



City of Colleyville Zoning Board of Adjustment Agenda

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

Tuesday, February 9, 2016

City Council Chambers

7:00 PM
CITY COUNCIL CHAMBERS
THIRD FLOOR

CALL TO ORDER

PLEDGE OF ALLEGIANCE

1. SWEARING IN OF NEWLY APPOINTED MEMBER

Wayne Maynard, Place 3

2. ELECTION OF OFFICERS

Chairperson

Vice-Chairperson

3. APPROVAL OF MINUTES

December 8, 2015

4. PUBLIC HEARING AGENDA ITEMS

4a Request for a variance to certain provisions of Section 3.26-Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 9, Block 4, of the Fairway Addition, located at 6801 Herbert Road, Case VC15-014

4b Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code on Lot 3-R, Block 1, of the Andy Felps Addition, located at 3919 Colleyville Boulevard, Case VC16-001

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 Zoning Board of Adjustment Minutes

City Hall
100 Main Street
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Tuesday, December 8, 2015

City Council Chambers

Call to Order

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member McNosky on December 8, 2015 at 7:17 p.m.

Roll Call

Present: Board members Jason Elms, Dee Kamerman (Alternate 2), Larry Kainer, and Dee McNosky

Absent: Board member Judson Orlando

Staff Present: Abra Nusser, Taci Wrisley, and Shane Pace

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Taci Wrisley swore in newly appointed members Dee McNosky, Place 4 and Raymond Allee, Place 5.

2. APPROVAL OF MINUTES

Board member Elms made a motion to approve the minutes as written. Board member Kamerman seconded.

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

Aye: 4 – Kamerman, Elms, Allee, and McNosky

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Request for a variance to certain provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code on Lot 3, Block 1, of the JT Lake Addition, located at 3701 Cliffwood Drive, Case VC15-012

Shane Pace presented the case and briefed the Board.

The public hearing was opened at 7:22 p.m.

Christina Hill, the builder, Jonson and Jaime Lake, the homeowners came forward and briefed the Board.

Board member McNosky asked staff to address Mrs. Lake's question regarding why staff was recommending denial. Shane Pace replied staff was recommending denial due to technical noncompliance.

Mrs. Lake questioned staff regarding what the issue was with the structure being built close to or on the property line. Abra Nusser replied when structures are built close to one another, fire code requirements are triggered.

Mrs. Lake questioned staff regarding whether the property owner to the south had requested a permit for any type of structure along the same property line as their proposed structure. Abra Nusser replied research had not been done to determine that.

Board member Elms questioned Ms. Hill regarding whether there were any topographical constraints. Ms. Hill replied there is a pool and a 25 foot easement in the rear of the property. She further added the structure could not be placed anywhere else on the property. Mr. Lake added there would be a 48 inch gate placed along the front of the driveway and an existing gate on the north side of the property.

Board member Elms questioned Ms. Hill regarding whether a variance would be needed if the square footage was reduced. Ms. Hill replied there was only three foot of buildable space on the south side of the property, not enough to get a car through. Mrs. Lake added their original plan was much larger, the proposed plan is already reduced.

Discussion continued regarding potential placement and size of the structure.

There being no one else wishing to speak the public hearing was closed at 7:36 p.m.

Board member Elms stated he felt the hardship was self-imposed.

Board member McNosky stated she concurred with Board member Elms but a permit had been issued.

Discussion continued regarding whether or not there was a hardship in this case.

Board member Elms made a motion to deny Case VC15-012.

Board member Kamerman seconded.

The motion to deny Case VC15-012 carried by the following vote:

Aye: 4 – Kamerman, Elms, Allee, and McNosky

- 3b** Request for a variance to certain provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code on Lot 1, Block 1, of the JL3 Cavalier Estates Addition, located at 6212 Pleasant Run Road, Case VC15-013

Shane Pace presented the case and briefed the Board.

Frank Ritz, the applicant and builder, came forward and briefed the Board.

The public hearing was opened at 7:41 p.m.

Board member Kamerman questioned Mr. Ritz if the property would be subdivided or would there be a single family residential dwelling unit. Mr. Ritz replied there would be one single family residential dwelling unit. He further added they have already submitted a building permit for the dwelling unit.

Board member Elms questioned staff regarding whether the taking of Right-of-Way would be to the centerline of the road or to the edge of the road. Shane Pace replied to the centerline of the road.

There being no one else wishing to speak, the public hearing was closed at 7:43 p.m.

Discussion occurred regarding there being a hardship due to the lot never being developed and bringing it up to compliance with current codes.

Board member Elms made a motion to approve Case VC15-013. Board member Kamerman seconded.

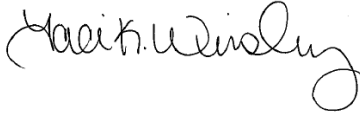
The motion to approve Case VC15-013 carried by the following vote:

Aye: 4 – Kamerman, Elms, Allee, and McNosky

4. ADJOURNMENT

The meeting adjourned at 7:45 p.m.

Minutes were written and prepared by:



Taci Wrisley
Planning and Zoning Assistant

The meeting minutes were approved on _____ by a vote of _____.



City of Colleyville Zoning Board of Adjustment Agenda

City Hall
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Tuesday, February 9, 2016

City Council Chambers

Agenda Number 4a

Agenda Date 02/09/2016

Number

Type Public Hearing Agenda Items

Department Community Development

Title

Request for a variance to certain provisions of Section 3.26-Fences, Free Standing Walls, and Screening Materials of the Land Development Code on Lot 9, Block 4, of the Fairway Addition, located at 6801 Herbert Road, Case VC15-014

Explanation

Terry Weakley, the applicant, is requesting approval of a variance to the requirements of Section 3.26 Fences, Free Standing Walls, and Screening Materials of the Land Development Code, on approximately 0.90 acres located at 6801 Herbert Road. The applicant proposes to construct a fence along the front property line which will encroach 30 feet into the required front yard setback.

Existing Conditions/Background: The subject property is generally located on the east side of Herbert Road, south of Murphy Road, and north of McDonwell School Road. It is zoned R-20 Single Family Residential District, and is currently platted as Lot 9, Block 4, of the Fairway Addition.

The subject property was previously developed with one single family home which was recently demolished. The applicant is in the process of constructing a new single family residence on the subject property, and desires to construct a new fence. Upon submittal of a fence permit application, the applicant was informed that the desired location for the fence was not permitted. Based on this information, the applicant has requested consideration of a variance to allow the fence to be constructed along the front property line.

