



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, November 10, 2014

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 Phelps
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

September 8, 2014

2. SWEARING IN OF NEWLY APPOINTED MEMBERS

Jim Gotcher, Place 1
Jeff Byerly, Place 2
David Wheelwright, Place 3
David Phelps, Place 4

3. ELECTION OF OFFICERS

3a**Chairman****Vice-Chairman****Recording Secretary****4. APPOINTMENT TO THE PARKLAND DEDICATION COMMITTEE**

Current Committee Member Places to Fill Includes:
David Wheelwright

5. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA**6. PUBLIC HEARING AGENDA ITEMS**

- 6a** Consideration of a zoning change from the AG-Agriculture zoning district to PUDR-Planned Unit Development zoning district on 11.22 acres of Abstract 1034, of the G. W. Minter Survey, Lot 1, Block A, of the Twin Oak Estates Addition, and Lot 1, Block 1, of the Hartley Addition, located at 5205, 5207, 5303, 5309, 5311, 5313, and 5317 Roberts Road, Case ZC14-019
- 6b** Consideration of a Special Use Permit for an accessory building on Lot 2, Block 3, of the Quail Crest Estates Addition, located at 3512 Meadowlark Lane, Case ZC14-022
- 6c** Consideration of a Special Use Permit for on-premises consumption alcoholic beverage sales on Lot 1R1, Block 2, of the Town Center Colleyville Addition, located at 1205 Church Street, Case ZC14-023
- 6d** Consideration of a zoning change from the CC-2 Shopping Center zoning district to the PUD-C-Planned Unit Development-Commercial zoning district on 1.94 acres of Abstract 352, of the Elizabeth Cox Survey, located at 5200 State Highway 121, Case ZC14-024
- 6e** Consideration of a zoning change from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development-Residential zoning district on 2.62 acres of Abstract 1034, of the G. W. Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC14-025

7. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards November 7,

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 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
100 Main Street
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Agenda Number	Agenda Date 11/10/2014	Number
Type Approval of Minutes		
Department Community Development		

Title

September 8, 2014

Explanation

Recommendation

Attachments

1. Planning and Zoning Commission Meeting Minutes - September 8, 2014



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, September 8, 2014

City Council Chambers

CALL MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Vice-chairman Knox on September 8, 2014 at 7:05 p.m.

Roll Call

Present: Commissioners Carel Tornes, David Wheelwright, Jim Gotcher, Don Davis, David Phelps, and Vice-chairman Knox

Absent: Chairman Byerly

Staff Present: Ron Ruthven, Taci Wrisley, Rob McKeown, Marty Wieder, Adam Marsh, Brian Riley, and Matt Butler (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Phelps made a motion to approve the minutes as written. Commissioner Davis seconded.

The motion to approve the minutes as written carried by the following vote:

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

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA AS A PUBLIC HEARING ITEM

There were no citizen comments/presentations regarding items not on the agenda as a public hearing item.

3. REGULAR AGENDA ITEMS

- 3a** Approval of a revised preliminary plat for the Reserve at Colleyville Addition located on 94.024 acres on the north and south side of Murphy Road, Case PC14-024

Ron Ruthven presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding whether the open space requirements were consistent for the entire development. Ron Ruthven replied the correct.

Commissioner Tornes questioned staff regarding whether the trail would be connected between the Reserve at Colleyville, Whittier Heights, and Old Grove subdivisions. Ron Ruthven replied yes.

Discussion continued regarding the connectivity between developments.

Kevin Kessler, the applicant, was present to answer questions.

Commissioner Davis made a motion to approve Case PC14-024. Commissioner Tornes seconded.

The motion to approve Case PC14-024 carried by the following vote:

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

- 3b** Approval of a final plat on Lots 3-15, Block C and Lots 1-5, Block F, of the Reserve at Colleyville Addition, Phase 2A, Case PC14-016

Ron Ruthven presented the case and briefed the Commission.

Kevin Kessler, the applicant, was present to answer questions.

Commissioner Gotcher made a motion to approve Case PC14-016. Commissioner Wheelwright seconded.

The motion to approve Case PC14-016 carried by the following vote:

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

- 3c** Approval of a final plat on Lots 1-11, Block A and Lots 1-3, Block B, of the Reserve at Colleyville Addition, Phase 2B, Case PC14-023

Ron Ruthven presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether the open space was along Murphy Road. Ron Ruthven replied yes.

Kevin Kessler, the applicant, was present to answer questions.

Commissioner Tornes questioned Mr. Kessler regarding whether the plats they were approving tonight would be the final for the Reserve at Colleyville. Mr. Kessler replied yes.

Commissioner Phelps made a motion to approve Case PC14-023. Commissioner Tornes seconded.

The motion to approve Case PC14-023 carried by the following vote:

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

- 3d** Approval of a final plat on Lots 9-22, Block D; Lots 10-18, Block J; and Lots 1-9 & 14-21, Block K, of the Reserve at Colleyville Addition, Phase 2C, Case PC14-017

Ron Ruthven presented the case and briefed the Commission.

Kevin Kessler, the applicant, was present to answer questions.

Commissioner Tornes questioned Mr. Kessler regarding the trail that would connect the Reserve at Colleyville and Whittier Heights. Mr. Kessler replied the trail will be constructed on the north side of the access gate and would connect the two developments.

Commissioner Phelps made a motion to approve Case PC14-017. Commissioner Gotcher seconded.

The motion to approve Case PC14-017 carried by the following vote:

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

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a replat on Lot 16, Block 2, of the Fair Way Addition, located at 8508 Precinct Line Road, Case PC14-014

Ron Ruthven presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding whether mutual access would be required for this replat. Ron Ruthven replied yes, any street that is on the Master Thoroughfare Plan is required to

dedicate mutual access easements. He further explained the property to the south was not required to have this mutual access easement when it was platted several years ago.

Jason Rawlings, Miller Land Surveying, came forward to answer questions.

Commissioner Tornes questioned Mr. Rawlings regarding the use of the proposed building. Mr. Rawlings replied the proposed use is office.

Commissioner Phelps questioned Mr. Rawlings regarding whether they had been in contact with the property owner to the south to discuss connecting to their property for mutual access. Mr. Rawlings replied the applicant has been in contact with the property owner to the south and was told the property owner did not want to make the connection due to the loss of two (2) parking spaces.

David Hall, 8504 Precinct Line Road, came forward and spoke in opposition.

Mr. Rawlings came forward to address comments and concerns.

Commissioner Phelps questioned Mr. Rawlings regarding whether the Texas Department of Transportation had approved the drive approach for the subject property. Mr. Rawlings replied yes.

Commissioner Phelps questioned Mr. Rawlings regarding which lot or lots were owned by the applicant. Mr. Rawlings replied 8500 and 8508 Precinct Line Road.

Commissioner Gotcher questioned Mr. Rawlings regarding whether more parking spaces would be available to the property owner to the south if a new parking lot was constructed on their property. Mr. Rawlings replied yes, if a shared parking agreement was signed by both parties.

Commissioner Gotcher questioned Mr. Hall regarding whether he would more accepting of the idea of the mutual access easement if more parking were made available to his building. Mr. Hall replied yes.

There being no one else wishing to speak, the public hearing was closed at 7:32 p.m.

Commissioner Tornes questioned Rob McKeown regarding whether there would be an issue with getting fire trucks turned around on the property in question and on the adjacent properties without the mutual access easement. Rob McKeown replied yes.

Commissioner Tornes stated he wished the applicant would get with Mr. Hall to work out the issues with the mutual access easement.

Commissioner Phelps questioned staff regarding whether the plat could be denied due to issues regarding parking and/or the mutual access easement. Ron Ruthven replied no.

Commissioner Tornes questioned Matt Butler regarding whether the plat could be approved with conditions. Matt Butler replied no.

Commissioner Phelps made a motion to approve Case PC14-014. Commissioner Gotcher seconded.

The motion to approve Case PC14-014 carried by the following vote:

Aye: 5– Wheelwright, Gotcher, Davis, Phelps, and Knox

Nay: 1 - Tornes

- 4b** Consideration of a replat on Lot 1, Block 1, of the Reagan Estates 3 Addition and Tract 1N, Abstract 356, of the Isaac Carodine Survey, located at 5608 Lowrie Road, Case PC14-019

Ron Ruthven presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding whether any waivers were being requested. Ron Ruthven replied no.

The public hearing was opened at 7:38 p.m.

There being no one wishing to speak, the public hearing was closed at 7:38 p.m.

Commissioner Tornes made a motion to approve Case PC14-019. Commissioner Wheelwright seconded.

The motion to approve Case PC14-019 carried by the following vote:

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

- 4c** Consideration of a zoning change from R-20 Single Family Residential zoning district to CN-Neighborhood Commercial zoning district on Lot 18, Block 2, of the Fair Way Addition, located at 8500 Precinct Line Road, Case ZC14-017

Ron Ruthven presented the case and briefed the Commission.

Commissioner Wheelwright questioned staff regarding whether there was sufficient access to the property. Ron Ruthven replied the property owner would need to get approval from the Texas Department of Transportation.

Discussion continued regarding access to the property.

Commissioner Tornos questioned staff regarding whether the fire lane located on the property to the north would connect to the fire lane to the south. Ron Ruthven replied it is not required and would require a mutual access easement, in order to connect.

Commissioner Wheelwright questioned Mr. Rawlings regarding whether the property owner to the north had been contacted regarding the connectivity of the two (2) properties. Mr. Rawlings replied yes, the details were being talked through with the property owner to the north.

The public hearing was opened at 7:44 p.m.

Jason Rawlings, Miller Land Surveying, came forward and briefed the Commission.

There being no one else wishing to speak, the public hearing was closed at 7:46 p.m.

Commissioner Phelps stated he believed CN-Neighborhood Commercial was an appropriate zoning district for this location.

Commissioner Gotcher made a motion to approve Case ZC14-017. Commissioner Phelps seconded.

The motion to approve Case ZC14-017 carried by the following vote:

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

- 4d** Consideration of a zoning change from the R-40 Single Family Residential zoning district to the R-30 Single Family Residential

zoning district on Tracts 2A & 2A1A, Abstract 233, of the D. R. Blanton Survey, located at 5101 Bluebonnet Drive, Case ZC14-021

Ron Ruthven presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether a precedent would be set if this case was approved as R-30 Single Family Residential. Ron Ruthven replied no.

The public hearing was opened at 7:51 p.m.

Larry Stewart, the applicant, came forward to answer any questions.

Commissioner Davis questioned Mr. Stewart regarding the square footage of the future single family residential dwellings and how close to each other would the dwellings be. Mr. Stewart replied approximately 4,000 square foot to 5,000 square foot and he was not sure of the distance between the dwellings.

Commissioner Gotcher questioned Mr. Stewart regarding whether he planned to build up to the ten foot (10') side yard setback as set forth by the R-30 single family residential zoning district. Mr. Stewart replied yes.

There being no one else wishing to speak, the public hearing was closed at 7:53 p.m.

Commissioner Wheelwright stated he felt the R-30 single family residential size lots would fit nicely on the subject property and would not be setting a precedent.

Commissioner Phelps stated he would like to see a precedent set for R-30 single family residential size lots in this area.

Commissioner Tornes concurred.

Commissioner Gotcher stated he felt, with the setback being ten foot (10') on the sides, three (3) R-30 single family residential size lots would change the feel of Cherry Street dramatically.

Ron Ruthven made mention to the Commission that the builder would still have to maintain the lot coverage requirements per the zoning district.

Commissioner Wheelwright made a motion to approve Case ZC14-

021. Commissioner Davis seconded.

The motion to approve Case ZC14-021 carried by the following vote:

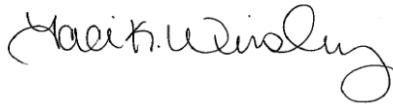
Aye: 5 – Tornes, Wheelwright, Davis, Phelps, and Knox

Nay: 1 - Gotcher

5. ADJOURNMENT

The meeting adjourned at 7:57 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on October 13, 2014 by a vote of _____.



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Agenda Number	Agenda Date 11/10/2014	Number
Type Regular Agenda Items		
Department Community Development		

Title

Jim	Gotcher,	Place	1
Jeff	Byerly,	Place	2
David	Wheelwright,	Place	3
David Phelps, Place 4			

Explanation

Recommendation

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 3a	Agenda Date 11/10/2014	Number
Type Oath of Office		
Department Community Development		

Title

Chairman
Vice-Chairman
Recording Secretary

Explanation

Recommendation

Attachments



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Agenda Number	Agenda Date 11/10/2014	Number
Type Regular Agenda Items		
Department Community Development		

Title

Current Committee Member Places to Fill Includes:
David Wheelwright

Explanation

Recommendation

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 6a	Agenda Date 11/10/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG-Agriculture zoning district to PUDR-Planned Unit Development zoning district on 11.22 acres of Abstract 1034, of the G. W. Minter Survey, Lot 1, Block A, of the Twin Oak Estates Addition, and Lot 1, Block 1, of the Hartley Addition, located at 5205, 5207, 5303, 5309, 5311, 5313, and 5317 Roberts Road, Case ZC14-019

Explanation

Pat Atkins submitted a request to change the zoning of approximately 11.22 acres located at 5205, 5207, 5303, 5309, 5311, 5313, and 5317 Roberts Road. The applicant is requesting to rezone the property from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district. The applicant is seeking a zoning change in order to develop the property for 60 single family residential lots and one open space lot.

Existing Conditions. The subject properties are currently zoned AG-Agricultural and include three platted lots and four unplatted tracts of land. 5205, 5207, 5303, 5309, 5311 and 5313 Roberts Road currently contain single family detached homes. 5317 Roberts Road currently contains a mobile home park containing nine mobile homes and a single family detached home. The use of the mobile home park at 5317 Roberts has been in existence since 1968 and is considered a legal non-conforming use. Approval of a combination preliminary/final plat will be required upon approval of the rezoning request.

Statement of Planning Objectives. The applicant submitted a Statement of Planning Objectives (attached) which contains a description of the 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 Statement of Planning Objectives the applicant proposes the following development standards:

Minimum Lot Area: 4,400 square feet

Minimum Lot Width: 40 feet

Minimum Lot Depth: 90 feet

Front Building Line: 10 feet

Rear Building Line: 10 feet

Side Building Line: 5 feet

Maximum Building Height: Two stories; 35 feet

Maximum Lot Coverage: 60 percent

Minimum Home Size: 2,000 square feet

Street Design. The applicant proposes to develop public streets and alleys within the development with two entrances from Roberts Road.

The streets and alleys must meet the minimum requirements of the Land Development Code.

Right-of-Way Dedication. Roberts Road is classified as a Minor Collector on the Master Thoroughfare Plan, which requires 75 feet of right-of-way. Therefore, upon platting, the developer will be required to dedicate a minimum of 37.5 feet of right-of-way for Roberts Road from the centerline of the street.

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 Development Plan for the development indicates 1.8 percent of the total development as open space located on an 8,800 square foot lot on the east side of the development.

No amenities were provided by the applicant to be located within the open space area. Given the limited open space provided, approval of a waiver will be required.

Sidewalks and Trails. Sidewalks, a minimum of four (4) feet in width, are required to be constructed on each individual lot at the time homes are constructed on the lots. Sidewalks required along open space lots are required to be constructed by the developer, prior to the final acceptance of public improvements for the development.

A minimum five (5) foot sidewalk is required to be constructed along Roberts Road whenever the homes are constructed on the lots.

The applicant has provided a trail plan (attached) showing two eight (8) foot trails linking to the GCISD school properties to the east from the development. These trail linkages are not shown on the 2005 Colleyville Pathways Plan. The developer has not

provided evidence of any agreement with GCISD in order to build the trail on GCISD property. Given this condition, the proposed trail connections are not included in the proposed ordinance.

Fences, Walls, and Screening. The applicant proposes to construct a minimum eight (8) foot masonry screening wall along Roberts Road. This provision has been added to the proposed ordinance.

Landscaping and Entry Features. The development plan indicates that landscaping will be provided along Roberts Road adjacent to the development within Roberts Road right-of-way. However, no landscaping details were provided by the applicant. In the 2004 Master Plan, Chapter 3 – Community Goals and Policy Statements, Priority Two, Neighborhood Integrity, Goal - Preserve the superior quality of Colleyville's residential neighborhoods, one of the objective/policy statements is: "Promote greenbelts and buffer areas in front of subdivisions adjacent to major thoroughfares". Roberts Road is classified as a "Minor Collector" on the Master Thoroughfare Plan. Therefore Roberts Road meets the definition of a major thoroughfare. The subdivision, as designed, is not consistent with the objective/policy listed above.

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 60 lot development would add approximately 574 vehicle trips per day to the surrounding roadways.

Development Fees. Park land dedication fees are due in the amount of \$1,802 per residential lot, prior to the plat being filed with the Tarrant County Clerk.

Roadway impact fees are due in the amount of \$4,941 per residential lot, at the time of the building permit application.

Water and Wastewater impact fees are due at the time of the building permit application. Fees for a typical 5/8 inch meter are \$2,491 for the water impact fee and \$643 for the wastewater impact fee.

Perimeter street improvement fees are due at the time of approval of the final plat Roberts Road. Perimeter street improvements are required for the newly created lots since Roberts Road is considered unimproved adjacent to the subject properties. The developer's portion of the costs for infrastructure improvements may not exceed the amount that is roughly proportionate to the projected impact of the proposed development, as determined by a professional engineer, licensed in the State of Texas, and who is retained by the City of Colleyville. In making the rough proportionality

determination, consideration shall be given to the availability of adequate and minimum levels of public facilities and accessibility to the site for the delivery of emergency services.

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 and drawn 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 (attached), which has been reviewed by the Engineering Division of the Public Works Department. As indicated on the analysis, the developer proposes an underground retention system beneath the open space lot. Details of the proposed drainage system will be submitted as part of the platting process.

Master Plan. The Future Land Use Plan designates the subject properties for single family residential uses. The request is consistent with the Future Land Use Plan.

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 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 just west of institutional, public school properties and is located approximately 2,800 feet west of SH121. The proposed development of 60 residential units on the 11.22 acres will produce a residential density of 5.4 dwelling units per acre, based upon the density calculation method prescribed by the Master Plan; and will produce a residential density of 8.6 dwelling units per acre based upon the density calculation method prescribed by the Land Development Code.

The following are the residential densities of other PUD-R developments adjacent to the proposed development:

- Heritage Oaks (southeast of the proposed development): 4.6 dwelling units per acre
- Copperglen (southeast of the proposed development): 3.9 dwelling units per acre
- Creekside (southeast of the proposed development): 2.4 dwelling units per acre
- Fox Meadows Phase Two PUD (west of the proposed development): 2.9 dwelling units

per acre

The attached Small Lot Development Comparison Chart, provides a comprehensive listing of approved developments since 1996 with residential densities that exceed 1.8 dwelling units per acre.

Summary of Requested Variances. The applicant requests the following variances to the requirements of the Land Development Code as part of their request:

1. Open Space - 20 percent is required; 1.8 percent is being requested;
2. Lot Area and Dimensions - Requested as follows:
 - Minimum Lot Area: 4,400 square feet; 13,000 is required
 - Minimum Lot Width: 40 feet; 100 feet is required
 - Minimum Lot Depth: 90 feet; 120 is required
 - Front Building Line: 10 feet; 40 is required
 - Rear Building Line: 10 feet; 25 is required with an allowance for ten feet if there are no rear facing openings or windows.
 - Side Building Line: 10 feet
 - Maximum Building Height: Two stories; 35 feet; 30 feet is the maximum allowed
 - Maximum Lot Coverage: 60 percent; 50 percent is the maximum allowed

Surrounding Development Trends. The properties to the north are located in the City of Grapevine and zoned for single family residential uses. The properties to the south are zoned AG-Agricultural and PUD-R-Planned Unit Development Residential and contain single family residential detached and attached uses. The properties to the east are zoned AG-Agricultural and developed and Heritage Middle School. The properties to the west are zoned PUD-R-Planned Unit Development Residential, RD-Two Family Residential and AG-Agricultural and developed as single family detached uses and a church.

Public Notification. Staff mailed notices to 41 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was sent to the Grapevine-Colleyville Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. To date no correspondence has been received.

The city manager owns property within 200 feet of the subject properties and as such the administration of this item may be deferred to the assistant city manager where

deemed necessary.

Summary. The proposed development contains 60 single family lots and one open space lot with a residential density of 5.4 dwelling units per acre and a total open space percentage of 1.8 percent. Staff agrees that the area is a transitional area and a higher residential density is warranted given the recommendations of the Master Plan. Staff also agrees that the proposed development provides an opportunity to redevelop the area and mitigate a legal non-conforming use. However, given the high proposed density relative to other residential development densities in the area, the extremely low open space provided, the lack of any greenbelts or buffer areas along Roberts Road and, finally, the lack of any detail for landscaping and open space amenities in the development, staff recommends denial.

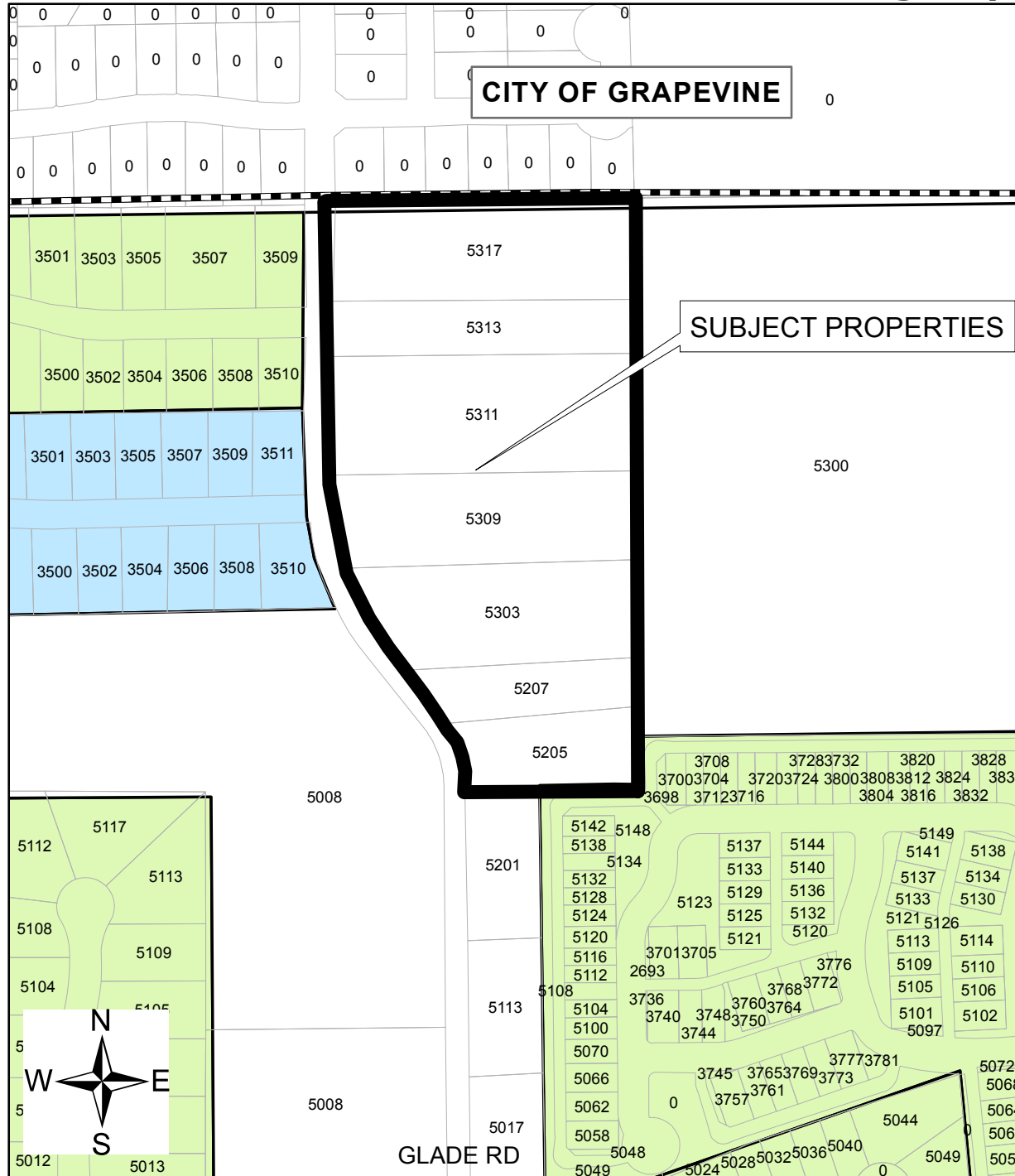
Recommendation

Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Statement of Planning Objectives
7. Conceptual Development Plan
8. Trail Plan
9. Presentation from Applicant
10. Preliminary Drainage Analysis
11. Small Lot Development Comparison Chart - 1996 to 2013
12. Proposed Ordinance

Location and Zoning Map



CITY OF GRAPEVINE

SUBJECT PROPERTIES

Case ZC14-019

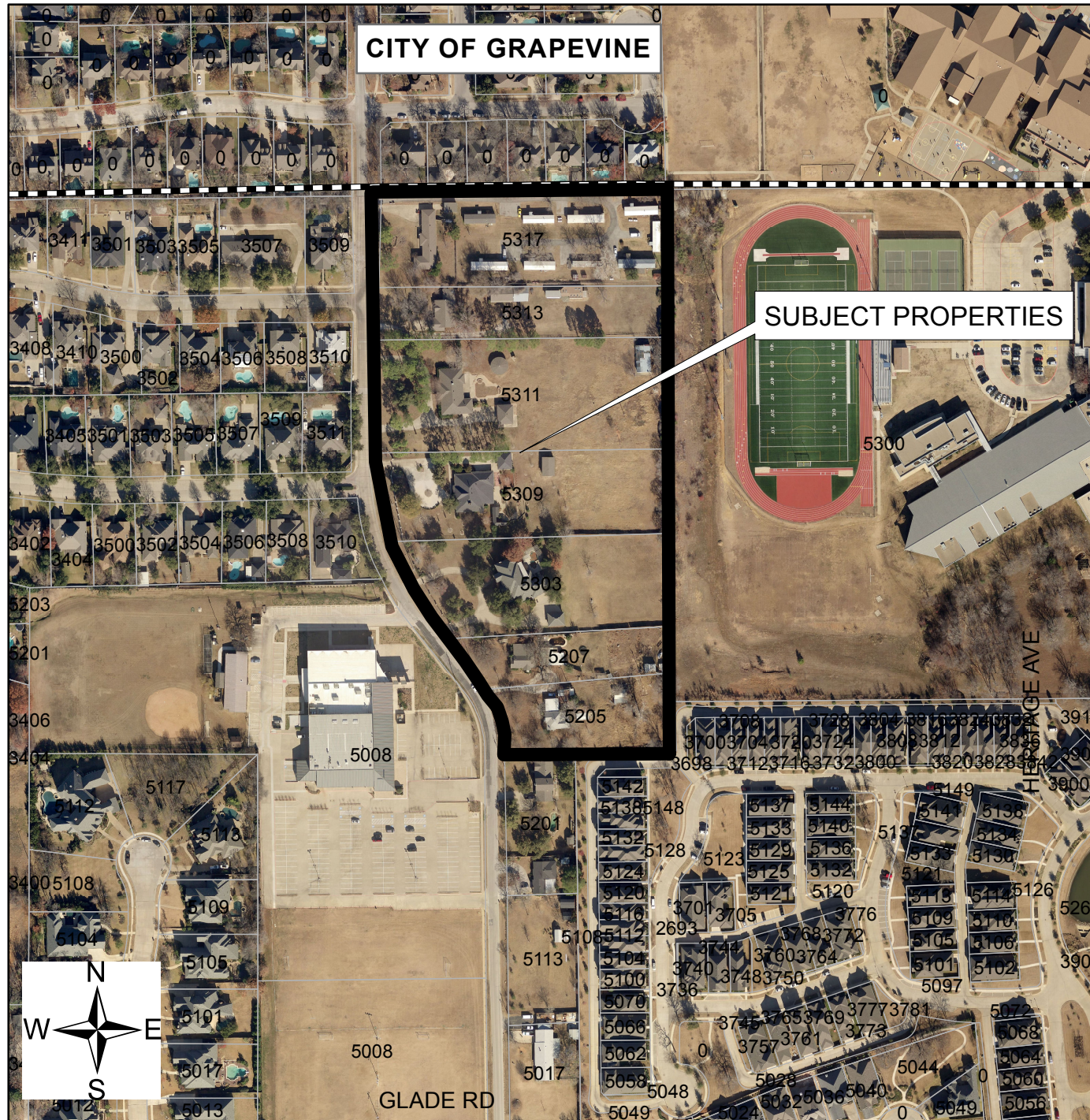
5205, 5207, 5303,
5309, 5311, 5313,
& 5317 Roberts Road

Legend

- Subject properties
- City Limit
- Parcels
- AG Agricultural
- CC-1 Village Retail
- CC-2 Shopping Center
- CC-3 Highway Commercial
- CN Neighborhood Commercial
- CP0 Professional Office
- ML Light Manufacturing
- PUD-C Planned Unit Development, Commercial
- PUD-R Planned Unit Development, Residential
- R-10 Single Family Residential (10,000 sq. ft. min)
- R-15 Single Family Residential (15,000 sq. ft. min)
- R-20 Single Family Residential (20,000 sq. ft. min)
- R-30 Single Family Residential (30,000 sq. ft. min)
- R-40 Single Family Residential (40,000 sq. ft. min)
- R-MF Multi-Family Residential
- RD Two Family Residential
- RE Single Family 'Estate' Residential



Aerial



CITY OF GRAPEVINE

SUBJECT PROPERTIES

Case ZC14-019

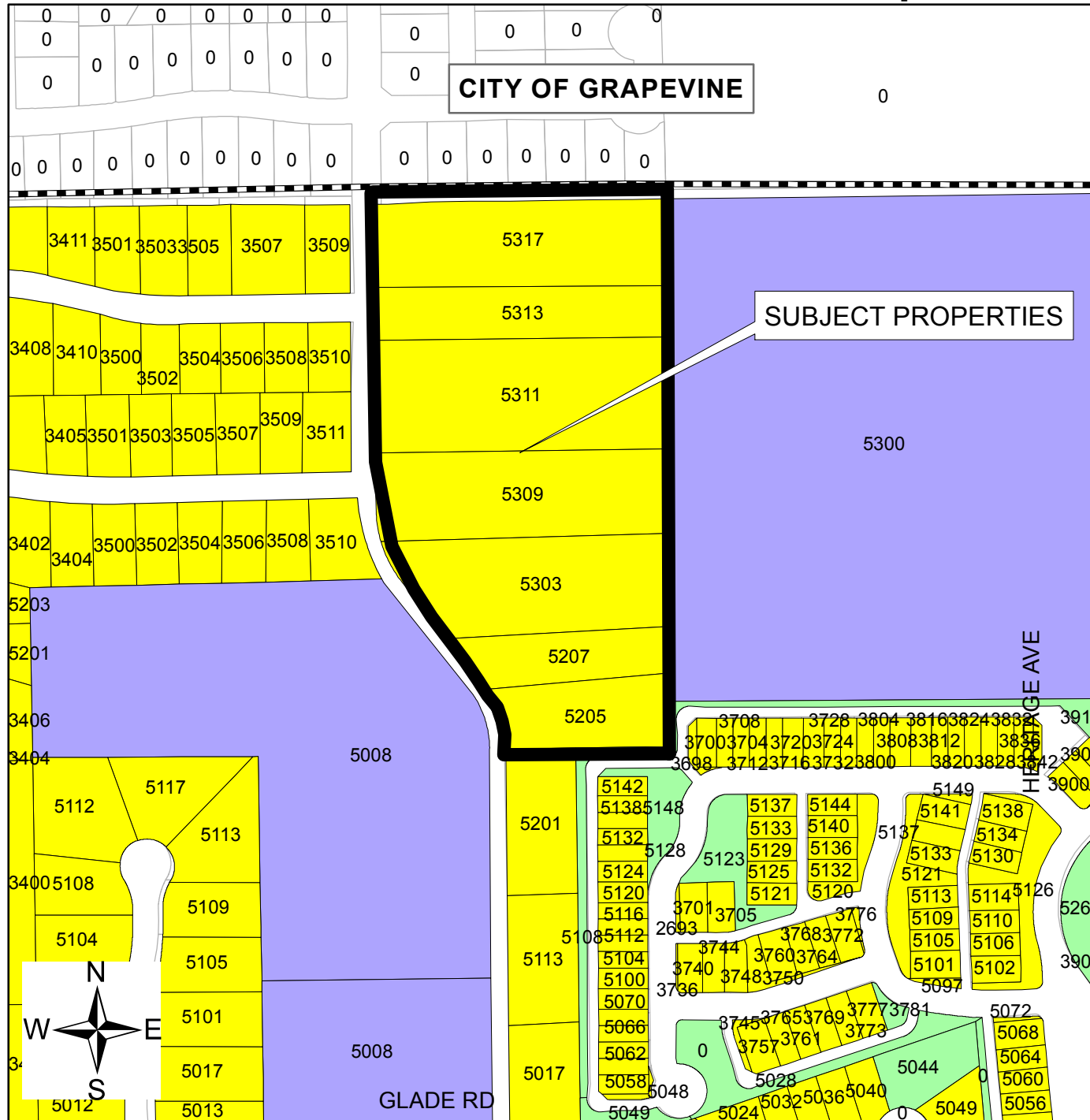
5205, 5207, 5303,
5309, 5311, 5313,
& 5317 Roberts Road

Legend

-  Subject properties
-  City Limit
-  Parcels



Future Land Use Map



Case ZC14-019

5205, 5207, 5303,
5309, 5311, 5313,
& 5317 Roberts Road

Legend

-  Subject properties
-  City Limit
-  Parcels
-  Single Family
-  Multi-Family
-  Office
-  Retail
-  Institutional
-  Industrial
-  Roadway
-  Utilities
-  Parks
-  Private Open Space
-  Water

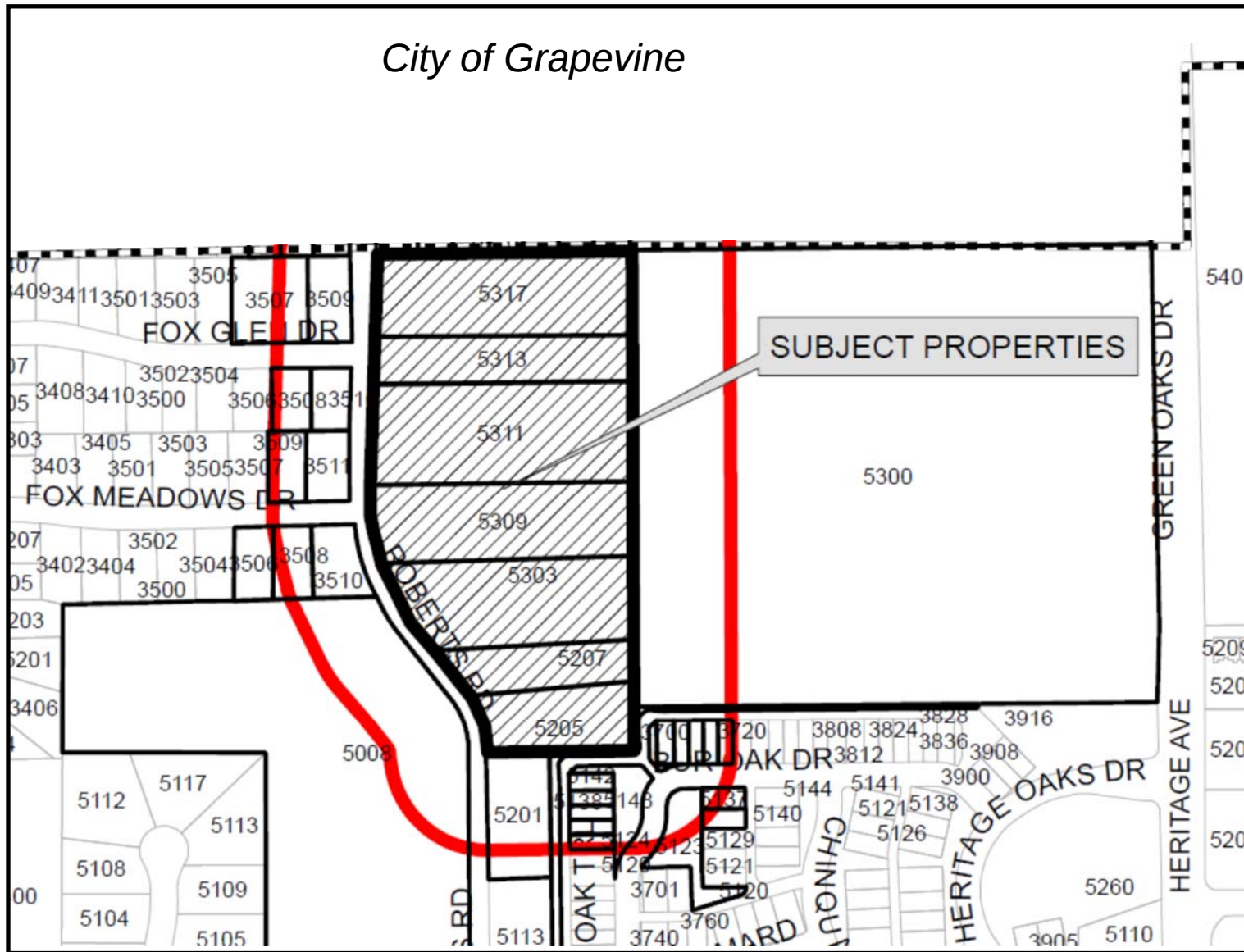


Buffer Map

City of Grapevine

Case ZC14-019

5205, 5207, 5303,
5309, 5311, 5313,
& 5317 Roberts Road



Legend

-  Properties within 200 feet
-  Subject properties
-  City Limit
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Mdc-Heritage Oaks Estates Ltd	545 E John Carpenter Fwy	Irving	Texas	75062	000000 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	005123 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Bur Oak Dr
Wieting, James L	9020 Cedar Bluffs Dr	North Richland Hills	Texas	76182	003704 Bur Oak Dr
Arnold, Thomas A	5205 Roberts Rd	Colleyville	Texas	76034	005205 Roberts Rd
Scribner, Deana	PO Box 768	Colleyville	Texas	76034	005201 Roberts Rd
Weinberg, Christina M	3712 Bur Oak Dr	Colleyville	Texas	76034	003712 Bur Oak Dr
Rietz, Barry S Etux Paula K	3700 Bur Oak Dr	Colleyville	Texas	76034	003700 Bur Oak Dr
Thomas Monroe Properties Llc	825 Regina Ct	Colleyville	Texas	76034	003708 Bur Oak Dr
Wall, Larry Etux Laurie	5132 Post Oak Trl	Colleyville	Texas	76034	005132 Post Oak Tr
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005300 Heritage Ave
Reince, Kevin Etux Martha	6412 Timber Rdg	Edina	Minnesota	55439	005134 Post Oak Tr
Williams, Alfloyd Jr	5128 Post Oak Trl	Colleyville	Texas	76034	005128 Post Oak Tr
Bryant, Lynn W	5138 Post Oak Trl	Colleyville	Texas	76034	005138 Post Oak Tr
Babul, Sajeed Etux Dinaz	5133 Post Oak Trl	Colleyville	Texas	76034	005133 Post Oak Tr
Mathis, Christopher Warren	5137 Post Oak Trl	Colleyville	Texas	76034	005137 Post Oak Tr
Greene, Michael Etux Gail	3716 Bur Oak Dr	Colleyville	Texas	76034	003716 Bur Oak Dr
Krieghbaum, David Etux Tracey	PO Box 459	Port Isabel Tx	Texas	78578	005142 Post Oak Tr
Belknap, Barbara Echols	5313 Roberts Rd	Colleyville	Texas	76034	005313 Roberts Rd
Wines, Robert M	PO Box 1348	Colleyville	Texas	76034	005317 Roberts Rd
Patel, Bharet V	5311 Roberts Rd	Colleyville	Texas	76034	005311 Roberts Rd
Andrae, Raymond R Jr Etux Chri	3510 Fox Meadows Dr	Colleyville	Texas	76034	003510 Fox Meadows Dr
Prazak, John B	5207 Roberts Rd	Colleyville	Texas	76034	005207 Roberts Rd
Henry, Robert Lee	3510 Fox Glen Dr	Colleyville	Texas	76034	003510 Fox Glen Dr
Cheatham, Matt Etux Melissa	3508 Fox Glen Dr	Colleyville	Texas	76034	003508 Fox Glen Dr
Phillips, Rodney L	3507 Fox Glen Dr	Colleyville	Texas	76034	003507 Fox Glen Dr
Heilman, Shanna	3509 Fox Glen Dr	Colleyville	Texas	76034	003509 Fox Glen Dr
Covenant Church	2660 E Trinity Mills Rd	Carrollton	Texas	75006	005008 Roberts Rd
Gillaspie, Marion R Etux Shiry	3511 Fox Meadows Dr	Colleyville	Texas	76034	003511 Fox Meadows Dr
Bangs, Richard A Etux Moireen	3509 Fox Meadows Dr	Colleyville	Texas	76034	003509 Fox Meadows Dr
King, Kenneth W & Doris	3506 Fox Meadows Dr	Colleyville	Texas	76034	003506 Fox Meadows Dr
Raine, Kimberly L	3508 Fox Meadows Dr	Colleyville	Texas	76034	003508 Fox Meadows Dr
Patel, Bharat V	5309 Roberts Rd	Colleyville	Texas	76034	005309 Roberts Rd
Hartley, Marietta Frances	200 Fremont Ct	Colleyville	Texas	76034	005303 Roberts Rd
Heritage Glen HOA	5105 Auburndale Ave	Colleyville	Texas	76034	Courtesy Notice
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Bur Oak Dr
Fox Meadows HOA	5301 Bugle Ln.	Colleyville	Texas	76034	Courtesy Notice
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	Courtesy Notice
City of Grapevine	P.O. Box 95140	Grapevine	Texas	76099	Courtesy Notice
Pat Atkins, Applicant	3076 Hays Lane	Rockwall	Texas	76034	Applicant

Public hearing notices were mailed
 Fri., October 24, 2014 by Taci
 Wrisley

Statement of Planning Objectives

The Enclave at Heritage Meadows

The property consists of 11.16 acres of land adjacent to Roberts Road a 60 foot residential collector west of the existing Colleyville Elementary and Middle School. The property is sparsely vegetated with native trees of which a tree preservation plan will be prepared. Development of this property will eliminate mobile home uses that have been existing for a long period of time. New home construction will range from \$500K and up and will be marketed towards young families and the young professional/empty nester lifestyle. Creating an additional 31 million to the City of Colleyville tax base. There will be a master HOA required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your comprehensive master plan within district one. A master trail system will be implemented which will connect Roberts Road, and our development to the schools and eventually Heritage Parkway. The product we anticipate will be similar to the 40' product of Heritage Cove recently built. With alley service that enhances the front architectural appeal along the residential street.

Development Standards

Min Lot Area 4400 s.f.

Min Lot Width 40' B.L.

Min Lot Depth 90'

Front B.L. 10'

Rear B.L. 10'

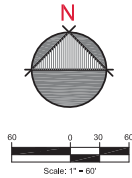
Side B.L. 5' /5' Adj to street.

Max Building Ht 2 Y, Stories (35 ft)

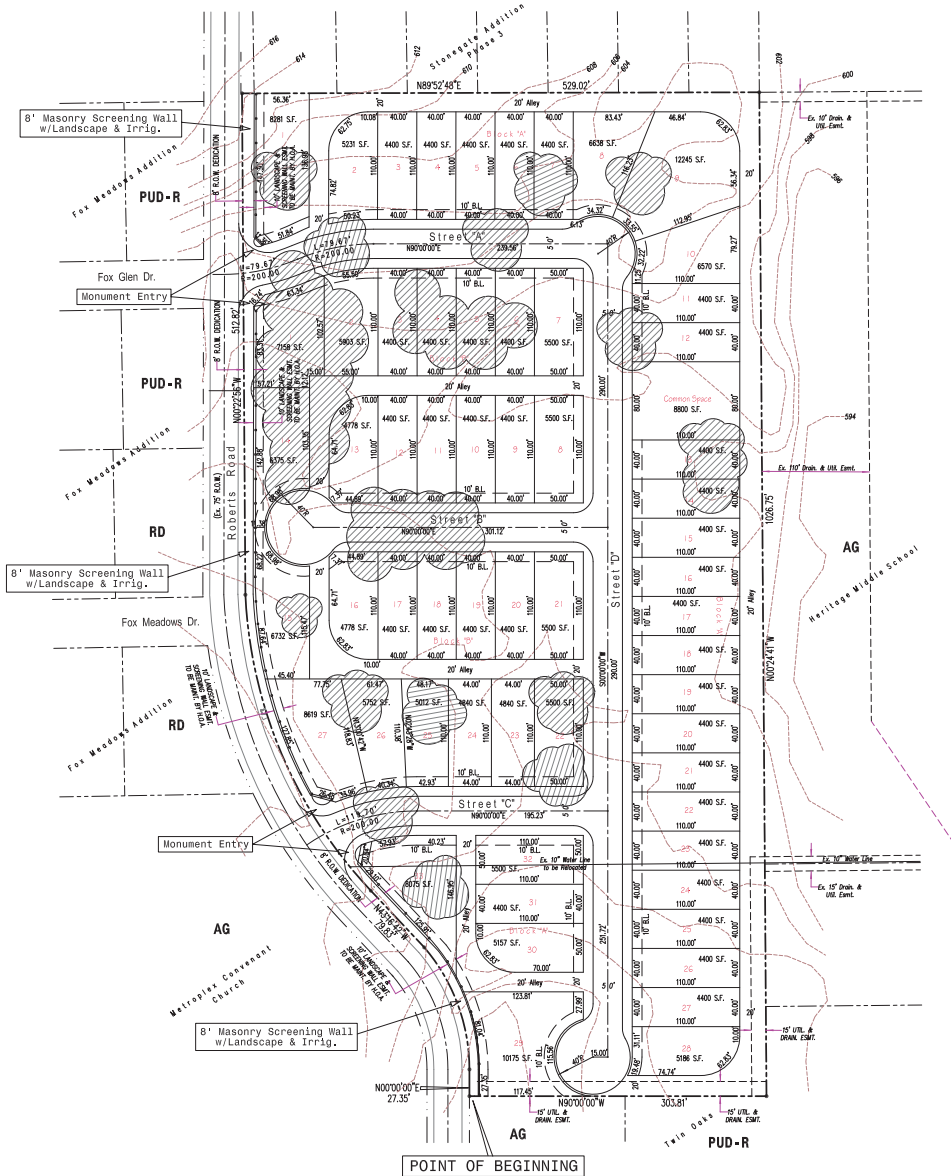
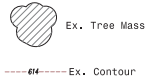
Min Dwelling 2000 s.f.

