



City of Colleyville Zoning Board of Adjustment Agenda

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

Tuesday, January 9, 2018

City Council Chambers

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

1. APPROVAL OF MINUTES

December 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 minimum number of off-street parking spaces on Tract 3C01A, Abstract 963, in the Absalom J Lott Survey, located at 6607 Colleyville Boulevard, Case VC17-013

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 5, 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

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

Tuesday, December 12, 2017

City Council Chambers

CALL TO ORDER

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

Roll Call

Present: Board members Dee Kamerman, Wayne Maynard, Dee McNosky, Richard Vallario, and Michael Deakin

Absent: Raymond Allee and Kimberly Holt

Staff Present: Felix Landry and Araceli Botello

1. APPROVAL OF MINUTES

Board member Maynard made a motion to approve the November 14, 2017 minutes. Board member Vallario seconded.

The motion to approve carried by the following vote:

Aye: 5 – Vallario, Kamerman, Maynard, McNosky, and Deakin

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to certain provisions of Section 3.26, Fences, Free Standing Walls, and Screening Materials on Lots 3, 4, 7, & 8, Block 4, of the Rustic Oaks Addition, located at 5405 Rustic Trail, Case VC17-012

Felix Landry presented the case and briefed the Board.

The public hearing was opened at 7:04 p.m.

The applicant, Amy Adams, 5409 Rustic Trail, came forward and briefed the board. Mrs. Adams addressed that for safety concerns and aesthetics reasons she is requesting a fence variance.

There being no one else wishing to speak, the public hearing was

closed at 7:05 p.m.

Board member Maynard made a motion to approve Case VC17-012. Board member Kamerman seconded.

The motion to approve case VC17-012 was carried by the following vote:

Aye: 5 – Vallario, Kamerman, Maynard, McNosky, and Deakin

Nay: 0

3. ADJOURNMENT

The meeting adjourned at 7:06 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
www.colleyville.com

Agenda Number 2a	Agenda Date 01/09/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Request for a variance to certain provisions of Section 3.29-Parking Requirements of the Land Development Code, specifically a variance to the minimum number of off-street parking spaces on Tract 3C01A, Abstract 963, in the Absalom J Lott Survey, located at 6607 Colleyville Boulevard, Case VC17-013

Explanation

David Coley, the applicant, and Paul Mody, the owner, request approval of a variance to the parking requirements described in Section 3.29(E) of the Land Development Code. The proposed 9 parking spaces do not meet the minimum number of 20 parking spaces required for the proposed use, a pet day care and spa facility.

Existing Conditions/Background: The subject property resides in the 6600 block of Colleyville Boulevard, with Ross Downs Drive directly adjacent to the East. This lot, described as Tract 3C01A, Abstract 963, in the Absalom J Lott Survey, has an existing 6,000 square foot structure with Light Manufacturing (ML) zoning classification. Similar uses to the proposed use have operated out of this structure in the past.

Requested Variance: The applicant requests a variance to allow 9 total parking spaces, instead of the required 20.

Ordinance – Section 3.29, Table 3.29 Parking Group Schedule of District Regulations requires a minimum of 20 parking spaces for uses with a parking group #8 designation.

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 – This property has a unique shape and frontage situation residing between Colleyville Boulevard and Ross Downs Drive. The Highway 26 expansion eliminated most of the existing parking previously located along Colleyville Boulevard. The applicant proposes to construct new parking spaces behind the structure adjacent to Ross Downs Drive.

Under current conditions the shape and size of the lot, along with the footprint of the existing structure, eliminates the possibility of meeting even the smallest described minimum parking requirement. Uses with parking group designation #10 require 1 space per 500 square feet of gross floor area. Under that scenario this location would require 12 spaces and likely still need a variance. Currently only one listed use, Parks and Open Space, has parking group designation #10 assigned to it.

The only means for this site to meet any of our parking regulations would include removing all or part of the structure, a zoning change, or both.

The parking variance for consideration is for the tenant and its use only. In the event that the use is discontinued or if the building is redeveloped and expanded, the site would be subject to and required to conform to all regulations applicable as set by the Land Development Code, to include parking.

Surrounding Development: The subject property has Commercial (PUD-C, CC-1) and Light Manufacturing (ML) zoning classifications on all adjacent properties. Most of the surrounding property has developed into various commercial and office uses.

