



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, February 12, 2018

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 KELLEY
PLEDGE OF ALLEGIANCE**

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Place 2 - Raymond Allee

2. APPROVAL OF MINUTES

October 9, 2017

December 11, 2017

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

4. REGULAR AGENDA ITEMS

- 4a** Consideration of a Minor Plat for Sky Blue Place Addition on property legally described as Tract 1B01B1, Abstract 936, of the Joseph M Looney Survey, located at 5307 Colleyville Boulevard, Case PC17-001
- 4b** Consideration of a Preliminary/Final Plat for Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, located at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue, Case PC16-015
- 4c** Consideration for approval of a Site Plan for business suites on Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, located at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue, Case SP16-005

5. PUBLIC HEARING AGENDA ITEMS

- 5a** Consideration of a zoning change from the R-40 Single Family Residential zoning district to the PUD-C Planned Unit Development-Commercial zoning district on a portion of Tract 1, Abstract 1154, of the R H McEwing Survey, located at 8060 Precinct Line Road, Case ZC17-023
- 5b** Consideration of a zoning change from the AG Agricultural zoning district to the CC-1 Village Retail zoning district and a Special Use Permit (SUP) for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC18-001

6. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards February 9, 2018 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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100 Main Street
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Monday, October 09, 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 October 09, 2017, at 7:02 p.m.

Roll Call

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

Absent: Chris Putnam and John Frazier

Staff Present: Ben Bryner, Felix Landry, Oscar Chavez, Taylor Schauwecker, Chief Brian Riley, Robert Mckeown, Eddie Tangadunrat, Araceli Botello, and City Attorney Whitt Wyatt

1. APPROVAL OF MINUTES

Commissioner Elms made a motion to approve the September 11, 2017 minutes. Commissioner van Bever seconded.

The motion to approve carried by the following vote:

Aye: 5 – van Bever, Baughman, Mathisen, Kelley, 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. PUBLIC HEARING AGENDA ITEMS

- 3a** Consideration of a Preliminary Plat for Eastpointe Terrace Addition on property legally described as Lot 1 of the Miles Addition, located at 6480 Pool Road, Case PC17-002

Ben Bryner presented the case and briefed the Commission.

Commissioner Elms questioned staff regarding whether the Final Plat would be presented before the Planning and Zoning Commission or City Council. Staff responded that the Final Plat will be required to be presented to the Planning and Zoning Commission before it is presented to the City Council. Staff added that the Preliminary Plat will be a final approval by the Planning and Zoning Commission.

Discussion continued regarding the plat approval process.

Chairwoman Mathisen referred to the agenda briefing and noted that the date of approval for the plat needs to be corrected from May 4, 2016 to January 19, 2016. Staff acknowledge the correction.

The applicant, John Cornelsen, 420 Throckmorton Street, Fort Worth, came forward and briefed the Commission.

Chairwoman Mathisen questioned the applicant if the request is to meet the minimum standard of the R-20 Single Family Residential district. The applicant responded affirmatively. Chairwoman Mathisen questioned the applicant if he had considered the density requirements. The applicant responded affirmatively.

Discussion continued regarding density.

Chairwoman Mathisen questioned the applicant regarding drainage issues. The applicant responded there is a maximum disturbance requirement of 300 feet and are working to remain under the level by working with staff to stay within compliance. The applicant added that there is the addition of a detention pond and energy dissipaters to capture drainage and normalize flow.

Discussion continued regarding drainage.

Chairwoman Mathisen questioned the applicant regarding turning lanes and the entrance on Pool Road. The applicant responded that the entrance would be off of Pool Road. The applicant added he is in the process of requesting for a left-turn lane with the City of Grapevine.

Chairwoman Mathisen questioned the applicant regarding being aware of issues with the drive location. The applicant responded that he has been aware for about 6-8 weeks and has been working with staff since the original approved zoning exhibit with the drive located on the north side of the development. The applicant added that the drive was recently requested by staff to be on the south side of the subdivision.

Commissioner Elms questioned the applicant regarding drainage. The applicant responded that the concentrated flow is being accepted from the south of the subdivision and flows to the north.

The public hearing was opened at 7:17 p.m.

No one came forward to speak and the public hearing was closed at 7:17 p.m.

Commissioner Elms made a motion to approve Case PC17-002. Commissioner Baughman seconded.

The motion to approve carried by the following vote:

Aye: 5 – van Bever, Baughman, Mathisen, Kelley, and Elms

Nay: 0

4a 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, **TABLED FROM THE SEPTEMBER 11, 2017 MEETING**

Commissioner Kelley made a motion to remove Case ZC17-017 from the table. Commissioner Elms seconded.

The motion carried by the following vote:

Aye: 5 – van Bever, Baughman, Mathisen, Kelley, and Elms

Nay: 0

Felix Landry presented the case and briefed the Commission.

The applicant, Jim Dewey, 2500 Texas Drive, Irving, came forward and briefed the Commission.

Commissioner Baughman questioned the applicant regarding the location of the homes on Bluebonnet Drive. The applicant responded that he is proposing a new street and none of the homes will face onto Bluebonnet Drive.

Commissioner Baughman questioned the applicant if the direction of the drainage for the development ran underground from the corner of Cherry Lane to 1700 Glade Road. The applicant responded affirmatively.

Discussion continued regarding drainage.

Commissioner Elms questioned the applicant regarding being able to provide an additional 6 feet of right-of-way dedication on the north portion of the property. The applicant responded affirmatively.

Discussion continued regarding right-of-way dedication.

The public hearing was opened at 8:07 p.m.

Stephen Farmer, 5305 Bluebonnet Drive, came forward and spoke in opposition to the case. Mr. Farmer addressed concerns regarding drainage.

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and spoke in opposition to the case. Mrs. Hennessy addressed concerns regarding future development of the road proposed by the applicant and drainage.

Warren Bridges, 5117 Preservation Avenue, came forward and spoke in opposition to the case. Mr. Bridges addressed concerns regarding drainage.

David Woodcock, 1512 Cherry Lane, came forward and spoke in opposition to the case. Mr. Woodcock addressed concerns regarding drainage, future development of the road proposed by the applicant, and emergency vehicle access.

Nancy Rodgers, 1612 Cherry Lane, came forward and spoke in opposition to the case. Mrs. Rodgers addressed concerns regarding drainage.

Dianne Farmer, 5305 Bluebonnet Drive, came forward and spoke in opposition to the case. Mrs. Farmer addressed concerns regarding drainage.

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

Opposition:

Nichols L, 1017 Murphy

Eric Wilkin, 5205 Preservation Avenue

Lola Cobb, 1508 Cherry Lane

Philip Twitchell, 5121 Preservation Avenue

There being no one else present wishing to speak on this item, the public hearing was closed at 8:31 p.m.

The applicant, Jim Dewey, 2500 Texas Drive, Irving, came forward for a rebuttal before the Commission.

Commissioner Elms made comments regarding drainage and reminded the Commission that the case presented before the Commission pertains to a zoning change request.

Commissioner Kelley made comments regarding density and the proposed turn-around street presented by the applicant.

Discussion continued regarding the proposed zoning change request.

Commissioner Kelley made a motion to deny Case ZC17-017. Commissioner Baughman seconded.

The motion to deny carried by the following vote:

Aye: 4 – van Bever, Baughman, Mathisen, Kelley

Nay: 1 - Elms

4b Consideration of a zoning change from AG Agricultural zoning district to the CC-2 Shopping Center zoning district on Tract 1A01, Abstract 798, in the Joseph H Harrell Survey, located at 1212 Murphy Road, Case ZC17-018

Felix Landry presented the case and briefed the Commission.

The applicant, Steve Chilton, 6949 Allen Place, Fort Worth, came forward and briefed the Commission regarding a proposed Taco Casa restaurant.

Chairwoman Mathisen questioned the applicant if other properties within the city had been explored for the proposed project. The applicant responded that other properties had been explored within the Colleyville Boulevard area but was unsuccessful in locating a site that met all the requirements for the proposed project.

The public hearing was opened at 9:04 p.m.

Jeffrey Ringdahl, 1104 Brahms, came forward and spoke in opposition to the case. Mr. Ringdahl addressed concerns regarding traffic, type of sales tax use, and property value.

Brad Land, 6811 Curtis Road, came forward and spoke in opposition to the case. Mr. Land addressed concerns regarding the use of retail, safety, and development of the neighborhood.

Robert Forster, 6917 Benjamin Way, came forward and spoke in opposition to the case. Mr. Forster addressed concerns regarding safety, traffic, aesthetics, and property value.

Therese Deptula, 6904 Davinci, came forward and spoke in opposition to the case. Mrs. Deptula addressed concerns regarding property value, traffic, and the type of use proposed on the property.

L Nichols, 1017 W Murphy Road, came forward and spoke in opposition to the case. Mrs. Nichols addressed concerns regarding the type of proposed use on the property and traffic.

Terry Weakley, 6801 Herbert Road, came forward and spoke in opposition to the case. Mr. Weakley addressed concerns regarding access to the proposed project, traffic, and noise.

David Phelps, 304 Bridlewood North, came forward and spoke in opposition to the case. Mr. Phelps addressed the history of the surrounding development and concerns regarding lighting.

Patrick Tshimankinda, 6904 Benjamin Way, came forward and spoke in opposition to the case. Mr. Tshimankinda addressed concerns regarding safety.

David Furgerson, 7016 Benjamin Way, came forward and spoke in opposition to the case. Mr. Furgerson addressed concerns regarding the effect on the character of the neighborhood.

Will Fergus, 1116 Guthrie Court, came forward and spoke in opposition to the case. Mr. Fergus addressed concerns of the Somerset Manor Board.

Thomas Stark, 6809 Strauss, came forward and spoke in opposition to the case. Mr. Stark addressed concerns regarding safety, sidewalks, traffic, and property value.

Sam Berman, 7000 Handel, came forward and spoke in opposition to the case. Mr. Berman addressed concerns regarding the type of use not aligning with the strategic plan, safety, and character of the neighborhood.

Kathy Ryan, 1108 Guthrie Court, came forward and spoke in opposition to the case. Mrs. Ryan addressed concerns regarding walking through the proposed project and traffic.

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

Opposition:

Hector Dayer, 6908 Schubert Road

Brian Ott, 6804 Picasso

John Cychol, 6912 Benjamin Way

Desiree McMillan, 1100 Guthrie Court

Blake McMillan, 1100 Guthrie Court
Daniel Steyn, 7005 Davinci
Melissa Sahoo, 7004 Handel
Aaron & Patricia Fisher, 7028 Benjamin Way
Gary & Beth Bruner, 6913 Schubert
Margaret Fomer, 6904 Schubert
Kimberly Jones, 6905 Schubert
Shanthi Murali, 6913 Davinci
Dane Ryan, 1108 Guthrie Court
Tim Koshellek, 7009 Benjamin Way
Denise Koshollek, 7009 Benjamin Way
Annelieric and James Hopkins, 7000 Benjamin Way
Donna Bowland, 7005 Benjamin Way
Mathew Miller, 7021 Avery Lane
Naveen Soma, 113 Guthrie Court
Kevin Horn, 6913 Benjamin Way
Jie Zhang, 6908 Benjamin Way
Trisa Weakley, 6801 Herbert Road
Mark Lee, 6809 Curtis Road
Timothy Purpara, 7033 Benjamin Way
Neil Wieberg, 6921 Benjamin Way
Susan Furgerson, 7016 Benjamin Way
Jon and Renee Horton, 6920 Benjamin Way
Bala Murale, 6913 Davinci
John Deptula, 6904 Davinci
Neela Vijayalakshmi, 7101 Benjamin Way
Mark and Grady Steele, 613 Picasso
Tom and Jude Schott, 6812 Picasso
Francesca Annette Reuter, 7012 Benjamin Way

There being no one else present wishing to speak on this item, the public hearing was closed at 10:09 p.m.

Chairwoman Mathisen opened discussion regarding the proposed request.

Commissioner van Bever addressed the type of proposed retail use and the impact on the neighborhood noted by the number of opposition received by the citizens. Commissioner Baughman agreed with Commissioner van Bever and added that the applicant may consider a new location for the proposed project.

Discussion continued regarding the opposition received by the citizens for the proposed request presented before the Commission.

The applicant, Steve Chilton, 6949 Allen Place, Fort Worth, came forward for a rebuttal before the Commission.

Chairwoman Mathisen made a closing statement that the request submitted by the applicant may not be an appropriate type of use at this location considering the adjacent neighborhood. She added that a revision to the Future Land Use Map may need to be considered in order to assign an appropriate land use for the property.

Commissioner van Bever made a motion to deny Case ZC17-018. Commissioner Baughman seconded.

The motion to deny carried by the following vote:

Aye: 5 –van Bever, Baughman, Mathisen, Kelley, and Elms

Nay: 0

4c Consideration of a zoning change from the CC-1 Village Retail zoning district to the R-20 Single Family Residential zoning district on a portion of Lot 2, Block 1, of the Legget, McKithan, and Baylock Addition, located at 2319 Hall Johnson Road, Case ZC17-020, **APPLICATION WITHDRAWN BY APPLICANT**

Chairwoman Mathisen made a motion to adjourn the meeting due to Case ZC17-020's application being withdrawn by the applicant.

5. ADJOURMENT

The meeting adjourned at 10:21 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 Minutes

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Monday, December 11, 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 December 11, 2017, at 7:03 p.m.

Roll Call

Present: Sam van Bever, Susan Mathisen, Charles Kelley, Claudia Bevill, and Jason Elms

Absent: Veronica Baughman and Chris Putnam

Staff Present: Ben Bryner, Felix Landry, Mark Wood, Chief Brian Riley, Robert Mckeown, Taylor Schauwecker, Eddie Tangadunrat, Araceli Botello, and City Attorney Whitt Wyatt

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Araceli Botello swore in newly appointed members:

Charles Kelley, Place 5
Claudia Bevill, Place 6
Jason Elms, Place 7

2. ELECTION OF A CHAIR

Commissioner van Bever made a motion to appoint Commissioner Mathisen as Chair. Commissioner Kelley seconded.

The motion to appoint Commissioner Mathisen carried by the following vote:

Aye: 5 – van Bever, Mathisen, Kelley, Bevill, and Elms
Nay: 0

3. ELECTION OF A VICE CHAIR

Commissioner Kelley made a motion to appoint Commissioner van Bever as Vice Chair. Commissioner Bevill seconded.

