



# City of Colleyville Zoning Board of Adjustment Agenda

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

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Tuesday, November 14, 2017

City Council Chambers

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**7:00 PM  
CITY COUNCIL CHAMBERS  
THIRD FLOOR  
CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

**1. APPROVAL OF MINUTES**

September 12, 2017

**2. PUBLIC HEARING AGENDA ITEMS**

**2a** Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code, specifically a variance to the drive lane width of 24 feet on a portion of Lot 1R, Block 11, of the Longwood Estates at Ross Downs, located at 7121 (7171) Colleyville Boulevard, Case VC17-011

**3. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Thursday, November 9, 2017 by 5:00 p.m.

Araceli Botello  
Planning Technician

*A quorum of the Colleyville City Council or any other Board, Commission, or Committee may be in attendance at this meeting.*

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

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



# City of Colleyville Zoning Board of Adjustment Minutes

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Tuesday, September 12, 2017

City Council Chambers

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## CALL TO ORDER

The Zoning Board of Adjustment meeting of the City of Colleyville was called to order by Board member McNosky on September 12, 2017 at 7:00 p.m.

### Roll Call

**Present:** Board members Kimberly Holt, Dee Kamerman, Wayne Maynard, Dee McNosky, Raymond Allee, Richard Vallario, and Michael Deakin

**Staff Present:** Ben Bryner, Felix Landry, and Araceli Botello

## 1. APPROVAL OF MINUTES

Board member Maynard made a motion to approve the August 8, 2017 minutes. Board member Vallario seconded.

The motion to approve carried by the following vote:

**Aye: 5** – Kamerman, Maynard, Allee, Vallario, and McNosky

## 2. PUBLIC HEARING AGENDA ITEMS

**2a** Request for a variance to certain provisions of the Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 9, Block 2, of the Brighton Oaks Addition, Located at 3005 Sherwood Lane, Case VC17-009

Felix Landry presented the case and briefed the Board.

The applicant, Tracy Cutrona, 3005 Sherwood Lane, came forward and briefed the board.

The public hearing was opened at 7:10 p.m.

Amy Adams, 5409 Rustic Trail, came forward and spoke in support to the case.

Katy Hadley, 204 Timberline Drive North, came forward and spoke in opposition to the case.

Board member Maynard questioned the applicant regarding the wall location and if it will be built slightly down the slope. The applicant replied that the wall will not be built down the slope. The applicant added that the wall would be level with the house and pool and that there is an additional request to move the fence slightly downhill into the front yard setback.

Board member McNosky asked the applicant to clarify where they are proposing to add a solid wall and relocate the chain link fence. The applicant responded that a solid wall would be installed coming out from the house and that the existing chain link fence will be relocated to be within the front yard setback.

Board member McNosky questioned the applicant regarding the safety with the existing pool. The applicant responded that she understands the safety concerns with children and having a pool. The applicant added that a 4 foot tall fence is considered to be within code.

Board member Kamerman questioned the applicant regarding privacy and fencing. The applicant responded that she is not concerned with the chain link section and privacy due to the topography and the trees, but is concerned with privacy where the wall is proposed. The applicant has chosen a wall design that will complement the style of the home.

Discussion continued regarding privacy.

Board member Holt clarified with the applicant that the proposed wall would replace a portion of the chain link fence. The applicant responded yes.

Discussion continued regarding chain link fencing.

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

**Board member Maynard made a motion to approve Case VC17-009. Board member McNosky seconded.**

**The motion to approve case VC17-009 failed by the following vote:**

**Aye: 2** – Maynard and McNosky

**Nay: 3** – Kamerman, Allee, and Vallario

- 2b** Request for a variance to certain provisions of the Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lot 5R, Block 4, of the Rustic Oaks Addition, Located at 5409 Rustic Trail, Case VC17-010

Felix Landry presented the case and briefed the Board.

The public hearing was opened at 7:27 p.m.

The applicant, Amy Adams, 5409 Rustic Trail, came forward and briefed the board.

Board member McNosky asked the applicant to clarify if they are replacing the existing fence. The applicant responded yes. Board member McNosky questioned the applicant regarding the type and height of the proposed fence. The applicant responded that the fence would be made of wood and 8 foot tall in lieu of the current 6 foot tall wood fence.

Discussion continued regarding replacing the current fence.

Board member McNosky made a notation that the request is being presented before the board due to the fence being located in a non-conforming location and the applicant is looking to replace the fence. The applicant added that she would like to fix the fence, make it secure, and prettier.

Discussion continued regarding the request for the proposed fence.

Board member Holt questioned the applicant whether the pond is accessible to the public. The applicant responded that the pond is not accessible to the public. The applicant added that the pond is privately owned.

Board member Deakin questioned the applicant regarding fencing and height on the adjacent property. The applicant responded that the same fencing exists on the property surrounding her property and is between 6 and 8 foot tall. Staff added that based on the information listed on the application, only the property at 5409 Rustic Trail was noticed. Therefore the only action up for consideration before the board is for 5409 Rustic Trail. The adjacent property will require a

separate hearing.

Board member Maynard questioned the applicant regarding the height of the fence on the property located at 5509 Rustic Trail. The applicant responded that the height of the fence is 8 foot tall.

Board member Vallario questioned the applicant regarding the request of replacing the fence from the property located at 5509 Rustic Trail to 5317 Rustic Trail. The applicant responded that the request does not include fencing at that location. The applicant added that the request is to replace the fencing along the northeast property line only on Rustic Trail.

Discussion continued regarding replacing the fence along the property.

Board member Maynard asked for clarification regarding the public trespassing with the current fencing. The applicant responded that the current fence is not sufficient to deter the trespassing and she is concerned about the liability of the trespassing onto her property. The applicant added that the public is not trespassing in the area of her property where the 8 foot fence exists.

There being no one else wishing to speak, the public hearing was closed at 7:46 p.m.

**Board member Maynard made a motion to approve Case VC17-010. Board member Kamerman seconded.**

**The motion to approve case VC17-010 was carried by the following vote:**

**Aye: 5** – Kamerman, Allee, and Vallario Maynard, and McNosky

**Nay: 0**

### **3. ADJOURNMENT**

The meeting adjourned at 7:47 p.m.

Minutes were written and prepared by:



**Araceli Botello**  
**Planning Technician**

The meeting minutes were approved on \_\_\_\_\_, by a vote of \_\_\_\_\_.



