



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, February 13, 2017

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 Sam van Bever

PLEDGE OF ALLEGIANCE

1. APPROVAL OF MINUTES

January 9, 2017

**2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON
THE AGENDA**

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Special Use Permit for alcohol beverage sales (on-premises consumption) on Lot 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Case ZC16-024

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, February 10, 2017 by 5:00 p.m.



Araceli Botello
Planning Technician

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

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

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



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, January 9, 2017

City Council Chambers

CALL MEETING TO ORDER

The Planning and Zoning Commission meeting of the City of Colleyville was called to order by Chairman Dodson on January 9, 2017, at 7:01 p.m.

Roll Call

Present: Commissioners Susan Mathisen, Sam van Bever, Veronica Baughman, George Dodson, Charles Kelley, and Jason Elms

Absent: Commissioner Don Davis

Staff Present: Shane Pace, Oscar Chavez, Fire Chief Brian Riley, Araceli Botello, James Hubbard, and Assistant City Attorney Evan Fisher

1. APPROVAL OF MINUTES

Commissioner Baughman made a motion to approve the December 12, 2016 minutes as corrected. Commissioner van Bever seconded.

The motion to approve the December 12, 2016 minutes as corrected carried by the following vote:

Aye: 6 – Mathisen, van Bever, Baughman, Dodson, Kelley, and Elms

2. CITIZEN COMMENTS/PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no citizen comments/presentations regarding items not on the agenda.

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Combination Preliminary/Final plat of Lots 1RA-1, and lot 4, Block 1, Kay's Circle B Bar K Ranch Addition, located at 5700 Winnie Drive and 5618 Bransford Road, Case PC16-003

Shane Pace presented the case and briefed the Commission.

Chairman Dodson questioned staff regarding the proposed property being a gated community. Mr. Pace replied yes, it is a gated subdivision with private streets.

Commissioner Baughman questioned staff regarding HOA fees. City Attorney, Evan Fisher replied, the maintenance of the streets will be exclusively from the HOA and no city money will be spent on the private streets, assuming the private streets are approved by City Council.

Chairman Dodson questioned staff regarding the responsible party for payment of electricity for street lights. Mr. Pace replied the applicant can address the question.

The applicant, Chas Fitzgerald, 3209 Armstrong Ave., Dallas, came forward and briefed the Commission. The applicant responded that the HOA covers private streets, common areas, irrigation, maintenance, leaf raking, storm water detention basin, gate operators, and other items. He added that the responsible party for the utility bill for street lights cannot be confirmed, but it would most likely be an HOA expense.

Civil Engineer, Craig Malan, 5750 Genesis Court, Frisco, came forward and briefed the Commission. Mr. Malan responded to the utility question by stating, developers typically negotiate an agreement with a utility provider. He added the payment would be determined in an agreement and maintained by the utility provider.

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

Joel Milakovich, 5604 Bransford Road, came forward and spoke in opposition. Mr. Milakovich expressed concerns regarding the location of sewer and utility lines along the property line which could affect the trees on his property. He added the lack fencing requirement and the property's entryway would impact his property with noise and light due to the additional traffic it would create.

Marla Valle, 404 Oak Crest Hill Drive, came forward and spoke in opposition. Ms. Valle expressed concerns regarding the additional traffic the property would create.

Cheryl Ann Francis, 308 Oak Crest Hill Drive, came forward and spoke in opposition. Ms. Francis expressed concerns regarding fencing

between properties.

There being no others present wishing to speak, the public hearing was closed at 7:19 p.m.

Chairman Dodson questioned the applicant regarding fencing along the property line. The applicant responded that the property is surrounded by existing homes and fencing, with the exception of north on a portion of the property. He went on to say there are no plans to disturb the neighboring fencing. The applicant added that a wooden privacy fence with steel poles would be built at the north of the property. The applicant added that the emergency exit gate at Winnie would be replaced as well as adding an entrance gate and fencing at Bransford Road.

Discussion continued regarding fencing.

Chairman Dodson questioned the applicant regarding utilities and the impact to trees near the entrance to the subdivision. Civil Engineer, Craig Malan responded, the closest utility line is the sewer line approximately 30 feet north of the fence line. He added the plan has evolved over a long period of time and in coordination with the City's Urban Forester, Caleb Tandy, to preserve as many trees as possible on the property.

Commissioner van Bever made a motion to approve Case PC16-003. Commissioner Elms seconded.

The motion to approve Case PC16-003 carried by the following vote:

Aye: 6 – Mathisen, van Bever, Baughman, Dodson, Kelley, and Elms

- 3b** Consideration of amendments to the Land Development Code regarding granting of authority to the City Council to approve waivers related to the construction of mutual access easement/drives adjacent to Major Arterials, and to establish a permit process for the construction of such drives; specifically Chapter 1 – General Provisions, Section 1.12 Waivers and Appeals – Generally, Section 1.13 Waivers and Appeals – City Council, and Chapters 3 – Land Use, Section 3.29 Parking Requirements, Case GC16-023

James Hubbard presented the case and briefed the Commission.

Chairman Dodson summarized his understanding of the proposed amendment. He stated that the increased median coverage along S.H. 26 will reduce the amount of direct access from S.H. 26. Mr. Hubbard responded that his understanding is correct. He went on to state, the mutual access easements would make more properties accessible specifically for current or established business.

