



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, February 8, 2016

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**

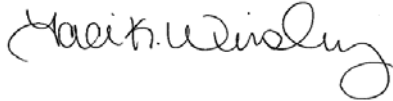
**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: Commissioner Wheelwright
PLEDGE OF ALLEGIANCE**

- 1. APPROVAL OF MINUTES**
January 11, 2016
- 2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA AS A PUBLIC HEARING ITEM**
- 3. CONSENT AGENDA ITEMS**
 - 3a** Consideration of a combination preliminary/final plat on Abstract 1034, of the G.W. Minter Survey, located at 5017, 5113, and 5201 Roberts Road, Case PC15-032
- 4. PUBLIC HEARING AGENDA ITEMS**

- 4a** Consideration of a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, Case ZC15-023
- 4b** Consideration of a zoning change from the R40-Single Family Residential zoning district to the R30-Single Family Residential zoning district on Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, Case ZC15-021
- 4c** Consideration of a Special Use Permit for alcohol beverage sales (on-premises consumption) on Lot 23, of the Village at Colleyville Addition, located at 62 Main Street, Case ZC16-001
- 4d** Consideration of a combination preliminary/final plat for four total (Lots 1-4, Block 1, of the Hodgkiss Place II Addition), of Abstract 294, of the R. Chowning Survey, being a replat of Lot 13, Block 16, of the Highland Meadows Phase II Addition, located at 6200 and 6210 Pool Road, Case PC15-020

5. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards February 5, 2016 by 5:00 p.m.



Taci Wrisley
Planning and Zoning Assistant

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

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date 02/08/2016	Number
Type Approval of Minutes		
Department Community Development		

Title

January 11, 2016

Explanation

Recommendation

Attachments

1. Planning and Zoning Commission Meeting Minutes - January 11, 2016



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, January 11, 2016

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 January 11, 2016 at 7:07 p.m.

Roll Call

Present: Commissioners David Wheelwright, Jason Elms, Carel Tornes, David Phelps, Jim Gotcher, Don Davis, and Jeff Byerly

Staff Present: Abra Nusser, Shane Pace, Taci Wrisley, Cheryl Taylor, Rob McKeown, Brian Riley, Marty Wieder, and Matthew Boyle (City Attorney)

1. APPROVAL OF MINUTES

Commissioner Phelps made a motion to approve the November 9, 2015 and December 14, 2015 minutes as corrected. Commissioner Davis seconded.

The motion to approve the November 9, 2015 and December 14, 2015 minutes as corrected carried by the following vote:

Aye: 7 – Tornes, Elms, Wheelwright, 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. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of an amendment to the PUDC-Planned Unit Development Commercial zoning requirements on Abstract 180, of the J.L Byas Survey, located at 1603 Hall Johnson Road, Case ZC15-004

Shane Pace presented the case and briefed the Commission.

The public hearing was opened at 7:21 p.m.

Thomas Monks, the applicant, came forward to answer questions.

The following wished to record their support but did not wish to speak:

Clint Clemens, 1608 Arbuckle Drive, Justin, Texas 76247

Patrick Newburn, 8629 Saddle Ridge Trail, North Richland Hills, Texas 76182

There being no one else wishing to speak, the public hearing was closed at 7:40 p.m.

Commissioner Tornes made a motion to approve Case ZC15-004 with the following conditions: 1) approve waivers 1-4 & 6; 2) a decorative masonry wall will be required around the dumpster on three sides (west, north, and east) however, no metal gate will be required on the enclosure; 3) allow four portable storage containers for an indefinite timeframe, in the southwest corner of the subject property, to be located a minimum of 25 feet from any adjacent residential zoned property, on an approved surface (gravel, asphalt, or concrete), to be relocated within one year of issuance of Certificate of Occupancy for the new building. Commissioner Phelps seconded.

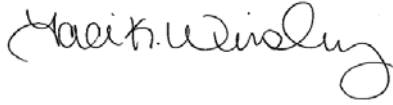
The motion to approve Case ZC15-004 with the following conditions: 1) approve waivers 1-4 & 6; 2) a decorative masonry wall will be required around the dumpster on three sides (west, north, and east) however, no metal gate will be required on the enclosure; 3) allow four portable storage containers for an indefinite timeframe, in the southwest corner of the subject property, to be located a minimum of 25 feet from any adjacent residential zoned property, on an approved surface (gravel, asphalt, or concrete), to be relocated within one year of issuance of Certificate of Occupancy for the new building. carried by the following vote:

Aye: 7 – Tornes, Elms, Wheelwright, Gotcher, Davis, Phelps, and Byerly

4. ADJOURNMENT

The meeting adjourned at 7:53 p.m.

The minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on February 8, 2016 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 02/08/2016	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a combination preliminary/final plat on Abstract 1034, of the G.W. Minter Survey, located at 5017, 5113, and 5201 Roberts Road, Case PC15-032.

Explanation

Charles Stark, the applicant, requests approval of a Combination Preliminary/Final Plat for the The Villas at Windsor Steele Addition (formerly referred to as the MirAvanti Addition) on approximately 2.61 acres, located at 5017, 5113 and 5201 Roberts Road. The applicant proposes to create 12 lots with one common area and a private, non-gated slip road (also in a common area).

Existing Conditions/Background: The subject property was rezoned by City Council on September 15, 2015, from the AG – Agricultural District to the PUD-R – Planned Unit Development Residential District (ZC15-011), Ordinance O-15-1964. The subject property, generally located north of Glade Road and on the east side of Roberts Road, is unplatted and developed with three single-family residential homes with accessory structures that the applicant has indicated would be demolished should the development proceed.

Lot Dimensions and Setbacks: Per Ordinance O-15-1964, the proposed plat shall meet the following standards:

Minimum Lot Area: 4,882 square feet

Minimum Lot Width: 50 feet

Minimum Lot Depth: 97 feet

Minimum Front Yard Setback: 10 feet

Minimum Side Yard Setbacks: 5 feet

Minimum Rear Yard Setback: 10 feet

Maximum Lot Coverage: 66 percent

Maximum Building Height: 30 feet

Maximum Residential Density: 6.3 dwelling units per acre (12 divided by 1.92)

Minimum Open Space: 19,668 square feet or 17.3 percent of the gross acreage

As submitted, the proposed plat meets all of the requirements of Ordinance O-15-1964 and the Land Development Code.

Fees: Park Land Dedication fees are required, in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees

are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: The proposed subdivision must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage per Chapter 5. The applicant has submitted preliminary tree-related information reflecting that a waiver to the minimum tree canopy will be required for the development intended by the applicant. If the minimum tree canopy is not proposed to be maintained, the applicant will be required to request a waiver from the Planning and Zoning Commission prior to the issuance of any permits.

Right-of-Way Dedication: The Master Thoroughfare Plan designates Roberts Road as a Minor Collector. Based on this classification, 75 feet of right-of-way dedication (37.5 feet from the centerline of the street) is typically required. The reduction in right-of-way dedication from the required 37.5 feet for this property to 26 feet along Roberts Road was contemplated with the recent PUD-R rezoning. The proposed plat conforms to the approved PUD-R exhibit.

Drainage and Stormwater Runoff: As required by the Land Development Code, drainage and engineering plans have been submitted with the proposed plat. Water and sanitary sewer services will be installed as part of the development process. The developer is responsible for the extension of water and sewer service lines to the individual lots.

Surrounding Development: 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 District (Covenant Church)	AG- Agricultural District (Single Family Home)	AG- Agricultural District (Single Family Home)
AG- Agricultural District (Covenant Church Soccer Fields)	<i>Subject Property</i> <i>PUD-R (Residential Subdivision)</i>	PUD-R (Heritage Oaks Residential Subdivision)
AG- Agricultural District (Covenant Church Soccer Fields)	AG- Agricultural District (Pleasant Glade Baptist Church)	PUD-R (Heritage Oaks Residential Subdivision)

Public Notification: Notification of property owners is not required for the approval of

a Combination Preliminary/Final Plat. However, the agenda was posted in advance of the meeting for public review per standard procedure and the Texas Local Government Code.

Staff Recommendation: The proposed Combination Preliminary/Final Plat meets the requirements of Ordinance O-15-1964 and the Land Development Code, therefore staff recommends approval.

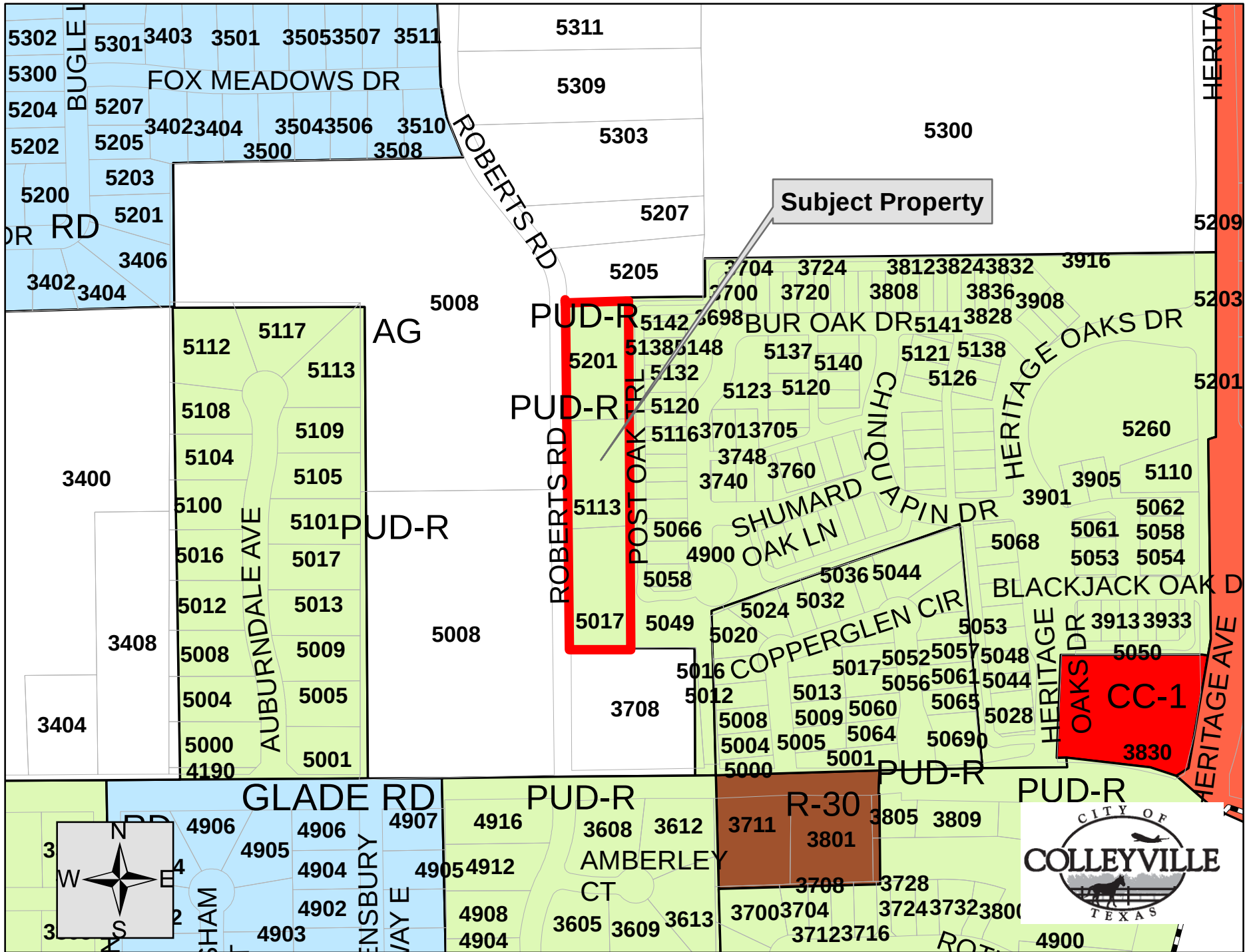
Recommendation

Approve

Attachments

1. Zoning Map
2. Aerial Map
3. Existing PUD Ordinance
4. Plat Exhibit

Zoning Map



This is an aerial map of a residential neighborhood in Colleyville, Texas. The map displays property boundaries, street names, and lot numbers. A red rectangle highlights the 'Subject Property' located at the intersection of Roberts Rd and Post Oak Trl. The map includes a compass rose in the bottom left corner and the City of Colleyville logo in the bottom right corner. The streets shown include Roberts Rd, Post Oak Trl, Bur Oak Dr, Shumard Oak Ln, Copper Glen Cir, and Black Heritage Dr. Lot numbers are visible throughout the map, such as 5117, 5113, 5109, 5105, 5101, 5017, 5013, 5009, 5008, 5017, 5049, 5048, 5062, 5066, 5070, 5100, 5104, 5108, 5112, 5113, 5117, 5118, 5142, 5138, 5148, 5132, 5128, 5123, 5129, 5120, 5125, 5121, 5137, 5144, 5140, 5141, 5138, 5133, 5134, 5121, 5130, 5126, 5114, 5072, 5068, 5064, 5060, 5056, 5049, 5040, 5036, 5032, 5024, 5028, 5020, 5016, 5012, 5008, 5004, 5017, 5052, 5053, 5057, 5048, 5044, 5005, 5064, 5001, 5009, 5060, 5066, 5001, 5004, 5005, 5006, 5007, 5008, 5009, 5010, 5011, 5012, 5013, 5014, 5015, 5016, 5017, 5018, 5019, 5020, 5021, 5022, 5023, 5024, 5025, 5026, 5027, 5028, 5029, 5030, 5031, 5032, 5033, 5034, 5035, 5036, 5037, 5038, 5039, 5040, 5041, 5042, 5043, 5044, 5045, 5046, 5047, 5048, 5049, 5050, 5051, 5052, 5053, 5054, 5055, 5056, 5057, 5058, 5059, 5060, 5061, 5062, 5063, 5064, 5065, 5066, 5067, 5068, 5069, 5070, 5071, 5072, 5073, 5074, 5075, 5076, 5077, 5078, 5079, 5080, 5081, 5082, 5083, 5084, 5085, 5086, 5087, 5088, 5089, 5090, 5091, 5092, 5093, 5094, 5095, 5096, 5097, 5098, 5099, 5100, 5101, 5102, 5103, 5104, 5105, 5106, 5107, 5108, 5109, 5110, 5111, 5112, 5113, 5114, 5115, 5116, 5117, 5118, 5119, 5120, 5121, 5122, 5123, 5124, 5125, 5126, 5127, 5128, 5129, 5130, 5131, 5132, 5133, 5134, 5135, 5136, 5137, 5138, 5139, 5140, 5141, 5142, 5143, 5144, 5145, 5146, 5147, 5148, 5149, 5150, 5151, 5152, 5153, 5154, 5155, 5156, 5157, 5158, 5159, 5160, 5161, 5162, 5163, 5164, 5165, 5166, 5167, 5168, 5169, 5170, 5171, 5172, 5173, 5174, 5175, 5176, 5177, 5178, 5179, 5180, 5181, 5182, 5183, 5184, 5185, 5186, 5187, 5188, 5189, 5190, 5191, 5192, 5193, 5194, 5195, 5196, 5197, 5198, 5199, 5200, 5201, 5202, 5203, 5204, 5205, 5206, 5207, 5208, 5209, 5210, 5211, 5212, 5213, 5214, 5215, 5216, 5217, 5218, 5219, 5220, 5221, 5222, 5223, 5224, 5225, 5226, 5227, 5228, 5229, 5230, 5231, 5232, 5233, 5234, 5235, 5236, 5237, 5238, 5239, 5240, 5241, 5242, 5243, 5244, 5245, 5246, 5247, 5248, 5249, 5250, 5251, 5252, 5253, 5254, 5255, 5256, 5257, 5258, 5259, 5260, 5261, 5262, 5263, 5264, 5265, 5266, 5267, 5268, 5269, 5270, 5271, 5272, 5273, 5274, 5275, 5276, 5277, 5278, 5279, 5280, 5281, 5282, 5283, 5284, 5285, 5286, 5287, 5288, 5289, 5290, 5291, 5292, 5293, 5294, 5295, 5296, 5297, 5298, 5299, 5300, 5301, 5302, 5303, 5304, 5305, 5306, 5307, 5308, 5309, 5310, 5311, 5312, 5313, 5314, 5315, 5316, 5317, 5318, 5319, 5320, 5321, 5322, 5323, 5324, 5325, 5326, 5327, 5328, 5329, 5330, 5331, 5332, 5333, 5334, 5335, 5336, 5337, 5338, 5339, 5340, 5341, 5342, 5343, 5344, 5345, 5346, 5347, 5348, 5349, 5350, 5351, 5352, 5353, 5354, 5355, 5356, 5357, 5358, 5359, 5360, 5361, 5362, 5363, 5364, 5365, 5366, 5367, 5368, 5369, 5370, 5371, 5372, 5373, 5374, 5375, 5376, 5377, 5378, 5379, 5380, 5381, 5382, 5383, 5384, 5385, 5386, 5387, 5388, 5389, 5390, 5391, 5392, 5393, 5394, 5395, 5396, 5397, 5398, 5399, 5400, 5401, 5402, 5403, 5404, 5405, 5406, 5407, 5408, 5409, 5410, 5411, 5412, 5413, 5414, 5415, 5416, 5417, 5418, 5419, 5420, 5421, 5422, 5423, 5424, 5425, 5426, 5427, 5428, 5429, 5430, 5431, 5432, 5433, 5434, 5435, 5436, 5437, 5438, 5439, 5440, 5441, 5442, 5443, 5444, 5445, 5446, 5447, 5448, 5449, 5450, 5451, 5452, 5453, 5454, 5455, 5456, 5457, 5458, 5459, 5460, 5461, 5462, 5463, 5464, 5465, 5466, 5467, 5468, 5469, 5470, 5471, 5472, 5473, 5474, 5475, 5476, 5477, 5478, 5479, 5480, 5481, 5482, 5483, 5484, 5485, 5486, 5487, 5488, 5489, 5490, 5491, 5492, 5493, 5494, 5495, 5496, 5497, 5498, 5499, 5500, 5501, 5502, 5503, 5504, 5505, 5506, 5507, 5508, 5509, 5510, 5511, 5512, 5513, 5514, 5515, 5516, 5517, 5518, 5519, 5520, 5521, 5522, 5523, 5524, 5525, 5526, 5527, 5528, 5529, 5530, 5531, 5532, 5533, 5534, 5535, 5536, 5537, 5538, 5539, 5540, 5541, 5542, 5543, 5544, 5545, 5546, 5547, 5548, 5549, 5550, 5551, 5552, 5553, 5554, 5555, 5556, 5557, 5558, 5559, 5560, 5561, 5562, 5563, 5564, 5565, 5566, 5567, 5568, 5569, 5570, 5571, 5572, 5573, 5574, 5575, 5576, 5577, 5578, 5579, 5580, 5581, 5582, 5583, 5584, 5585, 5586,



ORDINANCE O-15-1964

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 net density of 6.3 dwelling units per acre (12 divided by 1.92 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.

- b. The development shall provide a slip road, similar to the one in attached Exhibit "E." The photos represent the character and look the slip street shall have.
- c. Homes constructed shall generally comply with the building materials, architectural style, and scale of the architecture as shown in the renderings contained in Exhibit "F."
- d. Homes constructed shall utilize 100 percent masonry materials on all facades, excluding windows, doors and trim.
- e. Homes shall feature wooden or faux-wood garage doors.
- f. A six-foot masonry wall shall be provided along the northern and southern property lines, extending from the eastern property line and existing masonry wall of Heritage Oaks to the front building line of proposed Lots 1 and 12.

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

- a. This development shall provide a minimum of 17.3 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).
- b. 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.
- c. A minimum of one, three-inch caliper tree shall be planted in each residential lot front yard.
- 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.

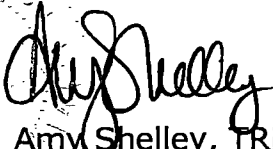
AND IT IS SO ORDERED.

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 15th day of September 2015.

ATTEST:


Amy Shelley, TRMC
City Secretary

CITY OF COLLEYVILLE


David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

A handwritten signature in black ink, appearing to read "Ben L. Stool".

Matthew C. G. Boyle
City Attorney

Ben L. Stool
Ass't City Attorney
Boyle & Lowry, LLP

Exhibit A -Location and Zoning Map

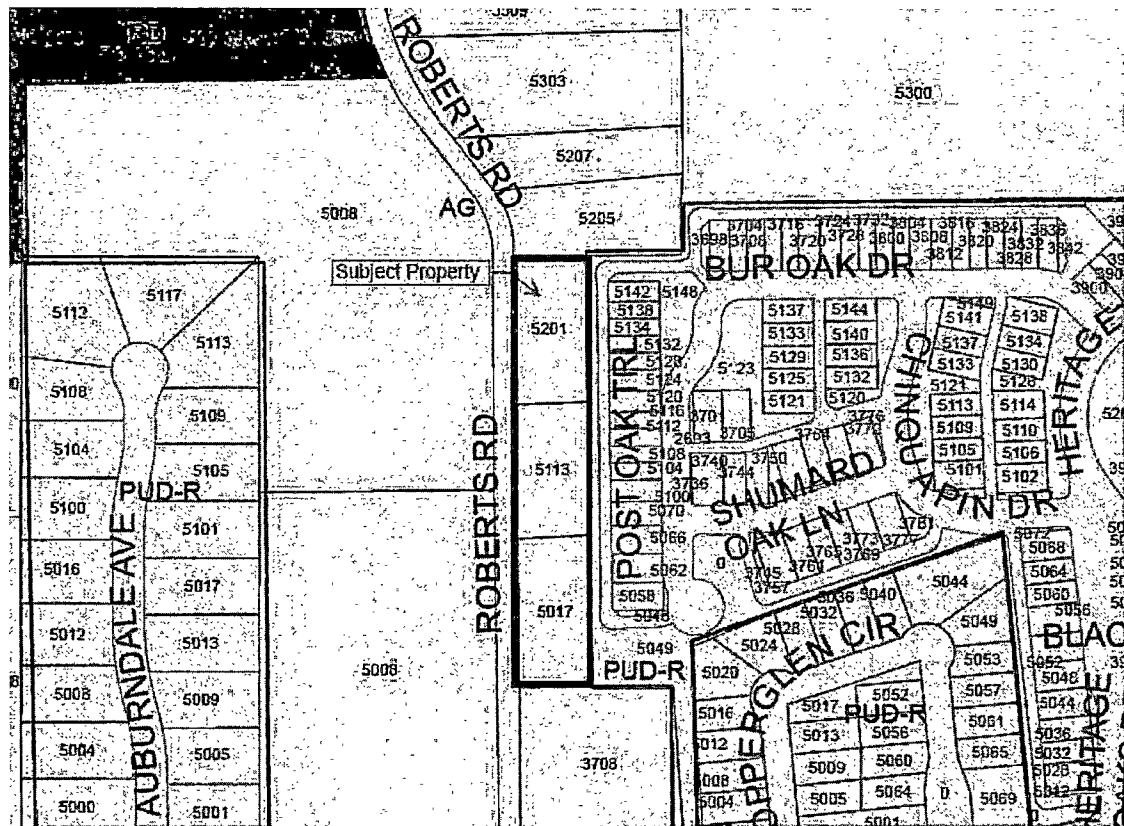
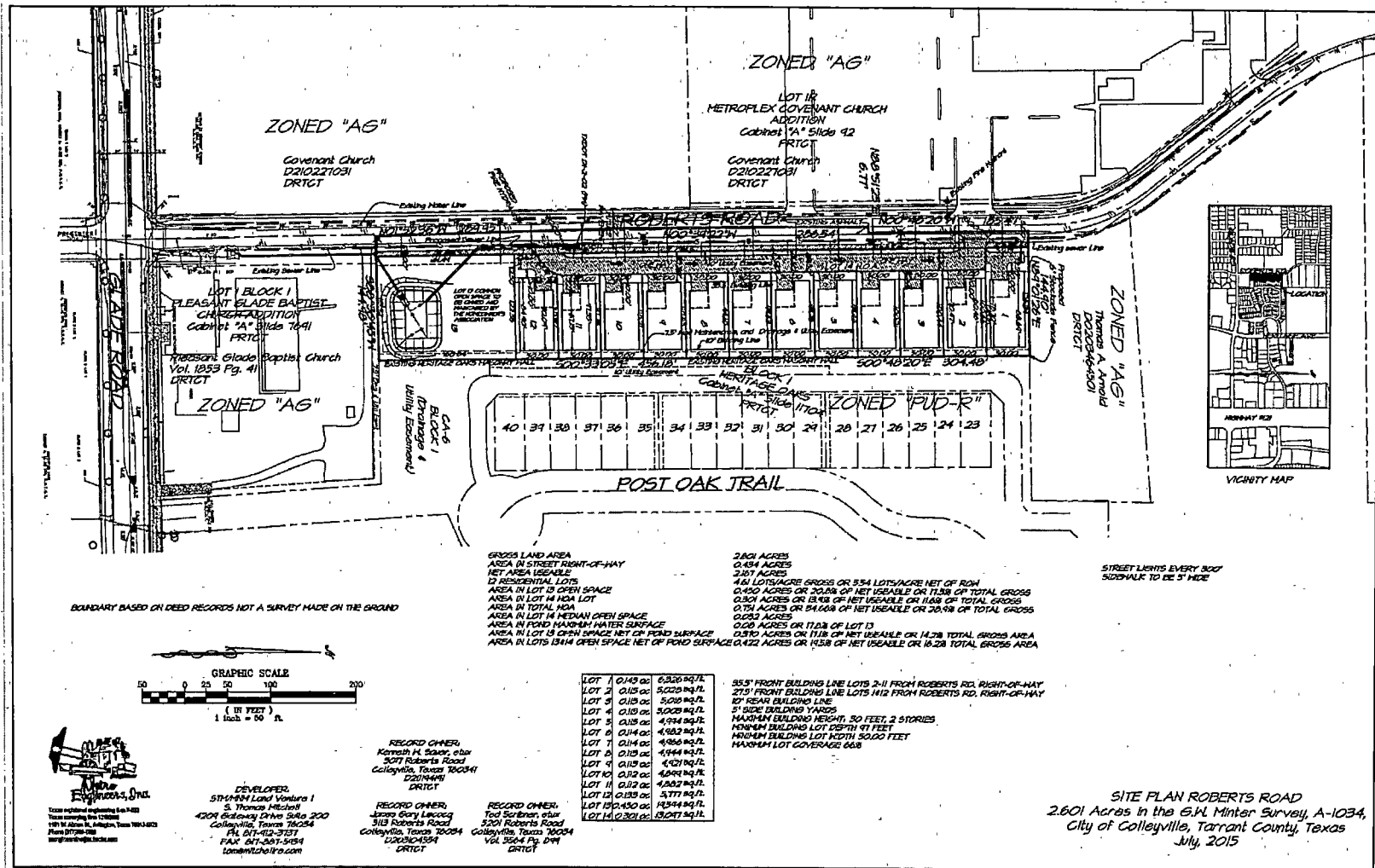


Exhibit B – Legal Description

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



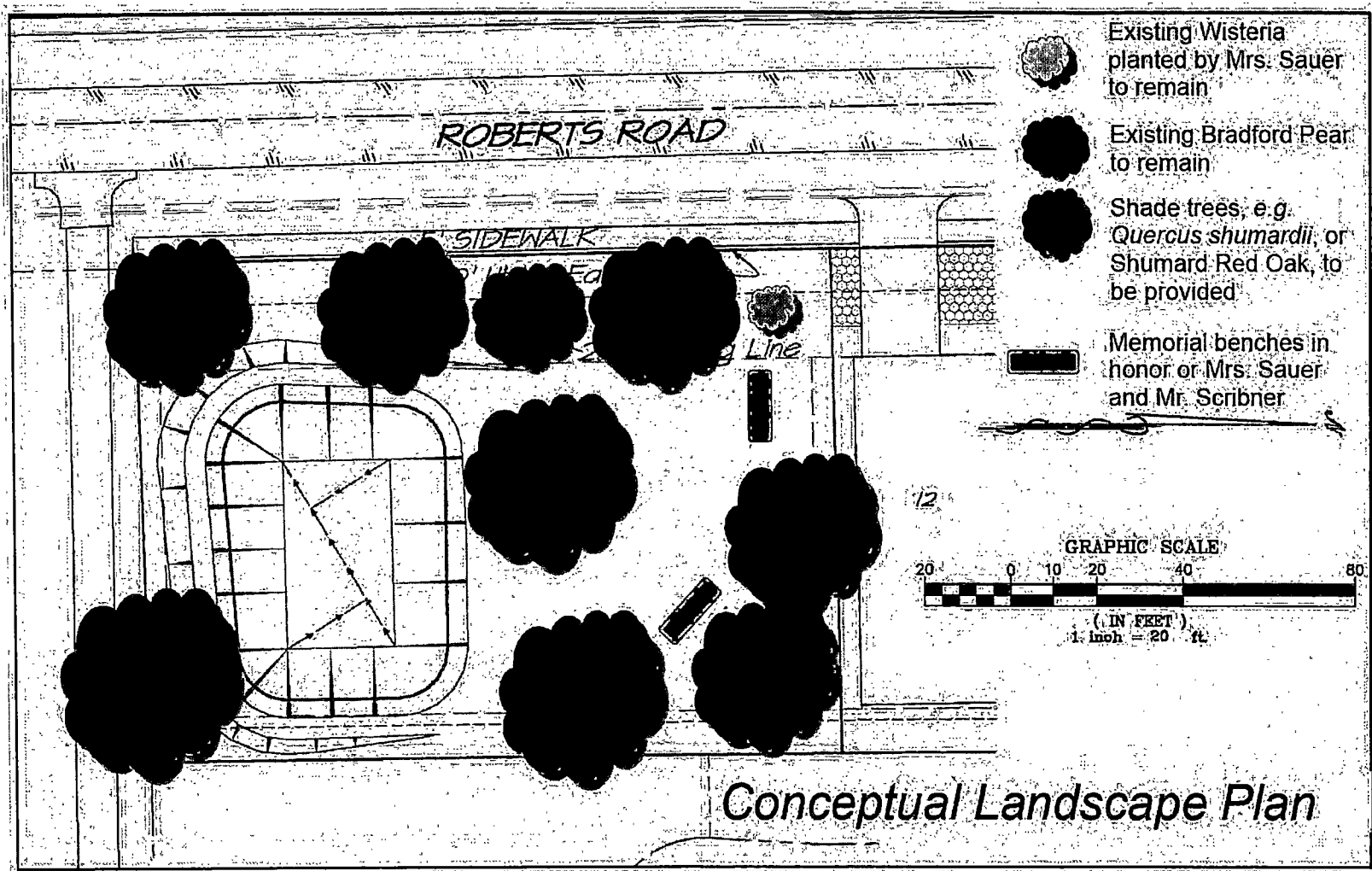


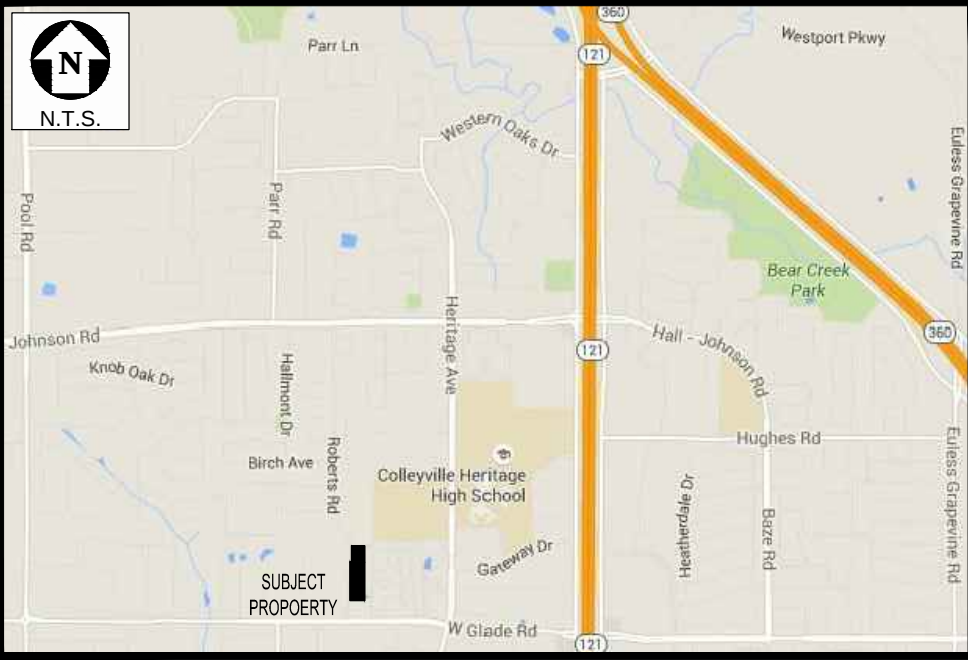
Exhibit D - Conceptual Landscape

Exhibit E – Slip Road



Representative Architecture





LOCATION MAP

GLADE ROAD
(VARIABLE R.O.W.)