# City of Colleyville Zoning Board of Adjustment Agenda Briefing

City Hall  
100 Main Street  
Colleyville, Texas 76034  
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<b>Agenda Number</b> 2a	<b>Agenda Date</b> 11/14/2017	<b>Number</b>
<b>Type</b> Public Hearing Agenda Items		
<b>Department</b> Community Development		

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## Title

Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code, specifically a variance to the drive lane width of 24 feet on a portion of Lot 1R, Block 11, of the Longwood Estates at Ross Downs, located at 7121 (7171) Colleyville Boulevard, Case VC17-011

## Explanation

Kyle Bennett, the applicant, requests approval of a variance to the parking regulations described in Section 3.29.1(A) of the Land Development Code. The proposed parking drive aisle measures at 20 feet wide, which falls 4 feet short of the required 24 feet. The applicant proposes to provide wider parking stalls, 10 feet wide, to provide additional maneuverability space and compensate for the narrower drive aisle.

**Existing Conditions/Background:** The subject property resides in North Colleyville at 7121 Colleyville Boulevard. This lot, described as Lot 1R Block 11 of the Longwood Estates at Ross Downs, has not yet developed and has PUD-C zoning classification.

**Requested Variance:** The applicant requests a variance to allow a two-way parking drive aisle narrower than 24 feet wide. The applicant states that the proposed wider parking stalls, at 10 feet wide, should provide space to compensate for the narrower drive aisle.

*Ordinance* – Section 3.29.1 (A) Schedule of District Regulations requires a minimum 24 foot two way drive aisle width.

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

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

to other parcels of land in the district.”

*Analysis –*

The applicant received a building permit from the city in November of 2016. The submitted plan package contained an erroneous lot line in the survey which did not reflect the additional ROW dedication for the Highway 26 widening. The error became apparent when the applicant began to construct the parking area between the building and Highway 26 and found insufficient room to construct the parking lot drawn on the plans.

**Surrounding Development:** The subject property resides on the northern end of Colleyville Boulevard (State Highway 26) in a large commercial area. The adjacent zoning consists of PUD-C, ML and CC-1 and CC-2 classifications.

**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 regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code. To date, no correspondence has been received.

**Staff Recommendation:** Staff does not recommend approval based on the following findings:

1. The property has no inherent, unalterable features, or special conditions unique to the property which create a hardship.
2. The literal interpretation of our development regulations do not deprive the applicant of rights commonly enjoyed by similar properties.
3. The hardship described by the applicant results from applicant error.
4. This variance if granted, provides a development privilege not available to similar properties in the city.