Chairman Dodson continued by stating the amendment will allow travel from one business to another without getting on to S.H. 26. Mr. Hubbard responded, correct. Mr. Hubbard went on to state that the Land Development Code has since been amended to require cross access easements for all new construction. He further clarified that the amendment will specifically address legacy properties built before the requirement for cross access easements.

Chairman Dodson questioned staff regarding monetary support from the City Council for construction of mutual access easement/drives. Mr. Hubbard responded there is monetary support available. He stated that 50 percent matching funds are available with a maximum \$30,000 project cost. However the property owners will be required to contribute the initial \$15,000. The matching funds will then be reimbursed following completion of the project.

Commissioner Elms question staff regarding shared-parking agreements for affected properties, and whether staff has considered this as a way to mitigate parking shortages. Mr. Hubbard responded, yes. He went on to describe the specific language in Exhibit "B" of the proposed amendment related to shared parking agreements.

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

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

Commissioner Kelley made a motion to approve Case GC16-023. Commissioner van Bever seconded.

The motion to approve Case GC16-023 carried by the following vote:

Aye: 6 – Mathisen, van Bever, Baughman, Dodson, Kelley, and Elms

3c Conduct a public hearing to consider an amendment to the City of Colleyville comprehensive plan, Case GC16-024

Daniel Harrison, consultant from Freese & Nichols Inc., presented the case and briefed the Commission.

Commissioner Mathisen made a notation on paragraph 4 of page 14. Shane Pace confirmed the request to strike “492.7” and replace with “418.8”. He additionally noted the request to strike “0.77 square miles” and replace with “0.65 square miles” to reflect updated net density calculations.

Commissioner Elms questioned Mr. Harrison regarding the deletion of the last paragraph of page 14. Mr. Harrison responded that removing the last paragraph was to provide one population estimate, and it carries throughout the document. He added the 1.8 net dwelling units per acre is the target for the community.

Chairman Dodson made a notation on table 2.1, Population Forecast on page 15. Mr. Pace confirmed the request for the sentence to read as follows: “This reduction is made by removing right-of-ways from the acreage calculation.” Commissioner Kelley requested to pluralize the term “right-of-way” where required.

Commissioner Elms questioned Mr. Harrison on the net acreage and floodplain. Mr. Harrison responded that floodplain has been factored out of the calculation. Mr. Pace responded he was not certain if the floodplain had been factored out, but would research the calculations.

Commissioner Mathisen made a notation on column 2 – City Services & Facilities, policy 4, on page 28. Mr. Pace confirmed the request for the sentence to read as follows: “Proactively support efforts to implement economical, efficient, and effective initiatives to improve City services.”

Commissioner Elms questioned Mr. Harrison for clarification of the difference between net density and net acre. Mr. Harrison responded by explaining the calculation is establishing the density of 1.8 dwelling units per net acre.

Chairman Dodson made a notation on the last bullet on Figure 4.4 Businesses Needed in Colleyville, on page 38 regarding the results of the survey. Commissioner Elms questioned the possibility of a fourth option in the results from the data collected. Chairman Dodson then requested that the data calculations be reviewed by staff to ensure

the data presented is accurate. Mr. Pace responded he was not aware, but would research if a fourth category exists for the data presented in the table. He went on to state he would research this item and present the Planning and Zoning Commission's recommendation to the City Council, given his findings.

Discussion continued on Figure 4.4, Business Needed in Colleyville, on page 38.

Chairman Dodson made a notation on the grammar of the word "into" on page 68. Mr. Harrison responded to the request for the word "into" be removed and replaced with "in".

Commissioner Kelley made a notation on the term "right-of way" on page 70. Mr. Harrison responded to the request for the word "right-of-way" be replaced with "right-of-ways" where a plural context exists.

Commissioner Mathisen made a notation on first bullet point; Parks, Recreation, and Open Space, and bullet number 4 on page 71. Mr. Harrison confirmed the need to replace the word "Southwest" with "Southeast". Mr. Pace responded to the request to clarify bullet 4 by stating he would confirm whether coordination is required with the City of Bedford and/or City of Euless.

Chairman Dodson made a notation on bullet number 4 on page 80. Mr. Pace confirmed the request to have bullet 4 read as follows: "and to the west along Big Bear Creek to potentially connect to the Cottonbelt Trail along Colleyville Boulevard."

Commissioner Mathisen made a notation on Action 6-2A on page 86. Mr. Pace confirmed the request to strike "Consider PUD-R or overlay zoning" and revise the sentence as follows: "Implement consistent standards for new neighborhoods."

Commissioner Mathisen made a notation on Action 6-6 on page 87. Mr. Harrison confirmed the request for the sentence to read as follows: "and leads to higher levels of community interaction."

Chairman Dodson made a notation on Action 6-10 on page 89. Mr. Harrison confirmed the request to remove the word "should" and be replaced with "are required to."

Chairman Dodson made a notation on table 7.1 on page 96. Mr. Pace confirmed the request to remove the Grand Total row from the table

and maintain the Private Parks and Open space row.

Chairman Dodson made a notation on the last bullet of the first column of page 95. Mr. Harrison confirmed the request to have the last bullet read as follows: "Reflect and support the city's objective to be a good steward of the environment considering the costs and benefits of environmental decisions."

Chairman Dodson made a notation on Action 7-15 on page 110. Mr. Pace confirmed the request to have the second sentence read as follows: "This could include an assessment of the City's Land Development Code related to green building practices."