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 recommends approval of the requested variance based on the following findings:

1. The subject property has a unique and uncommon shape which creates a difficult scenario for providing parking without demolishing a large section of the existing structure.
2. These special conditions and circumstances have not resulted from actions taken by the property owners.
3. The applicant has provided a suitable description of how the proposed use can operate with less than the minimum required parking spaces while not negatively impacting the adjacent properties.

Recommendation

Approve

Attachments

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


Aerial Map

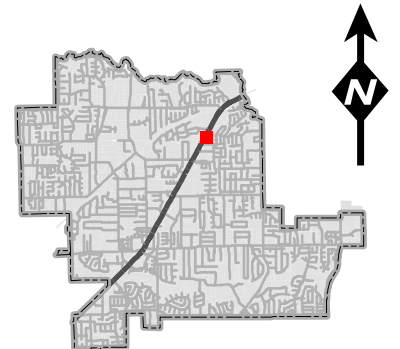


VC17-013

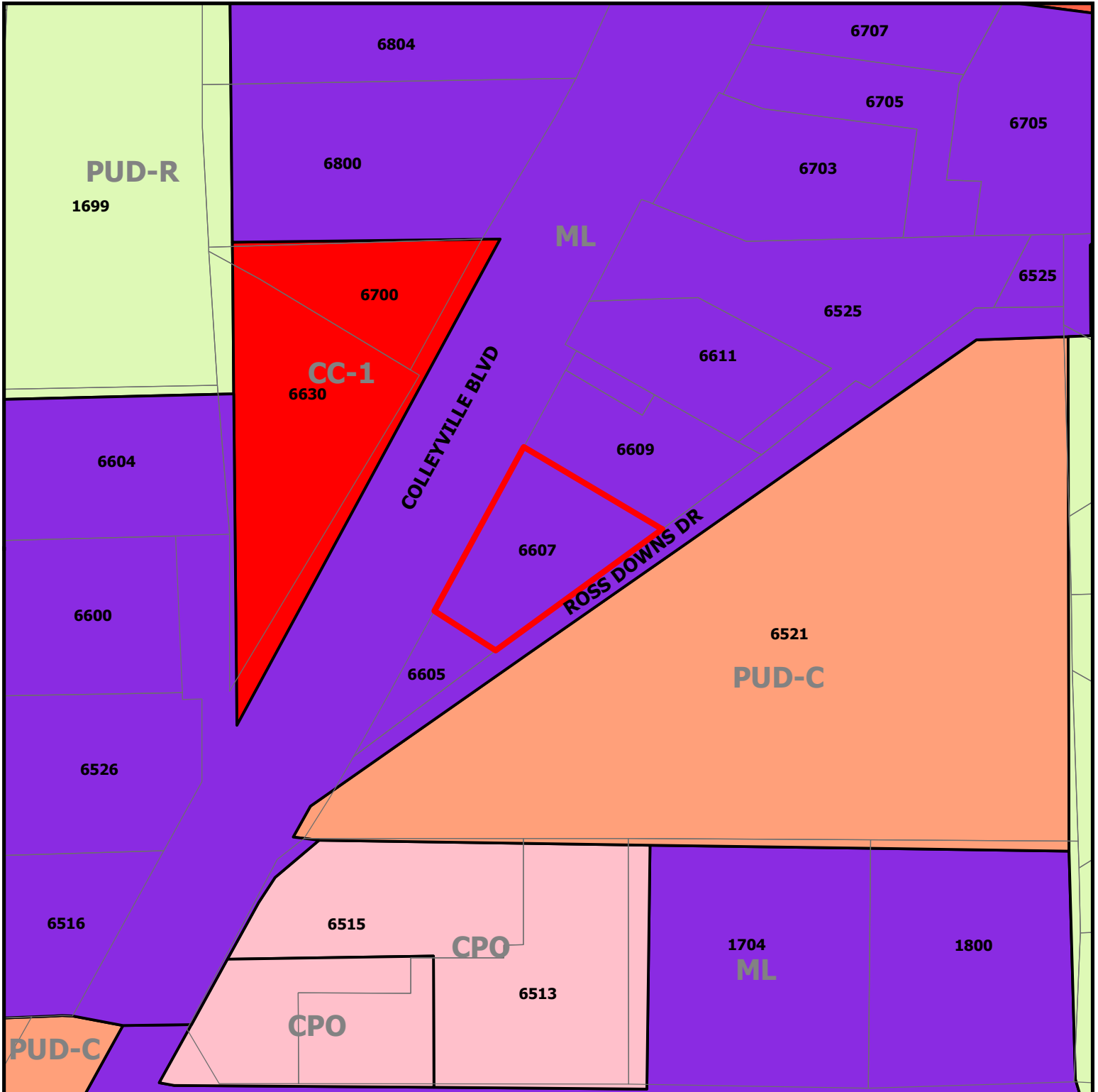
