



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, August 10, 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 Wheelwright
PLEDGE OF ALLEGIANCE**

- 1. APPROVAL OF MINUTES**
July 13, 2015
- 2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA**
- 3. PUBLIC HEARING AGENDA ITEMS**
 - 3a** Consideration of a replat on Lots 23A & 23D, Block 1, of the Westcoat Place Addition, located at 5805 Bettinger Drive, Case PC15-016
 - 3b** Consideration of a zoning change from the R40-Single Family

Residential to the PUDR-Planned Unit Development Residential zoning district Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012

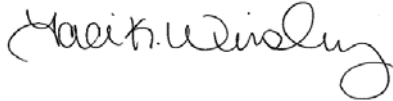
- 3c** Consideration of a zoning change from the AG-Agricultural zoning district to the PUDR-Planned Unit Development Residential zoning district on 2.60 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011

4. CONTINUED PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a zoning change from the PUDC-Planned Unit Development Commercial zoning district to the PUDC - Planned Unit Development Commercial District and PUDR-Planned Unit Development Residential District, on approximately 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 CONTINUED)

5. ADJOURNMENT

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

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Monday, July 13, 2015

City Council Chambers

CALL MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Byerly on July 13, 2015 at 7:00 p.m.

Roll Call

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

Absent: Commissioner Wheelwright

Staff Present: Abra Nusser, Patia Boomsma, Chris Fuller, Jeremy Hutt, Rob McKeown, Marty Wieder, Taci Wrisley, and Matt Butler (City Attorney)

1. APPROVAL OF MINUTES

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

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

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

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. 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)

Commissioner Knox made a motion to table Case ZC15-011 to the August 10, 2015 Planning and Zoning Commission meeting. Commissioner Davis seconded.

The motion to table Case ZC15-011 to the August 10, 2015 Planning and Zoning Commission meeting carried by the following vote:

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

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

Patia Boomsma presented the case and briefed the Commission.

Commissioner Phelps questioned staff regarding how the calculations were determined for this case. Patia Boomsma replied the Land Development Code has a formula that is used to calculate tree mitigation.

Commissioner Tornes questions staff regarding whether any of the existing trees would be preserved. Patia Boomsma replied yes.

Discussion occurred regarding how tree mitigation is calculated and the proposed plan for planting new trees.

Commissioner Tornes questioned staff regarding how many trees were currently on the lot and would the number of trees double when the development was complete. Abra Nusser replied there are currently 33 trees listed. Patia Boomsma replied the number of tree would double, however, there would be less canopy coverage.

The public hearing was opened at 7:14 p.m.

Ken Green, the property owner, and Jerry Pedersen, the builder, came forward and briefed the Commission.

Commissioner Phelps questioned Mr. Green regarding what types of trees would be planted. Mr. Green and Mr. Pedersen replied live oaks, bur oaks, cedar elms, crape myrtles, junipers, and a several others. Mr. Pedersen stated the trees are the recommendation of the landscape architect.

Discussion occurred regarding the growth of the trees within five years.

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

Discussion occurred regarding the proposed plan versus alternatives.

Commissioner Phelps made a motion to approve Case GC15-008. Commissioner Gotcher seconded.

The motion to approve Case GC15-008 carried by the following vote:

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

- 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)

Commissioner Tornes made a motion to table Case ZC15-012 to the August 10, 2015 Planning and Zoning Commission meeting. Commissioner Davis seconded.

The motion to table Case ZC15-012 to the August 10, 2015 Planning and Zoning Commission meeting carried by the following vote:

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

- 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)

Commissioner Davis made a motion to table Case ZC15-013 to the August 10, 2015 Planning and Zoning Commission meeting. Commissioner Knox seconded.

The motion to table Case ZC15-013 to the August 10, 2015 Planning and Zoning Commission meeting carried by the following vote:

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

- 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

Patia Boomsma presented the case and briefed the Commission.

Commissioner Gotcher questioned staff regarding who owns the triangular parcel that is proposed to be part of this development. Patia Boomsma replied the adjacent property owner.

The public hearing was opened at 7:30 p.m.

John Hodgkiss, the property owner, and Trevor Truss, on behalf of the engineer, came forward and briefed the Commission.

Commissioner Phelps questioned Mr. Hodgkiss regarding what was the alternative plan if the triangular parcel could not be obtained. Mr. Hodgkiss replied they would reconfigure the lots.

Mary Ann Nicholson, 2101 High Gate Drive, came forward with questions and concerns.

Mr. Hodgkiss came forward to address Ms. Nicholson's questions and concerns.

Chairman Byerly asked staff to clarify the difference in agricultural designation and agricultural zoning. Patia Boomsma explained the county's agricultural designation does not mirror the city's.

There being no one else wishing to speak, the public hearing was closed at 7:33 p.m.

Commissioner Phelps made a motion to approve Case ZC15-014. Commissioner Tornes seconded.

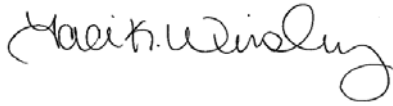
The motion to approve Case ZC15-014 carried by the following vote:

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

5. ADJOURNMENT

The meeting adjourned at 7:35 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on August 10, 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 08/10/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a replat on Lots 23A & 23D, Block 1, of the Westcoat Place Addition, located at 5805 Bettinger Drive, Case PC15-016

Explanation

Sam Noel, the owner, proposes to replat 5805 Bettinger Drive, Lots 23-A and 23-D, Block 1 of the Westcoat Place Addition in order to combine the parcels into a single lot. The owner intends to eventually remove the existing residence and construct a new one.

Existing Conditions. The property is currently platted as Lots 23-A and 23-D, Block 1 of the Westcoat Place Addition. It is developed with an existing residence, which extends past the 30 foot front building line. A detached accessory building is also located on the site behind the primary structure. The area of both existing lots totals 20,630 square feet, which meets the 20,000 square foot minimum lot size required for the R-20 – Single Family Residential zoning district.

Zoning. The subject property is currently zoned R-20 – Single Family Residential.

Lot Dimensions and Setbacks. The R-20–Single Family Residential zoning district requires a minimum lot size of 20,000 square feet with a minimum lot width of 100 feet and lot depth of 125 feet.

Waiver Request: The subject property's width is only 80.31 feet and does not meet the required lot width. A letter requesting a waiver has been submitted by the applicant.

The property is also subject to the following development standards:

Minimum Front Yard Setback: 30 feet

Minimum Side Yard Setbacks: 10 feet

Minimum Rear Yard Setback: 25 feet

Sidewalks. A minimum four-foot wide sidewalk is required along Bettinger Drive whenever any new structures are built.

Surrounding Properties. The properties to the north, south, and west are zoned R-40 Single Family Residential and developed with single family detached homes. Land to the east is zoned R-15 Single Family Residential and R-20 Single Family Residential

and developed with single family detached homes.

Public Notification. Staff mailed notices to all property owners within 200 feet of the subject property that are located within the subject property's subdivision per state law (illustrated on the attached buffer map with a darker line weight). 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. Staff recommends approval of the replat.

Recommendation

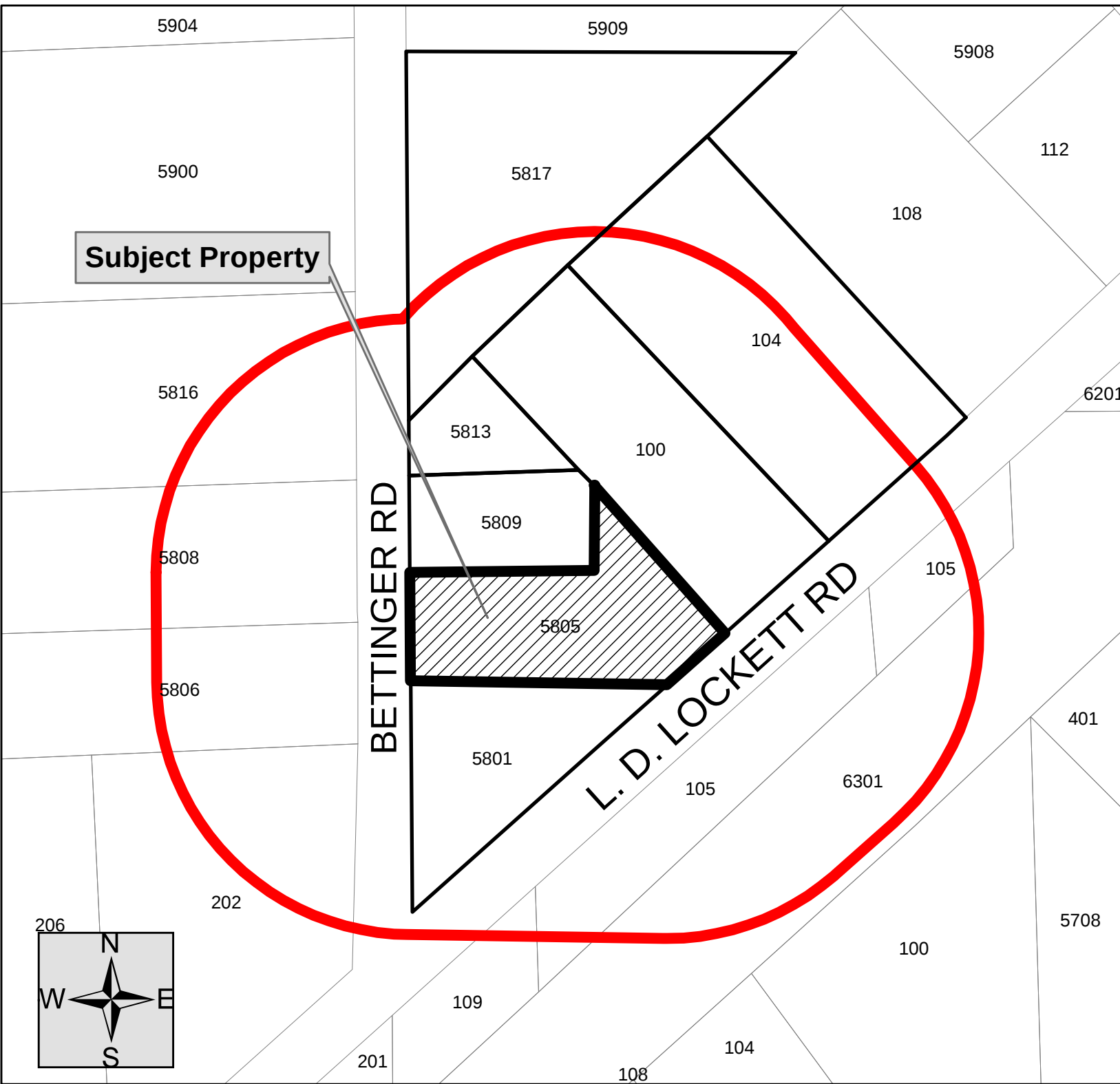
Attachments

1. Aerial
2. Location and Zoning Map
3. Buffer Map
4. Notification List
5. Replat Exhibit
6. Waiver Request Letter

Aerial

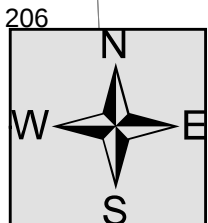


Case PC15-016
5805 Bettinger Dr.



Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels



Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
BOX DON M ETAL	5801 BETTINGER DR	COLLEYVILLE	TEXAS	76034	5801 BETTINGER DR
PRICE G	5817 BETTINGER DR	COLLEYVILLE	TEXAS	76034	5817 BETTINGER DR
GILLHAM LINDA	100 W LD LOCKETT RD	COLLEYVILLE	TEXAS	76034	100 W L D LOCKETT RD
ISHAK ASHRAF Z	104 W LD LOCKETT RD	COLLEYVILLE	TEXAS	76034	104 W L D LOCKETT RD
ELKINS J D	5809 BETTINGER DR	COLLEYVILLE	TEXAS	76034	5809 BETTINGER DR
PELTON LINDA A	5813 BETTINGER DR	COLLEYVILLE	TEXAS	76034	5813 BETTINGER DR
SAM NOEL	2404 ARBOR GATE LANE	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices
were mailed Friday,
July 24, 2015 by Taci
Wrisley

UTILITY EASEMENTS.

ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

CONSTRUCTION OVER EASEMENTS.

NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.

FLOOD HAZARD NOTE.

AT THE TIME OF THIS SURVEY THIS TRACT APPEARS TO BE LOCATED WITHIN OTHER AREAS, ZONE "X" - AREAS DETERMINED TO BE LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FIRM COMMUNITY PANEL 48459C0099K, DATED SEPTEMBER 23, 2009.

PROPERTY CORNERS.

ALL CORNERS ARE SET 1/2" IRON RODS, CAPPED - 'CARTER-WFORD', UNLESS OTHERWISE NOTED.

COVENANTS OR RESTRICTIONS.

THIS REPLAT DOES NOT VACATE THE PREVIOUS 'PLAT OF RECORD' GOVERNING THE REMAINDER OF THE SUBDIVISION, NOR DOES IT AMEND OR REMOVE ANY DEED COVENANTS OR RESTRICTIONS.

BASIS OF BEARINGS.

BEARINGS AND DISTANCES ARE DERIVED FROM GPS OBSERVATIONS AND REFLECT N.A.D. 1983, STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL, TEXAS ZONE 4202.

ABSTRACT OF TITLE OR TITLE COMMITMENT.

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS SURVEYOR. RECORD RESEARCH DONE BY THIS SURVEYOR WAS MADE ONLY FOR THE PURPOSE OF DETERMINING THE BOUNDARY OF THIS PROPERTY AND OF THE ADJOINING PARCELS. RECORD DOCUMENTS OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST AND ENCUMBER THIS PROPERTY.

UNDERGROUND UTILITIES.

UNDERGROUND UTILITIES WERE NOT LOCATED DURING THIS SURVEY. CALL 1-800-DIG-TESS AND/OR UTILITY PROVIDERS BEFORE EXCAVATION OR CONSTRUCTION.

FUTURE DEVELOPMENT.

ALL FUTURE DEVELOPMENT WILL BE ORIENTED TO FACE AND HAVE ACCESS FROM BETTINGER DRIVE.

DRAINAGE EASEMENT RESTRICTION:

NO CONSTRUCTION OR FILLING, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE, SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.

LAND USE TABLE	
TOTAL GROSS ACREAGE -	0.461
NUMBER OF RESIDENTIAL LOTS -	1
NUMBER OF NON-RESIDENTIAL LOTS -	N/A
NON-RESIDENTIAL ACREAGE -	N/A
RESIDENTIAL ACREAGE -	N/A
PRIVATE PARK ACREAGE -	N/A
PUBLIC PARK ACREAGE -	N/A
STREET & ALLEY ACREAGE -	N/A

FILED THIS THE _____ DAY OF _____, 2015,
IN _____ OF
THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 23-A AND LOT 23-D, BLOCK 1, WESCOAT ADDITION, AS RECORDED IN VOLUME 388-28, PAGE 125, P.R.T.C.T., INTO ONE CONTIGUOUS LOT.