Requested Variance: The applicant is requesting a variance to allow for the construction of a six-foot wrought iron fence with stone columns along the front (west) property line. The proposed placement would encroach 30 feet into the front building setback (see attached Site Plan exhibit). The applicant has indicated the intent to construct a retention pond within the front yard which will be used for irrigation and aesthetic purposes. The applicant has stated that the fence is necessary for public safety and to prohibit anyone from entering the pond from outside of the property.

Ordinance – Chapter 3 (Land Use) of the Land Development Code prohibits all fences greater than 30 inches in height from being located within the required front yard setback (Section 3.26.E.1.). Section 3.26.E. also contains a provision allowing for fences to be located within the front yard setback on lots greater than 40,000 square feet, but the subject property is 39,600 square feet:

“Exceptions to front yard requirement: Lots containing a minimum of 40,000 square feet, and subdivisions, shall be allowed to construct a perimeter fence within the front yard setback. Said fencing shall be no greater than eight (8) feet in height and shall have no greater than twenty-five (25) percent solid construction within the front yard. Allowed construction materials shall be the same as paragraph “1.a” above. This exception shall not apply to properties zoned as a PUD district.”

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the fence requirements set forth in Chapter 3 (Land Use):

“where the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district.”

Analysis – The proposed fence type and location contributes to the rural character of the city, and could be aesthetically appealing. However, the applicant has not presented a hardship as defined by the Land Development Code on the subject property. There are no unique topographical features requiring the fence to be placed at the front property line, and the inclusion of the pond within the front yard is a self-imposed hardship. The pond is not a requirement by the City, and is therefore not grounds for a hardship.

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-20 Single Family Residential (Single Family Home)	R-20 Single Family Residential (Single Family Home)	PUD-R (The Reserve at Colleyville-Undeveloped)
R-20 Single Family Residential (Single Family Home)	Subject Property R-20 Single Family Residential (Single Family Home)	PUD-R (The Reserve at Colleyville-Undeveloped)
R-20 Single Family Residential (Single Family Home)	R-20 Single Family Residential (Single Family Home)	R-20 Single Family Residential (Single Family Home)

Public Notification: Staff mailed notices to 17 property owners within 200 feet of the subject property regarding this request. Keller 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, staff has received no correspondence for the request.

Staff Recommendation: The applicant has not presented a hardship as defined by the Land Development Code on the subject property. There are alternative locations for the proposed fence which meet the requirements of the Land Development Code. There is also the option to make the fence less than 30 inches tall, which would meet the requirements of the Land Development Code, and would allow for the proposed placement. Staff recommends denial of the proposed variance.

Recommendation

Denial

Attachments

1. Zoning Map
2. Aerial Map
3. Statement of Planning Objectives
4. Site Plan
5. Public Notification Map
6. Public Notification List

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

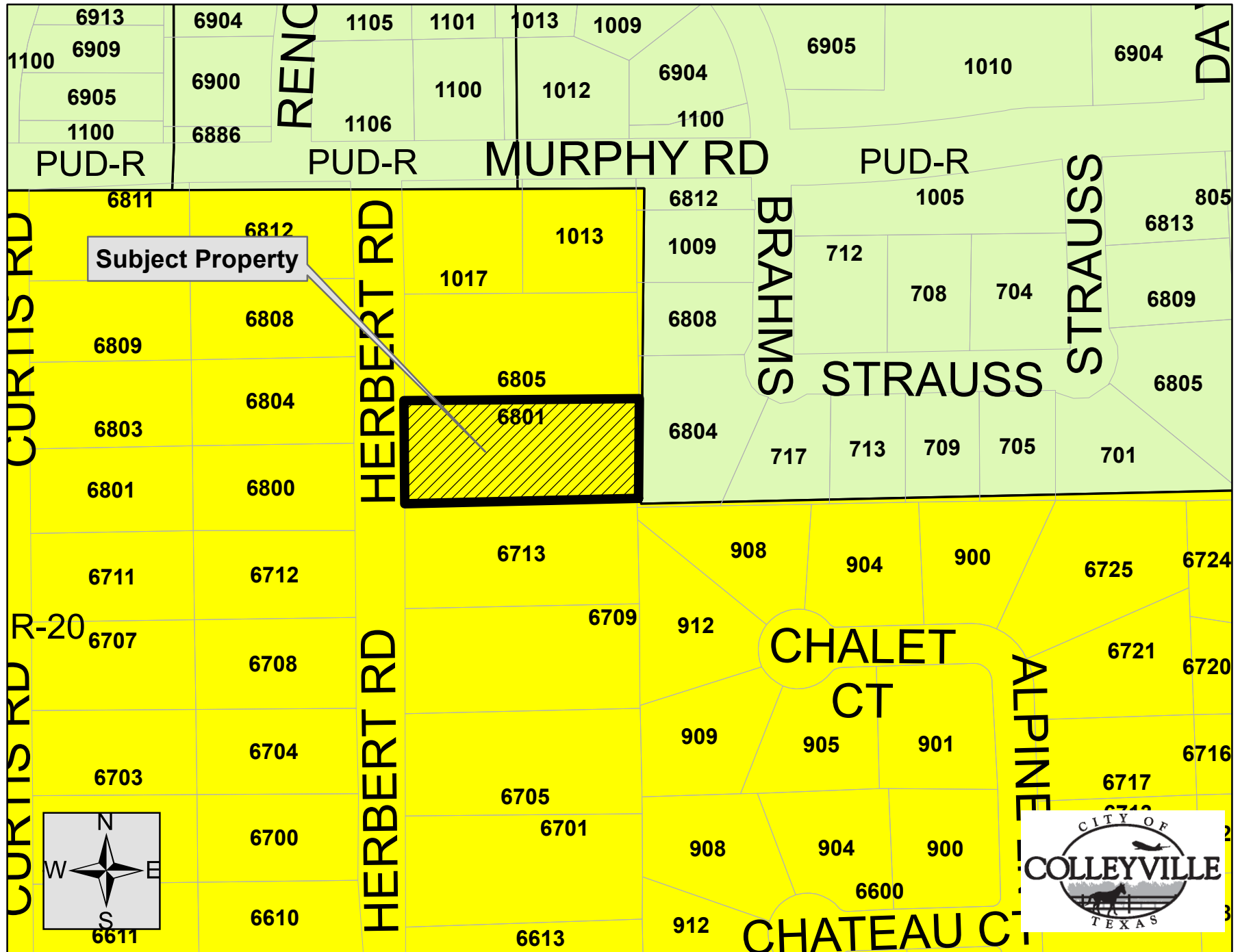
Taci Wrisley
Planning and Zoning Assistant

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Zoning Map



Aerial Map



EMERALD DOLPHIN ENTERPRISES, INC.