**Recommendation**

Denial

**Attachments**

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


# Aerial Map

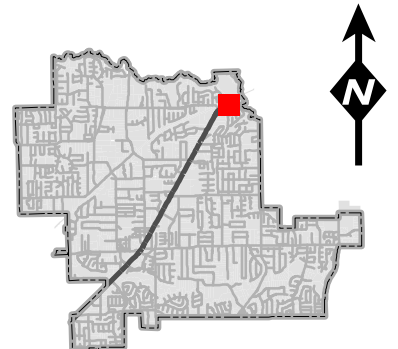


## VC17-011

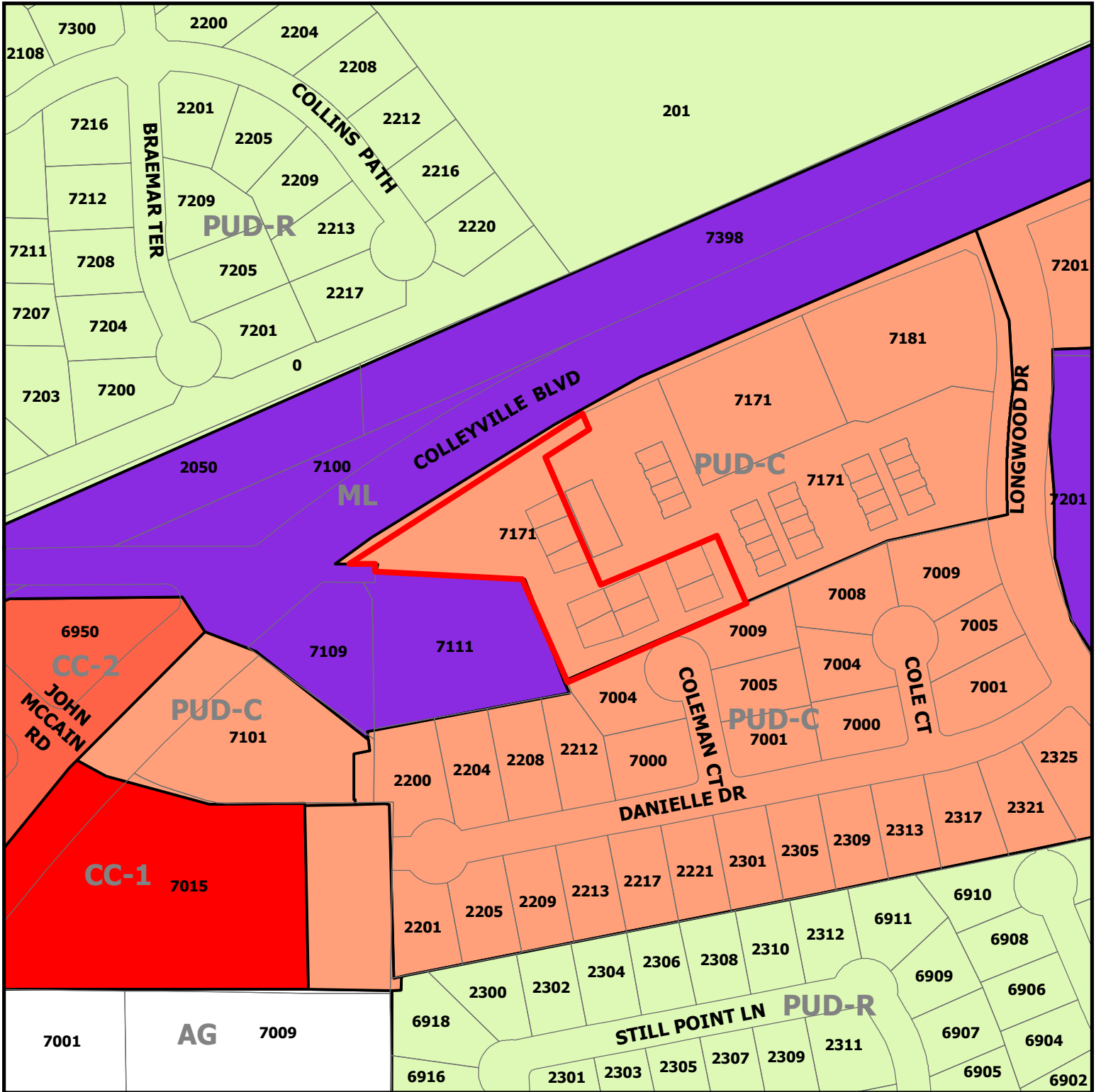
### 7121 (7171) Colleyville Blvd

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

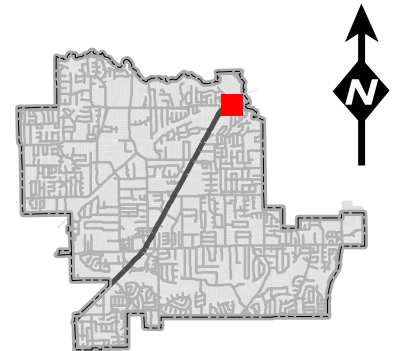


# Zoning Map




**VC17-011**

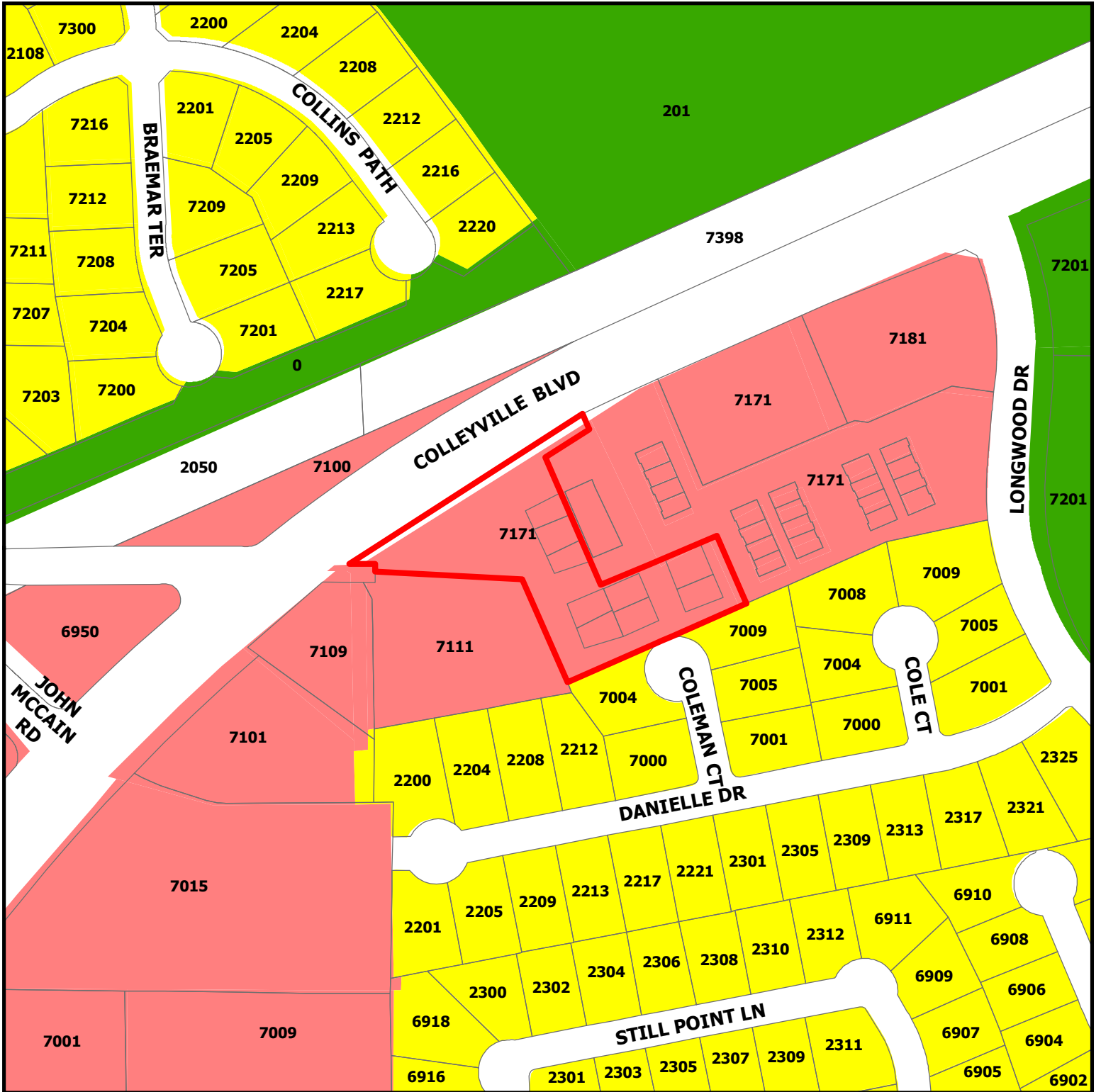
**7121 (7171) Colleyville Blvd**



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 Subject Property

# Future Land Use Map

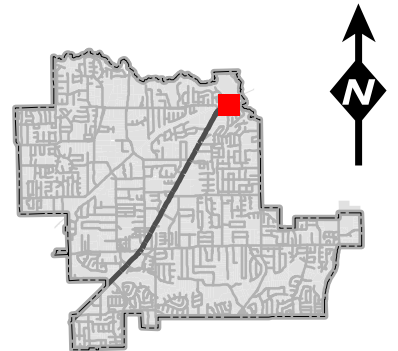


**VC17-011**

**7121 (7171) Colleyville Blvd**



- Subject Property
- Residential
- Colleyville Blvd Corridor
- Parks/ Open Space



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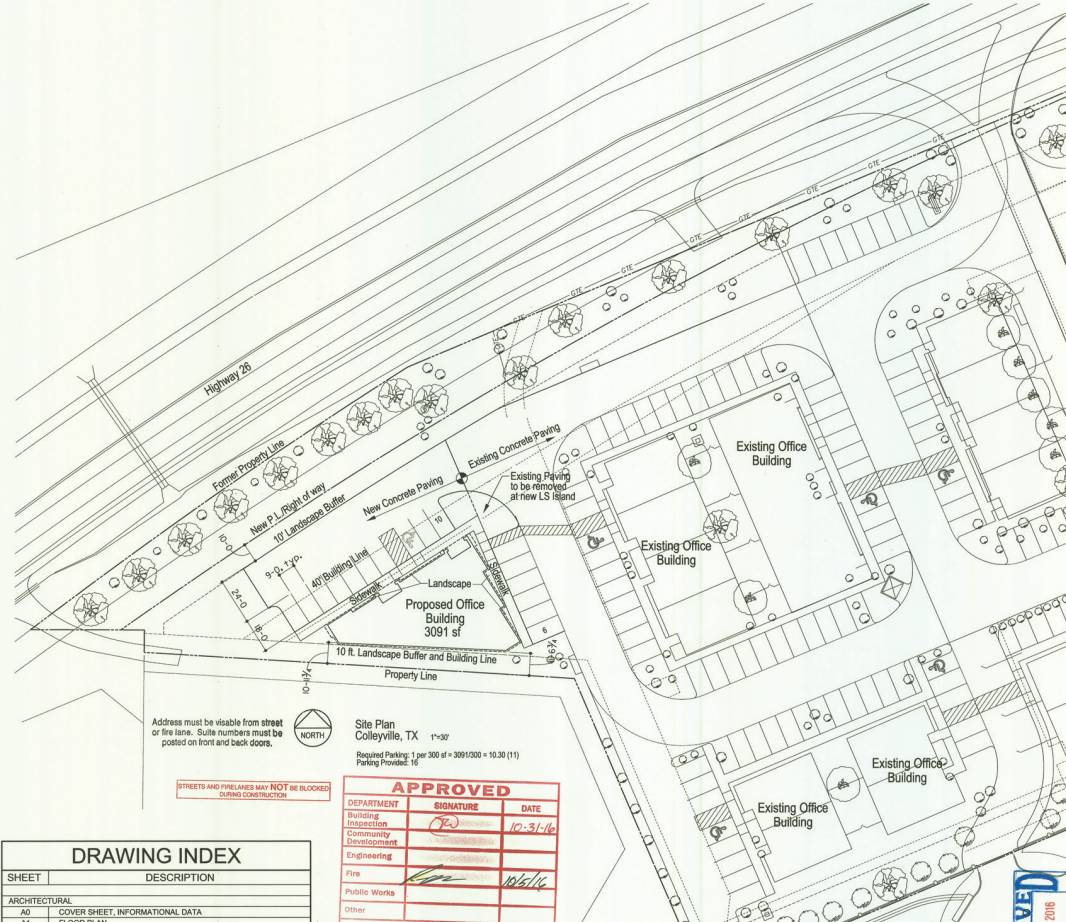
# Approved Site Plan

## LONGWOOD PLAZA OFFICE PARK 7121 COLLEYVILLE BLVD. COLLEYVILLE, TX 76034

APPROVED  
DATE: 10-31-16  
INSPECTOR: [Signature]

TRASH ENCLOSURES  
AND  
TOILET FACILITIES  
REQUIRED ON JOB SITE

CONSTRUCTION WORKING HOURS  
7:00 a.m. to 5:00 p.m.  
MONDAY thru SATURDAY  
NO SUNDAYS



Address must be visible from street or fire lane. Suite numbers must be posted on front and back doors.

Site Plan, Colleyville, TX 1'-0"=30'

Required Parking: 1 per 300 sf = 3091/300 = 10.30 (11)  
Parking Provided: 16

STREETS AND FIRELANES MAY NOT BE BLOODED DURING CONSTRUCTION

DEPARTMENT	SIGNATURE	DATE
Building Inspection	[Signature]	10-31-16
Community Development	[Signature]	
Engineering	[Signature]	
Fire	[Signature]	
Public Works	[Signature]	
Other		

CITY OF COLLEYVILLE  
DEVELOPMENT REVIEW DIVISION

- ### GENERAL NOTES
1. THE GENERAL AND ALL SUBCONTRACTORS SHALL VISIT THE PROJECT SITE TO INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.
  2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, SITE GRADES, ETC. PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND FINISH-OUT OF THE PROJECT.
  3. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
  4. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM.
  5. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES OF OCCUPANCY.