Lot Coverage 60%

Conceptual Development Plan



Legend



Vicinity Map
n. t. s.

Property Description

BEING a 11.22 acre tract of land situated in the G.W. Winters Survey, Abstract No. 1034, situated in Tarrant County, Texas and being all of the tracts of land described by deed to Bharat V. Patel recorded in Instrument No. 015862444 and Instrument No. 020817886 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Franklin Bellamy and wife, Barbara J. Bellamy recorded in Volume 7278, Page 304 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert M. Wilkes recorded in Instrument No. 020814884 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly Right-of-Way line of Roberts Road (an existing 60' right-of-way);

THENCE North a distance of 27.35 feet to a point for corner;

THENCE a curve to the left having a radius of 191.69 feet and a length of 135.86 feet with a chord bearing of North 20°16'24" West;

THENCE North 43°16'42" West a distance of 79.83 feet to a point for corner;

THENCE a curve to the right having a radius of 473.51 feet and a length of 335.80 feet with a chord bearing of North 22°58'28" West;

THENCE North 0°22'56" West a distance of 512.82 feet to a point for corner;

THENCE North 89°52'48" East a distance of 528.02 feet to a point for corner;

THENCE South 0°24'41" East a distance of 1028.75 feet to a point for corner;

THENCE West a distance of 303.81 feet to the POINT OF BEGINNING and containing 48908.397 square feet, 11.22 Acres, more or less.

Common Space - 8,800 SF - 1% of Property Area

From Ex. Zoning: AG
To Prop. Zoning: PUD-R

60 Lots
1 Open Space Lot
Min. 4,400 SF ~ Min. 40'x110'
5.30 D.U. / Ac.

Site Plan
11.22 ± Ac.

The Enclave at Heritage Meadows

CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469.688.8224
Contact: Tommy Cansler

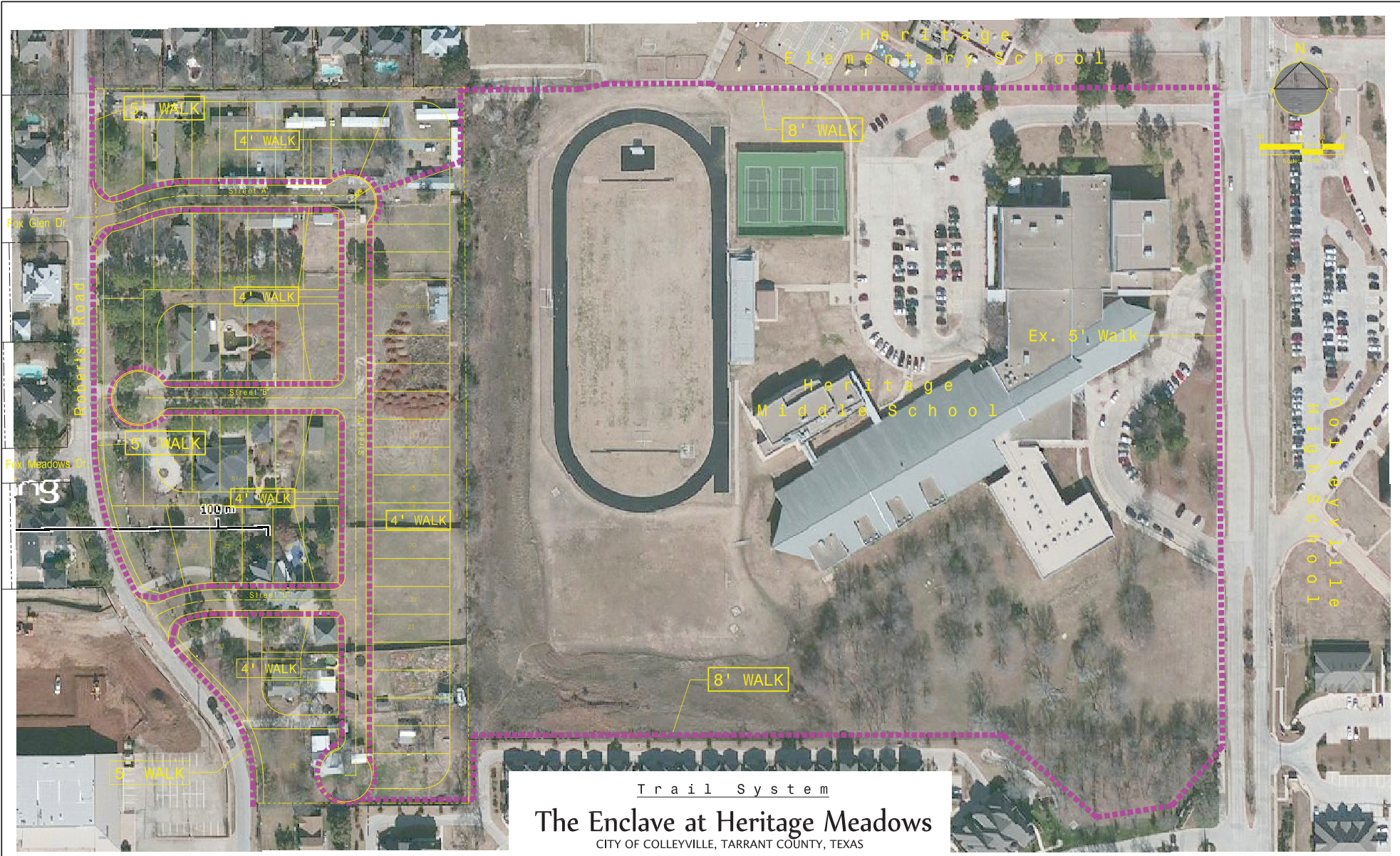
Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Ways Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

October 28, 2014

Scale: 1" = 60'

Trail Plan



Trail System

The Enclave at Heritage Meadows

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:	Engineer:	Consultant:
TCCI LAND DEVELOPMENT, INC.	ENGINEERING CONCEPTS & DESIGN	KPA CONSULTING, INC.
3930 Glade Road, S. 108-322	201 Windco Circle, S. 200	3076 Hays Lane
Colleyville, Texas 76034	Wylie, Texas 75098	Rockwall, Texas 75087
469.688.8224	972.941.3400	972.388.6383
Contact: Tommy Cansler	Contact: Todd Winters, P.E.	Contact: Pat Atkins



THE ENCLAVE AT HERITAGE MEADOWS

Colleyville, Texas

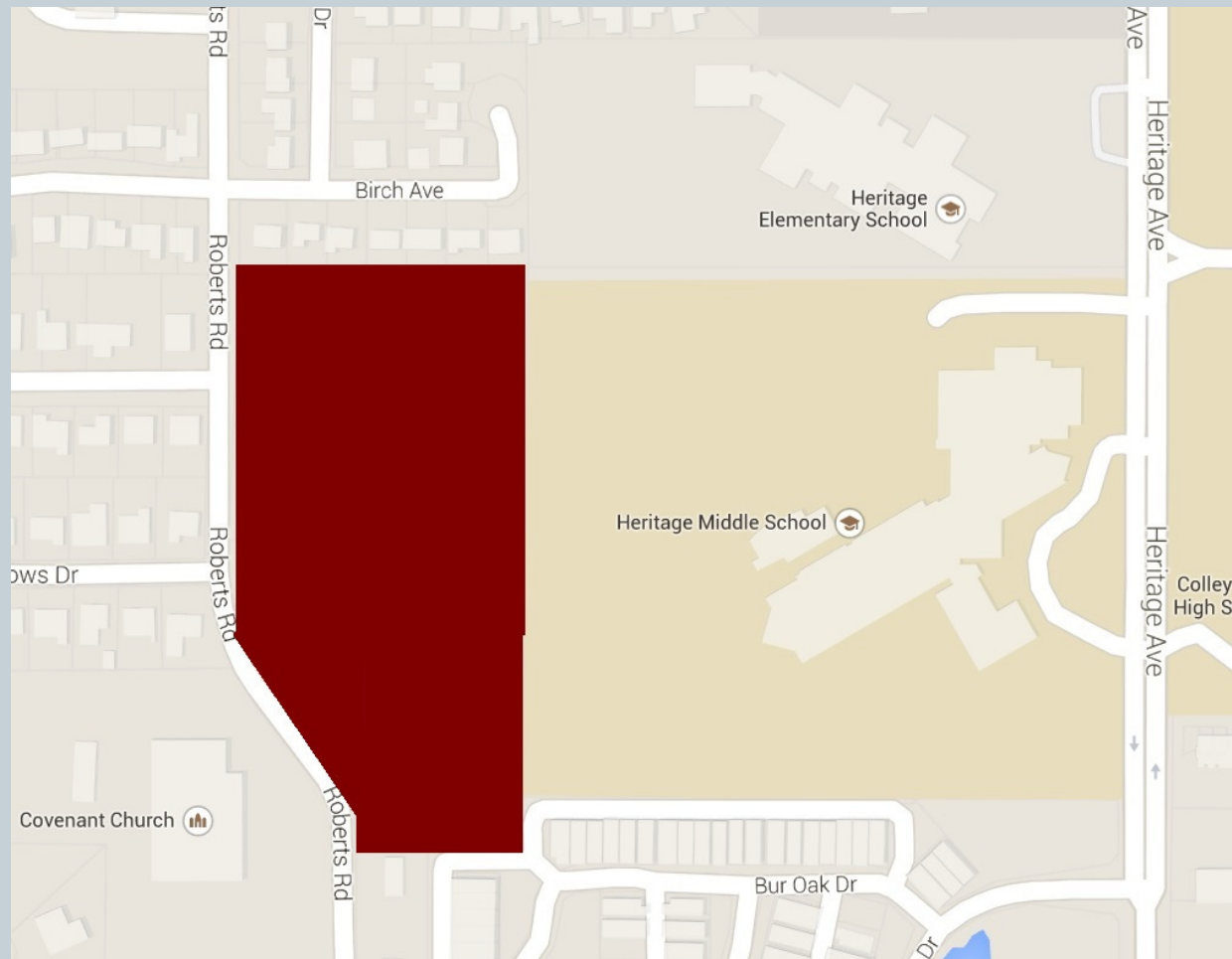
November, 2014

CONTENTS

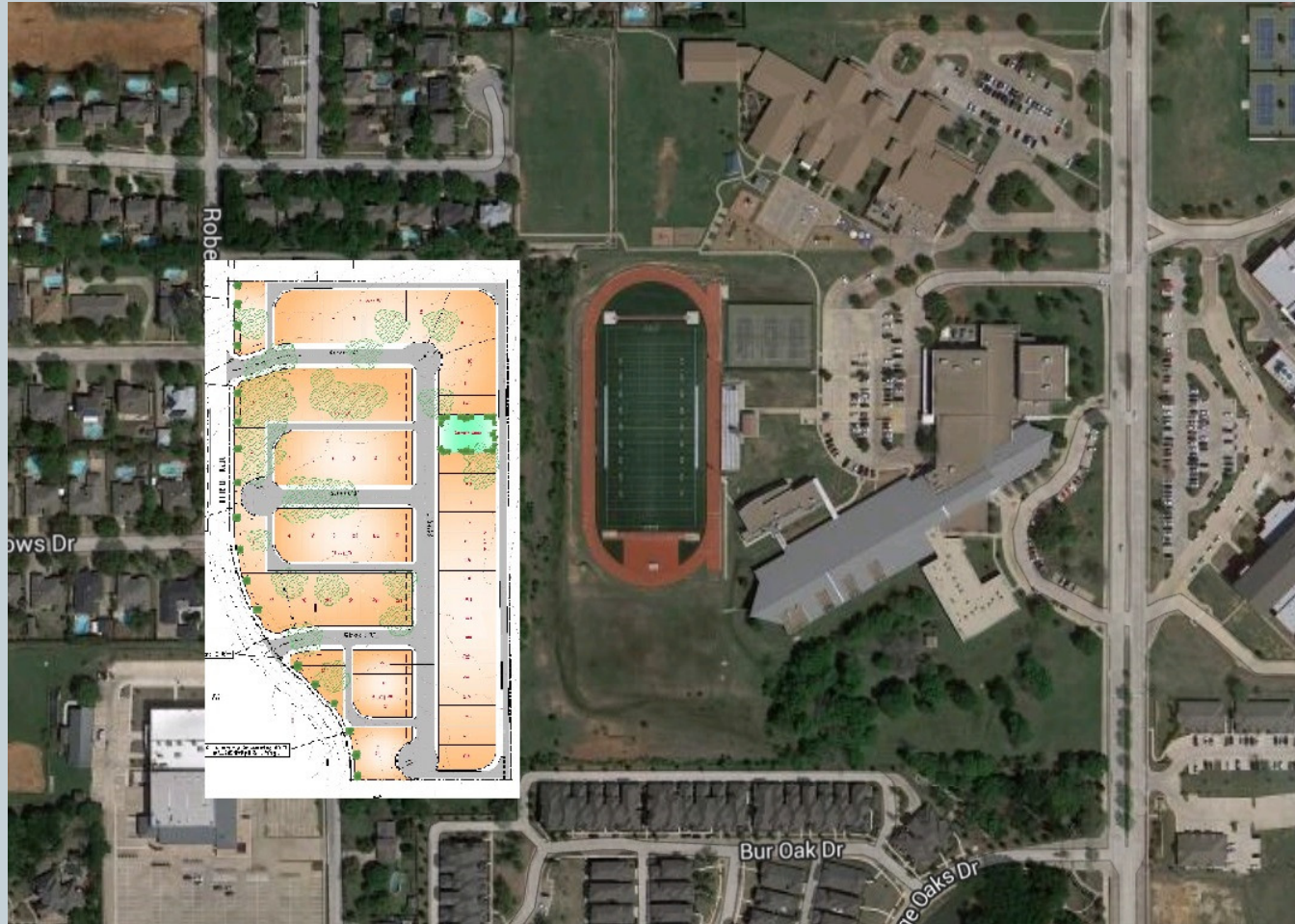


- I. LOCATION
- II. AERIAL OF SITE
- III. PROPERTY DESCRIPTION
- IV. DETAILED DEVELOPMENT PLAN
- V. BUILDING ARCHITECTURAL STANDARDS
- VI. PROPERTY DEVELOPMENT STANDARDS
- VII. PERIMETER SCREENING

I. LOCATION



II. AERIAL OF SITE



III. PROPERTY DESCRIPTION



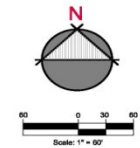
The property consists of 11.6 acres of land, adjacent to Roberts Road A60' residential collector, west of existing Colleyville Elementary and Middle School. The property is sparsely vegetated with native trees of which a tree preservation plan will be prepared. Development of this property will eliminate mobile home uses that have been existing for a long period of time. New homes construction will range from \$500K and up. The homes will be marketed towards young families, young professionals and empty nesters lifestyle. Creating an additional 30 million dollars to the City of Colleyville tax base. There will be a Master H.O.A. required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your comprehensive master plan within district one. A master trail system will be implemented which will connect Roberts Road and our development to the schools and eventually Heritage Parkway. The product we anticipate will be similar to the product of Heritage Cove recently built, with alley service that enhances the front architectural appeal along the residential street.

III. PROPERTY DESCRIPTION

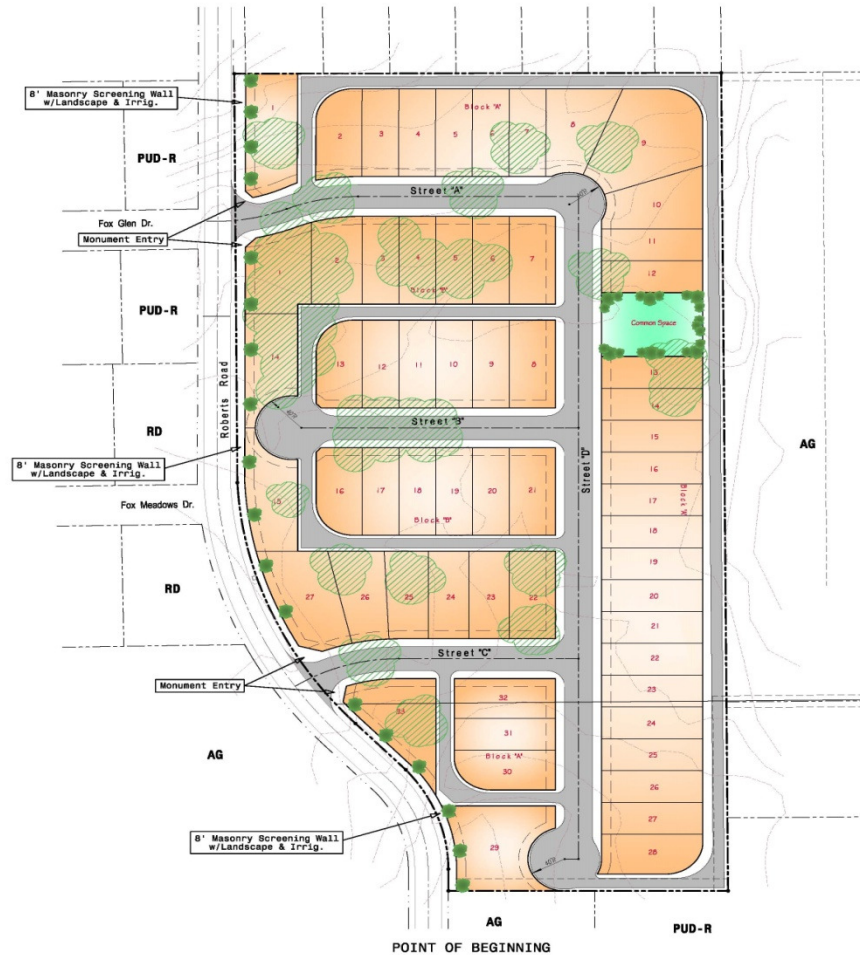


The density is justified based on elimination of substandard uses on the properties (mobile homes) and creation, with consolidation of properties of an exclusive high end residential neighborhood. This development will provide over 30 million dollars annual tax base to the City of Colleyville. The recently approved residential development to our southeast PUD-R is higher density and has lower property values than our proposal. The 2025 city comprehensive plan identifies this area within neighborhood district 1 being surrounded by public uses. The comprehensive plan is encouraging consolidation of parcels into upscale neighborhoods which we feel we have accomplished with our plan and have exceeded The City of Colleyville's expectations.

IV. DETAILED DEVELOPMENT PLAN



Legend



Vicinity Map
n. t. s.

Property Description

BEING a 11.22 acre tract of land situated in the 11th W. Meridian Survey, Abstract No. 1024, situated in Tarrant County, Texas and being all of the lands described by deed to David V. Pohl recorded in Instrument No. 01865446 and Instrument No. 02081708 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Franklin Holdings and wife, Barbara J. Holdings recorded in Volume 7278, Page 354 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert M. Hines recorded in Instrument No. 020814804 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly right-of-way line of Roberts Road (see existing 80' right-of-way);
THENCE North a distance of 27.26 feet to a point for corner;
THENCE a curve to the left bearing a radius of 191.85 feet and a length of 135.88 feet with a chord bearing of North 27°19'24" West;
THENCE North 42°16'42" West a distance of 79.83 feet to a point for corner;
THENCE a curve to the right bearing a radius of 473.51 feet and a length of 335.80 feet with a chord bearing of North 22°34'29" West;
THENCE North 07°22'58" West a distance of 512.82 feet to a point for corner;
THENCE North 89°32'48" East a distance of 1025.75 feet to a point for corner;
THENCE South 47°24'41" East a distance of 1025.75 feet to a point for corner;
THENCE West a distance of 303.81 feet to the POINT OF BEGINNING and containing 48808.387 square feet, 11.22 Acres, more or less.

Common Space - 8,800 SF - 1% of Property Area

From Ex. Zoning: AG
To Prop. Zoning: PUD-R

60 Lots
1 Open Space Lot
Min. 4,400 SF ~ Min. 40'x110'
5.30 D.U. / Ac.

Site Plan
11.22 ± Ac.

The Enclave at Heritage Meadows
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469-6888-8224
Contact: Tommy Casler

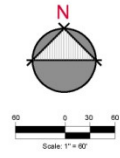
Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972-896-6989
Contact: Tommy Tabor, P.E.

Consultant:
AKA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972-388-6383
Contact: Pat Atkins

October 28, 2014

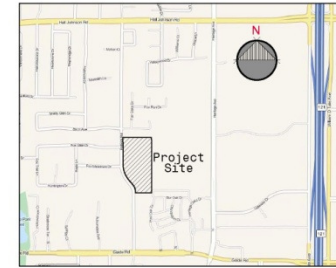
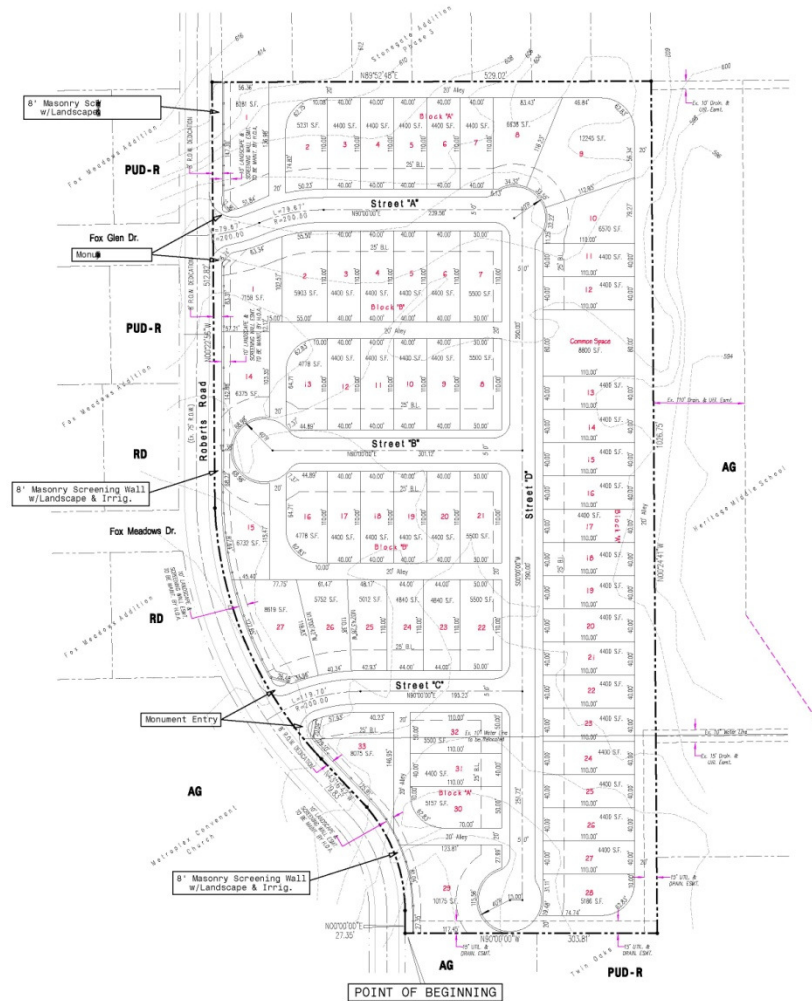
Scale: 1" = 60'

Presentation from Applicant



Legend

Ex. Tree Mass
— Ex. Contour



Vicinity Map
N. T. S.

Property Description

SEMG is a 11.22 acre tract of land situated in the G.W. Miller Survey, Abstract No. 1024, situated in Tarrant County, Texas and being all of the tract of land described by deed to Robert V. Pohl recorded in Instrument No. 018829446 and Instrument No. 020075086 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Franklin Holdings and wife, Barbara J. Holdings recorded in Volume 1078, Page 324 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert V. Pohl recorded in Instrument No. 020075086 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly Right of Way line of Roberts Road (as existing 60' right of way);
THENCE North a distance of 27.35 feet to a point for corner;
THENCE a curve to the left having a radius of 191.88 feet and a length of 153.88 feet with a chord bearing of North 27°02'28" West;
THENCE North 47°16'42" West a distance of 79.83 feet to a point for corner;
THENCE a curve to the right having a radius of 473.51 feet and a length of 335.65 feet with a chord bearing of North 22°06'29" West;
THENCE North 17°22'56" West a distance of 512.82 feet to a point for corner;
THENCE North 89°52'48" East a distance of 528.32 feet to a point for corner;
THENCE South 75°04'47" East a distance of 1528.75 feet to a point for corner;
THENCE West a distance of 303.81 feet to the POINT OF BEGINNING and containing 48866.397 square feet, 11.22 Acres, more or less.

Common Space - 8,800 SF - 1% of Property Area

From Ex. Zoning: AG
To Prop. Zoning: PUD-R

60 Lots
1 Open Space Lot
Min. 4,400 SF - Min. 40'x110'
5.30 D.U. / Ac.

Site Plan

11.22 ± Ac.

The Enclave at Heritage Meadows

Developer:
TDI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469.688.8224
Contact: Tommy Candler

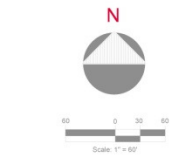
Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Oakblue Lane 102-152
Mansfield, Texas 76063
972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

Doc #

Scale: 1" = 60'

Presentation from Applicant



V i c i n i t y M a p
n . t . s .

[illegible]

Determine Total Pre-Development Peak Storm Water Discharge Rates										Collegedale Inflow		TO SCHOOL		Rational	
WREASIDE TRAIL OF CONCENTRATION										30 minutes					
POST DEVELOPMENT EAST										0.07	0.00	1.00	1.00	1.00	1.00
PRE DEVELOPMENT										0.07	0.00	1.00	1.00	1.00	1.00
INCHES										0.07	0.00	1.00	1.00	1.00	1.00
AREA										AREA	AREA	AREA	AREA	AREA	AREA
TO SCHOOL										30.00	0.00	1.00	1.00	1.00	1.00

Determine Total Post-Development Peak 15-min Water Discharge Rates										Colleavy's Enclave		Retention	
MINIMUM TIME OF CONCENTRATION										FULLY DEVELOPED			
PRE-DEVELOPMENT TIME										1.00		1.00	
POST-DEVELOPMENT										0.88		1.00	
AREA		AREA	AREA	COEFF		Peak	2 YEAR	5 YEAR	10 YEAR	25 YEAR	50 YEAR	100 YEAR	
Sq Ft	Sq Ft	ACRES	"C"			CFS	1.00	5	10	25	50	100	
TO TOTAL	30,000	0.68	0.88	0.88	0.88	14.14	17.28	20.55	25.96	32.41	39.89		
TOTAL		30,000	0.68			14.14	17.28	20.55	25.96	32.41	39.89		

Comparison of Pre and Post Development Peak Discharge						
YEAR	2	5	10	25	50	100

Preliminary Determination of Detention Pond Volume		Cubic Feet					
YEAR		0	5	10	20	50	75

Scenario	CHP	CHP	CHP	CHP	CHP	CHP	CHP	CHP	CHP
Scenario-CHP-1	41.0	100.0	14.7	31	100	221	300	274	380
Scenario-CHP-2	60.0	100.0	45.9	70.9	75	81	124	166	179
Scenario-CHP-3	63.0	100.0	46.2	76.4	71	87	119	148	171
Scenario-CHP-4	64.0	100.0	110.0	176.4	92	99	92	96	87

Notes:

1. Underground storage to be installed in Common Space and/or drainage easements.
2. All underground storage is to be H.O.A. maintained.
3. Final Sizing will be determined during the design phase.
4. All improvements will be in accordance with the City of Colleyville Land Development Code.

Legend

Ex. Contour

Flow Direction

1

==== Drainage Divide

[illegible][illegible]

Comparison of Pre and Post Development Peak Discharge						
	2	5	10	25	50	100
Year	2005	2005	2005	2005	2005	2005
Discharge (cfs)	2.05	3.48	4.75	5.90	6.21	6.55
Percent Increase (%)		67%	133%	190%	200%	217%

Preliminary Determination of Detention Pond Values					Calc/Fact						
Line	15 minutes	YEAR	Calc/Fact		2	5	10	20	50	1	
					250	1250	4275	1014	5405		
Storm/Traffic S.C.70.0	60.00	1964.00	14.17	31	300	100	130	171	114	100	
Storm/Traffic S.C.70.0	60.00	1964.00	16.8	70.9	34	42	17	71	32	82	
Storm/Traffic S.C.70.0	60.00	1964.00	40.2	76.4	33	40	54	69	60	79	

P r e l i m i n a r y D r a i n a g e
11.22 ± Ac.

The Enclave at Heritage Meadows

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469.688.8224
Contact: Tommy Cansler

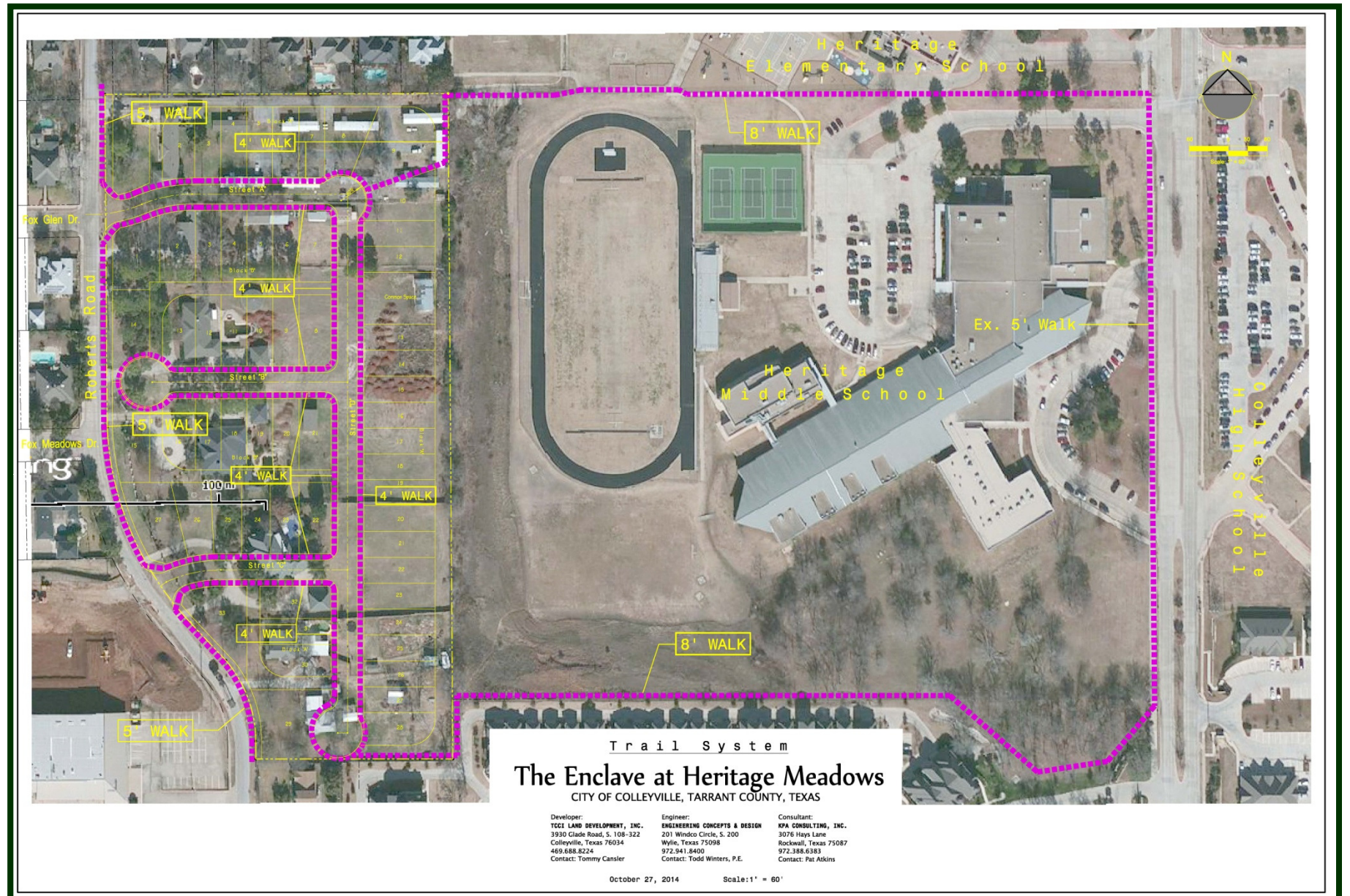
Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

October 20, 2014

Scale: 1" = 60'

Presentation from Applicant



V. BUILDING ARCHITECTURAL STANDARDS



Presentation from Applicant



Presentation from Applicant



Presentation from Applicant



Presentation from Applicant

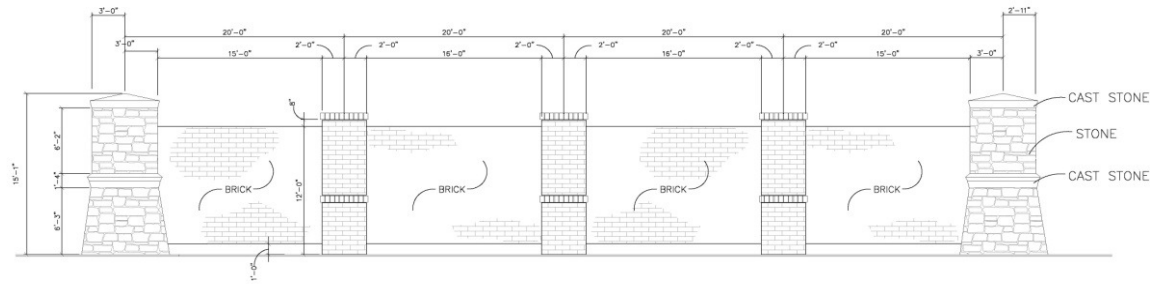


Presentation from Applicant

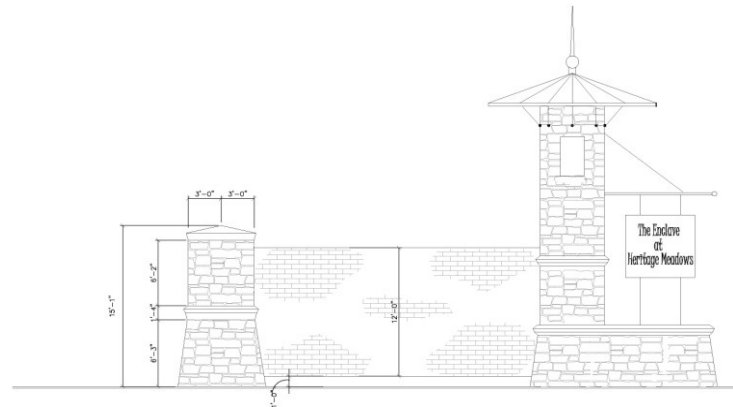


Presentation from Applicant

VI. PROPERTY DEVELOPMENT STANDARDS



TYPICAL LANDSCAPE SCREENING WALL



TYPICAL ENTRY MONUMENT

The Enclave at Heritage Meadows CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:
TCCI LAND DEVELOPMENT, INC.
3930 Glade Road, S. 108-322
Colleyville, Texas 76034
469.688.8224
Contact: Tommy Cansler

Engineer:
T. TABOR CONSULTING, PLLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

October 28, 2014

Scale: 1" = 60'

Presentation from Applicant

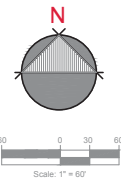


VI. PROPERTY DEVELOPMENT STANDARDS



- A. Min. Lot S.F. –4400 SF
- B. Min. Front Setback –10 Feet
- C. Min. Rear Setback –10 Feet
- D. Min. Side Setback –5 Feet
- E. Min. Side Setback (Adj. to Street) –5 Feet
- F. Min. Dwelling Size –2000 SF

Preliminary Drainage Analysis



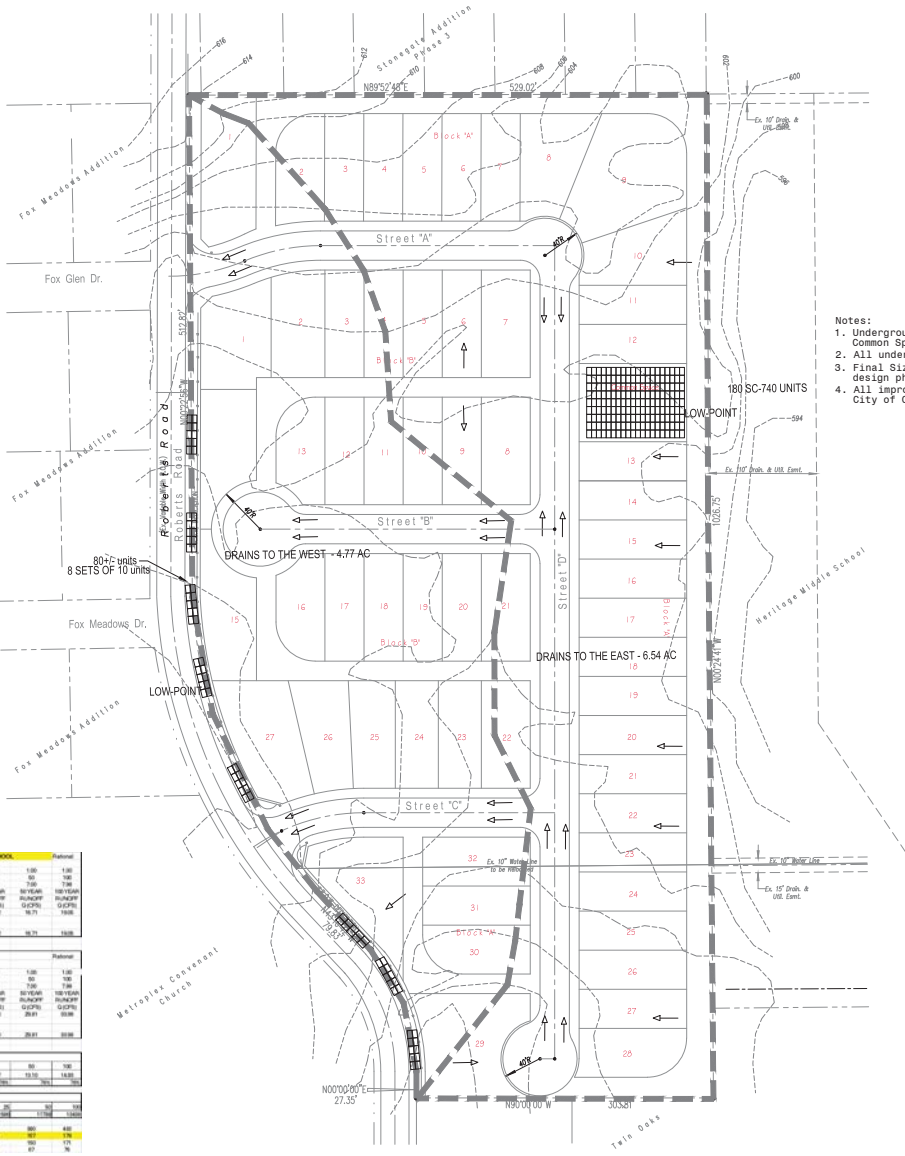
Vicinity Map
n. t. s.

- Notes:
1. Underground storage to be installed in Common Space and/or drainage easements.
 2. All underground storage is to be H.O.A. maintained.
 3. Final Sizing will be determined during the design phase.
 4. All improvements will be in accordance with the City of Collegeville Land Development Code.

Legend

- Ex. Contour
- Flow Direction
- ① Drainage Area
- Drainage Divide

Project: Collegeville Enclave	
EXISTING CONDITIONS TO WEST	
Year	2018.2
APPROX. GRASSLANDSCAPE	14888.2
Area	6.4
Current C Factor	0.48
EXISTING CONDITIONS TO EAST	
Year	2018.2
APPROX. GRASSLANDSCAPE	14888.2
Area	6.4
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
ROAD EASEMENTS	
Length	40.00
Width	100.00
Area	4000.00
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
Length	40.00
Width	100.00
Area	4000.00
Current C Factor	0.48
PROPOSED SITE 40 FFE LOTS 2014-10-20	
Length	40.00
Width	100.00
Area	4000.00
Current C Factor	0.48



Determine total Pre-Development Peak Storm Water Discharge Rates: Collegeville Enclave	
MINIMUM TIME OF CONCENTRATION	15 minutes
PRE-DEVELOPMENT PEAK	0.00
POST-DEVELOPMENT	0.00
TO SCHOOL	0.00
TO HOME	0.00
TO TOTAL	0.00
Determine total Post-Development Peak Storm Water Discharge Rates: Collegeville Enclave	
MINIMUM TIME OF CONCENTRATION	15 minutes
POST-DEVELOPMENT	0.00
TO SCHOOL	0.00
TO HOME	0.00
TO TOTAL	0.00
Comparison of Pre and Post-Development Peak Discharge	
Year	2018.2
Pre-Development	0.00
Post-Development	0.00
Preliminary Determination of Detention Pond Volume	
Year	2018.2
Pre-Development	0.00
Post-Development	0.00

Determine total Pre-Development Peak Storm Water Discharge Rates: Collegeville Enclave	
MINIMUM TIME OF CONCENTRATION	15 minutes
PRE-DEVELOPMENT PEAK	0.00
POST-DEVELOPMENT	0.00
TO SCHOOL	0.00
TO HOME	0.00
TO TOTAL	0.00
Determine total Post-Development Peak Storm Water Discharge Rates: Collegeville Enclave	
MINIMUM TIME OF CONCENTRATION	15 minutes
POST-DEVELOPMENT	0.00
TO SCHOOL	0.00
TO HOME	0.00
TO TOTAL	0.00
Comparison of Pre and Post-Development Peak Discharge	
Year	2018.2
Pre-Development	0.00
Post-Development	0.00
Preliminary Determination of Detention Pond Volume	
Year	2018.2
Pre-Development	0.00
Post-Development	0.00

Preliminary Drainage
11.22 ± Ac.

The Enclave at Heritage Meadows

CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

Developer:
T. T. TABOR CONSULTING, INC.
3930 Glade Road, S. 108-322
Collegeville, Texas 76063
469.688.8224
Contact: Tommy Cansler

Engineer:
T. T. TABOR CONSULTING, LLC
1301 E. Debbie Lane 102-152
Mansfield, Texas 76063
972.896.6989
Contact: Tommy Tabor, P.E.