2821 Field Street
Haltom City, Texas 76117
Office: 817-831-4665 Fax: 817-831-7871

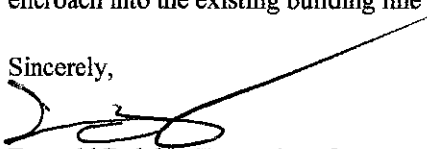
December 10, 2015

City of Colleyville
Shane Pace
100 Main Street
Colleyville, Texas 76034

Shane Pace:

We are requesting a variance of the existing building line to encroach and install a fence with entry and exit gates in front of the existing building line. The existing building line is currently 30 feet east of the property line. We are requesting a variance to build the fence with gate at the property line, thereby encroaching on the existing building line by 30 feet. The fence and gates will be located on the west property line which allows for adequate entry and exit into the property. As per the site plan there is excess drive of 21 feet from the street to the gate, thereby allowing adequate turn into the property without creating a staking issue. The materials to be used for the fence shall be stone columns with wrought iron fencing, as well as a wrought iron entry gate. The height of the fence will be six foot. In addition this request allows for us to install a fence and landscape pond without removing additional trees, or repositioning the new home construction site further back on the property. Movement of the preferred home site further back would be inconsistent with neighboring homes. The request for the variance to encroach into the existing building line keeps uniformity for the neighborhood.

Sincerely,



Emerald Dolphin Enterprises, Inc.
Terry L. Weakley

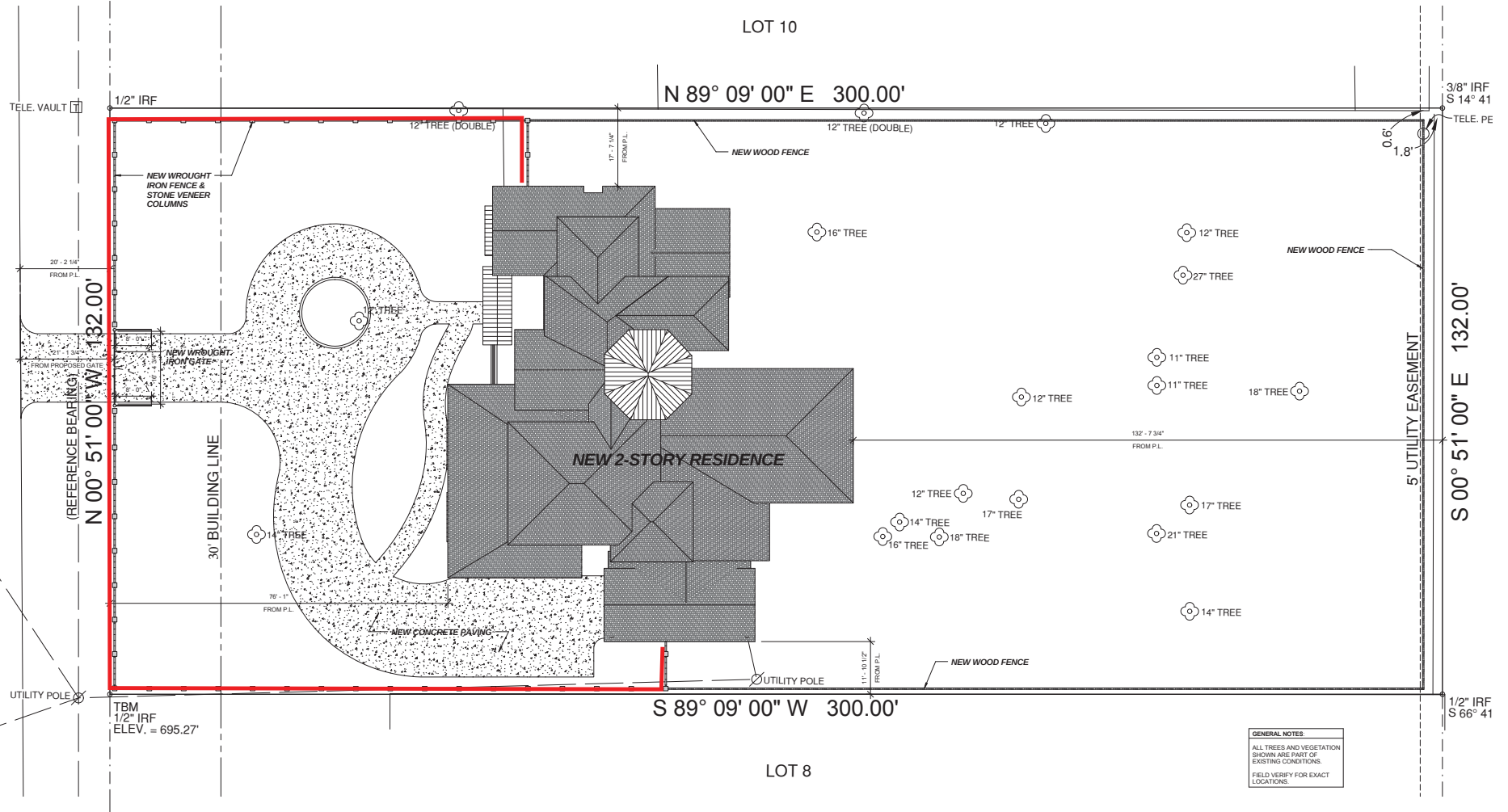
Commercial and Investment Properties

Site Plan Exhibit

— Proposed Location of Fence

HERBERT ROAD

(60' R.O.W.)



GENERAL NOTES:
ALL TREES AND VEGETATION
SHOWN ARE PART OF
EXISTING CONDITIONS.
FIELD VERIFY FOR EXACT
LOCATIONS.