Commissioner Kelley made a notation on the first paragraph of page 115. Mr. Harrison confirmed the request to have the sentence read as follows: "Destination Colleyville proposes to maintain the residential density policies of the 2004 Colleyville Plan of 1.8 dwelling units per acre. Therefore..."

Commissioner Mathisen made a notation to the last paragraph on page 115. Mr. Harrison confirmed the request to have the sentence read as follows: "Since 1998, subsequent Colleyville Master Plans have all reinforced this density standard."

Mr. Harrison continued to brief the Commission on the recommended changes by City Council.

Chairman Dodson questioned Mr. Pace regarding policy in the Land Development Code that speaks to the limitations of commercial development which may harm the environment. Mr. Pace responded the Land Development Code primarily regulates this from the zoning side, by the types of uses allowed in the zoning districts.

Discussion continued regarding environmental concerns.

Mr. Pace confirmed the request to add a bullet to the section labeled Commercial, on table 10.1 Overarching Zoning Recommendations, on page 154. The additional bullet will read as follows: "Ensure environmental concerns are included in the Land Development Code, to limit development that may significantly harm the environment."

Commissioner Mathisen made a notation on the last bullet of the section labeled Residential, of table 10.1 Overarching Zoning Recommendations, on page 154. Mr. Pace confirmed the request to have the bullet read as follows: "Implement consistent standards for

new neighborhoods.”

Commissioner Mathisen made a notation on Table 10.3. Implementation Priorities, Responsibilities, and Time Frames on page 170. Mr. Pace confirmed the request to address the consistency of language throughout the Comprehensive Plan document to reflect the following sentences where required: “Implement consistent standards for new neighborhoods” and “Ensure environmental concerns are included in the Land Development Code, to limit development that may significantly harm the environment.”

Commissioner Mathisen made a notation on Appendix A and B, on pages 195, 196, and 197. Mr. Pace responded the Appendix A and B will be removed from the Comprehensive Plan and serve as a stand-alone document. He added staff will review and confirm all zoning standards of Appendix A and B, and additionally provide an action plan as to the management of the documents and subsequent updates.

Discussion continued regarding Appendix A and B.

City Attorney, Evans Fisher made a notation to page 38. Mr. Fisher confirmed four categories were used for the Mixed-used Development; 31% somewhat needed, 16% definitely needed, 36% not needed, and 17% no opinion. Mr. Pace confirmed the request to add all four categories with their percentage for the City Council to review.

The public hearing was opened at 9:14 p.m.

There being no one present wishing to speak, the public hearing was closed at 9:14 p.m.

Commissioner Mathisen made a motion to approve Case GC16-024 with the following recommendations:

- 1. Revise numbers in the fourth paragraph to reflect updated net density calculations. Strike 492.7 and replace with “418.8”. Strike 0.77 square miles and replace with “0.65” square miles. (Page 14)**
- 2. Revise the last sentence of Note: 1 to read as follows: “This reduction is made by removing right-of-ways from the acreage calculation.” (Page 15)**

3. **Revise number 4 in the “City Services & Facilities Chapter 7” column to read as follows: “Proactively support efforts to implement economical, efficient, and effective initiatives to improve City services.” (Page 28)**
4. **Revise the sixth bullet point in the call-out box to read as follows: “Mixed-use developments – 16 percent (16 %) of respondents felt that mixed-use areas were definitely needed, 31 percent (31 %) felt they were somewhat needed, 36 percent (36 %) felt they were not needed, and 17 percent (17 %) had no opinion.” (Page 38)**
5. **Revise the last sentence in the second paragraph by replacing “into” with “in”. (Page 68)**
6. **Revise the entire document by replacing all references to the term “right-of-way” with “right-of-ways” where a plural context exists.**
7. **Revise the second sentence in the first bullet point by replacing “Southwest” with “Southeast.” (Page 71)**
8. **Revise number 4 to read as follows: “Heritage Avenue and Cheek-Sparger Road intersection – work with the City of Euless and/or the City of Bedford as needed to make improvements as appropriate when necessary.” (Page 71)**
9. **Revise number 4 to read as follows: “...and to the west along Big Bear Creek to potentially connect to the Cottonbelt Trail along Colleyville Boulevard.” (Page 80)**
10. **Revise Action 6-2A by striking the words “Consider PUD-R or overlay zoning” and revising the sentence to read as follows: “Implement consistent standards for new neighborhoods.” (Page 86)**
11. **Revise Action 6-6 by revising the end of the second sentence to read as follows: “...and leads to higher levels of community interaction.” (Page 87)**
12. **Revise Action 6-10 by replacing “should” with “are required to” (Page 89)**
13. **Revise the sixth bullet point to read as follows: “Reflect and support the city’s objectives to be a good steward of the environment, considering the costs and benefits of**

environmental decisions.” (Page 95)

