



City of Colleyville Architectural Review Commission Agenda

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

Wednesday, July 9, 2014
6:00 p.m.

Executive Conference Room
Third Floor – City Hall

**6:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Chapter 6-Commercial Design Standards in the Land Development Code on Lot 2A, Block 1, Centerpark Addition located at 4605 Colleyville Blvd, Case ARC14-002

3. REGULAR AGENDA ITEMS

3a Consideration of a Matching Grant - Facade Improvements to 4605 Colleyville Boulevard for Bahama Buck's

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards July 3, 2014 by 5:00 p.m.

Taci Wrisley
Planning and Zoning Assistant

A quorum of the Colleyville City Council may be in attendance at this meeting.

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

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the Economic Development Marketing Coordinator at least 48 hours in advance at 817.503.1050, and reasonable accommodations will be made to assist you.



City of Colleyville Architectural Review Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 2a	Agenda Date 07/09/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to the provisions of Chapter 6-Commercial Design Standards in the Land Development Code on Lot 2A, Block 1, Centerpark Addition located at 4605 Colleyville Blvd, Case ARC14-002

Explanation

Smit Shah, representing SP CV Ventures LLC., has submitted an application for a variance from the provisions of Chapter 6-Commercial Design Standards in the Land Development Code for a building to be remodeled at 4605 Colleyville Boulevard. The building contained the former Rice King Express restaurant.

Analysis. The approximately 2,000 square foot building is currently vacant and is proposed to be occupied by a new restaurant called Bahama Buck's. The applicant proposes to remodel the existing free standing building to include indoor seating, patio seating and a drive thru. According to the applicant's economic development incentive application, the total project cost will be \$450,000. According to the Tarrant Appraisal District (TAD) records, the current improvement value for the building stands at \$95,932. As it relates to improvements to existing buildings, Section 6.4 states the following:

"For any new commercial and institutional buildings or, additions, or alterations exceeding 50% of the building improvement value based on the current certified tax roll, it shall be the duty of the administrative official responsible for review of site plans to calculate the design score for all commercial and institutional buildings as part of the building permit and site planning process....The provided worksheet shall be attached to all commercial and institutional building plan submissions for review. The final design will be evaluated by the staff on a pass/fail basis."

Therefore, the proposed building improvements exceed the 50% threshold of \$47,966 given the TAD improvement appraisal of \$95,932 noted above thereby requiring full compliance with the provisions of Chapter 6.

The proposed improvements to the building do not comply with the building design requirements. Given the cost required to retrofit the building such in order comply with Chapter 6, the applicant is requesting a waiver. Attached are exhibits showing the building as it currently exists along with the proposed improvements.

Commercial Building Design. Based on the attached Commercial Building Design Factors Worksheet, the building improvements do not comply with Section 6.4-Building Design Requirements. A minimum score of 30 total points is required in the following areas of façade articulation, vertical departure, shade coverage, horizontal and diagonal roof planes and fenestration. An individual score for each of the design variables cannot exceed ten points. The proposed improvements to the building breakdown as follows:

Façade Articulation – 6

Vertical Departure - 0

Shade Coverage – 4.73

Horizontal and Diagonal Roof Planes – 1.67

Fenestration – 10

Total Score: 22.39

Variance Request. Section 6.6 states that any variance to the provisions of Chapter 6 shall be considered by the Architectural Review Commission.

The Architectural Review Commission's options regarding the variance request are as follows:

- (1) Approve the variance as requested allowing a design score of 22.39
- (2) Approve the variance with conditions;
- (3) Deny the variance.

Public Notification. Staff mailed notices to 22 property owners within 200 feet of the property regarding this request. Notices were mailed to all homeowner's associations within 500 feet and school districts within the City of Colleyville. Notice was published in the Fort Worth Star-Telegram. No correspondence has been received regarding this request.

Financial Impact

There is no financial impact to the City.