Consultant:
KPA CONSULTING, INC.
3076 Hays Lane
Rockwall, Texas 75087
972.388.6383
Contact: Pat Atkins

Small Lot Development Comparison Chart - 1996 to 2013

Subdivision Name	Total Lots	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Size (square feet)	Average Lot Size (square feet)	Maximum Lot Coverage	Master Plan Density - Dwelling Units Per Acre *	Land Development Code Density - Dwelling Units Per Acre **	Total Acres	Open Space	Approval Date	Ordinance
Spring Garden	45	36	70	2,520	2,700	90%	8	16.1	5.4	31.3%	12.17.96	O-96-1052
Villas of Caldwell Creek	43	59	115	6,594	7,408	50%	3.7	5.9	11.6	18.3%	4.1.97	O-97-1062
Bridges at Riverwalk	32	56	106	6,001	6,479	50%	3	6.7	10.0	24.0%	12.21.99	O-99-1192
Riverwalk at Colleyville	53	60	115	6,331	7,666	50%	3.2	5.7	20.0	20.0%	4.4.00	O-00-1210
Rosewood Villas	53	59	110	6,482	6,899	60%	3.6	6.3	14.8	21.4%	8.8.01	O-01-1286
Emerald Park	72	60	120	7,200	7,508	50%	3.5	5.8	20.2	19.6%	10.1.02	O-02-1366
Tiffany Park	25	60	100	7,200	7,580	50%	3.5	5.7	7.2	20.0%	10.21.03	O-04-1487
Tuscany	35	60	110	6,600	7,878	50%	3.9	5.5	8.8	6.6%	2.17.04	O-04-1442
Cambridge Place	38	50	58	4,500	5,300	60%	4.2	8.2	9.0	22.0%	7.6.04	O-04-1467
Heritage Oaks	103	30/40	90	2,700/3,600	3,600	90% and 75%	4.6	12.1	22.9	25.0%	03.21.06	O-09-1715
Villas at Oak Pointe	74	30/56	90/95/115	2,700/6,440	5,000	90% and 58%	3.7	8.7	13.6	22.0%	08.02.06	O-06-1584
Copperglen	22	55	105	5,924	6,650	65%	3.9	6.6	5.6	20.0%	10.17.06	O-06-1595
Villas of Colleyville	67	59	115	6,655	8,936	60%	3.4	4.9	19.8	21.0%	08.21.07	O-07-1627
Enclave at Arbor Estates	16	65	120	8,700	9,350	50%	2.9	4.7	5.6	19.3%	09.18.07	O-07-1634
Creekside at Colleyville	269	50	105	5,000	7,257	65%	2.4	6.0	108.5	20.0%	11.27.07	O-07-1645
Somerset Manor	77	50/60	100/110	5,000/6,600	6,000	50%	4	7.3	18.2	20.3%	05.05.08	O-08-1672
Ivy Glen	10	55	110	5,890	8,200	65%	3.4	5.3	3.0	20.0%	03.05.13	O-13-1864
The Preservation	36	60	140	8,500	9,170	50%	3	4.7	12.0	23.0%	05.14.13	O-13-1867
Heron Pond	49	47	120	7,000	7,800	65%	3.2	5.6	15.4	22.0%	11.19.13	O-13-1894

Average	59	56	106	6,260	6,915	58%	3.7	6.9	17.4	20.8%		
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Zoning Case ZC14-019	60	40	90	4,400	5,000	60%	5.4	8.6	11.2	1.8%		
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* Master Plan Density is calculated by dividing the total units in the development by the total acreage of the development

** Land Development Code Density is calculated by dividing the total units in the development by the total development acreage minus open space and right-of-way acreage



ORDINANCE O-14-XXXX

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 11.22 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034 AND ON LOT 1, BLOCK 1, OF THE HARTLEY ADDITION, AND LOT 1, BLOCK A, TWIN OAK ESTATES, LOCATED AT 5205, 5207, 5303, 5309, 5311, 5313, and 5317 ROBERTS ROAD 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. ZC14-019; 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 11.22 acres in the G.W. Minter Survey, Abstract 1034 and on Lot 1, Block 1, of the Hartley Addition, and Lot 1, Block A, Twin Oak Estates, located at 5205, 5207, 5303, 5309, 5311, 5313 and 5317 Roberts Road 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 legally 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 PUD-R is for a single-family residential development of 60 detached dwelling units, constructed at a gross maximum density of 5.4 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”, Conceptual Development Plan, 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 combination preliminary/final plat, 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. Minimum Lot Size: 4,400 square feet
- b. Minimum Lot Depth: 90 feet
- c. Minimum Lot Width: 40 feet
- d. Front Building Line: 10 feet
- e. Side Building Line: 5 feet
- f. Rear Building Line: 10 feet
- g. Maximum Lot Coverage: 60 percent
- h. Minimum House Size: 2,000 square feet

- i. Maximum Building Height: 2 stories; 35 feet

5. OPEN SPACE

- a. This development shall provide a minimum of 1.8 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 and maintained by the Homeowner's Association (HOA).

6. FENCES, SCREENING AND LANDSCAPING

- a. A minimum eight (8) foot decorative masonry wall shall be built along the entire length of Roberts Road adjacent to the development by the developer prior to the final acceptance of the subdivision.

- 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 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

The map displays a residential neighborhood with several streets and property lots. The streets shown are Fox Glen Dr, Fox Meadows Dr, Robert's Rd, and Bur Oak Dr. A red outline highlights a specific property at 5317, which is labeled "Subject Property" in a red box. The map also shows various lot numbers, street names, and zoning codes like PUD-R and AG.

Key features include:

- Streets:** Fox Glen Dr, Fox Meadows Dr, Robert's Rd, Bur Oak Dr.
- Property Lots:** 5317, 5313, 5311, 5309, 5303, 5207, 5205, 5008, 5201, 5142, 5148, 5134, 5132, 5128, 5124, 5120, 5116, 5117, 5113, 5108, 5109, 5137, 5144, 5140, 5136, 5132, 5125, 5121, 5149, 5141, 5138, 5133, 5130, 5126, 5113, 5114, 5109.
- Zoning:** PUD-R, AG.
- Other Labels:** "Subject Property" (red box), "5300" (text), "5049" (text), "5201" (text), "5142" (text), "5148" (text), "5134" (text), "5132" (text), "5128" (text), "5124" (text), "5120" (text), "5116" (text), "5117" (text), "5113" (text), "5108" (text), "5109" (text), "5137" (text), "5144" (text), "5140" (text), "5136" (text), "5132" (text), "5125" (text), "5121" (text), "5149" (text), "5141" (text), "5138" (text), "5133" (text), "5130" (text), "5126" (text), "5113" (text), "5114" (text), "5109" (text).

Exhibit B – Legal Description

Property Description

BEING a 11.22 acre tract of land situated in the G.W. Minter Survey, Abstract No. 1034, situated in Tarrant County, Texas and being all of the tracts of land described by deed to Bharat V. Patel recorded in Instrument No. D198024440 and Instrument No. D206175996 of the Deed Records of Tarrant County, Texas, all of the tract of land described by deed to Franklin Belknap and wife, Barbara J. Belknap recorded in Volume 7278, Page 304 of the Deed Records of Tarrant County, Texas, and all of the tract of land described by deed to Robert M. Vines recorded in Instrument No. D206149804 of the Deed Records of Tarrant County, Texas and being more particularly described as follows:

BEGINNING at the Southwest corner of said tract said point also being on the easterly Right-of-Way line of Roberts Road (an existing 60' right-of-way);

THENCE North a distance of 27.35 feet to a point for corner;

THENCE a curve to the left having a radius of 191.69 feet and a length of 135.88 feet with a chord bearing of North 20°18'24" West;

THENCE North 43°16'42" West a distance of 79.83 feet to a point for corner;

THENCE a curve to the right having a radius of 473.51 feet and a length of 335.60 feet with a chord bearing of North 22°58'26" West;

THENCE North 0°22'56" West a distance of 512.82 feet to a point for corner;

THENCE North 89°52'48" East a distance of 529.02 feet to a point for corner;

THENCE South 0°24'41" East a distance of 1026.75 feet to a point for corner;

THENCE West a distance of 303.81 feet to the POINT OF BEGINNING and containing 489008.397 square feet, 11.22 Acres, more or less.

Exhibit C - Statement of Planning Objectives

Statement of Planning Objectives

The Enclave at Heritage Meadows

The property consists of 11.16 acres of land adjacent to Roberts Road a 60 foot residential collector west of the existing Colleyville Elementary and Middle School. The property is sparsely vegetated with native trees of which a tree preservation plan will be prepared. Development of this property will eliminate mobile home uses that have been existing for a long period of time. New home construction will range from \$500K and up and will be marketed towards young families and the young professional/empty nester lifestyle. Creating an additional 31 million to the City of Colleyville tax base. There will be a master HOA required within the development of the property. We are excited to bring this upscale residential development to this area which surpasses expectations required in your comprehensive master plan within district one. A master trail system will be implemented which will connect Roberts Road, and our development to the schools and eventually Heritage Parkway. The product we anticipate will be similar to the 40' product of Heritage Cove recently built. With alley service that enhances the front architectural appeal along the residential street.

Development Standards

Min Lot Area 4400 s.f.

Min Lot Width 40' B.L.

Min Lot Depth 90'

Front B.L. 10'

Rear B.L. 10'

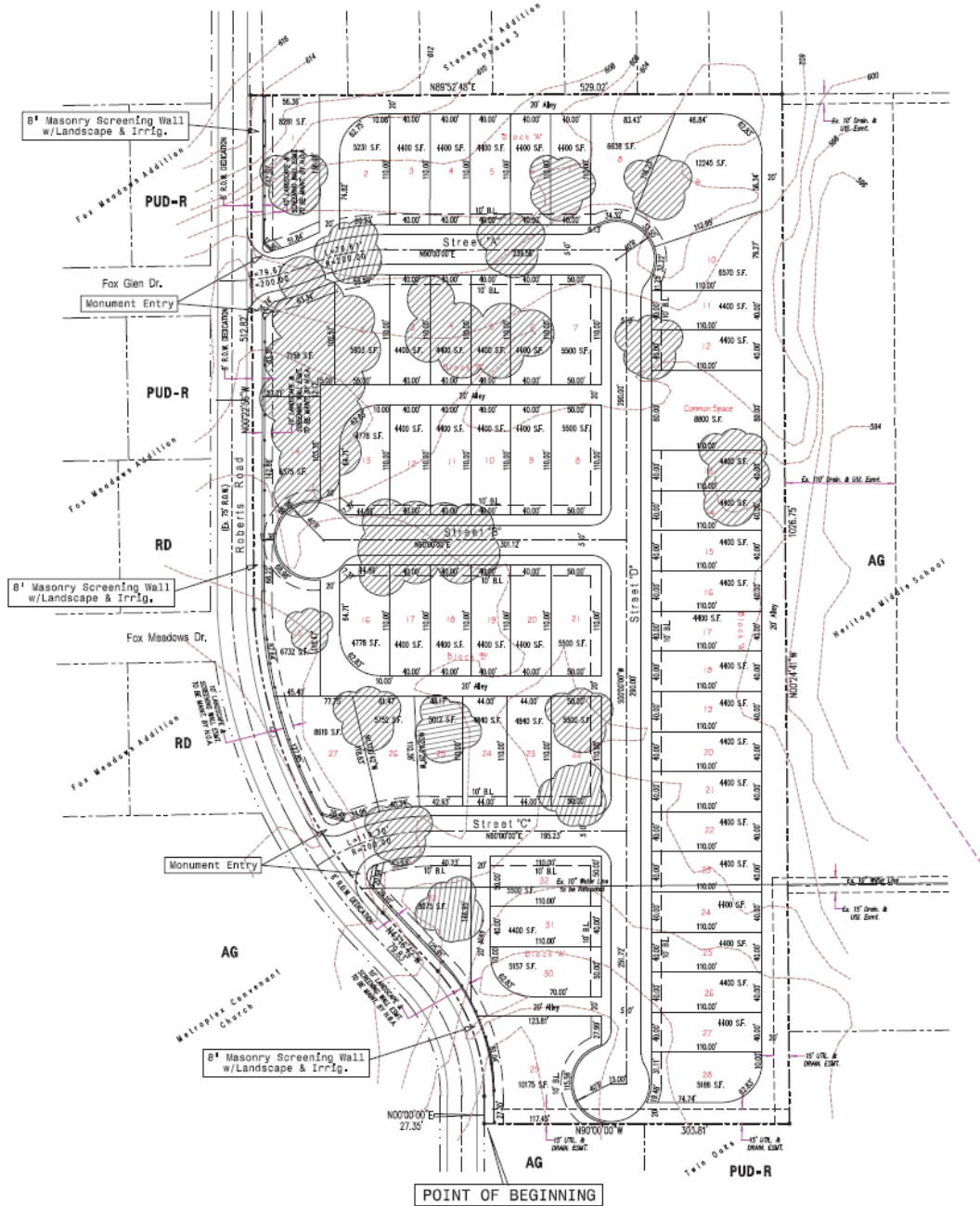
Side B.L. 5' /5' Adj to street.

Max Building Ht 2 Y, Stories (35 ft)

Min Dwelling 2000 s.f.

Lot Coverage 60%

Exhibit D - Conceptual Development Plan





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 6b	Agenda Date 11/10/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for an accessory building on Lot 2, Block 3, of the Quail Crest Estates Addition, located at 3512 Meadowlark Lane, Case ZC14-022

Explanation

Terry Muno has submitted a request for a Special Use Permit (SUP) to construct a 1,900 square foot detached accessory building on 0.37 acres located at 3512 Meadowlark Lane.

Existing Conditions and Zoning. The property is zoned R-15-Single Family Residential zoning district and is currently developed as a 3,190 square foot single family residence.

Applicant's Request. In the Statement of Planning Objectives the applicant states that the total area of the accessory building will be 1,204 square feet. However, the plans submitted by the applicant indicate an additional 684 square feet that is unenclosed and open on three sides. The applicant states that this area will not be used as a carport and, instead, used as an open patio.

The applicant plans to construct a masonry with stucco trim accessory building at the northwest portion of the lot, six (6) feet from the rear lot line and five (5) feet from the side lot line. The masonry color will match the house, which is composed of red brick. The accessory building will be located behind the house and will be 29 feet, five inches to the highest roof ridge, three feet less than the height of the house.

There is an existing 96 square foot accessory building that will remain on the property. Under Section 3.27 (A)2, three accessory buildings are the maximum amount of accessory buildings permitted, and this request for an SUP complies with the maximum number of buildings portion of that section.

The applicant intends to use the accessory building as a detached garage that is intended to house antique and collectible automobiles.

Accessory buildings are regulated in the Land Development Code by Section 3.27 - Accessory Buildings and Residential Carport Regulations (attached). Section 3.27 requires a Special Use Permit for any accessory building that does not meet the conditions of this section. The conditions allow up to a 750 square foot accessory

building for a lot that is one half (0.5) acre or less; therefore, a Special Use Permit is required for the proposed accessory building.

A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line. Since the proposed building is located totally behind the rear of the principal building, the setbacks may be five (5) feet. The proposed accessory structure will be located five (5) feet from the side and six (6) feet from the rear property lines.

Non-Compliant Factors. The proposed accessory structure does not comply with the following provisions of the Land Development Code:

1. Section 3.27(A)2 – Maximum Size and Number of Buildings:

For lots below one-half acre in size, the maximum size for all accessory buildings on the site is 750 square feet. The proposed size of the accessory building is 1,900 square feet including the covered patio area.

2. Section 3.27(A)4 – Maximum Height:

“No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45 degree angle to the height of the primary building”.

The proposed accessory building is 29 feet, five inches in height and is located five feet from the side (north) property line. Based on the attached building elevation, the north wall extends vertically at a 90 degree angle to the maximum height of the building at five feet from the side property line. Therefore, the proposed building does not comply with this requirement.

3. Section 3.24.G - Lot coverage:

The maximum lot coverage allowed for all buildings on a lot for the R-15-Single Family Residential district is 30 percent. Lot coverage is calculated as the total square footage under the roof of a building. The total lot coverage for the home is 3,190 square feet, which constitutes a total lot coverage of 20 percent. With the addition of a 1,900 square foot accessory building in addition to the existing 96 square foot accessory building, the lot coverage increases to 33 percent for the property.

The proposed accessory building complies with the other requirements of Section 3.27.

The site plan, floor plan and elevations are incorporated as exhibits to the ordinance.

Surrounding Zoning and Development. All surrounding properties are zoned R-15-Single Family Residential zoning district and are developed as single family detached homes.

Public Notification. Staff mailed notices to 19 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was sent to the Hurst-Euless-Bedford Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. No correspondence has been received to date.

Summary. The applicant proposes to construct a detached garage that includes a large covered patio that extends 18 feet from the garage face. Given the number of non-compliant factors associated with this request, staff recommends denial.

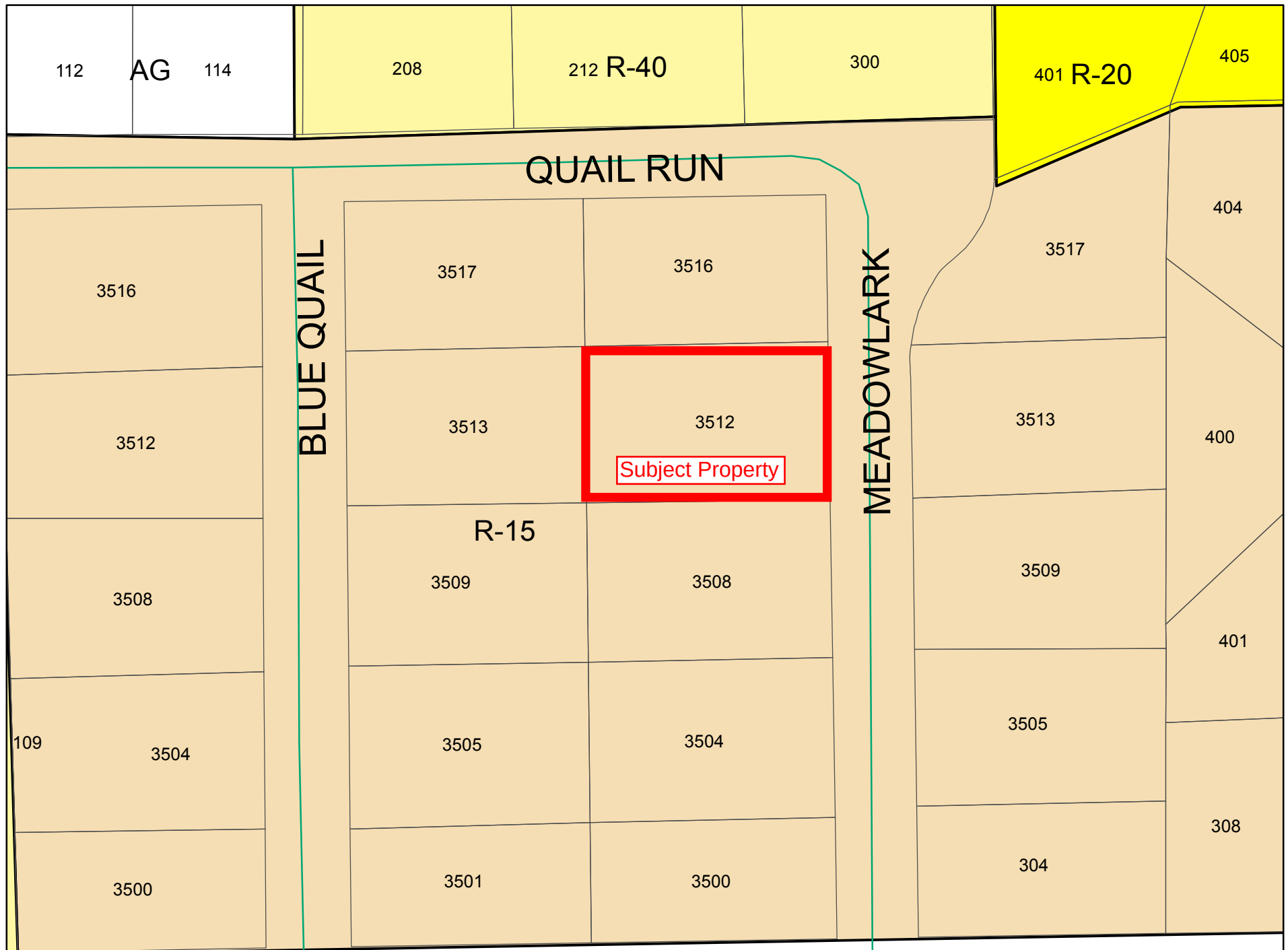
Recommendation

Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Statement of Planning Objectives
7. Site Plan
8. Floor Plan
9. Building Elevations
10. Section 3.27 - Land Development Code
11. Proposed Ordinance

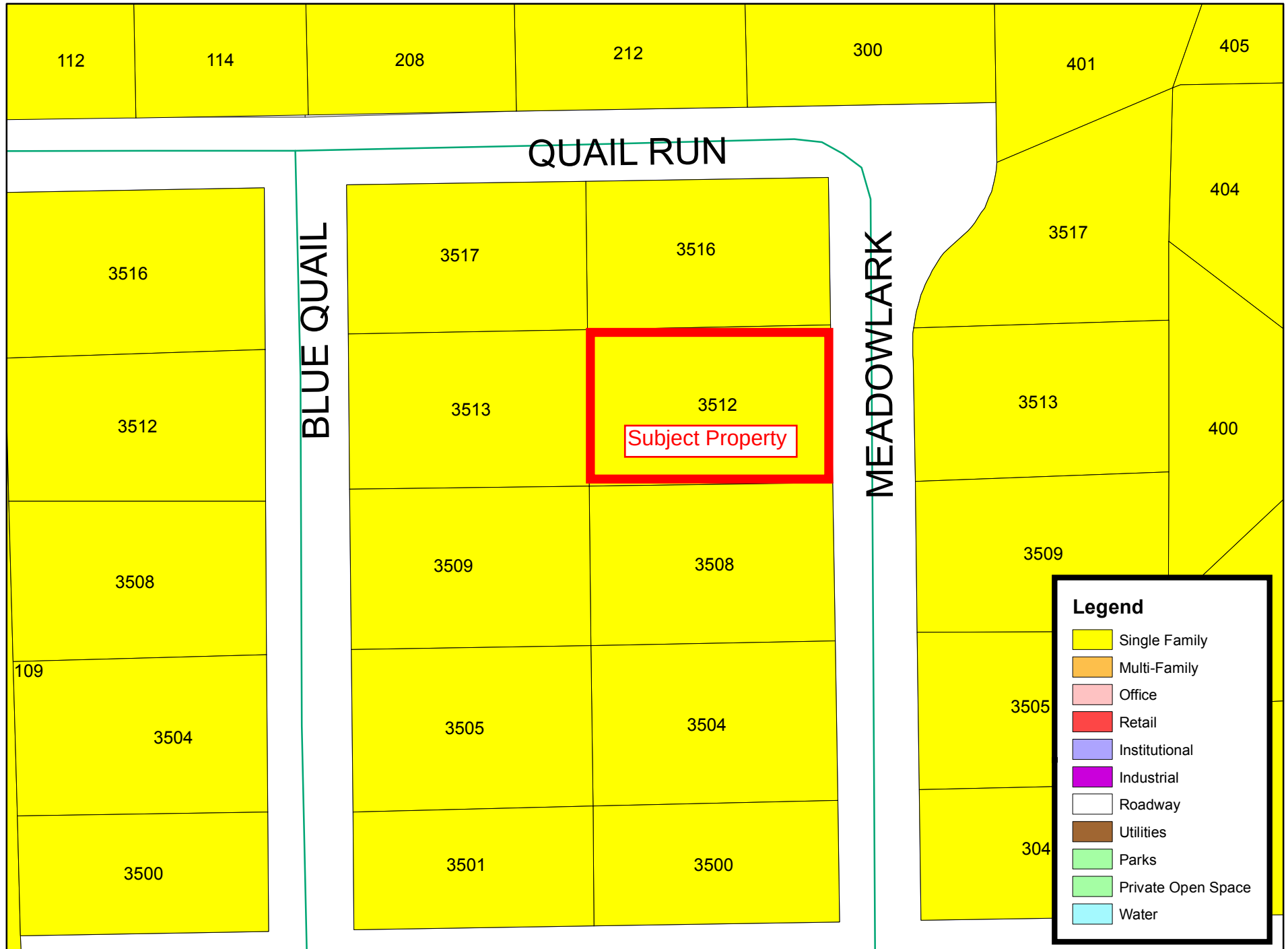
Location and Zoning Map



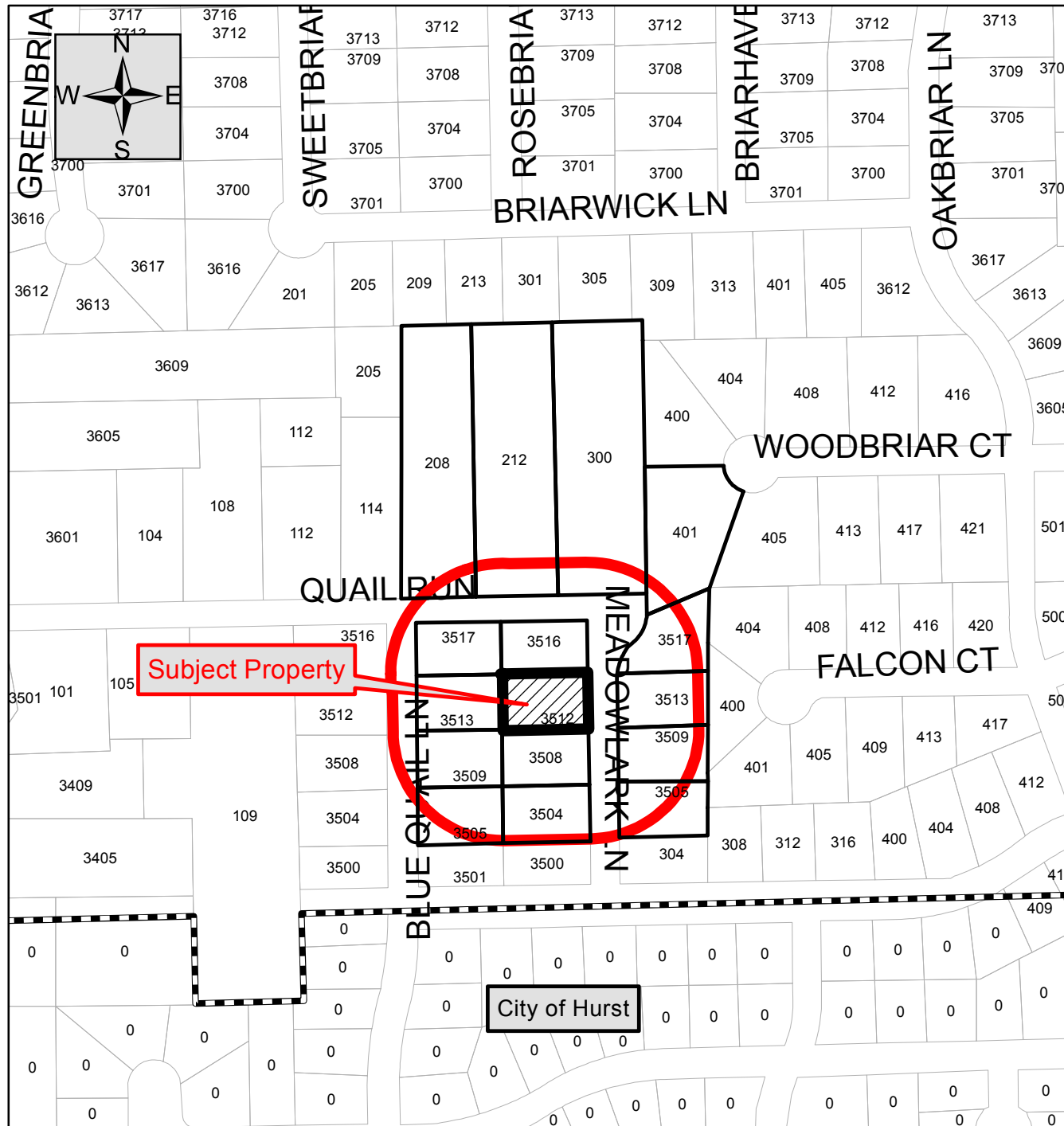
Aerial



Future Land Use Map



Buffer Map



Case ZC14-022

3512 Meadowlark Lane

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels
-  City Limit



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Brewer, Royce Etux Katherine	PO Box 54846	Hurst	Texas	76054	003504 Meadowlark Ln
Cullen, John	3505 Blue Quail Ln	Colleyville	Texas	76034	003505 Blue Quail Ln
Grisso, Terance Etux Candice	3505 Meadowlark Ln	Colleyville	Texas	76034	003505 Meadowlark Ln
Stallings, Terry A	208 Quail Run	Colleyville	Texas	76034	000208 Quail Run
Glenn, James W Etux Norma R	212 Quail Run	Colleyville	Texas	76034	000212 Quail Run
Carlson, Scott A Etux Lisa R	300 Quail Run	Colleyville	Texas	76034	000300 Quail Run
Rains, Russell R	401 Woodbriar Ct	Colleyville	Texas	76034	000401 Woodbriar Ct
Doss, Emmett L Etux Barbara	3517 Meadowlark Ln	Colleyville	Texas	76034	003517 Meadowlark Ln
Conway, Judith Catherine	3516 Meadowlark Ln	Colleyville	Texas	76034	003516 Meadowlark Ln
Penwell, Donny Glynn	3517 Blue Quail Ln	Colleyville	Texas	76034	003517 Blue Quail Ln
Cutlip, Joseph S	3513 Blue Quail Ln	Colleyville	Texas	76034	003513 Blue Quail Ln
Walsh, William John	3513 Meadowlark Ln	Colleyville	Texas	76034	003513 Meadowlark Ln
Grammer, Raymond O	3509 Meadowlark Ln	Colleyville	Texas	76034	003509 Meadowlark Ln
Muno, Terry L Etux Christi A	3512 Meadowlark Ln	Colleyville	Texas	76034	003512 Meadowlark Ln
Stralow, Carl W & Julie J	3509 Blue Quail Ln	Colleyville	Texas	76034	003509 Blue Quail Ln
Gorup, Frank Anthony	3508 Meadowlark Ln	Colleyville	Texas	76034	003508 Meadowlark Ln
City of Hurst	1505 Precinct Line Road	Hurst	Texas	76054	Courtesy Notice
Hurst Euless Bedford ISD	1501 Central Drive	Bedford	Texas	76022	Courtesy Notice
Muno, Terry L Etux Christi A	3512 Meadowlark Ln	Colleyville	Texas	76034	Applicant

Public hearing notices were
mailed Thurs, Oct. 30, 2014 by
Taci Wrisley

Statement of Planning Objectives

City of Colleyville

Community Development Department

Development Review Committee

Subject: ZC14-022 SUP for Accessory Bldg. – 3512 Meadowlark Lane

Response from Applicant on Comments:

1. The character of the proposed development will be shaped and proportioned to conform to the existing structure (house) including dormered roof and Tudor style. The proposed development will match in detail the current structure with same color of brick and paint and pitch of roof line. The purpose of the proposed development is to house classic and antique automobiles.
 - a) The total square footage of the accessory building will be approximately 1,204.
 - b) Currently, on the property is a small shed, 8ft X 12ft that will be left standing. This will bring the total square footage for all accessory buildings on the property to 1,300.
 - c) As stated above, the purpose of the proposed accessory building will be to house classic and antique automobiles.
 - d) The exterior of the proposed accessory building will match the existing house with brick, stucco, wood and paint.
 - e) The brick used on the proposed accessory building will be what is referred to as "Old Chicago Brick". The brick will be up to the lower roof line. Above the brick will be stucco, white in color. The trim on the stucco and around the lower roof line will be "Hardie Board", green in color. The stained cedar garage doors will emulate the feel of an older carriage house.
 - f) The maximum height of the proposed accessory building will be approximately 29'-5"
2. See copies showing the location of the proposed accessory building on the lot by Rick.
3. Development Schedule (attached)
4. Height requirement is met.
5. The proposed accessory building will be 5 feet from the North property line with no easements and 8 feet from the West property line with a 6 foot easement. (See No. 2)
6. Total square footage of property is approximately 16,000. The existing structure is approximately 2,500 square feet on the bottom floor. The total square footage of all accessory building will be approximately 1,300 (see No. 1 b). Thus, the total square footage of all structures is approximately 23.75% of total lot coverage.

Statement of Planning Objectives

7. The proposed accessory building will be totally behind the rear of the principal building. See No. 5 for side and rear lot line clearance.

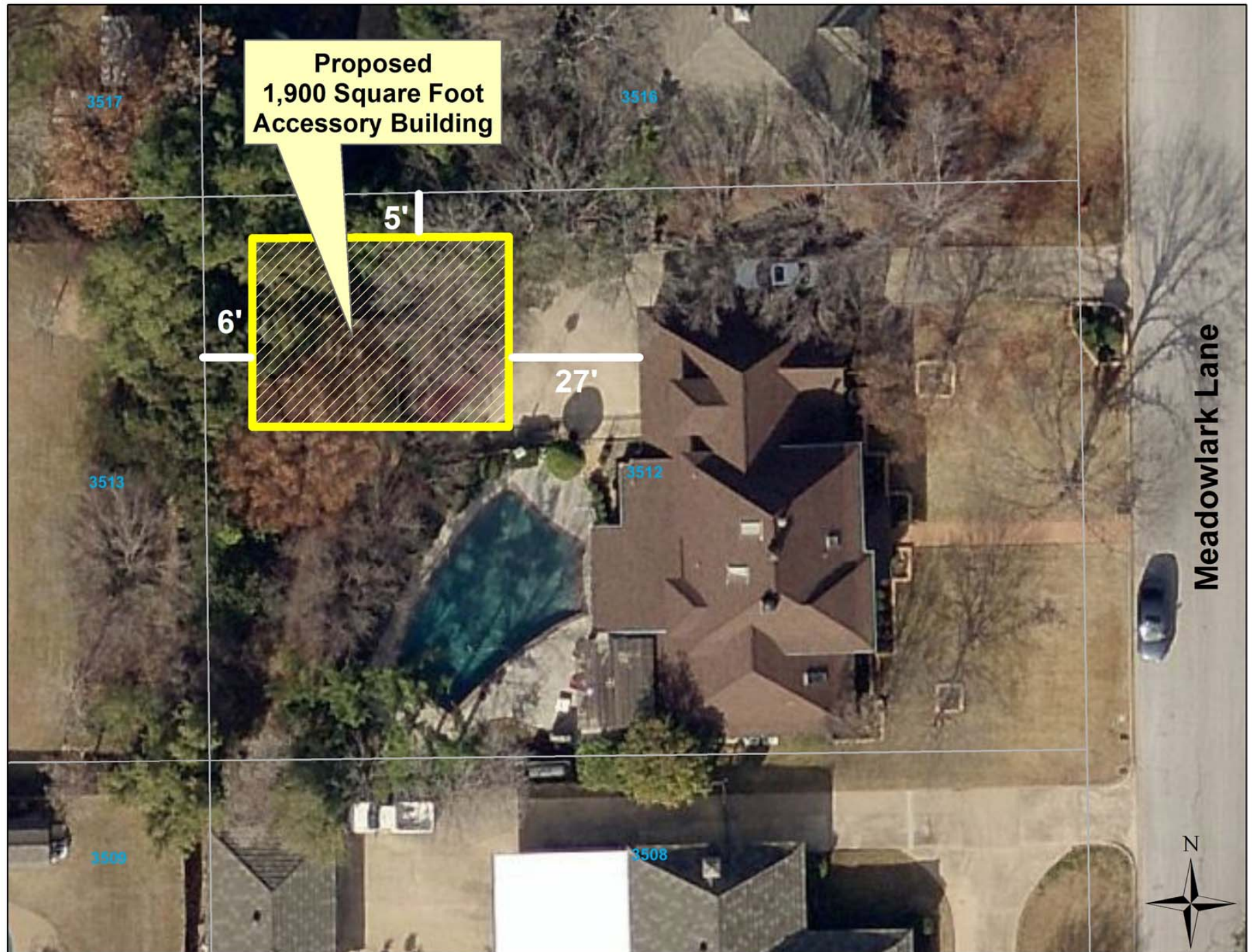
Statement of Planning Objectives

3512 Meadowlark Lane

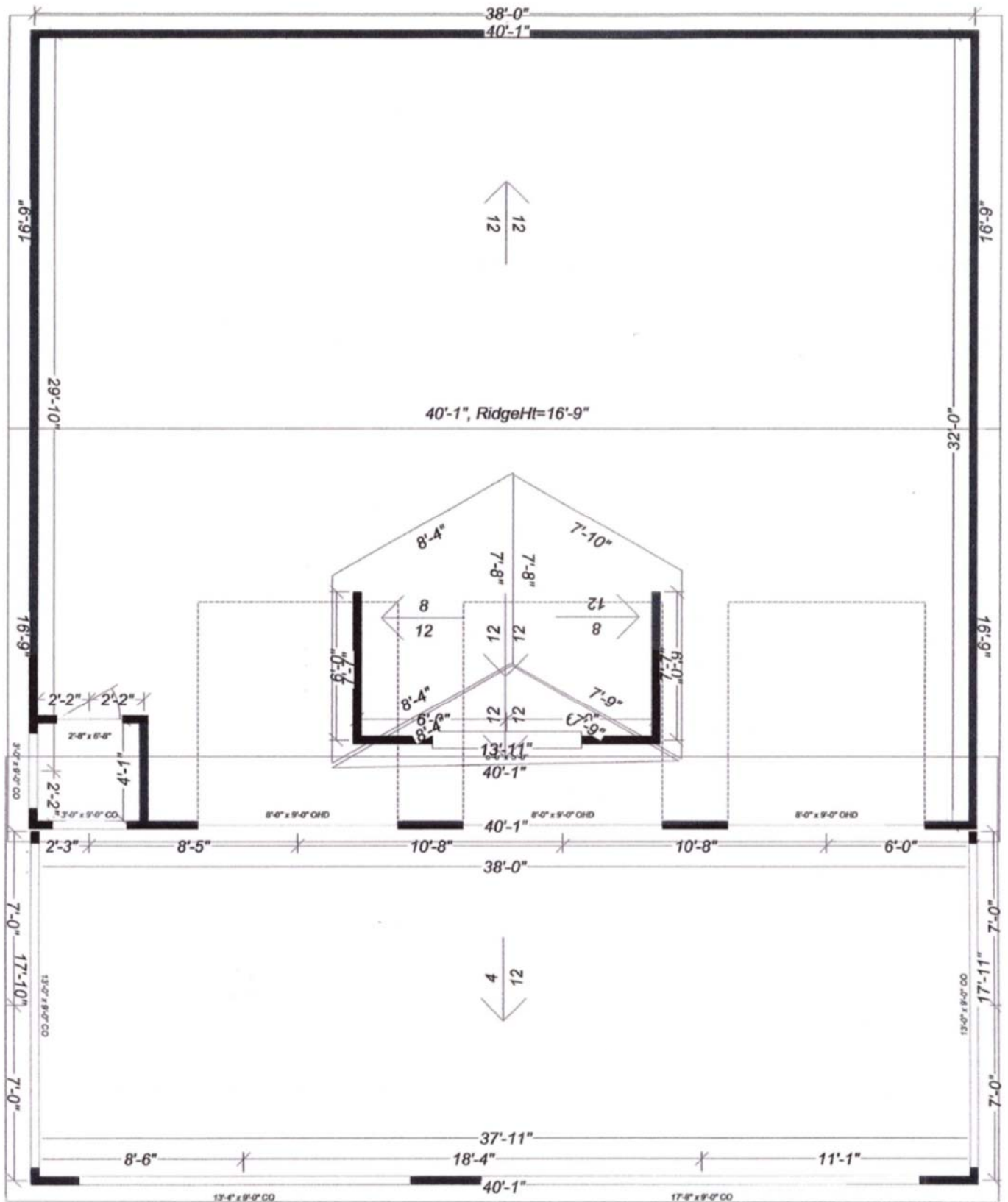
Develeopment Schedule

Dec 1-14	Tree removal, cut and fill Pad.
Dec 15-21	Retaining Wall and backfill
Dec 22-30	Formset Piers and back fill
Jan 1-14	Grade and foundation.
Jan 15-22	Flatwork
Jan 23-30	Frame
Feb 1-7	Cormice, roof, and mechanicals
Feb 8-15	Inpections
Feb 16-23	Insulation/Drywall
Feb 24-28	Brick/stone/trim/doors
March 1-7	Painting
March 8-15	Mechanical Trims/Gutters/Car lift
March 16-23	Final inspection

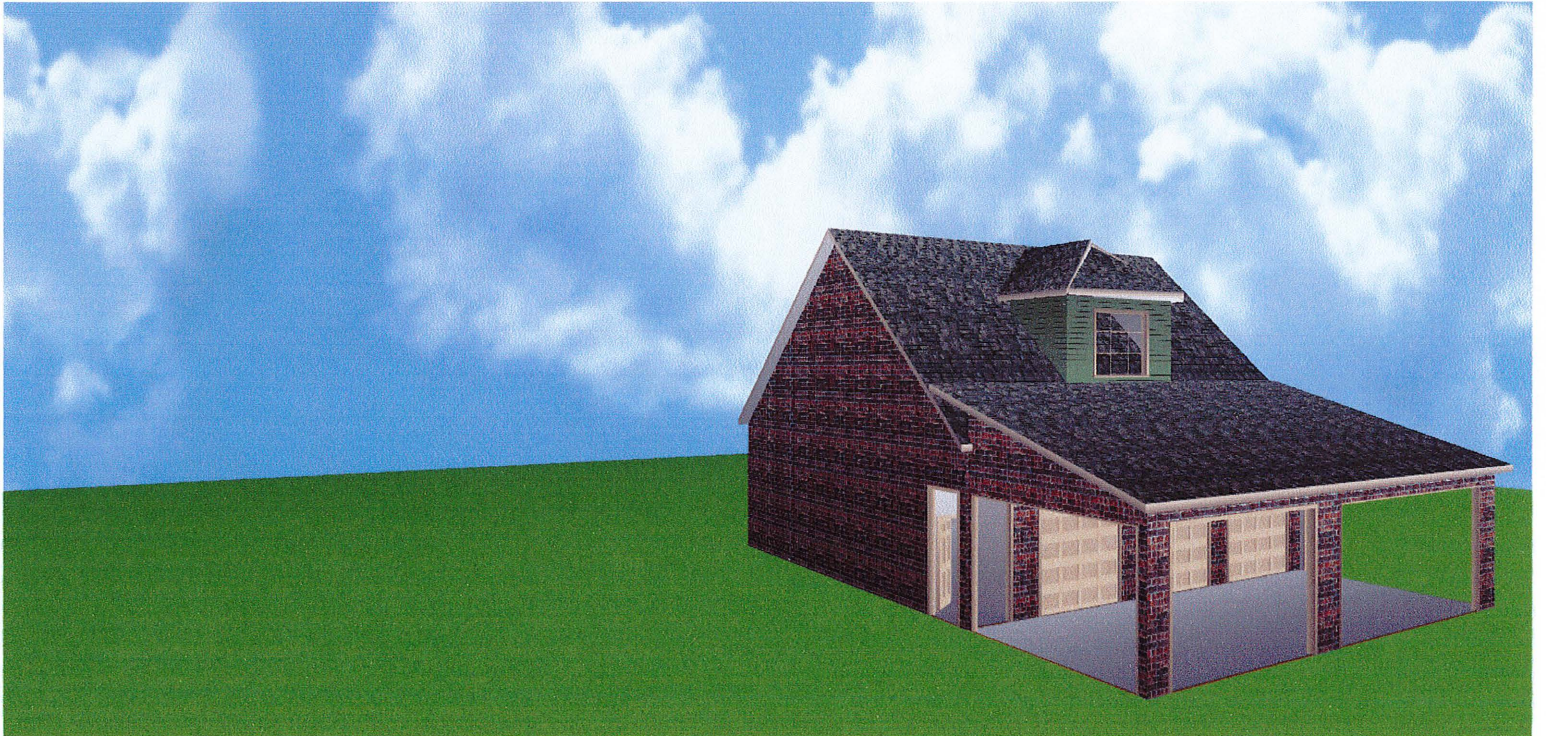
Site Plan



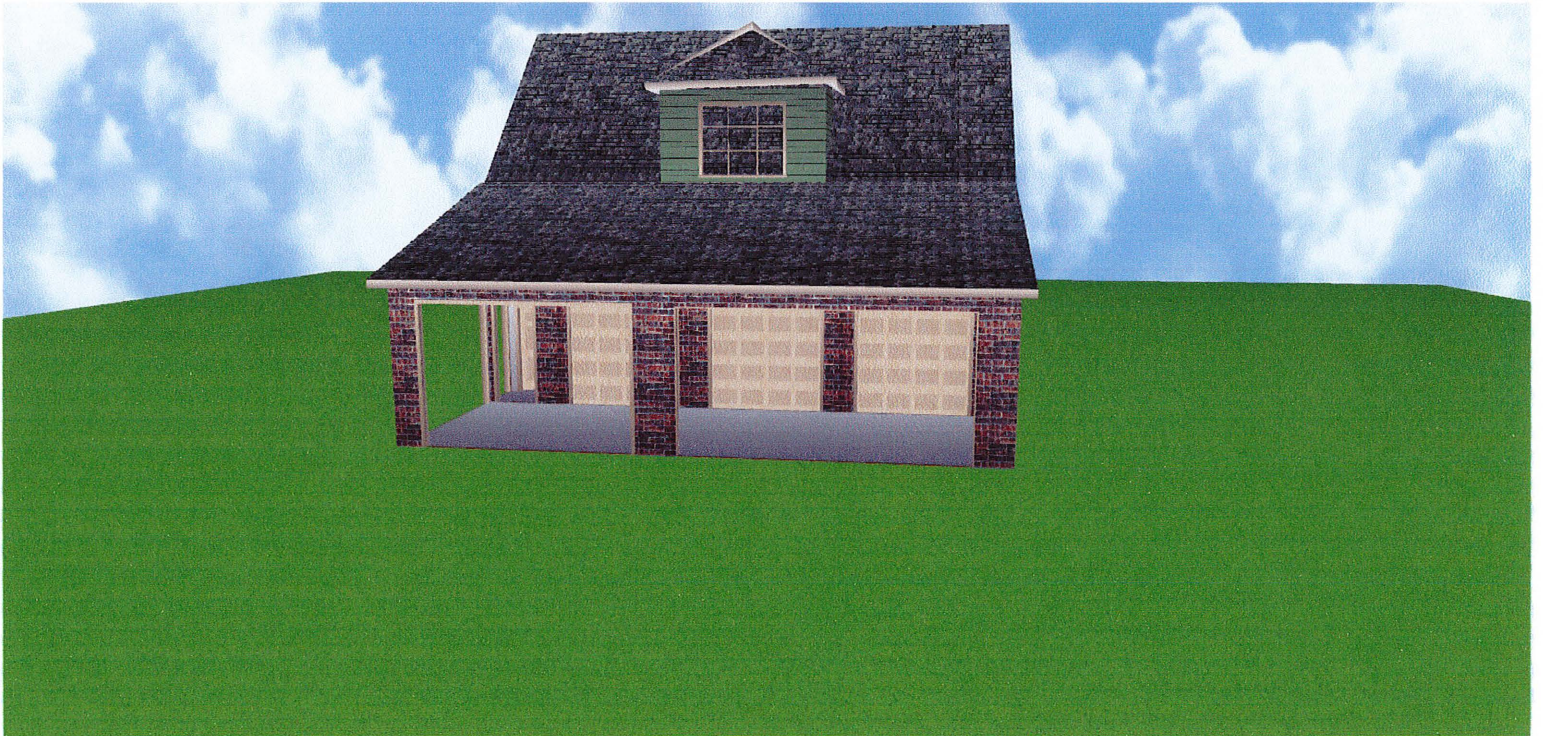
Floor Plan



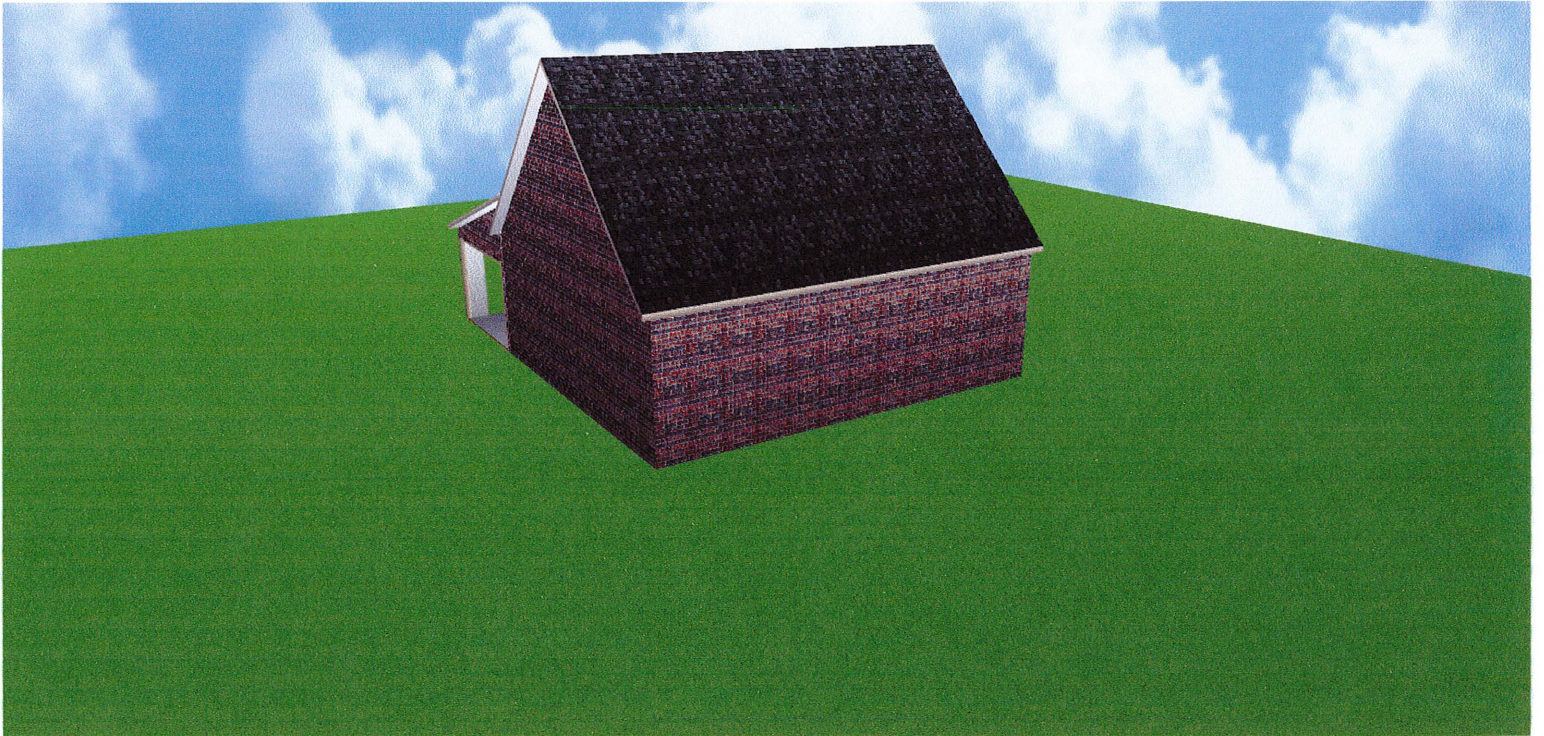
Building Elevations



Building Elevations



Building Elevations



Section 3.27 - Land Development Code

Colleyville, Texas, Land Development Code

Section 3.27 Accessory Buildings and Residential Carport Regulations

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

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

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages and pool houses, but shall exclude a carport (see Section 3.27.C).