The motion to appoint Commissioner van Bever as Vice Chair carried by the following vote:

Aye: 5 – van Bever, Mathisen, Kelley, Bevill, and Elms

Nay: 0

4. PUBLIC HEARING AGENDA ITEMS

4a Consideration of a Minor Plat with a waiver for the Nguyen Johnson Addition on property legally described as Tract 1A01B, Abstract 1756, in the A T Young Survey, located at 216 W Glade Road, Case PC17-019

Felix Landry presented the case and briefed the Commission.

Commissioner Elms questioned staff on the current width of the lot. Staff responded that the width of the lot is 109 feet. Commissioner Elms questioned staff if the lot provided right-of-way dedication for Glade Road. Staff responded affirmatively. Commissioner Elms questioned staff if the lot met all other minimum lot requirements after the right-of-way dedication. Staff responded affirmatively.

Staff clarified that the lot's width is 107 feet and not 109 feet as stated before.

Chairwoman Mathisen noted that the lot fell short of the 150 foot requirement for lot width.

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

With no one present to speak, the public hearing was closed at 7:13 p.m.

Chairwoman Mathisen opened discussion for the requested plat presented before the Commission. Commissioner Elms noted that there is a hardship on the property. Chairwoman Mathisen agreed and noted that the property was approved for R-40 zoning last year by City Council.

Commissioner van Bever made a motion to approve Case PC17-019. Commissioner Elms seconded.

The motion to approve carried by the following vote:

Aye: 5 – van Bever, Mathisen, Kelley, Bevill, and Elms

Nay: 0

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

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

6. ADJOURNMENT

The meeting adjourned at 7:16 p.m.

The minutes were written and prepared by:



Araceli Botello
Planning Technician

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4a	Agenda Date 02/12/2018	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Minor Plat for Sky Blue Place Addition on property legally described as Tract 1B01B1, Abstract 936, of the Joseph M Looney Survey, located at 5307 Colleyville Boulevard, Case PC17-001

Explanation

The applicant, Matt Hibbitt of Spry Surveyors, requests approval of a minor plat for Sky Blue Place addition on approximately 0.902 acres, located at 5307 Colleyville Blvd. The applicant proposes to create one lot with the intent to construct a new commercial building. The applicant is requesting a waiver to the required lot width dimension of the CC-1 Village Retail zoning district.

Existing Conditions/Background: The subject property is currently unplatted and undeveloped. The property narrows from front to back and does not comply with the minimum lot width requirement for the CC-1 zoning district.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code (LDC), the CC-1 Village Retail district regulations require the following standards:

- Minimum Lot Area: 15,000 square feet
- 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: 50 percent

Waiver Requests: As submitted, the proposed plat does not meet the lot width requirement of the Land Development Code. The applicant is requesting a waiver to the minimum lot width requirement of the CC-1 zoning district. The lot width dimension is 137 feet wide as measured at the front building setback line.

Minor plats are typically approved administratively by City staff. When circumstances arise requiring a waiver to a specific provision, the Land Development Code explicitly prescribes the authority to grant such waivers to the Planning & Zoning Commission. Therefore the request up for consideration must receive approval from Planning &

Zoning Commission for the plat to be approved and filed.

Analysis: The lot width dimension does not meet the minimum requirement of the CC-1 zoning district. Section 9.7 of the Land Development Code states that the "*City may approve a plat which contains a lot that does not meet the minimum requirements when special conditions exist.*" In this case staff believes there are special conditions. The subject property is constrained in lot size due to existing developed conditions on adjacent sides. The lots to the north and south currently have existing commercial buildings and limited setbacks from the property lines. Therefore, acquiring additional land appears to be unfeasible.

Surrounding Development: The property to the north is zoned CC-1 Village Retail and developed with a restaurant building (formerly Belissimos). The properties to the south are zoned CPO Profession Office district and developed with office buildings. The property to the east is zoned CC-2 Shopping Center and developed with a physical fitness facility.

Fees: Park Land Dedication fees are required in the amount of \$800 per commercial acre. 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.

Sidewalks: A sidewalk is required along Colleyville Blvd with the construction of any new commercial building.

Public Notification: The Minor Plat approval process does not require public notification.

Staff Recommendation: The proposed minor plat does not meet the requirements of the Land Development Code. As outlined in this briefing, staff believes special conditions exist on the subject property which warrant the approval of the waiver request. Staff recommends approval.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Plat Exhibit

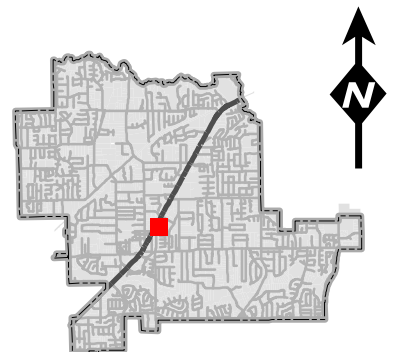
Aerial Map



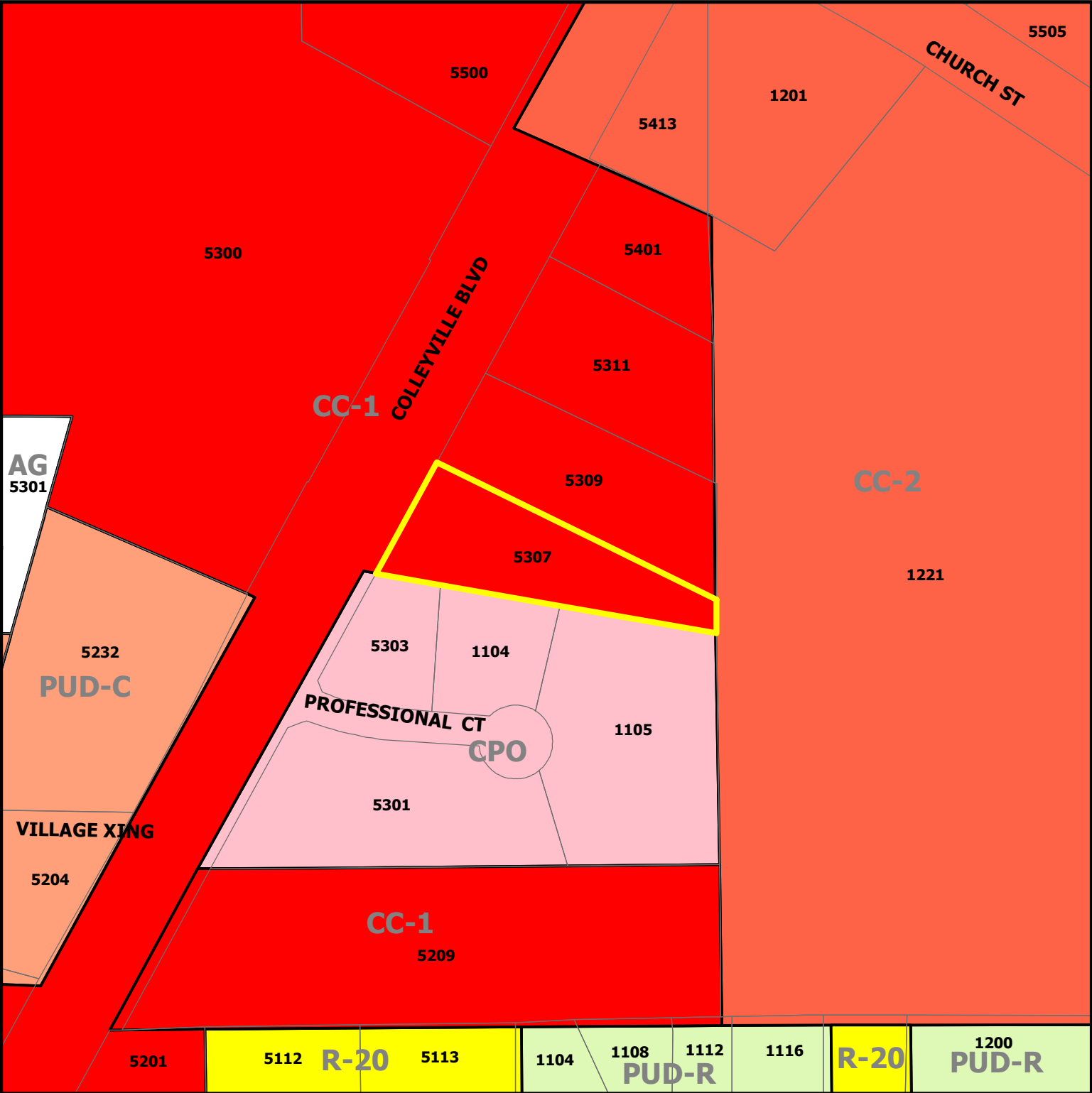
PC17-001
5307 Colleyville Blvd

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 Subject Property



Zoning Map



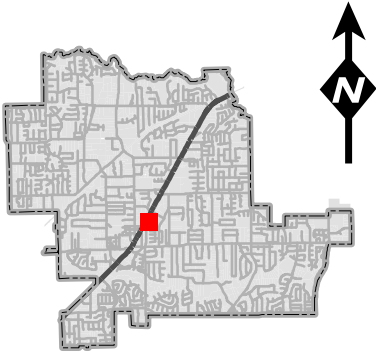
PC17-001

5307 Colleyville Blvd

 Subject Property

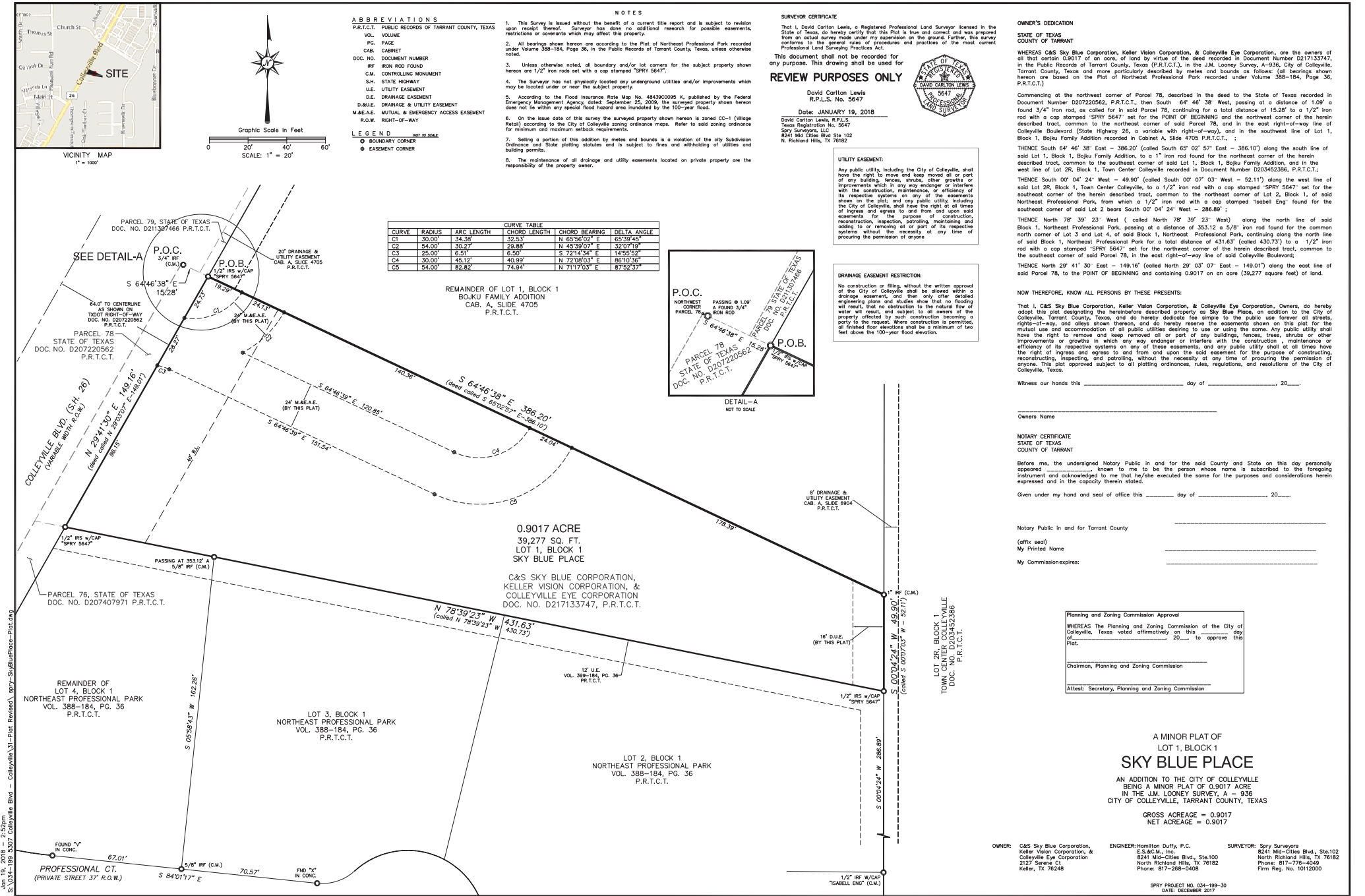


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Plat Exhibit

Jan 18, 2018 10:52:20am
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City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 4b	Agenda Date 02/12/2018	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Preliminary/Final Plat for Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, located at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue, Case PC16-015

Explanation

The applicant, Reece Bierhalter with HP Civil Engineering, requests approval of a Preliminary/Final Plat of Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, & 1B4, Abstract 685, in the John H Havens Survey, located at at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue. The applicant proposes to plat the lots into two commercial lots known as Lots 1 and 2, Block A, of the 170 Players Addition.

Existing Conditions/Background: The subject property is currently zoned as Planned Unit Development-Commercial (PUD-C). The property is generally located on the west side of Heritage Avenue and south of Glade Road. The subject property currently sits undeveloped.

Lot Dimensions and Setbacks:

Per Ordinance O-07-1645, the following development standards apply:

- Minimum Lot Area: 10,000 square feet
- Minimum Lot Width: 100 feet
- Minimum Lot Depth: 120 feet
- Minimum Front Yard Setback: 40 feet
- Minimum Side Yard Setbacks: 25 feet / 15 feet
- Minimum Rear Yard Setback: 25 feet
- Maximum Lot Coverage: 40 percent

As submitted, the proposed plat meets all of the requirements of Ordinance O-07-1645 and the Land Development Code.