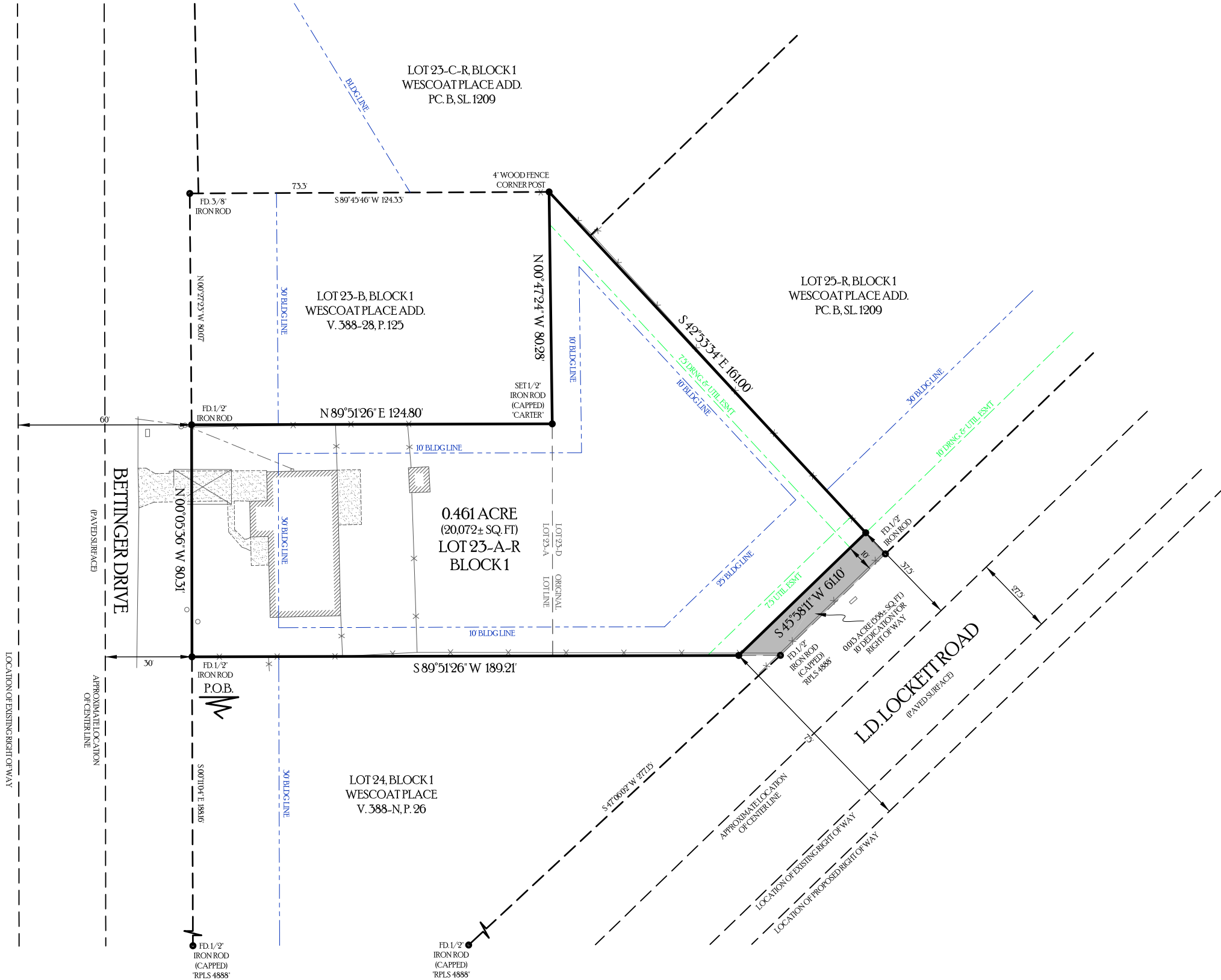
SURVEYOR:
CARTER SURVEYING & MAPPING
PATRICK CARTER, R.P.L.S.
110 PALO PINTO ST., STE. A
WEATHERFORD, TX 76086
817-594-0400

OWNER:
RONALD REGION
6910 RICHLINN TERRACE
RICHLAND HILLS, TX, 76118

0' 40' 80' 120' 1" = 40'

REPLAT
LOT 23-A-R, BLOCK 1
WESCOAT PLACE ADDITION
AN ADDITION TO THE CITY OF
COLLEYVILLE, TARRANT COUNTY, TEXAS

BEING A REPLAT OF LOT 23-A AND LOT 23-D, BLOCK 1,
WESCOAT PLACE ADDITION, AN ADDITION TO THE CITY
OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AS
RECORDED IN VOLUME 388-28, PAGE 125, PLAT
RECORDS, TARRANT COUNTY, TEXAS.



PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS DAY OF _____, 2015, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

DEDICATION CERTIFICATE

WHEREAS, RONALD REGION, BEING THE SOLE OWNER OF A 0.461 ACRE (20,072+ SQ. FT.) TRACT OF LAND BEING ALL OF LOT 23-A AND LOT 23-D, BLOCK 1, WESCOAT PLACE ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-28, PAGE 125, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO REGION IN DOCUMENT NO. D242427454, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD IN THE EAST LINE OF BETTINGER DRIVE, A PAVED SURFACE, AT THE WESTERLY COMMON CORNER OF SAID LOT 23-A & LOT 24, BLOCK 1, WESCOAT PLACE, ACCORDING TO THE PLAT AS RECORDED IN VOLUME 388-N, PAGE 26, P.R.T.C.T., FOR THE SOUTHWEST AND BEGINNING CORNER OF THIS TRACT, WHENCE A FOUND 1/2" IRON ROD WITH PLASTIC CAP STAMPED 'RPLS 4888' AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BETTINGER DRIVE (A PAVED SURFACE) & THE NORTH RIGHT OF WAY LINE OF LD. LOCKETT ROAD (A PAVED SURFACE) BEARS S 00°11'04" E 188.16 FEET.

THENCE N 00°05'36" W 80.31 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID BETTINGER DRIVE TO A FOUND 1/2" IRON ROD AT THE WESTERLY COMMON CORNER LOT 23-B & SAID LOT 23-A, FOR THE NORTHWEST CORNER OF THIS TRACT.

THENCE N 89°51'26" E 124.80 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 24, TO A SET CAPPED 1/2" IRON ROD FOR AN ELL CORNER OF THIS TRACT.

THENCE N 00°47'24" W 80.28 FEET TO A WOOD FENCE CORNER POST, FOR THE MOST NORTHERLY CORNER OF THIS TRACT.

THENCE S 42°55'34" E 161.00 FEET TO A SET CAPPED 1/2" IRON ROD IN THE DEDICATED NORTH RIGHT OF WAY LINE OF SAID LD. LOCKETT ROAD FOR THE NORTHEAST CORNER OF THIS TRACT.

THENCE S 45°58'11" E 61.10 FEET ALONG THE DEDICATED NORTH RIGHT OF WAY LINE OF SAID LD. LOCKETT ROAD TO A SET CAPPED 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF THIS TRACT.

THENCE S 89°51'26" W 189.21 FEET ALONG THE COMMON LINE OF SAID LOT 23-D, SAID LOT 23-A, & SAID LOT 24 TO THE POINT OF BEGINNING.

BEARINGS DERIVED FROM GPS OBSERVATIONS PERFORMED BY CARTER SURVEYING & MAPPING, INC. AND REFLECT N.A.D. 1983, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, RONALD REGION, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS 23-A-R, WESCOAT PLACE ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE, FREE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL, AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2015.

RONALD REGION

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED RONALD REGION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

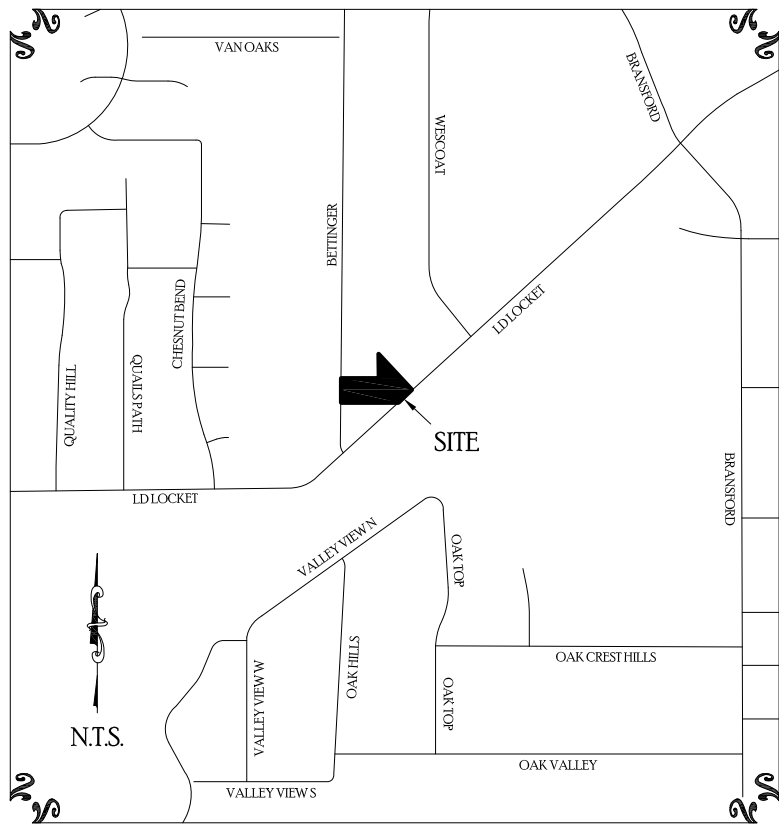
SURVEYOR CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, PATRICK CARTER, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, REGISTRATION NO. 5691, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

PRELIMINARY - DO NOT RECORD

PATRICK CARTER, R.P.L.S. NO. 5691
JN150625 - JUNE 2015



REPLAT
LOT 23-A-R, BLOCK 1
WESCOAT PLACE ADDITION
AN ADDITION TO THE CITY OF
COLLEYVILLE, TARRANT COUNTY, TEXAS
BEING A REPLAT OF LOT 23-A AND LOT 23-D, BLOCK 1,
WESCOAT PLACE ADDITION, AN ADDITION TO THE CITY
OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AS
RECORDED IN VOLUME 388-28, PAGE 125, PLAT
RECORDS, TARRANT COUNTY, TEXAS.

JUNE 2015
CARTER SURVEYING
& MAPPING
110 PALO PINTO ST. - WEATHERFORD, TX - 76086
(P) 817-594-0400 - (F) 817-594-0403

Patia Boomsma

From: sam noel
Sent: Tuesday, July 28, 2015 10:45 AM
To: Patia Boomsma
Subject: Request for waiver

Hello Patia,

I am requesting a waiver for the property at 5805 Bettinger, Lots 23-A and 23-D, Block 1, because the R20 single family residential zoning requires a width of 100 feet, and the property width is only 80.31 feet.

Please call me to confirm you have everything you need to move forward with this property.

Thanks,
Sam Noel
214-232-2844



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 08/10/2015	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the R-40-Single Family Residential District to the PUDR-Planned Unit Development Residential District, Lot 4, Block 1, of the Lavaca Trail Addition, located at 1013 Lavaca Trail, Case ZC15-012

Explanation

The applicant, John Fegan, is requesting to rezone the subject property from R-40 – Single Family Residential District to PUD-R – Planned Unit Development – Residential District (PUD-R) to allow 16 single family residential lots and one common open space lot fronting on a proposed public, north-south street. The subject property consists of approximately 5.11 acres and contains one single family residence and associated accessory structures.

Existing Conditions. The subject property is currently zoned R-40 – Single Family Residential District and is platted as Lot 4, Block 1 of the Lavaca Trail Addition. Approval of a combination preliminary/final plat will be required, prior to the issuance of a building permit, should the rezoning request be approved.

Statement of Planning Objectives. The applicant submitted a Statement of Planning Objectives with an associated zoning exhibit (attached) which contain a description of the proposed development.

Development Standards. 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. Average lot size for PUD-R projects is required to be 16,000 square feet. Per the Statement of Planning Objectives, the applicant proposes the following development standards:

Minimum Lot Area: 7,200 square feet
Minimum Lot Width: 50 feet
Minimum Lot Depth: 75 feet
Front Building Line: 15-20 feet (15 feet minimum on Lots 1, 2, 15, and 16)
Rear Building Line: 15 feet
Side Building Line: 5 feet

The applicant is proposing development that is not consistent with the requirements for PUD-R's in the Land Development Code. The applicant has provided a development

proposal that meets the requirements of the PUD-R's density bonus allowance to exceed 1.8 dwelling units per acre since there are additional enhancements to the open space area as described below. The density bonus directly relates to lot area and dimension deviations from the minimums, required in a standard PUD-R as stated above, as proposed by the applicant. Elevations of the proposed residences were not provided for review, but a narrative description and reference to similar product was provided in the Statement of Planning Objectives.

The applicant has stated that the homes will be one and two-story homes with steep roof pitches (10:12 to 12:12). The lots will also have decorative or exposed aggregate driveways with a minimum of two trees in each front yard. Lay-down street curbs for smooth driveway transitions and two-car garages with cedar doors are also proposed.

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 Site Plan for the development indicates that 42,580 square feet (.98 acres) of open space will be provided. This equates to 19.1 percent of the gross project area. No detention area was subtracted from the percentage, upon analysis by staff, per the description of the drainage for the project as described further in the Drainage and Stormwater Runoff section below. The open space is proposed to be a greenbelt or "linear park" that will be oriented north-south between the proposed street and the western property line.

The design requirements for required open space in the PUD regulations state that where common open space areas are adjacent to street rights-of-way, the depth must be a minimum of 25 feet with one three-inch caliper tree per 50 linear feet of frontage. The proposed greenbelt exceeds this requirement by providing a depth of 25 feet along most of the length, but exceeding 25 feet at both the entry to the development and along the western side of the cul-de-sac and by proposing one three-inch caliper tree for every 40 feet of street frontage along the proposed north-south street, instead of one for every 50 feet. Although the open space proposed is slightly less than 20 percent at 19.1 percent, the applicant has exceeded the minimum intent of the design requirements contained in the PUD regulations by providing additional landscaping with a functional and integrated design. All open space areas will be owned and maintained by the Homeowners' Association.

Screening. The applicant is proposing to construct stone and brick columns with ornamental wrought iron fencing along Lavaca Trail, in addition to an entry feature monument sign designating the development as Lavaca Villas Court. The residential fences on the subject property's east side and the landscaped greenbelt along the south and west sides of the subject property will also contribute to screening of the subject property to and from adjacent uses. All common area fencing and signage will be owned and maintained by the development's HOA.

Sidewalks and Trails. A four-foot wide sidewalk is proposed along the east side of

the proposed north-south street, which will be constructed as each home is built. The sidewalk will connect to an eight-foot trail along Lavaca Trail that will be constructed prior to the issuance of a building permit for the homes, along with the entry screening and monument.

Right-of-Way Dedication. Lavaca Trail is classified as a Minor Collector on the Master Thoroughfare Plan, which requires 75 feet of right-of-way. The project is proposing to 7.5 feet of right-of-way as required, equivalent to .04 acres, which would be required with an associated plat.

Traffic Generation and Access. The applicant 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 16 lot development would add approximately 154 vehicle trips per day to the surrounding roadways. Access to the project will be provided one un-gated access point on Lavaca Trail, and a potential future connection in the southwest corner of the subject property as designated by a proposed 50-foot public access easement on the attached zoning exhibit.

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, per home.

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 with an associated plat application, and a Tree Removal Permit will be required prior to the removal of any tree on the subject property. The applicant is proposing to make "every effort preserve trees" according to the Statement of Planning Objectives but is not proposing to designate trees for preservation with this request.

Infrastructure. Water service will be obtained through a looped system connecting to an existing main on Emmas Court to the east. Sanitary sewer service will also be extended through the development. The developer is responsible for the extension of water and sewer service lines to the individual lots.

Drainage and Stormwater Runoff. A portion of the property is located within the

floodplain, necessitating that a detailed flood study be provided prior to development. It is anticipated that the applicant will submit a Letter of Map Revision (LOMR) relating to the FEMA floodplain to ensure that all building pads are located outside of the floodplain.