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed the maximum square footage specified in the following table.

Maximum Square Footage of all Accessory Buildings				
Lot Size	Under .5 ac	.5– .99 ac.	1 – 2.99 ac.	3+ ac.
Total s. f.	750 s. f.	1,000 s. f.	1,750 s. f.	2,500 s. f.

- b. For the purpose of this Section, the size of an accessory building shall be the square footage of the building footprint.
- c. An application to exceed the total square footage shown in the above table may be approved as a Special Use Permit (SUP).
- d. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, an existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- e. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- b. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces.
- c. Detached accessory buildings – A detached accessory building shall comply with the setback

Section 3.27 - Land Development Code

Colleyville, Texas, Land Development Code

lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

4. *Maximum Height:* No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the height of the primary building.
5. *Permitted Uses:* The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district, except, no accessory building shall be used for dwelling purposes other than for domestic servants employed for the premises, where permitted by the district regulations.
6. *Special Use Permit Provision:* Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

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

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

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

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

Section 3.27 - Land Development Code

Colleyville, Texas, Land Development Code

- 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-14-XXXX

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF LOT 2, BLOCK 3 OF THE QUAIL CREST ESTATES ADDITION, LOCATED AT 3512 MEADOWLARK LANE BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING; 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 Special Use Permit for an accessory building under Case No. ZC14-022; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 2, Block 3 of the Quail Crest Estates Addition located at 3512 Meadowlark Lane by authorizing a Special Use Permit for an accessory building, as depicted on Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the construction of an accessory building.
- b. The accessory building shall not exceed 1,900 square feet in size including all covered patio areas.
- c. The accessory building design and exterior materials shall be generally consistent with Exhibit "C" and shall include a combination of brick and stucco with a color scheme that matches the main home.

d. The accessory building shall not exceed 29 feet, five inches in height and is hereby granted a waiver to the height envelope requirements for adjacent properties required in Section 3.27 of the Land Development Code.

e. The total lot coverage for all buildings located on the subject property shall not exceed 33 percent.

d. All requirements of the Land Development Code shall be met, 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 by City Council on the 2nd day of December 2014.

The second reading and public hearing being conducted by City Council on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas,
on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" – Location and Zoning Map

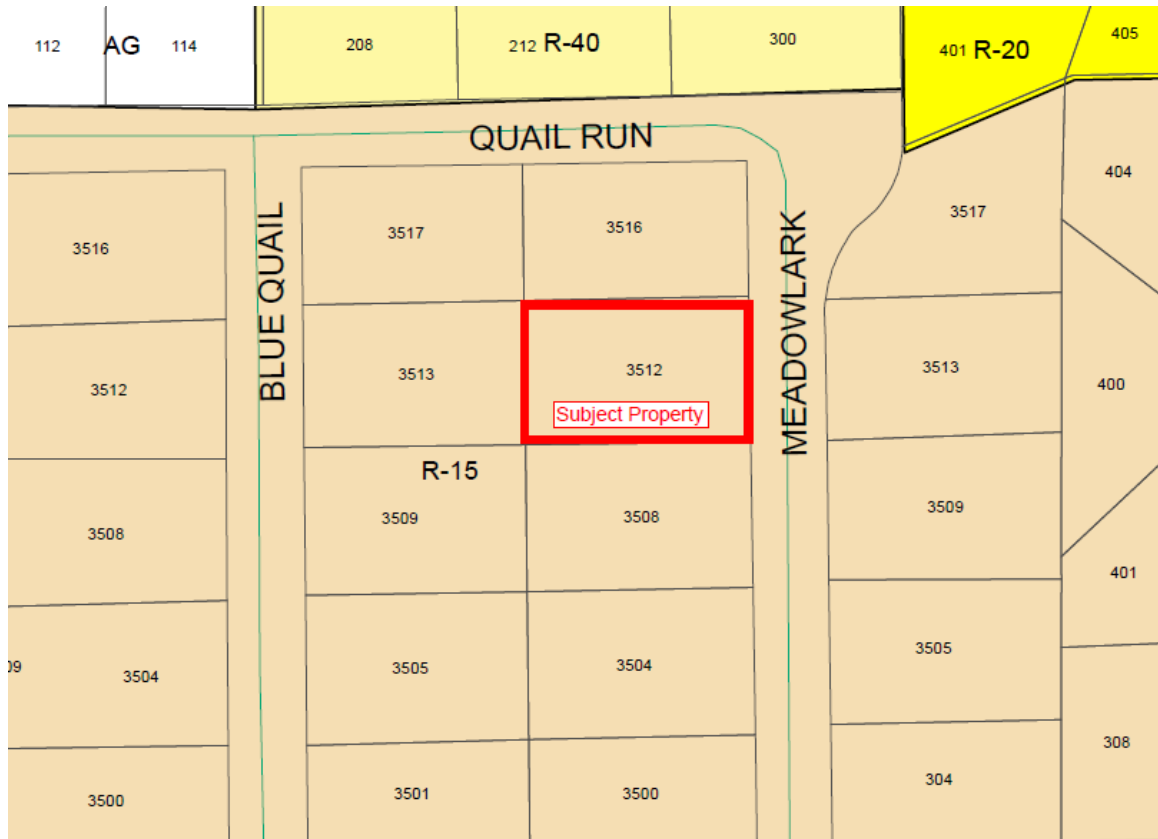


Exhibit “B” – Site Plan

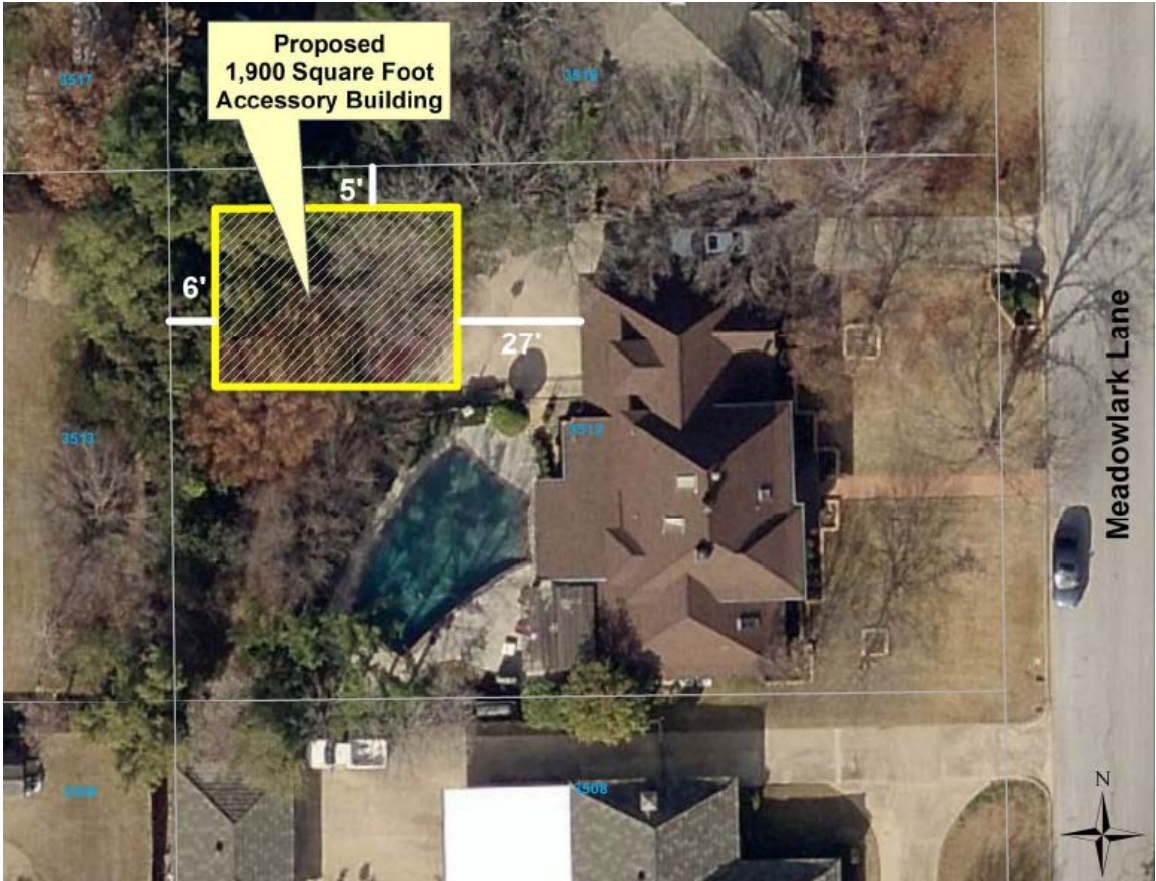


Exhibit “C” – Building Elevation





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 6c	Agenda Date 11/10/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for on-premises consumption alcoholic beverage sales on Lot 1R1, Block 2, of the Town Center Colleyville Addition, located at 1205 Church Street, Case ZC14-023

Explanation

The applicant, Black Forest Ventures, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption on 2.96 acres at 1205 Church Street. The subject property is zoned CC-2-Shopping Center district and is currently vacant. The subject property will be developed as an 8,380 square foot restaurant. Alcoholic beverage sales for on-premise consumption are allowed in the CC-2-Shopping Center zoning district with the approval of a SUP.

Existing Conditions. The subject property is vacant and platted.

Proposed Restaurant. The applicant is proposing to open a new restaurant named "Black Walnut Café". Attached is a presentation describing the restaurant. An administrative site plan has been approved for the restaurant and the building permit is currently under review.

Parking. The Land Development Code requires one parking space per 100 square feet of gross floor area for a restaurant use. Based on the Land Development Code requirement of one space per 100 square feet of gross floor area for restaurants applied to a total gross floor area of 8,380 square feet, 84 total parking spaces are required and 89 spaces are provided. Therefore, the proposed parking complies with the Land Development Code.

Building Design. The proposed building elevations (attached) comply with the minimum requirements of Chapter 6-Commercial Design Standards in the Land Development Code.

Landscaping. All site landscaping complies with the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.

Pond. The existing pond located on the eastern portion of the property will be improved by the applicant.

Renderings and details of the proposed improvements are attached. According to the applicant, pond improvement details are as follows:

"The new pond will be stripped of all of the existing vegetation, with the exception of the existing trees along the main street, they will remain. The existing ground will be leveled and cleaned up, and will slope down to the water's edge. The sloped ground will, at a minimum, need to be Hydro seeded with a native grass and will need an erosion control. This will be to prevent erosion and also prevent the seed from washing out until a solid crop is germinated. The pond area will also be irrigated."

"New beds will be created and located in the best possible locations to keep the views open to the water from the primary vantage points. New bed mix soils will be brought in to create the seven new beds."

The above language and a rendering of the pond improvements have been added to the proposed ordinance.

Hours of Operation. The applicant proposes the following hours of operation:

Monday through Thursday: 6:30 a.m. – 10:00 p.m.

Friday: 6:30 a.m. – 11:00 p.m.

Saturday: 7:00 a.m. – 11:00 p.m.

Sunday: 7:00 a.m. – 10:00 p.m.

Distance Requirements. The City of Colleyville Code of Ordinances require businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals. The property is in compliance with this requirement.

Master Plan. The Colleyville Master Plan designates the future use of this area for retail and commercial land uses. The request is consistent with the goals and objectives of the Master Plan.

Surrounding Land Uses and Zoning. The adjacent properties to the north, west and south are zoned CC-2-Shopping Center district and developed as Town Center Shopping Center and Lifetime Fitness. The property to the east is zoned CC-2-Shopping Center district and CN-Neighborhood Commercial district and developed as the Colleyville Justice Center and the Colleyville Center.

Public Notification. Staff notified 29 property owners and homeowner's associations

within 500 feet of the subject property regarding this request. Notice was sent to the Grapevine-Colleyville Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. One letter of support has been received.

Summary. The proposed Special Use Permit would authorize the sale of alcoholic beverages for on-premise consumption. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy. The restaurant will be required to meet the 60 percent food versus 40 percent maximum alcohol sales requirement in the Code of Ordinances. The property satisfies the distance requirements to churches, schools, and public hospitals.

Recommendation

Approval with the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise alcohol sales by this Special Use Permit shall be called "Black Walnut Cafe".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.
- e. Prior to the issuance of the Certificate of Occupancy, the existing pond located on the eastern portion of the property shall be improved consistent with the attached Exhibit "C" and as described in Exhibit "D".

2. HOURS OF OPERATION

- a. The hours of operation shall not exceed the following schedule:

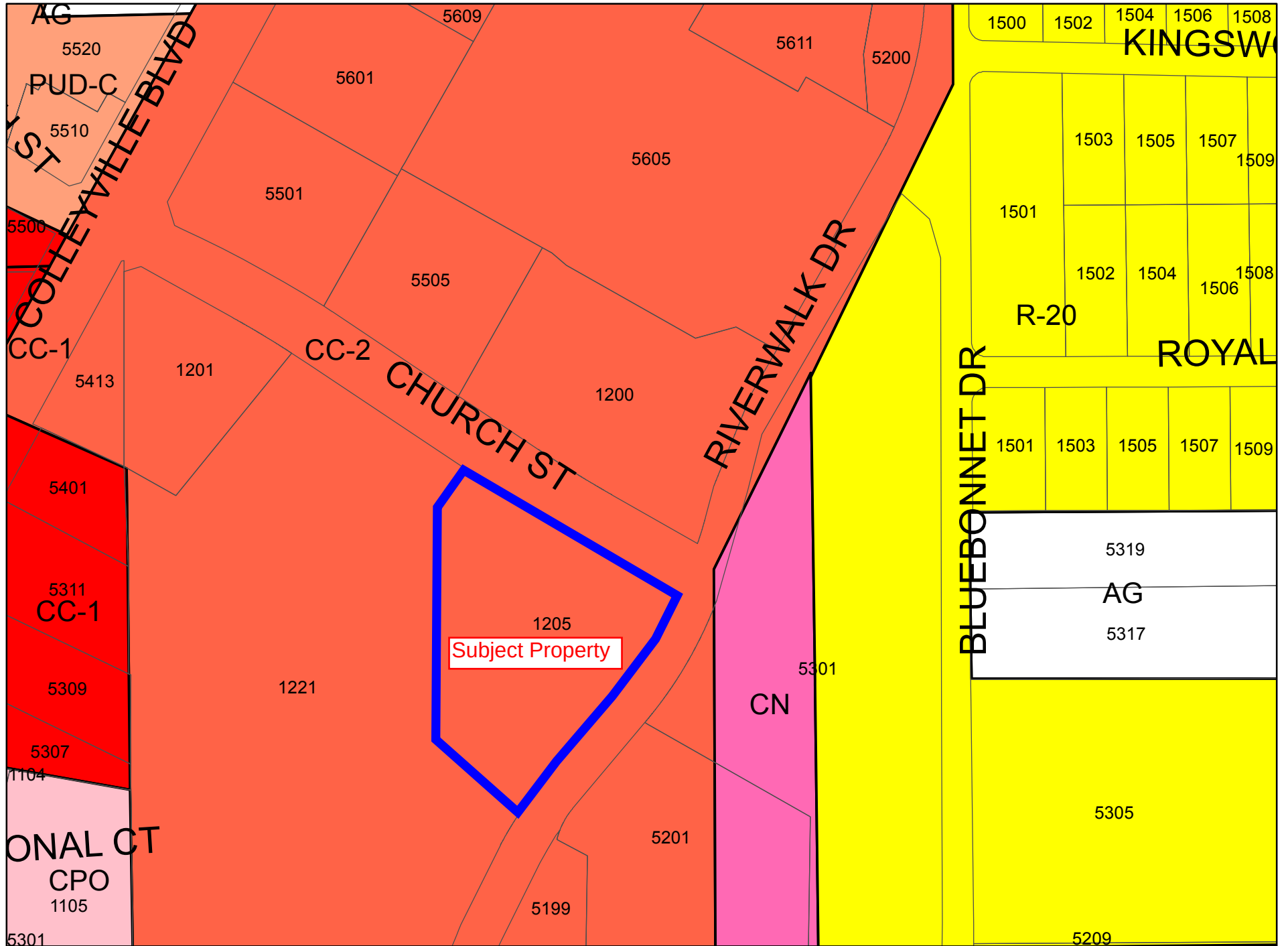
Sunday - Thursday: 6:30 a.m. - 10:00 p.m.

Friday - Saturday: 6:30 a.m. - 11:00 p.m.

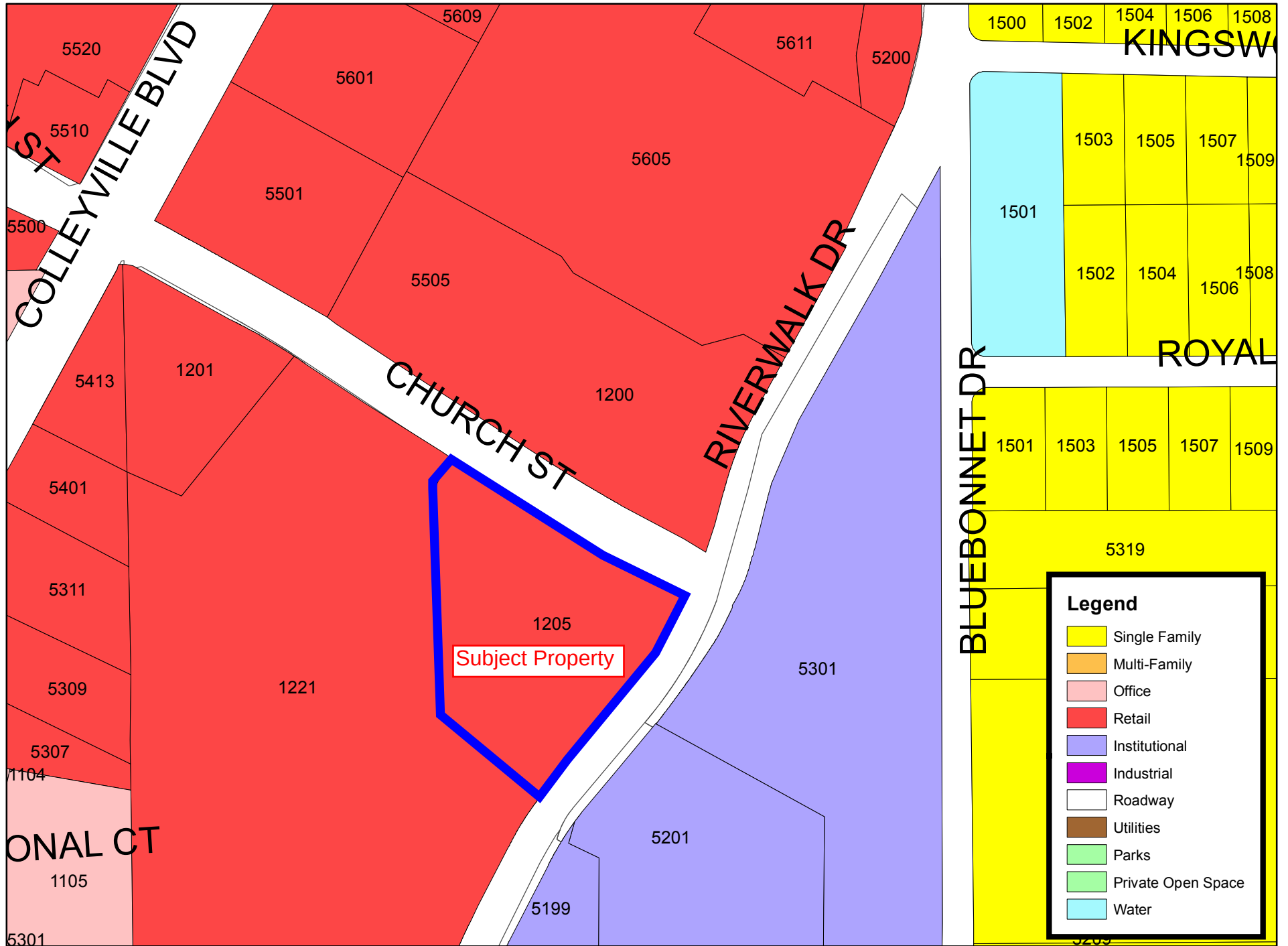
Attachments

1. Location and Zoning Map
2. Future Land Use Map
3. Aerial
4. Buffer Map
5. Notification List
6. Letter of Support
7. Statement of Planning Objectives
8. Site Plan
9. Building Elevations
10. Proposed Pond Improvements
11. Pond Improvement Details
12. Black Walnut Cafe Presentation
13. Proposed Ordinance

Location and Zoning Map



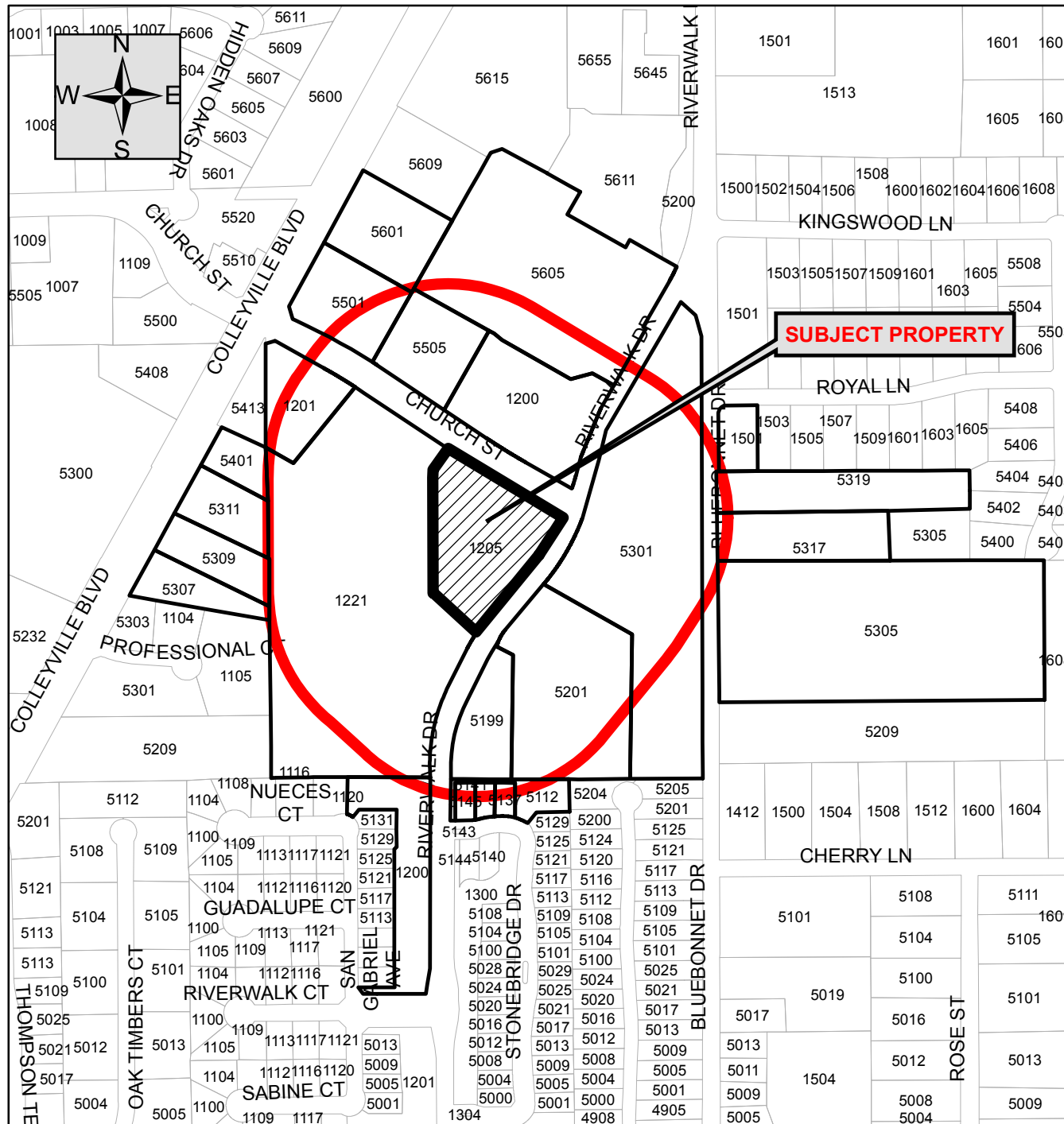
Future Land Use Map



Aerial



Buffer Map



Case ZC14-023

1205 Church Street

Legend

-  Properties within 500 feet
-  Subject property
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Lee, Fred J Etal	3130 N Berkeley Lake Rd NW	Duluth	Georgia	30096	005501 Colleyville Blvd
Ltf Real Estate Mp I Llc	2902 Corporate Pl	Chanhassen	Minnesota	55317	001221 Church St
Bojku, Afrim & Ruzdi Bojku	5309 Collyville Blvd	Colleyville	Texas	76034	005309 Colleyville Blvd
Wishnick, Leslie A Allgood	16525 Preston Trail Dr	Dallas	Texas	75248	005307 Colleyville Blvd
Bojku, Hatidze	5309 Collyville Blvd	Colleyville	Texas	76034	005311 Colleyville Blvd
Colleyville, City Of	100 Main St	Colleyville	Texas	76034	005201 Riverwalk Dr
Maxwell, Leon C Etux Sharron L	5137 Stonebridge Dr	Colleyville	Texas	76034	005137 Stonebridge Dr
Seebeck, Mark C	PO Box 2006	Colleyville	Texas	76034	005141 Stonebridge Dr
Momsen, Willard III	5145 Stonebridge Dr	Colleyville	Texas	76034	005145 Stonebridge Dr
The Bridges @ Riverwalk Hoa	PO Box 1183	Colleyville	Texas	76034	005112 Stonebridge Dr
Branch Banking & Trust Co	150 S Stratford Rd Ste 400	Winston Salem	North Carolina	27104	001201 Church St
Brady, Libby W	5405 Collyville Blvd	Colleyville	Texas	76034	005401 Colleyville Blvd
Mann, Christopher M Etux E L	5319 Bluebonnet Dr	Colleyville	Texas	76034	005319 Bluebonnet Dr
Velocis Colleyville Lp	3131 McKinney Ave # 10	Dallas	Texas	75204	005505 Colleyville Blvd
Velocis Colleyville Lp	3131 McKinney Ave # 10	Dallas	Texas	75204	000000 Church St
Laukien, Dirk D	24 Waterway Ave Ste 225	Spring	Texas	77380	001205 Church St
Charles & Rob Ltd	8235 Douglas Ave Ste 815	Dallas	Texas	75225	005601 Colleyville Blvd
Farmer, Stephen Etux Dianne	5305 Bluebonnet Dr	Colleyville	Texas	76034	005305 Bluebonnet Dr
Reddy, Tarakumar & Geetha D	1501 Royal Ln	Colleyville	Texas	76034	001501 Royal Ln
Colleyville Riverwalk Lp	700 Lawrence Ave W Ste 315	Toronto On Canada M6A 3B4			005605 Colleyville Blvd
Vandergriff, Joan	5317 Bluebonnet Dr	Colleyville	Texas	76034	005317 Bluebonnet Dr
Colleyville, City Of	100 Main St	Colleyville	Texas	76034	005301 Riverwalk Dr
Velocis Colleyville Lp	3131 McKinney Ave # 10	Dallas	Texas	75204	005199 Riverwalk Dr
Riverwalk Owners Assn	PO Box 260997	Plano	Texas	75026	001200 Riverwalk Ct
Grapevine-Colleyville ISD	3051 Ira E. Woods Ave.	Grapevine	Texas	76051	Courtesy Notice
Kingswood Estates HOA	PO BOX 978	Colleyville	Texas	76034	Courtesy Notice
Riverwalk at Colleyville	1108 Nueces Court	Colleyville	Texas	76034	Courtesy Notice
The Bridges @ Riverwalk Hoa	PO Box 1183	Colleyville	Texas	76034	Courtesy Notice
Black Forest Ventures	24 Waterway Ave Ste 225	The Woodlands	Texas	77380	Applicant

Public hearing notices were mailed
October 30, 2014 by Taci Wrisley

Letter of Support

02-Nov-14

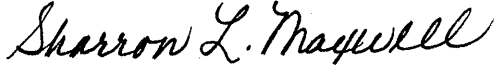
TO: Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

RE: ZC14-023 - Black Forest Ventures

FR: Leon C. and Sharron L. Maxwell
5137 Stonebridge Drive
Colleyville, TX 76034

We support the proposed zoning change.


Leon C Maxwell


Sharron L. Maxwell

Statement of Planning Objectives



Black Walnut Café – Colleyville 1205 Church Street Special Use Permit Application

Statement of Planning Objectives:

Established in 2002, Black Walnut Café is a contemporary American fast casual concept that appeals to everyone. Whether you want an eggs benedict, coffee, dessert, martini, a hand crafted sandwich, certified Angus pot roast or an Asian tuna salad, we have it all.

Our passion for excellence and the desire to provide a consistent dining experience is imbedded in all our partners.

We are a true home away from home. You can experience a level of comfort created by warm high back chairs, belt driven fans, wood paneling, and high definition TVs, along with many other wonderful aspects of our dining experience that is unmatched in the fast casual world. Plus, our patio atmosphere allows guests to take advantage of good weather.

We fill a niche in the industry making it hard to directly compare us to any other fast casual concepts.

We truly appreciate our regulars. Over 100 unique items on our breakfast/lunch menu will always keep our guests coming back for more. We not only listen to feedback from our guests and partners but we act on it. Items such as weekly features, drink features, many of our creative menu items and developing successful operational systems would never be possible if we did not listen and then act.

We use only quality ingredients in our kitchens, freshly prepared. It is obvious that we cook everything to order and we take great pride in our product.

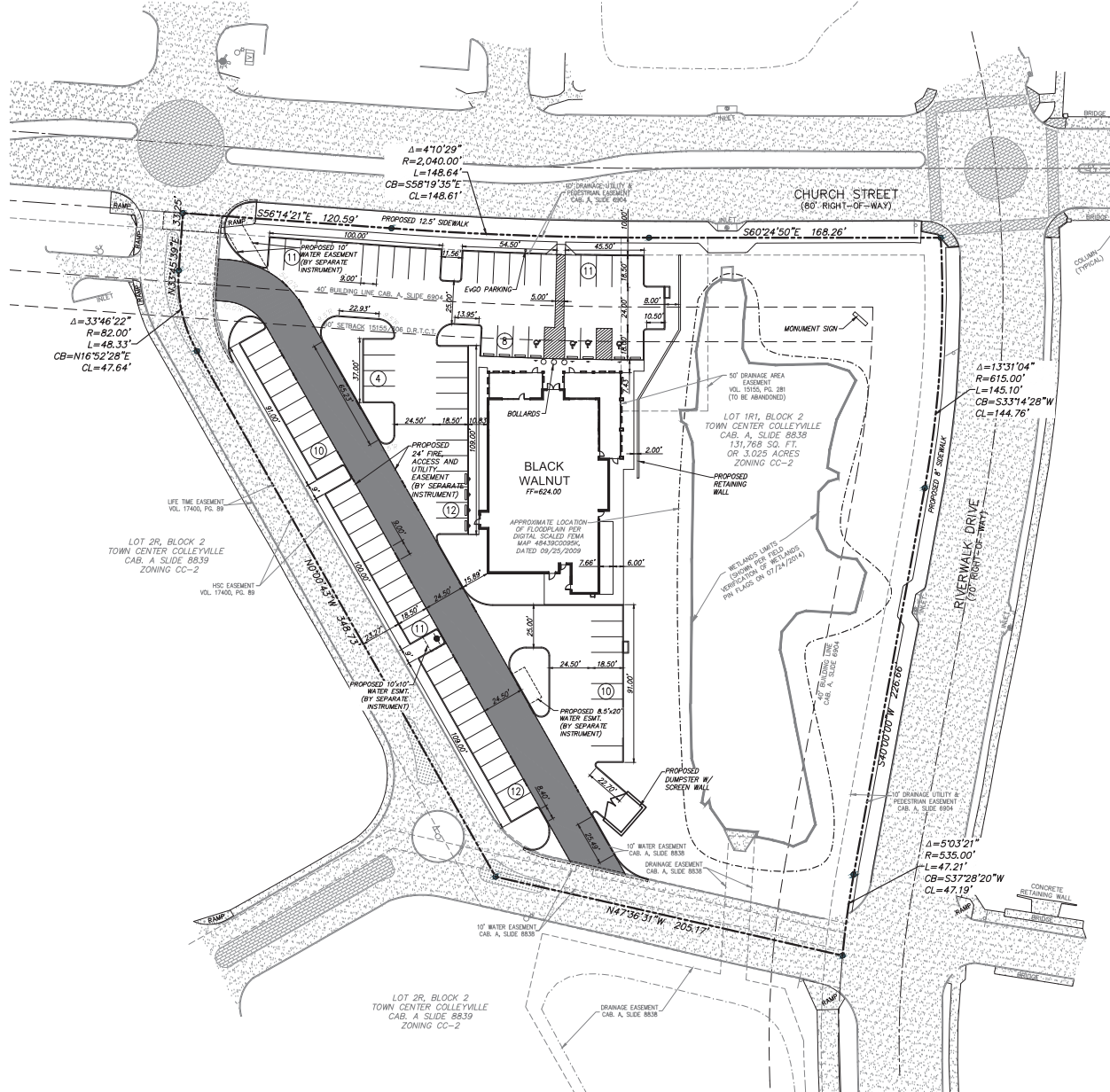
The diversity and appeal of the menu as well as the concept allow us to be successful in many different types of areas and centers.

Business Hours: Mon- Thursday: 6:30AM - 10PM
Friday: 6:30AM - 11PM
Saturday: 7AM - 11PM
Sunday: 7AM - 10PM

Development Schedule: Construction is scheduled to begin December 2014 and complete in June 2015.

Economic Development Information
Building square foot: 7,020 GSF
Estimated Sales Per Square Foot: Not available at this time
Estimated Sales Per Year: Not available at this time

Site Plan



- NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
 2. ALL RADI ARE 1.5' UNLESS NOTED OTHERWISE.
 3. BUILDING IS PARALLEL TO NORTHEAST BOUNDARY LINE.
(BEARING S60°24'50"E)
 4. TOPOGRAPHIC SURVEY BY PEISER & MANKIN SURVEYING, LLC
 5. REFER TO LANDSCAPE PLAN FOR PROPOSED PLANTING AND SCREENING.
 6. REFER TO GEOTECHNICAL REPORT BY MTEC CO., PROJECT NUMBER MTEC 2012-009-011 DATED SEPTEMBER 23, 2013.

- LEGEND**
- | | |
|---|---------------------|
|  | GAS METER |
|  | IRR. CONTROL VALVE |
|  | TELEPHONE PEDESTAL |
|  | POWER POLE |
|  | DOWN GUY |
|  | S.S. MANHOLE |
|  | CLEAN OUT |
|  | FIRE HYDRANT |
|  | WATER METER |
|  | FUEL PORT |
|  | WATER VALVE |
|  | TRANSFORMER PAD |
|  | ELECTRIC METER |
|  | STORM DRAIN MANHOLE |
|  | WATER MANHOLE |
|  | TRAFFIC SIGNAL POLE |
|  | STAINED CONCRETE |
|  | S.W. MANHOLE |
|  | GAS MANHOLE |
|  | VAULT |
|  | HANDICAP SPACE |
|  | SIGN |
|  | LIGHT POLE |
|  | CONCRETE |
|  | BRICK |
|  | COVERED AREA |
|  | A/C PAD |
|  | PROPOSED FIRE LANE |

ZONING:	CO-2
CURRENT USE:	VACANT
PROPOSED USE:	RESTAURANT
LOT AREA:	3,025 AC ± 131,768 SF
PARKING + BUILDING AREA:	60,215 SF
PERCENTAGE OF LOT COVERAGE:	46%
BUILDING AREA:	8,360 S.F.
BUILDING HEIGHTS (FEET + STORES):	30'-0" 1 STORY
TOTAL PARKING REQ'D: 1:100	84
HC PARKING REQ'D:	4
HC PROVIDED:	4
TOTAL PARKING PROVIDED:	89
LANDSCAPE AREA REQUIRED:	XX
LANDSCAPE AREA PROVIDED:	X

			BENCHMARK
			City of Colleyville Benchmark- BM 93-7 Bench disc set in a curb inlet East of Riverwalk Road between Bluebonnet Drive and Kingwood Street. Elev. 603.0'.
			City of Colleyville Benchmark- BM 93-8 Bench disc set in a curb inlet on the West side of Starlingford Street, across from residences #5121 and #5117. Elev. 611.84'
Rev	Date	Description	



1801 Gateway Blvd, Suite 101 Richardson Texas 75080 972.644.2800
Firm Registration #F-3185

This document is released for the purpose of interim review under the authority of: Kyle A. Bennett, P.E., Tx No: 98627 Binkley & Barfield | C&P, Inc. #F-3185. Not for regulatory approval, permitting, or construction.