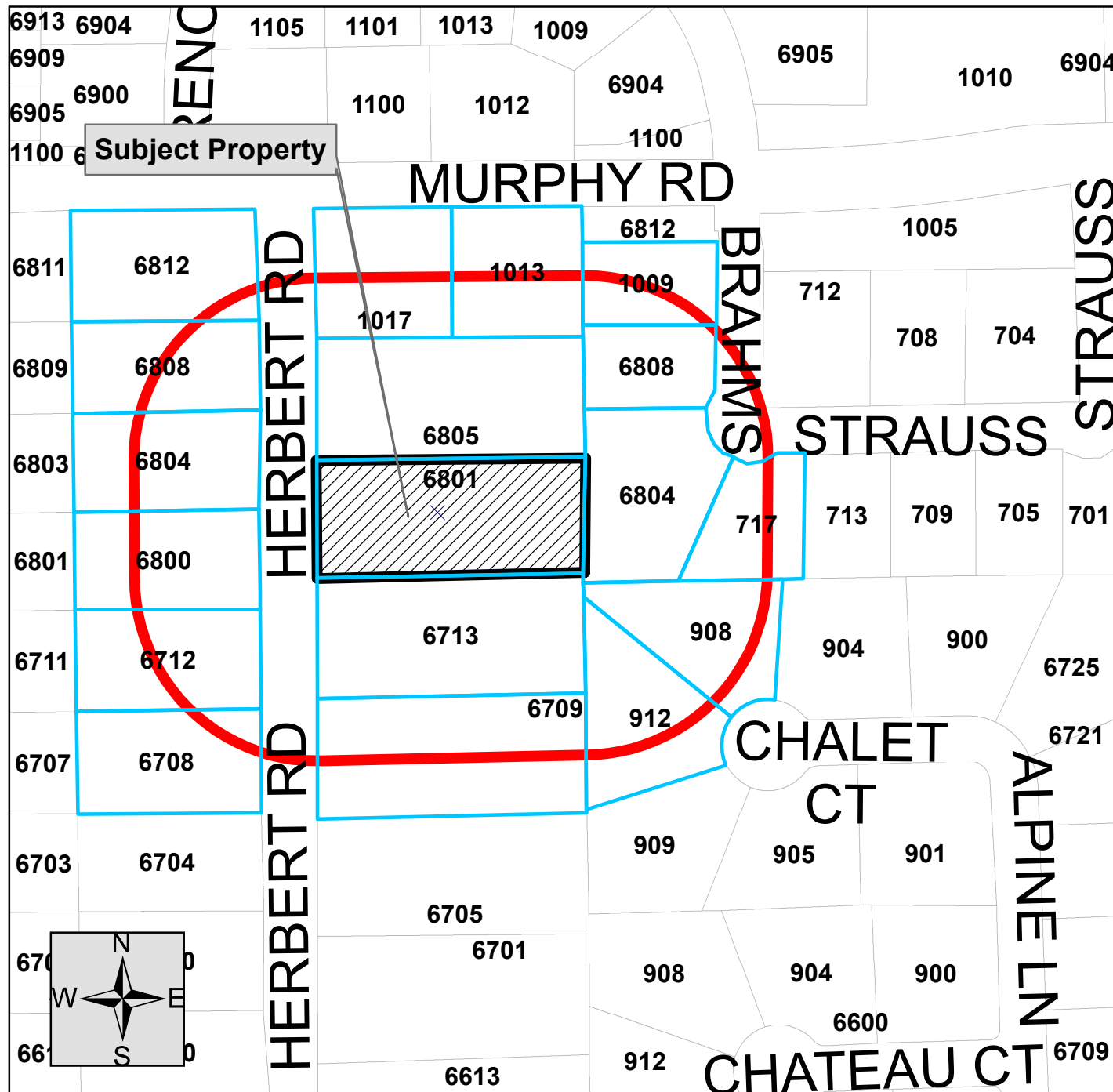
EMERALD DOLPHIN ENTERPRISES INC.

6801 Herbert Road
Colleyville, Texas 76034



Site Plan
A100
12/10/2015
3/32" = 1'-0"

Notification Map



Case VC15-014

6801 Herbert Rd.

Legend

-  Properties within 200 feet
-  Subject Property
-  Parcels



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
ROBERTS, MELVIN	1013 W MURPHY RD	COLLEYVILLE	TX	76034	1013 W MURPHY RD
NICHOLS, R L	1017 W MURPHY RD	COLLEYVILLE	TX	76034	1017 MURPHY RD
MCPHERSON, SCOTT	110 MONTERRA CIR	WESTWORTH VILLAGE	TX	76114	6800 HERBERT RD
CRAWFORD, DORIS ALENE	6808 HERBERT RD	COLLEYVILLE	TX	76034	6808 HERBERT RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM	PA	19044	1009 MURPHY RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM	PA	19044	6808 BRAHMS RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM	PA	19044	6804 BRAHMS RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM	PA	19044	717 STRAUSS
POLANSKY, STEVE J	6713 HERBERT RD	COLLEYVILLE	TX	76034	6713 HERBERT RD
KIDD, THOMAS M	912 CHALET CT	COLLEYVILLE	TX	76034	912 CHALET CT
PIGNATELLI, JON	6708 HERBERT RD	COLLEYVILLE	TX	76034	6708 HERBERT RD
SCHREYER, ANDREW	6712 HERBERT RD	COLLEYVILLE	TX	76034	6712 HERBERT RD
MCNUTT, RAY	6705 HERBERT RD	COLLEYVILLE	TX	76034	6709 HERBERT RD
FARRIS, DOUGLAS R	908 CHALET CT	COLLEYVILLE	TX	76034	908 CHALET CT
NEUWIRTH, RICKEY J	6812 HERBERT RD	COLLEYVILLE	TX	76034	6812 HERBERT RD
WAGGONER, BOBBY	6805 HERBERT RD	COLLEYVILLE	TX	76034	6805 HERBERT RD
GRIDIRON REALTY LLC	1450 POST PADDOCK ST N	GRAND PRAIRIE	TX	75050	6804 HERBERT RD
KELLER ISD	350 KELLER PKWY	KELLER	TX	76248	STATE LAW REQ
EMERALD DOLPHIN ENT INC	2821 FIELD ST	HALTOM CITY	TX	76117	6801 HERBERT RD

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



City of Colleyville Zoning Board of Adjustment Agenda Briefing

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

Agenda Number 4b	Agenda Date 02/09/2016	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code on Lot 3-R, Block 1, of the Andy Felps Addition, located at 3919 Colleyville Boulevard, Case VC16-001

Explanation

Tony Eeds, the applicant, is requesting approval of a variance to the required minimum parking standards for commercial buildings, on approximately 0.44 acres, located at 3919 Colleyville Boulevard. Due to site constraints and the inability to utilize the building at full capacity, the applicant has submitted a site plan and variance request for consideration. The applicant's intent is to remove a portion of the building and redesign the parking and site circulation to improve the property.