- 14. Revise the second sentence in Action 7-15 to read as follows: “This could include an assessment of the City’s land Development Code related to green building practices.” (Page 110)**
- 15. Revise the first sentence of the first paragraph to read as follows: “Destination Colleyville proposes to maintain the residential density policies of the 2004 Colleyville Plan of 1.8 dwelling units per acre. Therefore...” (Page 115)**
- 16. Strike the fifth paragraph in its entirety and create a new paragraph with the following sentence: “Since 1998, all subsequent Colleyville Master Plans have reinforced this density standard.” (Page 115)**
- 17. Add an additional bullet to the “Commercial” section to read as follows: “Ensure environmental concerns are included in the Land Development Code, to limit development that may significantly harm the environment.” (Page 154)**
- 18. Revise the seventh bullet in the “Residential” section to read as follows: “Implement consistent standards for new neighborhoods.” To reflect the recommended changes on page 86. (Page 154)**
- 19. Revise Action 6.2A to read as follows: “Implement consistent standards for new neighborhoods.” (Page 170)**
- 20. Add an additional action item: Action 6.11 to read as follows: “Ensure environmental concerns are included in the Land Development Code, to limit development that may significantly harm the environment.” (Page 170)**
- 21. Staff shall review and confirm all zoning standards listed in “Table 12.1 Current Zoning Regulations” of Appendix B are accurate reflections of the current regulations. Staff is to brief the Commission should any changes be required. (Page 195)**
- 22. The Planning and Zoning Commission supports the recommendation to remove Appendix A and B from the Comprehensive Plan and to serve as stand-alone documents. The Planning and Zoning Commission requested an action plan from Staff related to the**

management of the documents and subsequent updates.

Commissioner Baughman seconded.

The motion to approve Case GC16-024 with recommendations carried by the following vote:

Aye: 6 – Mathisen, van Bever, Baughman, Dodson, Kelley, and Elms

4. ADJOURNMENT

The meeting adjourned at 9:27 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3a	Agenda Date 02/13/2017	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 1R1, Block 1, of the Market Addition, located at 5005 Colleyville Boulevard, Case ZC16-024

Explanation

Chef Eddy Thretipthuangsinn, of Sai Thai & Asian Bistro, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 5005 Colleyville Boulevard, Suite 240. The subject property was previously occupied by Citrus Bistro restaurant and is currently vacant. Alcoholic beverage sales for on-premise consumption are allowed in the CC-1-Village Retail district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-1-Village Retail district and generally located on the east side of Colleyville Boulevard, north of Old Glade Road. The subject property is a platted lot and currently developed with a multi-tenant commercial building. Suite 240, the proposed location of Sai Thai & Asian Bistro was previously occupied by a restaurant known as Citrus Bistro. Citrus Bistro was granted approval of an SUP for the sale of alcoholic beverages for on-premise consumption by Ordinance O-13-1877. However, the SUP expired upon the abandonment of the business.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow alcoholic beverage sales for on-premises consumption, in conjunction with a new restaurant. The applicant is requesting to sell and serve alcohol as part of the Sai Thai & Asian Bistro menu. The applicant proposes the following hours of operation as a component to the SUP request:

Sunday - Saturday: 11:00 a.m. –10:00 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.

- 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: The requested SUP is consistent with previously approved SUPs on the subject property and is permitted by the Land Development Code with City Council approval. The applicant proposes to operate the business in a similar manner to the previous restaurant at this location. The requested location is in compliance with the distance requirements of the Code of Ordinances, 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.

Surrounding Development: The properties to the north, south, east, and west are zoned CC-1-Village Retail district and developed with commercial buildings. One property to the northeast is zoned R-20 Single Family Residential and developed with one single family home.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as located within the Central Sector of the Colleyville Boulevard Corridor. This area has been identified as having the greatest potential to become a true center of activity by tying together major commercial and entertainment centers along the Corridor.

Public Notification: Staff mailed notices to all property owners within 500 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) would authorize the sale of alcoholic beverages for on-premises consumption for the Sai Thai & Asian Bistro at 5005 Colleyville Boulevard, Suite 240. The proposed business is consistent with the previous uses on the subject property and should not adversely impact surrounding uses. Staff recommends approval of the proposed SUP for alcohol sales with on-premises consumption.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Notification Map
7. Notification List