LOT 1, BLOCK 1
PLEASANT GLADE
BAPTIST CHURCH ADDITION
CAB. A - 7691
P.R.T.C.T.

TRACT 8A
COVENANT CHURCH
D210227031
D.R.T.C.T.

ROBERTS ROAD
(VARIABLE WIDTH R.O.W.)

LOT 1, BLOCK A
TWIN OAK ESTATES
CAB. B - 840
D.R.T.C.T.

TRACT 10A1A
THOMAS A. ARNOLD
D0203464501
D.R.T.C.T.

POST OAK TRAIL
(50' R.O.W.)

WHEREAS, STM/ MNM Land Venture I, LLC is the Owner of a tract of land situated in the G.W. minters Survey, Abstract No. 1034, Tarrant County, Texas, and being all of a 2.61 acre tract conveyed to them by deed recorded in Volume _____, Page _____, Deed Records Tarrant County, Texas and being more particularly described as follows:

Beginning at a set 1/2 inch iron rod in the proposed east line of Roberts Road from which a found 1/2 inch iron rod bears South 89°01'11" West, 4.00 feet, said iron rod being in the south line of the Thomas A. Arnold tract as recorded in D0203464501, Deed Records Tarrant County, Texas;

Thence North 89°01'11" East a distance of 126.39 feet to a set 1/2 inch iron rod for the northwest corner of Block 1, Heritage Oaks, an addition to the City of Colleyville as recorded in Cabinet A, Slide 11704, Plat Records Tarrant County, Texas;

Thence South 00°52'09" East with the Heritage Oaks north line a distance of 304.48 feet to a set 1/2 inch iron rod;

Thence North 00°36'54" East with the Heritage Oaks west line a distance of 456.18 feet to a set 1/2 inch iron rod in the north line of Lot 1, Block 1, Pleasant Glade Baptist Church Addition, an addition to the City of Colleyville as recorded in Cabinet A, Slide 7691, Plat Records Tarrant County, Texas;

Thence North 88°27'06" West with said Lot 1, Block 1 north line, at 119.52 feet a 1/2 inch iron rod set for the proposed east line of Roberts Road, in total a distance of 145.52 feet to a point in the approximate centerline of Roberts Road;

Thence North 01°50'59" West with the Roberts Road approximate centerline a distance of 289.54 feet to a set PK nail in pavement;

Thence North 00°59'07" West with the Roberts Road approximate centerline a distance of 288.32 feet to a set PK nail in pavement;

Thence North 88°39'04" East a distance of 7.03 feet to a PK nail set in pavement;

Thence North 00°33'58" West with the Roberts Road approximate centerline a distance of 184.22 feet to a set PK nail in pavement;

Thence South 89°01'11" West a distance of 18.68 feet to the Point of Beginning and Containing 113,731 square feet, 2.61 acres of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That STM/ MNM Land Venture I, LLC, Owner, does hereby adopt this plat designating the hereinbefore described property as THE VILLAS AT WINDSOR STEELE, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee 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 my hand this the _____ day of _____, 2016.

STM/MNM Land Venture I, LLC

Printed Name: _____

Title: _____

Surveyor's Certification

KNOW ALL MEN BY THESE PRESENT:

That I, Charles F. Stark a Registered Professional Land Surveyor licensed in the State of Texas, 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 conform to the general rules of procedures and practices of the most current Professional Land Surveying Practice Act.

Signature _____

Date _____

PRELIMINARY

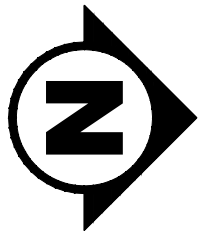
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°52'09"W	4.46
L2	N43°27'53"E	21.33
L3	N43°27'53"E	4.37
L4	N01°32'07"W	25.23

CURVE TABLE			
CURVE	CHD BEARING	CHD LENGTH	RADIUS LENGTH
C1	N00°57'53"E	19.13	25.00 19.63

NOTE:

- 1/2" CAPPED IRON RODS STAMPED "C.F. STARK RPLS 5084" WILL BE SET AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.
- BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLAIN COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE, NAD83.
- NO PORTION OF SUBJECT PROPERTY LIES WITHIN A FEMA DESIGNATED FLOOD PRONE AREA. F.I.R.M. 48439C0115K, EFFECTIVE DATE SEPT. 25, 2009
- LOTS 1-12 INCLUDE A 5 FOOT DRAINAGE EASEMENT ALONG EACH SIDE LOT LINE.
- LOTS 1-12 HAVE A 5 FOOT SIDE YARD BUILDING LINE.
- THE MIRAVANTI HOME OWNERS ASSOCIATION (HOA) SHALL BE RESPONSIBLE FOR MAINTENANCE OF COMMON AREAS #1 AND #2. PEDESTRIAN & BICYCLE ACCESS SHALL BE PERMITTED.
- DRAINAGE EASEMENT RESTRICTION: NON 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 ELEVATION.
- THE MASONRY WALL ALONG THE REAR OF LOTS 1-12 AND COMMON AREA #1 IS OWNED & MAINTAINED BY THE HERITAGE OAKS H.O.A. THE 7.5' MAINTENANCE EASEMENT CREATED BY THIS PLAT IS FOR THE BENEFIT OF HERITAGE OAKS IN MAINTAINING THE WALL.



GRAPHIC SCALE 1"=40'

40 0 40 80

PRELIMINARY/FINAL PLAT
LOTS 1-12, BLOCK 1
AND 2 COMMON AREAS
The Villas at Windsor Steele

(12 RESIDENTIAL LOTS, 2 COMMON AREAS)
2.61 ACRES GROSS
2.19 ACRES NET
G.W. MINTER SURVEY, ABSTRACT 1034,
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

OWNER:

STM/MNM LAND VENTURE I, LLC
4209 Gateway Drive, Suite 200
Colleyville, Texas 76034

1 of 1

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on the _____ day of _____, 2016, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

THIS PLAT WAS FILED IN

DOCUMENT NO. _____ ON DATE _____.

Barron-Stark-Swift
Consulting Engineers
Together

6221 Southwest Boulevard, Suite 100
Fort Worth, Texas 76132
(O) 817.231.8100 (F) 817.231.8144
Texas Registered Engineering Firm F-10988
Texas Registered Survey Firm F-10158800
www.barronstark.com

JOB No. 299-9319

DATE NOV 2015



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 02/08/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, Case ZC15-023

Explanation

Shalini Singh, the applicant, requests approval of a Special Use Permit (SUP) to allow for a day care center (Sherwood Montessori Academy) on approximately 0.6 acres, located at 300 West Greenbriar Road. The commercial property is currently vacant and was previously occupied by a children's reading center (Reading Friends) and pre-school/daycare facility (La Petite Academy). The applicant is requesting waivers from certain requirements of the Land Development Code, due to the existing nonconforming items on the property. Additionally, the applicant has proposed to make several improvements to the site as outlined below.

Existing Conditions/Background: The subject property is generally located just east of Colleyville Boulevard and south of Cheek-Sparger Road. It is platted as Lot 3, Block 6R, of the Woodbriar Estates West Addition, and developed with one existing commercial building which is proposed to remain. The applicant's purchase of the subject property is contingent upon the granting of the proposed Special Use Permit.

Sherwood Montessori Academy will be a new business which currently is not in operation in another location. Since the previous user of the subject property had a daycare component, the building is suited to the proposed daycare use, including playground equipment in a fenced yard and other layout and site features of a daycare use (ex. classrooms).

Proposed Special Use Permit: The subject property is zoned CN-Neighborhood Commercial District. Section 3.25 of the Land Development Code states that a Special Use Permit (SUP) is to "allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood." Further, Section 3.24 of the Land Development Code establishes the requirement for an SUP for a daycare center in the governing zoning district.

The applicant submitted a Statement of Planning Objectives which is attached for

review. The proposed business seeks to operate an early childhood development and daycare center, utilizing the Montessori Method of education. The business plans to provide services to children ranging in age from six months to 12 years old. The business plans to maintain approximately seven full-time employees, and operate the facility between 6:30 am and 6:30 pm.

The Land Development Code states that an SUP may be granted given “adequate development standards, and special requirements should be imposed to protect surrounding uses or to preserve the character of the neighborhood.” As such, non-conforming issues may be requested to be brought into compliance by the City Council through the SUP approval process but can also be granted as “waivers” if found to be acceptable on the given site or for the particular user. The following information outlines the existing nonconformities on the site, and the applicant's request for waivers.

Parking:

Request – The applicant is requesting a waiver to the minimum parking requirements for a daycare center. The site currently provides 14 parking spaces and one pick-up/drop-off lane versus the 18 parking spaces and one pick-up/drop-off lane required (a deficit of four spaces). The applicant has stated that the parking will only be utilized at peak times throughout the day, such as drop-off and pick-up times, and for limited durations of time.

Ordinance – Section 3.29 of the Land Development Code establishes a minimum parking requirement for a day care center of one space per five pupils plus a drop-off and pick-up area. The applicant has indicated the anticipated enrollment will be approximately 80-90 pupils. The applicant has also been informed that all required parking will be required to be restriped prior to the issuance of a Certificate of Occupancy.

Analysis – There are numerous parking spaces adjacent to the subject property on the surrounding commercial sites that could provide potential opportunities for off-site parking agreements. The facility could utilize the nearby off-site parking spaces for facility staff and peak overflow parking. Staff recommends the applicant secure an off-site parking agreement or reduce the proposed number of pupils at the facility. In the event a waiver from the parking requirements is not granted by City Council, a secured off-site parking agreement, or verification of maximum enrollment not exceeding the available parking on-site, will be required prior to issuance of a Certificate of Occupancy.

Currently, the site utilizes hand carts (i.e. toters) for trash collection. There is no requirement in the Land Development Code for dumpsters to be included on commercial properties. In the event a commercial dumpster is placed on-site, there is a potential for a loss of additional parking spaces. The addition of a commercial dumpster on-site would require staff review, to ensure adequate parking remains. In

the event parking falls below the required minimum, an amendment to the SUP will be required.

Landscape Buffer:

Request – The subject property is adjacent to a single family residence and residential zoning district to the east. The applicant is requesting to provide an alternative landscape buffer on the east side consisting of the existing site features. There are two existing mature trees in the required buffer, one at the northeast corner of the subject property and another approximately 45 feet to the south, on top of the existing retaining wall.

The subject property is at a lower elevation than the residential property to the east. The six-foot retaining wall, in addition to the wooden residential fence, provides an approximate 12-foot visual screen between properties. There is no grass along the buffer, but there are wood chips in the majority of the yard to serve as playground surface, including the required 20-foot buffer. There are two existing playground structures and an existing basketball hoop with small pavement area currently within the required buffer.

Ordinance – Chapter 4 (Landscaping) of the Land Development Code requires a 20-foot greenbelt with live evergreen plants, minimum six feet in height after two years, minimum three feet in height at the time of planting, and maximum six feet on-center along the entire border between the proposed commercial use and the adjacent residential use to the east.

Analysis – Although there is a significant difference in elevation between the subject property and the residential property to the east, new trees, if planted to meet the intent of the requirement, could eventually grow to the height of the eastern wall to provide additional screening between the properties. The addition of two more trees, where practical along the required buffer, could improve the landscape screening between properties over time.

Screening:

Request – The subject property is adjacent to a single family residence and residential zoning district to the east. The applicant is requesting to provide an alternative screening device on the east side consisting of the existing six-foot retaining wall and the six-foot residential wooden fence on top of it, for a wall totaling approximately 12 feet tall.

Ordinance – Chapter 3 (Land Use) of the Land Development Code requires an eight-foot, decorative, masonry wall between the proposed commercial use and residential lot and district to the east.

Analysis – The addition of the required masonry wall would be duplicative in this

instance and would provide no additional screening between the subject property and the adjacent home to the east.

Commercial Design Standards:

Request – The existing building is required to come into conformance with architectural criteria contained in Chapter 6 (Commercial Design Standards) of the Land Development Code. The applicant has not submitted a Commercial/Institutional Building Design Factor Worksheet since the building is existing and no architectural elevation drawings are available. It is possible that the building could meet the Standards, but verification could not be completed without the required documentation. The applicant is requesting a waiver to demonstrating compliance with the minimum design score and exterior finishing materials (described below) but has committed to making the following improvements to the building and site regardless of the design score:

1. Change the look of the roof by installing a metal roof.
2. Install windows on the exterior of Pre-Primary and Primary classrooms.
3. Repaint the exterior walls to a softer color.
4. Add an extra step at the entrance.
5. Repair the patio in the backyard.
6. Stain the fence and fix the backyard door.
7. Remove the tree at the entrance of the building, as the tree is breaking the sidewalk and stops the front view of the building.

Ordinance – Chapter 6 (Commercial Design Standards) of the Land Development Code requires a minimum design score of 30 except where required to be higher or lower as a condition of a Special Use Permit or Planned Unit Development. The building is also required to come into conformance with the following exterior finishing materials requirement:

“Materials: The exterior walls of all commercial and institutional buildings constructed as provided for in this chapter shall be composed of 100% percent masonry, glass, or other equivalent material. However, building accents such as wood, EIFS, Hardie Plank or decorative metal trim are permitted such they do not exceed 15 percent of the total exterior wall surface area. Mixing of more than one type of masonry material for exterior walls is encouraged. For the purposes of this chapter, approved non-glass, masonry materials may include brick, finished concrete, stone (natural and man-made), and cementitious stucco. Unfinished concrete masonry unit products such as cinder block or tilt-wall sections are permitted but must have an architecturally finished surface such as split-face, rusticated, natural stone, etc.”

The existing building, constructed in 1984, has both brick and wood siding. The percentage of masonry coverage has not been calculated, due to the lack of architectural drawings, but it is possible that the wood siding comprises more than 15

percent of the total exterior wall surface area.

Analysis – The existing building is of a distinct architectural style, exhibiting a slanted wood detailing, alternating with walls of complementary brick, mansard roof areas, and a well-defined entry. Should the applicant be permitted or required to repaint the exterior with a different color, it is recommended that the brick not be painted in order to maintain the architectural integrity of the structure. The replacement of the roof shingles with metal could provide an updated look to the structure but could also detract from the building's architectural style. A building permit application will be required prior to the change of any new roofing material. Staff will review the application to ensure the architectural style of the building is not altered.

Repainting of any portion of the building will need to meet the color requirements set forth in Section 6.5-Exterior Building Color and Materials, of the Land Development Code. The requested waivers are appropriate should the architectural style of the building be considered as an asset to the site. Additionally, staff recommends that any new exterior lighting on the site be screened from residential properties.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as located within the Southern Gateway of the Colleyville Boulevard Corridor. Additionally, the subject property is located near a Sales Tax-Preferred Intersection. One of the major goals of the comprehensive plan is to address the redevelopment and enhancement of properties along the Corridor, and to facilitate high-quality redevelopment. Further, the intent is to create a cohesive development character along the Corridor and create a memorable entry point into the city.

Based the goals set forth by the comprehensive plan, the subject property as described above, should be redeveloped in a manner consistent with the vision for the future of Colleyville Boulevard. The improvements presented by the applicant appear to beautify the property and utilize it to its greatest extent in its current state. Unless or until the subject property is combined with other properties in the vicinity, it will remain significantly limited in function.

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

CC-3 Highway Commercial (99 Cents Only Retail Store)	CC-3 Highway Commercial (99 Cents Only Retail Store)	CC-3 Highway Commercial (99 Cents Only Retail Store)
CC-3 Highway Commercial (Comet Cleaners Commercial Building)	<i>Subject Property</i> <i>CN-Neighborhood Commercial (Vacant Commercial Building)</i>	PUD-R (Woodbriar Estates West Residential Subdivision)
CC-1 Village Retail (Rice King Restaurant)	PUD-R (Woodbriar Park)	PUD-R (Woodbriar Estates West Residential Subdivision)

The adjacent property to the east is occupied by a single family residential home. The home fronts onto West Greenbriar Road and shares a side-yard fence with the subject property. A large retaining wall is located along the shared property line, which elevates the single family home above the rear and side playground area of the subject property. The property to the south, is approximately two acres in size and occupied by Woodbriar Park, which was dedicated to the City as part of the Woodbriar Estates PUD-R.

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

Staff Recommendation: The proposed Special Use Permit (SUP) is being requested for a new daycare user in a vacant building that was previously a daycare-type use. The proposed daycare land use is appropriate for the location and for the building on the subject property and should not adversely affect surrounding properties. Staff recommends approval of the SUP with the following considerations:

1. An off-site parking agreement shall be attained for nearby parking to meet the minimum parking requirements or the maximum number of pupils shall be reduced to 70 to meet on-site parking provided.
2. Two trees, meeting the requirements of new plantings in the Land Development Code, shall be provided within 20 feet of the eastern property line, spaced as practical to provide additional screening.
3. The existing architectural style of the building shall be maintained with the use of similar materials and colors. Any future improvements significantly altering the existing building shall be subject to the review and approval of the Director of Community Development. A minimum design score and elevations shall not be required.

4. Any new exterior lighting on the site shall be screened from residential properties.

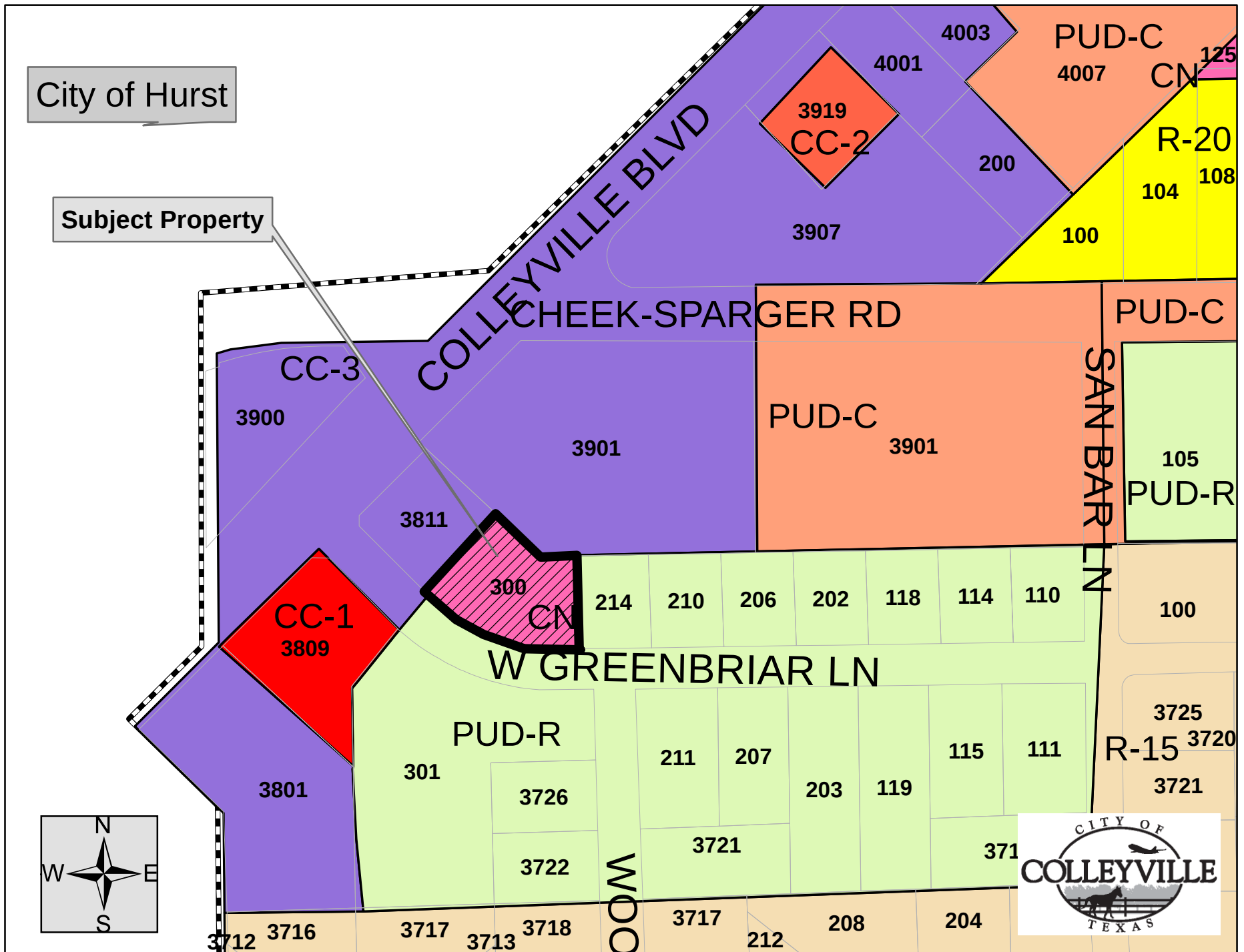
Recommendation

Approve

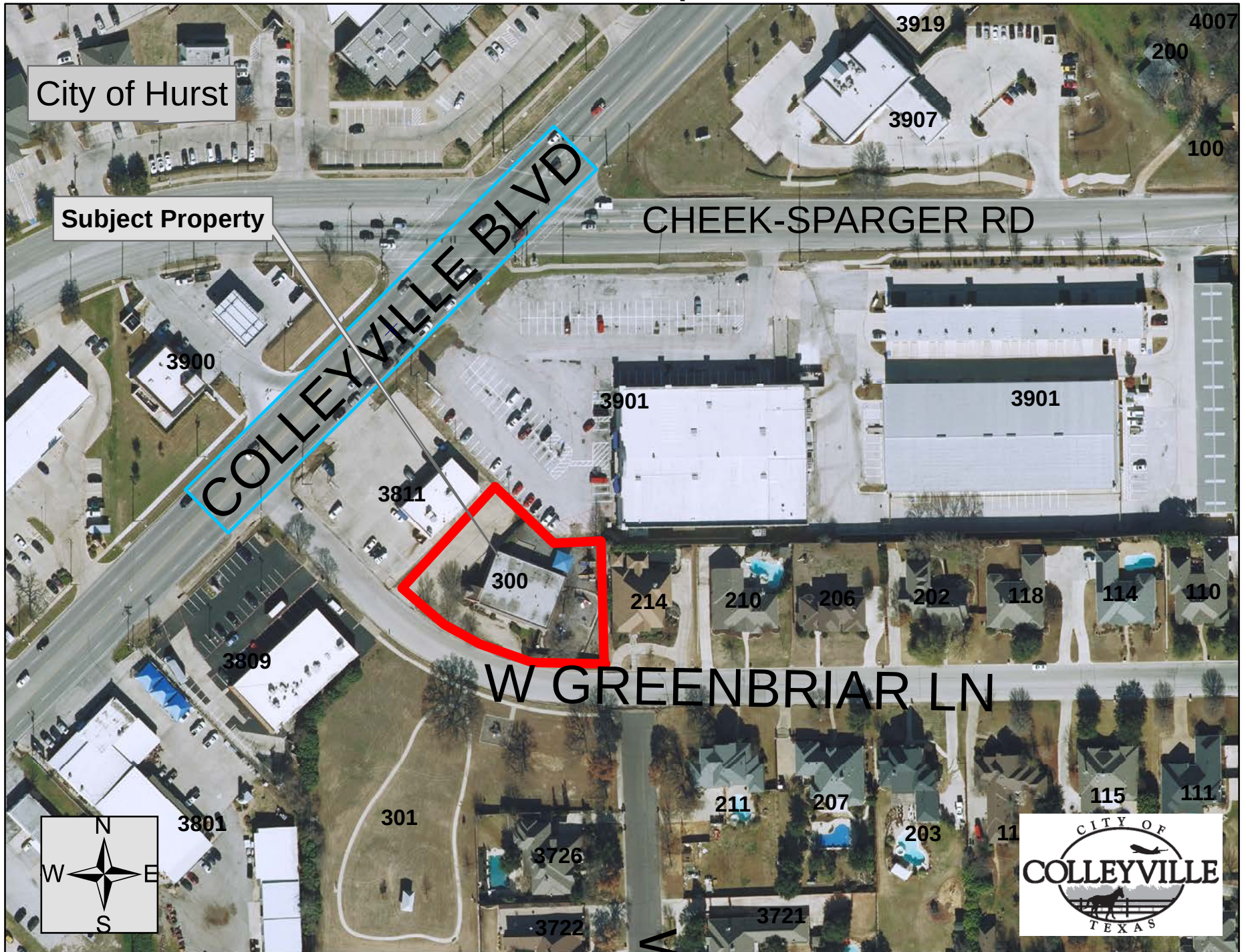
Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Interior Floor Plan
7. Site Photos
8. Public Notification Map
9. Public Notification List
10. Draft Ordinance

Zoning Map

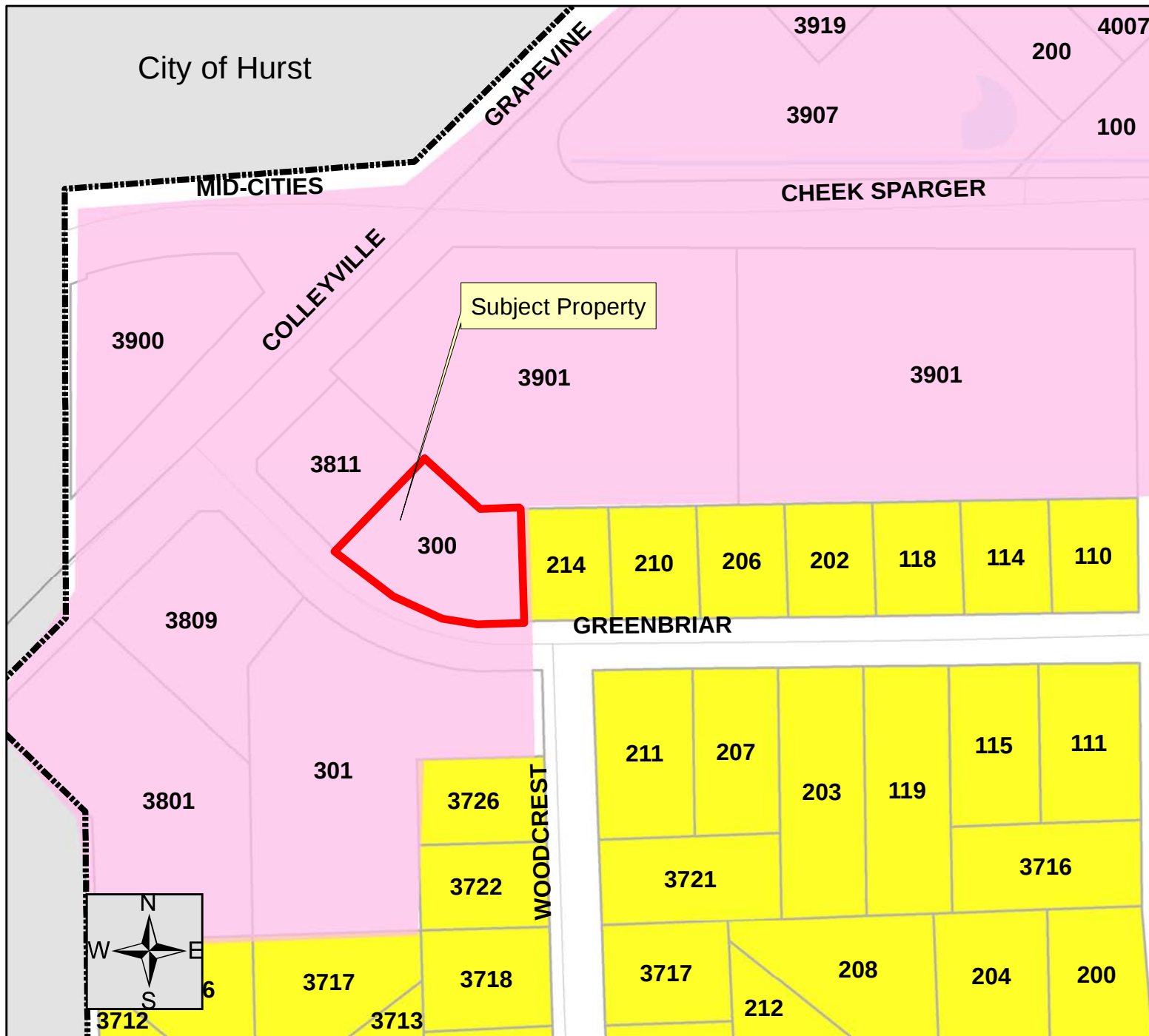


Aerial Map



Future Land Use Map

Case ZC15-023
300 W. Greenbriar Ln.



Legend

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/ OPEN SPACE
- COLLEYVILLE BLVD CORRIDOR
- Subject Property
- Parcels
- COLLEYVILLE CITY LIMITS



Statement of Planning objective

The purpose of this SUP is to allow Sherwood Montessori Academy to operate a child care facility. Sherwood Montessori Academy is focused on providing early childhood development and daycare services to children from the age of 6 months to 12 years to the Colleyville community. The school will be focused on providing early childhood learning experiences by using the Montessori methodology. The **Montessori Method** of education, developed by Dr. Maria **Montessori**, is a child-centered educational approach based on scientific observations of children from birth to adulthood. Dr. **Montessori's Method** has been time tested, with over 100 years of success in diverse cultures throughout the world. SMA is dedicated to provide the **Montessori methodology** of education which advocates child centered education approach based on scientific observation of Children from birth to adulthood developed by Dr. Maria Montessori. It is a view of the child as one who is naturally eager for knowledge and capable of initiating learning in a supportive, thoughtfully prepared learning environment. It is an approach that values the human spirit and the development of the whole child- physical, social emotional and cognitive

Sherwood Montessori is more focused on providing stimulating and cognitive environment where a child can have the choice as to as which activities they do first learn what they want to learn. Montessori Philosophy is based on scientific studies and it has been reported that Montessori students have:

- *more interest in learning,
- *more self disciplined
- * have a greater understanding of truth and fairness
- *more creativity, especially in their writing
- *are more independence
- *a better understanding of concepts from grammar and story structure to mathematical operations, algebra and geometry
- *have a deep understanding of and how geography, history, social studies, and science are all related

RECEIVED
DEC 23 2015
Per

Mission Statement: "Create a positive life experience in children"

Company Goals and Objectives: Sherwood Montessori Academy here by referred to as 'SMA' in this document. The primary objective is to provide a carefully planned, stimulating environment which will help every child to develop positive attitude, self-confidence, independence, self-discipline and a positive self-image, feeling of self-worth and competence. Our goals are to provide every child a learning opportunity which encourages all children to use their imagination and to investigate and actively explore their environment. We want to give children a secure, positive and stimulating learning environment where they will experience secure, stimulating, healthy and enjoyable opportunities for growth.

Business Philosophy: SMA is dedicated to provide the Montessori methodology of education which advocates child centered education approach based on scientific observation of Children from birth to adulthood developed by Dr. Maria Montessori. It is a view of the child as one who is naturally eager for knowledge and capable of initiating learning in a supportive, thoughtfully prepared learning environment. It is an approach that values the human spirit and the development of the whole child- physical, social emotional and cognitive.

SMA will provide early childhood learning experiences for the children. The children as school will be taught individually and in groups depending on their age. SMA will be also providing services to parents who have infants that require day care facilities and not the learning experiences. SMA plans to provide educational and day care services to children from the age of 6 months to 9 years. SMA will also have a after school program for children enrolled in elementary schools. In the after school program SMA will help the children with their homework (if any) and work on their enrichment.

Hours of operations: The operating hours for the facility are 6:30 A.M. to 6:30 p.m. on Monday through Friday for 12 months. Summer camps will be offer during the three summer months.

