



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, July 13, 2015

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 Tornes
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

June 8, 2015

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

3. TABLED PUBLIC HEARING AGENDA ITEMS

3a Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.62 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011 (REQUEST TO BE

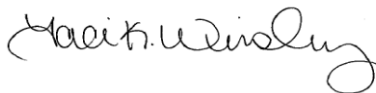
TABLED)

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a variance to the provisions of Chapter 5-Tree Preservation in the Land Development Code on 2 acres located on Lots 1-4, of the C-D Subdivision, located at 6513 and 6515 Colleyville Boulevard and 1700 and 1704 Tarrant Lane, Case GC15-008
- 4b** Consideration of a zoning change from the R40-Single Family Residential zoning district to the PUDR-Planned Unit Development zoning district on Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012 (REQUEST TO BE TABLED)
- 4c** Consideration of a zoning change from the PUDC-Planned Unit Development Commercial zoning district to the PUDR-Planned Unit Development Residential zoning district, CN-Neighborhood Commercial zoning district, and CPO-Professional Office on 15.17 acres on Abstract 1182 of the WC Newton Survey and Abstract 356 of the Isaac Caradine Survey, located at 8000 & 8050 Precinct Line Road, Case ZC15-013 (REQUEST TO BE TABLED)
- 4d** Consideration of a zoning change from the AG-Agricultural zoning district to the R20-Single Family Residential zoning district on Abstract 294, of the R. Chowning Survey, located at 6200 and 6210 Pool Road, Case ZC15-014

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards July 10, 2015 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 Minutes

City Hall
100 Main Street
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Monday, June 8, 2015

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 Phelps on June 8, 2015 at 7:00 p.m.

Roll Call

Present: Commissioners Larry Knox, Carel Tornes, David Wheelwright, Jim Gotcher, Don Davis, and David Phelps

Absent: Chairman Byerly

Staff Present: Abra Nusser, Patia Boomsma, Rob McKeown, Dale Crown, Taci Wrisley, and Matt Butler (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Tornes 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 – Knox, Tornes, Wheelwright, Gotcher, Davis, and Phelps

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. PUBLIC HEARING AGENDA ITEMS

3a Consideration of a replat on Lot A1C, Block 2, of the Pleasant Oaks Estates Addition located at 609 Beverly Drive, PC15-013

Patia Boomsma presented the case and briefed the Commission.

Commissioner Tornes questioned staff regarding whether there would be a potential need for the utility easement, in the future, along Leta

Lane. Patia Boomsma replied no. She further explained any utilities needed are already existing.

The public hearing was opened at 7:06 p.m.

Tom Panno, the builder, and J. P. Webb, the property owner both came forward to address any questions.

There being no one else wishing to speak, the public hearing was closed at 7:08 p.m.

Commissioner Davis made a motion to approve Case PC15-013. Commissioner Knox seconded

The motion to approve Case PC15-013 carried by the following vote:

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

- 3b** Consideration of a zoning change from the R40-Single Family Residential zoning district to the R20-Single Family Residential zoning district on Lots 23A & 23D, Block 1, of the Westcoat Place Addition, located at 5805 Bettinger, Case ZC15-010

Patia Boomsma presented the case and briefed the Commission.

Commissioner Wheelwright questioned staff regarding whether the applicant would have to come before the Commission again if he wished to subdivide the property. Patia Boomsma replied yes.

The public hearing was opened at 7:13 p.m.

Sam Noel, the applicant, came forward and briefed the Commission.

Commissioner Phelps questioned Mr. Noel regarding if he had considered incorporating the property to the north into the subject property. Mr. Noel replied no. He further explained he did not believe any adjacent properties were for sale in the area and he has a contract on the subject property.

Patia Boomsma added the northeast corner of Bettinger Drive and W. L. D. Lockett Road, at one point, used to be one big, triangle piece of property.

Commissioner Tornes questioned Mr. Noel regarding his plans for the property. Mr. Noel replied he intended to keep the tenants in the existing structure until he has a set plan. He further explained the

property may be used for his own personal home, in which the new setbacks would benefit him.

There being no one else wishing to speak, the public hearing was closed at 7:16 p.m.

Commissioner Knox made a motion to approve Case ZC15-010. Commissioner Tornes seconded.

The motion to approve Case ZC15-010 carried by the following vote:

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

- 3c** Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.62 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011 (REQUEST TO BE TABLED)

Patia Boomsma briefed the Commission.

The public hearing was opened at 7:18 p.m.

There being no one wishing to speak, the public hearing was closed at 7:18 p.m.

Commissioner Wheelwright made a motion to table Case ZC15-011 to the next Planning and Zoning Commission meeting on July 13, 2015. Commissioner Gotcher seconded.

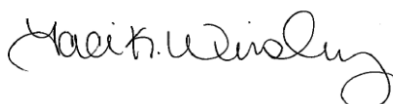
The motion to table Case ZC15-011 to the next Planning and Zoning Commission meeting on July 13, 2015 carried by the following vote:

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

4. ADJOURNMENT

The meeting adjourned at 7:18 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on July 13, 2015 by a vote of _____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 3a	Agenda Date 07/13/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.62 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011 (REQUEST TO BE TABLED)

Explanation

The applicant has requested that this item be tabled to the August 10, 2015 Planning and Zoning Commission meeting to allow additional preparation time. Staff will re-notify for the next public hearings.

Recommendation

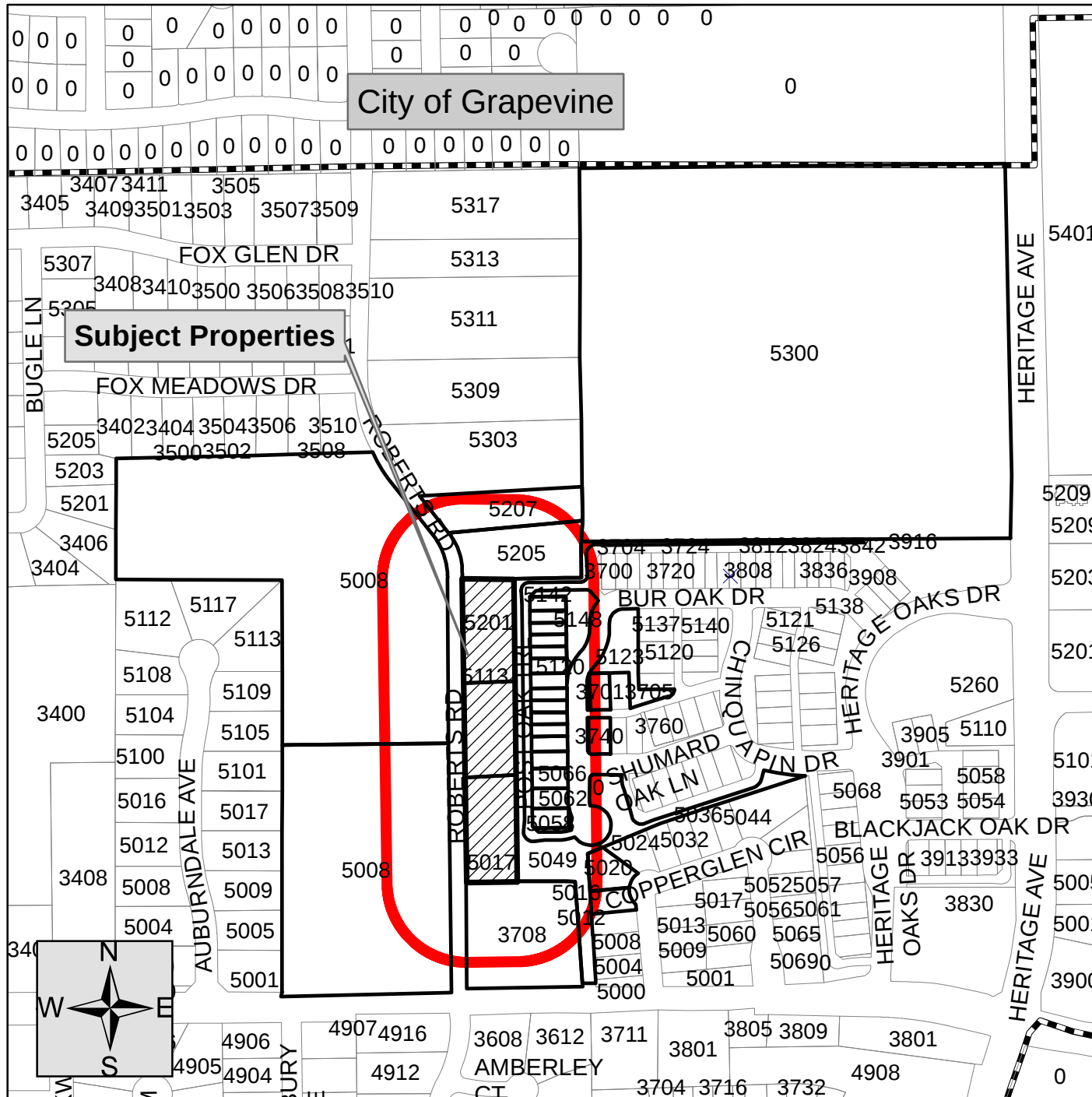
Attachments

1. Aerial
2. Buffer Map
3. Notification List

Aerial



Buffer Map



Case ZC15-011

5017, 5113, 5201
Roberts Rd

Legend

- Properties within 200 feet
- Subject Properties
- Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
COLEMAN GARY S	5120 POST OAK TR	Colleyville	TX	76034	5120 POST OAK TR
SCRIBNER DEANA	PO BOX 768	Colleyville	TX	76034	5201 ROBERTS RD
ARNOLD THOMAS A	5205 ROBERTS RD	Colleyville	TX	76034	5205 ROBERTS RD
SAUER KENNETH WILLIAM	5017 ROBERTS RD	Colleyville	TX	76034	5017 ROBERTS RD
SINGH VINITA H	3740 SHUMARD OAK LN	Colleyville	TX	76034	3740 SHUMARD OAK LN
CHITKARA JAIDEEP	3701 POST OAK TR	Colleyville	TX	76034	3701 POST OAK TR
REINCE KEVIN	6412 TIMBER RDG	EDINA	MN	55439	5134 POST OAK TR
WALL LARRY	5132 POST OAK TR	Colleyville	TX	76034	5132 POST OAK TR
LEGATES SHEILA E	5128 POST OAK TRL	Colleyville	TX	76034	5128 POST OAK TR
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	Colleyville	TX	76034	3708 GLADE RD
CHAPMAN PHILLIP H	5100 POST OAK TR	Colleyville	TX	76034	5100 POST OAK TR
LAYER DONNA J	5104 POST OAK TR	Colleyville	TX	76034	5104 POST OAK TR
SHABAY PAUL	5108 POST OAK TR	Colleyville	TX	76034	5108 POST OAK TR
STOVALL JIMMY	5112 POST OAK TR	Colleyville	TX	76034	5112 POST OAK TR
SIMINSKI JAMES THOMAS	5116 POST OAK TR	Colleyville	TX	76034	5116 POST OAK TR
HART BILLY	5124 POST OAK TR	Colleyville	TX	76034	5124 POST OAK TR
BRYANT LYNN W	5138 POST OAK TR	Colleyville	TX	76034	5138 POST OAK TR
KRIEGHBAUM DAVID	PO BOX 459	PORT ISABEL	TX	78578	5142 POST OAK TR
COVENANT CHURCH	2660 E TRINITY MILLS RD	Carrollton	TX	75006	5008 ROBERTS RD
LECOCQ JAMES GARY	PO BOX 2032	Colleyville	TX	76034	5113 ROBERTS RD
PRAZAK JOHN B	5207 ROBERTS RD	Colleyville	TX	76034	5207 ROBERTS RD
BRYANT STEVEN W	5058 POST OAK TR	Colleyville	TX	76034	5058 POST OAK TR
PHIPPS REBECCA C	5062 POST OAK TR	Colleyville	TX	76034	5062 POST OAK TR
SOKHEY SIMREN S	5066 POST OAK TRL	Colleyville	TX	76034	5066 POST OAK TR
HASTINGS DORIS	5070 POST OAK TR	Colleyville	TX	76034	5070 POST OAK TR
WEAKLEY JERRY	5016 COPPERGLEN CIR	Colleyville	TX	76034	5016 COPPERGLEN CIR
BENDER JEFFERY	5020 COPPERGLEN CIR	Colleyville	TX	76034	5020 COPPERGLEN CIR
MDC-HERITAGE OAKS ESTATES LTD	545 E John Carpenter Fwy #1500	Irving	TX	75062	003736 Shumard Oak Ln
Grapevine Colleyville ISD	3051 Ira E Woods Ave	Grapevine	TX	76051	State Law Req.
Heritage Glen HOA	5105 Auburndale Ave	Colleyville	TX	76034	Courtesy Notice
Fox Meadows HOA	5301 Bugle Lane	Colleyville	TX	76034	Courtesy Notice
Prestwick Park HOA	4912 Prestwick Drive	Colleyville	TX	76034	Courtesy Notice
Colleyville Assoc Heritage Oak	1108 Pioneer Pkwy	Arlington	TX	76013	Courtesy Notice
Steve Isbell	4209 Gateway Dr., Ste 200	Colleyville	TX	76034	Applicant

Public hearing notices were mailed
Thurs., May 28, 2015 by Taci Wrisley



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4a	Agenda Date 07/13/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of three variances to the provisions of Chapter 5-Tree Preservation in the Land Development Code on approximately 2 acres located on Lots 1-4, of the C-D Subdivision, located at 6513 and 6515 Colleyville Boulevard and 1700 and 1704 Tarrant Lane, Case GC15-008

Explanation

Ken Green, the applicant, is requesting three variances to the tree preservation requirements contained in Chapter 5-Tree Preservation in the Land Development Code for properties located 6513 and 6515 Colleyville Boulevard and 1700 and 1704 Tarrant Lane.