6607 Colleyville Blvd

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



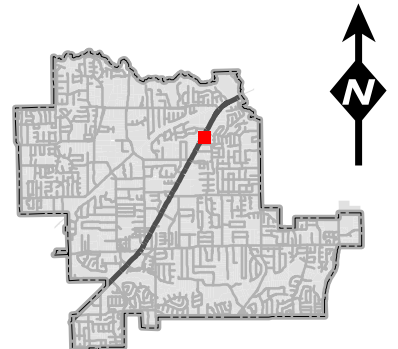
VC17-013

6607 Colleyville Blvd

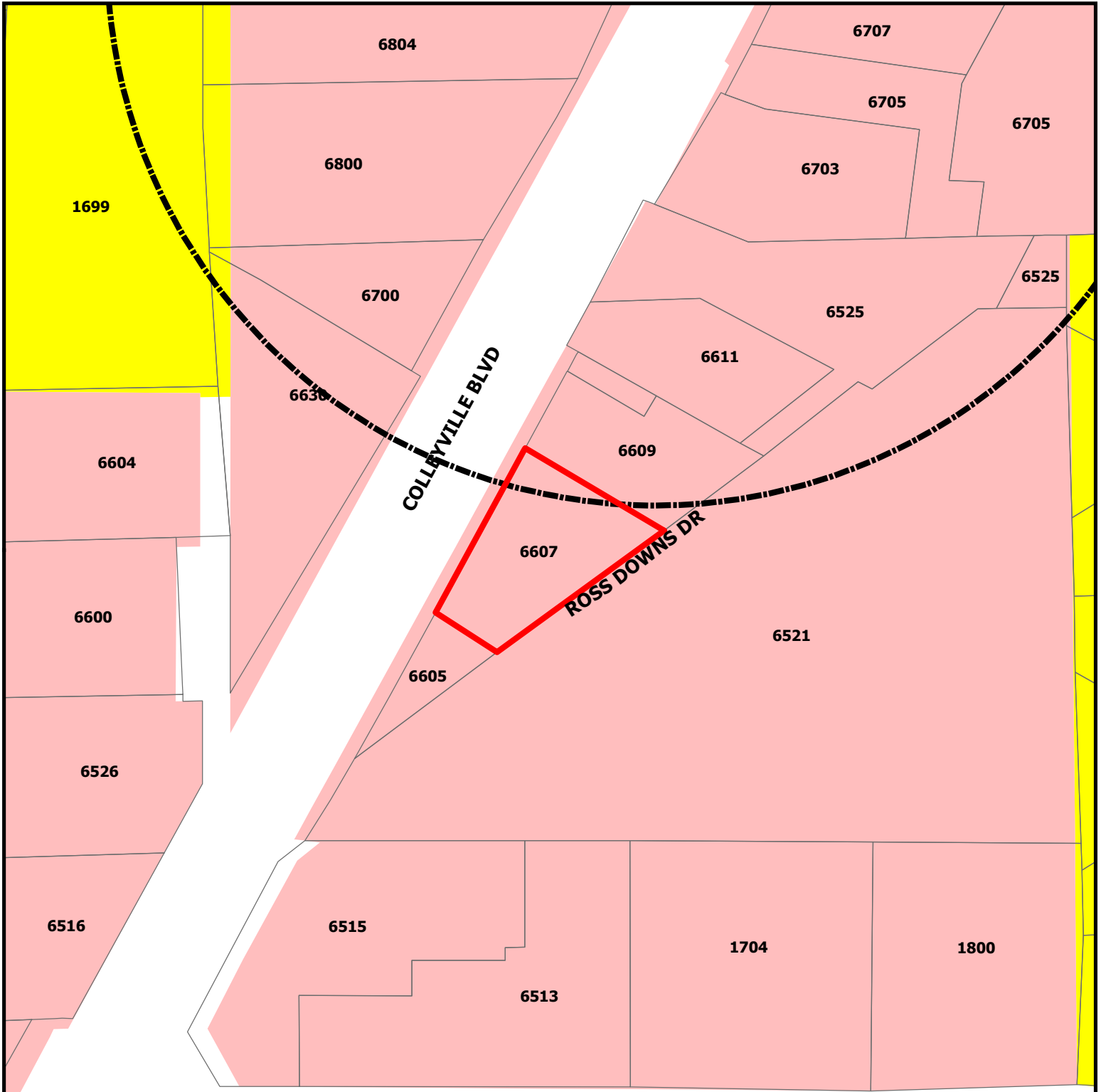
 Subject Property



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.



Future Land Use Map



VC17-013

6607 Colleyville Blvd

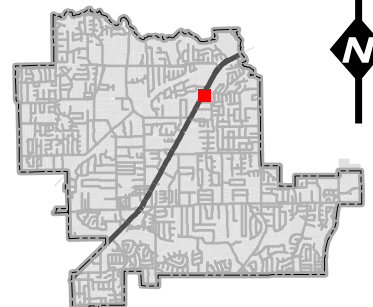
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Sales Tax Preferred Intersection



Statement of Planning Objectives

Dainsley Designs

8116 Chamizal Drive, Fort Worth TX 76137
817-713-6770

December 17, 2017

City of Colleyville

A.J. Lott Survey Abstract #963
Combined Enterprises, Inc.
6607 Colleyville Blvd.
Colleyville, TX 76034

Proposed Variance Request

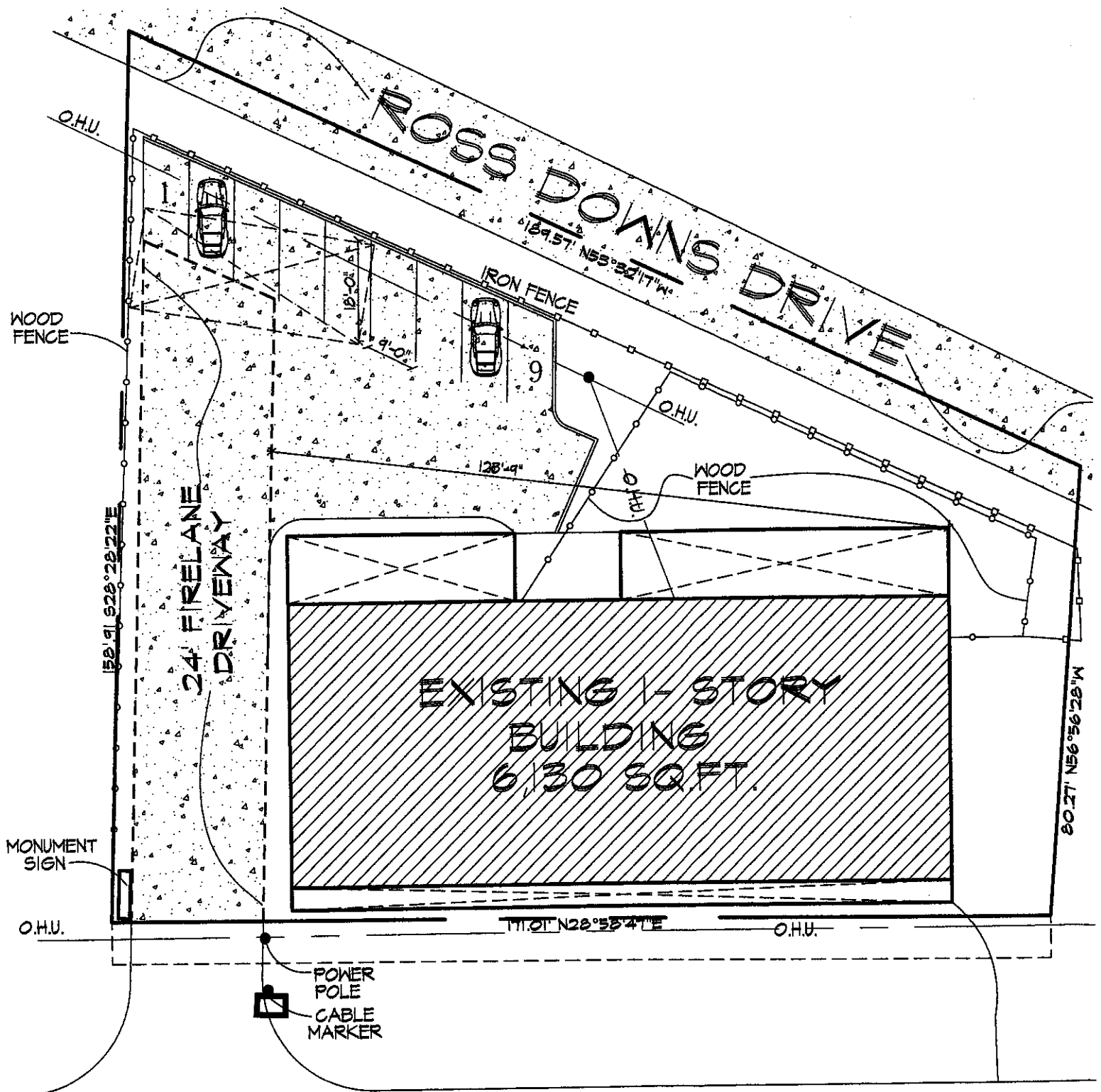
1. Referenced property was previously in compliance with Chapter 3, Section 29, of the Colleyville Land Development Code. TXDOT acquired a portion of the parking lot to expand Colleyville Blvd, which subsequently eliminated the possibility of compliance with this section of code. The property owner had no say in the property acquisition and was left with a problematic shape for parking.
2. Due to the lack of available property, there is no space to provide sufficient parking to replace what was involuntarily taken. This has resulted in a loss of income until the Certificate of Occupancy is reinstated.
3. The remaining space allows 9 parking spots. A variance to LCD Section 3.29 is requested to reduce the required 20 spots to the available 9.
4. The business is unique in that the clients will drop off and pick up their pets and have the option for pick-up and delivery of the client's pets. The clients will only need parking for a short staggered amount of time if they are dropping off or picking up. The hope is that at least 25% of customers will want the service of pick up and drop off by the company. Only a portion (1800 sq.ft.) of the total building is designated office space. The remaining square footage is for dog use.
5. The special condition that is not shared by other businesses in this district is that most clients do not stay long at the property and the 1800 sq.ft. of designated office space would only require 6 parking spots. These circumstances are through no fault of the owner and a variance is requested. This business will operate well with an approved variance for 9 parking spots.