The applicant has provided the following description of the development's detention: "The project has been designed in accordance with the City's Uniform Development Code, to safely convey onsite and offsite stormwater runoff to the existing concrete channel at Emerald Park. The proposed storm water conveyance systems (both the roadway and parallel swale) provide for some storage of the overall water volume, but are not a traditional detention basin. Construction of the swale, west of the roadway will terminate at the south end of the property in a depression with a grate inlet at the bottom, similar to a detention basin; but again, this is not a traditional detention facility and we therefore did not delineate this 5,000 square-foot area as a detention basin."

Residential Density. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre, in most situations. The Land Development Code states that densities higher than 1.8 units per acre in PUD-R's could 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 project area is situated east of commercial uses along Precinct Line Road, currently located between existing single family residential uses on its west, south, and east sides (in addition to the single family residential uses to the north, across Lavaca Trail). Per the PUD regulations in the Land Development Code, "The maximum residential density permitted in a PUD-R district, or in a PUD-C district where residential uses are proposed, shall not exceed 1.8 dwelling units per gross acre. For the purpose of this regulation, the density calculation shall include all residential areas of the project and one-half of any abutting street situated adjacent to the project. This calculation shall exclude all proposed non-residential acreage from the gross acreage."

The proposed development of 16 residential units on 5.11 acres will produce a residential density of 5.82 dwelling units per acre (16 residential units divided by 2.75 acres of residential area). Historically speaking, the component to include "one-half of any abutting street situated adjacent to the project" does not appear to have been included in the calculations due to feasibility of determining that area.

The following are the residential densities of other PUD-R developments located in close proximity to the proposed development:

- Emerald Park (directly south of the proposed development): 5.8 dwelling units per acre

- Villas of Colleyville (north of the proposed development): 4.9 dwelling units per acre
- Rosewood Villas (northeast of the proposed development): 6.3 dwelling units per acre

The attached Small Lot Development Comparison Chart provides a listing of approved developments since 1996 with residential densities that exceed 1.8 dwelling units per acre. The proposed density of 5.82 dwelling units per acre is compatible with residential densities in the vicinity of the proposed project. The applicant has provided a development proposal that meets the requirements of the PUD-R's density bonus allowance to exceed 1.8 dwelling units per acre since there are additional enhancements to the open space area as described above.

The applicant is proposing to build a product that allows for modest on-lot landscaping with functional and integrated open space for the development. The development is situated between other properties with adequate screening and minimal frontage along Lavaca Trail, in addition to providing proposed architectural details that reflect high quality home appearance.

Surrounding Development Trends. The table below reflects the surrounding zoning and existing land uses for the subject property as further illustrated on the attached location map:

R-40 Single Family Residential (Single Family Home)	PUD-R (Villas of Colleyville Residential Subdivision)	R-20 Single Family Residential (Lavaca Trail Estates Residential Subdivision)
R-40 Single Family Residential (Single Family Home)	<i>Subject Property</i> <i>Proposed PUD-R (Residential Subdivision)</i>	R-20 Single Family Residential (Lavaca Trail Estates Residential Subdivision)
R-40 Single Family Residential (Single Family Home)	PUD-R (Emerald Park Residential Subdivision)	R-20 Single Family Residential (Lavaca Trail Estates Residential Subdivision)

Master Plan. The Future Land Use Map designates the subject property as Office. Although the request is inconsistent with the Future Land Use Map, the development proposed is consistent with the Master Plan's goal of applying sound land use planning principles.

Public Notification. Staff mailed notices to 38 adjacent property owners as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was published in the Fort Worth Star-Telegram as required by state law

and the Land Development Code. To date, no correspondence has been received.

Summary. The proposed development contains 16 single family lots and one common area with a residential density of 5.82 dwelling units per acre and a total open space percentage of approximately 19.1 percent. The proposed open space and lot sizes are in compliance with the Land Development Code's PUD regulations, as applied with the density bonus, and the 19.1 percent open space that is proposed provides a high quality amenity to the potential future residents while serving functional objectives. The proposed development pattern and density are compatible with the project's immediate vicinity. Staff recommends approval of the proposed rezoning request with the special ordinance provisions as outlined in the attached draft ordinance.

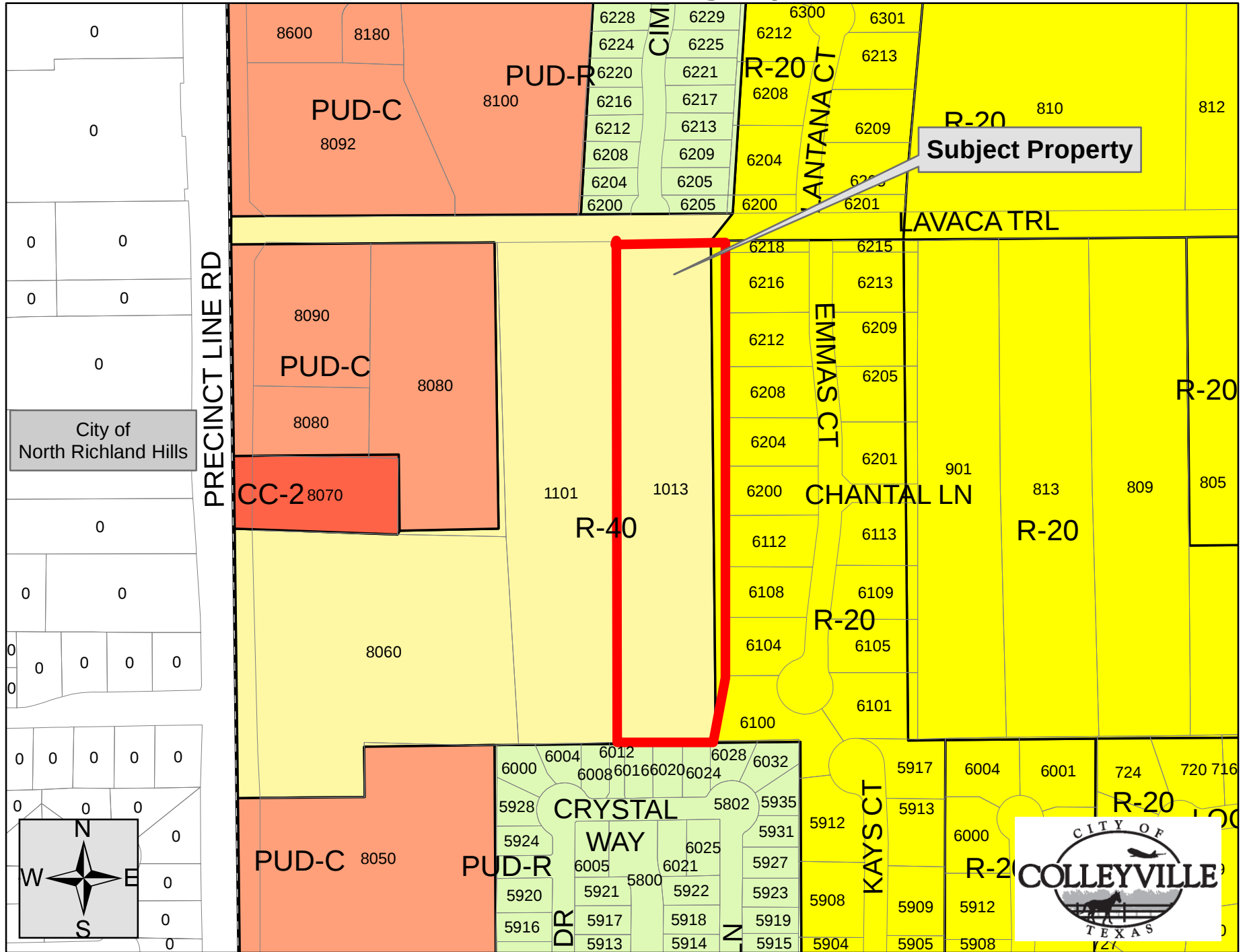
Recommendation

Approve

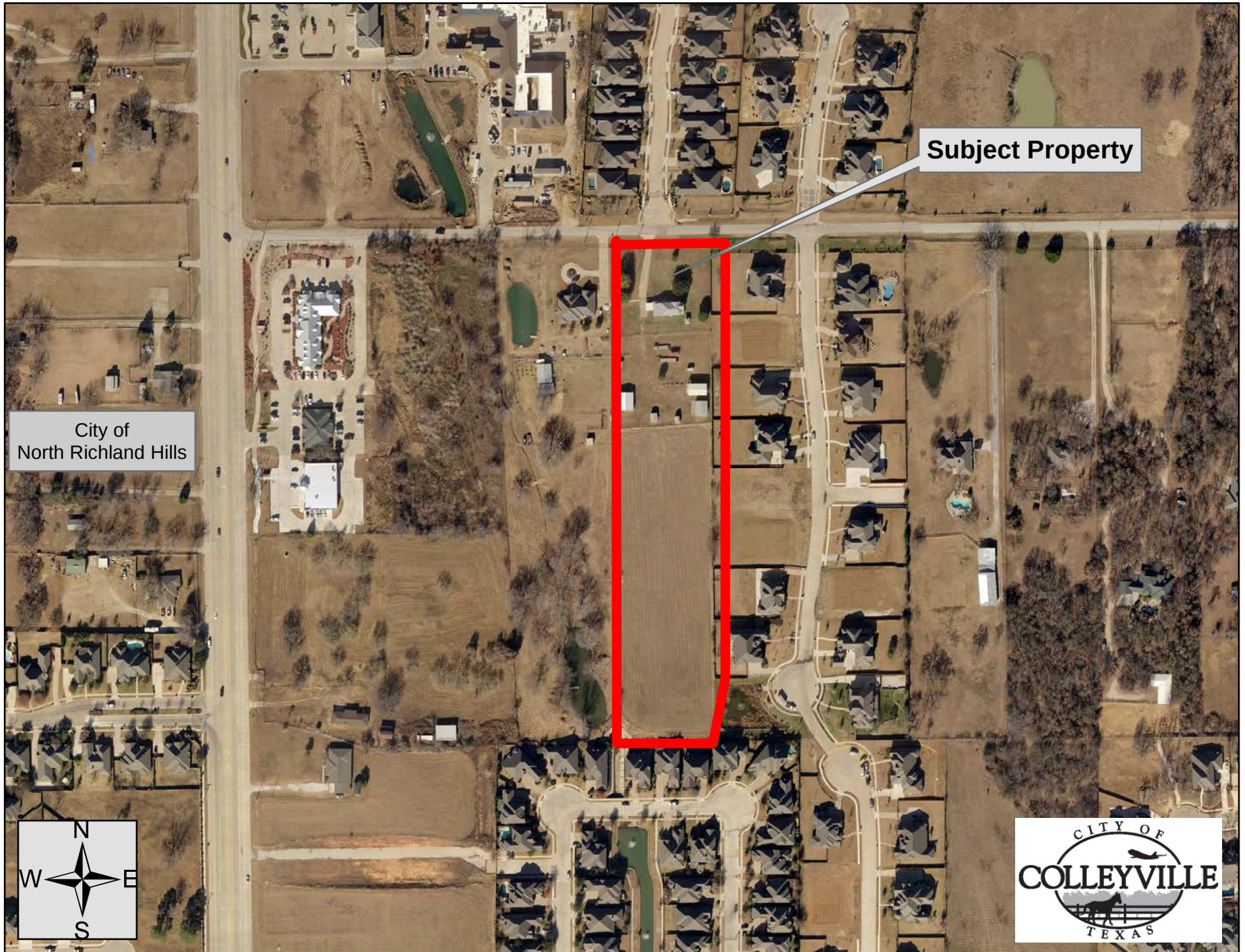
Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use
4. Buffer Map
5. Notification List
6. Small Lot Development Comparison Chart
7. Statement of Planning Objectives
8. Zoning Exhibit
9. Proposed Draft Ordinance