Existing Conditions and Zoning. The subject property is approximately 1.9 acres and is currently undeveloped. A rezoning to Professional Office (CPO) was approved by ordinance O-15-1957 in June of 2015, followed by the submittal of an associated amended plat. The proposed development plan consists of a 7,410 square foot building and a 9,550 square foot building, each located on their own lot with associated parking and landscaping.

Variance Requests. The applicant is requesting three variances to Chapter 5 (Tree Preservation) of the Land Development Code which are as follows: 1) Reduce the minimum existing tree preservation requirement from 60 percent canopy coverage to approximately 23 percent canopy coverage, 2) Waive the required mitigation fee of \$33,000, and 3) Waive the requirement to provide a total of 39 six-inch mitigation trees.

Variance 1. Section 5.9(B), states: "Minimum Existing Tree Preservation Requirements: When any new construction occurs, there shall be a minimum number of trees protected on the property."

According to the exhibit provided by the applicant, 28 percent of the subject property is covered by a protected tree canopy. Based on this amount, a minimum of 60 percent of the protected canopy is required to be preserved in place. The following is a breakdown of the requirement (this information is also provided on the attached Preserved Trees Plan):

Total pre-developed canopy coverage – 28% or 38,955 square feet of canopy coverage

Total preservation requirement – 60% or 23,373 square feet of canopy coverage

Total proposed canopy coverage – 11% or 8,874 square feet of canopy coverage

Section 5.9(B) further states that "Protected trees located within any of the exempted areas may be credited toward the minimum existing preservation coverage requirements in the above table such that no more than 50% of the existing protected trees may be credited within an exempt area."

Given this allowance, 4,553 square feet of bonus area may be credited back to the overall existing canopy coverage, leaving a total existing canopy coverage of 8,874 square feet. This leaves a final required protected canopy coverage deficiency of 14,499 square feet.

Variance 2. Section 5.12 of Chapter 5 – Tree Preservation discusses two options for mitigation: replacement of trees or payment of fees. To mitigate the 306 non-exempt caliper inches being removed, a total of 39 six-inch caliper trees and 26 three-inch caliper trees (equal to 312 total caliper inches) would need to be replanted. The applicant is proposing to plant a total of 60 three-inch caliper trees on-site, yielding 180 caliper inches. The un-mitigated balance is 132 caliper inches. At the mitigation rate of \$250 per caliper inch, the total restorative fee would be \$33,000. Per the requirements of Section 5.12(B), the monies would be deposited into the tree preservation fund, which is used by the City in order to plant trees on public properties. The applicant is requesting a waiver of the \$33,000 tree mitigation fee, stating that no additional trees can be placed on the site without overcrowding.

Variance 3. As discussed in the Statement of Planning Objectives, Mr. Green advocates for utilizing three-inch caliper trees as opposed to six-inch caliper trees due to transplanting difficulties. This request constitutes a variance as the ordinance requires that 39 six-inch trees totaling 234 caliper inches be provided.

Staff Recommendation. The existing trees on the subject property have not been properly maintained, and their distribution is not conducive to the logical or efficient placement of standard building footprints. However, the trees meet the requirements of Chapter 5 – Tree Preservation and must therefore be preserved and mitigated. The conditions present on the subject property are not unique, and they do not constitute a hardship; therefore, staff recommends denial of the request to waive the minimum existing tree preservation requirements. In conjunction with the minimum tree preservation requirements, staff also recommends denial of the requests to waive the tree mitigation fees and to provide only three-inch caliper replacement trees.

Recommendation

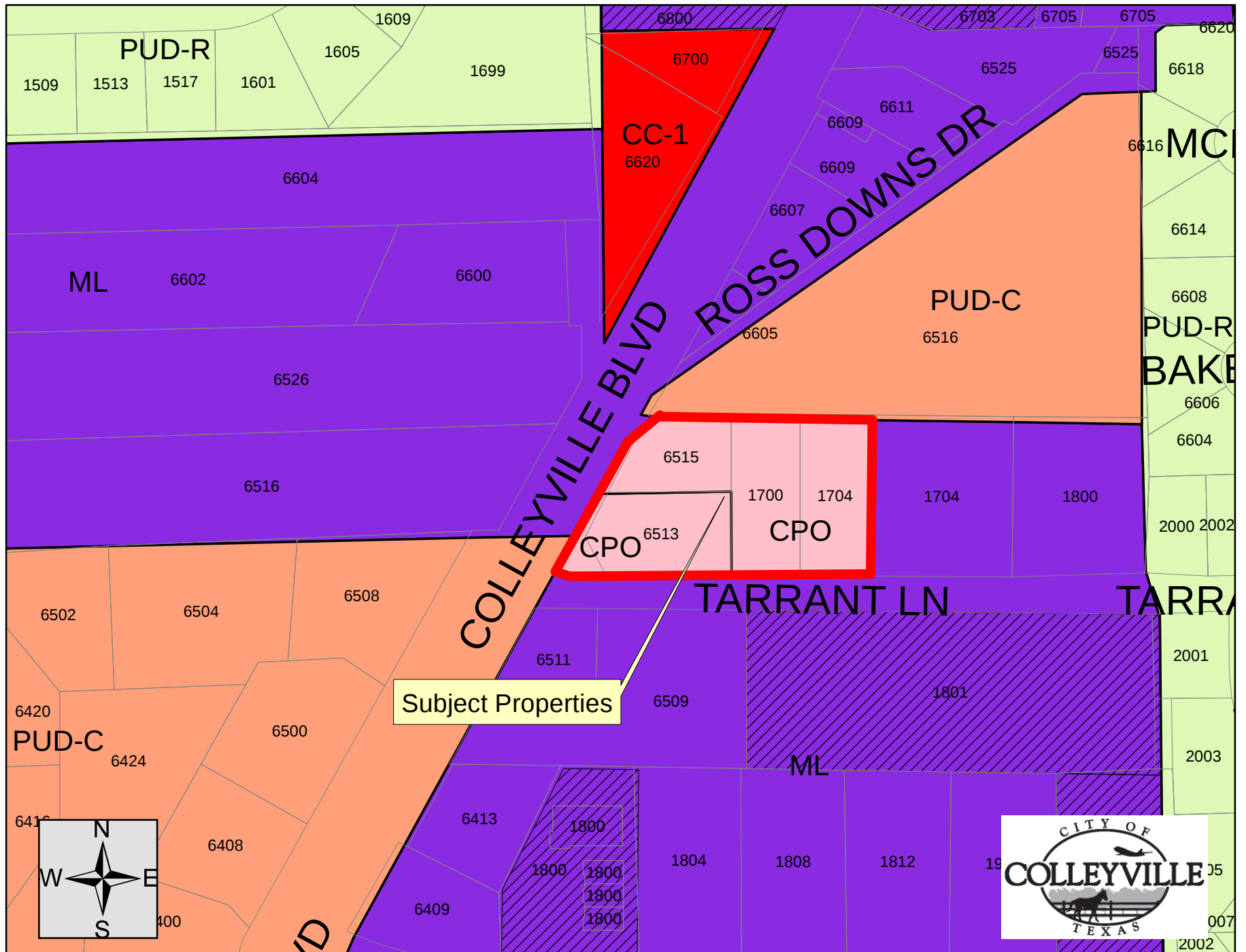
Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Buffer Map
4. Notification List

5. Landscape Plan
6. Existing Trees Plan
7. Preserved Trees Plan
8. Variance Request Letter

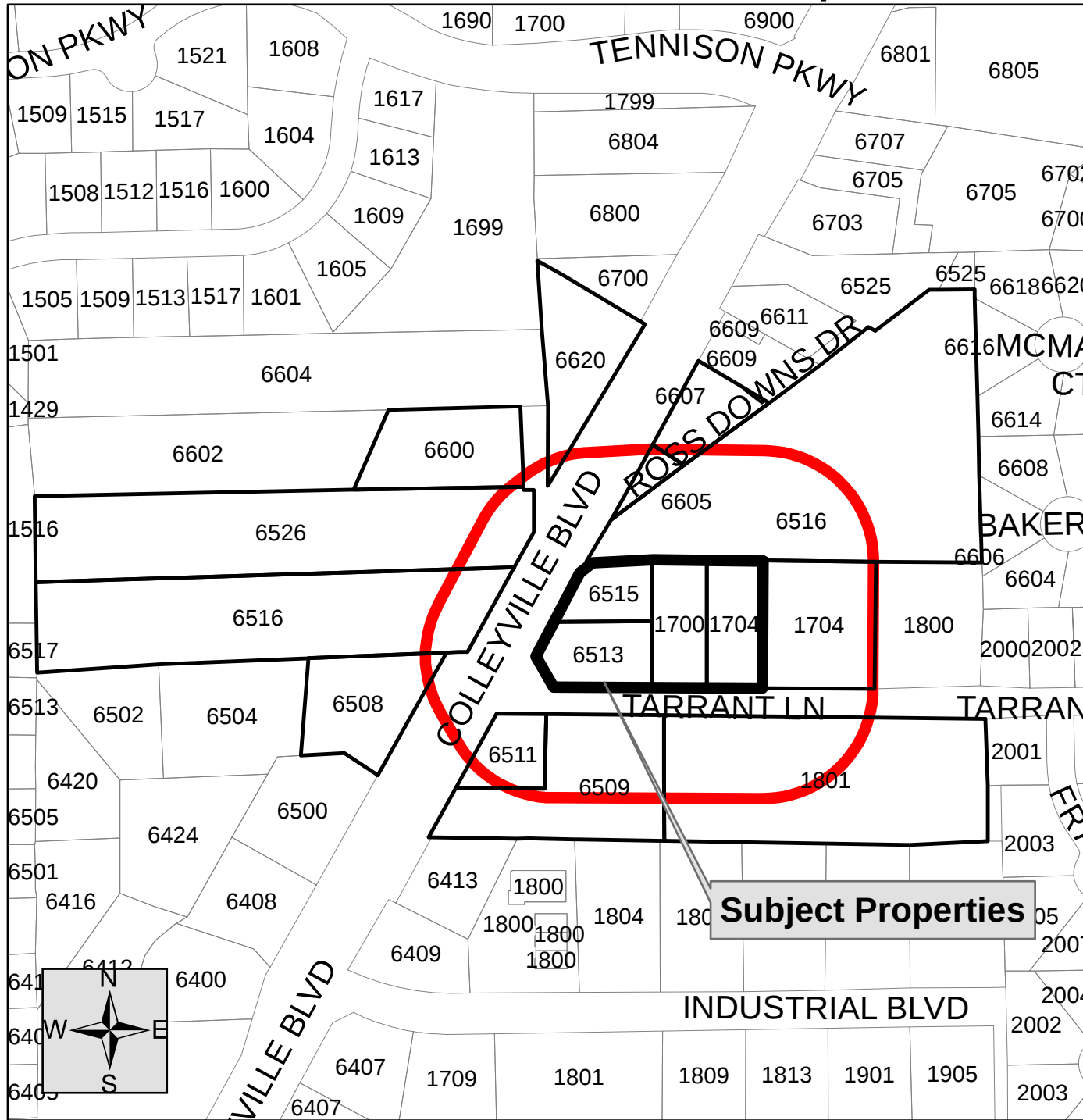
Location and Zoning Map



Buffer Map

Case GC15-008

6513 & 6515
Colleyville Blvd



Legend

-  Properties within 200 feet
-  Subject Properties
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	6515 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	1704 TARRANT LN
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	1704 TARRANT LN
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	1700 TARRANT LN
DAVIDSON CHARLES W	16018 KEVENDALE CT	JERSEY VILLAGE	TEXAS	77040	6513 COLLEYVILLE BLVD
TRES ROSAS LTD	6516 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6526 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLYVILLE BLVD STE 100	COLLEYVILLE	TEXAS	76034	6508 COLLEYVILLE BLVD
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6605 COLLEYVILLE BLVD
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6516 COLLEYVILLE BLVD
COMBINED ENTERPRISES INC	6607 COLLYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6607 COLLEYVILLE BLVD
ARROYO NORTE LTD	6516 COLLYVILLE BLVD	COLLEYVILLE	TEXAS	76034	6600 COLLEYVILLE BLVD
HART DAVID ATTORNEY	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE	TEXAS	76034	6620 COLLEYVILLE BLVD #
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	1801 TARRANT LN
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	6511 COLLEYVILLE BLVD
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS	TEXAS	75219	6509 COLLEYVILLE BLVD
BOWDEN GERALD W	850 AVENIDA SERE	MARBLE FALLS	TEXAS	78654	6516 COLLEYVILLE BLVD
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TEXAS	76051	STATE LAW REQ
ROSS DOWNS ESTATES HOA	4113 GATEWAY DR. #100	COLLEYVILLE	TEXAS	76034	COURTESY NOTICE
KEN GREEN	6508 COLLEYVILLE BLVD	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices were mailed
Friday, May 1, 2015 by Taci Wrisley

ORIGINAL LOT 83,668 SF. -1.92 AC

LOT 1 40,564 SF.