AERIAL MAP



ZC16-024
5005 COLLEYVILLE BOULEVARD

 Subject Property



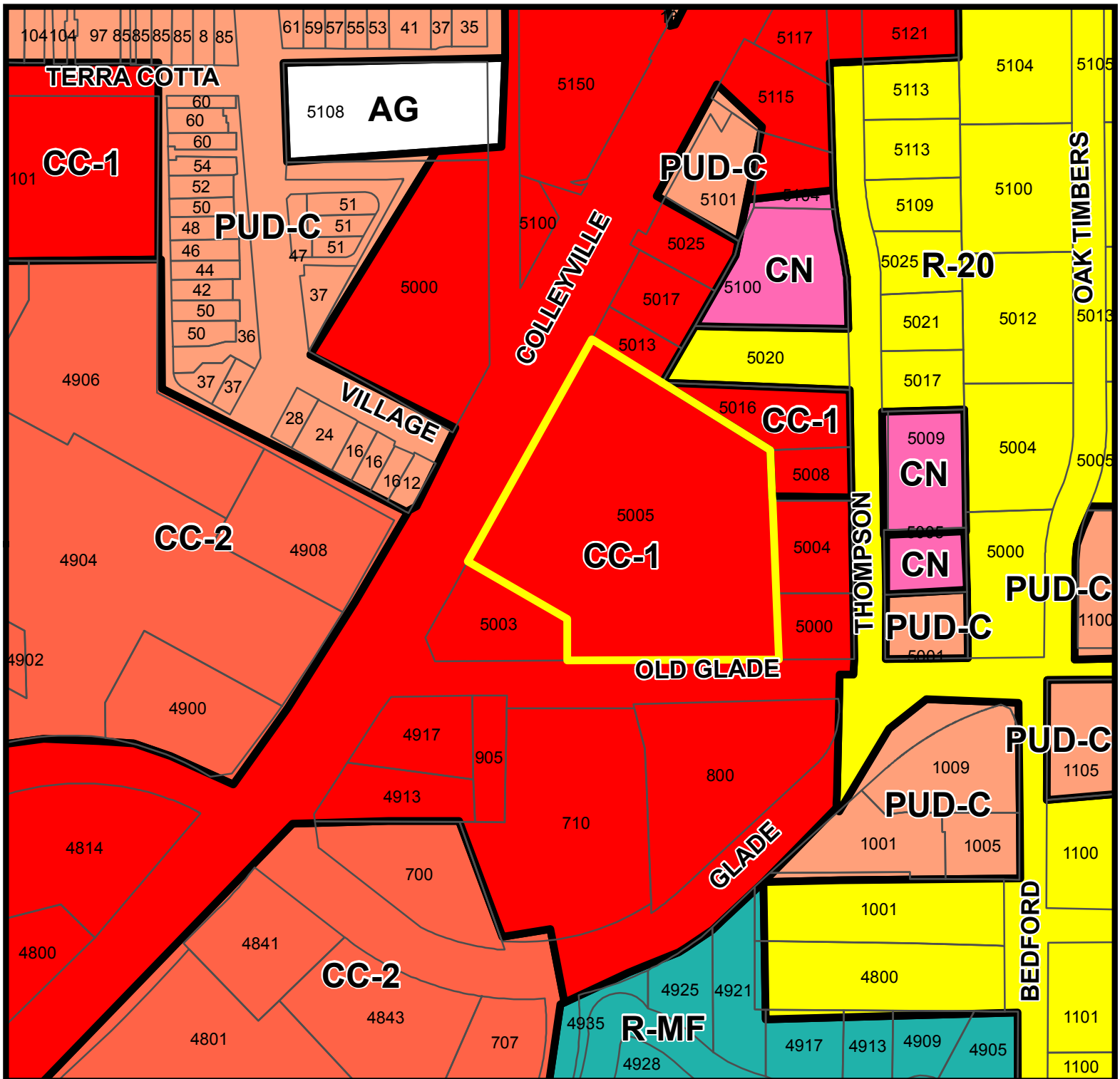
1 inch = 208 feet

Vicinity Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.

ZONING MAP



1 inch = 208 feet

ZC16-024

5005 COLLEYVILLE BOULEVARD

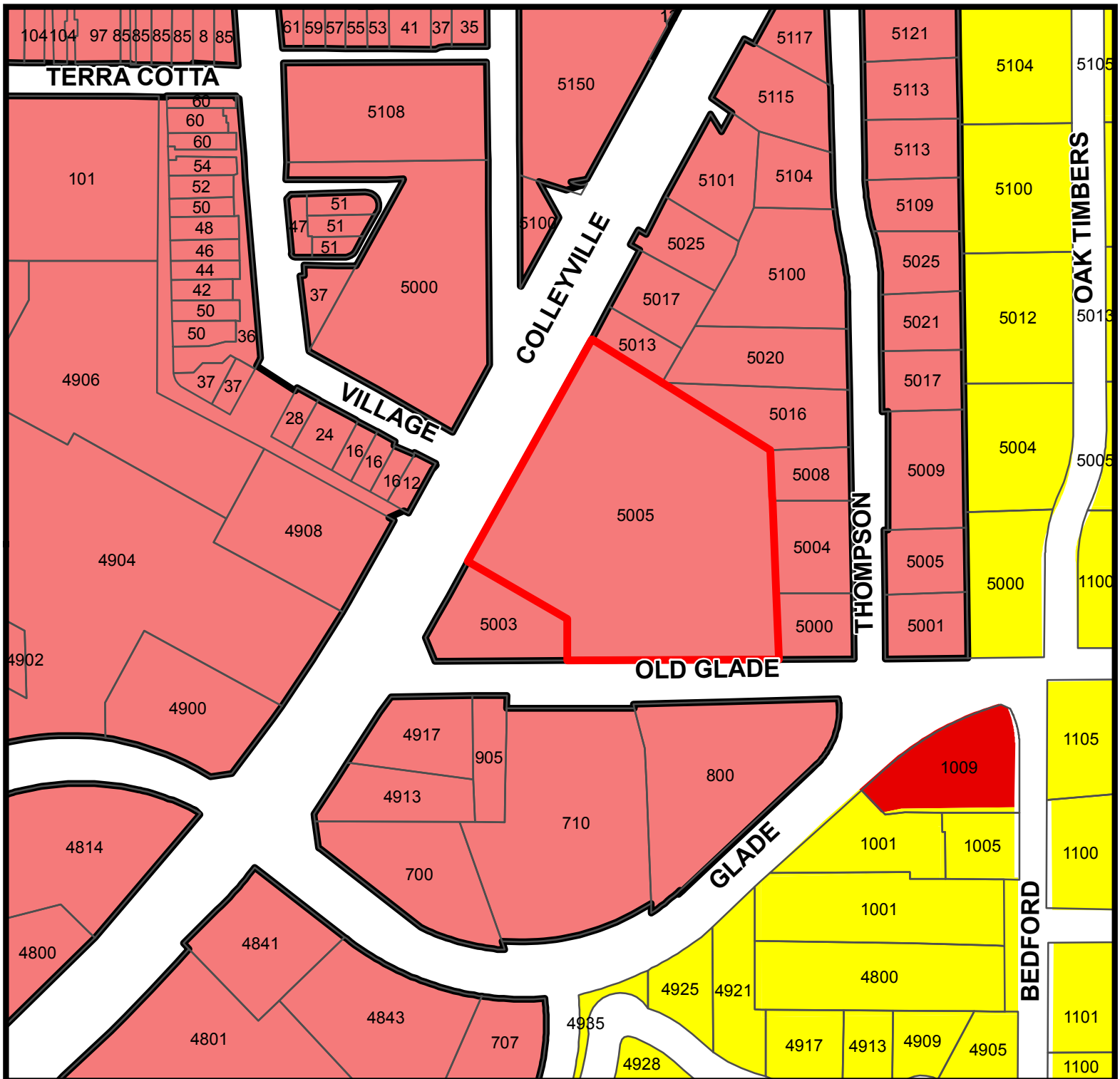
- Subject Property
- AG Agricultural
- CC-1 Village Retail
- CC-2 Shopping Center
- CN Neighborhood Commercial
- PUD-C Planned Unit Development, Commercial
- R-20 Single Family Residential (20,000 sq. ft. min)
- R-MF Multi-Family Residential