Location and Zoning Map



Aerial

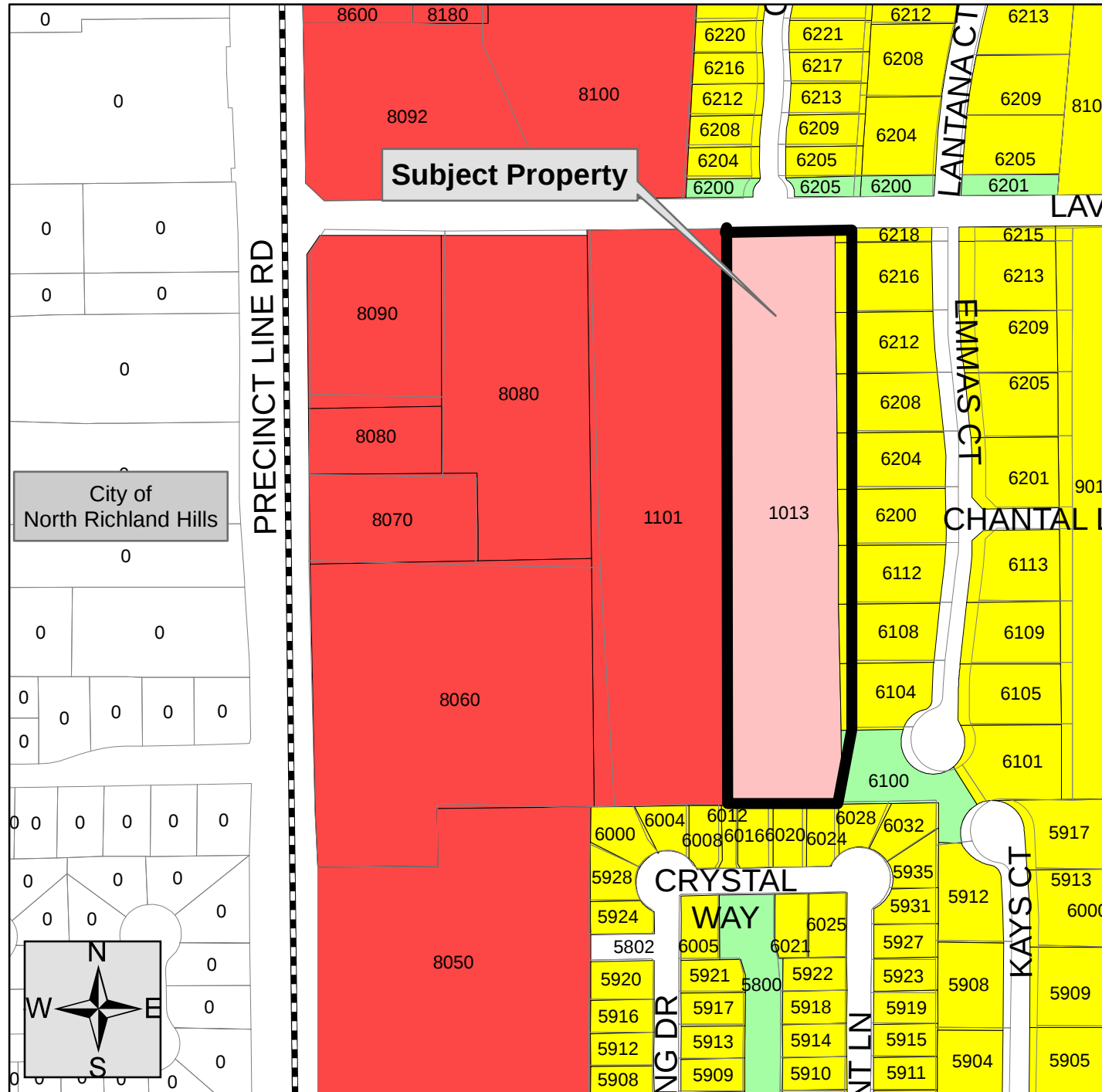


Subject Property

City of
North Richland Hills



Future Land Use

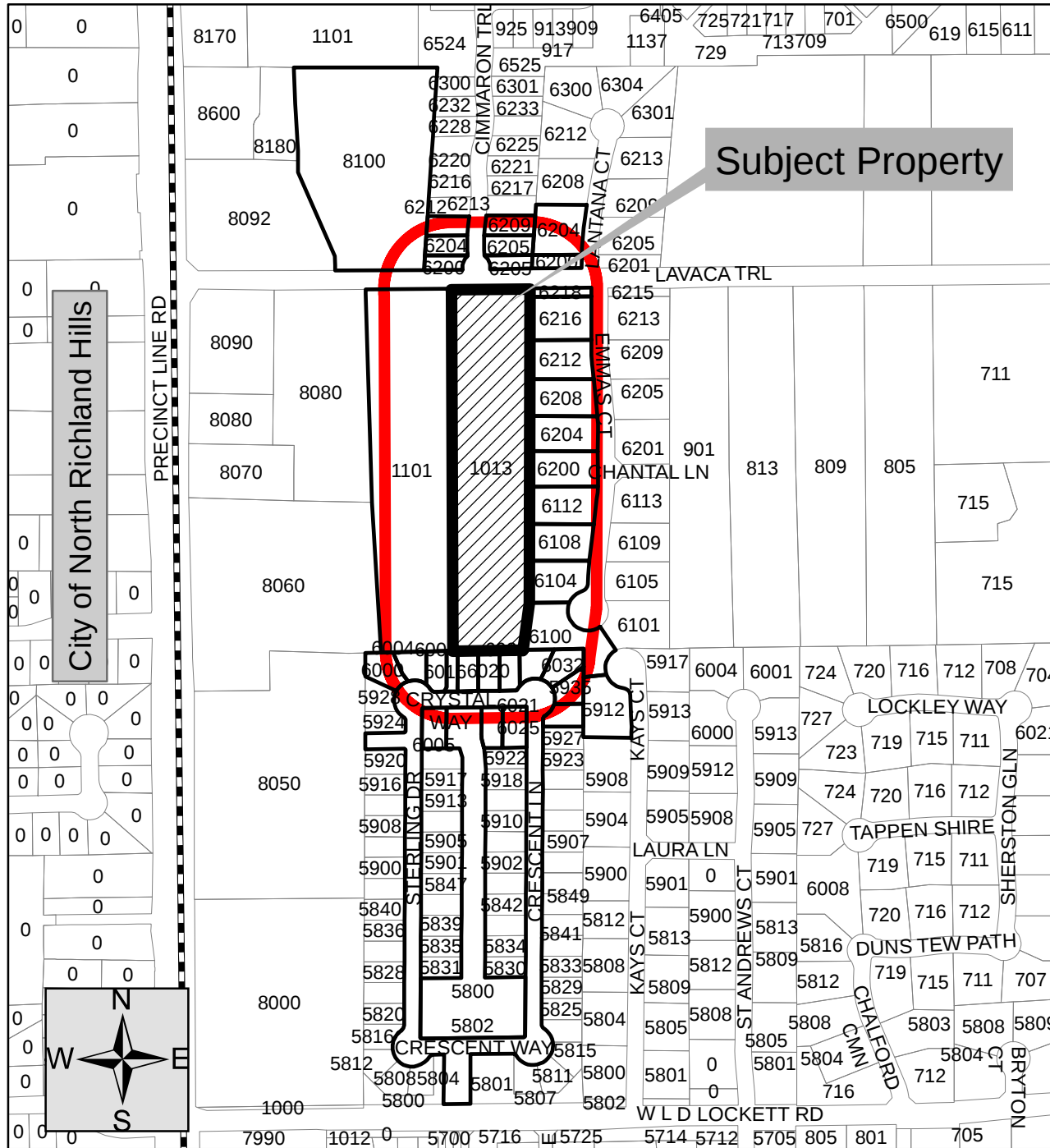


Legend

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



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

Small Lot Development Comparison Chart - 1996 to 2015

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	6.7	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	26.0%	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	6,490	6,753	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%	4.5	12.1	22.8	30.4%	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%	3.2	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%	3.1	5.3	3.3	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	58.89	55.6875	106.4118	6,260	6,907	58%	3.7	6.9	17.5	21.2%		
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Zoning Case ZC15-011	12	50	97	4,882	5,145	66%	4.6	10.7	2.6	15.0%		
Zoning Case ZC15-012	16	50	75	7,050	7,488	60%	3.1	5.8	5.1	19.1%		

* 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



LAVACA VILLAS
1013 Lavaca Trail
Redevelopment of Lot 4, Block 1, Lavaca Trail Addition
Colleyville, Tarrant County, Texas

Statement of Planning Objectives

Currently, the properties to the north, east, south, and west of the subject lot are zoned residential. The Future Land Use Plan currently designates this property as Office; and as a transition between residential to the east and commercial to the west.

A floodplain which spans north/south encompasses most of the adjacent lot to the west and a portion of the subject lot. This floodplain could serve as a natural buffer between commercial and residential zones; and we request the subject property be zoned PUD-R, allowing the adjacent floodplain to provide for a transition between residential and commercial uses to the west.

We understand that the requested zoning also requires updating of the Land Use Plan from Office to Residential to accommodate the proposed PUD-R.

Compass Realty has successfully developed the neighboring Villas of Colleyville, across the street, and believes a similar development on the subject property will serve the community and quickly enhance tax revenue for the City of Colleyville.

The following lists elements of the proposed development:

- Home Size of 2,200 SF Minimum
- One and Two Story Homes
- Steep (10:12 to 12:12) Roof Pitch
- Two Car Garages w/Cedar Doors
- Decorative or Exposed Aggregate Driveways
- Ornamental Rod Iron Fencing and Gates Facing the Street
- Minimum of Two Trees in Each Front Yard
- Residential Fire Sprinkler Systems
- Price Point ± \$450,000
- Lay-Down Street Curbs for Smooth Driveway Transitions
- HOA Maintained Open Space w/Trees

The market demand for these types of smaller homes with reduced yard maintenance continues. We believe the buyers presently live in larger houses on large lots or acreage; they wish to remain in the Colleyville area and live in a smaller home of very high quality with very little maintenance.

Lavaca Villas would consist of sixteen (16) custom villas similar in style to those in the Villas of Colleyville. The proposed court would be a public street and would not have a gated entrance. A HOA owned green space lot would be provided.

RESIDENTIAL DENSITY. The development proposes sixteen (16) residential units on this 5.07 acre property with a density of 3.13 dwelling units per acre which is comparable to other approved PUDR developments within the City.

LOT SIZE & WIDTHS. The development proposes a minimum lot size of 7,200 SF and average lot size of 7,488 which is comparable to other approved PUDR developments within the City. The proposed minimum lot width is 50 feet which is similar to other approved PUDR developments. Most lots are typically 59 feet by 127 feet (≈7,500 square feet) with a front building line of 20 feet, and side building line of 5 feet. However, some of the non-typical lots propose a 15 foot front building line.

OPEN SPACE. Nineteen point three (19.3) percent of the development is reserved for open space. The development proposes a 25 foot wide greenbelt lot that serves as a buffer to the adjacent property to the west. The open space area will be owned by the HOA and landscaped with one-three inch caliper tree per each 40 feet of street frontage.

SIDEWALKS AND TRAILS. A public eight (8) foot wide trail is proposed along Lavaca Trail frontage. Four (4) foot wide sidewalk is proposed on the east side of Lavaca Villas Court; and will be constructed as each home is built.

FENCES, WALLS AND SCREENING. The Developer proposes to construct stone and brick pilasters with ornamental rod iron fencing along Lavaca Trail. An entry feature would incorporate a masonry monument sign designating the development as "Lavaca Villas Court".

ACCESS. The cul-de-sac development will have access via Lavaca Trail. In addition, a 50 foot wide public access easement is proposed for the possible future connection by the adjacent property to the west.

MONUMENT SIGN. A masonry monument sign is proposed to be constructed at the entrance of the development, and be incorporated into the masonry and ornamental iron fence.

SURROUNDING DEVELOPMENT TRENDS. The surrounding properties are single-family residential and with some commercial/retail uses to the west. The properties to the north, east, south, & west are currently zoned residential. However, the adjacent west property has a future land use designation of retail.

TREE PRESERVATION. Every effort will be made to preserve trees... and a detailed tree survey of the property will be prepared for use during the design. Also, a tree preservation plan will be provided after final plat approval, at the time of submittal for a clearing and grading permit.

INFRASTRUCTURE. Public water is proposed to be extended through the development and a looped connection to the existing water system is proposed on Emmas Court. Public sewer will also be extended through the development. Water and sanitary sewer services will be extended to each lot.

DRAINAGE FACILITIES & STORMWATER RUNOFF. This development proposes to provide drainage facilities, in compliance with the City's Uniform Development Code, to safely convey onsite and offsite stormwater runoff to the existing concrete channel at Emerald Park.

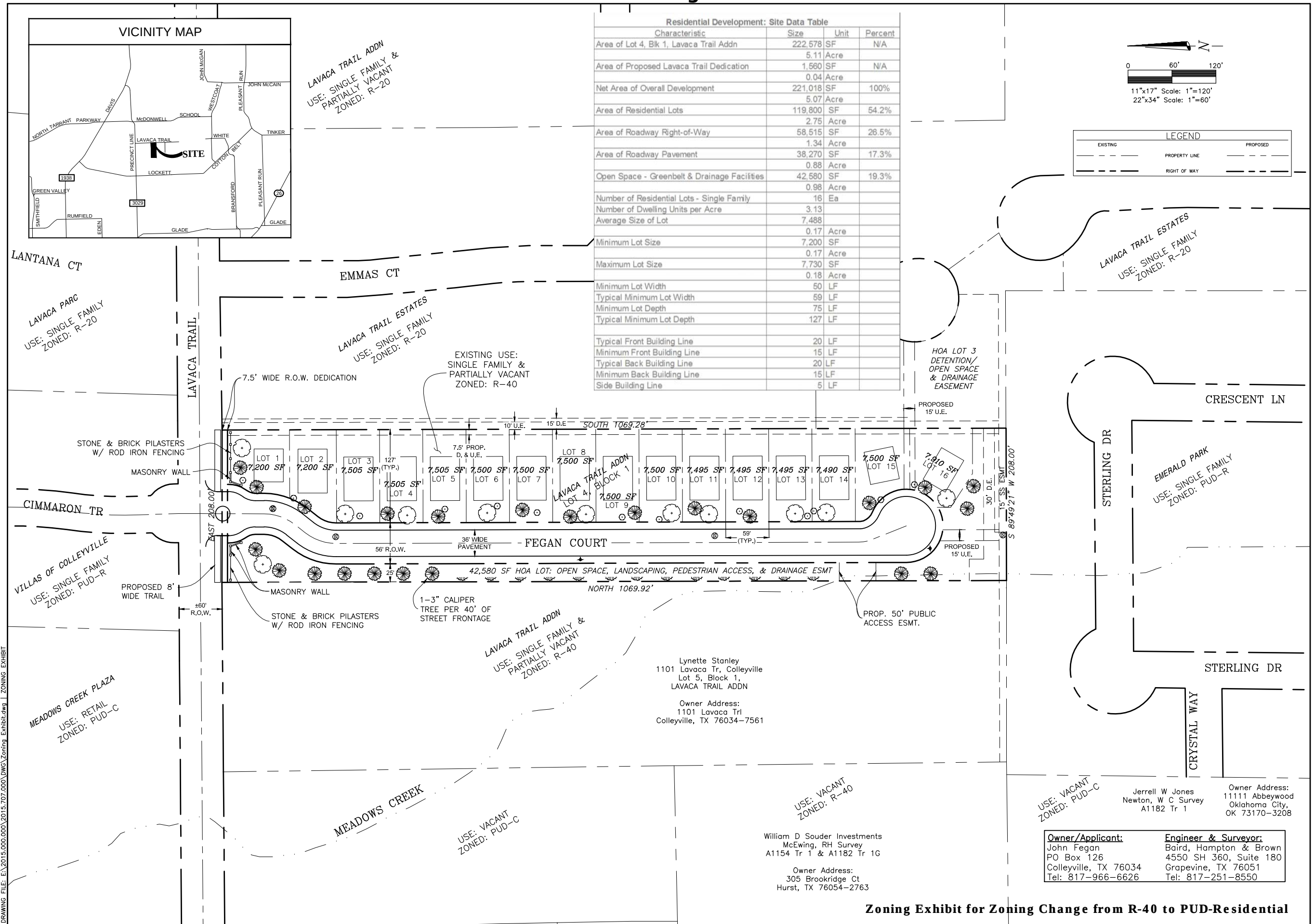
A portion of the property is in the floodplain; and a preliminary flood study has been prepared, and provided to Engineering, documenting the proposed reclamation of a small portion of the flood fringe.

The Developer anticipates submitting a Letter of Map Revision (LOMR) for a FEMA map revision, further documenting that all lots are outside of the floodplain, and that all homes are to be constructed well above the floodwater elevation.

TRAFFIC GENERATION. The Developer does not propose to provide a Traffic Impact Analysis since the development is not projected to generate in excess of 1,000 vehicles 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 1960s, primarily in suburban locations. Single-family residences are expected to generate 9.57 trips per day, on average. Based on this average, a 16 lot development would add approximately 154 vehicle trips per day to the surrounding roadways.

e:\2015.000.000\2015.707.000\docs\zoning phase\2015-07-17 pud zoning submittal\statements of planning objectives_7-17-15.doc

Zoning Exhibit



Baird, Hampton & Brown, Inc.
Engineering & Surveying
4550 SH 360, Suite 1800, Commerce, TX 75426-9810 Fax:(817)251-9810
TOLL FREE: 1-800-455-0550 Telex: 150113 BHI
DTE FIRM #4, TBSI FIRM #10011332

NO.	REVISIONS			DATE
	DESIGNED:	DRAWN:	CHECKED:	DATE:
	GC	GC	KB	July '15

ZONING EXHIBIT
Planned Unit Development
Residential

LAVACA VILLAS
Colleyville, Texas

THIS DOCUMENT IS
RELEASED FOR INTERIM
REVIEW UNDER THE
AUTHORITY OF
Konstantine Bakintas, PE
TX 67022 IT IS NOT
INTENDED FOR
CONSTRUCTION, BIDDING
OR PERMIT PURPOSES.

BHB PROJECT NO: 2015.707.000
SHEET NO: EXHIBIT A

ORDINANCE O-15-XXXX

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 5.11 ACRES ON LOT 4, BLOCK 1 OF THE LAVACA TRAILS ADDITION, LOCATED AT 1013 LAVACA TRAIL, FROM THE R-40 - SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-R - PLANNED UNIT DEVELOPMENT 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 a rezoning under Case No. ZC15-012; 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 5.11 acres on Lot 4, Block 1 of the Lavaca Trails Addition, located at 1013 Lavaca Trail, from the R-40 - Single Family Residential District to the PUD-R - Planned Unit Development Residential District, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is for a single-family residential development of 16 detached dwelling units, constructed at a maximum density of 5.82 dwelling units per acre (16 divided by 2.75 acres).
- b. The subject property is subject to all the regulations contained in the Land Development Code, except as noted herein.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with Exhibit "B," which shall not be considered the associated plat. The actual street and lot arrangement may differ from that

shown on Exhibit "B" to accommodate topographic, drainage, or other conditions. All final details are subject to the other provisions of this ordinance and all other City codes and regulations.

- b. The houses constructed shall have steep (10:12 to 12:12) roof pitches.
- c. The driveways shall be decorative or exposed aggregate.
- d. There shall be lay-down street curbs for smooth driveway transitions.
- e. There shall be two-car garages with cedar doors.

