%20Land%20Use%205-9-10.pdf>), the table on page 3-46 as next figure

SECTION 3.24.G - SCHEDULE OF DISTRICT REGULATIONS

MAXIMUM RESIDENTIAL DENSITY; MINIMUM LOT SIZE REQUIREMENTS; MINIMUM YARD REQUIREMENTS;
MAXIMUM BUILDING HEIGHT; MAXIMUM LOT COVERAGE; OUTDOOR STORAGE; SCREENING
AND HOURS OF OPERATION

(See District Regulations Notes following Section 3.24.F for explanation of letters in charts)

Zoning Districts		Max. ' Res. Density	Minimum Lot Size Requirements				Minimum Yard Requirements			Max. Building Height		Max. Lot Coverage	
Classification			DU/AC	Area (sq. ft.)		Min. Width in feet	Min. Depth in feet	Max. Lot Size	Front (feet)	Each Side (feet)	Rear (feet)		Stories
		Per Family		Total									
AG	Agricultural	0.3	130,680	130,680	200'	300'	n.a.	40'	25'	40'	2.5	35'	20%
RE	S. F. "Estate" Residential	0.5	80,000	80,000	200'	300'	n.a.	40'	25'	40'	2.5	35'	20%
R-40	Single Family Residential	1.25	40,000	40,000	150'	150'	n.a.	40'	15'	25'	2.5	35'	20%
R-30	Single Family Residential	1.5	30,000	30,000	125'	125'	n.a.	35'	10'	25'	2.5	35'	25%
R-20	Single Family Residential	2.1	20,000	20,000	100'	125'	n.a.	30'	10'	25'	2.5	35'	30%
R-15	Single Family Residential	3	15,000	15,000	100'	125'	n.a.	30'	10'	25'	2.5	35'	30%
R-D	Two Family Residential	8	4,000	8,000	70'	115'	n.a.	25'	10'	25'	2.5	30'	50%
R-MF	Multi-Family Residential (zoned after June 16, 1981)	8	2,700	18,000	70'	115'	n.a.	25'	10'	25'	2.0	30'	50%
R-MF	Multi-Family Residential (zoned before June 16, 1981)	18	1,500	10,000	70'	115'	n.a.	25'	10'	25'	3.0	30'	75%
MH	Mobile Home (Minimum size of mobile home park - 40 spaces)	2.1	20,000	20,000	100'	125'	n.a.	30'	10'	25'	2.5	30'	30%
C-PO	Professional Office Commercial	n.a.	n.a.	7,200	100'	120'	1 acre	40'	15' (E / F)	10' (F / I)	2.0	35'	40%
CN	Neighborhood Commercial	n.a.	n.a.	10,000	100'	120'	1 acre	40'	15' (E / F)	10' (F / I)	2.0	35'	40%
CC1	Village Retail	n.a.	n.a.	15,000	150'	120'	5 acres	40' (D)	15' (E / F)	10' (F / I)	2.0	35'	50%
CC2	Shopping Center	n.a.	n.a.	20,000	150'	120'	none	40' (D)	15' (E / F)	10' (F / I)	2.0	35'	60%
CC3	Highway Commercial	n.a.	n.a.	10,000	150'	120'	none	40'	15' (E / F)	10' (F / I)	2.0	35'	70%
ML	Light Manufacturing	n.a.	n.a.	10,000	100'	120'	none	40'	15' (E / F)	10' (F / I)	2.0	35'	60%
PUD-R	Planned Unit Dev. - Residential	n.a.	n.a.	13,000 **	100'	120'	n.a.	30'	10' (H)	25' (J)	3.0	30'	50%
PUD-C	Planned Unit Dev. - Commercial	n.a.	n.a.	7,200	70'	115'	n.a.	40'	10' (G)	(K)	3.0 (C)	35'	50%
PUD-I	Planned Unit Dev. - Industrial	n.a.	n.a.	10,000	70'	115'	n.a.	40'	10' (G)	(K)	3.0	30'	50%

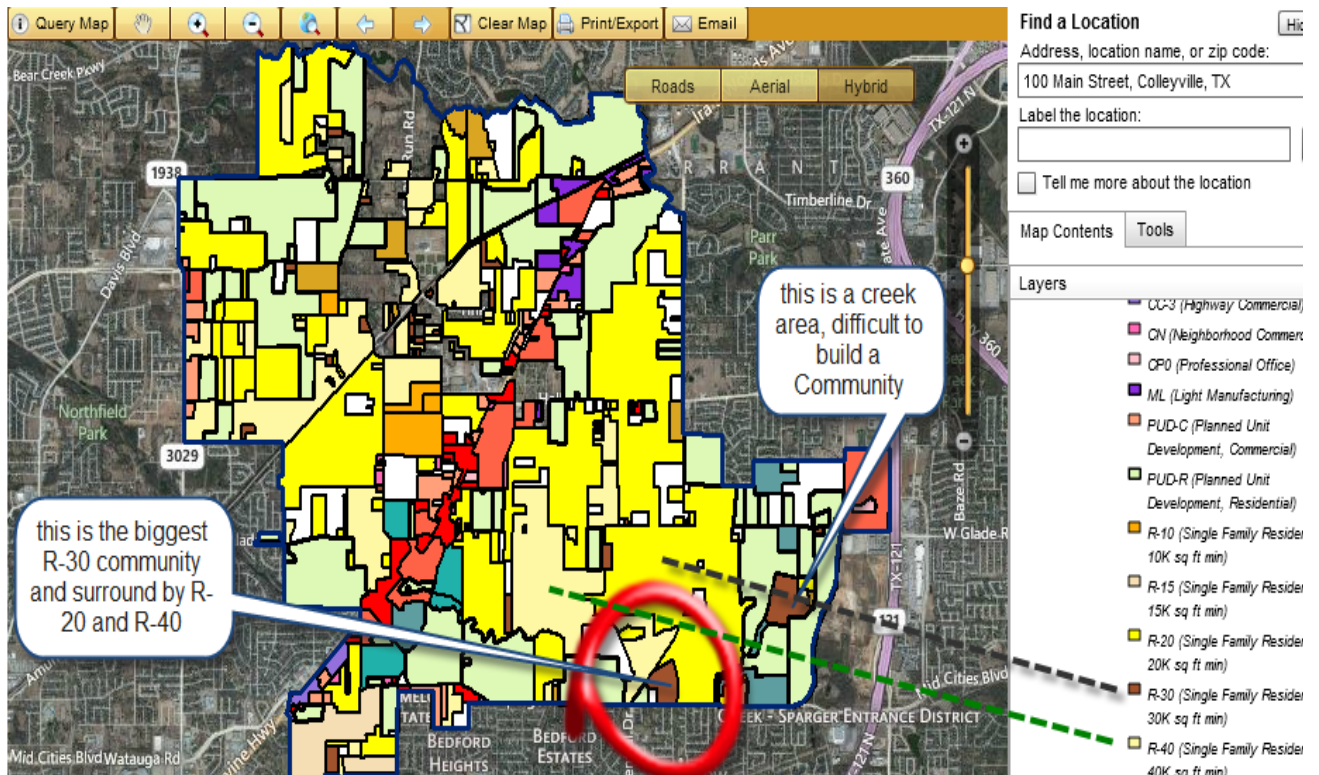
* Maximum residential density is the number of dwelling units per acre, not including streets, alleys, or public space. R-MF zoned after June 16, 1981 - four units per building maximum.

** 16,000 s.f. average

The PUD-R min size is 100' X 120', this purpose plan is 55' X 110; it not even qualifies for PUD-C (70'X115') or PUD-I (70'X115'). City may have some special rule can make this purpose plan to fit into PUD-R, but the Res. density change from 0.3 (AG max Density) to 4.2 (this purpose plan Density) is a huge jump, I think current environment not ready for that, in term of the traffic of Cheek-Sparger Road, neighborhood feeling and water runoff

Letters of Opposition

- B. **The Hills of Central Park** community is the one of the best/biggest R-30 Zone community in the Colleyville, see following figure which I grab from <http://colleyville.dfwmaps.com/>



Not only that, it surround by huge R-20 and R-40 area, and this big area strongly present Colleyville life style (**classic and elegant country type**). Adding more PUD zone around it will slowly spread its damage; we don't want to see after decade, homeowners keep moving out since our Colleyville style is ended.

Stop this re-zoning plan is not only for those 200 foot surrounded neighborhood, it really for the spirit of Colleyville

Thanks for your consideration.

Sincerely,
Wen-chiang Wu

Letters of Opposition

January 9, 2013

Keith and Kathy Squires
3902 Saint James Ct.
Colleyville, TX 76034
817-233-7008

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

Subject: Comments regarding the proposed re-zoning of 2501 Cheek-Sparger Road

Mr. Ruthven,

Our family lives in The Hills of Central Park and our property directly borders the subject property at 2501 Cheek-Sparger Road. I also own and operate an IT services business with offices at 4209 Gateway Drive in Colleyville. I am also an owner of this commercial building.

I would like to formally go on record as ***opposing the proposed zoning***. Please allow me to highlight three key points for the Planning and Zoning Commission to consider:

First, I understand that the property will be developed for some type of residential use and am not opposed to something reasonable being built. However the proposed density does not fit the area of town. Although there is a townhome community bordering the subject property to the west, I believe the development of that property was an anomaly that would likely never be repeated. ***Please consider that the larger surrounding area is comprised of almost exclusively R-40, R-30 and R-20 homes. Even a transitional property should fit more in line with the larger surrounding area and not just the immediate bordering property.***

Second, since the development will be right up against my backyard, I am keenly aware of the specific privacy issues that homes being built 15 feet away from my back wall will introduce. Even if the developer eliminates the windows/patios on a second floor, because of the elevation change of the subject property, even first floor windows will have a close and direct view into my backyard (please refer to the sample illustration). The reason we purchased a home in Colleyville on a .75 acre tract was to avoid this scenario. For any homes built on the north or east border, ***the developer should propose a plan with setbacks more in line with our neighborhood standards.***

Third, the developer spoke extensively with our HOA president and also hosted an informational meeting with our homeowners to present his plan and solicit feedback. Our home owners took the time to attend and provided extensive feedback and recommendations that would make a development something we could more easily support. Ideas included maintaining our current brick wall, changing the location of the greenspaces to create a buffer with our neighborhood, regrading the property to improve drainage, limiting homes on the east border to single story, reducing the number of homes, enlarging the minimum lot size, changing setbacks. Unfortunately, we do not believe the developer has acted in good faith as ***none of the recommendations we made to the developer have been incorporated into his proposed plan.***

Our family takes pride in living in Colleyville. We appreciate the high standards that our city officials have maintained that prioritize quality of life for our citizens.

Respectfully yours,

Keith and Kathy Squires

Letters of Opposition





November 21, 2012

Ivy Glen Estates

Located at 2501 Cheek Sparger Road

Zoning Change Application Request

AG to PUD-R

Statement of Planning Objectives

Gary Panno has recently acquired the approximately 3 acre tract at 2501 Cheek Sparger Road. Together with Brian Adams, he is requesting a zoning change from Agriculture (AG) to Planned Unit Development – Residential (PUD-R). The current site has a residential home and access road from Cheek Sparger Road. The plan is to demolish the existing home along with the existing access drive and subdivide the tract with 12 new residential lots and open space, all to be accessible by a new roadway ending in a cul-de-sac at the north end of the property. The open spaces will be owned and maintained collectively by the owners of the new residential lots. Where drainage and utility easements are proposed, the City of Colleyville will provide its normal city services to the open areas. The plan will be to provide a gated community with a decorative block wall along the Cheek Sparger Road frontage.

Planning for the site has included the retainage of existing mature trees where possible and the provision of green open space visible by most of the lots. Provision for maintaining the privacy of the potential home buyers as well as the existing adjoining residential homes has been considered throughout the planning of this project. The site is higher than adjoining properties and thus currently produces rainfall runoff which surface drains by gravity onto said adjacent property. A key planning objective has been to insure that adjacent properties will not recognize any increase in rainfall runoff from the new project once built out.

The site is located between a large lot residential subdivision (to the north and east) and a denser townhome project to the west. The proposed PUD-R usage would be a natural transition between the existing neighborhood uses.

Development Schedule

The following is a preliminary schedule of key development dates:

- Zoning Approval: February 2013
- Preliminary Plat Approval: March 2013
- Final Plat Approval: June 2013
- Infrastructure Construction Start: July 2013
- Infrastructure Construction Completion: October 2013
- Initial Homes Complete: February 2014
- Grand Opening: April 2014

Economic Development Information

1. Total anticipated Square Feet of building area (1st story footprint); 12 lots x 3,400 sf = 40,800 sf
2. Estimated sales per square foot; 40,800 \$147/sf = \$6,000,000
3. Estimated sales per year; \$3,000,000
4. Estimated ad valorem taxes per year (built out): Colleyville \$21,350; GV/CV ISD \$77,400; Tarrant County \$16,000
5. Estimated building permit and inspection fees; \$90,000

Ivy Glen Estates
Colleyville, Texas
PUD Single Family – 12 lots

1. GENERAL

- a. The purpose of PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 4.1 dwelling units per acre.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan.
- b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUDR.

3. PERMITTED USES

- a. Single-family residences, detached
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following provisions. Building line setbacks established by the Conceptual Site Plan, shall control where such building line setback is different from the following requirements.

- | | |
|-------------------------|---|
| a. Minimum Lot Size | 6,050 square feet |
| b. Minimum Lot Width | 55 feet |
| c. Minimum Lot Depth | 105 feet (exception for lot lines on cul-de-sac) |
| d. Front Building Line | 10 feet for J-Swing Garage/ 20 feet for Front Entry |
| e. Side Building Line | 5 feet |
| f. Rear Building Line | 10 feet on western lots/ 15 feet on eastern lots |
| g. Maximum Lot Coverage | 80 percent |
| h. Maximum Height | 35 feet |

5. OPEN SPACE

- a. This development shall provide not less than twenty (20%) percent common open space, which will generally be configured as shown on the Conceptual Site Plan. All open space areas shall be landscaped and maintained by the Homeowners Association.
- b. No more than 50 percent of the open space area shall be utilized for storm water detention or retention.

6. SCREENING

a. A wood screening fence, not to exceed eight feet in height, will be constructed at the property lines adjacent to other residential properties to the east, north and west, as shown on the Conceptual Site Plan. At a minimum the pole side of the screen fence will face into the new development along the north and east property lines.

b. A variable height screening fence, constructed of a combination of brick, stone and wrought iron will be constructed along the south portion of the property adjacent to Cheek Sparger Road. The screening will be continuous along the boundary with the exception of entry road right-of-way.

7. SIDEWALKS

Sidewalks will be constructed in accordance with the requirements of the Colleyville Land Development Code.

8. OTHER

a. Homes will be both single and two story construction. Lots 7 and 8 are required to be single-story homes.

b. For two-story homes there will be no windows, balconies or verandas on the second floor of the rear elevation on Lots 1-6.

c. Maintenance of the wood fence, masonry fence, open space and landscaping will be the responsibility of the HOA governing the new sub-division.

d. Construction times would be limited to City of Colleyville rules and regulations (Monday – Saturday 7:00am – 7:00pm).

e. All agreements made between the home owners of “The Hills of Central Park” and this development will be recorded in the final development documents/ restrictions.

f. Additional tree plantings will occur along the north and east property lines to provide buffering. Trees will be 3” caliper minimum and generally placed with 30’ spacing.

VICINTY MAP



Owner:

Brian Adams
Adams Homes, Inc.
P.O. Box 202185
Arlington, TX 76006
badams1977@msn.com

Gary Panno, Inc.

5307 Maple Lane
Colleyville, TX 76034
(817) 808-1331

Applicant:

Adams Engineering
910 South Kimball Ave.
Southlake, TX 76092
Contact: Dennis Lang
dennis.lang@adams-engineering.com
(817) 328-3200

Surveyor:

JPH Land Surveying, Inc.
807 Bluebonnet Drive, Suite C
Keller, TX 76248
(817) 431-4971

ZONED
R-30

8' Wood Fence
(Proposed)

ZONED
AG

LOT 8
7618sf
95'5"

LOT 7
8355sf
109'5"

LOT 9
6077sf
129'

LOT 6
6274sf
120'

Existing Tree
Cover (Typ.)

Open Space
Detention Area

8' Wood Fence
(Proposed)

LOT 5
6929sf
115'

LOT 4
6325sf
115'

LOT 10
6050sf
110'

LOT 3
6325sf
115'

LOT 11
6050sf
110'

LOT 2
6325sf
115'

LOT 12
6050sf
110'

LOT 1
6325sf
115'

Open Space

ZONED
R-30



GRAPHIC SCALE

0 60 120 FEET

1" = 60'

LEGEND

COLLEYVILLE ZONING

AG AGRICULTURAL
PUD-R PLANNED UNIT DEVELOPMENT, RESIDENTIAL
R-30 SINGLE FAMILY RESIDENTIAL

BEDFORD ZONING

R15 R - 15,000 SF DETACHED
R75 R - 7,500 SF DETACHED
S SERVICE COMMERCIAL

SITE DATA TABLE

PROJECT CHARACTERISTICS

GROSS AREA:	2.98 A.C.
STREET/SIDEWALK AREA:	18,638 S.F.
PERCENTAGE OF PROPERTY AREA:	14.35%
OPEN SPACE AREA:	21.3%
NUMBER OF LOTS:	12 RESIDENTIAL
SINGLE FAMILY DENSITY (TOTAL SITE):	4.02 UNITS/A.C.
EXISTING ZONING:	AG
EXISTING USE:	AGRICULTURE/RESIDENTIAL
PROPOSED ZONING:	PUD-R
PROPOSED USE:	S.F. RESIDENTIAL

LOT CHARACTERISTICS

AVERAGE LOT AREA:	6,325 S.F.
MINIMUM LOT DIMENSIONS:	55' x 110'
FRONT YARD SET BACK:	10'
(ON EACH SIDE OF A LOT)	5' & 5'
REAR YARD SETBACK:	15' (LOTS 1-7); 10' (LOTS 8-12)

****ZONING EXHIBIT FOR ZONING CHANGE REQUEST
FROM AG (AGRICULTURE) TO PUD-R (PLANNED UNIT
DEVELOPMENT, RESIDENTIAL)**

Ivy Glen Estates - Colleyville, TX

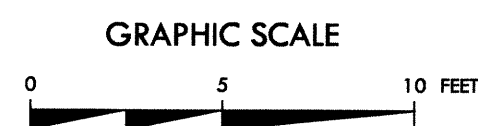
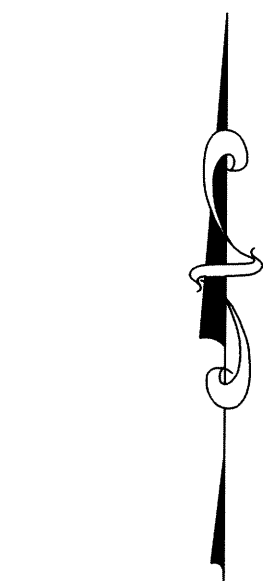
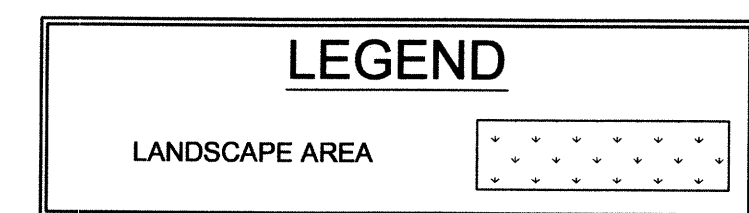
2.98 AC Tract - 12 Lots Total

November 21, 2012



910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

© Copyright 2012, Adams Engineering



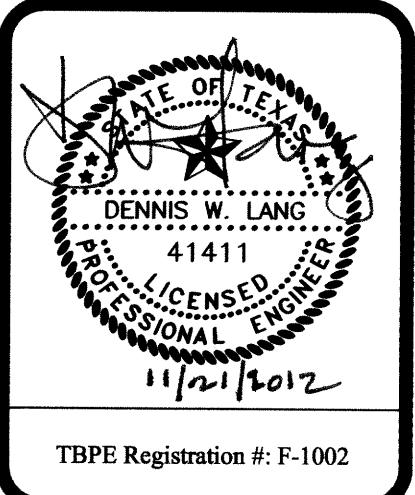
THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

This drawing was prepared by Adams Consulting Engineers, Inc. (Adams) as an instrument of service, and shall remain the property of Adams. The information herein shall be used solely for the project and for services as rendered and only for the purpose of constructing or installing the work as shown at the designated location and site. Any other use, including (without limitation) any reproduction or alteration, is strictly prohibited, and the user shall hold harmless and indemnify Adams from all liability which they arise from such unauthorized use.

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**IVY GLEN ESTATES
COLLEYVILLE, TX**

**CONCEPTUAL SITE
PLAN**



PROJECT MGR. DWL
PROJECT TECH. CJT
CHECKED BY
JOB NO. 2012-218
SHEET NO. P4.0

Small Lot Subdivision Comparison

Subdivision	Lots	Min. Width	Min. Depth	Min. Size	Ave. Size	Density	Max. Lot Coverage	Open Space	Approval Date
Villas of Caldwell Creek	43	59	115	6,594	7,408	3.7 d.u.a.	50%	18.3%	O-97-1062 4.1.97
Bridges at Riverwalk	32	56	106	6,001	6,479	3.0 d.u.a.	50%	24%	O-99-1192 12.21.99
Riverwalk at Colleyville	53	60	115	6,331	7,666	3.2 d.u.a.	50%	20%	O-00-1210 4.4.00
Rosewood Villas	53	59	110	6,482	6,899	3.6 d.u.a.	60%	21.4%	O-01-1286 8.8.01
Emerald Park	53	60	120	7,200	7,508	3.5 d.u.a.	50%	19.6%	O-02-1366 10.1.02
Tiffany Park	72	60	100	7,200	7,580	3.5 d.u.a.	50%	20%	O-04-1487 10.21.03
Tuscany	25	60	110	6,600	7,878	3.9 d.u.a.	50%	6.6%	O-04-1442 2.17.04
Cambridge Place	35	50	58	4,500	5,300	4.2 d.u.a.	60%	22%	O-04-1467 7.6.04
Villas at Oak Pointe	38	30/56	90/95 115	2,700 6,440	5,000	3.7 d.u.a.	90% 58%	22%	O-06-1584 8.2.06
Copperglen	74	55	105	5,924	6,650	3.9 d.u.a.	65%	20%	O-06-1595 10.17.06
Villas of Colleyville	22	59	115	6,655	8,936	3.4 d.u.a.	60%	21%	O-07-1627 8.21.07
Enclave at Arbor Estates	67	65	120	8,700	9,350	2.9 d.u.a.	50%	19%	O-07-1634 9.18.07
Creeside at Colleyville	16	50	105	5,000	7,257	2.4 d.u.a.	65%	20%	O-07-1645 11.27.07
Somerset Manor	269	50/60	100 110	5,000 6,600	6,000	4.0 d.u.a.	50%	20.3%	O-08-1672 5.6.08
The Preservation on Glade	50	50/55/6 0/75	100	6,000 9,000	7,204	4.15 d.u.a.	50%	15.7%	n.a.
Ivy glen Estates	12	55	105	6,050	6,325	4.01 d.u.a.	80 %	21.3 %	n.a.

d.u.a. = dwelling units per acre

n.a. = not available

ORDINANCE O-12-xxxx

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 2.99 ACRES ON THE D.R. TEETER SURVEY, ABSTRACT NO. 1518 AND THE S.C.H. WRITTEN SURVEY, ABSTRACT NO. 1732, CITY OF COLLEYVILLE, TEXAS LOCATED AT 2501 CHEEK SPARGER RD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL 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 a rezoning under Case No. ZC11-029; 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 2.99 acres on the D.R. Teeter Survey, Abstract No. 1518 and the S.C.H. written survey, Abstract No. 1732 from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as described in Exhibit "B".
- 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 PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 4.02 dwelling units per acre.
- b. This development shall be generally consistent with the Statement of Planning Objectives, exhibit "C".
- c. The subject property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

- a. The development shall be generally consistent with the conceptual site plan, exhibit "D", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on the conceptual site plan to accommodate topographic, drainage or other conditions.
- b. The developer shall submit and receive approval from the City, a Preliminary and Final Plat, approved as a single phase, in accordance with the requirements of the Land Development Code prior to development of this PUDR.

3. PERMITTED USES

- a. Single-family residences, detached
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Residential lot requirements and setbacks shall comply with the following provisions:

- a. 8 lots (Lots 1-5 and 10-12) shall be 55 feet wide as measured at the building setback line. The 4 other lots aligned along the cul-de-sac shall have variable lot widths as measured at the front building setback line.

Lot area shall be required as follows:

- a. The minimum lot size shall be 6050 square feet (Lots 10-12), increasing to 8355 square feet (Lot 7).
- b. Per the Conceptual Site Plan, the minimum lot depth shall be a minimum of 95 feet (Lots that front the cul-de-sac).

Setbacks shall be as follows:

- a. Front Yard Setbacks:
 - 1. For lots that have a J-Swing Garage: 10 feet
 - 2. For lots that have a front entry: 20 feet

b. Rear Yard Setbacks:

1. For lots on the western side of the development:
10 feet
2. For lots on the eastern side of the development:
15 feet

Side Yard Setbacks: 5 feet

Maximum Lot coverage: 80 percent

Maximum Height: 35 feet

5. RESIDENTIAL DESIGN REQUIREMENTS

The following requirements shall apply to all homes constructed in this development:

- a. Homes will be both single and two story construction. Lots 7 and 8 are required to be single story homes. For two story homes on lots 1-6, there shall be no windows, balconies or verandas on the second floor.
- b. Masonry: The exterior wall of all homes shall be composed of 100% masonry materials. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6 of the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 21.3% common open space, as shown on the conceptual site plan, which shall be for the leisure and recreational use of the development's residents. The open space shall comply with the provisions contained in the Land Development Code. All open space areas shall be landscaped.
- b. Open space may be utilized for storm water retention not to exceed 25% of the common open space area.

7. RESIDENTIAL DENSITY REQUIREMENTS

- a. Residential density shall not exceed 4.02 dwelling units per acre

8. SCREENING AND TREES

- a. A wood screening fence, not to exceed eight feet in height, shall be constructed at the property lines adjacent to other residential properties to the east, north and west, as shown on the conceptual site plan.
- b. A variable height screening fence, constructed of a combination of brick, stone and wrought iron shall be constructed along the south portion of the property adjacent to Cheek-Sparger Road. The screening will be continuous along the boundary with the exception of entry road right-of-way. Maintenance of the wood fence, masonry fence and landscaping shall be the responsibility of the Homeowners Association.
- c. Additional tree plantings shall occur along the north and east property lines to provide buffering. Trees will be a 3" caliper minimum and generally placed with 30 feet of spacing.

9. Drainage

- a. An approved drainage analysis shall conform to the conditions set by the City of Colleyville Engineering Department.

10. Colleyville Pathways Plan

- a. A 10 foot wide trail shall be constructed in accordance with the conditions and timing of the Colleyville Pathways Plan as set forth by the city of Colleyville Parks Department and the Supplemental Sidewalks Map.

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 5th day of February 2013.

The second reading and public hearing being conducted on the 19th day of February 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit A

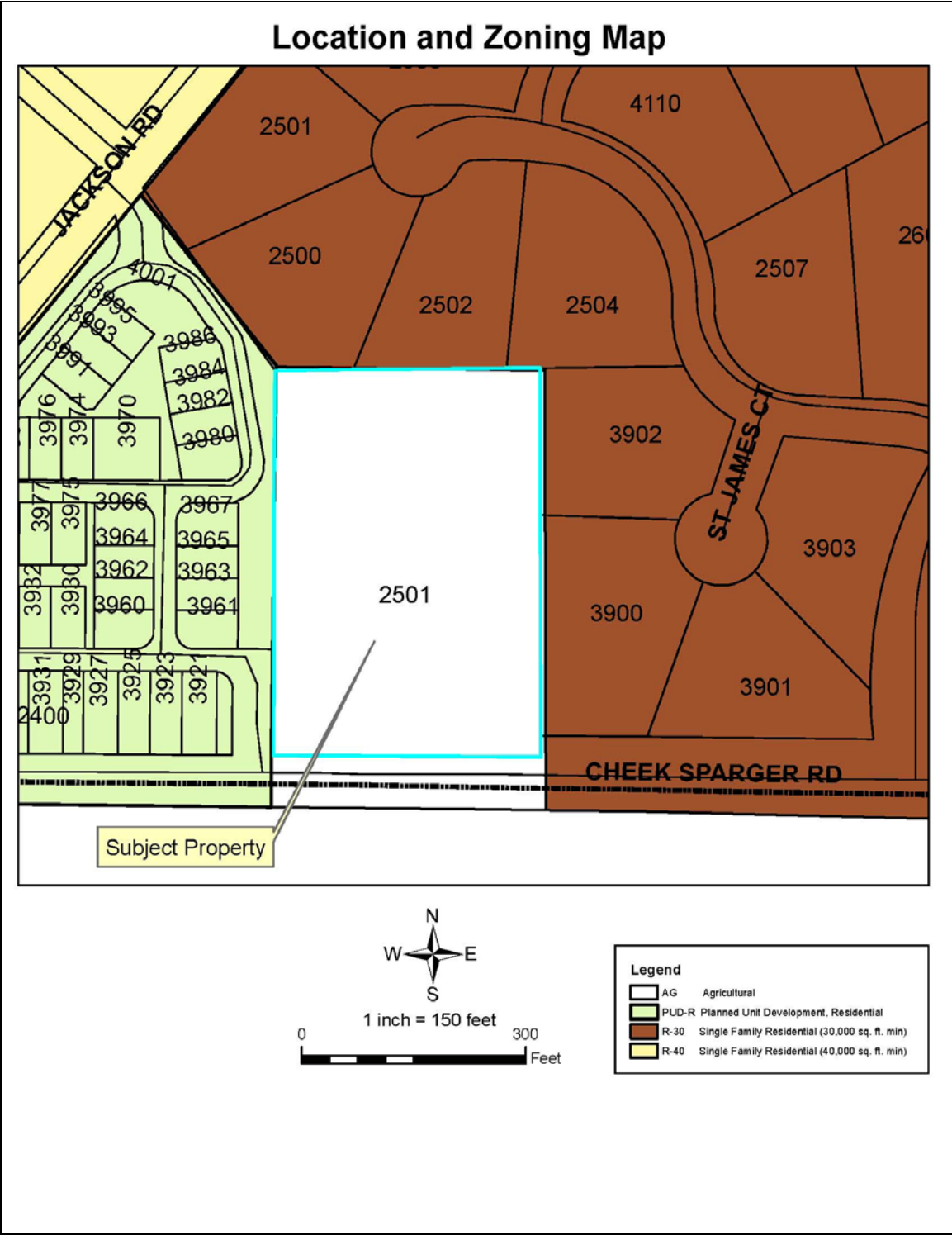


Exhibit B – Legal Description

FIELD NOTES to that certain tract situated in the D. Teeter Survey, Abstract No. 1518 and SCH Witten Survey, Abstract No. 1732, city of Colleyville, Tarrant County, Texas, being the same tract described in the deed to *The Gary Panno Roth IRA (First State Bank, Trustee)* recorded under Instrument No. D212189457 of the Official Public Records of Tarrant County, Texas; the subject tract being more particularly described by metes & bounds as follows:

- BEGINNING** at a 1/2 inch rebar found the most southerly common corner of *Spring Garden Addition* and *The Hills of Central Park* recorded in Cabinet A, Slide 4985 & Cabinet A, Slide 94, respectively, of the Plat Records of Tarrant County, Texas, said corner being the southwest corner of Lot 14, Block 1 of said *The Hills of Central Park*;
- THENCE North 90 Degrees 00 Minutes 00 Seconds East (bearing basis), with the perimeter of *The Hills of Central Park*, a distance of 300.00 feet to a 5/8 inch rebar found at a reentrant corner of *The Hills of Central Park*;
- THENCE South 00 Degrees 00 Minutes 00 Seconds East, continuing with the perimeter of *The Hills of Central Park*, passing a 5/8 inch rebar found at the southwest corner of Lot 18, Block 1 of *The Hills of Central Park*, a total distance of 472.00 feet to the most southerly southwest corner of *The Hills of Central Park*;
- THENCE North 90 Degrees 00 Minutes 00 Seconds West, a distance of 300.00 feet to the southwest corner of the said *Spring Garden Addition*;
- THENCE North 00 Degrees 00 Minutes 00 Seconds East, with the east line of *Spring Garden Addition*, a distance of 472.00 feet returning to the Place of Beginning and enclosing 3.251 acres (141,600± square feet).