Recommendation

Attachments

1. Aerial
2. Notification Map
3. Proposed Building Design
4. Proposed Exterior Elevations
5. Existing and Proposed Exteriors
6. Proposed Site Plan
7. Proposed Floor Plan
8. Commercial Building Design Factors Work Sheet

Aerial



Legend



Proposed Building Design



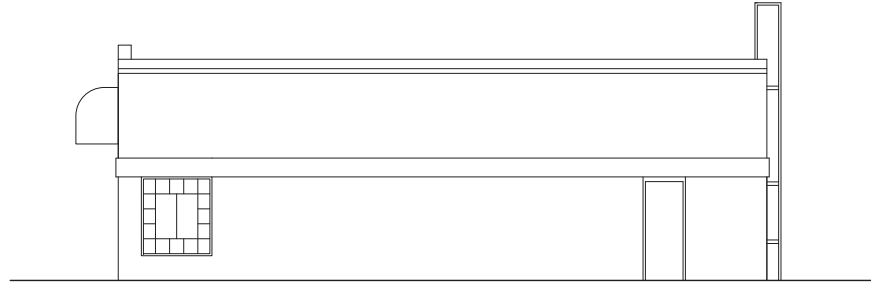
Proposed Building Design



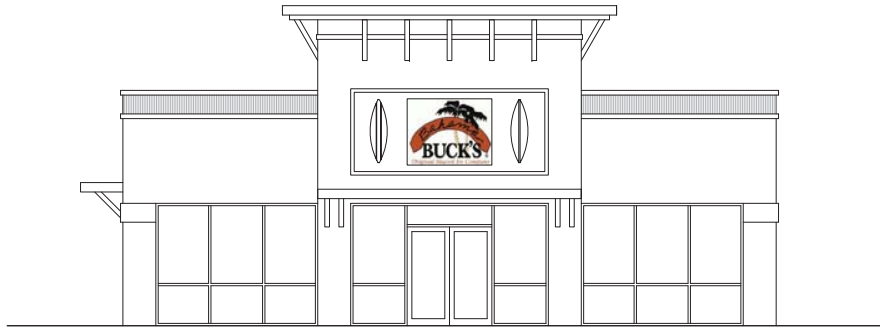
Proposed Exterior Elevations



1 EXISTING NORTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"

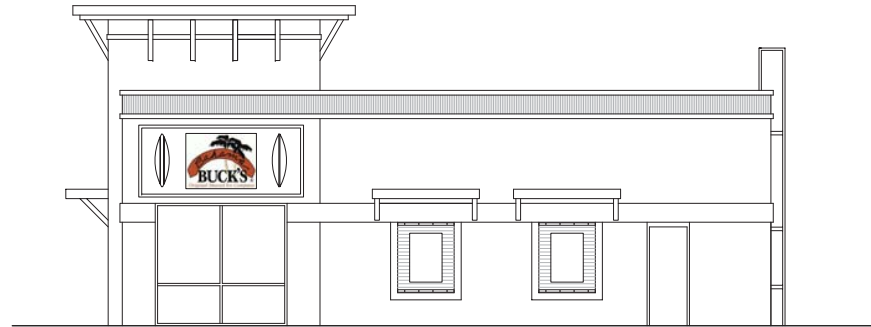


3 EXISTING WEST ELEVATION
A3.0 SCALE: 1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"

EXTERIOR DEMO ELEVATION NOTES



4 PROPOSED WEST ELEVATION
A3.0 SCALE: 1/4"=1'-0"

EXTERIOR PROPOSED ELEVATION MATERIAL/NOTES

DATE: 03/20/14
REVISION#: _____



