



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, September 11, 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 FRAZIER
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

August 14, 2017

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

3. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Replat on properties legally described as Lot R-14-2, Block 1, of the Colleyville Industrial Park and Tract 2B02, Abstract 963, in the Absalom J Lott Survey, located at 1801 Industrial Boulevard and 6405 Colleyville Boulevard, Case PC16-013
- 3b** Consideration of a Replat on property legally described as Lot 1A, Block 1, of the Fair Haven Estates, located at 6306 Wyatt Drive, Case PC16-014
- 3c** Consideration of a Replat on property legally described as Lot 1R, Block 1, of the Oak Knoll West Subdivision, located at 5112 Oak Timber Court, Case PC17-013
- 3d** Consideration of a zoning change from the AG Agricultural zoning district to the PUD-C Planned Unit Development Commercial zoning district on Tract A8, Abstract 1034, in the Green Minter W Survey, located at 5008 Roberts Road, Case ZC17-011, **TABLED FROM THE AUGUST 14, 2017 MEETING**
- 3e** Consideration of a zoning change from the R-20 Single Family Residential zoning district to the CPO Professional Office zoning district on Lot 24, Block 2, of the Fair Way Addition, located at 8308 Precinct Line Road, Case ZC17-015
- 3f** Consideration of a zoning change from the CC-1 Village Retail zoning district to the CC-2 Shopping Center zoning district on Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC17-016
- 3g** Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC17-017

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, September 8, 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

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Monday, August 14, 2017

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chairwoman Mathisen on August 14, 2017, at 7:13 p.m.

Roll Call

Present: Commissioners Sam van Bever, Veronica Baughman, Susan Mathisen, Charles Kelly, John Frazier, and Jason Elms

Absent: Commissioner Chris Putnam

Staff Present: Ben Bryner, Felix Landry, Oscar Chavez, Taylor Schauwecker, Chief Brian Riley, Robert McKeown, Amy Shelly, Araceli Botello, and Assistant City Attorney Nicole Corr

1. APPROVAL OF MINUTES

Commissioner Elms made a motion to approve the July 10, 2017 minutes. Commissioner van Bever seconded.

The motion to approve carried by the following vote:

Aye: 6 – van Bever, Baughman, Mathisen, Kelly, Frazier, and Elms
Nay: 0

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

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

3. REGULAR AGENDA ITEMS

3a Consideration of a Minor Plat for the Stowe Addition on property legally described as Tract 2A, Abstract 1692, in the Joseph White Survey, located at 816 Shelton Drive, Case PC17-005

Commissioner Elms stated a need to abstain from the item and recused himself from the meeting.

Ben Bryner presented the case and briefed the Commission.

Commissioner Frazier questioned staff regarding the waivers for the lot neighboring to the north of the subject property. Staff responded that the lot to the north is smaller in size than the subject property and was not able to go through the rezoning process. Instead, the lot went through the plat waiver process and was granted the requested setbacks waivers of 25 feet for the rear, 10 feet for the side, and no waiver for the front which maintained a 40 foot setback.

The applicant, Jeff Avery, 1314 Worthington Street, Grapevine, came forward and briefed the Commission.

Chairwoman Mathisen questioned the applicant regarding the applicant's front yard setback request. The applicant responded that he is agreeable to a 40 foot front yard setback instead of a 30 foot front yard setback along Pleasant Run Road. The applicant added that the other waiver requests are still desired.

Discussion continued regarding the setbacks for the subject property.

Commissioner Frazier questioned the applicant regarding a floor plan for the subject property. The applicant responded that he did not have a floor plan as of yet for the subject property. Commissioner Frazier questioned the applicant regarding the applicant's ability to build a house on 20,792 square feet of lot coverage without seeking a variance to the lot coverage regulation. The applicant responded that he could not guarantee that a buyer would not come before the Board of Zoning Adjustment to seek a variance.

Discussion continued regarding lot coverage on the subject property.

Greg Shannon, the owner, 3205 Tanglewood Trail, Fort Worth, came forward and briefed the Commission speaking in favor.

Cecil Stowe, the owner, 109 Southeast Newton Drive, Burleson, came forward and briefed the Commission speaking in favor.

Chairwoman Mathisen made a notation to clarify that the request made before the Commission is for a plat approval request and not for a rezoning request.

Commissioner Frazier questioned staff regarding motions made with changes to the merit of the applicant's request. Staff responded that the Commission can make motions with changes to the merit of the applicant's request. Discussion continued regarding changes and modification to request made by applicants.

Commissioner Frazier made a motion to approve Case PC17-005 with the condition that the setback on Pleasant Run Road be 40 feet in lieu of the requested 30 feet. Commissioner Baughman seconded.

The motion to approve carried by the following vote:

Aye: 5 – van Bever, Baughman, Mathisen, Kelly, and Frazier

Nay: 0

4. PUBLIC HEARING AGENDA ITEMS

- 4a** Consideration of a zoning change from the AG Agricultural zoning district to the PUD-C Planned Unit Development Commercial zoning district on Tract A8, Abstract 1034, in the Green Minter W Survey, located at 5008 Roberts Road, Case ZC17-011

Commissioner Elms rejoined the meeting.

Ben Bryner presented the case and briefed the Commission.

Commissioner Elms questioned staff regarding the area described as "Part Lot 1R" on the Site Plan Exhibit. Staff pointed to the Site Plan Exhibit and responded that the area is an open space that is a portion of the larger property owned by the church.

Commissioner Kelley referenced the Site Plan Exhibit and questioned staff regarding the thoroughfare running through the church's parking lot. Staff confirmed that it is the main drive for the development.

Commissioner Kelley questioned staff regarding the proposed living screen wall. Staff responded that if approved there is a list of recommended trees and shrubs that will provide the screen. The city's Urban Forester will also help to identify the type of plant material best suited to create the living screen.

Commissioner Elms referenced to the Site Plan Exhibit and questioned staff regarding the purpose of the 100 foot fire truck turnaround with an exit access onto Glade Road. Staff noted that there is no median cut to turn left and go east out of the drive onto Glade road. The turnaround allows an emergency vehicle to turn around and access back onto Roberts Road to then be able to turn east.

Commissioner Frazier questioned staff regarding a detention pond as part of the drainage plan. Staff responded that the intention is for the property to drain into a detention pond in the adjacent neighborhood. Staff added that

the drainage plan includes expanding the existing pond to detain the increase run-off that is added to what exists today.

Chairwoman Mathisen questioned staff regarding concerns of the thoroughfare running through the church's parking lot. Staff responded that there are no concerns.

Discussion continued regarding the drive lanes on the subject property.

Commissioner Frazier questioned staff regarding the landscaping requirements for the subject property. Staff responded that there will be tree planting requirements and the site plan review will verify compliance with the landscape requirements.

The owner, Ricky Texada, 1801 Arrington Green, came forward and briefed the Commission.

The applicant, Criss Murdoch, 25 Oak Bluff Drive, Cross Roads, came forward and briefed the Commission.

Chairwoman Mathisen questioned the applicant regarding the number of phases for construction. The applicant responded that there would two phases, three houses for each phase. The applicant added that the first phase would include the detention pond.

Commissioner Kelley questioned the applicant on the time in between the phases of development. The applicant responded that phase two would begin development based on the occupancy and success of the phase one development. The applicant added that current projections for development of phase 2 would begin in 2019.

Discussion continued regarding the phases of development for the proposed project.

Commissioner Baughman questioned the applicant regarding the elevations of the proposed buildings. The applicant responded that each 'home' would have different elevations but similar foot prints and floor plans.

Chairwoman Mathisen questioned the applicant regarding the parking plan. The applicant responded that the projected number of maximum parking spaces utilized would be during the day shift, which is about 25-28 parking spaces out of the 48. Applicant added that there would 20 parking spaces for visitors or residents who do drive.

Discussion continued regarding the parking plan for the proposed project.

Commissioner Frazier questioned the applicant regarding having an administration building. The applicant responded that the administrative work will be done out of the residences. Each building will have an office dedicated to a different administrative function. The applicant added that the homes will have "flex" or "bonus" rooms dedicated for a variety of uses.

Commissioner Kelley questioned the applicant regarding over-serving the community with the proposed project due to similar projects in current development. The applicant responded that due to the increase in age of "baby boomers" and the proximity of Colleyville to other cities there is no concern of over-serving the community.

Commissioner Frazier questioned the applicant regarding noise and lighting. The applicant responded he did not believe that noise would be a major factor. The applicant added that he would work with the City to address traffic and emergency response. He added that lighting will comply with the City's ordinances.

The owner, Ricky Texada, 1801 Arrington Green, came forward and addressed the concerns of the proposed project.

Chairwoman Mathisen questioned staff regarding parking and open space requirements. Staff responded that the PUD-C ordinance requires a minimum of 20 percent open space area. Staff added that Land Development Code allows for shared parking with adjacent properties.

The public hearing was opened at 8:35 p.m.

Alexandria, Jenna, and Brooke McCombs, 5113 Auburndale Avenue, came forward and spoke in opposition of the case. Mrs. McCombs and her daughters addressed concerns regarding home value and preservation of the green space.

Rebecca Hal, 4916 Prestwick Drive, came forward and spoke in favor but with major concerns of the case. Mrs. Hal addressed concerns regarding traffic on Glade Road, prolonged time of the construction, abandonment of construction, and parking.

Don A. Johnson, 5509 Rustic Trail, came forward and spoke in support of the case. Mr. Johnson addressed the need to provide senior services.

Mary Shipferling, 4300 Pembroke Parkway West, came forward and spoke in opposition of the case. Mrs. Shipferling addressed concerns regarding traffic and nuisance.

Carey Ebert, 4106 Oxford Court, came forward and spoke in opposition of the case. Mrs. Ebert addressed concerns regarding parking, traffic, location of the

proposed project, nuisance of emergency response, and decrease in property value due to commercial development.

Louise Halprin, 2807 Summertree Lane, came forward and spoke in opposition of the case. Mrs. Halprin addressed concerns regarding traffic, location of proposed project, and abandonment of construction.

The owner, Ricky Texada, 1801 Arrington Green, came forward for rebuttal and addressed concerns expressed.

The applicant, Criss Murdoch, 25 Oak Bluff Drive, Cross Roads, came forward for a rebuttal before the commission.

Chairwoman Mathisen opened discussion on the proposed live screening in lieu of the masonry wall along the western boundary.

Commissioner Elms questioned staff regarding the proposed PUD-C zoning district on the subject property and development of single-family residential homes. Staff responded that single-family residential development is not permitted under the current PUD-C ordinance as proposed. Staff added that the subject property would require rezoning from the current zoning to permit development of single-family residential homes.

Commissioner Elms questioned the applicant regarding increasing the parking. The applicant responded that parking could be added to the site plan. The applicant added that the reduction of parking spaces was in an effort to lessen the impact of looking at a giant parking lot of concrete and give it a more residential development look.

Discussion continued regarding parking.

Lance Bernard, 6281 Lone Star Lane, Aubrey, came forward and spoke in support of the case. Mr. Bernard addressed the concerns that were mentioned associated with parking and traffic.

Lucas Barton, 5017 Auburndale Avenue, came forward and spoke in opposition of the case. Mr. Barton addressed concerns regarding parking, liability of the project, and location of the proposed project.

Pamela Van Dyke, 3400 Crossgate Circle North, came forward and spoke in opposition of the case. Ms. Dyke addressed concerns regarding traffic.

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

Opposition:

Cyd Texada, 1801 Arrington Green

Richard K. Brown, 5005 Shadowood Road

There being no others present wishing to speak, the public hearing was closed at 9:16 p.m.

Commissioner Frazier made a notation regarding the community's response to the proposed project. Chairwoman Mathisen added that the case needs to be advertised on the City's website.

Commissioner Frazier made a motion to table Case ZC17-011 to the September 11, 2017 Planning and Zoning Commission meeting. Commissioner Kelley seconded.

The motion to table carried by the following vote:

Aye: 6 – van Bever, Baughman, Mathisen, Kelly, Frazier, and Elms

Nay: 0

4b Consideration of an amendment to the PUD-C Planned Unit Development Commercial requirements on Lot 6R & 7R, Block 1, of the Winding Creek Addition located at 6504 and 6502 Colleyville Boulevard, Case ZC17-012

Ben Bryner presented the case and briefed the Commission.

Commissioner Kelley questioned staff regarding the zoning and development of the subject properties. Staff responded that the properties are zoned PUD-C (Planned Unit Development – Commercial) which allows for single story office use on the subject lots which are currently undeveloped.

Commissioner Elms questioned staff if the applicant contacted surrounding properties to the subject properties regarding the proposed two-story building. Staff responded that a recommendation was made to the applicant to contact surrounding properties about the proposed project.

Commissioner Elms questioned staff regarding the dumpster's location. Staff referenced the Site Plan Exhibit and indicated that it is allowed in the proposed location per the existing ordinance. Staff added that based on the size of the building, the applicant is not required to provide a designated loading space.

Discussion continued regarding the dumpster's location.

The applicant, Matt Moore, 1903 Central Drive, Bedford, came forward and briefed the Commission.

Commissioner Kelley questioned the applicant regarding the dumpster's location. The applicant responded that moving the dumpster to Lot 6R could

encounter issues with the carrier entering and exiting. The applicant added that he would have to hold a discussion with the carrier to look at options regarding relocating the dumpster.

Commissioner Elms question applicant regarding the island located on Lot 7R in the Site Plan Exhibit. The applicant responded that the island is greenspace to include pedestrian pathways to lead to the proposed building.

Commissioner Elms questioned the applicant regarding any studies performed to determine parking requirements. The applicant responded that his client has two other developments similar in size and number of parking spaces to the proposed development. The applicant added that the parking in the other two developments has functioned well.

Chairwoman Mathisen questioned the applicant regarding the noise and sound and if it will be contained within the proposed building. The applicant responded that the activities would be held within the proposed building. The building would be orientated away from the adjacent properties and the large distance of the building from the adjacent properties would help mitigate some of the noise. The applicant added that he could not guarantee that no noise could come out of the building.

Commissioner Baughman questioned the applicant regarding the distance of the proposed building to the closest neighbor. The applicant responded that the distance between the front of the proposed building and the nearest neighbor is about 300 feet. The applicant added that his client visited with the adjacent properties to the west, specifically the 3 lots directly behind the property.

Commissioner Elms question the applicant regarding building elevations for the proposed building and drainage. The applicant responded that the drainage would fall eastward into the creek. The applicant added that the proposed building is 6 to 7 feet below the residential properties to the west. Commissioner Frazier added that it is a 12 foot overall fall from west to east to the creek.

Commissioner Elms questioned the applicant regarding fencing around the patio area to the East. The applicant responded that there will be low fencing.

Commissioner Kelley questioned the applicant if the request for hours of operation until midnight is for seven days a week. The applicant replied affirmatively. The applicant added that most events occur on Friday, Saturday, and Sunday.

Discussion continued regarding hours of operation.

Chairwoman Mathisen questioned the applicant regarding alcohol on premise. The applicant responded that the facility will not have a bar or commercial kitchen but alcohol would be served through the catering. The applicant added that the operator could speak to the issue. Chairwoman Mathisen added that it would not be necessary.

The public hearing was opened at 9:46 p.m.

James Gordon, 6513 Ponderosa Lane, came forward and spoke in opposition of the case. Mr. Gordon addressed concerns regarding the number of stories for the proposed building, hours of operation, and noise.

Bryan Smith, 6513 Kingston Drive, came forward and spoke in opposition of the case. Mr. Smith addressed concerns regarding noise, lighting, windows, number of stories for the proposed building, and location of the dumpster.

Mark Alphonso, the owner, 5104 Old Oak Lane, came forward and spoke in support of the case. Mr. Alphonso addressed concerns regarding noise, windows, height of the building, alcohol, security, and dumpster's location.

Commissioner Frazier question Mr. Alphonso if other locations in Colleyville were evaluated for the proposed development. Mr. Alphonso responded that he has looked for about two years in Southlake and Colleyville. Mr. Alphonso added that he preferred Colleyville since he lives in the city.

Discussion continued regarding the location for the proposed development.

Commissioner Elms questioned Mr. Alphonso if the catering and services are local. Mr. Alphonso responded that his current catering services are not local currently but that he would prefer to find local catering services.

Chairwoman Mathisen questioned Mr. Alphonso regarding the other locations he has considered for the proposed development. Mr. Alphonso replied that he has looked at other sites. Mr. Alphonso added that he has encountered issues with price, location, and size of the lot.

Drew Van Brunt, co-owner, 7135 Colleyville Boulevard, came forward and spoke in support of the case.

Commissioner Frazier questioned Mr. Van Brunt regarding the use of the second floor of the proposed building. Mr. Van Brunt responded that the second floor is used for a small office, the groom's room, and storage. Mr. Van Brunt added that the ballroom is open to the second floor and at the back of the building towards Colleyville Boulevard.

Discussion continued regarding the use of the second floor.

There being no one else wishing to speak, the public hearing was closed at 10:01 p.m.

Commissioner Elms opened discussion regarding the departure of the request from the allowed uses under the Planned Unit Development – Commercial zoning and the concerns presented before the Commission. Commissioner Frazier added that the request is distancing away from the intent of the PUD-C ordinance in regards to height of the proposed building and hours of operation.

Discussion continued regarding the concerns brought before the Commission.

Commissioner Kelley made a motion to deny Case ZC17-012. Commissioner van Bever seconded.

The motion to deny carried by the following vote:

Aye: 6 –van Bever, Baughman, Mathisen, Kelly, Frazier, and Elms

Nay: 0

4c Consideration of zoning change from the PUD-C Planned Unit Development Commercial zoning district to the PUD-C Planned Unit Development Commercial zoning district on Lot 1A, Block 1, of the Twin Lakes Plaza Addition, located at 4700 Colleyville Boulevard, Case ZC17-013

Ben Bryner presented the case and briefed the Commission.

Commissioner Frazier questioned staff if a drainage study was performed on the subject property. Staff replied affirmatively. Staff added that the proposed detention would be located underneath the parking lot and the applicant could speak to the specifics.

Discussion continued regarding drainage.

Commissioner Kelley questioned staff regarding tree mitigation. Staff responded that in lieu of planting trees, the applicant can pay into the Tree Preservation Fund or plant trees in other designated areas as permitted by the Land Development Code.

Discussion continued regarding tree mitigation.

Commissioner Frazier questioned staff regarding the building design score for the proposed building. Staff responded that the façade of the proposed building as proposed does not meet the required articulation elements to accrue the 30-point required design score. Staff added that the grocery store

is a prototype and that applicant does not have much flexibility to make changes.

Discussion continued regarding the required building design score.

Commissioner Elms questioned staff regarding tree removal. Staff reference the Aerial Map Exhibit to show the large number of trees needed to be removed and how it would be difficult to mitigate the removal for the proposed development. Chairwoman Mathisen questioned staff if the subject property has 182 trees and the applicant is proposing to only keep 44 trees. Staff responded that after tree removal the applicant is required to plant 182 trees for mitigation. The applicant is requesting to reduce that number to 44 trees.

Discussion continued regarding tree removal and mitigation.

Chairwoman Mathisen questioned staff regarding other alternatives to improve the required building design score. Staff responded that it would be difficult to meet the score without the additional of more articulation. Staff added that the applicant has made other adjustments to improve the look of the proposed building.

Discussion continued regarding the building design score.

The applicant, Ryan Alcala, 3313 Lone Brave Drive, Fort Worth, came forward and briefed the Commission.

Commissioner Elms questioned the applicant regarding the wetlands. The applicant responded there are fees for credit associated with the wetlands. The applicant added that they are discussions with the appropriate organization regarding the fees.

Commissioner Frazier questioned the applicant about the loading area being covered. The applicant responded they have proposed an enclosure which will block the view of the loading and mitigate the noise.

Chairwoman Mathisen questioned the applicant regarding the location of the dumpster. The applicant referenced the Landscaping Plan to locate the dumpster. The applicant added that the dumpster is proposed to be screened by landscaping.

Commissioner Elms questioned the applicant if the TIA (Traffic Impact Analysis) informed the applicant of the need for a temporary traffic signal at Antwerp Drive. The applicant replied that a TIA was performed and intersection improvements were recommended.

Chairwoman Mathisen questioned the applicant on their flexibility in the landscape buffer. The applicant responded that attempts have been made to

expand the width of the landscaping area, but due to the size of the lot there would be a loss in parking spaces. The applicant added that if a reduction in parking spaces is permitted this would allow for an increase in tree mitigation and landscaping.

Chairwoman Mathisen questioned the applicant if he could provide a description of the concept of the LIDL grocery store. The applicant replied that he could not.

Commissioner Frazier questioned the applicant if he was in a position to agree to changes related to the tree mitigation for the proposed development. The applicant responded that he would have to discuss any proposed options with the client. The applicant added that the client would be inclined to increase mitigation since they are invested on the site.

The public hearing was opened at 10:38 p.m.

Jeff Byerly, 7109 Pebble Hill Drive, came forward and spoke in opposition of the case. Mr. Byerly addressed concerns regarding the building design score, the location in the Southern Gateway, the number of variances the applicant is requesting, and drainage.

The owner, Ward Hayworth, 2757 Mesquite Lane, Grapevine, came forward and spoke in support of the case. Mr. Hayworth addressed the question regarding the concept of the store, addressed comments related to tree mitigation, and spoke on the business investment for this site and area.

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

Opposition:

Rich Hendler, 2100 Highland Meadows Drive

There being no others present wishing to speak, the public hearing was closed at 10:45 p.m.

Commissioner van Bever opened discussion regarding the concerns brought forth by the citizens. Chairwoman Mathisen added that she liked the concept of the store but has concerns regarding the size of the store, the number of grocery stores in the city, parking, and trees.

Commissioner Elms made a notation regarding the number of variances requested versus the number of concessions the applicant is able to make. Commissioner Frazier agreed with Commissioner Elms and added that the number of variances requested is due to applicant conforming to Texas Department of Transportation's requirements and the location of the subject property.

Discussion continued regarding concerns on the number of variance requested by the applicant.

Commissioner van Bever made a motion to deny Case ZC17-013. Commissioner Baughman seconded.

The motion to deny carried by the following vote:

Aye: 4 –van Bever, Baughman, Mathisen, and Kelly

Nay: 2–Frazier and Elms

4d Consideration of a zoning change from the AG Agricultural zoning district to the RE Single Family "Estate" Residential zoning district on Tract 2, Abstract 1487, in the O C Strum Survey, located at 6204 L D Lockett Road, Case ZC17-014

Ben Bryner presented the case and briefed the Commission.

The applicant, Tommy Cunningham, 2006 Nighthawk Court, Westlake, came forward and briefed the Commission

The public hearing was opened at 11:00 p.m.

There being no others present wishing to speak, the public hearing was closed at 11:00 p.m.

Commissioner Frazier made a motion to approve Case ZC17-014. Commissioner Elms seconded.

The motion to approve carried by the following vote:

Aye: 4 –van Bever, Baughman, Mathisen, Kelley, Frazier, and Elms

Nay: 0

5. ADJOURNMENT

The meeting adjourned at 11:02 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
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Agenda Number 3a	Agenda Date 09/11/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Replat on properties legally described as Lot R-14-2, Block 1, of the Colleyville Industrial Park and Tract 2B02, Abstract 963, in the Absalom J Lott Survey, located at 1801 Industrial Boulevard and 6405 Colleyville Boulevard, Case PC16-013

Explanation

Joyce Stanton, the applicant, requests approval of a Replat of Lot R-14-3, Block 1, of the Colleyville Industrial Park addition on approximately 8.37 acres, located at 6405 Colleyville Boulevard and 1801 Industrial Boulevard. The applicant proposes to incorporate a 1.49 acre tract into the plat boundary and straighten the shared property line with the adjacent platted lot to the east. Additional self-storage buildings will be constructed on the lot.

Existing Conditions/Background: The subject property is currently zoned PUD-C Planned Unit Development - Commercial district, Ordinance O-10-1741, and is a platted lot of the Colleyville Industrial Park addition. The property is generally located on the east side of Colleyville Boulevard and the south side of Industrial Boulevard. Several self-storage buildings currently exists on the lot and will remain. Additional buildings are planned for the lot.

Lot Dimensions and Setbacks:

Per Section 3.24 G, Schedule of District Regulations in the Land Development Code and the existing PUD-C ordinance, the zoning regulations require the following standards per the CC-2 district:

- Minimum Lot Area: 20,000 square feet
- Minimum Lot Width: 150 feet
- Minimum Lot Depth: 120 feet
- Minimum Front Yard Setback: 40 feet
- Minimum Side Yard Setbacks: 10 feet (25 feet adjacent to residential)
- Minimum Rear Yard Setback: 10 feet (25 feet adjacent to residential)
- Maximum Lot Coverage: 60 percent

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

Surrounding Development: The properties to the south are zoned PUD-R Planned

Unit Development – Residential district and developed with single family homes. The property to the east is zoned AG Agricultural district and developed with a single-family home. The properties to the north are zoned ML Light Manufacturing district and developed with office warehouses. The properties to the west are zoned CC-1 Village Retail district. Colleyville Boulevard exists along the western boundary.

Analysis: The applicant proposes to incorporate a 1.49 acre tract into the plat boundary and straighten the shared property line with the adjacent platted lot to the east. The Replat is required in order to develop the unplatted tract. The applicant has submitted the Replat to meet the requirements of Chapter 8 Plat Review Procedures of the Land Development Code.

Fees: Park Land Dedication fees are required in the amount of \$800 per acre of unplatted area, or 1.49 acres for this plat. 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.

Drainage and Stormwater Runoff: As required by the Land Development Code, preliminary drainage plans have been submitted with the proposed plat. Water and sanitary sewer services are available to the property. The developer is responsible for the extension of any water and/or sewer service lines to the lots as part of the development process, if applicable.

Public Notification: Public notification is not required for a commercial replat. Therefore, no legal notices were sent for publication in the *Star-Telegram* and no letters were sent to adjacent property owners within 200 feet. Additionally, this plat was submitted prior to the Land Development Code amendment requiring approval by the City Council. The Planning and Zoning Commission is the final approval body for the plat.

Staff Recommendation: The proposed Replat meets the requirements of the Land Development Code, staff recommends approval.

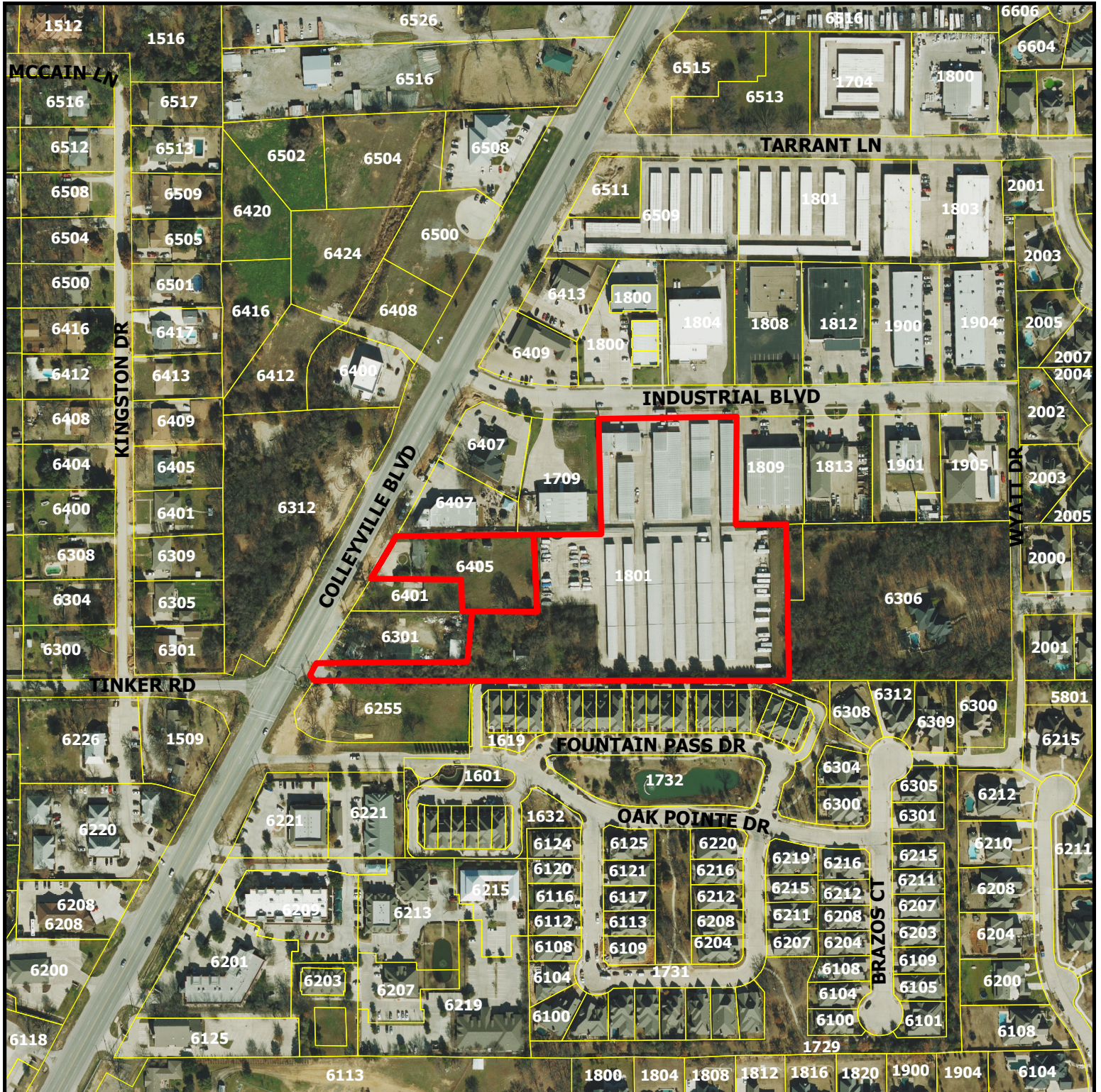
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit

Aerial Map

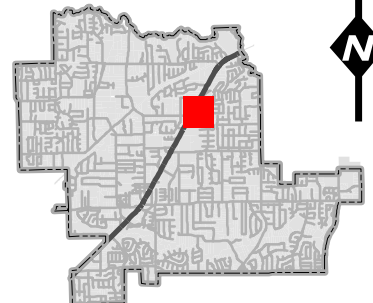


PC16-013

**1801 Industrial Boulevard and
6405 Colleyville Boulevard**



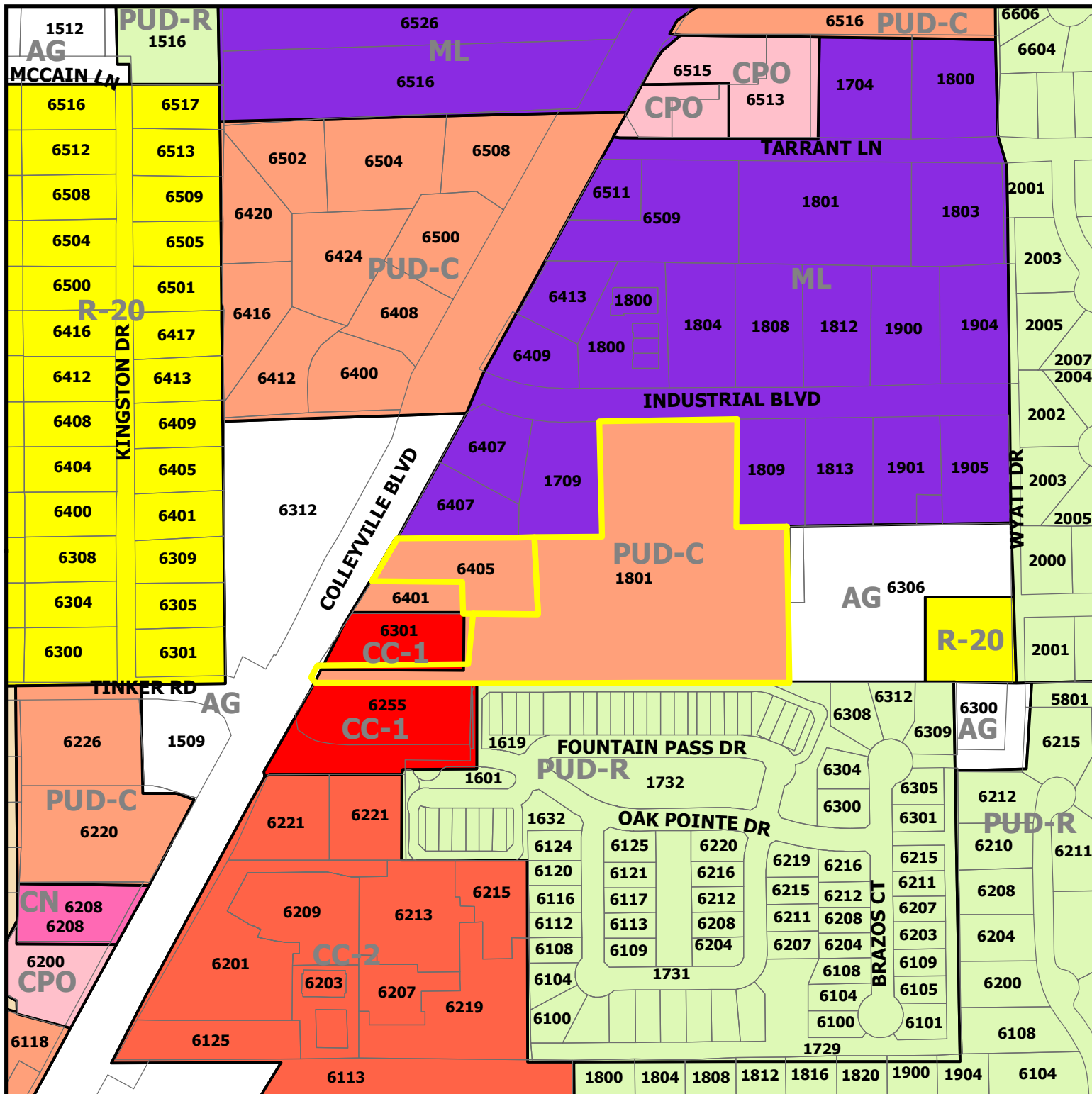
Subject Property



DISCLAIMER:

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Zoning Map

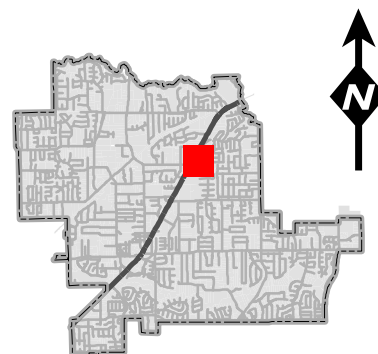


PC16-013

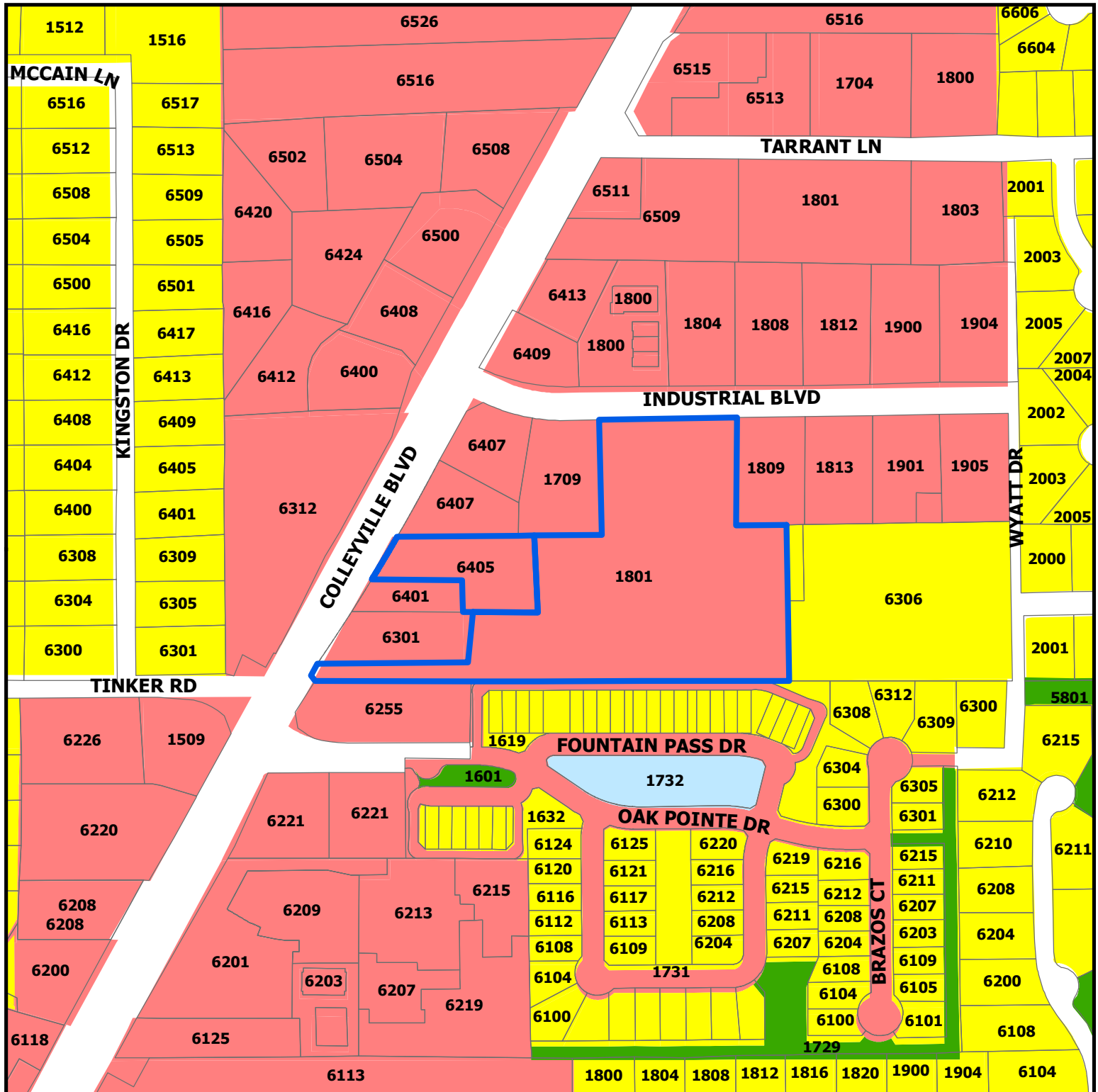
**1801 Industrial Boulevard and
6405 Colleyville Boulevard**