Vicinity Map



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FUTURE LAND USE MAP



ZC16-024
5005 COLLEYVILLE BOULEVARD

- Subject Property
- Colleyville Blvd Corridor
- Residential
- Commercial

Vicinity Map



1 inch = 208 feet

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Statement of Planning Objectives

Sai

Thai & Asian Bistro

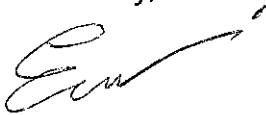
5005 Colleyville Blvd Suite 240, Colleyville TX 76034

December 15, 2016

To whom it may concern,

My name is Apipun Thretipthuangsinsin. I am a professional chef and I've recently acquired the restaurant space at 5005 Colleyville Blvd #240 Colleyville TX. The space was formerly Seafood restaurant with a full Bar that sell alcohols call "Citrus Bistro". I am, however, planning to open a neighborhood Thai/Asian restaurant call "Sai Thai & Asian Bistro" and also sell alcohols on premise only, my operating hour will be from 11am - 10pm daily. I am asking for your consideration for a Special Use Permit in order for me to get TABC license before I can officially reopen the restaurant. I am excited to be a part of Colleyville business community. Please do not hesitate to contact me for any other information. My contact number is (843)754-0128. I thank you for your time and consideration.

Yours Truly,



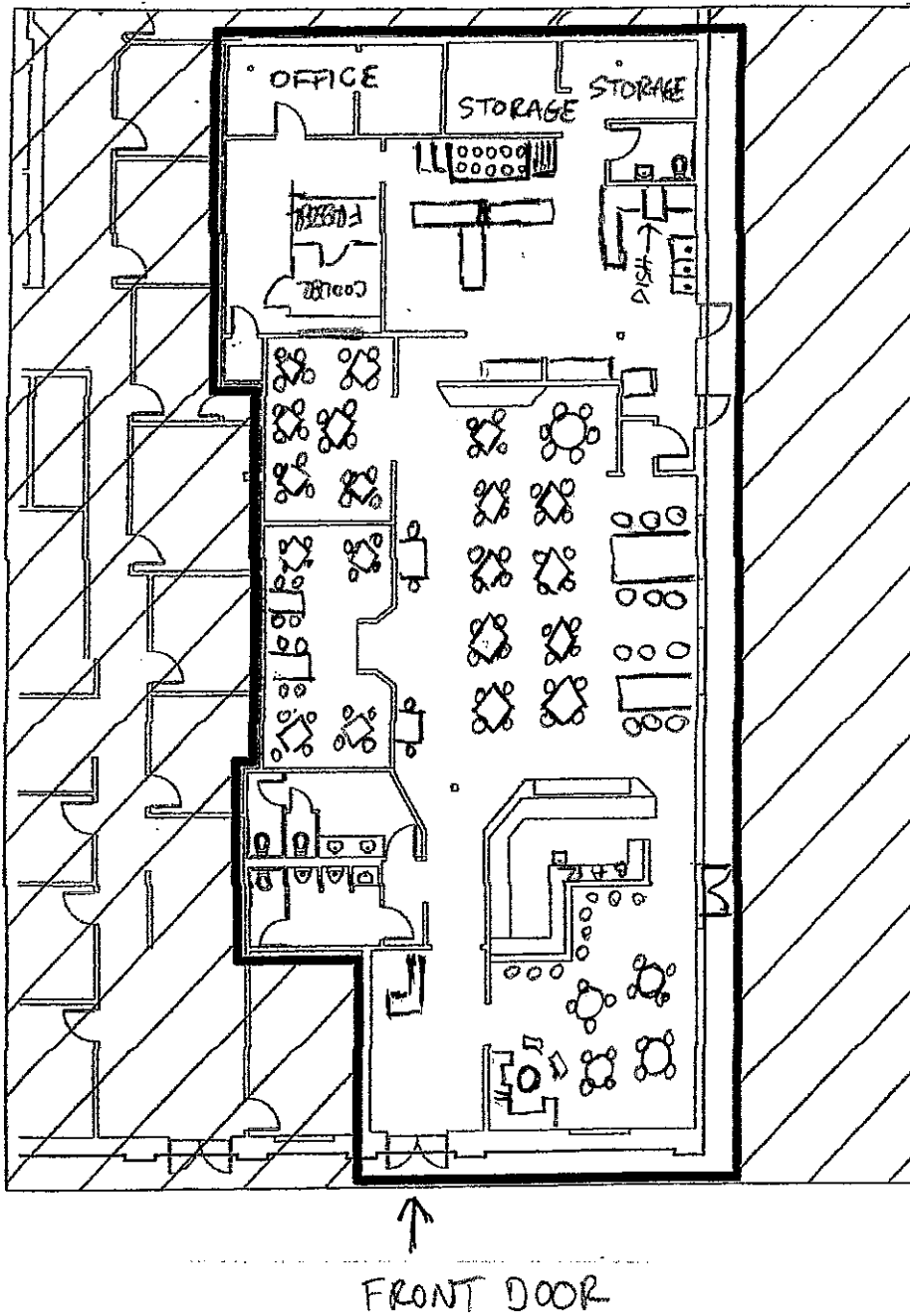
Chef Eddy Thretipthuangsinsin

Site Plan

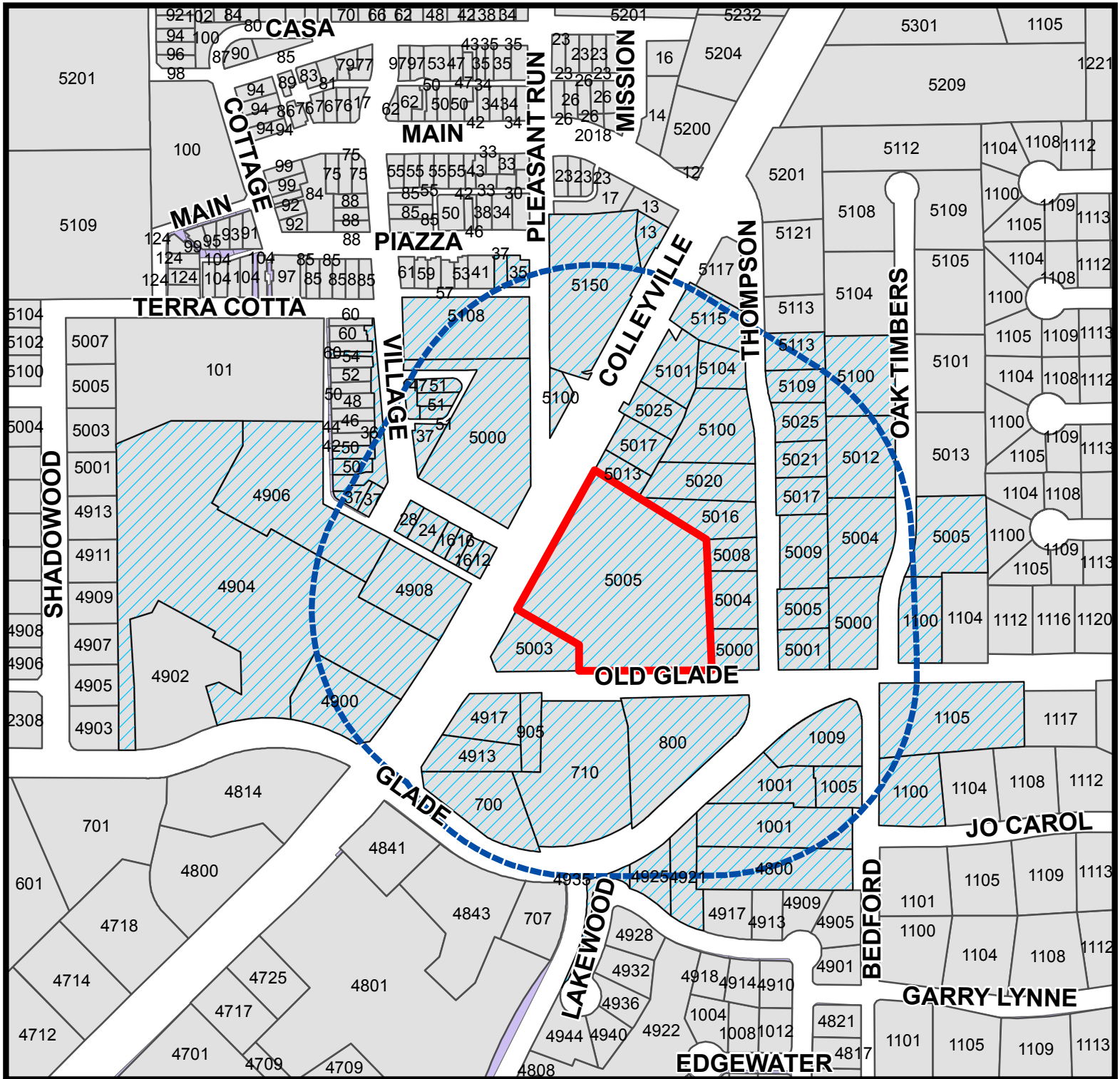
EXHIBIT A-1

FLOOR PLAN OF PREMISES

4540 sq/ft Restaurant Space - 5005 Colleyville Blvd



NOTIFICATION MAP



ZC16-024

5005 COLLEYVILLE BLVD.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft



1 inch = 333 feet

Vicinity Map



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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STR RD	FORT WORTH, TX	76112	4921 LAKEWOOD DR
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4900 COLLEYVILLE BLVD STE 108
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5100 COLLEYVILLE BLVD
LIMBERG, PATRICIA	37 PIAZZA LN	COLLEYVILLE, TX	76034	37 PIAZZA LN
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5109 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