No. of Employees: 7

Daycare Programs

- Infant program (6 weeks-12 months)
- Toddler program (13 months-24 months)
- Transition program (2 yrs-3yrs)
- Pre- school program (3- 6yrs)
- After- school program (6yrs-12 yrs)
- Summer program

Other enrichment programs (included in tuition):

- Music
- Fine Art
- Computer
- Foreign Language
- Yoga/Exercise

Extra-Curricular Programs we will offer

- Dance
- Private Spanish
- Basket Ball
- Soccer
- Karate

Special services we offer:

- Pickup and drop off to and from Elementary School.

Important features and benefits

- Certified Directresses
- Classical Montessori Curriculum
- Security Monitoring System
- Indoor Cafeteria
- Indoor play room

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DEC 23 2015

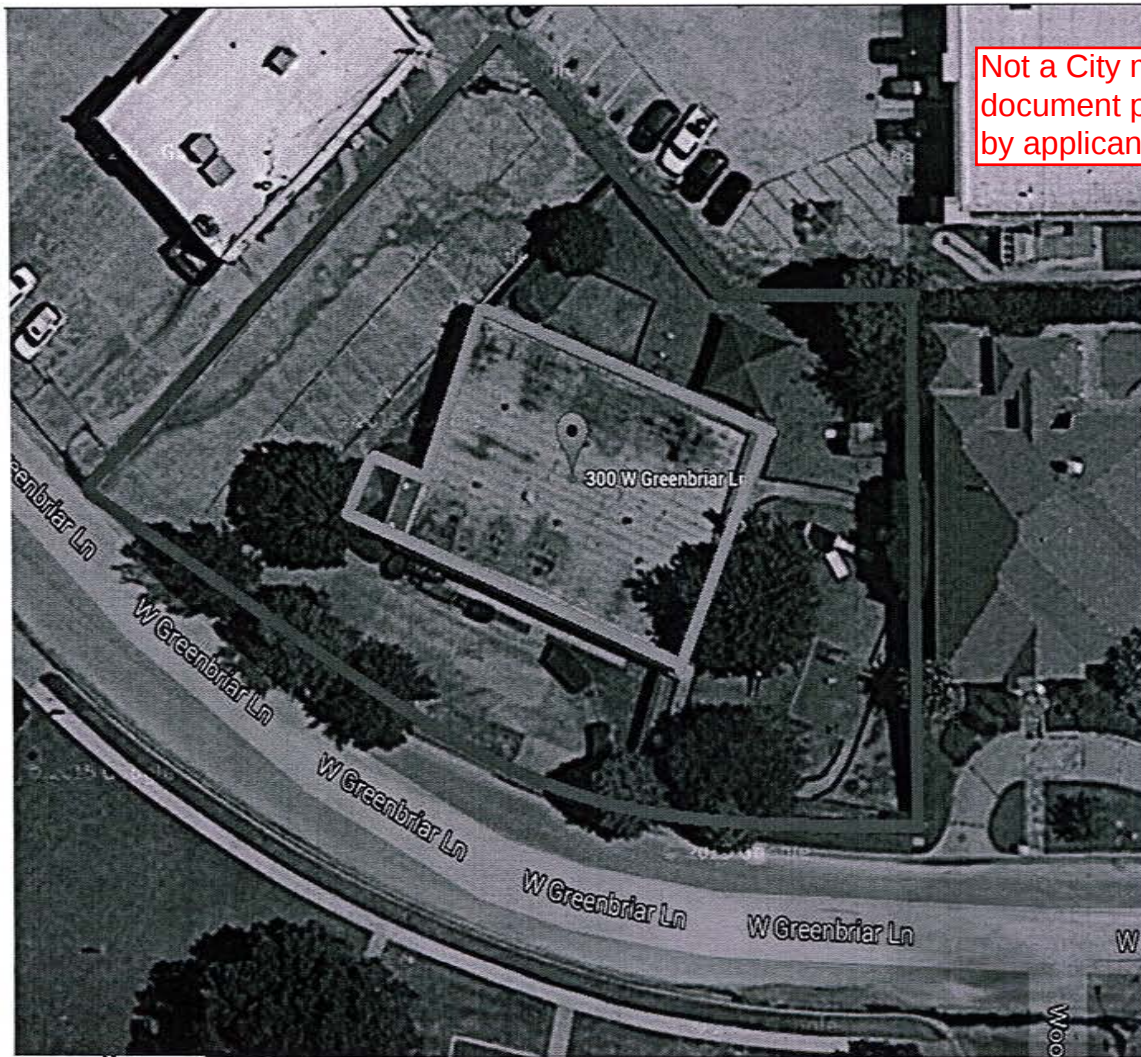
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Economic Development information

This Daycare facility will have no Sales Tax impact as we are providing child care and not selling any equipments or goods, our estimated annual revenue is project to be \$86,700- \$1,224,000. The development/renovation cost will be approx. \$ 100000. This facility is a for –profit-entity and therefor will be subject to property and personal property taxes.

Description	Value
Total SQFT of the building area	4950 SQFT
Estimated revenue per sqft	\$175 per sqft per year
Estimated revenue per year	\$86,7000- \$1,224,000
Estimated property Taxes	\$10,500

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DEC 23 2015
Per



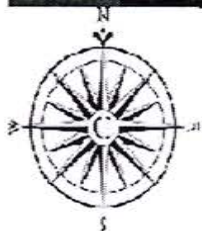
Not a City map--
document provided
by applicant.



Property Information

Land- 25,918 sq ft
Building- 4,950 sq ft

Description	Area in SQ FT	% of area
Gross Area	25918	100 %
Floor area	4950	19.11 %
Paved surface area	11000	42.44 %
Open area	9968	38.45 %

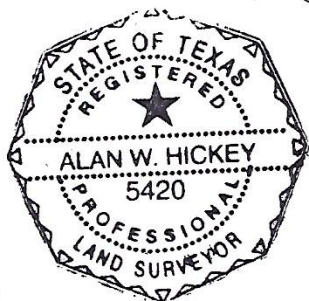
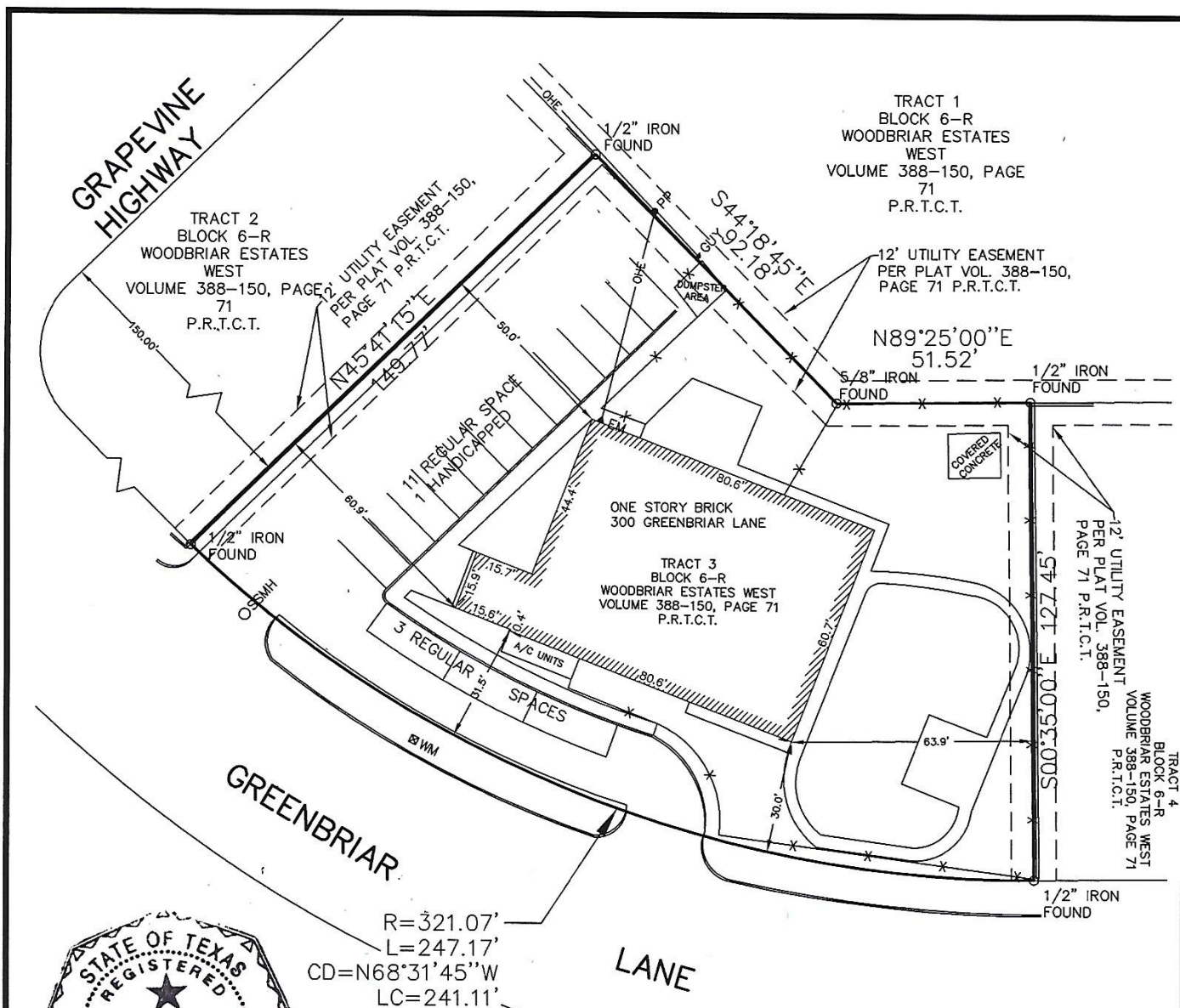


RECEIVED

DEC 23 2015

Per

Site Plan



Sketch showing all of
 Tract 3 Block 6-R
 WOODBRIAR ESTATES WEST,
 an addition to the City of Colleyville Tarrant County, Texas according
 to the plat thereof recorded in volume 388-150, page 71 of the Plat
 Records of Tarrant County, Texas.

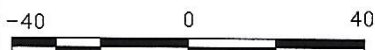
We marked the corners as shown hereon.
 the location of the improvements relative to the lot lines is as shown
 hereon.

The visible conditions along the lot lines are as shown hereon.
 The basis for bearings is the west line of Tract 3 per plat call.

Surveyed on the ground July 14, 2002.

BROOKES BAKER SURVEYORS

Alan W. Hickey

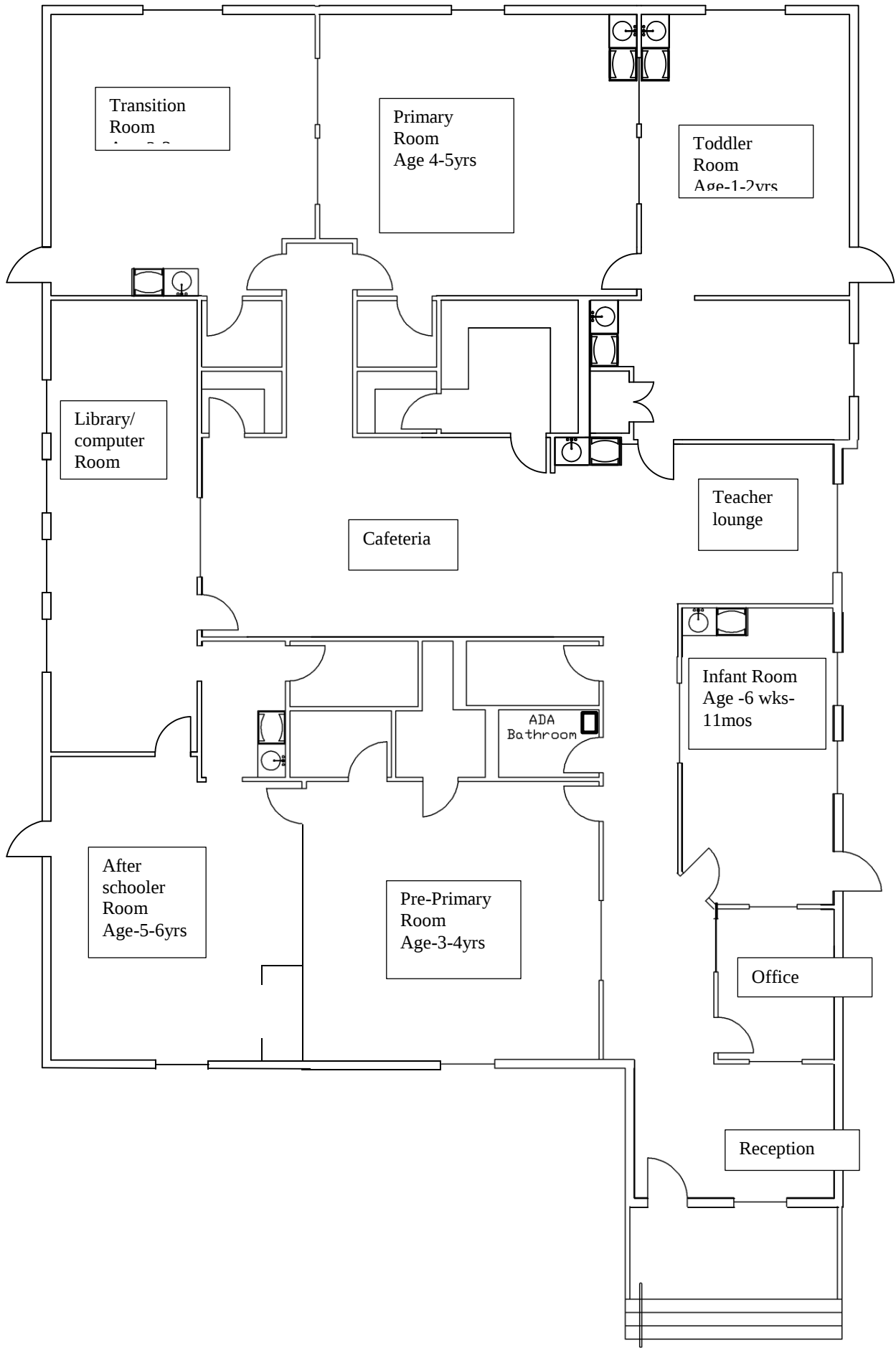


GRAPHIC SCALE
 FILE NAME: \\don02\woodbr.dwg

THIS SURVEY WAS PREPARED WITHOUT THE
 BENEFIT OF A TITLE REPORT. THERE MAY BE
 MATTERS THAT AFFECT THIS TRACT THAT
 ARE NOT SHOWN HEREON.

BROOKES BAKER SURVEYORS
 BROOKES BAKER BUILDING
 511 EAST BLUFF
 FORT WORTH, TEXAS 76102
 (817)335-7151

Floor Plan



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



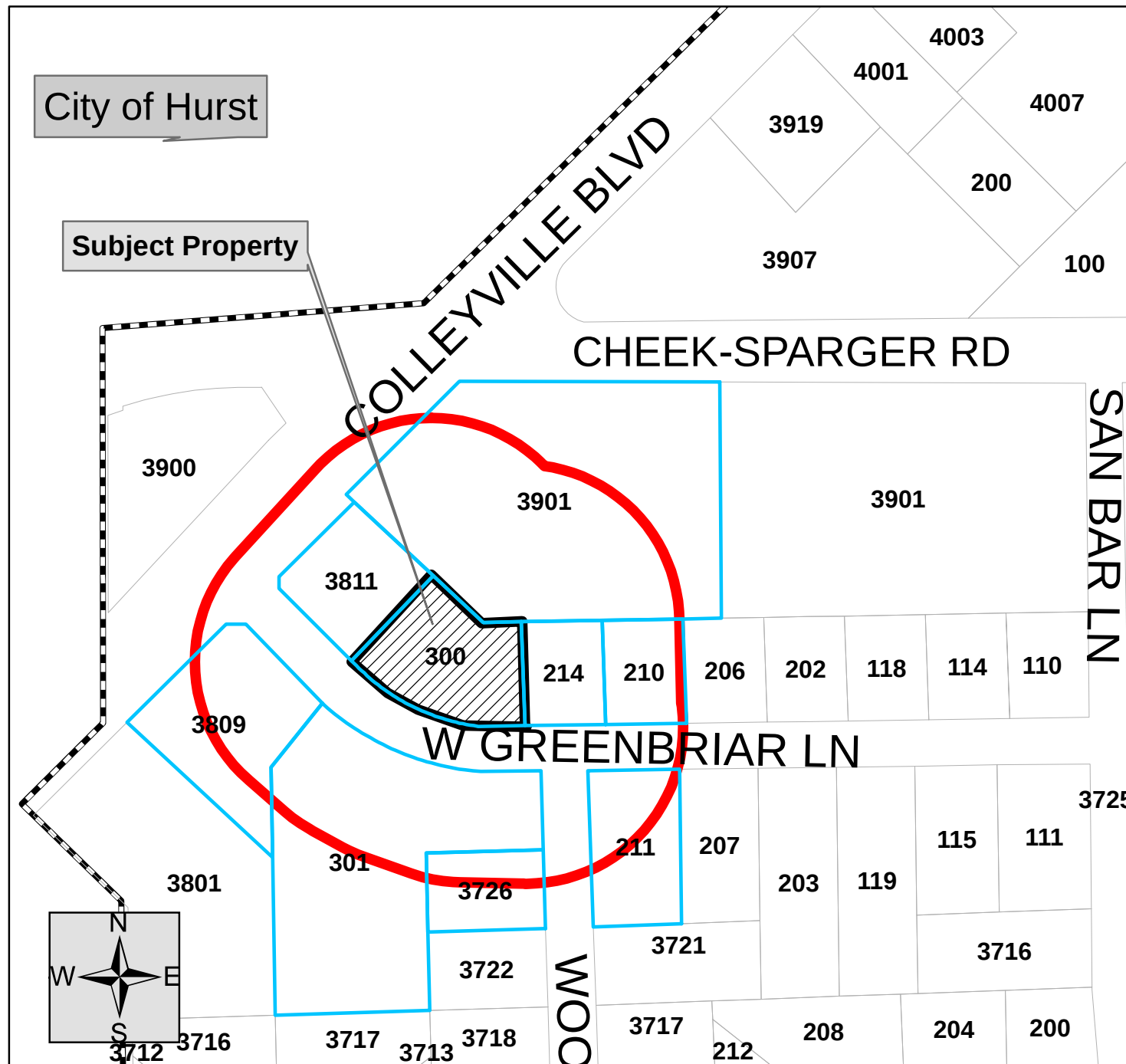
Site Photos



Site Photos



Notification Map



Case ZC15-023
300 W. Greenbriar Ln.

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



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
PARSONS, STEVE	210 W GREENBRIAR LN	COLLEYVILLE	TX	76034	210 W GREENBRIAR LN
99 CENTS ONLY STORES TX INC	4000 UNION PACIFIC AVE	LOS ANGELES	CA	90023	3901 COLLEYVILLE BLVD
LERER, JANE S	3831 TURTLE CREEK BLVD # 23C	DALLAS	TX	75219	3811 COLLEYVILLE BLVD
HARDIN, LANA MICHELLE	3726 WOODCREST DR	COLLEYVILLE	TX	76034	3726 WOODCREST DR
COLLEYVILLE OAKMONT PART LLC	6421 CAMP BOWIE BLVD STE 302	FORT WORTH	TX	76116	3809 COLLEYVILLE BLVD
ALLEN, TAMERA	211 W GREENBRIAR LN	COLLEYVILLE	TX	76034	211 W GREENBRIAR LN
CLARKE, CANDI LYNNE	214 W GREENBRIAR LN	COLLEYVILLE	TX	76034	214 W GREENBRIAR LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE	TX	76034	301 W GREENBRIAR LN
4 HMS LLC	141 QUEST CT	KELLER	TX	76248	300 W GREENBRIAR LN
Grapevine-Colleyville ISD	3051 IRA E WOODS AVE	GRAPEVINE	TX	76051	STATE LAW REQUIRED
WOODBRIAR ESTATES HOA	3700 SWEETBRIAR	COLLEYVILLE	TX	76034	Courtesy Notice
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST	TX	76054	Courtesy Notice
SHALINI SINGH	416 BROKEN SWORD DRIVE	LEWISVILLE	TX	75056	APPLICANT

Public hearing notices were mailed
Thursday, January 28, 2016 by Taci
Wrisley

ORDINANCE O-16-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING OF LOT 3, BLOCK 6R, OF THE WOODBRIAR ESTATES WEST ADDITION, LOCATED AT 300 WEST GREENBRIAR LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A DAY CARE CENTER; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC15-023; and

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

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

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

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

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a day care center on Lot 3, Block 6R, of the Woodbriar Estates West Addition, located at 300 West Greenbriar Lane, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. Prior to issuance of a Certificate of Occupancy an off-site parking agreement shall be attained for nearby parking to meet the minimum parking requirements or the maximum number of pupils shall be reduced to 70 to meet on-site parking provided.
- b. Two trees, meeting the requirements of new plantings in the Land Development Code, shall be provided within 20 feet of the eastern property line, spaced as practical to provide additional screening.
- c. The existing architectural style of the building shall be maintained with the use of similar materials and colors. Any

future improvements significantly altering the existing building shall be subject to the review and approval of the Director of Community Development. A minimum design score and elevations shall not be required.

d. The subject property shall generally conform to the site plan as depicted in "Exhibit B"

e. Any new exterior lighting on the site shall be screened from residential properties.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of March 2016.

The second reading and public hearing being conducted on the 15th day of March 2016.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit “A” - Location and Zoning Map

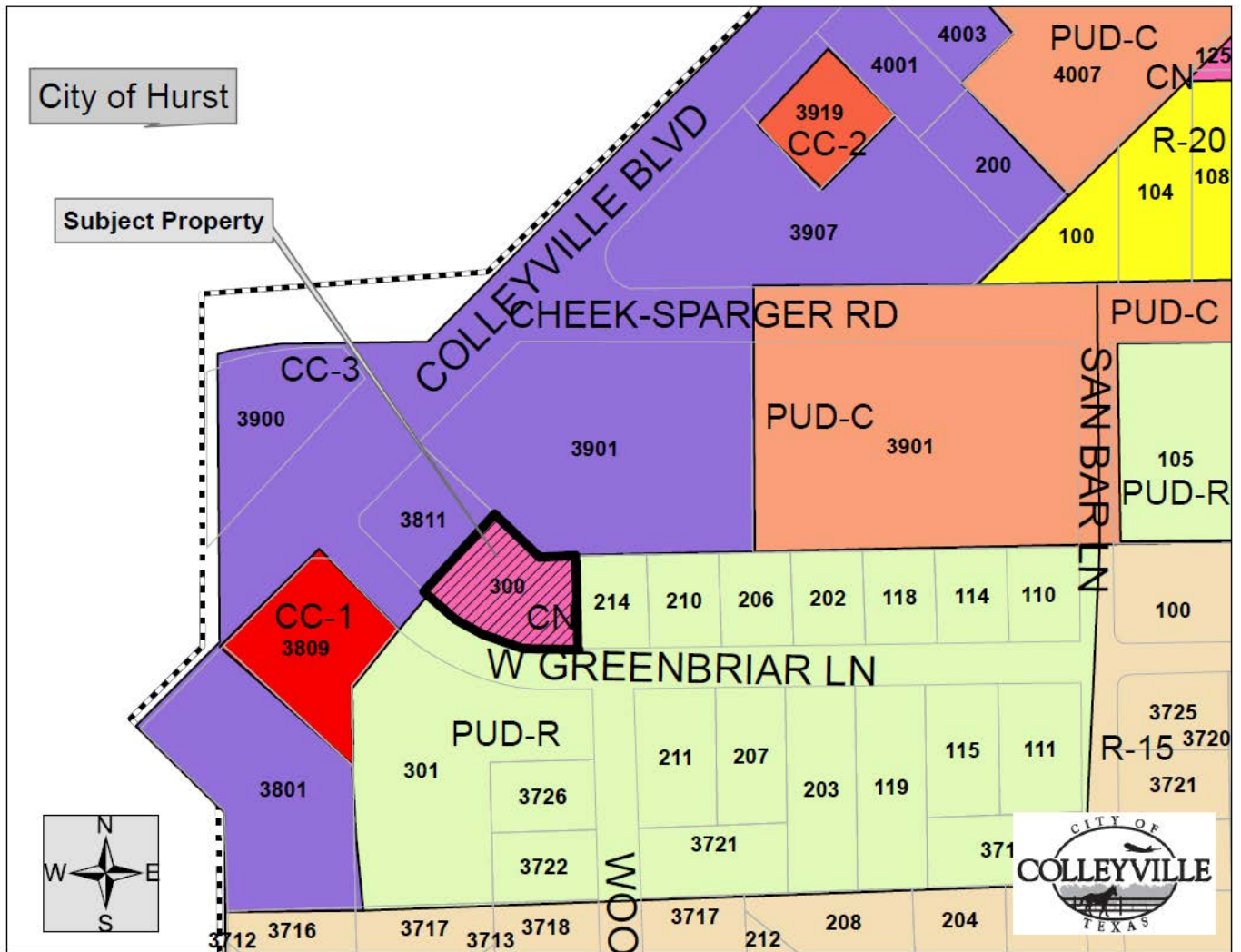
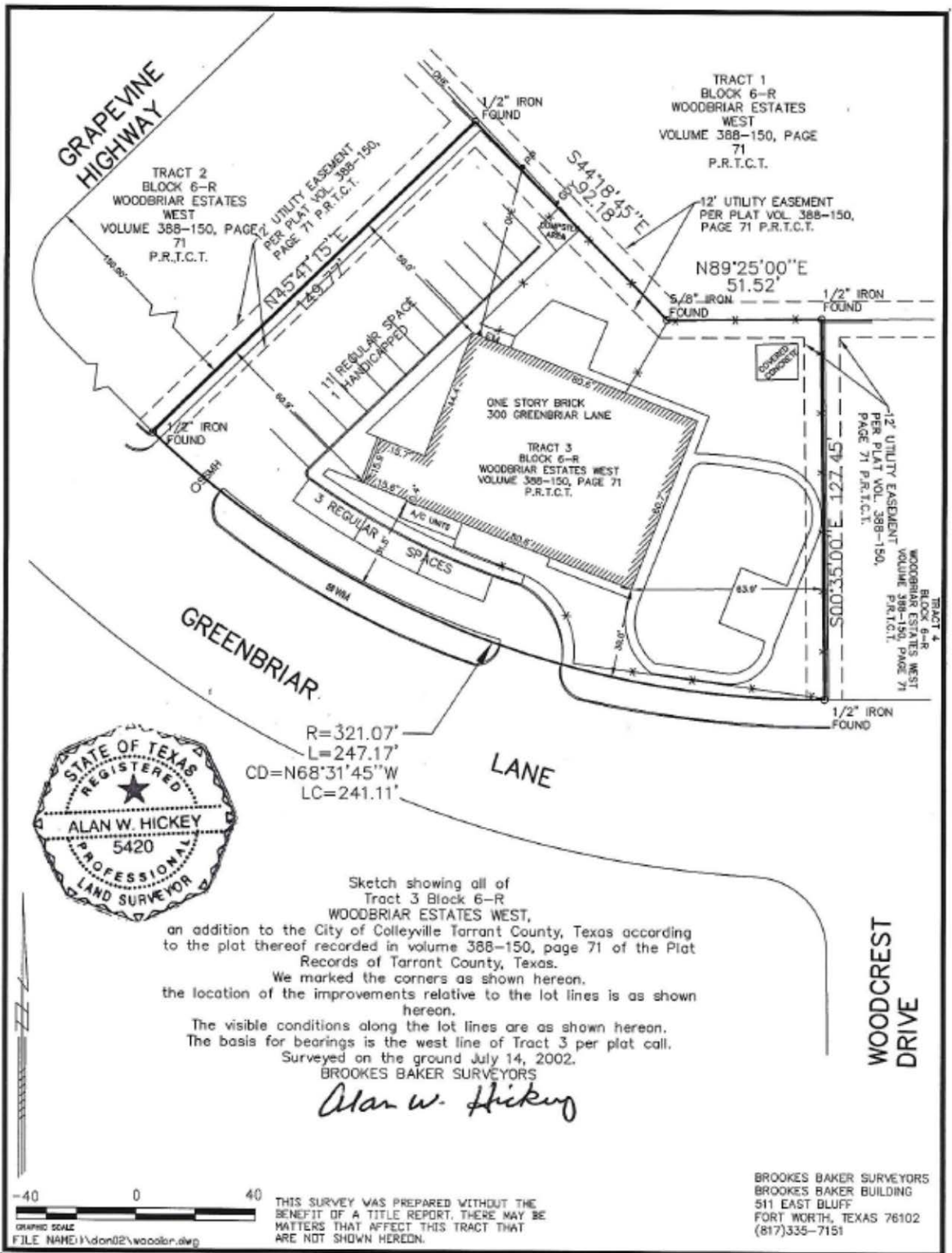


Exhibit “B” – Site Plan





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4b	Agenda Date 02/08/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the R40-Single Family Residential zoning district to the R30-Single Family Residential zoning district on Lot 1, Block 1, of the Harden Addition, located at 4916 Behrens Road, Case ZC15-021

Explanation

Larry Chappell, the applicant, has submitted a request to rezone approximately 1.52 acres, located at 4916 Behrens Road, from the R-40 Single Family Residential District to the R-30-Single Family Residential District. The applicant is seeking a zoning change in order to subdivide a single lot into two lots for future residential development.

Existing Conditions/Background: The subject property is currently platted as Lot 1, Block 1 of the Harden Addition. A subsequent replat will be required if the applicant wishes to subdivide the property, should the rezoning request be approved.

Proposed Zoning Change:

Request – The applicant is requesting a zoning change from the R-40 Single Family Residential District to the R-30-Single Family Residential District to subdivide a single lot into two individual lots with the intent of demolishing all existing structures and to construct two new single family homes. Based on the current zoning district regulations, the subject property is not large enough to allow for subdivision into two individual lots.

Ordinance – Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-30 zoning regulations require the following standards:

Minimum Lot Area: 30,000 square feet
Minimum Lot Width: 125 feet
Minimum Lot Depth: 125 feet
Minimum Front Yard Setback: 35 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 25 percent

The applicant has provided a zoning exhibit, which is conceptual in nature, and not up for consideration as part of the zoning request. However, the conceptual exhibit

proposes two lots, 31,552 square feet and 32,662 square feet in size. This conceptual plan appears to meet the R-30 zoning district's minimum lot area of 30,000 square feet and other standards as listed above. Chapter 3 (Land Use) of the Land Development Code identifies the purpose and intent of the R-30 zoning district as primarily oriented toward low density residential purposes and open space uses. Additionally, it states the principal uses shall be moderately low density detached single family homes.

Analysis – The zoning designations for all properties directly adjacent to the subject property are R-40. However, some lots in the immediate vicinity fall slightly below the 40,000 square-foot requirement of the R-40 District.

Although the R-30 District as requested would be different than the surrounding zoning designations, it appears generally consistent with the development pattern in the area.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single family residential uses. The proposed rezoning request does not seek to change the use on the subject property from single family residential uses. The comprehensive plan's Residential Density Policy states that the maximum density of each residential project shall be 1.8 dwelling units per gross acre. The proposed density is 1.32 dwelling units per gross acre. The requested zoning change is consistent with the comprehensive plan.

Fees: Park Land Dedication fees are required, in the amount of \$1,802 for each newly created residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any future subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Surrounding Development: 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)	R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)
R-40 Single Family Residential (Single Family Home)	<i>Subject Property</i> R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)
R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)	R-40 Single Family Residential (Single Family Home)

The subject property is surrounded by R-40, and all lots surrounding the subject property are larger than 30,000 square feet although some are less than 40,000 square feet.

Public Notification: Staff mailed notices to 14 property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The proposed zoning change is consistent with the City's comprehensive plan, in both use and maximum density. Although the requested R-30 District is not the same as the surrounding R-40 District designations, the R-30 District is generally consistent with the surrounding properties and development pattern. Staff recommends approval of the proposed rezoning request.