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Future Land Use Map



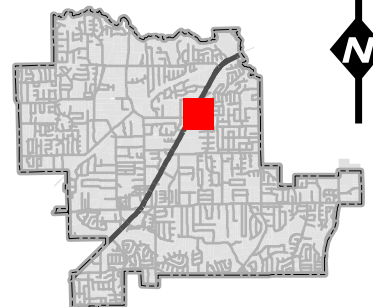
PC16-013

**1801 Industrial Boulevard and
6405 Colleyville Boulevard**

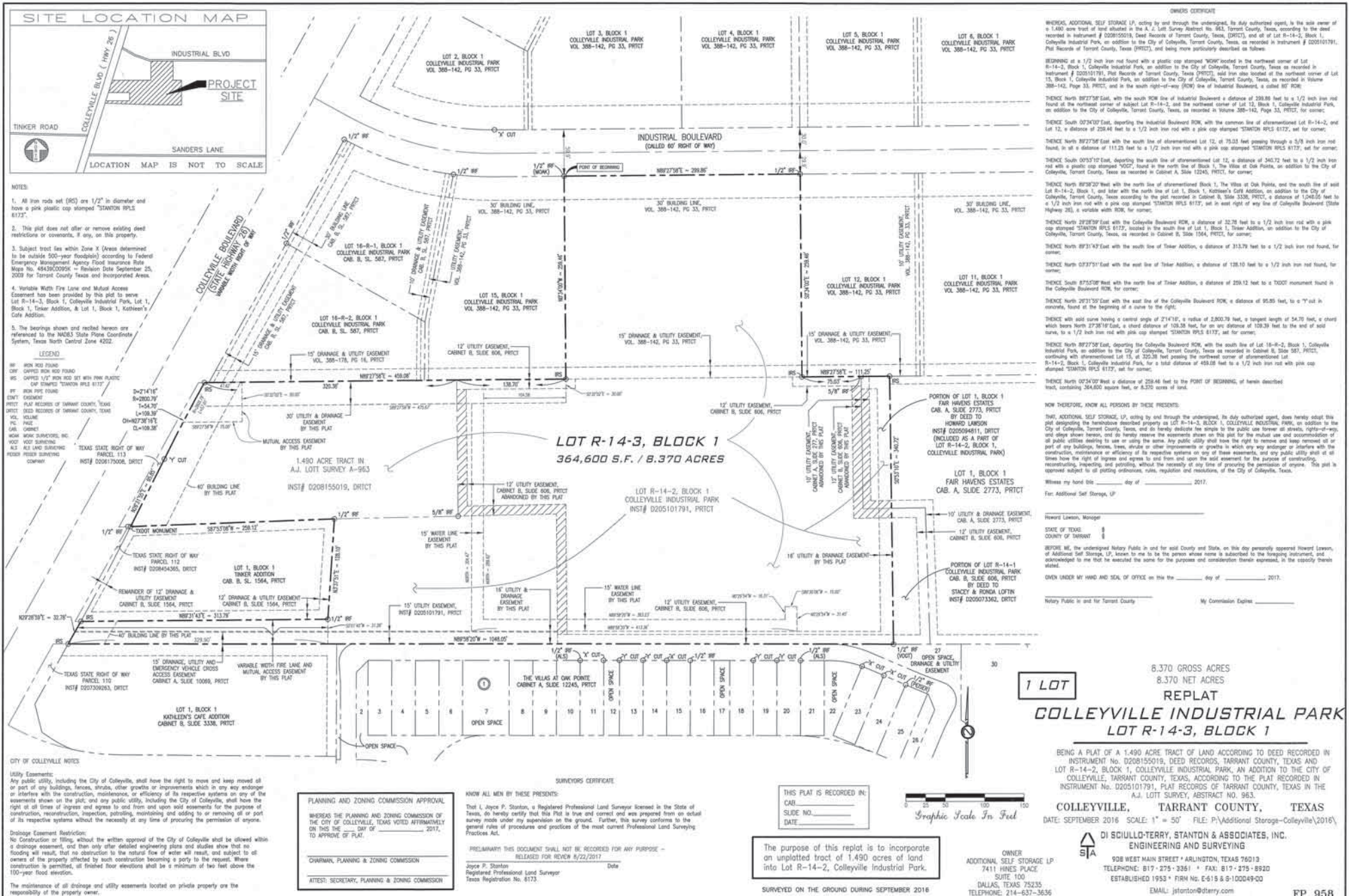


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- Subject Property
- Residential
- Colleyville Blvd Corridor
- Parks/ Open Space
- Water Body/ Creek



Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 09/11/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Replat on property legally described as Lot 1A, Block 1, of the Fair Haven Estates, located at 6306 Wyatt Drive, Case PC16-014

Explanation

Joyce Stanton, the applicant, requests approval of a Replat of Lot 1R, Block 1, of the Fair Haven Estates addition on approximately 3.75 acres, located at 6306 Wyatt Drive. The applicant proposes to straighten the shared property line with the adjacent platted lot to the west.

Existing Conditions/Background: The subject property is currently zoned AG Agricultural and R-20 Single Family Residential districts. The property is generally located on the west side of Wyatt Drive and south of Industrial Boulevard. A single-family residence currently exists on the lot and will remain.

Lot Dimensions and Setbacks:

Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the zoning regulations require the following standards per the AG district:

- Minimum Lot Area: 130,680 square feet
- Minimum Lot Width: 200 feet
- Minimum Lot Depth: 300 feet
- Minimum Front Yard Setback: 40 feet
- Minimum Side Yard Setbacks: 25 feet
- Minimum Rear Yard Setback: 40 feet
- Maximum Lot Coverage: 20 percent

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

Surrounding Development: The properties to the south and east are zoned PUD-R Planned Unit Development – Residential district and developed with single family homes. The properties to the north are zoned ML Light Manufacturing district and developed with office warehouses. The properties to the west are zoned PUD-C Planned Unit Development - Commercial district and developed with self-storage buildings.

Analysis: The applicant proposes to straighten the shared property line with the

adjacent platted lot to the west. The applicant has submitted the Replat to meet the requirements of Chapter 8 Plat Review Procedures of the Land Development Code.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot, if applicable. 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, if applicable.

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.

Public Notification: As required for residential replats, staff mailed notices to all property owners within 200 feet of the subject property on Friday, August 25, 2017. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code on Saturday, August 26, 2017. To date, no correspondence has been received for this item.

Additionally, this plat was submitted prior to the Land Development Code amendment requiring approval by the City Council. The Planning and Zoning Commission is the final approval body for the Replat.

Staff Recommendation: The proposed Replat meets the requirements of the Land Development Code, staff recommends approval.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Legal Notice

Aerial Map



PC16-014

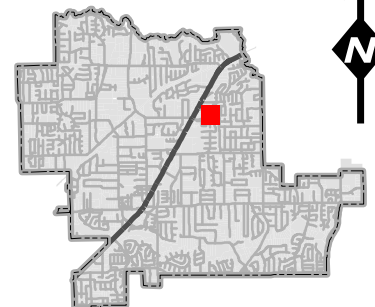
6306 Wyatt Drive

DISCLAIMER:

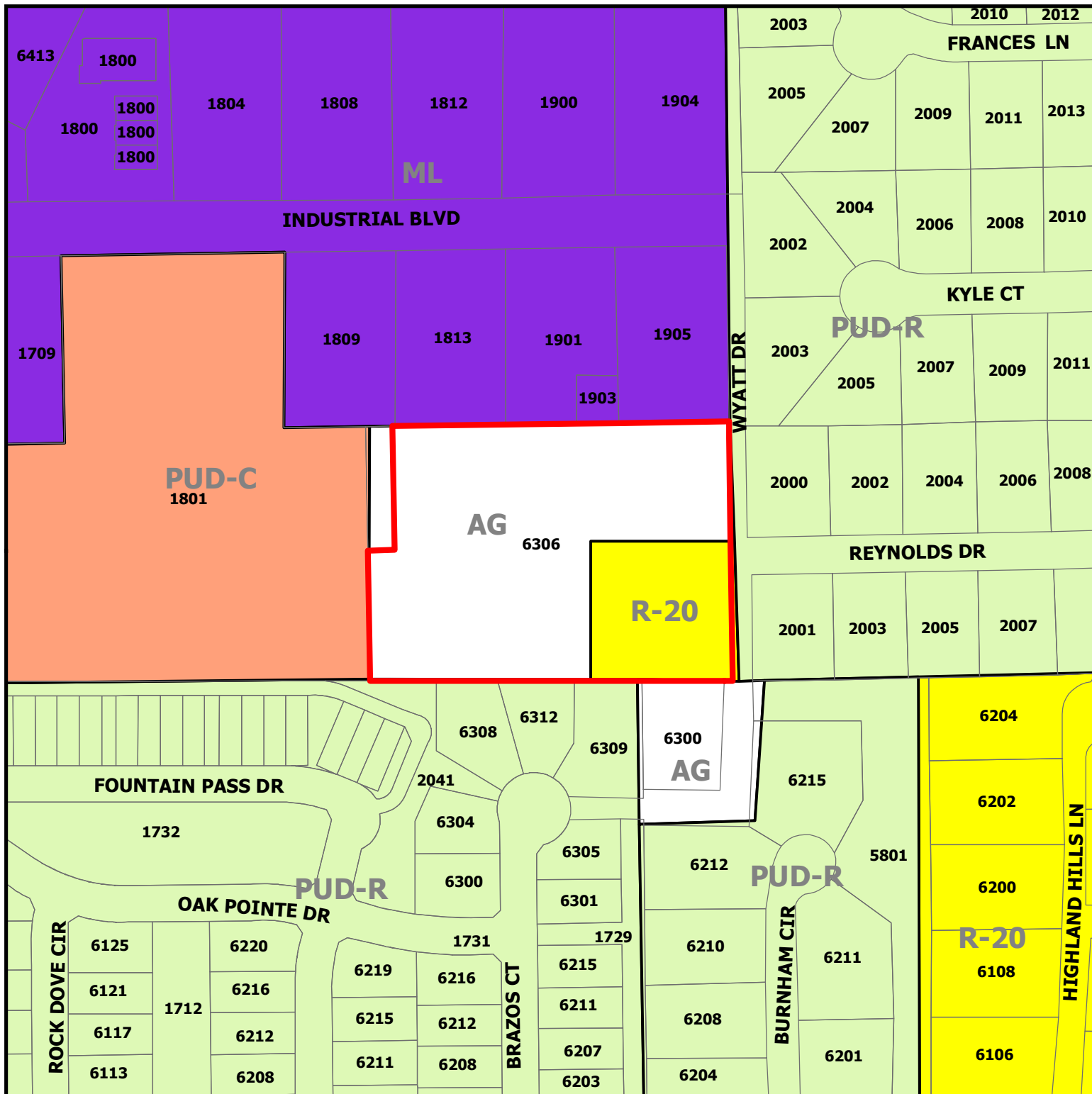
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Subject Property



Zoning Map

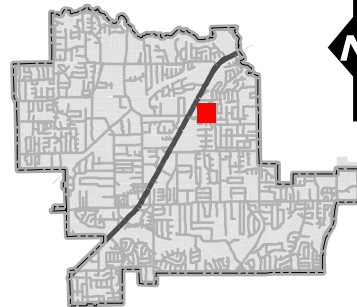


PC16-014
6306 Wyatt Drive

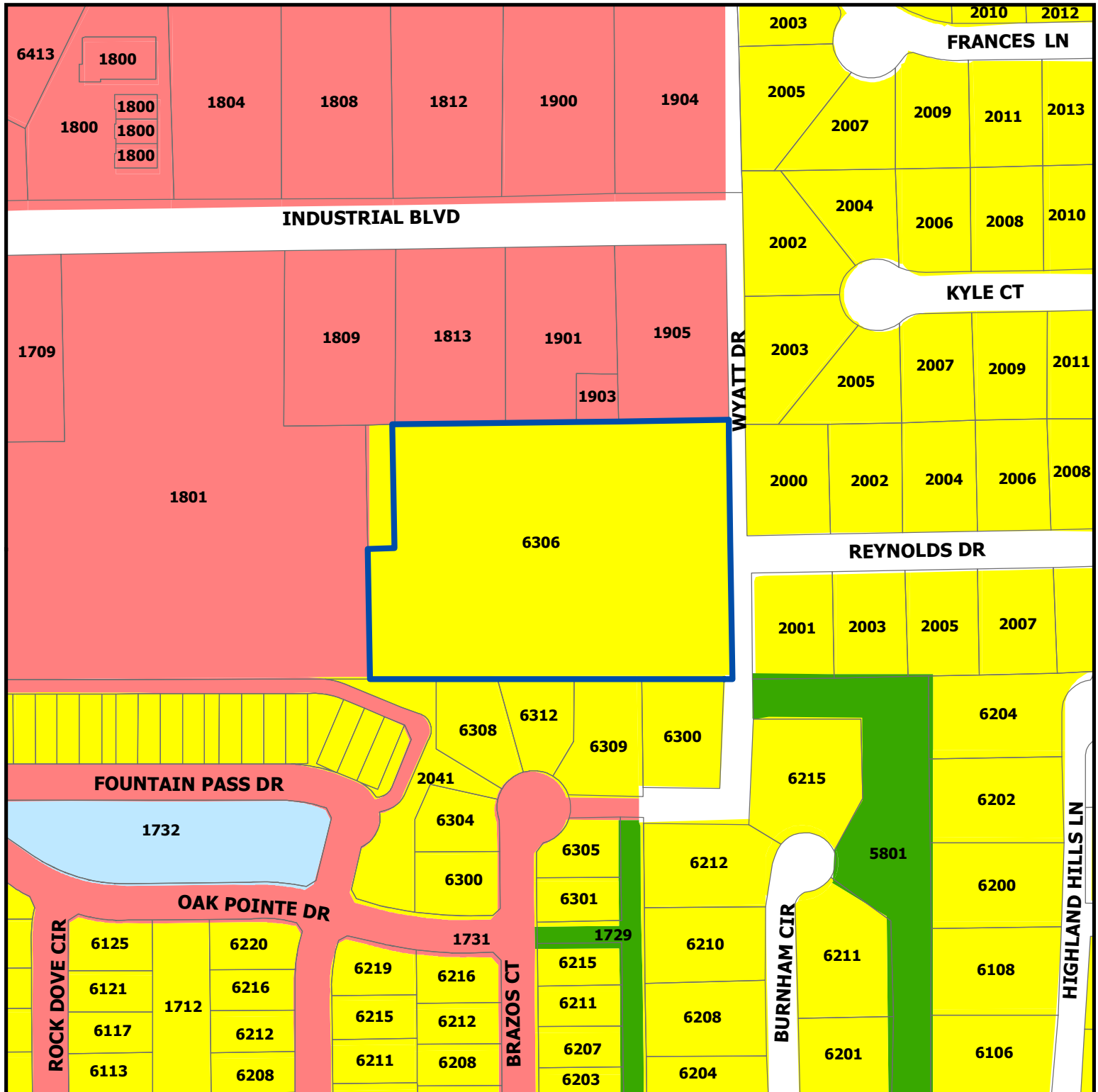
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Subject Property



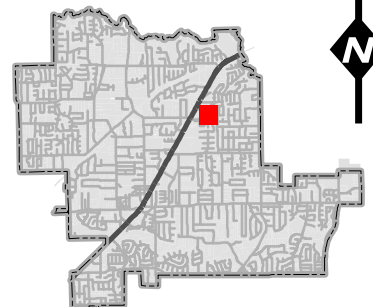
Future Land Use Map



PC16-014

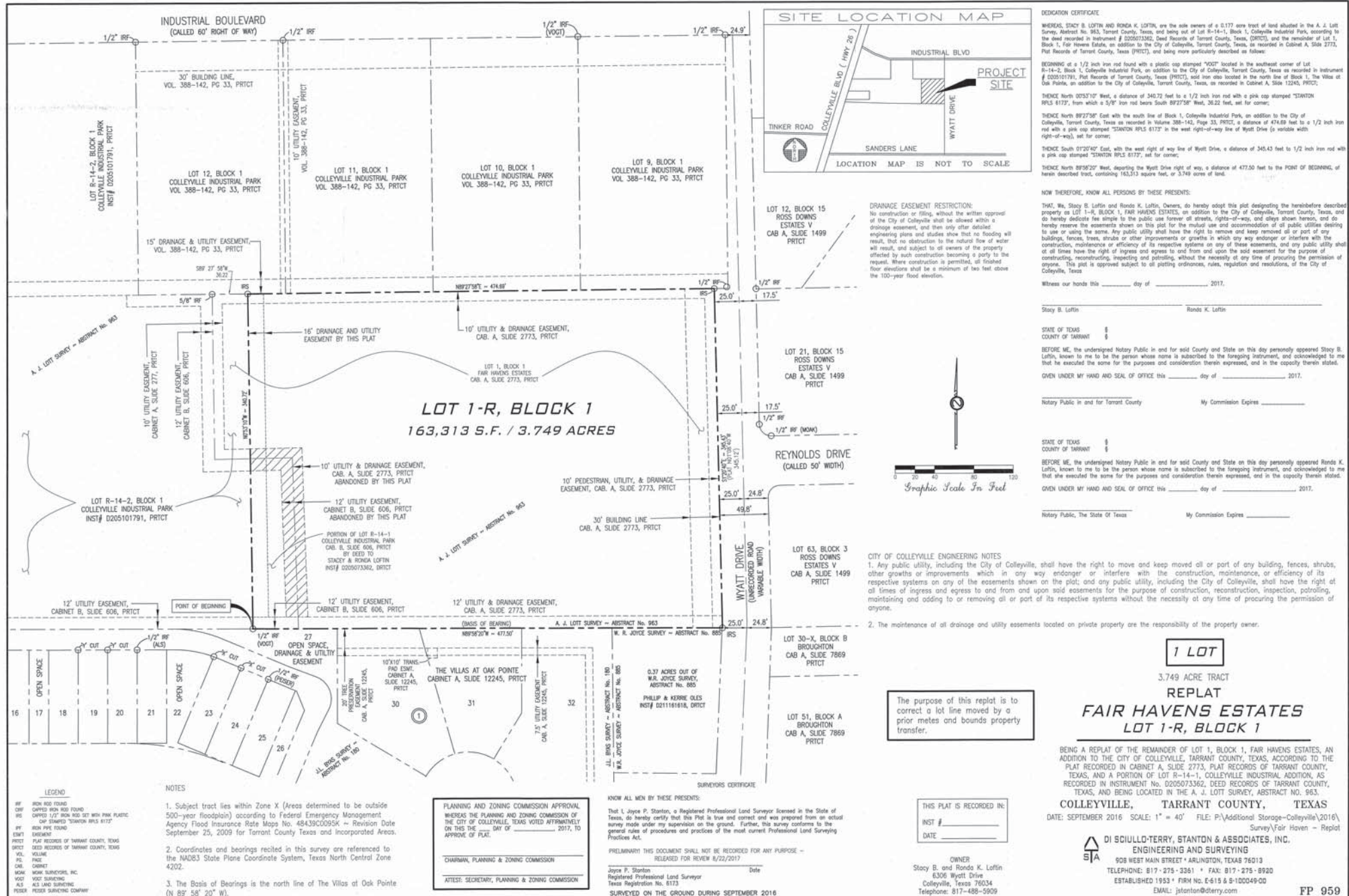
6306 Wyatt Drive

- Subject Property
- Residential
- Colleyville Blvd Corridor
- Parks/ Open Space
- Water Body/ Creek

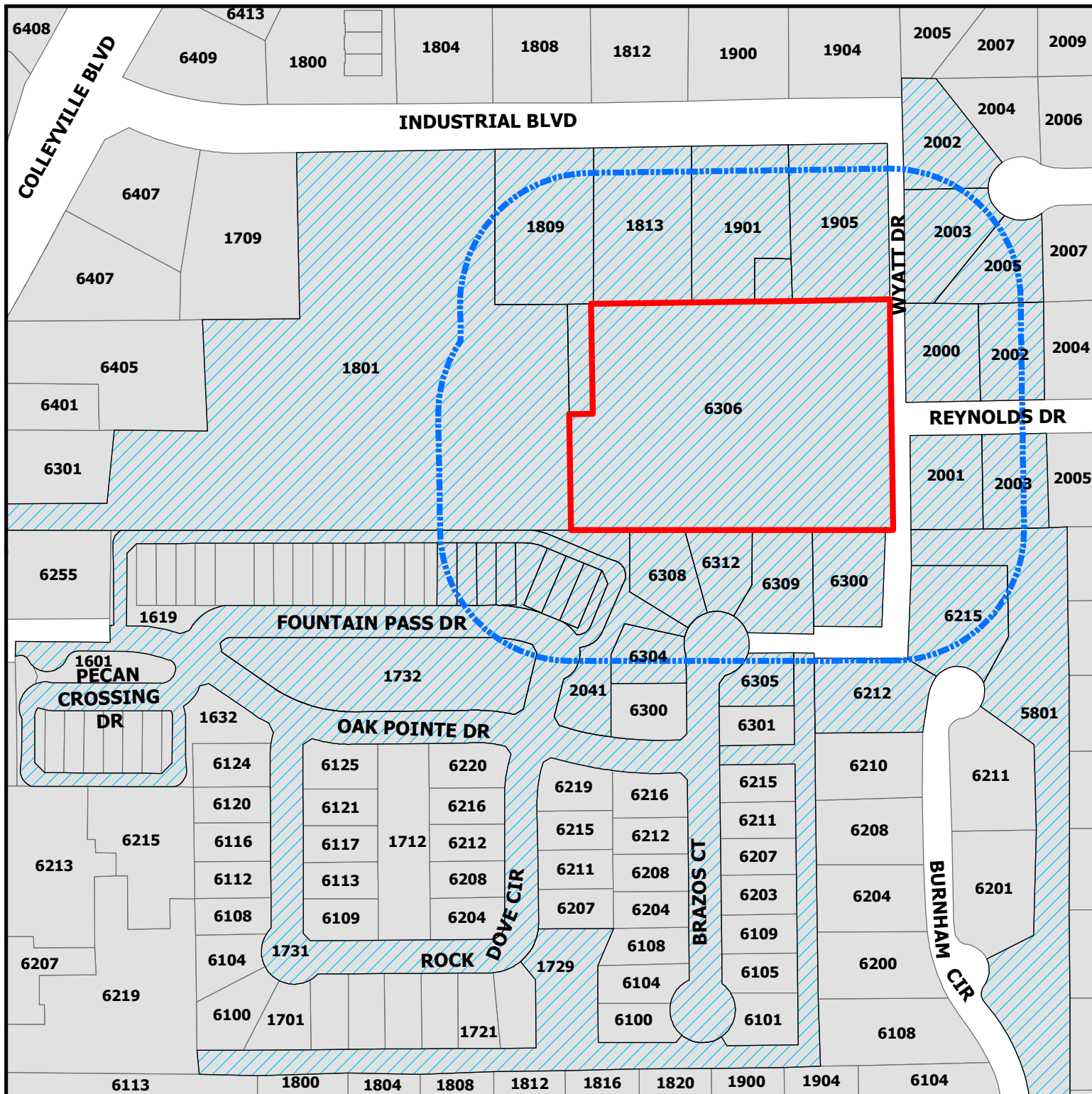


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Plat Exhibit



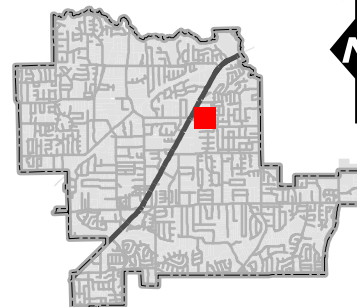
Notification Map



PC16-014 6306 Wyatt Drive

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-  Subject Property
-  Buffer
-  Notify Parcel



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
PRINCE, DOUG D	2003 KYLE CT	COLLEYVILLE, TX	76034	2003 KYLE CT
GORE, CHARLES E	27025 BIG BUFFALO RD	STOVER, MO	65078	1903 INDUSTRIAL BLVD
LAND, BRAD	6811 CURTIS RD	COLLEYVILLE, TX	76034	1813 INDUSTRIAL BLVD
ADDITIONAL SELF STORAGE LP	7411 HINES PL STE 100	DALLAS, TX	75235	6310 WYATT DR
LINDLEY, SWIFT L	2002 KYLE CT	COLLEYVILLE, TX	76034	2002 KYLE CT
NUANES, ROBERT A	6215 BURNHAM CIR	COLLEYVILLE, TX	76034	6215 BURNHAM CIR
STARNES, BOBBY	2606 HIGHLAND DR	COLLEYVILLE, TX	76034	6304 BRAZOS CT
YATES, RICHARD A	1905 FOUNTAIN PASS DR	COLLEYVILLE, TX	76034	1905 FOUNTAIN PASS DR
STALLO, MARK A	6212 BURNHAM CIR	COLLEYVILLE, TX	76034	6212 BURNHAM CIR
MCLEOD, DAVID	1837 FOUNTAIN PASS DR	COLLEYVILLE, TX	76034	1837 FOUNTAIN PASS DR
LOFTIN, STACEY B	6306 WYATT DR	COLLEYVILLE, TX	76034	6306 WYATT DR
VIENNA CHANNELS REALTY LLC	1905 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	1905 INDUSTRIAL BLVD
BISHOP, LANCE G	2002 REYNOLDS DR	COLLEYVILLE, TX	76034	2002 REYNOLDS DR
BROWN, ROBERT	1909 FOUNTAIN PASS DR	COLLEYVILLE, TX	76034	1909 FOUNTAIN PASS DR
HORN, BILLY J	2604 FM 514	YANTIS, TX	75497	1809 INDUSTRIAL BLVD
OLES, PHILLIP P	6300 WYATT DR	COLLEYVILLE, TX	76034	6300 WYATT DR
LUERS FAMILY REVOCABLE TRUST	3509 WINDVIEW CT	GRAPEVINE, TX	76051	1901 INDUSTRIAL BLVD
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	1913 FOUNTAIN PASS DR
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	1731 FOUNTAIN PASS DR
TOMLINSON, MIKELL A	2005 KYLE CT	COLLEYVILLE, TX	76034	2005 KYLE CT
MILLIMET, CHARLES R	1833 FOUNTAIN PASS DR	COLLEYVILLE, TX	76034	1833 FOUNTAIN PASS DR
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	1732 FOUNTAIN PASS DR
ARNESS, JAMES	1829 FOUNTAIN PASS DR	COLLEYVILLE, TX	76034	1829 FOUNTAIN PASS DR
IVM PROPERTIES LLC	1901 FOUNTAIN PASS DR	COLLEYVILLE, TX	76034	1901 FOUNTAIN PASS DR
APALISKI, S T	2003 REYNOLDS DR	COLLEYVILLE, TX	76034	2003 REYNOLDS DR
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	1729 ROCK DOVE CIR
SCHAFER, JEFFREY	2001 REYNOLDS	COLLEYVILLE, TX	76034	2001 REYNOLDS DR
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	2041 FOUNTAIN PASS DR
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	1845 FOUNTAIN PASS DR
ADDITIONAL SELF STORAGE LP	7411 HINES PL STE 100	DALLAS, TX	75235	1801 INDUSTRIAL BLVD
BOUGHTON MAINTENANCE ASSOCIATI	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	5801 BURNHAM CIR
NEIL, KEITH A	2000 REYNOLDS DR	COLLEYVILLE, TX	76034	2000 REYNOLDS DR
TIJMES, JORGE E	7417 N 4TH ST	MCALLEN, TX	78504	6309 BRAZOS CT
WILLIAMS, JERRY E	6305 BRAZOS CT	COLLEYVILLE, TX	76034	6305 BRAZOS CT
MINSHAW, JOHNNY L	6308 BRAZOS CT	COLLEYVILLE, TX	76034	6308 BRAZOS CT
TERRY C & SHANDA L CECIL TRUST	6312 BRAZOS CT	COLLEYVILLE, TX	76034	6312 BRAZOS CT
THE BRATTON TRUST	1841 FOUNTIAN PASS	COLLEYVILLE, TX	76034	1841 FOUNTAIN PASS DR
BROUGHTON	2557 SW GRAPEVINE PKWY, SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY, SUITE 300	GRAPEVINE, TX	76051	COURTESY NOTICE
STANTON, JOYCE	908 WEST MAIN STREET	ARLINGTON, TX	76013	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
August 25, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: PC16-014

Owner: Stacy Loftin

Applicant: Joyce Stanton

Location: 6306 Wyatt Drive

Property Description: Lot 1A, Block 1, of the Fair Haven Estates

Present Zoning: AG Agricultural and R-20 Single Family Residential District

Request: Consideration of a Replat on property legally described as Lot 1A, Block 1, of the Fair Haven Estates, located at 6306 Wyatt Drive. The purpose of the Replat is to redefine the rear property line in conjunction with the commercial property to the west.

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 11, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, October, 10 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.



Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

August 25, 2017

SENT VIA EMAIL on Friday, August 25, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

Please publish and furnish an affidavit (N.E. Section):
Saturday, August 26, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 9/11/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case PC16-014 - Consideration of a Replat on property legally described as Lot 1A, Block 1, of the Fair Haven Estates, located at 6306 Wyatt Drive

Case PC17-013 - Consideration of a Replat on property legally described as Lot 1R, Block 1, of the Oak Knoll West Subdivision, located at 5112 Oak Timber Court

The City Council will hold a Public Hearing on the above items on 10/10/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3c	Agenda Date 09/11/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Replat on property legally described as Lot 1R, Block 1, of the Oak Knoll West Subdivision, located at 5112 Oak Timber Court, Case PC17-013

Explanation

Matt Hibbit, the applicant, requests approval of a Replat of Lot 1R, Block 1, of the Oak Knoll West Addition on approximately 0.921 acres, located at 5112 Oak Timber Court. The applicant proposes to subdivide one lot into two lots with the intention of constructing a new single family home on the additional eastern lot.

Existing Conditions/Background: The subject property is currently zoned R-20 Single Family Residential district and is a platted lot of the Oak Knoll West Addition. The property is generally located east of Thompson Terrace and north of Glade Road. A house currently exists on the western portion of the lot and will remain. The Replat up for consideration proposes to split the lot in two for future residential development on the additional eastern lot.

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: 120 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.

Surrounding Development: The properties to the south are zoned R-20 Single Family Residential district and developed with single family homes. The properties to the east are zoned PUD-R Planned Unit Development – Residential district and also developed with single family homes. The properties to the north and west are zoned CC-1 Village Retail district. The main fire station #1 is adjacent to the north.

Analysis: The lot is located at the end of a dead-end street. Generally, streets that are not connected to other streets provide a cul-de-sac turn-around with 100 feet diameter of right-of-way and 80 feet diameter of pavement. The lot was platted on May 25, 1978 and no cul-de-sac was required at that time.

The Land Development Code allows up to 12 single-family residential lots to be served by a cul-de-sac with R-20 zoning. The additional lot will be the twelfth lot that takes sole access from Oak Timber Court. Initially, right-of-way was requested to be dedicated for the cul-de-sac and construction required. The Public Works department determined that one-lot and two-lot subdivisions are exempt from the dedication and construction requirements. However, any future subdivision of the property will require full compliance with the unimproved street requirements applicable at the time of any subsequent re-platting.

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: 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.

Public Notification: Staff mailed notices to all property owners within 200 feet of the subject property on Friday, August 25, 2017. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code on Saturday, August 26, 2017. To date, no correspondence has been received for this item.