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4b

Agenda Date 01/14/2013

Number ZC12-032

Type Public Hearing Agenda Items

Department Community Development

Title

Request for a Special Use Permit for a carport on Lot 19, Block 2, of the Briarwood-Colleyville Addition located at 5804 Quails Path, Case ZC12-032

Explanation

Tim Coltart, applicant and property owner, submitted a request for a Special Use Permit (SUP) for an attached carport on the northern end of the residence located at 5804 Quails Path.

Carport Dimensions. The applicant is proposing an attached, 34 feet by 34 feet (1156 square feet) carport with stained cedar posts with a roof pitch of 1:12. The maximum height is proposed at 11 feet from natural grade.

Waiver Requests. Section 3.27 of the Land Development Code sets development standards for carports. The proposed carport does not comply with the following standards:

- A carport located within 10 feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district.
- Carports shall have a pitched roof of at least 12:2.
- Posts shall be constructed of brick, stone, or decorative material. Wooden posts shall be prohibited.

The proposed carport does not comply with these regulations, as the applicant requests to build to within 2.5 feet of the side property line. The applicant would like to construct a roof pitch that is only slightly angled (1:12) in order to match the long ranch style aesthetic of the primary residence. It is intended the posts be clad in stained cedar in order to not draw attention to the covered parking.

Existing Conditions. The property is zoned R20-Single Family Residential and currently developed as single family residential use

Public Notification. Staff notified 13 property owners within 200 feet as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this

request.

Summary. The Land Development Code requires carports be considered on a case-by-case basis, and must be approved by a Special Use Permit. Staff recommends denial of the request. However, should the Planning and Zoning Commission approve this request, staff recommends the following conditions:

- a) No more than one carport shall be permitted, and the carport shall remain as shown on Exhibit "C" labeled Dimensions from Above and Dimensions from Front.
- b) The carport shall have dimensions of 34 feet by 33.5 feet (1139 square feet).
- c) The carport shall not exceed 11 feet in height.
- d) The carport shall be located within the side yard setback and shall not be closer than 2.5 feet to the side property line
- e) The carport support columns shall be clad in stained cedar.
- f) The carport roof pitch shall be of 1:12 ratio.
- g) In the event the carport permitted under this ordinance is destroyed or damaged to an extent of more than 50 percent of its replacement cost, at the time of destruction, this Special Use Permit shall become null and void.
- h) The carport shall meet all regulations of the Land Development Code, except amended herein.

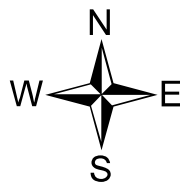
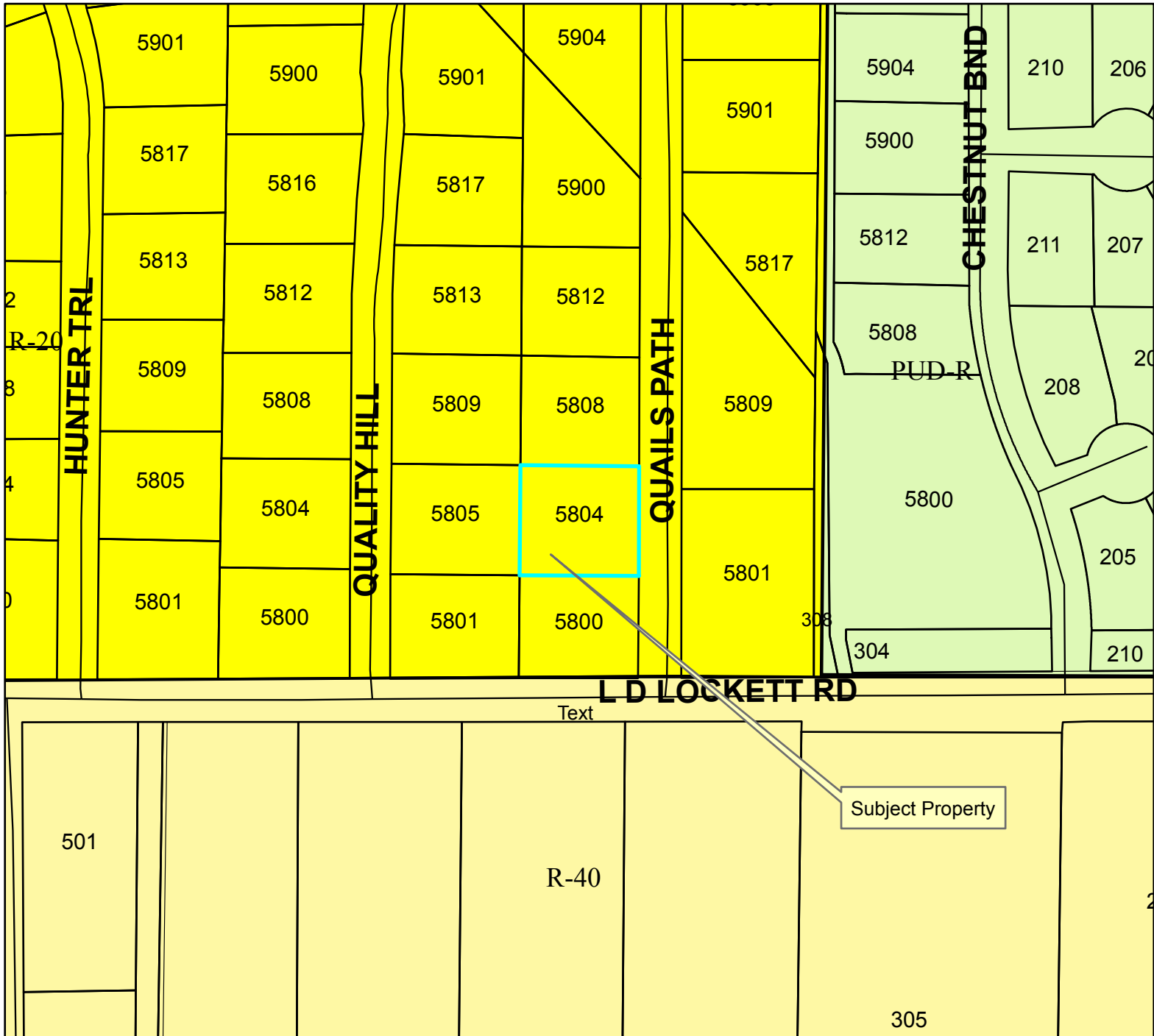
Recommendation

Denial

Attachments

- 1. Location and Zoning Map
- 2. Notification List
- 3. Buffer Map
- 4. Aerial
- 5. Statement of Planning Objectives
- 6. Site Plan and Elevation
- 7. Exhibit and Elevation
- 8. Land Development Code Carport Regs
- 9. Proposed Ordinance

Location and Zoning Map

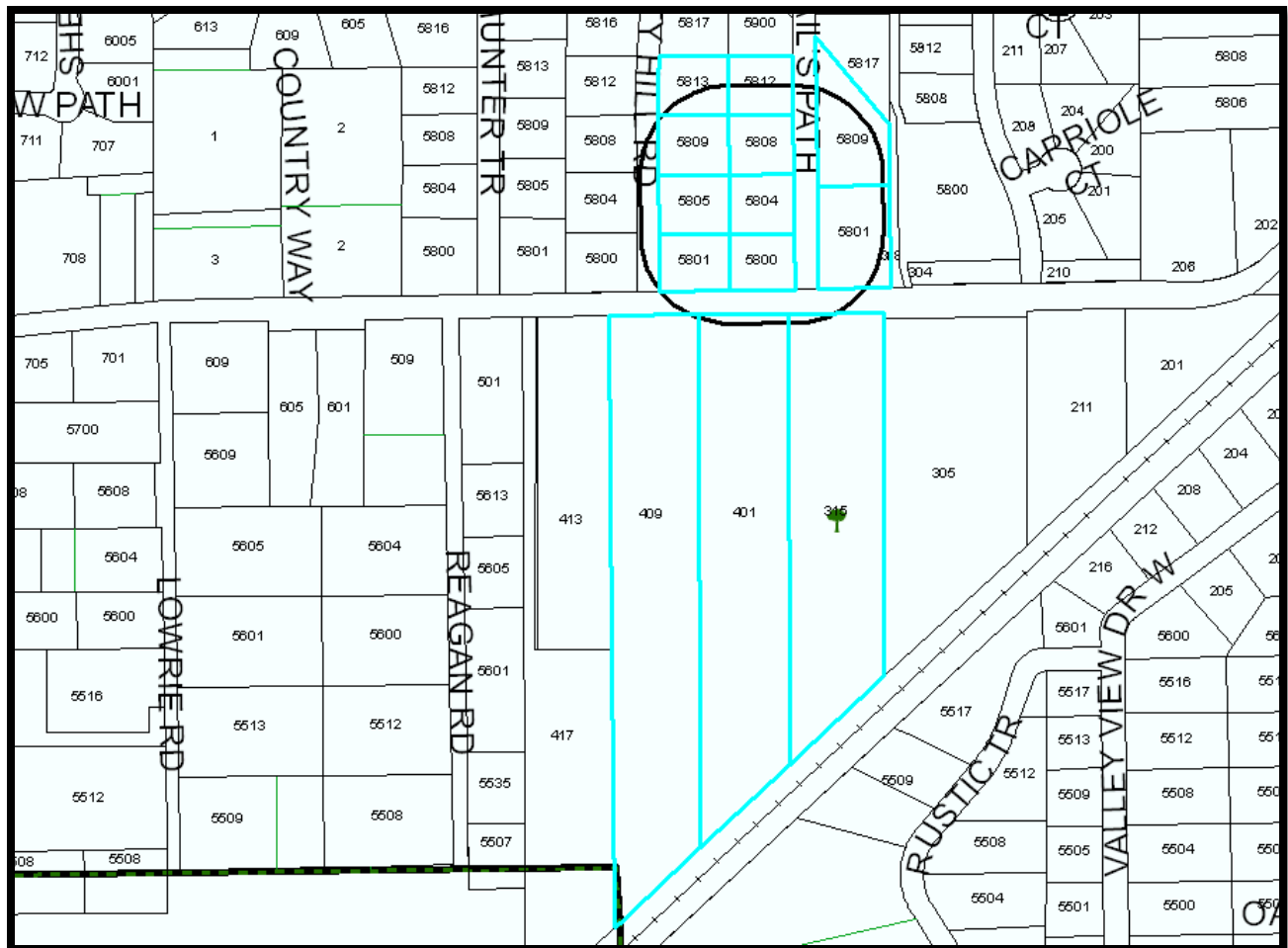


Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
DOODY, KEVIN J & KATHLEEN M	1109 SOMERSET BLVD	COLLEYVILLE TX	76034	409 W L D LOCKETT RD
STEWART, HAROLD W ETUX PAMELA	PO BOX 612721	DFW AIRPORT TX	75261	5809 QUAILS PATH
CASTANEDA, DAWN ETVIR JULIO G	5812 QUAILS PATH	COLLEYVILLE TX	76034	5812 QUAILS PATH
CLAYTON, P C III ETUX KATHERIN	5813 QUALITY HILL RD	COLLEYVILLE TX	76034	5813 QUALITY HILL RD
BENTLEY, GREGORY M	5809 QUALITY HILL RD	COLLEYVILLE TX	76034	5809 QUALITY HILL RD
KIK, MICHAEL ETUX DELISA	5808 QUAILS PATH	COLLEYVILLE TX	76034	5808 QUAILS PATH
COLTART, TIMOTHY S	5804 QUAILS PATH	COLLEYVILLE TX	76034	5804 QUAILS PATH
SAS, GERALDINE J	5805 QUALITY HILL RD	COLLEYVILLE TX	76034	5805 QUALITY HILL RD
LEVERETT, MATTHEW ETUX SIOMARA	5801 QUAILS PATH	COLLEYVILLE TX	76034	5801 QUAILS PATH
BARRON, CHARLEY WADE JR	5800 QUAILS PATH	COLLEYVILLE TX	76034	5800 QUAILS PATH
RISINGER, GARY P ETUX RANDALL	5801 QUALITY HILL RD	COLLEYVILLE TX	76034	5801 QUALITY HILL RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE TX	76034	315 W L D LOCKETT RD
DOODY, KEVIN J ETUX KATHLEEN M	1109 SOMERSET BLVD	COLLEYVILLE TX	76034	401 W L D LOCKETT RD

Public hearing notices were mailed on

Wed. Jan. 2, 2013 by Taci Wrisley

Buffer Map



Aerial of 5804 Quails Path

5808

5804

5800

QUAILS PATH

Background information for Coltart Residence SUP application – December 2012

As indicated on the attached application I am requesting permission to add additional covered parking and an automatic security gate on the northern end of my house located on Quails Path Drive.

Explanation of plans:

The attached plans indicate a lean-to type structure that is intended to be discretely located behind a new sliding cedar security gate. The plan is to have an all metal structure that has a cedar veneer that gives a modern and refined appearance from the street.

The Cover will be entirely custom built and will have either a shingle or steel roof that will match the house. While the standards outlined in the code call for a gabled/pitched roof I believe that the slightly angled design that is illustrated is more appropriate for the long ranch style house. It is intended that the posts will also be clad in stained cedar and the design is meant to not draw attention to the covered parking.

The covered parking area will be screened by a custom designed sliding cedar gate which will be 6' tall. The top 1' of this gate will be wrought iron. On the western side of the new structure will be a 18' concrete planter box within which I intend to grow bamboo to act as a living screen. This gate will be built just in front of the front of the house allowing for a wrought iron pedestrian gate that will compliment the 100% masonry concrete wall that already gives significant security and privacy to our home.

In order to tie everything together and with the intention of distracting from the new structure I also intend to install several celestial (transom) windows above the existing garage to add to the curb appeal.

I also plan to paint the house, replace the front door and carry the same stained cedar across the trim of the house and all front windows which will result in a vast improvement in the appearance of our home.

Reason for change:

We currently have jet skis in the garage (among other things) and also three vehicles. We would like to add the covered area to the side of the house to provide additional safekeeping for all vehicles and home security. The covered area will act more like a garage as it will effectively be screened on all four sides. The security gate will provide for improved security /value and will protect the privacy of our home for our four children.

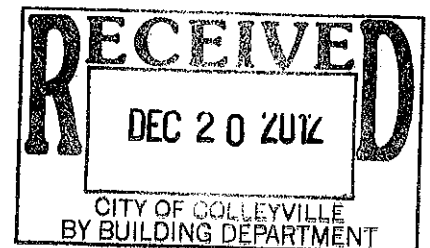
Specific waivers requested:

1. We would like to request to be permitted to build to the edge of the property (within the side-setback lines)
2. We would request that we not be required to meet the gable requirements of the carport ordinance
3. We would like to request that we have the option of cedar covered support beams to match the home and gate design.

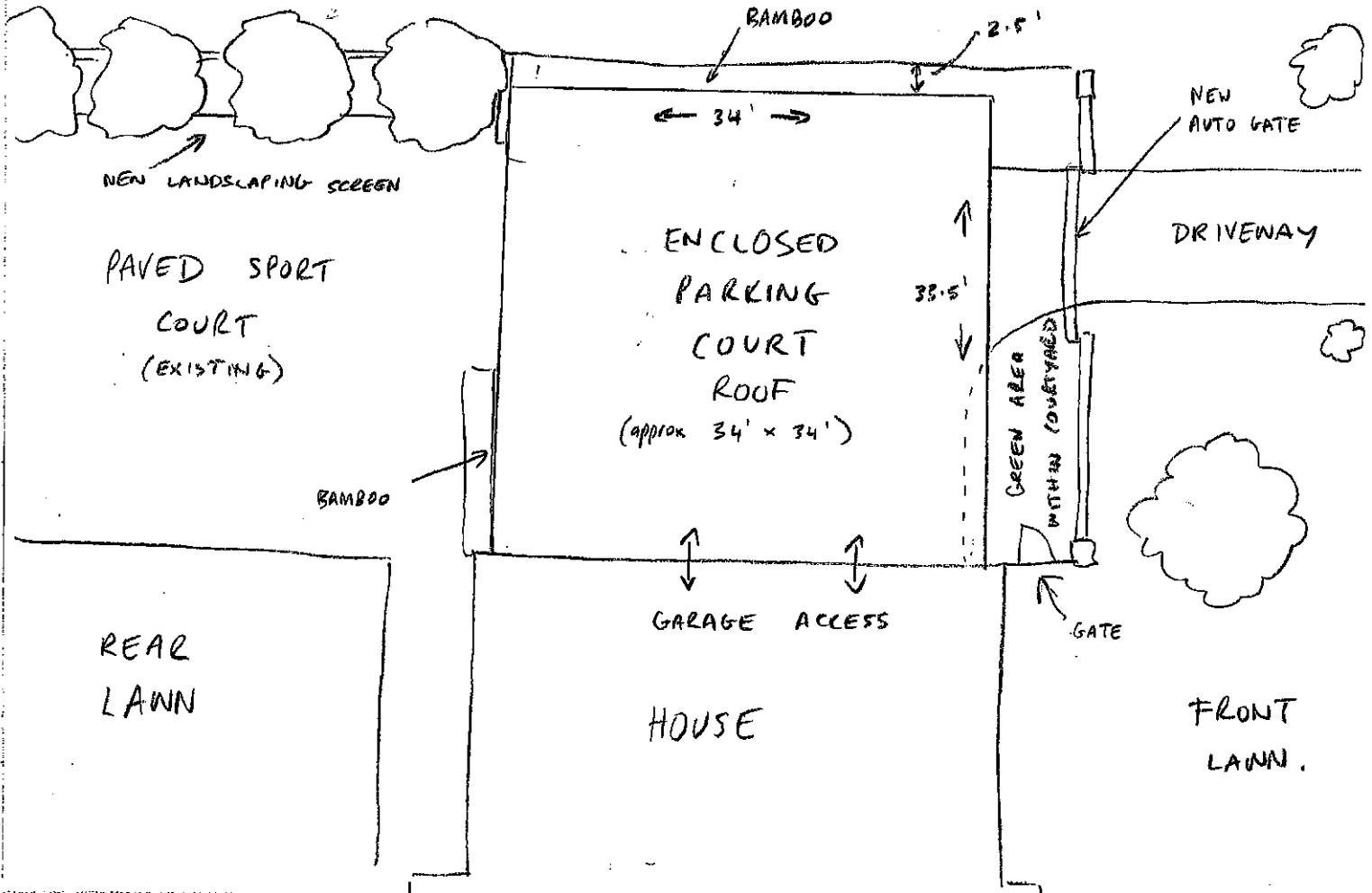
As you can tell in the drawings we have spent significant time and resources to come up with the attached plan and hope that we will gain our governing bodies support for what will be a beautiful addition to our home.

Thank you for your consideration, I look forward to answering any questions in person.

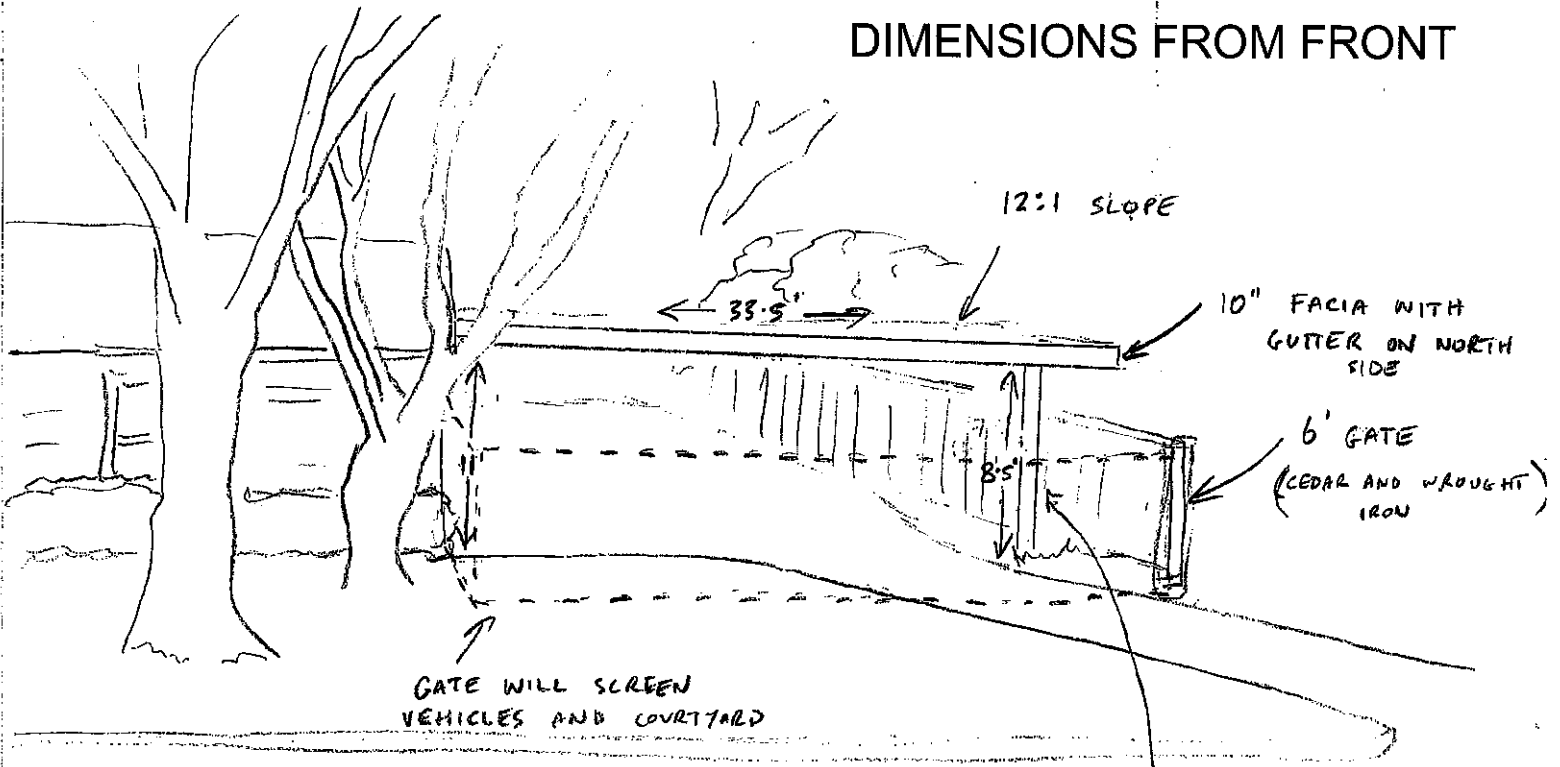
Tim Coltart 214 5781314



DIMENSIONS FROM ABOVE



DIMENSIONS FROM FRONT



ALL MEASUREMENTS +/- 1'

CEDAR ENCASED POST

COLTART RESIDENCE

EXISTING DRIVEWAY

QUAIL PATH

TO LD LOCKETT

EXISTING
PAVING
TO WALL

EXISTING
PATIO

EXISTING 6'
MASONRY
COURTYARD WALL

© 2012 Google

Google earth

Imagery Date: 6/12/2011



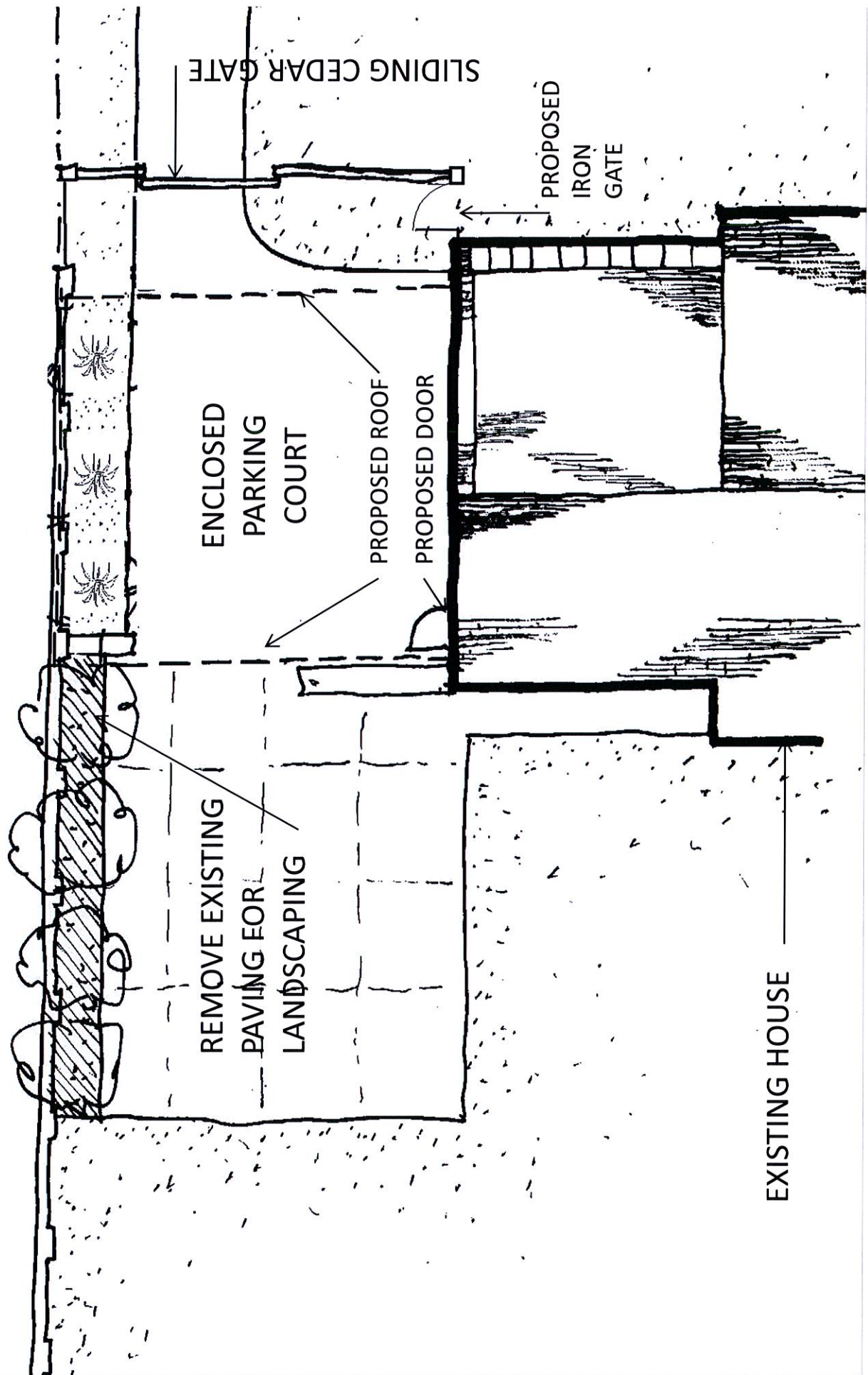
1995

32° 53' 35.78" N 97° 10' 21.90" W elev 637 ft

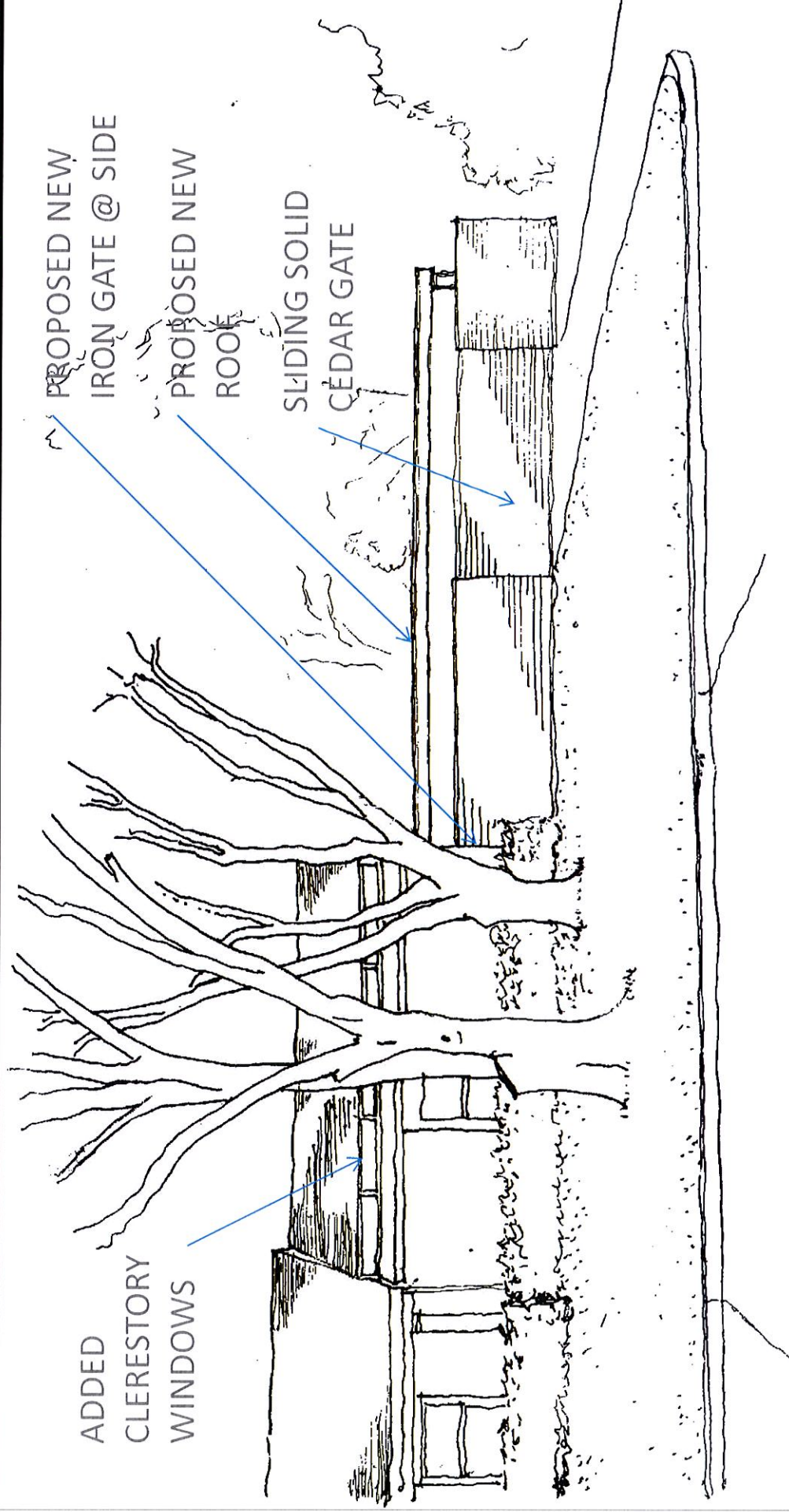
Eye alt

876 ft

PROPOSED PLAN



PROPOSED ELEVATION



Land Development Code Carport Regulations

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

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

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

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

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

c. *Setbacks:*

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

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

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

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

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

d. *Maximum Number Per Lot:* one

e. *Paving and Street Access:*

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

f. *Design Criteria:*

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

ii. *Posts* - Posts shall be constructed of brick, stone or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than twelve inches (12") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Wooden posts shall be prohibited.

g. *Adequacy of Plans and Specifications:*

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

ORDINANCE O-12-xxxx

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF LOT 19, BLOCK 2 OF THE BRIARWOOD-COLLEYVILLE ADDITION LOCATED AT 5804 QUAILS PATH, BY AUTHORIZING A SPECIAL USE PERMIT FOR A CARPORT; 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 a rezoning under Case No. ZC11-032; 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 authorizing a Special Use Permit for the carport on Lot 19, Block 2 of the Briarwood-Colleyville Addition, as depicted on the Location and Zoning Map, attached as Exhibit "A" and as shown on the Dimensions from Above and Dimensions from Front as Exhibit "B".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. General

- a. No more than one carport shall be permitted and the carport shall remain as shown on Exhibit "B" labeled Dimensions from Above and Dimensions from Front.
- b. The carport shall have dimensions of 34 feet by 34 feet (1156 square feet).
- c. The carport shall not exceed 11 feet in height.