  6. SHORE AND BRACE ALL EXCAVATIONS IN ACCORDANCE WITH CITY, STATE AND O.S.H.A.
  7. PROVIDE ADEQUATE BLOCKING AS REQUIRED TO SUPPORT ELECTRIC WATER COOLER, LAVATORIES, TOILET FIXTURES AND ACCESSORIES ELECTRIC PANELS, ETC.
  8. ALL WALKS SHALL BE SLOPED 4.75% MAXIMUM IN THE DIRECTION OF TRAVEL AND 1.75% ON CROSS SLOPES. ALL LANDINGS AND ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1.75% IN ALL DIRECTIONS.
  9. THE CONTRACTOR IS RESPONSIBLE FOR INSURING PROPER COMPACTION OF UTILITY COMPANY TRENCHES.
  10. CONTRACTOR IS TO REFER TO M.E.P. DRAWINGS AND PROJECT MANUAL FOR ANY HINGED ACCESS PANELS NOT INDICATED IN ARCHITECTURAL DRAWINGS AND PROJECT MANUAL. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ACCESS PANEL LOCATIONS FOR DRYWALL, TILE, METAL PANELS, E.I.S. AND PLASTER WORK WITH ALL TRADES.
  11. CONTRACTOR IS TO PROTECT ADJACENT PROPERTIES AND IS TO CONDUCT CONSTRUCTION ACTIVITIES IN A MANNER THAT WILL NOT INTERRUPT ACCESS TO ADJACENT PROPERTIES OR STREETS.
  12. ALL INTERIOR AND EXTERIOR DOOR HARDWARE IS TO COMPLY WITH LOCAL, STATE AND FEDERAL A.D.A. REQUIREMENTS, WHETHER SPECIFICALLY INDICATED IN HARDWARE NOTES OR SPECIFICATIONS. THIS INCLUDES BUT IS NOT NECESSARILY LIMITED TO LOCKS, CLOSERS, MOUNTED ELECTRIC STRIKES AND ALARMS.
  13. GENERAL CONTRACTOR IS TO INSTALL RAMPS, SIGNS FOR ACCESSIBILITY PER CITY, STATE AND A.D.A. REQUIREMENTS. ALL CURBS AND EXIT DOOR RAMPS, INTERIOR AND EXTERIOR, ARE TO HAVE BRASS BRIMM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
  14. ALL MODIFICATIONS TO THE EXISTING ROOF SYSTEMS ARE TO BE PERFORMED BY THE LANDLORD'S APPROVED ROOFING COMPANY.
  15. CONTRACTOR TO PROTECT THE EXISTING BUILDINGS AND ALL EXISTING ABOVE AND BELOW GRADE UTILITIES. CONTRACTOR WILL REPAIR ALL DAMAGE TO EXISTING CONDITION.
  16. MATERIALS USED ON THIS PROJECT ARE TO BE FREE OF ASBESTOS OR OTHER HAZARDOUS MATERIALS REGULATED BY LAW. LAWS RELATED TO ASBESTOS AND OTHER HAZARDOUS MATERIALS ARE TO BE COMPLIED WITH WHEN RENOVATING OR DEMOLISHING EXISTING AREAS.
  17. ALL EXTERIOR STEEL AND METAL, EXCLUDING PREFINISHED METAL, TO BE GALVANIZED AND PAINTED.