GLADE RD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX	76034	1005 VILLAGE PARK DR
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD #
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4906 COLLEYVILLE BLVD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	12 VILLAGE LN
ZIMMERMAN, THERESA	54 VILLAGE LN	COLLEYVILLE, TX	76034	40 VILLAGE LN
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
BREWER, GLADYS L	5012 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5012 OAK TIMBERS CT
MCNOSKY, ANTHONY T	5108 PLEASANT RUN RD	COLLEYVILLE, TX	76034	5108 PLEASANT RUN RD
GLADE ROAD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX	76034	1001 VILLAGE PARK DR
BUCHANAN LUBBOCK PROPERTIES	3410 LAKE CREEK TR	MANSFIELD, TX	76063	51 VILLAGE LN
QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5005 OAK TIMBERS CT
GLADE ROAD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX	76034	1009 GLADE RD # 100
BOJKU, AFRIM	5309 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
HAYWORTH, WARD O	2757 MESQUITE LN	GRAPEVINE, TX	76051	5020 THOMPSON TERR
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX	76034	35 PIAZZA LN # 38 112
RAJU, SESHU	3816 APPLETON LN	FLOWER MOUND, TX	75022	5004 OAK TIMBERS CT
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
JPMORGAN CHASE BANK	PO BOX 2558	HOUSTON, TX	77252	5000 COLLEYVILLE BLVD
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5016 THOMPSON TERR
THOMPSON BENJAMIN ETUX YEE-PIN	1100 GLADE RD	COLLEYVILLE, TX	76034	1100 GLADE RD
JESSUP, STEPHEN R	1937 LAKE FOREST RD	GRAPEVINE, TX	76051	5115 COLLEYVILLE BLVD
ADVENIAT REGNUM TUUM, LLC.	1203 S WHITE CHAPEL BLVD STE 2	SOUTHLAKE, TX	76092	1105 GLADE RD
HAMIDI, CAMERON S	17858 BENCHMARK DR	DALLAS, TX	75252	37 VILLAGE LN
HAMIDI, CAMERON S	17858 BENCHMARK DR	DALLAS, TX	75252	37 VILLAGE LN
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5100 OAK TIMBERS CT
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR # 100
BONEY, TRAVIS	4925 LAKEWOOD DR	COLLEYVILLE, TX	76034	4925 LAKEWOOD DR
BOJKU, HAJRI	5309 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	5017 THOMPSON TERR
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD #
SAINT REBKA FOUNDATION INC	3820 CONSOLVO DR	FLOWER MOUND, TX	75022	5021 THOMPSON TERR