- d. The carport shall be located within the side yard setback and shall not be closer than 2.5 feet to the side property line
- e. The masonry column requirement is hereby waived and the support posts shall be clad in stained cedar
- f. The carport roof pitch shall be of 12:1 ratio.
- g. In the event that the carport permitted under this ordinance is destroyed or damaged to an extent of more than 50 percent of its replacement cost at the time of destruction, this Special Use Permit shall become null and void.
- h. The carport shall meet all regulations of the Land Development Code, except where amended herein.

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of February 2013.

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

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A"

Location and Zoning Map

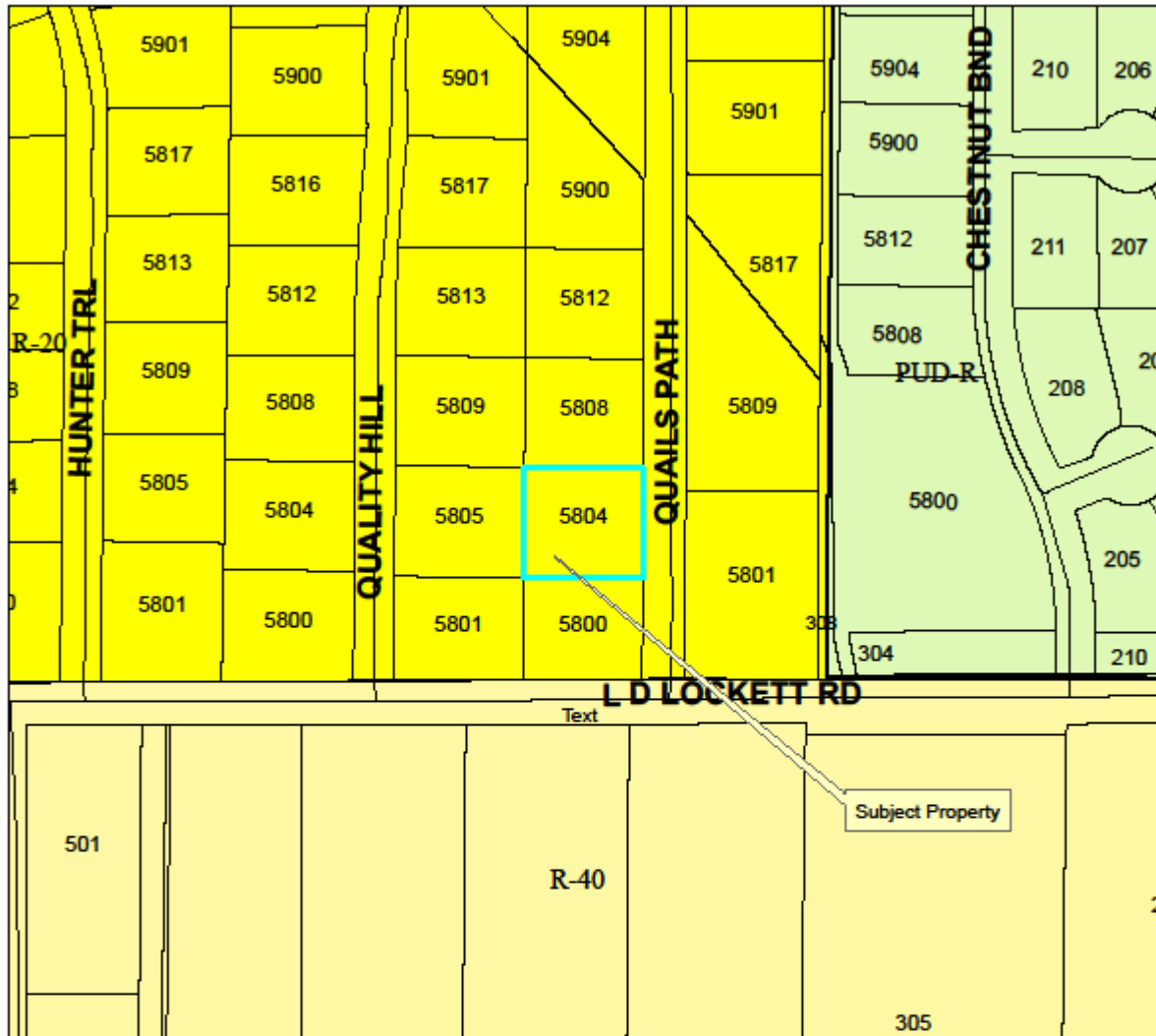
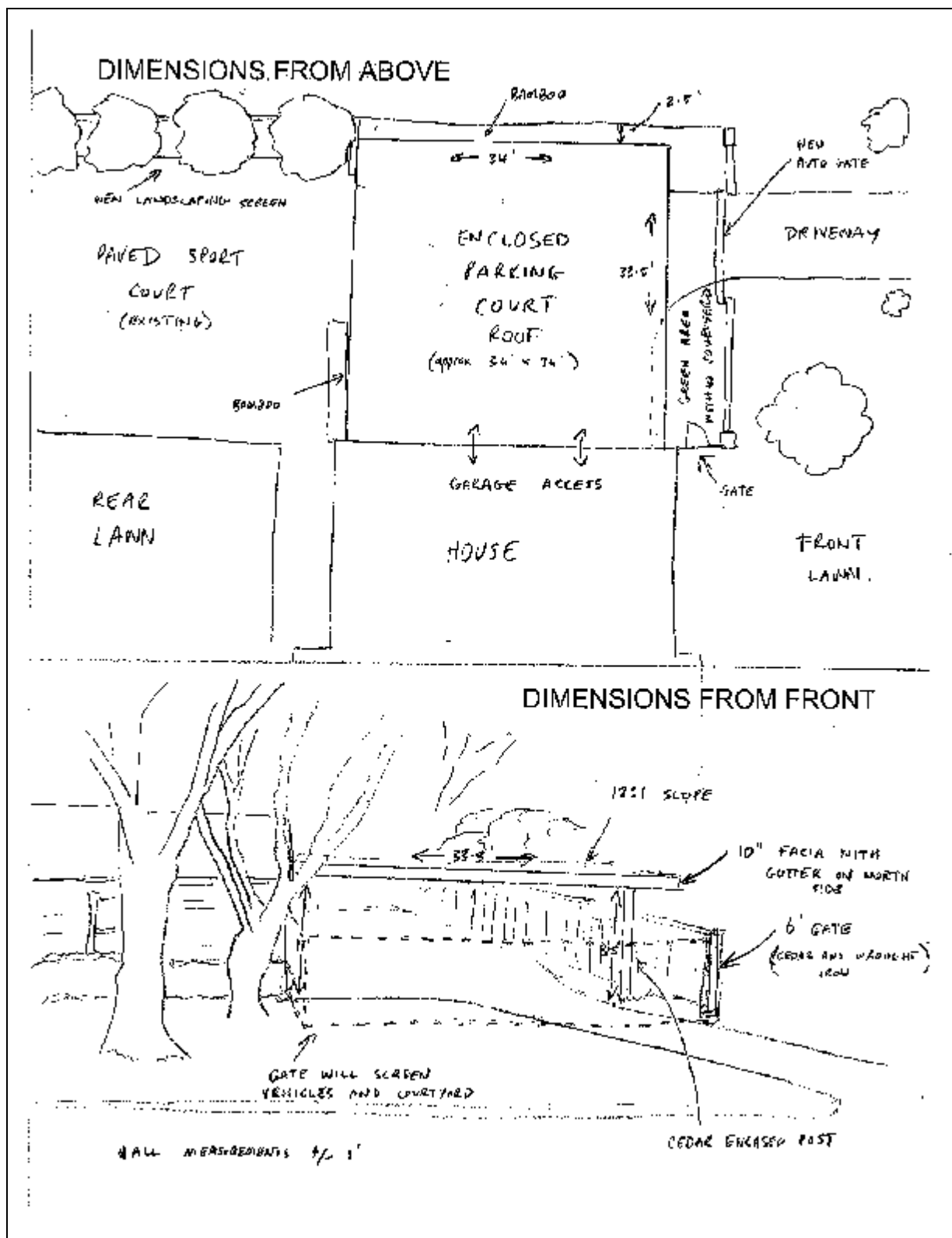


Exhibit "B" – Dimensions from Above and from the Front





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4c

Agenda Date 01/14/2013

Number GC13-001

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of amendments to Chapter 3 - Land Use, Section 3.24 – Schedule of Permitted Principle Uses of the Land Development Code, Case GC13-001

Explanation

One of the key components of Colleyville's zoning regulations, which are contained in Chapter 3 of the Land Development Code, is the Schedule of Permitted Principal Uses. The Schedule of Permitted Principal Uses is a matrix that lists those land uses that are allowed for each of the various zoning districts.

In a review of the revised Schedule of Permitted Principal Uses, staff has determined an amendment to the land use matrix is warranted with regard to the land uses permitted in the CPO-Professional Office Commercial District. According to the attached Land Development Code, *"this district is designed to be compatible adjacent to or near residential areas and to provide office services needed by homeowners on a usual basis."* Staff recommends the Schedule of Permitted Principal Uses be updated to add medical office uses to the CPO-Professional Office Commercial District such as:

- Chiropractic Clinics
- Optometrists' Offices
- Physicians' or Dentists' Offices

Staff recommends this amendment for the following reasons:

1. Under the goal of "Make a Long Term Commitment to Economic Development" in the Colleyville Strategic Plan, one of objectives states "Market Colleyville as a medical specialty destination". Therefore, this amendment will expand the areas available in the City for medical uses, as recommended by the Strategic Plan.

2. All areas of the City that currently contain CPO zoning are either located along SH26, or are located in large office developments along Gateway Drive. Therefore, the higher traffic associated with medical office uses would not negatively impact these areas, as they already contain commercial uses, which generate proportionate amounts of traffic and, likewise, contain zoning allowing such uses.

Per the attached map, there are a total of 14 platted lots containing a total of six acres

currently zoned CPO-Professional Office Commercial District. These lots are located along SH26 and Gateway Drive.

The proposed amendment would affect only the dental office located at 5303 Colleyville Boulevard. This property is currently zoned CPO and currently considered a legal non-conforming use given the medical office restrictions currently contained in the CPO zoning district. A dentists' office has occupied this building since 1975, when the CPO district allowed medical office uses.

The proposed changes are highlighted in the attached copy of the Schedule of Permitted Principal Uses.

Planning and Zoning Commission Recommendation. The Planning and Zoning Commission will consider this item on Monday, January 14, 2013, and Community Development Director Ron Ruthven will provide City Council information on the Commission's recommendation.

Recommendation

Approve

Attachments

1. CPO-Professional Office Commercial District
2. Proposed Changes to the Schedule of Permitted Principal Uses
3. Properties Zoned CPO as of January, 2013
4. Ordinance O-13-1863

CPO-Professional Office Commercial District

Colleyville, Texas, Land Development Code

- G. Prohibited Uses – Any use not expressly authorized and permitted herein is expressly prohibited in this district, unless otherwise allowed in conformance with the provisions for the “Classification of New and Unlisted Uses.”
- H. Density; Area; Yard; Height; and Lot Coverage Requirements – The requirements regulating the maximum permissible residential density, minimum lot size, minimum yard sizes (front, side and rear), maximum building height (stories and feet), and maximum percent of lot coverage by buildings, as pertains to this district, shall conform with the provisions of *Section 3.24 - “Schedule of District Regulations”* and other applicable provisions of *Section 3.28 - “Supplementary District Regulations.”*
- I. Off-street Parking and Loading Requirements – Off-street parking and loading requirements pertaining to uses allowed in this district shall conform with the provisions for the “Off-Street Parking Requirements,” and “Off-Street Loading Requirements.”
- J. Site Plan and Supporting Documents Required – Any application for a change in zoning district boundaries on the Official Zoning Map affecting this district, or for a “Special Use Permit” to be issued in this district, shall be accompanied by a site plan and supporting document therefor, unless otherwise waived by the Planning and Zoning Commission or Zoning Board of Adjustment, in conformance with the provisions of *Chapter 1 – General Provisions* of this Land Development Code.

Section 3.17 CPO - Professional Office Commercial District

- A. Purpose – This district is designed to be compatible adjacent to or near residential area and to provide office services needed by homeowners on a usual basis. The lot size maximum is small to encourage small-scale developments, and hours of operation do not permit businesses to be open at night.

B. Permitted Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

C. Special Uses

1. See Table 3.24.B - Schedule of Permitted Principle Uses

D. Site Requirements

Minimum lot size: 7, 200 s.f.	Minimum setbacks:	Max. Building height in stories: 2 st.
Maximum lot size: 1 acre	front: 40 ft.	Max. building height in feet: 35 ft.
Minimum lot width at front setback line: 100 ft.	side abutting residential: 25 ft.	Max. building height adj. to residential
	side abutting non-residential: 15 ft.	
Minimum lot depth: 120 ft.	rear abutting residential: 25 ft.	
Maximum lot coverage: 40%	rear abutting non-residential: 10 ft.	

E. Supplementary Requirements

General:	Landscaping Plans:	Off-Street Parking:
- outdoor storage is not permitted	- required as per Chapter 4	- as required by Sec. 3.29
- uses adjacent to single family uses must be screened as per Sec. 3.26	Commercial Bldg. Design Stds.	Site Plans:
- may be operated in daytime only	- each site must have a minimum of 25 points as per Chapter 5	- plans must be submitted in accordance with Sec. 3.31

Section 3.18 CN - Neighborhood Commercial District

- A. Purpose – This district is designed to be compatible adjacent to or near residential areas and to provide goods needed by homeowners on a usual basis. The lot size maximum is small to encourage small-scale developments, and hours of operation do not permit businesses to be open at night.

Proposed Changes to the Schedule of Permitted Principal Uses

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group	
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
A. RESIDENTIAL ACCOMODATION USES																		
Single Family Detached Dwelling	P	P	P	P	P	P		S								8	3	
Duplex – Attached Dwelling							P									8	2	
Townhome – Attached Dwellings								P								8	4	
Multi-family – Attached Dwellings								P								8	4	
HUD Code Manufactured Housing									P							8	2	
Assisted Living Facilities	PUD only															2	17	
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,8	18	
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P							9	5	
B. ACCESSORY USES																		
Accessory Building	P	P	P	P	P	P	P	P	P							Sec. 3.27	n.a.	
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.	
Home Occupations Uses	P	P	P	P	P	P	P	P	P							8	n.a.	
Servants or Caretakers Quarters	P	P	S	S	S										S	16	1	
C. AGRICULTURAL USES																		
Commercial equestrian boarding stable and school	P	S														17	25	
Crop Farming	P	P															n.a.	
Livestock raising and breeding	P	P														12	n.a.	
Private horse stables for domestic use	P	P	P	S	S												n.a.	
Roadside produce stands (year round)	S	S	S	S	S	S	S	S	S								n.a.	
D. UTILITY USES																		
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21	
Public Utility Supply and Storage Yards	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	

Proposed Changes to the Schedule of Permitted Principal Uses

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																	
Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Solid Waste Disposal Sites															S		24
Telecommunications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3	21
Water Pumping Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24
Wind Driven Generators	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		n.a.
E. PUBLIC AND INSTITUTIONAL USES																	
Colleges or Universities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		12
Community Centers or Recreation Centers	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		5
Government Buildings, Offices and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		8
Fire Stations / Police Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		16
Golf Courses – Public Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		22
Government Maintenance Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Libraries										P	P	P	P	P	P		9
Museums										P	P	P	P	P	P		8
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		10
Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Public Maintenance and Storage Buildings	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		25
Private Schools – Elementary and Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		13
Private Schools – High School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		14
Public Schools – Elementary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		13
Public Schools – High School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		14
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18
F. OFFICE USES																	
Accountant's Offices										P	P	P	P	P			8

Proposed Changes to the Schedule of Permitted Principal Uses

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Advertising Agencies											P	P	P	P	P			8
Attorney Offices											P	P	P	P	P			8
Chiropractic Clinics											P		P	P	P			8
Emergency Clinic (24 hrs.)													S	P	P		10	6
Engineering, Architect's, and Surveyor's Offices											P	P	P	P	P			8
General Business Offices not elsewhere listed											P	P	P	P	P			8
Insurance Agencies											P	P	P	P	P			8
Management and Public Relations Services Offices											P	P	P	P	P			8
Optometrist Office											P		P	P	P			8
Psychologist Offices											P	P	P	P	P			8
Physician's or Dentist's Offices											P		P	P			5	7
Real Estate Agency Offices											P	P	P	P	P			8
Security Broker Offices											P	P	P	P	P			8
Telemarketing Offices													P	P	P			5
Title Abstract Offices											P	P	P	P	P			8
Trade or Business Schools													S	S	S	P		15
Travel Agency / Airline Ticket Offices											P	P	P	P	P			8
G. RETAIL AND SERVICE USES																		
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption													S	S	S		13	n.a.
Alcoholic Beverage Sales – On-premises Consumption													S	S	S		13	n.a.
Package Store Sales – Off-premises Consumption													S	S	S		13	n.a.
Alcohol or Drug Treatment Center											S	S	S	S	S	S		24
Antique Stores													P	P				7

Proposed Changes to the Schedule of Permitted Principal Uses

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Apparel and Accessory Stores												P	P				7	
Arts and Crafts Stores and Hobby Shops												P	P				7	
Bakery Stores												P	P				7	
Banks, Credit Unions and Financial Institutions											P	P	P				8	
Barber Shops, Beauty Shops and Day Spas											P	P	P			10	7	
Bicycle Shops												P	P				7	
Book, Stationary or Greeting Card Shops												P	P	P			7	
Camera or Music Stores												P	P				7	
Carnivals and Circuses												S	S				24	
Cemeteries or Mausoleums										S	S	S	S	S	S		24	
Charitable Donation Station												S	S	S			24	
Civic, Social or Fraternal Organizations										S	S	P	P				7	
Convenience Stores with gasoline sales												S	S	S	S		7	
Copy Centers/Print Shops										S	S	P	P	P	P		7	
Dance Studios and Martial Arts Studios										S	S	P	P				7	
Day Care Centers										S	S	S	S	S		17	11	
Department Stores												P	P				7	
Dry Cleaner Pick-up Stations											S	P	P				7	
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)												P	P				7	
Equipment Rental and Leasing Stores														S	P		7	
Florist Shops											P	P	P				7	
Food Catering													P	P			8	
Funeral Homes												S	S	S			24	
Furniture and Appliance Stores												P	P	P			9	

Proposed Changes to the Schedule of Permitted Principal Uses

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Grocery Stores												P	P			18	7	
Hardware, electrical & plumbing w/o outside display											P	P	P	P				
Hardware , electrical & plumbing with outside display													S	P	P			
Hospitals												S	S	S			24	
Hotels and Motels													P	P			19	
Interior Decoration Stores										P	P	P	P				7	
Jewelry Stores											P	P	P				7	
Locksmiths											S	S	P	P			8	
Mailing and Shipping Stores											P	P	P	P			7	
Meat or Fish Market												P	P	P			7	
Nurseries and Greenhouses with outside display													S	P	P		16	
Pawn Shops															P		7	
Pet Stores												P	P				7	
Pharmacy											S	P	P	P			7	
Photography Studios										P	P	P	P	P	P		8	
Purchasing and/or resale of precious metals including jewelry, gem stones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas												S	S	S			7	
Restaurants, Cafes and Cafeterias												P	P	P			5	
Restaurants with drive-in or drive-thru service													P	P			5	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	

Proposed Changes to the Schedule of Permitted Principal Uses

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Shoe Repair Shops											P	P	P	P			8	
Tailor and Alteration Shops											P	P	P	P			8	
Veterinarian Clinic with indoor kennels													P	P	P	4	8	
Veterinarian Clinic with outdoor kennels													S	P	P		8	
Video Rental and Sales Stores												P	P	P			7	
Wedding Chapels												S	S	S			24	
H. RECREATIONAL AND ENTERTAINMENT USES																		
Adult Entertainment Establishments	See section 22-5 Code of Ordinances																5	
Amusement Centers (indoors)												S	S				24	
Archery and Firearms Ranges														S	S	6	24	
Billiard Parlors												S	S			17	23	
Commercial Recreation (outdoor)	S										S	S	S	S	S		24	
Fitness Centers												P	P	P			7	
Golf Courses – Privately Owned										P	P	P	P	P	P		22	
Golf Driving Ranges												P	P				22	
Miniature Golf Courses												P	P				20	
Roller or Ice Skating Rinks													S	S			24	
Theaters												P	P			7	18	
I. AUTOMOTIVE AND TRANSPORTATION USES												S	S			17	23	
Airports and Heliports	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	
Auto Alarm / Stereo / Window Tinting Stores													P	P	P	13	7	
Auto Lube Shops													S	P	P	13	9	
Automotive and Motor Vehicle Sales													S	S	S	13	8	

Proposed Changes to the Schedule of Permitted Principal Uses

Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Auto Parts and Accessory Stores												P	P	P		13	7	
Auto, Truck or Trailer Rental														S	S	13	8	
Auto Upholstery Shops														P	P	13	9	
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S		n.a.	
Auto Repair Shop													S	S	S	13	9	
Boat and Water-craft Sales and Service													S	S	S	13	8	
Bus or Passenger Train Stations												S	S	S	S		24	
Car Wash (self service and automatic)														S	P		9	
Commuter Transit Stations												S	S	S	S		24	
Gasoline Service Stations														S	S	13	7	
LPG / CNG Dispensing Stations														S	S		24	
Motorcycle Sales and Service														S	S	13	8	
Paint and Body Shops														S	S	13	9	
Park and Ride Facilities												S	S	S	S		24	
Railroad or Motor Freight Terminals													S	S	S		24	
Recreational Vehicle Sales and Service														S	S	13	8	
Tire and Battery Stores													S	S	S	13	7	
Truck and Heavy Equipment Sales and Service														S	S	13	8	
Vehicle Storage Yards or Facilities												S	S	S	S		24	
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																		
Asphalt or Concrete Batching (temporary)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	
Appliance Repair Shops														S	S		8	
Building Material Sales with outside storage														S	P		7	

Proposed Changes to the Schedule of Permitted Principal Uses

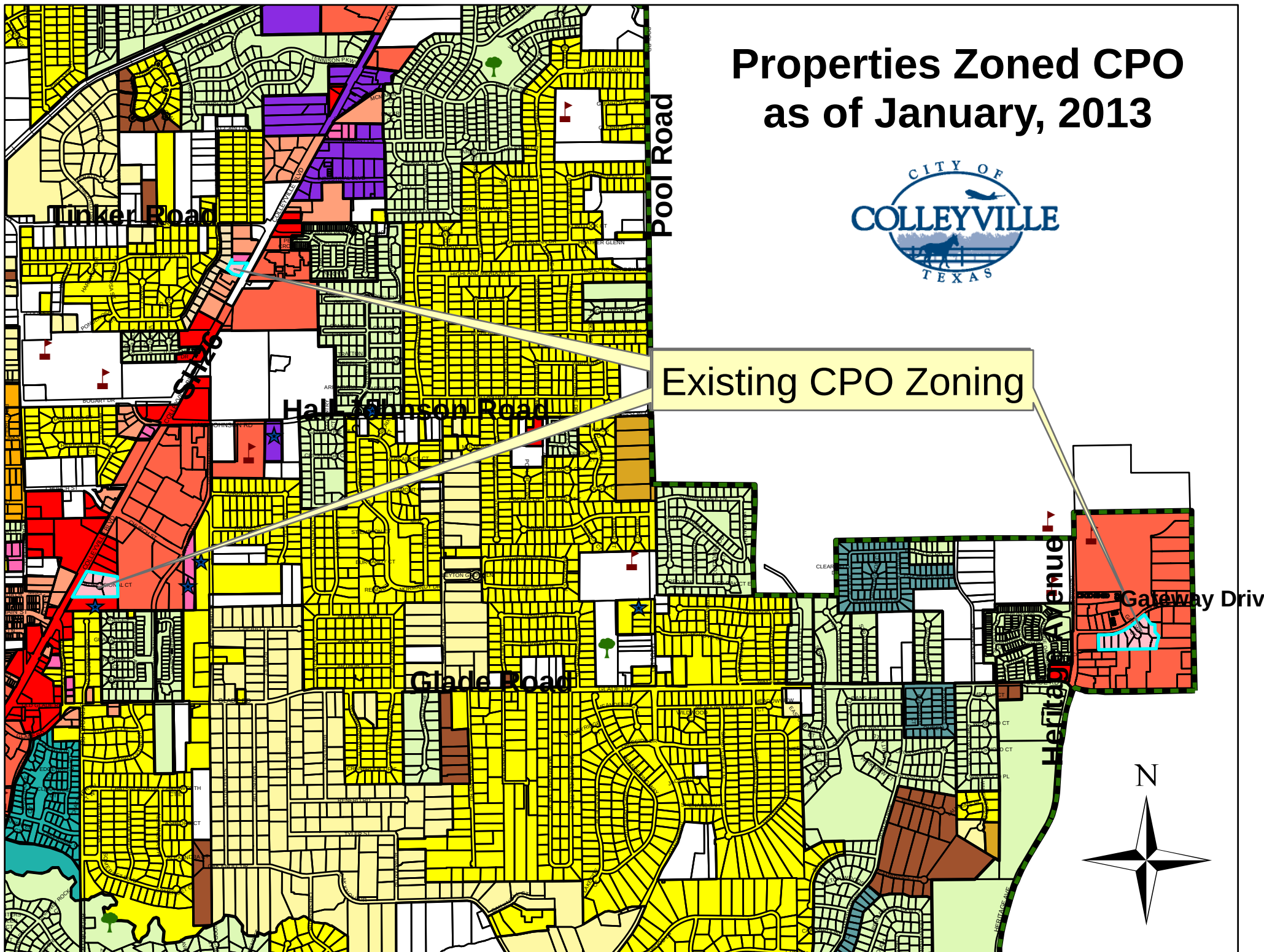
Colleyville, Texas, Land Development Code

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Commercial Laundry														S	S		24	
Contractor Office with storage yard														S	S		24	
Contactor Office without storage yard														P	P		8	
Electronic Assembly or Manufacturing															P		25	
Exterminator Shop														S	S		24	
Food Packaging and Manufacturing															S		24	
Furniture and Cabinet Manufacturing															P		25	
Office Showroom															P		25	
Oil and Gas Extraction	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	See Ch. 3.1	24	
Plumbing, HVAC and Electrical Trades Shops														P	P		8	
Printing and Publishing - Commercial															P		8	
Plumbing, HVAC and Electrical Trades Shops														P	P		8	
Printing and Publishing - Commercial															P		8	
Research and Development Labs															P		8	
Scientific Instrument Assembly and Manufacturing															P		8	
Self Storage Facilities (mini-warehouse)															S		24	
Upholstery and Furniture Repair Shops														P	P		8	
Warehouse and Distribution Facilities															S		24	
Wood, Paper or Leather Products															P		25	
Manufacturing not elsewhere listed															S		24	
Welding or Machine Shop															P		25	

Properties Zoned CPO as of January, 2013



Existing CPO Zoning



ORDINANCE O-13-1863

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, LAND USE, SECTION 3.24 - SCHEDULE OF PERMITTED PRINCIPAL USES, OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the City Council amended Ordinance O-00-1214 on January 16, 2007, by enacting Ordinance O-07-1607 relating to *Chapter 3 Land Use, Section 3.24 – Schedule of Permitted Uses, and Section 3.29 – Parking Requirements*, of the Land Development Code; and

WHEREAS, the City Council amended Ordinance O-00-1214 and O-07-1607 on September 4, 2007, by enacting Ordinance O-07-1633 relating to *Chapter 3 Land Use, Sections 3.17, 3.18, 3.19, 3.20, 3.21, 3.22 and 3.24 – Schedule of Permitted Uses* of the Land Development Code; and

WHEREAS, the City Council amended Ordinance O-00-1214 and O-07-1607 on February 5, 2008, by enacting Ordinance O-08-1656 relating to *Chapter 3 Land Use, Section 3.24 – Schedule of Permitted Uses* of the Land Development Code; 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 by amending the Schedule of Permitted Uses; 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 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 *Chapter 3 Land Use, SECTION 3.24 - SCHEDULE OF PERMITTED USES*, of the Land Development Code, is hereby amended in its entirety to read as depicted in the attached Exhibit "A".
- Sec. 3. THAT Ordinance O-00-1214, O-07-1607, O-07-1633, and O-08-1656 of the Land Development Code of the City of Colleyville, as amended, shall remain in effect, except where amended by this ordinance.

- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 15th day of January 2013.

The second reading and public hearing being conducted on the 5th day of February 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

[illegible]

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

Table 3.24.B - - Schedule of Permitted Principal Uses																	
Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
Solid Waste Disposal Sites															S		24
Telecommunications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	3	21
Water Pumping Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24
Wind Driven Generators	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		n.a.
E. PUBLIC AND INSTITUTIONAL USES																	
Colleges or Universities	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		12
Community Centers or Recreation Centers	S	S	S	S	S	S	S	S	S	P	P	P	P	P	P		5
Government Buildings, Offices and Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		8
Fire Stations / Police Stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		16
Golf Courses – Public Owned	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		22
Government Maintenance Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Libraries										P	P	P	P	P	P		9
Museums										P	P	P	P	P	P		8
Post Office	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		10
Parks and Open Space Areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		25
Public Maintenance and Storage Buildings	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		25
Private Schools – Elementary and Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		13
Private Schools – High School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		14
Public Schools – Elementary and Secondary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		13
Public Schools – High School	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		14
Religious Institutions	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		18
F. OFFICE USES																	
Accountant’s Offices										P	P	P	P	P			8

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Advertising Agencies											P	P	P	P	P			8
Attorney Offices											P	P	P	P	P			8
Chiropractic Clinics											P		P	P	P			8
Emergency Clinic (24 hrs.)													S	P	P		10	6
Engineering, Architect's, and Surveyor's Offices											P	P	P	P	P			8
General Business Offices not elsewhere listed											P	P	P	P	P			8
Insurance Agencies											P	P	P	P	P			8
Management and Public Relations Services Offices											P	P	P	P	P			8
Optometrists' Office											P		P	P	P			8
Psychologist Offices											P	P	P	P	P			8
Physicians' or Dentists' Offices											P		P	P			5	7
Real Estate Agency Offices											P	P	P	P	P			8
Security Broker Offices											P	P	P	P	P			8
Telemarketing Offices													P	P	P			5
Title Abstract Offices											P	P	P	P	P			8
Trade or Business Schools													S	S	S	P		15
Travel Agency / Airline Ticket Offices											P	P	P	P	P			8
G. RETAIL AND SERVICE USES																		
Alcoholic Beverage Sales – (Beer and Wine Only) – Off-Premises Consumption													S	S	S		13	n.a.
Alcoholic Beverage Sales – On-premises Consumption													S	S	S		13	n.a.
Package Store Sales – Off-premises Consumption													S	S	S		13	n.a.
Alcohol or Drug Treatment Center											S	S	S	S	S	S		24
Antique Stores													P	P				7

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH		CPO	CN	CC1	CC2	CC3	ML		
Apparel and Accessory Stores													P	P				7
Arts and Crafts Stores and Hobby Shops													P	P				7
Bakery Stores													P	P				7
Banks, Credit Unions and Financial Institutions												P	P	P				8
Barber Shops, Beauty Shops and Day Spas												P	P	P			10	7
Bicycle Shops													P	P				7
Book, Stationary or Greeting Card Shops													P	P	P			7
Camera or Music Stores													P	P				7
Carnivals and Circuses													S	S				24
Cemeteries or Mausoleums											S	S	S	S	S	S		24
Charitable Donation Station													S	S	S			24
Civic, Social or Fraternal Organizations											S	S	P	P				7
Convenience Stores with gasoline sales													S	S	S	S		7
Copy Centers/Print Shops											S	S	P	P	P	P		7
Dance Studios and Martial Arts Studios											S	S	P	P				7
Day Care Centers											S	S	S	S	S		17	11
Department Stores													P	P				7
Dry Cleaner Pick-up Stations												S	P	P				7
Dry Cleaners (up to 5,000 s. f. w/on-site laundry)													P	P				7
Equipment Rental and Leasing Stores															S	P		7
Florist Shops												P	P	P				7
Food Catering														P	P			8
Funeral Homes													S	S	S			24
Furniture and Appliance Stores													P	P	P			9

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Grocery Stores												P	P			18	7	
Hardware, electrical & plumbing w/o outside display											P	P	P	P				
Hardware , electrical & plumbing with outside display													S	P	P			
Hospitals												S	S	S			24	
Hotels and Motels													P	P			19	
Interior Decoration Stores										P	P	P	P				7	
Jewelry Stores											P	P	P				7	
Locksmiths											S	S	P	P			8	
Mailing and Shipping Stores											P	P	P	P			7	
Meat or Fish Market												P	P	P			7	
Nurseries and Greenhouses with outside display													S	P	P		16	
Pawn Shops															P		7	
Pet Stores												P	P				7	
Pharmacy											S	P	P	P			7	
Photography Studios										P	P	P	P	P	P		8	
Purchasing and/or resale of precious metals including jewelry, gem stones, gold, silver, and platinum and not licensed as a Pawn Shop by the State of Texas												S	S	S			7	
Restaurants, Cafes and Cafeterias												P	P	P			5	
Restaurants with drive-in or drive-thru service													P	P			5	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	
Second hand goods shop												S	S	S			7	
Self-service Laundries											S	S	S	S			7	

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Shoe Repair Shops											P	P	P	P			8	
Tailor and Alteration Shops											P	P	P	P			8	
Veterinarian Clinic with indoor kennels													P	P	P	4	8	
Veterinarian Clinic with outdoor kennels													S	P	P		8	
Video Rental and Sales Stores												P	P	P			7	
Wedding Chapels												S	S	S			24	
H. RECREATIONAL AND ENTERTAINMENT USES																		
Adult Entertainment Establishments	See section 22-5 Code of Ordinances																5	
Amusement Centers (indoors)												S	S				24	
Archery and Firearms Ranges														S	S	6	24	
Billiard Parlors												S	S			17	23	
Commercial Recreation (outdoor)	S										S	S	S	S	S		24	
Fitness Centers												P	P	P			7	
Golf Courses – Privately Owned										P	P	P	P	P	P		22	
Golf Driving Ranges												P	P				22	
Miniature Golf Courses												P	P				20	
Roller or Ice Skating Rinks													S	S			24	
Theaters												P	P			7	18	
I. AUTOMOTIVE AND TRANSPORTATION USES												S	S			17	23	
Airports and Heliports	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	
Auto Alarm / Stereo / Window Tinting Stores													P	P	P	13	7	
Auto Lube Shops													S	P	P	13	9	
Automotive and Motor Vehicle Sales													S	S	S	13	8	

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

Table 3.24.B- - Schedule of Permitted Principal Uses																		
Land Use Classification	Residential District										Non-Residential Districts						Special Land Use Standards	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML			
Auto Parts and Accessory Stores												P	P	P		13	7	
Auto, Truck or Trailer Rental														S	S	13	8	
Auto Upholstery Shops														P	P	13	9	
Auto Parking Lots and Garages (free standing)										S	S	S	S	S	S		n.a.	
Auto Repair Shop													S	S	S	13	9	
Boat and Water-craft Sales and Service													S	S	S	13	8	
Bus or Passenger Train Stations												S	S	S	S		24	
Car Wash (self service and automatic)														S	P		9	
Commuter Transit Stations												S	S	S	S		24	
Gasoline Service Stations														S	S	13	7	
LPG / CNG Dispensing Stations														S	S		24	
Motorcycle Sales and Service														S	S	13	8	
Paint and Body Shops														S	S	13	9	
Park and Ride Facilities												S	S	S	S		24	
Railroad or Motor Freight Terminals													S	S	S		24	
Recreational Vehicle Sales and Service														S	S	13	8	
Tire and Battery Stores													S	S	S	13	7	
Truck and Heavy Equipment Sales and Service														S	S	13	8	
Vehicle Storage Yards or Facilities												S	S	S	S		24	
J. HEAVY COMMERCIAL, INDUSTRIAL & MANUFACTURING USES																		
Asphalt or Concrete Batching (temporary)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24	
Appliance Repair Shops														S	S		8	
Building Material Sales with outside storage														S	P		7	

Exhibit "A"

Table 3.24.B- - Schedule of Permitted Principal Uses

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4c

Agenda Date 12/10/2012

Number ZC12-025

Type Public Hearing Agenda Items

Department Community Development

Title

Consideration of a request to rezone from R20-Single Family Residential to PUD-R-Planned Unit Development Residential on 12.0 acres on Tracts 3, 3E and 3F, of Abstract 936 of the Joseph M Looney Survey and Lot 1, Block 1, of the Bone Addition, located at 5008 and 5100 Bluebonnet Drive, Case ZC12-025

Explanation

Update

There was one person who spoke in support of this request and 12 persons who spoke in opposition to this request at the December 10, 2012 meeting. There were five persons who registered their opposition to this request but did not wish to speak. The speaker cards have been included in the attached letters of opposition as well as the letters of support.

Since the December 10, 2012 meeting, staff has received one additional letter of support to this request. It has been included in the attached letters of support.

Paul Spain, on behalf of Terra/Manna, LLC, has submitted a request to change the zoning of 12 acres, located at 5008 and 5100 Bluebonnet Drive. The applicant is requesting to rezone the property from the R20-Single Family Residential to a PUDR-Planned Unit Development Residential zoning district. The applicant is seeking a zoning change in order to develop the property for 50 single family residential lots and six open space lots.

Existing Conditions. The subject property currently consists of three unplatted tracts of land with one platted parcel known as Lot 1, Block 1, of the Bone Addition with a single family residence. The remaining lots are currently vacant. The residence will be demolished as part of the development of the subdivision. Approval of a preliminary and final plat will be required upon approval of the rezoning request.

Statement of Planning Objectives. The applicant has submitted a Statement of Planning Objectives (attached) that contains a detailed description of the proposed development.

Lot Dimensions and Setbacks. The PUD-R regulations require a minimum lot size of 13,000 square feet with a minimum lot width of 100 feet and lot depth of 120 feet. Per

the details of the Statement of Planning Objectives and the Conceptual Site Plan (attached) the applicant proposes the following lot widths:

37 lots are proposed to contain a minimum lot width of 50 to 60 feet measured at the building setback line. For the purpose of the proposed ordinance, these lots are located in Area "A" 13 lots are proposed to contain a minimum lot width of 75 feet measured at the building setback line. For the purpose of the proposed ordinance, these lots are located in Area "B"

Lot area is proposed as follows:

Lots in Area "A" would contain a minimum of 6,000 square feet. Lots in Area "B" would contain a minimum of 9,000 square feet.

Per the Conceptual Site Plan, the minimum lot depth is proposed to be 100 feet.

Setbacks are proposed as follows:

Front Yard Setbacks:

Area "A": 15 feet; 25 feet to face of garage

Area "B": 20 feet

Rear Yard Setbacks:

Area "A": 10 feet

Area "B": 20 feet

Side Yard Setbacks:

Area "A": optional five feet on each side, or 15 feet one side; zero feet on opposite side.

Area "B": optional seven and one half feet on each side, or 10 feet one side/ five feet on opposite side with a 15 foot minimum.

Residential Design Requirements. The applicant proposes minimum residential unit sizes and design and construction standards. The following are the proposed design standards:

Minimum House Size:

Area "A": 2,100 square feet for a single story home, 2,300 square feet for a two story home

Area "B": 3,000 square feet for a single story home, 3,200 square feet for a two story home

Minimum Roof Pitch: Minimum of a 10:12 roof pitch.

Garage Standard: Minimum of a two car garage with wood, architecturally enhanced doors

Masonry Requirement: One hundred percent (100%) brick, stone or real stucco masonry. No EIFS or artificial stucco material shall be permitted in the subdivision.

Additional Elevation Requirements: Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. Roofing to be either 40 lb. Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation should add interest to the entire streetscape.

Driveways and Private Walkways: All shall be of a washed aggregate or stamped finished concrete

Windows: No aluminum windows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

Street Design and Landscaping. The streets in the development are proposed to be private. The gates must conform to the standards of the Land Development Code. The applicant proposes the following street design standards:

Right of Way: 40 feet

Pavement Width: 31 feet, back of curb to back of curb

Turning Radii: Twenty feet (20')

In terms of landscaping, the lots will contain a minimum of two (2) three-inch (3") caliper trees per front yard and one (1) three inch (3") caliper tree per rear yard. Fully landscaped and sprinkled front and rear yard within sixty days of completing a house.

Open Space. The PUD-R regulations require a minimum 20 percent of the development be reserved for open space for use by the residents of the development. The proposed site plan for the development shows 15.7 percent of the total development as open space. The applicant is requesting a waiver to the minimum open space requirements. This waiver is reflected in the proposed ordinance.

Detention or retention ponds are proposed in the northwest and southwest corners of the subject property. These ponds are located in common open space areas as designated on the applicant's site plan. Per the requirements of the Land Development Code, no more than 25 percent of the common open space areas may be used for retention/detention. All of the open spaces will be landscaped and maintained by the Homeowner's Association (HOA).

Sidewalks and Trails. Sidewalks are required to be constructed on each individual lot within the development at the time houses are constructed on the lots. According to the Colleyville Pathways Plan a 10-foot wide concrete trail is required to be built along Glade Road as part of this development. The development plan includes a ten-foot wide concrete trail to be constructed along Glade Road in a curvilinear fashion that will bypass mature trees. In addition, four-foot wide concrete sidewalks will be constructed along both sides of the internal streets within five-foot access and utility easements and along Bluebonnet Drive along the front of the lots located in Area "B".

Fences, Walls and Screening. The applicant proposes a six-foot wrought iron fence along the south property line of proposed Lot 1, Block 1, and along the north property line of proposed Lot 19, Block 1. The applicant also proposes a six-foot masonry wall along the south property lines of Lot 24, Block 1, and Lot 1, Block 2, in addition to six-foot masonry walls along both sides of Street B. A masonry panel fence presently exists along the west property line. The applicant proposes a new six-foot wood fence abutting the masonry panel fence behind Lots 1-19, Block 1.

Traffic Generation and Access. The developer is not required to provide a Traffic Impact Analysis, since the development is not projected to generate in excess of 1,000 vehicle trips per day. The Institute of Transportation Engineers publication Trip Generation provides estimates of expected traffic generation based on land use. Data has been collected in the United States and Canada since the 1960's, primarily in suburban locations. Single-family residences are expected to generate 9.57 trips per day, on average. Based on this average, a 50 lot development would add approximately 479 vehicle trips per day to the surrounding roadways.

The lots located in Area "B" will each derive sole access from Bluebonnet Drive. The internal lots will be served by a street with two entrances on Bluebonnet Drive. Bluebonnet Drive connects from Riverwalk Drive on the north to Glade Road on the south and is approximately 2,700 feet in total length.

Tree Preservation. As required by Chapter 5-Tree Preservation of the Land Development Code, approval of a tree survey and mitigation plan will be required upon approval of the final plat for the property. The survey and mitigation plan shall be drawn and submitted according to the requirements of Chapter 5-Tree Preservation of the Land Development Code.

Infrastructure. Water and sanitary sewer services are available along adjacent

rights-of-way. The developer is responsible for the extension of water and sewer service lines to the individual lots.

Drainage and Stormwater Runoff. The developer has submitted a preliminary drainage analysis of the site, which has been reviewed by the City of Colleyville Engineering Division. According to the drainage analysis, the development will provide on-site retention. Details of the proposed drainage system and storm water retention ponds will be submitted as part of the platting process.

Master Plan. The Future Land Use Plan designates the subject property for single family residential on the northern 75 percent of the subject property and office uses on the southern 25 percent adjacent to Glade Road. The residential portion of the rezoning request is consistent with the Future Land Use Plan however the developer is not proposing any commercial office uses therefore an amendment to the Future Land Use Plan is required.

Residential Density. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre in most situations. The 2004 Colleyville Master Plan states that densities higher than 1.8 units per acre would be acceptable in those areas deemed consistent with sound land use planning principles, such as a transitional area situated between commercial uses and less dense residential developments, or near major street intersections. The proposed development would be situated between an existing residential, office and institutional uses located to the west and north along Glade Road and Riverwalk Drive. The proposed development of 50 residential units on the 12-acre property will produce a residential density of 4.15 dwelling units per acre. The proposed residential density is comparable to other approved small lot PUD-R developments within the City. The Small Lot Development Comparison, attached to this briefing, provides a comprehensive listing of recently approved developments with residential densities that exceed 1.8 dwelling units per acre.

Surrounding Development Trends. The properties to the north are the Colleyville Justice Center, as well as the Colleyville Center, is an institutional use that abuts the site and is zoned CN-Neighborhood Commercial and R20-Single Family Residential. The properties to the south consist of single family residences, designated for single family uses and zoned R20-Single Family Residential. The properties to the east are located on Bluebonnet Drive and consist of existing single family residences zoned R20-Single Family Residential and R40-Single Family Residential. The properties to the west are The Bridges at Riverwalk, zoned PUD-R-Planned Unit Development Residential with offices uses located at the southwest corner of the subject property.

Public Notification. Staff mailed notices to 55 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was published in the Fort Worth Star-Telegram as required by state law and the Land Development Code. Staff has received 21 letters in opposition to this

request.

Summary. The proposed zoning change is not completely consistent with the Future Land Use Plan, which designates 75 percent the area proposed for this development as single family residential and 25 percent as office uses. However, staff recommends approval of the development without any commercial for the following reasons:

1. The topography of the site adjacent to Glade Road is such that a commercial development that is separate from the residential development has the potential to exacerbate any existing drainage issues given the staggered development timelines that would most likely occur between the proposed residential development and any future commercial development;
2. There are no lots that front on Glade Road as part of the proposed development. Any commercial lots would most likely front along Glade Road. Given the sight hazard for westbound traffic at the intersection of Glade Road and Bluebonnet Drive, staff would recommend that no additional driveway cuts be placed between Riverwalk Drive and Bluebonnet Drive.
3. Given that Bluebonnet Drive is not on the Master Thoroughfare Plan as a collector or arterial street, and the fact that all lots with frontage on Bluebonnet Drive south of the Colleyville Justice Center are zoned for residential uses, staff agrees that, in terms of protecting neighborhood integrity, commercially zoned lots located at the northwest corner of Bluebonnet Drive and Glade Road are not an ideal land use given potential traffic generation, noise, cut-through traffic on commercial parking lots located at the hard corner of the intersection avoiding traffic congestion, lighting and privacy.

While the proposed development exceeds the residential density of 1.8 dwelling units per acre, the location of the development is appropriate for this type of higher density residential development given its transitional nature from the commercial areas along Glade Road and Riverwalk Drive and the lower density neighborhoods to the south and east.

Recommendation

Approval with the following conditions:

1. GENERAL

- a. The purpose of this PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 4.15 dwelling units per acre.
- b. This development shall be generally consistent with the Statement of Planning

Objectives attached as Exhibit "C".

- c. The subject property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

1. The development shall be generally consistent with Exhibit "D", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "D" to accommodate topographic, drainage or other conditions.
2. The developer shall submit and receive approval from the City, a Preliminary and Final Plat, approved as a single phase, in accordance with the requirements of the Land Development Code prior to development of this PUDR.

3. PERMITTED USES

1. Single-family residences, detached
2. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Residential lot requirements and setbacks shall comply with the following provisions. Areas "A" and "B" noted below refer to Exhibit "E":

Area "A"

- | | |
|------------------------|--|
| a. Minimum Lot Size | 6,000 square feet |
| b. Minimum Lot Depth | 100 feet |
| c. Minimum Lot Width | 50 feet at building line |
| d. Front Building Line | 15 feet |
| e. Side Building Line | 5 feet; or 15 feet on
one side and zero feet
on the other side |

- f. Minimum Building Separation 10 feet
- g. Rear Building Line 10 feet
- h. Maximum Lot Coverage 50%

Area "B"

- a. Minimum Lot Size 9,000 square feet
- b. Minimum Lot Depth 100 feet
- c. Minimum Lot Width 75 feet at building line
- d. Front Building Line 20 feet
- e. Side Building Line 7.5 feet; or 10 feet on
one side and five feet
on the other side with a
15 foot minimum
- f. Minimum Building Separation 10 feet
- g. Rear Building Line 20 feet
- h. Maximum Lot Coverage 50%

5. RESIDENTIAL DESIGN REQUIREMENTS

The following requirements shall apply to all homes constructed in this development.

1. Minimum home size:

Area "A": 2,100 square feet for a single story home.

2,300 square feet for a two story home.

Area "B": 3,000 square feet for a single story home.

3,200 square feet for a two story home.

- b. Minimum roof pitch: 10:12
- c. Garage Standard: a minimum two car garage shall be constructed with wood, architecturally enhanced doors.
- d. Masonry: The exterior wall of all homes shall be composed of 100% masonry materials. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6 of the Land Development Code.
- e. Elevation requirements: Elevations shall have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. Roofing shall contain either 40 pound Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation shall add interest to the entire streetscape.
- f. Windows: Aluminum windows are prohibited. Windows shall be of higher quality and energy efficiency and shall be insulated glass with a "low-e" specification.

6. OPEN SPACE

- a. This development shall provide a minimum of 15.7 percent common open space, as shown on Exhibit "D", which shall be for the leisure and recreational use of the development's residents. The open space shall comply with the provisions contained in the Land Development Code. All open space areas shall be landscaped.
- b. Open space may be utilized for storm water retention not to exceed 25 percent of the common open space area.

7. PRIVATE STREETS AND SIDEWALKS

- a. Sidewalks along lot frontages shall be constructed by each homebuilder. All sidewalks shall be constructed in accordance with the requirements of the Land Development Code. A curvilinear 10 foot wide trail shall be constructed within the open space area along the entire length of Glade Road. Said trail may be located on private property within the open space provided it is located within a public pedestrian access easement.
- b. All streets in this development shall be private. Right-of-way and pavement widths

shall meet the following requirements: the minimum right-of-way for streets shall be 40 feet and the minimum pavement width for street shall be 31 feet, measured from back of curb to back of curb. A five foot utility easement shall be located along both sides of all internal streets.

- c. All gates shall meet the minimum requirements of Chapter 14 in the Land Development Code.

8. FENCES AND SCREENING

- a. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry.
- b. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.
- c. Where open space lots border adjacent properties, either the existing fence shall be maintained or improved, or a decorative metal fence shall be installed, all in cooperation with the adjacent property owner.

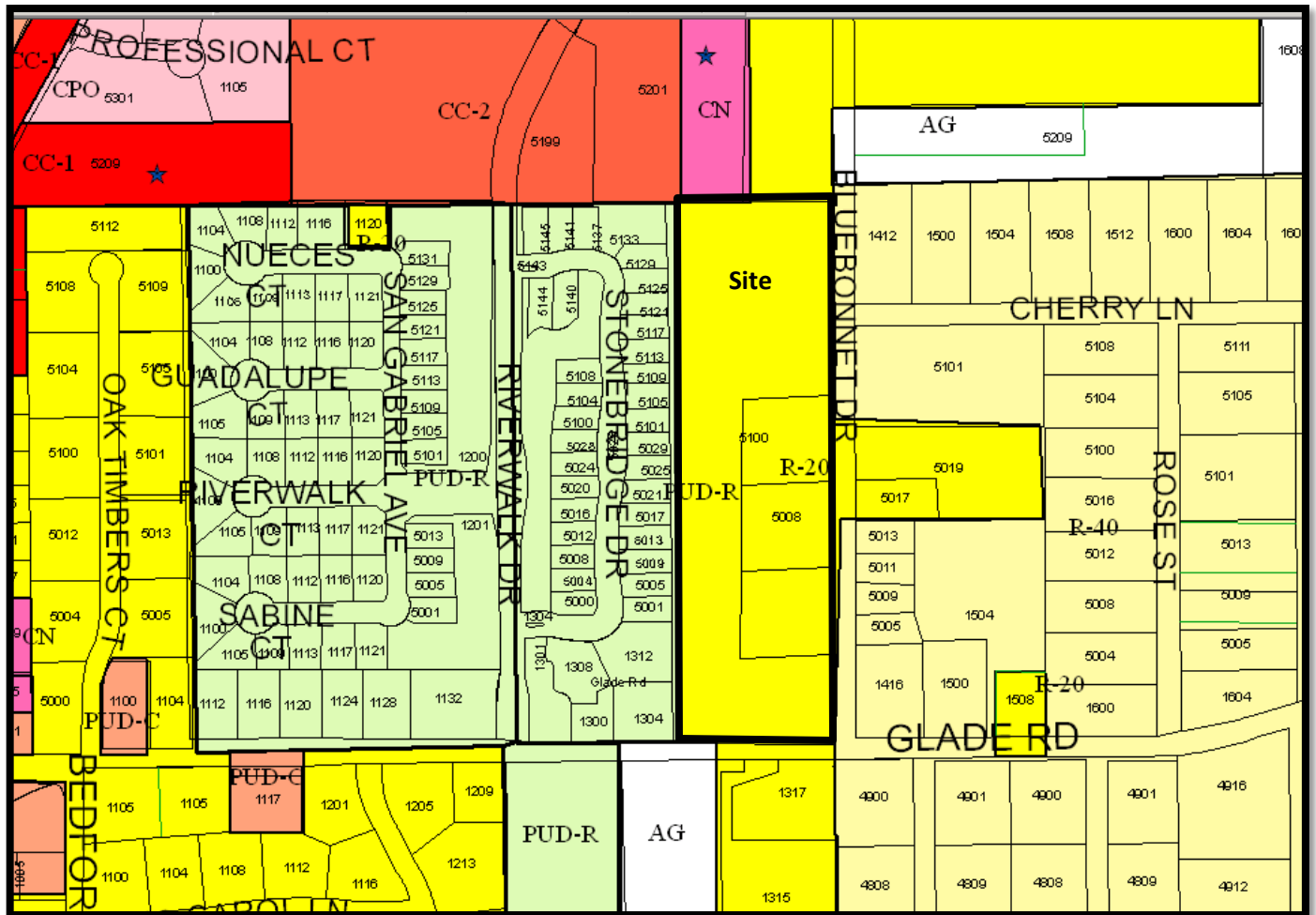
9. OTHER

- a. All driveways and private walkway shall be of a washed aggregate or stamped finished concrete.
- b. All lots shall contain a minimum of two (2) three-inch (3") caliper trees per front yard and one (1) three inch (3") caliper tree per rear yard prior to the final inspection. Each lot shall be fully landscaped with an approved irrigation system in the front and rear yard prior to the final inspection.