Total sf BUILDING 1 7,410 sf

Total parking Required

total sf 7,410 sf for medical- 38 spaces
1 space/ 200 sf for medical

Total parking Provided- 40

Total Building Gross- 7,490 s.f.(19%)

Total Paving Provided- 19,005 s.f. (46%)

Total Walks Provided- 1,825 s.f. (4%)

Total Landscape Provided- 12,244 s.f.(31%)

Landscape in front- 9,587 s.f.
(77% of Provided)

LOT 2 43,104 SF.

Total sf BUILDING 2 9,550 sf

Total parking Required

total sf 9,550 sf for medical- 48 spaces
1 space/ 200 sf for medical

Total parking Provided- 48

Total Building Gross- 9,976 s.f. (23%)

Total Paving Provided- 16,467 s.f. (39%)

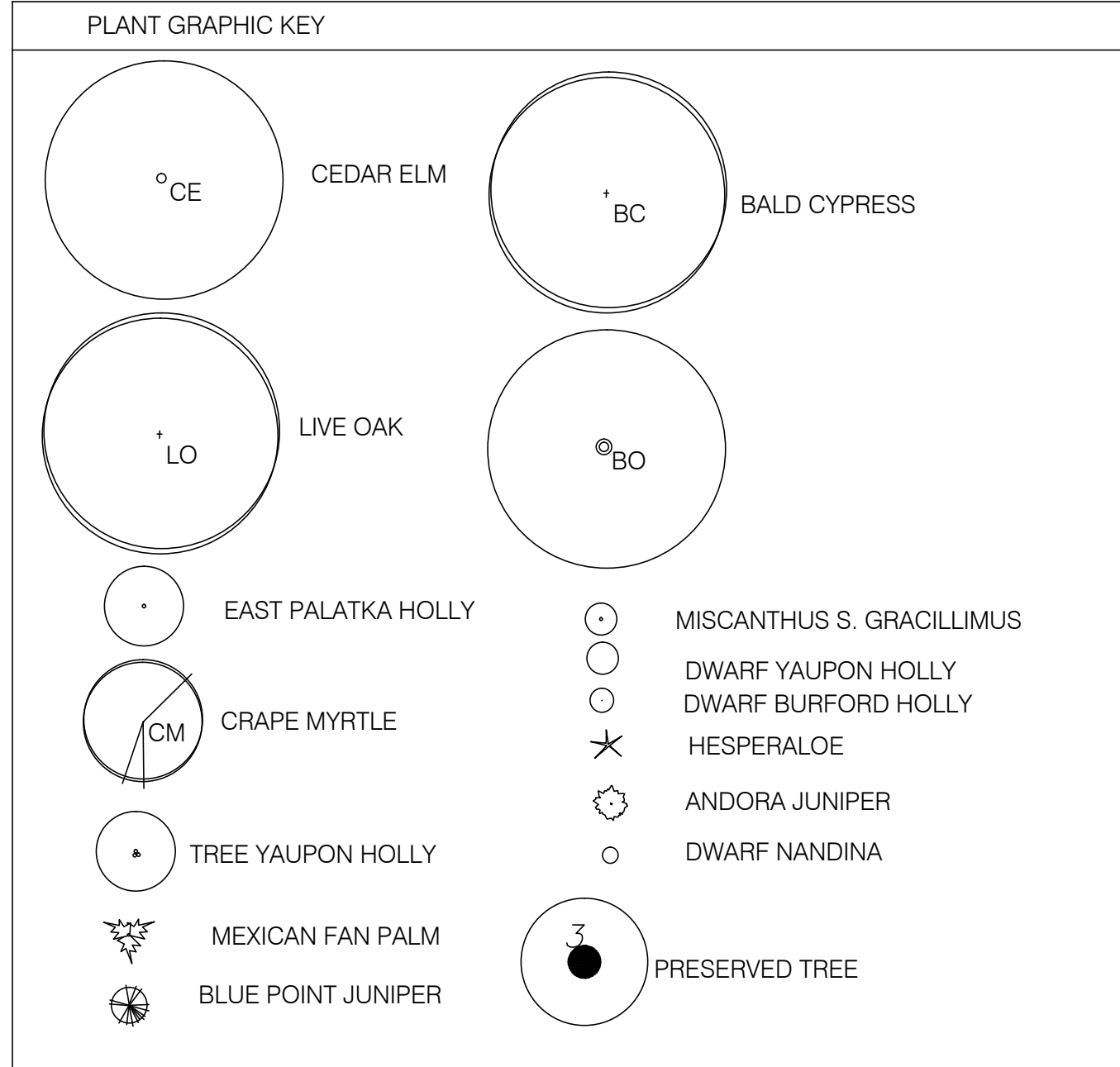
Total Walks Provided- 2,766 s.f. (6%)

Total Landscape Provided- 13,895 s.f.(32%)

Landscape in front- 10,119 s.f.
(73% of Provided)

TREE PROTECTION NOTES

- All trees shown on this plan to be preserved shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).
- Fences shall completely surround the tree or clusters of trees. The fence shall be located at the outermost limits of the tree branches or critical root zone (CRZ). The fence will be maintained throughout the construction project in order to prevent the following:
 - Soil compaction in the CRZ resulting from vehicular traffic or storage of equipment or materials.
 - CRZ disturbances due to grade changes greater than two inches (2") cut or fill or boring which was not authorized by the city.
 - Wounds to the trunk, limbs or exposed roots by mechanical equipment.
 - Other activities detrimental to trees such as chemical storage, cement trunk cleaning, and fires.
- In cases of area constraints where the protective fence is closer to the trunk than four feet (4'), the trunk must be protected with strapped-on planking to a height of eight feet (8") or to the limits of the lower branching.
- All grading within CRZs of protected trees shall be performed by hand or small equipment to minimize damage. Prior to grading, relocate the protective fencing to two feet (2') behind the grade change area.
- Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
- Trenching for landscape irrigation shall be located as far from existing trunks as possible.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.



KEY	QUANTITY	PLANT NAME/BOTANICAL NAME	SIZE	NOTES	SPACING	MITIGATION CREDIT
CE	20	Cedar Elm/Umus crassifolia	3" cal., 8ht. min.		as shown	60 inches
BC	6	Bald Cypress/Taxodium disticum	3" cal., 8ht. min.		as shown	18
LO	3	Live Oak/Quercus virginiana	3" cal., 8ht. min.		as shown	9
BO	5	Bur Oak/Quercus macrocarpa	3" cal., 8ht. min.		as shown	15
CM	7	Crape Myrtle/Lagerstroemia indica 'Hardy Red'	3" cal. multi., 8ht. min.		10'-15' oc	21
EPH	3	East Palatka Holly/Ilex x attenuata	3" cal., 8ht., min.		10' oc	9
BPJ	10	Blue Point Juniper/Juniperus chinensis 'Blue Point'	3" cal., 8ht., min.		as shown	30
YH	6	Yaupon Holly/Ilex vomitoria	3" cal. multi., 8ht. min.		10' oc	18
H	23	Hesperaloe/Hesperaloe parviflora	5gal.		3' oc	
M	54	Miscanthus/Miscanthus sinense 'Gracillimus'	3gal.		5' oc	
DN	78	Dwarf Nandina/Nandina domestica 'Nana'	1-2gal.		as shown	
DBH	180	Dwarf Burford Holly/Ilex burfordii nana	5 gal. & 18'ht. min.		3' oc	
DYH	99	Dwarf Yaupon Holly/Ilex vomitoria nana	5 gal.		4' oc	
AJ	97	Andora Juniper/Juniperus horizontalis plumosa	3 gal.		3'-4' oc	
		Lawn/419 Hybrid Bermuda Sod			sod solidly	

LANDSCAPE PLANTING CALCULATIONS

Frontage 538ft (approaches excluded)

Required 3" street trees=14

Required 5 gallon street shrubs=107

Required New 3" Parking Lot Trees=4

Provided 23 (3")+Existing Tree #12

Provided 107 + 195 additional 5 gallon + 213 1"-3 gallon shrubs

Provided 9 (3")

NOTES

IRRIGATION: All landscaped areas, including rights of way, shall be irrigated with a permanently installed irrigation system, installed by a licensed irrigator. The irrigation system must be capable of providing the proper amount of water for the particular type of plant material used and shall be equipped with rain and freeze sensors and be in accordance with all applicable codes. A detailed irrigation plan will be submitted with construction plans. Irrigation systems may be buried on public street rights of way. The City or any franchised utility will not be responsible for damage to any landscaping material or equipment while performing repairs of maintenance to its system.

MAINTENANCE: Required plant materials must be maintained in a healthy growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning, the collection of trash, litter and other maintenance of the landscape as needed. Any city-required planting that dies must be replaced with another living plant that complies with this plan within 6 months.

DRAINAGE: There shall be positive drainage away from all buildings. Final Landscape grade including top dressing mulch, shall be at least 3" below finished floor of adjacent buildings.

EDGING: Ryerson 10 gauge steel or equal. Install top of edging equal to finished mowing height of adjacent grass. Do not install any edging parallel and adjacent to concrete walks or curbs. Install stakes on inner side of planting beds, flush with top of edging.

BED PREPARATION: Planting areas to receive groundcover, shrubs or ornamental trees shall be prepared as follows:

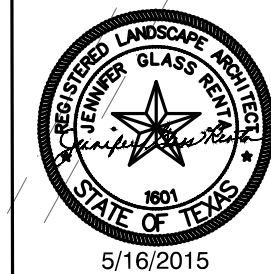
1. Excavate and remove from site existing soil and rock as necessary to allow for the incorporation of 3" of sandy loam/cured organic compost mix, 3" hardwood mulch and still allow for the finished grade of beds to be a min. of 3" below the finished floor of adjacent building structure.

2. Till sandy loam/cured organic compost mix into existing soil to 6" depth.

3. Rake beds smoothly and evenly. Insure positive drainage away from building and/or toward any surface drains, if present.

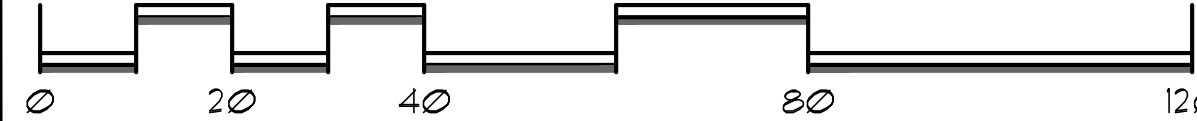
MULCH: All beds shall receive 3" of shredded hardwood mulch. Trees in lawn areas shall have 4" of mulch placed within the tree rings. Do not allow mulch to touch tree trunks.

TREE PLANTING: Tree pits of 15 gallon or greater trees shall be dug 12" greater than the root ball and slightly shallower than root ball height. Backfill in 6" lifts, tamping between lifts, with ½ sandy loam/organic compost mix, and ½ native soil mix. Provide 6" diameter continuous ring of soil around tree root ball 8" in height.



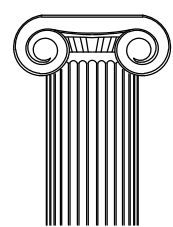
GLASS RENTA, INC.
LANDSCAPE ARCHITECTS

2701 6TH Avenue
Fort Worth, TX 76110 817.926.4606



LPI-01 LANDSCAPE PLAN- TREE MITIGATION

1" = 20'



TERRY R. CUNNINGHAM
ARCHITECTS

3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (682) 667-0044
© COPYRIGHT 2015 TERRY R. CUNNINGHAM FAX (682) 667-0056

PROFESSIONAL OFFICES
6513/6515 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

SHEET TITLE:

LANDSCAPE
PLAN

SHEET:

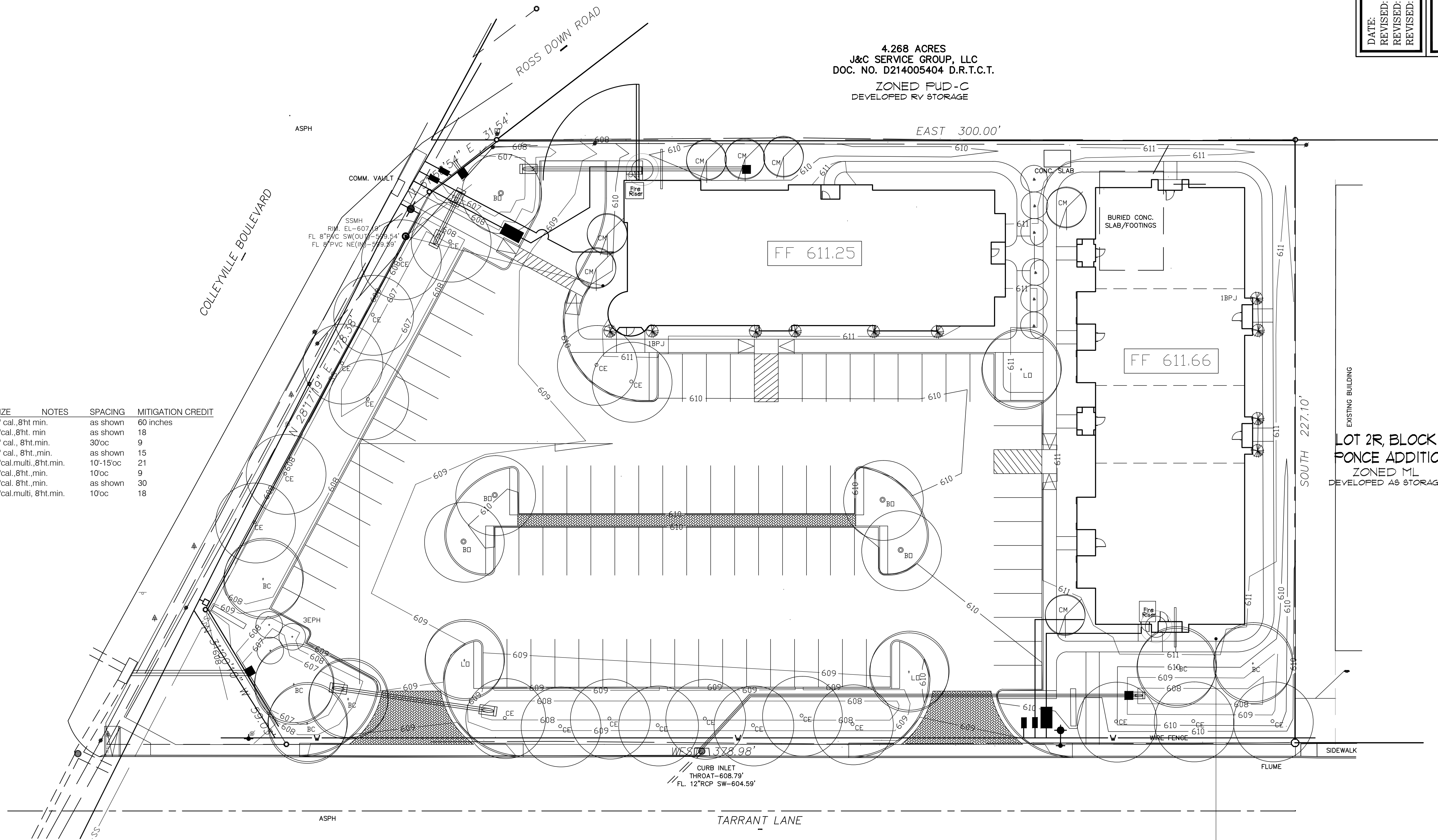
LP1

DATE: 5/27/15
REVISED:
REVISED:
REVISED:

4.268 ACRES
J&C SERVICE GROUP, LLC
DOC. NO. D214005404 D.R.T.C.T.
ZONED FUD-C
DEVELOPED RV STORAGE

PLANT LIST					
KEY	QUANTITY	PLANT NAME/BOTANICAL NAME	SIZE	NOTES	MITIGATION CREDIT
CE	20	Cedar Elm/Ulmus crassifolia	3" cal., 8'ht. min.	as shown	60 inches
BC	6	Bald Cypress/Taxodium disticum	3" cal., 8'ht. min.	as shown	18
LO	3	Live Oak/Quercus virginiana	3" cal., 8'ht. min.	30'oc	9
BO	5	Bur Oak/Quercus macrocarpa	3" cal., 8'ht. min.	as shown	15
CM	7	Crape Myrtle/Lagerstroemia indica 'Hardy Red'	3" cal. multi., 8'ht. min.	10'-15'oc	21
EPH	3	East Palatka Holly/Ilex x attenuata	3" cal., 8'ht. min.	10'oc	9
BPJ	10	Blue Point Juniper/Juniperus chinensis 'Blue Point'	3" cal., 8'ht. min.	as shown	30
YH	6	Yaupon Holly/Ilex vomitoria	3" cal. multi., 8'ht. min.	10'oc	18

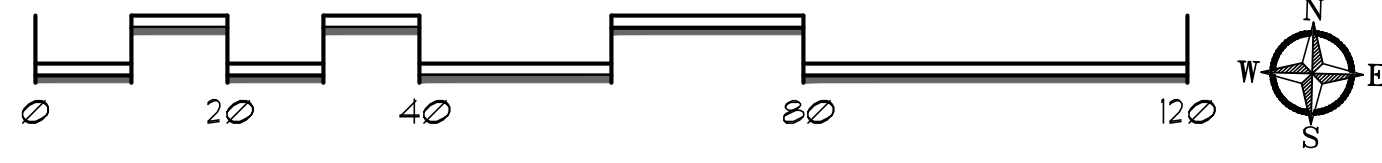
REQUIRED TREES TO BE MITIGATED 6" AND 3":
75% (306) = 230
230/6 = 39 TREES 6" CALIPER REQUIRED
306 - 230 = 76
76/3 = 25 TREES 3" CALIPER REQUIRED
PROVIDED 0
PROVIDED 60



EXISTING BUILDING
LOT 2R, BLOCK 2
PONCE ADDITION
ZONED ML
DEVELOPED AS STORAGE

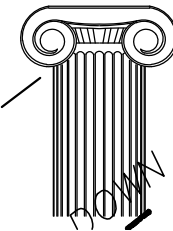


GLASS RENTA, INC.
LANDSCAPE ARCHITECTS
2701 6TH Avenue
Fort Worth, TX 76110 817.926.4606



LP2-01 PROPOSED MITIGATION TREES

SSMH
RIM. EL.-610.85
FL 6" PVC W(OUT)-602.30'
FL 6" PVC E(N)-602.35'
1" = 20'

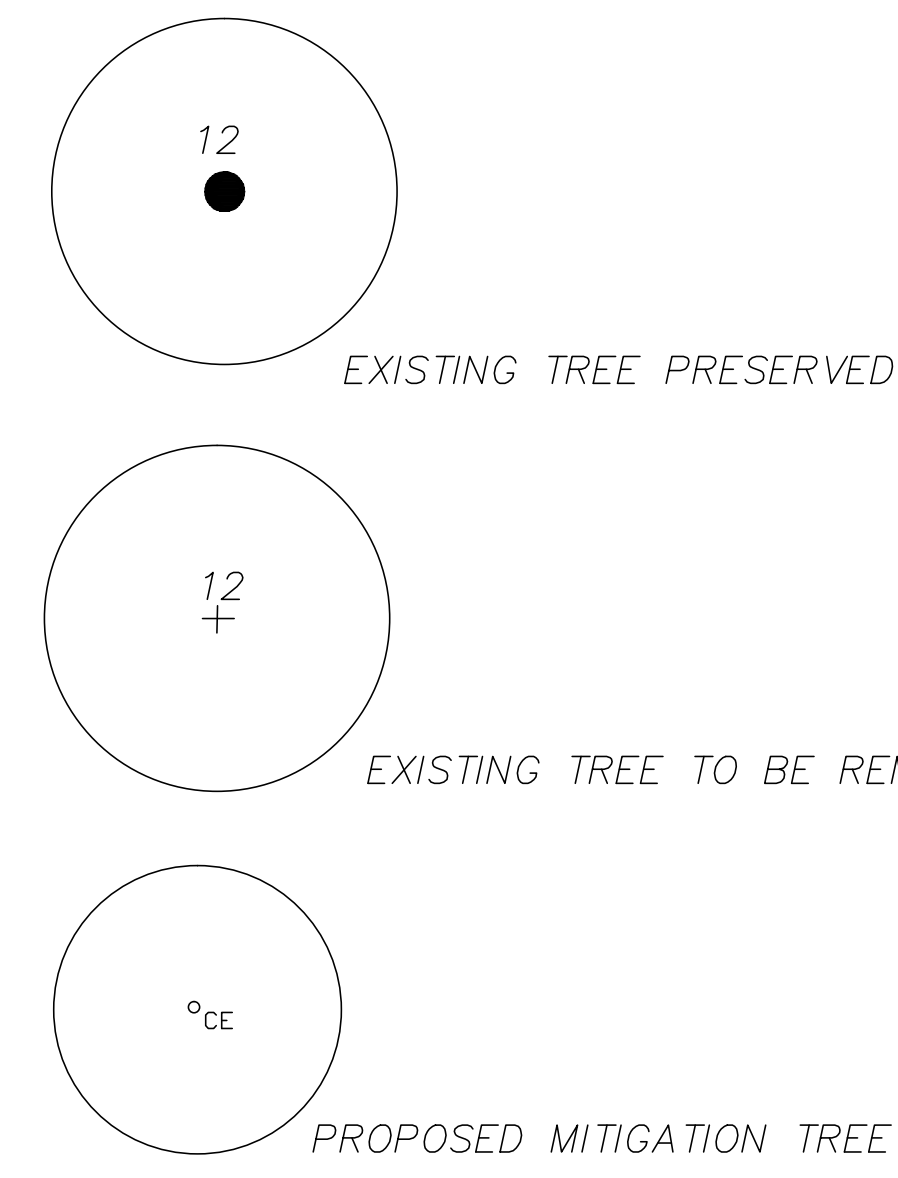


TERRY R. CUNNINGHAM
ARCHITECTS
3604 S. COOPER ST. SUITE 100 - ARLINGTON, TEXAS 76015 - (682) 667-0044
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PROFESSIONAL OFFICES
6513/6515 COLLEYVILLE BLVD.
COLLEYVILLE, TEXAS

SHEET TITLE:
EXISTING
TREES
PLAN

SHEET:
LP2

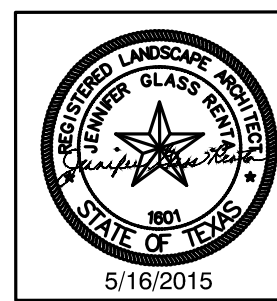


TREE #	CALIPER/TREE TYPE	CANOPY AREA IN SQ. FT./EXEMPTION NOTES	ROD, MIT. (INCHES)
1	10 CEDAR ELM 314		0
2	8 CEDAR ELM 201		0
3	8 PRICKLY ASH 201		0
4	10 CEDAR ELM 314		0
5	10 CEDAR ELM 314		0
6	10 CEDAR ELM 314		0
7	10 CEDAR ELM 314 (UNDER BLDG. MITIGATION EXEMPT 100%)		0
8	12 WILD APPLE 452 (UNDER BLDG. MITIGATION EXEMPT 100%)		0
9	8 CEDAR ELM 201		0
10	16 CEDAR ELM 404 (UNDER BLDG. MITIGATION EXEMPT 100%)		0
12	28 PECAN 2462		0
13	35 PECAN 4097		36
14	6 PECAN 113		6
15	12 PECAN 452		12
16	6 ELM 113		6
17	6 ELM 113		6
18	6 ELM 113		6
21	14 ELM 405		14
22	10 ELM 314		10
23	10 ELM 314		10
24	12 ELM 452		12
25	18 PECAN 1017		18
26	10 ELM 314		10
27	8 PECAN 201		8
29	10 ELM 314 (HALF IN ROW)		10
30	10 ELM 314 (HALF IN ROW)		10
31	12 ELM 452 (HALF IN ROW)		12
32	18 ELM 1017 (HALF IN ROW)		18
34	12 ELM 452 (IN FUTURE PUBLIC WALK & DRAINAGE EXEMPT 50%)		12
38	10 ELM 314 (IN FUTURE PUBLIC WALK & DRAINAGE EXEMPT 50%)		10
39	36 ELM 4060 (IN FUTURE PUBLIC WALK & DRAINAGE EXEMPT 50%)		36
40	36 ELM 4060 (IN FUTURE PUBLIC WALK & DRAINAGE EXEMPT 50%)		36
41	8 ELM 201 (IN FUTURE DRAINAGE EXEMPT 50%)		8
42	23.72 SQ. FT. 402 SQ. FT. 15.00 (EXEMPT 50% = 4,503 SQ. FT.)		306

NOTES: TREES IN BOLD ARE PRESERVED.
TREE # OMISSIONS ARE NOT VISIBLE OR HACKBERRY TREES NOT INCLUDED IN TABULATION.
23.72/361.668 = 28% (60% OF PROTECTED TREE CANOPY IS REQUIRED TO BE PRESERVED)
4,822.89 = 4,503.89/100.00 = 11% EXISTING CANOPY PRESERVED (10% BELOW REQUIRED 20% PROTECTED TREE CANOPY TO BE PRESERVED)
REQUIRED TREES TO BE MITIGATED 6" AND 3":
75% (306) = 230
230% = 53 TREES 6" CALIPER REQUIRED
306 - 230 = 76
76/3 = 26 TREES 3" CALIPER REQUIRED
PROVIDED 0
PROVIDED 60

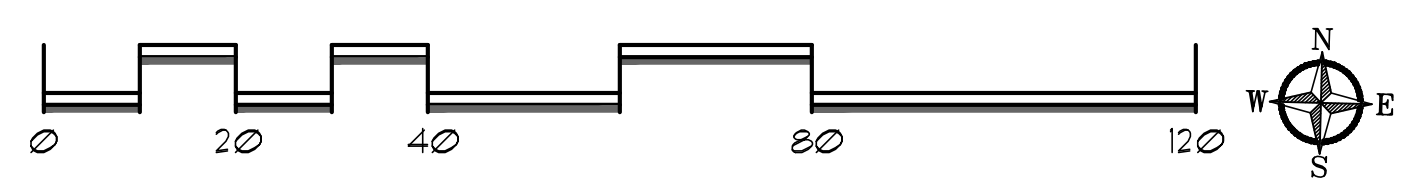
Tree species	Number of trees on site	Total caliper inches	Number of exempt trees removed	Caliper inches exempt to be removed	Number of non-exempt trees removed	Caliper inches non-exempt to be removed	Replacement trees required to be planted 6" caliper	Number of trees required to be planted 3" caliper
ANL ELM	37	226	0	0	37	226		
PECAN	6	108	0	0	6	108		
WILD APPLE	1	12	1	12	0	0		
PRICKLY ASH	1	8	0	0	0	0		
CEDAR ELM	8	90	2	26	0	0		
TOTAL	54	436	3	38	22	306	39	26

- TREE PROTECTION NOTES**
- All trees shown on this plan to be preserved shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing or grading).
 - Fences shall completely surround the tree or clusters of trees. The fence shall be located at the outermost limits of the tree branches or critical root zone (CRZ). The fence will be maintained throughout the construction project in order to prevent the following:
 - Soil compaction in the CRZ resulting from vehicular traffic or storage of equipment or materials.
 - CRZ disturbances due to grade changes greater than two inches (2") cut or fill or boring which was not authorized by the city.
 - Wounds to the trunk, limbs or exposed roots by mechanical equipment.
 - Other activities detrimental to trees such as chemical storage, cement trunk cleaning, and fires.
 - In cases of area constraints where the protective fence is closer to the trunk than four feet (4'), the trunk must be protected with strapped on planking to a height of eight feet (8') or to the limits of the lower branching.
 - All grading within CRZs of protected trees shall be performed by hand or small equipment to minimize damage. Prior to grading, relocate the protective fencing to two feet (2') behind the grade change area.
 - Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
 - Trenching for landscape irrigation shall be located as far from existing trunks as possible.
 - Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.