Staff Recommendation: The proposed Replat meets the requirements of the Land Development Code, staff recommends approval.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map

3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Property Owner Notification
8. Legal Notice
9. Draft Resolution

Aerial Map

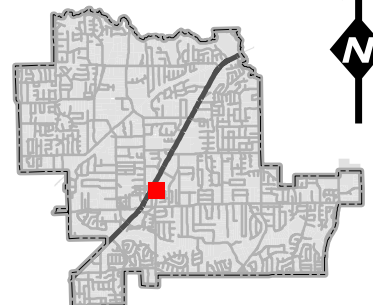


PC17-013

5112 Oak Timbers Court



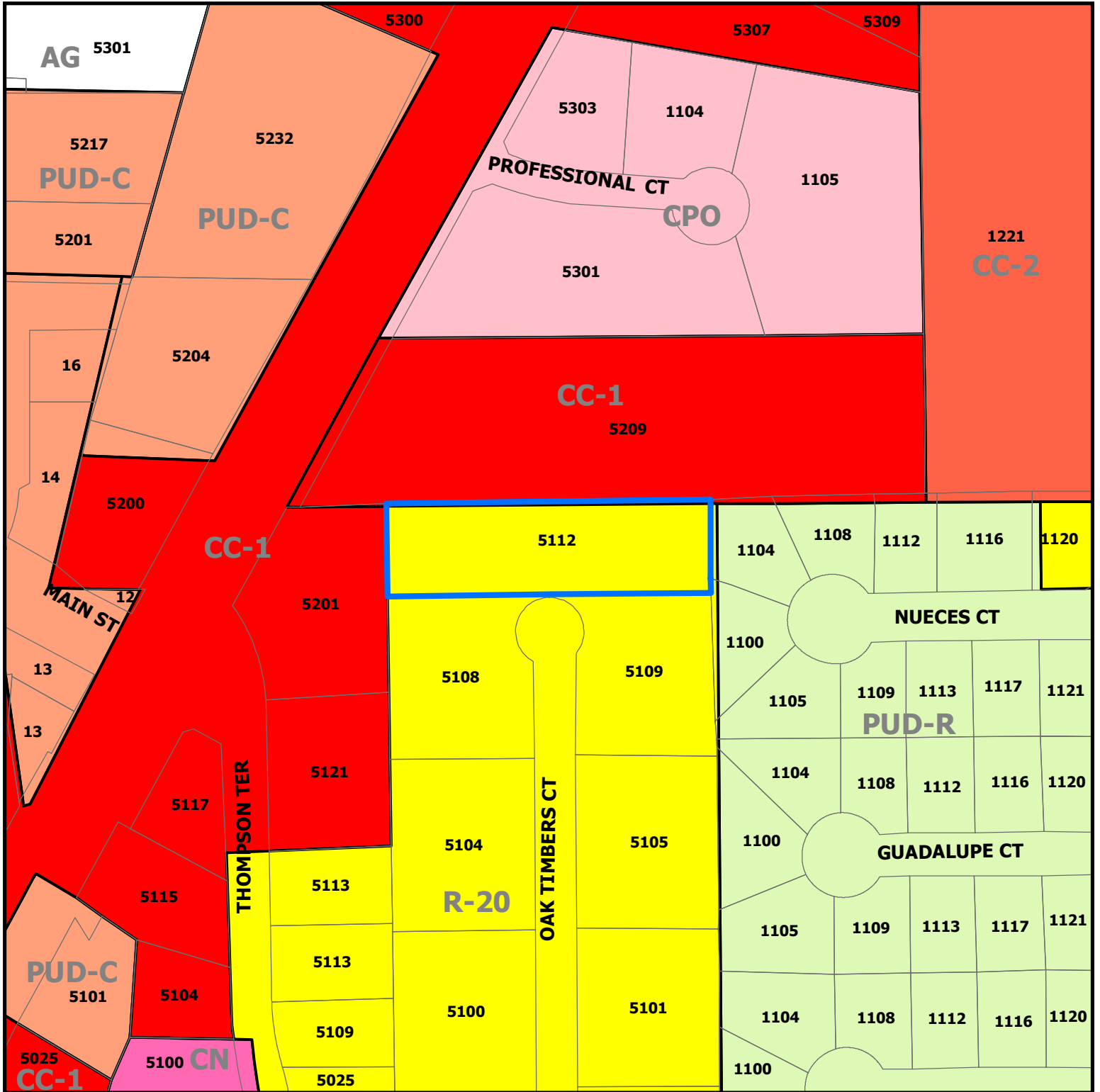
Subject Property



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Zoning Map

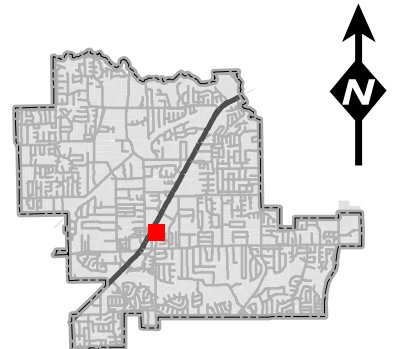


PC17-013

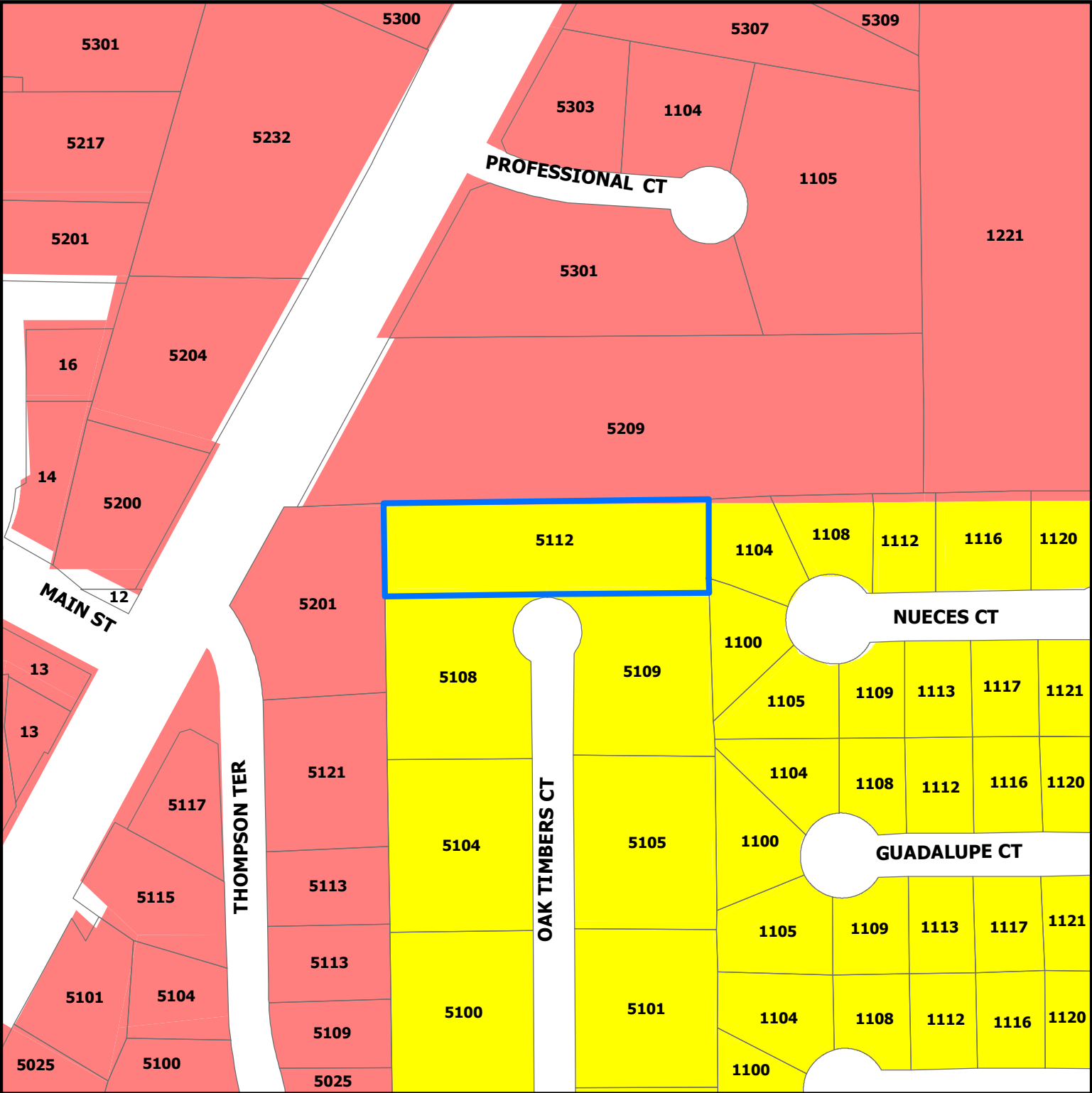
5112 Oak Timbers Court

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 Subject Property



Future Land Use Map



PC17-013

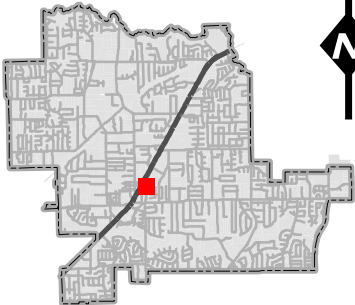
5112 Oak Timbers Court



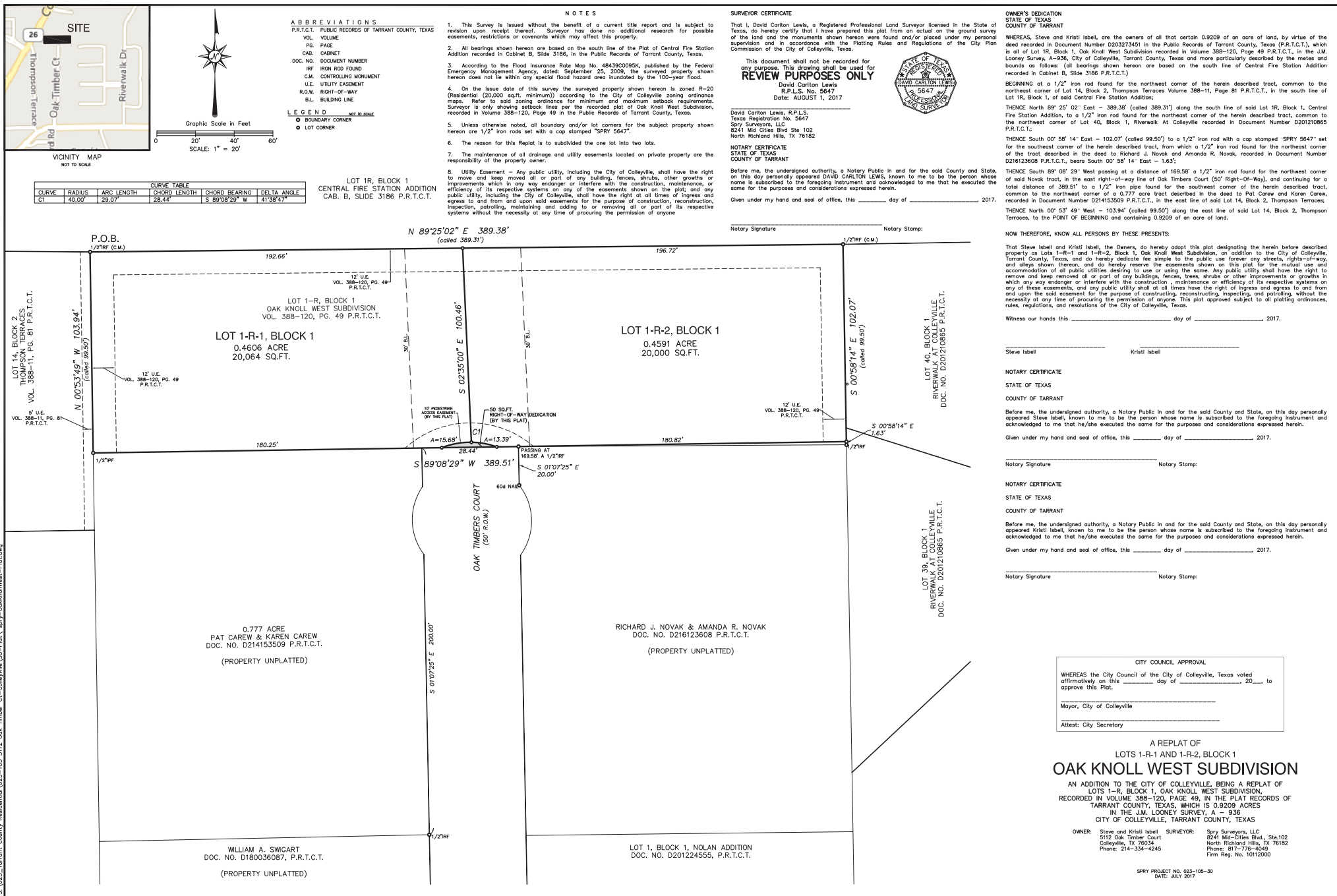
Subject Property



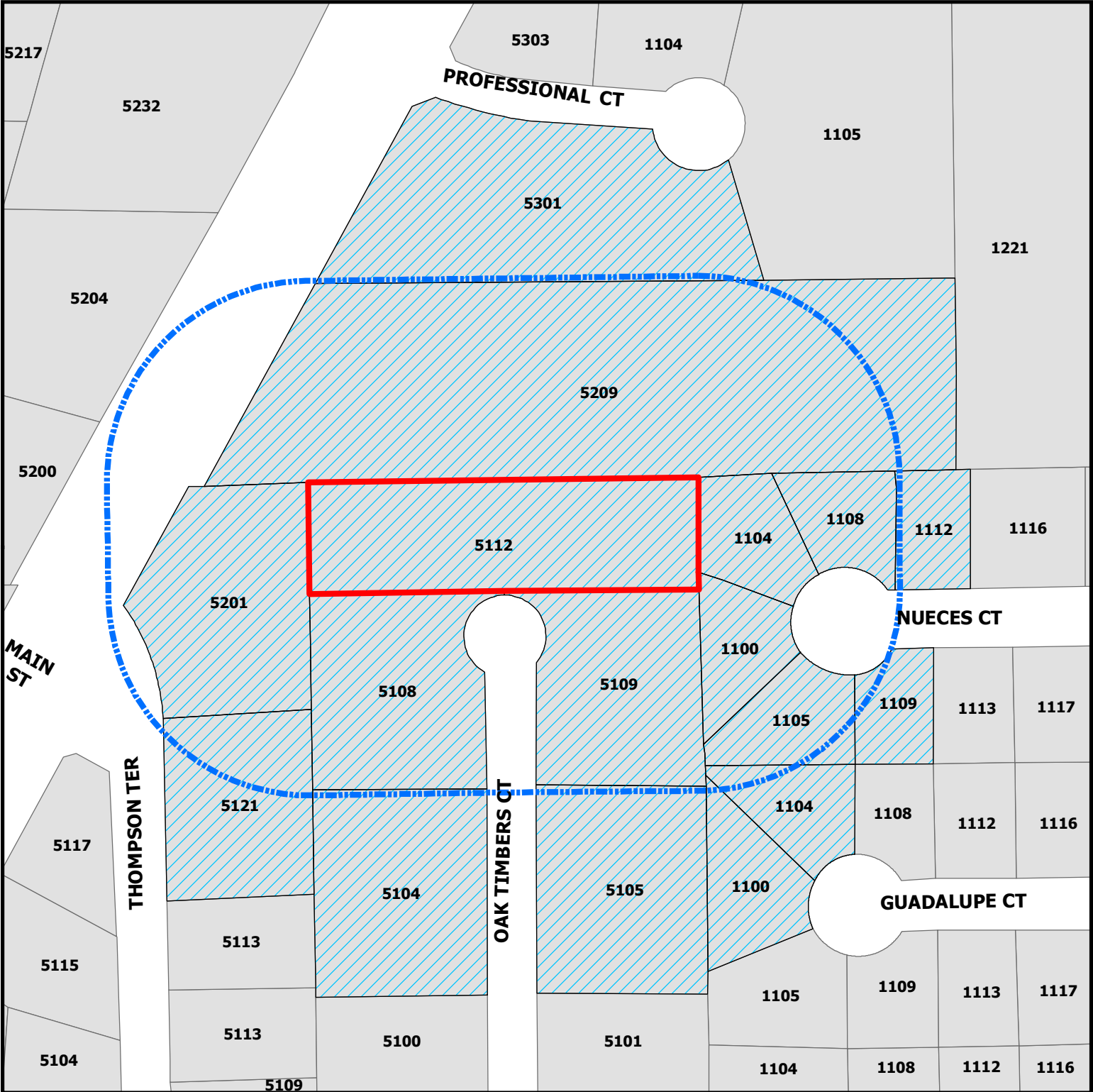
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Plat Exhibit



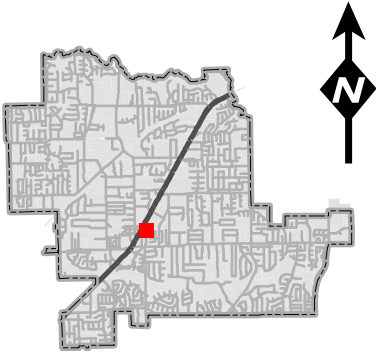
Notification Map



PC17-013

5112 Oak Timbers Court

-  Subject Property
-  200ft Buffer
-  Properties within 200ft



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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
MURCHISON, PAIGE	5105 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5105 OAK TIMBERS CT
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
RICHMOND, LESTER	1112 NUECES CT	COLLEYVILLE, TX	76034	1112 NUECES CT
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5109 OAK TIMBERS CT
SWIGART, WILLIAM A	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
MEADOR, JOHN M	1105 NUECES CT	COLLEYVILLE, TX	76034	1105 NUECES CT
BENNETT, JANET	1104 NUECES CT	COLLEYVILLE, TX	76034	1104 NUECES CT
MITCHAM, CARL	PO BOX 983	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
CROWDER, FRANKIN	1100 GUADALUPE CT	COLLEYVILLE, TX	76034	1100 GUADALUPE CT
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
NOORALI, AZIZUDDIN	1109 NUECES CT	COLLEYVILLE, TX	76034	1109 NUECES CT
FLETCHER, JAMES R	1108 NUECES CT	COLLEYVILLE, TX	76034	1108 NUECES CT
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
RONIN, YURY	1104 GUADALUPE CT	COLLEYVILLE, TX	76034	1104 GUADALUPE CT
SAEED, MOHAMMAD	1100 NUECES CT	COLLEYVILLE, TX	76034	1100 NUECES CT

RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
HIBBITT, MATT	8241 MID-CITIES BLVD	NORTH RICHLAND HILLS, TX	76182	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
August 25, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: PC17-013

Owner: Steve Isbell

Applicant: Matt Hibbitt

Location: 5112 Oak Timber Court

Property Description: Lot 1R, Block 1, of the Oak Knoll West Subdivision

Present Zoning: R-20 Single Family Residential District

Request: Consideration of a Replat on property legally described as Lot 1R, Block 1, of the Oak Knoll West Subdivision, located at 5112 Oak Timber Court. The purpose of the plat is to subdivide the lot into 2 lots, each lot being approximately 20,000 sq. ft. (.4591 acres).

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 11, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, October, 10 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

August 25, 2017

SENT VIA EMAIL on Friday, August 25, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

Please publish and furnish an affidavit (N.E. Section):
Saturday, August 26, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 9/11/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case PC16-014 - Consideration of a Replat on property legally described as Lot 1A, Block 1, of the Fair Haven Estates, located at 6306 Wyatt Drive

Case PC17-013 - Consideration of a Replat on property legally described as Lot 1R, Block 1, of the Oak Knoll West Subdivision, located at 5112 Oak Timber Court

The City Council will hold a Public Hearing on the above items on 10/10/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician

RESOLUTION R-17-XXXX

A RESOLUTION APPROVING A REPLAT FOR LOTS 1R1 & 1R2, BLOCK 1, OF THE OAK KNOLL WEST ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat for Lots 1R1 & 1R2, Block 1, of the Oak Knoll West Addition on September 11, 2017.

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

Sec. 1. THAT the Replat for Lots 1R1 & 1R2, Block 1, of the Oak Knoll West Addition on approximately 0.92 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 10th DAY OF OCTOBER 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kathy Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
3d	09/11/2017	
Type	Public Hearing Agenda Items	
Department	Community Development	

Title

Consideration of a zoning change from the AG Agricultural zoning district to the PUD-C Planned Unit Development Commercial zoning district on Tract A8, Abstract 1034, in the Green Minter W Survey, located at 5008 Roberts Road, Case ZC17-011, **TABLED FROM THE AUGUST 14, 2017 MEETING**

Explanation

The applicant is requesting to table the item to the October 9, 2017 meeting.

Criss Murdoch of Construction Zone International, the applicant, has submitted a request for PUD-C Planned Unit Development – Commercial zoning on approximately 5.94 acres, located 5008 Roberts Road. As requested, the zoning would be to permit an assisted living center on the subject property. The proposed facility would be limited to 96 rooms and will include 6 residential style 'homes'.

Existing Conditions: The subject property is currently unplatted and generally located at the northwest corner of Glade Road and Roberts Road. The subject property is owned by Covenant Church which is located to the north and currently is being used as soccer fields.

Zoning: The subject property is currently zoned AG Agricultural district. Per the Land Development Code, any new request for an assisted living use on a property requires approval of a PUD-C zoning.

Statement of Planning Objectives: The applicant submitted a Statement of Planning Objectives which is attached for your review. Included in the statement, the applicant desires to construct and operate a several Small Type 'A' Licensed Assisted Living Facilities. Type 'A' Assisted Living licenses restricts the facility to only those residents who have the ability to self-evacuate and follow directions during an emergency. The "Small" designation restricts the facility to 16 or less residents. The project proposes 6 small facilities, or 'homes', each designed with 16 rooms to provide an exclusive concierge type service for residents. The total number of rooms proposed is 96 rooms.

Proposed Zoning Change: The purpose of the PUD-C zoning request is to permit an assisted living facility home to include 16 rooms in 6 separate 'homes' for a total of 96 rooms. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by the PUD-C ordinance

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

Minimum Lot Area:	7,200 square feet
Minimum Lot Width:	70 feet
Minimum Lot Depth:	115 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setbacks:	10 feet
Minimum Rear Yard Setback:	10 feet (25 feet adjacent to residential)
Maximum Lot Coverage:	50 percent

The PUD-C ordinance as written identifies the only permitted use as an assisted living facility to include a maximum of sixteen (16) rooms in six (6) homes for a total of ninety-six (96) rooms. The ordinance also limits the facility to one (1) story. The applicant is requesting to allow a living screen of a mixture of evergreen shrubs and trees along the entire west boundary in place of the required eight (8) foot masonry wall when adjacent to single-family residential homes. Additionally, the applicant is requesting a reduction in parking to allow for a total of forty-eight (48) parking spaces for the facility. The development shall be generally consistent with the submitted Statement of Planning Objectives, conceptual site plan, and building elevations.

Analysis: The proposed PUD-C zoning request is to allow an assisted living facility to include sixteen (16) rooms in six (6) homes for a total of ninety-six (96) rooms. Assisted living facilities are a congregate residence facility for ten or more elderly (over 55 years of age) persons, regardless of legal relationship, who need limited assistance with daily living activities. A limited number of support services such as meals, laundry, housekeeping, transportation and social or recreational services may be provided or associated with the assisted living facility.

The applicant has taken measures to protect the adjacent residential uses by limiting the buildings to one story, maintaining large setbacks, and proposing a screen of evergreen shrubs and trees along the western boundary. The applicant will also be required to comply with additional buffering and landscaping requirements of the Land Development Code.

Surrounding Development: The property to the north is zoned AG and the location of Covenant Church. The properties to the west are zoned PUD-R Planned Unit Development – Residential and developed with single family homes. The properties to the east is zoned PUD-R and AG and developed with a church and single family homes. The properties to the south are zoned PUD-R and RD Two-Family Residential and developed with single family residential homes. Glade Road is designated as a 'minor arterial' roadway on the City's Master Thoroughfare Plan.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville,

identifies the subject property as institutional. This area is currently developed primarily with single family homes with several churches nearby.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property on Friday, July 28, 2017 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 on Saturday, July 29, 2017 as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The requested PUD-C zoning request attempts to protect the adjacent single family residential properties and should not adversely impact the surrounding properties. Staff recommends approval contingent on support from the surrounding property owners.

Recommendation

Approve

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Economic Development Information
7. Zoning Exhibit
8. Site Plan
9. Drainage Exhibit
10. Architectural Renderings
11. Notification Map
12. Notification List
13. Property Owner Notification
14. Legal Notice
15. Draft Ordinance
16. Letters of Support
17. Letters of Opposition



September 5, 2017

Mr. Ben Bryner
Director, Community Development
City of Colleyville
100 Main St.
Colleyville, TX 76034

RE: ZC17-011 PUD-C Zoning Application

Mr. Bryner:

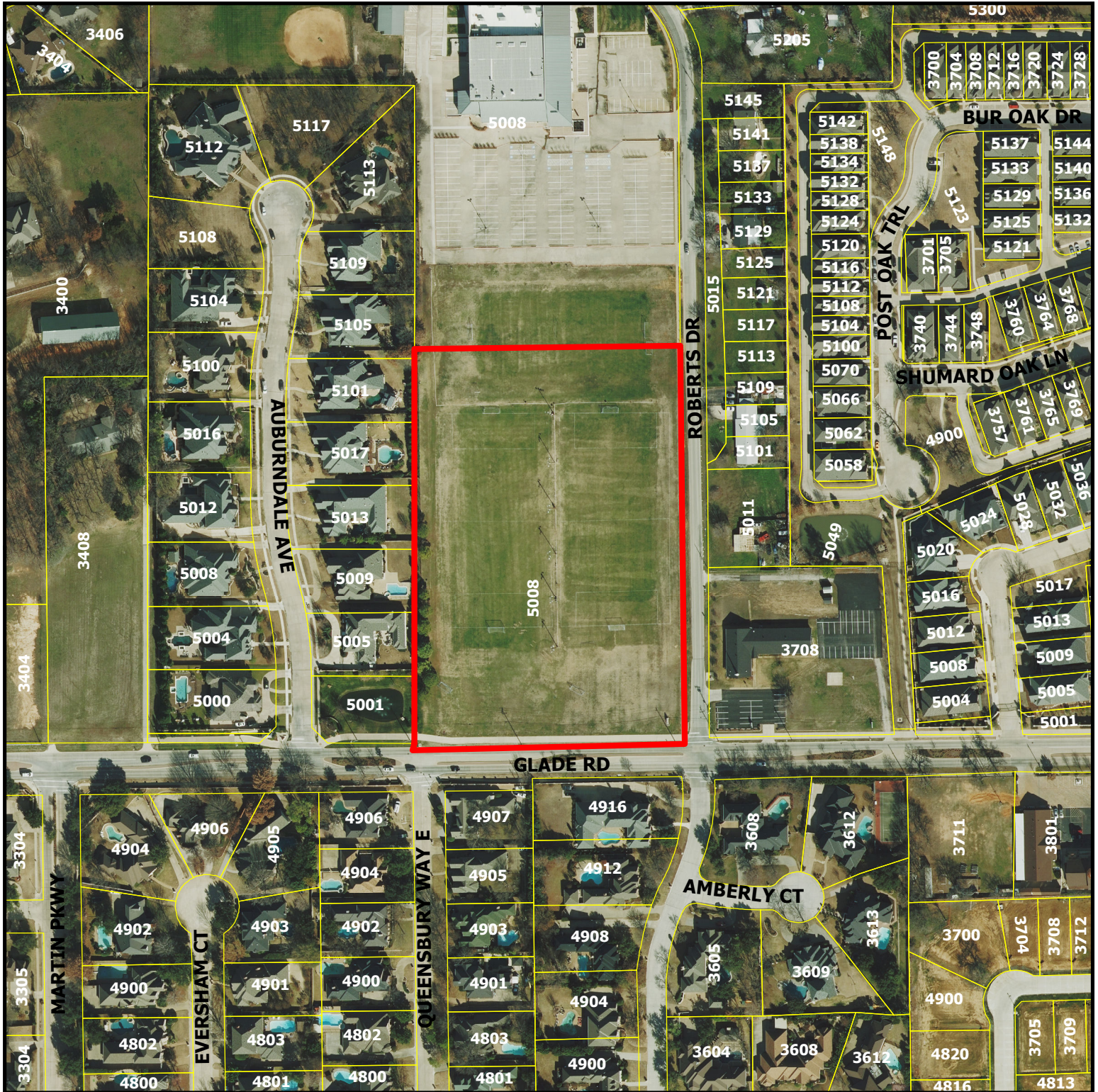
At the August Planning and Zoning Commission meeting, our zoning change request was tabled until the September meeting. We request a one-month delay to give us time to hold additional meetings with area residents.

Please let me know if you need any more information from us to place our zoning change application on the October P&Z Commission agenda.

Regards,

Criss Murdoch

Aerial Map

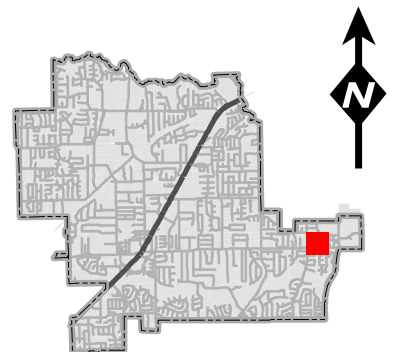


ZC17-011

5008 Roberts Road

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.

 Subject Property



Zoning Map



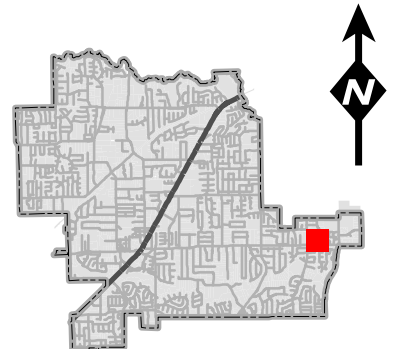
ZC17-011

5008 Roberts Road

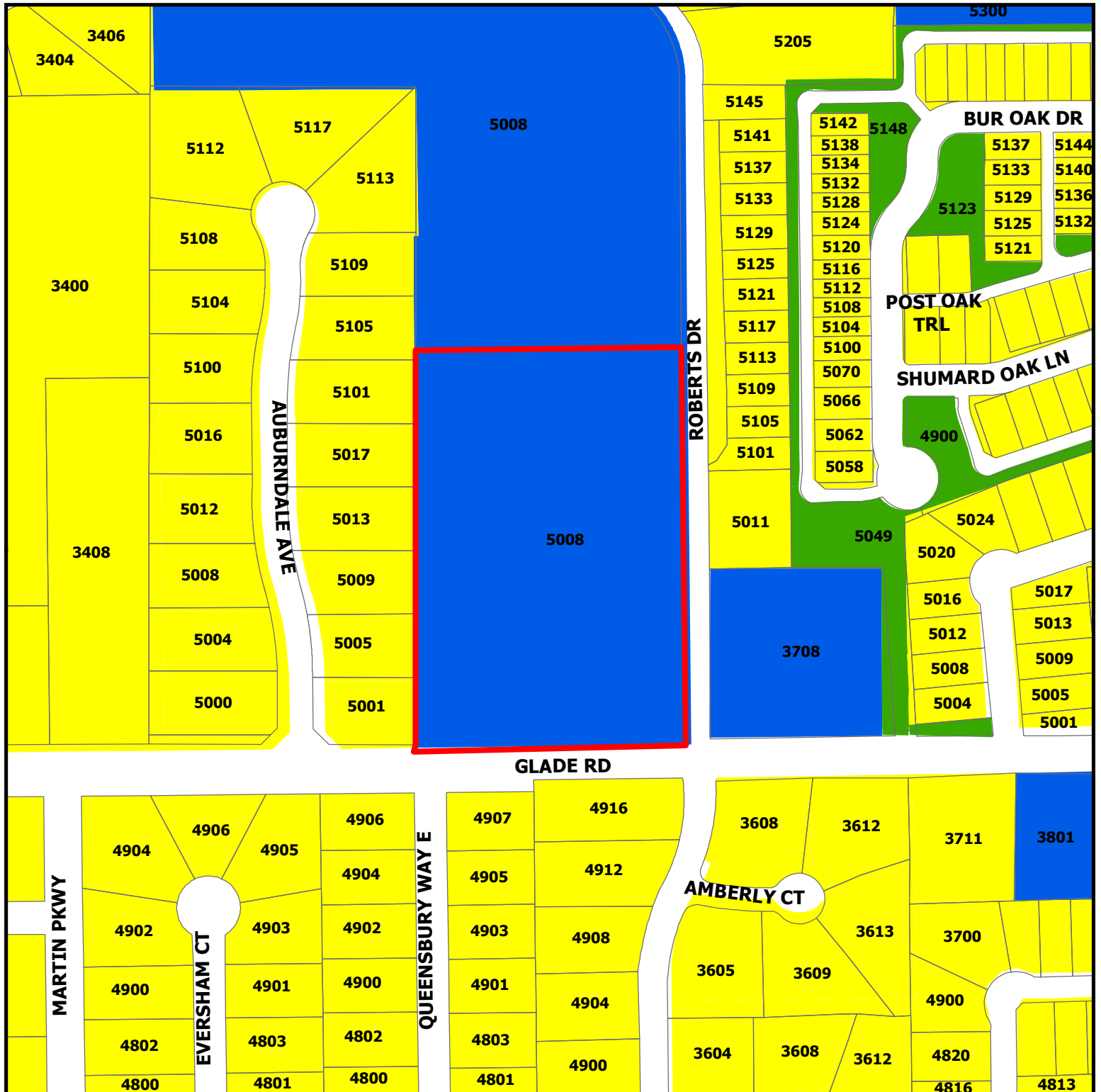


DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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

 Subject Property



Future Land Use Map

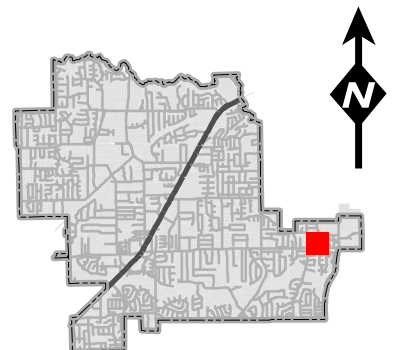


ZC17-011

5008 Roberts Road



Subject Property



DISCLAIMER:
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Statement of Planning Objectives

Statement of Planning Objectives

Heritage Villas

Senior Housing Neighborhood

On land currently owned by Covenant Church, a unique partnership between Red X Development Corporation, Covenant Church, JAL Properties, and Construction Zone International will develop and manage an upscale senior living neighborhood. Heritage Villas will be a 2-phase, 6-house assisted living community for area senior citizens. We envision a community that will provide a vastly better housing option than most others. Upon completion, our development will be home to 96 seniors in a true neighborhood setting. It will not only feel like home to our residents; it will look like an upscale neighborhood that appears to be another of Colleyville's finest neighborhoods.

A joint venture between Red X Development Corporation (wholly owned by Covenant Church) and JAL Properties will purchase the vacant land (currently used for soccer practice) south of Covenant Church. This property is bordered on the east by Roberts Rd., by Glade Rd. to the south, and by Heritage Glen subdivision to the west. Construction Zone International will be the general contractor, and a management company owned by JAL Properties will be responsible for day-to-day operations.

Heritage Villas will be built in two phases each consisting of 3 homes. Each 8,000-square foot home will be 1-story and each will have differing roof pitches, elevations, and building materials. In short, our neighborhood is designed to be like those in the area – made up of beautifully landscaped homes with each having its own unique architectural appeal. Heritage Villas will have walking trails and landscaped green space to accommodate our residents who wish to enjoy the outdoors. Each home will have differing amenities and activities; this will encourage our residents to visit all of the other homes, thus encouraging a true neighborhood feel where everyone knows their neighbors.

Heritage Villas will be licensed by the Texas Department of Aging and Disability Services as a Type B assisted living facility. Each home will be separately licensed and will be home for 16 residents. Each resident will have their own private bedroom, sitting space and private bathroom. Each home will have a common kitchen and dining room; these common areas will encourage the residents to interact with one another.

Because we will have only one kitchen per home, Heritage Villas will look and function as a single-family home. Unlike many other assisted living facilities that provide kitchenettes in each

Statement of Planning Objectives

room which causes them to feel like apartments, our homes will not have that apartment look or feel. Each building will be a residence – a home for our seniors.

Covenant Church has been a great neighbor and an involved community member for many years. As a growing church, it has always sought to meet the needs of Colleyville residents, not just its own members. With a growing congregation, the church has looked at the best way to utilize its resources, including the vacant land immediately in front of the sanctuary. While deciding the best long term usage of the land, the church has allowed area soccer teams to use the field for practice.

In the past, the church has explored the possibility of expanding their current sanctuary which would increase seating capacity to approximately 1,500. This would require a much larger building, larger parking lot and significantly increase traffic. Other options have included upgrading the current soccer fields to include covered seating, stadium lights, concession stands, and restroom facilities and opening the fields to competitive league play. The church has also been approached by private developers to sell the land.

However, none of these options fits best for the vision and mission of the Church. Covenant has long had a vision of providing “cradle to grave” benefits to the community. Heritage Villas fits in well with that vision, and fits in well with the needs of Colleyville-area senior citizens.

Because of the church’s vision of assisting people at all stages of life, the time is right for the church to enter into a partnership with a developer to create the best in senior housing. JAL Properties, Construction Zone International and its’ owners have a long history of community service and a genuine heart to help others. Our seniors deserve the highest standards of living and assistance if and when their ability to remain at home safely and comfortably requires them to seek alternative living choices. Heritage Villas will soon be the choice for assisted living in Colleyville and the surrounding mid-cities area. We will not only provide a house – we will create a new home for seniors in need. A place to call home. A place to live out their golden years in comfort and style. A place where their age is celebrated, and a place where they can share their life experiences with one another. Heritage Villas will provide homes that are small enough so as not to overwhelm our residents with too many new faces and yet large enough so that plenty of opportunities for social life exist. By having numerous homes in our neighborhood, residents will be able to easily visit friends next door and enjoy the social amenities of each home and those offered in the neighborhood community building. All homes in Heritage Villas will be easily accessible to all of our residents.

While our community will be located in front of Covenant Church, residents will not be required to be church members. Although we believe that some of the residents may come from any of the Covenant Church campuses located throughout the metroplex, we anticipate that the

Statement of Planning Objectives

majority will be Colleyville, Grapevine, Keller or Mid-Cities residents. Our residents will mostly be in their late 70's or older, although we will not have any age restrictions. Our residents will require some assistance with day-to-day activities and will have decided that moving from their current home is necessary. Moving is challenging for all of us, and for seniors this change can be overwhelming. At Heritage Villas, we will do whatever it takes to minimize the stress of moving, and we will make every effort to cause them to quickly come to appreciate their new living arrangements and to call it home.

Heritage Villas will employ, at completion of both phases and at full occupancy, approximately 45 - 50 people who will be dedicated to providing the best 24-hour-a-day assistance for our seniors – so that they can live with as much hands-on assistance as required, but also so they can experience as much independence and dignity as possible. Our employees will include direct care staff (nurses and certified nurse aides, activity director) along with other management staff and contract staff (maintenance, landscaping, etc.)

Each home will include space for differing amenities or activities to enhance our residents' enjoyment of daily life. All residents will have access to all amenities/activities in each home.

Currently, we have held 2 meetings with area HOA's. Our first meeting was with residents of Prestwick Park HOA, Heritage Glen HOA and the members of Pleasant Glade Baptist church. Our second meeting was with Prestwick Park HOA (at their request). We videotaped both meetings and made them available to all residents who were unable to attend. We hope that this will help us to develop strong, ongoing relationships with all our neighbors and to create a community that they will enjoy living near.

We believe that Heritage Villas will be an outstanding addition to the city of Colleyville and to the neighborhoods surrounding Glade Rd. and Roberts Rd. and look forward to the day that our first resident begins a new journey with us.

Updates/Additions to Statement of Planning Objectives

In response to staff comments, please note the following additions to our statement of planning objectives:

Parking

While the City of Colleyville's Land Development Code requires 96 parking spaces, we are requesting a reduction from 96 to 48 dedicated parking spaces. Although this is only half of that required by the City, it is twice that required by the Texas Department of Aging and Disability Services for assisted living facilities.

Statement of Planning Objectives

Our justification for this reduction is as follows:

- The Texas Department of Aging and Disability Services (assisted living regulatory agency) requires only one parking space for every four residents. For Heritage Villas, this will equate to only 24 spaces.
- The Institute of Traffic Engineers Parking Generation Manual, 4th Edition, indicates that 0.5 spaces per resident or 48 spaces for assisted living developments is sufficient.
- Similar assisted living developments in the metroplex have parking spaces as follows:

Development	Beds	Parking Spaces	Spaces to Beds Percentage
Mustang Creek – Frisco	96	39	40.6%
Mustang Creek – Keller	112	57	50.9%
Sonoma House - Carrollton	112	55	49.1%
Mayberry Gardens – Garland	143	61	42.7%
Heritage Villas – Colleyville (proposed)	96	48	50%

We are proposing a 50% parking space to bed ratio, which is a higher percentage than many developments and equal to others that we surveyed.

- Our research indicates that most assisted living developments use only a portion of their available spaces. We believe this usage analysis supports our request for a variance from 96 to 48 spaces.

Development	Beds	Parking Spaces	Occupied Spaces	% of Spaces Occupied
Mustang Creek – Frisco	96	39	24	62%
Sonoma House – Carrollton	112	55	24	44%
Mustang Creek – Keller	112	57	21	37%
Mayberry Gardens – Garland	143	61	34	55%

- Most people will not choose to live in an assisted living development unless certain aspects of their life were in decline. With these age and health related declines, driving skills also decline. Most assisted living residents willingly, or with family pressure, give up their driving privileges.

Although we believe that 48 spaces will be more than enough to accommodate our residents, visitors, and our employees, we have additional spaces available to us on an as-needed basis. The Covenant Church parking lot, located immediately to the north of our houses, will be available to our residents, their families, and our employees if we encounter an occasional overflow.