Attachments

- 1. Location and Zoning Map
- 2. Notification List
- 3. Buffer Map
- 4. Letters of Opposition
- 5. Letters of Support
- 6. Aerial Looking North
- 7. Development Plan
- 8. Statement of Planning Objectives
- 9. Area Map
- 10. Small Lot Subdivision Comparison Table
- 11. Proposed Ordinance

Location and Zoning Map



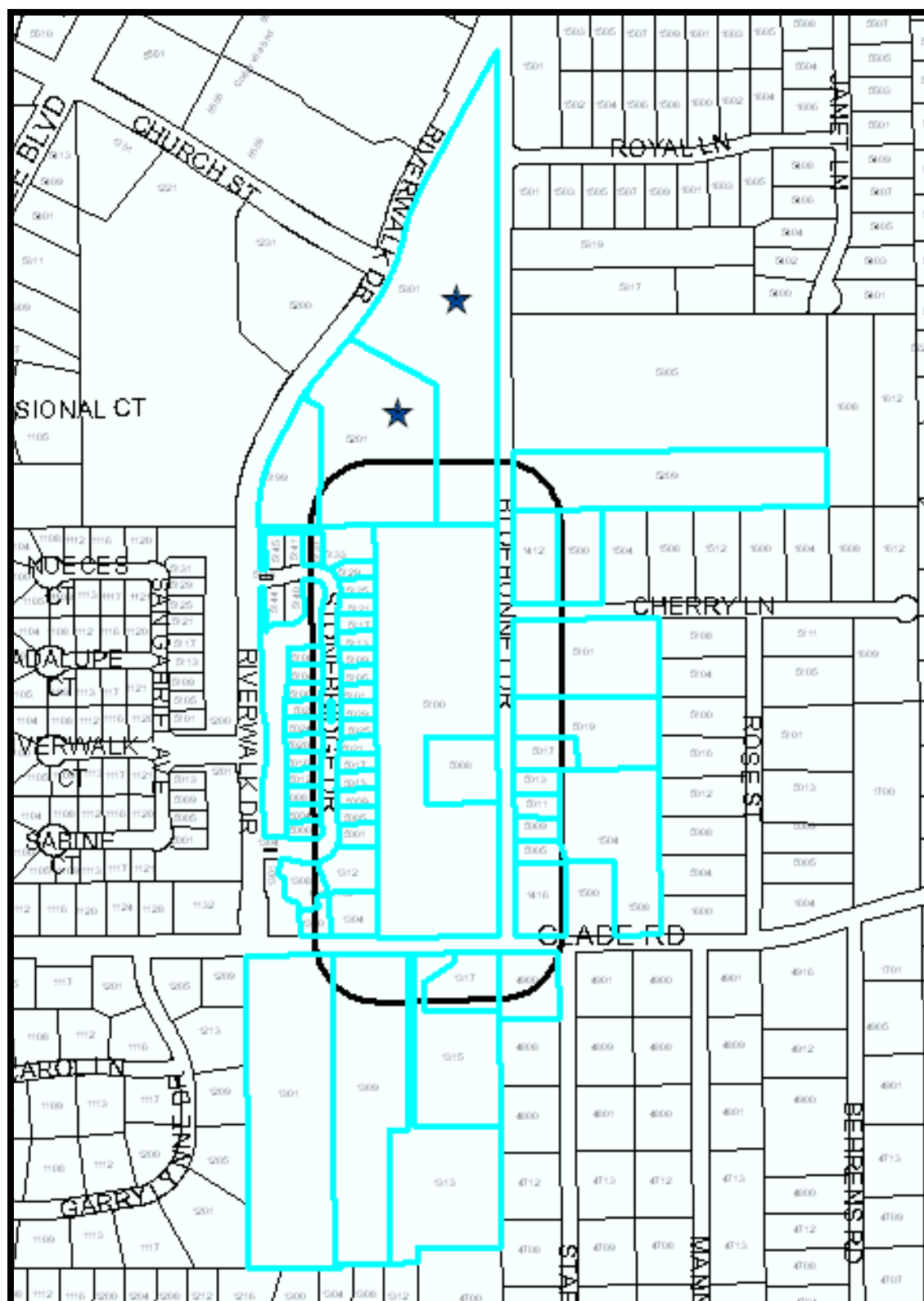
Notification List

OWNER NAME	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	SITUS ADDRESS
The Bridges @ Riverwalk Hoa	PO Box 1183	Bedford	TX	76095	005026 Stonebridge Dr
McPherson, Karen D	5209 Bluebonnet Rd	Colleyville	TX	76034	005209 Blue Bonnet Dr
Davis, Alan T Etux Mary C	1500 Cherry Ln	Colleyville	TX	76034	001500 Cherry Ln
Douglass, George W Jr Etux Ber	1412 Cherry Ln	Colleyville	TX	76034	001412 Cherry Ln
Del Hierro, C & G Bone	5008 Bluebonnet Rd	Colleyville	TX	76034	005100 Blue Bonnet Dr
The Bridges @ Riverwalk Hoa	PO Box 1183	Colleyville	TX	76034	005112 Stonebridge Dr
Maxwell, Leon C Etux Sharron L	5137 Stonebridge Dr	Colleyville	TX	76034	005137 Stonebridge Dr
Fryer, Ava	5129 Stonebridge Dr	Colleyville	TX	76034	005129 Stonebridge Dr
The Bridges @ Riverwalk Hoa	PO Box 1183	Colleyville	TX	76034	001300 Stonebridge Dr
Miesen, Dale L Etux Karen	5121 Stonebridge Dr	Colleyville	TX	76034	005121 Stonebridge Dr
Sage, Reta B	PO Box 1654	Colleyville	TX	76034	005117 Stonebridge Dr
Turner, Ruth	PO Box 145	Colleyville	TX	76034	005101 Blue Bonnet Dr
Coleman, Sally S	5113 Stonebridge Dr	Colleyville	TX	76034	005113 Stonebridge Dr
Bertram, Donna L	5108 Stonebridge Dr	Colleyville	TX	76034	005108 Stonebridge Dr
Black, Donald N	5109 Stonebridge Dr	Colleyville	TX	76034	005109 Stonebridge Dr
Pyland, Peggy	5104 Stonebridge Dr	Colleyville	TX	76034	005104 Stonebridge Dr
Cagle, David G Etux Trava J	5105 Stonebridge Dr	Colleyville	TX	76034	005105 Stonebridge Dr
King, John B Etux Kathleen	5100 Stonebridge Dr	Colleyville	TX	76034	005100 Stonebridge Dr
Birdsell, Frank Etux Carol	5101 Stonebridge Dr	Colleyville	TX	76034	005101 Stonebridge Dr
Callahan, James M Etux Mary R	5019 Bluebonnet Rd	Colleyville	TX	76034	005019 Blue Bonnet Dr
Smith, Jimmie M	PO Box 175	Colleyville	TX	76034	005028 Stonebridge Dr
Roberson, Pauline T	5029 Stonebridge Dr	Colleyville	TX	76034	005029 Stonebridge Dr
Hatton, Sam	5024 Stonebridge Dr	Colleyville	TX	76034	005024 Stonebridge Dr
Winters, Steven Etux Joy	5025 Stonebridge Dr	Colleyville	TX	76034	005025 Stonebridge Dr
Quinn, Zora Z Etvir Matthew J	5020 Stonebridge Dr	Colleyville	TX	76034	005020 Stonebridge Dr
Marshall, Jesse T Etux Pamela	5021 Stonebridge Dr	Colleyville	TX	76034	005021 Stonebridge Dr
Gardner, David W	5017 Bluebonnet Rd	Colleyville	TX	76034	005017 Blue Bonnet Dr
Delhierro, Arnold Etux Charlot	PO Box 711	Colleyville	TX	76034	005008 Blue Bonnet Dr
Caldwell, Alan W Etux Ruth	5016 Stonebridge Dr	Colleyville	TX	76034	005016 Stonebridge Dr
Fagg, Gary T & Constance D	5017 Stonebridge Dr	Colleyville	TX	76034	005017 Stonebridge Dr
Babin, Christopher Etux Elizab	1504 Glade Rd	Colleyville	TX	76034	001504 Glade Rd
Bui, Kevin	5012 Stonebridge Dr	Colleyville	TX	76034	005012 Stonebridge Dr
Gardner, Jackie & David	5013 Bluebonnet Rd	Colleyville	TX	76034	005013 Blue Bonnet Dr
2002 Hennessey Revocable Tr	5013 Stonebridge Dr	Colleyville	TX	76034	005013 Stonebridge Dr
Campanella, Donald M Etux Lind	5008 Stonebridge Dr	Colleyville	TX	76034	005008 Stonebridge Dr
Roland, Joyce Ann	5004 Stonebridge Dr	Colleyville	TX	76034	005004 Stonebridge Dr
Free, Debra J	5005 Stonebridge Dr	Colleyville	TX	76034	005005 Stonebridge Dr
Berry, Mary Judith	5000 Stonebridge Dr	Colleyville	TX	76034	005000 Stonebridge Dr
Panzer, V F III Etux Ellen J	5001 Stonebridge Dr	Colleyville	TX	76034	005001 Stonebridge Dr
Chelind Llc	1312 Glade Rd	Colleyville	TX	76034	001312 Glade Rd
Hsv Retreat Llc	5132 Post Oak Trl	Colleyville	TX	76034	001308 Glade Rd
Idol Investments Llc	4900 Jim Mitchell Trl W	Colleyville	TX	76034	001304 Glade Rd
Arcland Investments Llc	1300 Glade Rd	Colleyville	TX	76034	001300 Glade Rd
Winsworth, Lloyd A	4900 Stafford Dr	Colleyville	TX	76034	004900 Stafford Dr
Hickson, Heather J	1315 Glade Rd	Colleyville	TX	76034	001317 Glade Rd
Hickson, Steven A Etux Connie	1315 Glade Rd	Colleyville	TX	76034	001315 Glade Rd
Lansford, Chas W Jr Etux Stacy	1313 Glade Rd	Colleyville	TX	76034	001313 Glade Rd
Hubbard, Robert Gene	PO Box 494	Colleyville	TX	76034	001309 Glade Rd
Meldale Llc	8235 Douglas Ave Ste 950	Dallas	TX	75225	005199 Riverwalk Dr
Robert Salter Family Lp	209 W 2Nd St # 377	Fort Worth	TX	76102	005011 Blue Bonnet Dr
Robert Salter Family Lp	209 W 2Nd St # 377	Fort Worth	TX	76102	005005 Blue Bonnet Dr
Rp25 Development Lp	5216 Reims Ct.	Colleyville	TX	76034	001301 Glade Rd
Bonnie Stanfield Trust	1001 Tucker St	Mc Kinney	TX	75069	005009 Blue Bonnet Dr

Palmieri, Joseph Etux Charlene	2202 Riva Row Apt 4408	The Woodlands	TX	77380	005125 Stonebridge Dr
Current Owner	5009 Stonebridge Dr.	Colleyville	TX	76034	005009 Stonebridge Dr
Paul Spain, applicant	395 W. SH114, Ste. 300	Southlake	TX	76092	applicant

Public hearing notices were mailed on
Wed. Nov. 7, 2012 by Amy Shelley

Buffer Map



Letters of Opposition

Sent: Wednesday, November 14, 2012 2:14 PM
To: Amy Shelley
Subject: property zoning change 5008 & 5100 Bluebonnet Dr

Amy,

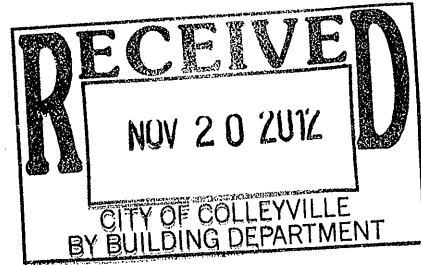
I am writing to express my concerns about the zoning change on Bluebonnet Dr in Colleyville. In September I purchased the home at 5005 Stonebridge Dr, Colleyville that backs up to the proposed new development(not knowing about the zoning change).. I am very upset and would have never purchased the property knowing this.

I am concerned about the drainage in case of heavy rain. The Bluebonnet property is a steep property and if developed could cause a drainage problem for all of the homes on Stonebridge Dr. I want to know what will be done and how it will be done to avoid problems.

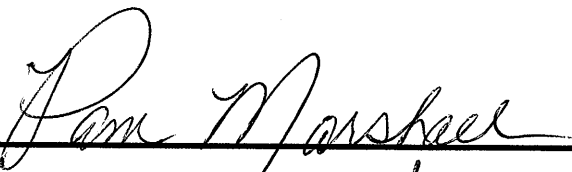
I am also very concerned that a 2 story home would be built overlooking my backyard and home. I bought the home based on the privacy, nature, and open field in backyard.

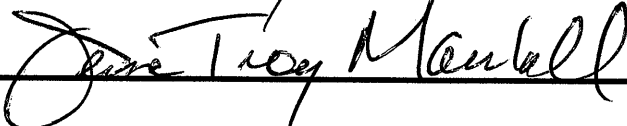
Again, I am very concerned and would have never purchased home having known this.

Debbie Free



We, Pam and Troy Marshall, owners of property at 5021 Stonebridge Drive in The Bridges of Riverwalk, hereby submit our protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.





Signed this day, November 20, 2012

FRANK and CAROL BIRDSELL
5101 STONEBRIDGE DRIVE
COLLEYVILLE, TEXAS 76034

20 November 2012

COLLEYVILLE ZONING COMMISSION
COLLEYVILLE ENGINEER
COLLEYVILLE CITY COUNCIL

REGARDING ZONING CHANGE LOTS 1, 3, 3E and 3F of BONE
ADDITION 3053 in COLLEYVILLE, TEXAS

I, FRANK BIRDSELL, owner of property at 5101 Stonebridge Drive, Colleyville, Texas, hereby submit my protest against approval of any proposal for zoning change and /or of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville, Texas (on Bluebonnet) UNTIL a comprehensive remedy for westward storm/water runoff from Bluebonnet, through the aforementioned property(ies) to Riverwalk Drive has been FULLY implemented and has passed INDEPENDENT engineering/drainage TESTING.

Respectfully submitted 20 November 2012.



FRANK BIRDSELL



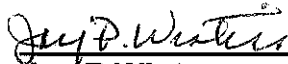
CAROL BIRDSELL

Protest Regarding Development of Property on Bluebonnet Drive

We, Steven H Winters and Joy P Winters, owners of property at 5025 Stonebridge Dr, Colleyville TX hereby submit our protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.



Steven H Winters



Joy P Winters

November 21, 2012

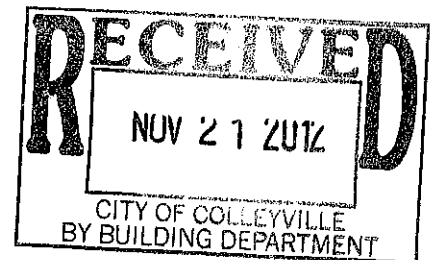
City of Colleyville

Planning and Zoning

Colleyville, Texas 76034

"I, Trava Jane Cagle, owner of property at 5105 Stonebridge Drive, Colleyville, Texas, hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing."


Trava Jane Cagle



November 20, 2012

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

I, SALLY S. COLEMAN, owner of property at

5113 Stonebridge Drive hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

Sincerely,

A handwritten signature in cursive script, appearing to read "Sally S. Coleman", written in black ink.

November 20, 2012

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

I, Reta B. Sage, owner of property at
5117 Stonebridge Dr. hereby submit my protest against
approval of any proposal for zoning change and/or development
of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas
until a comprehensive remedy for westward storm runoff from
Bluebonnet Drive to Riverwalk Drive has been fully implemented
and has passed independent drainage testing.

Sincerely,

Reta B. Sage

November 20, 2012

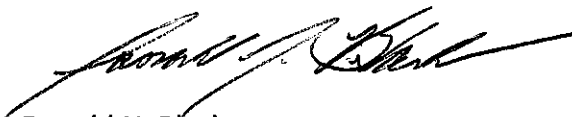
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Zoning Case #: ZC12-025
Applicant: Paul Spain
Location: 5008 & 5100 Bluebonnet Drive

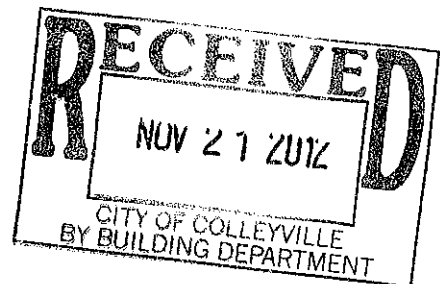
To Whom it May Concern:

I, Donald N. Black, owner of the property at 5109 Stonebridge Dr, Colleyville, TX 76034, hereby submit my protest against approval of any proposed zoning change and/or development of the above referenced property on Bluebonnet Dr. until there can be a full independent study of the proposed density and subsequent impact on drainage issues into the Bridges of Riverwalk development to the west. A comprehensive stormwater runoff plan has to be implemented, tested and passed by independent engineers prior to allowing the Applicant to proceed.

Respectfully,



Donald N. Black
5109 Stonebridge Dr.
Colleyville, Tx. 76034
817-300-0132



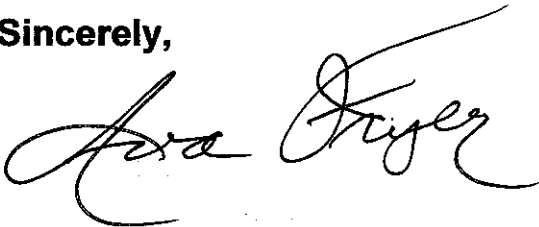
November 20, 2012

**Ava Fryer
5129 Stonebridge Drive
Colleyville, TX 76034**

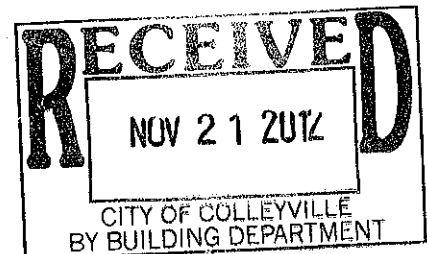
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

I, Ava Fryer, owner of property at address stated above hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

Sincerely,

A handwritten signature in black ink, appearing to read "Ava Fryer", with a long, sweeping horizontal line extending from the end of the name.

Ava Fryer



Protest: Proposed development of delHierro-Bone property

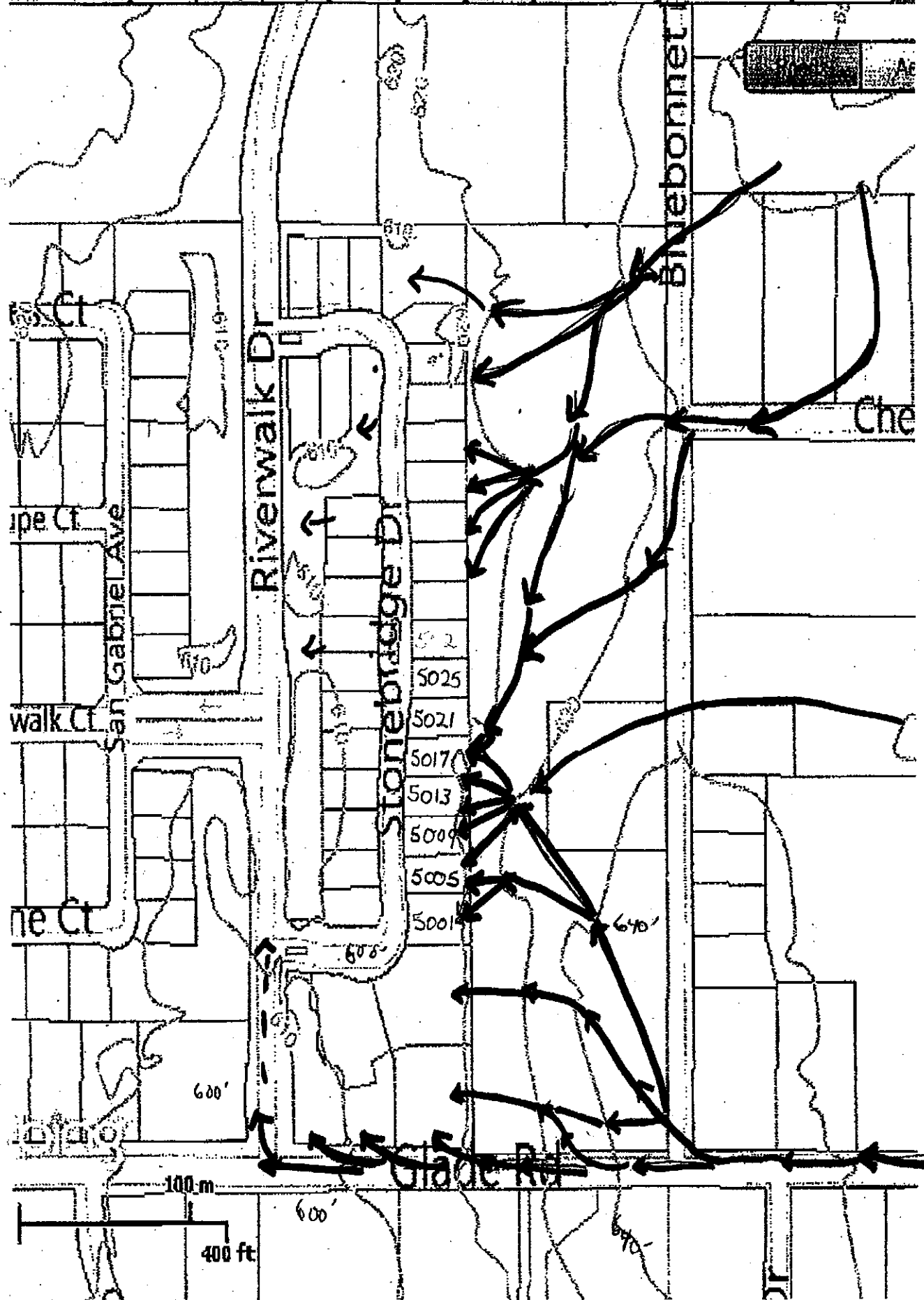
*Kathleen Hennessey
5013 Stonebridge Drive
(817) 893-0055*

Aerial view of affected properties



STORMWATER RUNOFF PATHS: GLADE RD/BUEBONNET/RIVERWALK

Query Map Clear Map PrintExport Email



Bridges of Riverwalk Homeowners' grounds for protest against development of delHierro-Bone property

- Flooding
- Silt
- Dust
- Noise
- Privacy
- Traffic

Flooding

- Drainage problems
- Cost of drainage problems to homeowners
- Causes of drainage problems
- Current remedies
- BoR homeowners' protest

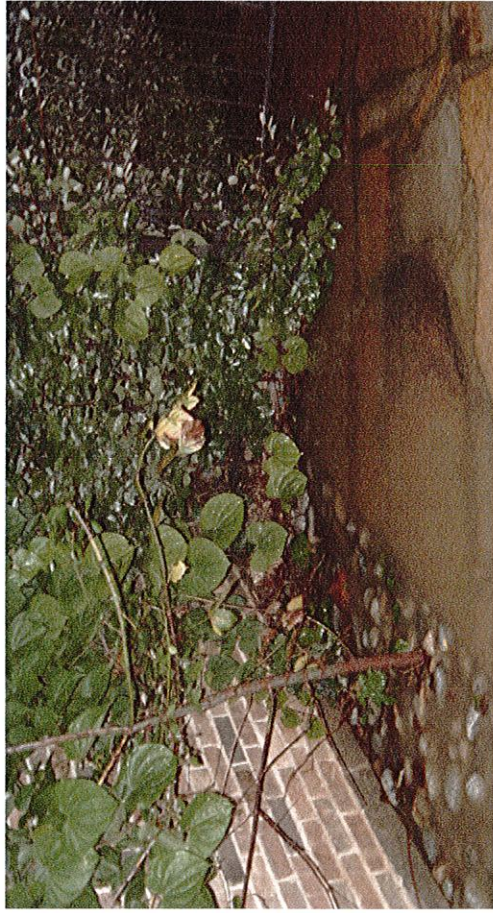
Cause for serious concern

- City of Colleyville signed off on Bridges at Riverwalk without the prescribed drainage trench to the culvert.
- Average cost of drainage remediation for east Stonebridge Drive property owners: \$10,000 per lot x 16 lots = \$160,000 estimated minimum to date.

One of holes dug by City of Colleyville Public Works specifically to drain runoff from delHierro property into 5001/5005 Stonebridge yards



Flooding, silting



5137 Stonebridge Dr. Collegeville Cambridge Homes

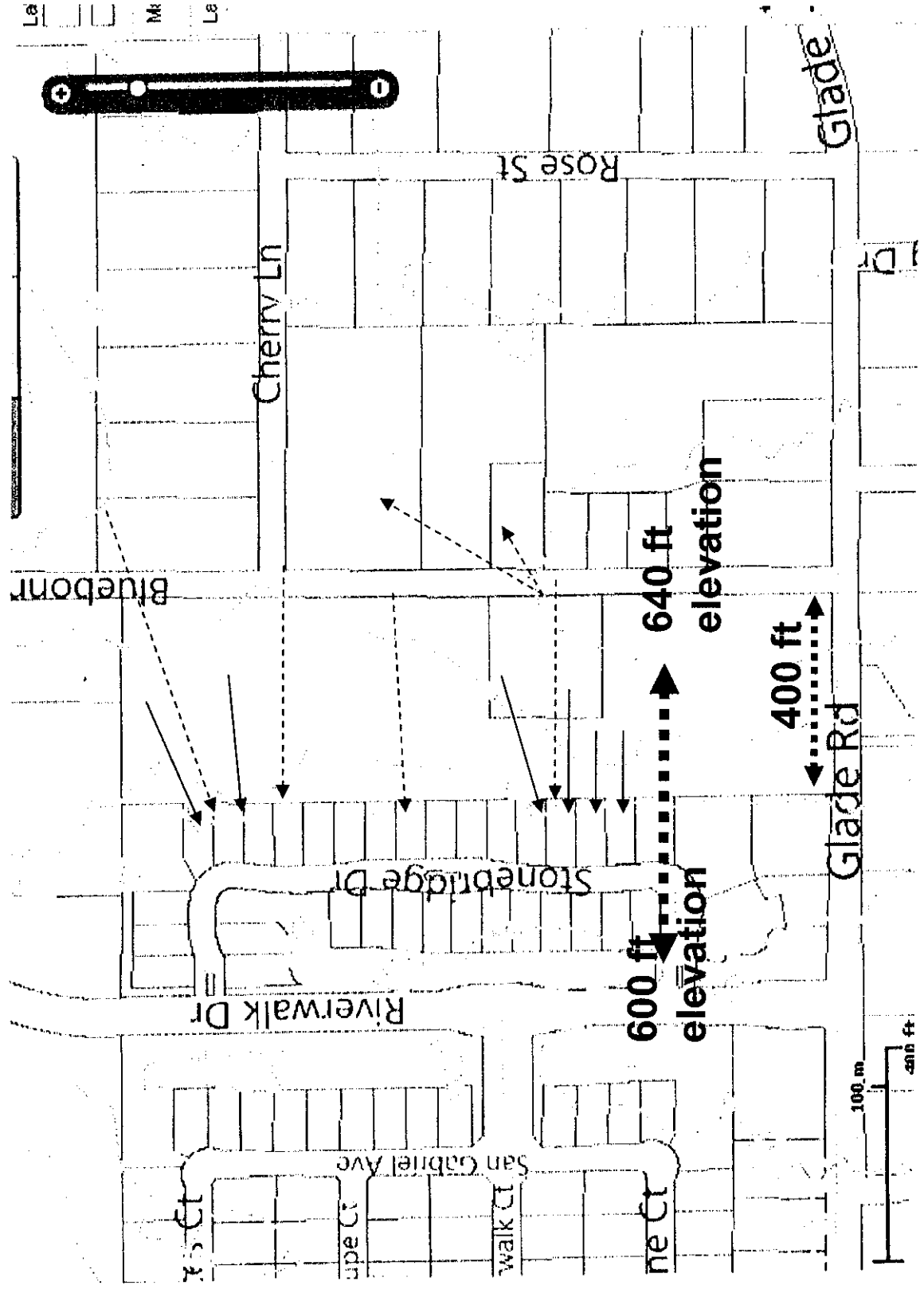


Causes of drainage problems

- No drain ditch on Bluebonnet Drive
- No drain ditch to culvert on west side of delHierro-Bone property (City of Colleyville dug holes to drain into Stonebridge properties)
- 10% slope from Bluebonnet to Stonebridge (640 to 600 ft slope in < 400ft): requires terracing and multiple ditches/berms



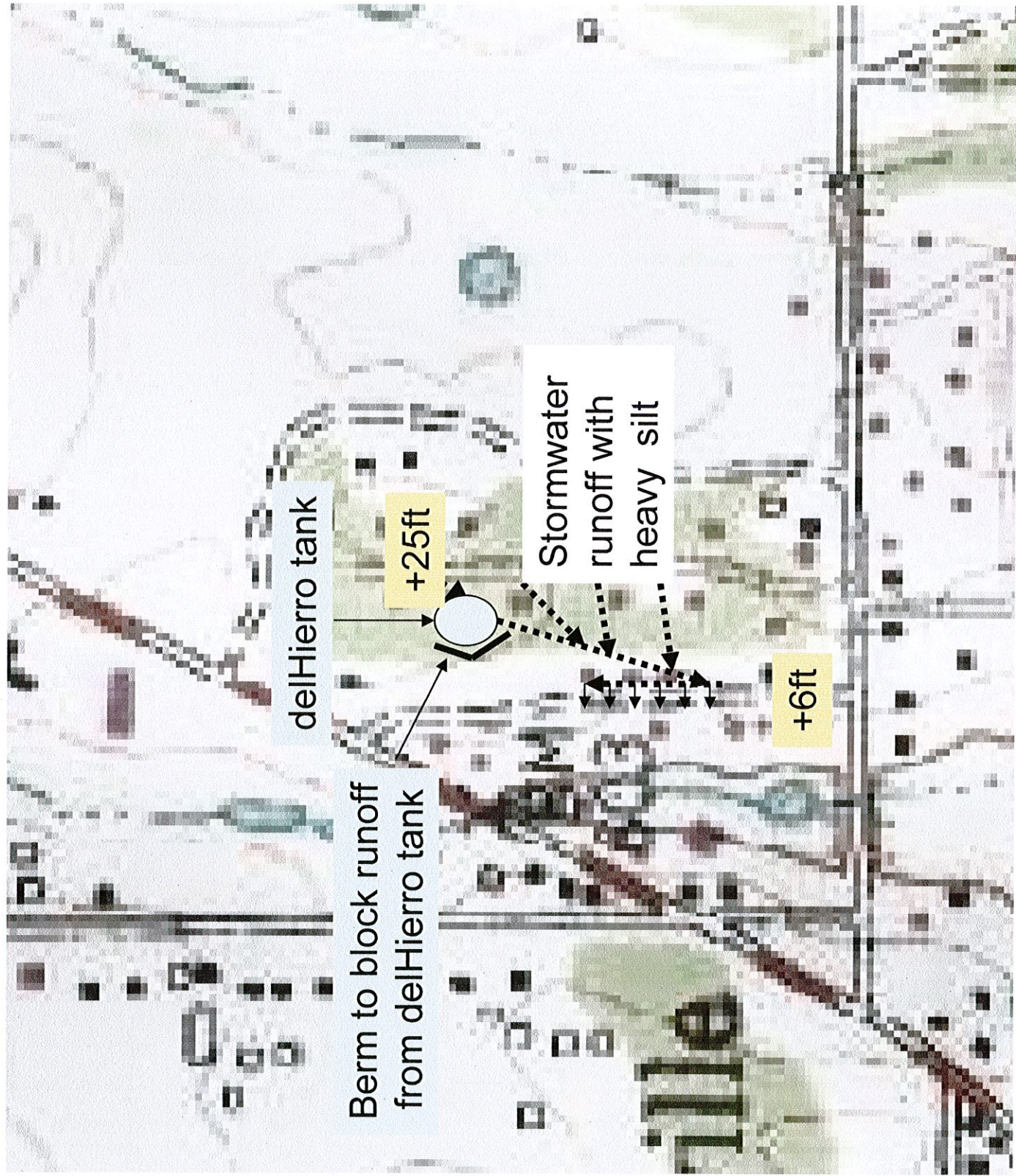
10% slope BlueBonnet to Stonebridge Drive:
Water flows from 640 ft to 600ft in <400 ft.