Surrounding Development: Property on the west side of Heritage Avenue largely consists of residential development, churches, and a commercial property directly across Glade Road to the North. Property on the east side of Heritage Avenue consists

of commercial, office, and multi-family development. Zoning in the area consists primarily of single-family residential on the west side of Heritage Avenue and commercial zoning to the east of Heritage Avenue.

Analysis: The applicant proposes to create two commercial lots. The applicant has submitted the Preliminary/Final plat to meet the requirements described in Ordinance O-07-1645 and the Land Development Code.

Fees: Park Land Dedication fees are required in the amount of \$3,136 based on a rate of \$800 per acre. 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: The Preliminary/Final Plat approval process does not require public notification.

Staff Recommendation: The proposed Preliminary/Final Plat meets the requirements of the applicable PUD-C ordinance (O-07-1645) and the Land Development Code. Staff recommends approval.

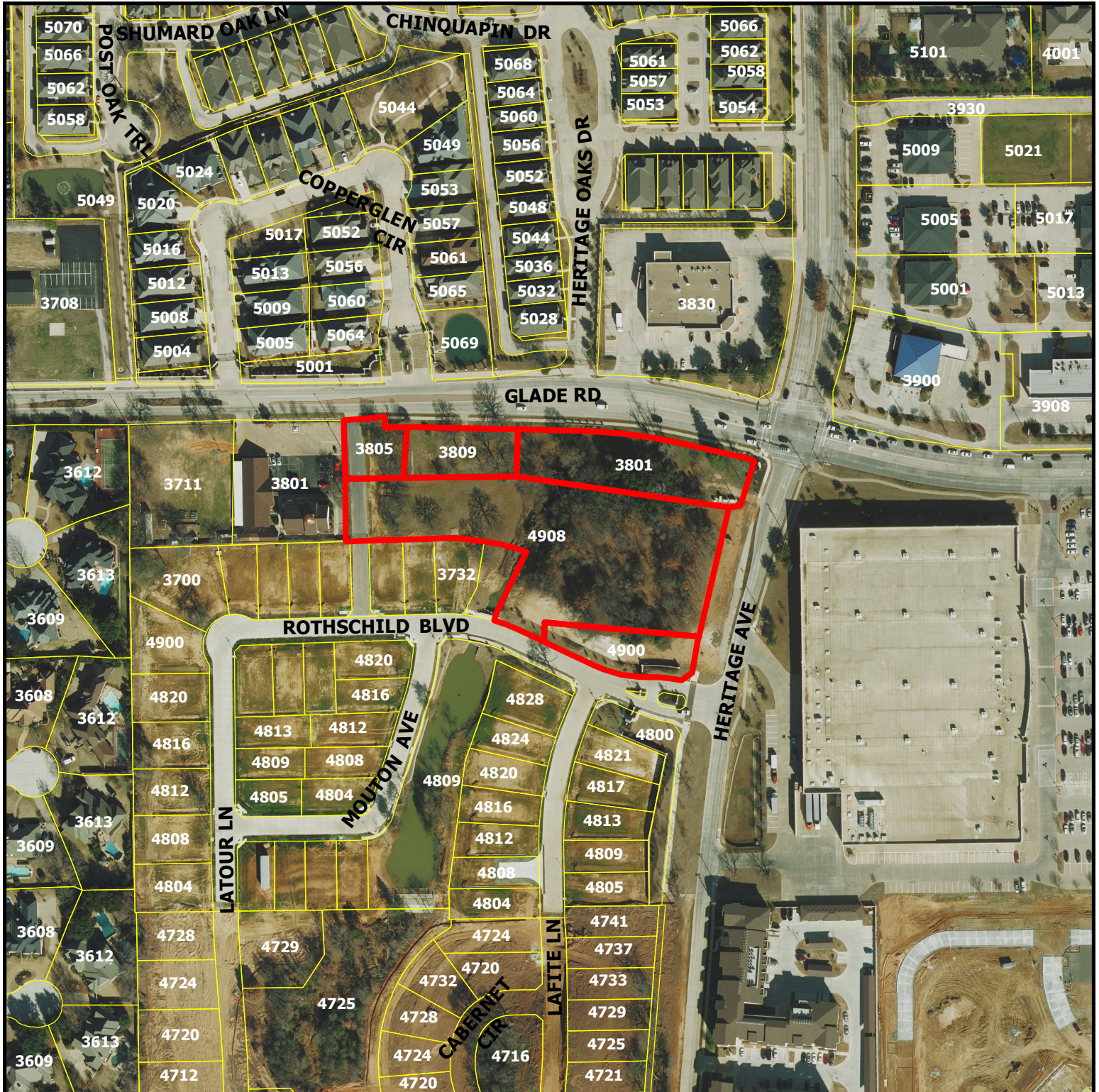
Recommendation

Approve

Attachments

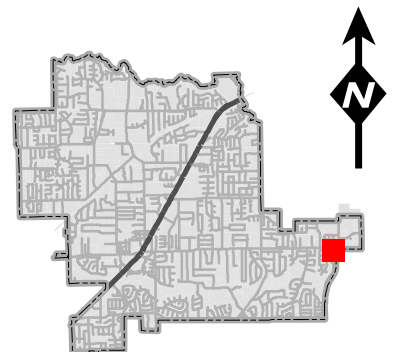
1. Aerial Map
2. Zoning Map
3. Plat Exhibit
4. Draft Resolution

Aerial Map



PC16-015

**3805, 3809, & 3801 Glade Rd
and 4908 & 4900 Heritage Ave**

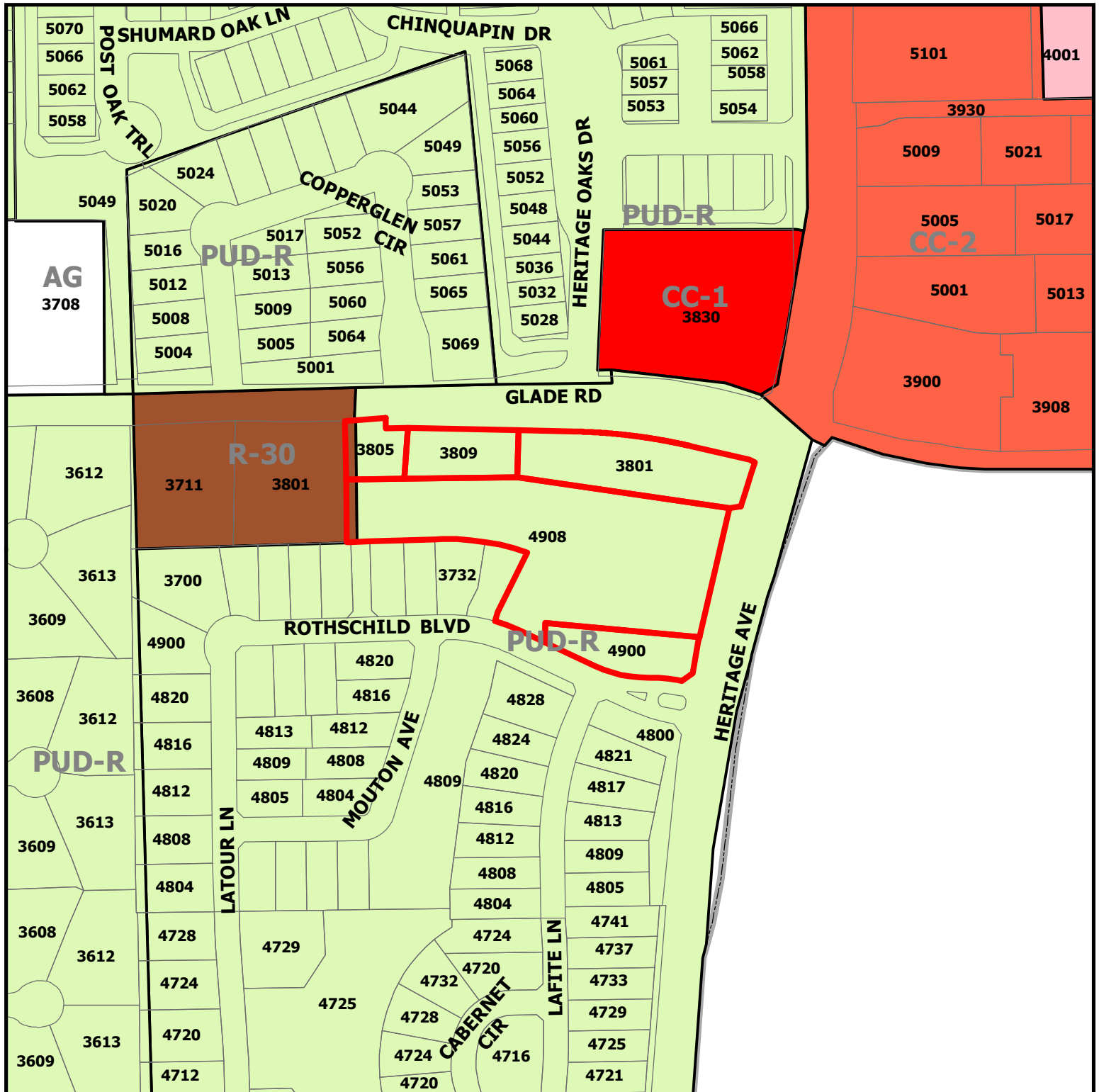


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 Subject Property

Zoning Map

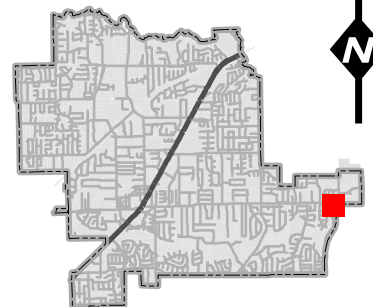


PC16-015

**3805, 3809, & 3801 Glade Rd
and 4908 & 4900 Heritage Ave**

DISCLAIMER:
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 Subject Property



RESOLUTION R-18-XXXX

**APPROVING A PRELIMINARY/FINAL PLAT FOR LOTS 1 & 2, BLOCK A,
OF THE 170 PLAYERS ADDITION**

WHEREAS, the Planning and Zoning Commission recommended _____
of the Preliminary/Final Plat for Lots 1 and 2, Block A, of the 170
Players Addition on February 12, 2018.

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

Sec. 1. THAT the Preliminary/Final Plat for Lots 1 and 2, Block A, of the
170 Players Addition on approximately 3.923 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 6TH DAY OF MARCH 2018.

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	_____		

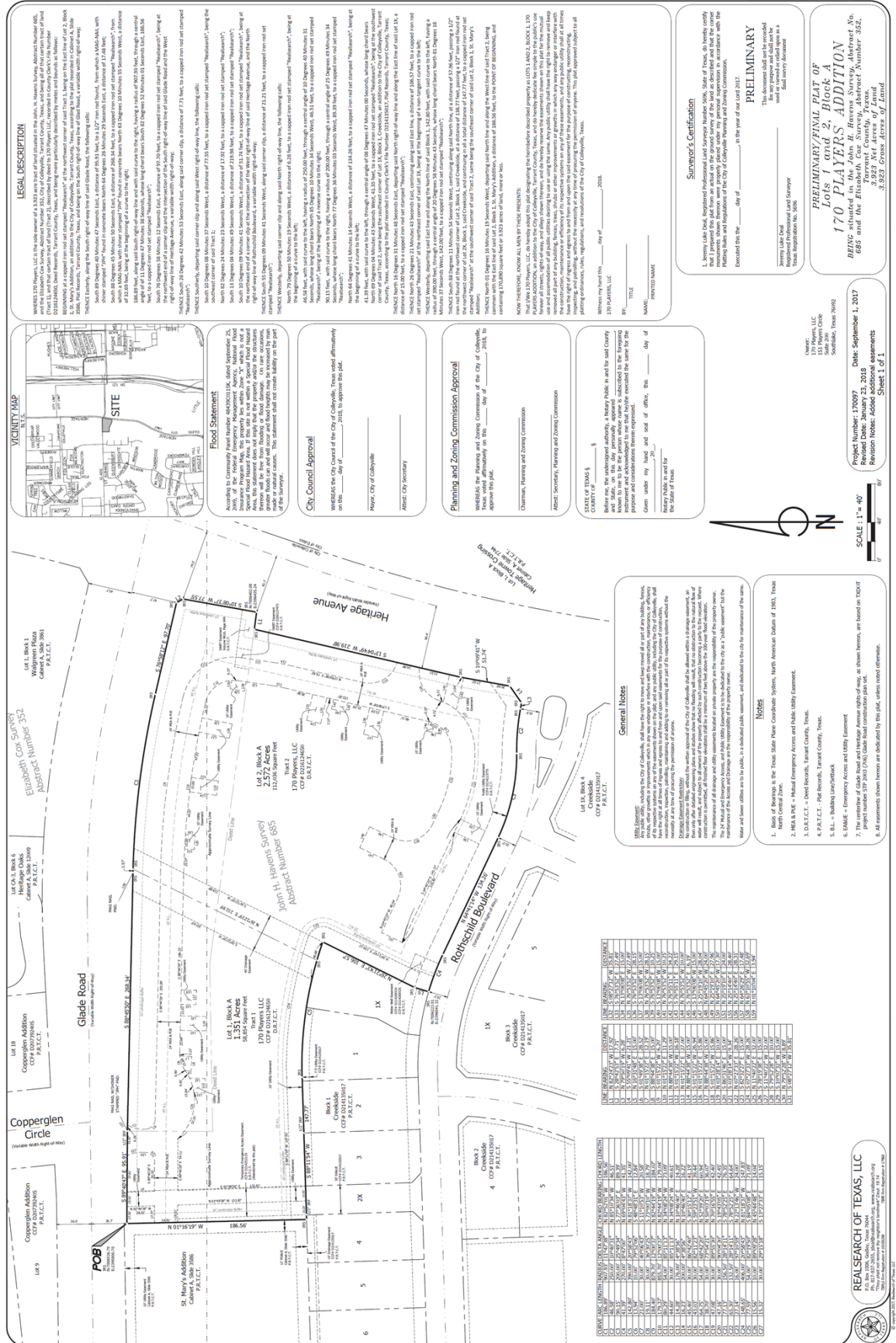
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Exhibit "A" - Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 4c	Agenda Date 02/12/2018	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration for approval of a Site Plan for business suites on Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, 1B4, Abstract 685, in the John H. Havens Survey, located at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue, Case SP16-005

Explanation

Reece Bierhalter, with HP Civil Engineering, the applicant, has submitted a site plan for approval as required in Section 4(2) of Ordinance O-07-1645:

"A detailed Site Plan submission shall, at a minimum, meet the requirements of Section 3.23 J.K.6. of the Land Development Code, be consistent with this Ordinance, and may also be required to show additional conditions provided in Section 3.23 M.b. of the Land Development Code. Further, such detailed site plan(s) shall be considered as a legislative approval, subject to the sole discretion of the City Council upon the recommendation of the Planning and Zoning Commission."