Statement of Planning Objectives

Masonry Screen Wall

In lieu of the 8-ft. masonry screen wall required as a visual buffer between residential and non-residential properties, we are requesting approval to use an evergreen landscape screen wall as a visual living screen separating our development from our neighbors on the western property line.

Our justification for this is as follows:

- Although our development may be evaluated as a commercial property, our homes are designed to look and function as single-family dwellings. As such, they will appear to our neighbors to be attractive residences when glimpsed through the proposed living screen. Most commercial businesses would have utility service and loading/receiving docks in the rear of their buildings. In those instances, a masonry screen wall would be invaluable to the residential neighbors. At Heritage Villa, each house will be designed to be attractive from all sides. A masonry screen wall designed to shield neighbors from viewing the back of commercial buildings will be less attractive than a well-kept living screen wall.
- The existing trees on the west property line provide an attractive addition to the area. The attached picture indicates the extent of the existing landscaping. We will supplement the existing landscape with approved varieties of trees and shrubs that will result in an attractive sight barrier. In addition, obscuring the existing landscaping behind a masonry wall would result in these trees being hidden from view, and would make maintaining them difficult as they would be located between the existing wrought iron fence and the masonry screen.
- Adding additional trees, shrubs, and other plants to the existing tree line will provide an effective, and very attractive, visual screen. It will enhance the views from our neighbors' side of the living screen, and will be more attractive to traffic passing by on Glade Rd.

We believe that a living evergreen screen wall is much more practical than a masonry screen wall as a divider between the existing homes and the homes in our development. In addition to being more practical, it will be much more attractive and complement the existing neighborhoods in a way that an 8-ft. masonry screen will not do.

Proposed Senior Development

Development Name: Heritage Villas
 Location: NW corner of Glade Rd. and Roberts Rd.
 Ownership: JAL Properties, LP / Red X Development
 Colleyville P&Z ID: ZC17-011
 6 Homes - 16 residents per home with 10% vacancy rate

Scenarios calculated using 6%, 7%, 8% and 9% to estimate market value
 Based on current DFW market trends, the most likely estimate of current value is determined with a 7% cap rate

Estimated Property Value After Stabilized Occupancy (9% cap rate)	Tax Rate				Property Tax Per Year
	Colleyville	Grapevine-Colleyville ISD	Tarrant County	Total	
\$11,111,111.11	0.33913	1.4	0.63	2.36913	\$263,236.67
Tax Revenue per entity	\$37,681.11	\$155,555.56	\$70,000.00	\$263,236.67	

Estimated Property Value After Stabilized Occupancy (8% cap rate)	Tax Rate				Property Tax Per Year
	Colleyville	Grapevine-Colleyville ISD	Tarrant County	Total	
\$12,500,000.00	0.33913	1.4	0.63	2.36913	\$296,141.25
Tax Revenue per entity	\$42,391.25	\$175,000.00	\$78,750.00	\$296,141.25	

Estimated Property Value After Stabilized Occupancy (7% cap rate)	Tax Rate				Property Tax Per Year
	Colleyville	Grapevine-Colleyville ISD	Tarrant County	Total	
\$14,285,714.29	0.33913	1.4	0.63	2.36913	\$338,447.14
Tax Revenue per entity	\$48,447.14	\$200,000.00	\$90,000.00	\$338,447.14	

Estimated Property Value After Stabilized Occupancy (6% cap rate)	Tax Rate				Property Tax Per Year
	Colleyville	Grapevine-Colleyville ISD	Tarrant County	Total	
\$16,666,666.67	0.33913	1.4	0.63	2.36913	\$394,855.00
Tax Revenue per entity	\$56,521.67	\$233,333.33	\$105,000.00	\$394,855.00	

Tax Rates obtained from: <https://www.davedowns.com/dallas-property-tax.php>

ASCCORINILLA 05/09/2017 - 5:28PM
N:\011972.00\DWG\SURVEY\0011972.00_ZONING_EXHIBIT.DWG
METHODS MULTI-DESIGNED SURVEYING & ENGINEERING 2016, ALL RIGHTS RESERVED.
THE ENGINEERING DESIGN, DETAIL, AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF METHODSD MULTI-DESIGNED SURVEYING & ENGINEERING.

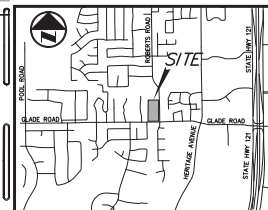
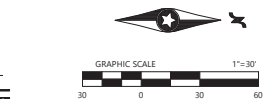
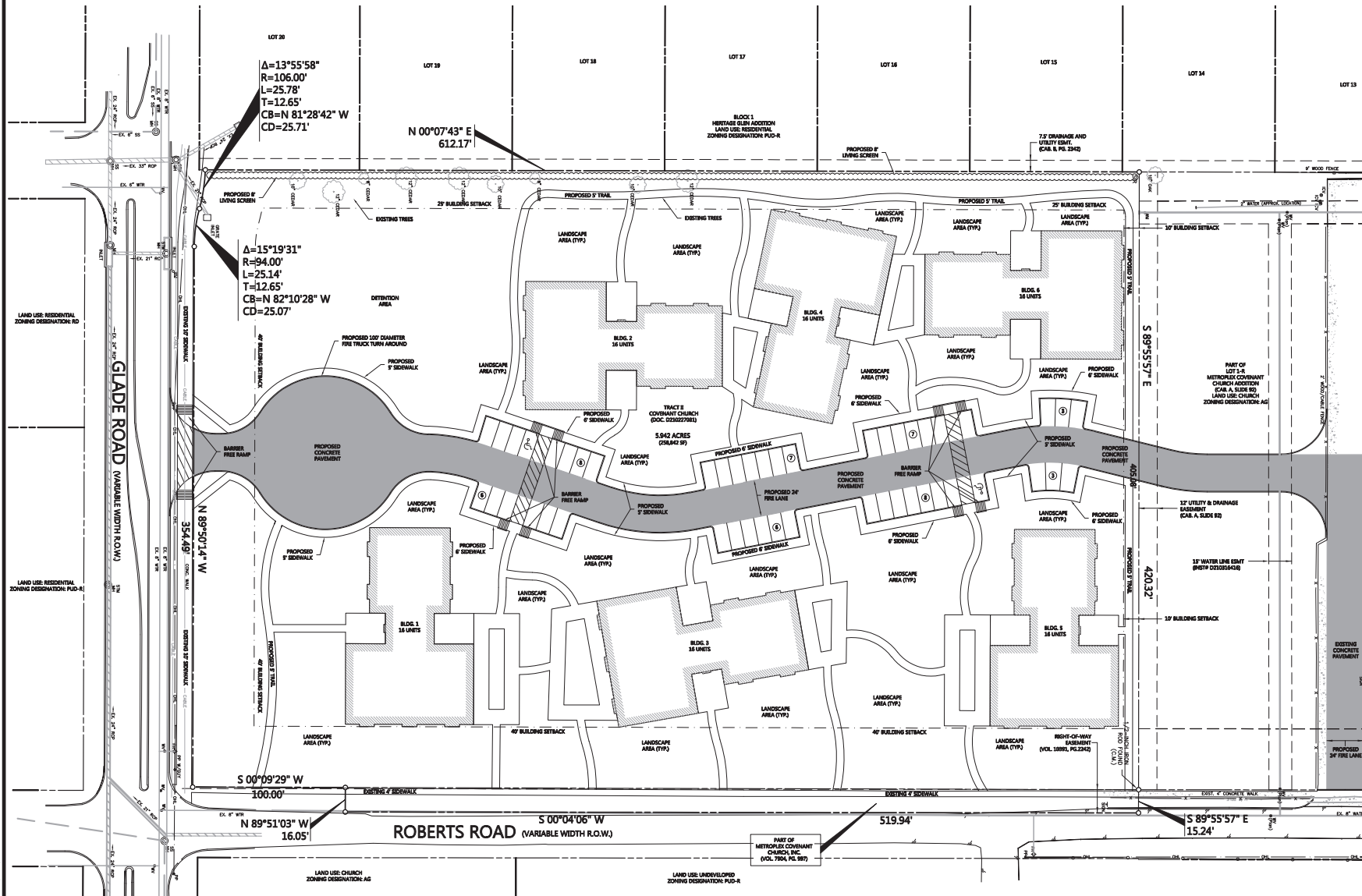


2. (C.M.) - Controlling Monument.

PREPARED	04-21-2017
SURVEYED	03-11-2013
SCALE:	1" = 40'
W NUMBER	R0011972.00
DRAWN BY:	RLG

Site Plan

© 2017 Westwood Professional Services, Inc.



VICINITY MAP
NOT TO SCALE

SITE DATA SUMMARY TABLE

ITEM	TRACT #
PROPERTY GROSS AREA (SF)	258,843
IMPERVIOUS GROSS AREA (SF)	104,607
IMPERVIOUS GROSS AREA (%)*	40.4%
OPEN SPACE GROSS AREA (SF)	154,235
OPEN SPACE GROSS AREA (%)	59.6%

*PERCENTAGE OF THE TOTAL PROPERTY AREA

BUILDING SUMMARY TABLE

BUILDING NO.	GROSS AREA (SF)	FLOOR AREA (SF)	% OF PROPERTY AREA	N
1	8,155	8,155	3.15%	
2	8,155	8,155	3.15%	
3	8,155	8,155	3.15%	
4	8,155	8,155	3.15%	
5	8,155	8,155	3.15%	
6	8,155	8,155	3.15%	
TOTAL	48,930	48,930	18.9%	

PARKING SUMMARY TABLE

ITEM	TRACT #
PARKING REQUIRED (1 PER UNIT)	96 SPACES
PARKING PROVIDED*	48 SPACES

*24 SPACES IS THE STANDARD USED BY THE TEXAS DEPARTMENT OF AGING & DISABILITY SERVICES

PROPERTY OWNER:
COVENANT CHURCH
2660 E. TRINITY MILLS ROAD
CARROLLTON, TEXAS 75006-2136

APPLICANT:
Mr. Criss Murdoch
CONSTRUCTION ZONE
INTERNATIONAL
1420 SPRINGHILL ROAD
AUBERY, TEXAS 76227

DESIGNED:	AWS
CHECKED:	AWS
DRAWN:	ASC
FIELD CREW:	
FIELD WORK DATE:	

INITIAL ISSUE: 07/14/2017
REVISIONS:

PREPARED FOR:

CONSTRUCTION ZONE INTERNATIONAL

1420 SPRINGHILL ROAD
AUBREY, TEXAS 76227

THIS DOCUMENT IS RELEASED FOR
THE PURPOSE OF INTERIM REVIEW
UNDER THE AUTHORITY OF ARLYN W.
SAMUELSON, P.E. 95877 ON
06-22-2017. IT IS NOT TO BE USED
FOR CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

HERITAGE VILLAS

COLLEYVILLE, TEXAS

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
www.wdnpa.com
Westwood Professional Services, Inc.
TX BOARD PROF. ENGINEERS, CERT. #11756
SINCE 1967

SITE PLAN EXHIBIT FOR
ZONING CHANGE REQUEST
FROM AG TO PUD-C

SHEET NUMBER

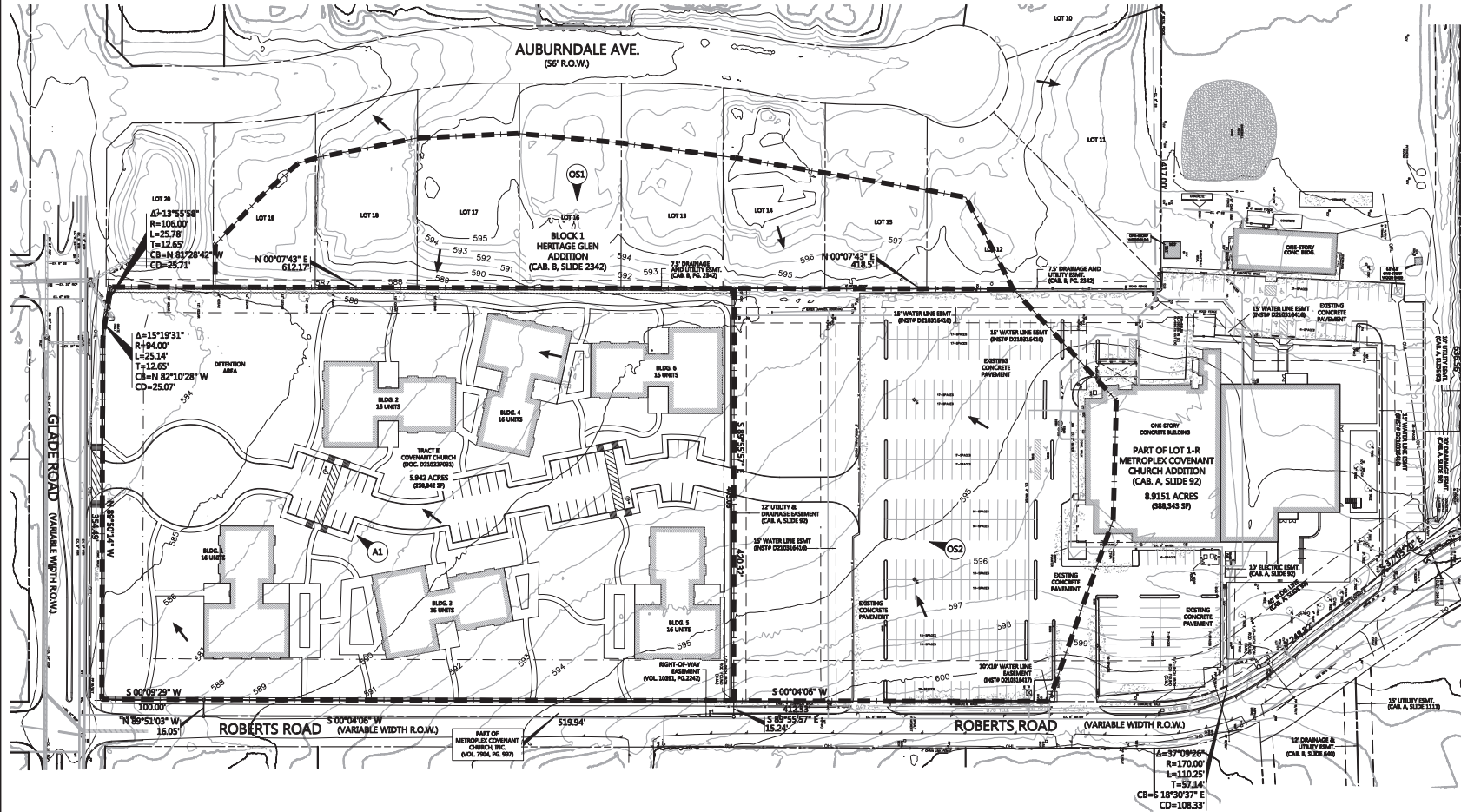
1 OF

DATE: 06/30/2017

HERITAGE VILLAS

Drainage Exhibit

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Drainage Area Table / Calculations (EXISTING CONDITIONS)					
Drainage Area #	Area (Ac)	Tc (Min)	C	I ₁₀₀ Dev.	Q ₁₀₀
OS1	2.16	15.00	0.60	7.98	10.34
OS2	3.21	10.00	0.70	9.24	20.76
A1	5.75	15.00	0.30	9.24	15.94

Drainage Criteria - Rational Method
 $Q = C \cdot I \cdot A$ CFS
C = WEIGHTED RUNOFF COEFFICIENT, DIMENSIONLESS
I = AVERAGE RAINFALL INTENSITY, IN/HR
A = DRAINAGE BASIN AREA, ACRES

Drainage Area Table / Calculations (PROPOSED CONDITIONS)					
Drainage Area #	Area (Ac)	Tc (Min)	C	I ₁₀₀ Dev.	Q ₁₀₀
OS1	2.16	15.00	0.60	7.98	10.34
OS2	3.21	10.00	0.70	9.24	20.76
A1	5.75	10.00	0.85	9.24	45.16

PROPERTY OWNER:
COVENANT CHURCH
2660 E. TRINITY MILLS ROAD
CARROLLTON, TEXAS 75006-2136

APPLICANT:
Mr. Criss Murdoch
CONSTRUCTION ZONE
INTERNATIONAL
1420 SPRINGHILL ROAD
AUBREY, TEXAS 76227

DESIGNED: AWS
CHECKED: AWS
DRAWN: ASC
FIELD CREW:
FIELD WORK DATE:

INITIAL ISSUE: 07/14/2017
REVISIONS:

PREPARED FOR:

CONSTRUCTION ZONE INTERNATIONAL

1420 SPRINGHILL ROAD
AUBREY, TEXAS 76227

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN W. SAMUELSON, P.E. 95877 ON 06-22-2017. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

HERITAGE VILLAS
COLLEYVILLE, TEXAS

Westwood

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280
Tulsa, OK 74116-1110 Tulsa, OK 74116
Westwood Professional Services, Inc.
10 BOARD FOOT LAND SURVEYING, CERT. 70700

DRAINAGE EXHIBIT FOR
ZONING CHANGE REQUEST
FROM AG TO PUD-C

SHEET NUMBER:

1

OF 1

DATE: 06/30/2017

HERITAGE VILLAS

Architectural Renderings



Architectural Renderings



Architectural Renderings



Architectural Renderings



Architectural Renderings



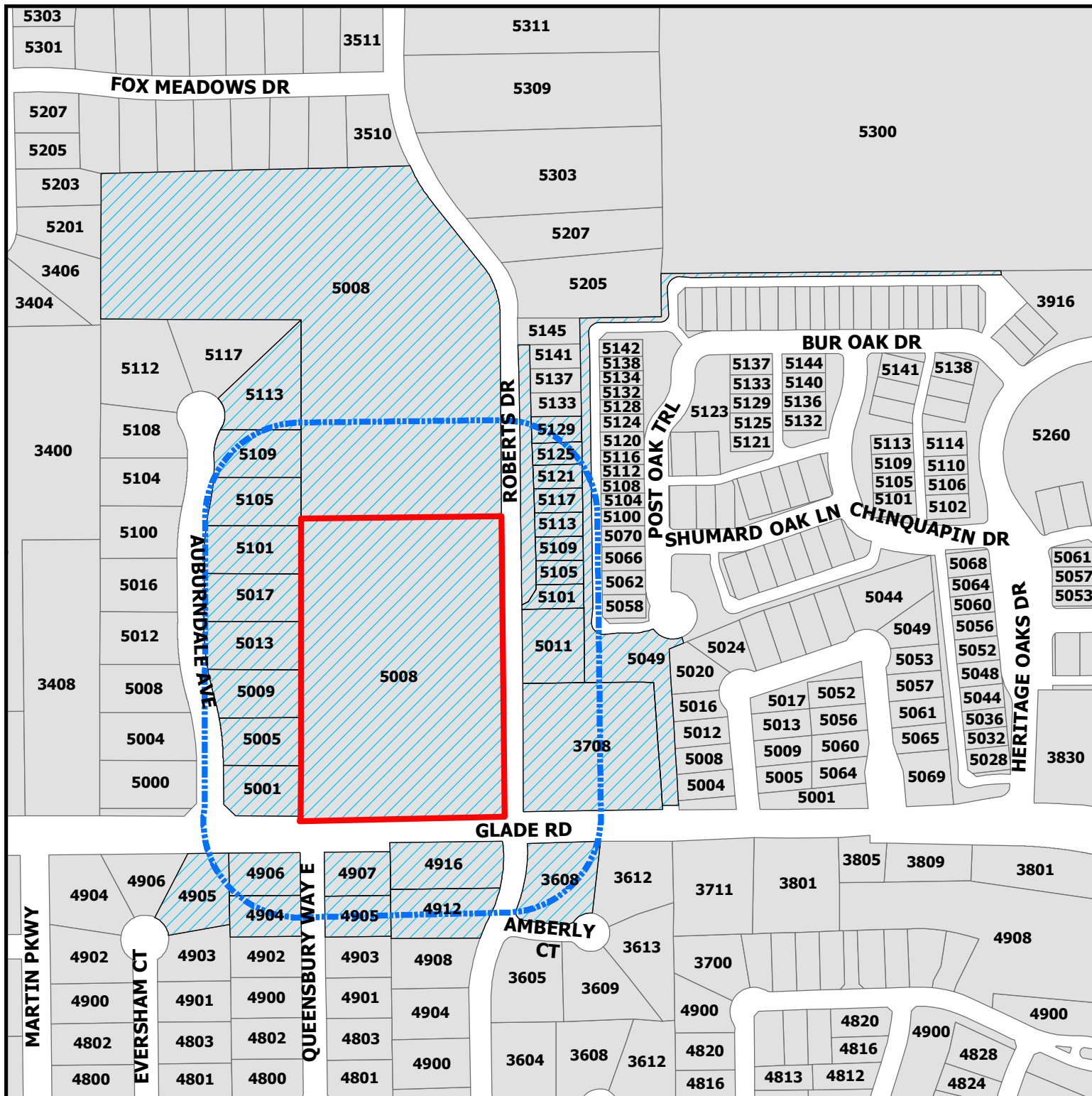
Architectural Renderings



Architectural Renderings



Notification Map



ZC17-011

5008 Roberts Road



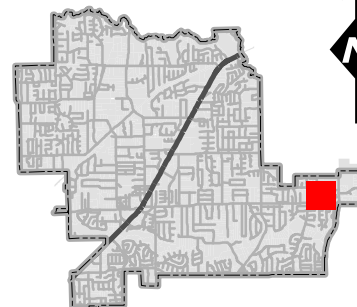
Subject Property



200ft Buffer



Properties within 200ft



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.

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5011 ROBERTS RD
BRILL, DONALD	4916 PRESTWICK DR	COLLEYVILLE, TX	76034	4916 PRESTWICK DR
PARHAM, VAN E	5013 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5013 AUBURNDALE AVE
GRABER J J REVOCABLE TRUST	5101 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5101 AUBURNDALE AVE
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5113 ROBERTS RD
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX	75006	5008 ROBERTS RD
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5125 ROBERTS RD
PLEASANT GLADE BAPTIST CHURCH	3708 GLADE RD	COLLEYVILLE, TX	76034	3708 GLADE RD
LEMASTER, ANTHONY	4904 QUEENSBURY WAY E	COLLEYVILLE, TX	76034	4904 QUEENSBURY WAY E
KIEWEG, IRENE	4912 PRESTWICK DR	COLLEYVILLE, TX	76034	4912 PRESTWICK DR
LIZARDI, JANIS	4907 QUEENSBURY WAY E	COLLEYVILLE, TX	76034	4907 QUEENSBURY WAY E
WARD, THOMAS M	4906 QUEENSBURY WAY E	COLLEYVILLE, TX	76034	4906 QUEENSBURY WAY E
BARTON, LUCAS	5017 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5017 AUBURNDALE AVE
ASSN OF HERITAGE GLEN HOA INC	5105 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5001 AUBURNDALE AVE
BASSLER, DENNIS	5105 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5105 AUBURNDALE AVE
ARGENBRIGHT, HARVEY S	4905 QUEENSBURY WAY E	COLLEYVILLE, TX	76034	4905 QUEENSBURY WAY E
COVENANT CHURCH	2660 E TRINITY MILLS RD	CARROLLTON, TX	75006	5008 ROBERTS RD
MDC-HERITAGE OAKS ESTATES LTD	545 E JOHN CARPENTER FWY	IRVING, TX	75062	5049 POST OAK TR
SOHN, TAESIK	3608 AMBERLEY CT	COLLEYVILLE, TX	76034	3608 AMBERLEY CT
SHALWANI, FEROZ	5009 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5009 AUBURNDALE AVE
TANDON, NIDHI	5109 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5109 AUBURNDALE AVE
MCCOMBS, SCOTT	5113 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5113 AUBURNDALE AVE
CHEN, BONNIE	5005 AUBURNDALE AVE	COLLEYVILLE, TX	76034	5005 AUBURNDALE AVE
STILLWELL, RONALD	4905 EVERS HAM CT	COLLEYVILLE, TX	76034	4905 EVERS HAM CT
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5125 ROBERTS RD
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5121 ROBERTS RD
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5117 ROBERTS RD
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5109 ROBERTS RD
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5105 ROBERTS RD
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5101 ROBERTS RD
WINDSOR STEELE HOMES LP	4201 N STATE HWY 161	IRVING, TX	75038	5015 ROBERTS RD

HERITAGE GLEN ADDN-COLLEYVILLE	5105 AUBURNDALE AVENUE	COLLEYVILLE, TX	76034	COURTESY NOTICE
WOODLAND HILLS (COLLEYVILLE)	4100 OXFORD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
MURDOCH, CRISS	1420 SPRINGHILL RD	AUBREY, TX	76227	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
July 28, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-011
Applicant: Criss Murdoch
Owner: Covenant Church
Location: 5008 Roberts Road
Property Description: Tract A8, Abstract 1034, in the Green Minter W Survey
Present Zoning: AG - Agricultural zoning district
Request: Consideration of a zoning change from the AG Agricultural zoning district to the PUD-C Planned Unit Development Commercial zoning district. The purpose of the zoning change request is to permit the use of an assisted living center on the subject property.

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, August 14, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, September 5, 2017 & Tuesday, September 19, 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

July 28, 2017

SENT VIA EMAIL on Friday, July 28, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

***Please publish and furnish an affidavit (N.E. Section):
Saturday, July 29, 2017***

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 8/14/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-011 - Consideration of a zoning change from the AG Agricultural zoning district to the PUD-C Planned Unit Development Commercial zoning district on Tract A8, Abstract 1034, in the Green Minter W Survey, located at 5008 Roberts Road

Case ZC17-012 - Consideration of an amendment to the PUD-C Planned Unit Development Commercial requirements on Lots 6R & 7R, Block 1, of the Winding Creek Addition located at 6504 and 6502 Colleyville Boulevard

Case ZC17-013 - Consideration of a zoning change from the PUD-C Planned Unit Development Commercial zoning district to the PUD-C Planned Unit Development Commercial zoning district on Lot 1A, Block 1, of the Twin Lakes Plaza Addition, located at 4007 Colleyville Boulevard

Case ZC17-014 - Consideration of a zoning change from the AG Agricultural zoning district to the RE Single Family "Estate" Residential zoning district on Tract 2, Abstract 1487, in the O C Strum Survey, located at 6204 L D Lockett Road

The City Council will hold a Public Hearing on the above items on 9/5/17 and 9/19/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician

ORDINANCE O-17-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 5.94 ACRES ON TRACT A8, ABSTRACT 1034, IN THE GREEN MINTER W SURVEY, LOCATED AT 5008 ROBERTS ROAD FROM THE AG AGRICULTURAL ZONING DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT COMMERCIAL 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. ZC17-011; 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 5.94 acres on Tract A8, Abstract 1034, in the Green Minter W Survey, located at 5008 Roberts Road from the AG Agricultural zoning district to the PUD-C Planned Unit Development Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as 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-C is for an assisted living facility to include ninety-six (96) rooms in six (6) homes.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- c. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this Ordinance.

2. DEVELOPMENT PLAN

- a. The development shall be generally consistent with the conceptual site plan, Exhibit "C".

3. PERMITTED USES

- a. Assisted Living Facility limited to sixteen (16) rooms in six (6) homes for a total of ninety-six (96) rooms.

4. BUILDING DESIGN

- a. The homes shall be limited to one (1) story.
- b. The facility shall be generally consistent with the building elevations, Exhibit "C".

5. SCREENING

- a. In lieu of the required eight (8) foot masonry wall, a living screen of a mixture of evergreen shrubs and trees shall be provided along the entire west boundary.

6. PARKING

- a. A total of forty-eight (48) parking spaces shall be required for the facility.

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 5th day of September 2017.

The second reading and public hearing being conducted on the 19th day of September 2017.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19th day of September 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kelly Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

3406
3404 RD

5205

5300

5112 **5117** **5113** **5108** **5104** **5100** **5016** **5012** **5008** **5004** **5000**

5109 **5105** **5017** **5013** **5009** **5005** **5001**

5008

AG

PUD-R

AUBURDALE AVE

5145 **5141** **5137** **5133** **5129** **5125** **5121** **5117** **5113** **5109** **5105** **5101** **5011**

5142 **5138** **5134** **5132** **5128** **5124** **5120** **5116** **5112** **5108** **5104** **5100** **5070** **5066** **5062** **5058**

5148 **5123** **5137** **5133** **5129** **5125** **5121** **5144** **5140** **5136** **5132**

BUR OAK DR

POST OAK TRL

PUD-R

SHUMARD OAK LN

4900 **5049** **5024** **5020** **5016** **5012** **5008** **5004** **5017** **5013** **5009** **5005** **5001**

3708

5008

3708

GLADE RD

4904 **4906** **4905** **4902** **4900** **4802** **4800**

4906 **4904** **4902** **4900** **4802** **4800**

4907 **4905** **4903** **4901** **4803** **4801**

4916 **4912** **4908** **4904** **4900**

3608 **3612** **3613** **3605** **3609** **3604** **3608** **3612**

AMBERLY CT

PUD-R

R-30

3711 **3801** **3700** **4900** **4820** **4816** **4813**

PUD-R

MARTIN PKWY

EVERSHAM CT

QUEENSBURY WAY E

CITY OF COLLEYVILLE TEXAS

ZC17-011

5008 Roberts Road

DISCLAIMER:
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Subject Property

Exhibit “B” – Statement of Planning Objectives

Heritage Villas

Senior Housing Neighborhood

On land currently owned by Covenant Church, a unique partnership between Red X Development Corporation, Covenant Church, JAL Properties, and Construction Zone International will develop and manage an upscale senior living neighborhood. Heritage Villas will be a 2-phase, 6-house assisted living community for area senior citizens. We envision a community that will provide a vastly better housing option than most others. Upon completion, our development will be home to 96 seniors in a true neighborhood setting. It will not only feel like home to our residents; it will look like an upscale neighborhood that appears to be another of Colleyville’s finest neighborhoods.

A joint venture between Red X Development Corporation (wholly owned by Covenant Church) and JAL Properties will purchase the vacant land (currently used for soccer practice) south of Covenant Church. This property is bordered on the east by Roberts Rd., by Glade Rd. to the south, and by Heritage Glen subdivision to the west. Construction Zone International will be the general contractor, and a management company owned by JAL Properties will be responsible for day-to-day operations.

Heritage Villas will be built in two phases each consisting of 3 homes. Each 8,000-square foot home will be 1-story and each will have differing roof pitches, elevations, and building materials. In short, our neighborhood is designed to be like those in the area – made up of beautifully landscaped homes with each having its own unique architectural appeal. Heritage Villas will have walking trails and landscaped green space to accommodate our residents who wish to enjoy the outdoors. Each home will have differing amenities and activities; this will encourage our residents to visit all of the other homes, thus encouraging a true neighborhood feel where everyone knows their neighbors.

Heritage Villas will be licensed by the Texas Department of Aging and Disability Services as a Type B assisted living facility. Each home will be separately licensed and will be home for 16 residents. Each resident will have their own private bedroom, sitting space and private bathroom. Each home will have a common kitchen and dining room; these common areas will encourage the residents to interact with one another.

Because we will have only one kitchen per home, Heritage Villas will look and function as a single-family home. Unlike many other assisted living facilities that provide kitchenettes in each

room which causes them to feel like apartments, our homes will not have that apartment look or feel. Each building will be a residence – a home for our seniors.

Covenant Church has been a great neighbor and an involved community member for many years. As a growing church, it has always sought to meet the needs of Colleyville residents, not just its own members. With a growing congregation, the church has looked at the best way to utilize its resources, including the vacant land immediately in front of the sanctuary. While deciding the best long term usage of the land, the church has allowed area soccer teams to use the field for practice.

In the past, the church has explored the possibility of expanding their current sanctuary which would increase seating capacity to approximately 1,500. This would require a much larger building, larger parking lot and significantly increase traffic. Other options have included upgrading the current soccer fields to include covered seating, stadium lights, concession stands, and restroom facilities and opening the fields to competitive league play. The church has also been approached by private developers to sell the land.

However, none of these options fits best for the vision and mission of the Church. Covenant has long had a vision of providing “cradle to grave” benefits to the community. Heritage Villas fits in well with that vision, and fits in well with the needs of Colleyville-area senior citizens.

Because of the church’s vision of assisting people at all stages of life, the time is right for the church to enter into a partnership with a developer to create the best in senior housing. JAL Properties, Construction Zone International and its’ owners have a long history of community service and a genuine heart to help others. Our seniors deserve the highest standards of living and assistance if and when their ability to remain at home safely and comfortably requires them to seek alternative living choices. Heritage Villas will soon be the choice for assisted living in Colleyville and the surrounding mid-cities area. We will not only provide a house – we will create a new home for seniors in need. A place to call home. A place to live out their golden years in comfort and style. A place where their age is celebrated, and a place where they can share their life experiences with one another. Heritage Villas will provide homes that are small enough so as not to overwhelm our residents with too many new faces and yet large enough so that plenty of opportunities for social life exist. By having numerous homes in our neighborhood, residents will be able to easily visit friends next door and enjoy the social amenities of each home and those offered in the neighborhood community building. All homes in Heritage Villas will be easily accessible to all of our residents.

While our community will be located in front of Covenant Church, residents will not be required to be church members. Although we believe that some of the residents may come from any of the Covenant Church campuses located throughout the metroplex, we anticipate that the

majority will be Colleyville, Grapevine, Keller or Mid-Cities residents. Our residents will mostly be in their late 70's or older, although we will not have any age restrictions. Our residents will require some assistance with day-to-day activities and will have decided that moving from their current home is necessary. Moving is challenging for all of us, and for seniors this change can be overwhelming. At Heritage Villas, we will do whatever it takes to minimize the stress of moving, and we will make every effort to cause them to quickly come to appreciate their new living arrangements and to call it home.

Heritage Villas will employ, at completion of both phases and at full occupancy, approximately 45 - 50 people who will be dedicated to providing the best 24-hour-a-day assistance for our seniors – so that they can live with as much hands-on assistance as required, but also so they can experience as much independence and dignity as possible. Our employees will include direct care staff (nurses and certified nurse aides, activity director) along with other management staff and contract staff (maintenance, landscaping, etc.)

Each home will include space for differing amenities or activities to enhance our residents' enjoyment of daily life. All residents will have access to all amenities/activities in each home.

Currently, we have held 2 meetings with area HOA's. Our first meeting was with residents of Prestwick Park HOA, Heritage Glen HOA and the members of Pleasant Glade Baptist church. Our second meeting was with Prestwick Park HOA (at their request). We videotaped both meetings and made them available to all residents who were unable to attend. We hope that this will help us to develop strong, ongoing relationships with all our neighbors and to create a community that they will enjoy living near.

We believe that Heritage Villas will be an outstanding addition to the city of Colleyville and to the neighborhoods surrounding Glade Rd. and Roberts Rd. and look forward to the day that our first resident begins a new journey with us.

Updates/Additions to Statement of Planning Objectives

In response to staff comments, please note the following additions to our statement of planning objectives:

Parking

While the City of Colleyville's Land Development Code requires 96 parking spaces, we are requesting a reduction from 96 to 48 dedicated parking spaces. Although this is only half of that required by the City, it is twice that required by the Texas Department of Aging and Disability Services for assisted living facilities.

Our justification for this reduction is as follows:

- The Texas Department of Aging and Disability Services (assisted living regulatory agency) requires only one parking space for every four residents. For Heritage Villas, this will equate to only 24 spaces.
- The Institute of Traffic Engineers Parking Generation Manual, 4th Edition, indicates that 0.5 spaces per resident or 48 spaces for assisted living developments is sufficient.
- Similar assisted living developments in the metroplex have parking spaces as follows:

Development	Beds	Parking Spaces	Spaces to Beds Percentage
Mustang Creek – Frisco	96	39	40.6%
Mustang Creek – Keller	112	57	50.9%
Sonoma House - Carrollton	112	55	49.1%
Mayberry Gardens – Garland	143	61	42.7%
Heritage Villas – Colleyville (proposed)	96	48	50%

We are proposing a 50% parking space to bed ratio, which is a higher percentage than many developments and equal to others that we surveyed.

- Our research indicates that most assisted living developments use only a portion of their available spaces. We believe this usage analysis supports our request for a variance from 96 to 48 spaces.

Development	Beds	Parking Spaces	Occupied Spaces	% of Spaces Occupied
Mustang Creek – Frisco	96	39	24	62%
Sonoma House – Carrollton	112	55	24	44%
Mustang Creek – Keller	112	57	21	37%
Mayberry Gardens – Garland	143	61	34	55%

- Most people will not choose to live in an assisted living development unless certain aspects of their life were in decline. With these age and health related declines, driving skills also decline. Most assisted living residents willingly, or with family pressure, give up their driving privileges.

Although we believe that 48 spaces will be more than enough to accommodate our residents, visitors, and our employees, we have additional spaces available to us on an as-needed basis. The Covenant Church parking lot, located immediately to the north of our houses, will be available to our residents, their families, and our employees if we encounter an occasional overflow.