### CODE DATA

APPLICABLE CODES:  
2015 INTERNATIONAL ENERGY CODE (W/ LOCAL AMENDMENTS)  
2012 INTERNATIONAL MECHANICAL CODE (W/ LOCAL AMENDMENTS)  
2012 INTERNATIONAL PLUMBING CODE (W/ LOCAL AMENDMENTS)  
2014 NATIONAL ELECTRIC CODE (W/ LOCAL AMENDMENTS)  
2012 INTERNATIONAL FIRE CODE (W/ LOCAL AMENDMENTS)  
TEXAS ACCESSIBILITY STANDARDS

TYPE OF CONSTRUCTION: TYPE VB. THE BUILDING IS NOT SPRINKLERED  
OCCUPANCY: B-BUSINESS  
TOTAL BUILDING AREA = 3090 S.F.

### EXCULPATORY STATEMENT

THE ARCHITECT HAS NOT BEEN RETAINED TO PERFORM CONSTRUCTION RELATED SERVICES, INCLUDING CONSTRUCTION ADMINISTRATION OR OBSERVATION.

DURING CONSTRUCTION, THE OWNER MUST CONTACT THE CONTRACTOR DIRECTLY WITH ALL QUESTIONS, COMMENTS, AND/OR DIRECTIONS REGARDING THE PROJECT. COMMUNICATION WITH THE ARCHITECT WILL NOT BE CONSIDERED AS COMMUNICATION WITH OR NOTIFICATION OF THE CONTRACTOR.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, AND IN COMPLIANCE WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND STANDARDS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD SUPERVISION AND DIRECTION OF THE WORK, USING HIS/HER BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, PROCEDURES, AND COORDINATION OF THE WORK.

IT IS THE EXPRESSED INTENT OF THE PARTIES HERETO, THAT THE SIGNATORY ARCHITECT BE EXCULPATED FROM ANY LIABILITY WHATSOEVER OCCASIONED BY THE CONTRACTOR OR OWNER'S FAILURE TO CARRY OUT THEIR RESPONSIBILITY IN ACCORDANCE WITH THE CONTRACT, CONTRACT DOCUMENTS, AND ALL APPLICABLE CODES, ORDINANCES, REGULATIONS, AND STANDARDS.

### CONTACTS

**DEVELOPER:**  
LWOP LP  
1901 N. AKARD  
DALLAS, TX 75201  
PH: 214 871 2840  
CONTACT: BILL PEAVY

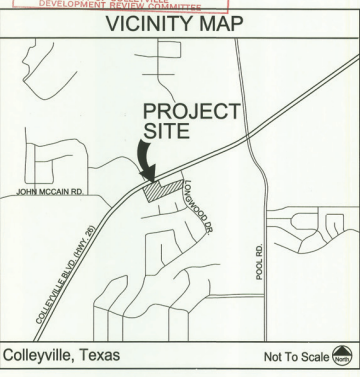
**ARCHITECT:**  
PLACEMADE ARCHITECTURE, PLLC  
2840 KELLER SPRINGS ROAD, SUITE 503  
CARROLLTON, TX 75006  
PH: 214 888 7074 FAX: 214 550 2725  
CONTACT: PHILLIP MORSE  
PMORSE@PLACEMADEREAL.COM

**STRUCTURAL:**  
NORTEXT FOUNDATION DESIGN  
4418 KELLER HIGGS RD  
FORT WORTH, TEXAS 76244  
PH: 817 379 0866  
FAX: 817 379 1703

**MEP ENGINEER:**  
POINTSWEST DESIGN  
PH: 817 678 2096  
FAX: 817 688 4778  
CONTACT: WESLEY ST. JOHN

### DRAWING INDEX

SHEET	DESCRIPTION
ARCHITECTURAL	
A0	COVER SHEET, INFORMATIONAL DATA
A1	FLOOR PLAN
A2	ELEVATIONS
A3.1	SECTIONS
A3.2	SECTIONS
A3.3	SECTIONS
A4	ROOF PLAN
A5	ROOF FRAMING PLAN
A6.1	ADA NOTES
A6.2	ADA NOTES
A7	REFLECTED CEILING PLAN
STRUCTURAL	
FOUNDATION PLAN	
FOUNDATION DETAILS	
LB-1a	1ST FLOOR LATERAL BRACING PLAN
FR-1a	1ST FLOOR CEILING JOIST FRAMING PLAN
FR-2	ROOF RAFTER FRAMING PLAN
DTL-1	LATERAL BRACING DETAILS
DTL-2	STANDARD DETAILS
DTL-3	STANDARD DETAILS
IBD-1	INTERIOR BRACING DETAILS
MECHANICAL	
M1.0	HVAC PLAN, DETAILS
MP1.0	MECHANICAL SPECIFICATIONS
ELECTRICAL	
E1.0	LIGHTING PLAN
E2.0	POWER PLAN
E3.0	PANEL SCHEDULES
E4.0	ELECTRICAL SPECIFICATIONS
PLUMBING	
P1.0	PLUMBING PLAN AND RISER- WASTE
P-2	PLUMBING PLAN AND RISER- WATER