Northward slope between 5001 and 5021 Stonebridge

- View of east wall of Stonebridge Drive (culvert is just south of 5001)



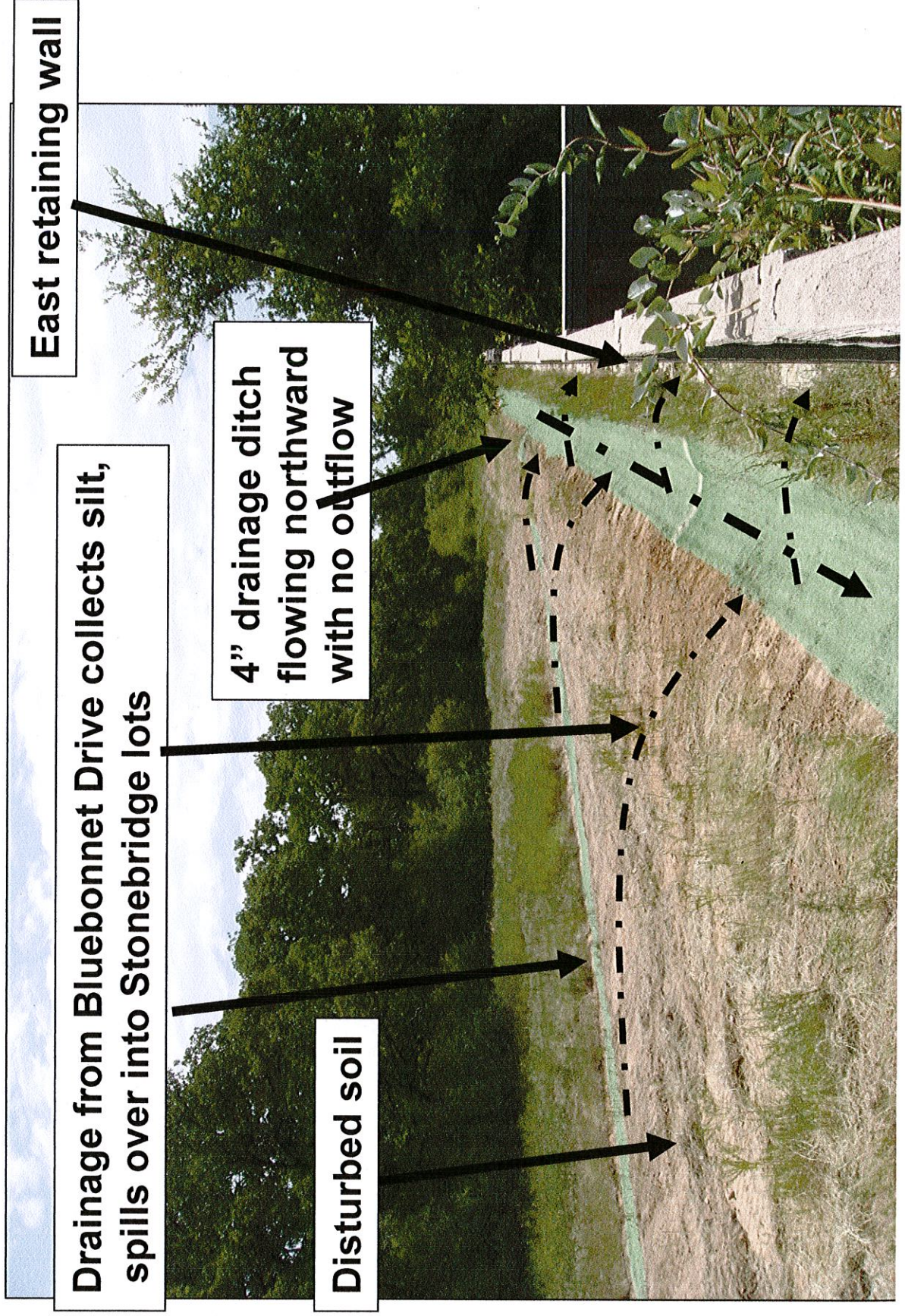


Area runoff from 640 ft ->600 ft at Stonebridge Drive

As in 2007. disturbed soil washes as silt into
back yards and public storm drain system



Silt from disturbed soil flows directly into Stonebridge residents' yards



Drainage currently flows south to north along
BoR retaining wall; silt flows into back yards



Recommended drainage for $>9\%$ slope:
example—trench 6 ft wide, 3 ft deep



Legal issues presented by drainage problems from construction site on delHierro-Bone property

- **Liability issues:**
 - BoR properties with drainage problems can be unsellable and ininsurable
 - Storm runoff, silt damage to BoR properties
- **Code enforcement issues:**
 - Violation of City Code and Texas Code (runoff from one property to another)
 - Violation of Texas Code (silt-laden runoff into storm drainage system)
- **Potential for legal action:**
 - BoR property owners can obtain injunctions to prevent runoff from one property onto another property; lawsuits vs delHierro owners, each other, insurers.
 - delHierro-Bone owners, City of Colleyville, and BoRHOA (if Board agrees to inadequate drainage plan) can be held liable for damages to HOA owners' property; more lawsuits.

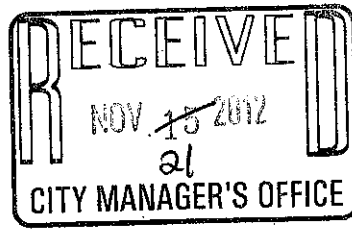
Proposed BoR requirements prior to commencement of construction

Before construction can start:

- Construction of 6' wide, 3' (north end)-4' (south end) deep rubble-filled isolation trench at west edge of delHiero property and at every 10 elevation change to Bluebonnet Road.
- Connection of trenches at south end to culverts on city storm drainage system
- Agreement with BoR board on project review and complaint management, follow-up and penalty procedures
- Independent mediator:
 - Establish and enforce damage control procedures
 - Hold at least \$250,000 in escrow to cover damages

Ongoing responsibility of City of Colleyville (who signed off on Bridges of Riverwalk development without required east drainage system) during ENTIRE project:

- Ensure maintenance of trenches during construction
- Ensure continued stabilization of disturbed soil to prevent rainwater and silt runoff (not just black plastic perimeter barriers)
- Report to BoR board every week on drainage, noise, dust, other issues



We, Zora and Matthew Quinn, owners of property at 5020 Stonebridge Drive in The Bridges of Riverwalk, hereby submit our protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.





Signed this day, November 21, 2012

November 26, 2012

From:

**Kevin Bui
5012 Stonebridge Drive
Colleyville, TX 76034
817.781.4615**

To:

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

I, Kevin Bui owner of property at 5012 Stonebridge Drive Colleyville, Texas 76034 hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

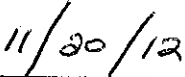
Handwritten signature of Kevin Bui in black ink.

Kevin Bui

I, Pamela B. Harms, owner of property at 5009 Stonebridge Drive, Colleyville, Texas, hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.



Pamela B. Harms



Date:

11/12

I, Linda Campanella owner of property at 5008 Stonebridge Dr. hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E and 3F of Bone Addition 3053 in Colleyville, Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverchase Drive has been fully implemented and ^{has} passed independent drainage testing.

May the God of hope fill you with all joy and peace as you trust in him. - Romans 15:13

11/29/2012

• • •

Sam Hatton
5024 Stonebridge Dr.
Colleyville, TX 76034

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

Gentlemen

As the owner of the property at 5024 Stonebrige Dr., I hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3 3E, and 3F of Bone Addition 3053 in Colleyville Texas until city infrastructure is added to both support a significant increase in population usage as well as a comprehensive remedy for westward drainage (runoff) from Bluebonnet Drive to Riverwalk Drive. This will require effort by both the City of Colleyville to address traffic flow, storm drainage, etc as well as a development plan that deals with development specific issues.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sam Hatton', with a stylized flourish at the end.

Sam Hatton
5024 Stonebridge Dr.

Amy Shelley
Community Development Department
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Reference: Protest zoning change and development of Lots 1, 3, 3E, and 3F fo Bone
addition 3053 In Colleyville

I am the proterty of of 5125 Stonebridge Drive, Colleyville, Texas and submit my
protest against approval of this development until a complete and comprehensive
remedy of westward storm runoff from Bluebonnet Drive to Riverwalk Drive has
been fully completed and has independent drainage study and testing. We have
spent considerable funds to install proper drainage as part of our landscaping in the
west side of our property and I am very concerned that the pond behind my
property as well as the slope of the land will be compromised with the new
development. Thank you.

Joe Palmieri 11/24/12
Joe and Charlene Palmieri
281-808-9052

5125 Stonebridge Drive
Colleyville, Texas 76034

Mailing address as we also reside part time in the Woodlands, Texas

CHELIND LLC
1312 Glade Road
Colleyville, Texas 76034
(817) 788-3008

November 30, 2012

Community Development Department
100 Main Street
Colleyville, Texas

Dear Sir or Madam:

I, Ashley L. Hansen (on behalf of CHELIND LLC), owner of property at 1312 Glade Road, Colleyville, Texas, hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E and 3F of Bone Addition 3083 in Colleyville, Texas until a comprehensive remedy of westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

A handwritten signature in black ink, reading "Ashley L. Hansen" with a long horizontal flourish extending to the right.

Ashley L. Hansen

Protest re Proposed Development Plan for delHierro-Bone property

David + David
"I, *David + David*, owner of property at *5013 Bluebonnet*, Colleyville, Texas, which is within the "affected area", hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E and 3F of Bone Addition 3083 in Colleyville Texas until comprehensive remedies of westward storm runoff from Bluebonnet Drive to Riverwalk Drive have been fully implemented and have passed independent drainage testing. I also object to any development of higher density than 1.25 residences per acre as established for Neighborhood Three because of impact on other infrastructure issues such as schools, roadways, and other facilities.

Protest re Proposed Development Plan for delHierro-Bone property

David + Jackie
"I, ~~SARAH~~, owner of property at 5017 Bluebonnet, Colleyville, Texas, which is within the "affected area", hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E and 3F of Bone Addition 3083 in Colleyville Texas until comprehensive remedies of westward storm runoff from Bluebonnet Drive to Riverwalk Drive have been fully implemented and have passed independent drainage testing. I also object to any development of higher density than 1.25 residences per acre as established for Neighborhood Three because of impact on other infrastructure issues such as schools, roadways, and other facilities.

November 20, 2012

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

Wet, Dale & Karen Miesen, owner of property at

5121 Stonebridge Dr hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

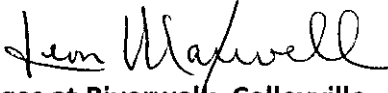
Sincerely,

Dale Miesen

Sol Miesen

owner of 5121 Stonebridge Dr

TO: City of Colleyville
Community Development Department

FR: Leon and Sharron Maxwell  
5137 Stonebridge Drive, Bridges at Riverwalk, Colleyville

RE: ZC12-025

5 December 2012

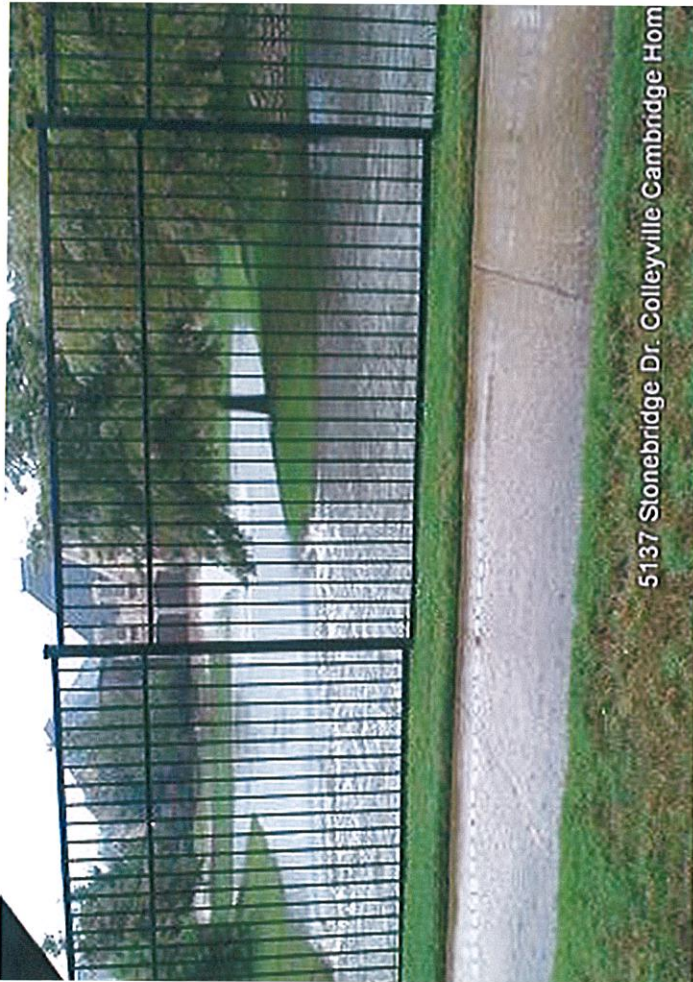
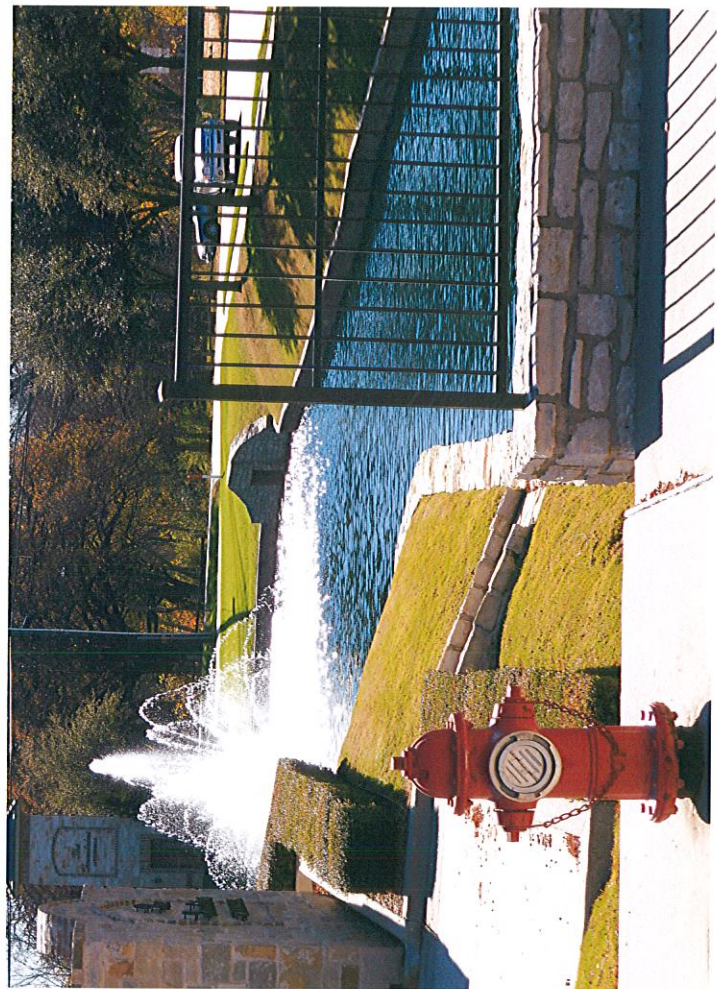
We oppose the referenced ZC12-025 rezoning request:

1. Rezoning and density construction on that property is premature!
2. Any rezoning and construction should be contingent on a "funded" construction plan to eliminate the storm drainage choke point at the Riverwalk/Glade intersection. Attachment 1 shows "normal" and "flood" pictures of major flooding at that intersection.
 - a. Note, the dam on the Bridges at Riverwalk canal system was overtopped. The picture looks east from Riverwalk onto Stonebridge.
 - b. Note, the culvert at the Riverwalk/Glade intersection is incapable of handling a heavy storm runoff, resulting in inundation of both sides of Riverwalk (up to the fence lines) and onto Riverwalk itself. The picture looks south from Stonebridge towards the Riverwalk/Glade intersection and the flood plain beginning south of Glade.
3. If current storm drainage canals and storm sewers are inadequate, how can they be expected to handle additional storm runoff from the ZC12-025 hardscape plan, presumably draining into Bridges at Riverwalk ponds and canals?
4. We also oppose ZC12-025 if development infrastructure does not verifiably eliminate the current overtopping and seepage of the masonry wall forming the east boundary of the Bridges at Riverwalk.

Thank you for your consideration.

Cc: Sam Hatton, President, BAR HOA

Attachment 1: 4 pictures



5137 Stonebridge Dr. Colleyville Cambridge Hom



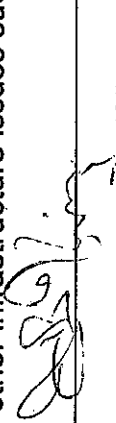
5137 Stonebridge Dr. Colleyville Cambridge Homes

Protest re Proposed Development Plan for delHiero-Bone property

Bruce King

de

"I,, owner of property at 5100 ~~St. Francis~~ Colleyville, Texas, which is within the "affected area", hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E and 3F of Bone Addition 3083 in Colleyville Texas until comprehensive remedies of westward storm runoff from Bluebonnet Drive to Riverwalk Drive have been fully implemented and have passed independent drainage testing. I also object to any development of higher density than 1.25 residences per acre as established for Neighborhood Three because of impact on other infrastructure issues such as schools, roadways, and other facilities.



Attention: City of Colleyville

Homeowner Petition:

"I, (Bryan & Judy Berry) owner of property at (5000 Stonebridge Drive) hereby submit our protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing."

REMARKS

As the owner of 1st Home Realty and a Custom Home Builder I will be concerned in the future that I add to the protest now or at appointed time against the Developer and potential Home Builders in regards to the following.

My concern first is that this is not the BEST USE of this property. Once all the drainage issues are resolved the way it is now is mentioned below. However see the BEST USE as my MAIN Protest after all I addressed first is for the homeowners in Bridges of Riverwalk.

- **Final Plat Map -** The number of properties that will best to support the platted map. At this time I have heard between 50 and 60 homes and believe that is an extreme amount for this development with all the issues that have to be resolved.
- **Price Point to Square Footage -** The "Product Mix" of Homes should be comparable to the product mix of "Bridges of Riverwalk". For example, the product mix should NOT be comparable to "Riverwalk" across the street is an "8 to 9 Roof Pitch" and be more to "10 to 12" that Polo Homes and Cambridge built compared to the D.R. Horton product mix.

The pricing point of Homes should compete with "Bridges of Riverwalk" to protect the values of our community. Since we are the neighborhood that backs to the property, the Appraisal Value for this new community should bear the similar characteristics to again protect the construction value of "Best Use".

- Privacy with proper Floor Plans - All properties built on the west side of the new community that backs to the east side properties of Bridges of Riverwalk should be blocked by the developer of any two story dwellings that will affect the neighbors of Bridges of Riverwalk. Example: All two stories CAN'T have windows on the second story that have a direct look onto any property of Bridges of Riverwalk. Example: Notice that the Cambridge Homes compared to the D.R. Horton Homes which is why the Higher Pitch Roofs are more favorable to blend in with the Bridges of Riverwalk.

BEST USE

The property location is going to have issues for anybody that is going to build on a one way IN-OUT community. We all know that Bluebonnet is considered more of a private street than a main road such as Glade Rd or Riverwalk.

With the number of 50 homes proposed for the development will increase the traffic flow 24/7 of over 125 vehicles going down Bluebonnet creating more problems for those that stop at the three way stop sign. I can tell you this is a major issue to find 50 homeowners who will want to pass by a police parking lot.

The wear of the asphalt especially during construction of at least 2 and probably more like 4 years of construction trucks will create more problems for the city and future tax increases. Again this is a major issue for those that want to visit the Specs or Models is how torn up the Bluebonnet road will become.

The noise level for all around will be unbearable for those 2 to 6 years will increase giving less privacy to us all.

The subdivision and streets will have a STIGMA of the Police Department Parking Lot and an 8 Foot Brick Wall may not be enough as the entire development may somewhere have access to the views of the parking lot. High Landscape Trees are highly recommended.

HERE IS THE SOLUTION

This land was meant for 1 to 6 Mansions built with price ranges of over \$1M. The city now owns the Historical property across the street, yet it looks as bad as it ever has. My point is how you overcome all these issues above to sell to 50 different home buyers.

The Answer you don't. Let the developer showcase the properties in the MLS and contact ALL the multi million dollar builders to offer to be one of builders to the up to 6 properties. Then have the developer move forward with the BEST USE and move on all the issues discuss above.

Then the street stays a nice cut through Country Street that is always been and even though these homes of 1 to 6 will take between 12 to 18 months to complete.

The time frame will probably be 4 to 6 years to complete however the topography will now look more like Monclair Street then some squeeze in 50 or less homes bunch together.

In conclusion my dad who is passed away retired from the Soil Conservation Service who spent most his career with (Water Sheds and Flood Prevention). He would be the first to tell you all as he told me on a prior visit back when Judy and I was the third or fourth homeowner.

In reference: the vacant lots which are across the street known as 5001 and 5005 Stonebridge. The massive erosion and the contour of the drainage will be issues if they ever cut down the trees. He also said that drainage will always be the main issue if the land was to get developed.

This can't be rubber stamped and you the city must protect the interest for all of us in the Bridges of Riverwalk. I have been in homebuilding and real estate for over 26 years and the information I shared above is of great advice to get this done in a manner that all will be happy.

I do not support the Developer in his BEST USE that is before you. I hope you understand that the BEST USE I have proposed is COLLEYVILLE giving again the RICH people a chance to have a property built without any major teardowns that drive the cost per square foot up more than appraisers representing the money lenders will support and creating the issues that await those who build the multi-million dollar properties.

All it takes is one buyer who then can elect to subdivide or leave as one parcel. If that is the developer who owns then it is best to rethink their position. Remember this is Colleyville and we do not need another platted subdivision of mass homes in this defined area that I have share the issues above.

Don't let this be another BAD decision of a Colleyville platted subdivision without seeking out the entire picture of what is BEST USE.

Thanks for your time.

Bryan and Judy Berry
682-738-8182

November 20, 2012

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

I, Donna L Bertram, owner of property at

5108 Stonebridge hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

Sincerely,

Donna L Bertram

December
November 5, 2012

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

I, FAGG FAMILY TRUST, owner of property at
5017 STONEBRIDGE DR hereby submit my protest
against approval of any proposal for zoning change and/or
development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in
Colleyville Texas until a comprehensive remedy for westward
storm runoff from Bluebonnet Drive to Riverwalk Drive has been
fully implemented and has passed independent drainage testing.

Sincerely,

Constance W Fagg, TRUSTEE

November , 2012

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

I, Terry J. Jepsen, owner of property at
5004 STONEBRIDGE DR. hereby submit my protest
against approval of any proposal for zoning change and/or
development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in
Colleyville Texas until a comprehensive remedy for westward
storm runoff from Bluebonnet Drive to Riverwalk Drive has been
fully implemented and has passed independent drainage testing.

Sincerely,

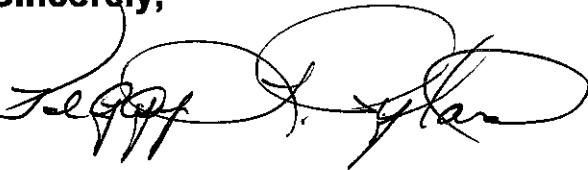
Terry J. Jepsen

November 20, 2012

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

I, Peggy L. Tylan, owner of property at
5107 Stonebridge Dr. hereby submit my protest against
approval of any proposal for zoning change and/or development
of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas
until a comprehensive remedy for westward storm runoff from
Bluebonnet Drive to Riverwalk Drive has been fully implemented
and has passed independent drainage testing.

Sincerely,

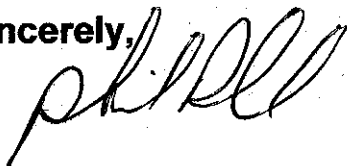
A handwritten signature in black ink, appearing to read "Peggy L. Tylan", is written over a large, loopy circular flourish.

November 20, 2012

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

I, Philip A. Dill, owner of property at
5001 Stonebridge Dr Colleyville TX hereby submit my protest against
approval of any proposal for zoning change and/or development
of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas
until a comprehensive remedy for westward storm runoff from
Bluebonnet Drive to Riverwalk Drive has been fully implemented
and has passed independent drainage testing.

Sincerely,

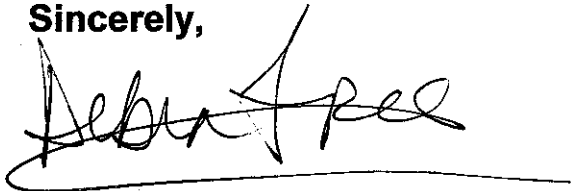


November , 2012

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

I, Debra Tree, owner of property at 5005 Stonebridge Dr hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

Sincerely,

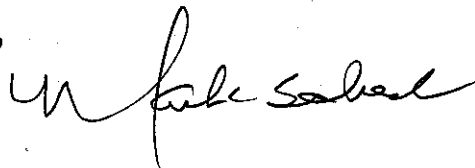
A handwritten signature in cursive script, appearing to read "Debra Tree", is written over a horizontal line.

November 20, 2012

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

I, Mark C Seebeck, owner of property at
5141 Stonebridge Dr 76034 hereby submit my protest against
approval of any proposal for zoning change and/or development
of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas
until a comprehensive remedy for westward storm runoff from
Bluebonnet Drive to Riverwalk Drive has been fully implemented
and has passed independent drainage testing.

Sincerely,



November 20, 2012

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

WE,
X, EMMA G. AND IRWIN PATCH JR, owner of property at

5144 STONEBRIDGE DR., 76034 hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

Sincerely,

*Emma G. Patch
Irwin Patch, Jr*

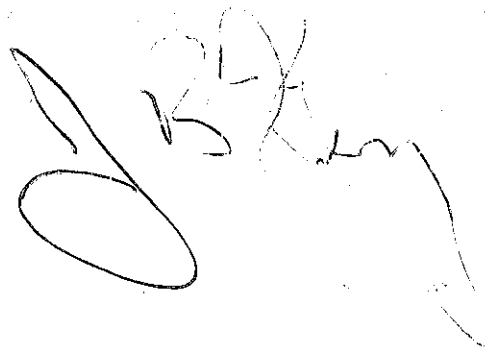
November 20, 2012

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

I, Bruce King, owner of property at

5100 Stonebridge Dr hereby submit my protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Bruce King', is written over a large, faint circular stamp or watermark.

JOSEPH PALMIERI

2202 Riva Row # 4408
The Woodlands, TX 77380
(281) 808-9052

November 28, 2012

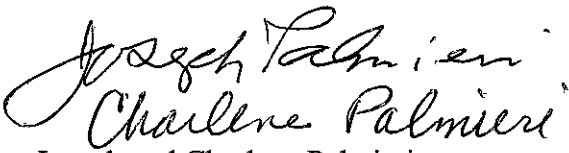
Amy Shelley
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Dear Ms. Shelley:

We, Joseph and Charlene Palmieri, owners of property located at 5125 Stonebridge Drive, Colleyville, Texas 76034, hereby submit our protest against approval of any proposal for zoning change and/or development of lots 1, 3, 3E and 3F of Bone Addition 3053 in Colleyville, TX until a comprehensive remedy for westward storm runoff from Bluebonnet Drive to Riverwalk Drive has been fully implemented and has passed independent drainage testing.

Charlene and I have spent considerable funds to landscape our back yard and are very concerned about the current retention pond of the new development as well as any run off of storm water to our property and our Bridges of Riverwalk residents.

Sincerely,


Joseph and Charlene Palmieri

Please forward any responses to our Houston mailing address below:

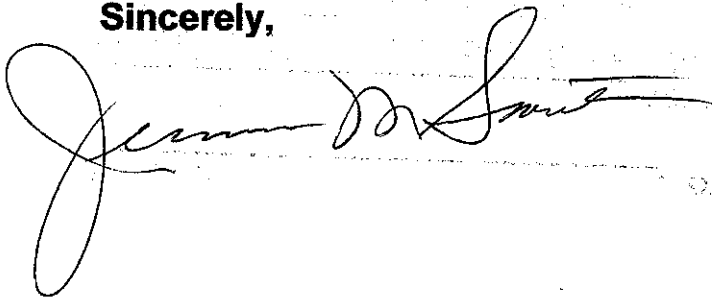
2202 Riva Row Apt. 4408
Woodlands, Texas 77380

November 20, 2012

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

I, Jennifer M. Smith owner of property at
5028 Stonebridge hereby submit my protest against
approval of any proposal for zoning change and/or development
of lots 1, 3, 3E, and 3F of Bone Addition 3053 in Colleyville Texas
until a comprehensive remedy for westward storm runoff from
Bluebonnet Drive to Riverwalk Drive has been fully implemented
and has passed independent drainage testing.