The approval is to finalize development plans for property at 3805, 3809, & 3801 Glade Road and 4908 & 4900 Heritage Avenue zoned as Planned Unit Development-Commercial (PUD-C) zoning. This site plan allows for the development of the subject property in accordance with the previously adopted PUD-C ordinance.

Existing Conditions/Background: The subject property is currently un-platted as Tracts 6, 6C, 6D, & 1B3, Abstract 352 & 685, in the Elizabeth Cox Survey and Tracts 1B, 1B01, 1B1, & 1B4, Abstract 685, in the John H Havens Survey. This property comprises a commercially designated area on the north end of the much larger Creekside development. The applicant proposes to develop the property with commercial uses consistent with the adopted PUD-C ordinance.

Proposed Zoning Change:

Request –Site plan approval for a commercial development consistent with the adopted Planned Unit Development-Commercial (PUD-C) ordinance.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential

and commercial projects that are superior to what could be accomplished in other zoning districts through the use of increased open spaces, greenbelts, or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Ordinance – Section 3.23, in the Schedule of District Regulations in the Land Development Code, establishes the following regulations for the Planned Unit Development (PUD) district:

- Minimum Lot Area: 7,200 square feet
- Maximum Lot Area: N/A
- 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: 25 feet
- Maximum Lot Coverage: 50 percent

Analysis – The subject property meets all of the minimum physical requirements described in the adopted PUD-C designation, Ordinance O-07-1645. This request fits into the existing development trend occupying the other three corners of the Glade Road and Heritage Road intersection.

Surrounding Development: Property on the west side of Heritage Avenue largely consists of residential development, churches, and a commercial property directly across Glade Road to the north. Property on the east side of Heritage Avenue consists of commercial, office, and multi-family development. Zoning in the area consists primarily of residential on the west side of Heritage Avenue, and commercial zoning to the east of Heritage Avenue.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for commercial use. The intersection is also designated as a 'sales tax preferred intersection'. The proposed site plan complies with the commercial land use designation stated in the comprehensive plan and with the guidelines outlined in the adopted PUD-C ordinance.

Fees: The site plan approval process does not require parkland dedication fees. Impact Fees are 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: This site plan includes an approved tree preservation plan as well as additional measures to insure the health of some of the larger trees identified for preservation.

Public Notification: The site plan approval process does not require public

notification.

Staff Recommendation: Staff recommends approval of the proposed site plan based on the following findings:

- The proposed site plan complies with the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed site plan complies with the development regulations outlined in the adopted PUD-C ordinances.
- The proposed use conforms to development trends on the surrounding properties.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Building Elevations
6. Existing Tree Survey
7. Tree Preservation Plan
8. Landscape Plan
9. Drainage Plan
10. Utility Plan
11. Draft Resolution

Aerial Map

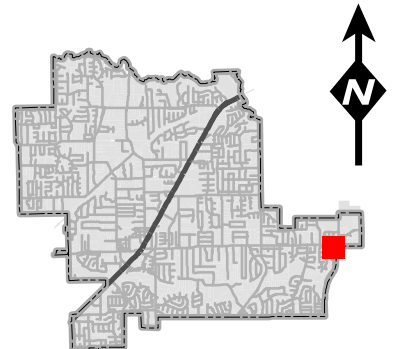
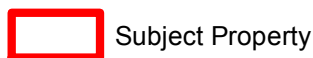


SP16-005

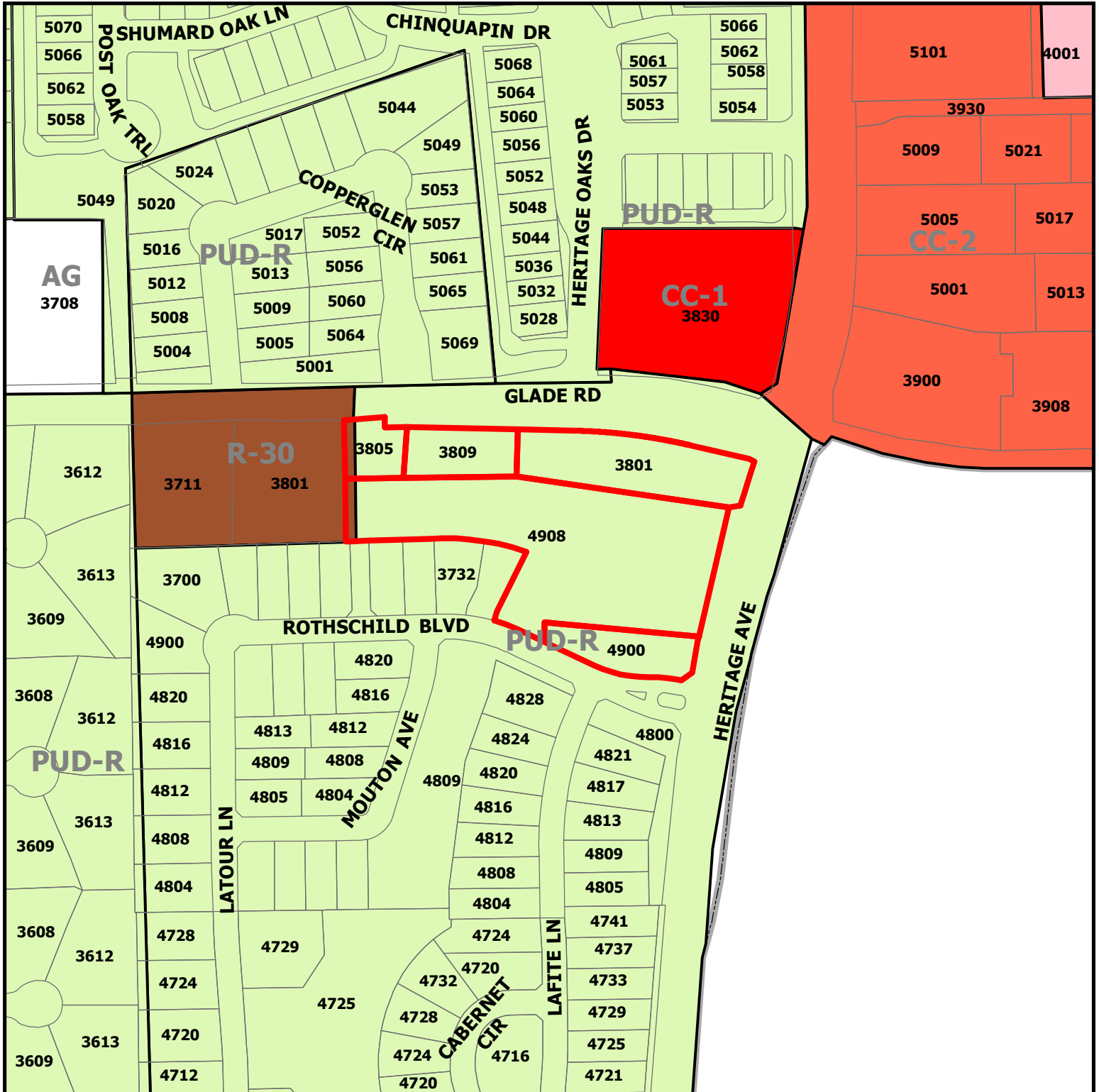
**3805, 3809, & 3801 Glade Rd
and 4908 & 4900 Heritage Ave**

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Zoning Map

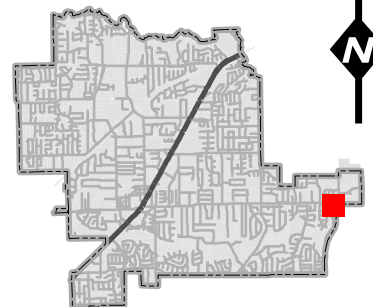


SP16-005

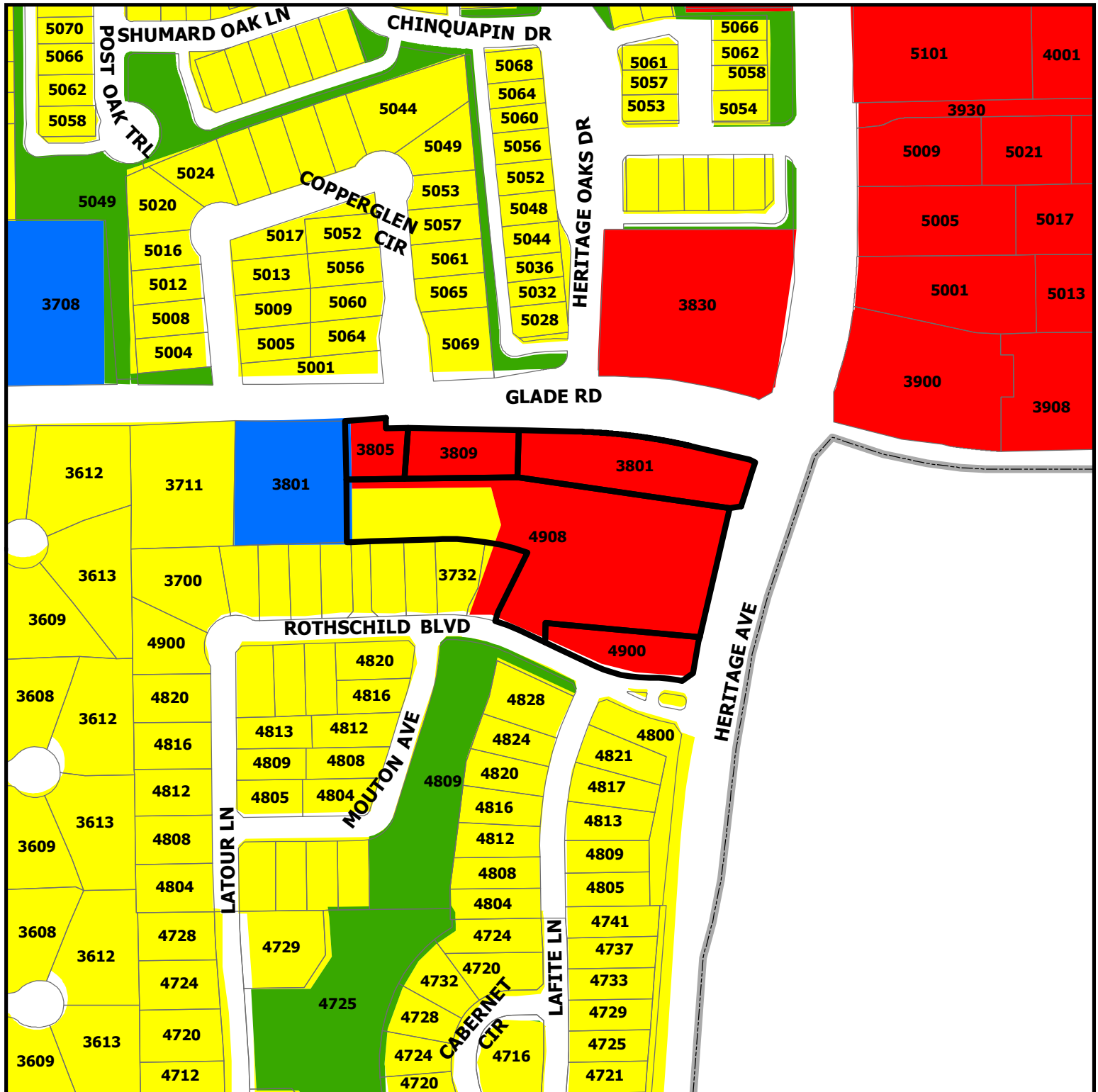
**3805, 3809, & 3801 Glade Rd
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 Subject Property



Future Land Use Map

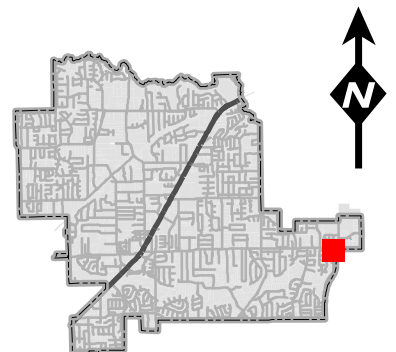
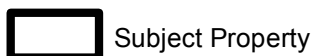