3. PERMITTED USES

- a. Single Family Detached Dwellings
- 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: 7,200 square feet
- b. Minimum Lot Depth: 75 feet
- c. Minimum Lot Width: 50 feet
- d. Front Building Line: 15-20 feet (15 feet minimum on Lots 1, 2, 15, and 16)
- e. Side Building Line: 5 feet
- f. Rear Building Line: 15 feet

5. OPEN SPACE AND LANDSCAPING

- a. This development shall provide a minimum of 19.1 percent common open space, as shown on Exhibit "B," which shall

be for the aesthetic, leisure, and recreational enjoyment 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 one three-inch caliper tree shall be planted for every 40 linear feet of street frontage along the proposed north-south street.
- c. There shall be a minimum of two minimum three-inch caliper trees, at the time of planting, in the front yard of each residential lot.

5. SCREENING

- a. An ornamental wrought iron fence with brick and stone columns shall be provided along the Lavaca Trail frontage, as reflected in Exhibit "B," prior to final acceptance of the subdivision.
- b. A monument sign designating the development as "Lavaca Villas Court" shall be provided at the project entry, prior to final acceptance of the subdivision.
- c. All common-area fencing and signage shall be maintained by the Homeowners' Association.

5. SIDEWALKS AND TRAILS

- a. An eight-foot trail shall be constructed along Lavaca Trail, prior to final acceptance of the subdivision.
- b. A four-foot wide sidewalk shall be provided along the east side of the proposed north-south street. The sidewalk shall be constructed as each adjacent home is built.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable

by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of September 2015.

The second reading and public hearing being conducted on the 15th day of September 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

PLAT MAP

CITY OF NORTH RICHLAND HILLS, TEXAS

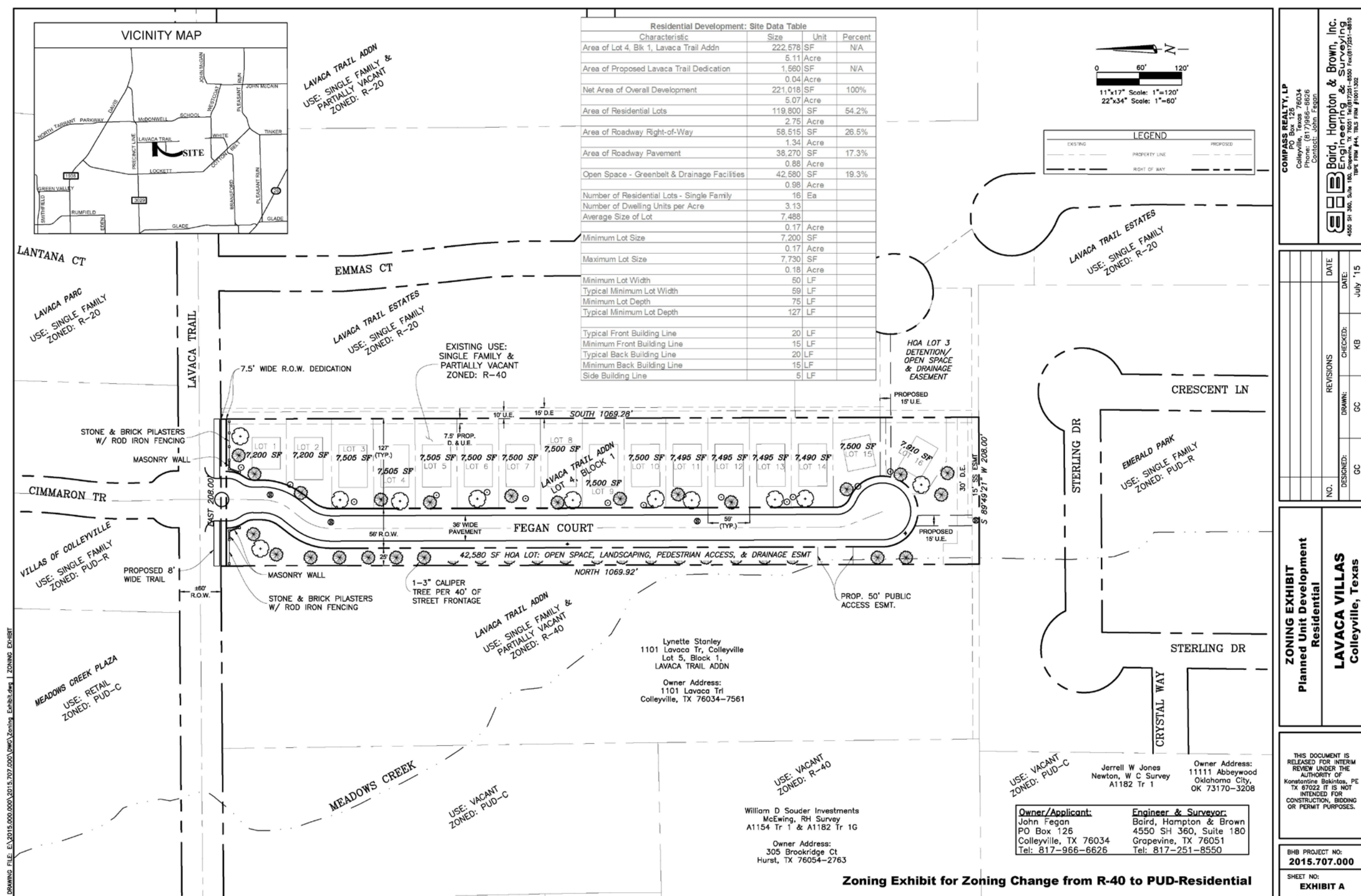
PRECINCT LINE RD

City of North Richland Hills

Subject Property

8600 8180 8100 8092 PUD-C PUD-R 8100 8090 8080 8070 CC-2 8060 8050 PUD-C PUD-R 8050 8040 8030 8020 8010 8000 7990 7980 7970 7960 7950 7940 7930 7920 7910 7900 7890 7880 7870 7860 7850 7840 7830 7820 7810 7800 7790 7780 7770 7760 7750 7740 7730 7720 7710 7700 7690 7680 7670 7660 7650 7640 7630 7620 7610 7600 7590 7580 7570 7560 7550 7540 7530 7520 7510 7500 7490 7480 7470 7460 7450 7440 7430 7420 7410 7400 7390 7380 7370 7360 7350 7340 7330 7320 7310 7300 7290 7280 7270 7260 7250 7240 7230 7220 7210 7200 7190 7180 7170 7160 7150 7140 7130 7120 7110 7100 7090 7080 7070 7060 7050 7040 7030 7020 7010 7000 6990 6980 6970 6960 6950 6940 6930 6920 6910 6900 6890 6880 6870 6860 6850 6840 6830 6820 6810 6800 6790 6780 6770 6760 6750 6740 6730 6720 6710 6700 6690 6680 6670 6660 6650 6640 6630 6620 6610 6600 6590 6580 6570 6560 6550 6540 6530 6520 6510 6500 6490 6480 6470 6460 6450 6440 6430 6420 6410 6400 6390 6380 6370 6360 6350 6340 6330 6320 6310 6300 6290 6280 6270 6260 6250 6240 6230 6220 6210 6200 6190 6180 6170 6160 6150 6140 6130 6120 6110 6100 6090 6080 6070 6060 6050 6040 6030 6020 6010 6000 5990 5980 5970 5960 5950 5940 5930 5920 5910 5900 5890 5880 5870 5860 5850 5840 5830 5820 5810 5800 5790 5780 5770 5760 5750 5740 5730 5720 5710 5700 5690 5680 5670 5660 5650 5640 5630 5620 5610 5600 5590 5580 5570 5560 5550 5540 5530 5520 5510 5500 5490 5480 5470 5460 5450 5440 5430 5420 5410 5400 5390 5380 5370 5360 5350 5340 5330 5320 5310 5300 5290 5280 5270 5260 5250 5240 5230 5220 5210 5200 5190 5180 5170 5160 5150 5140 5130 5120 5110 5100 5090 5080 5070 5060 5050 5040 5030 5020 5010 5000 4990 4980 4970 4960 4950 4940 4930 4920 4910 4900 4890 4880 4870 4860 4850 4840 4830 4820 4810 4800 4790 4780 4770 4760 4750 4740 4730 4720 4710 4700 4690 4680 4670 4660 4650 4640 4630 4620 4610 4600 4590 4580 4570 4560 4550 4540 4530 4520 4510 4500 4490 4480 4470 4460 4450 4440 4430 4420 4410 4400 4390 4380 4370 4360 4350 4340 4330 4320 4310 4300 4290 4280 4270 4260 4250 4240 4230 4220 4210 4200 4190 4180 4170 4160 4150 4140 4130 4120 4110 4100 4090 4080 4070 4060 4050 4040 4030 4020 4010 4000 3990 3980 3970 3960 3950 3940 3930 3920 3910 3900 3890 3880 3870 3860 3850 3840 3830 3820 3810 3800 3790 3780 3770 3760 3750 3740 3730 3720 3710 3700 3690 3680 3670 3660 3650 3640 3630 3620 3610 3600 3590 3580 3570 3560 3550 3540 3530 3520 3510 3500 3490 3480 3470 3460 3450 3440 3430 3420 3410 3400 3390 3380 3370 3360 3350 3340 3330 3320 3310 3300 3290 3280 3270 3260 3250 3240 3230 3220 3210 3200 3190 3180 3170 3160 3150 3140 3130 3120 3110 3100 3090 3080 3070 3060 3050 3040 3030 3020 3010 3000 2990 2980 2970 2960 2950 2940 2930 2920 2910 2900 2890 2880 2870 2860 2850 2840 2830 2820 2810 2800 2790 2780 2770 2760 2750 2740 2730 2720 2710 2700 2690 2680 2670 2660 2650 2640 2630 2620 2610 2600 2590 2580 2570 2560 2550 2540 2530 2520 2510 2500 2490 2480 2470 2460 2450 2440 2430 2420 2410 2400 2390 2380 2370 2360 2350 2340 2330 2320 2310 2300 2290 2280 2270 2260 2250 2240 2230 2220 2210 2200 2190 2180 2170 2160 2150 2140 2130 2120 2110 2100 2090 2080 2070 2060 2050 2040 2030 2020 2010 2000 1990 1980 1970 1960 1950 1940 1930 1920 1910 1900 1890 1880 1870 1860 1850 1840 1830 1820 1810 1800 1790 1780 1770 1760 1750 1740 1730 1720 1710 1700 1690 1680 1670 1660 1650 1640 1630 1620 1610 1600 1590 1580 1570 1560 1550 1540 1530 1520 1510 1500 1490 1480 1470 1460 1450 1440 1430 1420 1410 1400 1390 1380 1370 1360 1350 1340 1330 1320 1310 1300 1290 1280 1270 1260 1250 1240 1230 1220 1210 1200 1190 1180 1170 1160 1150 1140 1130 1120 1110 1100 1090 1080 1070 1060 1050 1040 1030 1020 1010 1000 9990 9980 9970 9960 9950 9940 9930 9920 9910 9900 9890 9880 9870 9860 9850 9840 9830 9820 9810 9800 9790 9780 9770 9760 9750 9740 9730 9720 9710 9700 9690 9680 9670 9660 9650 9640 9630 9620 9610 9600 9590 9580 9570 9560 9550 9540 9530 9520 9510 9500 9490 9480 9470 9460 9450 9440 9430 9420 9

Exhibit B – Zoning Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3c	Agenda Date 08/10/2015	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 2.60 acres of Abstract 1034 of the GW Minter Survey, located at 5017, 5113, & 5201 Roberts Road, Case ZC15-011

Explanation

The applicant, Steve Isbell, is requesting to rezone the subject property from AG – Agricultural District to PUD-R – Planned Unit Development – Residential District (PUD-R) to allow 12 single family residential lots, one common area dedicated to open space and detention, and an additional HOA-maintained “slip road” and median along Roberts Road located in a common area.

Existing Conditions. The subject property consists of approximately 2.60 acres and three tracts (5017, 5113, and 5201 Roberts Road), which presently contain one single family detached home with associated accessory structures on each of the tracts. The subject property is currently zoned AG-Agricultural and is unplatted. Approval of a combination preliminary/final plat will be required prior to the issuance of a building permit should the rezoning request be approved.

Statement of Planning Objectives. The applicant submitted a Statement of Planning Objectives and proposed zoning exhibits (attached) which contain a description of the proposed development.

Development Standards. 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. Average lot size for PUD-R projects is required to be 16,000 square feet. Per the Statement of Planning Objectives the applicant proposes the following development standards:

Minimum Lot Area: 4,882 square feet
Minimum Lot Width: 50 feet
Minimum Lot Depth: 97 feet
Front Building Line: 10 feet
Rear Building Line: 10 feet
Side Building Line: 5 feet
Maximum Building Height: 30 feet
Maximum Lot Coverage: 66 percent

The applicant is proposing development that is not consistent with the requirements for PUD-R in the Land Development Code. Elevations or narrative description of the proposed architecture and character of the development were not provided for review.

Open Space and Landscaping. The PUD regulations require a minimum 20 percent of the development be reserved for open space for use by the residents of the development. The Conceptual Landscape Plan shows that the open space contains a 0.08-acre detention pond, eight shade trees, two existing trees that will be preserved, and two benches. All open space areas will be owned and maintained by the Homeowners' Association.

The proposed layout for the development indicates that Lot 13, to be utilized for required open space, is 19,594 square feet. Approximately 3,485 square feet of Lot 13 is proposed to be required detention area. PUD regulations allow for up to 25 percent of required detention areas to be used toward the required open space calculation, in this instance, approximately 871 square feet. With the total gross project area being 113,299 square feet and the open space area as defined by the PUD regulations being approximately 16,980 square feet, the open space percentage is approximately 15 percent.

The applicant has provided details in the Statement of Planning Objectives regarding how other projects have been calculated and how this project's open space could be calculated, contrary to the PUD regulations. For example, the applicant is proposing that the landscaped portion of the median be utilized toward the required open space calculation even though the PUD regulations specifically state that common open space shall not include street medians or islands, public or private street right-of-way, parkways, alleys, driveways, or parking/loading areas.

Staff has not utilized the applicant's calculations with the project analysis and has instead utilized calculations based on the requirements of the Land Development Code. The Small Lot Development Comparison Chart is attached as a reference for previously approved PUD-R open space areas and densities. Staff has reviewed the chart to verify the numbers, to the extent archived records would allow, but the chart is intended to be an illustrative exhibit and not intended to be a historical account.

Screening. There is an existing six-foot masonry fence located along the subject property's eastern border, which is owned and maintained by the Heritage Oaks HOA. A seven and a half-foot maintenance easement is proposed on the west side of the wall to allow for access. A six-foot board-on-board wood fence, owned and maintained by the development's HOA, is proposed along a portion of the project's northern boundary. The applicant is not proposing screening walls, fences, or landscaping that satisfy staff concerns regarding the lack of architectural details and density of the proposed development.

Sidewalks and Trails. A five-foot sidewalk must be provided along Roberts Road at the time homes are constructed. Sidewalks required along open space lots are required to be constructed by the developer, prior to the issuance of building permits for the development.

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 would typically 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's proposal would require an associated Master Thoroughfare Plan Amendment and/or Subdivision Variance to allow the dedication of only 26 feet of right-of-way from the centerline of Roberts Road. The applicant has stated that the reduction in right-of-way dedication is necessary to integrate a slip road for the 12 proposed residences, which would alleviate concerns regarding cars backing out onto Roberts Road. Although a Master Thoroughfare Plan Amendment is not currently in progress, should the rezoning request be approved, staff could initiate the necessary amendment for City Council review and action. The applicant may also need to process a Subdivision Variance for the deviation in right-of-way, depending on the timing of the amendment and/or the associated plat.