**places**  
**made**  
**architecture**  
"made up places made real"

Philip Morse, Architect  
Placemade architecture  
2840 Keller Springs Road  
Carrollton, Texas 75006  
214.888.7074  
www.placemadereal.com

DEVELOPER:  
LONGWOOD  
PARTNERS, LP  
1901 N. AKARD  
DALLAS, TX 75201  
BILL PEAVY 214-871-2840

LONGWOOD PLAZA OFFICE PARK  
7121 COLLEYVILLE BLVD.  
COLLEYVILLE, TX 76034

LOTS 18, 2 AND 3, BLOCK 11, OF  
LONGWOOD PLAZA OFFICE PARK  
COLLEYVILLE, TARRANT COUNTY, TEXAS

Project No. 15028  
Date: July 2015  
Revisions:  
No. Date  
Progress 08-30-16  
For Permit 09-16-16

scale verification  
1" = 10'

**A0**  
Cover Sheet



## Statement of Planning Objectives

October 17, 2017

Mr. Ben Bryner, AICP  
City of Colleyville  
100 Main Street  
Colleyville, TX 76034

**RE: Longwood Estates at Ross Downs  
Zoning Variance – parking standards  
BBI Project Number: BC13031**

Dear Mr. Bryner:

Cloudloft Investments is requesting a variance to the City of Colleyville parking standards for a proposed office building located on Lot 1R within the Longwood Estates at Ross Downs development. The development is located at the intersection of Colleyville Boulevard and Longwood Drive. The variance request is to use a different parking and drive aisle configuration to fit within the available area to provide parking for the proposed building, which is located at the western-most portion of the property.

Cloudloft received a building permit to begin construction on the building. However, the architectural site plan showed an old right-of-way (R.O.W.) line along Colleyville Boulevard. The correct property line was to be based on the R.O.W. dedication that was given to TxDOT. However, the incorrect R.O.W. line was not found until after the building structure had been constructed. The space between the true R.O.W. line and the building is approximately 44 feet, which is not enough to build a full drive aisle (24 feet wide, face of curb to face of curb) with standard parking stalls (18 feet long) and a 4-foot wide sidewalk.

We are proposing a variance to the parking standards for this office building. We are proposing that the drive aisle be 20 feet wide, face of curb to face of curb. This will allow us to keep the parking stalls at a standard 18 feet long and a 4-foot wide sidewalk. To accommodate the thinner drive aisle, we are proposing to make the parking stalls 10-foot wide, instead of the standard 9-foot wide. This additional width will allow more maneuverability for the cars to ingress/egress the parking spaces. This particular configuration (20' drive aisle, 18'x10' parking stall) is an approved variant parking layout within the City of Dallas. Please note that this drive aisle is not a fire lane, so it does not need to meet the code-acceptable width for fire lanes.

We cannot determine that there is another option to have parking along the north face of the building, which is where the front doors are located. We have looked at other configurations, but each of them is limited by the width between the building and the R.O.W. line.



## Statement of Planning Objectives

Thank you for your consideration of this variance. If you have any questions or additional comments, please let me know.

Sincerely,

**Binkley & Barfield, Inc.**  
**Consulting Engineers**

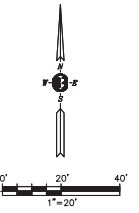
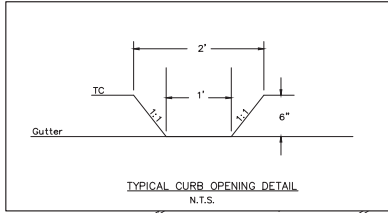
A handwritten signature in blue ink, appearing to read 'Kyle A. Bennett', with a long horizontal flourish extending to the right.