Masonry Screen Wall

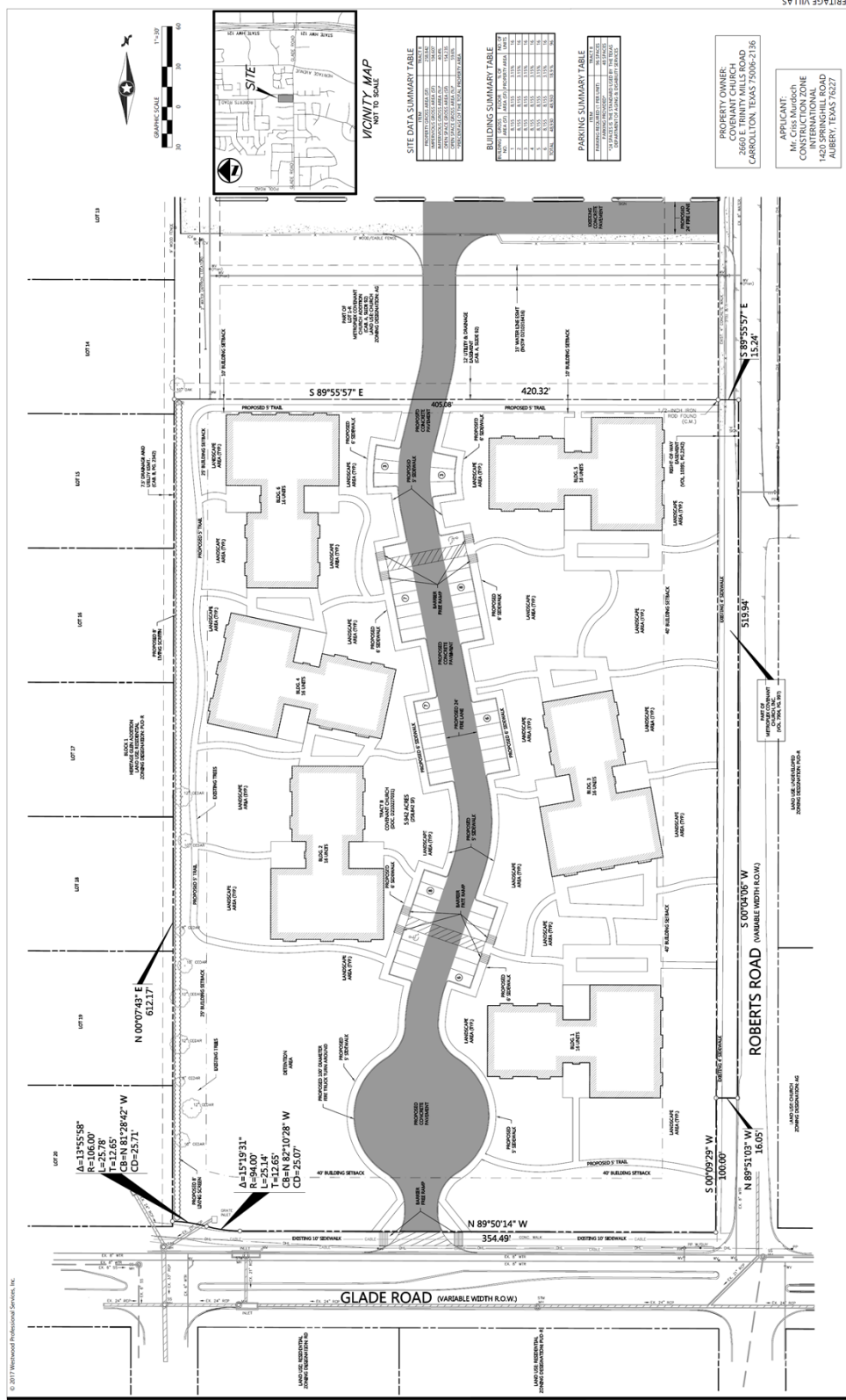
In lieu of the 8-ft. masonry screen wall required as a visual buffer between residential and non-residential properties, we are requesting approval to use an evergreen landscape screen wall as a visual living screen separating our development from our neighbors on the western property line.

Our justification for this is as follows:

- Although our development may be evaluated as a commercial property, our homes are designed to look and function as single-family dwellings. As such, they will appear to our neighbors to be attractive residences when glimpsed through the proposed living screen. Most commercial businesses would have utility service and loading/receiving docks in the rear of their buildings. In those instances, a masonry screen wall would be invaluable to the residential neighbors. At Heritage Villa, each house will be designed to be attractive from all sides. A masonry screen wall designed to shield neighbors from viewing the back of commercial buildings will be less attractive than a well-kept living screen wall.
- The existing trees on the west property line provide an attractive addition to the area. The attached picture indicates the extent of the existing landscaping. We will supplement the existing landscape with approved varieties of trees and shrubs that will result in an attractive sight barrier. In addition, obscuring the existing landscaping behind a masonry wall would result in these trees being hidden from view, and would make maintaining them difficult as they would be located between the existing wrought iron fence and the masonry screen.
- Adding additional trees, shrubs, and other plants to the existing tree line will provide an effective, and very attractive, visual screen. It will enhance the views from our neighbors' side of the living screen, and will be more attractive to traffic passing by on Glade Rd.

We believe that a living evergreen screen wall is much more practical than a masonry screen wall as a divider between the existing homes and the homes in our development. In addition to being more practical, it will be much more attractive and complement the existing neighborhoods in a way that an 8-ft. masonry screen will not do.

Exhibit "C" – Conceptual Site Plan









Letter of Support

Araceli Botello

From:
Sent: Monday, August 14, 2017 4:19 PM
To: Araceli Botello; Felix Landry
Subject: Support of Sr. Living Community

To Whom It May Concern:

My wife, Jo Ann Johnson and I are residents of Colleyville, TX for nearly 15 years, residing at 5509 Rustic Trail. We are in favor of the Sr. Community Living project being proposed at Roberts St and Glade Road. Therefore, we support a zoning change to pursue the construction of such project to accommodate seniors deserving a Colleyville quality of living as many of us experience.

Respectfully,

Don P. Johnson, MBA, RHIA
(972) 754-6257 cell
5509 Rustic Trail, Colleyville, TX 76034

Letter of Support

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Proposed Senior Living Community - Covenant Church
Date: Monday, August 21, 2017 10:49:26 AM

From: Chris Kinsey []
Sent: Tuesday, August 15, 2017 12:35 AM
To:

Cc: Mary Kinsey < >; Terry Hanson < >; Pastor Ricky Texada
< >
Subject: Proposed Senior Living Community - Covenant Church

Dear Members of the Planning & Zoning Committee -

As a 21 year resident of Colleyville at 4700 Prestwick Drive - the neighborhood directly opposite Roberts Road and Covenant Church - I am writing to express my strong support for the proposed Senior Living Community. I should have been pleased to have provided this input previously, and be present at the public meeting yesterday, had only I not been missed by the 200 foot rule which seems inadequate and inappropriate in this instance. I am not sure our HOA received notice either as they have been very good about keeping us informed on this topic.

While we have enjoyed the sight of kids playing soccer on the open fields all these years, we recognize that development of some sort of this prime property is inevitable. It is my opinion that the proposed use will create less impact than, for instance, a large sanctuary which would generate concentrated high volume traffic.

Quality senior care is not possible for many of us in our homes. My own mother was a resident at a commercial senior facility in Grapevine. Had a beautiful community such as that Covenant Church proposes been available I would have much preferred her there at any price. Providing this kind of quality alternative within Colleyville would provide more benefit to the community than additional residential rooftops or other uses. The design the church has proposed will blend in well with the neighborhoods. It would be my opinion that the immediately adjacent residences will find the usage quieter and less traffic intensive than the current use for soccer practice on weeknights.

Logically, one can assume that such traffic as is generated by staff, vendors, and visitors to the community will be outside of the regular morning and evening commute. Staff arriving for morning shifts will arrive before breakfast, vendors and visitors will be arriving between the morning and afternoon commutes, or in the evening. Also, this traffic could be assumed to be a reverse flow at worst i.e. staff should be arriving to the community as normal traffic is headed in the opposite direction to work or school. A few cars plus or minus will not appreciably affect the Roberts/Prestwick difficulties which have existed for decades. We will continue to complain about and hope for relief there. I for one to not anticipate this community creating a noticeable additional burden on that situation.

Finally, additional active seniors in the community should increase the utilization and dynamism of the Colleyville Senior Center. Additional diversity in attendance at this

Letter of Support

important community resource must be seen as a positive contribution to the strength of the Colleyville community at large. On balance, this proposed residential community is a unique, innovative, and necessary resource for Colleyville.

I encourage you to vote to approve this important new contribution to the Colleyville community.

Sincerely,

Chris Kinsey

Chris M. Kinsey

U. S. +1 682-499-1099

U. K. +44 (0) 330 027 0936

vFAX +1 682-499-1019

www.linkedin.com/in/chriskinsey

cc: Terry Hanson, Prestwick Park HOA

Mary Kinsey

Pastor Ricky Texada, Covenant Church

Colleyville City Council

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Proposed Senior Living Community - Covenant Church
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Sincerely,

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U. S. +1 682-499-1099

U. K. +44 (0) 330 027 0936

vFAX +1 682-499-1019

www.linkedin.com/in/chriskinsey

cc: Terry Hanson, Prestwick Park HOA

Mary Kinsey

Pastor Ricky Texada, Covenant Church

Colleyville City Council

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Proposed zoning change ZC17-011 Covenant Church Assisted Living Center Roberts Rd.
Date: Monday, August 21, 2017 10:48:56 AM

From: Joe Graber []
Sent: Monday, August 21, 2017 9:21 AM
To:
Cc: Barton, Lucas < > ; Keith Nelson
< >
Subject: Proposed zoning change ZC17-011 Covenant Church Assisted Living Center Roberts Rd.

Dear Ms. Mathisen,

The residents in the neighborhoods surrounding this proposed development under review for zoning change are very concerned about this project. We are taking steps to oppose it due to the enormous negative impact it will have on the surrounding families.

Pursuant to my duties as an officer on the Heritage Glen HOA I have researched the effect this project will have on our property values and overall neighborhood atmosphere. There is no question that a development like this will have a negative impact on all of our property values. The construction phase of six dwellings are planned to stretch over a long period of time, new units only being built after existing units fill up. It could take years to complete this project. The plan will detract from our quality of life and further devalue our homes. In the short run if families in our edition intend to leave Colleyville, pending approval of this project by the city, prospects for the sale of our homes will be dim owing to the constant noise and construction activity. We have another HOA meeting this Sunday and will seek representation to vehemently oppose this project.

Research shows there is little or no history of projects like this being built in the direct center of high value homes. The reason is because high net worth areas with steep property values are never congruent with this type of project. Has the P&Z Commission researched the historical data on this issue?

People in areas like ours are justified in their opposition to such an incursion. After researching the web and seeking council from several people in real estate development it is clear that Covenant's mission, while commendable, is misplaced here.

I urge you, the Planning and Zoning Commission and the City Council to stand with us in opposition to the proposed assisted living center as an unjustified disruption of our neighborhoods' economic and domestic well-being. If you would like to contact me please call me on my cell number, listed below.

Respectfully yours,

Joe Graber
817-925-3399

Joe Graber

President | D&M Leasing

Office - (817) 461-8888 x305

Customer Care - 877-511-0101

"We Make Leasing Easy at D&M"



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Community Development Department
City of Colleyville
100 Main Street, Colleyville, TX 76034

Zoning Case Number ZC17-011.

To Whom It May Concern,

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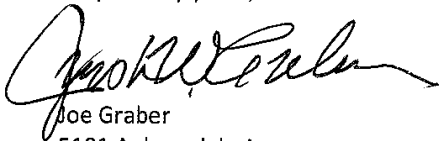
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Respectfully yours,



Joe Graber
5101 Auburndale Ave.
Colleyville, TX 76034
817-925-3399

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Glade & Roberts Road Rezoning
Date: Thursday, August 24, 2017 11:07:36 AM

From: Luke Vierkant
Sent: Thursday, August 24, 2017 10:11 AM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Glade & Roberts Road Rezoning

Hello,

I wanted to write you to express that as a resident in Fox Meadows, I am strongly opposed to the rezoning of the soccer fields of Covenant Church. I would rather see the city buy the land and keep it as a green space. Building 6-8 homes will negatively impact the traffic and residents in the area.

Thank you,

Luke Vierkant

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Re-zoning at Glade and Roberts
Date: Thursday, August 24, 2017 11:36:32 AM

From: Lori Stephens [mailto:
Sent: Thursday, August 24, 2017 11:35 AM
To: Ben Bryner < >
Subject: Re-zoning at Glade and Roberts

Mr Bryner,
My husband and I have been residents of Colleyville since 1991. We live in Woodland Hills off of Martin Parkway.

I want to express our opposition to the re-zoning request for the property at Glade and Roberts Rd.

Glade Rd. is already overly congested especially since all of the new commercial development just down the street at 121 in Euless.

A commercial facility does not seem to fit or be appropriate for this existing residential area.

A senior citizen center will not contribute any sales tax revenue and will have low property tax revenue.

Please allow Colleyville to grow purposely and retain our small town feel without selling out to multi-dwelling unit developers like this senior retirement center.

Thank you,
Lori Stephens

Proposed zoning change ZC17-011 Covenant Church Assisted Living Center Roberts Rd.

We am writing you to express my strong opposition to the proposed re-zoning request of the soccer fields on Glade & Roberts Rd from an agricultural zoning district to a PUD-C planned unit development Commercial zoning district for the purposes of building a commercial assisted living facility. We are residents of Heritage Glenn at 5005 Auburndale Ave and this proposal will negatively impact Our property values and reduce the quality of life for Colleyville residents if approved.

Many residents, neighbors and neighborhood HOA's also agree with me and many (if not all) have opposed this re-zoning request by signing a written petition in opposition of this commercial facility being placed in the center of high value Colleyville residences. We would appreciate you taking the strong opposition into consideration and denying the request for this re-zoning.

We would welcome your support and opposition to this re-zoning request for a few main reasons:

#1 – Destination Colleyville & The Master Plan

First of all, we appreciate your service to Colleyville and attention to these very important zoning matters. The small town rural feel of Colleyville is exactly why we moved here a year ago and before doing so we specifically reviewed the “Destination Colleyville – Master Plan” that City Council published. In this document there is a map that specifies the “Intended Future Use of Land”. Nowhere on the City's Intended Future Use Map of this Land does it suggest commercial developments are appropriate. The City Council & P&Z members that supported The Master Plan's creation are the very people that we trusted when evaluating where to live and specifically where to purchase my home. We would appreciate the City Council and P&Z Commission's opposition to this re-zoning request as it differs greatly from the plan you have laid out for Colleyville and would greatly increase the trust we have in our elected leaders to stick to their word and commitments to residents as you detail in your Master Plan.

#2 The Negative Impact on Real Estate Values

Secondarily, it was suggested that this project would take anywhere from 2-4+ years to complete depending on the success or failure of the venture. This means 4+ years of potential construction on Glade Rd in addition to existing construction all over Glade Rd. How is it that we are trusting a church to run an assisted living facility (an un-proven business model that has never been done before), risk the quality of life for Colleyville's residents at the same time all while considering this for a piece of land that is surrounded by high net worth residents and high value real estate....this just doesn't make any sense on a number of different levels. Let's bring some common sense back to this decision...this type of commercial development belongs on 26 / Colleyville Boulevard or off of 121....not right in the middle of our residential neighborhood. As it relates to home values, we are not “taking a guess” related to the property value issue. We have the impact this will have on our home values verified by two real estate firms that specialize in Colleyville real estate, Briggs Freeman (Nancy Dennis) and The Wall Team both of which are local residents and experts in Colleyville real estate. Each confirmed that a development like

the one proposed and the construction interruption that goes along with it for several years will directly lower the value of our homes that we have all worked so hard to purchase for our families.

#3 Increased commercial, ambulatory, fire truck and resident/guest traffic and parking

The project will increase parking and concrete requirements, increase fire truck and ambulance traffic and most importantly bring additional congestion and poor aesthetic appeal to an already congested area of Glade Rd. in Colleyville

Lastly, and most importantly Glade Rd is the major residential corridor into and out of the City of Colleyville. This is the first impression that all Colleyville Residents have of our city. This is your opportunity to determine what Colleyville's first impression will be for residents and guest.

Will you choose a commercial development or a more appealing residential or athletic park development for your residents? The choice is yours!

We urge City Council members and the Planning and Zoning Commission to stand in opposition of this re-zoning request. Although this may seem like a small issue in the grand scheme of Colleyville's development, I can assure you it will have a big impact on our resident's quality of life, perception of Colleyville and an even bigger impact on our level of trust in City Council and the P&Z Commission.

In our last P&Z meeting on August 14th it was (surprisingly) suggested this be approved....pending resident support. I can assure you that on behalf of the several hundred residents that have signed our petition...

This issue DOES NOT have resident support.

Best Regards,

Bonnie Chen, ShiuhHuei Shyu,

5005 Auburndale Ave.

Colleyville, TX 76034

From: [Ben Bryner](#)
To: [Araceli Botello](#); [Felix Landry](#)
Subject: FW: Opposition to re-zoning request ZC17-011
Date: Friday, August 25, 2017 4:31:38 PM
Attachments: [image001.png](#)
[Opposition to Proposed zoning change ZC17-011 - City Council.docx](#)
[Petition Re-Zoning Request ZC17-011.xls](#)

From: Barton, Lucas [mailto:]
Sent: Friday, August 25, 2017 3:24 PM
To: Ben Bryner
Subject: Opposition to re-zoning request ZC17-011

Mr. Bryner,

The citizens of Colleyville need your help! I am writing you [in the attached letter](#) to express my strong opposition to the proposed re-zoning request of the soccer fields on Glade & Roberts Rd (5008 Roberts) from an agricultural to a commercial zoning district for the purposes of building a commercial assisted living facility by Covenant Church. I am a resident of Heritage Glenn in Colleyville (5017 Auburndale Ave) and have been organizing Colleyville residents opposition to this project and re-zoning request through the attached petition. We are also tracking the signatures of residents within 200 feet of the affected property and should have well over the 20% requirement for a super majority vote from City Council.

As the organizer of this petition, I am also writing to provide the opposition of several hundred other Colleyville residents that stand in opposition to this re-zoning request. Several hundred residents have already signed the petition I have organized and we expect several hundred more will have signed [this petition](#) over the coming weeks. This land is completely surrounded by high quality residential developments...the very residential developments you commit to protect as our Community Development Director. Opposing this re-zoning request will be a commitment to the many Colleyville residents that trust YOU to protect our homes.

-

Please see attached letter for more detail and supporting information behind our opposition.

-

The petition can be found at the link below:

<https://www.ipetitions.com/petition/say-no-to-glade-roberts-rd-soccer-field-rezoning>

I have confirmed names and addresses for signatures on the petition in the attached excel spreadsheet for your records. I will provide an updated version prior to our upcoming September 11th P&Z meeting.

Residents are standing in opposition of this re-zoning and the opposition is growing quickly. We would appreciate you taking our strong opposition into consideration and denying the

request for this re-zoning. We would welcome discussing this with you in person and appreciate your support in opposition of this re-zoning request. I can be reached at 214-738-6233 and would welcome your call. We thank you for your support.

Best Regards,

Lucas M. Barton, CFP®
Principal
Lockton Companies, LLC



2100 Ross Ave. Suite 1200

Dallas, TX 75201

Direct: 214-969-6190

Mobile: 214-738-6233

For further information: <http://www.lockton.com/Lockton-Retirement-Services>

Proposed zoning change ZC17-011 Covenant Church Assisted Living Center Roberts Rd.

I am writing you to express my strong opposition to the proposed re-zoning request of the soccer fields on Glade & Roberts Rd from an agricultural zoning district to a PUD-C planned unit development Commercial zoning district for the purposes of building a commercial assisted living facility. I am a resident of Heritage Glenn at 5017 Auburndale Ave and this proposal will negatively impact my property values and reduce the quality of life for Colleyville residents if approved.

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This issue DOES NOT have resident support.

Best Regards,

Lucas Barton

5017 Auburndale Ave.

Colleyville, TX 76034

Araceli Botello

From: Ben Bryner
Sent: Tuesday, August 29, 2017 8:01 AM
To: Araceli Botello; Felix Landry
Subject: FW: Rezoning of Covenant church soccer fields

From: Connie Worley
Sent: Monday, August 28, 2017 10:27 PM
To: Ben Bryner
Subject: Rezoning of Covenant church soccer fields

Mr Bryner,

I am a resident of Heritage Glen which is immediately west of this property. My home is on the West side of Auburndale. I vehemently oppose the planned rezoning of this property. Resident buildings will destroy the neighborhood feel of our community and add a lot more traffic to an already heavy trafficked area. This plan would also have a negative impact on our property values. I voted many of the current City Council members into their seats because they ran on the premise that Glade Rd would be protected and high density areas wouldn't be constructed. The plans of this church goes against all that Colleyville residents hold dear.

I will be at the meeting on 9-11 to voice my opinion.

I vote NO to the rezoning. Please stand behind the residents of Colleyville and stop this project from going forward.

Thanks and regards,

Connie Worley
5016 Auburndale Ave

#lovewell

Araceli Botello

From: Ben Bryner
Sent: Wednesday, August 30, 2017 3:08 PM
To: Araceli Botello; Felix Landry
Subject: FW: Rezoning of Property on Glade and Roberts Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Renae Parham
Sent: Wednesday, August 30, 2017 1:57 PM
To: Ben Bryner
Subject: Rezoning of Property on Glade and Roberts Rd.

August 30, 2017

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

My husband and I moved to Colleyville 14 years ago and have raised two sons who attended Grapevine/Colleyville public schools and now have a grandbaby who will attend these same schools. We truly love living in this great city and would love to remain here and want to voice my opposition to the Covenant Church rezoning and removal of soccer fields on Glade and Roberts Road. This commercial assisted living facility will dramatically change the first impression of all residents and guests entering Colleyville and reduce our beautiful feel in numerous ways:

- The project will have a negative impact on our real estate values. Construction could last over a period of several years. Covenant Church wants to build one home, wait for it to be fully occupied, then build another home, then another, etc. This could take years to fully develop their prospective project.
- Traffic will be increased dramatically along Glade. We are already experiencing this increase with the new retailers of Glade Parks. This type of project needs to be on 121 or Hwy 26 – not in the middle of residential neighborhoods.
- Covenant Church has little experience in building or managing an assisted living facility. Colleyville should not be a “test case” for this type of project.

- Atria on Hwy 121 is less than 2 miles from this property and is not fully occupied and I understand there has been an approval of another assisted living facility on Cheek Sparger. There is absolutely no need for another addition of this type to our city.

- Covenant Church also states they are not pursuing this project for a profit, but it will be a large “Money Maker” for the church.

I understand there is a “Parks of Tomorrow Fund” in the Colleyville budget in order to develop land for park/recreational use. Maybe the city could jointly invest with the church to develop this property into a park for our children and their future. Even high quality residential real estate would be a better option.

I appreciate you understanding my opposition in this matter and have confidence you will not allow this rezoning to take place in order to keep our beautiful City of Colleyville the way it is.

Thank you for your time,

Renae Parham

5013 Auburndale

Colleyville, TX 76034

Araceli Botello

From: Ben Bryner
Sent: Thursday, August 31, 2017 8:16 AM
To: Araceli Botello; Felix Landry
Subject: FW: Oppose re-zoning request to build commercial assisted living facility on Glade Road

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pam
Sent: Wednesday, August 30, 2017 7:34 PM
To: Ben Bryner
Subject: Oppose re-zoning request to build commercial assisted living facility on Glade Road

Hello Mr. Bryner,

Please consider our wish to keep Colleyville beautiful. I am writing to let you know that we strongly oppose the re-zoning request by Covenant Church to build a commercial assisted living facility on the current green space field on the corner of Glade and Roberts. We live directly behind the field and love watching the boys and girls practice soccer. We recently moved into Colleyville for the family-friendly, beautiful, high-end community feel. The field was a big reason that we bought our house. We love Colleyville and want to preserve what everyone loves and appreciates about the community. We do not need a large commercial assisted living compound in our family-friendly city. Please don't allow this re-zoning as it will surely negatively impact Colleyville home values and quality of life.

Pam and Dennis Bassler
5105 Auburndale Avenue, Colleyville

818/917-6943

From:
To: [Ben Bryner](#)
Subject: Soccer fields at Glade and Roberts
Date: Saturday, August 19, 2017 4:36:39 PM

Hello,
We are at 6013 Sherston Glen in Colleyville.
We STRONGLY oppose rezoning the soccer fields on Glade and Roberts to senior housing.
How is this even being considered?!
We pay a fortune in taxes and moves like this will turn this city into a dump!
We live here because we appreciate green space and a community/family feel.
We do not want multi unit housing!

Thank you,
Mary Lester
214-490-3480 (cell)
Sent from my iPhone

From: [Jeff Gilstrap](#)
To: [Ben Bryner](#)
Subject: Development Proposal
Date: Saturday, August 19, 2017 5:21:41 PM

Ben,

Just a quick note in opposition to the multifamily development at Glade and Roberts Rd. I do not feel the proposed plan is the best long term use of this property and subsequently does not justify any zoning change to accommodate.

Thanks!

Jeff Gilstrap
1708 Avalon Dr.

Araceli Botello

From: Ben Bryner
Sent: Thursday, August 31, 2017 8:16 AM
To: Araceli Botello; Felix Landry
Subject: FW: Oppose re-zoning request to build commercial assisted living facility on Glade Road

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5105 Auburndale Avenue, Colleyville

818/917-6943

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Proposed zoning change ZC17-011 Covenant Church Assisted Living Center Roberts Rd.
Date: Monday, August 21, 2017 10:48:56 AM

From: Joe Graber []
Sent: Monday, August 21, 2017 9:21 AM
To:
Cc: Barton, Lucas < >; Keith Nelson
< >
Subject: Proposed zoning change ZC17-011 Covenant Church Assisted Living Center Roberts Rd.

Dear Ms. Mathisen,

The residents in the neighborhoods surrounding this proposed development under review for zoning change are very concerned about this project. We are taking steps to oppose it due to the enormous negative impact it will have on the surrounding families.

Pursuant to my duties as an officer on the Heritage Glen HOA I have researched the effect this project will have on our property values and overall neighborhood atmosphere. There is no question that a development like this will have a negative impact on all of our property values. The construction phase of six dwellings are planned to stretch over a long period of time, new units only being built after existing units fill up. It could take years to complete this project. The plan will detract from our quality of life and further devalue our homes. In the short run if families in our edition intend to leave Colleyville, pending approval of this project by the city, prospects for the sale of our homes will be dim owing to the constant noise and construction activity. We have another HOA meeting this Sunday and will seek representation to vehemently oppose this project.

Research shows there is little or no history of projects like this being built in the direct center of high value homes. The reason is because high net worth areas with steep property values are never congruent with this type of project. Has the P&Z Commission researched the historical data on this issue?

People in areas like ours are justified in their opposition to such an incursion. After researching the web and seeking council from several people in real estate development it is clear that Covenant's mission, while commendable, is misplaced here.

I urge you, the Planning and Zoning Commission and the City Council to stand with us in opposition to the proposed assisted living center as an unjustified disruption of our neighborhoods' economic and domestic well-being. If you would like to contact me please call me on my cell number, listed below.

Respectfully yours,

Joe Graber
817-925-3399

Joe Graber

President | D&M Leasing

Office - (817) 461-8888 x305

Customer Care - 877-511-0101

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Community Development Department
City of Colleyville
100 Main Street, Colleyville, TX 76034

Zoning Case Number ZC17-011.

To Whom It May Concern,

The residents in the neighborhoods surrounding this proposed development under review for zoning change are very concerned about this project. We are taking steps to oppose it due to the enormous negative impact it will have on the surrounding families.

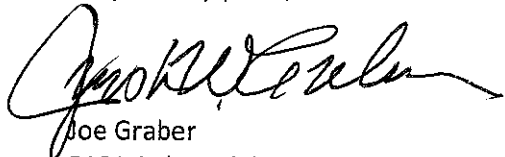
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Respectfully yours,

A handwritten signature in black ink, appearing to read 'Joe Graber', written in a cursive style.

Joe Graber
5101 Auburndale Ave.
Colleyville, TX 76034
817-925-3399

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Glade & Roberts Road Rezoning
Date: Thursday, August 24, 2017 11:07:36 AM

From: Luke Vierkant [<mailto:>]]
Sent: Thursday, August 24, 2017 10:11 AM
To: Ben Bryner < >
Subject: Glade & Roberts Road Rezoning

Hello,

I wanted to write you to express that as a resident in Fox Meadows, I am strongly opposed to the rezoning of the soccer fields of Covenant Church. I would rather see the city but the land and keep it as a green space. Building 6-8 homes will negatively impact the traffic and residents in the area.

Thank you,

Luke Vierkant

From: [Ben Bryner](#)
To: [Araceli Botello](#)
Subject: FW: Re-zoning at Glade and Roberts
Date: Thursday, August 24, 2017 11:36:32 AM

From: Lori Stephens [mailto:
Sent: Thursday, August 24, 2017 11:35 AM
To: Ben Bryner < >
Subject: Re-zoning at Glade and Roberts

Mr Bryner,
My husband and I have been residents of Colleyville since 1991. We live in Woodland Hills off of Martin Parkway.

I want to express our opposition to the re-zoning request for the property at Glade and Roberts Rd.

Glade Rd. is already overly congested especially since all of the new commercial development just down the street at 121 in Euless.

A commercial facility does not seem to fit or be appropriate for this existing residential area.

A senior citizen center will not contribute any sales tax revenue and will have low property tax revenue.

Please allow Colleyville to grow purposely and retain our small town feel without selling out to multi-dwelling unit developers like this senior retirement center.

Thank you,
Lori Stephens

Proposed zoning change ZC17-011 Covenant Church Assisted Living Center Roberts Rd.

We am writing you to express my strong opposition to the proposed re-zoning request of the soccer fields on Glade & Roberts Rd from an agricultural zoning district to a PUD-C planned unit development Commercial zoning district for the purposes of building a commercial assisted living facility. We are residents of Heritage Glenn at 5005 Auburndale Ave and this proposal will negatively impact Our property values and reduce the quality of life for Colleyville residents if approved.

Many residents, neighbors and neighborhood HOA's also agree with me and many (if not all) have opposed this re-zoning request by signing a written petition in opposition of this commercial facility being placed in the center of high value Colleyville residences. We would appreciate you taking the strong opposition into consideration and denying the request for this re-zoning.

We would welcome your support and opposition to this re-zoning request for a few main reasons:

#1 – Destination Colleyville & The Master Plan

First of all, we appreciate your service to Colleyville and attention to these very important zoning matters. The small town rural feel of Colleyville is exactly why we moved here a year ago and before doing so we specifically reviewed the "Destination Colleyville – Master Plan" that City Council published. In this document there is a map that specifies the "Intended Future Use of Land". Nowhere on the City's Intended Future Use Map of this Land does it suggest commercial developments are appropriate. The City Council & P&Z members that supported The Master Plan's creation are the very people that we trusted when evaluating where to live and specifically where to purchase my home. We would appreciate the City Council and P&Z Commission's opposition to this re-zoning request as it differs greatly from the plan you have laid out for Colleyville and would greatly increase the trust we have in our elected leaders to stick to their word and commitments to residents as you detail in your Master Plan.

#2 The Negative Impact on Real Estate Values

Secondarily, it was suggested that this project would take anywhere from 2-4+ years to complete depending on the success or failure of the venture. This means 4+ years of potential construction on Glade Rd in addition to existing construction all over Glade Rd. How is it that we are trusting a church to run an assisted living facility (an un-proven business model that has never been done before), risk the quality of life for Colleyville's residents at the same time all while considering this for a piece of land that is surrounded by high net worth residents and high value real estate....this just doesn't make any sense on a number of different levels. Let's bring some common sense back to this decision...this type of commercial development belongs on 26 / Colleyville Boulevard or off of 121....not right in the middle of our residential neighborhood. As it relates to home values, we are not "taking a guess" related to the property value issue. We have the impact this will have on our home values verified by two real estate firms that specialize in Colleyville real estate, Briggs Freeman (Nancy Dennis) and The Wall Team both of which are local residents and experts in Colleyville real estate. Each confirmed that a development like

the one proposed and the construction interruption that goes along with it for several years will directly lower the value of our homes that we have all worked so hard to purchase for our families.

#3 Increased commercial, ambulatory, fire truck and resident/guest traffic and parking

The project will increase parking and concrete requirements, increase fire truck and ambulance traffic and most importantly bring additional congestion and poor aesthetic appeal to an already congested area of Glade Rd. in Colleyville

Lastly, and most importantly Glade Rd is the major residential corridor into and out of the City of Colleyville. This is the first impression that all Colleyville Residents have of our city. This is your opportunity to determine what Colleyville's first impression will be for residents and guest.

Will you choose a commercial development or a more appealing residential or athletic park development for your residents? The choice is yours!

We urge City Council members and the Planning and Zoning Commission to stand in opposition of this re-zoning request. Although this may seem like a small issue in the grand scheme of Colleyville's development, I can assure you it will have a big impact on our resident's quality of life, perception of Colleyville and an even bigger impact on our level of trust in City Council and the P&Z Commission.

In our last P&Z meeting on August 14th it was (surprisingly) suggested this be approved....pending resident support. I can assure you that on behalf of the several hundred residents that have signed our petition...

This issue DOES NOT have resident support.

Best Regards,

Bonnie Chen, ShiuHuei Shyu,

5005 Auburndale Ave.

Colleyville, TX 76034

From: [Ben Bryner](#)
To: [Araceli Botello](#); [Felix Landry](#)
Subject: FW: Opposition to re-zoning request ZC17-011
Date: Friday, August 25, 2017 4:31:38 PM
Attachments: [image001.png](#)
[Opposition to Proposed zoning change ZC17-011 - City Council.docx](#)
[Petition Re-Zoning Request ZC17-011.xls](#)

From: Barton, Lucas [mailto:]
Sent: Friday, August 25, 2017 3:24 PM
To: Ben Bryner
Subject: Opposition to re-zoning request ZC17-011

Mr. Bryner,

The citizens of Colleyville need your help! I am writing you [in the attached letter](#) to express my strong opposition to the proposed re-zoning request of the soccer fields on Glade & Roberts Rd (5008 Roberts) from an agricultural to a commercial zoning district for the purposes of building a commercial assisted living facility by Covenant Church. I am a resident of Heritage Glenn in Colleyville (5017 Auburndale Ave) and have been organizing Colleyville residents opposition to this project and re-zoning request through the attached petition. We are also tracking the signatures of residents within 200 feet of the affected property and should have well over the 20% requirement for a super majority vote from City Council.

As the organizer of this petition, I am also writing to provide the opposition of several hundred other Colleyville residents that stand in opposition to this re-zoning request. Several hundred residents have already signed the petition I have organized and we expect several hundred more will have signed [this petition](#) over the coming weeks. This land is completely surrounded by high quality residential developments...the very residential developments you commit to protect as our Community Development Director. Opposing this re-zoning request will be a commitment to the many Colleyville residents that trust YOU to protect our homes.

-

Please see attached letter for more detail and supporting information behind our opposition.

-

The petition can be found at the link below:

<https://www.ipetitions.com/petition/say-no-to-glade-roberts-rd-soccer-field-rezoning>

I have confirmed names and addresses for signatures on the petition in the attached excel spreadsheet for your records. I will provide an updated version prior to our upcoming September 11th P&Z meeting.

Residents are standing in opposition of this re-zoning and the opposition is growing quickly. We would appreciate you taking our strong opposition into consideration and denying the

request for this re-zoning. We would welcome discussing this with you in person and appreciate your support in opposition of this re-zoning request. I can be reached at 214-738-6233 and would welcome your call. We thank you for your support.

Best Regards,

Lucas M. Barton, CFP®
Principal
Lockton Companies, LLC



2100 Ross Ave. Suite 1200

Dallas, TX 75201

Direct: 214-969-6190

Mobile: 214-738-6233

For further information: <http://www.lockton.com/Lockton-Retirement-Services>

Araceli Botello

From: Ben Bryner
Sent: Tuesday, August 29, 2017 8:01 AM
To: Araceli Botello; Felix Landry
Subject: FW: Rezoning of Covenant church soccer fields

From: Connie Worley
Sent: Monday, August 28, 2017 10:27 PM
To: Ben Bryner
Subject: Rezoning of Covenant church soccer fields

Mr Bryner,

I am a resident of Heritage Glen which is immediately west of this property. My home is on the West side of Auburndale. I vehemently oppose the planned rezoning of this property. Resident buildings will destroy the neighborhood feel of our community and add a lot more traffic to an already heavy trafficked area. This plan would also have a negative impact on our property values. I voted many of the current City Council members into their seats because they ran on the premise that Glade Rd would be protected and high density areas wouldn't be constructed. The plans of this church goes against all that Colleyville residents hold dear.

I will be at the meeting on 9-11 to voice my opinion.

I vote NO to the rezoning. Please stand behind the residents of Colleyville and stop this project from going forward.

Thanks and regards,

Connie Worley
5016 Auburndale Ave

#lovewell

Araceli Botello

From: Ben Bryner
Sent: Wednesday, August 30, 2017 3:08 PM
To: Araceli Botello; Felix Landry
Subject: FW: Rezoning of Property on Glade and Roberts Rd.

Follow Up Flag: Follow up
Flag Status: Flagged

From: Renae Parham
Sent: Wednesday, August 30, 2017 1:57 PM
To: Ben Bryner
Subject: Rezoning of Property on Glade and Roberts Rd.