Traffic Generation and Access. The applicant 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, per home.

Based on the current layout, Perimeter Street Improvement Fees for Roberts Road in the amount of \$44,235 are due prior to filing an associated plat for record. Perimeter street improvements are required for the newly created lots since Roberts Road is considered unimproved. 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 with an associated plat application, and a Tree Removal Permit will be required prior to the removal of any tree on the subject property. The applicant is proposing to preserve two trees that are within the proposed common open space lot.

Infrastructure. Water and sanitary sewer services are available along Roberts Road. 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. Onsite detention is proposed on proposed Lot 13.

Residential Density. The Master Plan suggests a maximum residential density of 1.8 dwelling units per acre, in most situations. The Land Development Code states that densities higher than 1.8 units per acre in PUD-R's could 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 is situated just east of institutional uses, west of attached townhomes, and approximately 2,800 feet west of SH121. Per the PUD regulations in the Land Development Code, "The maximum residential density permitted in a PUD-R district, or in a PUD-C district where residential uses are proposed, shall not exceed 1.8 dwelling units per gross acre. For the purpose of this regulation, the density calculation shall include all residential areas of the project and one-half of any abutting street situated adjacent to the project. This calculation shall exclude all proposed non-residential acreage from the gross acreage."

The proposed development of 12 residential units on approximately 2.17 acres, after right-of-way dedication as proposed, will produce a density of 10.7 dwelling units per acre (12 residential units divided by 1.42 acres of residential area). Historically speaking, the component to include "one-half of any abutting street situated adjacent to the project" does not appear to have been included in the calculations due to feasibility of determining that area.

The following are the approximate residential densities of other developments located in close proximity to the proposed development:

- Heritage Oaks (directly east of the proposed development): 12.1 dwelling units per acre,
- Copperglen (southeast of the proposed development): 6.6 dwelling units per acre,
- Creekside (southeast of the proposed development): 6 dwelling units per acre,
- Fox Meadows (northwest of the proposed development): 3.6 dwelling units per acre.

The attached Small Lot Development Comparison Chart provides a listing of approved developments since 1996 with residential densities that exceed 1.8 dwelling units per acre. Although the proposed density is within the range of previously approved PUD-R densities, the subject property has prominent linear frontage along an existing roadway and has different site characteristics than the other projects that have been previously approved. The applicant is proposing to build homes with significant lot coverage (approximately 66 percent) and small setbacks which are not proposed to be mitigated by known architectural quality, provision of integrated open space, or enhanced screening and landscaping. Staff requested architectural and development character details but did not receive them during the review process.

Surrounding Development Trends. The table below reflects the surrounding zoning and existing land uses for the subject property as further illustrated on the attached location map:

AG – Agricultural (Church)	AG – Agricultural (Single Family Homes)	PUD-R (Heritage Oaks Residential Subdivision)
AG – Agricultural (Church)	<i>Subject Property</i> <i>Proposed PUD-R (Residential Subdivision)</i>	PUD-R (Heritage Oaks Residential Subdivision)
AG – Agricultural (Church)	AG – Agricultural (Church)	PUD-R (Heritage Oaks Residential Subdivision)

Master Plan. The Future Land Use Map designates the subject property as Single Family Residential. Although the request is consistent with the Future Land Use Map, the request has not provided adequate information to determine if the development is consistent with the Master Plan’s goal of applying sound land use planning principles.

Public Notification. Staff mailed notices to 28 adjacent property owners, as well as all Homeowners Associations within 500 feet of the subject property regarding this request. Notice was published in the Fort Worth Star-Telegram as required by state law and the Land Development Code. To date, no correspondence has been received.

Summary. The proposed development contains 12 single family lots and two common areas with a residential density of 10.7 dwelling units per acre and a total open space percentage of approximately 15 percent. The proposed open space and lot sizes are not in compliance with the Land Development Code's PUD regulations, and the 15 percent open space that is proposed does not appear to be integrated into the development. Understanding the subject property is linear in nature and does not have significant depth, the amount of lot coverage being proposed (maximum 66 percent) and the number of residential units, coupled with the lack of common open space and room for on-lot landscaping, do not provide a preferable development pattern.

Staff is in support of an opportunity to redevelop the subject property but has not received adequate information to support this particular request. The information provided by the applicant does not address staff's concerns regarding the density, architecture, open space, or perimeter details and screening for the proposed development. The slip road provides a safe alternative for vehicles accessing Roberts Road, but the applicant has not provided adequate information for staff to evaluate a reduction in right-of-way that could result in a Master Thoroughfare Plan Amendment. Staff recommends denial of the proposed rezoning request. Should the rezoning request be approved, special ordinance provisions as reflected in the attached draft ordinance would be applicable, subject to Planning and Zoning Commission and City Council review and action.

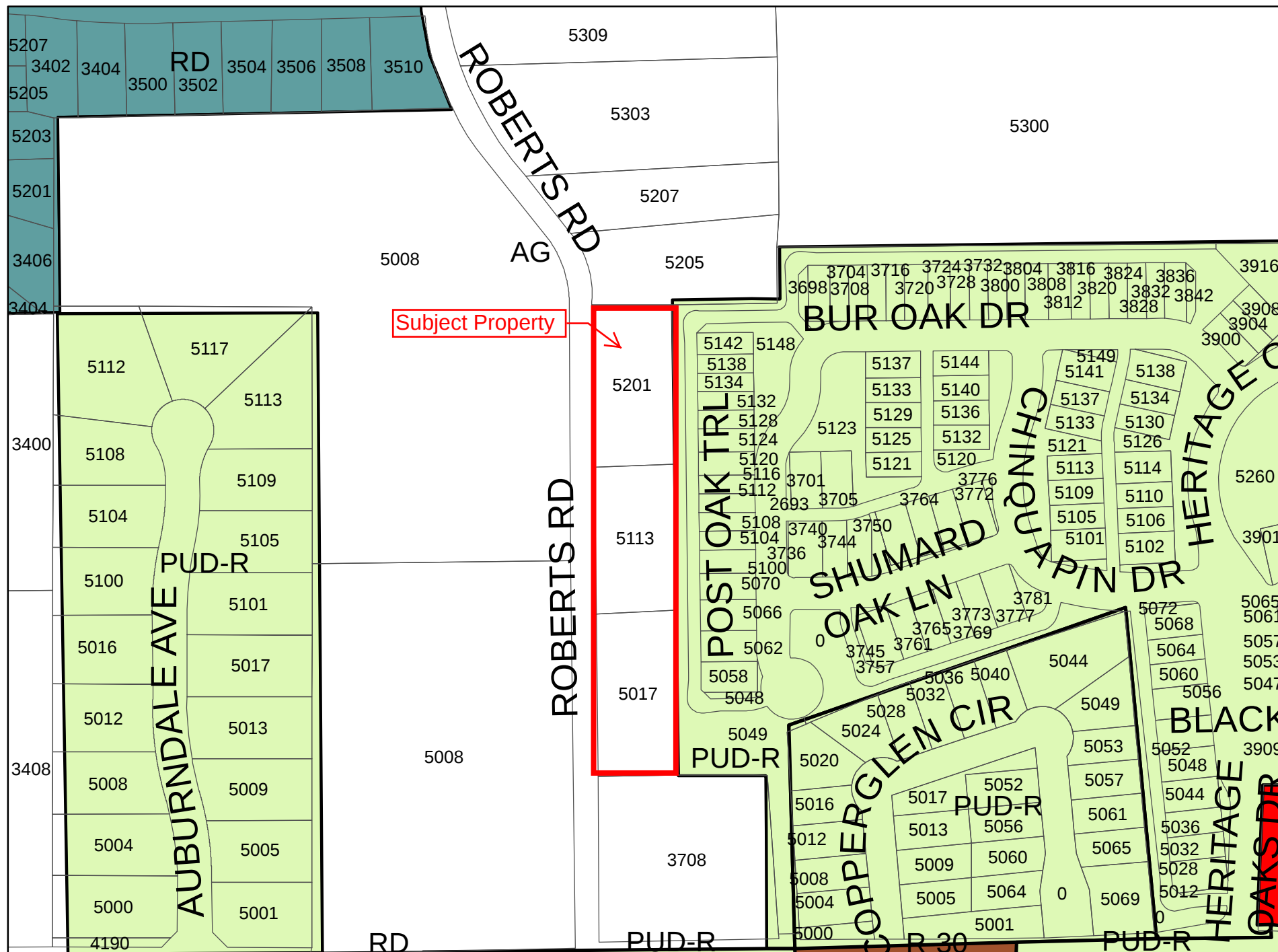
Recommendation

Denial

Attachments

1. Location and Zoning Map
2. Aerial
3. Future Land Use
4. Buffer Map
5. Notification List
6. Small Lot Development Comparison Chart
7. Statement of Planning Objectives
8. Zoning Exhibit - Site Layout
9. Zoning Exhibit - Conceptual Landscape
10. Proposed Draft Ordinance

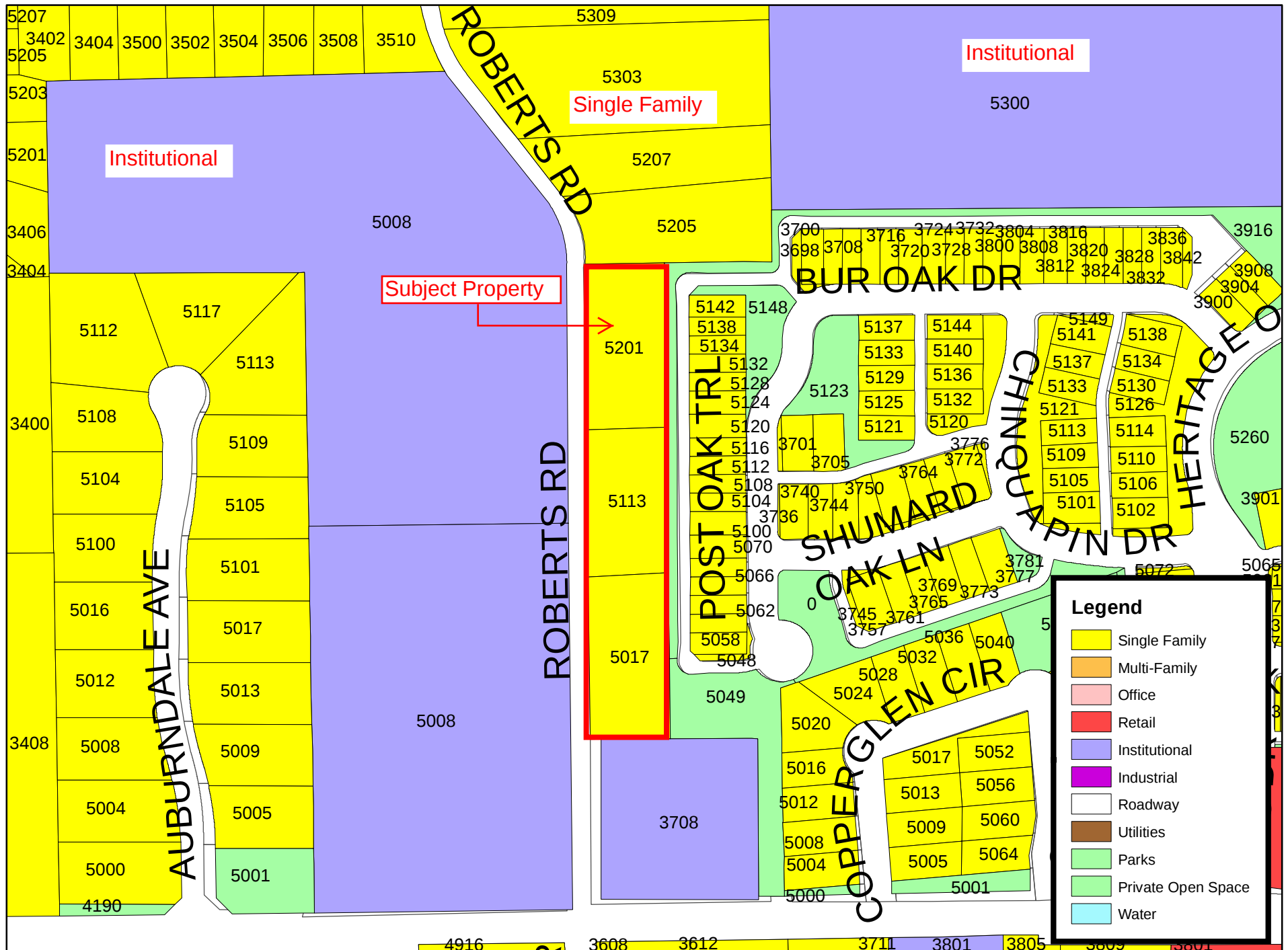
Location and Zoning Map



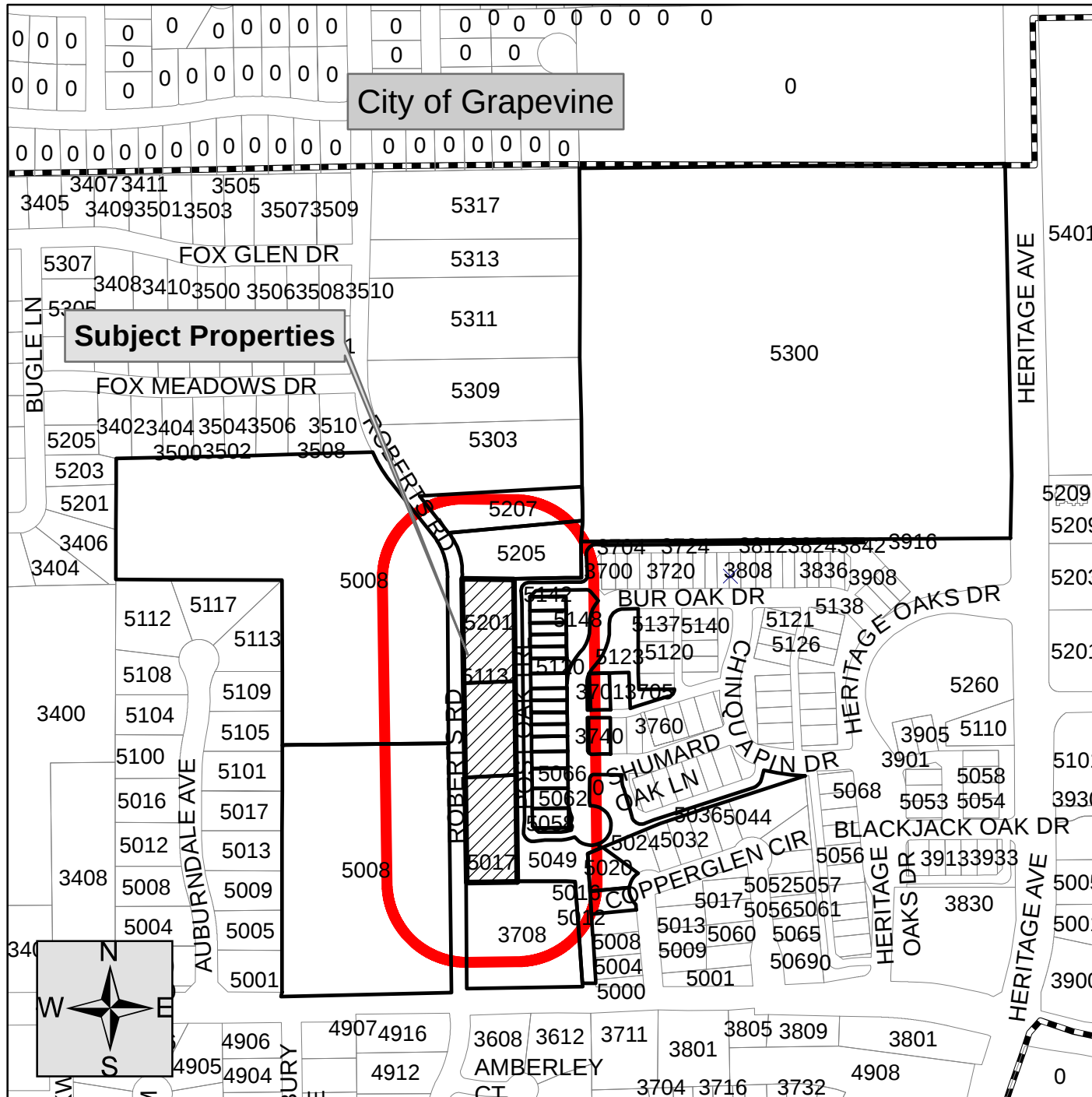
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Subject Property

Future Land Use Map



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

Small Lot Development Comparison Chart - 1996 to 2015

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	6.7	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	26.0%	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	6,490	6,753	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%	4.5	12.1	22.8	30.4%	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%	3.2	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%	3.1	5.3	3.3	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	58.89	55.6875	106.4118	6,260	6,907	58%	3.7	6.9	17.5	21.2%		
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Zoning Case ZC15-011	12	50	97	4,882	5,145	66%	4.6	10.7	2.6	15.0%		
Zoning Case ZC15-012	16	50	75	7,050	7,488	60%	3.1	5.8	5.1	19.1%		

* 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



Statement of Planning Objectives

The redevelopment of this section of Roberts Road under the proposed single family PUD-R provides reasonable and viable solutions to the unique physical and locational constraints of 5017, 5113 and 5201 Roberts Road. This PUD-R allows the city of Colleyville to gain adequate Right of Way which is necessary for the eventual improvement of Roberts Road. It provides a buffer between the single family attached townhome units in the Heritage Oaks development and the other less dense nearby residential land uses. But most importantly, it ensures the highest and best use on this land for both the future residents as well as the community overall.