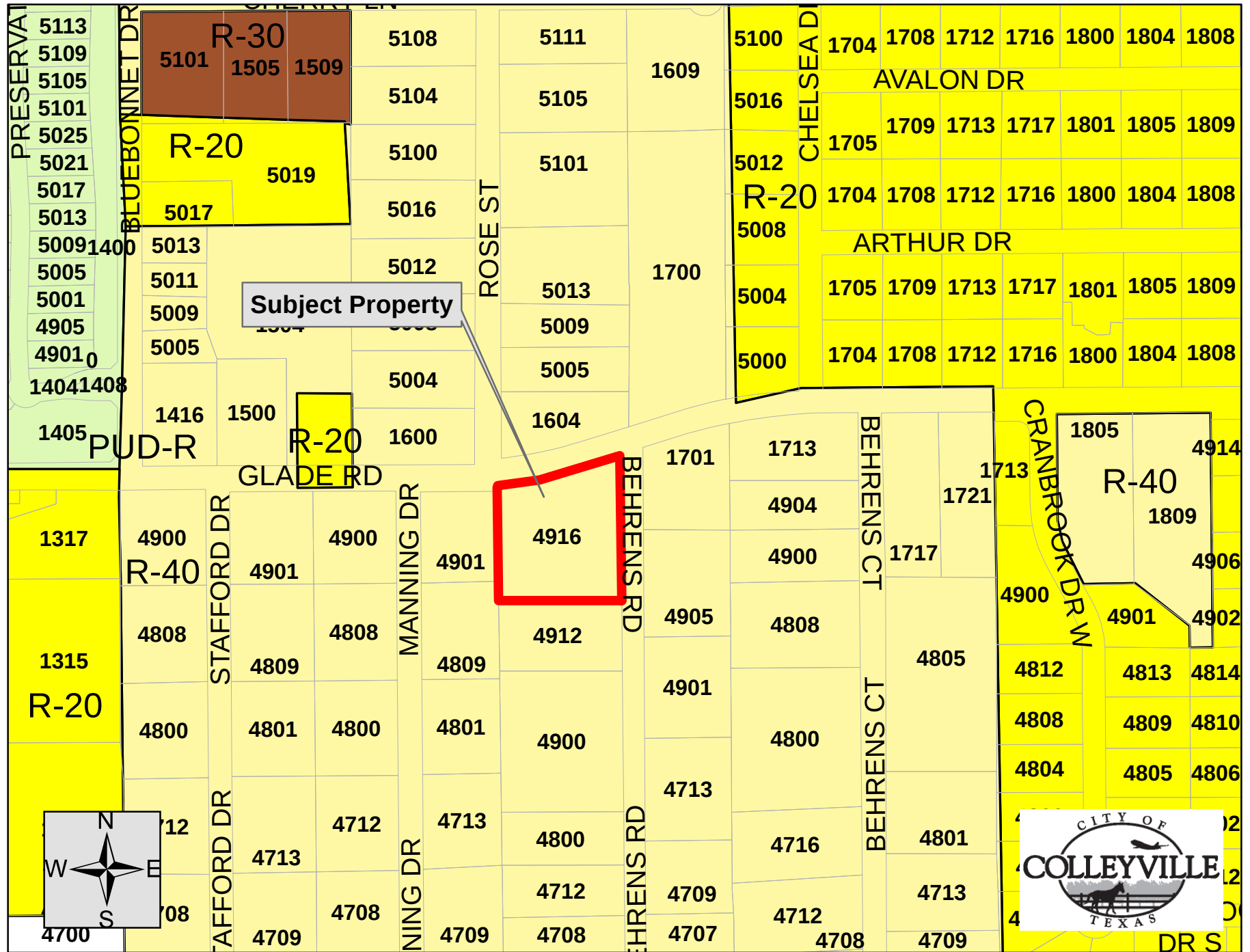
Recommendation

Approve

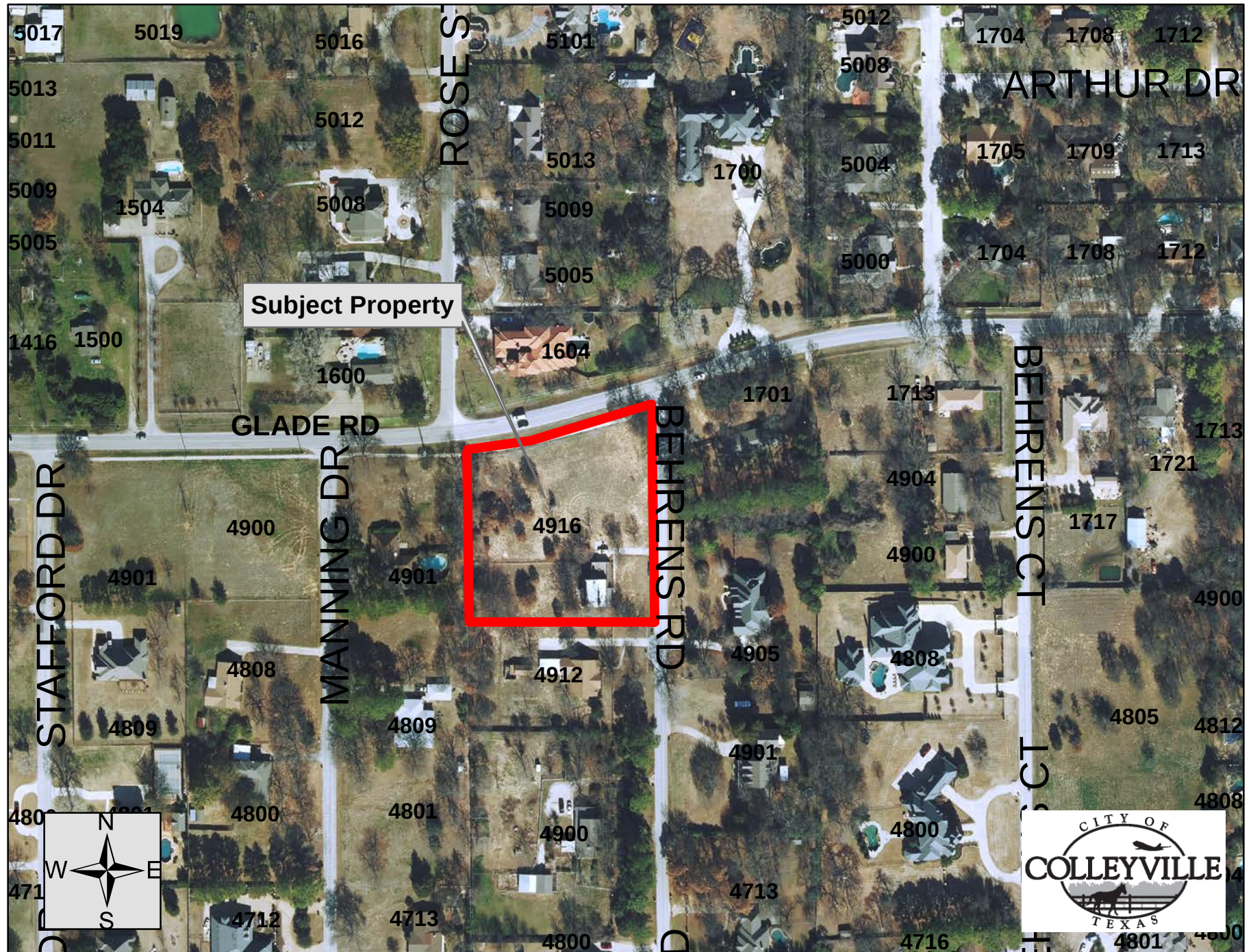
Attachments

1. Zoning Map
2. Aerial Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Conceptual Zoning Exhibit
6. Public Notification Map
7. Public Notification List
8. Draft Ordinance

Zoning Map

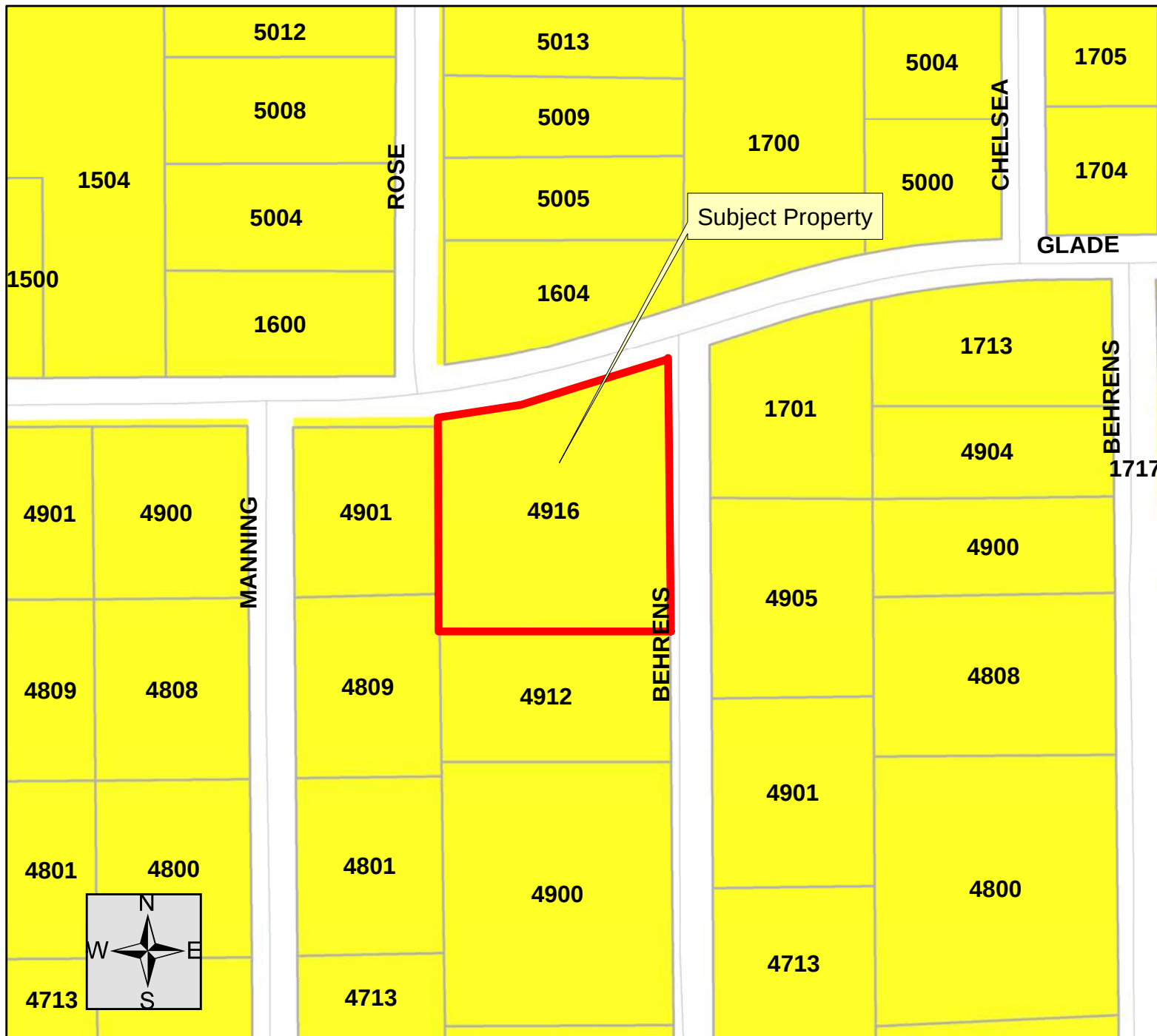


Aerial Map



Future Land Use Map

Case ZC15-021
4916 Behrens Rd.



Legend

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/ OPEN SPACE
- COLLEYVILLE BLVD CORRIDOR
- Subject Property
- Parcels
- COLLEYVILLE CITY LIMITS



Statement of Planning Objectives

December 17, 2015

To the City of Colleyville

Re: Lot 1, Block 1, Harden Addition Rezoning

To whom it may concern

We are the owners of the subject Lot and desire to rezone the property so that we can build 2 homes on the proposed 2 lots. The proposed homes will conform to the surrounding homes and will be a better use of the property since the size of this Lot is approximately 50% larger than most of the surrounding properties. By rezoning to R-30, we will easily be able to meet the requirements of this zoning.

We appreciate your consideration for this zoning request.

Sincerely submitted



Larry Chappell

Conceptual Zoning Exhibit

16

COMMUNITY HOME ADDITION,
VOL. 388-R, 40, P.R.T.C.T.

ZONED: R-40

17

ZONED: R-40

19

ZONED: R-40

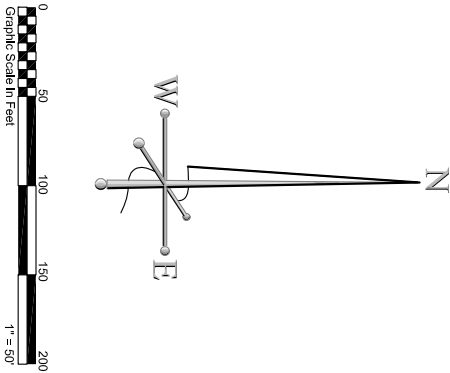
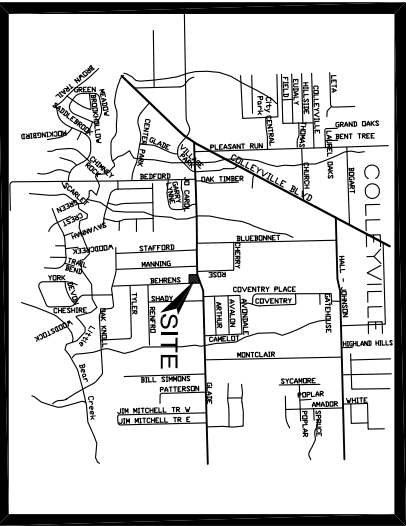
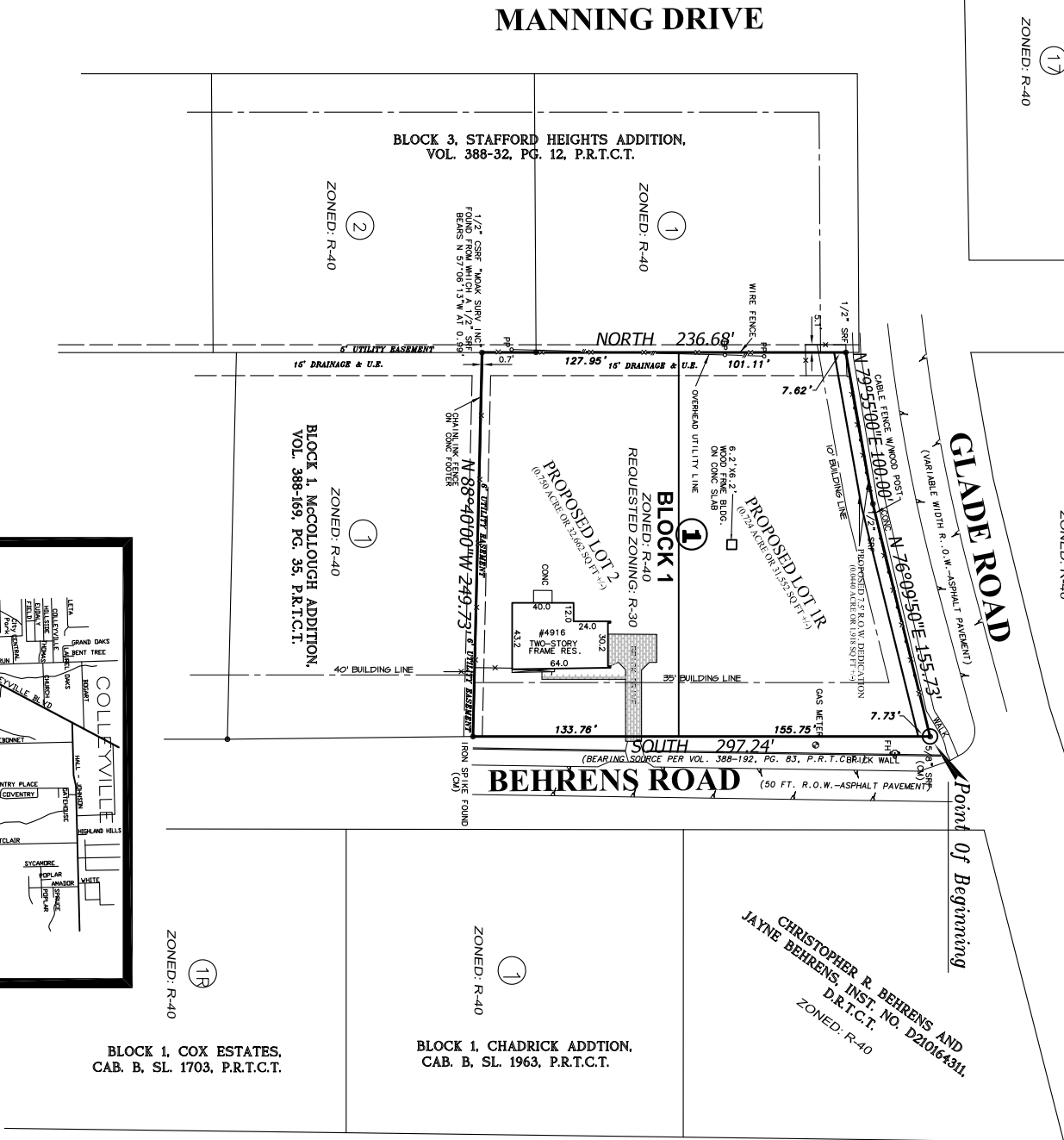
18

COMMUNITY HOME ADDITION,
VOL. 388-R, 40, P.R.T.C.T.

ZONED: R-40

TALLEY ADDITION,
VOL. 388-R, 40, P.R.T.C.T.

ZONED: R-40



(CM) - REPRESENTS CONTROL MONUMENT

FIELD NOTE "LEGAL" DESCRIPTION

ALL that certain tract or parcel of land situated in the COTRAIL SURVEY, ABSTRACT NO. 328, Tarrant County, Texas and being a portion of Lot 1, Block 1, HARDEN ADDITION, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-192, Page 83, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found for the northeast corner of said Lot 1, also being the intersection of the southerly right-of-way line of Glade Road (a variable width right-of-way) with the westerly right-of-way line of Behrens Road (a 50 foot right-of-way);

Thence SOUTH with said westerly right-of-way line, 297.24 feet to an iron splice found for the southeast corner of said Lot 1;

THENCE North 88 degrees 40 minutes 00 seconds West departing said right-of-way and with the southerly boundary line of said Lot 1, 249.73 feet to a 1/2 inch capped steel rod stamped "MOAK SURV INC" found for the southwest corner thereof;

Thence NORTH with the westerly boundary line of said Lot 1, 236.68 feet to a 1/2 inch steel rod found in the said southerly right-of-way line of Glade Road;

THENCE North 79 degrees 55 minutes 00 seconds East with said right-of-way line, 100.00 feet to a 1/2 inch steel rod found;

THENCE North 76 degrees 09 minutes 50 seconds East continuing with said right-of-way, 155.73 feet to the PLACE OF BEGINNING and containing 1.518 acres of land, more or less as surveyed by Moak Surveyors, Inc..

ZONING EXHIBIT
FOR ZONING CHANGE REQUEST
FROM R-40 TO R-30
BEING
LOT 1, BLOCK 1, HARDEN ADDITION,
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
AS DESCRIBED IN DEED TO
LARRY W. AND JUDY CHAPPELL
INSTRUMENT NO. D215273361, DRTCT

NOTES: THIS ZONING MAP WAS COMPILED FROM A SURVEY DONE DURING THE MONTH OF MARCH, 2002 BY MOAK SURVEYORS, INC..
PROPOSED LOT 1R WILL FRONT ON BEHRENS DRIVE.

I, David W. Myers, a Registered Professional Land Surveyor of the State of Texas hereby certify that this plat represents a careful and accurate survey made on the ground under my supervision and all required monuments and markers shown actually exist or will be installed in accordance with the provisions of the City of Colleyville Land Development Code and the location, size and type of material are accurately shown on the plat.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED AS A FINAL SURVEY DOCUMENT.

David W. Myers, R.P.L.S. No. 4565

Scale 1" = 50'

LEGEND

FOUND STEEL ROD

SCAFFERD STEEL ROD

FOUND STEEL PIPE

FOUND BOIS PVARC STRAKE

MOAK Surveyors, Inc.

LICENSED PROFESSIONAL LAND SURVEYORS

1105 Chuck Shipley Blvd., Suite 100, Dallas, Texas 75064

Phone 817-261-2111 Fax 817-261-2401

www.moaksurveyors.com

REUSED 1-14-16 CITY COMMENTS

Date DECEMBER 10, 2015 100 # 150762

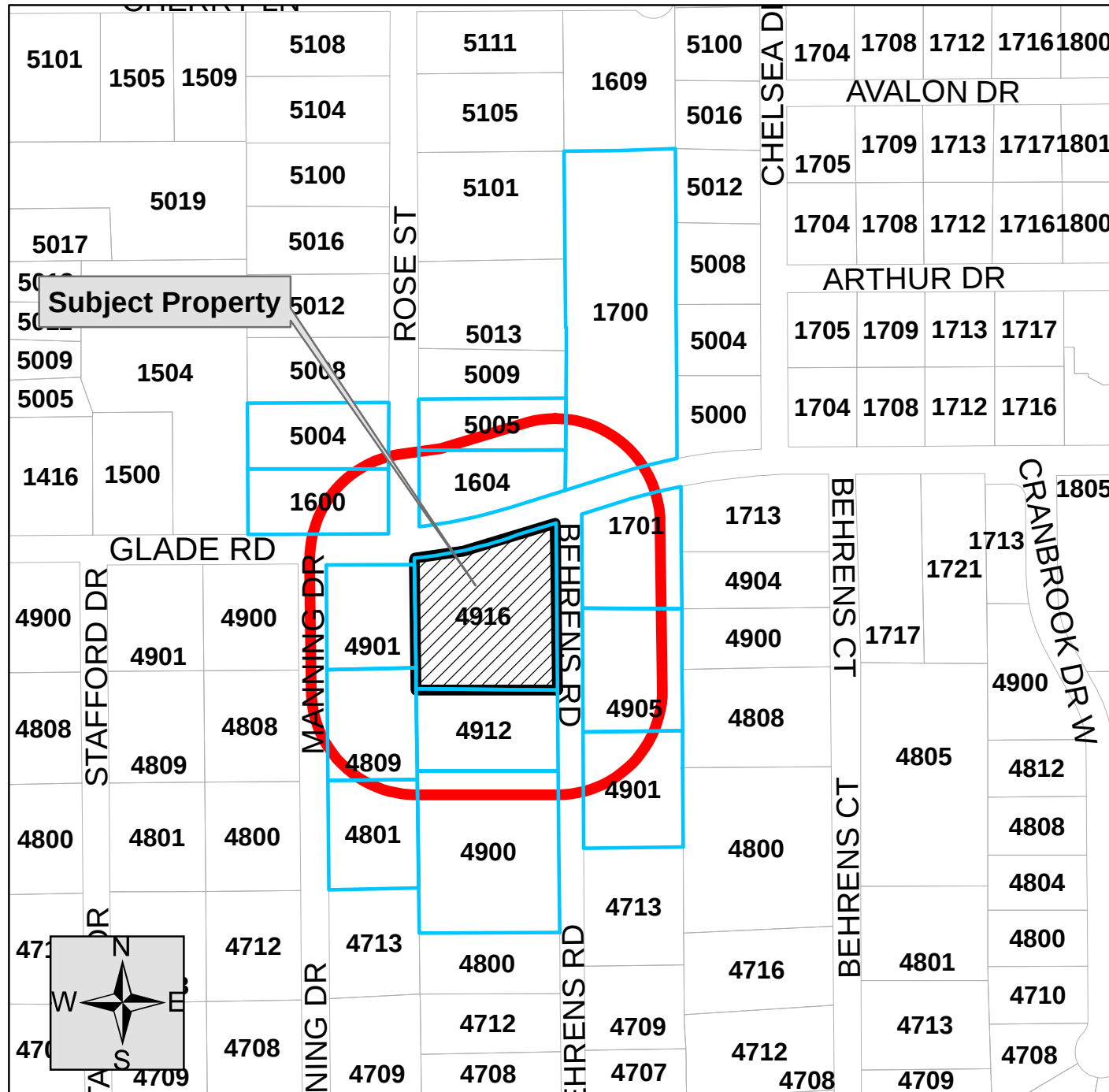
FLOOD NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map, Map Number 48439C0095 K, Map Revised: September 25, 2009, the tract shown hereon does not appear to be within Zone AE (special flood hazard areas inundated by 100-year flood, base flood elevations determined). However, the tract does appear to be within Zone X-unshaded (areas determined to be outside 500-year floodplain).

This information is only our opinion based on our sincere efforts of scaling data from the above mentioned FEMA Map in relation to the subject tract and does not represent a flood study prepared by Moak Surveyors, Inc.

VICINITY MAP

Notification Map



Case ZC15-021

4916 Behrens Rd.

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
BAKER, FRANK D	4900 BEHRENS RD	COLLEYVILLE	TEXAS	76034	4900 BEHRENS RD
ALBERT, JOHN M	7000 MONET	COLLEYVILLE	TEXAS	76034	5004 ROSE ST
HENNING, JOHN B	4809 MANNING DR	COLLEYVILLE	TEXAS	76034	4801 MANNING DR
SMITH, RICHARD	4901 MANNING DR	COLLEYVILLE	TEXAS	76034	4901 MANNING DR
COX, NORMAN LLOYD	4901 BEHRENS RD	COLLEYVILLE	TEXAS	76034	4901 BEHRENS RD
HART, NEIL J	1600 GLADE RD	COLLEYVILLE	TEXAS	76034	1600 GLADE RD
COPLON, MAHLON	2400 STATE HIGHWAY 121 APT 330	EULESS	TEXAS	76039	4905 BEHRENS RD
RICKS, GREGORY A	8808 QUEENS CT	COLLEGE STATION	TEXAS	77845	4916 BEHRENS RD
BEHRENS, CHRISTOPHER	1701 GLADE RD	COLLEYVILLE	TEXAS	76034	1701 GLADE RD
BACA, RICHARD	4801 BEHRENS CT	COLLEYVILLE	TEXAS	76034	5005 ROSE ST
RICKS, GREGORY A	8808 QUEENS CT	COLLEGE STATION	TEXAS	77845	1604 GLADE RD
HENNING, JOHN B	4809 MANNING DR	COLLEYVILLE	TEXAS	76034	4809 MANNING DR
DUCIC, YADRANKO	1700 GLADE RD	COLLEYVILLE	TEXAS	76034	1700 GLADE RD
MCCOLLOUGH JOYCE B	4912 BEHRENS RD	COLLEYVILLE	TEXAS	76034	4912 BEHRENS RD
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TEXAS	76051	STATE LAW REQUIRED
CHELSEA PARK HOA	1816 AVONDALE DRIVE	COLLEYVILLE	TEXAS	76034	COURTESY NOTICE
LARRY CHAPPELL	1716 GLADE ROAD	COLLEYVILLE	TEXAS	76034	APPLICANT

Public hearing notices were
mailed Thursday, January 28,
2016 by Taci Wrisley

ORDINANCE O-16-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.52 ACRES, LOT 1, BLOCK 1, OF THE HARDEN ADDITION, LOCATED AT 4916 BEHRENS ROAD, FROM THE R-40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE R-30-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case ZC15-021; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.52 acres Lot 1, Block 1 of the Harden Addition, located at 4916 Behrens Road, from the R-40-Single Family Residential zoning district to the R-30-Single Family Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 1st day of March 2016.

The second reading and public hearing being conducted on the 15th day of March 2016.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelley, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A"- Zoning Map

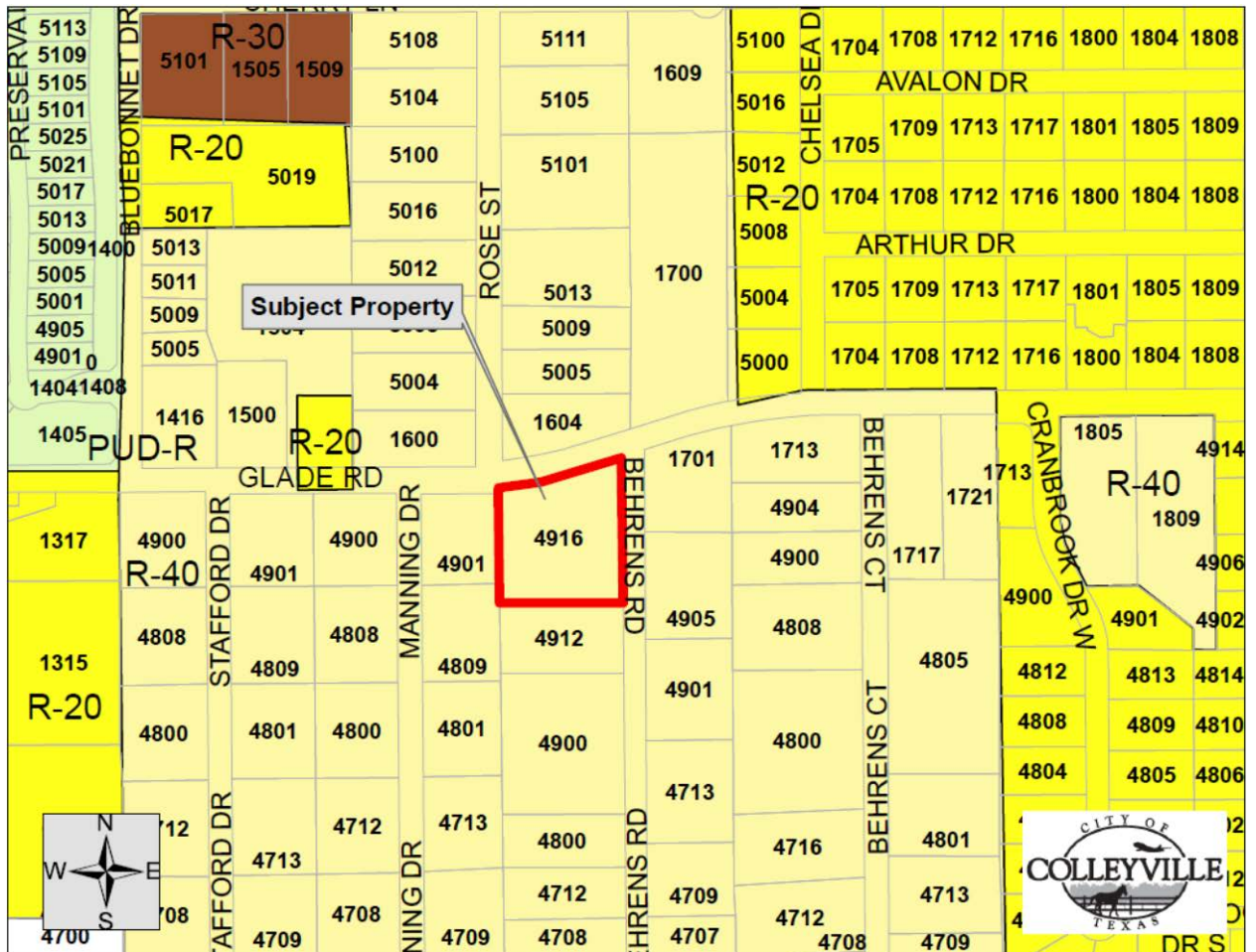


Exhibit “B”- Metes & Bounds Description

ALL that certain tract or parcel of land situated in the COTRAIL SURVEY, ABSTRACT NO. 328, Tarrant County, Texas and being a portion of Lot 1, Block 1, HARDEN ADDITION, an Addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-192, Page 83, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch steel rod found for the northeast corner of said Lot 1, also being the intersection of the southerly right-of-way line of Glade Road (a variable width right-of-way) with the westerly right-of-way line of Behrens Road (a 50 foot right-of-way):

Thence SOUTH with said westerly right-of-way line, 297.24 feet to an iron spike found for the southeast corner of said Lot 1;

THENCE North 88 degrees 40 minutes 00 seconds West departing said right-of-way and with the southerly boundary line of said Lot 1, 249.73 feet to a 1/2 inch capped steel rod stamped “MOAK SURV INC” found for the southwest corner thereof;

Thence NORTH with the westerly boundary line of said Lot 1, 236.68 feet to a 1/2 inch steel rod found in the said southerly right-of-way line of Glade Road;

THENCE North 79 degrees 55 minutes 00 seconds East with said right-of-way line, 100.00 feet to a 1/2 inch steel rod found;

THENCE North 76 degrees 09 minutes 50 seconds East continuing with said right-of-way, 155.73 feet to the PLACE OF BEGINNING and containing 1.518 acres of land, more or less as surveyed by Moak Surveyors, Inc..