August 30, 2017

Community Development Department

City of Colleyville

100 Main Street

Colleyville, TX 76034

My husband and I moved to Colleyville 14 years ago and have raised two sons who attended Grapevine/Colleyville public schools and now have a grandbaby who will attend these same schools. We truly love living in this great city and would love to remain here and want to voice my opposition to the Covenant Church rezoning and removal of soccer fields on Glade and Roberts Road. This commercial assisted living facility will dramatically change the first impression of all residents and guests entering Colleyville and reduce our beautiful feel in numerous ways:

- The project will have a negative impact on our real estate values. Construction could last over a period of several years. Covenant Church wants to build one home, wait for it to be fully occupied, then build another home, then another, etc. This could take years to fully develop their prospective project.
- Traffic will be increased dramatically along Glade. We are already experiencing this increase with the new retailers of Glade Parks. This type of project needs to be on 121 or Hwy 26 – not in the middle of residential neighborhoods.
- Covenant Church has little experience in building or managing an assisted living facility. Colleyville should not be a “test case” for this type of project.

- Atria on Hwy 121 is less than 2 miles from this property and is not fully occupied and I understand there has been an approval of another assisted living facility on Cheek Sparger. There is absolutely no need for another addition of this type to our city.

- Covenant Church also states they are not pursuing this project for a profit, but it will be a large “Money Maker” for the church.

I understand there is a “Parks of Tomorrow Fund” in the Colleyville budget in order to develop land for park/recreational use. Maybe the city could jointly invest with the church to develop this property into a park for our children and their future. Even high quality residential real estate would be a better option.

I appreciate you understanding my opposition in this matter and have confidence you will not allow this rezoning to take place in order to keep our beautiful City of Colleyville the way it is.

Thank you for your time,

Renae Parham

5013 Auburndale

Colleyville, TX 76034

Araceli Botello

From: Ben Bryner
Sent: Thursday, August 31, 2017 8:16 AM
To: Araceli Botello; Felix Landry
Subject: FW: Oppose re-zoning request to build commercial assisted living facility on Glade Road

Follow Up Flag: Follow up
Flag Status: Flagged

From: Pam
Sent: Wednesday, August 30, 2017 7:34 PM
To: Ben Bryner
Subject: Oppose re-zoning request to build commercial assisted living facility on Glade Road

Hello Mr. Bryner,

Please consider our wish to keep Colleyville beautiful. I am writing to let you know that we strongly oppose the re-zoning request by Covenant Church to build a commercial assisted living facility on the current green space field on the corner of Glade and Roberts. We live directly behind the field and love watching the boys and girls practice soccer. We recently moved into Colleyville for the family-friendly, beautiful, high-end community feel. The field was a big reason that we bought our house. We love Colleyville and want to preserve what everyone loves and appreciates about the community. We do not need a large commercial assisted living compound in our family-friendly city. Please don't allow this re-zoning as it will surely negatively impact Colleyville home values and quality of life.

Pam and Dennis Bassler
5105 Auburndale Avenue, Colleyville

818/917-6943

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Pam and Dennis Bassler
5105 Auburndale Avenue, Colleyville

818/917-6943

Opposition to Case ZC17-011

My name is Richard Bangs and I live at 3509 Fox Meadows Drive in Colleyville. We moved to Colleyville in 1989 and built a house on Fox Meadows Drive for the School System and the residential feel of the area. We were fortunate enough to have three schools built near us on Heritage and believe that adds to the value of our neighborhood. I am concerned that this proposal by the Church and before the Zoning Commission is going to take Colleyville in a direction we do not wish to go.

When I reviewed the revised Master Plan, I thought it was clear that the plan was to keep areas consistent with their overall makeup. The prevalent makeup of this area is residential neighborhoods, not commercial. I disagree with a zoning commission agreement to change this area to commercial. The current proposal may be to use the land for an assisted living complex, which I also believe is outside what the scope of what the Master Plan would call consistent with surrounding land use, but more so because of the zoning change to commercial. Once this change is adopted, there is the possibility that the intended use (admirable as it may be) will fail and who knows what use this acreage would be used for in that case. I don't think it is the interest of Colleyville to have retail outlets move up Glade from their current locations on Glade and Heritage to this location.

In addition, parking has been raised as an issue. On that point, my mother was in assisted living and even though she did not drive insisted on having her car parked at the facility. Several years later, we convinced her to part with her vehicle. But, as was with my mother, a senior letting go of their vehicle is a sign of loss of independence and giving in to nursing home life, a difficult transition for a generation that has been fiercely independent.

Thank you for your time.

September 6, 2017

Via Hand Delivery

Ben Bryner, Director
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Colleyville Resident Opposition to Zoning Case # ZC17-011

Dear Mr. Bryner:

I have attached the following documentation in opposition to the zoning request change to permit the use of a commercial 96-unit assisted living facility on 5008 Roberts Road (the "**Rezoning Request**"): letters from each Heritage Glen HOA resident. Those property owners denoted with an "*" comprise more than 20% or more of the land within 200 feet of the notification area.

Sanjay Agarwal, 5000 Auburndale Avenue, Colleyville, TX 76034
Keith Nelson, 5004 Auburndale Avenue, Colleyville, TX 76034
Bonnie Chen, 5005 Auburndale Avenue, Colleyville, TX 76034*
Tariq Khan, 5008 Auburndale Avenue, Colleyville, TX 76034
Feroz Shalwani, 5009 Auburndale Avenue, Colleyville, TX 76034*
Neeraj Badhey, 5012 Auburndale Avenue, Colleyville, TX 76034
Van and Renae Parham, 5013 Auburndale Avenue, Colleyville, TX 76034*
Doug Ramsey, 5016 Auburndale Avenue, Colleyville, TX 76034
Lucas Barton, 5017 Auburndale Avenue, Colleyville, TX 76034*
Cindy Kuhlman, 5100 Auburndale Avenue, Colleyville, TX 76034
Joe and Jeanne Graber, 5101 Auburndale Avenue, Colleyville, TX 76034*
Bruce and Carolyn Ludwig, 5104 Auburndale Avenue, Colleyville, TX 76034
Dennis and Pam Bassler, 5105 Auburndale Avenue, Colleyville, TX 76034*
Vinit Tandon, 5109 Auburndale Avenue, Colleyville, TX 76034*
Scott and Alexandria McCombs, 5113 Auburndale Avenue, Colleyville, TX 76034*

We appreciate your thoughtful consideration of our concerns for optimal use of the subject property consistent with the City's comprehensive plan, *Destination Colleyville*.

Sincerely yours,



Scott and Alexandria McCombs
5113 Auburndale Avenue
Colleyville, TX 76034
smccom01@hotmail.com or alexandriamccombs@att.net
817.909.6087 or 972.533.4074

Enclosures

cc: Chairwoman Susan Mathisen (encl. with representative HOA letter from Joe Graber)
Commissioner Chris Putnam (encl. with representative HOA letter from Joe Graber)
Vice Chairman Sam van Bever (encl. with representative HOA letter from Joe Graber)
Commissioner Veronica Baughman (with representative HOA letter from Joe Graber)
Commissioner Charles Kelley (with representative HOA letter from Joe Graber)
Commissioner John Frazier (with representative HOA letter from Joe Graber)
Commissioner Jason Elms (with representative HOA letter from Joe Graber)

September 1, 2017

Ben Bryner
Director
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

Re: Heritage Glen Homeowners Association (HOA) Opposition to Zoning Case # ZC17-011

Dear Mr. Bryner:

As owners of high quality and high net worth single-family residential properties in Heritage Glen located within 200 feet of the subject property, 5008 Roberts Road, we oppose the zoning request change to permit the use of a commercial 96-unit assisted living facility (the “**Rezoning Request**”).

The Rezoning Request violates the fundamental goals and policies enumerated in the City’s comprehensive plan, *Destination Colleyville* (the “**Plan**”). The Plan attributes the key strength of Colleyville to the “high quality, low density neighborhoods” and describes the “tree-lined streets and large estates [that] lend the city a rural feel . . .” To that end, a goal of the Plan is “to protect and maintain the quality of the those neighborhoods” by promoting large estate homes with “little traffic, mature trees, extensive green areas, nearby parks . . . and access to some of the best schools.” *Destination Colleyville* markets the City’s unique qualities: **great parks, beautiful neighborhoods, family centered, lots of young kids and great schools, and best place to raise a family**. These are the exact qualities that attracted us to move our families and invest in our beautiful homes in Colleyville.

A 96-unit complex is analogous to apartment dwelling in an urban setting and incompatible with *Destination Colleyville*’s assurance that our “investment in [our] property will retain its value over the years.” Construction would devastate the peaceful enjoyment of our neighborhood for several years during the phased build-out, traffic disruption on the already burdened Glade Road and Roberts Road intersection would become intolerable, a deluge of staff, resident visitors, and commercial vehicles for transportation, delivery, food, support and emergency services would add to the turmoil, and the community feel of the soccer field would be replaced with over commercialization and underutilization. In fact, the existing assisted living facilities within a five-mile radius of the subject property have reported numerous vacancies. The community need used to justify the Rezoning Request is illusory.

Our HOA and the surrounding communities never asked for an assisted living facility on the subject property. Covenant Church’s Red X Development Corporation and JAL Properties, LP are fulfilling a capital need, not a community need. *Destination Colleyville* is a place to raise a family in high quality single-family residential homes with access to exemplary schools. *Destination Colleyville* is not a place to retire in one of the 96 dwelling units the size of 2/3 of a one-car garage.

In conclusion, we respectfully ask the City to uphold the mission in *Destination Colleyville* and reject the Rezoning Request as presented. We are, however, open to collaborating on alternative land use for the subject property in collaboration with the City’s “Parks for Tomorrow Fund”.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3e	Agenda Date 09/11/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the R-20 Single Family Residential zoning district to the CPO Professional Office zoning district on Lot 24, Block 2, of the Fair Way Addition, located at 8308 Precinct Line Road, Case ZC17-015

Explanation

Juan and Lillianne Garcia, the applicants, have submitted a request to rezone approximately 0.4614 acres (20,100 square feet), located at 8303 Precinct Line Road, from the Single Family Residential (R-20) district to the Professional Office (CPO) district. The applicant is seeking a zoning change so they can convert the existing residential structure into a professional office.

Existing Conditions/Background: The subject property is currently platted as Lot 24, Block 2, of the Fair Way Addition. The applicant proposes to renovate the existing residential structure into an office and add any site improvements required in the Colleyville Land Development code appropriate for office use. The current zoning would not allow an office use.

Proposed Zoning Change:

Request – Single Family Residential (R-20) to Professional Office (CPO).

Ordinance – Section 3.17.D in the Schedule of District Regulations in the Land Development Code establishes the following regulations for the Professional Office Commercial (CPO) district:

Purpose: This district is designed to be compatible adjacent to or near residential areas and to provide office services needed by homeowners on a usual basis. The lot size maximum is small to encourage small-scale developments and hours of operation do not permit businesses to be open at night.

Minimum Lot Area:	7,200 square feet
Maximum Lot Area:	1 acre (43,560 sq/ft)
Minimum Lot Width:	100 feet
Minimum Lot Depth:	120 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setbacks:	25 feet
Minimum Rear Yard Setback:	25 feet
Maximum Lot Coverage:	40 percent

Analysis – The subject property meets all of the minimum requirements described for the requested CPO designation. This request continues recent development patterns along this portion of Precinct Line Road.

Surrounding Development: Seven of the eleven parcels with frontage along this block of Precinct Line Road have R-20 zoning. Four of the seven parcels with R-20 zoning currently maintain residential structures. The remaining properties along this block of Precinct Line Road have commercial zoning (CC-1, CC-2, & PUD-C). Properties across Precinct Line Road, in North Richland Hills, have developed commercially with a Wells Fargo Bank, Wal-Mart, Target, and small commercial strip center comprising the closest developed properties.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and all the surrounding property on the same block for future commercial use. The proposed rezoning brings the property into conformance with the comprehensive plan. The proposed rezoning request complies with the density policy stated in the Comprehensive Plan.

Fees: Park Land Dedication fees are not required for the subject property.

Tree Preservation: Any future development 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.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property on Friday, August 25, 2017 regarding this request. Staff notified Keller ISD per state law, which serves the subject property. Notice was published in the *Fort Worth Star-Telegram* on Saturday, August 26, 2017 as required by State law and the Land Development Code. To date, staff has not received any correspondence for this item.

Staff Recommendation: Staff recommends approval of the zoning change request based on the following findings:

- The requested zoning change conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The requested zoning change poses no adverse collateral effects on the surrounding properties.

- The requested zoning change complements recent development trends in the surrounding properties and along Precinct Line Road.
- The subject property does not contain any characteristics requiring variances from the regulations described in the Land Development Code for the Professional Commercial Office (CPO) zoning district.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Notification Map
7. Notification List
8. Property Owner Notification
9. Legal Notice
10. Draft Ordinance

Aerial Map



ZC17-015

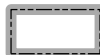
8308 Precinct Line Road

DISCLAIMER:

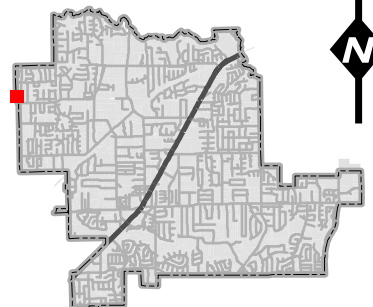
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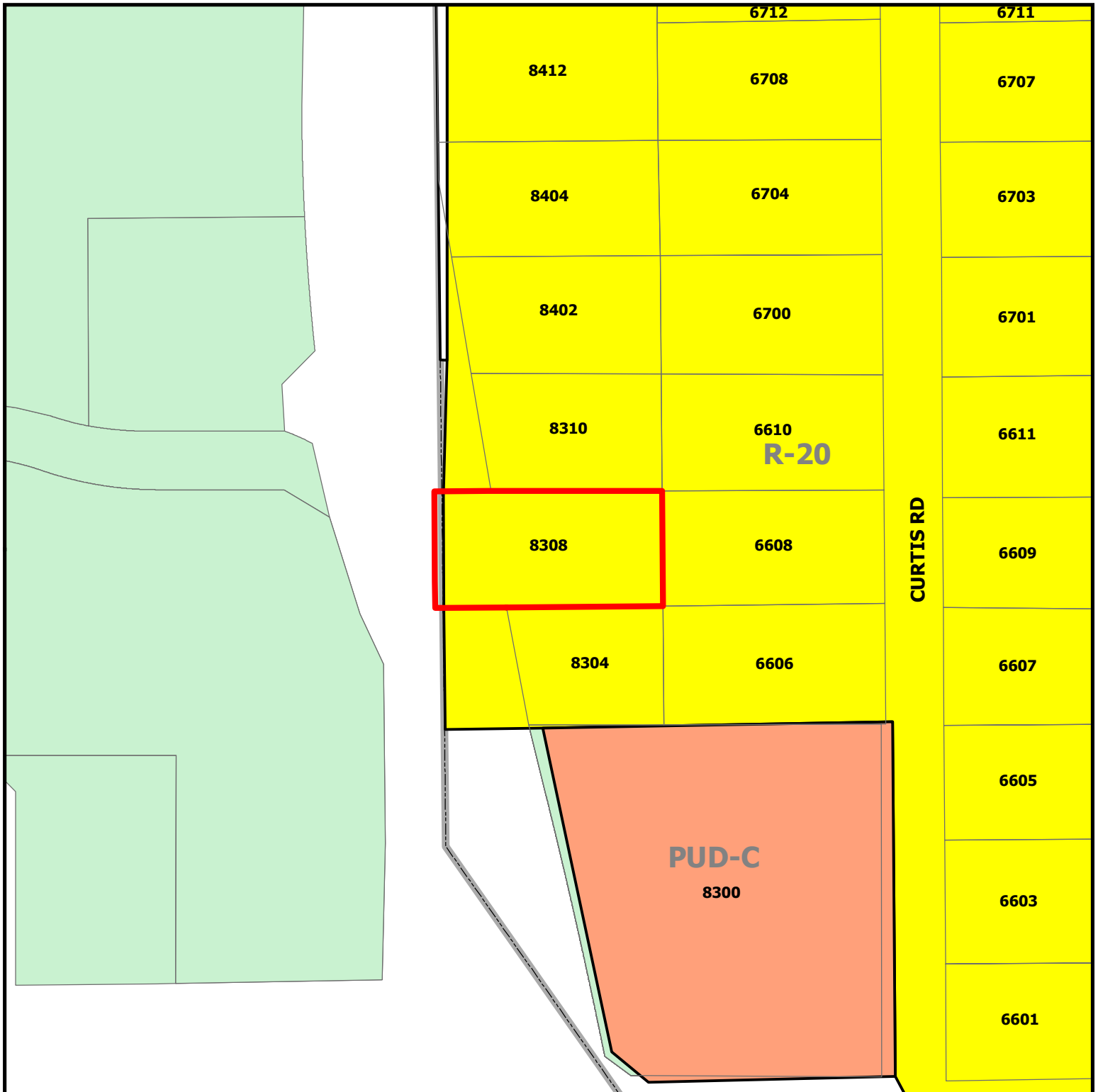
Subject Property



City Limit



Zoning Map



ZC17-015

8308 Precinct Line Road

DISCLAIMER:

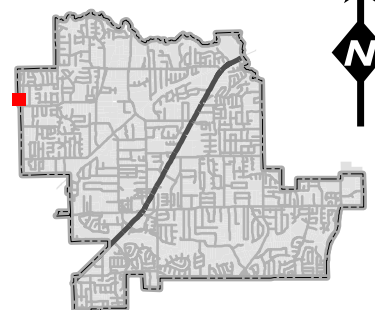
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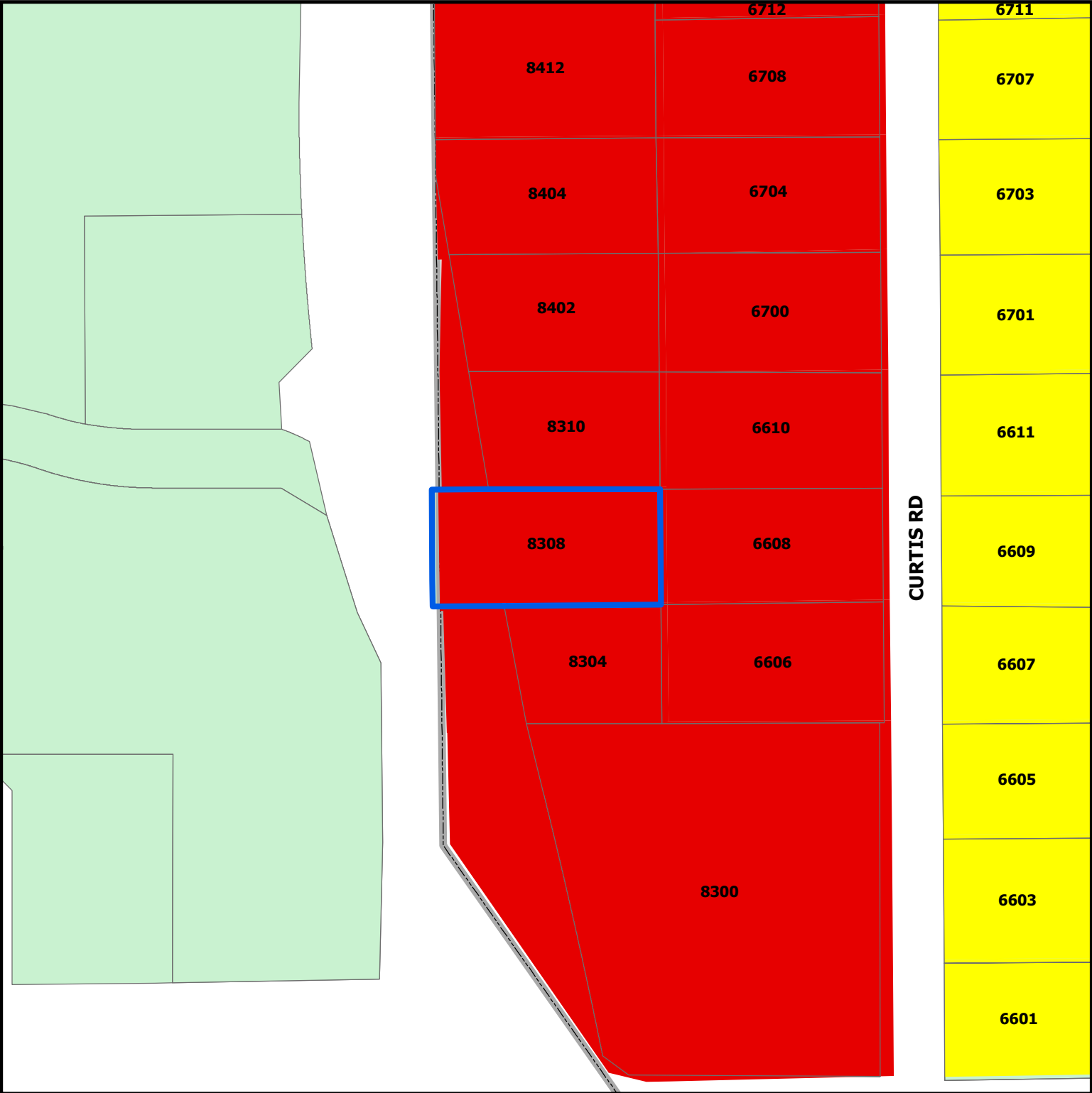
Subject Property



City Limit



Future Land Use Map

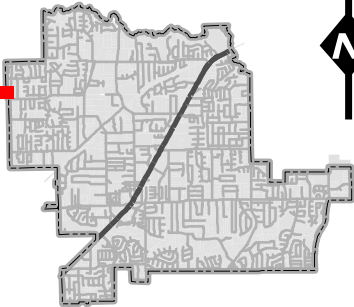


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ZC17-015

8308 Precinct Line Road

-  Subject Property
-  Residential
-  Commercial
-  City Limit



Statement of Planning Objectives

June 20, 2017

Shane Pace
City Of Colleyville
1000 Main Street
Colleyville, TX. 76034

Juan and Lillianne Garca, 8308 Precint Line Zoning Change
Statement of Planning Objective

On LOT 25 BLOCK 2 the work planned or required is as follows:

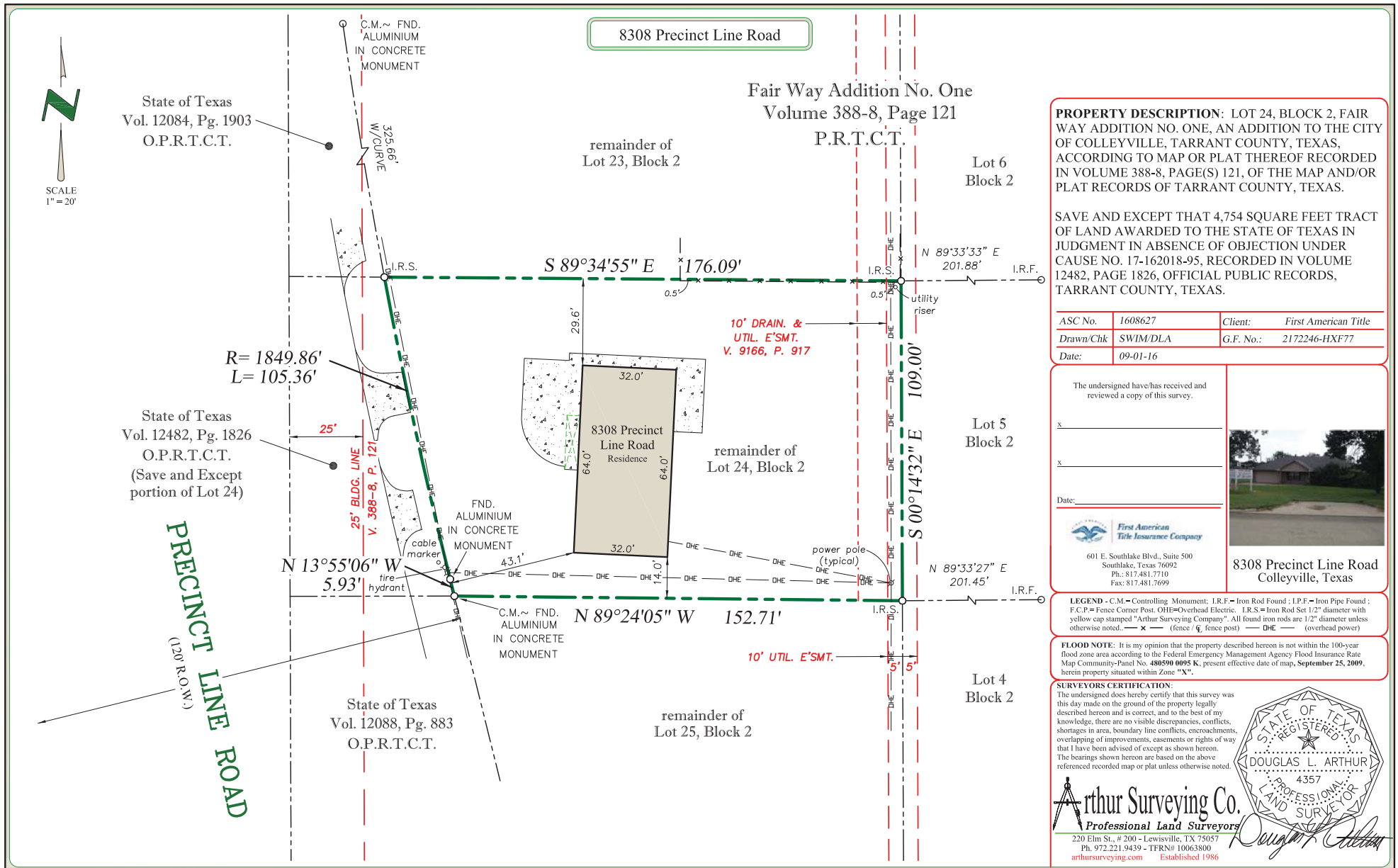
- a) Convert existing building to an ADA compliant facility,
- b) Construct parking lot and fire lane per fire department requirements

Juan P Garcia

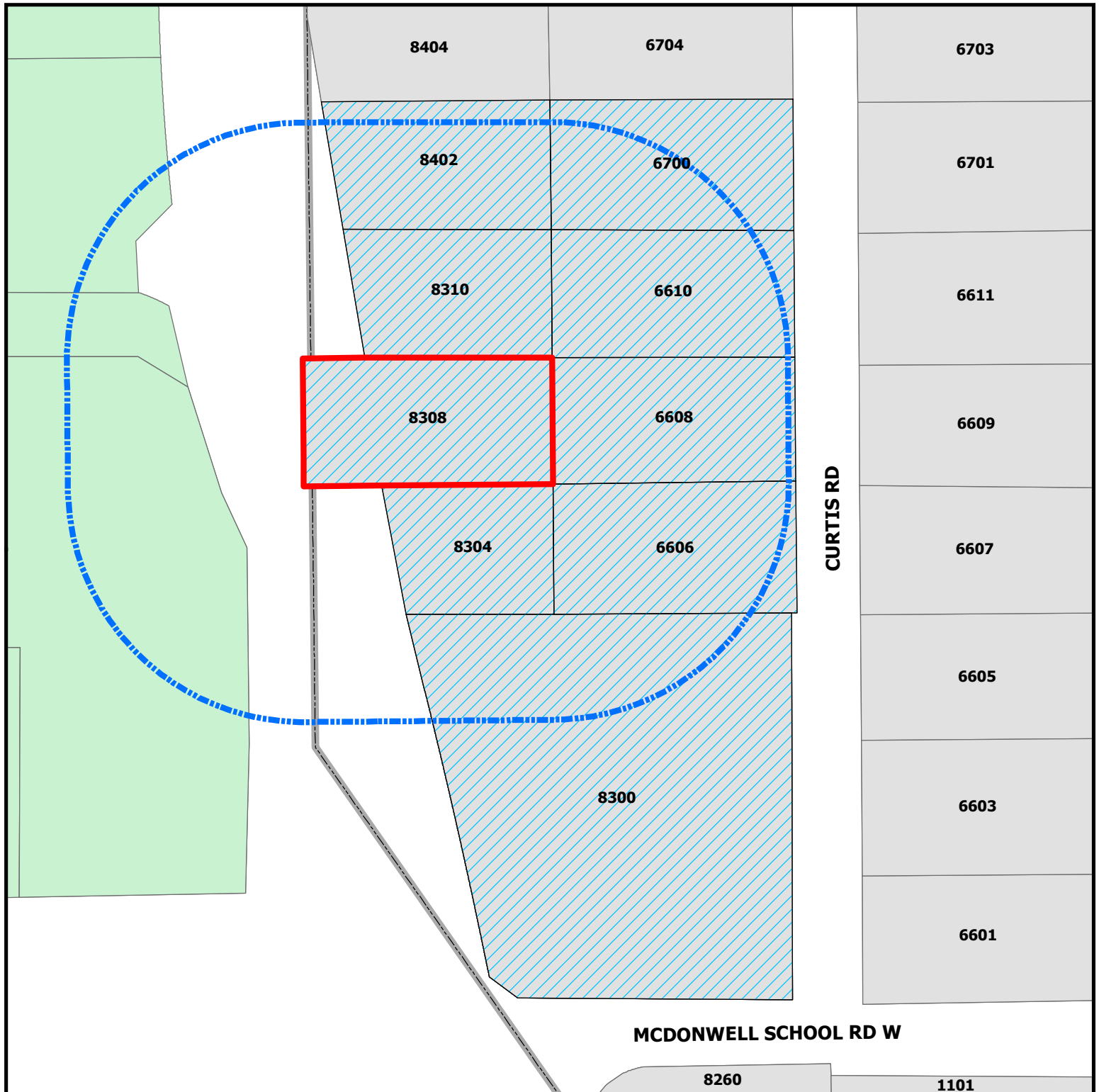
Lillianne Garcia
8308 Precint Line Rd
Colleyville TX 75034

ZONING EXHBIT FOR ZONING CHANGE
REQUEST FROM R-20 TO COMMERCIAL

Zoning Exhibit



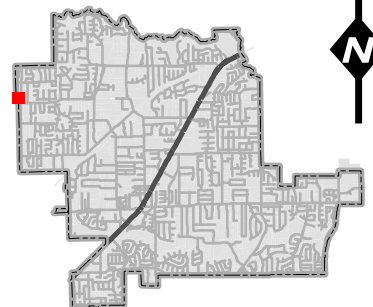
Notification Map



ZC17-015

8308 Precinct Line Road

- Subject Property
- 200ft Buffer
- Properties within 200ft
- City Limit



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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COX, FRANKLIN L	6608 CURTIS RD	COLLEYVILLE, TX	76034	6608 CURTIS RD
ECHEVARRIA SOLO 401K TRUST	1527 WINDSOR FOREST TR	ROANOKE, TX	76262	8308 PRECINCT LINE RD
ALECU, MARIUS	6308 REMINGTON PKWY	COLLEYVILLE, TX	76034	8304 PRECINCT LINE RD
DIZON, MARIO S	5280 AREZZO DR	SAN JOSE, CA	95138	8300 PRECINCT LINE RD
ALECU, MARIUS NMI	6308 REMINGTON PKWY	COLLEYVILLE, TX	76034	6700 CURTIS RD
GALE, THOMAS J	8402 PRECINCT LINE RD	COLLEYVILLE, TX	76034	8402 PRECINCT LINE RD
DENISON, ANITA MARIE	12824 MIDWAY RD APT 1140	DALLAS, TX	75244	6610 CURTIS RD
ALECU FAMILY TR	6308 REMINGTON PKWY	COLLEYVILLE, TX	76034	6606 CURTIS RD
HARRELL, EDWARD L	8310 PRECINCT LINE RD	COLLEYVILLE, TX	76034	8310 PRECINCT LINE RD
GARCIA, JUAN AND LILLIANNE	1527 WINDSOR FOREST TRAIL	ROANOKE, TX	76262	APPLICANT
KELLER ISD	350 KELLER PARKWAY	KELLER, TX	76248	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
August 25, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-015
Applicant: Juan and Lillianne Garcia
Owner: Juan and Lillianne Garcia
Location: 8308 Precinct Line Road
Property Description: Lot 24, Block 2, of the Fair Way Addition
Present Zoning: R-20 Single Family Residential District
Request: Consideration of a zoning change from the R-20 Single Family Residential zoning district to the CPO Professional Office zoning district. The purpose of the zoning change request is to renovate the house and convert it for future office development.

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 11, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, October 10, 2017 & Tuesday, October 17, 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

August 25, 2017

SENT VIA EMAIL on Friday, August 25, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

Please publish and furnish an affidavit (N.E. Section):

Saturday, August 26, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 9/11/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-015 - Consideration of a zoning change from the R-20 Single Family Residential zoning district to the CPO Professional Office zoning district on Lot 24, Block 2, of the Fair Way Addition, located at 8308 Precinct Line Road

Case ZC17-016 - Consideration of a zoning change from the CC-1 Village Retail zoning district to the CC-2 Shopping Center zoning district on Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard

Case ZC17-017 - Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive

The City Council will hold a Public Hearing on the above items on 10/10/17 and 10/17/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician

ORDINANCE O-17-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES, BEING LOT 24, BLOCK 2, OF THE FAIR WAY ADDITION, LOCATED AT 8303 PRECINCT LINE ROAD, FROM THE R-20 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE CPO PROFESSIONAL OFFICE 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 ZC17-015; 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 0.46 acres, being Lot 24, Block 2, of the Fair Way Addition, located at 8303 Precinct Line Road, from the R-20 Single Family Residential District to the CPO Professional Office 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 10th day of October 2017.

The second reading and public hearing being conducted on the 17th day of October 2017.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17TH DAY OF OCTOBER 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kelly Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

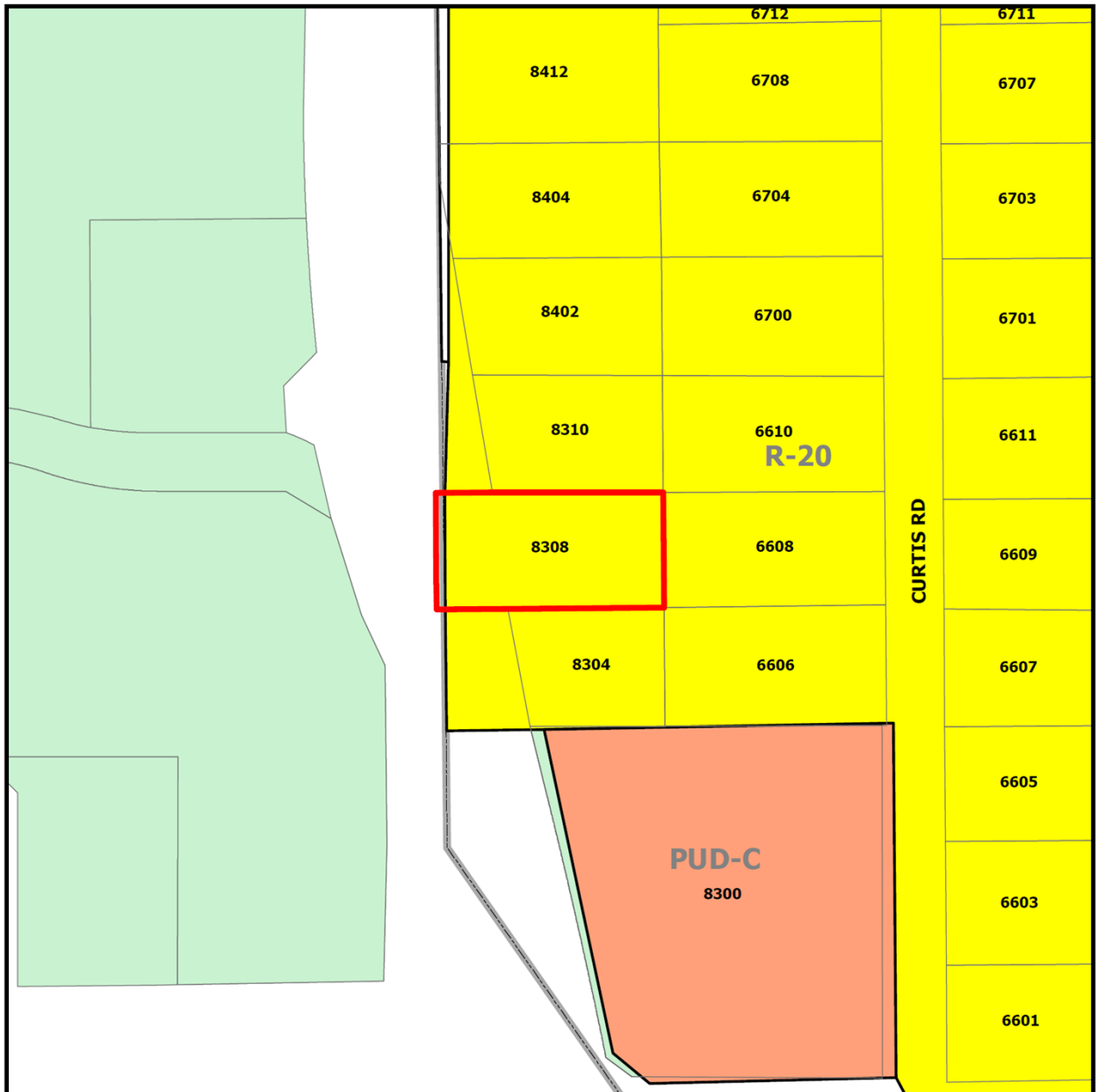
Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



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ZC17-015
8308 Precinct Line Road

 Subject Property
 City Limit



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3f	Agenda Date 09/11/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the CC-1 Village Retail zoning district to the CC-2 Shopping Center zoning district on Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC17-016

Explanation

Stephen McGuirk, the applicant, has submitted a request to rezone approximately 0.45 acres (19,603 square feet), located at 4917 Colleyville Boulevard, from the Village Retail (CC-1) district to the Shopping Center (CC-2) district. The applicant desires the requested zoning change to improve the future development prospects of the subject property.