SP16-005

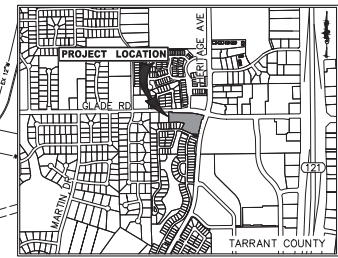
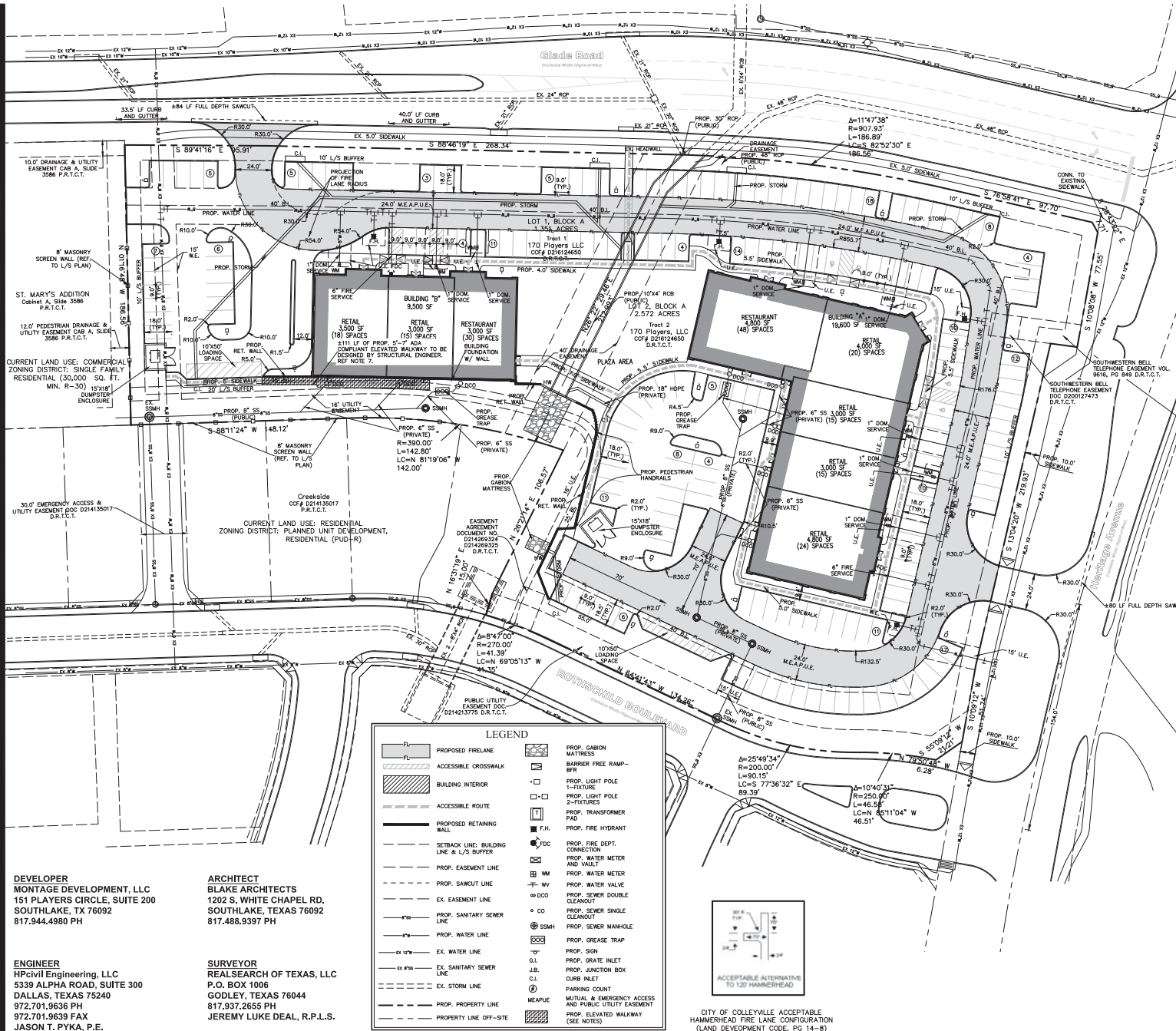
**3805, 3809, & 3801 Glade Rd
and 4908 & 4900 Heritage Ave**

DISCLAIMER:

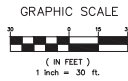
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Site Plan



VICINITY MAP
(NOT TO SCALE)



- NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. REFER TO SHEET C01 FOR GENERAL NOTES AND LEGEND.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING, DUMPSTER ENCLOSURE AND DETACHED GARAGE FOUNDATION LAYOUT AND DESIGN.
 4. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 5. ALL DRIVEWAY APPROACHES, FIRE HYDRANTS, AND FIRE LINES ARE REQUIRED TO BE INSTALLED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION.
 6. ALL LIGHTS SHALL BE SHIELDED FROM ANY RESIDENTIAL USES.
 7. ELEVATED SIDEWALK/WALKWAY BEHIND BUILDING 2 TO BE DESIGNED BY A LICENSED ENGINEER PROFICIENT IN STRUCTURAL ENGINEERING DESIGN PRIOR TO INSTALLATION. SIDEWALK TO COMPLY WITH ALL ADA REQUIREMENTS.

SITE DATA SUMMARY TABLE	
ZONING	PUD-R
PROPOSED LAND USE	RESTAURANT / RETAIL
LOT AREA	170,890.32 SF / 3.92 AC
BUILDING AREA	
Bldg. A:	19,600 SF
Bldg. B:	9,500 SF
BUILDING HEIGHT	30'-0" (1 STORY)
LANDSCAPE AREA REQUIRED:	34,181 SF / 0.78 AC
PARKING REQUIRED	
RESTAURANT - 1 SP / 100 SF	78 SPACES
RETAIL - 1 SP / 200 SF	102 SPACES
TOTAL:	180 SPACES
TOTAL PARKING PROVIDED	191 SPACES

BENCHMARKS

BM-1: 2" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 22' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.

NORTHING=7,206,375.864'
EASTING=2,394,116.655'
(ELEVATION=567.18')

BM-2: 2" BRASS DISC IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAGE ROAD, LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE 65' WEST OF THE CENTERLINE OF HERITAGE ROAD AND 42.5' SOUTH OF GLADE ROAD.

NORTHING=7,206,498.192'
EASTING=2,396,465.156'
(ELEVATION=564.79')

BM-3: 2" BRASS DISC ON EAST BACK OF CURB OF WINWOOD COURT, LOCATED 6' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC 46.4' NORTHEAST OF THE RADUS POINT.

NORTHING=7,204,542.182'
EASTING=2,395,257.402'
(ELEVATION=576.69')

Engineer of Record:	JTP	
Drawn by:	SNS	
Date Recheck:	1/24/2018	
Issue for Pricing / Bidding:		
Issue for Permit Application:		
Issue for Construction:		
REVISIONS		
#	DATE	COMMENTS

CREEKSIDE COMMERCIAL - NORTH
LOT 1 AND 2, BLOCK A
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM F-12600
www.civilll.com

PRELIMINARY
(NOT FOR CONSTRUCTION)
THIS DRAWING IS RELEASED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JASON T. PYKA, P.E., TEXAS REG. #124850
DATE: 01/19/2018

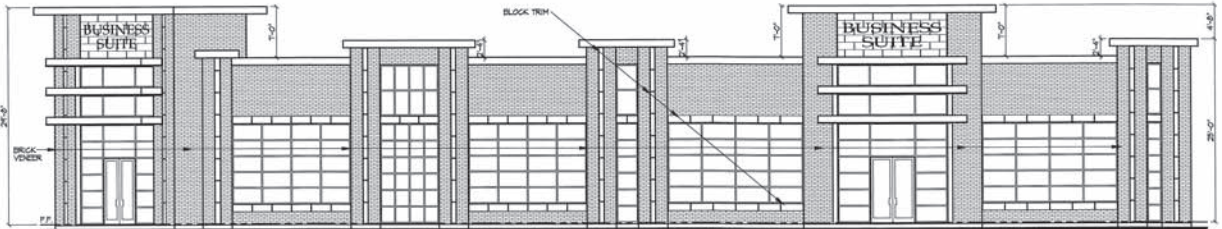
SHEET TITLE
SITE PLAN
SHEET NO.
C0.4
HPCE #17-316

Building Elevations



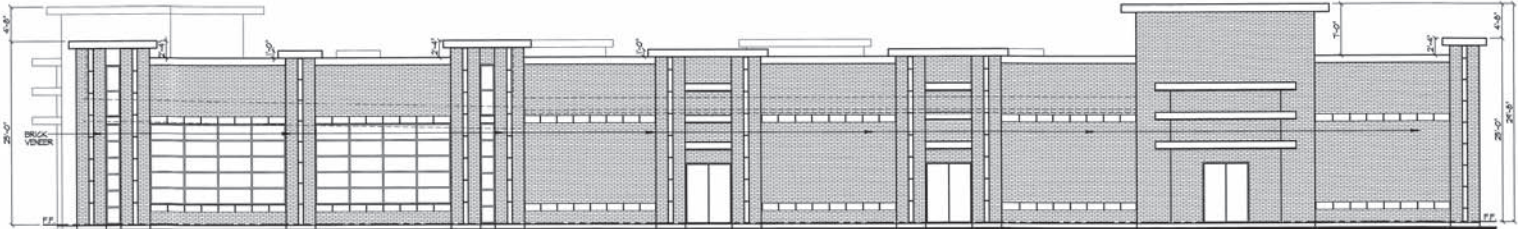
FRONT ELEVATION

SCALE 1/8"=1'-0"



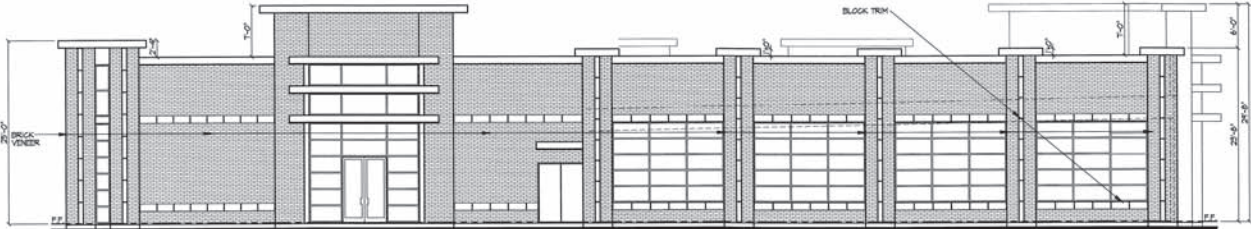
RIGHT SIDE ELEVATION

SCALE 1/8"=1'-0"



REAR ELEVATION

SCALE 1/8"=1'-0"



LEFT SIDE ELEVATION

SCALE 1/8"=1'-0"

BUILDING ELEVATIONS

SCALE 1/8"=1'-0"



JOB #647
02/NOV/2017

BLAKE ARCHITECTS
1302 S. White Chapel Blvd.
Southlake, Texas 76092
Suite A
817-488-9397

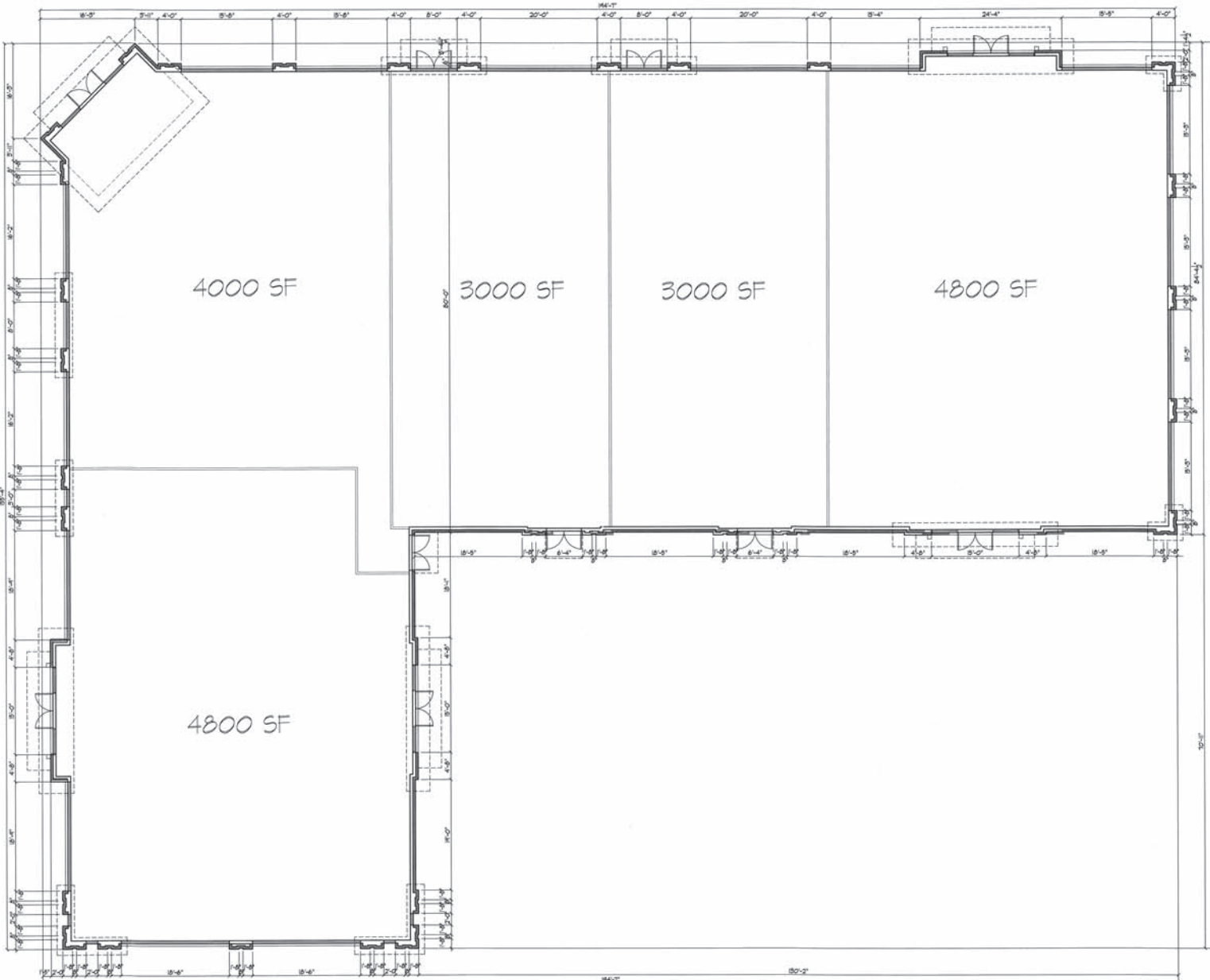
BLDG. 'A'

CREEKSIDE COMMERCIAL-NORTH
GLADE RD. / HERITAGE AVE.
COLLEYVILLE, TEXAS

SHEET
A-1
OF 3A SHEETS

FILE NAME: 1487-0717-PLAN-A (11-02-17).DWG

Building Elevations



FLOOR PLAN
SCALE: 1/8"=1'-0"