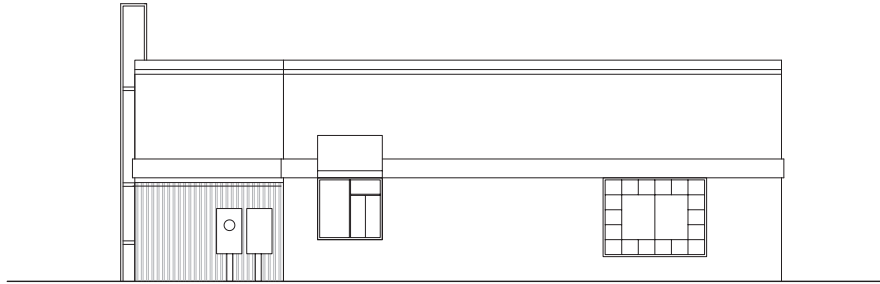
BAHAMA BUCK'S - TENANT IMPROVEMENT
COLLYVILLE BLVD, COLLYVILLE, TEXAS

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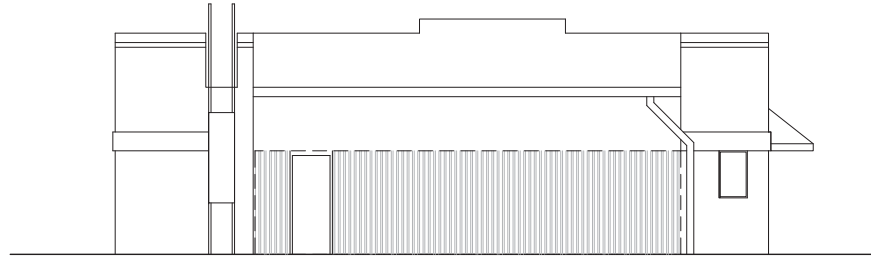
SHEET NO.

A3.0
02 OF 05

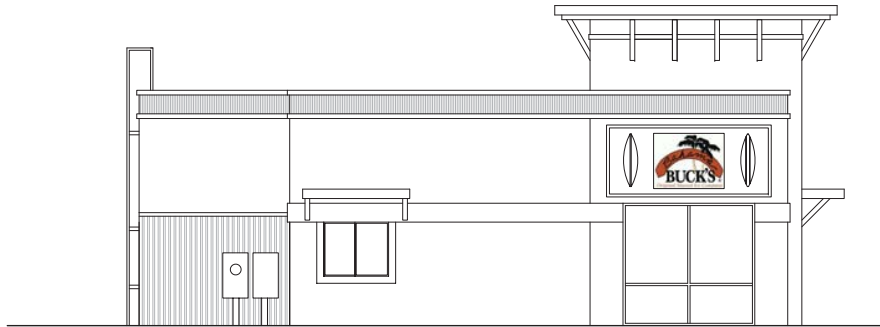
Proposed Exterior Elevations



1 EXISTING EAST ELEVATION
A3.0 SCALE: 1/4"=1'-0"

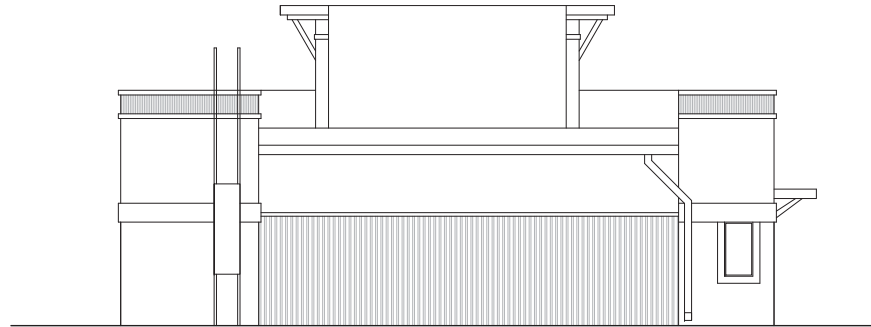


3 EXISTING SOUTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
A3.0 SCALE: 1/4"=1'-0"

EXTERIOR DEMO ELEVATION NOTES



4 PROPOSED SOUTH ELEVATION
A3.0 SCALE: 1/4"=1'-0"

EXTERIOR PROPOSED ELEVATION MATERIAL/NOTES

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BAHAMA BUCK'S - TENANT IMPROVEMENT
COLLYVILLE BLVD, COLLYVILLE, TEXAS

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SHEET NO.