Existing Conditions/Background: The County records the subject property as Tract 2C03, Abstract 206, in the BBB & C RY Survey. The applicant desires the broader range of available uses in the CC-2 district to better facilitate redevelopment of the site. Uses allowed in CC-2 not currently allowed under the existing CC-1 zoning include:

- emergency clinics (by right)
- food catering
- hardware, electrical & plumbing with outside storage (by SUP)
- hotels and motels
- Locksmiths
- Nurseries and greenhouses with outside display (by SUP)
- Restaurants with drive-thru or drive-in services
- Veterinarian Clinics with indoor kennels (by right), with outdoor kennels (by SUP)
- Roller or ice skating rinks (by SUP)
- Automotive alarm, stereo, window tinting stores
- Automotive uses by SUP: lube shops, motor vehicle sales, repair shop, boat and water craft sales and services, railroad or motor freight terminals, tire and battery stores

Proposed Zoning Change:

Request – Village Retail (CC-1) to Shopping Center (CC-2).

Ordinance – Section 3.20 in the Schedule of District Regulations in the Land

Development Code establishes the following regulations for the Shopping Center (CC-2) district:

Purpose: This district is oriented to general commercial goods and services as well as office, entertainment, and community facility uses. By nature, shopping center tracts are large-scale usually accommodating a large anchor store and several smaller stores. These tracts are generally located at major street intersections.

Minimum Lot Area:	20,000 square feet
Maximum Lot Area:	none
Minimum Lot Width:	150 feet
Minimum Lot Depth:	120 feet
Minimum Front Yard Setback:	40 feet
Minimum Side Yard Setbacks:	15 feet
Minimum Rear Yard Setback:	10 feet
Maximum Lot Coverage:	60 percent
Maximum Height:	2 stories, 35 feet

Analysis – The subject property does not meet the minimum lot width requirement for CC-2 or the existing CC-1 zoning designation. It meets all other requirements described for the requested CC-2 designation.

Surrounding Development: Colleyville Boulevard provides most of the commercial real estate in Colleyville and maintains CC-1 and CC-2 as the primary zoning designations for property adjacent to or near the Colleyville Boulevard right-of-way. Specifically this property has CC-2 zoning to the south along Glade Road and across Colleyville Boulevard to the northwest. The CC-1 designated properties adjoin the property immediately to the south and east and across Old Glade Road to the north. The closest residentially zoned properties reside over 350 feet away on the south side of Glade Road.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and all the surrounding property on the same block as part of the Colleyville Boulevard Corridor. The proposed rezoning does not alter its conformance with the comprehensive plan.

Fees: Park Land Dedication fees are required for the subject property at the time of platting.

Tree Preservation: Any future development 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.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property on Friday, August 25, 2017 regarding this request. Staff notified Grapevine-Colleyville ISD per state law, which serves the subject property. Notice was published in the *Fort Worth Star-Telegram* on Saturday, August 26, 2017 as required by State law and the Land Development Code. To date, staff has not received any correspondence for this item.

Staff Recommendation: Staff recommends approval of the zoning change request based on the following findings:

- The requested zoning change conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The requested zoning change poses no adverse collateral effects on the surrounding properties.
- The requested zoning change complements recent development trends in the surrounding properties and along Precinct Line Road.
- The subject property does not meet the minimum required lot width of the current zoning designation or the requested designation which both require 150 feet. The subject property does not contain any further characteristics requiring variances from the regulations described in the Land Development Code for the Shopping Center (CC-2) zoning district.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Photos
6. Zoning Exhibit
7. Notification Map
8. Notification List
9. Property Owner Notification
10. Legal Notice
11. Draft Ordinance

Aerial Map

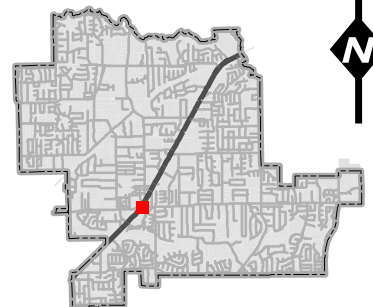


ZC17-016

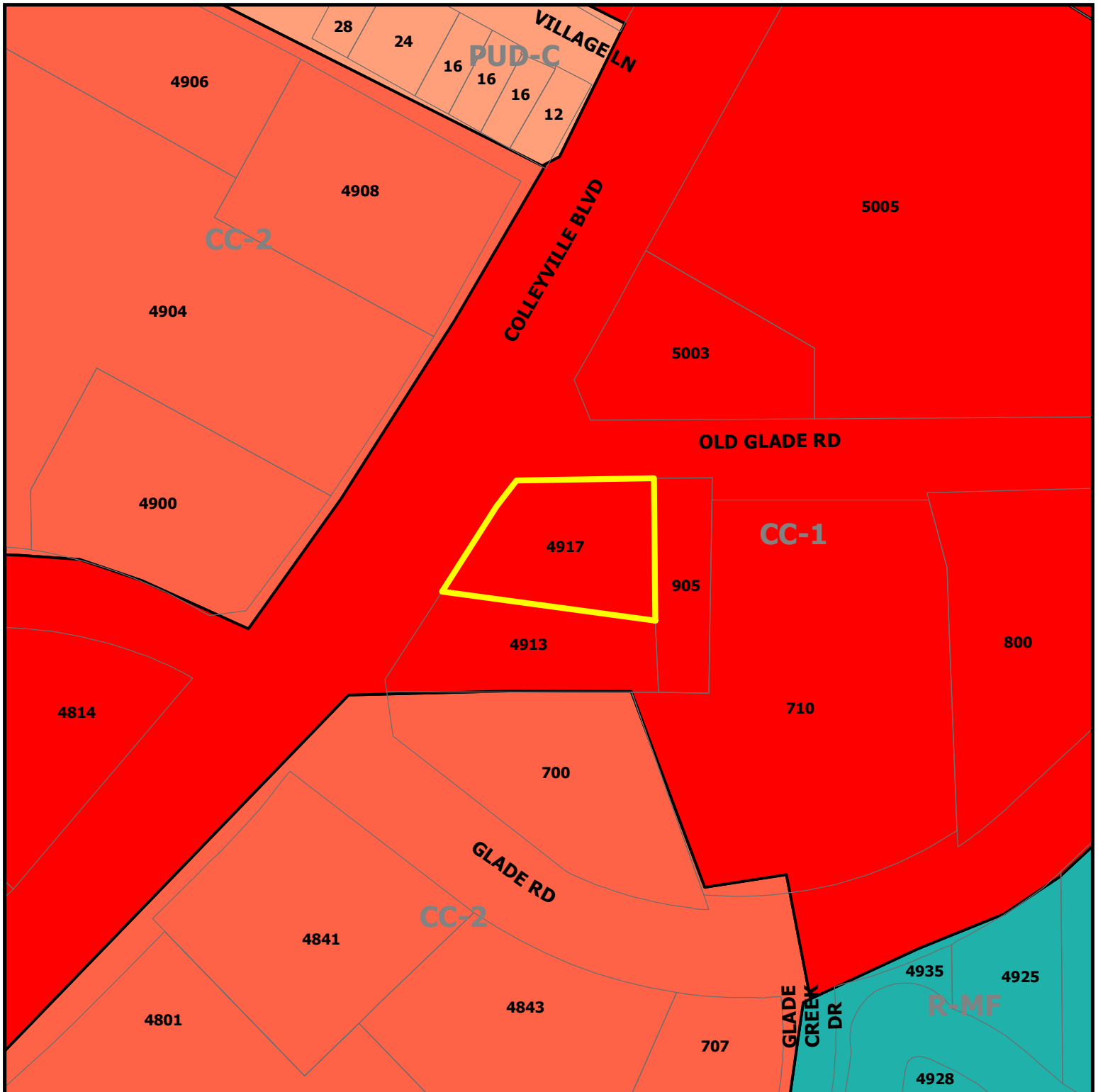
4917 Colleyville Blvd

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 Subject Property



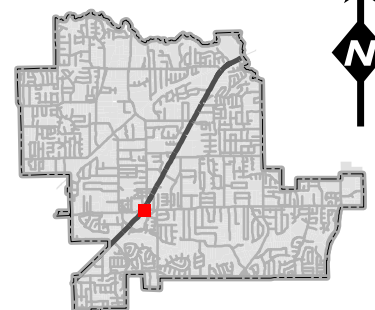
Zoning Map



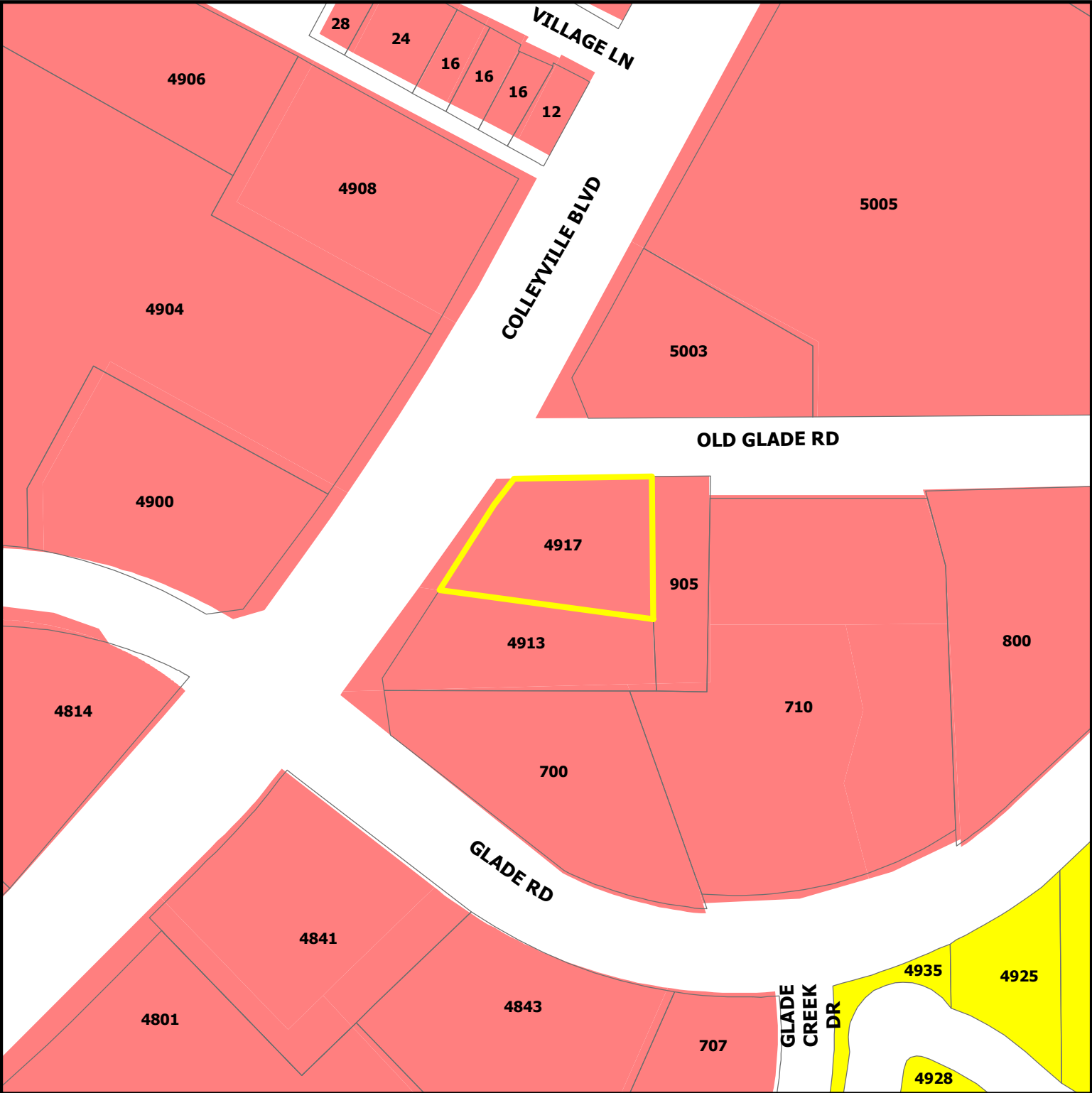
ZC17-016
4917 Colleyville Blvd

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 Subject Property



Future Land Use Map



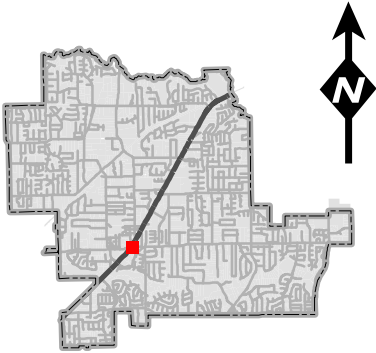
ZC17-016

4917 Colleyville Blvd

 Subject Property



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Statement of Planning Objectives



Statement of Planning Objectives

**4917 Colleyville Boulevard
Colleyville, TX 76034**

This zoning change request is in reference to a 0.46-acre parcel located at the southeast corner of Old Glade Road & Colleyville Boulevard. The subject property consists of existing parking lot pavement and small building foundation remains from the former Sonic Drive-In, which occupied the site until the early-2000's. Due to a multitude of factors described below, the applicant is requesting a zoning change from **CC-1** to **CC-2**.

Despite having frontage along the area's primary traffic route (Colleyville Blvd), the subject property has remained vacant for the last 15+ years. This extended vacancy period can be attributed to multiple site-specific challenges including:

- 1) **Visibility Concerns:** Although the subject property is 0.46 acres in size, the lot is more than twice as deep as it is wide with only 90 feet of frontage along Colleyville Blvd. There is also a moderate downward slope that runs from the front to the rear property line. Coupled with the unique lot dimensions, the downward slope can create some notable visibility challenges for northbound traffic on Colleyville Blvd.
- 2) **Access Concerns:** There is an existing curb cut along both Colleyville Blvd. and Old Glade Rd., each of which provides access to the property. However, southbound traffic on Colleyville Blvd. cannot directly access either of the curb cuts due to the presence of an existing median.
- 3) **Permitted Use Limitations:** While there are a wide variety of permitted uses allowed in the CC-1 district per code (LDC Table 3.24.B), many of these uses aren't feasible options due to the physical uniqueness of the subject property. This is evidenced by the fact that the site has continued to be unoccupied since the early-2000's. At different times over the past six months, the owners of the subject property have been approached by four separate businesses expressing interest in the site, however, each began looking elsewhere as soon as they discover their use would require a zoning change.

It is the applicant's professional opinion that this proposed zoning change would dramatically improve the future development prospects of the subject property. While the permitted uses on CC-1 and CC-2 properties are not drastically different, there are a handful of land use classifications only allowed in CC-2 districts that can feasibly be

Statement of Planning Objectives



developed on the subject property. More specifically, a change to CC-2 zoning would create the opportunity for any of the following to become a permitted use on the subject property (uses in **bold** have expressed interest in site within the past 6 months):

- **Auto Repair Shop**
- **Drive-In/Drive-Thru Restaurant**
- **Veterinarian Clinic**
- **Tire & Battery Store**
- Food Catering
- Hardware Store
- Nurseries/Greenhouses

In conjunction with this Statement of Planning Objectives, the following supporting documents have been provided as separate attachments:

- Completed Zoning Application Packet
- Existing Survey with Legal Description
- Vicinity Map
- Adjacent Property Zoning & Use Map
- \$500.00 Zoning Change Application Fee

Site Photos



Site Photos



Zoning Exhibit

4917 Colleyville Blvd.

Being a 0.46 acre tract of land situated in the BBB & CRR Co. Survey Abstract No. 206, being a portion of a tract of land conveyed to John R. Looney, by deed recorded in Volume 6431, Page 874, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner, said corner being a point in the South line of Glade Road (variable width right-of-way), and being the Northwest corner of a tract of land conveyed to John E. Thompson and wife, Nelda E. Thompson, by deed recorded in Volume 7274, Page 980, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 11 minutes 15 seconds West, along the West line of said Thompson tract, a distance of 140.10 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 3, Block 3, of Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume a, Page 1264, Map Records, Tarrant County, Texas;

THENCE North 82 degrees 08 minutes 00 seconds West, along the Northeast line of said Lot 3, a distance of 193.44 feet to a concrete monument found for corner, said corner being a point in the Southeast line of Colleyville Blvd. (variable width right-of-way);

THENCE North 32 degrees 16 minutes 24 seconds East, along the Southeast line of said Colleyville Blvd., a distance of 90.68 feet to an "X" found for corner, said corner being a point in a curve to the left, having a radius of 2,928.79 feet, a delta of 00 degrees 51 minutes 16 seconds, and a chord bearing and distance that bears North 32 degrees 27 minutes 11 seconds East, 43.68 feet;

THENCE along said curve to the left, and along the Southeast line of said Colleyville Blvd. an arc length of 43.68 feet to a concrete monument found for corner, said corner being a point in the intersection of the Southeast line of said Colleyville Blvd. and the South line of said Glade Road;

THENCE North 89 degrees 57 minutes 17 seconds East, along the South line of said Glade Road, a distance of 120.22 feet to the POINT OF BEGINNING containing 20,254 square feet or 0.46 acres of land.

SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Allegiance Title in connection with the transaction described in GF# 1332162-10GH. The undersigned Registered Professional Land Surveyor (Bryan Connally) hereby certifies to LG Acquisitions, LLC and Allegiance Title that, (a) this plat of survey and the property description set forth hereon were prepared from an actual on-the-ground survey of the real property 4917 Colleyville Blvd. described in Volume 6770, Page 2283, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions there from, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, are shown hereon, and all are located within the boundaries of the Property and setback from the Property lines the distances indicated; (f) the distance from the nearest intersection street or road is as shown; (g) the Property has apparent access to and from a public roadway; (h) recorded easements listed hereon have been labeled and platted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Flood Insurance Rate Map No. 48439C0095 K) pursuant to the Flood Disaster Protection Act of 1973.

The surveyor expressly understands and agrees that LG Acquisitions, LLC and Allegiance Title are entitled to rely on this survey as having been performed to the appropriate standards of the current (1999 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Texas Land Title Survey as set forth by the Texas Board of Professional Land Surveying.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

Executed this 29th day of July, 2013

Bryan Connally
Registered Professional Land Surveyor No. 5513

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

C.B.G. Surveying, Inc.
12025 Shiloh Rd. Suite 230
Dallas, Texas 75228
P 214-349-9485 F 214-349-2216
www.cbgsd.com



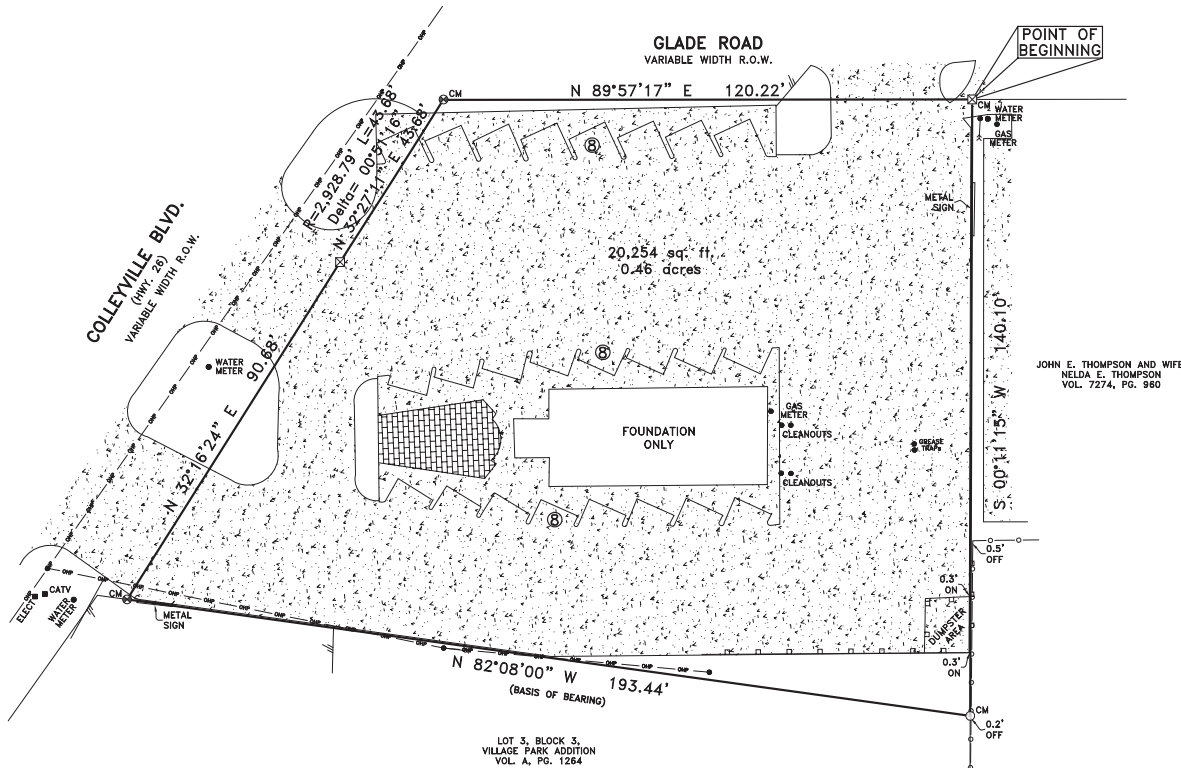
SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 20'	7/29/2013	1304579-1	1332162-10GH	JW

TEXAS LAND TITLE SURVEY

BBB & CRR Co. SURVEY ABST. No. 206

COLLEYVILLE, TARRANT COUNTY, TEXAS

4917 COLLEYVILLE BLVD.



Allegiance
TITLE COMPANY

EASEMENTS RECORDED IN THE FOLLOWING
VOLUMES AND PAGES DO NOT AFFECT THE
ABOVE DESCRIBED PROPERTY
VOL. 1349, PG. 57

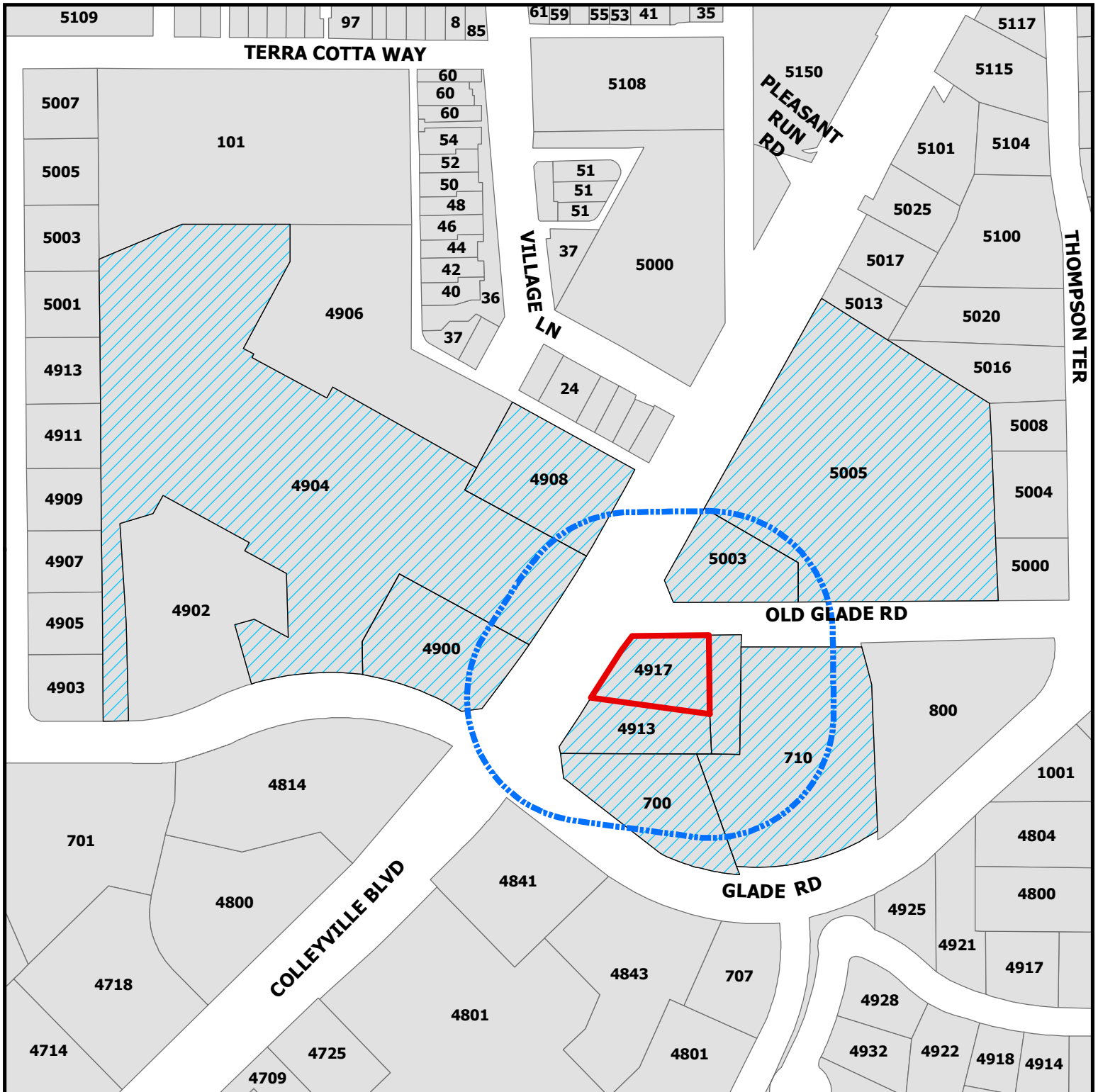
PROPERTY IS SUBJECT TO:
THE STATE OF TEXAS
VOL. 2953, PG. 185

NOTES:
BASIS OF BEARINGS BASED OFF THE NORTHEAST LINE OF
LOT 3, BLOCK 3, VILLAGE PARK ADDITION, AN ADDITION
TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

REVISIONS		
DATE	BY	NOTES

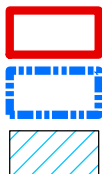
LEGEND	
CM	CONTROLLING MONUMENT
1/2" IRON ROD FOUND	T - TRANSFORMER
CONCRETE MONUMENT	PE - POOL EQUIPMENT
1" IRON PIPE FOUND	C - COLUMN
FENCE POST CORNER	AC - AIR CONDITIONING
X FOUND / SET	FIRE HYDRANT
UNDERGROUND ELECTRIC	COVERED PORCH/DECK OR CARPORT
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC SERVICE
POWER POLE	OVERHEAD POWER LINE
ASPHALT PAVING	CONCRETE PAVING
GRAVEL/ROCK ROAD OR DRIVE	

Notification Map



ZC17-016

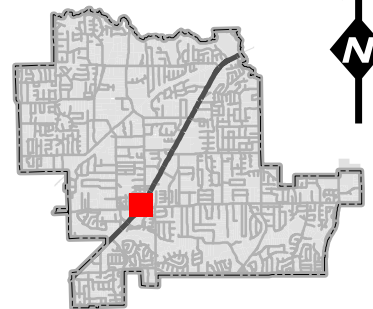
4917 Colleyville Blvd



Subject Property

200ft Buffer

Properties within 200ft



DISCLAIMER:
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Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4900 COLLEYVILLE BLVD
COLLEYVILLE PLAZA LP	580 DECKER DR STE 203	IRVING, TX	75062	4908 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX	76034	5003 COLLEYVILLE BLVD
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	NORTH RICHLAND HILLS, TX	76180	5005 COLLEYVILLE BLVD
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	710 GLADE RD
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
WAL-MART REAL ESTATE BUS TRUST	PO BOX 8050	BENTONVILLE, AR	72716	4904 COLLEYVILLE BLVD
LG COLLEYVILLE LLC	3500 MAPLE DR STE 1600	DALLAS, TX	75219	4917 COLLEYVILLE BLVD
ZELL THREE INC	1190 EXPLORER ST	DUNCANVILLE, TX	75137	700 GLADE RD
LAKWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX	76034	COURTESY NOTICE
MCGUIRK, STEPHEN	3500 MAPLE AVENUE, SUITE 1600	DALLAS, TX	75219	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
August 25, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-016
Applicant: Stephen McGuirk
Owner: Will Tolliver
Location: 4917 Colleyville Boulevard
Property Description: Tract 2C03, Abstract 206, in the BBB & C RY Survey
Present Zoning: CC-1 Village Retail District
Request: Consideration of a zoning change from the CC-1 Village Retail zoning district to the CC-2 Shopping Center zoning district. The purpose is to allow for additional permitted uses under the CC-2 zoning district such as Auto Repair Shop, Drive-in/through Restaurant, Veterinary Clinic, and Tire & Battery Store

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 11, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, October 10, 2017 & Tuesday, October 17, 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

August 25, 2017

SENT VIA EMAIL on Friday, August 25, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

Please publish and furnish an affidavit (N.E. Section):

Saturday, August 26, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 9/11/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-015 - Consideration of a zoning change from the R-20 Single Family Residential zoning district to the CPO Professional Office zoning district on Lot 24, Block 2, of the Fair Way Addition, located at 8308 Precinct Line Road

Case ZC17-016 - Consideration of a zoning change from the CC-1 Village Retail zoning district to the CC-2 Shopping Center zoning district on Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard

Case ZC17-017 - Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive

The City Council will hold a Public Hearing on the above items on 10/10/17 and 10/17/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician

ORDINANCE O-17-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.45 ACRES, BEING TRACT 2C03, ABSTRACT 206, IN THE BBB & C RY SURVEY, LOCATED AT 4917 COLLEYVILLE BOULEVARD, FROM THE CC-1 VILLAGE RETAIL DISTRICT TO THE CC-2 SHOPPING CENTER 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 ZC17-016; 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 0.45 acres, being Tract 2C03, Abstract 206, In The BBB & C RY Survey, located at 4917 Colleyville Boulevard, from the CC-1 Village Retail District to the CC-2 Shopping Center 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 10th day of October 2017.

The second reading and public hearing being conducted on the 17th day of October 2017.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17TH DAY OF OCTOBER 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kelly Wheat	_____	Place 6, Mike Taylor	_____
Place 4, George Dobson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map

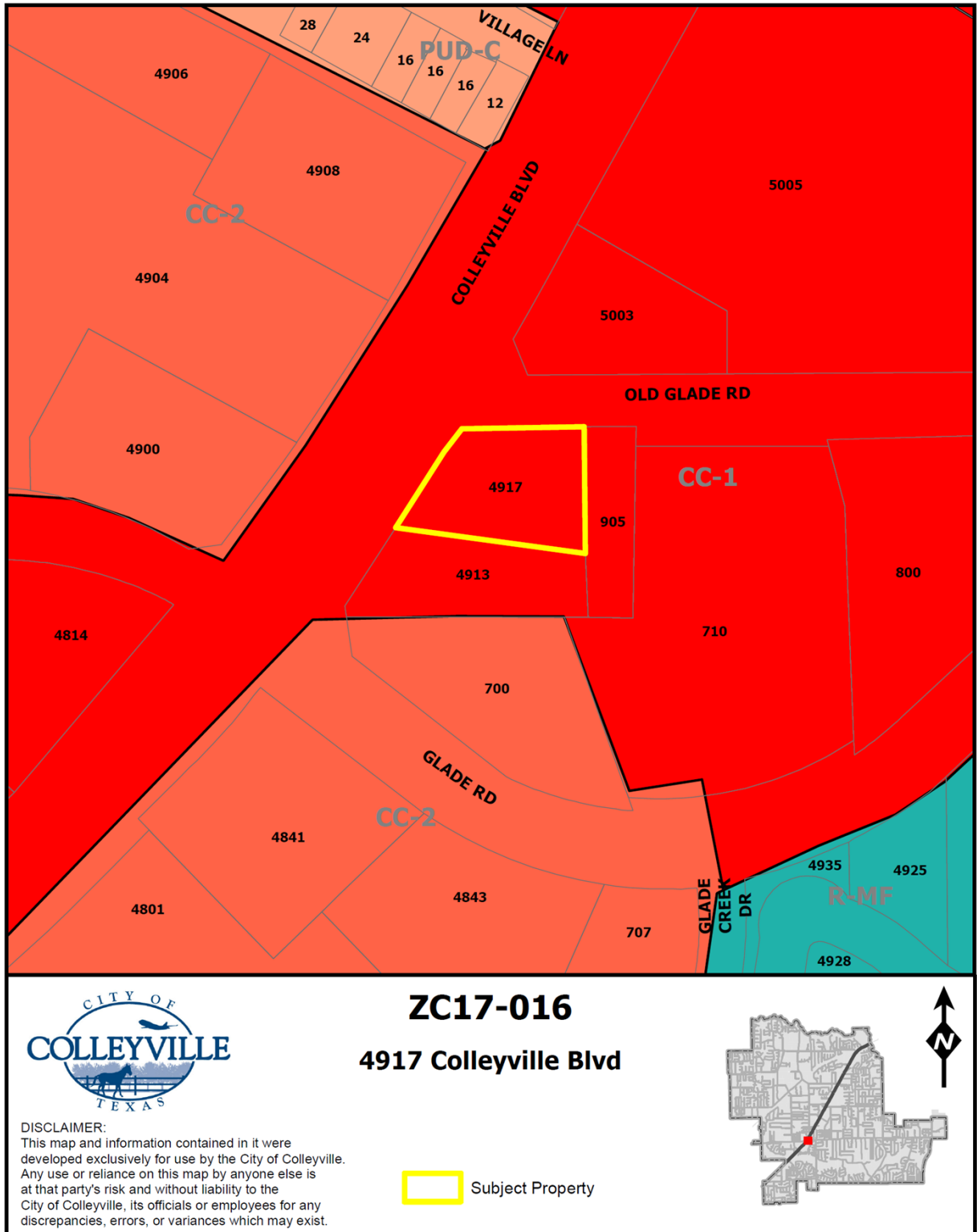


Exhibit "B"- Site Exhibit

4917 Colleyville Blvd.

Being a 0.46 acre tract of land situated in the BBB & CRR Co. Survey Abstract No. 206, being a portion of a tract of land conveyed to John R. Looney, by deed recorded in Volume 6431, Page 874, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found for corner, said corner being a point in the South line of Glade Road (variable width right-of-way), and being the Northwest corner of a tract of land conveyed to John E. Thompson and wife, Nelda E. Thompson, by deed recorded in Volume 7274, Page 980, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 11 minutes 15 seconds West, along the West line of said Thompson tract, a distance of 140.10 feet to a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 3, Block 3, of Village Park Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume a, Page 1264, Map Records, Tarrant County, Texas;

THENCE North 82 degrees 08 minutes 00 seconds West, along the Northeast line of said Lot 3, a distance of 193.44 feet to a concrete monument found for corner, said corner being a point in the Southeast line of Colleyville Blvd. (variable width right-of-way);

THENCE North 32 degrees 16 minutes 24 seconds East, along the Southeast line of said Colleyville Blvd., a distance of 90.68 feet to an "X" found for corner, said corner being a point in a curve to the left, having a radius of 2,928.79 feet, a delta of 00 degrees 51 minutes 16 seconds, and a chord bearing and distance that bears North 32 degrees 27 minutes 11 seconds East, 43.68 feet;

THENCE along said curve to the left, and along the Southeast line of said Colleyville Blvd. an arc length of 43.68 feet to a concrete monument found for corner, said corner being a point in the intersection of the Southeast line of said Colleyville Blvd. and the South line of said Glade Road;

THENCE North 89 degrees 57 minutes 17 seconds East, along the South line of said Glade Road, a distance of 120.22 feet to the POINT OF BEGINNING containing 20,254 square feet or 0.46 acres of land.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3g	Agenda Date 09/11/2017	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC17-017

Explanation

The applicant has requested to Table the item.

Jim Dewey Jr., the applicant, has submitted a request to rezone approximately 4.3050 acres (187,525 square feet), located at 5209 Bluebonnet Drive, from the Agricultural (AG) district to the Single Family Residential (R-20) district. The applicant desires the requested zoning change to develop the property for single family residential use.

Existing Conditions/Background: The County records the subject property as Tracts 2D & 2D3, Abstract 233, in the D R Blanton Survey. The applicant desires to develop the property with single family residential lots which meet the established minimum requirements for the requested zoning.

Proposed Zoning Change:

Request – Agricultural (AG) to Single Family Residential (R-20).

Ordinance – Section 3.12 in the Schedule of District Regulations in the Land Development Code establishes the following regulations for the Single Family Residential 20,000 sq. ft. min. (R-20) district:

Purpose: The purpose and intent of the R-20 - Single-Family Residential District is to provide for compatible land, building, and structural uses primarily oriented to medium-low density residential purposes, open space uses, and selected community facility uses. The locational characteristics of this district are generally found in the inner urbanized developed areas of the city, adjacent to shopping facilities. Land uses in this district are normally connected to an approved public or private sewage collection and treatment system rather than individual septic tanks and sub-surface drainage fields.

Moderately low density detached single-family residential dwellings as exist in the inner area of the city comprise the principal elements of the district. It is further the intent to use this district and its regulations to accommodate and recognize the existence of

small lot conventional single-family development which presently exists in the city.