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4c	Agenda Date 02/08/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit for alcohol beverage sales (on-premises consumption) on Lot 23, of the Village at Colleyville Addition, located at 62 Main Street, Case ZC16-001

Explanation

The applicant, Amy Harris Hoepker, of Society House, LLC, requests approval of a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premises consumption on approximately 0.13 acres, located at 62 Main Street, Suites 200-250. The applicant is currently operating the Sonsie House Kitchen restaurant on the subject property and is required to receive City Council approval of an SUP to sell/serve alcohol (on-premises consumption of alcohol).

Existing Conditions/Background: The subject property is generally located on the northeast corner of Main Street and Village Lane within the Village at Colleyville. The property is platted as Lot 23 of the Village at Colleyville Addition (plat attached).

The Sonsie House Kitchen is a new, full-service restaurant, operating in suites 200-250, on the second floor of the existing building at 62 Main Street in the Village. The restaurant was issued a Certificate of Occupancy on October 2, 2015. The subject property was previously occupied by a full-service restaurant with on-premises alcohol sales, named Tribeca, which was similar in nature to the existing business. As part of the daily business operations, the applicant would like to sell and serve alcoholic beverages to its patrons during their dining experience. The applicant has been operating with the understanding that all alcohol related permits and entitlements had been approved and were permitted. However, based on the following chain of events, the applicant has been required to submit an application for an SUP for alcohol sales with on-premises consumption.

Proposed Special Use Permit: The subject property is zoned PUD-C Planned Unit Development – Commercial District. Alcoholic beverage sales are allowed within the governing zoning ordinance with the approval of a Special Use Permit (SUP) as described above.

Request – The applicant is requesting approval of an SUP to allow alcoholic beverage sales for on-premises consumption, in conjunction with a new restaurant currently in operation. The applicant is requesting to continue to sell and serve alcohol as part of

the Sonsie House Kitchen menu. The applicant proposes the following hours of operation as a component to the SUP request:

Tuesday - Saturday: 11:00 a.m. – 3:00 p.m.

5:00 p.m. – 9:00 p.m.

Sunday: 10:00 a.m. – 3:00 p.m.

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval, (3) submission of completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office. The applicant submitted the draft TABC License paperwork (step 2) in September 2015 to the City Secretary's Office, and the City Secretary's Office approved the application without verifying that an SUP was in place for the user and location since an SUP had historically been in place in the Village.

In the past, there was an SUP for the entire Village property that permitted on-premises alcohol consumption. In 2012, City Council approved Ordinance O-12-1859 to update/revise the Village PUD, effectively repealing all Village at Colleyville ordinances and replacing them with one governing ordinance (attached). According to the requirements outlined in the 2012 Village Ordinance, any new restaurant with on-premises alcohol consumption is required to obtain an SUP individually, effective May 1, 2013 (existing ordinance, page seven).

Based on the approval of the TABC License through TABC and not knowing an SUP was required, the applicant began selling/serving alcohol as part of the restaurant's menu. Upon Community Development's notification of the City's pending Alcoholic Beverage License for the user, Community Development notified the City Secretary regarding the lack of an SUP for the user. Staff then notified the business owner of the oversight, and the Special Use Permit application process was started. The City's Alcoholic Beverage License has not been approved or issued, awaiting consideration of this item by City Council. Following this oversight, Staff revised internal processes to ensure this does not occur again in the future.

In addition to the governing PUD Ordinance, the following ordinance-related items apply to the request:

- Section 3.25 of the Land Development Code states that an SUP is to "allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the

character of the neighborhood.” SUPs automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.

- Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.
- Section 6-5 of the Code of Ordinances which states that the restaurant's alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 60 percent of gross receipts).

Analysis – As stated previously, the applicant received approval to serve alcohol from both the TABC and the City (steps 2 and 3 as described above, but not steps 1 and 4). Moreover, the requested SUP is consistent with previously approved SUPs on the subject property and is permitted by the governing ordinance with City Council approval. The applicant is currently operating the business in a similar manner to the previous restaurants at this location, and the business fills a need for full service restaurants within the Village. The request location is in compliance with the distance requirements, and the applicant is proposing to comply with the 60/40 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood and should positively contribute to the Village.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates this property as part of the Colleyville Boulevard Corridor. This land use designation is intended to promote “a vibrant and economically strong “town center” for the City” with land uses such as retail, service, and entertainment. The existing use and the proposed ancillary alcohol sales are consistent with the City's comprehensive plan.

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

PUD-C (Village at Colleyville - Residential Building)	PUD-C (Village at Colleyville - Residential Building)	PUD-C (Village at Colleyville – Surface Parking Lot)
PUD-C (Village at Colleyville – Undeveloped Property)	<i>Subject Property</i> <i>PUD-C (Sonsie House Restaurant)</i>	PUD-C (Village at Colleyville – Surface Parking Lot)
PUD-C (Village at Colleyville - Residential and Luxor Jewlers)	PUD-C (Village at Colleyville - Residential and Keller Williams Realty)	PUD-C (Village at Colleyville - Residential and The Spa at the Village)

Public Notification: Staff mailed notices to 78 property owners within 500 feet as of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received. The city manager owns property in the notification area, and as such, the administration and review of this item is deferred to the deputy city manager where deemed necessary.

Staff Recommendation: The proposed Special Use Permit (SUP) would authorize the sale of alcoholic beverages for on-premises consumption for the Sonsie House Kitchen at 62 Main Street in the Village at Colleyville. The proposed business is consistent with the previous uses on the subject property, should not adversely impact surrounding uses, and should positively contribute to the Village. Staff recommends approval of the proposed SUP for alcohol sales with on-premises consumption.

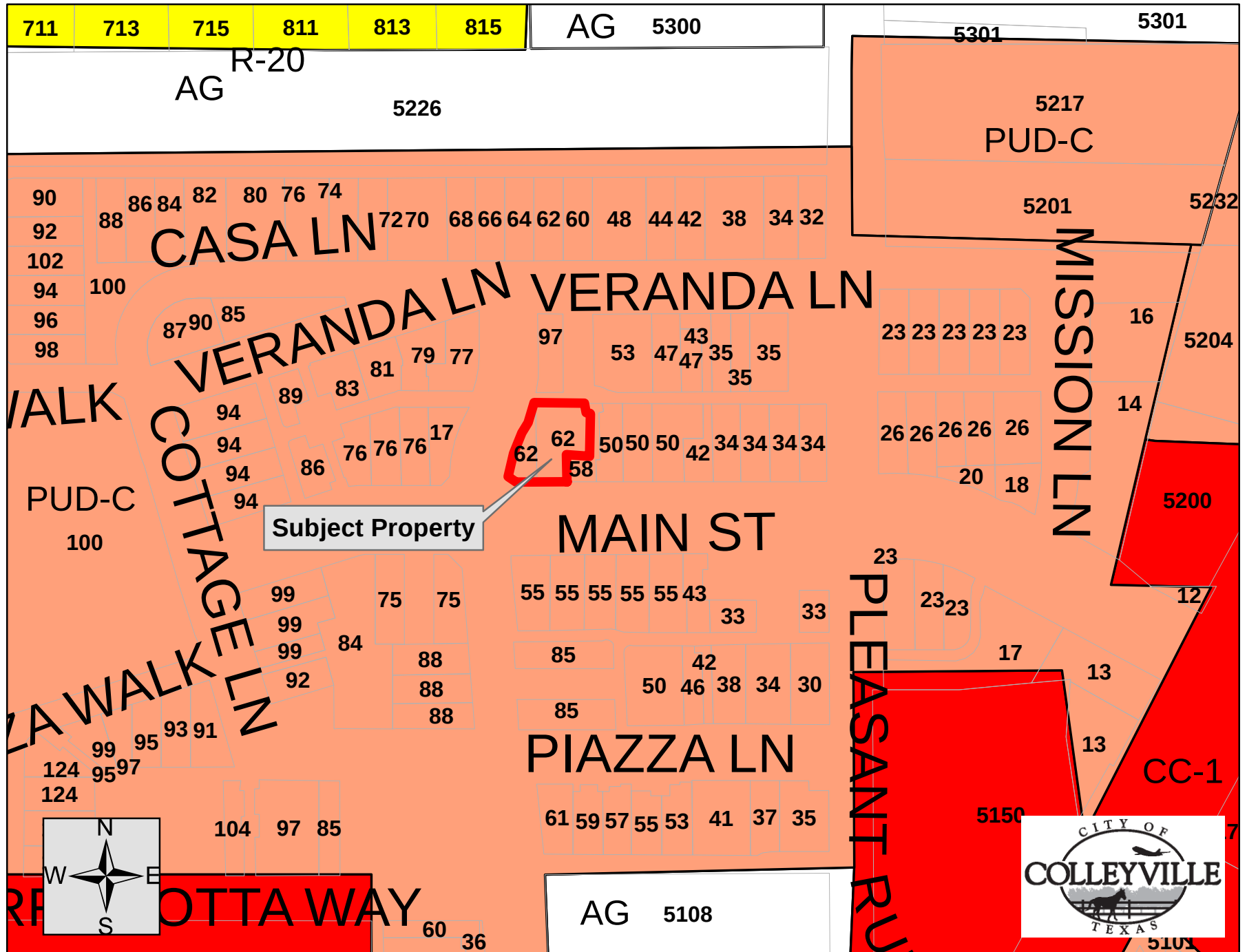
Recommendation

Approve

Attachments

1. Zoning Map
2. Aerial map
3. Future Land Use Map
4. Statement of Planning Objectives (6 pages)
5. Existing Plat (3 pages)
6. Existing PUD (23 pages)
7. Public Notification Map
8. Public Notification List
9. Draft Ordinance (5 pages)

Zoning Map

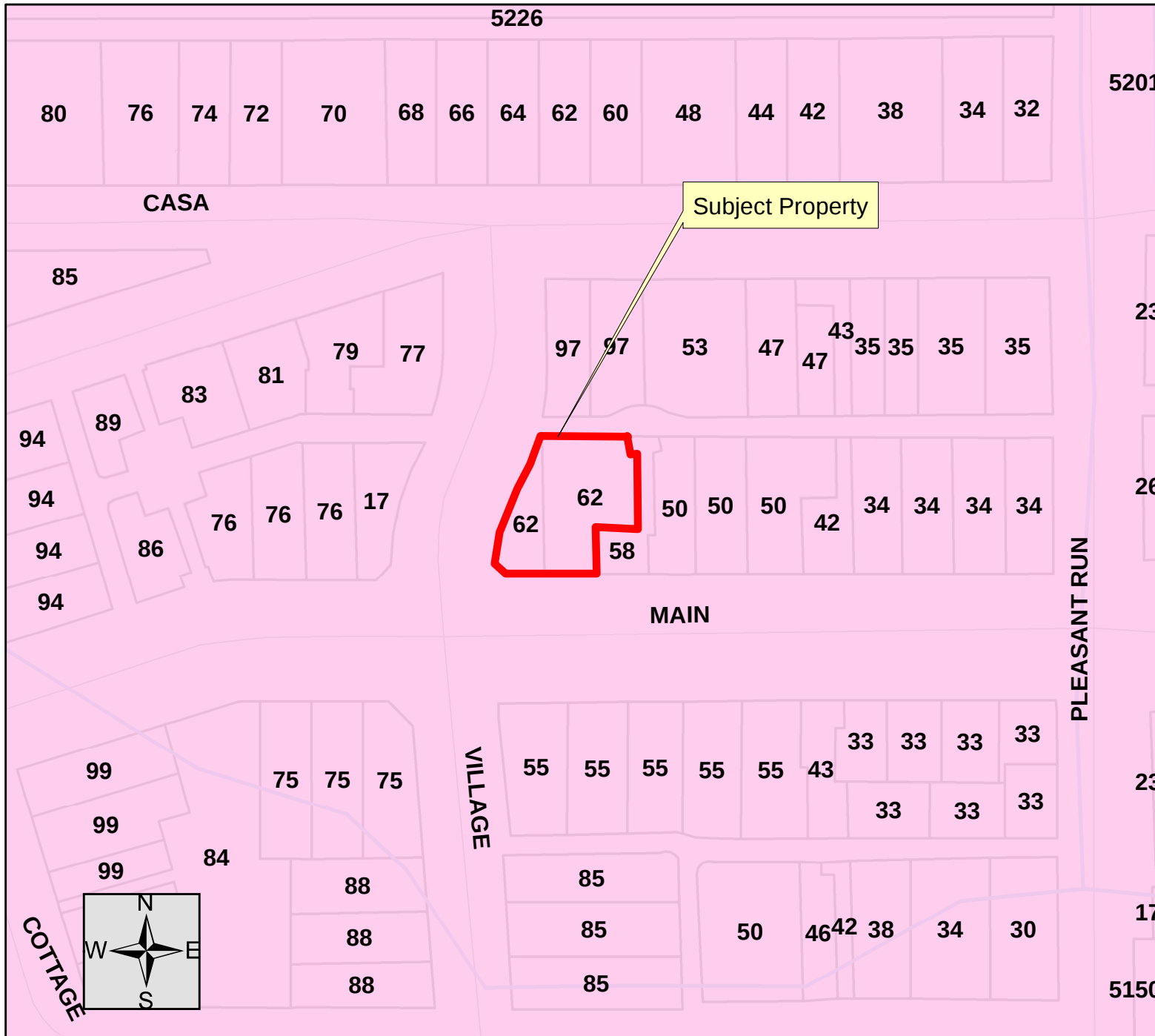


This is an aerial map of a residential neighborhood in Colleyville, Texas. The map displays several streets: Casa Ln, Veranda Ln, Main St, Piazza Ln, Mission Ln, Pleasant, and Cottage Ln. Lot numbers are printed throughout the map, indicating individual property parcels. A specific lot, located at the intersection of Veranda Ln and Main St, is highlighted with a red outline and labeled 'Subject Property'. The map also shows various zoning designations such as AG, PUD-C, CC-1, and CC-2. A north arrow is located in the bottom left corner, and the City of Colleyville logo is in the bottom right corner.



Future Land Use Map

Case ZC16-001
62 Main St.



Legend

- RESIDENTIAL
- COMMERCIAL
- INSTITUTIONAL
- PARKS/ OPEN SPACE
- COLLEYVILLE BLVD CORRIDOR
- Subject Property
- Parcels
- COLLEYVILLE CITY LIMITS



Statement of Planning Objectives

BUSINESS PLAN

SOnsie HUse Kitchen

62 Main Street, 2nd floor

Colleyville, Texas 76034

Executive Summary

SOnsie HUse Kitchen is casual dining which will feature a menu of moderately priced “comfort” foods, influenced by southern cooking traditions and time honored family recipes, but evolved to the contemporary taste bud with a few made from “scratch” desserts and a small selection of wine and beer.

SOnsie HUse Kitchen will be owned by a limited liability partnership combined of members Derek, Diane, and Clinton Harris, and Amy Hoepker and Nancy Ford Lockhoof under the name of **SOCIETY HOUSE GROUP, LLC.** with the address of 2100 Ross Ave., Suite 750, Dallas, Texas 75201. **SOnsie HUse Kitchen** will be operated and managed by Amy Hoepker and Diane Harris.

This business plan offers financial institutions and private lenders the opportunity to review our vision, strategic focus and previous experience. It will provide a plan for the business start-up and keys to establishing favorable sales numbers. It will also describe our company, products and services, market focus, action plans, forecasts and financial plan.

Vision Statement

Statement of Planning Objectives

To grow a financially successful restaurant known for its comforting and friendly atmosphere and delicious made-from-scratch food. We want our clientele to experience high quality products and a setting that encourages what our name inspires, **SOnsie HOuse Kitchen**.

Mission Statement

To establish **SOnsie HOuse Kitchen** as a household name in the Colleyville and surrounding areas by maintaining uncompromising principles as we grow sales and profitability. The six following guiding principles will help us measure the appropriateness of our decisions:

- Provide a great work environment and treat employees with dignity and respect
- Embrace diversity as an essential component in the way we do business
- Apply the highest standards of excellence to the food production, preparation and service to our customers
- Build lasting relationships with the guests
- Contribute positively to the surrounding communities
- Recognize that profitability is essential to our future success

The Company

Company History

This will be a new business venture that stems from past experience of owning and operating our family businesses Sugarbaker's and Celebrity Café & Bakery. The new concept of **SOnsie HOuse Kitchen** will allow us to evolve our made from scratch recipes into more contemporary dishes while providing the neighborhood a great place to go for lunch or dinner

Company Goals and Objectives

1. Setup a LLC to limit investor and personal liability
2. Complete construction within the first 6 months after financing

Statement of Planning Objectives

3. Reach positive net profit in first quarter
4. Become a market leader in Dallas/Fort Worth
5. Average \$96k plus in revenues monthly
6. Increase annual sales between 3-7 percent each year

Keys to Success

1. *Location, Location, Location*
2. *Securing individual investors at reasonable interest rates*
3. *Finding and hiring qualified, motivated employees*
4. *Controlling the effective use of marketing dollars to stimulate sales*
5. *Providing extraordinary food and impeccable customer service*

Company Management

Our company will be co-managed by Diane Harris and Amy Hoepker. Diane began her culinary career in Derek's family restaurant in the early 80's and later she and Derek opened their own store in Lubbock, Texas. Diane went on to help the family in other stores in Colleyville, Texas and Scottsdale, Arizona, San Antonio and Southlake, Texas. Diane has worked all aspects of the restaurant business, including cooking, baking, decorating with business aspects including training employees, time scheduling, payroll processing, catering and daily reporting, managing employees with their daily tasks, inventory with weekly ordering, and recipe development.

Amy Hoepker started working in her parents' café and bakery in Lubbock, Texas when she was about 8 years old, learning to count change back to customers and taking orders. She and her brother did commercials for Sugarbakers Café and Bakery. She continued to work in the café and bakery learning different aspects of the business. As she moved off to college, she continued to learn more about catering aspect by working in her grandmother's and uncle's businesses. She later joined with Diane in managing the family business in Austin, Dallas and Colleyville, Scottsdale and San Antonio. After being in the restaurant business, she later started a career in the mortgage business furthering her ability to deal with people and the business side of life.

Statement of Planning Objectives

Statement of Planning Objectives

Products

SOnsie HOuse Kitchen as a venue sells moderately priced food to an upscale, casual dining market. The venue features made from scratch contemporary American cuisine, including a small selection of homemade desserts, beer and wine. A sample menu is attached, but will change seasonally depending on the clientele's demand and market quality.

Marketing Strategy

The most important element of our marketing strategy is the delivery of quality products and quality service. Our made from scratch food and bakery products will sell themselves first by word of mouth.

Next, the packaging of **SOnsie HOuse Kitchen** will focus on key points to ensure success.

- a. Initial recognition: The name, logo and décor of **SOnsie HOuse Kitchen** will attract the attention of the general public as well as the culture conscious of the surrounding area. Our décor will create an inviting atmosphere that will encourage guests to make it the place to "be" to meet business associates and relax or socialize with friends. With a history of 20 years or more in the industry in the Texas market, our followers will instantly want to be a part of what we have to offer.
- b. Assess customer's needs and assist selection: We pride ourselves in getting to know each and every customer. We like for each guest to feel that they are "part of the family", so to speak. This will give us an edge on competitors and allow us to personalize their dining experience and promote the specialties available in our restaurant.

Milestones

SOnsie HOuse Kitchen will implement schedules that emphasize payroll budgets of no more than 25% of gross sales. Our menu is designed to use ingredients that can be used for multiple recipes and therefore maintain food cost budgets of no more than 25% of gross sales. We project rental expenses of 8% of gross sales and 20% to be allocated toward taxes, utilities, supplies, maintenance

Statement of Planning Objectives

etc. We will allocate 10% to repayment of the note to investor(s), leaving a 12% profit margin. Our 20+ years of experience in the industry make us confident that these projections are a realistic assessment.

Financial Plan

SOonsie HOuse Kitchen allocates start-up capital of \$75,000.00 from investors for venue finish out, rent, equipment, groceries, menus, permits, licenses, attorney's fees and insurance, signage and a cushion for unforeseen issues. This investment will be paid back in 5 years, with an interest rate of 7%, in monthly installments. It is our expectation that revenue beyond projected sales targets will be invested in retiring debt to investor(s) early.

Summary

We expect this project to be a lot of work, but nothing that we are not already accustomed to. Members of this team have been involved in this industry since 1979. Our love for the business and passion behind this concept's success will prove to overcome any adversities. The quality of our products represent true value and is unparalleled by any competitor. The uniqueness of **SOonsie HOuse Kitchen** and the hard working family values of our management team will prove to be a recipe for success.

CENTERLINE CURVE DATA

Curve	Radius	Arc Length	Delta Angle	Chord Bearing	Chord Length
C-1	32.00'	31.42'	56°15'05"	N32°35'50"W	30.17'
C-2	300.00'	10.47'	02°00'00"	S03°28'17"E	10.47'
C-3	300.00'	46.47'	08°52'28"	N01°57'57"E	46.42'
C-4	300.00'	56.94'	10°52'28"	N00°57'57"E	56.85'
C-5	140.00'	80.05'	32°45'36"	N11°54'30"E	78.96'
C-6	140.00'	69.25'	28°20'22"	N14°07'07"E	68.54'
C-7	32.50'	40.93'	72°09'30"	N52°54'04"W	38.65'
C-8	32.00'	41.50'	74°17'60"	N30°06'35"W	14.88'
C-9	30.00'	15.04'	28°43'01"	N30°06'35"W	14.88'
C-10	30.00'	15.04'	28°43'01"	N30°06'35"W	14.88'
C-11	73.50'	139.80'	108°58'39"	N35°27'37"E	119.66'
C-12	300.00'	47.48'	09°04'07"	S85°30'60"E	47.43'
C-13	300.00'	47.48'	09°04'07"	S85°30'60"E	47.43'
C-14	56.00'	16.91'	17°18'00"	N81°17'56"E	16.84'

LOT LINE CURVE TABLE

Curve	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C-15	20.00'	21.11'	60°28'35"	N30°29'05"W	20.14'
C-16	5.00'	7.49'	85°46'30"	N47°21'32"W	6.81'
C-17	5.00'	8.12'	93°01'28"	N42°02'26"E	7.26'
C-18	20.00'	42.14'	120°43'28"	S31°05'06"E	34.77'
C-19	20.00'	21.11'	60°28'35"	S59°30'55"W	20.14'
C-20	72.00'	18.64'	14°50'06"	S82°32'14"W	18.59'
C-21	48.00'	12.43'	14°50'06"	S82°32'14"W	12.39'
C-22	32.00'	16.80'	30°04'24"	N75°00'52"W	16.60'
C-23	20.00'	10.50'	30°04'24"	N75°00'52"W	10.38'
C-24	20.00'	6.04'	17°18'00"	N81°17'56"E	6.02'
C-25	111.00'	42.82'	22°06'15"	N17°14'11"E	42.56'
C-26	169.00'	38.15'	12°55'58"	N21°49'19"E	38.07'
C-27	169.00'	33.11'	11°13'30"	N05°33'41"E	33.06'
C-28	20.00'	31.35'	89°49'11"	N45°02'21"E	28.24'
C-29	5.00'	7.71'	88°24'00"	N28°26'56"E	6.97'
C-30	5.00'	7.99'	91°36'00"	N61°33'04"W	7.17'
C-31	20.00'	10.70'	30°39'59"	N74°36'57"E	10.58'
C-32	32.00'	34.25'	61°19'58"	N89°56'56"E	32.64'
C-33	20.00'	10.70'	30°39'59"	N74°36'57"E	10.58'

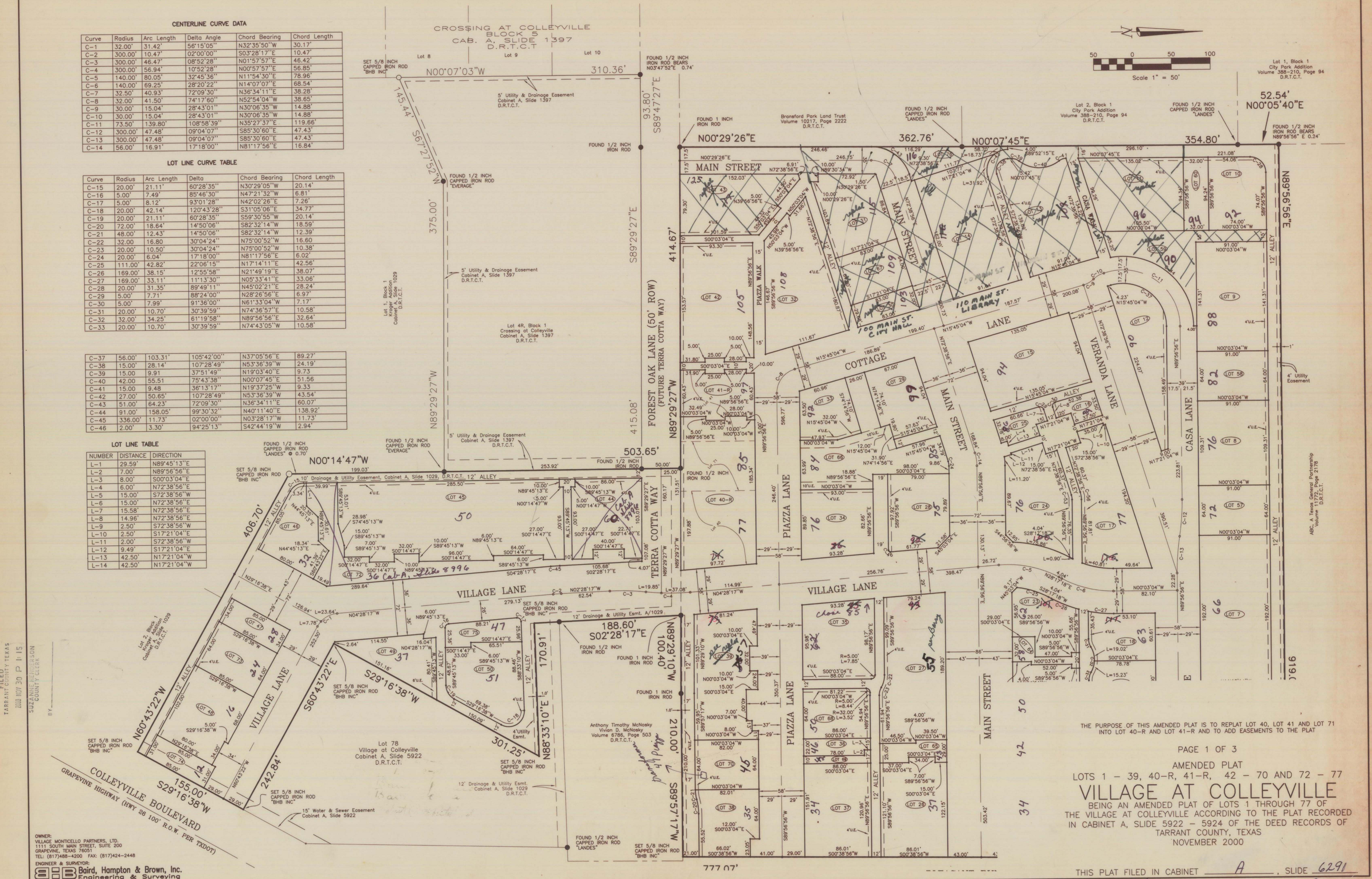
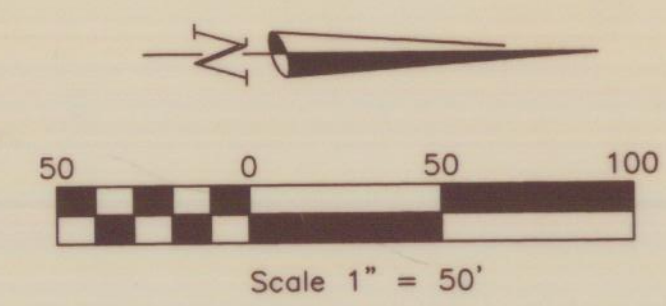
Curve	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C-37	56.00'	103.31'	105°42'00"	N37°05'56"E	89.27'
C-38	15.00'	28.14'	107°28'49"	N53°36'39"W	24.19'
C-39	15.00'	9.91'	37°51'49"	N19°03'40"E	9.73'
C-40	42.00'	55.51'	75°43'38"	N00°07'45"E	51.56'
C-41	15.00'	9.48'	36°13'17"	N19°37'25"W	9.33'
C-42	27.00'	50.65'	107°28'49"	N53°36'39"W	43.54'
C-43	51.00'	64.23'	72°09'30"	N36°34'11"E	60.07'
C-44	91.00'	158.05'	99°30'32"	N40°11'40"E	138.92'
C-45	336.00'	11.73'	02°00'00"	N03°28'17"E	11.73'
C-46	2.00'	3.30'	94°25'13"	S42°44'19"W	2.94'

LOT LINE TABLE

NUMBER	DISTANCE	DIRECTION
L-1	29.59'	N89°45'13"E
L-2	7.00'	N89°56'56"E
L-3	8.00'	S00°03'04"E
L-4	6.00'	N72°38'56"E
L-5	15.00'	S72°38'56"W
L-6	15.00'	N72°38'56"E
L-7	15.58'	N72°38'56"E
L-8	14.96'	N72°38'56"E
L-9	2.50'	S72°38'56"W
L-10	2.50'	S17°21'04"E
L-11	2.00'	S72°38'56"W
L-12	9.49'	S17°21'04"E
L-13	42.50'	N17°21'04"W
L-14	42.50'	N17°21'04"W

FILED
TARRANT COUNTY TEXAS
200 NOV 30 P 1:15
SUZANNE HENDERSON
COUNTY CLERK

CROSSING AT COLLEYVILLE
BLOCK 5
CAB. A, SLIDE 1397
D.R.T.C.T.