A3.1

02 OF 05

Existing and Proposed Exteriors

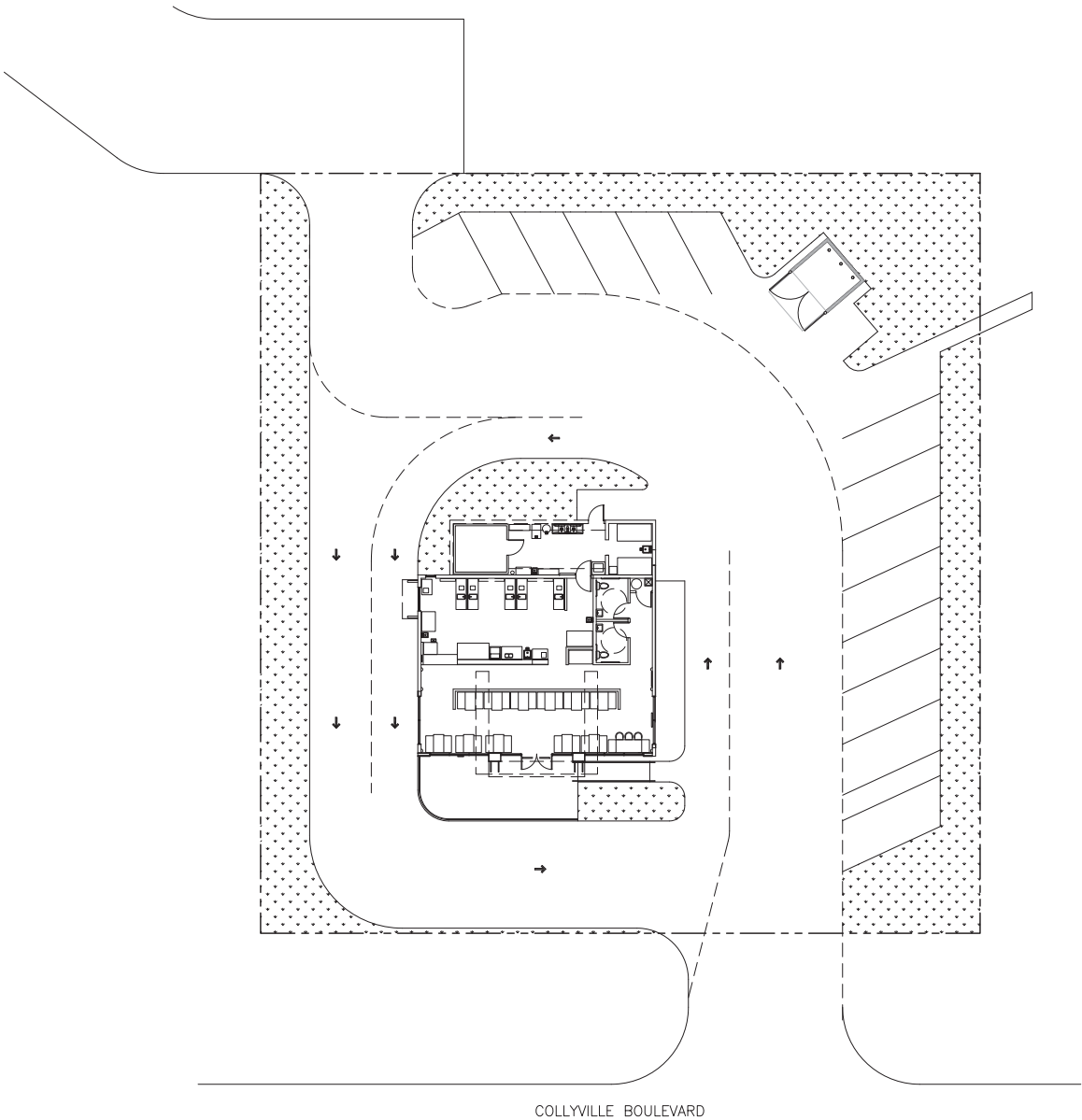
Present Building



Proposed Building



Proposed Site Plan

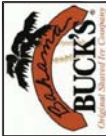


COLLYVILLE BOULEVARD

1 SITE PLAN
A1.0 SCALE: 3/32"=1'-0"



DATE: 03/20/14
REVISION#:



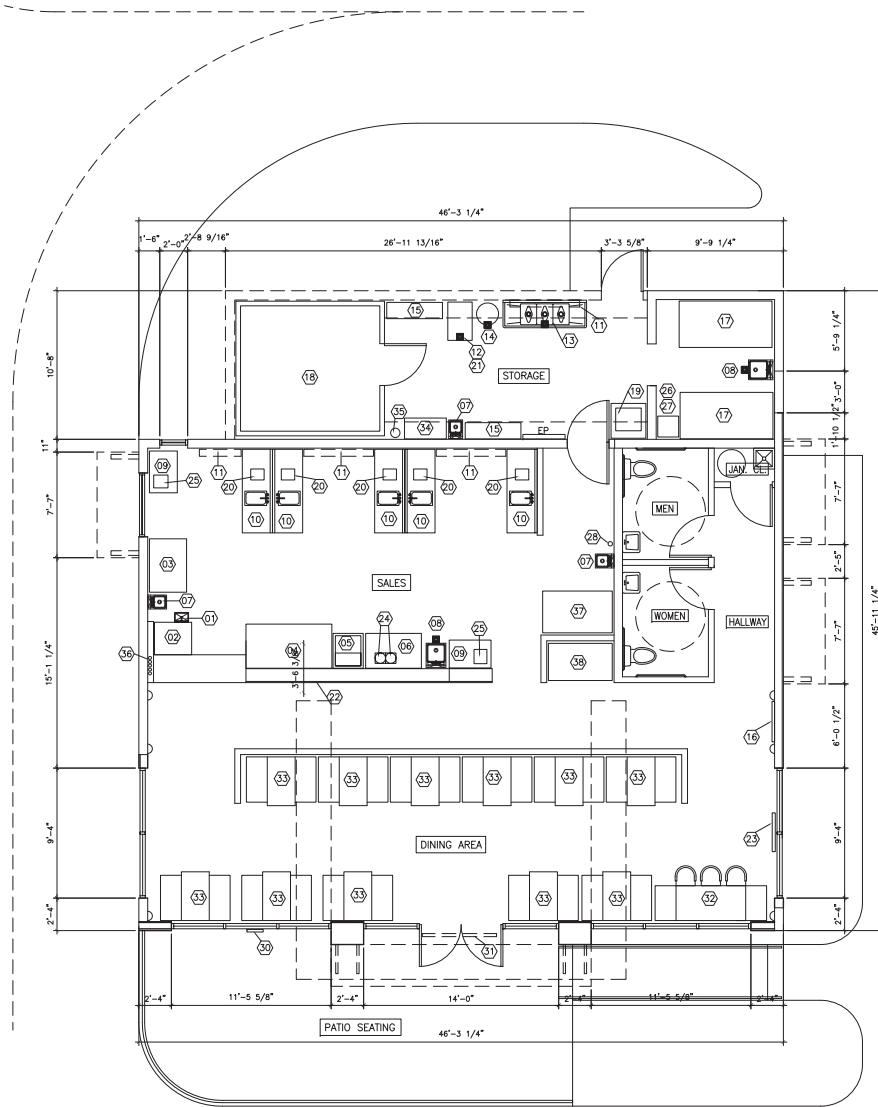
BAHAMA BUCK'S - TENANT IMPROVEMENT
COLLYVILLE BLVD, COLLYVILLE, TEXAS



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SHEET NO.
A1.0
02 OF 05

Proposed Floor Plan

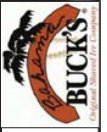


1 PROPOSED PLAN
A2.1 SCALE: 1/4"=1'-0"



EQUIPMENT SCHEDULE					PLUMBING			ELECTRICAL	PROVIDED BY	INSTALLED BY
#	EQUIPMENT DESCRIPTION	QT.	SIZE	SOURCE	MODEL#	CW	HW	DRAIN		
01	DIPPER SINK	1				1/2"				
02	ICE CREAM FREEZER	1	28"x32"	SUPERIOR	CARAVEL SFT-30				120V/20/1P	OWNER
03	ICE FREEZER	1	46"x32"	GIBSON/GE AWANA	FH15-DS,SS				120V/20/1P	OWNER
04	TROPICAL DRINK STATION	1	72"x30"	SILVER KING	SKSB-48-8				115V/60W/1P	OWNER
05	BEVERAGE DISPENSER	1		SERVEND		1/2"	3/4"		120V/1.9A/1P	OWNER
06	WORK TABLE	1	48"x30"	METRO/EAGLE						OWNER
07	HAND SINK WITH SPLASH GAURDS	3				1/2"	1/2"			OWNER
08	DUMP SINK	2				1/2"	1/2"	2"		OWNER
09	CASH REGISTER STATION	2	30"x24"	MICROS	1700				120V/0.4AMP/1P	OWNER
10	ICE SHAVAR ISLAND	5	72"x24"	CUSTOM	18X36					OWNER
11	WALL MOUNTED FLAVOR BOTTLE RACK	3	60"x40"	BBFC						OWNER
12	ICE MACHINE & FILTER	1		HOSHIZAKI	F450MAH-C	1/2"		ID	115V/60/1P	OWNER
13	THREE COMPARTMENT SINK	1	72"x24"							OWNER
14	SIMPLE SYRUP MIXER	1		BBFC	DT1330	1/2"			115V, 6.6 AMPS	OWNER
15	DRY STORAGE RACK	2	48"x14"	METRO						OWNER
16	SLATWALL FOR MERCHANDISE DISPLAY	-	----							CONTRACTOR
17	BLOCK ICE PRODUCTION MACHINE	5	80"x40"	BBFC	SC60				230V/60/1P	OWNER
18	WALK-IN FREEZER	1	120"x120"	LEER	2-L-715				480V/1P/11/2HP	OWNER
19	STACKED WASHER/DRYER	1		WHIRLPOOL		1/2"	1/2"	2"	120V/20/1P	OWNER
20	BLOCK ICE SHAVAR	3		BBFC	SWAN S1-100E				115V/200W/1P	OWNER
21	ICE BIN	1		TAYLOR FZR HOSHIZAKI	B-300			ID	----	OWNER
22	3/8" TEMPERED GLASS SNEEZE GAURD	1								CONTRACTOR
23	WALL MOUNTED TELEVISION	1								OWNER
24	COMMERCIAL BAR BLENDER	2		BBFC BLENDEK	ICB5				115/1P	OWNER