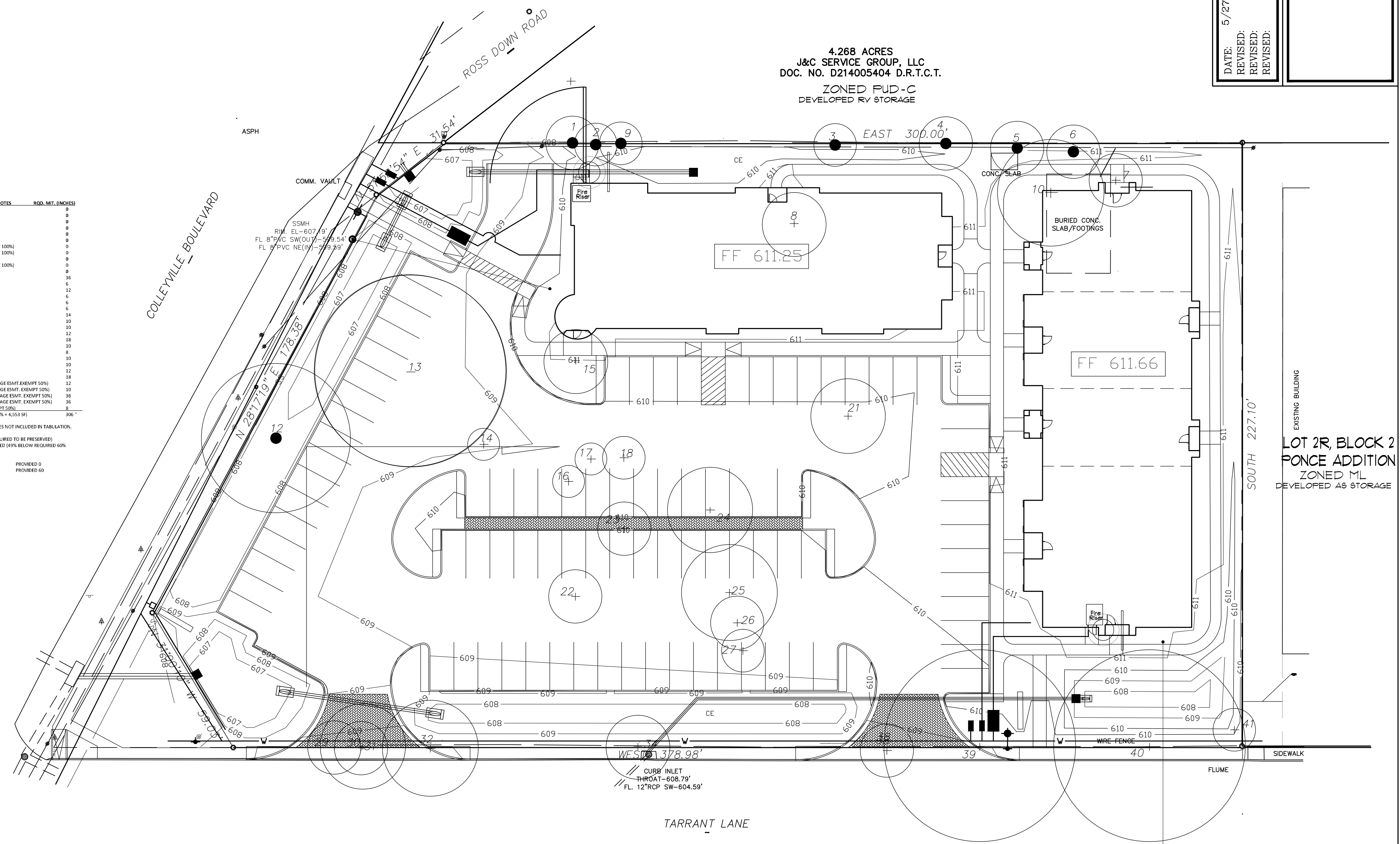
GLASS RENTA, INC.
LANDSCAPE ARCHITECTS

2701 6TH Avenue
Fort Worth, TX 76110 817.926.4606



LP2-01 EXISTING TREES ON SITE

SSMH
RIM. EL.-610.85
FL 6" PVC W(OUT)-602.30"
FL 6" PVC E(IN)-602.35"
1" = 20'



4.268 ACRES
J&C SERVICE GROUP, LLC
DOC. NO. D214005404 D.R.T.C.T.
ZONED PUD-C
DEVELOPED RV STORAGE

LOT 2R BLOCK 2
PONCE ADDITION
ZONED ML
DEVELOPED AS STORAGE

DATE: 5/27/15	REVIS: 5/27/15
REVIS: 5/27/15	REVIS: 5/27/15

Patia Boomsma, AICP
Planning & Development Coordinator
City of Colleyville

Patia,

We are preserving 11 percent of the existing tree canopy. The new tree ordinance appears to require a 60 percent tree canopy preservation. Preserving 60 percent of the existing canopy would not allow us to build any type of suitable commercial buildings on the site.

To totally mitigate the removed trees we would be required to plant 39 6 inch trees and 26 3 inch trees. We are requesting to plant 60-3 inch caliper trees instead. The reason for this is twofold.

First, by planting 75 trees we would be crowding trees way too close together and they would almost immediately overlap each other and become very unsightly. Sixty trees are the most we can reasonably plant without the trees being too close to each other and creating overcrowding problems.

Second, after talking to landscape architects, arborist and tree suppliers we have been assured that within five years the three inch trees will be larger than the six inch trees. The types and varieties of tree we are proposing are very hard to transplant at a six inch caliper. Their growth becomes stunted and the shock of transplanting often kills the trees. Three inch tree are container grown so you retain all of the roots when transplanted. Six inch trees must be dug up with an arborist spade damaging much of the root structure. Most suppliers do not recommend six inch trees for this reason.

The sixty trees we are planting is many times the normal amount planted on similar developments in Colleyville and all we can possibly crowd onto the site. I am therefore respectfully requesting the City to waive any proposed mitigation fees.

Thank you,

Ken Green



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4b	Agenda Date 07/13/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the R40-Single Family Residential zoning district to the PUDR-Planned Unit Development zoning district on Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012 (REQUEST TO BE TABLED)

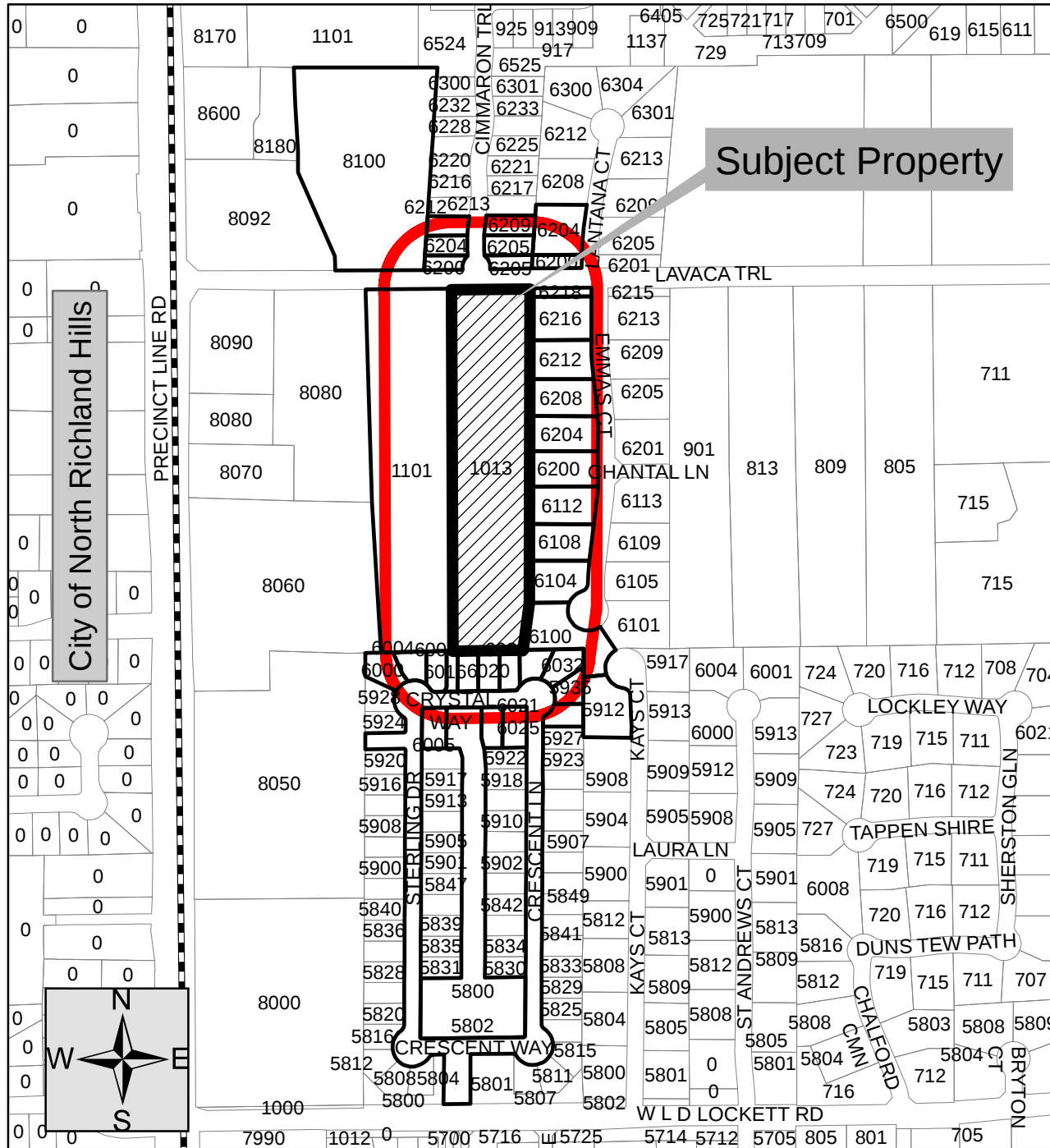
Explanation

The applicant has requested that this item be tabled to the August 10, 2015 Planning and Zoning Commission meeting to allow additional preparation time. Staff will re-notify for the next public hearings.