Existing Conditions/Background: The subject property is generally located on the east side of Colleyville Boulevard and north of Cheek-Sparger Road. It is zoned CC-2 Shopping Center District, and is currently platted as Lot 3R1, Block 1, of the Andy Felps Addition.

The subject property is developed with one existing commercial building, constructed in 1979, which is proposed to be remodeled. The building currently contains three suites totaling approximately 7,140 square feet. The building has historically had vacant lease space, and the property owner has had challenges marketing the lease space to prospective retail tenants due to the lack of available parking on-site (in conjunction with the associated minimum parking requirements). Due to site constraints, the current area of the building, when occupied at 100 percent by retail or similar uses, exceeds the available parking spaces on-site.

In an effort to utilize the building to its full potential, the applicant has submitted a site plan for staff review and approval to allow for a portion of the existing building to be demolished (1,722 square feet). The reduction in gross leasable space to 5,418 square feet will decrease the required number of parking spaces on-site, and provide an opportunity to lease the remaining space for retail or similar uses.

Requested Variance: The applicant is requesting to provide 23 parking spaces, versus the required 28 parking spaces on the subject property (reduction by five spaces). Please note that the applicant's materials state 27 parking spaces required, but 28 parking spaces are required (5,418/200). The applicant has stated in the

Statement of Planning Objectives that the subject property is small in size, fully developed, and landlocked by fully-developed commercial sites. Additionally, the applicant asserts that parking is not adequate on the site to allow the building to be fully occupied with retail and similar uses. Finally, the applicant describes the appropriation of right-of-way to the Texas Department of Transportation (TxDOT) for future improvements along Colleyville Boulevard, which reduces the available parking by two spaces.

The proposed site plan provides one-way drive aisles along the sides and rear of the property. This design was utilized to increase the number of parking spaces by reducing the drive aisle widths. Utilizing angled parking on the site allowed for the inclusion of three new landscape islands on the subject property. Additionally, the use of parallel parking spaces along the southern and eastern property lines created additional areas for new landscaping and trees.

Although the site is surrounded by commercial development, no feasible off-site parking is available. The southern and western property lines are constrained by an existing retaining wall, and no cross access easement exists on the north side of the property. The applicant has attempted to coordinate an off-site parking agreement with Capital One Bank to the south but was unsuccessful in their efforts.

Ordinance – Chapter 3 (Land Use) of the Land Development Code requires all commercial properties to provide adequate parking on-site to meet the needs of the businesses operating on the premises unless an off-site parking agreement is secured. The parking ratio for retail land uses, as defined by Section 3.29 – Parking Requirements of the Land Development Code, is one space per 200 square feet of gross floor area. The current and proposed parking analysis are as follows:

Current:

Current Tenant	Lease Space	Land Use	Parking Group	Parking Spaces Required
Wild Nest	1,800 sq. ft.	Arts and Crafts Stores and Hobby Shop	7	9
Busy B's	1,800 sq. ft.	Bakery Store	7	9
Vacant Suite	3,540 sq. ft.	(If Retail)	7	18
	7,140 sq. ft.			36

Proposed:

Current Tenant	Lease Space	Land Use	Parking Group	Parking Spaces Required
Wild Nest	1,800 sq. ft.	Arts and Crafts Stores and Hobby Shop	7	9
Busy B's	1,800 sq. ft.	Bakery Store	7	9
Vacant	1,818 sq. ft.	(If Retail)	7	10
	5,418 sq. ft.			28

Chapter 1 (General Provisions) of the Land Development Code authorizes the Zoning Board of Adjustment to grant variances to the minimum parking requirements

“where the literal enforcement of the provisions of the ordinance would result in an unnecessary hardship, and where such variance is necessary to permit a specific parcel of land which differs from other parcels of land in the same district by being of such restricted area, shape or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this ordinance shall not be granted to relieve a self-created or personal hardship, nor for financial reason only, nor shall such modification be granted to permit any person a privilege in developing a parcel of land not permitted by this ordinance to other parcels of land in the district”

Analysis – The proposed design provides more controlled site circulation. In addition, the new landscaping and striping could provide improved aesthetics for an aging commercial building in a key location in the Colleyville Boulevard Corridor. The applicant has demonstrated hardship on the subject property as defined by the Land Development Code. The site is “restricted in area” due to the topographical elevation changes at the south and eastern property lines and reasonable off-site parking agreements are not available. Additionally, the site is “restricted in area” due to the dedication of right-of-way to the future improvements of State Highway 26 (Colleyville Boulevard). The dedication of right-of-way reduces the number of on-site parking spaces by two.

Finally, the subject property cannot physically accommodate the total number of parking spaces required to allow the building to be occupied at full capacity by marketable users. Instead of a self-imposed hardship where an applicant is experiencing space constraints due to enlarging a building, the applicant is proposing to demolish a portion of the building and improve the site instead.

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 on 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 modifications presented by the applicant appear to improve the property and utilize it to its greatest extent within the applicable constraints. 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:

City of Hurst (Commercial/Retail Buildings)	CC-3 Highway Commercial (Commercial Building – El Paisa)	CC-3 Highway Commercial (Single Family Home)
City of Hurst (Commercial/Retail Buildings)	<i>Subject Property</i> CC-2 Shopping Center District (Single Commercial Building)	CC-3 Highway Commercial (Surface Parking Lot)
City of Hurst (Commercial/Retail Buildings)	CC-3 Highway Commercial (Commercial Building – Capital One Bank)	CC-3 Highway Commercial (Surface Parking Lot)

Public Notification: Staff mailed notices to six property owners within 200 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, staff has received one letter of support for the request.

Staff Recommendation: The applicant has presented multiple hardships on the site as defined by the Land Development Code, and several improvements to the site function and aesthetics are being proposed. As such, staff recommends approval of the proposed variance.