25	CASH MANAGEMENT SYSTEM	2		ALDELO						OWNER
26	SECURITY SAFE	1		COSTCO						OWNER
27	TILL SAFES	1		HARBOR FRIEGHT	S1-100E					OWNER
28	FIRE EXTINGUISHER	1		AMEREX CORP.						CONTRACTOR
29	MENU BOARD	-	CUSTOM							OWNER
30	BB OPEN SIGN	1	CUSTOM							OWNER
31	BB LOGO BUILDING SIGN	1	CUSTOM							OWNER
32	FAMILY TABLE	1	60"x30"	WYMAR						OWNER
33	4 PERSON TABLE/BENCH COMBO	11		WYMAR						OWNER
34	BAG N BOX	1								OWNER
35	CO-2 STORAGE BY SODE DISTRIBUTER	1								OWNER
36	WUNDER BAR JUICE SYSTEM	1								OWNER
37	ESPRESSO MACHINE	1		BBFC	LA CIMBALI M2 BARSYSTEM				120V/1P/3100W	OWNER
38	DISPLAY FREEZER	1								OWNER
39	BB WALK UP MENU BOARD	1		CUSTOM						OWNER
40	BB DRIVE THRU MENU BOARD	1		YPOD-04 K-PANE MOHAVE TAN						OWNER
41	BB FREE STANDING OUTDOOR SIGN	1		CUSTOM						OWNER
42	BB NEON SIGN	1		CUSTOM						OWNER

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SHEET NO.

A2.1

02 OF 05



Commercial Building Design Factors Work Sheet

Project Information

Case File No. ARC14-002
 Project Name Bahama Bucks
 Location 4605 Colleyville Boulevard
 Zoning CC2-Shopping Center District
 Required Score 30

A. Façade Articulation Variables

L 138 Length (in feet) of building perimeter visible from street
 F 46 Length (in feet) of longest horizontal straight section
 A 3 Articulation Ratio L/F

Ka 6.00 Total Articulation Score (Use This if Score is 10 or less)
7.00 Max Articulation Score

B. Vertical Departure Variables

Q 3 Number of test surfaces (1 to 4)
 P 2208 Total surface area of all elevations
 R 0 Total surface area of all sloping or vertical departure surfaces
 V 0 Vertical Departure Ratio R/P

Kv 0.00 Total Vertical Departure Score

Elevation	Total Area	Sloping Area
North	736	0
South	736	0
East		0
West	736	0
Total	2208	0

Reviewer Ron Ruthven
 Community Development Director

Date
 Colleyville Community Development Dept.