THE PURPOSE OF THIS AMENDED PLAT IS TO REPLAT LOT 40, LOT 41 AND LOT 71 INTO LOT 40-R AND LOT 41-R AND TO ADD EASEMENTS TO THE PLAT

PAGE 1 OF 3
AMENDED PLAT
LOTS 1 - 39, 40-R, 41-R, 42 - 70 AND 72 - 77
VILLAGE AT COLLEYVILLE
BEING AN AMENDED PLAT OF LOTS 1 THROUGH 77 OF
THE VILLAGE AT COLLEYVILLE ACCORDING TO THE PLAT RECORDED
IN CABINET A, SLIDE 5922 - 5924 OF THE DEED RECORDS OF
TARRANT COUNTY, TEXAS
NOVEMBER 2000

OWNER:
VILLAGE MONTICELLO PARTNERS, LTD.
1111 SOUTH MAIN STREET, SUITE 200
GRAPEVINE, TEXAS 76051
TEL: (817)488-4200 FAX: (817)424-2448
ENGINEER & SURVEYOR:
Baird, Hampton & Brown, Inc.
Engineering & Surveying
300 W. 7th St., Suite 500 Ft. Worth, TX 76102 Tel: (817)338-1277 Fax: (817)338-9245 E-Mail: bairdhampton@bairdhampton.com

THIS PLAT FILED IN CABINET A, SLIDE 6291
VILLAGE AT COLLEYVILLE - AMENDED

FILED
TARRANT COUNTY TEXAS
2000 NOV 30 P 1-15
SUZANNE HENDERSON
COUNTY CLERK

OWNER:
VILLAGE MONTICELLO PARTNERS, LTD.
1111 SOUTH MAIN STREET, SUITE 200
GRAPEVINE, TEXAS 76051
TEL: (817)488-4200 FAX: (817)424-2448

ENGINEER & SURVEYOR:

Baird, Hampton & Brown, Inc.
Engineering & Surveying
309 W. 7th St., Ste. 500 Ft. Worth, TX 76102 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mb@bhbbinc.com

THIS AMENDING PLAT IS APPROVED IN ACCORDANCE WITH SECTION 212.0065 OF THE TEXAS LOCAL GOVERNMENT CODE AND THE CITY OF COLLEYVILLE SUBDIVISION REGULATIONS

DATE 11-27-00
Bruce LeBeau
COMMUNITY DEVELOPMENT MANAGER
Robert Mitchell
DIRECTOR OF PUBLIC SERVICES

RESTRICTED USE LOT TABLE

USE	DESCRIPTION	LOTS
Drainage Easement	Village Detention Basin	4
Drainage R.O.W.	Pleasant Run Creek	52 & 77
Public Access	Public Parking Lot	55-58,61,67,68,70,73
Open Space	Public Park	41-R, 66
Open Space	Private Park	51,53,54,59,60,62-65,69,72,74-76

THE PURPOSE OF THIS AMENDED PLAT IS TO REPLAT LOT 40, LOT 41 AND LOT 71 INTO LOT 40-R AND LOT 41-R AND TO ADD EASEMENTS TO THE PLAT

PAGE 2 OF 3

AMENDED PLAT

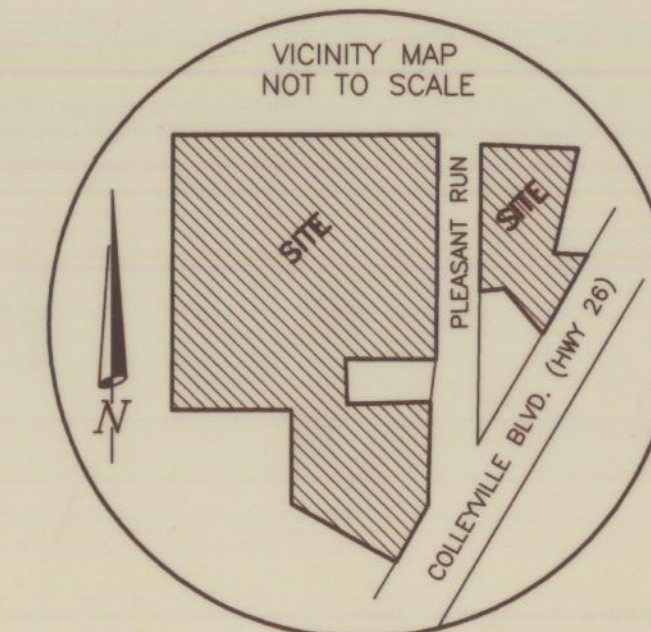
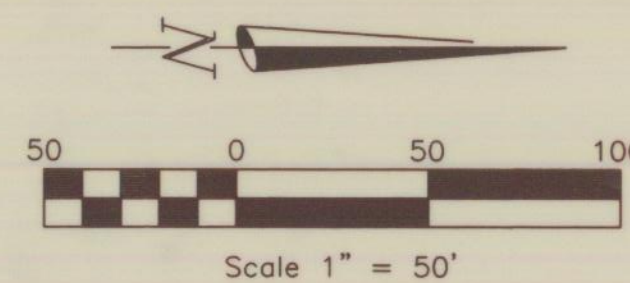
LOTS 1 - 39, 40-R, 41-R, 42 - 70 AND 72 - 77
VILLAGE AT COLLEYVILLE
BEING AN AMENDED PLAT OF LOTS 1 THROUGH 77 OF THE VILLAGE AT COLLEYVILLE ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5922 - 5924 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS
NOVEMBER 2000

THIS PLAT FILED IN CABINET A, SLIDE 6292

VILLAGE AT COLLEYVILLE-AMENDED

NUMBER	Radius	Arc Length	Delta	Chord Bearing	Chord Length
C-47	158.00'	102.93'	37°19'34"	N18°36'43"E	101.12'
C-48	23.00'	36.13'	90°00'00"	N45°03'04"W	32.53'
C-49	184.00'	94.64'	29°28'15"	S75°18'56"E	93.60'
C-50	141.00'	72.53'	29°28'15"	S75°18'56"E	71.73'
C-51	32.00'	16.07'	28°46'15"	N15°02'04"E	15.90'
C-52	32.00'	50.27'	90°00'00"	N45°38'56"E	45.25'
C-53	20.00'	10.04'	28°46'15"	N15°02'04"E	9.94'
C-54	227.00'	116.76'	29°28'15"	S75°18'56"E	115.48'
C-55	145.00'	53.10'	20°58'53"	S10°26'22"W	52.80'
C-56	32.00'	9.66'	17°18'00"	N81°17'56"E	9.63'
C-57	20.00'	31.42'	90°00'00"	N45°38'56"E	28.28'
C-58	180.00'	59.70'	19°00'16"	N13°05'15"E	59.43'

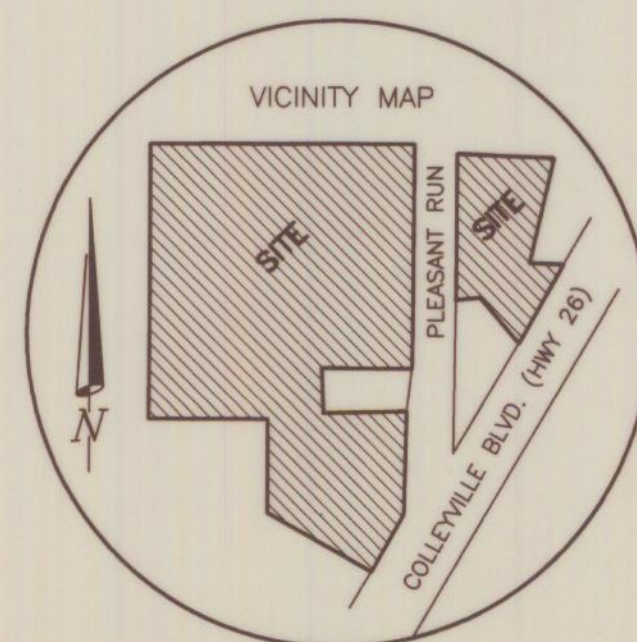
FOUND
"4" IN
CONCRETE



FILED
TARRANT COUNTY TEXAS
2000 NOV 30 P 1:16
SUZANNE HENDERSON
COUNTY CLERK

OWNER:
VILLAGE MONTICELLO PARTNERS, LTD.
1111 SOUTH MAIN STREET, SUITE 200
GRAPEVINE, TEXAS 76051
TEL: (817)488-4200 FAX: (817)424-2448

ENGINEER & SURVEYOR:
B B Baird, Hampton & Brown, Inc.
Engineering & Surveying
309 W. 7th St., Ste. 500 Ft. Worth, TX 76102 Tel:(817)338-1277 Fax:(817)338-9245 E-Mail:mb@bhbc.com



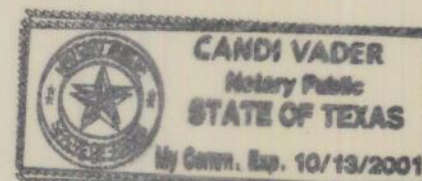
Surveyor's Certificate:

I, Daniel H. Joslin, a Registered Professional Land Surveyor, of the State of Texas, do hereby state to the best of my knowledge and belief that the above survey is an accurate delineation of field survey and office computations performed by me or under my supervision, and that all property corners shall be marked on the ground as indicated.

Daniel H. Joslin
Registered Professional Land Surveyor
No. 4749

BEFORE me, the undersigned, a Notary Public in and for Tarrant County, Texas, on this day personally appeared Daniel H. Joslin, 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 purposes and considerations therein expressed, and in the capacity herein stated.

Given under my hand and seal of office, this the 16 day of November, 2000.



Candi Vader
Notary Public, State of Texas

Lot Number	Square Footage	Acres
Lot 01	17591	0.40
Lot 02	15192	0.35
Lot 03	9061	0.21
Lot 04	11343	0.26
Lot 05	5707	0.13
Lot 06	2912	0.07
Lot 07	17472	0.40
Lot 08	9947	0.23
Lot 09	12859	0.30
Lot 10	6880	0.16
Lot 11	11368	0.26
Lot 12	8503	0.20
Lot 13	12815	0.29
Lot 14	14874	0.34
Lot 15	12695	0.29
Lot 16	1667	0.04
Lot 17	11772	0.27
Lot 18	5130	0.12
Lot 19	4248	0.10
Lot 20	10744	0.25
Lot 21	10641	0.24
Lot 22	8838	0.20
Lot 23	5827	0.13
Lot 24	10179	0.23
Lot 25	2103	0.05
Lot 26	10698	0.25
Lot 27	15381	0.35
Lot 28	7556	0.17
Lot 29	6183	0.14
Lot 30	2560	0.06
Lot 31	8265	0.19
Lot 32	14071	0.32
Lot 33	4966	0.11
Lot 34	8022	0.18
Lot 35	9255	0.21
Lot 36	1836	0.04
Lot 37	10357	0.24
Lot 38	6545	0.15
Lot 39	12399	0.28
Lot 40-R	18544	0.43
Lot 41-R	5753	0.13
Lot 42	14268	0.33
Lot 43	10231	0.23
Lot 44	8773	0.20
Lot 45	28674	0.66
Lot 46	5776	0.13
Lot 47	2890	0.07
Lot 48	8500	0.20
Lot 49	5730	0.13
Lot 50	8938	0.21
Lot 51	1175	0.03
Lot 52	12550	0.29
Lot 53	2145	0.05
Lot 54	1234	0.03
Lot 55	5824	0.13
Lot 56	5824	0.13
Lot 57	5824	0.13
Lot 58	5824	0.13
Lot 59	7248	0.17
Lot 60	3017	0.07
Lot 61	5413	0.12
Lot 62	1256	0.03
Lot 63	1872	0.04
Lot 64	1618	0.04
Lot 65	2070	0.05
Lot 66	12589	0.29
Lot 67	5312	0.12
Lot 68	5500	0.13
Lot 69	916	0.02
Lot 70	5248	0.12
Lot 72	12448	0.29
Lot 73	5440	0.12
Lot 74	2635	0.06
Lot 75	2900	0.07
Lot 76	3564	0.08
Lot 77	26623	0.61
Lot 78	74758	1.72

THE PURPOSE OF THIS AMENDED PLAT IS TO REPLAT LOT 40, LOT 41 AND LOT 71 INTO LOT 40-R AND LOT 41-R AND TO ADD EASEMENTS TO THE PLAT

PAGE 3 OF 3

AMENDED PLAT

LOTS 1 - 39, 40-R, 41-R, 42 - 70 AND 72 - 77

VILLAGE AT COLLEYVILLE

BEING AN AMENDED PLAT OF LOTS 1 THROUGH 77 OF THE VILLAGE AT COLLEYVILLE ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 5922 - 5924 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS
NOVEMBER 2000

THIS PLAT FILED IN CABINET A, SLIDE 6293

VILLAGE AT COLLEYVILLE - AMENDED

ORDINANCE O-12-1859

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCES O-99-1141, O-02-1337.4, O-06-1560 AND O-08-1680; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 26 ACRES IN THE VILLAGE AT COLLEYVILLE ADDITION AND LOTS 3A AND 3B, BLOCK 1, VILLAGE FRONT DOOR ADDITION, FROM THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC12-022; and

WHEREAS, Ordinances O-99-1141, O-02-1337.4, O-06-1560 and O-08-1680 are hereby repealed in their entirety; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a

view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 26 acres in the Village at Colleyville Addition and Lots 3a and 3b, Block 1, Village Front Door Addition, from the PUD-C-Planned Unit Development Commercial Zoning District to the PUD-C-Planned Unit Development Commercial Zoning District, as depicted in Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT Ordinances O-99-1141, O-02-1337.4, O-06-1560 and O-08-1680 are hereby repealed in their entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

A. PURPOSE

The purpose of this planned unit development is to encourage

mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. This planned unit development diversifies and integrates residential and commercial land uses within close proximity to each other and promotes long-term economic sustainability for the City.

B. PUD BOUNDARIES

The properties shown on the attached Zoning Exhibit "A" are zoned PUD-C Planned Unit Development-Commercial district and the Official Zoning Map and Land Development Code of the City of Colleyville, Texas and are hereby amended by the terms of this ordinance.

C. NEIGHBORHOOD AREAS

This Planned Unit Development is hereby divided into two neighborhood areas. The boundaries of the neighborhood areas are shown on the attached Exhibit "B". The neighborhood areas and their symbol designations are described as follows:

Neighborhood Center – The Neighborhood Center area shall serve as the commercial and business focal point of the development with a limited amount of area used for residential purposes. The Neighborhood Center area shall be designated with the letters "NC".

Neighborhood General – The Neighborhood General area shall serve as a secondary area for commercial and business activities of the development and may have a higher percentage of residential dwellings than the Neighborhood Center area. The Neighborhood General area shall be designated with the letters "NG".

D. DEVELOPMENT STANDARDS

Buildings or structures containing any combination of single-family residences and business use listed herein shall be allowed in accordance with the following Development Standards:

1. Permitted Uses – the following permitted uses shall be

allowed within this planned unit development:

a. *Single-family Residences:* Residential units may be either detached or attached, and more than one residence may be located per building site. A building site may also have one ancillary residential structure. An ancillary unit is a residential unit that is accessory to the primary residential unit allowed by this section. Ancillary units shall not be sold separate from the primary unit to which they are connected. For the purpose of this ordinance, a building site is defined as a single building site as identified on the Condominium Exhibit of The Village at Colleyville. The habitable area of the ancillary structure shall not exceed 600 square feet. Within each neighborhood area, the maximum number of residential units on the ground floor of a building shall not exceed the following maximum residential densities:

(1) NC Area: A maximum of 14 of the building sites in the Neighborhood Center area may contain a single-family residence use on the first floor of its building.

(2) NG Area: A maximum of 61 of the building sites in the Neighborhood General area may contain a single-family residence use on the first floor of its building.

(3) A maximum of 75 of the building sites within the boundaries of this PUD-C may contain a single-family residence use on the first floor of its building.

(4) Work/Live Units: A work/live unit is defined as a single unit consisting of both a commercial/office and a residential component that is occupied by the same resident. The work/live unit shall be the primary dwelling of the occupant. Provided compliance with sections 1 through 3 above are met, all lots within this development may contain a work/live unit. Work areas are encouraged to be placed on the ground floor while the living area is encouraged to be placed on upper floor above the work unit.

(5) Not including ancillary units or the units described in subsection 6 below, all residential units shall have a minimum of 1,500 square feet of climate controlled area.

(6) No more than a total of twenty-four (24) residential units may be built with a minimum square footage of 1,000 square feet. Units allowed by this subsection shall not be located on the ground floor of any building.

(7) The method of calculating the square footage of a residential unit within this PUD-C shall not include floor areas used as common area hallways and stairwells, but shall include the climate controlled space of the dwelling unit.

(8) There shall be no residential units located on the ground floor of any building located along Main Street between Cottage Lane and SH26.

(9) Not including ancillary units, defined above, there shall be no more than 200 residential units constructed within this PUD.

b. *Retail:* Retail specialty shops including, but not limited to, the sale of clothing, gifts, antiques, flowers and plants, books, jewelry, music, electronic equipment, computers and software, tobacco and related supplies, crafts, toys, cameras, souvenirs, greeting cards, artwork, furniture, hardware, sporting goods, house and garden supplies, office supplies, leather goods and periodicals.

c. *Service:* Personal service shops including, but not limited to, travel agency, banks, airline ticket office, tailor, barber, beauty salon, spa, health club/fitness center, shoe repair, food catering, dry cleaners, studios for dance, art, music, photography, radio, and television, or similar service uses.

d. *Food and Lodging:* Boutique hotels, bed and breakfast inns, restaurants, cafes, coffee shops, bakeries, butchers, fish markets, delicatessens, ice

cream parlors, cookie stores, grocery stores, drug stores, bagel or doughnut shops, and soda fountain shops.

e. *Entertainment:* Entertainment venues including movie theatres, provided the total number of all movie screens does not exceed four; playhouses, comedy clubs, and jazz/music clubs.

f. *Office:* Business offices including, but not limited to, software design firms, business consulting, security and commodity brokerage, general business offices, real estate sales, insurance sales, advertising, mailing and stenographic services, professional offices for lawyers, engineers, architects, doctors, dentists, psychiatrists, accountants, investment advisors, orthodontists, or other office related businesses.

g. *Educational:* Private schools, and day-care centers.

h. *Mixed-use:* buildings or structures containing any combination of single-family residences and other uses listed herein.

i. *Public/Semi-public:* Buildings or structures owned or operated by the City of Colleyville or The Village Owner's Association. Semi-public uses such as a neighborhood center, pool and related recreational facilities. The lots bounded by Cottage Lane, Village Lane, Veranda Lane and Main Street may be used, either all or in part, as a public plaza including the installation of permanent public amenities such as a fountain and seating area. The purpose of the plaza would be for public gatherings and events.

j. Parking lots.

k. Accessory buildings or uses as defined herein.

l. Any use of a nature similar to the above when granted a Special Use Permit by the Colleyville City Council.

m. Outside sales on the sidewalk of art, antiques, fruit,

vegetables, flowers, plants, gifts and souvenirs.

n. Outdoor seating areas for food, lodging or entertainment uses.

o. Above ground parking garages containing fourteen (14) or fewer parking spaces, underground parking garages, basements, and cellars.

2. Permitted Uses with a Special Use Permit – The following uses may be permitted upon approval of a Special Use Permit by the City Council as provided in the Land Development Code of the City of Colleyville:

a. Food trucks, including outside sales of cooked food and other items not listed in Section E.1 Permitted Uses.

c. Television and appliance repair service shop.

d. Club, lodge or other fraternal organizations.

e. Above ground parking garages containing fifteen (15) or more parking spaces. Any above ground parking garage that fronts a street within the Neighborhood Central (NC) zone shall be allowed only with the approval of a Special Use Permit.

f. Package (liquor) stores

g. Wedding chapel

h. Alcoholic beverage sales for on-premise consumption in conjunction with a restaurant use.

i. Alcoholic beverage sales for off-premise consumption for a grocery store, specialty wine shop or gourmet food store.

j. The Special Use Permit requirements for the alcoholic beverage sales allowed in subsections "h" and "i" above shall not become effective until May 1, 2013.

3. Prohibited Uses – The following uses shall be prohibited within this planned unit development:

- a. Drive-through commercial uses where patrons remain in automobiles.
- b. Vending machines, except within buildings.
- c. Retail uses containing more than 40,000 square feet of floor area per certificate of occupancy.
- d. Industrial and manufacturing businesses that create noise, vibration or obnoxious odors.
- e. Kennels.
- f. Terminals or depots for large-scale storage or distribution of goods.
- g. Scrap yards for the processing or storage of waste materials.
- h. Automotive repair businesses.
- i. Telemarketing office with over 20 employees.
- j. Uses not listed herein shall be considered by following the procedures outlined in the Colleyville Land Development Code for new and unlisted uses.

4. General Lot Criteria – See Table 1 below:

Table 1				
General Lot Criteria				
	Neighborhood General Zone (NG)		Neighborhood Center Zone (NC)	
Lot Dimensions	Min. Area	2,600 s.f.	Min. Area	2,600 s.f.
	Max. Area	5 acres	Max. Area	5 acres
	Min. Lot Coverage	30%	Min. Lot Coverage	45%
	Max. Lot Coverage	90%	Max. Lot Coverage	95%
Setbacks	Front	0' min – 15' max.	Front	0' min – 15' max.
	Side	0' min – 15' max.	Side	0' min – 15' max.
	Rear – Main Bldg.	4' min.	Rear – Main Bldg.	4' min.
	Rear – Accy. Bldg.	4'	Rear – Accy. Bldg.	4'

Height	Max. Height	48 ft. or 3.5 stories	Max. Height	48 ft. or 3.5 stories
Notes: 1. the one-half story above third floor shall not exceed 400 s.f.				

5. Building Exteriors - The exposed exterior walls of each building must contain 100% masonry. For purpose of this ordinance, masonry shall consist of any combination of brick, stone, faux-stone, or stucco. Non-masonry materials may be utilized for building accents per the requirements of Chapter 6-Building Design in the Land Development Code.
6. Roofing - If a flat roof is constructed, all sides of the building shall have a mansard or built-up parapet wall roof at least four feet (4') in height, which shall simulate the look of a pitched roof from street level. If a roof terrace is constructed, then railings may be used which comply with Section (8) Balconies below.
7. Balconies - Balcony railings must be constructed with wrought iron or masonry balustrades.
8. Building Design Requirements - Articulation of walls shall not be mandatory. Buildings within this planned unit development shall be exempt from Chapter 6 Building Design of the Colleyville Land Development Code.
9. Exterior Building Lighting - Buildings may be lit with wall washer type lights, natural gas lamps, or low wattage decorative electric lamps. Lights shall be placed on buildings in a manner so as to not be a nuisance.
10. HVAC Systems - All air-conditioning condenser units must be hidden from street view or placed on the roof.
11. Backyard Walls - These shall be constructed 100% masonry materials or wrought-iron fencing. Any gates must be constructed of wrought iron.
12. Landscaping - Lots with street frontage within this planned unit development shall, at a minimum, meet the requirements of *Chapter 4 - Landscaping and Buffering*

in the Land Development Code. The owners of the first floor shall plant and maintain the storefront planting area (if applicable) along its street frontage. All sidewalks in the project will have tree planter islands spaced every thirty to thirty-five feet. Approved trees shall include trees allowed for planting in *Chapter 4 - Landscaping and Buffering* in the Land Development Code. A minimum of 25% of the building sites shall be required to install and maintain a 24" wide planting area (at least 8 feet long) in the setback between their building and the sidewalk. The owners of the ground floor levels of these buildings shall be required to plant, irrigate and maintain flowers, vines or shrubs in those areas. In addition, any roof terraces shall contain at least two irrigated, potted shrubs or trees. A landscaped buffer with natural openings shall be provided along the entire length of the northern boundary from City Park to Pleasant Run Road, in lieu of the masonry screening wall. Said landscape buffer shall consist of a row of trees. Trees shall be a minimum of four (4") caliper, spaced at 25' intervals. Trees shall be selected from the list of approved trees contained in *Chapter 4 - Landscaping and Buffering* of the Land Development Code. Fifty percent of said trees shall be Highrise Live Oaks (*quercus virginiana*). In addition, there shall be a minimum five foot tall wrought iron fence installed along the northern boundary from City Park to Pleasant Run Road, said minimum five foot tall wrought iron fence shall also be installed on top of any retaining wall along the northern boundary line.

13. Awnings - Buildings with commercial uses on the ground level shall install awnings over all windows on the ground level that front public sidewalks, if those buildings contain a residential use above the ground level.
14. Architectural Control Committee - The Property Owner's Association must create an Architectural Control Committee, which shall be funded by the Property Owner's Association. All building exterior specifications, site plans, lighting, signage and landscaping plans must be approved by the Architectural Control Committee prior to approval of a building permit.

15. Limitation on Late Night Hours of Operation - Businesses located within the PUD-C shall close no later than 12:00 midnight on all days except on Friday and Saturday nights where such businesses shall close no later than 2:00 a.m. on Saturday and Sunday mornings respectively.
16. Dumpster Screening - All freestanding dumpsters shall be screened on all four sides with an opaque closure measuring to a height at least six (6) inches above the top of the dumpster. A dumpster located in an alley on the perimeter of the project shall be screened from view on all sides with an opaque enclosure or building niche measuring at least six (6) inches above the top of the dumpster. The enclosure and/or building niche shall be constructed of material that matches the building.
17. Fire Prevention - All buildings within this PUD-C shall be equipped with fire detection and suppression systems as required and approved by the City of Colleyville Fire Marshal. Said systems shall be maintained and inspected as required by the Fire Marshal.

E. ENCROACHMENTS AND USE OF PUBLIC RIGHT-OF-WAY

Due to the unique nature of this planned unit development, the encroachments of buildings and architectural features into the public right-of-way and certain uses within the public right-of-way, stated herein in Section E.1, shall be allowed within this planned unit development and shall be exceptions to the requirements of the Land Development Code. All encroachments, including temporary structures, must maintain a forty-eight (48") inch pedestrian right-of-way and comply with all other ADA regulations.

1. Encroachments below grade - Approval by the Director of Public Works of a Right-of-way Permit is required for any building encroachments below grade. All encroachments shall not exceed eighteen (18") inches.
2. Encroachments of architectural features above grade - Approval by the Building Inspection Department is required for any encroachment of architectural features above grade, provided such encroachments comply with

the standards contained in the following table and local building and fire codes:

Right-of-way Encroachment Standards	
Type of Encroachment	Maximum Allowable Encroachment
Bay Windows	18 inches with max. 7 foot length, 3 feet min. spacing & one bay window per 15 feet of site frontage
Awnings & canopies	80% of sidewalk width, 8 feet clearance over pedestrian area & 14 feet clearance over vehicle area
Signs	66% of sidewalk width, 8 feet clearance over pedestrian area & 14 feet clearance over vehicle area
Lights	If the light encroaches 12 inches or less, it may be mounted at any height on the building façade. From 8 feet to 11 feet above grade, one additional inch of encroachment shall be required for each inch of clearance above 8 feet, not to exceed 48 inches of encroachment. Encroachments over 12 inches require 8 feet clearance over pedestrian areas & 14 feet clearance over vehicle areas, and shall not encroach beyond 48 inches
Eaves, cornices and balconies	From 8 feet to 15 feet above grade, one inch of encroachment for each inch of clearance above 8 feet not to exceed 48 inches of encroachment. Encroachments 15 feet or more above grade shall have 8 feet of clearance over pedestrian area & 14 feet clearance over vehicle area and shall not encroach beyond 6 feet

3. Temporary structures in public right-of-way – The temporary use of sidewalk areas located within a public right-of-way shall be allowed for the following types of temporary structures: planter boxes, benches, sandwich board signs, retail merchandise, and four (4) tables with chairs. Use of the public right-of-way for retail merchandise shall be limited to business hours.
4. Outdoor Eating Areas on public sidewalks – The use of a public sidewalk as an outdoor eating area containing more than four tables shall only be permitted with administrative approval of the Community Development Director.

F. SUPPLEMENTAL REQUIREMENTS

This planned unit development shall comply with the following supplementary requirements:

1. Open Space Requirements - This development shall provide open space areas as shown on the attached Exhibit "C" in lieu of any other open space requirements of the Colleyville Land Development Code.
2. Park Land Dedication Fees - Payment of Park Land Dedication Fees at the rate applicable at the time of building permit shall be due and payable when a building permit is issued for each non-residential structure or primary single-family dwelling unit.
3. Street Right-of-Way Widths - These shall be established upon approval of the Final Plat using the street and alley design standards contained in Paragraph 7 below.
 - a. Not later than 90 days from the date of approval of this ordinance, the developer shall convey to the City at no cost all necessary right-of-way to accommodate the roadway widening for the portion of Mission Lane located between Pleasant Run Road and Lot 1, Block 1 of the Village Front Door Addition such that said portion of the roadway can accommodate two-way automobile traffic. The final determination of the amount of right-of-way needed shall be performed by the Public Works Director. The sidewalk width requirements of Section 5(F)4 shall not apply to the portion of Mission Lane addressed in this section, specifically as it relates to the widening of the street.
4. Sidewalks - Sidewalks shall be required for all lots in this development. Where no sidewalks exist as of the passage of this ordinance, any new sidewalks constructed shall be a minimum of ten feet in width and shall comply with the Americans with Disabilities Act.
5. Garages/Accessory Buildings - The walls of the buildings shall be 100% masonry, constructed of similar materials as the building on the same building site and shall cover no more than 20% of the building site area, and they

may be connected to the main building by an enclosed walkway. These buildings shall comply with all other requirements in this ordinance.

6. Advertising Signs – Buildings may contain the following types of signs:

a. Wall Signs - The size of a wall sign shall be limited to the size of the building wall it is attached to: either 10 percent of the wall area or 1.5 square feet for each linear foot of the building's wall, whichever is less.

b. Projecting Signs - These may not exceed 20 square feet in size, with a clearance of at least eight feet above ground level.

c. Awning Signs - Individual letters on awning signs shall not exceed 12 inches in height.

d. None of the above signs shall be internally lit. These signs may be front-lit with lights that do not create an unreasonable glare on adjacent buildings.

e. Window Signs – Food and Lodging and Entertainment uses may use internally lit window signs (made of decorative neon) inside of their businesses. Any business shall be limited to a maximum of two window signs. Internally lit box signs are permitted.

f. Grand Opening Signs – When a certificate of occupancy has been issued for a new business and within one (1) year thereafter, one (1) Grand Opening Sign permit shall be allowed to advertise the new business. A Grand Opening Sign permit shall not be valid for more than sixty (60) days. No permit fee shall be required for a Grand Opening Sign permit. Only one grand opening sign may be placed at this location at any given time.

g. State Highway 26 (SH26) Off-Premise Signage – Businesses located within this development may place one temporary sign along SH26. Not more than two businesses may place a sign allowed by this section at any one time at this location. The signs must meet all

permitting and time restrictions for temporary business signs in the Land Development Code.

h. The signage authorized by sections f and g above shall be located at the southwest corner of Main Street and SH26 along SH26 with the permission of the property owner. The signs shall not be placed within any right-of-way and shall meet the visibility requirements stated in Chapter 7-Sign Regulations of the Land Development Code. Said signage shall not exceed eight (8) feet in height and eight (8) feet in width and shall not exceed 64 square feet in area. Said signage shall be composed of metallic material with the sign(s) message either painted on or wrapped over the metallic surface of the sign(s) as allowed by the Community Development Director. The sign(s) shall be affixed to a masonry or decorative metal support column on both sides.

i. Sandwich Board (A-Frame) Signs – One (1) temporary Sandwich Board sign shall be allowed per business, provided such sign does not exceed forty-eight inches (48") high and thirty-six inches (36") wide and is located in front of the business site. Sandwich Board Signs may be placed in front of another business site with the approval of that business owner. For the purpose of this regulation, Sandwich Board signs shall include easels and podiums.

7. Street and Alley Design

a. Two-way Street - The cross-section of the typical village street shall be comprised of twenty-four feet of drive lanes (two, twelve-foot lanes); two, seven-foot parallel parking spaces; and a ten-foot sidewalk on each side of the street. The total public right-of-way shall not be less than fifty-eight (58) feet wide.

b. One-way Street - A cross-section of a typical one-way street shall contain an eighteen-foot drive lane, one seven-foot parallel parking space and sidewalks ten (10) feet in width. The public right-of-way for a one-way street shall not be less than forty-five (45) feet.

c. Alley - The cross section of the typical alley shall

contain twelve feet of pavement with green space on each side. The alley right-of-way width shall not be less than twenty (20) feet.

8. Public Area Landscaping - Public parks in the project shall be landscaped and irrigated according to plans approved by the City of Colleyville.

G. AMENITIES

1. Parks and Playgrounds - All or portions of certain lots identified on the project site plan must be set aside for public parks, meeting areas and playgrounds.
2. Sidewalk Amenities - Besides the trees and other landscaping, sidewalks may be constructed to contain the following amenities: bicycle racks, benches, bulletin boards, drinking fountains, underground electric outlets for sidewalk vendors, chess and checkers tables, and water fountains. All amenities shall be maintained by the Village Owner's Association.
3. Street Lights - The street lights may be either gas or electric and shall be installed on the sidewalks and be of a style which compliments that architectural style of the project's buildings. The final location and number shall be determined and approved by the Public Works Director.
4. Walking Paths - Certain paths in front of some lots and building sites will be for pedestrian and bicycle use only. These paths shall range from eight to twenty feet in width and shall be constructed of brick, stone and/or concrete.
5. Street Signs - Street signs may be attached on the appropriate buildings at each intersection. The signs, if attached, shall be placed fifteen (15) feet above street level and shall be front lit with a decorative lighting fixture. The signs shall contain eight-inch letters.

H. PARKING REQUIREMENTS

The parking requirements for this planned unit development shall be as follows and subject to review when the project is 50% complete:

1. Parking spaces shall consist of a combination of parking spaces provided on the street, on each building site, within a parking garage or in an open parking lot. Approximately thirty (30) percent of the parking requirements will be provided on the streets as streets are constructed within the development. The remaining seventy (70) percent of the parking requirements shall be provided as building permits are issued for each structure in accordance with the following requirements:

- a. Residential Uses – The parking requirements for residential units shall be as follows:

- (1) Ground floor – when a primary residence is located on the ground floor, two (2) parking spaces shall be provided on the same building site as the dwelling unit and one additional on-site parking space if the building site contains an ancillary residential unit.

- (2) Upper floor – when a primary residence is located on an upper floor, two (2) parking spaces shall be provided either on the same building site as the residence or in a parking lot or parking garage located within 400 feet of the residence. Said parking spaces shall not have been used in calculating parking needs for any other residence or use within the planned unit development.