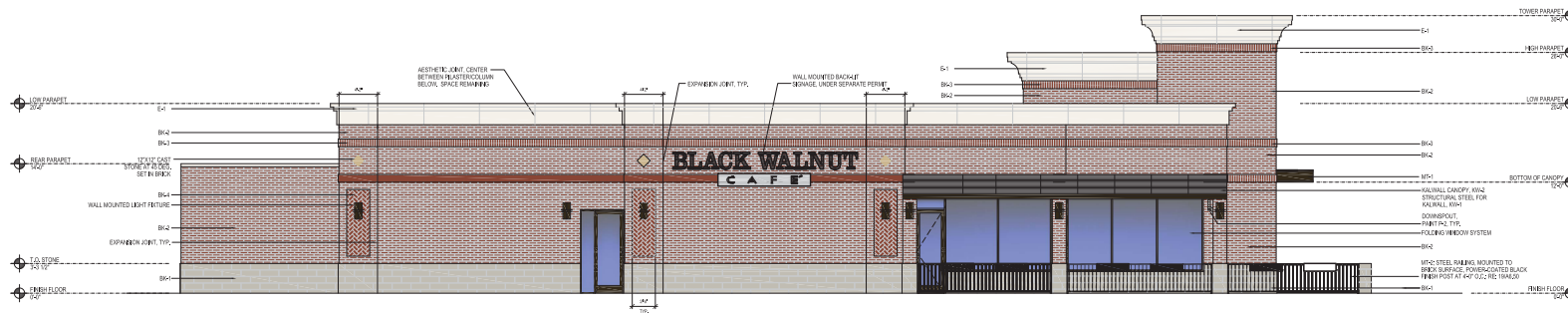
24 Waterway Ave., Suite 225
The Woodlands, Texas 77380
P: 713.805.8509
www.blackforestventures.com

**SITE PLAN
BLACK WALNUT CAFE
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS**

Scale: 1"=30'	Date: 9/19/14	Job No.: BC14031	C3
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Building Elevations

TYPE	ITEM	DESCRIPTION	REMARKS
P-1	EXTERIOR PAINT	IDEALUX 160 'OLD REDWOOD'	STRUCTURAL, STEEL, LINTELS, DUMPMSTER GATES, EXTERIOR METAL DOORS
P-2	EXTERIOR MTL. COATING	DEKALUX/VEGARD ALKYLID ACRYLUSTIC GLOSS ENAMEL 4296-590 NEUTRAL COLOR BLUE/PR. COB 2P41, Y020P41, WHI 0N42	DUMPMST/TS AT TOWER/ EXPOSED STEEL AT GLAZING/ALUMINUM L/ MCKOCK REQ. ON SITE
P-3	EXTERIOR MTL. COATING	VALSPEAR BASED PAINT COLOR: MANGARD BROWN 3679 145	AVAXEX CANOPIES
MT-1	ALUM. CANOPY BASED ON AVAXEX	PRE-FINISHED EXTRUDED ALUMINUM A FLASHPING VALSPEAR BASED COLOR P-3	PRE-FINISHED EXTRUDED ALUMINUM SYSTEM
MT-2	STEEL PINKET RAILING SYSTEM	HOT-DIPPED GALVANIZED STEEL RAILING SYSTEM WITH PROXETS 4"x 4" (L) BLACK POWDERCOAT FINISH WITH 3 FOOT CLEFT "GATE" PER PLAN	PATIO RAILING
MT-3	BRASS CORNING	16 GA. GALV. MTL. CORNING W/ 2 PRICE COUNTER FLASHING	PREFINISHED TO MATCH E-1
E-1	EPIS CORNICE	STD STROTHERN ESSENCE (BFS SYSTEM) "FINE" TEXTURE [COLOR "WHITE LUMIN"]	ROOF CORNICE & SUBMIT SAMPLES OF SHADES FOR APPROVAL
KW-1	KALWAL CANOPY	STRUCTURAL STEEL & FLASHING PTD. P-2	KALWAL STRUCTURE, STEEL, GALV MCKOCK REQ.
KW-2	KALWAL CANOPY	KALWAL PANEL (CLASS A) L/VEILED 3/4" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN COLOR: WHITE LINTAL COLOR: BLACK 800 (SEE "VIBES" ALTERNATE 1) [HURON INDUSTRIES 2 3/4" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN COLOR: WHITE	PATIO CANOPY
BR-1	STONE VENEER	ABRICOAT® REMANENCE ROOFCEACE COLOR: MAGNOLIA [SIZE: 24" X 8" X 1/2"]	MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLYT N, DAL
BR-2	BRICK VENEER	ACME BRICK CO., TUP. GARNET "NING SIZE" VELOUR 12 RUNNING BOND	EXTERIOR WALL "TOWER" 1 MCKOCK REQ. ON SITE [EXP. CT. COLOR TO MATCH BRICK] MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLYT N, DAL
BR-3	BRICK VENEER	ACME BRICK CO., TUP. GARNET "NING SIZE" VELOUR SOLDER COURSE	EXTERIOR WALL "ACCENT BAND" EXP. JOINT COLOR TO MATCH BRICK MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLYT N, DAL
BR-4	BRICK VENEER	ACME BRICK CO., TUP. GARNET "NING SIZE" VELOUR HERRINGBONE ACCENT	EXTERIOR WALL "BALVAY" EXP. JOINT COLOR TO MATCH BRICK MORTAR COLOR - SPEC MB (SM), COLOR: 105 GRAY, PLYT N, DAL
GL-1	VIBRON GLASS	1/2" TEMPERED, CLEAR	GLASS DOORS
GL-2	VIBRON GLASS	CLEAR VIBRON GLASSCLITE 1" SUNGLASS SOLAR CONTROL LOWE 1/4" CLEAR HS. SUNGLASS SOLAR CONTROL LOWE 1/2" AIRSPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING 1 MCKOCK REQ. ON SITE, TEMPERED AT FIN. PL. LEVEL, PART INTERIOR SIDE OF GLASS FTT AT CELESTORY ABOVE ENTRY
GL-3	SPANDREL GLASS	CLEAR VIBRON GLASSCLITE 1" SUNGLASS SOLAR CONTROL LOWE 1/4" CLEAR HS. WITH HARMY GRAY FTT AL. SUNGLASS SOLAR CONTROL LOWE 1/2" AIRSPACE, 1/4" CLEAR HS. WITH HARMY GRAY FTT AL.	EXTERIOR GLAZING MCKOCK REQ. ON SITE PART INTERIOR SIDE OF GLASS FTT AT CELESTORY ABOVE STOREFRONT AT COFFEE AREA
GL-4	SPANDREL GLASS	CLEAR VIBRON GLASSCLITE 1" SUNGLASS SUPERNATURAL HS LOWE 1/4" CLEAR HS. SATIN DECO ABRATED LOWE 1/2" AIRSPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING AT TOWER, MCKOCK REQ. ON SITE
S-1	CONCRETE	EXPPOSED [SMOOTH UNFINISHED] CONCRETE FINISH	INTERIOR



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLDIER COURSES.
PROVIDE 1/2" INSET AT HERRINGBONE INLAYS.
PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-CONTROL JOINTS ON EITHER SIDE OF PLASTERS TO BE CAULKED TO MATCH BRICK TO TOP OF STONE. ALL OTHER CONTROL JOINTS TO BE CAULKED CREAM GREY TO MATCH MORTAR.

SOUTHEAST ELEVATION



NOTE: PROVIDE 1/2" PROJECTION AT ALL SOLID CORNERS. PROVIDE 1/2" INSET AT HERRINGBONE INLAIS. PAINT ALL STEEL LINTELS AT OPENINGS TO MATCH BRICK P-1 CONTROL JOINTS ON EITHER SIDE OF FLASTERS TO BE CAULKED TO MATCH BRICK TO TOP OF STONE. ALL OTHER CONTROL JOINTS TO BE CAULKED CREAM GREY TO MATCH MORTAR.

NORTHEAST ELEVATION

JACOBS
5985 Rogerdale Road
Houston, TX 77072 (832) 351-6000
www.jacobs.com
TBPE Firm #2966

PROJECT TITLE:
BLACK WALNUT
CAFE
COLLEYVILLE, TX

PROJECT LOCATION:
1205 CHURCH ST
COLLEYVILLE, TEXAS 76034

OWNER:
Black Forest Ventures, LLC
24 Waterway Ave., Suite 225
Black Forest Tower
The Woodlands, TX 77380

CONSULTANT:

SEAL:

THESE DOCUMENTS ARE
FOR INTERIM REVIEW AND NOT
FOR CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.

RESPONSIBLE ARCHITECT
TERENCE N. JOHNSON
20997

9/11/14

JACOBS PROJECT NO. FEY81B16

CHECKED BY _____ SCUM _____

ISSUE FOR _____ DATE _____

REVISIONS

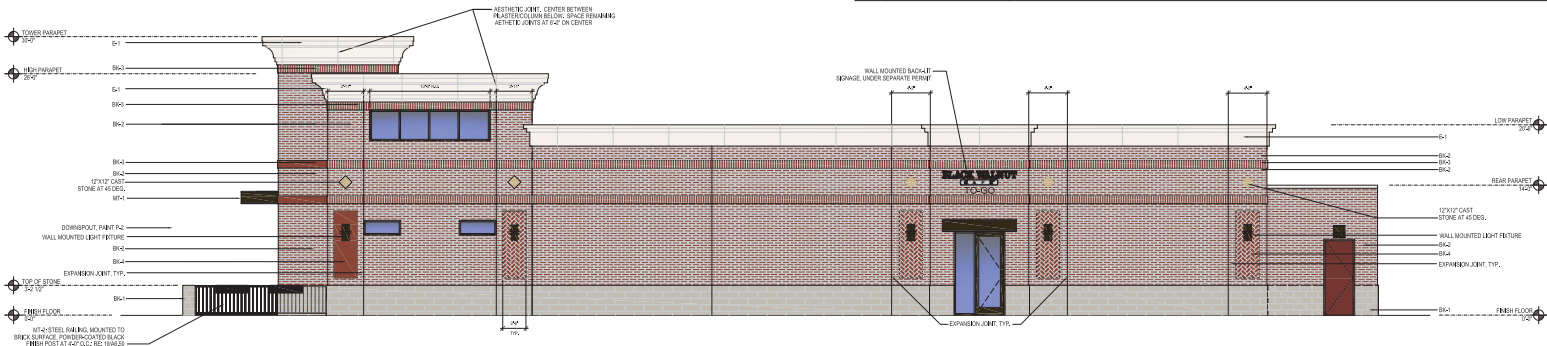
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SHEET TITLE
EXTERIOR ELEVATIONS

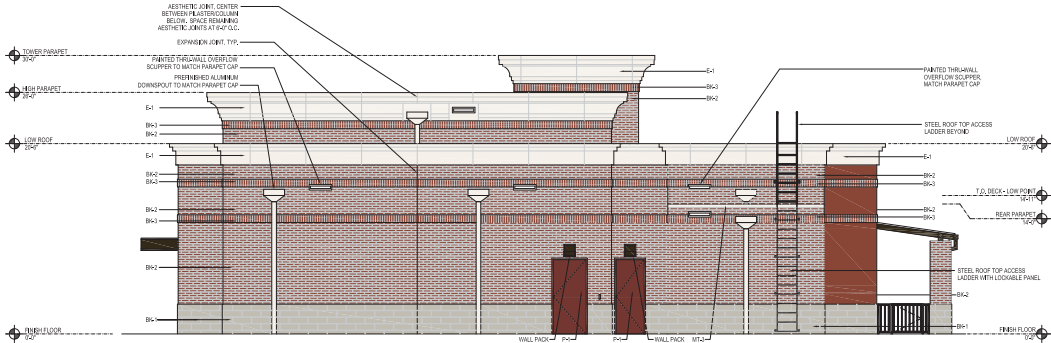
SHEET NO
A6.01

Building Elevations

TYPE	ITEM	DESCRIPTION	REMARKS
P-1	EXTERIOR PAINT	ICI DULUX 100 'OLD REDWOOD'	STRUCTURAL STEEL LINTELS, DUMPSTER GATES, EXTERIOR METAL DOORS
P-2	EXTERIOR MTL. COATING	DEVCO-DEVIGUARD, ALKYL INDUSTRIAL GLOSS ENAMEL 4008-0000 NEUTRAL, COLOR: BUSHNIEL, ORR 2P41, YOUNG'S, WEST ORION	DOWNSPOUTS AT PATIO (EXPOSED STEEL AT GLAZING/VADEKAL WALL, 1 MOCK-UP REQ. ON SITE)
P-3	EXTERIOR MTL. COATING	VALSPAR BASED PAINT SYSTEM (COLOR: MANSARD BROWN 309745)	AVADEK CANOPIES
MT-1	ALUM. CANOPY (BASED ON AVADEK)	PRE-FINISHED EXTRUDED ALUMINUM & FLASHING * VALSPAR BASED COLOR P-3	PRE-ENGINEERED EXTRUDED ALUMINUM SYSTEM
MT-2	STEEL PICKET RAILING SYSTEM	HOT-DIPPED GALVANIZED STEEL RAILING SYSTEM WITH PICKETS 4" O.C., BLACK POWDERCOAT FINISH WITH 1" FOOT CLEAR EXIT "SAFE" FOR PLAN	PATIO RAILING
MT-3	PARAPET COPING	18 GA. GALV. MTL. COPING W/ 2" REICE COUNTER FLASHING	PRE-FINISHED TO MATCH E-1
E-1	EPF'S CORNICE	STO STOTHERM ESSENCE EPF'S SYSTEM (FINISH: TEXTURE) COLOR: WHITE LINEN	ROOF CORNICE (SUBMIT SAMPLES OF SHADES FOR APPROVAL)
BR-1	SKYWALL CANOPY	STRUCTURAL STEEL & FLASHING PTD. P-2	SKYWALL STRUCTURE: STEEL, GALV. MOCK-UP REQ.
RY-1	SKYWALL CANOPY	KALWALL PANEL (CLASS A 10, LETTERS 24" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN COLOR: WHITE (METAL COLOR: BLACK RIB SIDE VARIES ALTERNATE: EMAGOR INDUSTRIES 2 1/4" TRANSLUCENT PANEL SYSTEM 12 X 24 GRID PATTERN) COLOR: WHITE	PATIO CANOPY
BR-1	STONE VENEER	ARDECRAFT RENAISSANCE ROCKFACE COLOR: MANDALAY (SPEC. PLS. 3, 5, 9, 13 & 17)	MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
BR-2	BRICK VENEER	ACME BRICK CO., TUP. GARNET, "RING SIZE" VELOUR 1/2" RUNNING BOND	EXTERIOR WALL "TRILEZ" (MOCK-UP REQ. ON SITE) (EXP. JT COLOR TO MATCH BRICK) MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
BR-3	BRICK VENEER	ACME BRICK CO., TUP. GARNET, "RING SIZE" VELOUR SOLDIER COURSE	EXTERIOR WALL "ACCENT BANDS" (EXP. JOINT COLOR TO MATCH BRICK) MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
BR-4	BRICK VENEER	ACME BRICK CO., TUP. GARNET, "RING SIZE" VELOUR HERRINGBONE ACCENT	EXTERIOR WALL "TRILEZ" (EXP. JOINT COLOR TO MATCH BRICK) MORTAR COLOR - SPEC. MB (SM), COLOR: 100 GRAY, P/L TYPE N, DAL
GL-1	VEHION GLASS	1/2" TEMPERED, CLEAR	GLASS DOORS
GL-2	VEHION GLASS	CLEAR VEHION-OLDCASTLE 1" SUNGLASS SOLAR CONTROL LOW-E 1/4" CLEAR HS. SUNGLASS SOLAR CONTROL LOW-E 1/2" AIRSPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING (MOCK-UP REQ. ON SITE, TEMPERED AT FIN. FLR. LEVEL, PAINT INTERIOR SIDE OF GLASS PTD. AT GALLERY ABOVE ENTRY)
GL-3	SPANDREL GLASS	CLEAR VEHION-OLDCASTLE 1" SUNGLASS SOLAR CONTROL LOW-E 1/4" CLEAR HS. WITH WARM GRAY PRT #4, SUNGLASS SOLAR CONTROL LOW-E 1/2" AIRSPACE, 1/4" CLEAR HS. WITH WARM GRAY PRT #4.	PAINT INTERIOR SIDE OF GLASS PTD. AT GALLERY ABOVE STOREFRONT AT COFFEE AREA
GL-4	SPANDREL GLASS	CLEAR VEHION-GLASSMAN 1" SUNGLASS SUPER NATURAL 68 LOW-E 1/4" CLEAR HS. SATN DECO ABRADED LOW-E #2, 1/2" AIR SPACE, 1/4" CLEAR HS.	EXTERIOR GLAZING AT TOWER, MOCK-UP REQ. ON SITE
S-1	CONCRETE	EXPOSED (SMOOTH UNFINISHED) CONCRETE FINISH	INTERIOR



NORTHWEST ELEVATION



SOUTHWEST ELEVATION

JACOBS'
5985 Rogerdale Road
Houston, TX 77072 (832) 351-4000
www.jacobs.com
TBPE Firm #2966

PROJECT TITLE:
BLACK WALNUT CAFE
COLLEYVILLE, TX

PROJECT LOCATION:
1205 CHURCH ST
COLLEYVILLE, TEXAS 76034

OWNER:
Black Forest Ventures, LLC
24 Waterway Ave., Suite 225
Black Forest Tower
The Woodlands, TX 77380

CONSULTANT:

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RESPONSIBLE ARCHITECT
TERENCE N. JOHNSON
20997
9/11/14

JACOBS PROJECT NO. FRYER016

DRAWN BY SC

CHECKED BY SCUM

DATE FOR DATE

REVISIONS		
Delta	Date	Description
	07/18/14	50% REVIEW SET
	08/08/14	95% REVIEW SET
	09/19/14	SITE PLAN REVIEW

SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A6.02

Proposed Pond Improvements

artistic conception

pool Studio



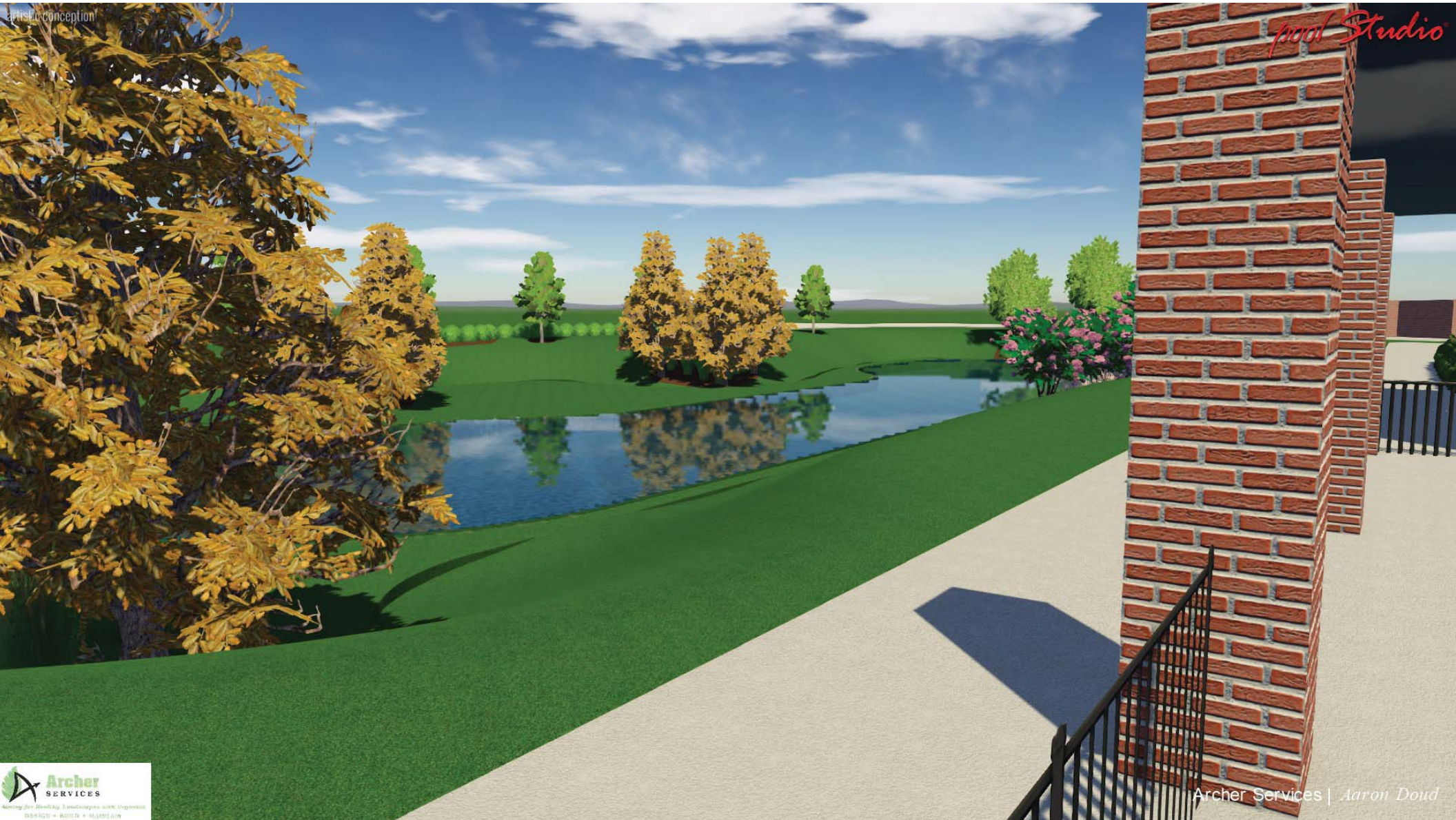
Proposed Pond Improvements

artistic conception

pool Studio



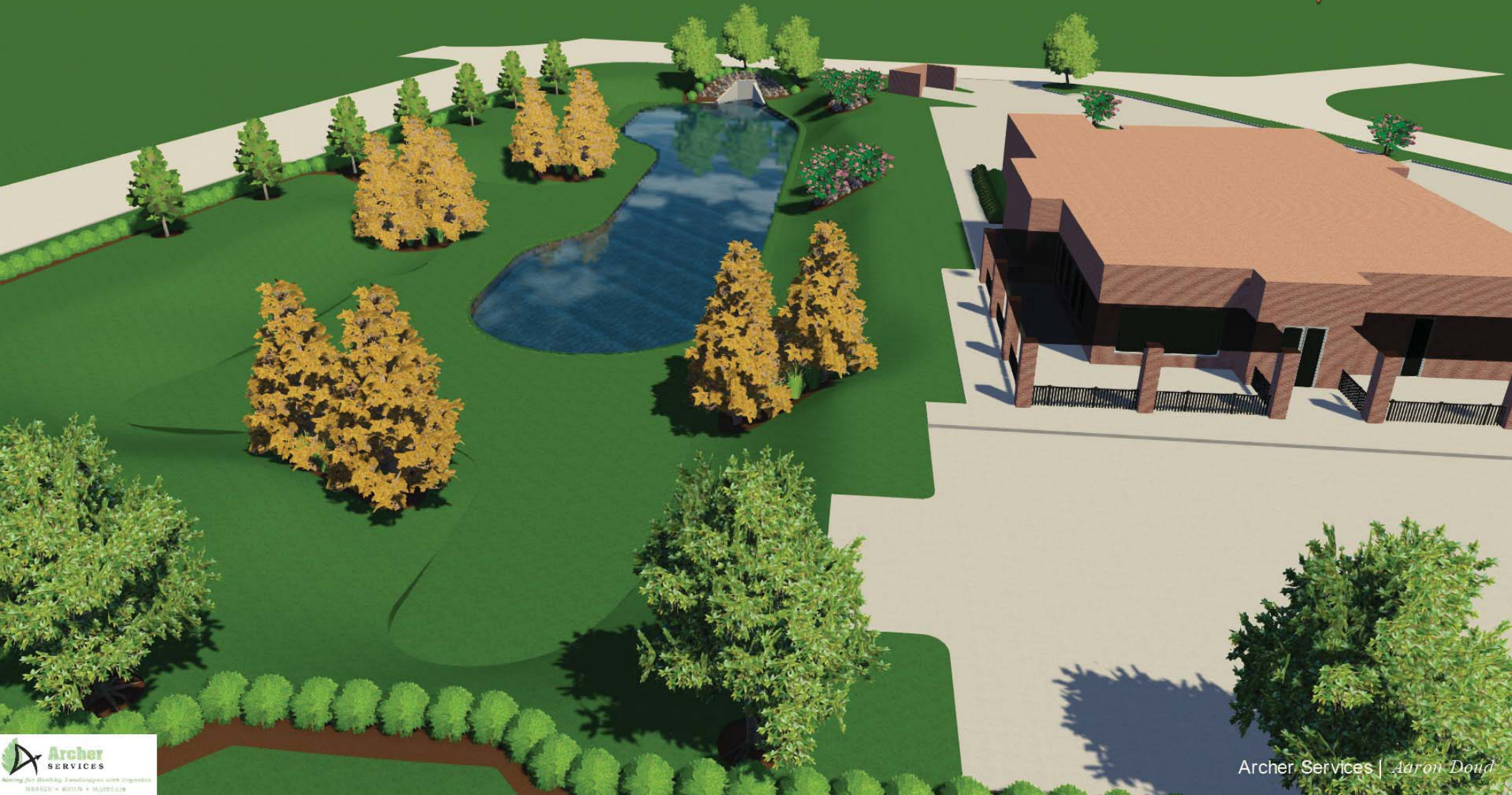
Proposed Pond Improvements



Proposed Pond Improvements

artistic conception

pool Studio



Proposed Pond Improvements

artistic conception

pool Studio



Proposed Pond Improvements

artistic conception

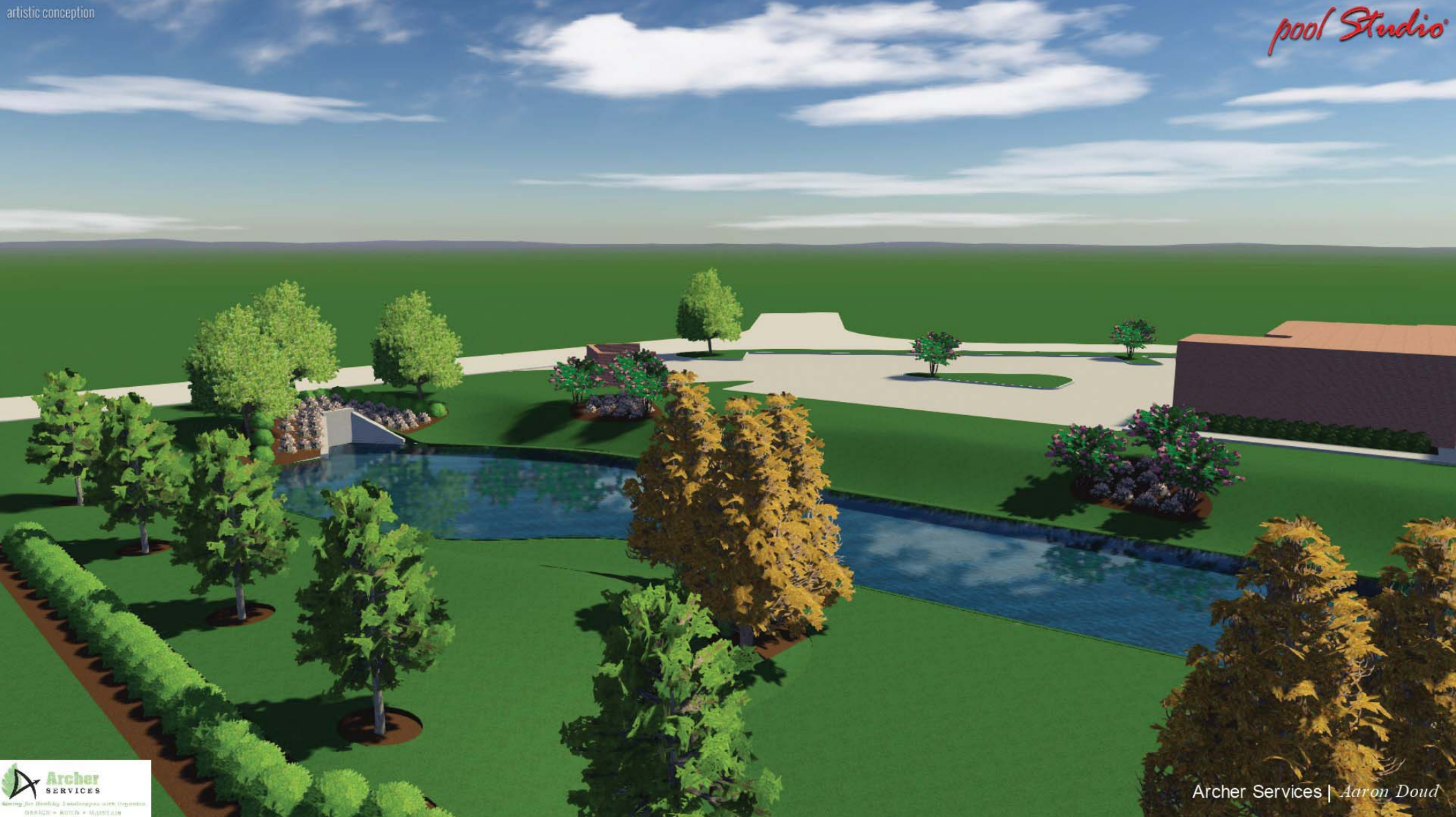
pool Studio



Proposed Pond Improvements

artistic conception

pool Studio



Proposed Pond Improvements

artistic conception

pool Studio



Proposed Pond Improvements

artistic conception

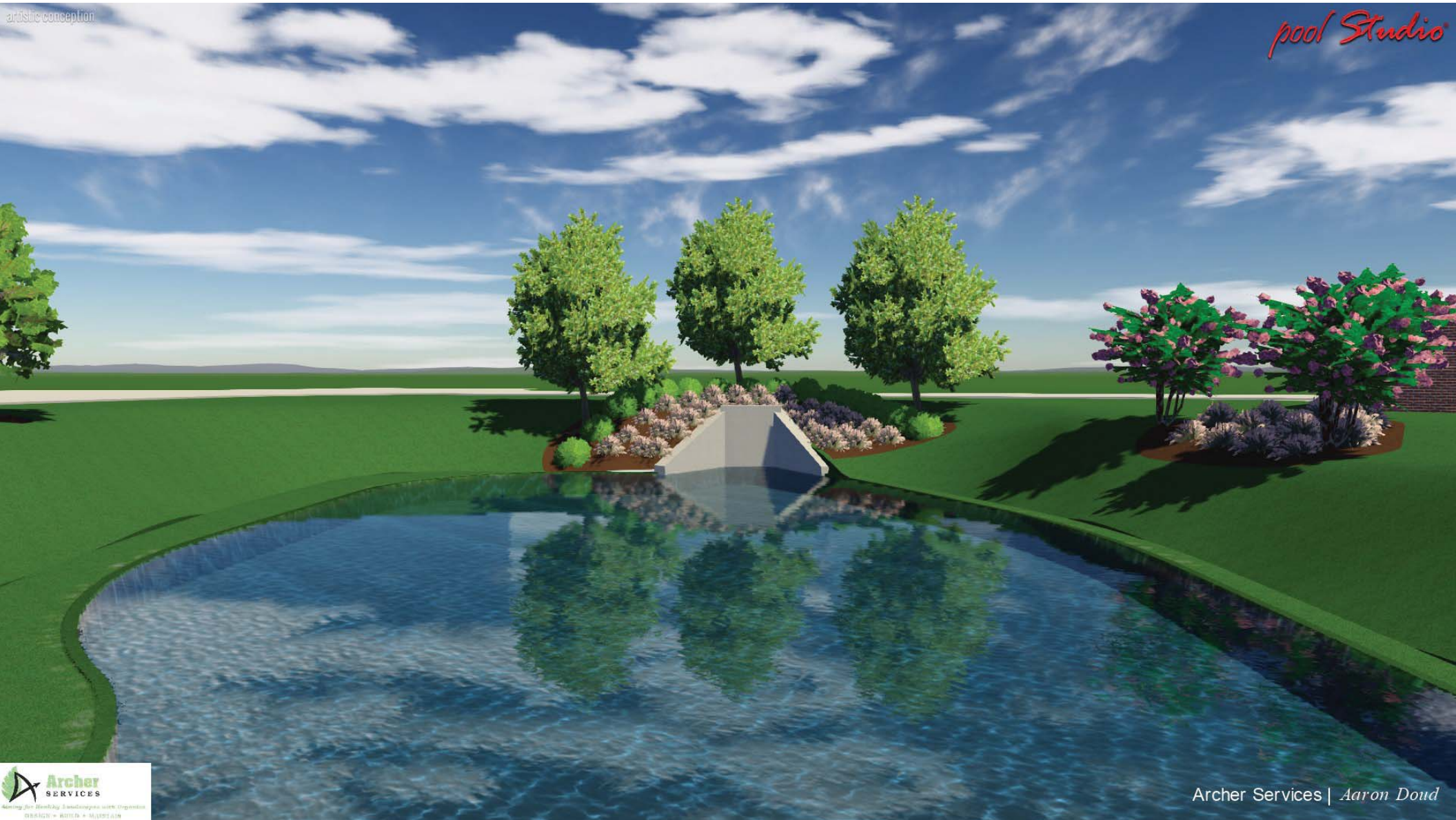
pool Studio



Proposed Pond Improvements

artistic conception

pool Studio



Pond Improvement Details



17010 LAZY HILL LANE, SPRING, TX. 77379 · 281.203.7615 · archerservices@ymail.com

"Exhibit A"

Black Walnut Café Colleyville

LANDSCAPE DESIGN & CONSTRUCTION

The new pond will be stripped of all of the existing vegetation, with the exception of the existing trees along the main street, they will remain. The existing ground will be leveled and cleaned up, and will slope down to the water's edge. The sloped ground will, at a minimum, need to be Hydro seeded with a native grass and will need an erosion control. This will be to prevent erosion and also prevent the seed from washing out until a solid crop is germinated. The pond area will also be irrigated

New beds will be created and located in the best possible locations to keep the views open to the water from the primary vantage points. New bed mix soils will be brought in to create the seven new beds.

Material List:

Mulch Black or Brown	10	1 yd.
Archer Mix - Bedding Mix	40	1 yd.
Miscanthus Grass	40	3 g
Muhly	61	3 g
Holly, Dwarf Yaupon	16	3 g
Crape Myrtle	6	30 gal
Bald Cypress	12	45 gal
Live Oak	3	30 gal

Black Walnut Cafe Presentation



COMPANY OVERVIEW

About Black Walnut Café



BLACK WALNUT
CAFE

About Black Walnut Café



A Contemporary American ‘fast-casual’ restaurant concept with a diverse menu that appeals to anyone, anytime!

About Black Walnut Café

- **Founded in 2002, A fast casual, counter service restaurant, serving breakfast, lunch & dinner 7 days a week**
- **Open early – close late**
- **100+ unique menu items, from salads to burgers, pasta to breakfast entrées**
- **To-go and Catering available**

Black Walnut Cafe Presentation

Breakfast



Salads



Sandwiches & Burgers



Desserts & Gelato



Black Walnut Cafe Presentation

Interior



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Ordering



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Heated Patio



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Dining Room



Black Walnut Cafe Presentation

Full Service Bar



Current Locations



The Growth: Future Locations

- **Under Construction:**
 - Coppell, Texas (Dallas North)
 - Flower Mound, Texas (Dallas North)
 - Frisco, Texas (Dallas North)
 - Colleyville, Texas (Dallas North)
- **Up & Coming**
 - North Austin
 - Oklahoma
 - Florida
 - Atlanta

Black Walnut Cafe Presentation

Four Points - Austin, TX



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Four Points – Austin, TX



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation

Allen, TX



BLACK WALNUT
CAFE

Black Walnut Cafe Presentation



www.blackwalnutcafe.com

ORDINANCE O-14-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 1R1, BLOCK 2 OF THE TOWN CENTER COLLEYVILLE ADDITION, LOCATED AT 1205 CHURCH STREET, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for on-premise consumption of alcohol under Case No. ZC14-023; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 1R1, Block 2, of the Town Center Colleyville Addition, located at 1205 Church Street, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted on Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise alcohol sales by this Special Use Permit shall be called "Black Walnut Cafe".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

- d. All requirements of the Land Development Code shall be met, except where amended herein.
- e. Prior to the issuance of the Certificate of Occupancy, the existing pond located on the eastern portion of the property shall be improved consistent with the attached Exhibit "C" and as described in Exhibit "D".

2. HOURS OF OPERATION

- a. The hours of operation shall not exceed the following schedule:

Sunday - Thursday: 6:30 a.m. - 10:00 p.m.

Friday – Saturday: 6:30 a.m. – 11:00 p.m.

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 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 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelly, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" – Location and Zoning Map

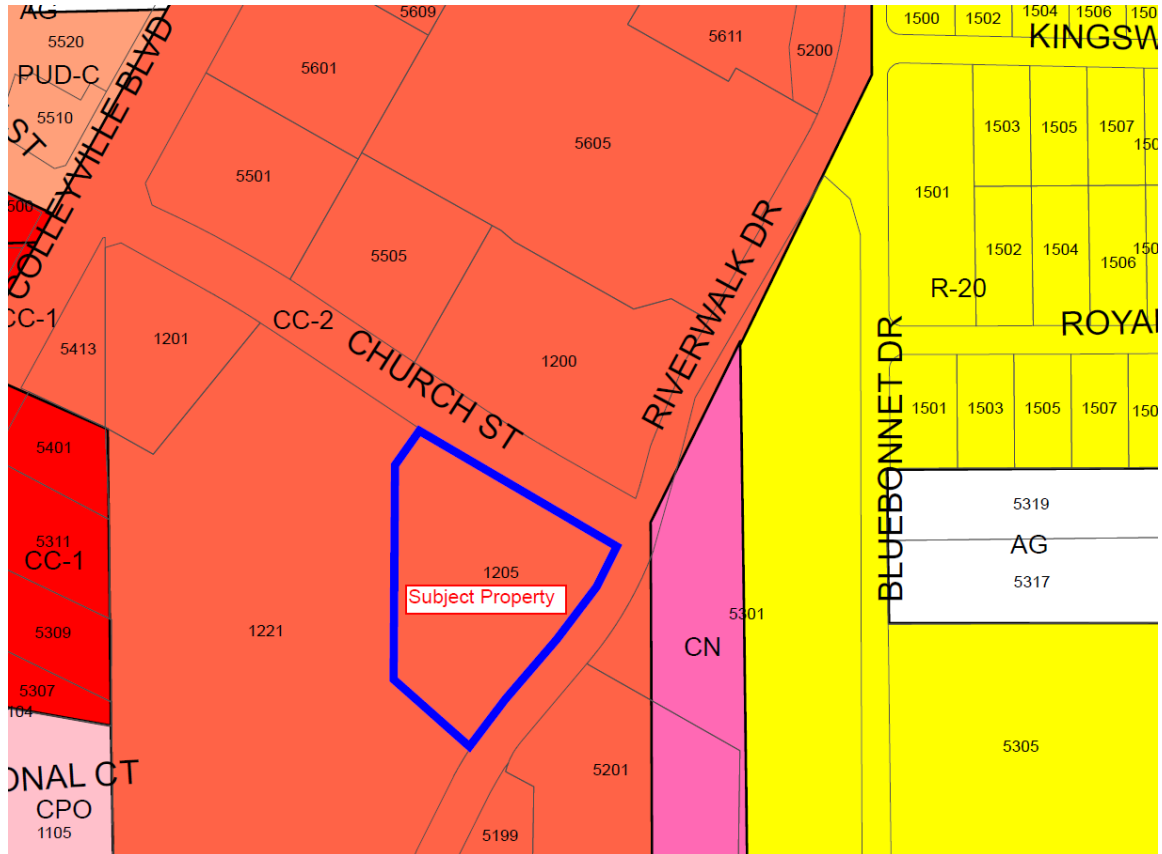


Exhibit “C” – Pond Exhibit



Exhibit “D” – Pond Improvement Details

Black Walnut Café Colleyville

LANDSCAPE DESIGN & CONSTRUCTION

The new pond will be stripped of all of the existing vegetation, with the exception of the existing trees along the main street, they will remain. The existing ground will be leveled and cleaned up, and will slope down to the water’s edge. The sloped ground will, at a minimum, need to be Hydro seeded with a native grass and will need an erosion control. This will be to prevent erosion and also prevent the seed from washing out until a solid crop is germinated. The pond area will also be irrigated

New beds will be created and located in the best possible locations to keep the views open to the water from the primary vantage points. New bed mix soils will be brought in to create the seven new beds.

Material List:

Mulch Black or Brown	10	1 yd.
Archer Mix - Bedding Mix	40	1 yd.
Miscanthus Grass	40	3 g
Muhly	61	3 g
Holly, Dwarf Yaupon	16	3 g
Crape Myrtle	6	30 gal
Bald Cypress	12	45 gal
Live Oak	3	30 gal



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 6d	Agenda Date 11/10/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the CC-2 Shopping Center zoning district to the PUD-C-Planned Unit Development-Commercial zoning district on 1.94 acres of Abstract 352, of the Elizabeth Cox Survey, located at 5200 State Highway 121, Case ZC14-024

Explanation

Paul Cragun, Cumulus Design, is requesting to rezone 1.94 acres located at 5200 SH121 from the CC-2-Shopping Center zoning district to the PUD-C-Planned Unit Development Commercial district in order to develop a hotel.

Existing Conditions. The property is unplatted and is undeveloped.

Proposed Rezoning Request. The applicant has submitted a Statement of Planning Objectives (attached) describing the proposed development. The applicant is requesting to rezone to the PUD-C zoning district to develop the site for a five story hotel with 96 guest rooms and 500 square feet of meeting space. The proposed hotel would be called "Hampton Inn".

Hotels are allowed by right in the CC-2-Shopping Center zoning district. However, the applicant is requesting several waivers and, therefore, is requesting the PUD-C zoning.

The requested waivers include the following:

1. Hotel definition: Chapter 2-Definitions in the Land Development Code defines a hotel as follows: 'A building or group of buildings, of which the main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area and which structure shall also contain a restaurant and conference rooms, and may also include various personal service shops". While the hotel will serve a "hot" breakfast for guests, the proposed hotel will not contain a full service restaurant as required by the definition.

2. Maximum Height: The maximum height allowed for any building in the CC-2-Shopping Center district is four (4) stories. However, Section 3.28(D)5 in the Land Development Code states the following: "In CC and ML zoning districts, the City Council may vary the maximum height of a building if the City Council finds that the location and/or configuration of the building is such that it will conform to the surrounding area and provide adequate light and air under the circumstances. For each

foot of proposed height over the standard, there shall be a foot increase in the front and rear yards or as approved by the council. The request for a variance shall be accompanied by a site plan of the property and an architectural drawing of the proposed building”.

The total proposed height of the hotel is 77 feet to the top of the highest parapet. According to the site plan, the hotel will be setback 87 feet from SH121 right-of-way. Therefore, given the maximum height allowance of 35 feet for buildings located in the CC2-Shopping Center district, and the minimum 40 foot front setback requirement for the CC2 zoning district, based on the above requirement, an additional 42 feet would be required to be added to the 40 foot setback such that a minimum setback of 82 feet would be required. Therefore, although the proposed hotel meets the prescribed setback guideline, City Council approval of a waiver is still required.

3. Parking: the applicant requests waivers from the total parking to be provided and from the parking space dimension requirements. Given 96 guest rooms, 500 square feet of meeting space proposed in addition to hotel office space, a total of 98 parking spaces are required. The applicant proposes to provide 96 total parking spaces.

Additionally, of the 96 parking spaces, in order to make room for more parking on the site, the applicant proposes to reduce the size of 27 parking spaces and label these spaces as “compact car parking”. The minimum dimensions for 90 degree parking in the Land Development Code is 9’ x 18’. The proposed compact car parking would be 8’ x 18’.

4. Landscaping: The applicant is requesting a waiver to the following requirement found in Section 4.6(3) of the Land Development Code, which states, “Twenty percent (20%) of the total land area in any proposed development shall be landscaped. At least fifty percent (50%) of the total landscaped area shall be located in the street yard(s)”.

Given the limited space on the site, the applicant requests that the 20 percent requirement be reduced to 18 percent and that the 50 percent street yard requirement be reduced to five percent.

5. Tree Preservation: The applicant requests the following waivers to the tree preservation regulations:

Section 5.9 – Minimum Tree Preservation Requirements. The applicant requests a full waiver to this requirement. Based on the current canopy coverage on the property, a minimum of 50 percent of the existing canopy coverage would be required to be preserved in place under the requirements of this section.

Section 5.12 – Mitigation Requirements. The applicant requests that the mitigation requirements for any protected trees be reduced to one-half the current requirement of one inch planted for one inch removed with minimum planting requirement of a six

inch caliper tree, or payment into the tree mitigation fund at a rate of \$250 per caliper inch. Based on a preliminary tree survey provided by the applicant, approximately 200 inches of non-exempt trees exist on the site. Staff recommends that no waiver be granted to this specific provision.

With the exception of the tree mitigation waiver request, all of these requested waivers have been added to the proposed ordinance.

Master Plan. The rezoning request is consistent with the future land use recommendations of Colleyville Master Plan, adopted in 2004, which designates the subject property for retail commercial uses.

Lot Dimensions and Setbacks. The PUD-C zoning district establishes a 40-foot front yard setback, a 10-foot side yard setback, and a 25-foot rear yard setback. The proposed development meets the front, side and rear yard setback requirements.

Building Design Standards and Height. The applicant has submitted building elevations of the proposed hotel. The proposed buildings will be required to comply with the provisions of Chapter 6-Commercial Building Design in the Land Development Code.

As mentioned above, the proposed building will contain five stories and will be 77 feet in height. The proposed building height has been reviewed and accepted by the Fire Department. Existing fire apparatus ladder equipment in the City of Colleyville has the ability reach all rooms in the hotel from the fire lanes shown on the site plan.

Parking. As mentioned above, the site plan provides 96 parking stalls with 27 spaces designated as "compact car parking".

Perimeter Fencing. The applicant proposes an 8-foot tall masonry fence along the rear lot line, adjacent to the Colleyville Heritage High School parking lot.

Garbage Container Screening. The Land Development Code requires all garbage container enclosures and containers to be located behind all required building setbacks with the enclosure to be composed of masonry materials. Based on the attached site plan the proposed garbage container enclosure complies with the requirements of the Land Development Code.

Landscaping. As mentioned above, the applicant requests a waiver to the minimum of 20 percent landscaping on the site and to reduce to 50 percent street yard landscaping requirement to five percent.

All plantings proposed on the attached landscape plan comply with the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.

Signage. Per the attached exhibit, the applicant proposes to construct a 65 foot high pole sign at the front entrance of the property adjacent to SH121. This exceeds the maximum height allowed by Chapter 7-Sign Regulations in the Land Development Code by 30 feet. However, on the attached site plan, the applicant notes that the sign will be 35 feet high and comply with the requirements of the Land Development Code.

Staff recommends that all site signage meet the minimum requirements of the Land Development Code.

Access. The site will derive access from SH121 and through an existing mutual access easement linking the subject property to the existing adjacent property to the south, which contains an existing restaurant.

The applicant is also required to provide for future mutual access to the adjacent property to the north, which is currently developed as a single family residence.

Sidewalks. A minimum five foot wide sidewalk is required along SH121 at the time of construction.

Traffic Generation. Per the Institute of Transportation Engineers 6th Edition Trip Generation manual, based a total of 96 rooms, hotel uses generate an average rate of 698 trips per weekday.

Hotel Occupancy Tax Ordinance. On February 3, 1998 the City Council approved a hotel/motel occupancy tax for the City under Ordinance O-98-1088 (attached). According to the ordinance, the City collects seven percent of the total room rental charge. This amount is the maximum collection rate allowed by the State of Texas for cities.

Minimum Hotel Standards. There are currently no hotels in Colleyville. Other than the definition of a hotel and the occupancy tax ordinance noted above, there are no other specific provisions in any City codes.

Therefore, staff proposes adding the following provisions to the proposed ordinance:

- The establishment shall furnish customary hotel service, including but not limited to laundry service, linen service, telephone, maid service, use of and up-keep of furniture.
- The establishment shall maintain a register of guests, however, no guest shall be registered for more than thirty (30) consecutive days.
- Guest rooms shall not be used in any form or manner as a permanent residence.
- The use of exterior corridors on any exterior façade of the building shall be

prohibited. Exterior access to guestrooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel building.