C. Shade Coverage Variables

S 100 Total covered but unenclosed structural exterior area
 G 2116 Total area of interior ground floor of building
 C 0.04726 Shade Coverage Ratio S/G

Kc 4.73 Total Shade Score (Use This if Score is 10 or less)
5.7259 Max Shade Score

D. Horizontal and Diagonal Roof Planes Variables

E 5 Total horizontal/diagonal eave, ridge, & parapet top planes
 Q 3 Number of test surfaces from B
 H 1.66667 Horizontal/Diagonal Planes Ratio E/Q

Kh 1.67 Total Horizontal/Diagonal Planes Score
 (Use above Score if at 10 or less)
3.16667 Max Horizontal/Diagonal Planes Score

E. Fenestration Variables

W 32 Total windows, doors and other openings
 Q 3 Number of test surfaces from B
 N 10.6667 Fenestration Ratio W/Q

Kn 10.67 Total Fenestration Ratio (Use This if Score is 10 or less)
10 Max Fenestration Ratio

Design Score Requirements			
CN	30	CC2	30
CPO	30	CC3	30
CC1	30	ML	30

NET SCORE

23.06

FINAL SCORE

22.39



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Agenda Number 3a	Agenda Date 07/09/2014	Number
Type Regular Agenda Items		
Department Economic Development		

Title

Consideration of a Matching Grant - Facade Improvements to 4605 Colleyville Boulevard for Bahama Buck's

Explanation

Smit Shah of SP Ventures, LLC, a franchisee for Bahama Bucks Original Shaved Ice Company, has applied for a \$30,000 Matching Grant for façade improvements to 4605 Colleyville Boulevard - in the building previously occupied by Rice King.

Mr. Shah and SP Ventures, LLC anticipate spending \$450,000 to improve the entire facility, including renovation of the interior; in fact Mr. Shah intends to demolish the facility down to the studs and rebuild much of the 2,000 square foot structure.

As for the façade, Mr. Shah's contractor will spend \$85,000 of the \$450,000 total, which qualifies this application for consideration.

The attached application and packet illustrates the detail to which Mr. Shah's general contractor will alter the appearance of 4605. As he has stated in his application, a Façade Grant will help his company "to reconstruct an old building to a brand new, paradise style building net to Colleyville Downs".

Financial Impact

The total financial impact would result in \$30,000 expended from the Strategic Initiatives Fund.

Recommendation

Approve

Attachments

1. Incentive Application
2. Application Details



City of Colleyville

Economic Development Incentive Application

Date:	06/11/14
Type of Incentive Request:	Matching Grant - Facade Improvements
Amount of Incentive Request:	\$30,000.00

Business Name:	Bahama Buck's
Primary Business Product or Service Provided:	Tropical Dessert Place - Smoothies, Gourmet Shaved Ice, 110 Flavors of Bahama Sodas, Paradise Fruit Cups, Gourmet Hot, Iced and Frozen Coffees.
Mailing Address:	5744 Dunraven Trail, Fort Worth TX 76244
Telephone & Email Address:	281.221.6025 Smit@bahamabucksdfw.com
Business Website:	www.bahamabucks.com

Proposed Location & Acreage (including legal description):	4605 Colleyville Blvd
Projected Square Footage of Project Facilities:	2000 SQ FT
Projected Real and Personal Property Values of Project Facilities:	
Projected Annual Taxable Sales of Business:	1 Million Dollars
Will Colleyville Be the "Point of Sale" for Sales Tax Purposes?	Yes
Company's Tax ID#	46-5626795
Projected Number of Full Time Employees & Total Annual Payroll of Full Time Employees:	\$350,000.00 Per Year Salary
10 Full Time Positions, 40 Part Time Positions	
Average Annual Salary of Employees:	General Manager: \$65,000.00 Per Year
Percent of Employees to Receive Health Insurance Benefits:	Full Time Hourly Rate: \$10.00 Per Hour
10% will Receive Health Benefit	

Applicant's Name & Title:	Smit Shah, President
Mailing Address:	5744 Dunraven Trail, Fort Worth TX 76244
Telephone & Email Address:	281.221.6025 Smit@bahamabucksdfw.com

Property Owner's Name & Title:	FFH ACQUISITIONS, LLC Ari Feinstein
Mailing Address:	7047 Currin Dr., Dallas, Texas 75230
Telephone & Email Address:	

Please complete all questions in this document and attach all documents requested below. Feel free to attach additional pages as needed.