Recommendation

Attachments

Buffer Map



Case ZC15-012

1013 Lavaca Trail

Subject Property

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
HSU LISA L W	6204 LANTANA CT	COLLEYVILLE	TEXAS	76034	6204 LANTANA CT
LAVACA PARC HOMEOWNERS ASSC	1540 KELLER PKWY STE 108-151	KELLER	TEXAS	76248	6200 LANTANA CT
JAETZOLD CORY B	6204 EMMAS CT	COLLEYVILLE	TEXAS	76034	6204 EMMAS CT
STURGEON JOHN M III	6112 EMMAS CT	COLLEYVILLE	TEXAS	76034	6112 EMMAS CT
A R A F INC.	17320 MARIANNE CIR	DALLAS	TEXAS	75252	6200 EMMAS CT
MOTI SALEEM	6216 EMMAS CT	COLLEYVILLE	TEXAS	76034	6216 EMMAS CT
L T ESTATES HOA INC	215 W COLLEGE ST	GRAPEVINE	TEXAS	76051	6218 EMMAS CT
WARRICK DAVID	6104 EMMAS CT	COLLEYVILLE	TEXAS	76034	6104 EMMAS CT
PATEL SHAILESH	6108 EMMAS CT	COLLEYVILLE	TEXAS	76034	6108 EMMAS CT
RIFFE BRYAN D	6208 EMMAS CT	COLLEYVILLE	TEXAS	76034	6208 EMMAS CT
AJBANI VIVEK CHANDRAKANT	6212 EMMAS CT	COLLEYVILLE	TEXAS	76034	6212 EMMAS CT
USMC COLLEYVILLE LLC	14881 QUORUM DR STE 250	DALLAS	TEXAS	75254	8100 PRECINCT LINE RD
L T ESTATES HOA INC	215 W COLLEGE ST	GRAPEVINE	TEXAS	76051	6100 EMMAS CT
RUGGERE JUDY	1013 LAVACA TR	COLLEYVILLE	TEXAS	76034	1013 LAVACA TR
CAREY DEVIN J	6020 STERLING DR	COLLEYVILLE	TEXAS	76034	6020 STERLING DR
LARSEN SCOTT R	6016 STERLING DR	COLLEYVILLE	TEXAS	76034	6016 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	6012 STERLING DR
DUDDING MICHAEL	6025 STERLING DR	COLLEYVILLE	TEXAS	76034	6025 STERLING DR
GRASSI KAREN	6005 STERLING DR	COLLEYVILLE	TEXAS	76034	6005 STERLING DR
AKINMERESE OLAWALE	5912 KAYS CT	COLLEYVILLE	TEXAS	76034	5912 KAYS CT
STANLEY LARRY J EST	1101 LAVACA TR	COLLEYVILLE	TEXAS	76034	1101 LAVACA TR
VILLAS OF COLLEYVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON	TEXAS	76013	6200 CIMMARON TR
VILLAS OF COLLEYVILLE HOA LLC	1108 W PIONEER PKWY	ARLINGTON	TEXAS	76013	6205 CIMMARON TR
POWERS RICHARD D	6204 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6204 CIMMARON TR
MOLSON ALAN H	6205 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6205 CIMMARON TR
GUGLIUZZA DOMENICO A	6208 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6208 CIMMARON TR
APGAR RICHARD JR	6209 CIMMARON TR	COLLEYVILLE	TEXAS	76034	6209 CIMMARON TR
HALL CHARLES	5935 CRESCENT LN	COLLEYVILLE	TEXAS	76034	5935 CRESCENT LN
ROBBINS DONALD	5931 CRESCENT LN	COLLEYVILLE	TEXAS	76034	5931 CRESCENT LN
EISENBARTH JENNIFER L	6032 STERLING DR	COLLEYVILLE	TEXAS	76034	6032 STERLING DR
GRACE STEPHEN	6000 STERLING DR	COLLEYVILLE	TEXAS	76034	6000 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	5802 CRESCENT LN
PANCHAL PRINCE H	6024 STERLING DR	COLLEYVILLE	TEXAS	76034	6024 STERLING DR
CROWE DANIEL L	6028 STERLING DR	COLLEYVILLE	TEXAS	76034	6028 STERLING DR
BRICE TONY J	6021 STERLING DR	COLLEYVILLE	TEXAS	76034	6021 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	5800 CRESCENT LN
CARRINGTON WADE	6004 STERLING DR	COLLEYVILLE	TEXAS	76034	6004 STERLING DR
MILLS ANDREW E	6008 STERLING DR	COLLEYVILLE	TEXAS	76034	6008 STERLING DR
LAVACA TRAIL ESTATES HOA	215 W COLLEGE ST	GRAPEVINE	TEXAS	76051	COURTESY NOTICE
EMERALD PARK HOA	5837 CRESCENT	COLLEYVILLE	TEXAS	76034	COURTESY NOTICE
VILLAS OF COLLEYVILLE HOA	1858 W. PIONEER PARKWAY	ARLINGTON	TEXAS	76013	COURTESY NOTICE
KELLER ISD	350 KELLER PARKWAY	KELLER	TEXAS	76248	STATE REQ.
JOHN FEGAN	PO BOX 126	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices were mailed
Friday, June 26, 2015 by Taci Wrisley



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4c	Agenda Date 07/13/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the PUDC-Planned Unit Development Commercial zoning district to the PUDR-Planned Unit Development Residential zoning district, CN-Neighborhood Commercial zoning district, and CPO-Professional Office on 15.17 acres on Abstract 1182 of the WC Newton Survey and Abstract 356 of the Isaac Caradine Survey, located at 8000 & 8050 Precinct Line Road, Case ZC15-013 (REQUEST TO BE TABLED)

Explanation

The applicant has requested that this item be tabled to the August 10, 2015 Planning and Zoning Commission meeting to allow additional preparation time. Staff will re-notify for the next public hearings.

Recommendation

Attachments

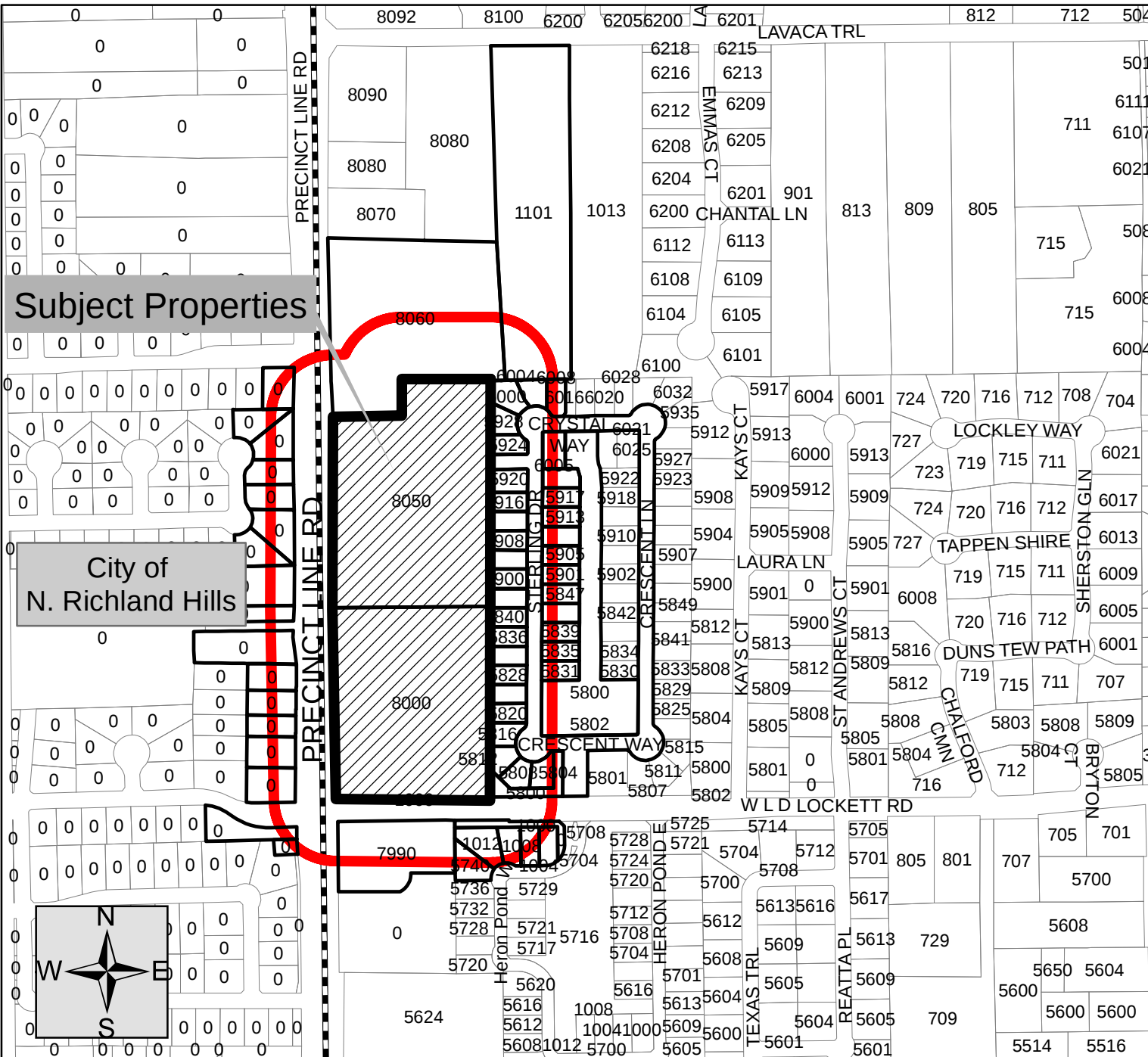
Aerial



Buffer Map

Case ZC15-013

8000 & 8050
Precinct Line Road



Legend

-  Properties within 200 feet
-  Subject Properties
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
JONES JERRELL W	11111 ABBEYWOOD	OKLAHOMA CITY	OKLAHOMA	73170	8050 PRECINCT LINE RD
RAMSEY AMANDA	5920 STERLING DR	COLLEYVILLE	TEXAS	76034	5920 STERLING DR
PIETROBON JOHN	5916 STERLING DR	COLLEYVILLE	TEXAS	76034	5916 STERLING DR
BATTE RICHARD E	5912 STERLING DR	COLLEYVILLE	TEXAS	76034	5912 STERLING DR
VU DON C	5908 STERLING DR	COLLEYVILLE	TEXAS	76034	5908 STERLING DR
OSTENDORF MICHAEL	5904 STERLING DR	COLLEYVILLE	TEXAS	76034	5904 STERLING DR
SCULL DIANE	5900 STERLING DR	COLLEYVILLE	TEXAS	76034	5900 STERLING DR
KIM SEAN H	5844 STERLING DR	COLLEYVILLE	TEXAS	76034	5844 STERLING DR
CHOUDHARY ASHWANI	5840 STERLING DR	COLLEYVILLE	TEXAS	76034	5840 STERLING DR
SMITH GREG	5836 STERLING DR	COLLEYVILLE	TEXAS	76034	5836 STERLING DR
MARTINEZ CHARLES	5832 STERLING DR	COLLEYVILLE	TEXAS	76034	5832 STERLING DR
PURVIS CONRAD J	5828 STERLING DR	COLLEYVILLE	TEXAS	76034	5828 STERLING DR
VARGHESE GEORGE	5824 STERLING DR	COLLEYVILLE	TEXAS	76034	5824 STERLING DR
GIEBLER TERRY L	5820 STERLING DR	COLLEYVILLE	TEXAS	76034	5820 STERLING DR
GRASSI KAREN	6005 STERLING DR	COLLEYVILLE	TEXAS	76034	6005 STERLING DR
TISSERA SHIMAL A	5921 STERLING DR	COLLEYVILLE	TEXAS	76034	5921 STERLING DR
SAKURAI KAORU	5917 STERLING DR	COLLEYVILLE	TEXAS	76034	5917 STERLING DR
SPRING AYESHANILL	5913 STERLING DR	COLLEYVILLE	TEXAS	76034	5913 STERLING DR
RAY DAVID T	5909 STERLING DR	COLLEYVILLE	TEXAS	76034	5909 STERLING DR
MCNEELY MITLON JR	5905 STERLING DR	COLLEYVILLE	TEXAS	76034	5905 STERLING DR
KADOKO ROBERT	5901 STERLING DR	COLLEYVILLE	TEXAS	76034	5901 STERLING DR
GALLOWAY JOHN W	5847 STERLING DR	COLLEYVILLE	TEXAS	76034	5847 STERLING DR
CHERNLY REVOCABLE TRUST	5843 STERLING DR	COLLEYVILLE	TEXAS	76034	5843 STERLING DR
ANDREOLA DANIEL	5839 STERLING DR	COLLEYVILLE	TEXAS	76034	5839 STERLING DR
JUMA SAMIR	5835 STERLING DR	COLLEYVILLE	TEXAS	76034	5835 STERLING DR
NEUFELD JOHN	5831 STERLING DR	COLLEYVILLE	TEXAS	76034	5831 STERLING DR
STANLEY LARRY J EST	1101 LAVACA TR	COLLEYVILLE	TEXAS	76034	1101 LAVACA TR
WILLIAM D SOUDER INVESTMENTS	305 BROOKRIDGE CT	HURST	TEXAS	76054	8060 PRECINCT LINE RD
MARKHAM DIANA L ETAL	5000 GADSDEN AVE	FORT WORTH	TEXAS	76244	1000 W L D LOCKETT RD
GRACE STEPHEN	6000 STERLING DR	COLLEYVILLE	TEXAS	76034	6000 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	5802 CRESCENT LN
KUO MAN-LI	5812 STERLING DR	COLLEYVILLE	TEXAS	76034	5812 STERLING DR
VORA JAY	5808 STERLING DR	COLLEYVILLE	TEXAS	76034	5808 STERLING DR
SIRISAKD NED	5816 STERLING DR	COLLEYVILLE	TEXAS	76034	5816 STERLING DR
KIM TAE WOO	5804 STERLING DR	COLLEYVILLE	TEXAS	76034	5804 STERLING DR
SIMMONS DAVID	5924 STERLING DR	COLLEYVILLE	TEXAS	76034	5924 STERLING DR
KWUN SUN T	5928 STERLING DR	COLLEYVILLE	TEXAS	76034	5928 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	5800 CRESCENT LN
CARRINGTON WADE	6004 STERLING DR	COLLEYVILLE	TEXAS	76034	6004 STERLING DR
MILLS ANDREW E	6008 STERLING DR	COLLEYVILLE	TEXAS	76034	6008 STERLING DR
VICTRON STORES LP	PO BOX 2599	WAXAHACHIE	TEXAS	75168	7990 PRECINCT LINE RD
HERON POND LLC	PO BOX 92747	SOUTHLAKE	TEXAS	76092	5740 HERON DR W
GRAPEVINE COLLEYVILLE ISD	3051 IRA E. WOODS AVE	GRAPEVINE	TEXAS	76051	STATE REQ
KELLER ISD	350 KELLER PKWY	KELLER	TEXAS	76248	STATE REQ
CITY OF NORTH RICHLAND HILLS	7301 N.E. LOOP 820	NORTH RICHLAND HILLS	TEXAS	76180	COURTESY NOTICE
LAVACA TRAIL ESTATES	215 W. COLLEGE STREET	GRAPEVINE	TEXAS	76051	COURTESY NOTICE
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE	TEXAS	76034	5800 STERLING DR
KOSSE MAYKUS	PO BOX 92747	SOUTHLAKE	TEXAS	76092	APPLICANT

Public hearing notices were mailed
Friday, June 26, 2015 by Taci Wrisley



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4d	Agenda Date 07/13/2015	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a zoning change from the AG-Agricultural zoning district to the R20-Single Family Residential zoning district on Abstract 294, of the R. Chowning Survey, located at 6200 and 6210 Pool Road, Case ZC15-014

Explanation

John Hodgkiss, the applicant, has submitted a request to change the zoning on 1.46 acres, located at 6200 and 6210 Pool Road. The applicant is requesting to rezone the property from the AG – Agricultural zoning district to the R-20-Single Family Residential zoning district in order to redevelop the property as three lots.