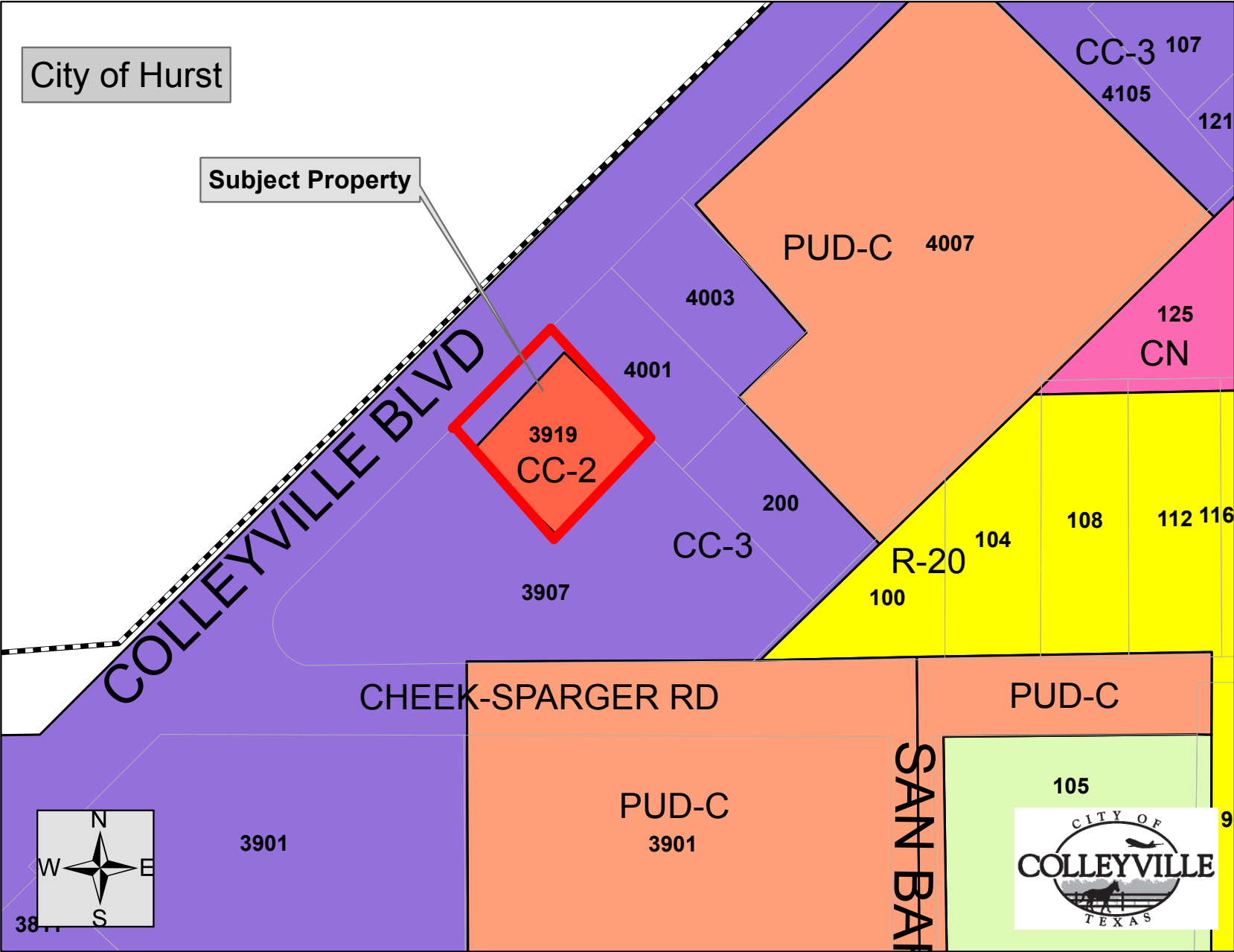
Recommendation

Approve

Attachments

1. Zoning Map
2. Aerial Map
3. Statement of Planning Objectives
4. Proposed Site Plan
5. Existing Site Plan
6. Site Photos
7. Public Notification Map
8. Public Notification List
9. Letter of Support

Zoning Map



Aerial Map



White Rock Studio, LLC



1407 San Saba Drive
Dallas, Texas 75218
214.763.0416

*Constructibility
by Design*

January 20, 2016

Shane Pace
Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034

RECEIVED
JAN 20 2016
Per

Re: Parking Variance
3919 Colleyville Boulevard

Dear Shane:

Per your request, the following are some of the physical and economic constraints facing the project.

1. The site is small in size, fully developed and landlocked by fully developed properties on both sides facing Colleyville Boulevard.
2. Originally constructed in 1979, the area has changed from sparsely developed to fully developed and today's focus is retail throughout the entire corridor.
3. Parking is not adequate to park the building assuming 100% retail uses. It is my belief that the property was likely designed to provide parking under less stringent parking guidelines.
4. TxDOT has appropriated additional ROW along Colleyville Boulevard further reducing the provided parking by 2 spaces when the expansion of Colleyville Boulevard has been undertaken.

The owner has charged White Rock Studio and Novel Builders with the task of reducing the size of the structure while adding parking to provide adequate parking to meet the retail standard of 1 space per 200 gross square feet of building area.

Owing to the stated constraints and the owner's charge to us, the following are reasons we are asking for a parking variance for the project.

- A. Reduction of the building area created a project that could provide code adequate parking. That being said, the site was still very tight and did not adequately meet the city's goals for the Colleyville Boulevard corridor.
- B. Reduction of the building area by approximately 25% results in a project that can be adequately parked to meet the needs of the tenants. This original proposal had some very problematic parking spaces although it met the letter of the code
- C. Addressing the spirit of the code, we met with Abra Nusser and Shane Pace and the current site plan addresses comments received. Orienting the site to be a one way site improved the parking conflicts while adding an opportunity to add a landscape island in front of the building. Further addressing staff comments, we have added two additional islands and three additional trees to the site. The site was devoid of landscaping owing to the period of development and the four trees and islands will greatly improve the property.

Shane Pace
City of Colleyville
January 20, 2016
Page 2

- D. The area to be demolished is planned to reduce the building by one bay, moving the exterior wall to the first interior column line. This is the only reduction that makes sense economically as it takes advantage of the existing structure to remain.
- E. This reduction in area coupled with the parking changes in parking configurations and addition of four trees and islands provides a project that balances the constraints of the site, impact on the owner's economics with the City of Colleyville's Zoning Code requirements.