Kyle A. Bennett, PE  
Senior Project Manager

# Site Plan

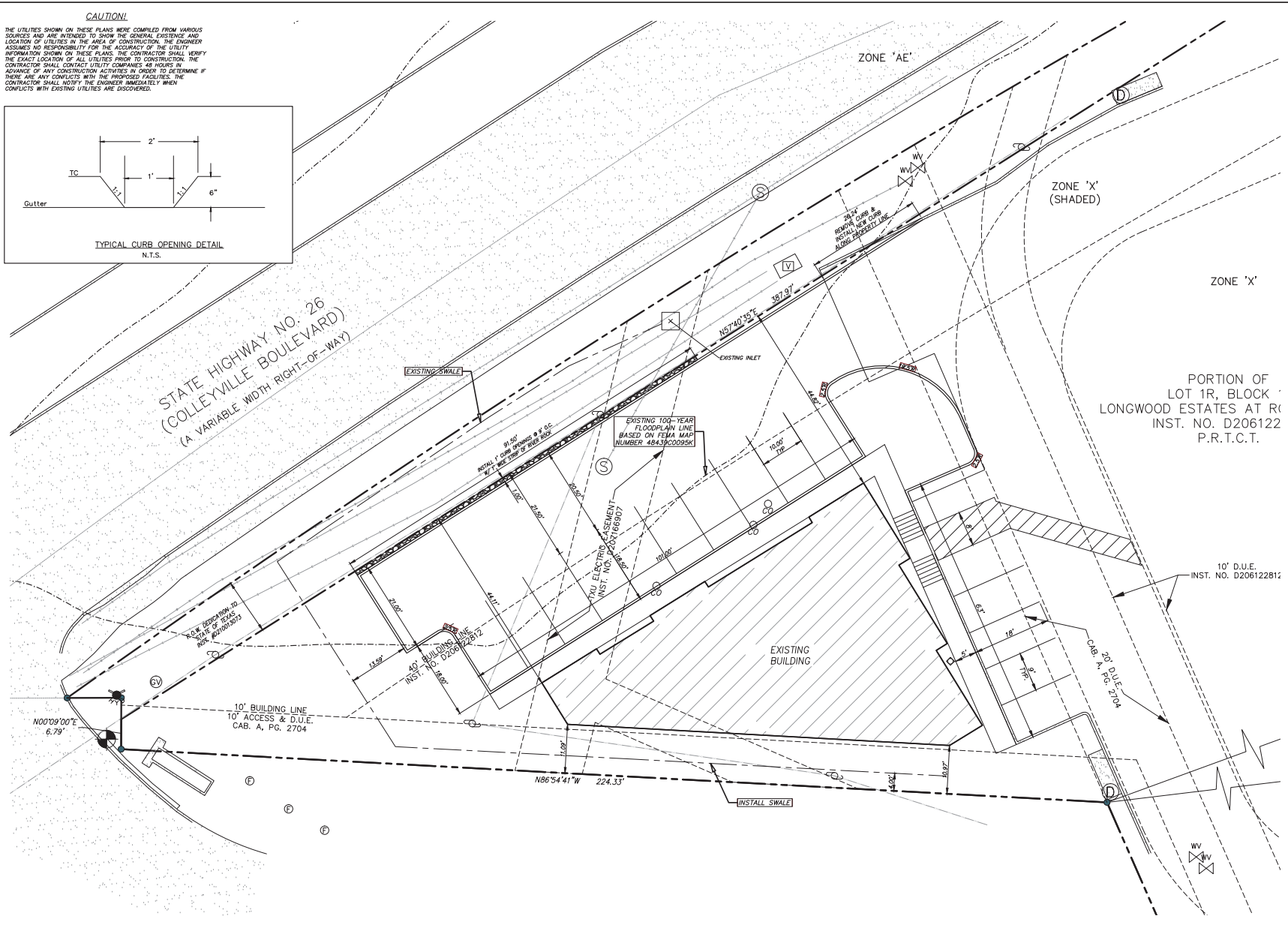
**CAUTION!**

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



**NOTES**

1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING OR EDGE OF PAVEMENT.
2. PROPOSED DRIVE AND PARKING LOT LAYOUT IS PARALLEL AND PERPENDICULAR TO THE NORTHERN PROPERTY LINE (EXISTING R.O.W. FOR TXDOT).
3. EXISTING BUILDING LOCATION SURVEYED BY PEISER & MANKIN SURVEYING, LLC, DATED MAY 8, 2017.



PORTION OF LOT 1R, BLOCK 1  
LONGWOOD ESTATES AT R  
INST. NO. D206122  
P.R.T.C.T.

Rev	Date	Description


**OWNER**  
LONGWOOD PLAZA PARTNERS, LP  
1901 N. AKARD  
DALLAS, TEXAS 75201  
Bill Peavy (214) 871-2640  
wv@swbell.net

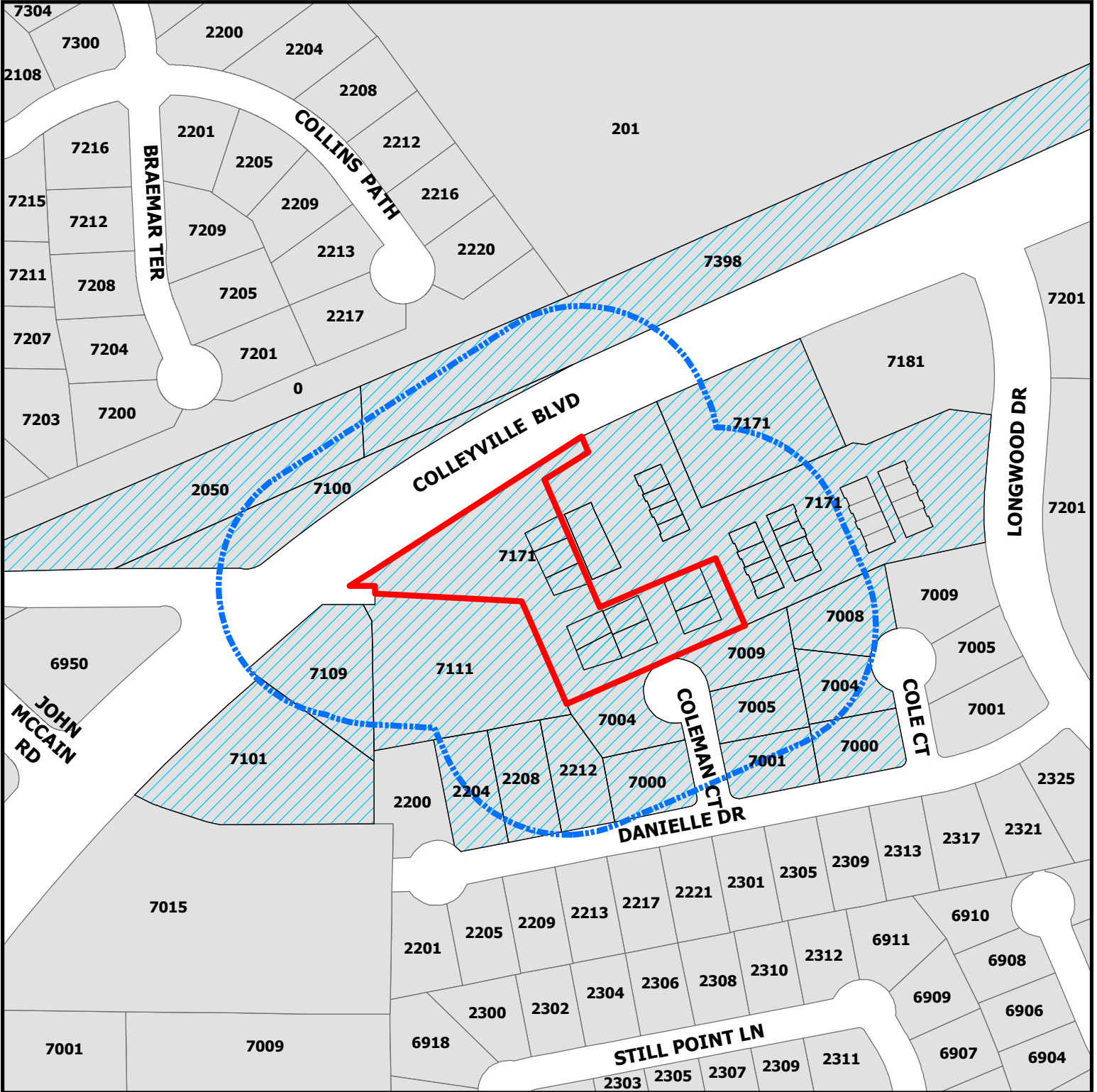
This document is released for the purpose of interim review under the authority of: Kyle A. Bennett, P.E.  
Tx No: 98627 Binkley & Barfield, Inc. #F-257. Not for regulatory approval, permitting, or construction.