Minimum Lot Area:	20,000 square feet
Maximum Lot Area:	none
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
Maximum Height:	2.5 stories, 35 feet

Analysis – The subject property contains adequate size and dimensions to meet the above listed minimum requirements and accommodate development allowed under the requested zoning.

Surrounding Development: The subject property has predominately R-20 zoning to the north, east, southeast, and to the west across Bluebonnet Drive. A few AG zoned parcels remain immediately to the east and north. Properties to the south have predominately R-40 zoning and a mix of Planned Unit Development - Residential to the southwest.

The subject property has developed R-40 lots to the south and large lots with large homes on them to the north. Despite the adjacency of R-20 zoning, the existing development pattern immediately adjacent to the subject property exhibits a development pattern more appropriate for the R-40 and RE zoning districts.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and all the surrounding property on the same block as Residential. The proposed rezoning would conform with the comprehensive plan.

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: Any future development 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.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property on Friday, August 25, 2017 regarding this request. Staff notified Grapevine-Colleyville ISD per state law, which serves the subject property. Notice was published in the *Fort Worth Star-Telegram* on Saturday, August 26, 2017 as required by State law and the Land Development Code. To date, staff has received one correspondence for this item included in this report.

Staff Recommendation: Staff recommends approval of the requested zoning change based on the following findings:

- The requested zoning change conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The requested zoning change poses no adverse collateral effects on the surrounding properties.
- The requested zoning change facilitates a residential style of development appropriate for the site's location between the commercial development along Colleyville Boulevard and the lower density large lot residential development to the south.
- The subject property does not contain any unique characteristics which might prohibit development appropriate for the requested zoning designation.

Recommendation

Approve

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Site Photo
8. Notification Map
9. Notification List
10. Property Owner Notification
11. Legal Notice
12. Letter of Opposition
13. Draft Ordinance

From: [Debra Cox](#)
To: [Ben Bryner](#); [Araceli Botello](#)
Cc:
Subject: ZC17-017 Hillpark Villas (JDJE Project 1108-2-13)
Date: Tuesday, September 5, 2017 9:16:03 AM

Good morning Ben –

Per our earlier conversation, please accept this email request to table / postpone the referenced zoning case currently scheduled for the 9-11-17 Planning & Zoning meeting.

Thank you for your confirmation of this request.

Debra Cox

Project Coordinator

JDJR Engineers & Consultants, Inc.

2500 Texas Drive, Suite 100

Irving, Texas 75062

Phone: (972) 252-5357

Fax: (972) 252-8958

Aerial Map

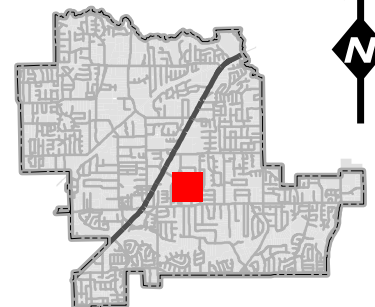


ZC17-017

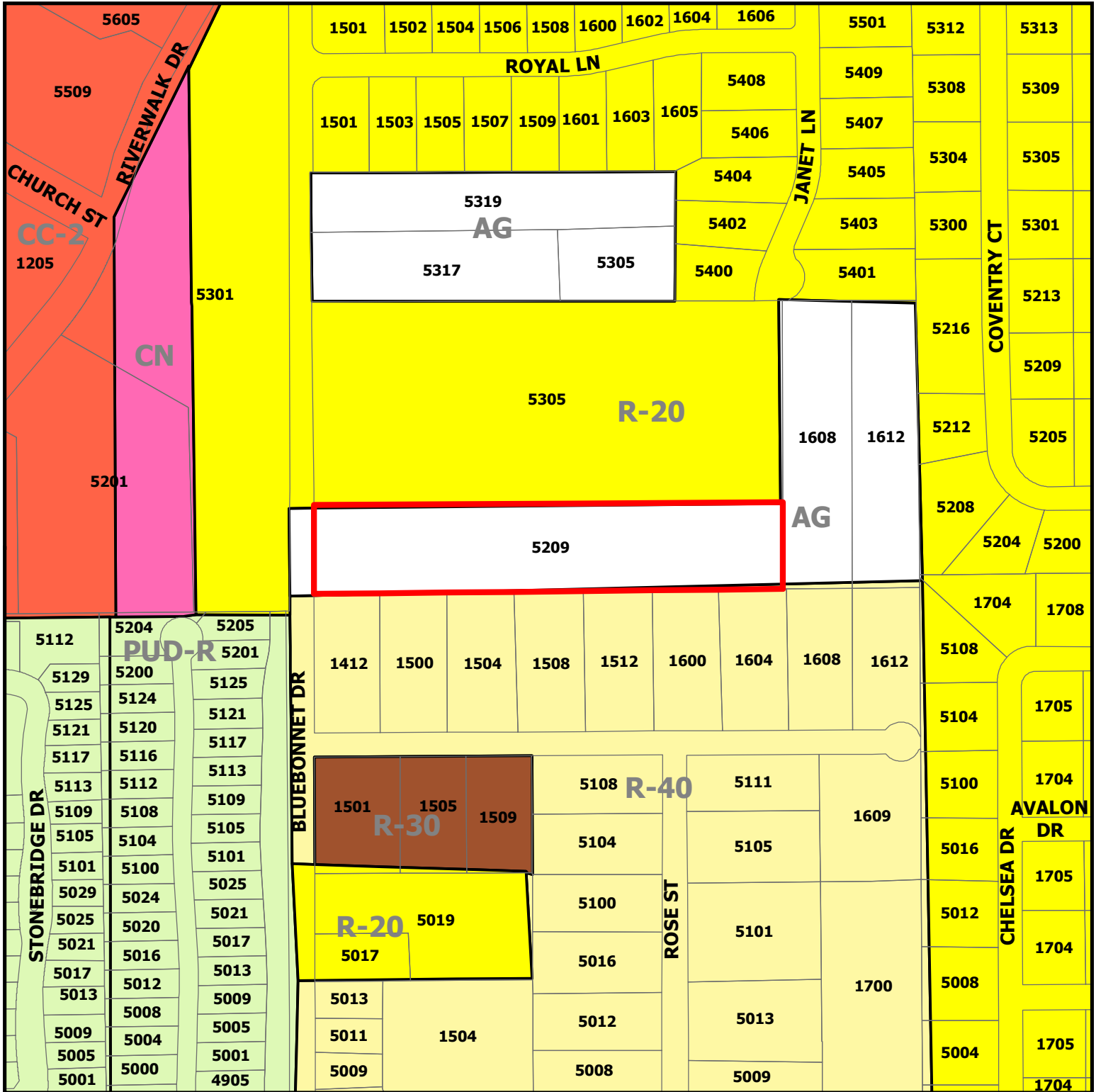
5209 Bluebonnet Drive

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 Subject Property



Zoning Map



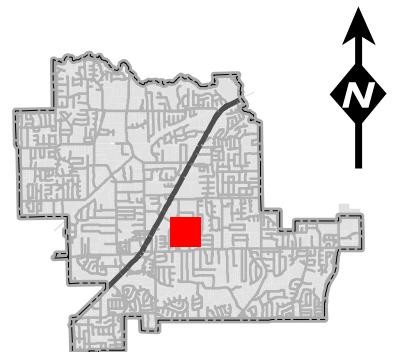
ZC17-017

5209 Bluebonnet Drive

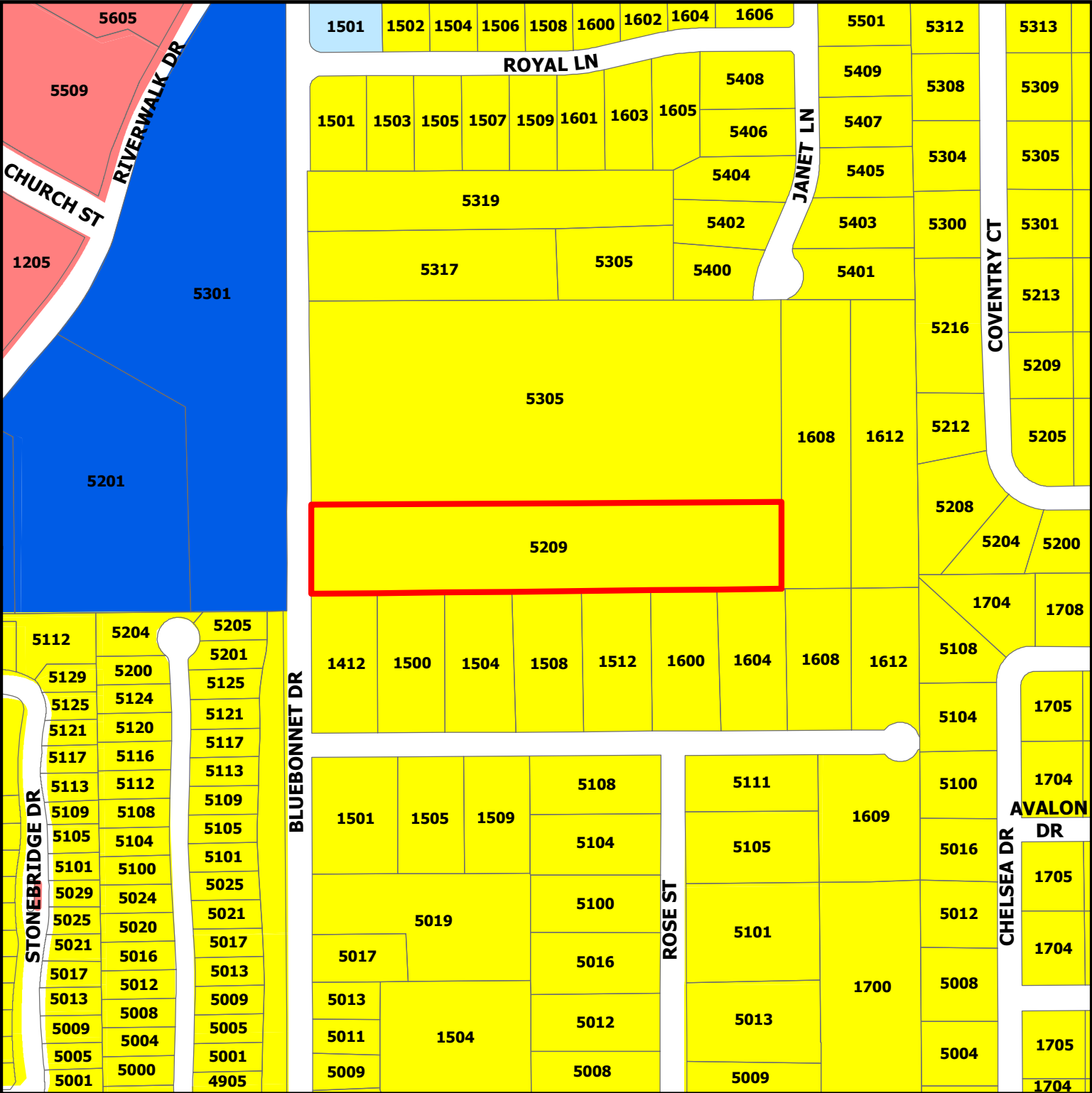


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 Subject Property



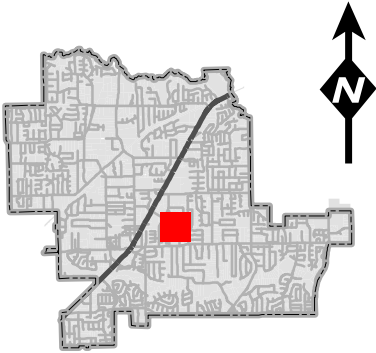
Future Land Use Map



ZC17-017

5209 Bluebonnet Drive

 Subject Property



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Statement of Planning Objectives

NARRATIVE STATEMENT

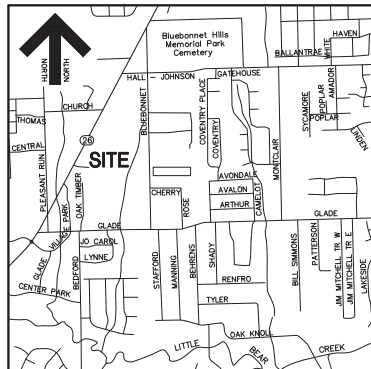
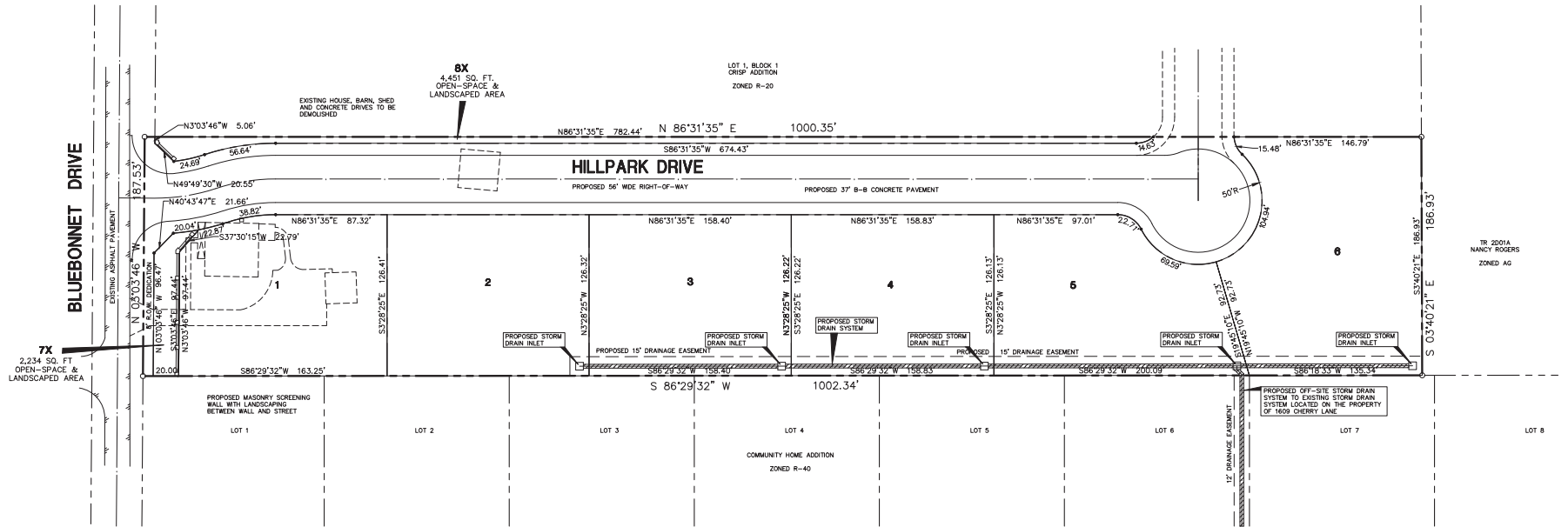
HILLPARK VILLAS

Hillpark Villas is a proposed residential development located on the east side of Bluebonnet Drive. The property is south of Hall-Johnson Road and north of Glade Road. The proposed development contains 4.3039 acres.

The proposed zoning change is for R-20 development. The property is currently zoned AG Agriculture. The proposed development includes 6 R-20 lots and 2 Common Area lots with no variances to the dimensional requirements or required setbacks. These open spaces will have landscape amenities provided by the developer.

There is currently one residence on the property on proposed Lot 1 and this residence will remain as part of the development.

Zoning Exhibit



LOCATION MAP
SCALE: 1" = 1500'

LEGAL DESCRIPTION

BEING a 4.3039 acre tract or parcel of land lying and being situated in the D.R. BLANDON SURVEY, Abstract 233, in the City of Colleyville, Tarrant County, Texas and being all of that tract of land described in deed to Vijaya Borra and Kiranmai Yadamanthi (hereinafter referred to as the Borra tract), recorded in Document No. D213053730, of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) for the northwest corner of said Borra tract located on the apparent east right-of-way line of Blue Bonnet Drive (no document found); said found iron rod being located 22.00 feet easterly of the apparent centerline of said Blue Bonnet Drive; said found iron rod also being located South 89 degrees minutes 21 seconds West, 8.00 feet from the southwest corner of Crisp Addition, recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 53 minutes 21 seconds East, along the north line of said Borra tract and the south line of said Crisp Addition, a distance of 1000.35 feet to a 1/2 inch iron rod found (Controlling Monument) for the northeast corner of said Borra tract and the southeast corner of said Crisp Addition; said found iron rod also being on the west line of a tract of land described in deed to Raymond H. Rogers et ux, recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East, along the east line of said Borra tract and the west line of said Rogers tract, a distance of 186.93 feet to a 5/8 inch iron rod with cap marked "DJR" set for the southeast corner of said Borra tract; from said set iron rod a found 1/2 inch iron rod bears South 89 degrees 29 minutes 49 seconds West, 1.19 feet; said set iron rod also being on the north line of Community Home Addition, recorded in Volume 388-R, Page 40, P.R.T.C.T.;

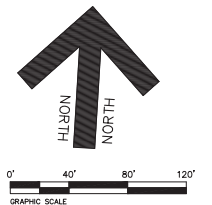
THENCE South 89 degrees 51 minutes 18 seconds West, along the south line of said Borra tract and the north line of said Community Home Addition, a distance of 1002.34 feet to a 1 inch iron pipe found for the southwest corner of said Borra tract located on the aforementioned apparent east right-of-way line of Blue Bonnet Drive;

THENCE North 00 degrees 18 minutes 00 seconds East, along the west line of said Borra tract and said east right-of-way line, a distance of 187.53 feet to the Point of Beginning and containing 4.3039 Acres (187,479 Square Feet) of land.

SITE DATA

GROSS AREA	187,479 SF OR 4.3039 AC
NUMBER OF PROPOSED LOTS	6 LOTS
SINGLE FAMILY	2 LOTS (DESIGNATED BY AN X)
COMMON AREA	1.39/1
DENSITY (DWELLING/AC)	20,000 SF
MINIMUM LOT AREA	21,257 SF
AVERAGE LOT AREA	100 FT
MINIMUM LOT WIDTH	125 FT
MINIMUM LOT DEPTH	2.5 STORY OR 35 FT
MAXIMUM HEIGHT	40%
MAXIMUM LOT COVERAGE	6,685 SF (3.56%)
TOTAL OPEN SPACE	

OWNER/APPLICANT:
VIJAYA K. BORRA
2575 HALL JOHNSON ROAD, #623
GRAPEVINE, TEXAS 76051
PHONE: (937) 219-4987



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

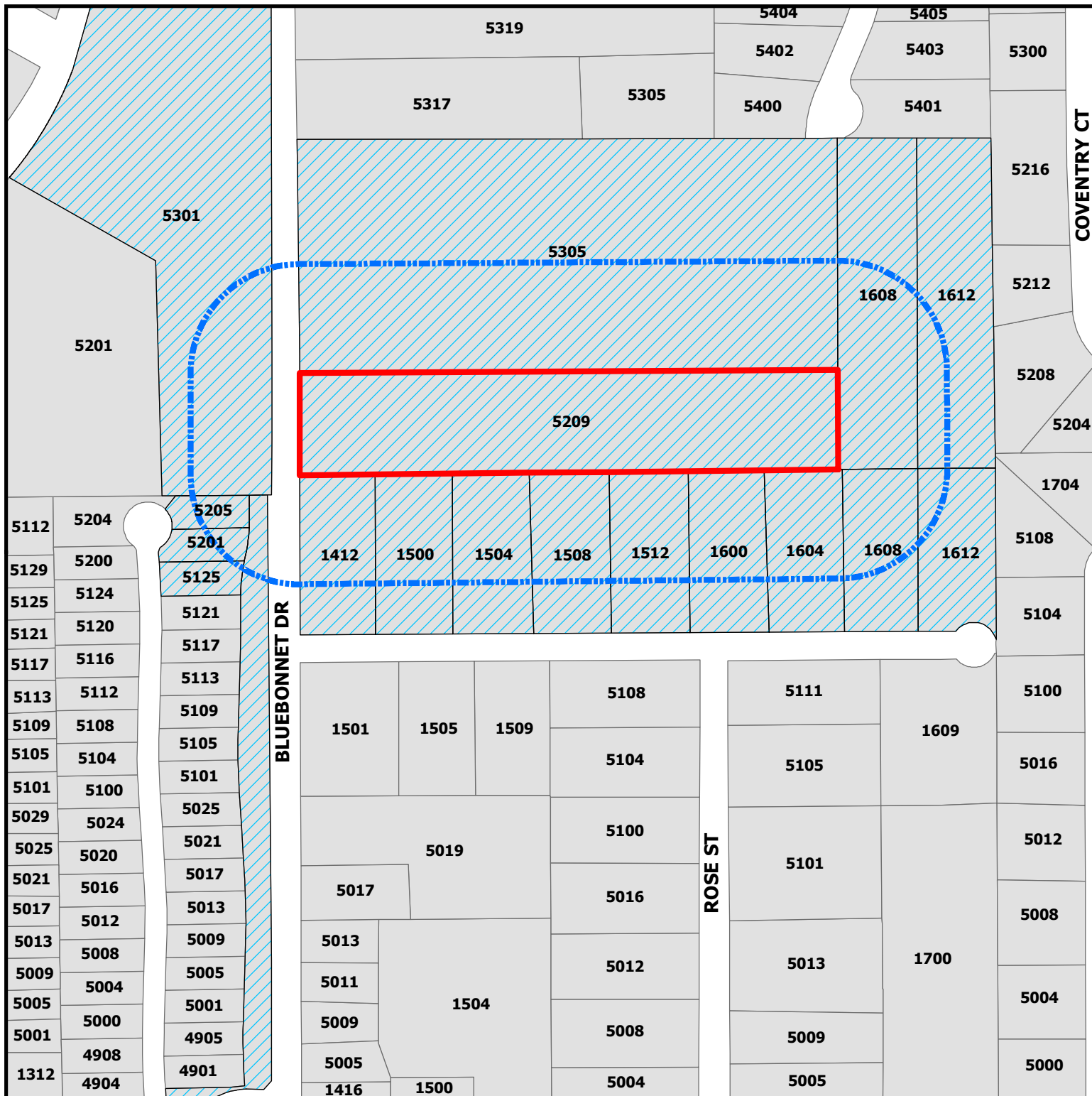
SHEET TITLE: ZONING EXHIBIT/SITE PLAN PROPOSED HILLPARK VILLAS COLLEYVILLE, TEXAS		
JDJR ENGINEERS • SURVEYORS • LAND PLANNERS 2800 Texas Drive Suite 800 Irving, Texas 75039 Tel 972-422-0507 Fax 972-422-0508	PREPARED BY: ENGINEERS & CONSULTANTS, INC. TSRPE REGISTRATION NUMBER F-0027	
	DATE: JULY 12, 2017 SCALE: 1" = 40'	DRAWN BY: SAS CHECKED BY: DJR

JDJR FILE NO. 1108-2-13

Site Photo



Notification Map



ZC17-017

5209 Bluebonnet Drive



Subject Property



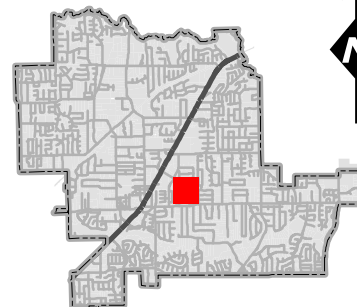
200ft Buffer



Properties within 200ft



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.



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
PHILLIPS, DEAN F	PO BOX 610411	DALLAS, TX	75261	1604 CHERRY LN
PALANZA, DOMINICK	1500 CHERRY LN	COLLEYVILLE, TX	76034	1500 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
SPEIGHT, MATT	1504 CHERRY LN	COLLEYVILLE, TX	76034	1504 CHERRY LN
DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
COBB, JESSE G	1508 CHERRY LN	COLLEYVILLE, TX	76034	1508 CHERRY LN
WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
BORRA, VIJAYA	826 MANGO CT	COPPELL, TX	75019	5209 BLUEBONNET DR
FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5301 RIVERWALK DR
GLENN, MARY	5125 PRESERVATION AVE	COLLEYVILLE, TX	76034	5125 PRESERVATION AVE
DOUGLASS, GEORGE W	1412 CHERRY LN	COLLEYVILLE, TX	76034	1412 CHERRY LN
PRESERVATION HOA INC	101 CLARIDEN RANCH RD	SOUTHLAKE, TX	76092	1400 BLUEBONNET DR
ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
EMBRY, STEVEN	5201 PRESERVATION AVE	COLLEYVILLE, TX	76034	5201 PRESERVATION AVE
K HOVNANIAN HOMES - DFW LLC	5808 W PLANO PKWY	PLANO, TX	75093	5205 PRESERVATION AVE

BRIDGES AT RIVERWALK ADDITION	P.O. BOX 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
CHELSEA PARK ADDITION	1816 AVONDALE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
KINGSWOOD ESTATES-COLLEYVILLE	P.O. BOX 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
DEWEY JR., JIM	2500 TEXAS DRIVE, # 100	IRVING, TX	75062	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
August 25, 2017 by Araceli Botello

Property Owner Notification



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC17-017
Applicant: Jim Dewey Jr.
Owner: Vijaya Borra
Location: 5209 Bluebonnett Drive
Property Description: Tracts 2D & 2D3, Abstract 233, in the D R Blanton Survey
Present Zoning: AG – Agricultural District
Request: Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district. The purpose is to allow for single-family residential development of 6 lots and 2 open space/common area lots.

The City of Colleyville has scheduled public hearings concerning the above referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, September 11, 2017 at 7:00 p.m.
City Council Meeting: Tuesday, October 10, 2017 & Tuesday, October 17, 2017 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 200 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. For additional information, please contact the Community Development Department at 817.503.1052. Please reference the zoning case number when requesting information.

Ben Bryner
Community Development Director
bbryner@colleyville.com

Legal Notice

August 25, 2017

SENT VIA EMAIL on Friday, August 25, 2017

Christine Lopez
Legal Notices
Fort Worth Star-Telegram
400 W. Seventh Street
Fort Worth, TX 76102

Dear Christine:

Please publish and furnish an affidavit (N.E. Section):

Saturday, August 26, 2017

The City of Colleyville Planning and Zoning Commission gives notice of a Public Hearing on Monday, 9/11/17 at 7:00 p.m. at City Hall, 100 Main Street, Colleyville, Texas:

Case ZC17-015 - Consideration of a zoning change from the R-20 Single Family Residential zoning district to the CPO Professional Office zoning district on Lot 24, Block 2, of the Fair Way Addition, located at 8308 Precinct Line Road

Case ZC17-016 - Consideration of a zoning change from the CC-1 Village Retail zoning district to the CC-2 Shopping Center zoning district on Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard

Case ZC17-017 - Consideration of a zoning change from the AG Agricultural zoning district to the R-20 Single Family Residential zoning district on Tract 2D & 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive

The City Council will hold a Public Hearing on the above items on 10/10/17 and 10/17/17 at 7:30 p.m. at City Hall, 100 Main Street, Colleyville, Texas.

All interested citizens will be given the opportunity to speak and be heard.

CITY OF COLLEYVILLE



Araceli Botello
Planning Technician

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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[OVER]

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Comments:

Name	
Signature	<i>Maya Phillips</i>
Address	<i>1604 Cherry Collegeville, Tx 76034</i>
Phone Number	<i>214-862-3164</i>
Email address	

[OVER]

**RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning**

September 3, 2017

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Comments: *NO TO ZONING CHANGE WHICH AFFECTS MY LAND*
@ *Property Description: Blanton D.R. Survey*
Abstract, Tract 2081A
1612 Cherry Ln

Name	<i>NANCY Jo ROGERS</i>
Signature	<i>Nancy Jo Rogers</i>
Address	<i>1612 Cherry Ln.</i>
Phone Number	<i>(Colleyville) 817-354-4430</i>
Email address	<i>— o —</i>

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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Comments: *NO TO ZONING CHANGE CONCERNING MY HOME @*
Property Description: Community Home Addition Lot 9
1612 Cherry Lane

Name	<i>NANCY JO ROGERS</i>	
Signature	<i>Nancy Jo Rogers</i>	
Address	<i>1612 Cherry Ln.</i>	<i>76034</i>
Phone Number	<i>817 354-4430</i>	
Email address	<i>- 0 -</i>	

**RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning**

September 3, 2017

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Comments: *NO TO ZONING CHANGE FOR*

Property Description: Blanton, D.R. Survey

Abstract 233, Tract 2501

1608 Cherry Ln.

Name	NANCY ROGERS
Signature	Nancy Rogers
Address	1608 Cherry Ln (1612 Cherry Ln mailing address)
Phone Number	(817) 354-4430
Email address	—

[OVER]

RE: Protest of Borra proposal Zoning case No. ZC17-017
Colleyville Planning and Zoning

September 3, 2017

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Comments: *NO TO ZONING CHANGE CONCERNING MY PROPERTY*
@ *Property Description: Lot 8-Community Home Addition*
1608 Cherry Lane

Name	<i>NANCY ROGERS</i>
Signature	<i>Nancy Rogers</i>
Address	<i>1608 Cherry Ln.</i>
Phone Number	<i>(817)354-4430</i>
Email address	<i>- 0 -</i>

Office of the City Manager

Jerry Ducay
100 Main Street
Colleyville, Texas 76034

September 3, 2017

RE: Zoning case No. ZC17-017

Dear Jerry Ducay,

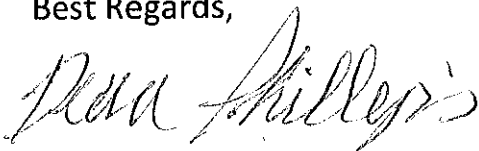
We are glad you are restoring integrity to the City of Colleyville. I have attached the zoning Case No. ZC17-017 Protest.

The City Council, the department of community development, and engineering would all benefit from a gated zoning process. It would:

1. Avoid countless hours of the councils time in public hearings wasted, when developers do not submit a complete engineering proposal before P&Z as well as the council.
2. Eliminate approval of zoning requests, without consent and approval of The Colleyville City Council.
3. Improve the trust from the citizens of Colleyville, whom they serve.

Most of all, improve the regional reputation of Colleyville, and attract more people to move and live in our great city Colleyville.

Best Regards,

A handwritten signature in cursive script, appearing to read "Dana Milley".

ORDINANCE O-17-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 4.30 ACRES, BEING TRACTS 2D AND 2D3, ABSTRACT 233, IN THE D R BLANTON SURVEY, LOCATED AT 5209 BLUEBONNET DRIVE, FROM THE AG AGRICULTURAL DISTRICT TO THE R-20 SINGLE FAMILY RESIDENTIAL 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 ZC17-017; 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 4.30 acres, being Tracts 2D and 2D3, Abstract 233, in the D R Blanton Survey, located at 5209 Bluebonnet Drive, from the AG Agricultural district to the R-20 Single Family Residential 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 10th day of October 2017.

The second reading and public hearing being conducted on the 17th day of October 2017.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 17TH DAY OF OCTOBER 2017.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Nancy Coplen	_____
Place 3, Kelly Wheat Place	_____	Place 6, Mike Taylor	_____
4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

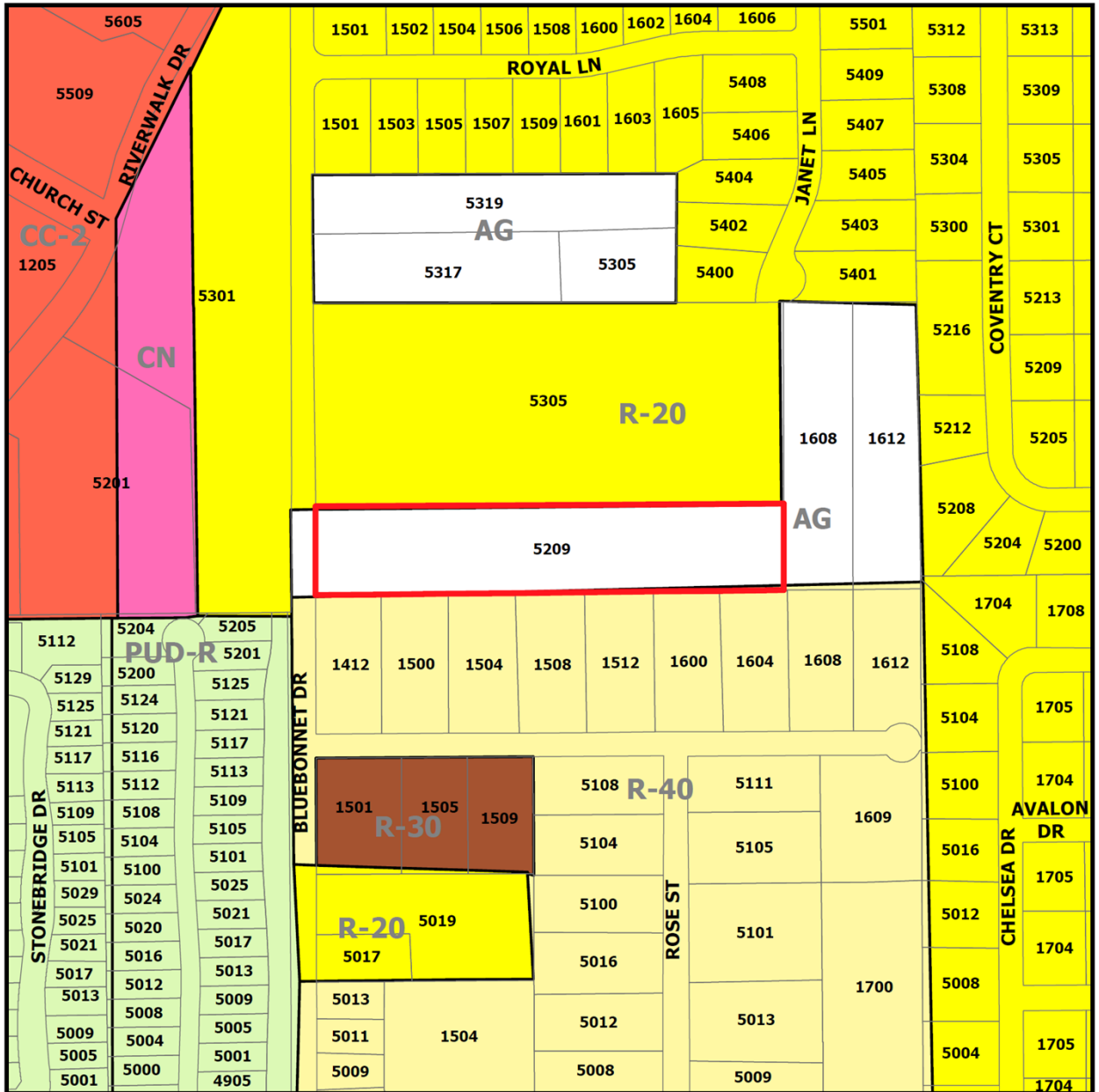
Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map



ZC17-017
5209 Bluebonnet Drive

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.

 Subject Property

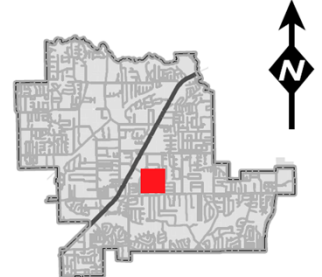


Exhibit “B”- Metes & Bounds Description

LEGAL DESCRIPTION

BEING a 4.3039 acre tract or parcel of land lying and being situated in the D.R. BLANDON SURVEY, Abstract 233, in the City of Colleyville, Tarrant County, Texas and being all of that tract of land described in deed to Vijaya Borra and Kiranmai Yalamanchili (hereinafter referred to as the Borra tract), recorded in Document No. D213053730, of the Official Public Records of Tarrant county, Texas (O.P.R.T.C.T.); and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (Controlling Monument) for the northwest corner of said Borra tract located on the apparent east right-of-way line of Blue Bonnet Drive (no document found); said found iron rod being located 22.00 feet easterly of the apparent centerline of said Blue Bonnet Drive; said found iron rod also being located South 89 degrees minutes 21 seconds West, 8.00 feet from the southwest corner of Crisp Addition, recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE North 89 degrees 53 minutes 21 seconds East, along the north line of said Borra tract and the south line of said Crisp Addition, a distance of 1000.35 feet to a 1/2 inch iron rod found (Controlling Monument) for the northeast corner of said Borra tract and the southeast corner of said Crisp Addition; said found iron rod also being on the west line of a tract of land described in deed to Raymond H. Rogers et ux, recorded in Volume 4248, Page 527, Deed Records, Tarrant County, Texas;

THENCE South 00 degrees 18 minutes 35 seconds East, along the east line of said Borra tract and the west line of said Rogers tract, a distance of 186.93 feet to a 5/8 inch iron rod with cap marked “JDJR” set for the southeast corner of said Borra tract; from said set iron rod a found 1/2 inch iron rod bears South 89 degrees 29 minutes 49 seconds West, 1.19 feet; said set iron rod also being on the north line of Community Home Addition, recorded in Volume 388-R, Page 40, P.R.T.C.T.;

THENCE South 89 degrees 51 minutes 18 seconds West, along the south line of said Borra tract and the north line of said Community Home Addition, a distance of 1002.34 feet to a 1 inch iron pipe found for the southwest corner of said Borra tract located on the aforementioned apparent east right-of-way line of Blue Bonnet Drive;

THENCE North 00 degrees 18 minutes 00 seconds East, along the west line of said Borra tract and said east right-of-way line, a distance of 187.53 feet to the Point of Beginning and containing 4.3039 Acres (187,479 Square Feet) of land.