FILE NAME: 1667-07HPLAN-A (11-02-17) JB

SHEET
A-2
OF 3A SHEETS

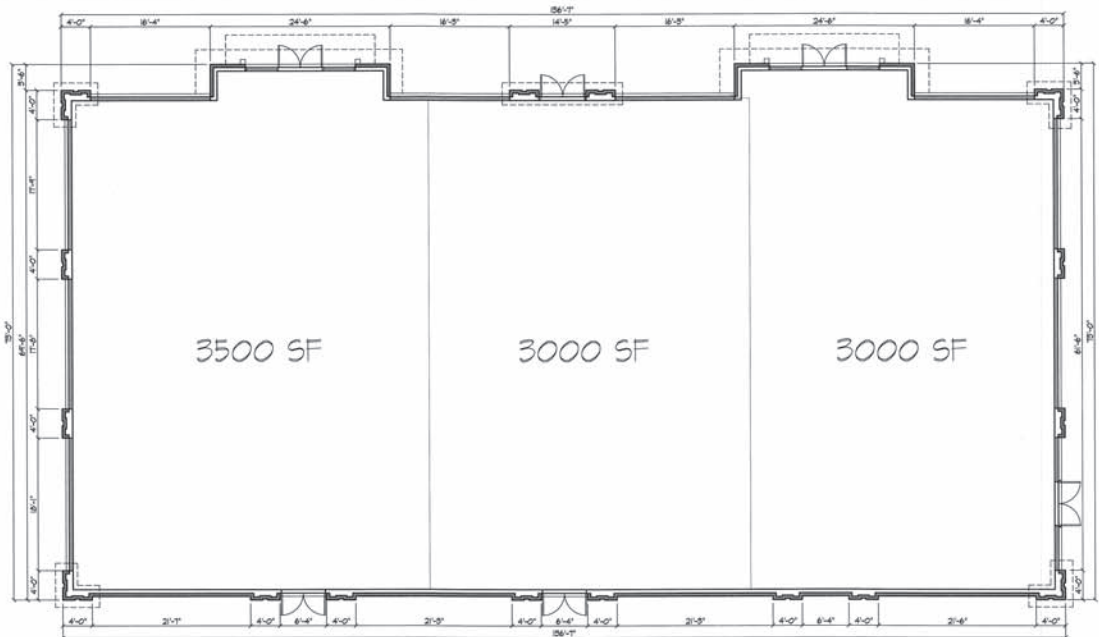
CREEKSIDE COMMERCIAL-NORTH
GLADE RD. / HERITAGE AVE COLLEYVILLE, TEXAS

BLDG. A

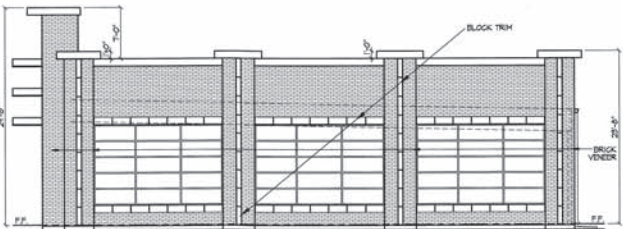
BLAKE ARCHITECTS
1202 S. White Chapel Blvd. • Suite A
Southlake, Texas 76092 • 817-488-9397

JOB #1667
02NOV/2017

Building Elevations



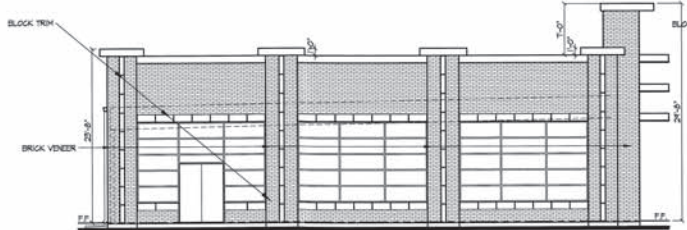
FLOOR PLAN
SCALE 1/8"=1'-0"



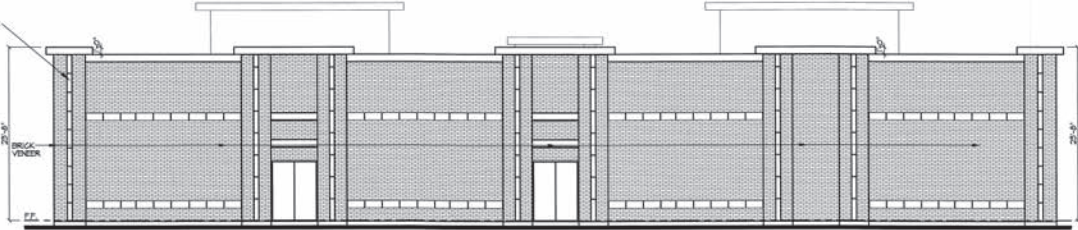
RIGHT SIDE ELEVATION
SCALE 1/8"=1'-0"



FRONT ELEVATION
SCALE 1/8"=1'-0"



LEFT SIDE ELEVATION
SCALE 1/8"=1'-0"



REAR ELEVATION
SCALE 1/8"=1'-0"

FLOOR PLAN /
BUILDING ELEVATIONS
SCALE 1/8"=1'-0"

11-02-2017

ARCHITECT

11-02-2017

BLAKE ARCHITECTS

1302 S. White Chapel Blvd.

Southlake, Texas 76092

817-488-9397

BLDG.

'B'

CREEKSIDE COMMERCIAL-NORTH

GLADE RD. / HERITAGE AVE.

COLLEYVILLE, TEXAS

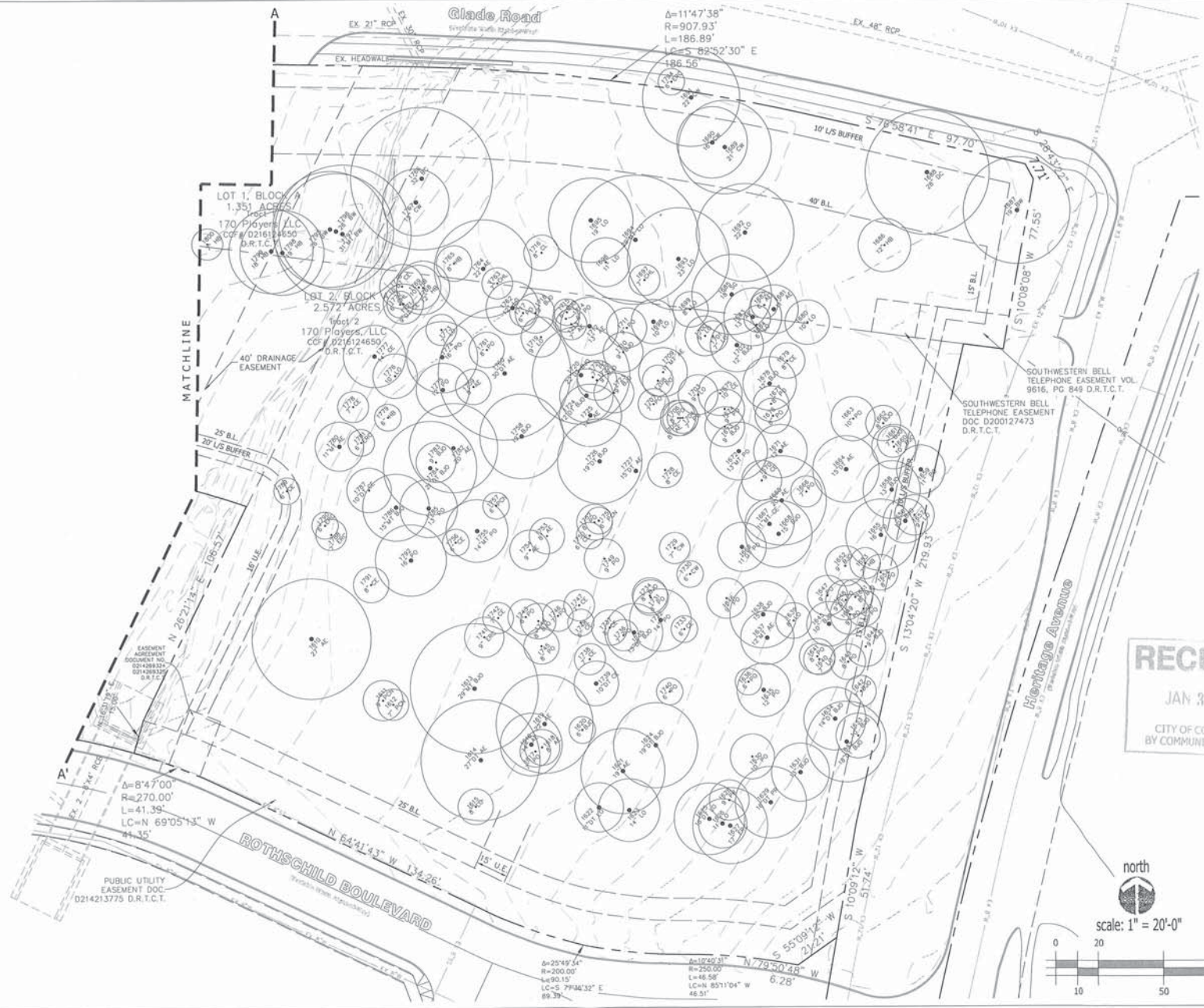
SHEET

A-3

OF 3A SHEETS

FILE NAME: 1302-SOUTH-PLAN-A (11-02-17).DWG

Existing Tree Survey



appr. by: [signature]

drawn by: [signature]

date: 10-12-17

revisions

01	10-24-17	1
02	10-24-17	2
03	10-24-17	3
04	10-24-17	4
05	10-24-17	5
06	10-24-17	6
07	10-24-17	7
08	10-24-17	8
09	10-24-17	9
10	10-24-17	10

Learning Design Group
Landscape Architecture

4800 Red River Street, Suite 100-100 Colleyville, Texas 76034
817-551-1111 Fax 817-551-1112

CREEKSIDE COMMERCIAL - NORTH

GLADE ROAD at HERITAGE AVENUE

COLLEYVILLE, TEXAS

EXISTING TREE SURVEY

RECEIVED

JAN 31 2018

CITY OF COLLEYVILLE
BY COMMUNITY DEVELOPMENT

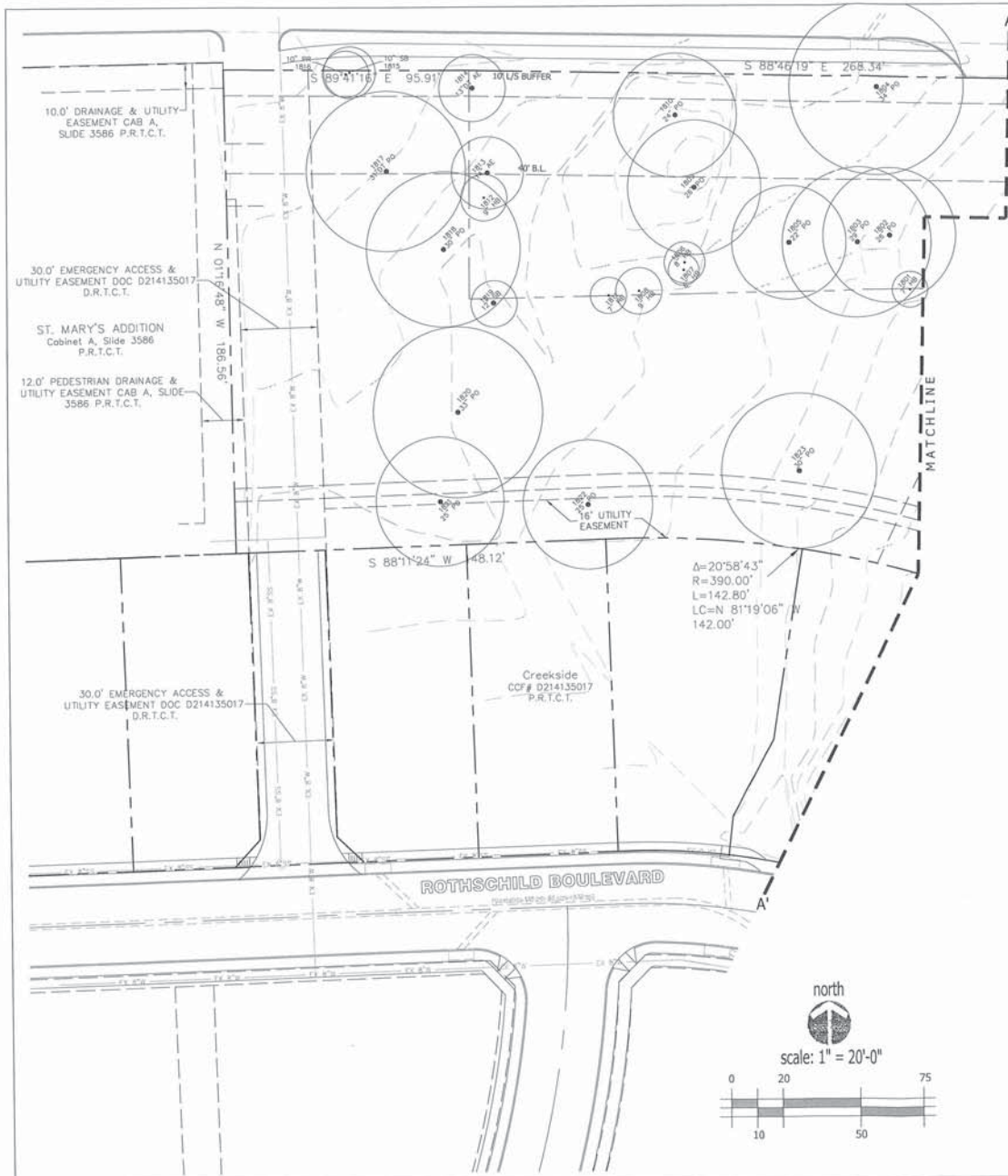
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sheet

T-1

Existing Tree Survey



EXISTING TREE INFORMATION

[illegible]