- Outdoor recreational facilities such as swimming pools, sports courts and playgrounds shall be located behind the building, or if located on the side of the building shall not be forward of the front building elevation that is closest to the street. The facility must be screened from view of public rights-of-way by fencing, landscaping, or a combination of these. Wood or chain link fencing shall not be permitted.

- The city manager or his/her designee shall have the authority to require that the establishment obtain a license to operate as a hotel in the City. Said license may require periodic renewals and/or inspections in addition to other requirements that promote the health, safety and welfare of the community.

Surrounding Properties. The property to the north is zoned CC-2-Shopping Center District and contains a single family home. The property to the east is located on the other side of SH121 in the City of Grapevine and zoned and used for freeway commercial uses. The property to the west is zoned CC-2-Shopping Center District and is developed as Colleyville Heritage High School. The property to the south is zoned CC-2-Shopping Center District and is developed as La Hacienda Ranch restaurant.

Public Notification. Staff mailed notices to eight adjacent property owners regarding this request and all homeowners associations within 500 feet. Notice was sent to the Grapevine/Colleyville Independent School District as required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence to date.

Summary. The proposed hotel would be the first to locate in Colleyville. The hotel would be five stories high and contain 96 guest rooms. The applicant is requests five waivers from the requirements of the Land Development Code. With the exception of the tree mitigation waiver request, these waivers are contained in the proposed ordinance. The proposed use is allowed by right in the existing zoning on the property and complies with the future land use recommendations of the Master Plan. As such, staff recommends approval of the use of a hotel. However, most of the waivers requested by the applicant, while contained the proposed ordinance, will ultimately require approval at the sole discretion of the Planning and Zoning Commission and the City Council.

Recommendation

Approval with the following conditions:

1. GENERAL

- a. Permitted uses shall be limited to a hotel as permitted herein.
- b. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this ordinance.
- c. Prior to the issuance of any building permit, a plat of the subject property shall be submitted, approved and filed with the Tarrant County Clerk.
- d. The layout of the building, driveways and parking on the property shall be generally consistent with Exhibit "D".

2. BUILDING AND SITE COMPLIANCE PROVISIONS

- a. The building shall comply with the provisions of Chapter 6-Commercial Design Standards in the Land Development Code and shall be generally consistent with Exhibit "E".
- b. A minimum of 18 percent of the site shall be landscaped and a minimum of five percent of the street yard between the building and SH121 shall be landscaped. Otherwise, all landscaping shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.
- c. The hotel shall be exempt from the requirement that a restaurant be located on the site/building.
- d. The maximum height of the building shall not exceed five stories and 77 feet in height as shown in Exhibit "E".
- e. A minimum of 96 parking spaces shall be provided on the subject property. A maximum of 27 parking spaces may be designated as "compact car parking". Said parking may contain a reduced 90 degree parking stall width of eight (8) feet from the minimum requirement of nine (9) feet.
- f. An exemption is hereby granted to Section 5.9 of the Land Development Code governing the minimum tree preservation requirements on the subject property.
- g. Prior to the issuance of the Certificate of Occupancy, a minimum eight (8) foot decorative masonry fence shall be built along the entire west property line of the subject property.

3. MINIMUM HOTEL STANDARDS

- a. The hotel shall comply with all provisions of Ordinance O-98-1088.
- b. The hotel shall furnish customary hotel service, including but not limited to laundry

service, linen service, telephone, maid service, use of and up-keep of furniture.

c. The hotel shall maintain a register of guests, however, no guest shall be registered for more than thirty (30) consecutive days.

d. Guest rooms shall not be used in any form or manner as a permanent residence.

e. The use of exterior corridors on any exterior façade of the building shall be prohibited. Exterior access to guestrooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel building.

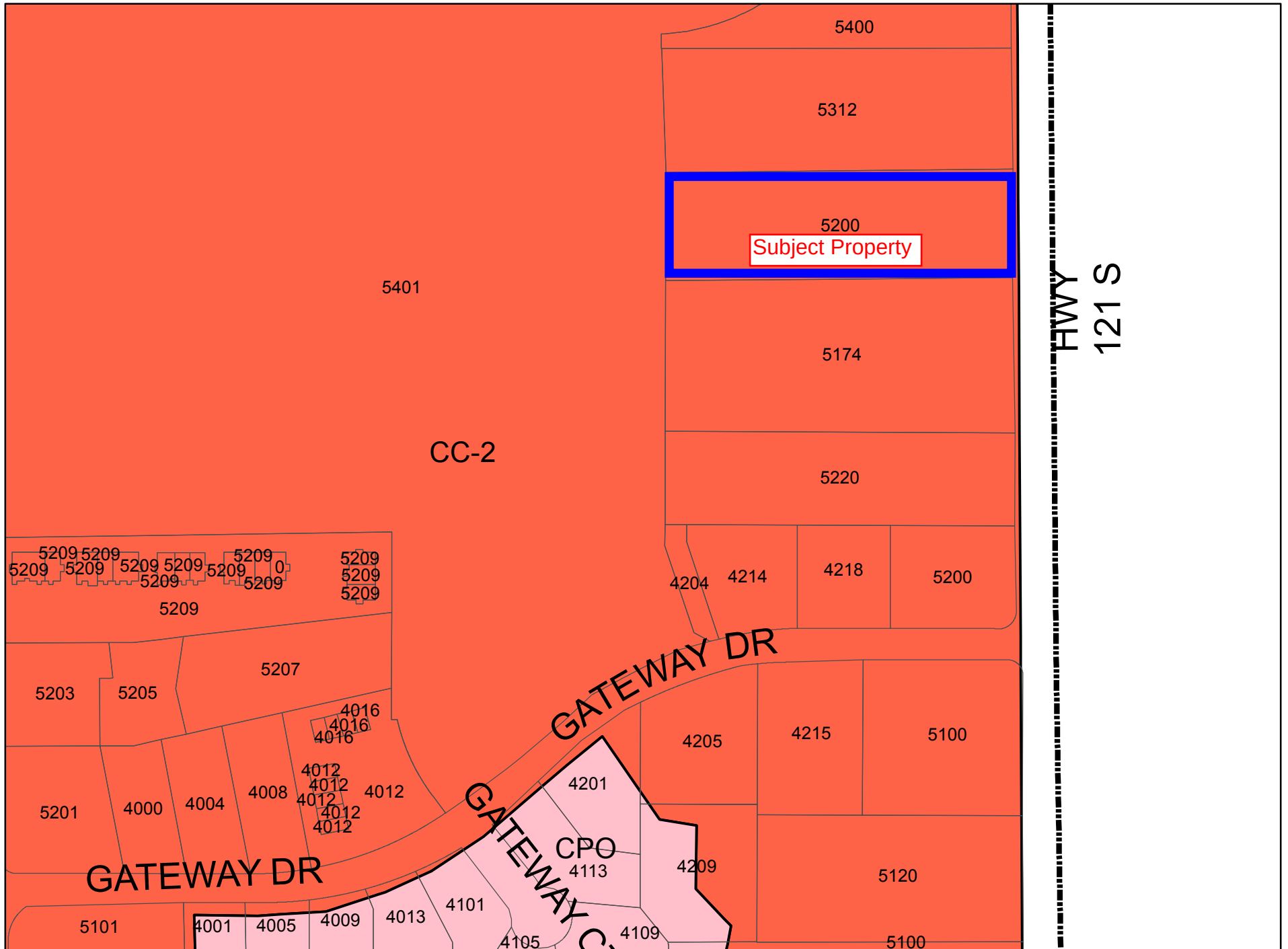
f. Outdoor recreational facilities such as swimming pools, sports courts and playgrounds shall be located behind the building, or if located on the side of the building shall not be forward of the front building elevation that is closest to the street. The facility must be screened from view of public rights-of-way by fencing, landscaping, or a combination of these. Wood or chain link fencing shall not be permitted.

g. The city manager or his/her designee shall have the authority to require that the establishment obtain a separate administrative license to operate as a hotel in the City. Said license may require periodic renewals and/or inspections in order to enforce compliance with all applicable codes, including this ordinance, in addition to other requirements that promote the health, safety and welfare of the community.

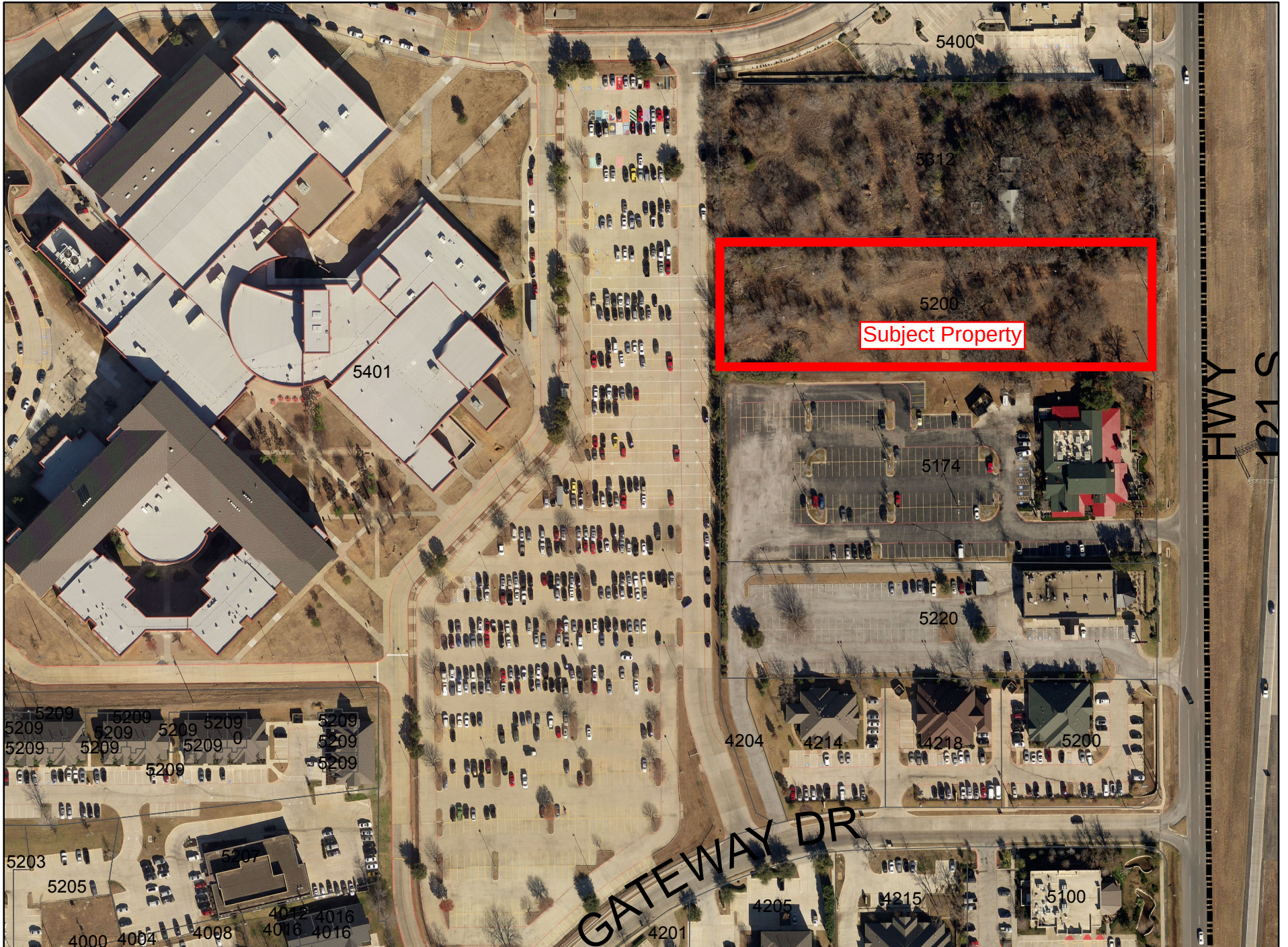
Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Statement of Planning Objectives
7. Site Plan
8. Building Elevations
9. 3D Rendering of Hotel
10. Landscape Plan
11. Pole Sign Detail
12. Ordinance O-98-1088
13. Proposed Ordinance

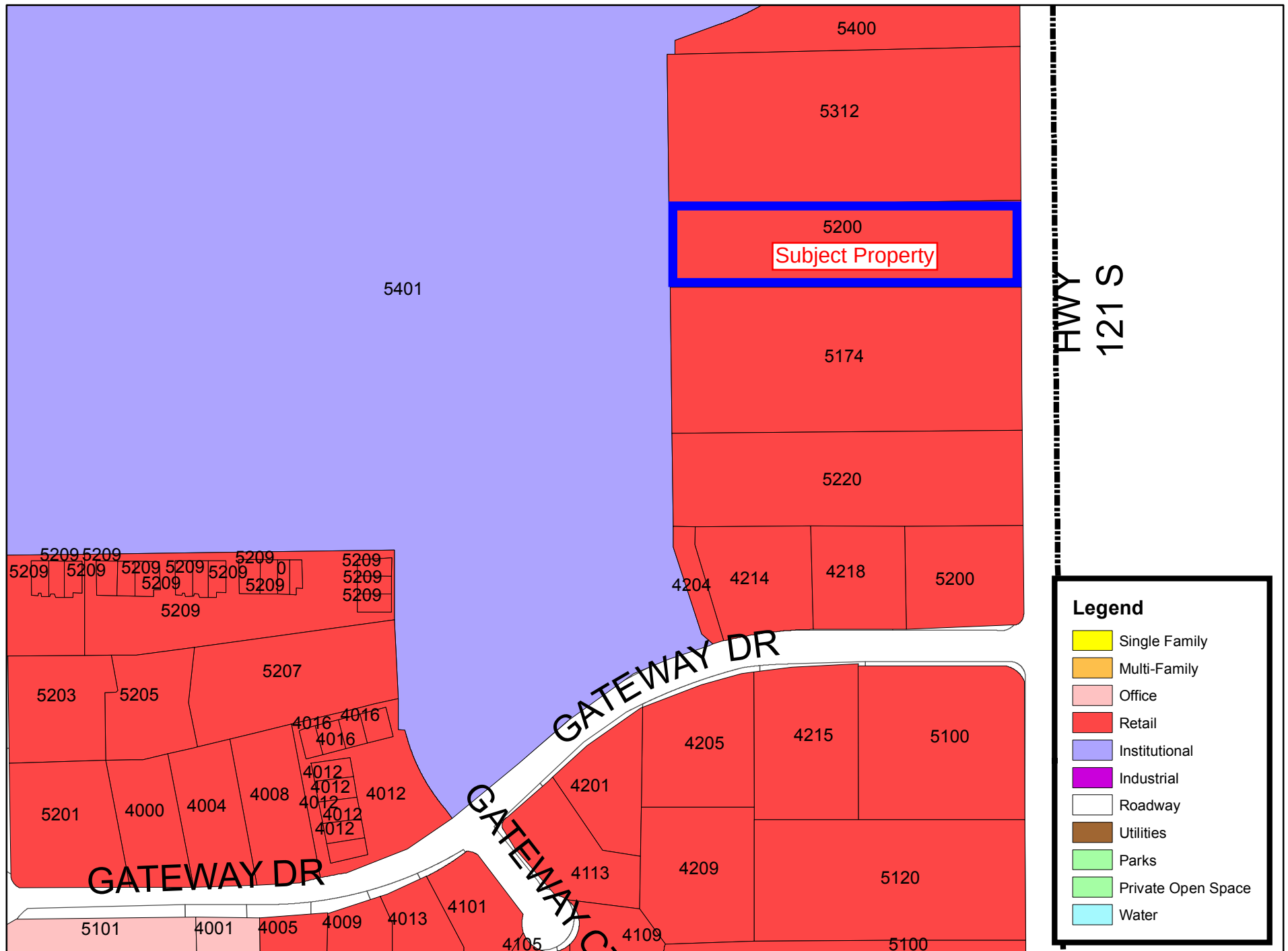
Location and Zoning Map



Aerial



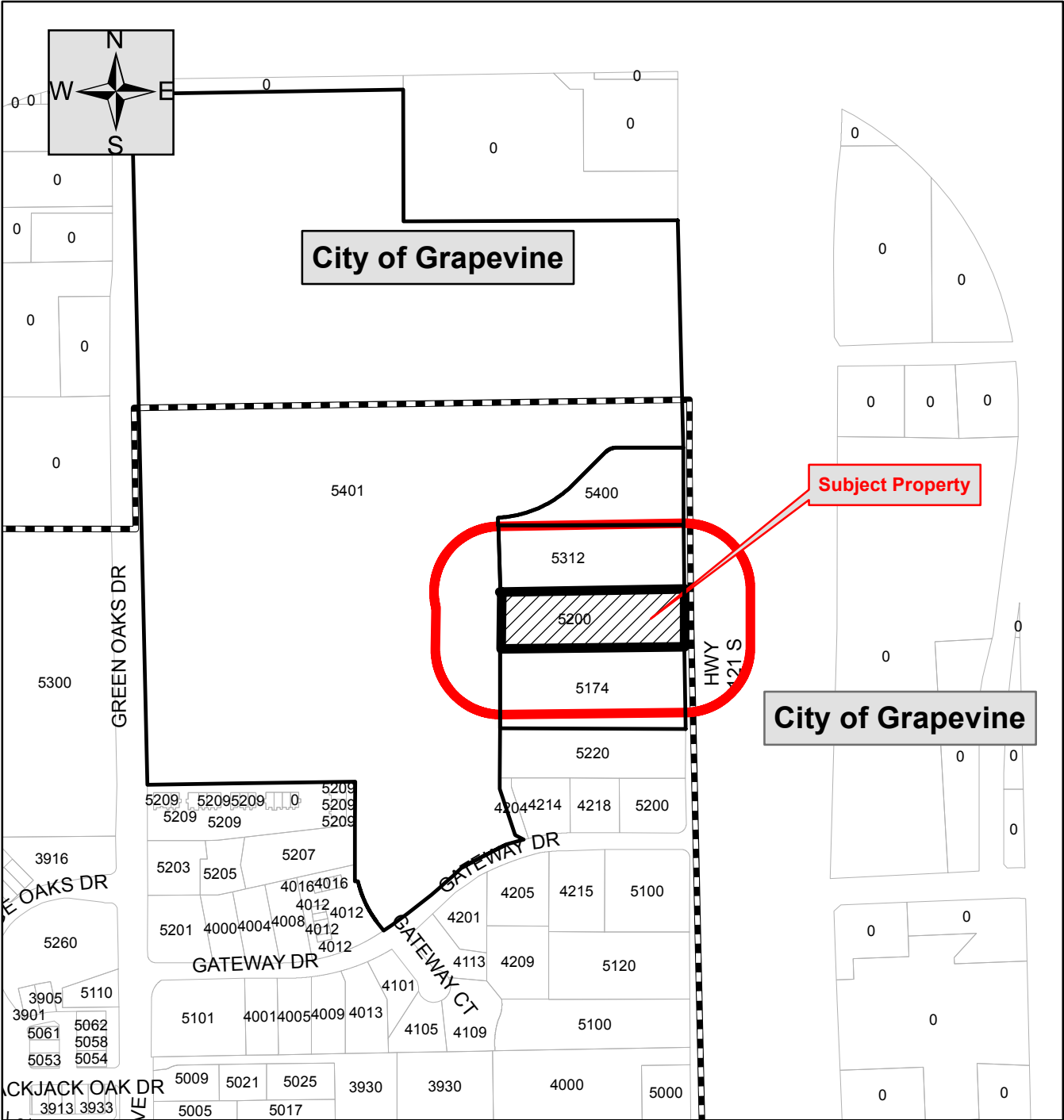
Future Land Use Map



Buffer Map

Case ZC14-024

5200 State Highway 121



Legend

-  Properties within 200 feet
-  Subject property
-  Parcels
-  City Limit



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
121 Comprades Ltd	3901 Gillon Ave	Dallas	Texas	75205	005174 State Hwy 121
Jns Living Trust Etal	PO Box 1948	Colleyville	Texas	76034	000000 State Hwy 121
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005401 Heritage Ave
Newell, Dorcus D	5312 State Highway 121	Colleyville	Texas	76034	005312 State Hwy 121
Jr's Establishment Llc	5400 State Highway 121	Colleyville	Texas	76034	005400 State Hwy 121
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	Courtesy Notice
City of Grapevine	P.O. Box 95140	Grapevine	Texas	76099	Courtesy Notice
Paul Cragun, Applicant	2080 N. Hwy 360, Suite 240	Grand Prairie	Texas	75050	Applicant

Public hearing notices were
mailed Thurs., Oct. 30, 2014
by Taci Wrisley

Statement of Planning Objectives



Introduction:

Icon Lodging would like to propose constructing a selective service hotel on an existing vacant property located on State Highway 121. Icon Lodging and its affiliates currently own several hotels throughout Texas, Arkansas, and Louisiana. The proposed hotel is located on an existing vacant site that has been unoccupied since 2000. The site is located to the north of the existing La Hacienda Ranch and to the east of Colleyville Heritage High School. The property to the north is currently a single family home but is zoned as CC2—Shopping Center District.

The hotel will be a 5-story structure, with approximately 96 guest rooms and 96 parking spaces on the 1.94 acre site. The building will also have a 500 square foot meeting space that will be wired with the latest technology to cater to both corporate and leisure customer needs. The hotel is strategically located along State Highway 121 where it is ideal to bring corporate business travelers and vacationers into the City of Colleyville. The hotel's prime location will also attract additional customers for the surrounding restaurants and retail stores, further benefiting the City of Colleyville and its tax base. The hotel will also have an influence upon the redevelopment or reuse of some of the currently vacant spaces.

Icon Lodging's focus for this hotel is to provide a state-of-the-art hotel experience to the City of Colleyville and its citizens. The hotel will feature modern décor throughout the common spaces and the guestrooms. Each guest room will provide an exceptional choice of amenities, comfort, and the latest in-room technology. The hotel will feature an expanded fitness area that is very popular with today's travelers and health conscious guests. In addition to the fitness area, the hotel will have a unique interior and exterior swimming pool and spa concept to cater to the needs of families, travelers, and vacationers all year round.

The hotel will also incorporate many "green initiatives" both in its construction and day-to-day operations. Some of the features proposed for the hotel will include LED interior and exterior lighting, water and energy conservation practices in both the guest rooms and overall operations of the hotel. The hotel will provide a guide to encourage water and energy conservation in every guest room. The hotel will have a recycling program available to guests so as to reduce its environmental footprint. This keen focus will provide an environmentally friendly hotel and guest experience and will set a new standard for future hotel developments in the City of Colleyville.

Statement of Planning Objectives

Statement of Planning Objectives:

The proposed hotel for the site consists of a five story building with the façade to meet the City of Colleyville's commercial design standards. The building façade articulation will be varied in order to provide an appealing building and site layout. The building footprint was shortened to provide more room for landscaping and parking on the site. The proposed 5 story building will be 63' 10" from the top of slab to the top of the parapet. The building is designed to provide the same amenities and guestrooms as the larger prototype 4 story building. The 5 story building allows for the site to be used efficiently and meet with City of Colleyville's design standards. The five story configuration is necessary to meet the brand's design standards of a minimum of 90 guestrooms.

The building will have a 500 square foot meeting room to provide space for guests and visitors to use, as well as 96 guestrooms. The site layout includes 96 parking spaces, configured with islands to allow for trees and landscaping in the parking. This will help alleviate the "sea of pavement" problem that often occurs in parking lots. The majority of the parking will be located behind the building, where it will lessen the visual impact from State Highway 121.

The design of the site and the building was done to provide visibility from the frontage road, while maximizing landscaping in the areas in front of the building. The building will have a 50 foot setback from the frontage road and will be centered between the north and south property lines. The building is over 200 feet from the shared property line between the school and the hotel. There is no outdoor storage on the site and is surrounded by CC2 (Shopping Center District) zoning.

The hotel will not have any alcohol sales on site due to the close proximity of Colleyville Heritage High School. The site will meet all public safety requirements including a firelane around the entire building as well as being a fully sprinkled building. The existing driveway to the frontage road of State Highway 121 will be rebuilt to TxDOT Standards and will be the principal point of access to the site. A secondary point of access will be located on the southwest corner of the site, as a continuation of the existing mutually shared drives with the restaurants to the south. There will be no pedestrian or vehicular access to the school site to the west. The site will have a security monitoring system for the safety of guests and staff.

Icon Lodging would like to request that variances be granted for the development of the site as part of the planned use development. As part of the development of the site, many of the existing trees will be removed from the site. While trying to maximize the landscaping areas to meet brand requirements, we would like to ask for a reduction of the required existing tree coverage to be preserved. We request that a reduction to 0% for the required tree coverage to be preserved be granted. During the site layout process, it was attempted to configure the site to save the existing trees as much as possible. With the parking, firelane, building, and access requirements, we are unable to preserve any of the existing trees. Icon Lodging has worked with the building articulation and the landscaping plans to complement the surrounding areas while providing the maximum green space. Icon Lodging's intent with the landscaping and site design is to form a visually aesthetic and pleasing environment for the guests, employees and the City of Colleyville.

The second variance being requested is the requirement that a hotel has a restaurant, as defined in chapter 2 of the land development code. The hotel will have the typical hot breakfast and snack bar area for the guests. Icon Lodging believes that the hotel will complement the surrounding restaurants, which

Statement of Planning Objectives

include J.R.'s Steakhouse, La Hacienda Ranch, and Rio Mambo. This will provide more cliental to the City of Colleyville's restaurants from the hotel guests. There are approximately 4 full service restaurants within 1,000 feet of the proposed hotel as well as other fast food locations a short distance further. These surrounding restaurants will provide the restaurant services that hotel guests will desire while staying in the City of Colleyville. The new hotel may also spur the redevelopment or reuse of the former Mac's and Gator's spaces.

The third variance is from the parking space dimension requirement in chapter 3 of the land development code. Icon Lodging would like to incorporate compact parking spaces into the site. Many of the guests for the hotel will be coming from DFW airport and will either be riding on shuttles and taxis, sharing a car, or driving smaller compact rental vehicles. The request is for the allowance of twenty-five percent of the required parking to be compact parking spots. The compact parking spaces proposed will be 8' wide and 18' deep. The reason for this request is that by utilizing compact spaces on the site, the landscaping areas can be increased. This would benefit the site and the surrounding by allowing more vegetation and lawn areas, as well as reduce the amount of rain runoff from the site.

Another request Icon Lodging would like to make is for a reduction of the required landscape mixture. Due to the site requirements, the site landscaping is 18% of the total land site. The requirement for 20% is found in chapter 4, section 4.6-3. We would request that a variance be granted for the required 50% of the total landscape are to be in the street yard. This requirement is found in chapter 4, section 4.6-3. Per the brand requirement, the hotel is located in the front of the site to provide visibility. There will be landscaping to screen the parking and around the porte-cochere supports. We ask that the requirement is reduced to 5% for the total landscaping in the front yard.

The final request we ask for is regarding chapter 5, section 5.10-A. The existing requirement is that replacement trees shall be planted in order to equal the total diameter inches of trees slated for removal. With the proposed landscaping areas, an equivalent amount of caliper inches cannot be replaced on the site. We request the requirement be reduced to 1/2 inch replacement be required per inch removed.

We would like to thank you for your time to review this application. The city staff has been very helpful and accommodating during this entire process. We are happy to work with the City of Colleyville to address any comments or concerns with regards to the proposed hotel development.

Development Schedule:

The estimated time for commencement of construction: Spring 2015

The estimated time for finishing construction: Summer 2016

Statement of Planning Objectives

Economic Development Information

The employment base in Colleyville will be diversified by the addition of these hospitality jobs. This positive economic impact will not only be for the hotel, but also the accompanying and surrounding businesses.

Total Square Footage of Building:	65,000
Total Number of Guest Rooms:	96
Estimated Sales per Square Foot:	N/A
Average Estimated Room Charge:	\$135.00
Average Occupancy Rate:	68%
Estimated Occupancy Tax for First Year:	\$189,000
Total Estimated Occupancy Taxes for First 5 Years:	\$949,000
Additional Estimated Economic Impact per Year by Guests on City of Colleyville Retail, Food and Beverages, and Gas:	\$150,000
Additional Estimated Economic Impact for 5 Years by Guests on City of Colleyville Retail, Food and Beverage, and Gas:	\$750,000
Estimated Construction Costs:	\$11,000,000
Estimated Number of Full-Time Employees:	20 full time jobs and additional construction related jobs
Estimated Property Taxes paid over 5 Years:	\$875,000
Total Economic Impact on the City of Colleyville over 5 Years:	\$13,574,000

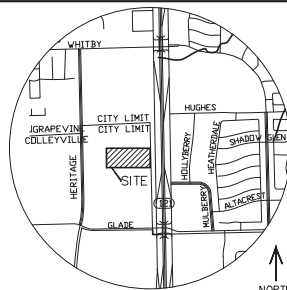
Site Plan

LEGEND

- EXISTING CURB
- - - PROPOSED CURB
- - - PROPOSED FIRE LANE
- ⑥ — PARKING SPACES IN A ROW
- LS — PROPOSED LANDSCAPING
- SIDEWALK PAVEMENT/PEDESTRIAN WALKWAY
- REINFORCED CONCRETE PAVEMENT
- ⊙ — PROPOSED LED LIGHT STANDARD
- C — PROPOSED COMPACT PARKING SPACE

SITE NOTES:

- THE POINTS OF INGRESS AND EGRESS FROM THE SITE WILL BE FROM THE SERVICE ROAD OF STATE HIGHWAY 121 AND THE MUTUAL ACCESS DRIVE ON THE SW CORNER.
- ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
- ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
- THE SITE IS NOT LOCATED IN A FLOOD PLAIN, ESCARPMENT, NEAR ANY MAJOR WATER BODIES, CREEKS, MARSHES, OR DRAINAGE AREAS.
- THE PROPERTY WILL BE A SINGLE LOT.
- THE PROPERTY WILL BE LIGHTED TO MEET THE CITY'S REQUIREMENTS AND "DARK SKY" RULES.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT AND WALL SUPPORTS SHALL BE SCREENED FROM VIEW.
- THE BUILDING SHALL HAVE AN AUTOMATIC FIRE SPRINKLER WITH A FIRE ALARM AND SHALL REQUIRE A SEPARATE PLAN REVIEW AND PERMIT.



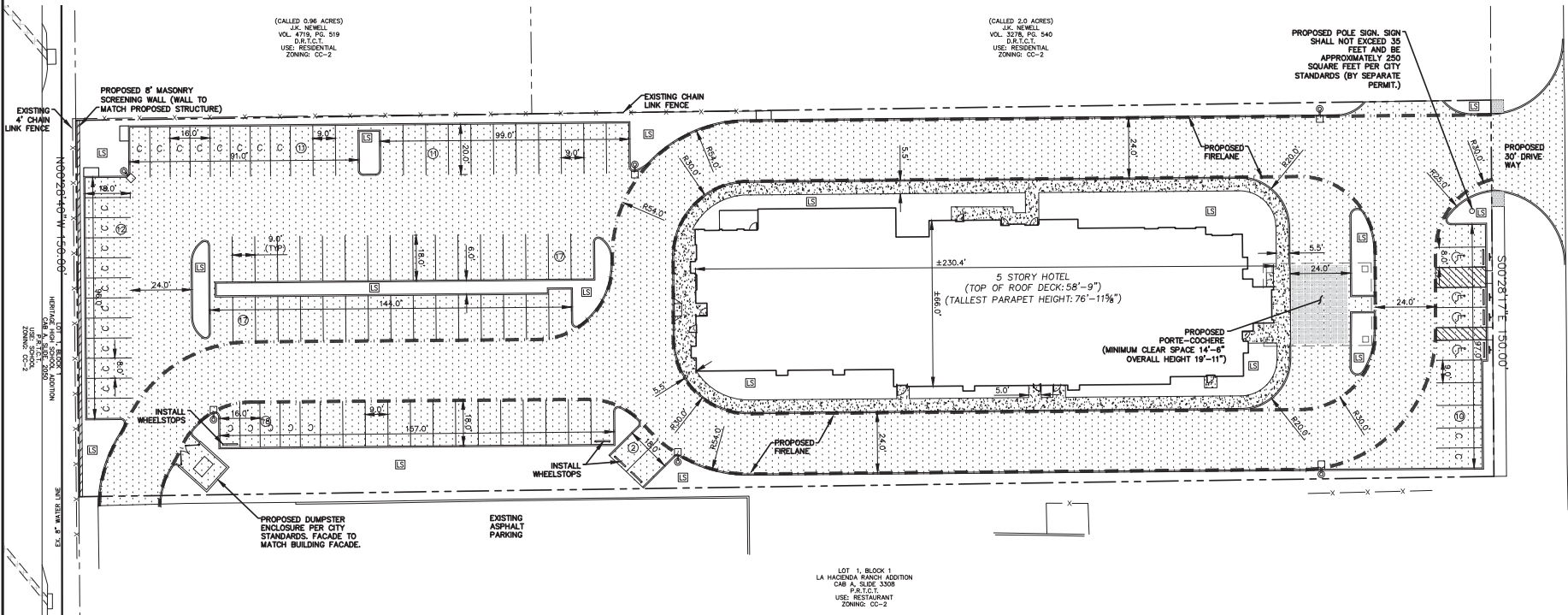
VICINITY MAP

NORTH

Cumulus Design
Firm #14810
2080 N. Highway 380, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367



SITE PLAN
HOTEL ALONG STATE HIGHWAY 121
CITY OF COLLEEVILLE
TARRANT COUNTY, TEXAS



III. CAUTION III
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

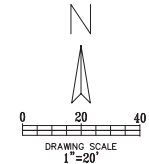
SITE DATA TABLE	
EXISTING ZONING: CC-2	PROPOSED ZONING: PUDC
LAND USE:	HOTEL
SITE ACREAGE:	1.94 ACRES (84,651 SQ FT)
BUILDING FOOTPRINT:	13,100 SQUARE FEET
BUILDING AREA:	65,500 SQUARE FEET
OPEN SPACE:	15,601/84,651 : 19%
PAVED SURFACE AREA:	55,950/84,651 : 66%
NUMBER OF UNITS:	96
PARKING REQUIRED (1 PER UNIT):	96 SPACES
PARKING PROVIDED (TOTAL):	98 SPACES
PARKING PROVIDED (ACCESSIBLE):	4 SPACES
BUILDING HEIGHT: (TOP OF ROOF DECK)	5 STORIES (58'-9" HEIGHT)
BUILDING HEIGHT: (TALLEST PARAPET)	76'-11 5/8" HEIGHT
PORTE COCHERE HEIGHT:	19'-11"

APPLICANT/ENGINEER:
CUMULUS DESIGN, INC.
P.O. BOX 2119
EULESS, TEXAS 76039
CONTACT: PAUL CRAGUN
PHONE: 214-235-0367
FAX: 214-235-0546

DEVELOPER/OWNER:
ICON LODGING
1212 CORPORATE DR., STE #350
IRVING, TEXAS 75038
CONTACT: NICK PATEL
PHONE: 512-619-6467

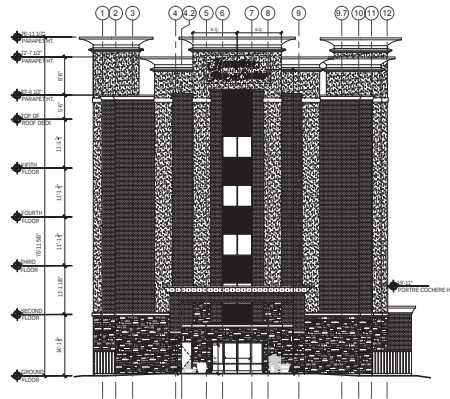
SURVEYOR:
BLUE STAR LAND SURVEYING
1013 CEDAR BREAK CT.
CLEBURNE, TEXAS 76033
CONTACT: ROY RODRIGUEZ
PHONE: 817-659-9206

ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM CC-2 TO PUDC.

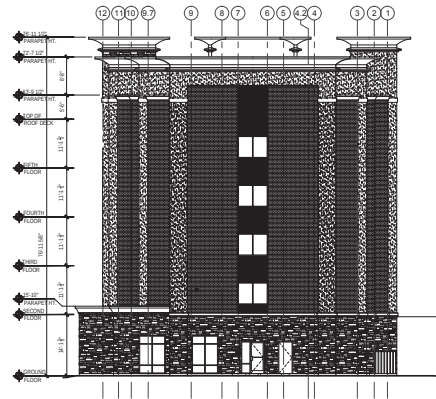


PLOT DATE	10/17/14
DRAWING SCALE	1" = 20'
PROJECT NUMBER	CD14101
SHEET NUMBER	SP

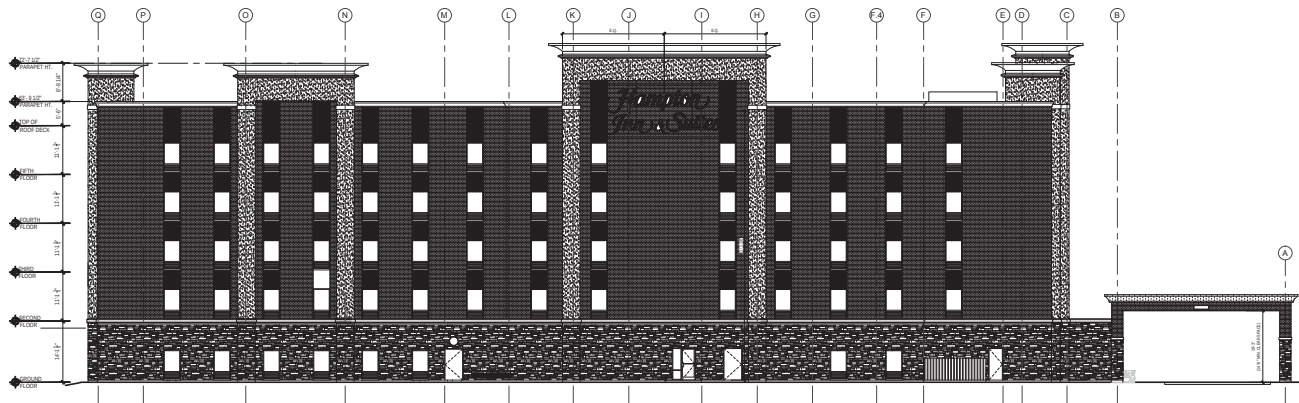
Building Elevations



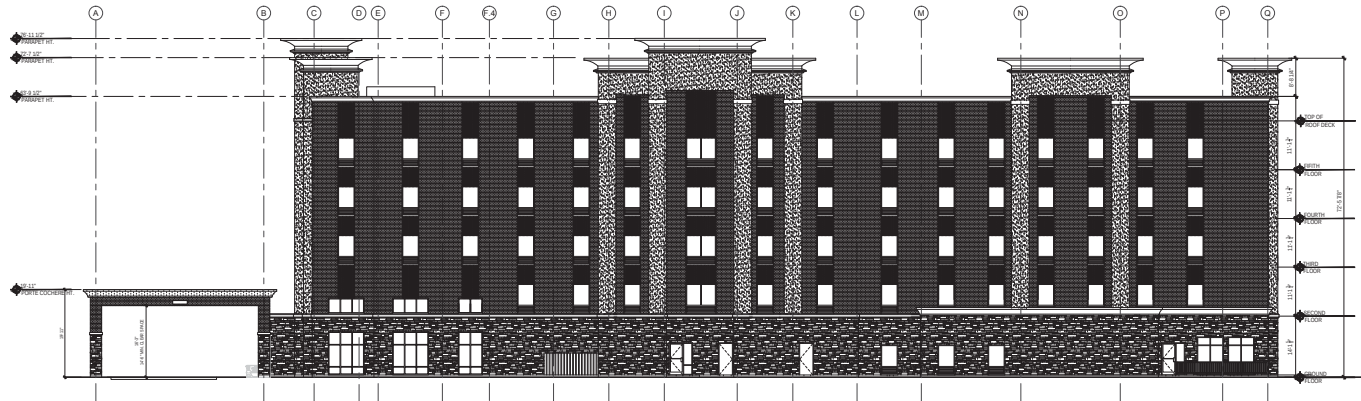
1 WEST ELEVATION
A3.00 SCALE 3/32" = 1'-0"



2 EAST ELEVATION
A3.00 SCALE 3/32" = 1'-0"



3 NORTH ELEVATION
A3.00 SCALE 3/32" = 1'-0"



4 SOUTH ELEVATION
A3.00 SCALE 3/32" = 1'-0"



112 Mill Creek
Suite 116
Fort Worth, TX 76104
phone: 817.483.0132
www.jrkd.com

ICON LODGING

Architect:

Dan Burbine
dan.burbine@jrkd.com

Project Manager:

John Ruckie
john.ruckie@jrkd.com



Revisions

Hampton
Inn & Suites
3200 State
Highway 121
Colleyville, TX 76034

PRELIM SET

10.03.2014

TX-14065

Sheet Description

Exterior
Elevations

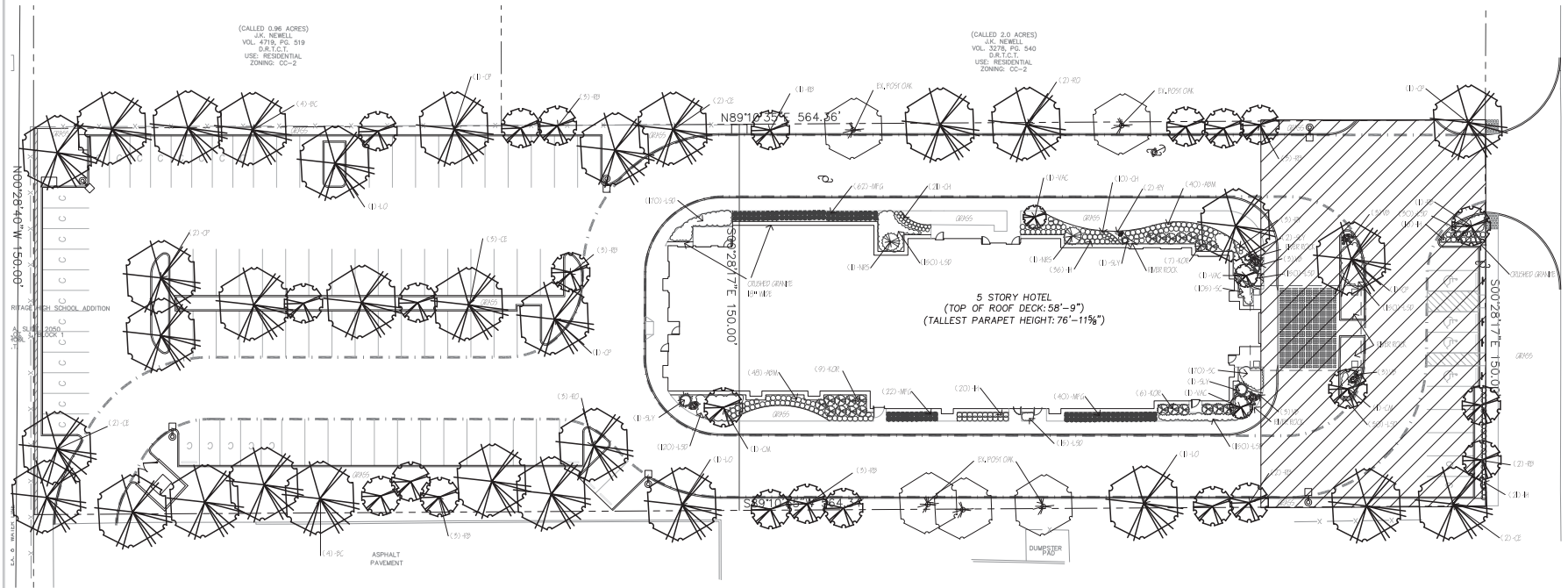
A3.00

PRELIMINARY
SET OF
DRAWINGS

3D Rendering of Hotel



Landscape Plan



01 LANDSCAPE PLAN
SCALE: 1" = 20'-0"



COLLEYVILLE LANDSCAPE ORDINANCE 04.694 N.J.	
REQUIRED	PROVIDED
SHEET TREES - (1) 3" TREE FOR EVERY 40 L.F. @ 10' L.F. = 4 TREES	4 TREES
SHRUBS - (1) 5 GAL. SHRUB 1" L.F. FOR EVERY 5 L.F. @ 10' L.F. = 20 SHRUBS	27 SHRUBS
PLANT MATERIAL WASHING	AUTOMATIC IRRIGATION SYSTEM
LANDSCAPE TREE AREA - AT LEAST 20% OF THE LOT = 16,391 SF.	11,511 SF. OR 17% + 3,589 SF. OF CRENS = 17,794 SF. OR 20%
PLANTING 50% OF SITE LANDSCAPE IN THE FRONT YARD = 8,666 SF.	1,556 SF. OR 9%
LANDSCAPE CRENS - FOR EACH 2 SF. OF LANDSCAPE AREA IN THE ROW = 1 SF. OF CRENS	2,809 SF. OF ROW = 1,809 SF.
LANDSCAPE CRENS - FOR EACH 50' OF SEASONAL COLOR = 2 SF. OF CRENS	125 SF. OF SEASONAL COLOR = 250 SF.
LANDSCAPE CRENS - FOR EACH (5) GAL. SHRUB 10" H.F. = 1 SF. OF CRENS	122 (5) GAL. SHRUBS = 1,830 SF.
PARKING LOTS - 140 SF. OF LANDSCAPE AREA PER 10 PARKING SPACES AT 97 SPACES = 789 SF.	6,112 SF.
EXISTING TREES	SEE SHEET L-01 FOR MEASUREMENT

KEY	QUANTITY	TREES DESCRIPTION	SEE
10	8	TRACULUS MEDIUM BALCONIES	1" POL. MINE SPREAD
11	9	TRACULUS MEDIUM BALCONIES	1" POL. MINE SPREAD
12	6	TRACULUS MEDIUM BALCONIES	1" POL. MINE SPREAD
13	6	TRACULUS MEDIUM BALCONIES	1" POL. MINE SPREAD
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15	26	TRACULUS MEDIUM BALCONIES	1" POL. MINE SPREAD
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100	3	TRACULUS MEDIUM BALCONIES	1" POL. MINE SPREAD

Cumulus Design
Firm # 14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

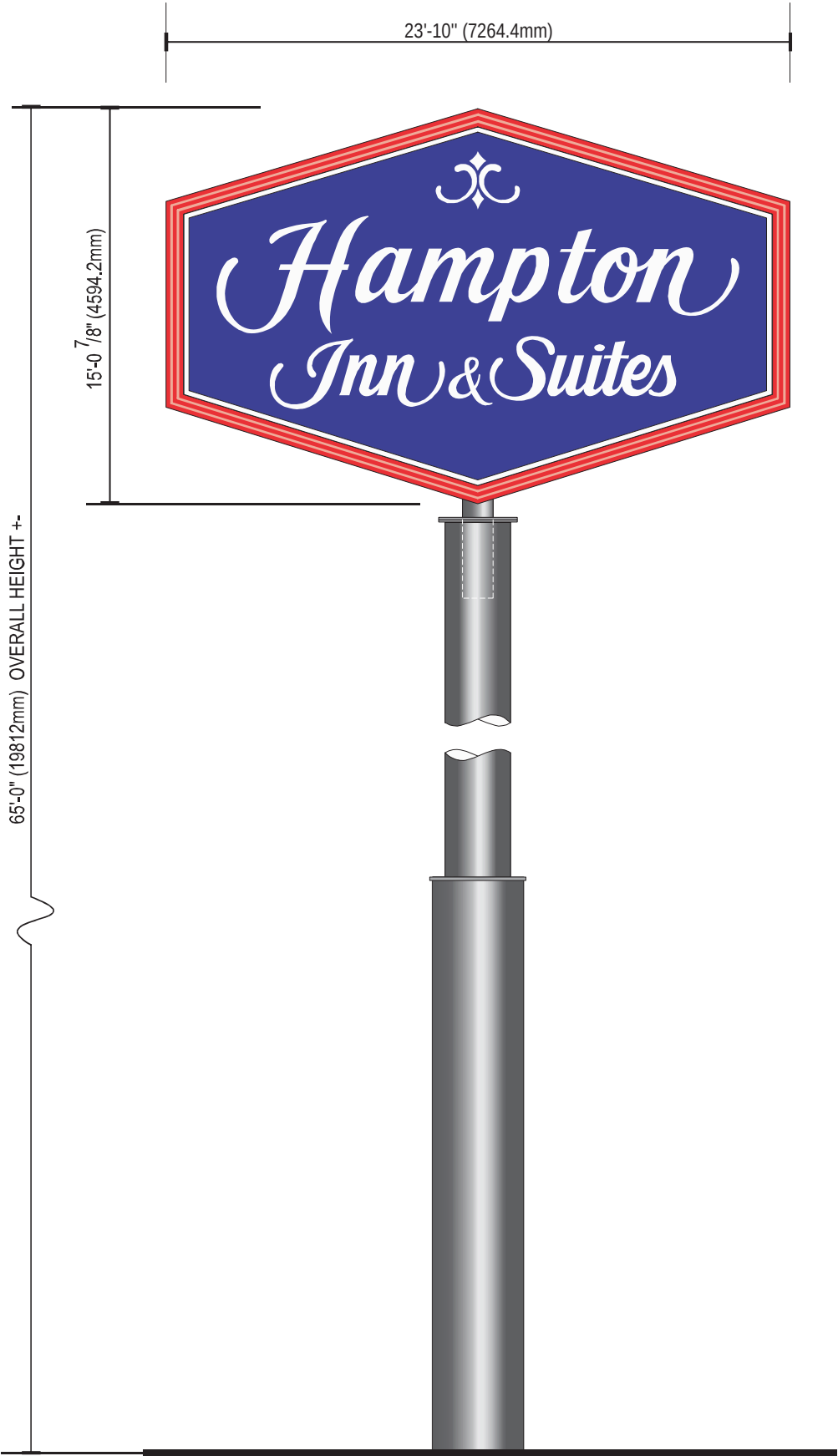
THIS DOCUMENT IS
RELEASED FOR
THE PURPOSE OF
REVIEW UNDER THE
AUTHORITY OF
CAMILLE LAFAYE
NO. 000000 ON
09/00/2014.