It is a rare occurrence in Colleyville for a residential project to be solely a subdivision of an existing series of lots without adding a cul de sac or interior streets. In this case, the limited amount of depth makes typical interior streets impossible. The preferred 37.5' Right of Way dedication would leave only 110' to 114' feet of lot depth and would require each lot to have driveway access directly onto Roberts Road. There are no residential zonings in Colleyville that offer minimum lot depths which could accommodate this section of Roberts Road. R-D (Two Family Residential) and R-MF (Multi-family Residential) are the closest with minimum lot depths of 115 feet. To the east, the existing narrow lots, 30' or 40', and attached single family townhomes make anything greater than 50' of width on this section of Roberts Road unviable.

The Land Development Code Density, according to a recent Small Lot Development Comparison Chart, of the adjacent Heritage Oaks Townhome development is 12.1 dwelling units per acre which makes it about 29% greater than the proposed density of the Roberts Road redevelopment at 9.4 dwelling units per acre.

Additionally, Roberts Road is in need of repair and possibly improvement. However when taking into account that it is not completely clear to all parties involved whether or not Roberts Road is actually a public road or a private street, the eventual improvement of Roberts Road could possibly prove to be legally impossible, or at a minimum highly contentious, given the absence of a reasonable redevelopment plan for these three affected properties.

Numerous concepts have been analyzed and discussed with city staff over the past seven or eight months. Concepts that were considered were rear entry, individual driveways directly onto Roberts, shared driveways and even shared access via east-west T-lanes. Most of these were not actually physically possible. And although most were unmarketable, the overriding issue in each alternative was that none were as conceptually or aesthetically feasible as the current iteration considering both staff's and the developer's shared desire to present a product of the quality expected in Colleyville.

The limited amount of depth makes it technically impossible to provide access for each lot without accessing Roberts Road directly with each driveway. This would result in 12 driveways on Roberts forcing homeowners to back directly onto the road from their driveways. This was deemed unsafe and ultimately, given this proposed concept, unnecessary. Although the city's thoroughfare plan calls for a dedication of 37.5' of Right of Way, this concept allows for 26' of Right of Way which provides the development with the space necessary to integrate a one-way slip street for the residents.

The slip street provides two very important benefits from a safety standpoint. First, it results in only two access points onto Roberts, each being only one way. Second, it ensures that the residents can exit their driveways without having to back directly into the oncoming traffic on Roberts. The construction of the median between Roberts and the slip street provides ample space for a 5' sidewalk as well as a landscaped area. This landscaped area will be planted with alternating Shumard Red Oaks and Crape Myrtles which will add to the aesthetic appeal of the redevelopment along Roberts as well as help to screen the residents from the adjacent institutional and recreational uses. The median and the slip street will be maintained by the HOA.

In order to facilitate the 20.5' wide slip street, 32' of pavement is anticipated on Roberts. The current thoroughfare plan, which staff says would need to be updated when this plan is approved, calls for 75' of Right of Way and 42' of pavement. 75' of Right of Way would likely result in the demolition of residences on the west side of the road to the north of the redevelopment and therefore is not a viable option for improving Roberts Road. Realistically, 32' of pavement proves sufficient for the eventual improvement of Roberts. The city has utilized 32' of pavement on recent improvements of more heavily traveled roads. The 26' of Right of Way to be dedicated will provide for the pavement as well as a 10' parkway. The slip street is not required to be a fire lane.

This redevelopment concept strives to take into account the desires, both aesthetically and economically, of both the future residents and the community, and numerous planning and safety concerns of staff while working with the significant physical constraints, the impact of the density of the largest adjoining parcel and the neighboring institutional uses.

The residential product for this redevelopment will be in the \$600,000 plus value range, adding approximately \$7,200,000 in assessed property values. Water, sewer, parkland dedication and perimeter street fees are estimated to be \$120,000.

1. GENERAL

- a. The purpose of this PUD-R is for a single-family residential redevelopment of detached dwelling units. (It should be noted that although the adjacent Heritage Oaks is a mixture of townhomes and 40' lots, of the sixteen residences that border the Roberts Road redevelopment, 12 are attached townhomes with 30' wide lots.)
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The arrangement of lots within the subdivision shall be generally consistent with the Conceptual Site Plan.
- b. The developer shall submit and receive approval from the City for a Preliminary and Final Plat in accordance with the requirements of the Land Development code prior to development of this PUD-R.
- c. The developer is requesting to dedicate 26' of ROW instead of 37.5' in order to provide safer access for the residents on to Roberts Road with the construction of the slip street. Staff has said this will require an update to the Master Thoroughfare Plan.

3. PERMITTED USES

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

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

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

Minimum Lot Size	4,882 square feet
Minimum Lot Width	50 feet
-	This is a compatible width given the depth restriction.
Minimum Lot Depth	97 feet
-	This is from the back property line to the slip street. Actually, the minimum distance from the back property line to the edge of the Right of Way is approximately 122.5'.
Front Building Line*	10 feet
-	Necessary to maintain an approximately 40'x80' building pad. Again, the 10' is the distance from the house to the slip street, the actual setback off of Roberts is 35.5'.
Side Building Line*	5 feet for center placed structure
Rear Building Line*	10 feet
Maximum Lot Coverage*	66 percent
Maximum Height	30 feet

**These are comparable to other recently approved projects and are typical of lots of this size.*

5. OPEN SPACE

This redevelopment shall provide common open space, which will generally be configured as shown on the Site Plan and Conceptual Landscape Plan. All open space areas shall be landscaped and maintained by the Homeowner's Association. Within the open space, efforts will be made to preserve an existing Wisteria that was planted by the current owner's late wife as well as a Bradford Pear. A basic conceptual landscape plan has been provided to staff. Any trees required to be planted under the Land Development Code will have a minimum caliper as

delineated in the code. The code states that 1, 3" caliper tree per 50' of street frontage should be provided. In this case, 4 would be required but 8 are being proposed. Additionally, a minimum of two benches will be provided, one in memory of Mr. Scribner and another in memory of Mrs. Sauer.

The common open space as designed is 20.8% of the useable area of the project. The open space requirement as outlined in the code states that the percent shall be calculated using "gross residential project area." However, staff has determined that there may previously have been some discrepancies with how the open space percentage was calculated on projects that have already been approved and are under construction. For instance, Ivy Glen was approved with a stated 20% open space requirement per the ordinance. But the open space provided is actually 18.04%. If the Roberts Road open space is calculated as such, then the open space as designed is 17.3%. The chart below outlines a comparison of Roberts Road and Ivy Glen, a recently approved project of comparable size.

	Ivy Glen	Roberts Rd.
Gross sf	141,614	113,300
ROW	14,700	18,905
Net	126,914	94,395
Open Space	25,545	19,602
% of Gross	18.04%	17.3%
% of Net	20.13%	20.8%

This chart highlights the negative impact the methodology which utilizes gross land area has on the open space calculations for properties that are required to dedicate a larger percentage of Right of Way. In this case, the percentage of gross land that is to be dedicated is 17% for Roberts Road and only 10% for Ivy Glen. Therefore, projects that are required to dedicate a large portion of the gross land for Right of Way are burdened with an inordinate amount of required open space. If the Right of Way, in other words the land that is outside of the completed residential development, is removed from the base calculation, Roberts Road open space would exceed Ivy Glen.

Since it fronts directly on to Roberts Road, the open space will not be screened or fenced in order to provide an aesthetically pleasing and reasonably useful neighborhood amenity for the existing activities and uses on Roberts Road.

Finally, although there is no precedent for including it in the open space calculation, the landscaped portion of the median fulfils the aesthetic benefit of open space since it will be landscaped with alternating Shumard Red Oaks and Crape Myrtles on 30' centers which will greatly enhance the look and feel of the eastern side of this section of Roberts Road. Being approximately 5' wide, the landscaped portion of the median provides an additional approximately 2,250 square feet of open space. Based on the chart above, this would bring the development's total open space to approximately 19.3%.

6. SCREENING

- There is an existing masonry fence on the eastern boundary of the property which is owned and maintained by Heritage Oaks HOA. A 7.5' maintenance easement will be provided on the west side of this fence.
- A board on board fence no less than 6' in height will be provided on the northern property line of Proposed Lot #1, extending from the existing masonry wall the east to the 25' building line on the west. This fence will be owned and maintained by the homeowner's association.
- The portion of the median that will be landscaped over time will provide the residents with a visual screen from the adjacent recreational and institutional uses.

7. SIDEWALKS

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

8. OTHER

- a. Homes may be both single and two story construction.
- b. Construction times would be limited to City of Colleyville rules and regulations (Monday - Saturday 7:00am - 6:00pm)
- c. Trash will be collected curbside.
- d. Mailboxes will be on a shared pedestal, two residences per pedestal, or as required by the postmaster.
- e. No street trees or landscaping greater than 2' in height shall be allowed within 15' of the front property line in order to protect visibility between Roberts Road and the driveway.