*W DESIGNATES EXISTING TREES IN NORTHERN TRAIL

appr. by:
drawn by:
date: 10-12-17

revisions

10-24-17
12-13-17
01-02-18
01-18-18
01-19-18
01-24-18
01-28-18



**Leeming
Design Group**
Landscape Architecture



4011 Red Star Drive, Suite 100-6 North Hollywood, Texas 76132
(817) 775-9696 Fax (817) 775-9696 leemdesigngroup@aol.com

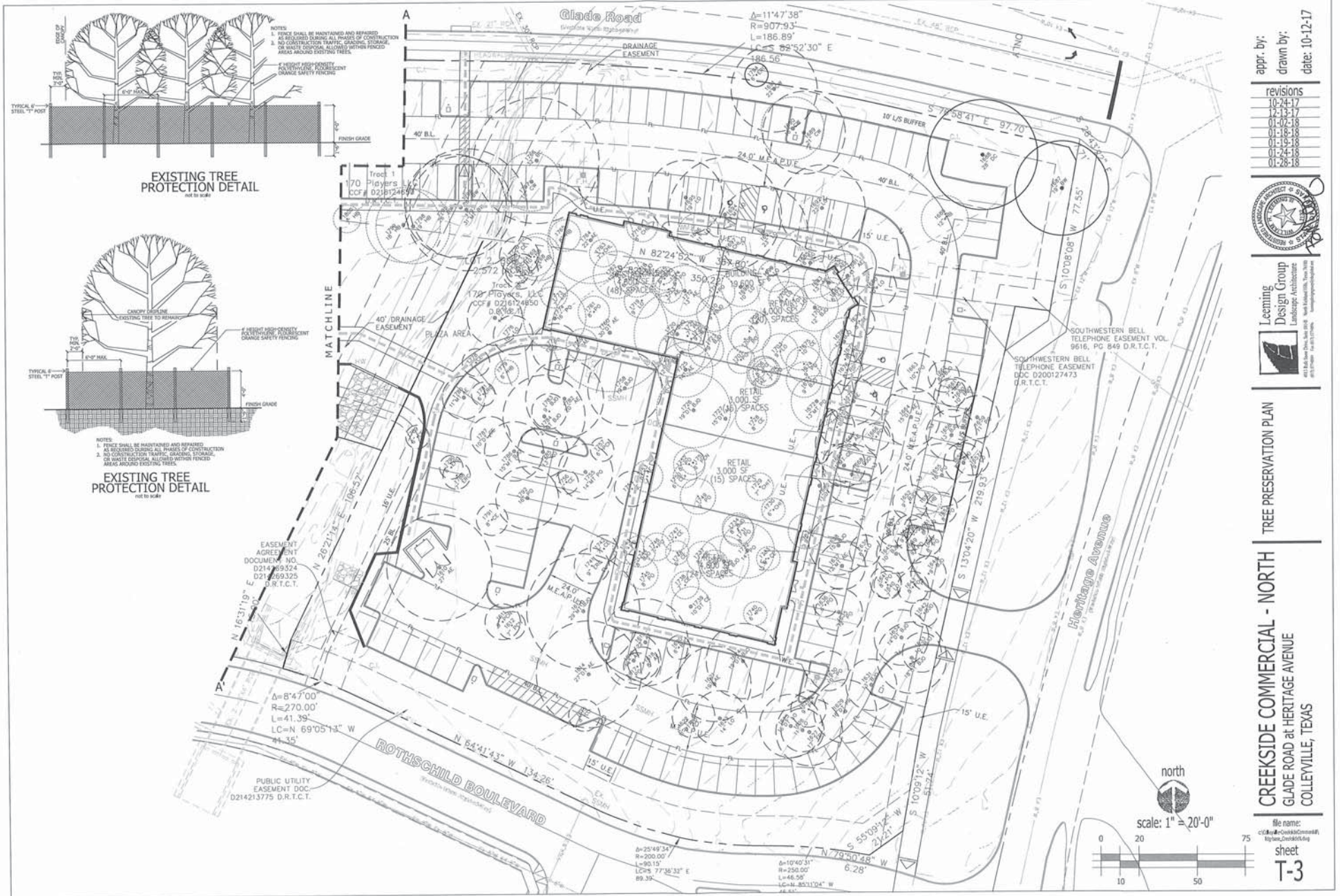
EXISTING TREE SURVEY

CREEKSIDE COMMERCIAL - NORTH
GLADE ROAD at HERITAGE AVENUE
COLLEYVILLE, TEXAS

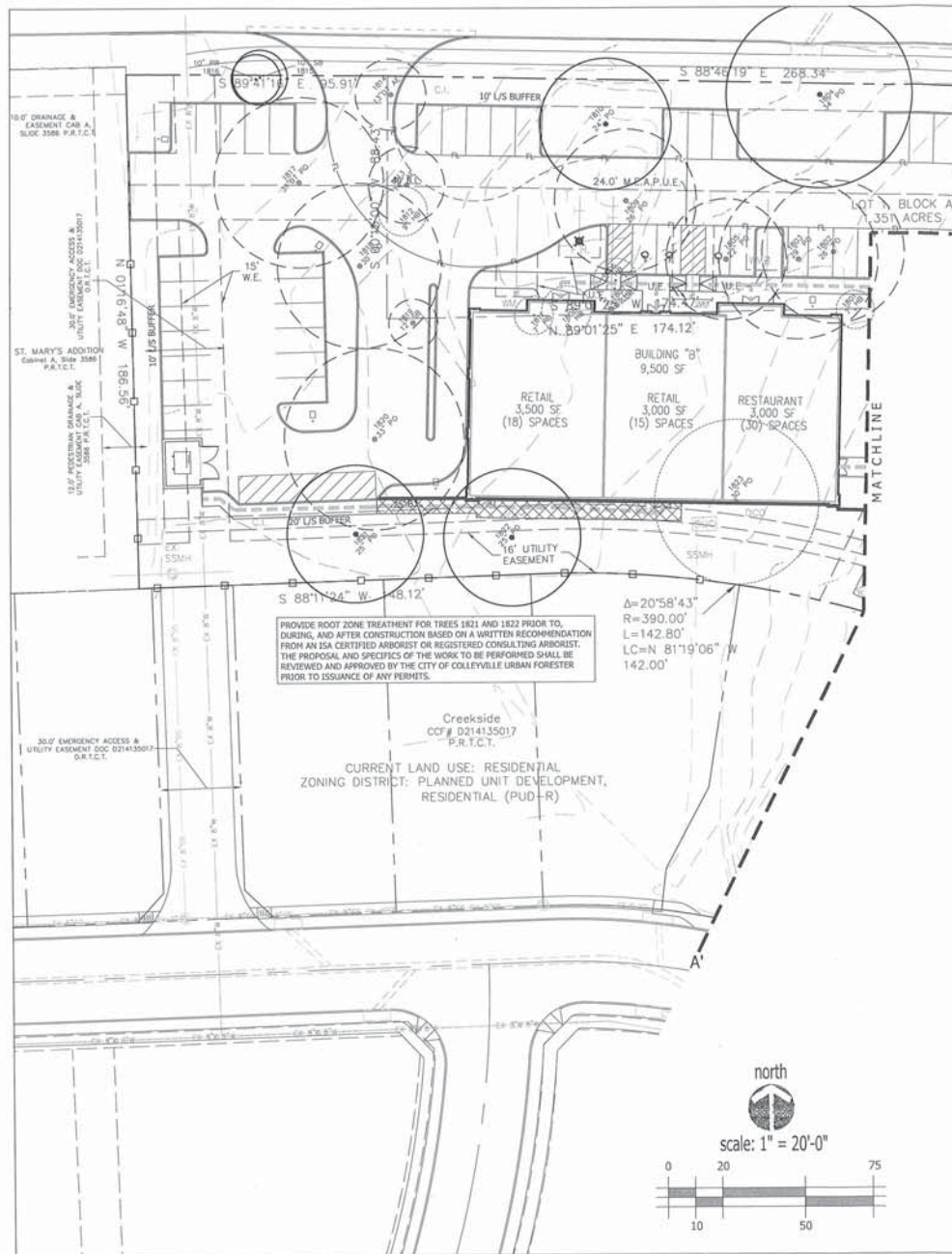
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log base: OverloadExample

sheet
T-2

Tree Preservation Plan



Tree Preservation Plan



EXISTING TREE INFORMATION

[illegible]

MITIGATION TOTALS

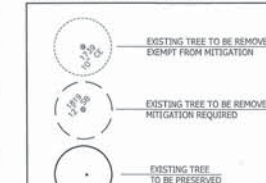
TOTAL EXISTING TREE DBH ON SITE	2651"
DBH TREES PRESERVED	147"
DBH TREES EXCLUDED	151"
DBH TREES EXEMPT	828"
MITIGATION REQUIRED	
DBH TREES REMOVED	-1525"
MITIGATION PROPOSED	
43 - 4" CALIPER	+172"
3 - 3" CALIPER	+9"
MITIGATION DEFICIT	-1344"

NOTE - MITIGATION DEFICIT TO BE RECONCILED BY OWNER THROUGH CITY-DETERMINED FEES.

TREE SUMMARY

		KG/100	TRACE	TRACE	TOTAL
			CON	CON	
SYM	MATERIAL				
PO	POST OAK	165	580	757	
AL	AMERICAN ELM	86	365	451	
LO	LOVE OAK	114	429	543	
CE	CELTIC ELM	114	164	278	
OW	ORANGE OAK	118	373	491	
BW	BLACK WILLOW	73	37	110	
CO	COTTONWOOD	84	34	118	
ENC	EASTERN RED CEDAR	8	35	43	
BA	BALD CYPRESS	33	3	36	
CH	CHERRY LAUREL	27	8	35	
PCN	PERNAMBUCO	25	25	50	
SI	SIBIRIAN LARCH	12	10	22	
WA	WALNUT	18	10	28	
SW	SWEETGUM	18	10	28	
DO	DOUGLASS OAK	18	16	34	
CHT	CHITTAWAG	24	19	43	

EXISTING TREE LEGEND



appr. by:
drawn by:
date: 10-12-17

revisions
10-24-17
12-13-17
01-02-18
01-18-18
01-19-18
01-24-18
01-28-18



**Leeming
Design Group**
Landscape Architecture

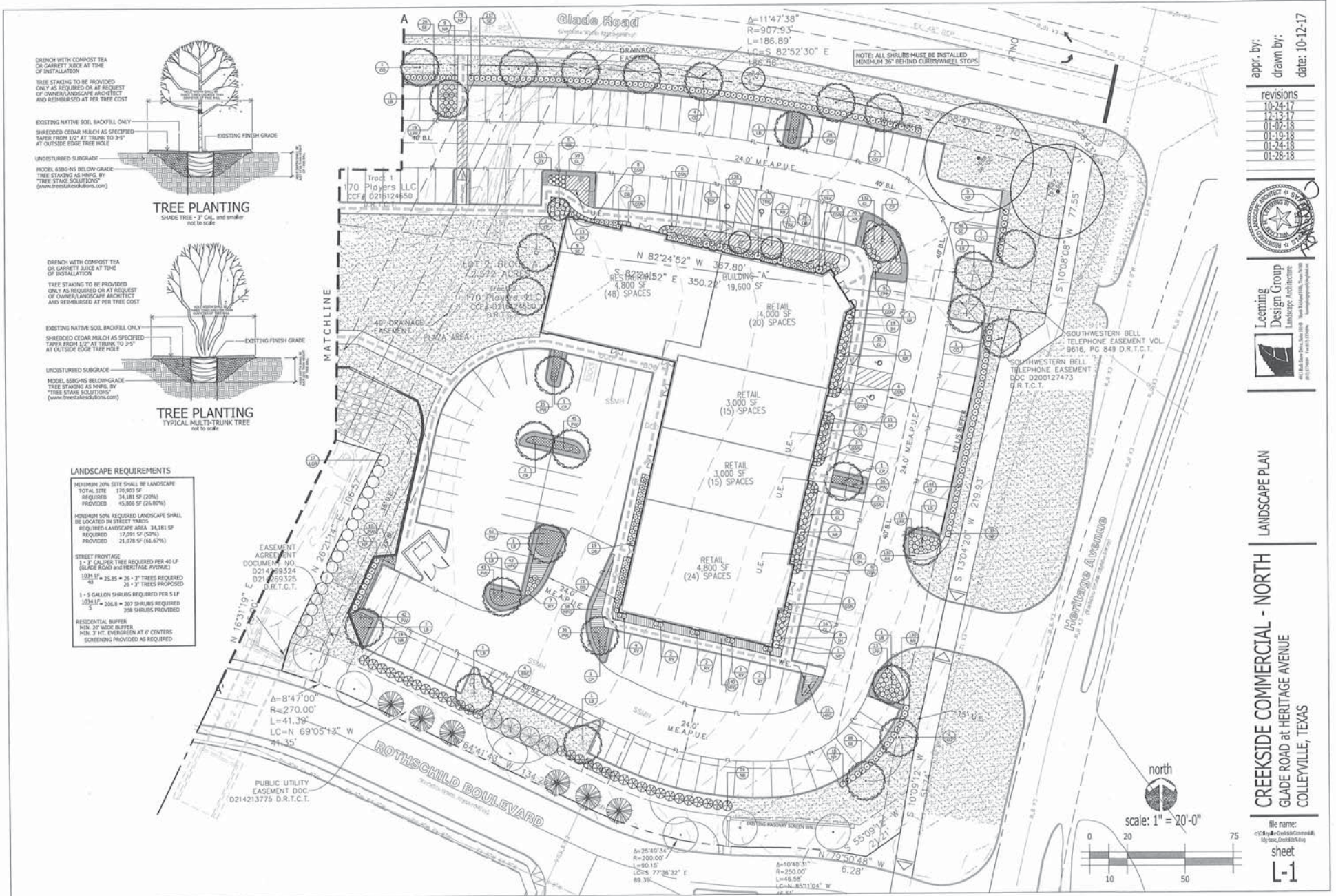
412 Bull Street Drive, Suite 100-40 North Exeter RD., Truro, NJ 08562
Tel: (717) 277-0010 Fax: (717) 277-0010
leemdesign@earthlink.net