1. Provide background information on the business including information on how long the business has been in operation; chronology of business openings, closings, relocations, modernizations and expansions; whether the business is a publicly traded or privately held company; whether the business is a corporation, joint venture, partnership or sole proprietorship. Is the business or project's enterprise among the types targeted for retention within or attraction to Colleyville?

See Attachement

2. Give a brief description of the activities to be performed and a description of products to be produced and distributed and/or services to be provided.

See Attachement

3. Identify companies and organizations in Colleyville that could utilize the business's products and services or otherwise benefit from the business locating in Colleyville. What companies and organizations located in Colleyville might compete with the business? Please list the types of products or services to be sold which are currently sold by existing Colleyville merchants.

See Attachment

4. Provide a description of the property where the project will be located in Colleyville and attach a copy of the property's legal description, a site map, site plan and statement of current, assessed value upon submittal of incentive application.

See Attachment

5. Describe the facility where the project will be located in Colleyville. Is the facility new construction or existing space? Will the facility be free standing or inline space? Will the applicant be the owner of the property or a tenant? Is this facility a new facility, expansion or relocation? What is the total square footage of the facility? Attach any architectural renderings, floor plans or other documents related to the facility when the incentive application is submitted.

See Attachement

6. Estimate the total cost of the project and include the anticipated increased value to the property over the property's current value. This includes the cost of real and personal property, land, structures, inventory, and other improvements. Please include information related to projected taxable annual sales and other revenues that may be generated for the city from the project such as franchise payments, utility revenues, occupancy taxes, etc. Indicate whether there is any amount of infrastructure construction or participation expected of the City.

See Attachement

7. Provide information relating to the business's ability to finance this project, attach a copy of the business plan, information on the annual operating budget and latest audited financial statement with submittal of the incentive application. Provide information related to any business restructuring in the past 10 years.

See Attachement

8. Please describe the timeline for starting and completing this project including when the business plans to commence construction, occupy proposed space and open in Colleyville as well as any anticipated future project phases after the occupancy date.

See Attachement

9. Provide information on the projected employment in Colleyville. What is the projected number of new full time and part time employees? What is the total annual payroll of full time and part time employees (if an expansion, both present and anticipated new employment)? What types of benefits will be offered? What percentage of employees will receive a full benefit package (i.e. healthcare or hospitalization insurance, vacation leave, sick leave) compared to those who will work on a part-time or contract basis? List the job titles, number of positions and average wage in each category.

See Attachement

10. Describe in detail the incentive request. What type and amount of incentives are being requested? What is in which the incentives are requested to remain in effect? What is the project's viability without the City's participation? Have other taxing jurisdictions been approached for incentives related to this project? Substantiate and more fully describe the justification for the incentive request and how it contributes to the financial viability of the project.

See Attachement

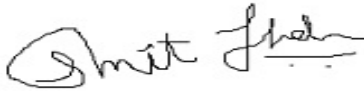
11. Describe in detail the impact the project will have on municipal or public facilities, services and utilities. Any significant costs the city, school districts or other public entities could incur due to the project including off-site infrastructure requirements and significant traffic impacts must be noted. Is there any expected impact on the local housing market? What about on neighboring businesses and/or property owners? Any environmental impacts to the community must be explained as well.

See Attachment

12. Include or describe any other information relative to the project and its impact on Colleyville.

See Attachment

I hereby certify that the information included on this document is complete and accurate:



President

Signature & Title

Smit Shah

Print Name

06/11/14

Date

I have reviewed the application and confirmed it as complete for processing and consideration by City Council.

Director of Economic Development, City of Colleyville

Date

Completed applications shall be sent to Marty Wieder, Director of Economic Development, City of Colleyville, 100 Main Street, Colleyville, Texas, 76034 and emailed to mwieder@colleyville.com. For more information, please contact Marty Wieder, Director of Economic Development at 817-503-1055.