The owner is committed to providing the City of Colleyville with a fully leased building with the resulting sales tax revenue. This proposed site plan provides a balance between the constraints of the site and the economic realities facing the development.

Based upon the revised plan, we are asking for a reduction of 4 parking spaces for the required parking on site.

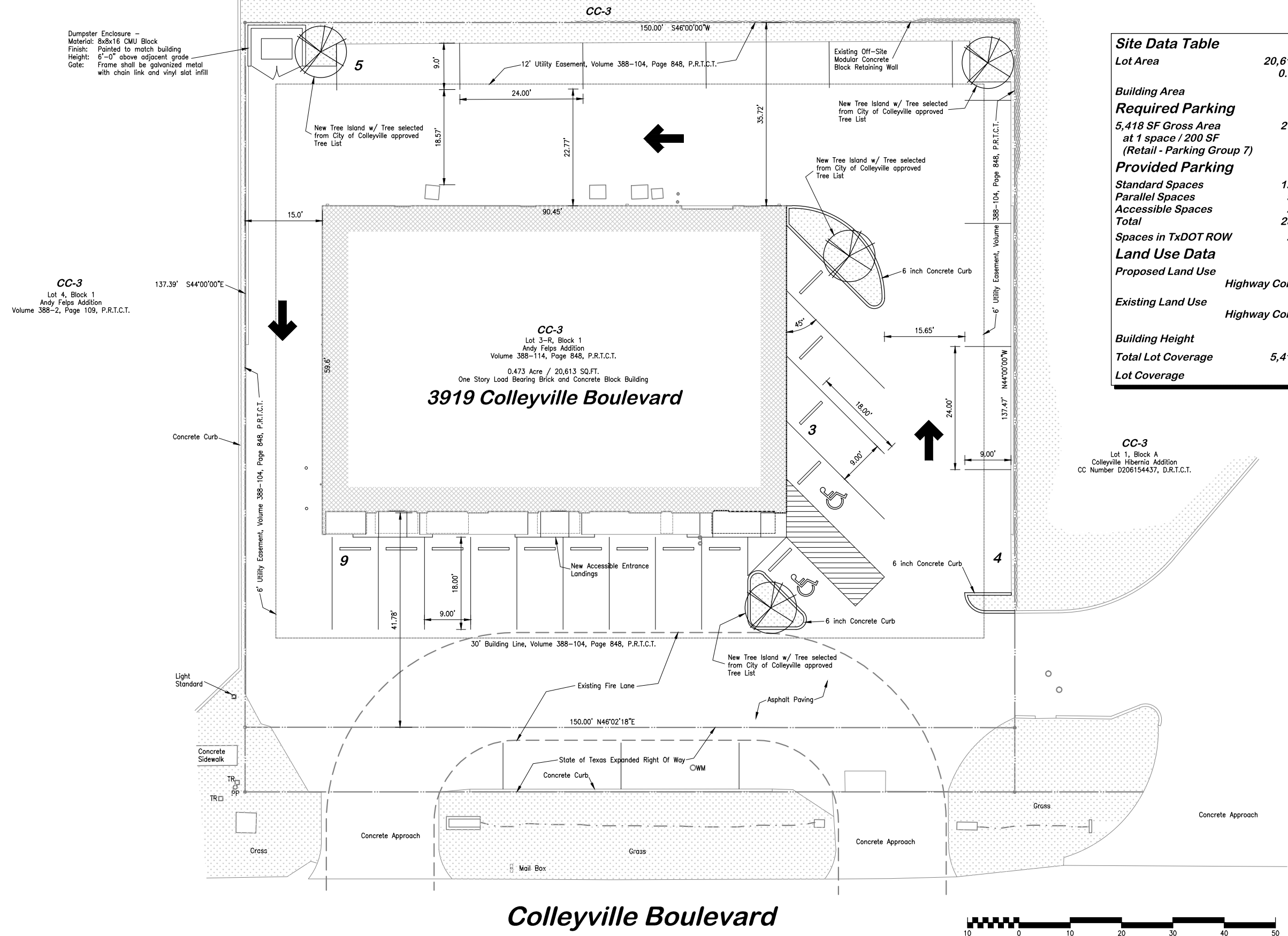
Feel free to contact me if you have any questions or need further information. My E-mail address is teeds@whiterockstudio.com and cell phone number is 214-763-0416.

Sincerely,
White Rock Studio. LLC

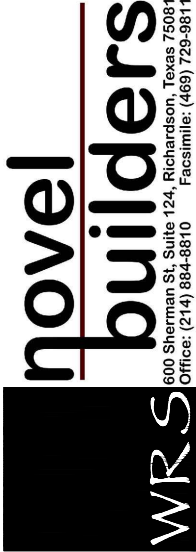
A handwritten signature in black ink, appearing to read 'W. Anthony Eeds', with a stylized flourish at the end.

W. Anthony Eeds RA
Principal

Proposed Site Plan



Site Data Table	
Lot Area	20,613 Sq. Ft. 0.437 Acre
Building Area	5,418 SF
Required Parking	27 Spaces
5,418 SF Gross Area at 1 space / 200 SF (Retail - Parking Group 7)	
Provided Parking	
Standard Spaces	12 Spaces
Parallel Spaces	9 Spaces
Accessible Spaces	2 Spaces
Total	23 Spaces
Spaces in TxDOT ROW	2 Spaces
Land Use Data	
Proposed Land Use	CC-3 Highway Commercial
Existing Land Use	CC-3 Highway Commercial
Building Height	15'-0"
Total Lot Coverage	5,418 Sq. Ft.
Lot Coverage	26.28 %



Construction Documents
3919 Colleyville Boulevard
Colleyville, Texas
for
Novus Realty Advisors, LLC
Dallas, Texas

Issue / Revision Dates:

Issue/Original Copyright	
Date:	January 13, 2016
Project Number:	214
Drawn By:	WAE
Checked By:	WAE
Sheet Number:	

A1.01 - R1

01

SITE PLAN - PROPOSED - INCLUDE CITY COMMENTS

Sheet File Name: Colleyville\3919\Draw\Plot-FINAL-A0101-R02a.dwg

Full Size Scale: 1" = 10'-0" Half Size Scale: 1" = 20'-0"