Sincerely,



January 10, 2013

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville TX 76034

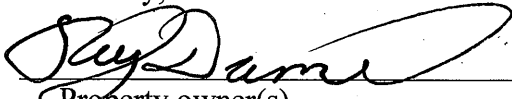
Gentlemen:

Re: P&Z Application No. ZC12-025
Proposed delHiero-Bone Property Development

This is to register my objection to granting permission for the above development, on the following grounds:

1. X Properties on Bluebonnet Drive have not been classified as transitional. Therefore the City of Colleyville's density restrictions of 1.8 residences per acre should apply. The current R-20 density should be retained for the site.
2. _____ Traffic congestion on Bluebonnet Drive would be increased by an estimated 200 additional automobile trips at minimum. Pressure on the already-stretched roadway at Glade Road would greatly increase congestion and would interfere with school bus schedules for the neighborhood.
3. _____ The developer's drainage and retaining wall proposals focus on transferring stormwater problems and risk of structural and system failure onto the Bridges of Riverwalk. The site should be so constructed as to make it necessary for owners of properties in the proposed development to assume the majority of risk and responsibility for its features.
4. _____ Although the City of Colleyville's runoff coefficient is shown as 60 for "garden home" sites, there is no control over subsequent paving of these sites. Because of this problem, a runoff coefficient of 80 for "townhome" sites is more realistic and should be adopted. Property owners in the City of Keller report major drainage problems from developments with approved drainage designs.
5. _____

Yours truly,



Property owner(s)



1600 Cherry Ln,

Address of property(ies) in Colleyville

January 10, 2013

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville TX 76034

Gentlemen:

Re: P&Z Application No. ZC12-025
Proposed delHierro-Bone Property Development

This is to register my objection to granting permission for the above development, on the following grounds:

1. Properties on Bluebonnet Drive have not been classified as transitional. Therefore the City of Colleyville's density restrictions of 1.8 residences per acre should apply. The current R-20 density should be retained for the site.
2. Traffic congestion on Bluebonnet Drive would be increased by an estimated 200 additional automobile trips at minimum. Pressure on the already-stretched roadway at Glade Road would greatly increase congestion and would interfere with school bus schedules for the neighborhood.
3. The developer's drainage and retaining wall proposals focus on transferring stormwater problems and risk of structural and system failure onto the Bridges of Riverwalk. The site should be so constructed as to make it necessary for owners of properties in the proposed development to assume the majority of risk and responsibility for its features.
4. Although the City of Colleyville's runoff coefficient is shown as 60 for "garden home" sites, there is no control over subsequent paving of these sites. Because of this problem, a runoff coefficient of 80 for "townhome" sites is more realistic and should be adopted. Property owners in the City of Keller report major drainage problems from developments with approved drainage designs.
5. _____

Yours truly,

Dean Phillips Sara Phillips
Property owner(s)

1604 Cherry Colleyville, Tx.
Address of property(ies) in Colleyville

January 10, 2013

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville TX 76034

Gentlemen:

Re: P&Z Application No. ZC12-025
Proposed delHierro-Bone Property Development

This is to register my objection to granting permission for the above development, on the following grounds:

1. ☒ Properties on Bluebonnet Drive have not been classified as transitional. Therefore the City of Colleyville's density restrictions of 1.8 residences per acre should apply. The current R-20 density should be retained for the site.
2. ☒ Traffic congestion on Bluebonnet Drive would be increased by an estimated 200 additional automobile trips at minimum. Pressure on the already-stretched roadway at Glade Road would greatly increase congestion and would interfere with school bus schedules for the neighborhood.
3. ☒ The developer's drainage and retaining wall proposals focus on transferring stormwater problems and risk of structural and system failure onto the Bridges of Riverwalk. The site should be so constructed as to make it necessary for owners of properties in the proposed development to assume the majority of risk and responsibility for its features.
4. ☒ Although the City of Colleyville's runoff coefficient is shown as 60 for "garden home" sites, there is no control over subsequent paving of these sites. Because of this problem, a runoff coefficient of 80 for "townhome" sites is more realistic and should be adopted. Property owners in the City of Keller report major drainage problems from developments with approved drainage designs.
5. The density of this proposal is like urban sprawl.
Too many home sites, not appealing to surrounding area.

Yours truly,

Nancy Rogers

Property owner(s)

1612 Cherry Ln.

Address of property(ies) in Colleyville

January 20, 2013

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: P&Z Application No. ZC12-025
Proposed delHierro-Bone property Development

Gentlemen:

Carol and I moved to Colleyville in 1998 and lived here for 9 years. We moved to Bedford for a couple of years, but when we thought about retiring we wanted to move back to Colleyville. We based our decision on a number of things, but one of the most important was the feel of the area which includes housing density and traffic.

When we bought our lot on the corner of Rose and Cherry Streets, we noted that it and the other lots around it were R-40, and we were happy to comply. We also looked at surrounding areas which were designated the same or slightly more dense at R-20. It is our understanding that the proposed development at Bluebonnet and Glade is asking for a variance to the current designation, which would allow for a great many more houses to be constructed. This would exacerbate an already difficult traffic situation on Glade and would possibly set a precedent for other developers who might want to do the same.

We ask that you please honor the trust that we and other existing residents placed in you when we made our decisions to move into neighborhoods adjacent to this proposed development. We are not asking for no development but just that you keep Colleyville feeling the way it has for so many years. There are already a multitude of overcrowded neighborhoods in the Metroplex. Please don't turn our neighborhood into one of those.

Respectfully,

A handwritten signature in black ink, appearing to read "Stan Perry Carol Z Perry". The signature is written in a cursive, flowing style.

Stan and Carol Perry
5111 Rose Street
Colleyville, TX 76034

January 20, 2013

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: P&Z Application No. ZC12-025
Proposed delHierro-Bone property Development

Gentlemen:

This letter is to register my objection to granting permission for the above development. Allowing 50+ houses to be constructed in this development will definitely change the look and feel of our neighborhood and will add to a growing traffic problem on Glade and other feeder streets. A traffic problem currently exists near Glade and Bluebonnet which makes turning on/off the feeder streets very difficult during certain hours of the day.

There was a reason that the original planners designated this area as R-20, and we respectfully ask that you maintain that restriction for the benefit of the existing residents and the overall good of this area of Colleyville.

Yours truly,

William Z. Haller

Property Owner

5100 Rose St

Address

Colleyville, TX

January 20, 2013

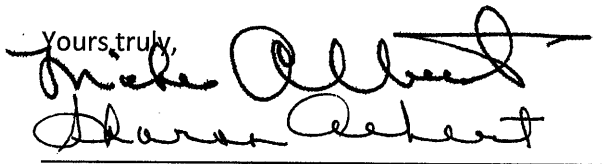
Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: P&Z Application No. ZC12-025
Proposed delHiero-Bone property Development

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There was a reason that the original planners designated this area as R-20, and we respectfully ask that you maintain that restriction for the benefit of the existing residents and the overall good of this area of Colleyville.

Yours truly,


Property Owner

5004 Rose St.
Address Colleyville, TX

January 20, 2013

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: P&Z Application No. ZC12-025
Proposed delHierro-Bone property Development

Gentlemen:

This letter is to register my objection to granting permission for the above development. Allowing 50+ houses to be constructed in this development will definitely change the look and feel of our neighborhood and will add to a growing traffic problem on Glade and other feeder streets. A traffic problem currently exists near Glade and Bluebonnet which makes turning on/off the feeder streets very difficult during certain hours of the day.

There was a reason that the original planners designated this area as R-20, and we respectfully ask that you maintain that restriction for the benefit of the existing residents and the overall good of this area of Colleyville.

Yours truly,



Property Owner

5005 Rose St

Address

Colleyville, TX

January 20, 2013

Planning and Zoning Commission
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: P&Z Application No. ZC12-025
Proposed delHierro-Bone property Development

Gentlemen:

This letter is to register my objection to granting permission for the above development. Allowing 50+ houses to be constructed in this development will definitely change the look and feel of our neighborhood and will add to a growing traffic problem on Glade and other feeder streets. A traffic problem currently exists near Glade and Bluebonnet which makes turning on/off the feeder streets very difficult during certain hours of the day.

There was a reason that the original planners designated this area as R-20, and we respectfully ask that you maintain that restriction for the benefit of the existing residents and the overall good of this area of Colleyville.

Yours truly,

Sharon Herron

Property Owner

5105 Rose Street

Address

Colleyville, TX

Date: 12/10/12 **SPEAKER CARD**

☒ I will speak In Support of this item.

☒ I will speak In Opposition to this item.

I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 4C

Name: SAE HICKSON

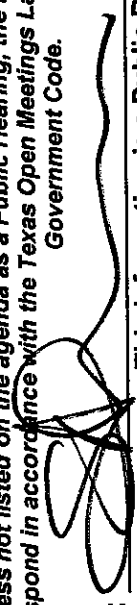
Address: 1315 GLADE RD

City: Colleyville State: TX Zip Code: 76034

Telephone Number: 8173273213 Representing: SELF
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: 

This information is a Public Record.

SPEAKER CARD

Date: 12/10/12

X I will speak In Support of this item.

 I will speak In Opposition to this item.

 I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 4C

Name: Alan & Colleen Davis

Address: 1500 Cherry Lane

City: Colleyville State: TX Zip Code: 76034

Telephone Number: 817-545-9401 Representing: Self
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.



Signed: _____

This information is a Public Record.

Date: 6/10/2016

☒ I will speak In Opposition to this item.

I do not wish to speak, but please record my: ☐support ☐opposition

Name: CAPT PATCH

3144 STOVERIDGE

State: TX Zip Code: 76034

(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Patrick

This information is a Public Record.

SPEAKER CARD

Date: 10 Dec 2012

☒ I will speak In Support of this item.
☒ I will speak In Opposition to this item.
☐ I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 4C

Name: MATT & Zora Quinn

Address: 5020 Stonebridge Dr

City: Coleville State: TX Zip Code: 76034

Telephone Number: 817-889-2700 Representing: SELF
 (organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Matt Quinn

This information is a Public Record.

Date: 12 - 10 - 12

PLEASE PRINT CLEARLY

I will speak In Support of this item.

☒ I will speak In Opposition to this item. ←

~~and~~ I do not wish to speak, but please record my: support ☒ opposition

Agenda Item Number: 4C

Name: DAN WINTERS

Address: 5013 ROSE ST.

City: Coleville State: Zip Code: 76034

Phone: 817-399-0361 Representing:

(Organization/self)

I understand I am limited to speaking for five minutes.

This information is a Public Record

PLEASE PRINT CLEARLY

Date: _____

I will speak **In Support** of this item.

☒ I will speak **In Opposition** to this item.

I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 4-C
Name: Jesse Carr
Address: 1508 CHERRY LANE
City: CU State: TX Zip Code: 76034
Phone: _____ Representing: _____
(Organization/self)

I understand I am limited to speaking for five minutes.

This information is a Public Record

SPEAKER CARD

Date: 12/10/12

I will speak In Support of this item.

☒ I will speak In Opposition to this item.

I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 4C

Name: BRYAN BERRY

Address: 5000 STONEBRIDGE DRIVE

City: COLLEYVILLE State: TX Zip Code: 76034

Telephone Number: 602-732-8182 Representing: THE BRIDGES OF DUELLWALK
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Bryan Berry

This information is a Public Record.

Date: 12-10-1982 **PLEASE PRINT CLEARLY**

 I will speak **In Support** of this item.

X I will speak **In Opposition** to this item.

 I do not wish to speak, but please record my: support opposition

Agenda Item Number: 4C

Name: Jimmy Callahan

Address: 5019 S. WOODBURY

City: Colleyville **State:** TX **Zip Code:** 76034

Phone: 817-577-9992 **Representing:** SEA

(Organization/self)

I understand I am limited to speaking for five minutes.

This information is a Public Record

PLEASE PRINT CLEARLY

Date: 12/10/12

I will speak **In Support** of this item.

1 I will speak **In Opposition** to this item.

I do not wish to speak, but please record my: support **opposition**

Agenda Item Number: 4-2

Name: David Gardner

Address: 5017 Bluebonnet

City: CU

State: TX

Zip Code: 76034

Phone: 817-483-0773

Representing: Self

(Organization/self)

I understand I am limited to speaking for five minutes.

This information is a Public Record

Date: 12-10-12

SPEAKER CARD

 I will speak In Support of this item.

 I will speak In Opposition to this item.

 I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 4c

Name: Lisa Penney

Address: 4712 Behrens Rd

City: Colleyville State: TX Zip Code: 76034

Telephone Number: (817) 209-4873 Representing: self
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Lisa Amelia Penney

This information is a Public Record.

SPEAKER CARD

Date: 12-10-12

 I will speak In Support of this item.

 X I will speak In Opposition to this item.

 I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 4C

Name: MARK SEEbeck

Address: 5141 Stonebridge

City: State: Zip Code: 76034

Telephone Number: 817-907-7373 Representing: Self
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Mark Seebeck

This information is a Public Record.

Date: 2/2/12

1

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76034

Representing:

(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

K. Hennessy
Government Code

This information is a Public Record.

SPEAKER CARD

Date: 12/10/12

 I will speak In Support of this item.

 I will speak In Opposition to this item.

☒ I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 4C

Name: Debbie Free

Address: 5005 Stonebridge Dr

City: Colleyville State: Tx Zip Code: 76034

Telephone Number: 817-360-4498 Representing:
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Debbie Free

This information is a Public Record.

SPEAKER CARD

Date: 12/10/12

 I will speak In Support of this item.

 I will speak In Opposition to this item.

✓ I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 4C

Name: Pam and Troy Marshall

Address: 5021 Stonebudge Dr.

City: Colleyville State: TX Zip Code: 76034

Telephone Number: 817 281 4000 Representing: Self
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: [Signature] This information is a Public Record.

SPEAKER CARD

Date: 12/10/12

☐ I will speak In Support of this item.

☒ I will speak In Opposition to this item.

☒ I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 42

Name: Sally S. Colman

Address: 5113 Stonebridge Drive

City: Colleyville State: TX Zip Code: 76034

Telephone Number: 817-656-4270 Representing: _____
(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: Sally S. Colman

This information is a Public Record.

SPEAKER CARD

Date: 12-10-12

 I will speak In Support of this item.

 I will speak In Opposition to this item.

X I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 4C

Name: Karen Miesen

Address: 5121 Stonebridge Dr

City: Colleyville State: TX Zip Code: 76034

Telephone Number: 817 881-4321 Representing: The Bridges of
(organization/self) Riverwalk

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: K Miesen

This information is a Public Record.

Date: _____

SPEAKER CARD

_____ I will speak In Support of this item.

_____ I will speak In Opposition to this item.

✓ I do not wish to speak, but please record my: ☐ support ☒ opposition

Agenda Item Number: 402

Name: _____

MARK DAVIDSON

Address: _____

4708 BEARDS RD

City: _____

Collegeville

State: TX

Zip Code: 76034

Telephone Number: 469-417

Representing: _____

(organization/self)

I understand I am limited to speaking for five minutes.

For business not listed on the agenda as a Public Hearing, the Planning and Zoning Commission will not respond in accordance with the Texas Open Meetings Law, Chapter 551 of the Texas Local Government Code.

Signed: _____

Mike

This information is a Public Record.

Letters of Support

Name: Pauline Roherson
Address: 5029 Stonebridge
City, State, Zip: Colleyville, Tx 76034
Phone: 817-485-6991

I (We) am (are) in support of The Preservation on Glade project in Colleyville, TX.

Pauline Roherson
(Signature)

(Signature)

From: Karen McPherson
Sent: Monday, December 10, 2012 9:09 PM
To: Ron Ruthven; Amy Shelley
Subject: Colleyville public hearing notice ZC12-025

Zoning Case number: ZC12-025
Applicant: Paul Spain
Location: 5008 & 5100 Bluebonnet Dr

Request for Zoning: PUD-R Planned unit Development Residential

To whom it may concern:

I apologize for not being able to attend the meeting in person, I am traveling due to my job. I wanted to drop a line in hopes that I could express my support of the rezoning.

I own the property at 5209 Bluebonnet Dr. which has 4.3 acres. I receive phone calls constantly from people looking for a smaller home. Many of these calls come from young couples looking to move into the area for the schools and older residents looking to down size. I have even received several phone calls from people looking to relocate aging parents closer to them. Bluebonnet is the perfect location for a smaller planned home sites.

I have always thought that the location is perfect for the older community. This group of citizens are looking for nice homes that are on zero lot lines. They don't want the responsibility of yard care. It is extremely close to a grocery store, restaurants, the police department, the post office, and more. It is safe for those that don't feel protected by themselves with only seconds from police help. It will bring in a residents that will shop in the city due to the proximity of the shops. But these homes don't have to feel like condos or apartments. I have not seen Mr. Spain's plan; but if the plan focuses on providing a quality home I feel extremely strong that the City will only benefit from the rezoning.

Thank You,
Karen McPherson

SPEAKER CARD

Date: 12/10/12

☒ I will speak In Support of this item.

☒ I will speak In Opposition to this item.

I do not wish to speak, but please record my: ☐ support ☐ opposition

Agenda Item Number: 4C

Name: SAE HICKSON

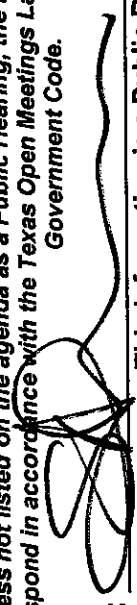
Address: 1315 GLADE RD

City: Colleyville State: TX Zip Code: 76034

Telephone Number: 8173273213 Representing: SELF
(organization/self)

I understand I am limited to speaking for five minutes.

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Signed: 

This information is a Public Record.

Aerial Looking North



Fence/Wall Type Locations



- 55' Wide Lot Front Setbacks are 15' Typical
- 55' Wide Lot Rear Setbacks are 10' Typical
- 55' Wide Lot Side Setbacks can be a center-load 3 Sidedyard or zero lot with 15/10'
- 75' Wide Lot Front Setbacks are 20' Typical
- 75' Wide Lot Rear Setbacks are 20' Typical
- 75' Wide Lot Side Setbacks can be 7.5' or 5'1/10' option as long as 1:5' separation from each house is obtained
- There will be no outside storage onsite
- Open space lots will be maintained by the Homeowners Association (HOA).
- 10' Concrete Trail will be field located to save trees,

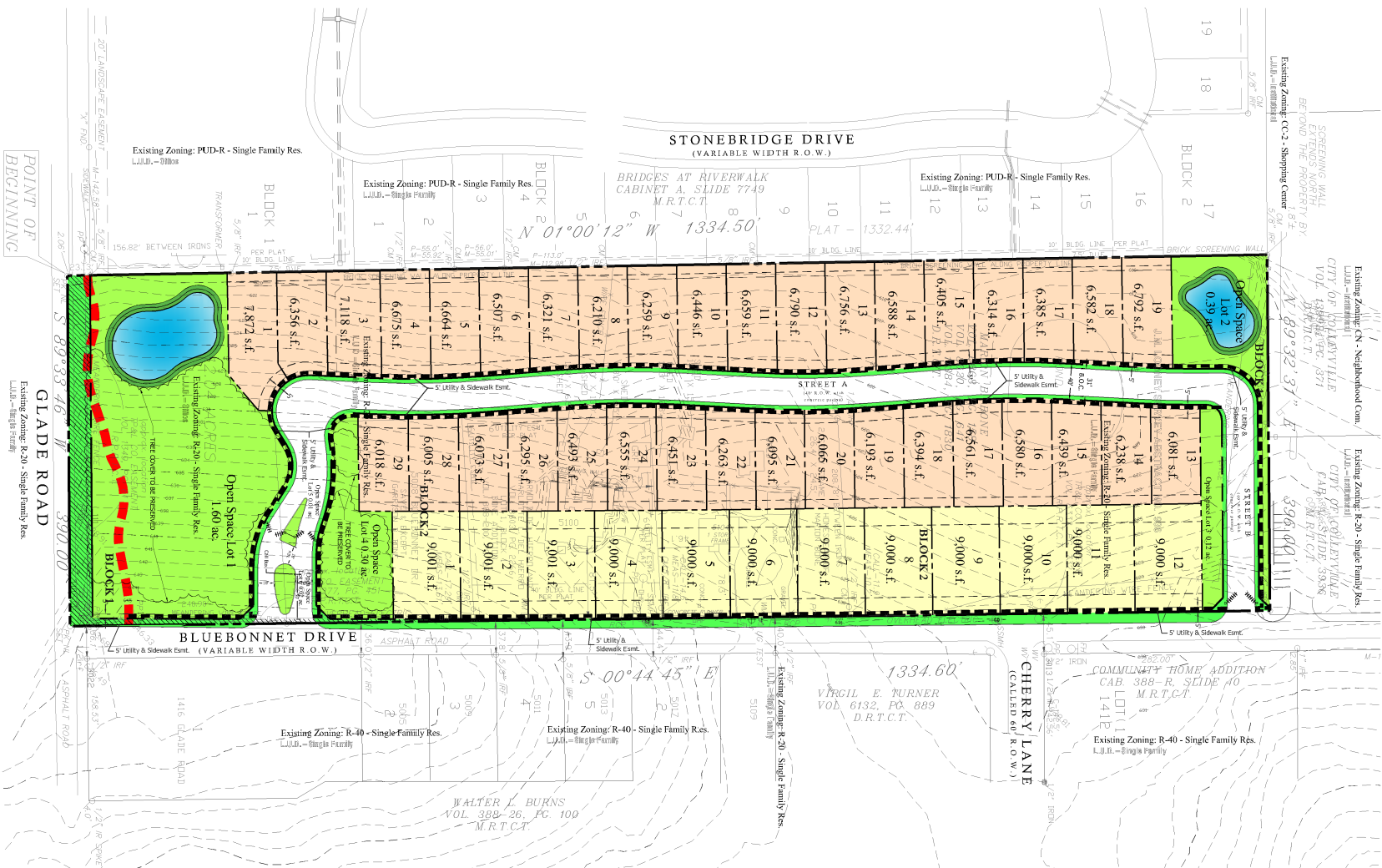
Garrison Brooks Bone
7155 Red Sash Dr.
Mechanicsville, VA 23116

Arnold & Charlotte Delhierre
5008 Bluebonnet Dr.
Colleyville, TX 76034

Marion B. Bone Estate, Etal
P.O. Box 155
Colleyville, TX 76034

Terra / Manna, LLC.
395 W. State Hwy. 114, Suite 300
Southlake, TX 76092
Contact: Paul Spain

 **S H G I**
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817-424-2626

[illegible]

Site Data Summary Chart		
Single Family Residential Lots	48	
Common Areas	6	
Residential Lots	64.87%	7.81 ac.
Open Space	20.35%	2.45 ac.
R.O.W.	12.46%	1.50 ac.
R.O.W., Dedication	2.32%	0.28 ac.
Res. Gross Acreage	100.00%	12.04 ac.
Site Data		
Gross Area		12.04 ac.
Gross Density		3.99 Lots/ac.
Lot Summary		
Residential Lots	48	
Minimum Building Lot Area		6,005 s.f.
Average Building Lot Area		7,087 s.f.
Common Areas	6	
L.U.D. / Zoning		
Existing Zoning:	R-20	
Proposed Zoning:	PUD-R	

Zoning Exhibit for
Zoning Change Request
From R-20 to PUD-R
Case #ZC12-025 R-20 to PUDR
Zoning Case #ZC12-025

Colleyville, Tarrant County, Texas

Revised Statement of Planning Objectives

The Preservation on Glade

Colleyville, Texas - January 4, 2013

Statement of Planning Objectives

The Preservation on Glade is a proposed residential neighborhood to be developed by Terra/ Manna, LLC under the Planned Unit Development (PUD) regulations for residential development in the City of Colleyville. The 12.04 acre property is located on the northwest side of the Glade Road/ Bluebonnet Drive intersection. The property is currently zoned Residential-20 "R-20" and is occupied by two single family homes, open space and agricultural areas.

The surrounding area is fully developed. To the north is the Colleyville Police Center, to the west lies The Bridges at Riverwalk PUD-R, containing existing Office buildings along Glade, with "Villa" residential along the remainder. Across Glade Road is existing residential in an area zoned R-20 and AG. Across Bluebonnet Drive, to the east, is existing single family residential in a mix of R-20 and R-40 zoning.

The subject tract is shown on the Future Land Use Plan as "Single Family Residential" for the northern $\frac{3}{4}$ of the site, with a layer of "Office" along Glade. We believe there would be a limited market for office in this location and are suggesting that the adjacent Offices in Riverwalk, with access to Riverwalk Blvd already present a logical conclusion to the office uses along Glade Road, and that a better use for this property would be to begin a transition from the office and higher density residential to the west, in The Bridges at Riverwalk PUD, to the lower density residential to the east.

The proposed plan starts the transition by placing lots of comparable size to those in the Bridges at Riverwalk (6-7,000 s.f.) along the boundary with that PUD-R, then transitioning to 9,000+ s.f. lots along Bluebonnet (of similar width to many of the lots across the street), and is consistent with this and- we believe- the surrounding uses.

The property generally slopes down from east to west and from our discussions with staff and the adjacent neighbors, we learned there is a concern regarding the existing sheet flow of drainage onto their lots. Our intention would be to capture that drainage and direct it to the appropriate drainage facilities and resolve this concern as an issue.

Preliminarily, we believe the developed areas downstream have accounted for fully developed drainage coming from this property, but we have commissioned a drainage study to illustrate the current conditions and make sure this development- as proposed- would meet the requirements of the ordinances regulating development and drainage. Silt runoff will be strictly controlled during construction. In addition, we have agreed to have our engineers work with an independent civil engineer, hired by the Bridges at Riverwalk HOA, to verify the effectiveness of our proposed improvements.

Revised Statement of Planning Objectives

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville are essential, and we have designed this proposal with those goals in mind.

The residences planned for The Preservation on Glade will be very upscale, with selling prices estimated to range between \$450,000 to over \$700,000. The development will have as its focal point, and feature, an open space and landscaped perimeter located along the frontage of Glade Road, where the thickest grove and largest trees are located. This open space area will provide an excellent “front door” view from the more heavily travelled Glade Road, as well as an effective transition to the larger lot residential south of Glade. The southern, main entry road has been carefully located between the best trees identified on the tree survey, in an effort to save the best trees as well as result in a spectacular entry experience.

Because of the traffic along Glade, and the safety concerns related to the somewhat limited visibility beyond the Bluebonnet/ Glade intersection, we have chosen to locate both of our entry roads on the much less travelled Bluebonnet Dr. The internal road is planned to be a private road, and gated at both entries, with a Resident Only gate at the northern entry and a Resident/ Visitor gate at the southern entry. We propose to build the normal Colleyville street section of 31’ (back of curb to back of curb), in a 40’ R.O.W. with 5’ utility and sidewalk easements on either side.

The large existing trees in the open space area along Glade Rd. have been taken into consideration in project planning and as many of them as possible will be preserved during development. In addition, there will be a requirement of street trees (On 55’ Lots, one; on 75’ Lots, two) for every residential lot to be installed by the home builders, adjacent to the street rights of way, as well as two trees in each rear yard. To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and the required 10’ trail will be built along the Glade Rd. frontage. A large landscaped setback will be preserved within an open space lot, to be owned and maintained by The Preservation Homeowners Association, along the Glade Rd. frontage.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

The Preservation on Glade will be developed in a single phase with the development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision’s infrastructure.

Economic Development Information

The Preservation on Glade will have a total of forty-eight (48) homes, each with an average estimated value upon completion of approximately \$450,000 to over \$700,000, resulting in an overall tax base of \$26,400,000, based on a \$550,000 estimated average. At the current tax rate of 2.694677%, the total taxes generated from the development are projected to be \$711,394, with \$ 98,327 generated directly for the City.

Revised Statement of Planning Objectives

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	55' Residential Lots: 2,100 square feet for a single story home, 2,300 square feet for a two story home 75' Lots: 3,000 square feet for a single story home, 3,200 square feet for a two story home
Minimum Lot Area:	55' Lot: 6,000 s.f. 75' Lot: 9,000 s.f.
Minimum Lot Width:	55' Lots: Fifty Five feet (55') measured at the building setback line. 75' Lots: Fifty Five feet (55') measured at the building setback line.
Front Yard Setbacks:	55' Lots: Fifteen feet (15') back of the property line, 25' to Face of Garage. 75' Lots: Twenty feet (20') back of the property line.
Rear Yard Setbacks:	55' Lots: Ten feet (10') 75' Lots: Twenty feet (20')
Side Yard Setbacks:	55' Lots: Optional Five feet (5') on each side, or Fifteen Feet one side/ Zero feet (0') other side. 75' Lots: Optional Seven and One Half feet (7.5') on each side, or Ten Feet one side/ Five feet (5') other side (total of 15 feet minimum).
Optional Development Standards for the 55' Lots:	36 of the 48 residential lots shown on the Development Plan have a minimum width of 55'. As an option, those 55' lots may instead be replaced with a combination of 50' and 60' minimum width lots, so long as the total number of those lots doesn't exceed the original 36. The Front, Rear and Side Setbacks would remain as shown above for the 55' lots (15' Front, 25' Face of Garage, 10' Rear & 5' Side or 15'/0' Side) Minimum Lot Size: 50' Lots- 5,400 s.f., 60' Lots- 6,400 s.f. Minimum House Size for the 50' lots is 2,100 square feet for a single story home and 2,300 square feet for a two story home. Minimum House Size for the 60' lots is 2,100 square feet for a single story home and 2,300 square feet for a two story home.

Revised Statement of Planning Objectives

Minimum Roof Pitch:	Minimum of a 10:12 roof pitch.
Garage Standard:	Minimum of a two car garage with wood, architecturally enhanced doors
Masonry Requirement:	Ninety Five percent (95%) brick, stone or real stucco masonry. No EIFS or artificial stucco material shall be permitted in the subdivision.
Additional Elevation Requirements:	Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. Roofing to be either 40 lb. Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation should add interest to the entire streetscape.
Driveways and Private Walkways:	All shall be of a decorative concrete.
Windows:	No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.
Fencing:	Wood fencing between lots is permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots along Common Open Space shall be open style fencing of Decorative Metal, and/or Masonry. Where lots back to existing residential lots, the existing fence shall be kept. Where open space lots border adjacent properties, either the existing fence will be maintained, or a Decorative Metal fence will be installed, as per the Fencing Plan.
Streetscape Standards:	Minimum of one (1) three-inch (3”) caliper tree per each 55’ lot front yard and two (2) three-inch (3”) caliper trees per each 75’ lot front yard, and two (2) three inch (3”) caliper trees per each rear yard on all lots. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Front Yard Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by The Preservation on Glade Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.