Existing Conditions. The subject property is currently unplatted. A subsequent plat will be required in order to create the three individual lots proposed by the zoning exhibit. The lot is 63,615 square feet in size and presently contains two single-family homes with accessory structures.

Statement of Planning Objectives. The applicant intends to demolish the existing structures in order to subdivide and redevelop the property. A triangular-shaped portion of Lot 13, Block 16 of the Highland Meadows Phase II Replat is intended to be included within Proposed Lot 14 on the subsequent plat in order to create a rectangular-shaped parcel and allow access from Highland Meadows Drive.

Lot Dimensions and Setbacks. Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require a minimum lot size of 20,000 square feet with a minimum lot width of 100 feet and lot depth of 125 feet. The following additional standards are applicable to the R-20 zoning designation:

Minimum Front Yard Setback: 30 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 30 percent

The proposed conceptual plan meets the minimum standards of the Land Development Code for the R-20 zoning district.

Surrounding Development Trends. Property to the north zoned R-40 Single Family Residential and developed with a single family home. Land to the east is located within the city of Grapevine and developed with single family detached dwellings. To the south and west, property is zoned R-20 Single Family Residential and also contains

residential uses.

Master Plan. The Future Land Use Plan designates the subject property for single family residential uses. The proposed rezoning is consistent with the Future Land Use Plan.

Public Notification. Staff mailed notices to eight property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no responses have been received.

Summary. The proposed zoning change is consistent with the Future Land Use Plan, which designates the subject property as single family residential uses, and other areas of the City's comprehensive plan. In addition, the conceptual plan meets the requirements of the R-20 Single Family Residential zoning district and is consistent with the development pattern and existing zoning along Highland Meadows Drive. Staff recommends approval of the rezoning request.

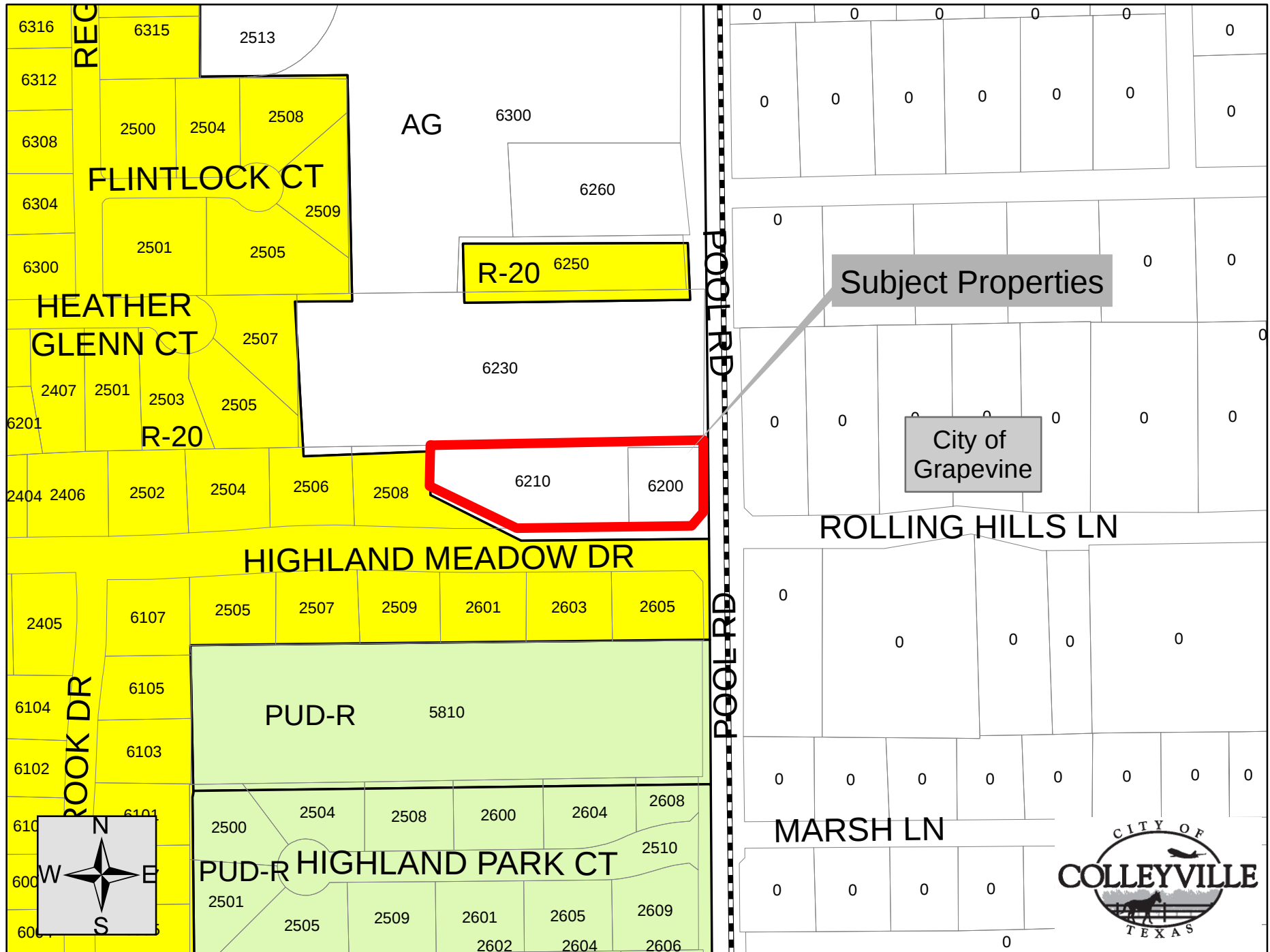
Recommendation

Approve

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. Zoning Exhibit
8. Ordinance O-15-XXXX

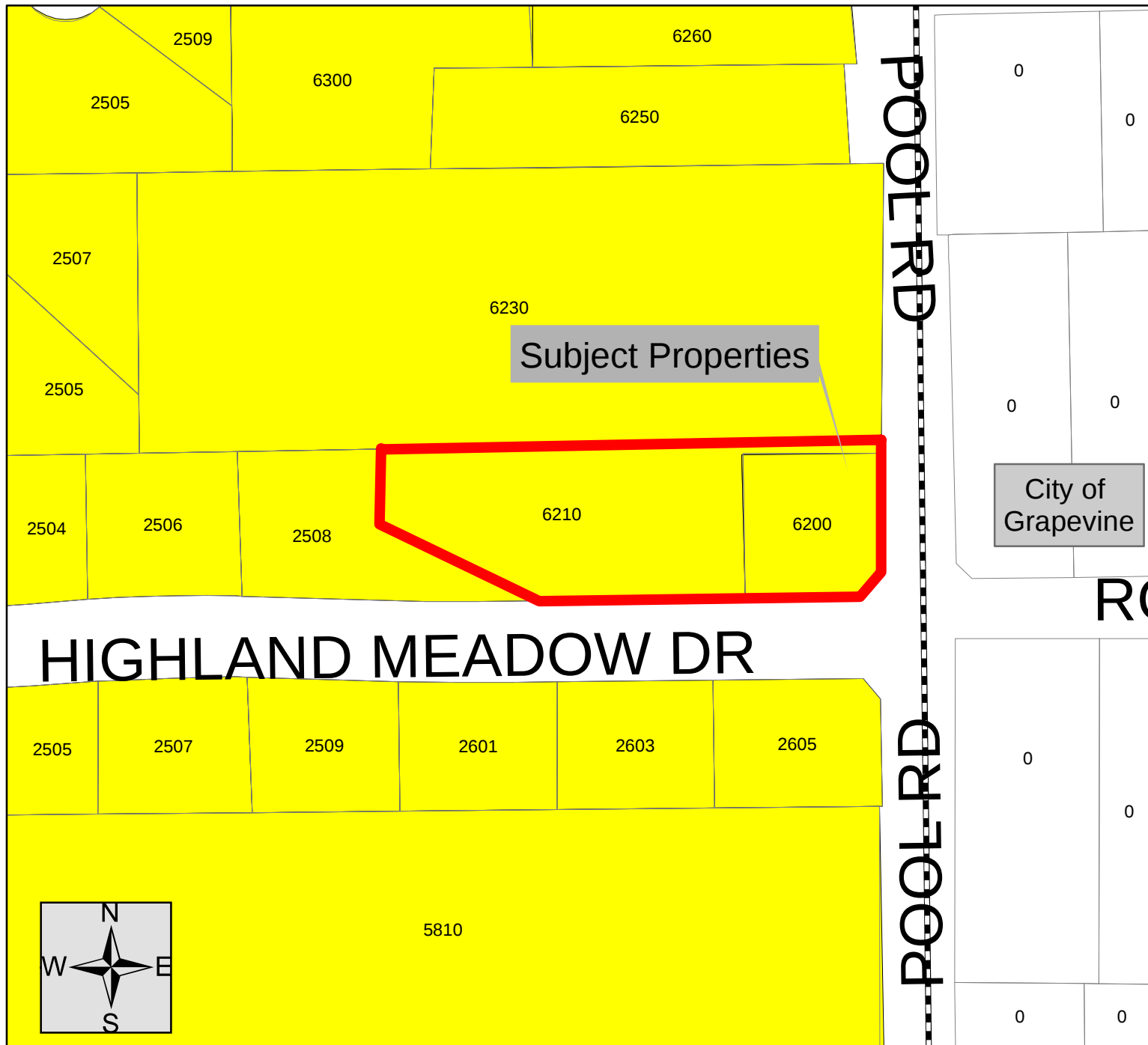
Location and Zoning Map



Aerial



Future Land Use Map



Legend

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



6200 and 6210
Pool Road

 Properties within 200 feet
 Subject Properties
 Parcels



Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
HODGKISS JOHN L	309 S MAIN ST	GRAPEVINE	Texas	76051	6210 POOL RD
HODGKISS JOHN L	309 S MAIN ST	GRAPEVINE	Texas	76051	6200 POOL RD
PETERSEN SHAWN L	6230 POOL RD	COLLEYVILLE	Texas	76034	6230 POOL RD
BRECHT WILLIAM	2508 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2508 HIGHLAND MEADOW DR
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE	Texas	76051	2506 HIGHLAND MEADOW DR
LUEVANO JAVIER A	2507 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2507 HIGHLAND MEADOW DR
HENRY E EUEL	2509 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2509 HIGHLAND MEADOW DR
WEITZER CHRISTOPHER P	2605 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2605 HIGHLAND MEADOW DR
MADISON ANGIE	2603 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2603 HIGHLAND MEADOW DR
TUGGEY MATHEW	2601 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2601 HIGHLAND MEADOW DR
Grapevine-Colleyville ISD	3051 Ira E. Woods Ave.	Grapevine	Texas	76051	State law required
City of Grapevine	PO BOX 95104	Grapevine	Texas	76099	Courtesy Notice
HIGHLAND MEADOWS HOA	PO BOX 662	COLLEYVILLE	Texas	76034	Courtesy Notice
JOHN HODGKISS	309 S MAIN ST	GRAPEVINE	Texas	76051	APPLICANT

Public hearing notices were
mailed Friday, June 26, 2015
by Taci Wrisley

June 15, 2015

LETTER OF INTENT – STATEMENT OF PLANNING OBJECTIVES

**RE: Proposed Single Family Development (R-20)
NW Corner of Pool Road and Highland Meadows Drive
Colleyville, Texas**

Per Zoning Application Checklist requirements, we hereby submit this letter of intent for proposed development. We intend to develop this property into three (3) R-20 lots similar to the neighborhood to which we border to west and south. Currently, this property is zoned AG and is surrounded by developed neighborhoods zoned R-20.

Rather than request a planned development and produce sub-20,000 square foot lots, we have decided to rezone this property for R-20 lots similar to our surrounding. It is our intent to sell lots likely to custom builders that will result in price points for homes in the \$650,000 to \$850,000 range.

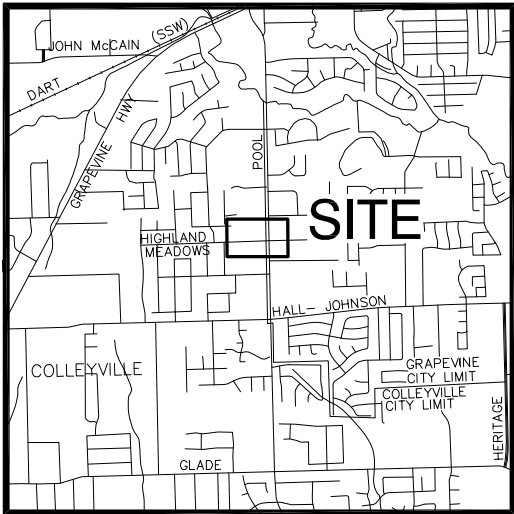
We would like to have this property entitled by the end of the summer with construction beginning in early fall and lots available for builders by late fall for the 2016 spring season.