The above drawings and specifications, and ideas, designs and arrangements represented thereby are and shall remain the property of the architect and no part thereof shall be copied, disclosed to others or used in connection with any other work or project other than the specific project for which they have been prepared and developed, without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

DOCUMENTS REDUCED TO 50% OF ORIGINALLY INTENDED PLOT SCALE

CC-3



CC-3

3919 Colleyville Boulevard

CC-3

Colleyville Boulevard



DOCUMENTS REDUCED TO 50% OF ORIGINALLY INTENDED PLOT SCALE

A1.01EX

Site Photos



Site Photos



Site Photos



Site Photos

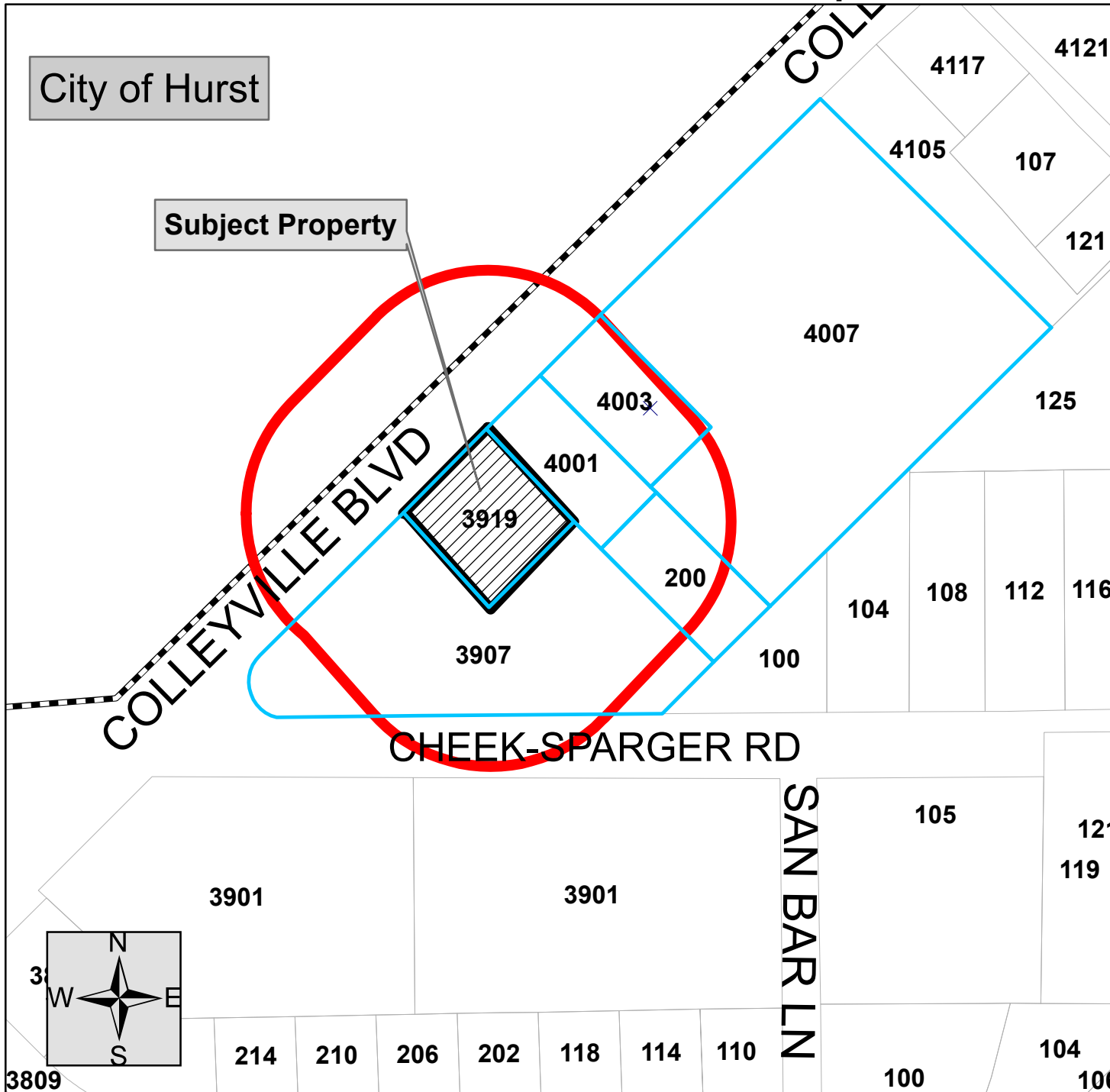


Site Photos



Notification Map

Case VC16-001
3919 Colleyville Blvd.



Legend

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



Notification List

Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Situs Address
GRANT, BETTY JOE	3919 COLLEYVILLE BLVD STE C	COLLEYVILLE	TX	76034	3919 COLLEYVILLE BLVD
EL PAISA MEXICAN REST INC	1830 SILVERSIDE DR	GRAPEVINE	TX	76051	4001 COLLEYVILLE BLVD
DENNIE, PAUL D EST	200 CHEEK SPARGER RD	COLLEYVILLE	TX	76034	200 CHEEK SPARGER RD
HAYWORTH, WARD	2757 MESQUITE LN	GRAPEVINE	TX	76051	4007 COLLEYVILLE BLVD
LEMMON, WILLIAM M	133 E RIO RDG	AZLE	TX	76020	4003 COLLEYVILLE BLVD
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE	NY	11747	3907 COLLEYVILLE BLVD
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE	TX	76051	STATE LAW REQ
CITY OF HURST	1505 PRECINCT LINE ROAD	HURST	TX	76054	COURTESY NOTICE
W. ANTHONY EEDS	1407 SAN SABA DRIVE	DALLAS	TX	75218	APPLICANT

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

Letter of Support

Taci Wrisley

From: Ward Hayworth <
Sent: Tuesday, February 2, 2016 10:22 AM
To: Taci Wrisley
Cc: Marty Wieder
Subject: Case # VC16-001 - Request for parking variance, 3919 Colleyville Blvd.

Dear Taci,

I'm unable to attend the Zoning Board of Adjustment meeting on February 9th, but I am sending this email so that you might record my COMPLETE SUPPORT of granting this variance.

I own the 4 acre tract located at 4007 Colleyville Blvd, within 200 feet of the subject property.

Please include my email expressing support for granting this variance as part of the meeting record, and please share my opinion with the Board members.

Thanks!

Ward O. Hayworth

(817) 917-5043  cell