LANDSCAPE PLAN
HOTEL ALONG STATE HIGHWAY 121
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

J. CAMILLE LAFAYE
LANDSCAPE ARCHITECTURE CONSULTING
10000 W. HILL ROAD, SUITE 200
DALLAS, TEXAS 75243

PLOT DATE
10/17/14
DRAWING SCALE
1" = 20'
PROJECT NUMBER
CD14101
SHEET NUMBER
L1.02

Pole Sign Detail



D/F HIS-385 HI-RISE PYLON SIGN

ORDINANCE O-98-1088

AN ORDINANCE AMENDING THE COLLEYVILLE CODE OF ORDINANCES; ESTABLISHING A HOTEL OCCUPANCY TAX, SPECIFYING RULES FOR COLLECTION OF THE TAX; PROVIDING FOR CIVIL AND CRIMINAL PENALTIES FOR VIOLATIONS; ESTABLISHING AN ADMINISTRATIVE FEE FOR COLLECTION; SPECIFYING THE DISPOSITION OF OCCUPANCY TAX REVENUE; AND PROVIDING FOR PUBLICATION.

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

Sec.1. That the Colleyville Code of Ordinances be amended by adding a new Section 90-3 to read as follows:

"Sec. 90-3. Hotel Occupancy Tax

A. Definition of terms.

The following words, terms and phrases are, except where the context clearly indicates a different meaning, defined as follows:

1. **Consideration** shall mean the cost of the room in such hotel used for sleeping, and shall not include the cost of any food served or personal services rendered to the occupant of such room not related to the cleaning and readying of such room for occupancy.
2. **Director of Finance** shall mean the Director of Finance of the City of Colleyville or his/her designated representative.
3. **Hotel** shall mean any building or buildings in which the public may, for a consideration, obtain sleeping accommodations. The term shall include hotels, motels, tourist homes, houses, or courts, lodging houses, inns, rooming houses or other buildings where rooms are furnished for a consideration, but "hotel" shall not be defined so as to include hospitals, sanitariums, or nursing homes.
4. **Occupancy** shall mean the use or possession, or the right to the use or possession, of any room in a hotel if the room is ordinarily used for sleeping and if the occupant's use, possession, or right to use or possession extends for a period of less than thirty (30) days.
5. **Occupant** shall mean anyone who for a consideration uses, possesses, or has a right to use or possess any room in a hotel if the room is ordinarily used for sleeping.

6. ***Permanent resident*** shall mean any occupant who has or shall have the right to occupy any room or rooms or sleeping space or facility in a hotel for at least thirty (30) consecutive days during the current calendar year or preceding year, so long as there is no interruption in payment for the period.
7. ***Quarterly period*** shall mean a calendar quarter of the City fiscal year; the first quarter is October, November and December, the second quarter is January, February and March, the third quarter is April, May and June and the fourth quarter is July, August and September.

B. Levy of tax; rate; exceptions.

1. There is hereby levied a tax upon the cost of occupancy of any room or space furnished by any hotel where the cost of occupancy is at the rate of two dollars (\$2.00) or more per day, such tax to be equal to seven (7) percent of the consideration paid by the occupant of such room, space or facility to such hotel, exclusive of other taxes imposed by other governmental agencies. The price of a room in a hotel does not include the cost of food served by the hotel or the cost of personal services performed by the hotel for the person except those services related to the cleaning and readying of the room for possession.
2. Exceptions are as follows:
 - a. No tax shall be imposed hereunder upon a permanent resident.
 - b. This section does not impose a tax on the United States, this state, or an agency, institution, board, or commission of this state other than an institution of higher education.
 - c. This section does not impose a tax on an officer or employee of a governmental entity described in paragraph (b) when traveling on or otherwise engaged in the course of official duties for the governmental entity.
 - d. No tax shall be imposed hereunder for diplomatic personnel who present a tax exemption card issued by the United States Department of State.
 - e. No tax shall be imposed hereunder for federal or state military personnel traveling on official military business. This exemption does not cover military staff on leave or between stations.

C. Collection.

1. Every person owning, operating, managing or controlling any hotel or any employee of a hotel who in the course of their duties collects money from patrons in exchange for room occupancy, shall collect the tax imposed in paragraph 90-3.B. hereof for the City of Colleyville.
2. Said tax shall be a preferred lien, first and prior to any and all other existing liens, contractual or statutory, legal or equitable, and regardless of the time such liens originated, and this lien shall attach as of the date such tax is due and payable but before such lien shall become a lien on real estate, notice thereof shall be filed in the county deed records where the real estate is located on which the lien is desired and said lien shall not be valid or effective as against any mortgagee, holder of a deed of trust, purchaser, pledgee, or judgment creditor acquiring title, lien or other right or interest before such notice has been so filed and recorded.

D. Registration reports; quarterly reports to Director of Finance.

1. As a condition of operating a hotel in the City of Colleyville, the person who owns, operates, manages or is in control of any hotel in the City of Colleyville, shall file a registration report with the Director of Finance.
2. On the last day of the month following each quarterly period, every person required to collect the tax imposed hereby shall file a report with the Director of Finance showing the consideration paid for all room occupancies in the preceding quarter, the amount of the tax collected on such occupancies, and any other information or on any form the Director of Finance may reasonably require. Such person shall pay the tax due on such occupancies at the time of filing the report. The report shall be in a form prescribed by the Director of Finance and shall include a copy of the occupancy tax report filed with the state comptroller for the same time period. The Director of Finance is hereby authorized and directed to do all such things necessary or convenient to carry out the terms of this article. The Director of Finance shall have the authority to request and receive within a reasonable time documentation of information contained in the report to the city by the hotel. The hotel operator shall retain all such documentation for a period of two (2) years.

E. Rules and regulations for collection.

The Director of Finance is authorized to make such rules and regulations as are necessary to effectively collect the tax levied herein.

F. Civil penalties for failure to collect or remit.

If any person shall fail to file a report as required herein, or shall file a false report or shall fail to pay to the director of finance the tax as imposed herein when said report or payment is due, then such person shall be required to pay as a penalty an amount equal to five (5) percent of the amount of tax due until said tax is thirty (30) days delinquent, which shall be a minimum amount of one dollar (\$1.00). After said tax is thirty (30) days delinquent, such person shall pay as an additional penalty an amount equal to ten (10) percent of the amount of tax due, provided, however, that the penalty shall never be less than one dollar (\$1.00). Delinquent taxes shall, in addition, draw interest at the rate of nine (9) percent per annum beginning sixty (60) days from the date due.

G. Additional civil penalties for failure to collect or remit.

The city is hereby authorized to take the following action against any person who is required to collect the tax imposed hereby and pay the collection over to the city and who has failed to file a report, or filed a false report, or failed to pay the tax when due or any person purchasing a hotel when the hotel owes occupancy taxes pursuant to paragraph 90-3.B. hereof:

1. Bring suit against the hotel for noncompliance; and/or
2. Bring suit against the hotel seeking any other remedies provided under law.

H. Additional authorization to bring suit.

The city attorney is hereby authorized to bring suit against any person required to collect the tax imposed hereby and required to pay the collection over to the city and who has failed to file a report, or filed a false report, or failed to pay the tax when due or any person purchasing a hotel when the hotel owes occupancy taxes, pursuant to paragraph 90-3.B. Such suit may seek to collect such tax not paid or to enjoin such person from operating a hotel in the city until the tax is paid or the report is filed or both, as applicable, and may seek any other remedies provided by law.

I. Collection procedures on purchase of hotel.

1. If a person who is liable for the payment of a tax under this chapter is the owner of a hotel and sells the hotel, the successor to the seller or the seller's assignee shall withhold an amount of the purchase price sufficient to pay the amount due until the seller provides a receipt from the Director of Finance showing that the amount has been paid or a certificate showing that no tax is due.
2. The purchaser of a hotel who fails to withhold an amount of the purchase price as required by this paragraph is liable for the amount required to be withheld to the extent of the value of the purchase price.
3. The purchaser of a hotel may request that the Director of Finance provide a receipt under paragraph (1) and issue a certificate stating that no tax is due or issue a statement of the amount required to be paid before a certificate may be issued. The Director of Finance shall issue the certificate or statement not later than the sixtieth day after the date of the request.

J. Criminal penalties for failure to collect or remit.

If any person shall fail to file a report as required herein, or shall file a false report, or shall fail to pay to the Director of Finance the tax as imposed here when said report or payment is due, then such person shall be deemed guilty of a misdemeanor and shall, upon conviction, be punished by a fine not to exceed five hundred dollars (\$500.00), and each twenty-four (24) hours of any such violation shall constitute a separate offense.

K. Collection fee.

The City of Colleyville shall retain four (4) percent of the gross amount of the hotel occupancy tax collected to cover the cost of collection duties.

L. Disposition of revenue.

Revenue derived from this tax shall be used only for the following purposes as the City Council shall authorize and direct:

1. The acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation and maintenance of convention center facilities, including but not limited to, civic center convention buildings, auditoriums, coliseums, and parking areas or facilities for the parking or storage of motor vehicles or other conveyances located at or in the immediate vicinity of these facilities;

2. The furnishing of facilities, personnel and materials for the registration of convention delegates or registrants;
3. For advertising for general promotional and tourist advertising of the city and its vicinity and conducting a solicitation and operating program to attract conventions and visitors either by the city or through contracts with persons or organizations selected by the city;
4. The encouragement, promotion, improvement and application of the arts, including music (instrumental and vocal), dance, drama, folk art, creative writing, architectural design and allied fields, painting, sculpture, photography, graphic and craft arts, motion pictures, television, radio, tape and sound recording and the arts related to the presentation, performance, execution, and exhibition of these major art forms; or
5. The acquisition of sites for and the construction, improvement, enlarging, equipping, repairing, operation and maintenance of auditoriums, galleries and civic theaters, plus debt service."

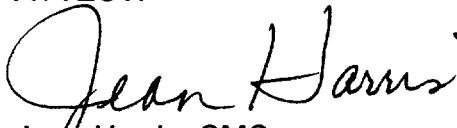
Sec. 2. The City secretary is hereby authorized and directed to cause publication of the descriptive caption and clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

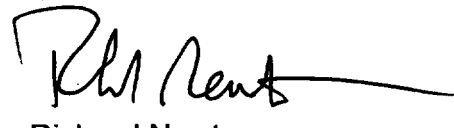
The first reading and public hearing being conducted on the 20th day of January, 1998.

The second reading and public hearing being conducted on the 3rd day of February, 1998.

ATTEST:


Jean Harris, CMC
City Secretary

CITY OF COLLEYVILLE:


Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:


Ross T. Foster
City Attorney

ORDINANCE O-14-XXXX

AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 1.94 ACRES IN THE ELIZABETH COX SURVEY, ABSTRACT 352 LOCATED AT 5200 STATE HIGHWAY 121 FROM THE CC-2-SHOPPING CENTER DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC14-024; 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 1.92 acres in the Elizabeth Cox Survey, Abstract 352 located at 5200 State Highway 121, from the CC-2-Shopping Center zoning district to the PUD-C-Planned Unit Development Commercial zoning district, as depicted in the attached Exhibit "A", described legally in the attached Exhibit "B", and described and depicted on Exhibits "C" and "D".
- 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. Permitted uses shall be limited to a Hotel as permitted herein.
- b. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this ordinance.
- c. Prior to the issuance of any building permit, a plat of the subject property shall be submitted, approved and filed with the Tarrant County Clerk.
- d. The layout of the building, driveways and parking on the property shall be generally consistent with Exhibit "D".

2. BUILDING AND SITE COMPLIANCE PROVISIONS

- a. The building shall comply with the provisions of Chapter 6-Commercial Design Standards in the Land Development Code and shall be generally consistent with Exhibit "E".
- b. A minimum of 18 percent of the site shall be landscaped and a minimum of five percent of the street yard between the building and SH121 shall be landscaped. Otherwise, all landscaping shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.
- c. The hotel shall be exempt from the requirement that a restaurant be located on the site/building.
- d. The maximum height of the building shall not exceed five stories and 77 feet in height as shown in Exhibit "E".
- e. A minimum of 96 parking spaces shall be provided on the subject property. A maximum of 27 parking spaces may be designated as "compact car parking". Said parking may contain a reduced 90 degree parking stall width of eight (8) feet from the minimum requirement of nine (9) feet.
- f. An exemption is hereby granted to Section 5.9 of the Land Development Code governing the minimum tree preservation requirements on the subject property.
- g. Prior to the issuance of the Certificate of Occupancy, a minimum eight (8) foot decorative masonry fence shall be built along the entire west property line of the subject property.

3. MINIMUM HOTEL STANDARDS

- a. The hotel shall comply with all provisions of Ordinance O-98-1088.
- b. The hotel shall furnish customary hotel service, including but not limited to laundry service, linen service, telephone, maid service, use of and up-keep of furniture.

- c. The hotel shall maintain a register of guests, however, no guest shall be registered for more than thirty (30) consecutive days.
- d. Guest rooms shall not be used in any form or manner as a permanent residence.
- e. The use of exterior corridors on any exterior façade of the building shall be prohibited. Exterior access to guestrooms shall only be permitted for rooms facing a courtyard that is enclosed on four sides by the hotel building.
- f. Outdoor recreational facilities such as swimming pools, sports courts and playgrounds shall be located behind the building, or if located on the side of the building shall not be forward of the front building elevation that is closest to the street. The facility must be screened from view of public rights-of-way by fencing, landscaping, or a combination of these. Wood or chain link fencing shall not be permitted.
- g. The city manager or his/her designee shall have the authority to require that the establishment obtain a separate administrative license to operate as a hotel in the City. Said license may require periodic renewals and/or inspections in order to enforce compliance with all applicable codes, including this ordinance, in addition to other requirements that promote the health, safety and welfare of the community.

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 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" – Location and Zoning Map

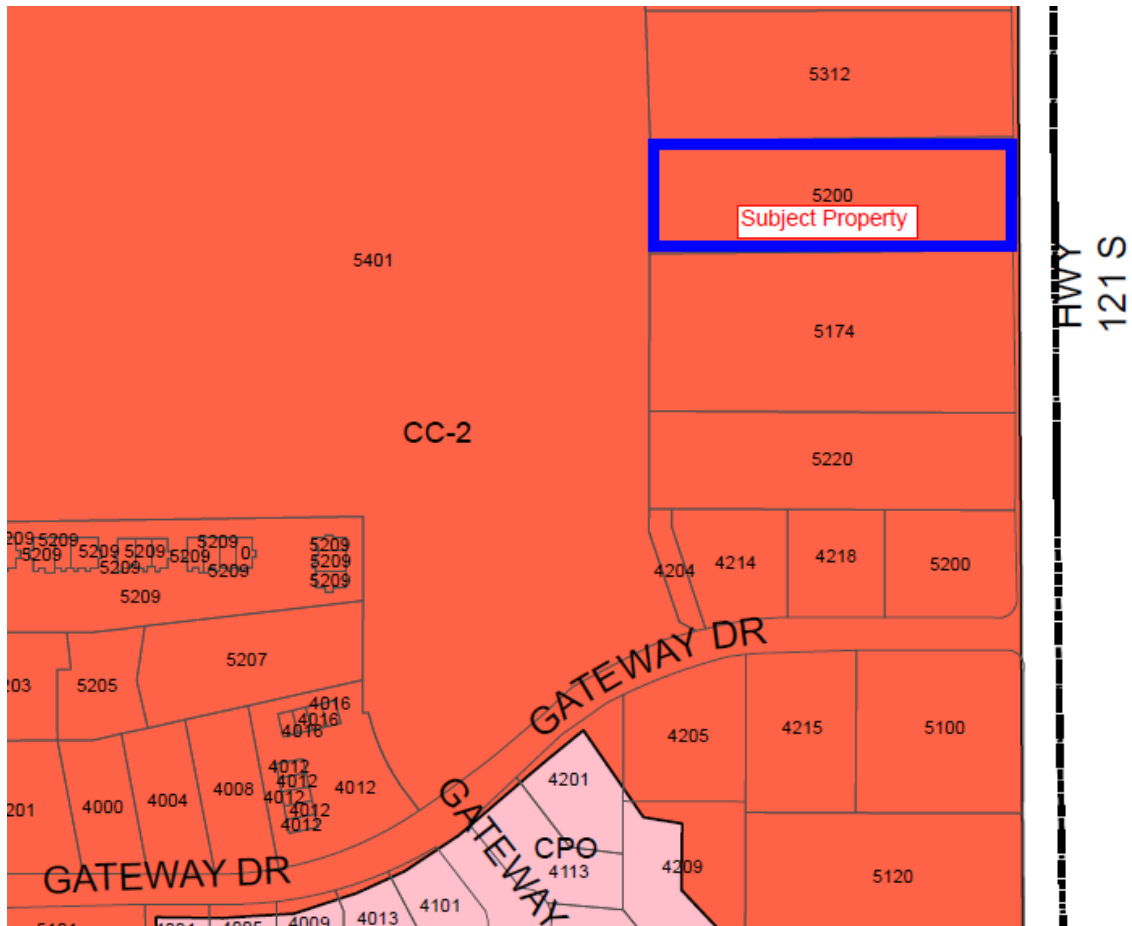


Exhibit B –Legal Description

Being a 1.943 acre tract of land situated in the Elizabeth Cox Survey, Abstract No. 352, In the City of Colleyville, Tarrant County, Texas, and being all of Exhibit A, a called 43,500 square feet tract of land and Exhibit B, a called 0.945 acre tract of land described in a deed to Jesse N. Schroeder, Trustee of the JNS Living Trust, recorded in Instrument Number D213012086, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds and follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of said Exhibit B, same being the northwest corner of Lot 1, Block 1, La Hacienda Ranch Addition, an addition in the City of Colleyville, according to the plat thereof recorded in Cabinet A, Slide 3308, Plat Records, Tarrant County, Texas, also being in the east line of Lot 1, Block 1, Heritage High School Addition, an addition in the City of Colleyville, according to the plat thereof recorded in Cabinet A, Slide 2050, Plat Records, Tarrant County, Texas;

THENCE N 00°28'40" W, along the west line of said Exhibit B, and said Lot 1, Block 1, Heritage High School Addition, a distance of 150.00 feet to a 1/2 inch capped iron rod set stamped "5596" for the northwest corner of said Exhibit B, same being the southwest corner of a called 0.96 acre tract of land described in a deed to J.K. Newell according to the plat thereof recorded in Volume 4719, Page 519, Deed Records, Tarrant County, Texas;

THENCE N 89°10'35" E, along the north line of said Exhibit a, and Exhibit B, passing the common corner said called 0.96 acre tract, and a called 2.0 acre tract of land described in a deed to J.K. Newell according to the plat thereof recorded in Volume 3278, Page 540, Deed Records, Tarrant County, Texas, and passing a 1/2 inch iron rod found for the common corner of said Exhibit B, and Exhibit A, at a distance of 274.35 feet and continuing a total distance of 564.36 feet to a 1/2 inch capped iron rod stamped "5596" for the northeast corner of said Exhibit A, and the southeast corner of said called 2.0 acre tract, same being in the west right-of-way line of State Highway 121 (William D. Tate Avenue) (a variable width right-of-way);

THENCE S 00°28'17" E, along the east line of said Exhibit A, and the west right-of-way line of said State Highway 121, a distance of 150.00 feet to a 1/2 inch capped iron rod set stamped "5596" for the southeast corner of said Exhibit A, same being the northeast corner of said Lot 1, Block 1, La Hacienda Ranch Addition;

THENCE S 89°10'35" W, along the common line of said Exhibit A, and Exhibit B, and said Lot 1, Block 1, La Hacienda Ranch Addition, passing a 1/2 inch iron rod for the common corner of said Exhibit A, and Exhibit B, at a distance B, at a distance of 290.01 feet, and continuing a total distance of 564.34 feet to the POINT OF BEGINNING and containing 84,651 square feet or 1.943 acres of land more or less.

Exhibit C - Statement of Planning Objectives



Introduction:

Icon Lodging would like to propose constructing a selective service hotel on an existing vacant property located on State Highway 121. Icon Lodging and its affiliates currently own several hotels throughout Texas, Arkansas, and Louisiana. The proposed hotel is located on an existing vacant site that has been unoccupied since 2000. The site is located to the north of the existing La Hacienda Ranch and to the east of Colleyville Heritage High School. The property to the north is currently a single family home but is zoned as CC2—Shopping Center District.

The hotel will be a 5-story structure, with approximately 96 guest rooms and 96 parking spaces on the 1.94 acre site. The building will also have a 500 square foot meeting space that will be wired with the latest technology to cater to both corporate and leisure customer needs. The hotel is strategically located along State Highway 121 where it is ideal to bring corporate business travelers and vacationers into the City of Colleyville. The hotel's prime location will also attract additional customers for the surrounding restaurants and retail stores, further benefiting the City of Colleyville and its tax base. The hotel will also have an influence upon the redevelopment or reuse of some of the currently vacant spaces.

Icon Lodging's focus for this hotel is to provide a state-of-the-art hotel experience to the City of Colleyville and its citizens. The hotel will feature modern décor throughout the common spaces and the guestrooms. Each guest room will provide an exceptional choice of amenities, comfort, and the latest in-room technology. The hotel will feature an expanded fitness area that is very popular with today's travelers and health conscious guests. In addition to the fitness area, the hotel will have a unique interior and exterior swimming pool and spa concept to cater to the needs of families, travelers, and vacationers all year round.

The hotel will also incorporate many "green initiatives" both in its construction and day-to-day operations. Some of the features proposed for the hotel will include LED interior and exterior lighting, water and energy conservation practices in both the guest rooms and overall operations of the hotel. The hotel will provide a guide to encourage water and energy conservation in every guest room. The hotel will have a recycling program available to guests so as to reduce its environmental footprint. This keen focus will provide an environmentally friendly hotel and guest experience and will set a new standard for future hotel developments in the City of Colleyville.

Exhibit C - Statement of Planning Objectives Cont.

Statement of Planning Objectives:

The proposed hotel for the site consists of a five story building with the façade to meet the City of Colleyville's commercial design standards. The building façade articulation will be varied in order to provide an appealing building and site layout. The building footprint was shortened to provide more room for landscaping and parking on the site. The proposed 5 story building will be 63' 10" from the top of slab to the top of the parapet. The building is designed to provide the same amenities and guestrooms as the larger prototype 4 story building. The 5 story building allows for the site to be used efficiently and meet with City of Colleyville's design standards. The five story configuration is necessary to meet the brand's design standards of a minimum of 90 guestrooms.

The building will have a 500 square foot meeting room to provide space for guests and visitors to use, as well as 96 guestrooms. The site layout includes 96 parking spaces, configured with islands to allow for trees and landscaping in the parking. This will help alleviate the "sea of pavement" problem that often occurs in parking lots. The majority of the parking will be located behind the building, where it will lessen the visual impact from State Highway 121.

The design of the site and the building was done to provide visibility from the frontage road, while maximizing landscaping in the areas in front of the building. The building will have a 50 foot setback from the frontage road and will be centered between the north and south property lines. The building is over 200 feet from the shared property line between the school and the hotel. There is no outdoor storage on the site and is surrounded by CC2 (Shopping Center District) zoning.

The hotel will not have any alcohol sales on site due to the close proximity of Colleyville Heritage High School. The site will meet all public safety requirements including a firelane around the entire building as well as being a fully sprinkled building. The existing driveway to the frontage road of State Highway 121 will be rebuilt to TxDOT Standards and will be the principal point of access to the site. A secondary point of access will be located on the southwest corner of the site, as a continuation of the existing mutually shared drives with the restaurants to the south. There will be no pedestrian or vehicular access to the school site to the west. The site will have a security monitoring system for the safety of guests and staff.

Icon Lodging would like to request that variances be granted for the development of the site as part of the planned use development. As part of the development of the site, many of the existing trees will be removed from the site. While trying to maximize the landscaping areas to meet brand requirements, we would like to ask for a reduction of the required existing tree coverage to be preserved. We request that a reduction to 0% for the required tree coverage to be preserved be granted. During the site layout process, it was attempted to configure the site to save the existing trees as much as possible. With the parking, firelane, building, and access requirements, we are unable to preserve any of the existing trees. Icon Lodging has worked with the building articulation and the landscaping plans to complement the surrounding areas while providing the maximum green space. Icon Lodging's intent with the landscaping and site design is to form a visually aesthetic and pleasing environment for the guests, employees and the City of Colleyville.

The second variance being requested is the requirement that a hotel has a restaurant, as defined in chapter 2 of the land development code. The hotel will have the typical hot breakfast and snack bar area for the guests. Icon Lodging believes that the hotel will complement the surrounding restaurants, which

Exhibit C - Statement of Planning Objectives Cont.

include J.R.'s Steakhouse, La Hacienda Ranch, and Rio Mambo. This will provide more clientele to the City of Colleyville's restaurants from the hotel guests. There are approximately 4 full service restaurants within 1,000 feet of the proposed hotel as well as other fast food locations a short distance further. These surrounding restaurants will provide the restaurant services that hotel guests will desire while staying in the City of Colleyville. The new hotel may also spur the redevelopment or reuse of the former Mac's and Gator's spaces.

The third variance is from the parking space dimension requirement in chapter 3 of the land development code. Icon Lodging would like to incorporate compact parking spaces into the site. Many of the guests for the hotel will be coming from DFW airport and will either be riding on shuttles and taxis, sharing a car, or driving smaller compact rental vehicles. The request is for the allowance of twenty-five percent of the required parking to be compact parking spots. The compact parking spaces proposed will be 8' wide and 18' deep. The reason for this request is that by utilizing compact spaces on the site, the landscaping areas can be increased. This would benefit the site and the surrounding by allowing more vegetation and lawn areas, as well as reduce the amount of rain runoff from the site.

Another request Icon Lodging would like to make is for a reduction of the required landscape mixture. Due to the site requirements, the site landscaping is 18% of the total land site. The requirement for 20% is found in chapter 4, section 4.6-3. We would request that a variance be granted for the required 50% of the total landscape area to be in the street yard. This requirement is found in chapter 4, section 4.6-3. Per the brand requirement, the hotel is located in the front of the site to provide visibility. There will be landscaping to screen the parking and around the porte-cochere supports. We ask that the requirement be reduced to 5% for the total landscaping in the front yard.

The final request we ask for is regarding chapter 5, section 5.10-A. The existing requirement is that replacement trees shall be planted in order to equal the total diameter inches of trees slated for removal. With the proposed landscaping areas, an equivalent amount of caliper inches cannot be replaced on the site. We request the requirement be reduced to 1/2 inch replacement be required per inch removed.

We would like to thank you for your time to review this application. The city staff has been very helpful and accommodating during this entire process. We are happy to work with the City of Colleyville to address any comments or concerns with regards to the proposed hotel development.

Development Schedule:

The estimated time for commencement of construction: Spring 2015

The estimated time for finishing construction: Summer 2016

Exhibit D – Site Plan

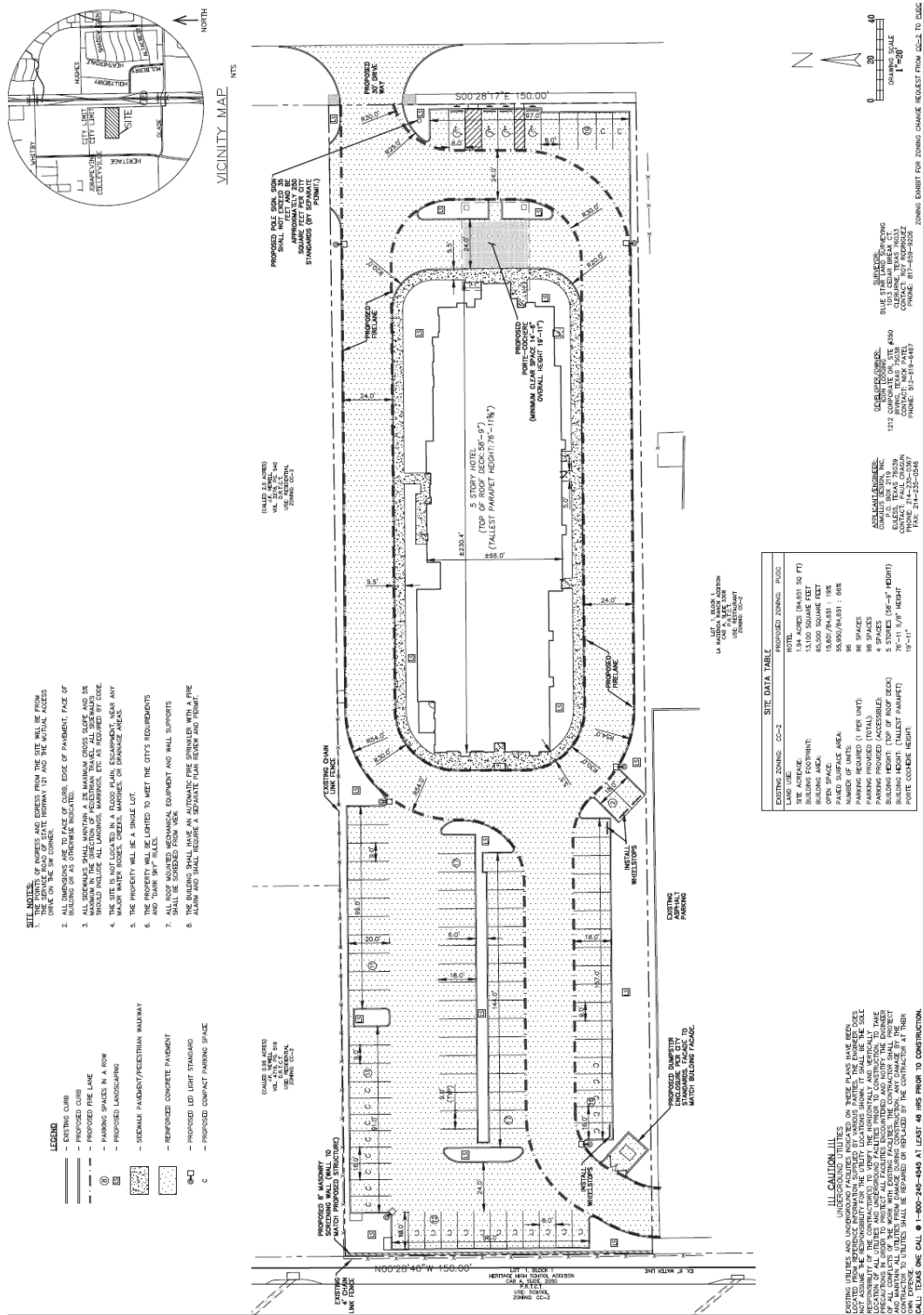
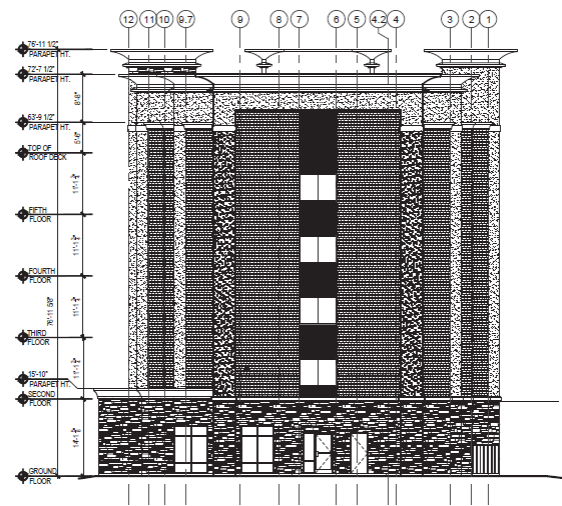
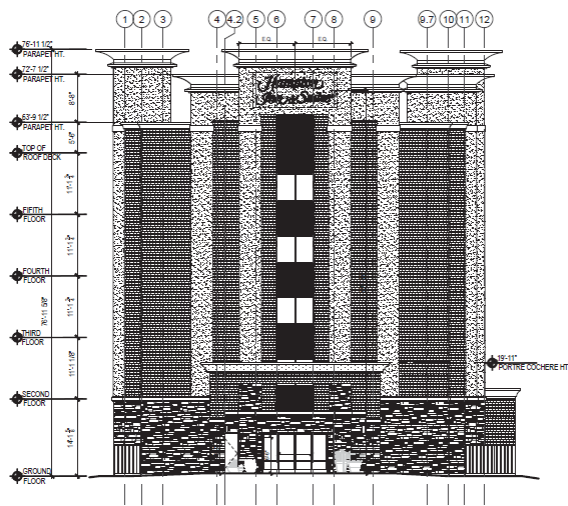
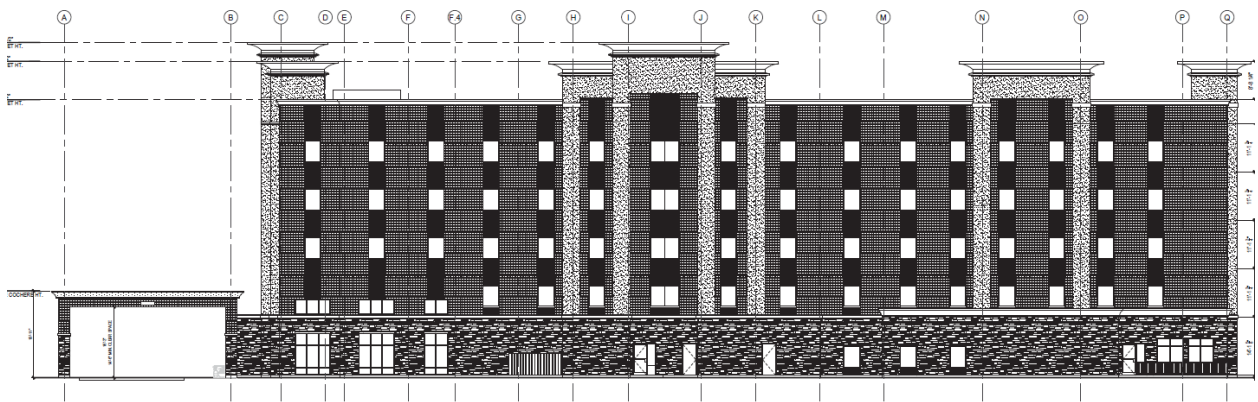
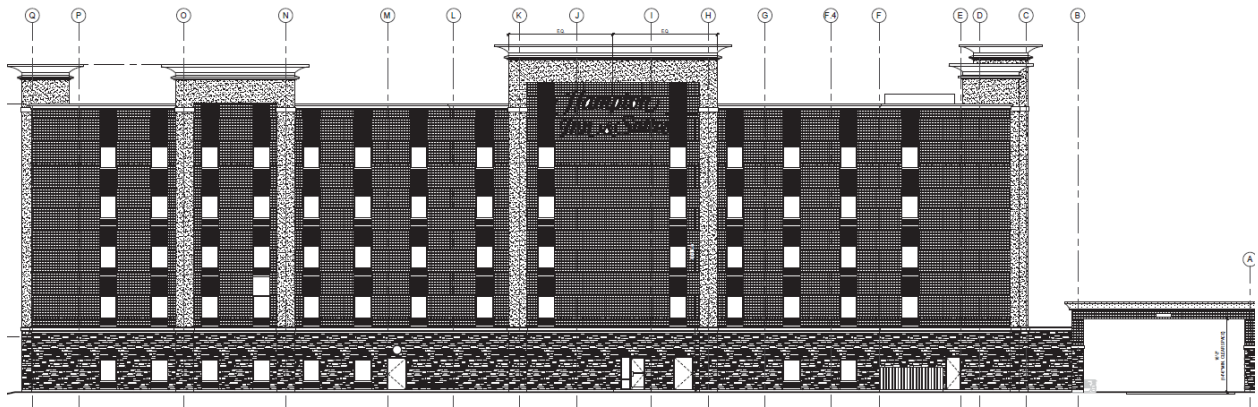


Exhibit E – Building Elevations





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 6e	Agenda Date 11/10/2014	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development-Residential zoning district on 2.62 acres of Abstract 1034, of the G. W. Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC14-025

Explanation

Charles Starnes submitted a request to change the zoning of approximately 2.62 acres located at 5017, 5113 and 5201 Roberts Road. The applicant is requesting to rezone the property from the AG-Agricultural zoning district to the PUD-R-Planned Unit Development Residential zoning district. The applicant is seeking a zoning change in order to develop the property for 12 single family residential lots and six open space lots.

Existing Conditions. The subject properties are currently zoned AG-Agricultural and are unplatted. Each lot currently contains a single family detached home. Approval of a combination preliminary/final plat will be required upon approval of the rezoning request.

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 Statement of Planning Objectives the applicant proposes the following development standards:

Minimum Lot Area: 5,088 square feet

Minimum Lot Width: 50 feet

Minimum Lot Depth: 101 feet

Front Building Line: 20 feet

Rear Building Line: 20 feet

Side Building Line: 5 feet

Maximum Building Height: 30 feet

Maximum Lot Coverage: 50 percent

Street Design. The applicant proposes to develop three public stub streets, each of which would connect to Roberts Road and extend for approximately 145 feet to a dead end. Each street would have two lots fronting on both sides of the street.

Section 9.17(B)5 of the Land Development Code states that “no street shall be designed as a permanent dead-end street, but shall be designed to incorporate a cul-de-sac which complies with this Section”. Therefore the applicant is requesting a waiver to this requirement. Staff does not agree with this waiver request given the danger presented for large vehicles that would be required to back onto Roberts Road, which is considered a Minor Collector on the Master Thoroughfare Plan and contains only 20 feet of pavement width adjacent to the subject property.

On the attached development plan, the applicant shows a “temporary asphalt connection” between the new street and Roberts Road. All new streets must be constructed with concrete up to the edge of the existing pavement for any existing streets. Therefore, the applicant is requesting a waiver to this requirement as well.

Right-of-Way Dedication. Roberts Road is classified as a Minor Collector on the Master Thoroughfare Plan, which requires 75 feet of right-of-way. Therefore, upon platting, the developer will be required to dedicate a minimum of 37.5 feet of right-of-way for Roberts Road from the centerline of the street.

The applicant is requesting to dedicate only 30 feet of right-of-way from the centerline of the street and is requesting a waiver to this requirement.

Open Space and Landscaping. 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 Development Plan for the development indicates 11.9 percent of the total development as open space located on six open space lots, each totaling approximately 2,543.75 square feet and located between the residential lots and Roberts Road.

The applicant proposes to plant two minimum three (3) inch caliper trees within each open space lot along with 4 ornamental trees. This requirement has been added to the proposed ordinance.

Given the limited open space provided, approval of a waiver will be required.

Sidewalks and Trails. Sidewalks, a minimum of four (4) feet in width, are required to be constructed on each individual lot at the time homes are constructed on the lots. Sidewalks required along open space lots are required to be constructed by the developer, prior to the final acceptance of public improvements for the development.

A minimum five (5) foot sidewalk is required to be constructed along Roberts Road whenever the homes are constructed on the lots. The applicant proposes to construct a six foot wide sidewalk within the adjacent open space along Roberts Road. Given the larger size, any transitions to a five foot sidewalk from the six foot sidewalk must meet all Public Works construction requirements.

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.

Development Fees. Park land dedication fees are due in the amount of \$1,802 per residential lot, prior to the plat being filed with the Tarrant County Clerk.

Roadway impact fees are due in the amount of \$4,941 per residential lot, at the time of the building permit application.

Water and Wastewater impact fees are due at the time of the building permit application. Fees for a typical 5/8 inch meter are \$2,491 for the water impact fee and \$643 for the wastewater impact fee.

Perimeter street improvement fees are due at the time of approval of the final plat Roberts Road. Perimeter street improvements are required for the newly created lots since Roberts Road is considered unimproved adjacent to the subject properties. The developer's portion of the costs for infrastructure improvements may not exceed the amount that is roughly proportionate to the projected impact of the proposed development, as determined by a professional engineer, licensed in the State of Texas, and who is retained by the City of Colleyville. In making the rough proportionality determination, consideration shall be given to the availability of adequate and minimum levels of public facilities and accessibility to the site for the delivery of emergency services.

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 and drawn 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, which has been reviewed by the Engineering Division of the Public Works Department. As indicated on the analysis, the developer does not intend to provide any on-site retention.