Sincerely,



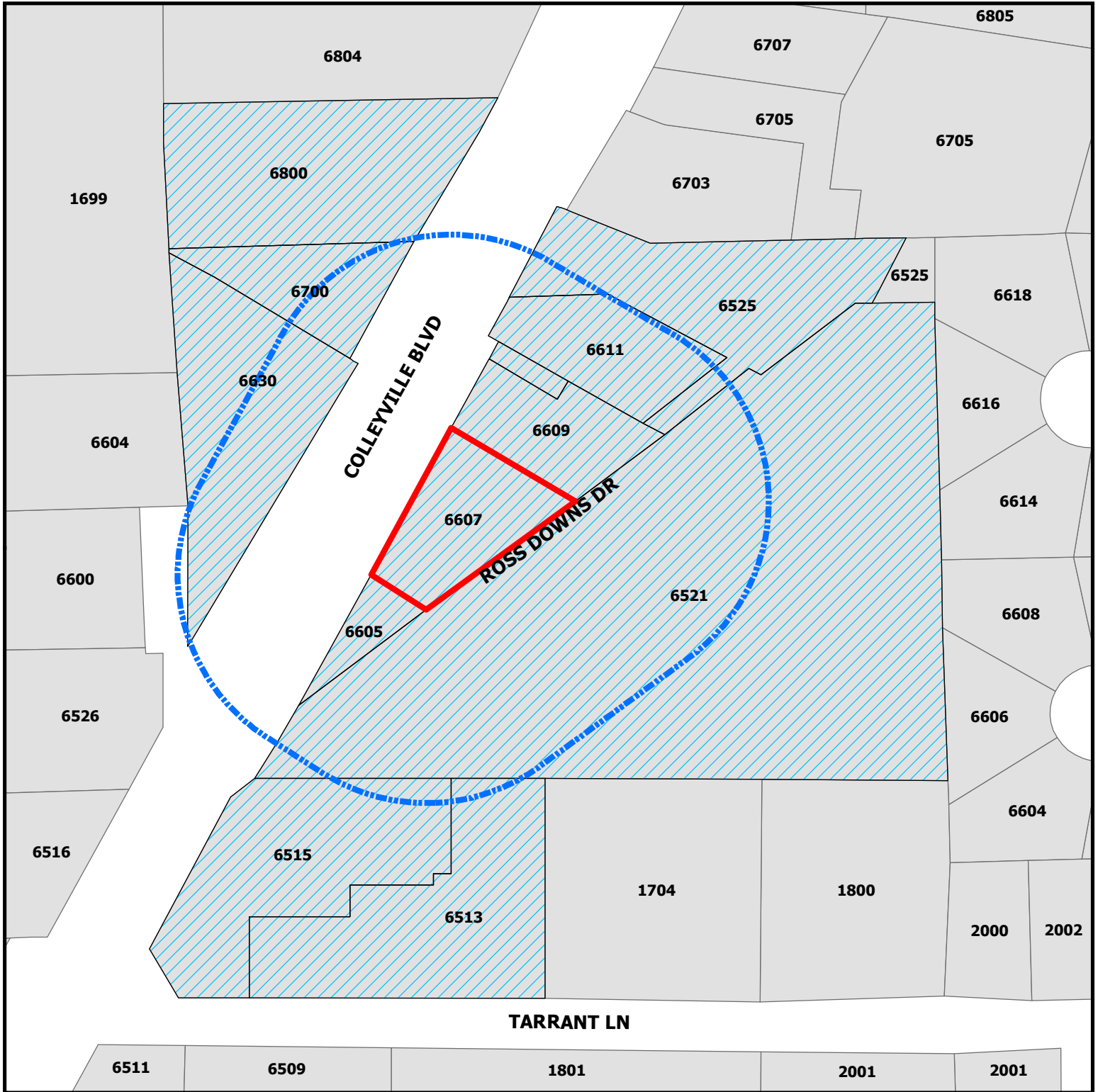
David Coley
Dainsley Designs

Site Plan






6607 COLLEYVILLE BLVD.

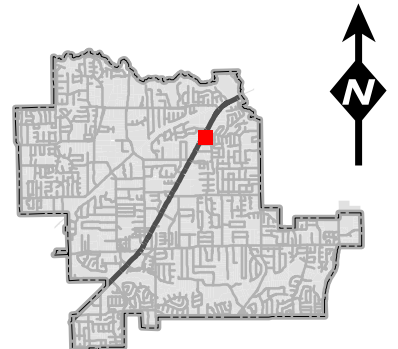
Notification Map



VC17-013

6607 Colleyville Blvd

-  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
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6513 TARRANT LN
6515 COLLEYVILLE LLC	6508 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6515 TARRANT LN
J&C SERVICE GROUP LLC	6521 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6521 COLLEYVILLE BLVD
HART, NEIL	1600 GLADE RD	COLLEYVILLE, TX	76034	6525 COLLEYVILLE BLVD
SELECT ROOFING LLC	6605 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6605 COLLEYVILLE BLVD
COMBINED ENTERPRISES INC	1801 INDUSTRIAL BLVD	COLLEYVILLE, TX	76034	6607 COLLEYVILLE BLVD
WILSON, KATHY	211 MEADOWLARK LN	DUNCANVILLE, TX	75137	6609 COLLEYVILLE BLVD
SUN VALLEY PROPERTIES	5301 SUN VALLEY DR	FORT WORTH, TX	76119	6611 COLLEYVILLE BLVD
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD, STE 100	COLLEYVILLE, TX	76034	6630 COLLEYVILLE BLVD
COLLEYVILLE AREA CHM COMMERCE	6700 COLLEYVILLE BLVD	COLLEYVILLE, TX	76034	6700 COLLEYVILLE BLVD
STRATEGERY REAL ESTATE HOLDING	1817 LAKESHORE CT	MCKINNEY, TX	75070	6800 COLLEYVILLE BLVD
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX	76034	COURTESY NOTICE
ROSS DOWNS ESTATES	4113 GATEWAY DR, # 100	COLLEYVILLE, TX	76034	COURTESY NOTICE
COLEY, DAVID	8116 CHAMIZAL DR	FORT WORTH, TX	76137	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
December 22, 2017 by Araceli Botello