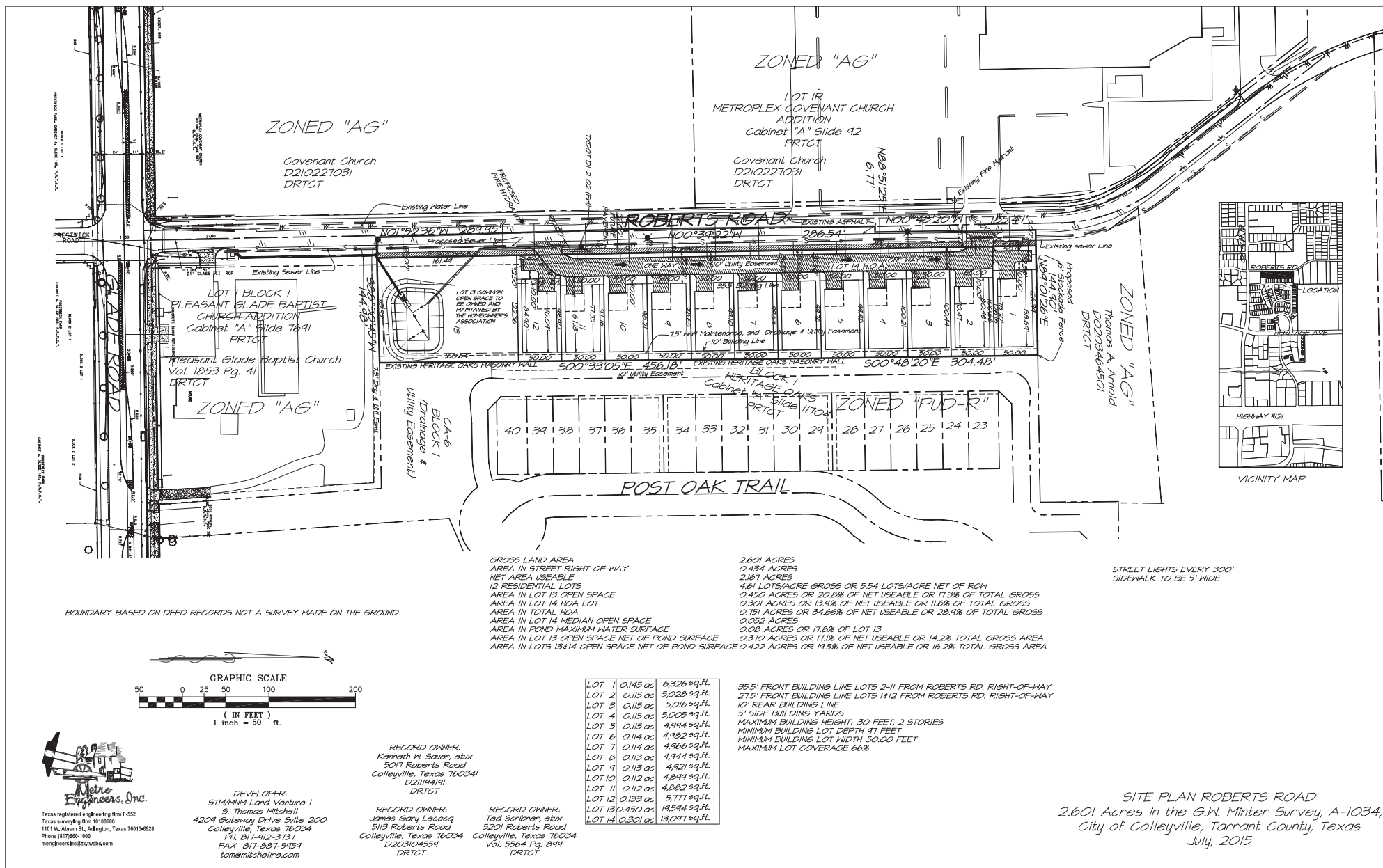
Development Schedule

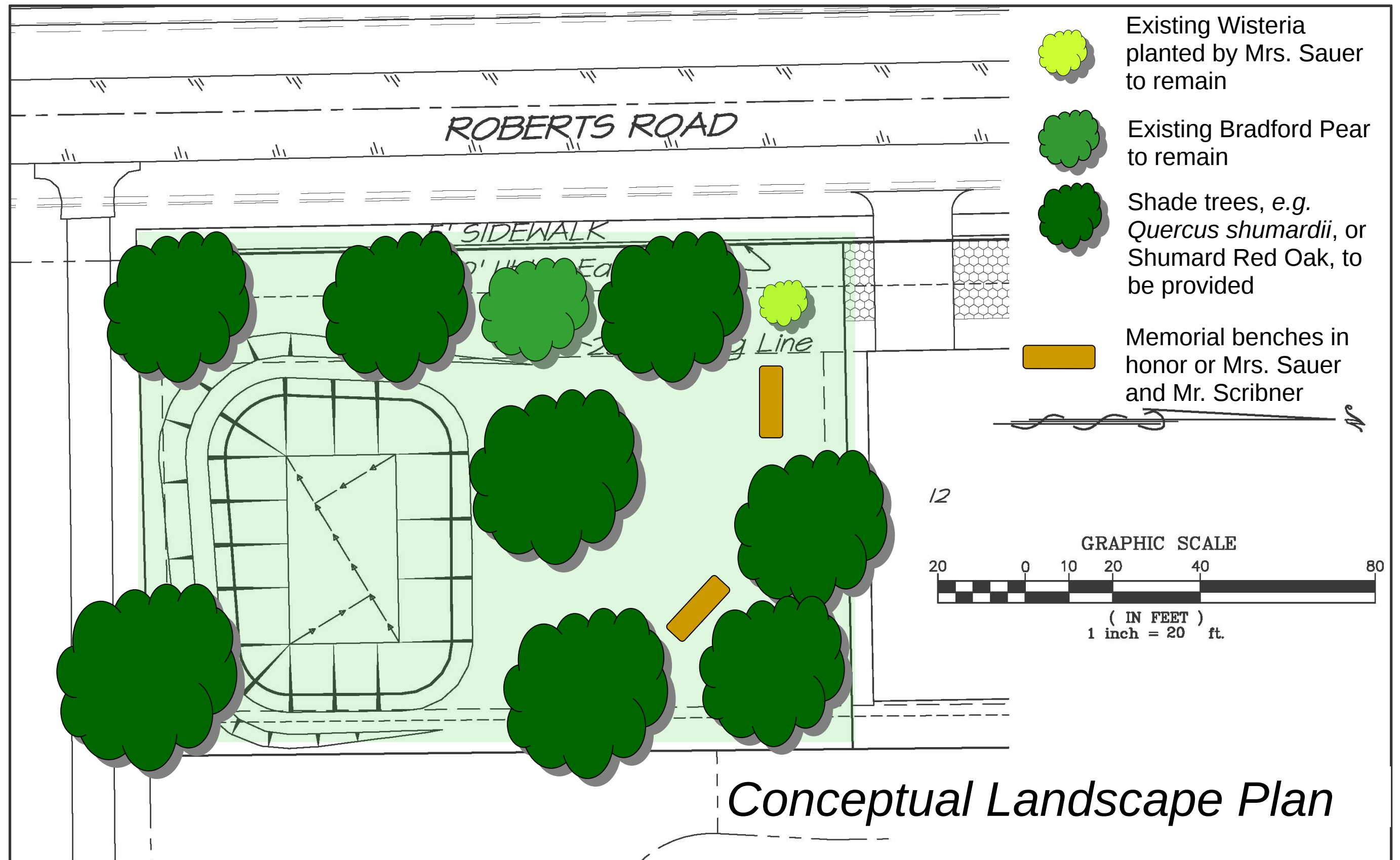
April, 2015: Begin city approval process
September, 2015: Complete city approval process
October, 2015: Begin utility construction
December, 2015: Complete development construction
January, 2016: Begin home construction

Proposed Ownership

The developed lots will be owned by individuals while the common area will be owned by the Homeowner's Association.

Zoning Exhibit





ORDINANCE O-15-XXXX

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.60 ACRES IN THE G.W. MINTER SURVEY, ABSTRACT 1034, LOCATED AT 5017, 5113 AND 5201 ROBERTS ROAD FROM THE AG-AGRICULTURAL ZONING DISTRICT TO THE PUD-R-PLANNED UNIT DEVELOPMENT 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 a rezoning under Case No. ZC15-011; 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 2.60 acres in the G.W. Minter Survey, Abstract 1034, 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 maximum density of 10.7 dwelling units per acre (12 divided by 1.42 acres).
- b. The subject property is subject to all the regulations contained in the Land Development Code, except as noted herein.

2. Development Plan

- a. The development shall be generally consistent with Exhibits "C" and "D" relating to the layout and common open space, which shall not be considered the associated plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, or other conditions. All final details are subject

to the other provisions of this ordinance and all other City codes and regulations.

3. Permitted Uses

- a. Single Family Detached Dwellings
- 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: 4,882 square feet
- b. Minimum Lot Depth: 97 feet
- c. Minimum Lot Width: 50 feet
- d. Front Building Line: 10 feet
- e. Side Building Line: 5 feet
- f. Rear Building Line: 10 feet
- g. Maximum Lot Coverage: 66 percent
- h. Maximum Building Height: 30 feet

5. Open Space and Landscaping

- b. This development shall provide a minimum of 15 percent common open space, as shown on Exhibits "C" and "D" which shall be for the aesthetic, leisure, and recreational enjoyment of the development's residents. The open space shall comply with the provisions contained in the Land Development Code except as noted herein. All open space areas shall be landscaped and maintained by the Homeowner's Association (HOA).
- c. A minimum of eight, three-inch caliper trees shall be planted on proposed Lot 13 by the developer, prior to the final acceptance of the subdivision.
- d. The two existing trees as noted on Exhibit "D" shall be preserved.

Should the two trees be removed, the caliper inches shall be replaced with trees meeting the standards of the Land Development Code at the rate of three times the removed tree's caliper inches.

- e. The median between Roberts Road and the slip road shall contain one tree for every 30 linear feet, to be provided by the developer prior to 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 1st day of September 2015.

The second reading and public hearing being conducted on the 15th day of September 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

The map displays a section of land with several streets and lots. A red box highlights lot 5201, which is labeled 'Subject Property' with a red arrow. The map shows streets such as Roberts Rd, Bur Oak Dr, Post Oak Trl, Shumard Oak Ln, Chinook Pin Dr, Upper Glen Cir, and Auburndale Ave. Lots are numbered, and the map is color-coded by area: green for residential, yellow for commercial, and blue for industrial. The map also shows the location of the City of San Jose, California, and the City of San Jose, California.

Exhibit B – Legal Description

Being a tract in the G.W. Minter Survey, Abstract 1034, City of Colleyville, Tarrant County, Texas conveyed to Kenneth W Sauer, etux, recorded in Document No. 211194191, James Lecocq recorded in Document No. 203104559, and Ted Scribner, etux recorded in Vol. 5564 Page 899 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows with bearings related to the west line of Heritage Oaks recorded in Cabinet "A" Slide 11704 of the plat records of Tarrant County; Beginning at the northwest corner of said Heritage Oaks; THENCE S00/48'20"E, a distance of 304.48 feet along said west line to a point for a corner; THENCE S00/33'05"E, a distance of 456.18 feet continuing along said west line to a point for a corner in the north line of Lot 1 Block 1 Pleasant Glade Baptist Church Addition recorded in Cabinet "A" Slide 7691 of said Plat Records; THENCE S88/30'45"W, a distance of 144.98 feet to a point for a corner in Roberts Road; THENCE N01/52'36"W, a distance of 289.95 feet to a point for a corner; THENCE N00/39'22"W, a distance of 286.54 feet to a point for a corner; THENCE N88/51'25"E, a distance of 6.77 feet to a point for a corner; THENCE N00/48'20"W, a distance of 185.47 feet to a point for a corner in the south line of a tract conveyed to Thomas Arnold recorded in Document 203464501 of said deed records; THENCE N89/01'26"E, a distance of 144.90 feet along said Arnold south line to the POINT OF BEGINNING and containing 2.60 acres, more or less.

Exhibit C – Site Layout

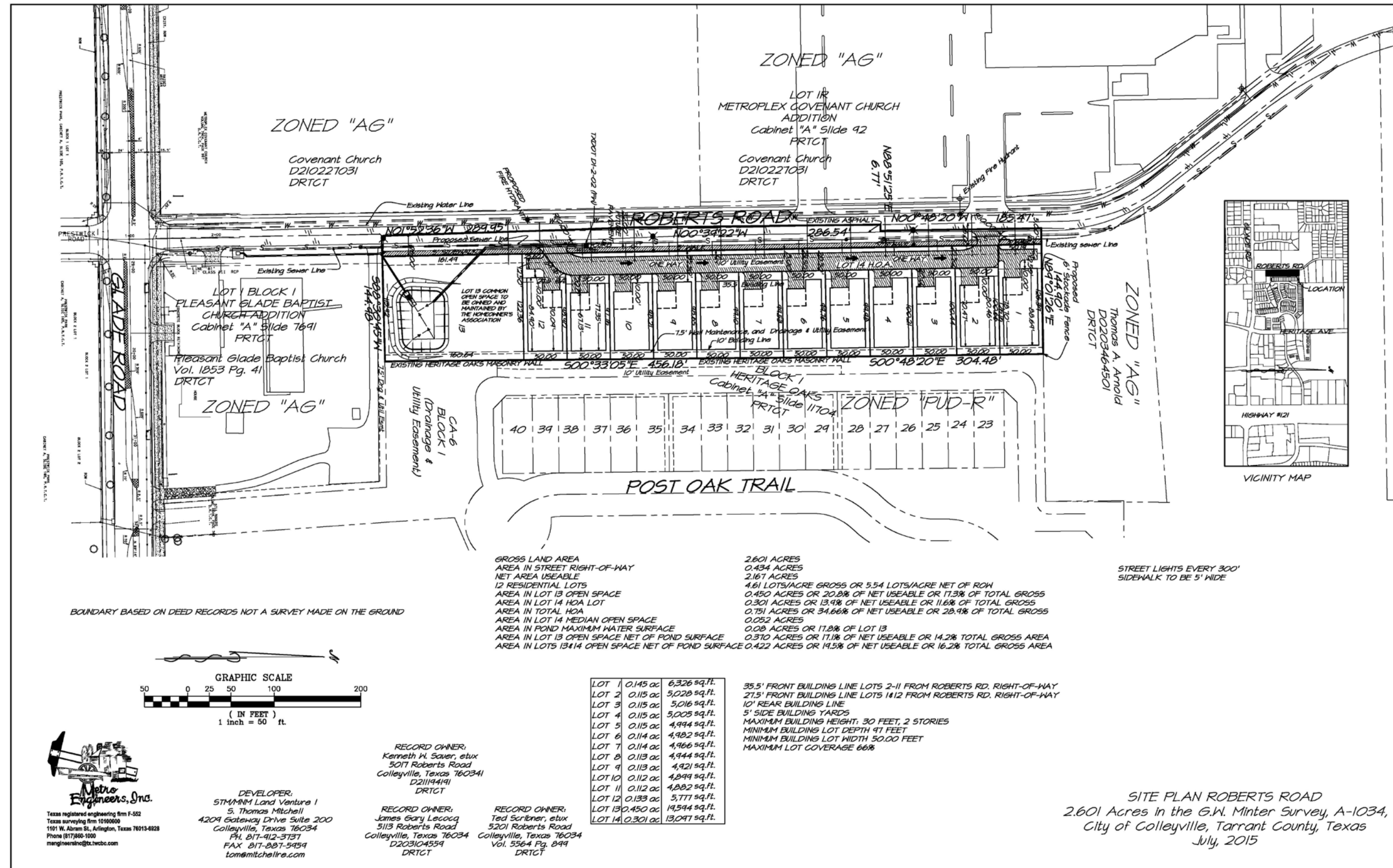
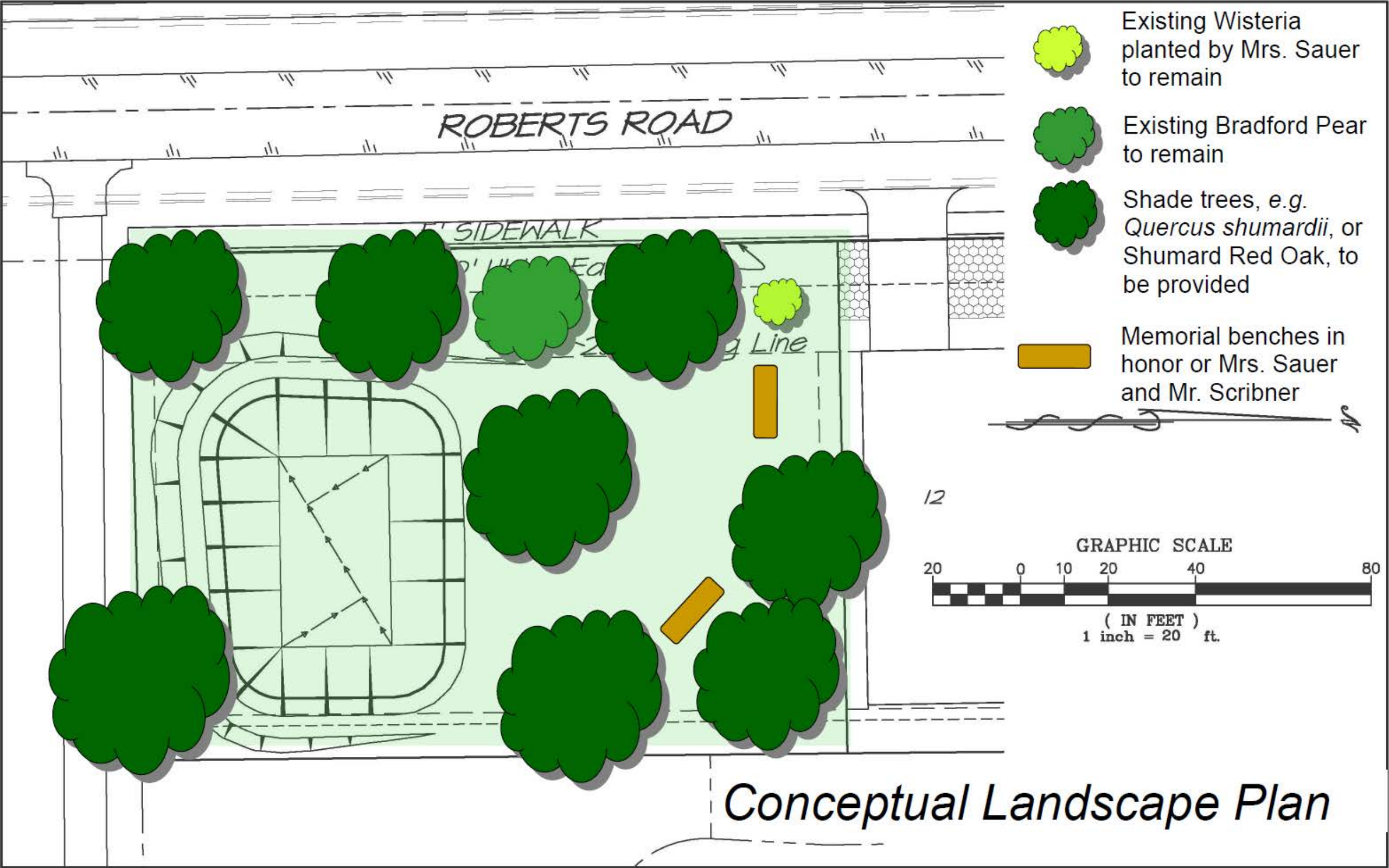


Exhibit D – Conceptual Landscape





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 08/10/2015	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 PUDC - Planned Unit Development Commercial District and PUDR-Planned Unit Development Residential District, on approximately 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 CONTINUED)

Explanation

The applicant is requesting to rezone the subject property from PUDC - Planned Unit Commercial District to PUDC - Planned Unit Development Commercial District and PUDR - Planned Unit Development Residential District.

Recommendation

Staff recommends that the public hearing be continued and that this item be continued until the request is prepared to move forward. Staff will re-notify for the next public hearings.

Attachments

1. Location and Zoning Map

Location and Zoning Map