Master Plan. The Future Land Use Plan designates the subject properties for single family residential uses. The request is consistent with the Future Land Use Plan.

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 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 of 12 residential units on 2.62 acres will produce a residential density of 4.5 dwelling units per acre, based upon the density calculation method prescribed by the Master Plan; and will produce a residential density of 8.6 dwelling units per acre based upon the density calculation method prescribed by the Land Development Code.

The following are the residential densities, utilizing the Master Plan density calculation method, of other PUD-R developments adjacent to the proposed development:

- Heritage Oaks (directly east of the proposed development): 4.6 dwelling units per acre
- Copperglen (southeast of the proposed development): 3.9 dwelling units per acre
- Creekside (southeast of the proposed development): 2.4 dwelling units per acre
- Fox Meadows Phase Two PUD (northwest of the proposed development): 2.9 dwelling units per acre

The attached Small Lot Development Comparison Chart, provides a comprehensive listing of approved developments since 1996 with residential densities that exceed 1.8 dwelling units per acre.

Surrounding Development Trends. The properties to the north are zoned AG-Agricultural and developed as single family homes. The property to the south is zoned AG-Agricultural and developed as a church. The properties to the east are zoned PUD-R-Planned Unit Development Residential and developed as single family detached and attached uses. The properties to the west are zoned AG-Agricultural and developed as a church.

Public Notification. Staff mailed notices to 42 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was sent to the Grapevine/Colleyville Independent School District as

required by state law. Notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. To date no correspondence has been received.

Summary. The proposed development contains 12 single family lots and six open space lots with a residential density of 4.5 dwelling units per acre and a total open space percentage of 11.9 percent. Staff agrees that the area is a transitional area and a higher residential density is warranted given the recommendations of the Master Plan. Staff also agrees that the proposed development provides an opportunity to redevelop the area. However, given the high proposed density relative to other residential development densities in the area, the low open space provided and the street design, staff recommends denial. In particular, the street design proposed by the applicant does not comply with the Land Development Code and presents a hazard for garbage trucks, fire apparatus, and any other large vehicles in having to back out onto Roberts Road once having pulled into a street, thereby creating a public safety issue.

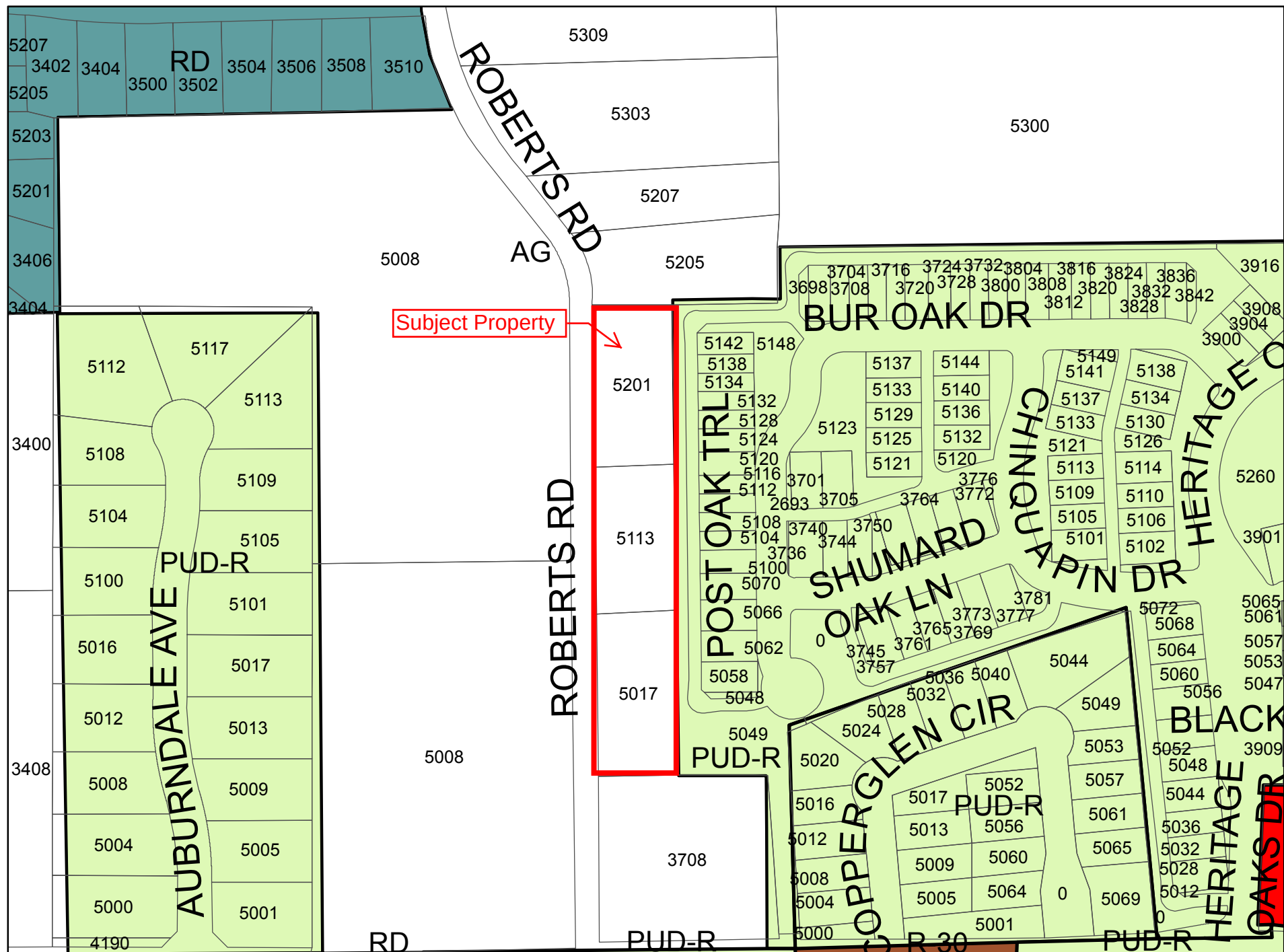
Recommendation

Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use Map
4. Buffer Map
5. Notification List
6. Statement of Planning Objectives
7. Development Plan
8. Preliminary Drainage Analysis
9. Small Lot Development Comparison Chart - 1996 to 2013
10. Proposed Ordinance

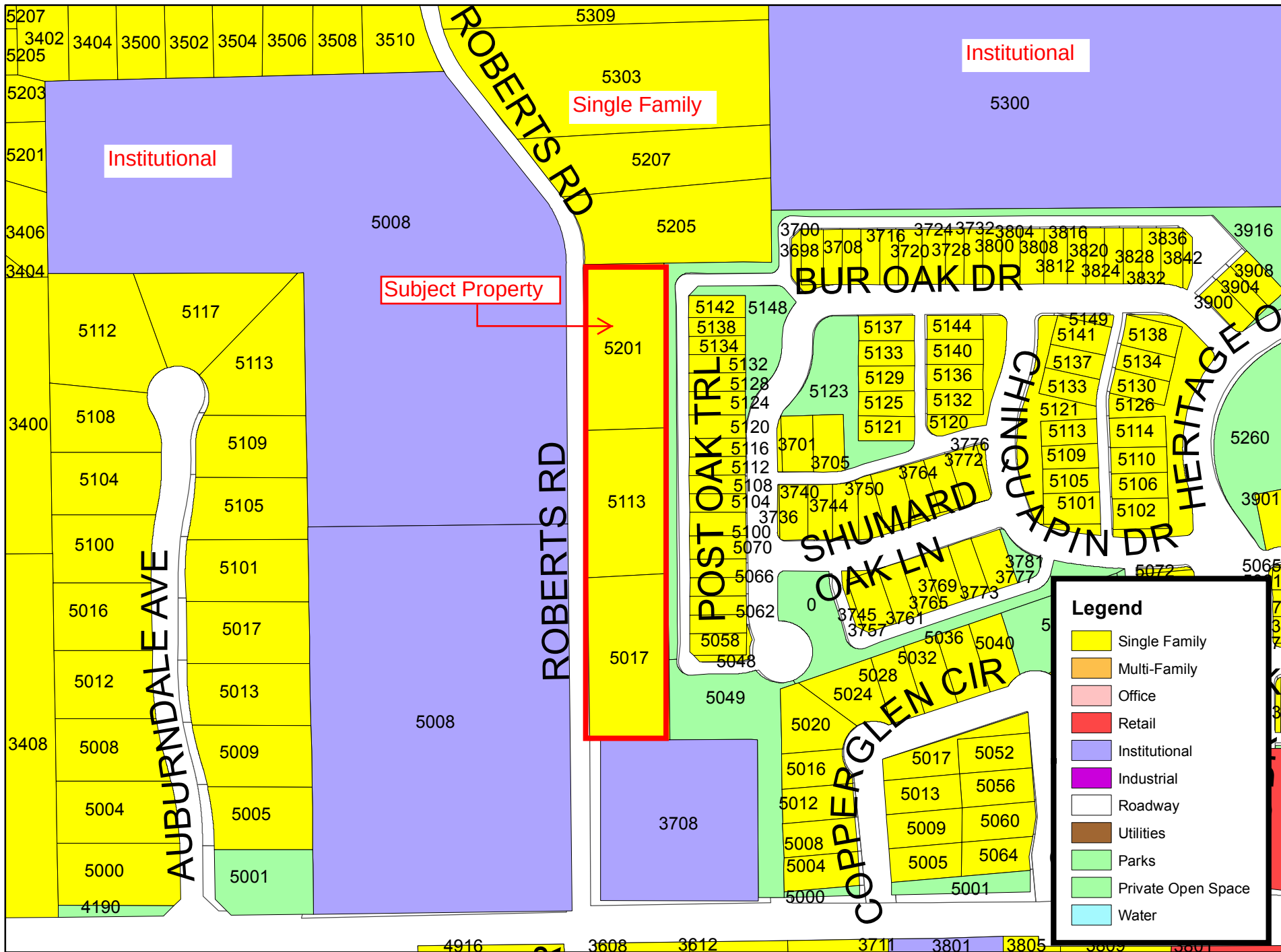
Location and Zoning Map



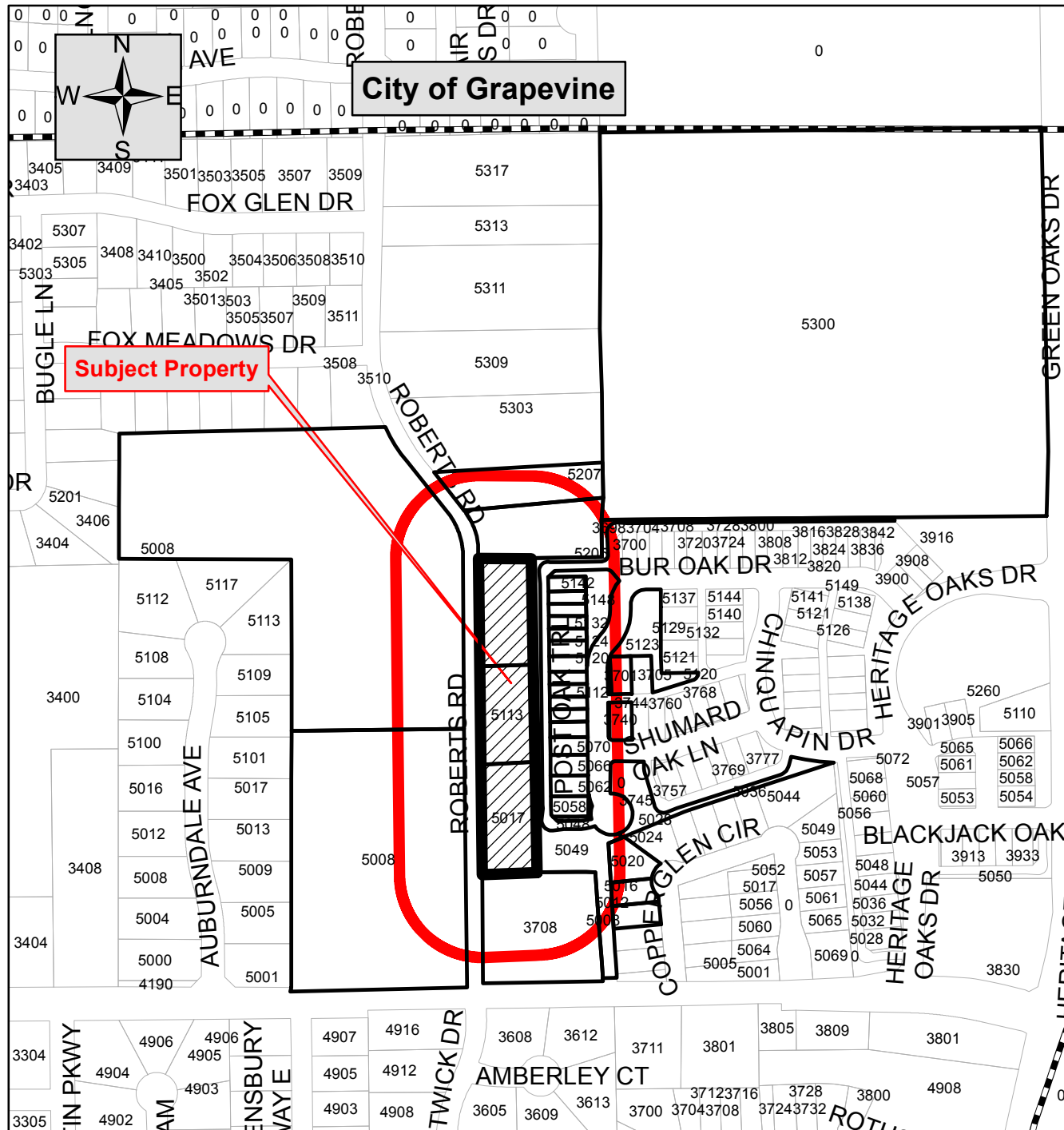
Aerial



Future Land Use Map



Buffer Map



Case ZC14-025

5017, 5113, and
5201 Roberts Road

Legend

-  Properties within 200 feet
-  Subject properties
-  Parcels
-  City Limit



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
Mdc-Heritage Oaks Estates Ltd	545 E John Carpenter Fwy	Irving	Texas	75062	000000 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Post Oak Tr
Coleman, Gary S Etux Rebecca S	5120 Post Oak Trl	Colleyville	Texas	76034	005120 Post Oak Tr
Weakley, Jerry	5016 Copperglen Cir	Colleyville	Texas	76034	005016 Copperglen Cir
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	005123 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	000000 Post Oak Tr
Bender, Jeffery Etux Cyndi	5020 Copperglen Cir	Colleyville	Texas	76034	005020 Copperglen Cir
O'Shell, Howard C Etux Roxanne	5012 Copperglen Cir	Colleyville	Texas	76034	005012 Copperglen Cir
Arnold, Thomas A	5205 Roberts Rd	Colleyville	Texas	76034	005205 Roberts Rd
Scribner, Deana	PO Box 768	Colleyville	Texas	76034	005201 Roberts Rd
Sauer, Kenneth William	5017 Roberts Rd	Colleyville	Texas	76034	005017 Roberts Rd
Chitkara, Jaideep Etux Rajni	3701 Post Oak Trl	Colleyville	Texas	76034	003701 Post Oak Tr
Singh, Vinita H	3740 Shumard Oak Ln	Colleyville	Texas	76034	003740 Shumard Oak Ln
Wall, Larry Etux Laurie	5132 Post Oak Trl	Colleyville	Texas	76034	005132 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	002693 Post Oak Tr
Pleasant Glade Baptist Church	3708 Glade Rd	Colleyville	Texas	76034	003708 Glade Rd
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005300 Heritage Ave
Reince, Kevin Etux Martha	6412 Timber Rdg	Edina	Minnesota	55439	005134 Post Oak Tr
Williams, Alfloyd Jr	5128 Post Oak Trl	Colleyville	Texas	76034	005128 Post Oak Tr
Chapman, Phillip H Etux Jill	5100 Post Oak Trl	Colleyville	Texas	76034	005100 Post Oak Tr
Bryant, Lynn W	5138 Post Oak Trl	Colleyville	Texas	76034	005138 Post Oak Tr
Layer, Donna J	5104 Post Oak Trl	Colleyville	Texas	76034	005104 Post Oak Tr
Shabay, Paul	5108 Post Oak Trl	Colleyville	Texas	76034	005108 Post Oak Tr
Stovall, Jimmy Etux Cindy	5112 Post Oak Trl	Colleyville	Texas	76034	005112 Post Oak Tr
Siminski, James Thomas	5116 Post Oak Trl	Colleyville	Texas	76034	005116 Post Oak Tr
Hart, Billy Etux Glenda	5124 Post Oak Trl	Colleyville	Texas	76034	005124 Post Oak Tr
Krieghbaum, David Etux Tracey	PO Box 459	Colleyville	Texas	78578	005142 Post Oak Tr
Covenant Church	2660 E Trinity Mills Rd	Colleyville	Texas	75006	005008 Roberts Rd
Lecocq, James Gary	PO Box 2032	Colleyville	Texas	76034	005113 Roberts Rd
Prazak, John B	5207 Roberts Rd	Colleyville	Texas	76034	005207 Roberts Rd
Covenant Church	2660 E Trinity Mills Rd	Colleyville	Texas	75006	005008 Roberts Rd
Sokhey, Simren	5066 Post Oak Trl	Colleyville	Texas	76034	005066 Post Oak Tr
Phipps, Rebecca C Etvir Van E	5062 Post Oak Tr	Colleyville	Texas	76034	005062 Post Oak Tr
Hastings, Doris Etvir Daryl G	5070 Post Oak Trl	Colleyville	Texas	76034	005070 Post Oak Tr
Bryant, Steven W Etux Debora D	5058 Post Oak Trl	Colleyville	Texas	76034	005058 Post Oak Tr
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Colleyville	Texas	75062	003736 Shumard Oak Ln
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	Texas	76051	005300 Heritage Ave
Heritage Glen HOA	5105 Auburndale Ave	Colleyville	Texas	76034	Courtesy Notice
Fox Meadows HOA	5301 Bugle Lane	Colleyville	Texas	76034	Courtesy Notice
Prestwick Park HOA	4912 Prestwick Drive	Colleyville	Texas	76034	Courtesy Notice
Colleyville Assoc Heritage Oak	545 E John Carpenter Fwy #1500	Irving	Texas	75062	Courtesy Notice
Charles Starnes	204 W. Nash Street	Grapevine	Texas	76051	Applicant

Public hearing notices were mailed
Thurs. Oct. 30, 2014 by Taci Wrisley

Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

The site that is the subject of this change of zoning request consists of three tracts with separate ownership totaling 2.66± acres. The present owners of the tracts are senior citizens and, due to changes in their lives, are seeking a way to turn the value of their home sites into more liquid assets that give them more flexible options for their future.

The existing homes are from a time, style and condition that results in a market value that is very limited today. The existing houses and appurtenances exhibit limited opportunity for refurbishing of the entire sites or remodeling of the individual home sites.

The new construction near this site has been categorized as greater development densities with new and larger residences being built on smaller lots with added amenities.

This overall site, and others nearby, are styled as a transitional zone between similar developments to the north, south and east bordering commercial and retail developments fronting on Highway 121 and other established PUD-R zoning to the west.

Roberts Road is experiencing a steady increase in traffic volume between Hall Johnson and Glade roads. It is depicted on the thoroughfare plan as a Collector Road and needs to be reconstructed as such.

These three tracts have an overall shape of 760.66 feet north and south and a useable east west dimension of 121.67 feet after the dedication of 30 feet of right of way for Roberts Road. Since Roberts Road will be a collector street, no lots can front on it. Consequently, the plan herein submitted is the only plan that works considering the limitations posed by adjoining recent residential developments, the needed improvements to Roberts Road and the remaining shape of the residual of the said three individually owned tracts.

The overall development of the twelve lots will be for zero lot line use with six common area lots that present many opportunities for attractive uses, which will also be a landscaped buffer from the future Roberts Road collector street.

DEVELOPMENT SCHEDULE

The following is a time related scheduling of events from:

Zoning Changes	September 19, 2014 – December 16, 2014
Preliminary Plat	October 17, 2014 – January 20, 2015
Construction Plans production	January – February 2015

Final Plat preparation submittal and filing in Tarrant County Deed Records

Let contract for construction	March 2015
-------------------------------	------------

Statement of Planning Objectives

Construction Period for wet utilities, grading, drainage, paving and dry utilities
March – July 2015

Final construction and release lots to builders
August 2015

ECONOMIC DEVELOPMENT INFORMATION

Total square feet of building area, 2,400 s.f. X 12 lots = 28,800 s.f.

Estimated sales per square foot, \$208.33

All lots will be sold in 2015, resulting in \$6,000,000 sales.

Estimated ad valorem taxes annually, \$21,354.

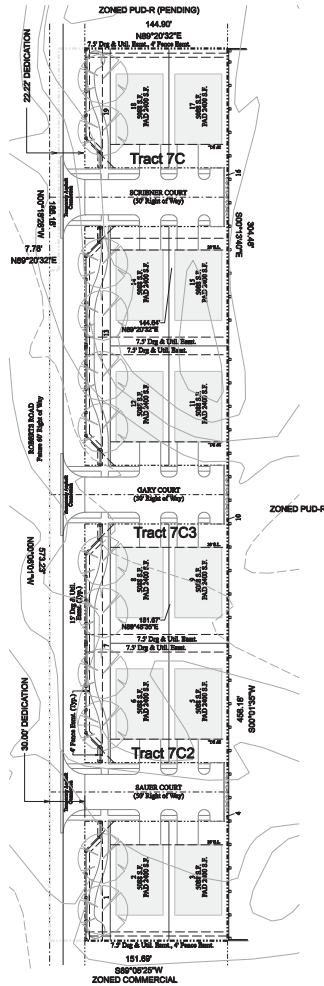
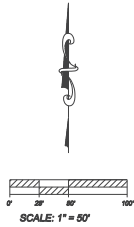
Additionally

Street and Road Impact Fees	$\$4,941 \times 12 = \$59,292$
Park Land Fee	$\$1,802 \times 12 = \$21,624$
Water Impact Fees	$\$6,227 \times 12 = \$74,724$
Wastewater Impact Fee	$\$1,606 \times 12 = \underline{\$19,272}$
Total Impact Fees	$\$174,912$

TRAFFIC IMPACT ANALYSIS

Due to the small size of this development, no Traffic Impact Analysis is warranted.

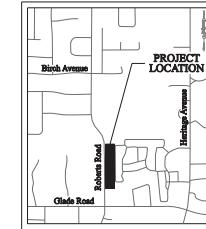
Development Plan



SITE PLAN

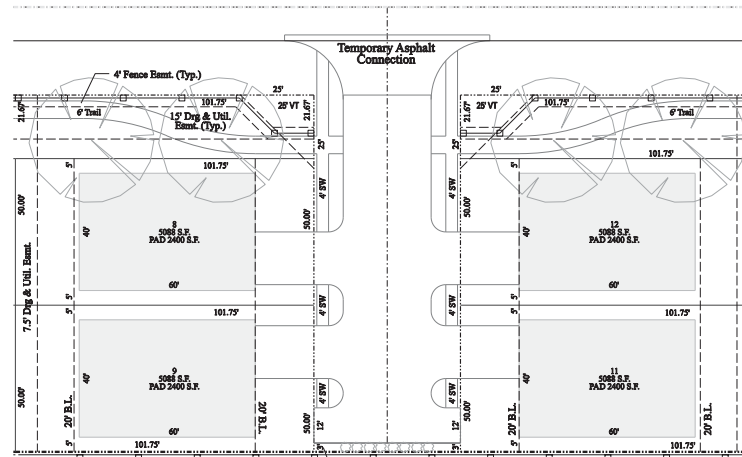
LEGEND	
	LARGE SPECIES 3\"/>
	BOUNDARY
	25' VISIBILITY TRIANGLE

LAND USE SUMMARY				
GREEN W. MINTER SURVEY ABSTRACT #1034				
TRACT	OWNER	GN055 (AC.)	COUNTY RD. (AC.)	ROBERTS RD. R.O.W. (AC.)
7C2	SAUER	1.000	0.168	0.030
7C3	LACOCQ	1.000	0.163	0.036
7C	SCRIBNER	0.619	0.074	0.021
TOTALS		2.619	0.405	0.086
RIGHT OF WAY DEDICATED FOR COURTS (AC.)				
NET AREA FOR 12 LOTS (AC.)				
OPEN SPACE AREA (AC.)				
% OF OPEN SPACE TO TOTAL AREA				
% OF OPEN SPACE TO LAND AREA - ROBERTS RD R.O.W.				
NUMBER OF DWELLING UNITS PER ACRE				



VICINITY MAP
Scale: 1" = 100'

ROBERTS ROAD
Future 60' Right of Way



TYPICAL MODULE
SCALE: 1" = 20'

LEGAL DESCRIPTION

Being a 114,285 square foot (2.62 acre) parcel of unsplit land situated in the Green W. Minter Survey, Abstract Number 1034, and being all portions of three tracts of property, said tracts being Tract 7C, a tract of land conveyed to Ted Scribner and wife, Deana Scribner by Warranty Deed recorded in Volume 5594, Page 668, Deed Records, Tarrant County, Texas, Tract 7C3 being a tract of land conveyed to James Gary Lecocoq by General Warranty Deed recorded in Instrument Number D203104558, Deed Records, Tarrant County, Texas and Tract 7C2 being a tract of land conveyed to Kenneth W. Sauer by Special Warranty Deed recorded in Instrument Number D21194190, Deed Records, Tarrant County, Texas, said 114,285 square foot parcel being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northwest corner of Tract 7C, said point being at the most westerly northwest corner of a tract of land described in the Final Plat of Heritage Oaks, as recorded in Cabinet A, Slide 11703, Plat Records, Tarrant County, Texas, said point also being in the south line of a tract of land conveyed to Thomas A. Arnold by Special Warranty Deed recorded in Instrument Number D203464901, Deed Records, Tarrant County, Texas;

THENCE S00°48'20"E, departing the south line of said Arnold tract along the east line of Tract 7C and the west line of said Heritage Oaks tract, passing at 185.18' an established point at the southwest corner of Tract 7C, said point also being the northeast corner of Tract 7C3, in all a distance of 304.48' to a 1/2" iron rod found in the west line of said Heritage Oaks, said point being in the east line of Tract 7C3;

THENCE S00°33'05"E continuing along the west line of said Heritage Oaks tract and the east line of Tract 7C3, passing at 185.89' an established point at the southeast corner of Tract 7C3, said point also being the northwest corner of Tract 7C2, in all a distance of 455.18' to a 1/2" iron rod found at the southwest corner of Tract 7C2 and the most westerly southwest corner of said Heritage Oaks tract, said point being in the north line of a tract of land described in the Minor Plat of Lot 1, Block 1, Pleasant Glade Baptist Church Addition, an addition to the City of Colleyville, Tarrant County, Texas recorded in Cabinet A, Slide 7891, Plat Records, Tarrant County, Texas;

THENCE S88°50'45"W a distance of 151.69' along the common line between Tract 3 and said Pleasant Glade tract to a 1" iron pipe found at the southwest corner of Tract 7C2, said point being in the north line of said Pleasant Glade tract;

THENCE N00°48'42"W, departing the north line of said Pleasant Glade tract along the west line of Tract 7C2, passing at 285.10' an established point at the northwest corner of Tract 7C2, said point also being the southwest corner of Tract 7C3, in all a distance of 573.23' to an established point at the northwest corner of Tract 7C3;

THENCE N88°45'52"E along the north line of Tract 7C3 a distance of 7.78' to an established point at the southwest corner of Tract 7C;

THENCE N00°33'05"E departing the north line of Tract 7C3 a distance of 185.18' along the west line of Tract 7C to a 1/2" iron rod found for corner at the northwest corner of Tract 7C, said point being at the southwest corner of said Arnold tract;

THENCE N88°45'52"E a distance of 144.90' along the common line between said Arnold tract and Tract 7C to the POINT OF BEGINNING, containing 114,285 square feet or 2.62 acres of land.

NOTES:

1. All common open spaces will be owned and maintained by the homeowners association.
2. The existing six foot high brick masonry fence was installed as part of the adjoining Heritage Oaks Addition.
3. The perimeter fences along the north, west and south sub-division boundaries will be owned and maintained by the homeowners association.

Minimum Lot Width: 60.0 feet
Minimum Lot Depth: 101.8 feet
Minimum Front Yard Setback: 20.0 feet
Minimum Side Yard Setback: 6.0 feet
Minimum Rear Yard Setback: 20.0 feet
Maximum Lot Coverage: 60 Percent
Maximum Building Height: 30.0 feet

EXHIBIT ONE

ZONING EXHIBIT FOR
ZONING CHANGE REQUEST
FROM AGRICULTURAL TO PUD-R

2.62 ACRE PARCEL

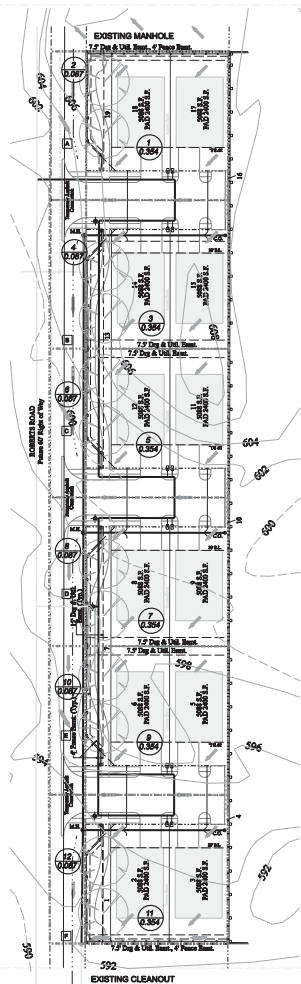
GREEN W. MINTER SURVEY, ABSTRACT NO. 1034
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
SEPTEMBER 2014

ENGINEER/SURVEYOR:
THE CIVIL ENGINEERING
COMPANY OF TEXAS
d/b/a CE-TEX Inc.
Texas Registered Engineering
Firm F-4703
204 West Nash Street
Grapevine, Texas 76051

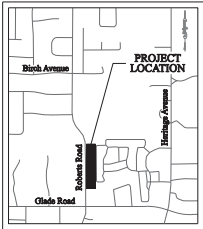
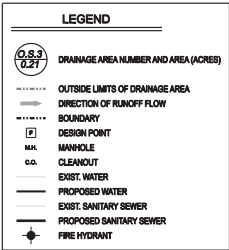
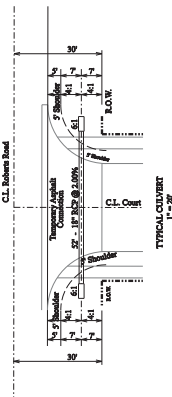
APPLICANT:
Charles G. Starnes
204 West Nash Street
Grapevine, Texas 76051

OWNERS:
Kenneth Sauer, 5017 Roberts Road, Colleyville, Tx 76034
Gary Lecocoq, P.O. Box 2032, Colleyville, Tx 76034
Deana Scribner, P.O. Box 786, Colleyville, Tx 76034

Preliminary Drainage Analysis



DRAINAGE ANALYSIS
PROPOSED WATER AND
SANITARY SEWER LAYOUT



VICINITY MAP
Scale: 1" = 1000'

STORM WATER RUNOFF CALCULATIONS (EXISTING CONDITIONS)											
DRAINAGE AREA (AC.) A	RUNOFF COEFF. C*	TIME OF CONCN. (MIN.) C X A	INTENSITY (I) IN./HR. DISCHARGE (Q) CUBIC FEET PER SECOND								
			2 YR	5 YR	10 YR	25 YR	50 YR	100 YR			
INTENSITY			3.90	4.86	5.53	6.46	7.20	7.88			
1 + 2 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	1.88	1.88
3 + 4 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	1.88	1.88
5 + 6 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	1.88	1.88
7 + 8 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	1.88	1.88
9 + 10 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	1.88	1.88
11 + 12 0.441	0.83	15	0.233	0.91	1.13	1.29	1.51	1.68	1.88	1.88	1.88
TOTAL AT DESIGN POINT			A	0.91	1.13	1.29	1.51	1.68	1.88	1.88	1.88
			B	1.82	2.26	2.58	3.02	3.36	3.72	3.72	3.72
			C	2.73	3.39	3.87	4.58	5.04	5.58	5.58	5.58
			D	3.64	4.52	5.16	6.04	6.72	7.44	7.44	7.44
			E	4.55	5.65	6.45	7.55	8.40	9.30	9.30	9.30
			F	5.46	6.78	7.74	9.06	10.08	11.16	11.16	11.16

* COMPOSITE RUNOFF COEFFICIENT CALCULATED FROM PROPOSED LAND USE AND SURFACE MATERIALS

STORM WATER RUNOFF CALCULATIONS (PROPOSED CONDITIONS)											
DRAINAGE AREA (AC.) A	RUNOFF COEFF. C*	TIME OF CONCN. (MIN.) C X A	INTENSITY (I) IN./HR. DISCHARGE (Q) CUBIC FEET PER SECOND						2 YR	5 YR	10 YR
			2 YR	5 YR	10 YR	25 YR	50 YR	100 YR			
INTENSITY			3.90	4.86	5.53	6.46	7.20	7.88			
1 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	1.84	1.84
2 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	0.31	0.31
3 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	1.84	1.84
4 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	0.31	0.31
5 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	1.84	1.84
6 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	0.31	0.31
7 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	1.84	1.84
8 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	0.31	0.31
9 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	1.84	1.84
10 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	0.31	0.31
11 0.354	0.85	15	0.230	0.89	1.12	1.27	1.49	1.66	1.84	1.84	1.84
12 0.087	0.45	15	0.039	0.15	0.19	0.22	0.26	0.28	0.31	0.31	0.31
TOTAL AT DESIGN POINT			A	2.17	5.73	10.10	20.50	26.50	30.50	30.50	30.50
			B	1.51	1.84	2.17	2.80	3.13	3.46	3.46	3.46
			C	2.08	2.62	2.98	3.48	3.88	4.30	4.30	4.30
			D	3.12	3.93	4.47	5.22	5.82	6.45	6.45	6.45
			E	4.16	5.24	5.96	6.96	7.76	8.50	8.50	8.50
			F	5.20	6.35	7.46	8.70	9.70	10.78	10.78	10.78
			F	6.24	7.58	8.94	10.44	11.64	12.90	12.90	12.90

* COMPOSITE RUNOFF COEFFICIENT CALCULATED FROM PROPOSED LAND USE AND SURFACE MATERIALS

EXHIBIT TWO
ZONING EXHIBIT FOR
ZONING CHANGE REQUEST
FROM AGRICULTURAL TO PUD-R

2.62 ACRE PARCEL
GREEN W. WINTER SURVEY, ABSTRACT NO. 1034
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
SEPTEMBER 2014

ENGINEER/SURVEYOR:
THE CIVIL ENGINEERING
COMPANY OF TEXAS
d/b/a CE-TEX Inc.
Texas Registered Engineering
Firm F-9703
204 West Nash Street
Grapevine, Texas 76051

APPLICANT:
Charles G. Starnes
204 West Nash Street
Grapevine, Texas 76051

OWNERS:
Kenneth Sauer, 5017 Roberts Road, Colleyville, Tx 76034
Gary Lecoco, P.O. Box 2032, Colleyville, Tx 76034
Deana Scribner, P.O. Box 786, Colleyville, Tx 76034

Small Lot Development Comparison Chart - 1996 to 2013

Subdivision Name	Total Lots	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Lot Size (square feet)	Average Lot Size (square feet)	Maximum Lot Coverage	Master Plan Density - Dwelling Units Per Acre *	Land Development Code Density - Dwelling Units Per Acre **	Total Acres	Open Space	Approval Date	Ordinance
Spring Garden	45	36	70	2,520	2,700	90%	8	16.1	5.4	31.3%	12.17.96	O-96-1052
Villas of Caldwell Creek	43	59	115	6,594	7,408	50%	3.7	5.9	11.6	18.3%	4.1.97	O-97-1062
Bridges at Riverwalk	32	56	106	6,001	6,479	50%	3	6.7	10.0	24.0%	12.21.99	O-99-1192
Riverwalk at Colleyville	53	60	115	6,331	7,666	50%	3.2	5.7	20.0	20.0%	4.4.00	O-00-1210
Rosewood Villas	53	59	110	6,482	6,899	60%	3.6	6.3	14.8	21.4%	8.8.01	O-01-1286
Emerald Park	72	60	120	7,200	7,508	50%	3.5	5.8	20.2	19.6%	10.1.02	O-02-1366
Tiffany Park	25	60	100	7,200	7,580	50%	3.5	5.7	7.2	20.0%	10.21.03	O-04-1487
Tuscany	35	60	110	6,600	7,878	50%	3.9	5.5	8.8	6.6%	2.17.04	O-04-1442
Cambridge Place	38	50	58	4,500	5,300	60%	4.2	8.2	9.0	22.0%	7.6.04	O-04-1467
Heritage Oaks	103	30/40	90	2,700/3,600	3,600	90% and 75%	4.6	12.1	22.9	25.0%	03.21.06	O-09-1715
Villas at Oak Pointe	74	30/56	90/95/115	2,700/6,440	5,000	90% and 58%	3.7	8.7	13.6	22.0%	08.02.06	O-06-1584
Copperglen	22	55	105	5,924	6,650	65%	3.9	6.6	5.6	20.0%	10.17.06	O-06-1595
Villas of Colleyville	67	59	115	6,655	8,936	60%	3.4	4.9	19.8	21.0%	08.21.07	O-07-1627
Enclave at Arbor Estates	16	65	120	8,700	9,350	50%	2.9	4.7	5.6	19.3%	09.18.07	O-07-1634
Creekside at Colleyville	269	50	105	5,000	7,257	65%	2.4	6.0	108.5	20.0%	11.27.07	O-07-1645
Somerset Manor	77	50/60	100/110	5,000/6,600	6,000	50%	4	7.3	18.2	20.3%	05.05.08	O-08-1672
Ivy Glen	10	55	110	5,890	8,200	65%	3.4	5.3	3.0	20.0%	03.05.13	O-13-1864
The Preservation	36	60	140	8,500	9,170	50%	3	4.7	12.0	23.0%	05.14.13	O-13-1867
Heron Pond	49	47	120	7,000	7,800	65%	3.2	5.6	15.4	22.0%	11.19.13	O-13-1894

Average	59	56	106	6,260	6,915	58%	3.7	6.9	17.4	20.8%		
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Zoning Case ZC14-025	12	50	101	5,088	5,088	50%	4.5	8.6	2.6	11.9%		
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* Master Plan Density is calculated by dividing the total units in the development by the total acreage of the development

** Land Development Code Density is calculated by dividing the total units in the development by the total development acreage minus open space and right-of-way acreage



ORDINANCE O-14-XXXX

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 2.62 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034 LOCATED AT 5017, 5113 ABD 5201 ROBERTS ROAD 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. ZC14-025; 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 2.62 acres in the G.W. Minter Survey, Abstract 1034 and on Lot 1, Block 1, of the Hartley Addition, and Lot 1, Block A, Twin Oak Estates, located at 5017, 5113 AND 5201 Roberts Road 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 legally 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 PUD-R is for a single-family residential development of 12 detached dwelling units, constructed at a gross maximum density of 4.5 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”, Development Plan, 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 combination preliminary/final plat, 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. Minimum Lot Size: 5,088 square feet
- b. Minimum Lot Depth: 101 feet
- c. Minimum Lot Width: 50 feet
- d. Front Building Line: 20 feet
- e. Side Building Line: 5 feet
- f. Rear Building Line: 20 feet
- g. Maximum Lot Coverage: 50 percent
- h. Maximum Building Height: 30 feet

5. OPEN SPACE AND LANDSCAPING

a. This development shall provide a minimum of 11.9 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 and maintained by the Homeowner's Association (HOA).

b. A minimum of two, three (3) inch caliper trees four ornamental trees shall be planted in each open space lot along Roberts Road by the developer prior to the final acceptance of the subdivision.

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 2nd day of December 2014.

The second reading and public hearing being conducted on the 16th day of December 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2014.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

Mike Taylor
Mayor Pro Tem

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

[illegible]

Exhibit B – Legal Description

LEGAL DESCRIPTION

Being a 114,285 square foot (2.62 acre) parcel of unplatted land situated in the G. Minter Survey, Abstract Number 1034, and being all portions of three tracts of property, said tracts being Tract 7C, a tract of land conveyed to Ted Scribner and wife, Deana Scribner by Warranty Deed recorded in Volume 5564, Page 899, Deed Records, Tarrant County, Texas, Tract 7C3 being a tract of land conveyed to James Gary Lecocq by General Warranty Deed recorded in Instrument Number D203104559, Deed Records, Tarrant County, Texas and Tract 7C2 being a tract of land conveyed to Kenneth W. Sauer by Special Warranty Deed recorded in Instrument Number D211194190, Deed Records, Tarrant County, Texas, said 114,285 square foot parcel being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the northeast corner of Tract 7C, said point being at the most westerly northwest corner of a tract of land described in the Final Plat of Heritage Oaks, as recorded in Cabinet A, Slide 11703, Plat Records, Tarrant County, Texas, said point also being in the south line of a tract of land conveyed to Thomas A. Arnold by Special Warranty Deed recorded in Instrument Number D203464501, Deed Records, Tarrant County, Texas;

THENCE S00°48'20"E, departing the south line of said Arnold tract along the east line of Tract 7C and the west line of said Heritage Oaks tract, passing at 186.18' an established point at the southeast corner of Tract 7C, said point also being the northeast corner of Tract 7C3, in all a distance of 304.48' to a 1/2" iron rod found in the west line of said Heritage Oaks, said point being in the east line of Tract 7C3;

THENCE S00°33'05"E continuing along the west line of said Heritage Oaks tract and the east line of Tract 7C3, passing at 168.98' an established point at the southeast corner of Tract 7C3, said point also being the northeast corner of Tract 7C2, in all a distance of 456.18' to a 1/2" iron rod found at the southeast corner of Tract 7C2 and the most westerly southwest corner of said Heritage Oaks tract, said point being in the north line of a tract of land described in the Minor Plat of Lot 1, Block 1, Pleasant Glade Baptist Church Addition, an addition to the City of Colleyville, Tarrant County, Texas recorded in Cabinet A, Slide 7691, Plat Records, Tarrant County, Texas;

THENCE S88°30'45"W a distance of 151.69' along the common line between Tract 3 and said Pleasant Glade tract to a 1" iron pipe found at the southwest corner of Tract 7C2, said point being in the north line of said Pleasant Glade tract;

THENCE N00°48'42"W, departing the north line of said Pleasant Glade tract along the west line of Tract 7C2, passing at 289.10' an established point at the northwest corner of Tract 7C2, said point also being the southwest corner of Tract 7C3, in all a distance of 573.23' to an established point at the northwest corner of Tract 7C3;

THENCE N88°45'52"E along the north line of Tract 7C3 a distance of 7.78' to an established point at the southwest corner of Tract 7C;

THENCE N00°53'08"E departing the north line of Tract 7C3 a distance of 186.18' along the west line of Tract 7C to a 1/2" iron rod found for corner at the northwest corner of Tract 7C, said point being at the southwest corner of said Arnold tract;

THENCE N88°45'52"E a distance of 144.90' along the common line between said Arnold tract and Tract 7C to the POINT OF BEGINNING, containing 114,285 square feet or 2.62 acres of land.

Exhibit C - Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

The site that is the subject of this change of zoning request consists of three tracts with separate ownership totaling 2.66± acres. The present owners of the tracts are senior citizens and, due to changes in their lives, are seeking a way to turn the value of their home sites into more liquid assets that give them more flexible options for their future.

The existing homes are from a time, style and condition that results in a market value that is very limited today. The existing houses and appurtenances exhibit limited opportunity for refurbishing of the entire sites or remodeling of the individual home sites.

The new construction near this site has been categorized as greater development densities with new and larger residences being built on smaller lots with added amenities.

This overall site, and others nearby, are styled as a transitional zone between similar developments to the north, south and east bordering commercial and retail developments fronting on Highway 121 and other established PUD-R zoning to the west.

Roberts Road is experiencing a steady increase in traffic volume between Hall Johnson and Glade roads. It is depicted on the thoroughfare plan as a Collector Road and needs to be reconstructed as such.

These three tracts have an overall shape of 760.66 feet north and south and a useable east west dimension of 121.67 feet after the dedication of 30 feet of right of way for Roberts Road. Since Roberts Road will be a collector street, no lots can front on it. Consequently, the plan herein submitted is the only plan that works considering the limitations posed by adjoining recent residential developments, the needed improvements to Roberts Road and the remaining shape of the residual of the said three individually owned tracts.

The overall development of the twelve lots will be for zero lot line use with six common area lots that present many opportunities for attractive uses, which will also be a landscaped buffer from the future Roberts Road collector street.

DEVELOPMENT SCHEDULE

The following is a time related scheduling of events from:

Zoning Changes	September 19, 2014 – December 16, 2014
Preliminary Plat	October 17, 2014 – January 20, 2015
Construction Plans production	January – February 2015

Final Plat preparation submittal and filing in Tarrant County Deed Records

Let contract for construction	March 2015
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Construction Period for wet utilities, grading, drainage, paving and dry utilities	March – July 2015
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Final construction and release lots to builders	August 2015
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Exhibit D - Development Plan