- b. Non-Residential Uses (includes work/live units) – The parking requirements for non-residential uses shall be at a ratio of one (1) parking space per 400 square feet of floor area. Parking spaces shall either be located on the building site, in a parking lot, or in a parking garage. Said parking lot or parking garage shall be located within 400 feet of the use requiring the parking space. Said parking spaces shall not have been used in calculating the parking needs for any other use within the planned unit development.

c. Public Parking - Public parking lots and parallel parking spaces shall be located as shown on the attached Exhibit "C". All public parking shall be free of charge. Overnight parking shall be allowed. Any modification to the current configuration of parallel parking shall be approved specifically by site plan approval by the City Council.

d. 45 degree Angled Public Parking

(1) 45 degree angled public on-street parking spaces shall be allowed along both sides of Main Street between Village Lane and Pleasant Run Road.

(2) There shall be a minimum unobstructed pavement width of 28 feet maintained on Main Street between Village Lane and Pleasant Run Road.

(3) These spaces shall meet the minimum design specifications for parking spaces as stated in Section 3.29.1 – Parking Space Construction Standards in the Land Development Code, except where amended herein.

(4) No parking spaces may be placed such that a vehicle backing out of said space would impede the flow of traffic and/or create a threat to public safety within a street intersection.

I. PROPERTY OWNERS ASSOCIATION

Each property owner in the project shall be a member of the owners' association which shall collect quarterly fees from each property owner for payment for the following common services: landscaping, Village promotions and events, cleaning, security, marketing, architectural control and project administration. If a Village property owner fails to timely pay its association fees, the owners association's declaration of covenants shall enable it to file a lien against that owner's property.

J. CITY/DEVELOPER AGREEMENT

Not later than one year from the approval date of this ordinance, an amended city/developer agreement shall be approved by the City Council for this development between the City and the "developer" and/or their assigns, transferee(s) or designee(s) listed on the current, approved agreement. Said agreement shall, at a minimum, amend and repeal all previous city/developer agreements related to this development by creating a single updated new agreement. Failure to meet this requirement within the specified time frame shall be considered a violation of the terms of this ordinance on the part of the current named "developer", their assigns, transferee(s) or designee(s).

- 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 all provisions of the Land Development Code shall remain in full force and effect, except where amended herein.
- Sec. 10. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

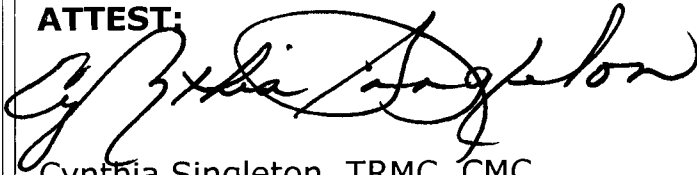
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of December 2012.

The second reading and public hearing being conducted on the 18th day of December 2012.

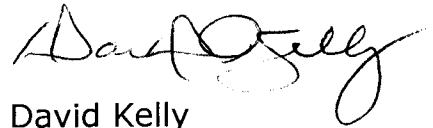
PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 18th day of December 2012.

ATTEST:



Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

The map displays a complex network of streets and lots. Key streets include Indian Trail, Oak Ln, Shadowood, Longwood, Terrace Way, Main St, Piazza Ln, Veranda Ln, Miss Nola, Thompson Lier, and Oak Timbers Ct. Lots are numbered throughout the map. Zoning designations are indicated by colors and codes: R-20 (yellow), PUD-C (orange), CC-1 (red), AG (white), and CN (purple). A callout box points to a specific location labeled "Village at Colleyville Addition".

EXHIBIT "B"- Neighborhood Areas

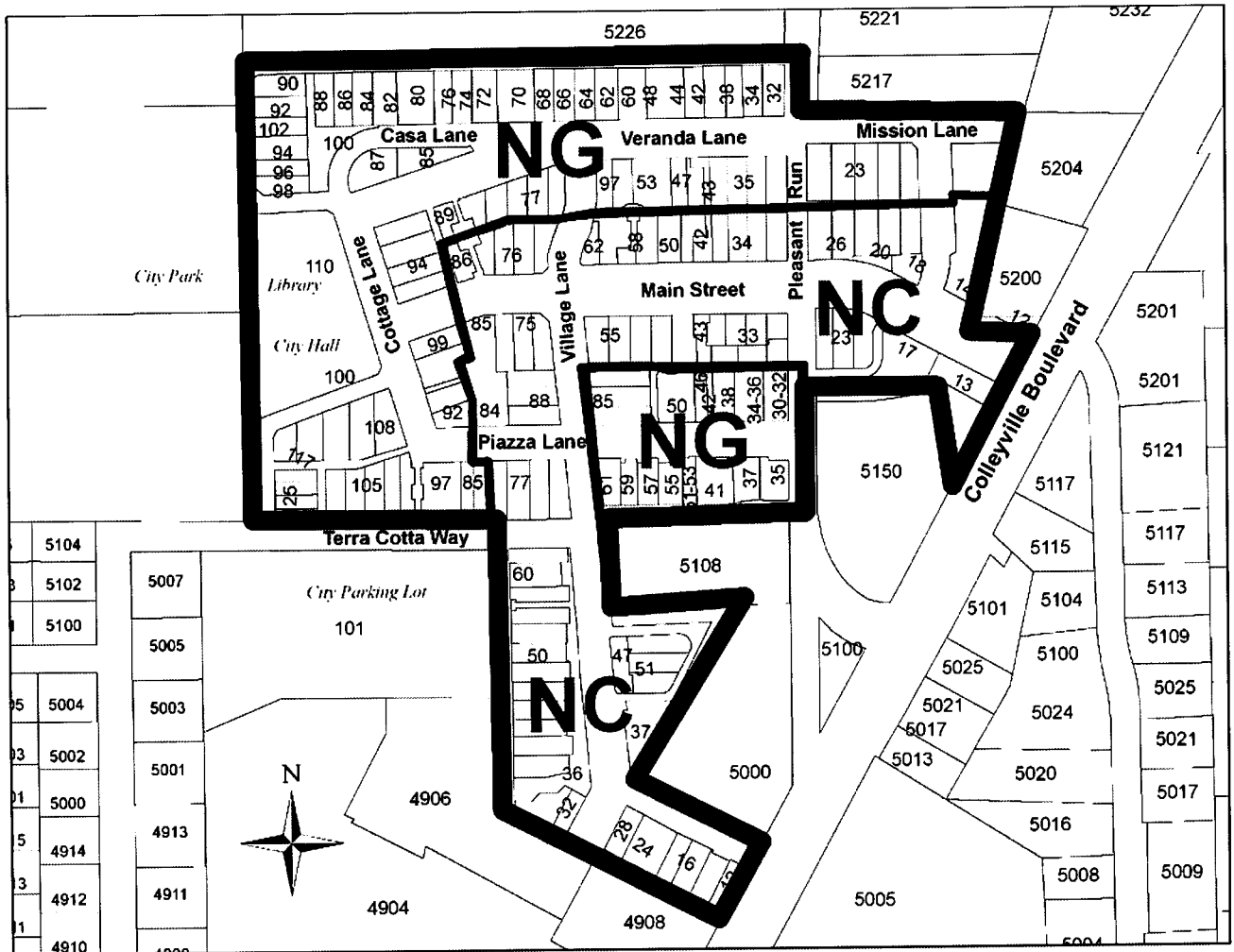
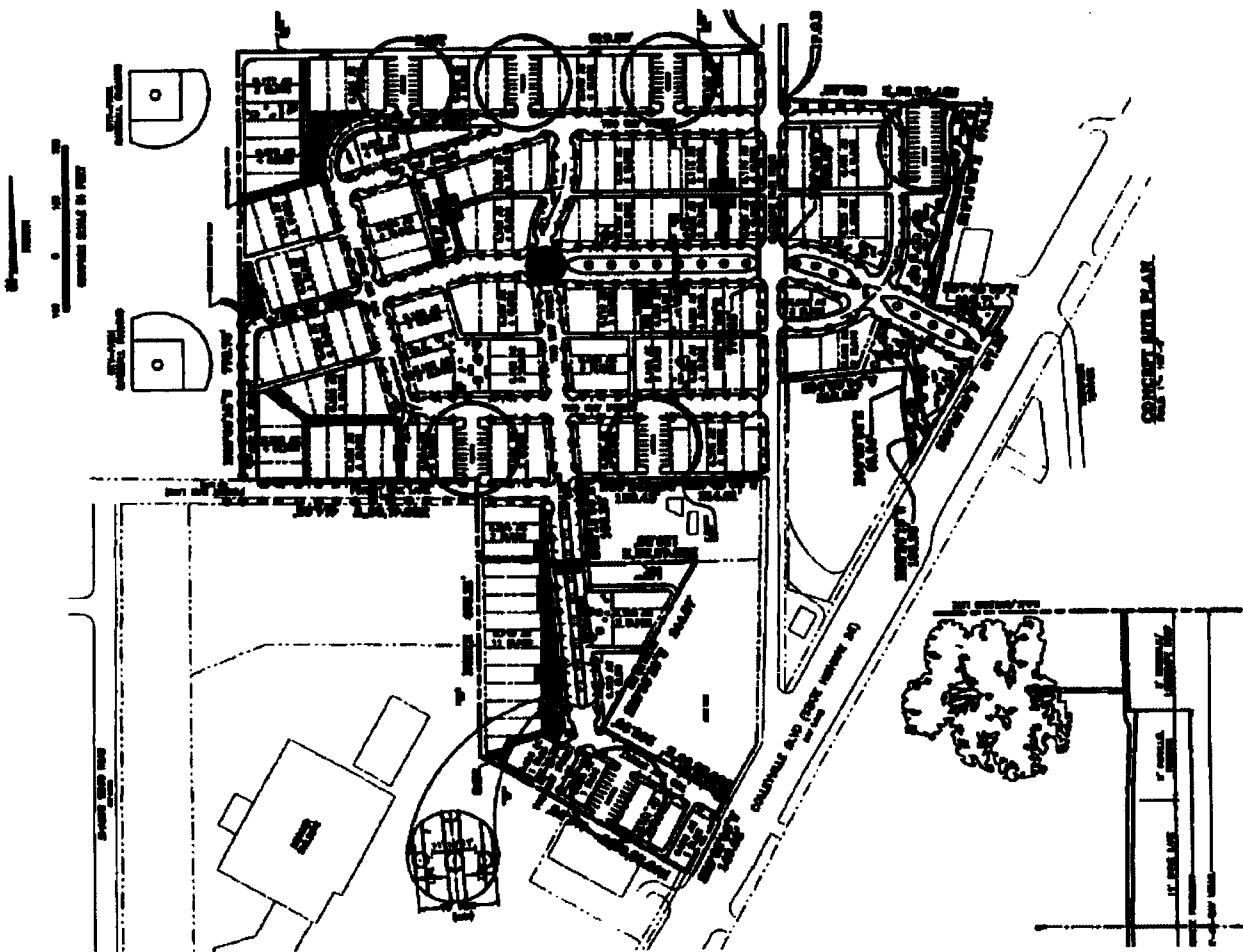
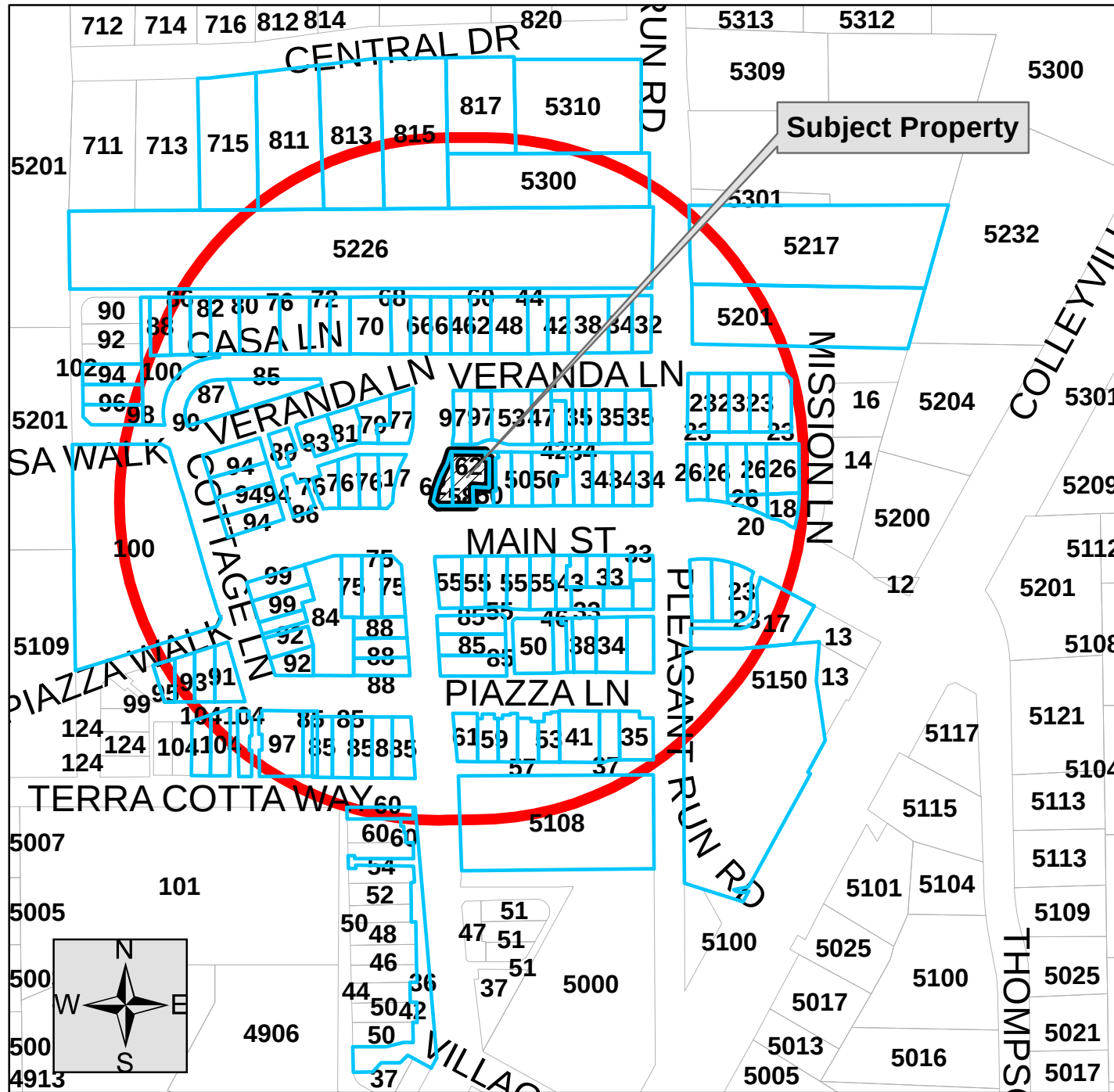


EXHIBIT "C"- Parking and Open Space Areas



Notification Map



Case ZC16-001

62 Main Street

Legend

-  Subject property
-  Properties within 500 feet
-  Parcels



Notification List

Owner Name	Owner Address	Owner City, State	Owner Zip	Situs Address
TAP REALTY LLC	600 E LAS COLINAS BLVD	DALLAS, TX	75254	23 MISSION LN
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	58 MAIN ST
LAKE, WILLIAM D	6814 TULIP LN	DALLAS, TX	75230	53 PIAZZA LN # 110
MATYAS, YIRI	22 FULLER WISER RD # 5202	EULESS, TX	76039	55 MAIN ST
YOUNG, MARK W	4951 BRIDLE BIT RD	FLOWER MOUND, TX	75022	88 CASA LN # 411
BURDETTE, MARK L	64 VERANDA LN	COLLEYVILLE, TX	76034	64 VERANDA LN # 412
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	50 MAIN ST
LIMBERG, PATRICIA	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
SOUTH QUORUM ACQUISITIONS LLC	14801 QUORUM DR STE 160	DALLAS, TX	75254	93 COTTAGE LN
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX	76034	815 CENTRAL DR
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX	76034	92 PIAZZA LN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	97 PIAZZA LN
WINCHESTER, NATALIE	2121 MORNING GLORY AVE	FORT WORTH, TX	76111	32 VERANDA LN # 111
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	43 VERANDA LN
VILLAGE MANAGEMENT LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	99 MAIN ST # 29
POWELL, MICKEY	82 CASA LN	COLLEYVILLE, TX	76034	82 CASA LN # 110
BOES, MARK	34 VERNADA LN # 210	COLLEYVILLE, TX	76034	34 VERANDA LN # 210
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	94 MAIN ST
CHATEAU GIOIELLI CUSTOM HOMES	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 610
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	34 MAIN ST
VILLAGE JV LLC	610 DEFOREST CT	COPPELL, TX	75019	76 MAIN ST
SC COLLEYVILLE-60 VILLAGE LANE	505 PECAN ST STE 101	FORT WORTH, TX	76102	60 VILLAGE LN # 112
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	42 PIAZZA LN
VILLAGE JV LLC	610 DEFOREST CT	COPPELL, TX	75019	76 MAIN ST
LEWIS, BLAIR	7500 BRENTWOOD CT	NORTH RICHLAND HILLS, TX	76182	98 CASA LN # 311
NEW, JOE	61 PIAZZA LN	COLLEYVILLE, TX	76034	61 PIAZZA LN # 511
CENTER FOR AESTHETIC SURGERY	75 MAIN ST STE 150	COLLEYVILLE, TX	76034	75 MAIN ST # 28 310
PARADIGM GROUP PRTNShP II	830 SIMMONS CT	SOUTHLAKE, TX	76092	55 MAIN ST
SOUTH QUORUM ACQUISITIONS LLC	14801 QUORUM DR STE 160	DALLAS, TX	75254	91 COTTAGE LN
COLE, LARRY PETER	74 CASA LN	COLLEYVILLE, TX	76034	74 CASA LN # 211
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	80 CASA LN
BENTLEY, MARY I	42 VERANDA LN	COLLEYVILLE, TX	76034	42 VERANDA LN # 111
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	17 MAIN ST
HOROBEC, JOHN	626 CHURCH ST	GRAPEVINE, TX	76051	5300 PLEASANT RUN RD
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	94 MAIN ST
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX	76034	81 VERANDA LN
TAP REALTY LLC	600 E LAS COLINAS BLVD	DALLAS, TX	75254	23 MISSION LN
QUAKE ENTERPRISES LLC	85 VILLAGE LN STE 150	COLLEYVILLE, TX	76034	85 VILLAGE LN
SOUTH QUORUM ACQUISITIONS LLC	14801 QUORUM DR STE 160	DALLAS, TX	75254	95 COTTAGE LN
MCNOSKY, ANTHONY T	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
VILLAGE MANAGEMENT LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	35 VERANDA LN # 310
MORANI PROPERTIES LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75309	33 MAIN ST
TAP REALTY LLC	600 E LAS COLINAS BLVD	DALLAS, TX	75254	23 MISSION LN
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	50 MAIN ST
HENKELS, JUDITH H	40 HOLLY CT	NAPA, CA	94558	72 CASA LN # 112
WHITE, DENNIS	86 CASA LN	COLLEYVILLE, TX	76034	86 CASA LN # 310
CCI-COLLEYVILLE I LP	800 BRAZOS ST STE 600	AUSTIN, TX	78701	99 MAIN ST
BOBBY MOORE FAMILY LP	6113 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	46 PIAZZA LN # 36 110
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	94 MAIN ST
BOJKU, AFRIM	5309 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX	76182	55 MAIN ST
TWENTY TEN INVESTMENTS CO LLC	14801 QUORUM DR STE 160	DALLAS, TX	75254	85 VERANDA LN # 111
BURDETTE, DONNA E	64 VERANDA LN	COLLEYVILLE, TX	76034	77 VERANDA LN
VILLAGE MANAGEMENT LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	47 VERANDA LN # 210
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	48 VERANDA LN
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 111
ROBBINS, PHILIP MARK	212 PHEASANT RUN	HIGHLANDS, NC	28741	55 PIAZZA LN # 210
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	41 PIAZZA LN
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX	76102	30 PIAZZA LN
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	86 MAIN ST
BARR, WILLIAM D	96 CASA LN APT 210	COLLEYVILLE, TX	76034	96 CASA LN # 210
MILLER, THOMAS R	87 CASA LN	COLLEYVILLE, TX	76034	87 CASA LN # 210
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX	76034	715 CENTRAL DR
BOWMAN, DAVID	77 VERANDA LN 210	COLLEYVILLE, TX	76034	79 VERANDA LN
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	23 MAIN ST
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	94 MAIN ST # 15
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	84 PIAZZA LN
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	34 MAIN ST

Notification List

TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX	76034	62 VERANDA LN # 312
TAP REALTY LLC	600 E LAS COLINAS BLVD	DALLAS, TX	75254	23 MISSION LN
HESLAND LLC	5850 COLLEYVILLE BLVD STE 110	COLLEYVILLE, TX	76034	26 MAIN ST
PIAZZA PARTNERS LLC	77 PIAZZA LN	COLLEYVILLE, TX	76034	85 PIAZZA LN
VILLAGE MANAGEMENT LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	17 MAIN ST
DUNAGAN, KETRINA	57 PIAZZA LN # 310	COLLEYVILLE, TX	76034	57 PIAZZA LN # 311
TAP REALTY LLC	600 E LAS COLINAS BLVD	DALLAS, TX	75254	23 MISSION LN
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX	76034	94 CASA LN # 112
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	38 VERANDA LN
NAYAR, AMBUJ	1959 LOGAN MANOR DR	RESTON, VA	20190	38 PIAZZA LN # 37 312
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	20 MAIN ST
HESLAND LLC	5850 COLLEYVILLE BLVD STE 110	COLLEYVILLE, TX	76034	26 MAIN ST
REDDEN, ROGER A	68 VERANDA LN # 610	COLLEYVILLE, TX	76034	68 VERANDA LN # 611
YOUNG, CATHERINE SUE EST	811 CENTRAL DR	COLLEYVILLE, TX	76034	811 CENTRAL DR
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	18 MAIN ST
BALIGA, THERESA RUSSELL	88 VILLAGE LN # 28412	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 412
HESLAND LLC	5850 COLLEYVILLE BLVD STE 110	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	53 VERANDA LN
HESLAND LLC	5850 COLLEYVILLE BLVD STE 110	COLLEYVILLE, TX	76034	26 MAIN ST
PAULSEN, PETER	8622 INDIAN KNOLL TR	KELLER, TX	76248	55 MAIN ST
ZELLA CAPITAL LLC	17355 VILLAGE GREEN DR	HOUSTON, TX	77040	62 MAIN STREET
ZELLA CAPITAL LLC	17355 VILLAGE GREEN DR	HOUSTON, TX	77040	62 MAIN STREET
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX	76034	5226 PLEASANT RUN RD
VILLAGE MANAGEMENT LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	35 VERANDA LN # 412
SOUTH QUORUM ACQUISITIONS LLC	14801 QUORUM DR STE 160	DALLAS, TX	75254	97 COTTAGE LN
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	34 MAIN ST
BROOKS, FRANCES B	55 MAIN ST STE 350	COLLEYVILLE, TX	76034	55 MAIN ST
SOUTH QUORUM ACQUISITIONS LLC	14801 QUORUM DR STE 160	DALLAS, TX	75254	95 COTTAGE LN
HOROBEC, JOHN	626 S CHURCH ST	GRAPEVINE, TX	76051	5310 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	70 CASA LN
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX	76034	88 VILLAGE LN # 28 510
VILLAGE JV LLC	610 DEFOREST CT	COPPELL, TX	75019	76 MAIN ST
HOLTSHOUSER, JOSEPH L	84 CASA LN	COLLEYVILLE, TX	76034	84 CASA LN # 210
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	23 MAIN ST
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 110
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	36 VILLAGE LN
TWENTY TEN INVESTMENTS CO LLC	14801 QUORUM DR STE 160	DALLAS, TX	75254	89 VERANDA LN # 110
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	42 MAIN ST
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	50 MAIN ST
BELL, WILLIAM M	5900 E LANCASTER AVE	FORT WORTH, TX	76112	60 VERANDA LN # 211
MILLER FAMILY REVOC TRUST	87 CASA LN	COLLEYVILLE, TX	76034	90 VERANDA LN # 212
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX	76034	97 VILLAGE LN # 212
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX	76034	44 VERANDA LN
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX	76034	66 VERANDA LN # 510
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	23 MAIN ST
GLANCY, WILLIAM	4012 GATEWAY DR STE 100	COLLEYVILLE, TX	76034	83 VERANDA LN
ALLENBY, JANET D	76 CASA LN 310	COLLEYVILLE, TX	76034	76 CASA LN # 312
VILLAGE MANAGEMENT LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	47 VERANDA LN # 110
THOMAS MONROE PROPERTIES LLC	825 REGINA CT	COLLEYVILLE, TX	76034	59 PIAZZA LN # 411
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 210
CHALLINOR, PETER	107 SUMMIT COVE	TROPHY CLUB, TX	76262	85 VILLAGE LN # 100
RCP VILLAGE FIRST LIEN LTD	8333 DOUGLAS AVE STE 300	DALLAS, TX	75225	34 MAIN ST
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX	76034	34 PIAZZA LN # 37
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	100 CASA LN
CCI-COLLEYVILLE I LP	800 BRAZOS ST STE 600	AUSTIN, TX	78701	99 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	50 PIAZZA LN
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX	76034	813 CENTRAL DR
DUNHAM, KELLEN C	33 MAIN ST STE 200	COLLEYVILLE, TX	76034	33 MAIN ST
SOUTH QUORUM ACQUISITIONS LLC	901 MAIN ST STE 3900	DALLAS, TX	75202	104 TERRA COTTA WAY
HESLAND LLC	5850 COLLEYVILLE BLVD STE 110	COLLEYVILLE, TX	76034	26 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	100 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	43 MAIN ST
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX	76034	817 CENTRAL DR
SOUTH QUORUM ACQUISITIONS LLC	104 TERRA COTTA WAY	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
SOUTH QUORUM ACQUISITIONS LLC	104 TERRA COTTA WAY	COLLEYVILLE, TX	76034	104 TERRA COTTA WAY
PIAZZA PARTNERS LLC	85 PIAZZA LN	COLLEYVILLE, TX	76034	85 PIAZZA LN
PIAZZA PARTNERS LLC	85 PIAZZA LN	COLLEYVILLE, TX	76034	85 PIAZZA LN
PIAZZA PARTNERS LLC	85 PIAZZA LN	COLLEYVILLE, TX	76034	85 PIAZZA LN
PIAZZA PARTNERS LLC	85 PIAZZA LN	COLLEYVILLE, TX	76034	85 PIAZZA LN

Notification List

PIAZZA PARTNERS LLC	85 PIAZZA LN	COLLEYVILLE, TX	76034	85 PIAZZA LN
TCN INVESTMENTS III LLC	1861 BROWN BLVD # 744	ARLINGTON, TX	76006	35 VERANDA LN # 112
REALTY CAPITAL VILLAGE	85 VILLAGE LN	COLLEYVILLE, TX	76034	85 VILLAGE LN
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN	COLLEYVILLE, TX	76034	92 PIAZZA LN
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX	76034	75 MAIN ST # 28 211
JACK PREWITT & ASSOCIATES INC	97 VILLAGE LN	COLLEYVILLE, TX	76034	97 VILLAGE LN
D & M PERRY ENTERPRISES INC	2128 PORTWOOD WAY	FORT WORTH, TX	76179	33 MAIN ST # 100
FABIO RITA K B	33 MAIN ST	COLLEYVILLE, TX	76034	33 MAIN ST
PORTER KEITH	33 MAIN ST	COLLEYVILLE, TX	76034	33 MAIN ST
MORANI PROPERTIES	33 MAIN ST	COLLEYVILLE, TX	76034	33 MAIN ST
MORANI PROPERTIES LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75309	33 MAIN ST
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVENUE	GRAPEVINE, TX	76051	STATE LAW REQUIRED
AMY HARRIS HOPKER	62 MAIN STREET, #200-250	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed
Thursday, January 28, 2016 by Taci
Wrisley

ORDINANCE O-16-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOT 23, OF THE VILLAGE AT COLLEYVILLE ADDITION, LOCATED AT 62 MAIN STREET, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for on-premise consumption of alcohol under Case No. ZC16-001; and

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

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

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

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

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

generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 23, of the Village at Colleyville Addition, located at 62 Main Street, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted on Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "Sonsie House Kitchen".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- d. All requirements of the Land Development Code shall be met, except where amended herein.

2. HOURS OF OPERATION

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

Tuesday - Saturday: 11:00 a.m. – 3:00 p.m.

5:00 p.m. – 9:00 p.m.

Sunday: 10:00 a.m. – 3:00 p.m.

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 16th day of February 2016.

The second reading and public hearing being conducted on the 1st day of March 2016.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the _____ day of _____ 2016.

ATTEST:

CITY OF COLLEYVILLE

Amy Shelly, TRMC
City Secretary

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" – Zoning Map

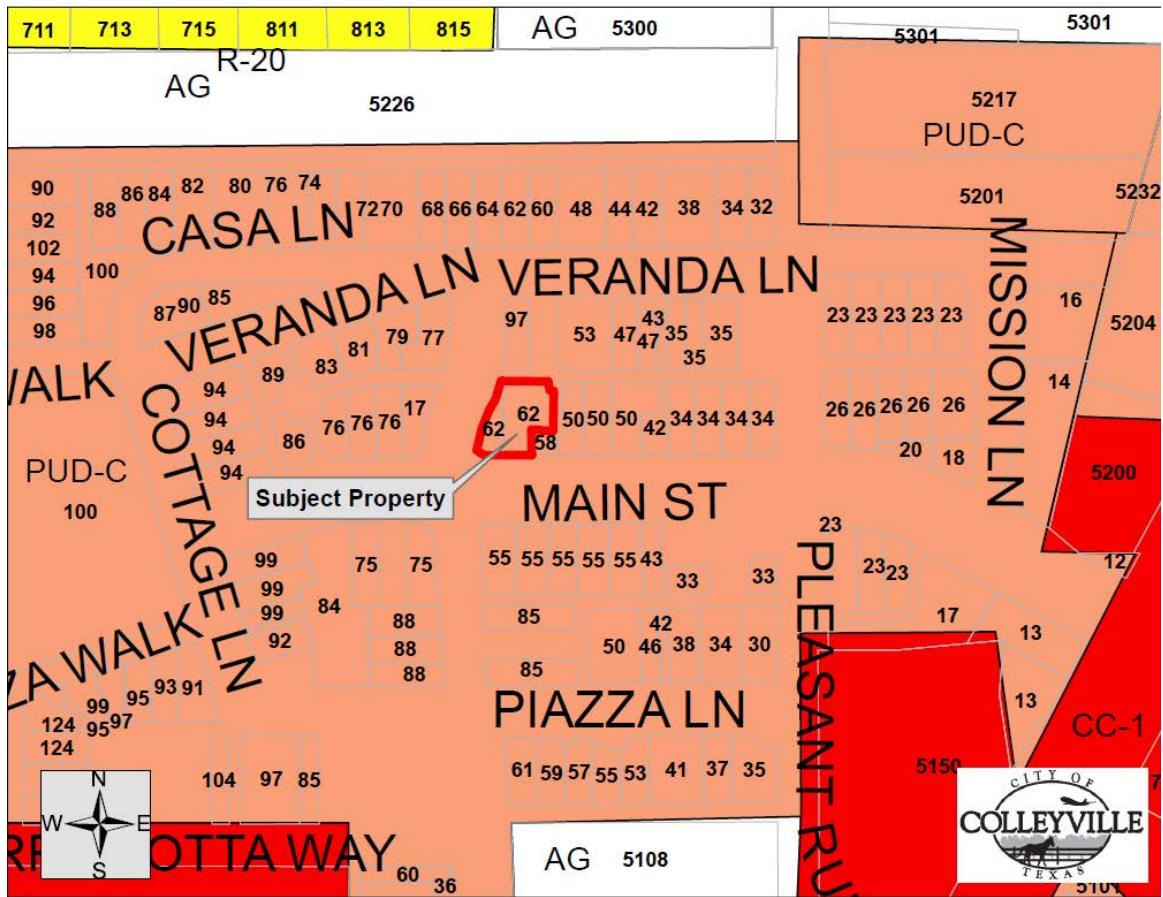
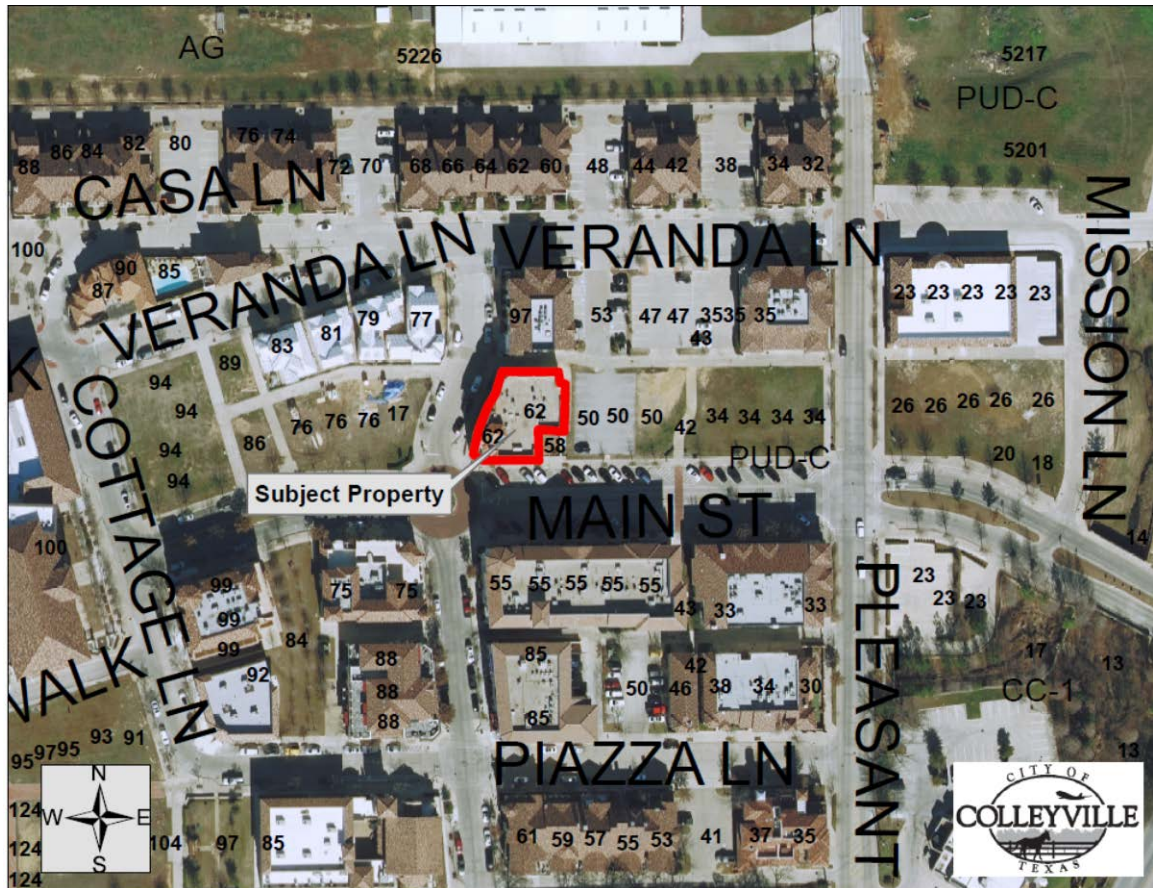


Exhibit "B" – Aerial Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4d	Agenda Date 02/08/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a combination preliminary/final plat for four total (Lots 1-4, Block 1, of the Hodgkiss Place II Addition), of Abstract 294, of the R. Chowning Survey, being a replat of Lot 13, Block 16, of the Highland Meadows Phase II Addition, located at 6200 and 6210 Pool Road, Case PC15-020

Explanation

Matt Hibbitt, the applicant, requests approval of a Combination Preliminary/Final Plat for the Hodgkiss Place II Addition on 2.05 acres, located at 6200 and 6210 Pool Road. The applicant proposes to create four lots to construct a single family home on each lot.