**Binkley & Barfield, Inc.**  
consulting engineers  
Texas Registration Number F-257  
1801 Gateway Blvd., Suite 101 Richardson, Texas 75080 www.binkleybarfield.com  
Phone (972) 644-2800 Fax (972) 644-2817

**DIMENSION CONTROL PLAN**  
LONGWOOD ESTATES  
COLLEYVILLE, TEXAS

Scale: 1" = 10'	Date: 10/17/2017	Job No.: BB13031	1
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# Notification Map






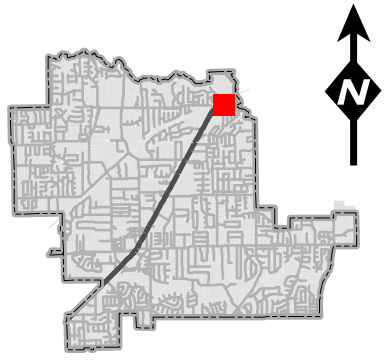
## VC17-011

**7121 (7171) Colleyville Blvd**



**DISCLAIMER:**  
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-  Subject Property
-  200ft Buffer
-  Properties within 200ft



# Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGHDAM, LIDA G	6710 VINES CT	COLLEYVILLE, TX	76034	7155 COLLEYVILLE BLVD
TABONE, GEORGE	7000 COLEMAN CT	COLLEYVILLE, TX	76034	7000 COLEMAN CT
JARWAN, ESAM	2208 DANIELLE DR	COLLEYVILLE, TX	76034	2208 DANIELLE DR
BIRKENFELD, RICHARD	PO BOX 93089	SOUTHLAKE, TX	76092	7001 COLEMAN CT
TARRANT COUNTY PS PROPERTY LLC	7141 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7167 COLLEYVILLE BLVD # 101
KUHN, ALYCE	2204 DANIELLE DR	COLLEYVILLE, TX	76034	2204 DANIELLE DR
CUSTOMER SOLUTIONS INC	906 LAGUNA TR	KELLER, TX	76248	7109 COLLEYVILLE BLVD # B
KUKAHI CORPORATE SOLUTIONS INC	957 WATER OAK DR	GRAPEVINE, TX	76051	7155 COLLEYVILLE BLVD
PRO-DIEM INC	702 LAKEHURST CT	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
RAK PROPERTY GRUOP LLC	175 CREEKWAY BND	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
LONGWOOD/26 LTD	8713 AIRPORT FWY STE 100	NORTH RICHLAND HILLS, TX	76180	7171 COLLEYVILLE BLVD
LYNBA INC & VIKRAM JANGAM	1012 WHITTINGTON PL	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
KRIKORIAN, GABRIEL Y	7008 COLE CT	COLLEYVILLE, TX	76034	7008 COLE CT
HALE EQUITY LLC	7131 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7131 COLLEYVILLE BLVD UNIT 101
A & Z PARTNERS LLC	7151 COLLEYVILLE BLVD STE 103	COLLEYVILLE, TX	76034	7151 COLLEYVILLE BLVD
7157 COLLEYVILLE LLC	115 SAM BASS RIDGE RD	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
SANDADI, PRAVEEN	7416 STONEY POINT DR	PLANO, TX	75025	7155 COLLEYVILLE BLVD
2FOUR LLC	7151 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7151 COLLEYVILLE BLVD
WOZNIAK, CRAIG C	7004 COLEMAN CT	COLLEYVILLE, TX	76034	7004 COLEMAN CT
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	7398 COLLEYVILLE BLVD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	2050 JOHN MCCAIN RD
WOEHRLE, ADRIENNE LYNN	2001 PRESCOTT CT	BEDFORD, TX	76021	7155 COLLEYVILLE BLVD
SHAIA, CHRISTOPHER	2212 DANIELLE DR	COLLEYVILLE, TX	76034	2212 DANIELLE DR
WEXLER, MALAISHA A	7004 COLE CT	COLLEYVILLE, TX	76034	7004 COLE CT
ROGERS, JASON T	7005 COLEMAN CT	COLLEYVILLE, TX	76034	7005 COLEMAN CT
A & Z PARTNERS LLC	7151 COLLEYVILLE BLVD STE 103	COLLEYVILLE, TX	76034	7151 COLLEYVILLE BLVD
MARR, DAVID G	7000 COLE CT	COLLEYVILLE, TX	76034	7000 COLE CT
KUKAHI CORPORATE SOLUTIONS INC	7153 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX	76034	7153 COLLEYVILLE BLVD UNIT 102
MARCONI INVESTMENTS LLC	7131 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX	76034	7131 COLLEYVILLE BLVD UNIT 102
KUKAHI CORPORATE SOLUTIONS INC	7131 COLLEYVILLE BLVD STE 103	COLLEYVILLE, TX	76034	7131 COLLEYVILLE BLVD UNIT 103
LONGWOOD PLAZA PARTNERS LP	1901 N AKARD ST	DALLAS, TX	75201	7171 COLLEYVILLE BLVD
BHATLA, RAVINDER N	7009 COLEMAN CT	COLLEYVILLE, TX	76034	7009 COLEMAN CT
QUANTUM BEVERAGE HOLDINGS LLC	7401 BRAEMAR TERR	COLLEYVILLE, TX	76034	7101 COLLEYVILLE BLVD
UNIQUE LANDSCAPING DESIGN	7111 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	7111 COLLEYVILLE BLVD
NEW GLOBAL PROPERTIES LLC	7137 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX	76034	7137 COLLEYVILLE BLVD UNIT 102
P J T INVESTMENT TEAM LLC	7153 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7153 COLLEYVILLE BLVD UNIT 101
DEBERARD LLC	7137 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7137 COLLEYVILLE BLVD UNIT 101
VAN BRUNT HOLDING GROUP LLC	7135 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX	76034	7135 COLLEYVILLE BLVD UNIT 102
HALE EQUITY LLC	7131 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7131 COLLEYVILLE BLVD UNIT 101
VAN BRUNT HOLDING GROUP LLC	7135 COLLEYVILLE BLVD STE 102	COLLEYVILLE, TX	76034	7135 COLLEYVILLE BLVD UNIT 101
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	7100 COLLEYVILLE BLVD
A & Z PARTNERS LLC	7151 COLLEYVILLE BLVD STE 103	COLLEYVILLE, TX	76034	7151 COLLEYVILLE BLVD
TIMARRON-CASCADES AT TIMARRON	700 WENTWOOD DRIVE	SOUTHLAKE, TX	76092	COURTESY NOTICE
BENNETT, KYLE	1801 GATEWAY BLVD, #101	RICHARDSON, TX	75080	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

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