Sincerely,

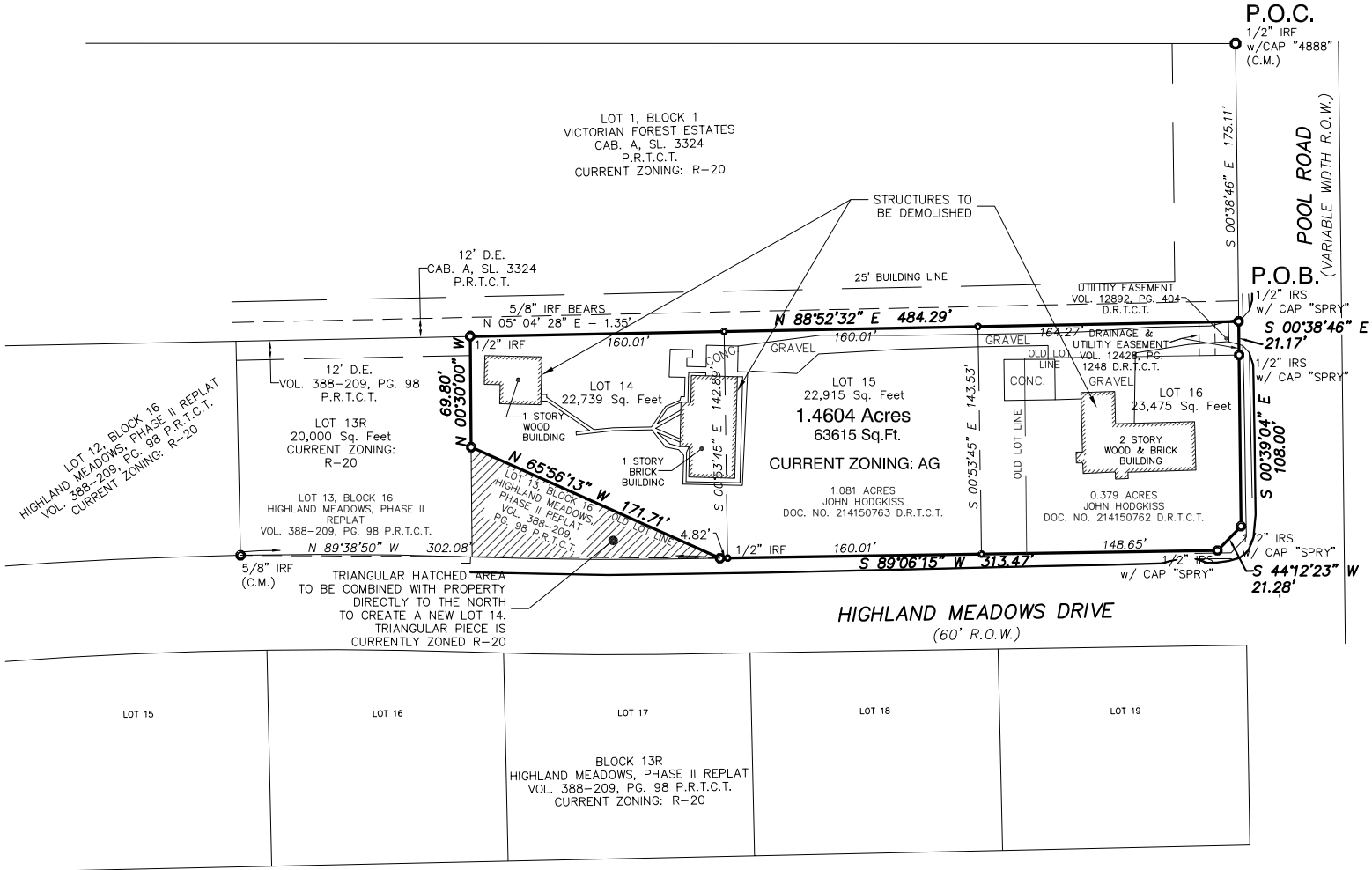
HAMILTON DUFFY, P.C.

Keith Hamilton

Zoning Exhibit
EXHIBIT B



VICINITY MAP
NOT TO SCALE



Graphic Scale in Feet



LEGEND

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

ABBREVIATIONS

D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
C.M.	CONTROLLING MONUMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
ASPH.	ASPHALT
CONC.	CONCRETE

OWNER/
APPLICANT: John L. Hodgkiss
309 S. Main St.
Grapevine, TX 76051

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- According to the Flood Insurance Rate Map No. 48439C0095 K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- There does exist interior fences, wood decks, walkways and stairs not shown on this survey.
- The basis of bearing for the property shown hereon is the deed recorded in Doc. No. D214150763, D.R.T.C.T.



I certify that this survey was made on the ground, that this plat correctly represents the facts found at the time of survey.

This document shall not be recorded for any purpose. This drawing shall be used for

REVIEW PURPOSES ONLY

David Carlton Lewis
R.P.L.S. No. 5647

Date: JUNE 22, 2015

JULY 16, 2014
CERTIFICATE DATE

DAVID CARLTON LEWIS, R.P.L.S. NO. 5647

This survey is issued in conjunction with the Metes and Bounds Description by Spry Surveyors, hereby referenced as Exhibit A. This Survey is Exhibit B.

ZONING EXHIBIT
FOR ZONING CHANGE REQUEST FROM AG TO R-20

1.4604 ACRES

IN THE R. CHOWNING SURVEY NO. 294
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

ISSUE DATE: 06/22/2015 SCALE: 1" = 100' PROJECT NO.: 034-122-50

SPRY SURVEYORS

8241 Mid-Cities Blvd., Suite 100 • North Richland Hills, TX 76182
Ph 817-494-6359 • spry@sprysurveyors.com • www.sprysurveyors.com
Firm Reg. No. 10112000

ORDINANCE O-15-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.46 ACRES ON ABSTRACT 294 OF THE CHOWNING SURVEY, LOCATED AT 6200 AND 6210 POOL ROAD, FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE R-20-SINGLE FAMILY RESIDENTIAL 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 rezoning under Case ZC15-014; 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; and 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 1.46 acres on Abstract 294 of the R. Chowning Survey, located at 6200 and 6210 Pool Road, from the AG-Agricultural zoning district to the R-20-Single Family Residential zoning district, as depicted in the attached 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 any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of August 2015.

The second reading and public hearing being conducted on the 18th day of August 2015.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2015.

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

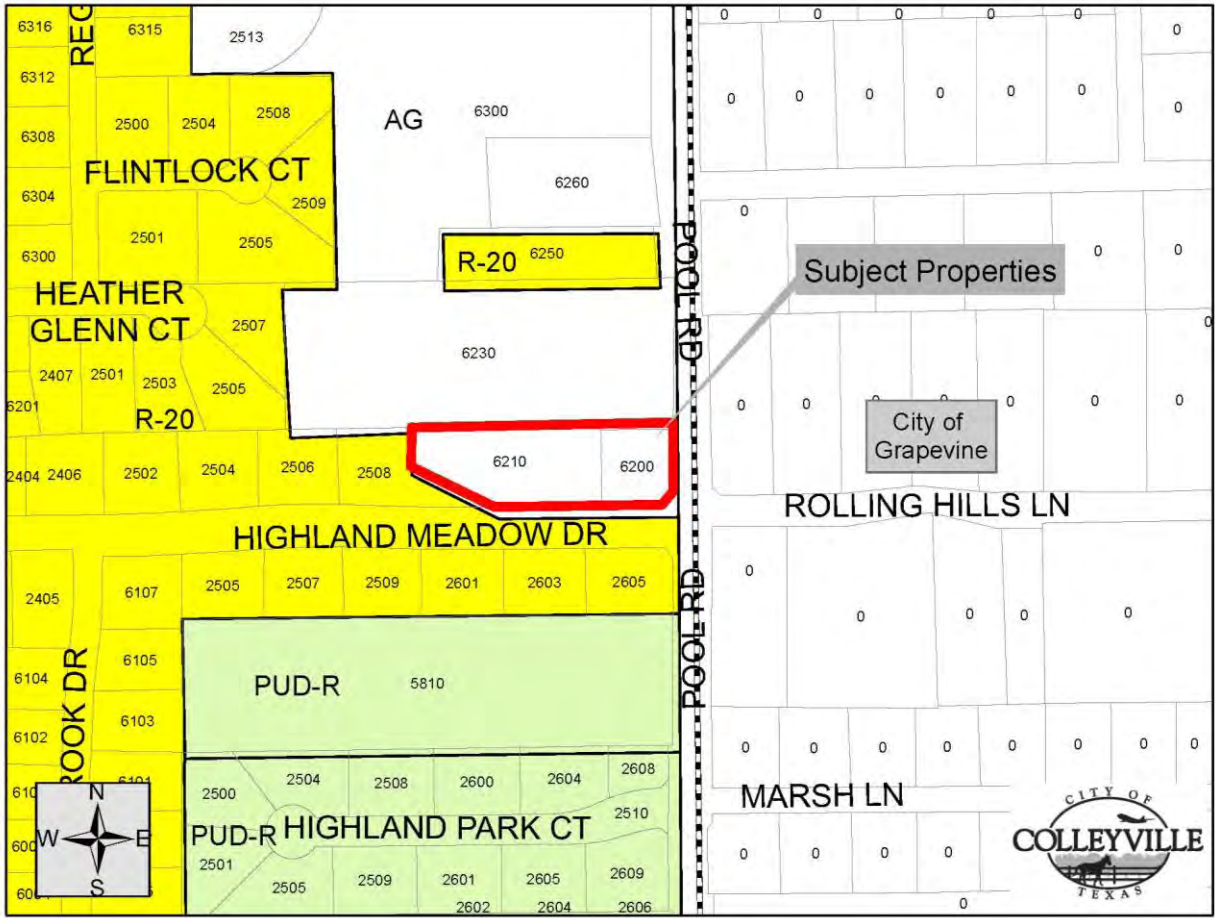


Exhibit "B" – Legal Description

**METES AND BOUNDS DESCRIPTION
1.4604 ACRES
IN THE R. CHOWNING SURVEY, A-294
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS**

All that certain 1.4604 acres of land, being all of the called 0.379 of an acre tract, described in the deed to John Hodgkiss, recorded in Document Number D214150762 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and all of the called 1.081 acre tract, described in the deed to John Hodgkiss, recorded in Document No. D214150763, D.R.T.C.T., in the R. Chowning Survey, A-294, City of Colleyville, Tarrant County, Texas and more particularly described by metes and bounds as follows: (all bearings shown hereon are based on the deed for the said 1.081 acre tract.)

Commencing at a 1/2" iron rod with a cap stamped "4888" found for the northeast corner of Lot 1, Block 1, Victorian Forest Estates, recorded in Cabinet A, Slide 3324, in the Plat Records of Tarrant County, Texas (P.R.T.C.T.), in the west right-of-way line of Pool Road (Variable Width R.O.W.); Then South 00° 38' 46" East – 175.11' along the east line of said Lot 1, Block 1, Victorian Forest Estates, common to the west right-of-way line of said Pool Road, to a 1/2" iron rod with a cap stamped "SPRY" set for POINT OF BEGINNING and northeast corner of said 0.379 acre tract;

THENCE South 00° 38' 46" East - 21.17' along the east line of said 0.379 acre tract, common to the west right-of-way line of said Pool Road, to a 1/2" iron rod with a cap stamped "SPRY" set for an angle corner of the herein described tract;

THENCE South 00° 39' 04" East - 108.00' along the east line of said 0.379 acre tract, common to the west right-of-way line of said Pool Road, to a 1/2" iron rod with a cap stamped "SPRY" set for the most easterly southeast corner of the herein described tract;

THENCE South 44° 12' 23" West - 21.28' to a 1/2" iron rod with a cap stamped "SPRY" set for the most southerly southeast corner of the herein described tract, in the north right-of-way line of Highland Meadows Drive (60' right-of-way);

THENCE South 89° 06' 15" West, along the north right-of-way line of said Highland Meadows Drive, passing a 1/2" iron rod found at a distance of 308.66' and continuing for a total distance of 313.47' to the most southerly southwest corner of the herein described tract, from which a 5/8" iron rod found for the southwest corner of Lot 13, Block 16, Highland Meadows, Phase II Replat, recorded in Volume 388-209, Page 98, P.R.T.C.T common to the southeast corner of Lot 12, Block 16, Highland Meadows, Phase II Replat, bears North 89° 38' 50" West – 302.08';

THENCE North 65° 56' 13" West - 171.71' to the most westerly southwest corner of the herein described tract, in the west line of said 1.081 acre tract, common to the east line of said Lot 13, Block 16, Highland Meadows, Phase II Replat,;

Exhibit "B" – Legal Description

THENCE North 00° 30' 00" West - 69.80' along the west line of said 1.081 acre tract, common to the east line of said Lot 13, Block 16, Highland Meadows, Phase II Replat, to a 1/2" iron rod found for the northwest corner of the herein described tract, in the south line of said Lot 1, Block 1, Victorian Forest Estates, and from which a 5/8" iron rod found bears North 05° 04' 28" East – 1.35';

THENCE North 88° 52' 32" East - 484.29' along the south line of said Lot 1, Block 1, Victorian Forest Estates, to the POINT OF BEGINNING and containing 1.4604 acres of land.