Existing Conditions/Background: The subject property was rezoned by City Council on September 1, 2015, from the AG – Agricultural District to the R-20 – Single Family Residential District (ZC15-014). The subject property is generally located at the intersection of Highland Meadows Drive and Pool Road. Proposed Lot 1 is currently platted as Lot 13, Block 16 of the Highland Meadows Phase II Addition, and Proposed Lots 2-4 are unplatted.

Lot 1 contains one single family residence, which is proposed to remain, and is included in the subject property boundary to make the three new lots to the east as rectangular as possible by adjusting a triangular portion of the previous lot. Lots 2-4 contained two single family residences with accessory structures which have been recently demolished.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-20 zoning regulations require the following standards:

Minimum Lot Area: 20,000 square feet
Minimum Lot Width: 100 feet
Minimum Lot Depth: 125 feet
Minimum Front Yard Setback: 30 feet
Minimum Side Yard Setbacks: 10 feet
Minimum Rear Yard Setback: 25 feet
Maximum Lot Coverage: 30 percent

As submitted, the proposed plat meets all of the requirements of the Land Development Code.

Fees: Park Land Dedication fees are required, in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: The proposed subdivision must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required by Chapter 5.

Right-of-Way Dedication: The Master Thoroughfare Plan designates Pool Road as a Minor Arterial. Based on this classification, 95 feet of right-of-way dedication (47.5 feet from the centerline of the street) is typically required. The applicant is dedicating 7.5 feet of right-of-way to meet this requirement.

Drainage and Stormwater Runoff: At the public hearing for the rezoning of the property (ZC15-014), concerns were expressed regarding access to the lots, and the existing retaining wall along Highland Meadows Drive. The preliminary drainage studies indicate drainage will be directed to the north (rear) of the property. Based on this information, the developer will likely be removing the existing retaining wall and will grade the site appropriately to provide drive access off of Highland Meadows Drive, in a similar fashion to the surrounding properties.

As required by the Land Development Code, drainage and engineering plans have been submitted with the proposed plat. Water and sanitary sewer services will be installed as part of the development process. The developer is responsible for the extension of water and sewer service lines to the individual lots.

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

<i>R-20 Single Family Residential (Single Family Homes)</i>	AG- Agricultural District (Single Family Home)	City of Grapevine (Single Family Homes)
<i>R-20 Single Family Residential (Single Family Homes)</i>	Subject Property <i>R-20 Single Family Residential (Single Family Homes)</i>	City of Grapevine (Single Family Homes)
<i>R-20 Single Family Residential (Single Family Homes)</i>	<i>R-20 Single Family Residential (Single Family Homes)</i>	City of Grapevine (Single Family Homes)

Public Notification: Notifications were sent in accordance with the replat requirements of the Land Development Code for the replat portion of the subject property (properties within original subdivision); no notification is required for the unplatted portion. Staff mailed notices to 10 property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The proposed Combination Preliminary/Final Plat meets the requirements of the Land Development Code, therefore staff recommends approval.

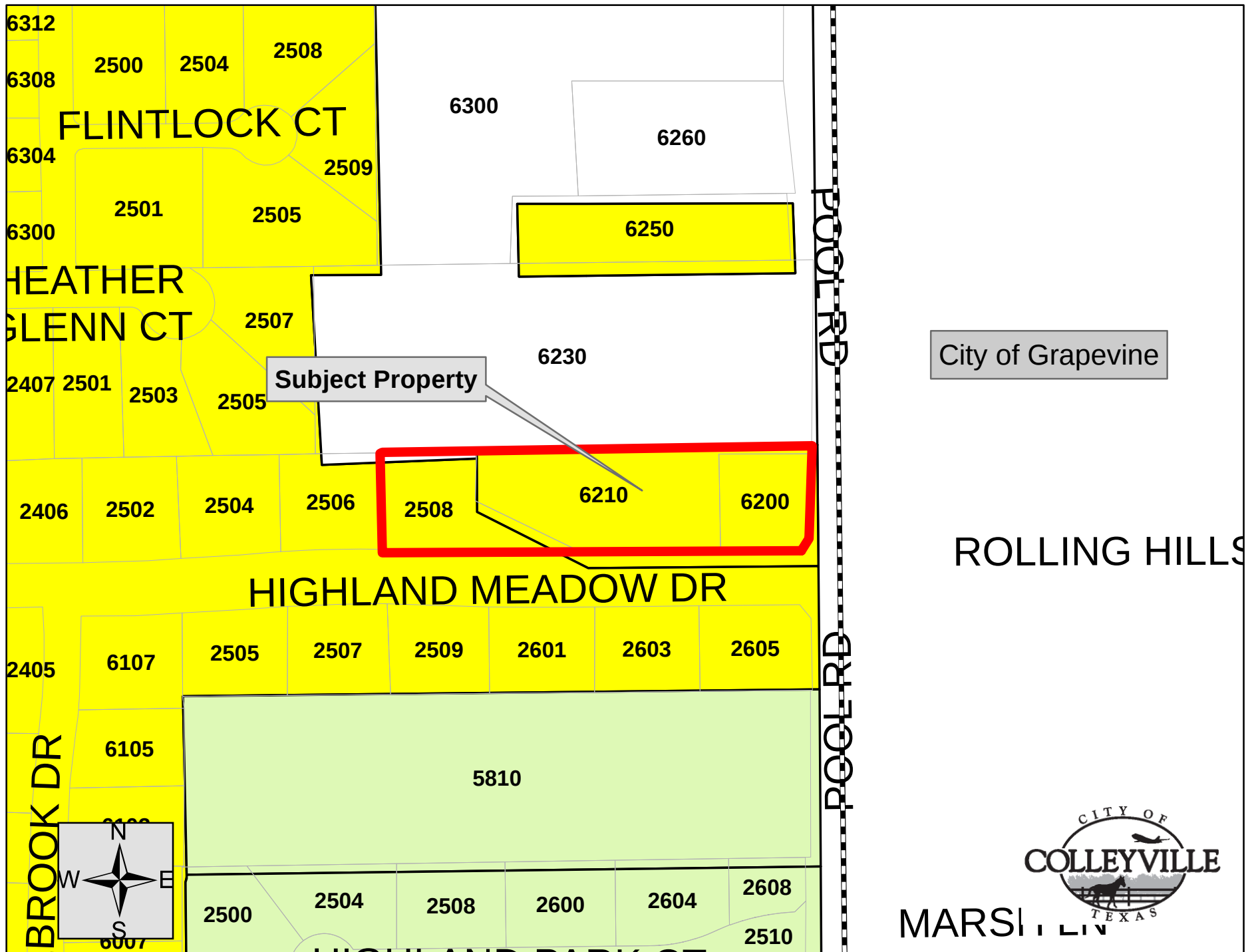
Recommendation

Approve

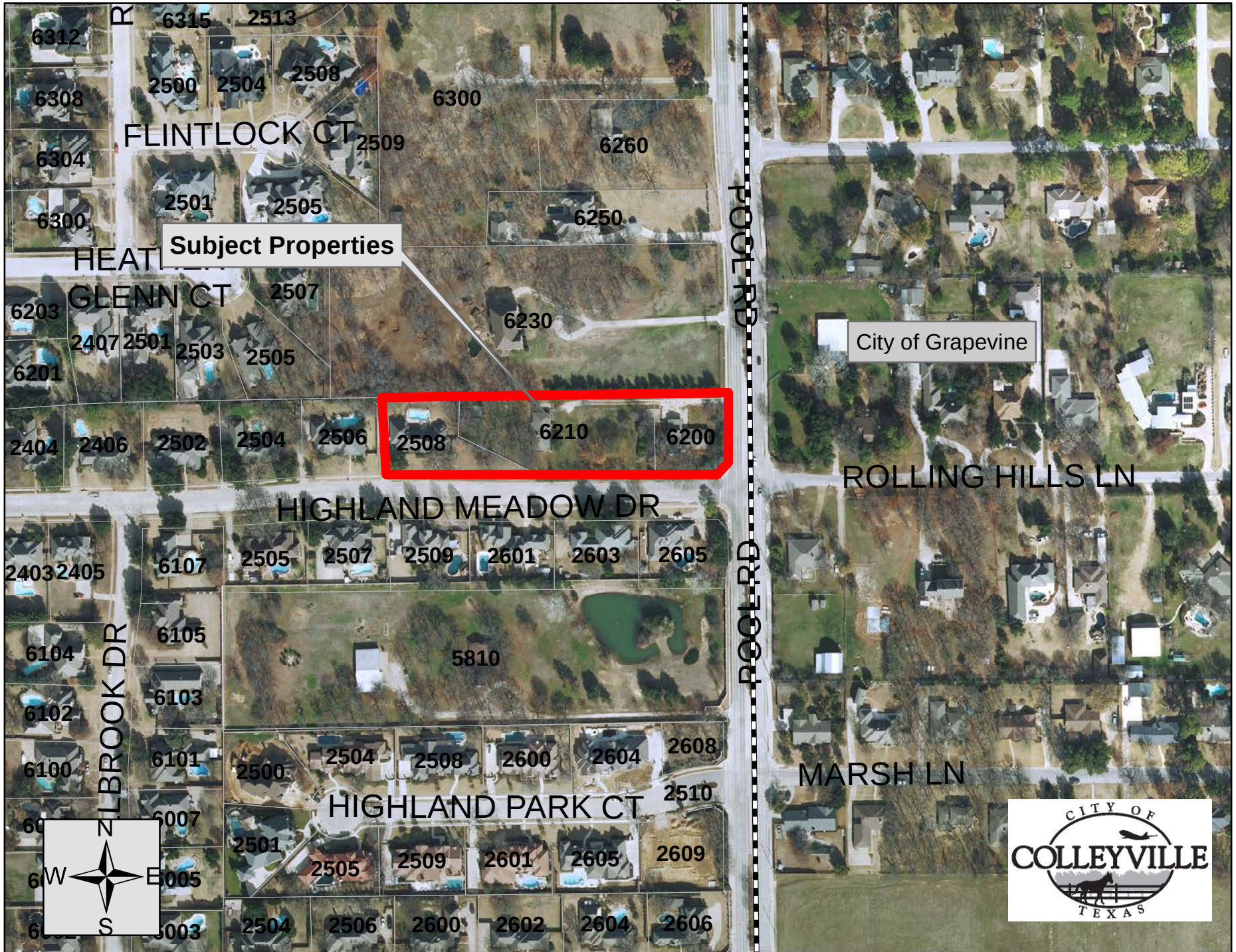
Attachments

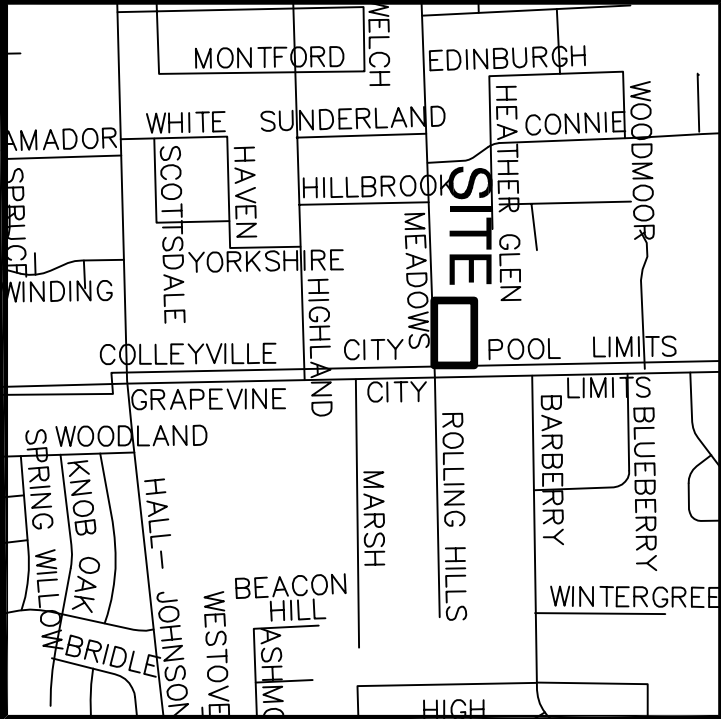
1. Zoning Map
2. Aerial Map
3. Plat Exhibit
4. Public Notification Map
5. Public Notification List

Zoning Map

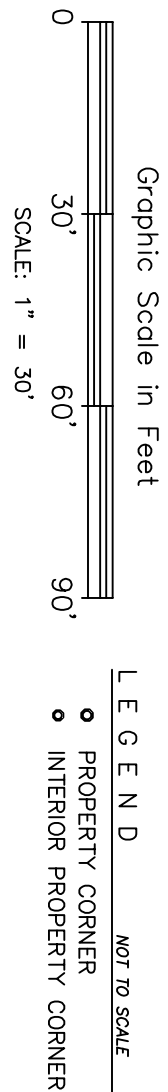
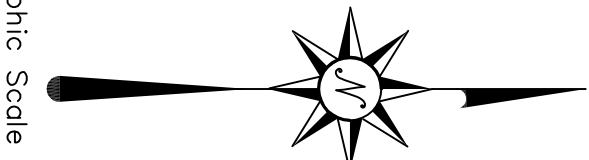


Aerial Map





VICINITY MAP
NOT TO SCALE



NOTES

1. According to the Flood Insurance Rate Map No. 48438C005 K, published by the Federal Emergency Management Agency, dated September 23, 2009, the surveyed property shown herein does not lie within any special flood hazard area inundated by the 100-year flood.
2. Unless otherwise noted, all corners shown herein are 1/2" iron rods set with a cap stamped "SPRY".
3. On the issue date of this survey a portion the property shown herein is zoned AG (Agricultural) and a portion is zoned R-20 (Single Family (20,000 Sq.Ft. minimum)), according to the zoning map of the City of Colleyville.
4. The basis of bearing for the property shown herein are based on the west right-of-way Pool Road (right-of-way varies) as described in the 0.379 acre tract of land recorded in Document Number D214150762, in the Deed Records of Tarrant County, Texas.
5. Damage/Easement Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be permitted on the property shown herein until the property is subdivided into lots. The property shown herein is shown 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 said construction becoming a party to the survey. The property shown herein is shown as a minimum of two feet above the 100-year flood elevation.

ABBREVIATIONS

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

LEGEND

- PROPERTY CORNER
- INTERIOR PROPERTY CORNER

SURETOR CERTIFICATE

That I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this plat is true and correct, and was prepared from an actual survey made under my supervision and in accordance with the standards and procedures of the Surveying Practices Act.

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

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

Date: December 4, 2015

Surveyor's Signature

Date

NOTARY CERTIFICATE

COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Signature

Notary Stamp:

Planning and Zoning Commission Approval
WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, John Hodgkiss, William Brecht, and Jennifer Brecht, are the owners of a 2.046 acre tract of land situated in the R. Channing Survey, Abstract N. 294, Tarrant County, Texas, and being all of 1.081 acres tract of land conveyed to John Hodgkiss in Document Number D21450762, and a 0.379 acre tract of land conveyed to John Hodgkiss recorded in Document Number D214150762, in the Deed Records of Tarrant County, Texas (P.R.I.C.T.1), and a 0.3857 acre tract of land which is all of Lot 13, Block 16, Highland Meadows, Phase II Replat, recorded in Volume 388-209, Page 98, in the Plat Records of Tarrant County, Texas (P.R.I.C.T.1) and owned by William Brecht, and Jennifer Brecht, and being more particularly described as follows: (all bearings shown herein are based on the west right-of-way Pool Road (right-of-way varies) as described in said deed of the 0.379 acre tract).

BEGINNING of a 5/8" iron rod found for the southwest corner of said Lot 13, Block 16, Highland Meadows, Phase II, Replat, common to the southeast corner of Lot 12, Block 16 of said Highland Meadows, Phase II Replat, in the north right-of-way line of Highland Meadows Drive (60' right-of-way);

THENCE North 01° 10' 57" West - 135.00' along the common lot line of said Lots 12 & 13, Block 16 Highland Meadows, Phase II Replat, to a 1/2" iron rod with a cap stamped "SPRY" set for the northeast corner of the herein described tract, in the south property line of Lot 1, Block 1 Victorian Forest Estates recorded in Cabinet A, Slide 3524 P.R.I.C.T.1;

THENCE North 88° 50' 30" East - 147.49' along the south line of said Lot 1, Block 1 Victorian Forest Estates, to a 1/2" iron rod found for a the northeast corner of said Lot 13, Block 16, Highland Meadows, Phase II Replat, from which a found 5/8" iron rod bears North 05° 04' 28" East - 1.35';

THENCE North 88° 52' 32" East - 484.29' continuing along the south line of said Lot 1, Block 1 Victorian Forest Estates to a 1/2" iron rod with a cap stamped "SPRY" set for the northeast corner of the herein described tract, in the west right-of-way line of said Pool Road, from which a 1/2" iron rod with a cap stamped "4888" found for the northeast corner of said Lot 1, Block 1, Victorian Forest Estates, bears North 00° 38' 46" West - 175.11' along the west right-of-way line of said Pool Road;

THENCE South 00° 38' 46" East - 211.17' along the west right-of-way line of said Pool Road, to a 1/2" iron rod with a cap stamped "SPRY" set for a corner of the herein described tract;

THENCE South 00° 39' 04" East - 108.00' along the west right-of-way line of said Pool Road, to a 1/2" iron rod with a cap stamped "SPRY" set for the north corner of the northwest corner clip at the intersection of said Pool Road and Highland Meadows Drive;

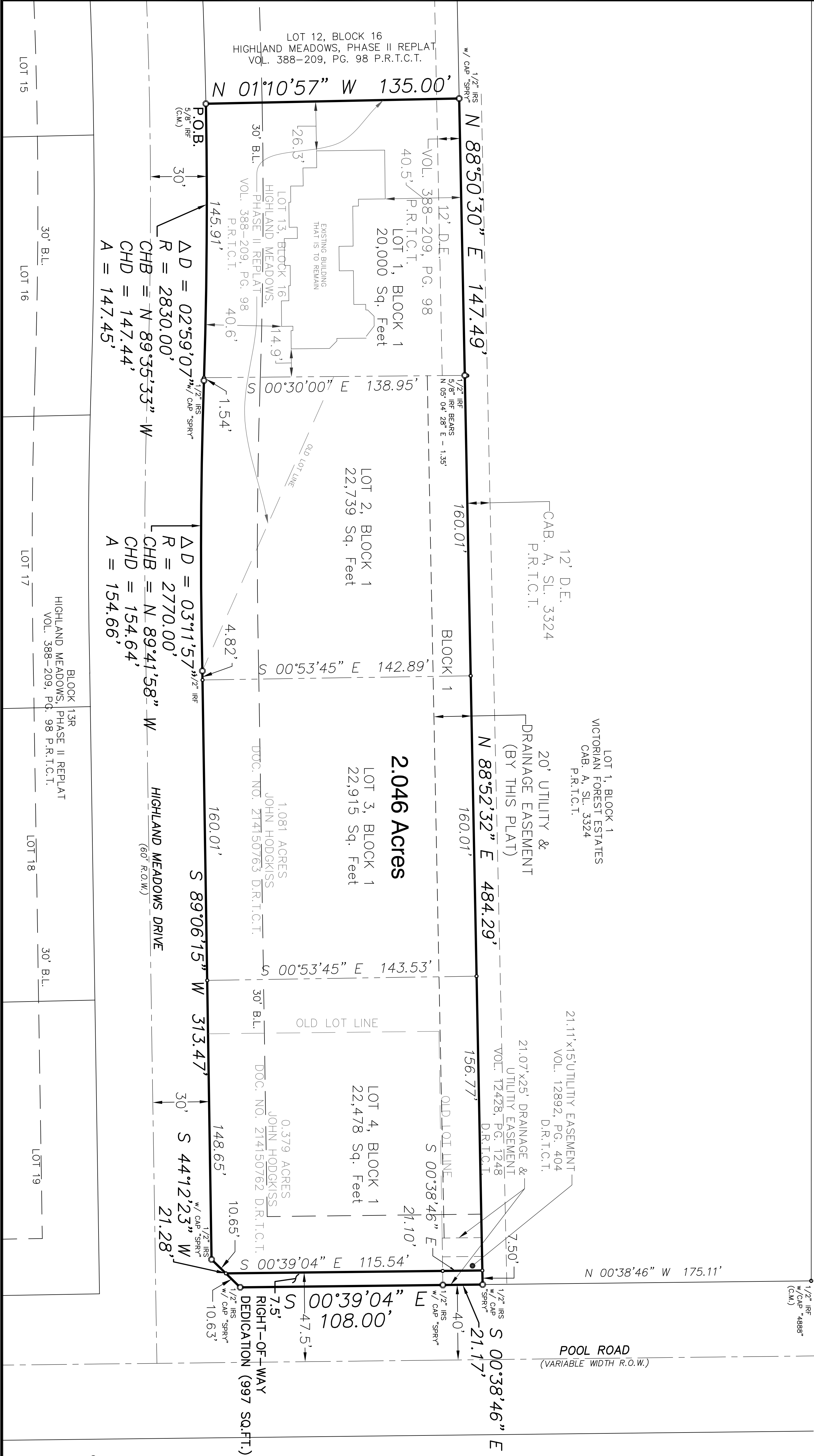
THENCE South 44° 12' 23" West - 21.28' to a 1/2" iron rod with a cap stamped "SPRY" set for the south corner of said corner clip, in the north right-of-way line of said Highland Meadows Drive;

THENCE along the north right-of-way line of said Highland Meadows Drive the following courses:

South 89° 06' 15" West - 313.47' to a 1/2" iron rod found for a point for curve to the right, having a central angle of 03° 11' 57", a radius 2770.00' and a chord bearing and distance of North 89° 41' 58" WEST - 154.64';

Along said curve to the right, on arc distance 154.66', to a 1/2" iron rod with a cap stamped "SPRY" set for a point of reverse curve to the left, having a central angle of 02° 59' 07", a radius of 2830.00' and a chord bearing and distance of North 89° 35' 35" West - 147.44';

Along said curve to the left, on arc distance 147.45' to the POINT OF BEGINNING and containing 2.046 acres of land.



Witness our hands this _____ day of _____, 2015

Owner - William Brecht

Owner - Jennifer Brecht

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared William Brecht and Jennifer Brecht, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.

Given under my hand and seal of office, this _____ day of _____, 2015.

Notary Signature

Notary Stamp:

PURPOSE OF PLAT
The purpose of this plat is to subdivide the 2.046 acre tract into a four lot subdivision.

A COMBINATION PRELIMINARY/FINAL OF
LOTS 1-4, BLOCK 1
HODGKISS PLACE II
AN ADDITION TO THE CITY OF COLLEYVILLE
WHICH IS 2.046 ACRES IN THE R. CHANNING SURVEY, A - 294
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
AND BEING A REPLAT OF LOT 13, BLOCK 16 HIGHLAND MEADOWS, PHASE II
TOTAL GROSS ACREAGE = 2.046
TOTAL NET ACREAGE = 2.023

OWNER: John Hodgkiss
309 S. MAIN ST.
GREPENVILLE, TX 76051
Phone: 817-926-5407
William & Jennifer Brecht
2508 Highland Meadows Dr.
Colleyville, TX 76034
Phone: 817-296-8675

ENGINEER: Hamilton Duffy, P.E.
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-288-0408
Fax: 817-284-8408

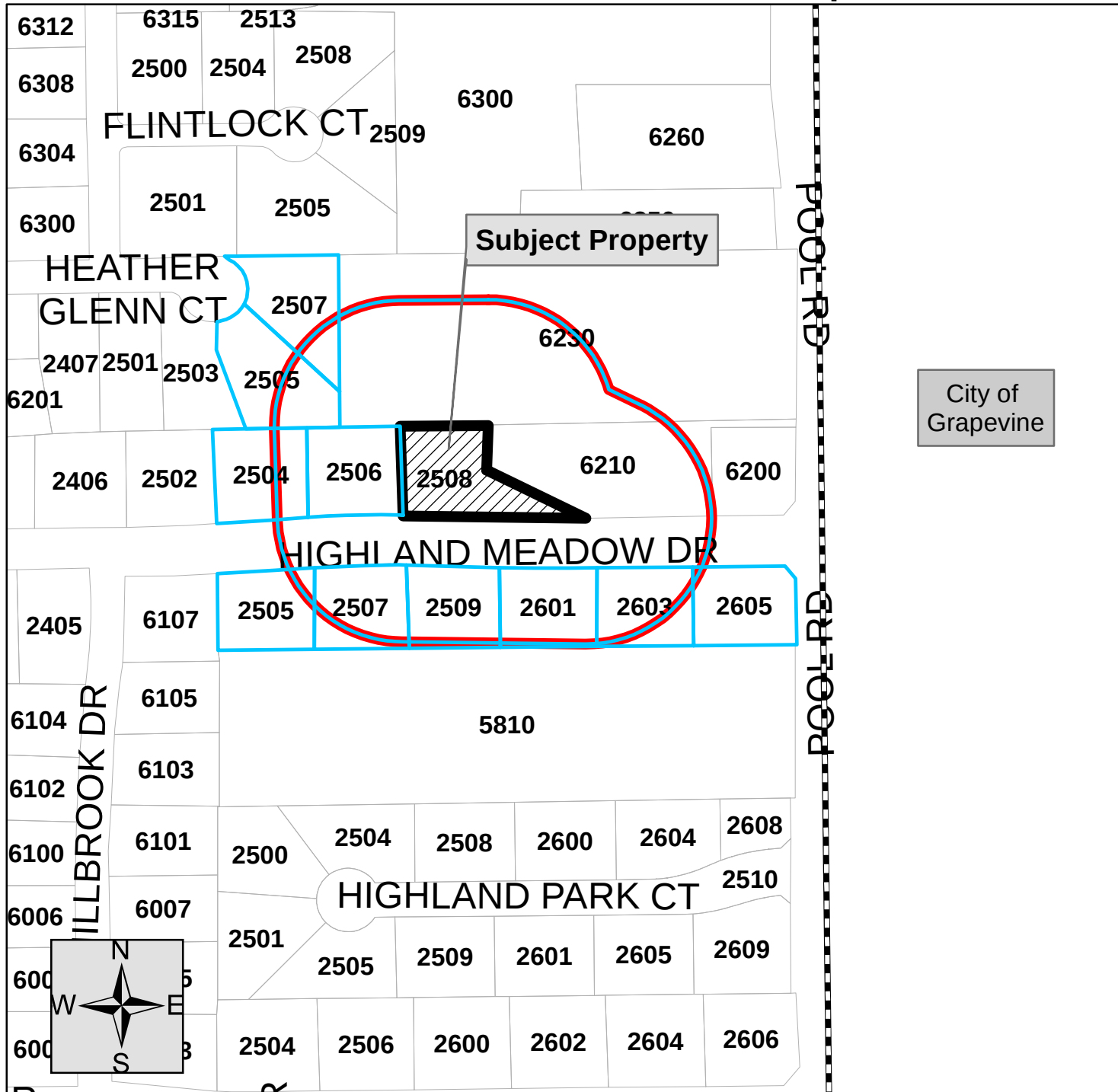
SURVEYOR: Spry, Surveyors
8241 Mid-Cities Blvd., Ste.100
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

DATE: JULY 2015

THIS PLAT WAS FILED IN DOCUMENT NO. _____ ON DATE _____

Notification Map

Case PC15-020
6200 & 6210 Pool Road



Legend

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



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
LUEVANO, JAVIER A	2507 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2507 HIGHLAND MEADOW DR
WEITZER, CHRISTOPHER P	2605 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2605 HIGHLAND MEADOW DR
KELLERMAN, T J	2504 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2504 HIGHLAND MEADOW DR
TUGGEY, MATHEW	2601 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2601 HIGHLAND MEADOW DR
F H C TRUST	2140 HALL JOHNSON RD # 102-174	GRAPEVINE	Texas	76051	2506 HIGHLAND MEADOW DR
TEUTSCH, ROBERT	2507 HEATHER GLENN CT	COLLEYVILLE	Texas	76034	2507 HEATHER GLENN CT
MADISON, ANGIE	2603 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2603 HIGHLAND MEADOW DR
SPRIGGS, JAMES A	2505 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2505 HIGHLAND MEADOW DR
HENRY, E EUCL	2509 HIGHLAND MEADOW DR	COLLEYVILLE	Texas	76034	2509 HIGHLAND MEADOW DR
KIMBALL, BRADLEY	2505 HEATHER GLENN CT	COLLEYVILLE	Texas	76034	2505 HEATHER GLENN CT
Grapevine-Colleyville ISD	3051 Ira E. Woods Ave.	Grapevine	Texas	76051	State law required
City of Grapevine	PO BOX 95104	Grapevine	Texas	76099	Courtesy Notice
HIGHLAND MEADOWS HOA	PO BOX 662	COLLEYVILLE	Texas	76034	Courtesy Notice
MATT HIBBITT	8241 MID CITIES BLVD. #102	NORTH RICHLAND HILLS	Texas	76182	Applicant

Public hearing notices were
mailed Friday, January 22,
2016 by Taci Wrisley