Revised Statement of Planning Objectives

Street Design Standards:

Right of Way:	Forty feet (40')
Travel Lane Width:	Thirty-one foot (31'), back of curb to back of curb
Turning Radii:	Twenty feet (20')

Open Space Standards:

The Common Open Space shall be either left natural (where disturbance and irrigation may harm existing trees) or fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned and operated by The Preservation on Glade Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

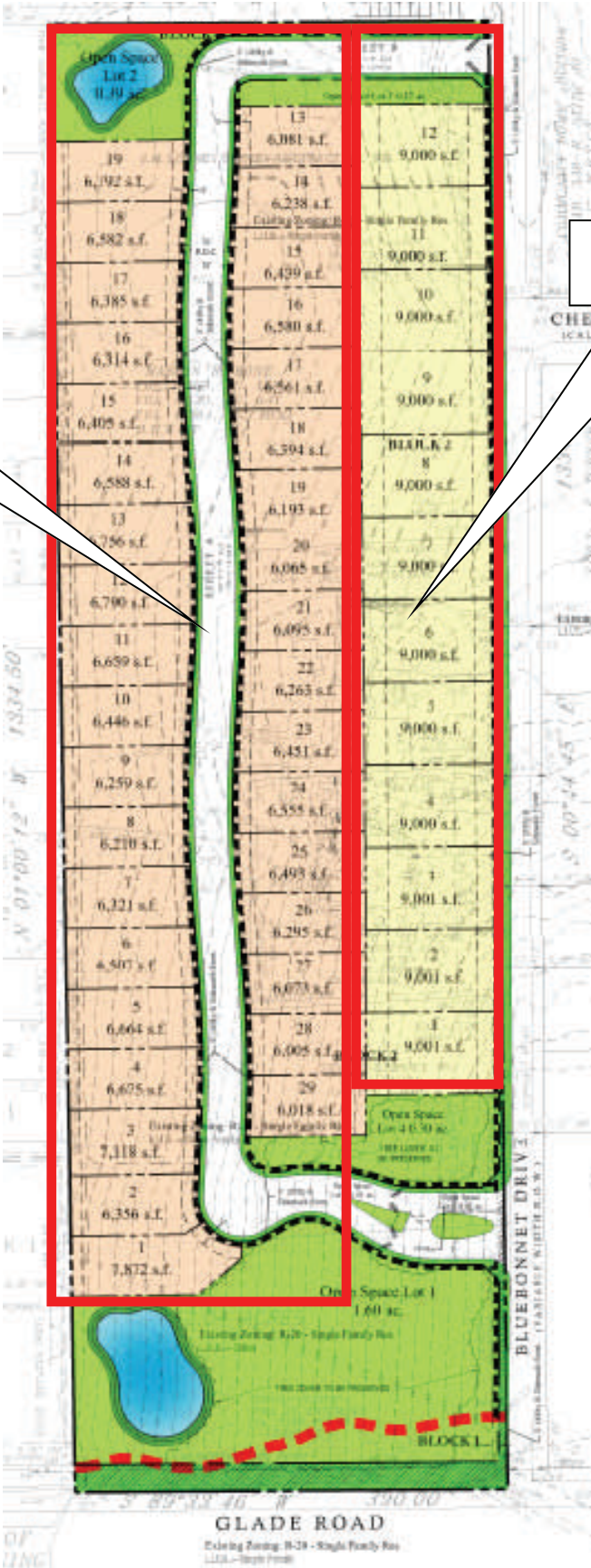
Signage:

A monument sign identifying the subdivision shall be built at either entry from Bluebonnet Drive.

Area Map

Area "A"

Area "B"



Small Lot Subdivision Comparison

Subdivision	Lots	Min. Width	Min. Depth	Min. Size	Ave. Size	Density	Max. Lot Coverage	Open Space	Approval Date
Villas of Caldwell Creek	43	59	115	6,594	7,408	3.7 d.u.a.	50%	18.3%	O-97-1062 4.1.97
Bridges at Riverwalk	32	56	106	6,001	6,479	3.0 d.u.a.	50%	24%	O-99-1192 12.21.99
Riverwalk at Colleyville	53	60	115	6,331	7,666	3.2 d.u.a.	50%	20%	O-00-1210 4.4.00
Rosewood Villas	53	59	110	6,482	6,899	3.6 d.u.a.	60%	21.4%	O-01-1286 8.8.01
Emerald Park	53	60	120	7,200	7,508	3.5 d.u.a.	50%	19.6%	O-02-1366 10.1.02
Tiffany Park	72	60	100	7,200	7,580	3.5 d.u.a.	50%	20%	O-04-1487 10.21.03
Tuscany	25	60	110	6,600	7,878	3.9 d.u.a.	50%	6.6%	O-04-1442 2.17.04
Cambridge Place	35	50	58	4,500	5,300	4.2 d.u.a.	60%	22%	O-04-1467 7.6.04
Villas at Oak Pointe	38	30/56	90/95 115	2,700 6,440	5,000	3.7 d.u.a.	90% 58%	22%	O-06-1584 8.2.06
Copperglen	74	55	105	5,924	6,650	3.9 d.u.a.	65%	20%	O-06-1595 10.17.06
Villas of Colleyville	22	59	115	6,655	8,936	3.4 d.u.a.	60%	21%	O-07-1627 8.21.07
Enclave at Arbor Estates	67	65	120	8,700	9,350	2.9 d.u.a.	50%	19%	O-07-1634 9.18.07
Creekside at Colleyville	16	50	105	5,000	7,257	2.4 d.u.a.	65%	20%	O-07-1645 11.27.07
Somerset Manor	269	50/60	100 110	5,000 6,600	6,000	4.0 d.u.a.	50%	20.3%	O-08-1672 5.6.08
The Preservation on Glade	50	50/55/ 60/75	100	6,000 9,000	7,204	4.15 d.u.a.	50%	15.7%	n.a.

d.u.a. = dwelling units per acre

n.a. = not available

ORDINANCE O-12-xxxx

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 12.04 ACRES ON TRACTS 3, 3E AND 3F, OF ABSTRACT 936 OF THE JOSEPH M LOONEY SURVEY AND LOT 1, BLOCK 1, OF THE BONE ADDITION FROM THE R20-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT RESIDENTIAL 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 a rezoning under Case No. ZC11-025; 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 12.04 acres on Tracts 3, 3E and 3F, of Abstract 936 of the Joseph M Looney Survey and Lot 1, Block 1, of the Bone Addition from the R20-Single Family Residential zoning district to the PUD-R-Planned Unit Development Residential zoning district, as depicted in the attached Exhibit "A" and as described in Exhibit "B".
- 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 PUDR is for a single-family residential development of detached dwelling units, constructed at a gross maximum density of 3.99 dwelling units per acre.
- b. This development shall be generally consistent with the Statement of Planning Objectives attached as Exhibit "C".
- c. The subject property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. DEVELOPMENT PLAN AND PLATTING

- a. The development shall be generally consistent with Exhibit "D", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "D" to accommodate topographic, drainage or other conditions.
- b. The developer shall submit and receive approval from the City, a Preliminary and Final Plat, approved as a single phase, in accordance with the requirements of the Land Development Code prior to development of this PUDR.

3. PERMITTED USES

- a. Single-family residences, detached
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Residential lot requirements and setbacks shall comply with the following provisions. Areas "A" and "B" noted below refer to Exhibit "E":

Area "A"

- | | |
|--------------------------------|--|
| a. Minimum Lot Size | 5,400 square feet |
| b. Minimum Lot Depth | 100 feet |
| c. Minimum Lot Width | 50 feet at building line |
| d. Front Building Line | 15 feet |
| e. Side Building Line | 5 feet; or 15 feet on one side and zero feet on the other side |
| f. Minimum Building Separation | 10 feet |
| g. Rear Building Line | 10 feet |
| h. Maximum Lot Coverage | 50% |

Area "B"

- | | |
|------------------------|--------------------------|
| a. Minimum Lot Size | 9,000 square feet |
| b. Minimum Lot Depth | 100 feet |
| c. Minimum Lot Width | 75 feet at building line |
| d. Front Building Line | 20 feet |

e. Side Building Line	7.5 feet; or 10 feet on one side and five feet on the other side with a 15 foot minimum
f. Minimum Building Separation	10 feet
g. Rear Building Line	20 feet
h. Maximum Lot Coverage	50%

5. RESIDENTIAL DESIGN REQUIREMENTS

The following requirements shall apply to all homes constructed in this development.

a. Minimum home size:

Area "A": 2,100 square feet for a single story home.
2,300 square feet for a two story home.

Area "B": 3,000 square feet for a single story home.
3,200 square feet for a two story home.

b. Minimum roof pitch: 10:12

c. Garage Standard: a minimum two car garage shall be constructed with wood, architecturally enhanced doors.

d. Masonry: The exterior wall of all homes shall be composed of 100% masonry materials. Approved masonry materials shall adhere to the masonry materials allowed in Chapter 6 of the Land Development Code.

e. Elevation requirements: Elevations shall have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. Roofing shall contain either 40 pound Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation shall add interest to the entire street scape.

f. Windows: Aluminum windows are prohibited. Windows shall be of higher quality and energy efficiency and shall be insulated glass with a "low-e" specification.

6. OPEN SPACE

- a. This development shall provide a minimum of 20.35% common open space, as shown on Exhibit "D", which shall be for the leisure and recreational use of the development's residents. The open space shall comply with the provisions contained in the Land Development Code. All open space areas shall be landscaped.
- b. Open space may be utilized for storm water retention not to exceed 25% of the common open space area.

7. PRIVATE STREETS AND SIDEWALKS

- a. Sidewalks along lot frontages shall be constructed by each homebuilder. All sidewalks shall be constructed in accordance with the requirements of the Land Development Code. A curvilinear 10 foot wide trail shall be constructed within the open space area along the entire length of Glade Road. Said trail may be located on private property within the open space provided it is located within a public pedestrian access easement.
- b. All streets in this development shall be private. Right-of-way and pavement widths shall meet the following requirements: the minimum right-of-way for streets shall be 40 feet and the minimum pavement width for street shall be 31 feet, measured from back of curb to back of curb. A five foot utility easement shall be located along both sides of all internal streets.
- c. All gates shall meet the minimum requirements of Chapter 14 in the Land Development Code.

8. FENCES AND SCREENING

- a. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry.
- b. All lots backing to the Common Open Space shall be open style fencing of decorative metal, and/or Masonry.
- c. Where open space lots border adjacent properties, either the existing fence shall be maintained or improved, or a decorative metal fence shall be installed, all in cooperation

with the adjacent property owner.

9. OTHER

- a. All driveways and private walkway shall be of a washed aggregate or stamped finished concrete.
- b. All lots shall contain a minimum of two (2) three-inch (3") caliper trees per front yard and one (1) three inch (3") caliper tree per rear yard prior to the final inspection. Each lot shall be fully landscaped with an approved irrigation system in the front and rear yard prior to the final inspection.

- 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 5th day of February 2013.

The second reading and public hearing being conducted on the 19th day of February 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2013.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit A –Location and Zoning Map

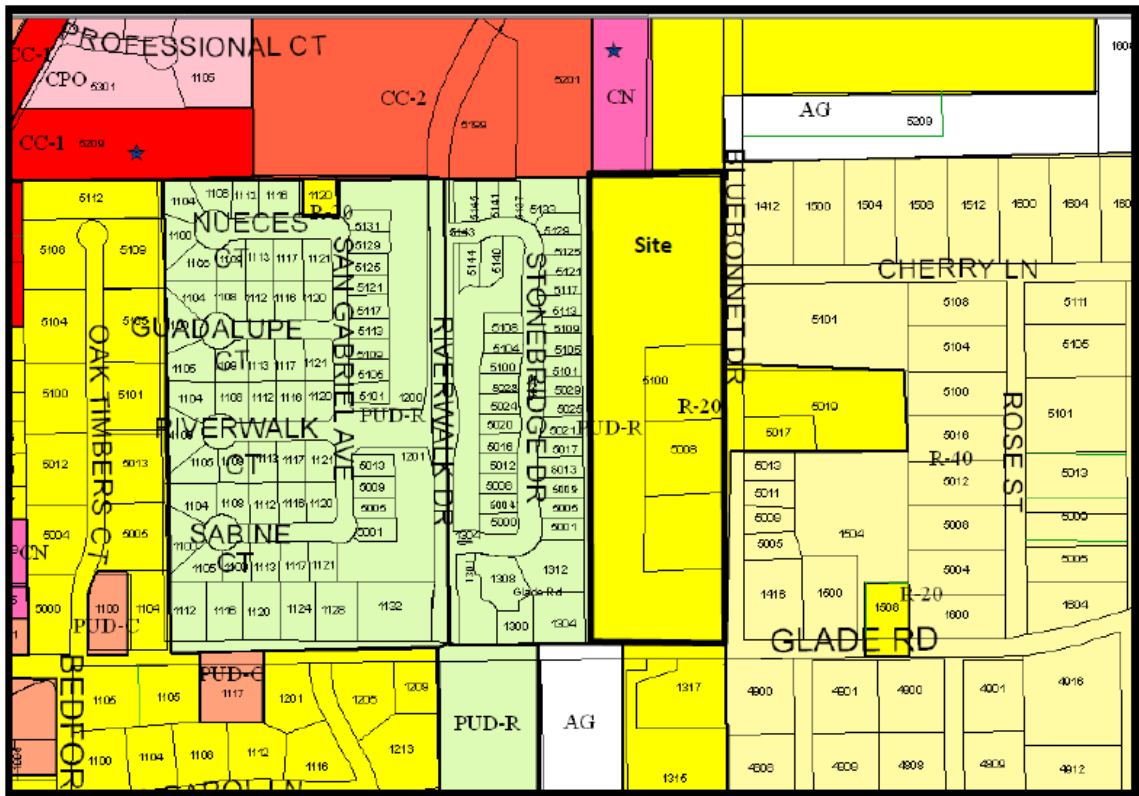


Exhibit B – Legal Description

BEING a 12.04 acre tract of land situated in the J.M. Looney Survey, Abstract No. 936, City of Colleyville, Tarrant County, Texas. Said 12.04 acre tract of land being all of that certain tract of land as conveyed to Marion B. Bone, as recorded in Volume 11384, Page 1830 and Volume 6868, Page 158 and Volume 8620, Page 641, Deed Records, Tarrant County, Texas. Said 12.04 acre tract of land being all of those certain Save and except tracts of land as conveyed to Arnold Del Hierro and wife Charlotte Del Hierro and Garrison B. Bone and the Homestead of said Marion B. Bone, as recorded in Volume 8603, Page 2266 and said Volume 11384, Page 1830, said Deed Records. Also being all of that certain Lot 1, Block 1 of the Bone Addition. An addition to the City of Colleyville. As recorded in Cabinet 388-200, Page 27, Map Records, Tarrant County, Texas. Said 12.04 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a PK Nail set, being in Glade Road, a variable width public roadway - right-of-way. Said point being South 01 degrees 00 minutes 12 seconds East, 25.41' from a 5/8 inch iron rod found, being the Southeast corner of that certain Bridges at Riverwalk Addition, an Addition to the City of Colleyville, as recorded in Cabinet A, Slide 7749, Map Records, Tarrant County, Texas. Said point being the Southwest corner of the tract herein described as follows;

THENCE, North 01 degrees 00 minutes 12 seconds West, along the common line of said Bone tract and Bridges at Riverwalk tract, generally along a brick, stone screening wall, a distance of 1,334.50 feet, to a 5/8" inch iron rod found, being the Northwest corner of the said 12.04 acre tract as hereon described. Also being in the South line of that certain tract of land as conveyed to the City of Colleyville as recorded in Volume 13998, Page 371, said Deed Records;

THENCE, North 89 degrees 32 minutes 31 seconds East, along the North line of said 12.04 acre Bone tract, a distance of 396.00 feet to a 1/2 inch iron rod, set, with cap stamped RDS, INC., being the Northeast corner of said 12.04 acre Bone tract, also being in the occupied West line of Bluebonnet Drive, a variable width public roadway - right-of-way;

THENCE, South, 00 degrees 44 minutes 45 seconds East, along the East line of said 12.04 acre tract and along the West line of said Bluebonnet Drive, a distance of 1,334.60 feet to a PK Nail set, being the Southeast corner of the said 12.04 acre Bone tract. Said iron rod being in the aforementioned Glade Road;

THENCE, South 89 degrees 33 minutes 46 seconds West along the South line of said 12.04 acre Bone tract, a distance of 390.00 feet to the POINT OF BEGINNING and containing 12.04 acres of land, more or less.

Exhibit C

The Preservation on Glade

Colleyville, Texas - January 4, 2013

Statement of Planning Objectives

The Preservation on Glade is a proposed residential neighborhood to be developed by Terra/ Manna, LLC under the Planned Unit Development (PUD) regulations for residential development in the City of Colleyville. The 12.04 acre property is located on the northwest side of the Glade Road/ Bluebonnet Drive intersection. The property is currently zoned Residential-20 "R-20" and is occupied by two single family homes, open space and agricultural areas.

The surrounding area is fully developed. To the north is the Colleyville Police Center, to the west lies The Bridges at Riverwalk PUD-R, containing existing Office buildings along Glade, with "Villa" residential along the remainder. Across Glade Road is existing residential in an area zoned R-20 and AG. Across Bluebonnet Drive, to the east, is existing single family residential in a mix of R-20 and R-40 zoning.

The subject tract is shown on the Future Land Use Plan as "Single Family Residential" for the northern $\frac{3}{4}$ of the site, with a layer of "Office" along Glade. We believe there would be a limited market for office in this location and are suggesting that the adjacent Offices in Riverwalk, with access to Riverwalk Blvd already present a logical conclusion to the office uses along Glade Road, and that a better use for this property would be to begin a transition from the office and higher density residential to the west, in The Bridges at Riverwalk PUD, to the lower density residential to the east.

The proposed plan starts the transition by placing lots of comparable size to those in the Bridges at Riverwalk (6-7,000 s.f.) along the boundary with that PUD-R, then transitioning to 9,000+ s.f. lots along Bluebonnet (of similar width to many of the lots across the street), and is consistent with this and- we believe- the surrounding uses.

The property generally slopes down from east to west and from our discussions with staff and the adjacent neighbors, we learned there is a concern regarding the existing sheet flow of drainage onto their lots. Our intention would be to capture that drainage and direct it to the appropriate drainage facilities and resolve this concern as an issue.

Preliminarily, we believe the developed areas downstream have accounted for fully developed drainage coming from this property, but we have commissioned a drainage study to illustrate the current conditions and make sure this development- as proposed- would meet the requirements of the ordinances regulating development and drainage. Silt runoff will be strictly controlled during construction. In addition, we have agreed to have our engineers work with an independent civil engineer, hired by the Bridges at Riverwalk HOA, to verify the effectiveness of our proposed improvements.

Exhibit C

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville are essential, and we have designed this proposal with those goals in mind.

The residences planned for The Preservation on Glade will be very upscale, with selling prices estimated to range between \$450,000 to over \$700,000. The development will have as its focal point, and feature, an open space and landscaped perimeter located along the frontage of Glade Road, where the thickest grove and largest trees are located. This open space area will provide an excellent “front door” view from the more heavily travelled Glade Road, as well as an effective transition to the larger lot residential south of Glade. The southern, main entry road has been carefully located between the best trees identified on the tree survey, in an effort to save the best trees as well as result in a spectacular entry experience.

Because of the traffic along Glade, and the safety concerns related to the somewhat limited visibility beyond the Bluebonnet/ Glade intersection, we have chosen to locate both of our entry roads on the much less travelled Bluebonnet Dr. The internal road is planned to be a private road, and gated at both entries, with a Resident Only gate at the northern entry and a Resident/ Visitor gate at the southern entry. We propose to build the normal Colleyville street section of 31’ (back of curb to back of curb), in a 40’ R.O.W. with 5’ utility and sidewalk easements on either side.

The large existing trees in the open space area along Glade Rd. have been taken into consideration in project planning and as many of them as possible will be preserved during development. In addition, there will be a requirement of street trees (On 55’ Lots, one; on 75’ Lots, two) for every residential lot to be installed by the home builders, adjacent to the street rights of way, as well as two trees in each rear yard. To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot, and the required 10’ trail will be built along the Glade Rd. frontage. A large landscaped setback will be preserved within an open space lot, to be owned and maintained by The Preservation Homeowners Association, along the Glade Rd. frontage.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

The Preservation on Glade will be developed in a single phase with the development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision’s infrastructure.

Economic Development Information

The Preservation on Glade will have a total of forty-eight (48) homes, each with an average estimated value upon completion of approximately \$450,000 to over \$700,000, resulting in an overall tax base of \$26,400,000, based on a \$550,000 estimated average. At the current tax rate of 2.694677%, the total taxes generated from the development are projected to be \$711,394, with \$ 98,327 generated directly for the City.

Exhibit C

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	55' Residential Lots: 2,100 square feet for a single story home, 2,300 square feet for a two story home 75' Lots: 3,000 square feet for a single story home, 3,200 square feet for a two story home
Minimum Lot Area:	55' Lot: 6,000 s.f. 75' Lot: 9,000 s.f.
Minimum Lot Width:	55' Lots: Fifty Five feet (55') measured at the building setback line. 75' Lots: Fifty Five feet (55') measured at the building setback line.
Front Yard Setbacks:	55' Lots: Fifteen feet (15') back of the property line, 25' to Face of Garage. 75' Lots: Twenty feet (20') back of the property line.
Rear Yard Setbacks:	55' Lots: Ten feet (10') 75' Lots: Twenty feet (20')
Side Yard Setbacks:	55' Lots: Optional Five feet (5') on each side, or Fifteen Feet one side/ Zero feet (0') other side. 75' Lots: Optional Seven and One Half feet (7.5') on each side, or Ten Feet one side/ Five feet (5') other side (total of 15 feet minimum).
Optional Development Standards for the 55' Lots:	36 of the 48 residential lots shown on the Development Plan have a minimum width of 55'. As an option, those 55' lots may instead be replaced with a combination of 50' and 60' minimum width lots, so long as the total number of those lots doesn't exceed the original 36. The Front, Rear and Side Setbacks would remain as shown above for the 55' lots (15' Front, 25' Face of Garage, 10' Rear & 5' Side or 15'/0' Side) Minimum Lot Size: 50' Lots- 5,400 s.f., 60' Lots- 6,400 s.f. Minimum House Size for the 50' lots is 2,100 square feet for a single story home and 2,300 square feet for a two story home. Minimum House Size for the 60' lots is 2,100 square feet for a single story home and 2,300 square feet for a two story home.

Exhibit C

Minimum Roof Pitch:	Minimum of a 10:12 roof pitch.
Garage Standard:	Minimum of a two car garage with wood, architecturally enhanced doors
Masonry Requirement:	Ninety Five percent (95%) brick, stone or real stucco masonry. No EIFS or artificial stucco material shall be permitted in the subdivision.
Additional Elevation Requirements:	Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. Roofing to be either 40 lb. Architectural Dimensional shingles, slate, tile or standing seam metal. Each elevation should add interest to the entire streetscape.
Driveways and Private Walkways:	All shall be of a decorative concrete.
Windows:	No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.
Fencing:	Wood fencing between lots is permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots along Common Open Space shall be open style fencing of Decorative Metal, and/or Masonry. Where lots back to existing residential lots, the existing fence shall be kept. Where open space lots border adjacent properties, either the existing fence will be maintained, or a Decorative Metal fence will be installed, as per the Fencing Plan.
Streetscape Standards:	Minimum of one (1) three-inch (3”) caliper tree per each 55’ lot front yard and two (2) three-inch (3”) caliper trees per each 75’ lot front yard, and two (2) three inch (3”) caliper trees per each rear yard on all lots. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Front Yard Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by The Preservation on Glade Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner’s Association is mandatory.

Exhibit C

Street Design Standards:

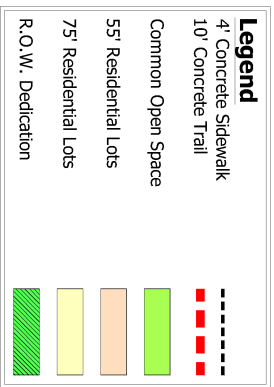
Right of Way:	Forty feet (40')
Travel Lane Width:	Thirty-one foot (31'), back of curb to back of curb
Turning Radii:	Twenty feet (20')

Open Space Standards:

The Common Open Space shall be either left natural (where disturbance and irrigation may harm existing trees) or fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned and operated by The Preservation on Glade Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.

Signage:

A monument sign identifying the subdivision shall be built at either entry from Bluebonnet Drive.



- 55' Wide Lot Front Setbacks are 15' Typical
- 55' Wide Lot Rear Setbacks are 10' Typical
- 55' Wide Lot Side Setbacks can be a center-load 3 Sidedyard or zero lot with 15/10'
- 75' Wide Lot Front Setbacks are 20' Typical
- 75' Wide Lot Rear Setbacks are 20' Typical
- 75' Wide Lot Side Setbacks can be 7.5' or 5'1/10' option as long as 1:5' separation from each house is obtained
- There will be no outside storage onsite
- Open space lots will be maintained by the Homeowners Association (HOA).
- 10' Concrete Trail will be field located to save trees,

Garrison Brooks Bone
7155 Red Sash Dr.
Mechanicsville, VA 23116

Arnold & Charlotte Delhiero
5008 Bluebonnet Dr.
Colleyville, TX 76034

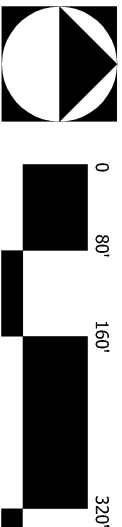
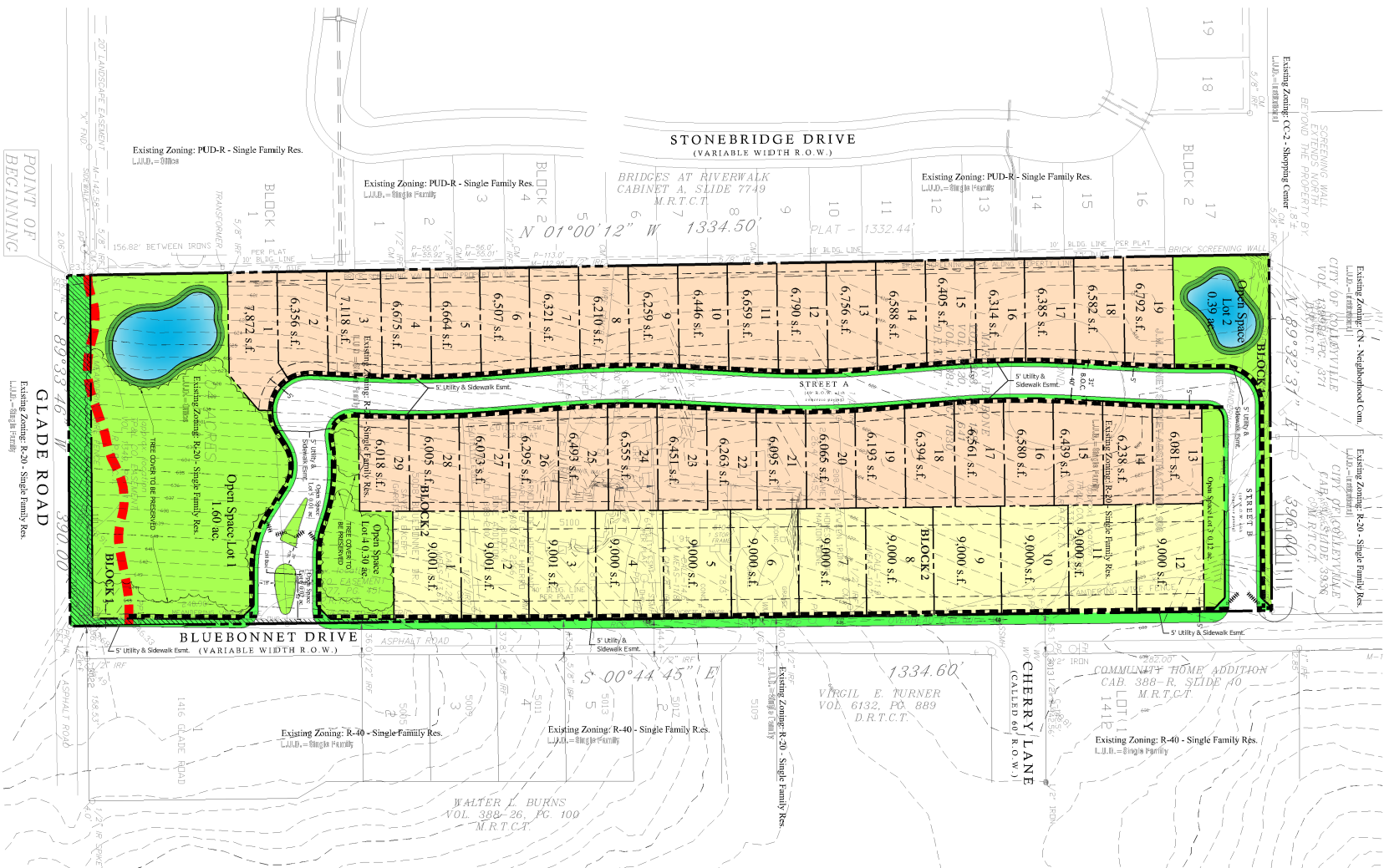
Marion B. Bone Estate, Etal
P.O. Box 155
Colleyville, TX 76034

Terra / Manna, LLC.
395 W. State Hwy. 114, Suite 300
Southlake, TX 76092
Contact: Paul Spain

 S&G

Master Planning
Urban Design
Architecture
Landscape Architecture

1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
TEL. 817/424-2626

$$I'' = 80$$
[illegible][illegible]

Site Data Summary Chart	
Single Family Residential Lots	48
Common Areas	6
Residential Lots	64.87%
Open Space	20.35%
R.O.W.	12.46%
R.O.W., Dedication	2.32%
Res. Gross Acreage	100.00%
	12.04 ac.
Site Data	
Gross Area	12.04 ac.
Gross Density	3.99 Lots/ac.
Lot Summary	
Residential Lots	48
Minimum Building Lot Area	6,005 s.f.
Average Building Lot Area	7,087 s.f.
Common Areas	6
L.U.D. / Zoning	R-20
Existing Zoning:	PUD-R
Proposed Zoning:	

Zoning Exhibit for
Zoning Change Request
From R-20 to PUD-R
Case #ZC12-025 R-20 to PUDR
Zoning Case #ZC12-025

The Preservation on Glade

J. M. Looney Survey, Abstract No. 936, Tracts 1, 3, 3E, & 3F

Colleyville, Tarrant County, Texas

Exhibit "E"

Area Map

Area "A"

Area "B"