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	47 VILLAGE LN
DEPLOYED ASSET ONE LLC	5017 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	5017 COLLEYVILLE BLVD
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5001 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	24 VILLAGE LN
ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX	76034	1001 GLADE RD # 100
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX	76034	905 OLD GLADE RD
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX	76182	4913 COLLEYVILLE BLVD
TMI INTERNATIONAL LLC	5013 COLLEYVILLE BLVD SUITE 20	COLLEYVILLE, TX	76034	5013 COLLEYVILLE BLVD #
DUNN, REX A	312 MARSEILLE DR	HURST, TX	76054	5008 THOMPSON TERR
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN # 250
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	36 VILLAGE LN
CV VILLAS LLC	5310 HARVEST HILL RD #135	DALLAS, TX	75230	50 VILLAGE LN
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX	75251	4935 LAKEWOOD DR
SEHAT, MAJID	4800 BEDFORD RD	COLLEYVILLE, TX	76034	4800 BEDFORD RD
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5005 THOMPSON TERR
HOLLAND, AXEL	1100 JO CAROL ST	COLLEYVILLE, TX	76034	1100 JO CAROL LN
HAMIDI, CAMERON S	17858 BENCHMARK DR	DALLAS, TX	75252	37 VILLAGE LN
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD # A
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
SC 16 VILLAGE LANE INVESTMENT	505 PECAN ST STE 101	FORT WORTH, TX	76102	16 VILLAGE LN # 120
RICHARD FAMILY LIMITED PARTNER	5009 THOMPSON TERR STE 102	COLLEYVILLE, TX	76034	5009 THOMPSON TERR # 101
LG COLLEYVILLE LLC	2301 CEDAR SPRINGS RD STE 200	DALLAS, TX	75201	4917 COLLEYVILLE BLVD
TANNER, JON DONOVAN	5204 COVENTRY PL	COLLEYVILLE, TX	76034	5025 THOMPSON TERR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	28 VILLAGE LN
KING, DALE L	PO BOX 371	COLLEYVILLE, TX	76034	5000 OAK TIMBERS CT
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE, TX	75137	700 GLADE RD
LAKEWOOD ESTATES HOA	P.O.BOX 1018	COLLEYVILLE, TX	76034	COURTESY NOTICE

Notification List

THRETIPTHUANGSIN, APIPUN	1052 ALYSSA LANE	CARROLLTON, TX	75006	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
January 27, 2017 by Araceli Botello