TREE PRESERVATION PLAN

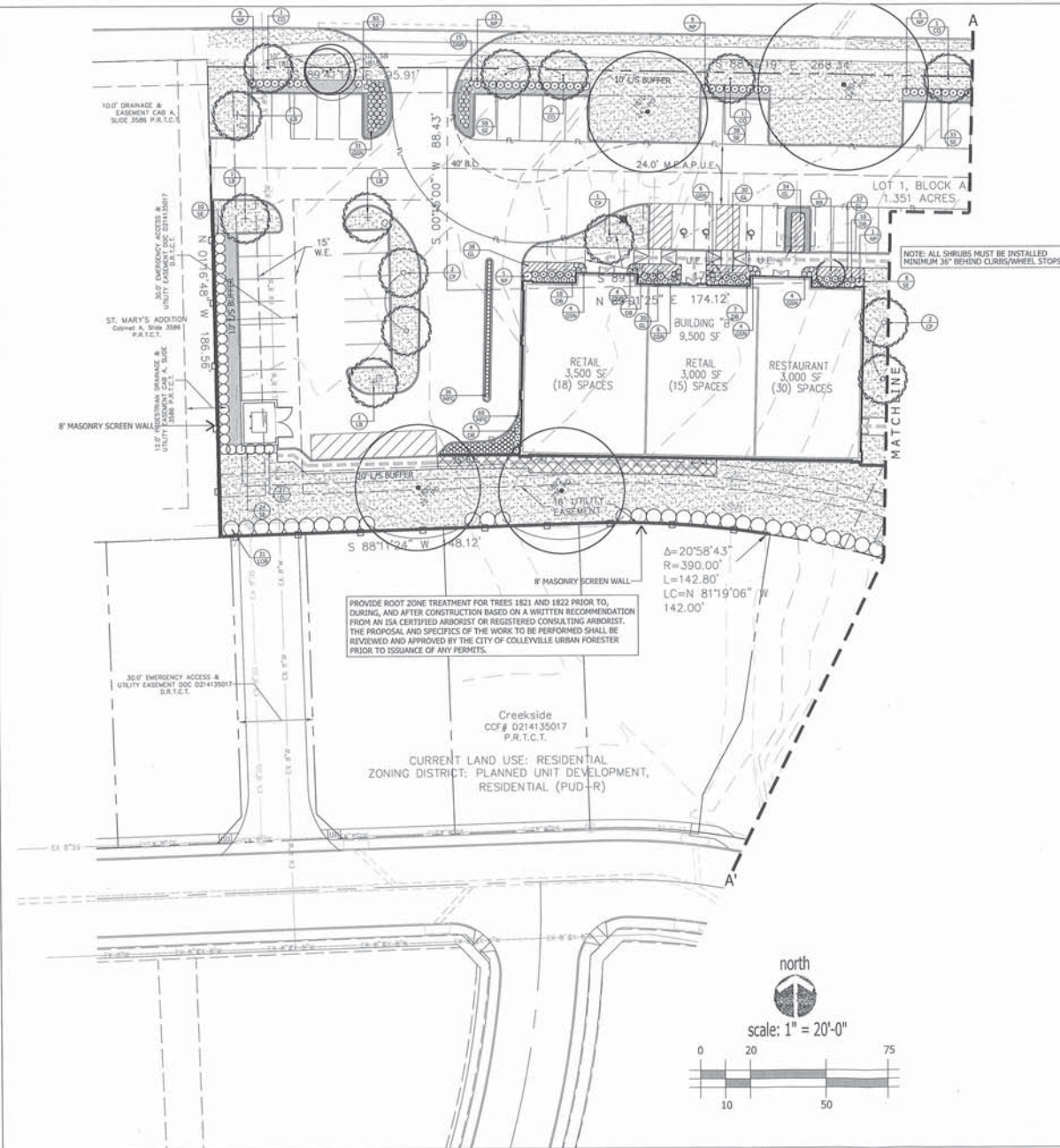
CREEKSIDE COMMERCIAL - NORTH
GLADE ROAD at HERITAGE AVENUE
COLLEVILLE, TEXAS

file name:
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sheet
T-4

Landscape Plan



Landscape Plan



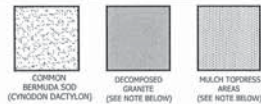
PLANTLIST

[illegible]

LANDSCAPE NOTES

1. PLANT LIST TO BE SHEETS L-1 AND L-2.
2. PLANT LIST TO BE USED AS GUIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO PROVIDE ALL PLANTS.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY PLANTING ARE TO BE DONE IN BEDS, THE BEDS SHALL BE GRASSED, SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO PREVENT WEEDS FROM GROWING.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL BEDS TO 4" DEPTH. RESEED BEDS WITH ALL SEEDS INCLUDING GRASS SEEDS, STONES, GLOBS AND CORKS.
5. AFTER INSTALLATION OF STEEL CURBING, ALL BEDS SHALL BE FILLED WITH 4" DEPTH OF ORGANIC MATERIAL.
6. APPLY A 2" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND ALL EXISTING SLOPE. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 - VITAL EARTH COMPOST
 - BACKFORTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHEEGOOD NATURAL CREAM MULCH.
8. ALL SHADE TREES AND ORNAMENTAL TREES SHALL BE PLANTED AS SPECIFIED.
9. ALL LANDSCAPE AREAS SHALL BE DESIGNED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE DESIGNED TO IRRIGATE ALL AREAS. IRRIGATION SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND TO BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION SYSTEMS LICENSED UNDER ARTICLE NIN. 87512 VTS (LICENSED IRRIGATORS ACT).
10. ALL IRRIGATION LINES NEAR PERVIOUS TREES MUST HAVE THEIR EXISTING LINES REMOVED AND NEW LINES INSTALLED. ALL LINES MUST BE REVERSED AND APPROVED BY THE URBAN FORESTER PRIOR TO ANY WORK. NO NEW LINES TO BE INSTALLED WITHIN WORKING CRITICAL ROOT ZONES OF EXISTING TREES TO REMAIN.

LANDSCAPE LEGEND



500 INSTALLATION NOTES

- ALL SURGRASS SHALL BE ACCEPTED AT ROUGH/FINISH SPECIFICATIONS. IF ANY SURGRASS IS NOT ACCEPTED, THE CONTRACTOR SHALL REAPPLY SURGRASS TO THE SPRAY AREA TO MEET THE SURFACE HERFICIDE APPLICATION TO THE SPECIFICATIONS AND ATTACHMENTS.
- AFTER APPROPRIATE TIME TO ENHANCE A VEGETATION IS DEAD, TILL SURGRASS TO REMOVE DEAD SURGRASS. REMOVE DEAD SURGRASS FROM STORES, CLUMPS AND DENRIS.
- ALL SURGRASS SHALL BE BROAD SPECTRUM HERFICIDE-SHOOTED AND SHALL BE DELIVERED AT A UNIFORM SOLID THICKNESS.
- DEAD SURGRASS SHALL BE REMOVED BY MOWING/GRASSING.
- ALL SOIL SHALL BE MOULDED TO CORRESPONDING SURFACE, FILLING JOINTS WITH GRADE SAND AS REQUIRED.
- REDESIGNED GRASSING INSTALLATION DETAILS:
 - LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERFICIDE APPLICATION TO REMOVE EXISTING VEGETATION.
 - AFTER APPROPRIATE TIME TO ENHANCE A VEGETATION IS DEAD, TILL SURGRASS TO REMOVE DEAD SURGRASS.
 - TILL TOP 1" OF SUBGRADE AND COMPACT TO 95% STANDARD.
 - PLACE SURGRASS AT 1/2" TO 1" THICKNESS TO COVER ENTIRE AREA.
 - INSTALL FERTILIZER BROADCAST OVER ENTIRE AREA TO REEVEGATE GRASS.
 - PLACE MULCH (4" THICK) OVER SURGRASS TO PROTECT SURGRASS FROM OVER DRY-SHADE, INSTALLING IN 1" LINES, COMPACTED WITH AUTOMATIC HAND TAMPER.
 - MULCH SHALL BE SMALL PARTICLES (1/4" TO 5/8" BOLL GRASS) OF PRE-MIXED RECYCLED GRASS FOR FUTURE MAINTENANCE USES.
- DELOI TOPPOSS AREAS:
 - LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERFICIDE APPLICATION TO REMOVE EXISTING VEGETATION.
 - AFTER APPROPRIATE TIME TO ENHANCE A VEGETATION IS DEAD, TILL SURGRASS AND GRADE SHOULDER, REMOVING ALL DEAD VEGETATION.
 - INSTALL MINIMUM 2" DEPTH SHREEDWOOD/REDWOOD CEDAR HEDGES TO PROTECT REDESIGNED AREAS.

appr. by:
drawn by:
date: 10-11

revisions

10-24-17
12-13-17
01-02-18
01-19-18
01-24-18
01-28-18



**Leeming
Design Group**
Landscape Architecture

10000 Kube Drive, Suite 100 • North Hollywood, CA 91605
Tel: 818/707-0700 • Fax: 818/707-0701
leemingdesigngroup@aol.com

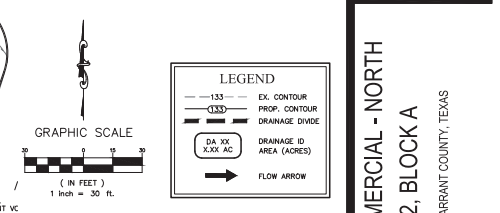
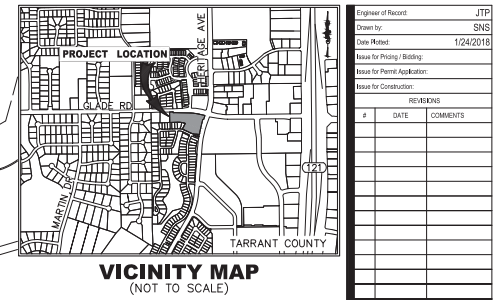
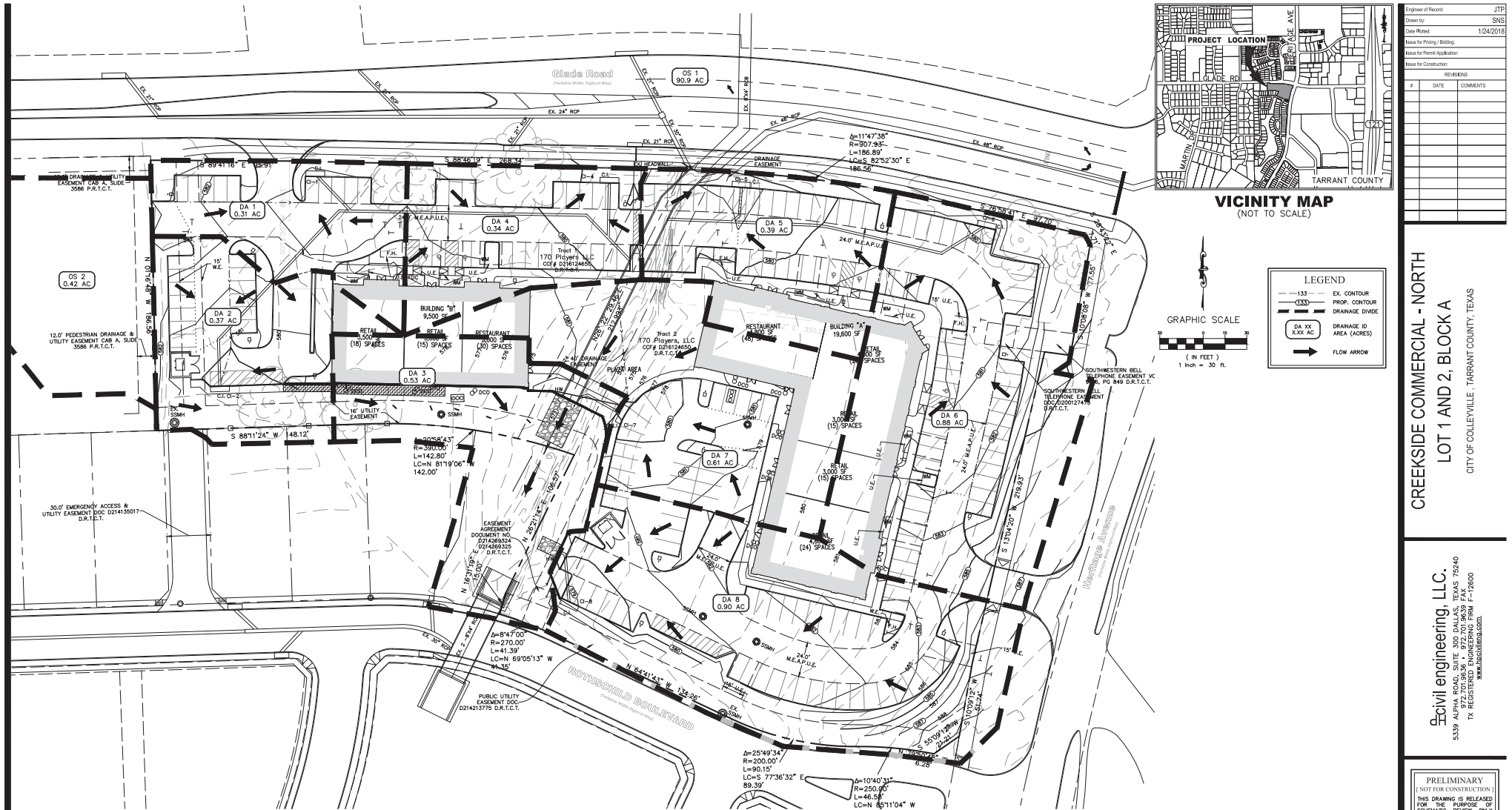
LANDSCAPE PLAN

CREEKSIDE COMMERCIAL - NORTH
GLADE ROAD at HERITAGE AVENUE
COLLEYVILLE, TEXAS

file name:
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sheet
L-2

Drainage Plan



*SEE SHEET C4.4 FOR PROPOSED DRAINAGE AREA CALCULATIONS.

CREEKSIDE COMMERCIAL - NORTH
LOT 1 AND 2, BLOCK A
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM F-12900
www.civilengineering.com

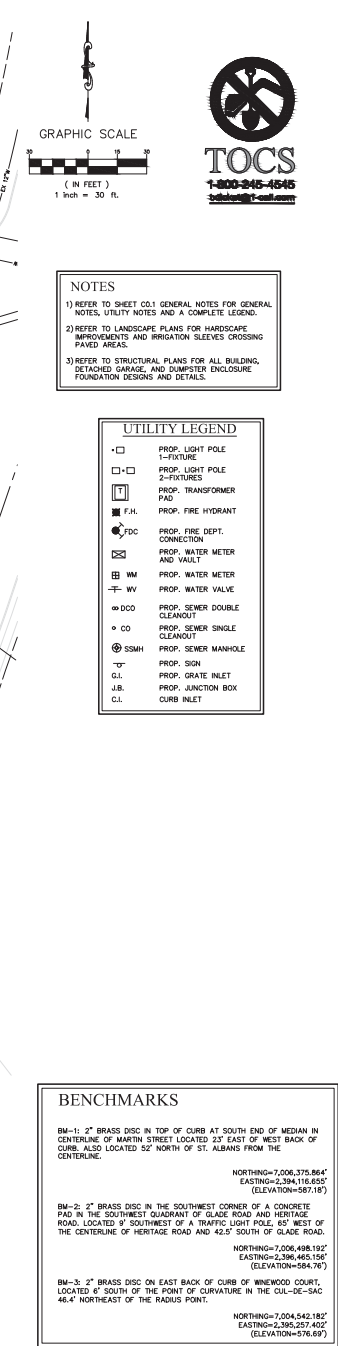
PRELIMINARY
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THIS DRAWING IS RELEASED FOR THE PURPOSES OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION PURPOSES.
THESE PLANS WERE PREPARED UNDER THE DIRECT SUPERVISION OF JASON T. BYVA, P.E., TEXAS REG. #124860 DATE: 01/19/2018

SHEET TITLE
PROPOSED DRAINAGE AREA MAP

SHEET NO.
C3.2

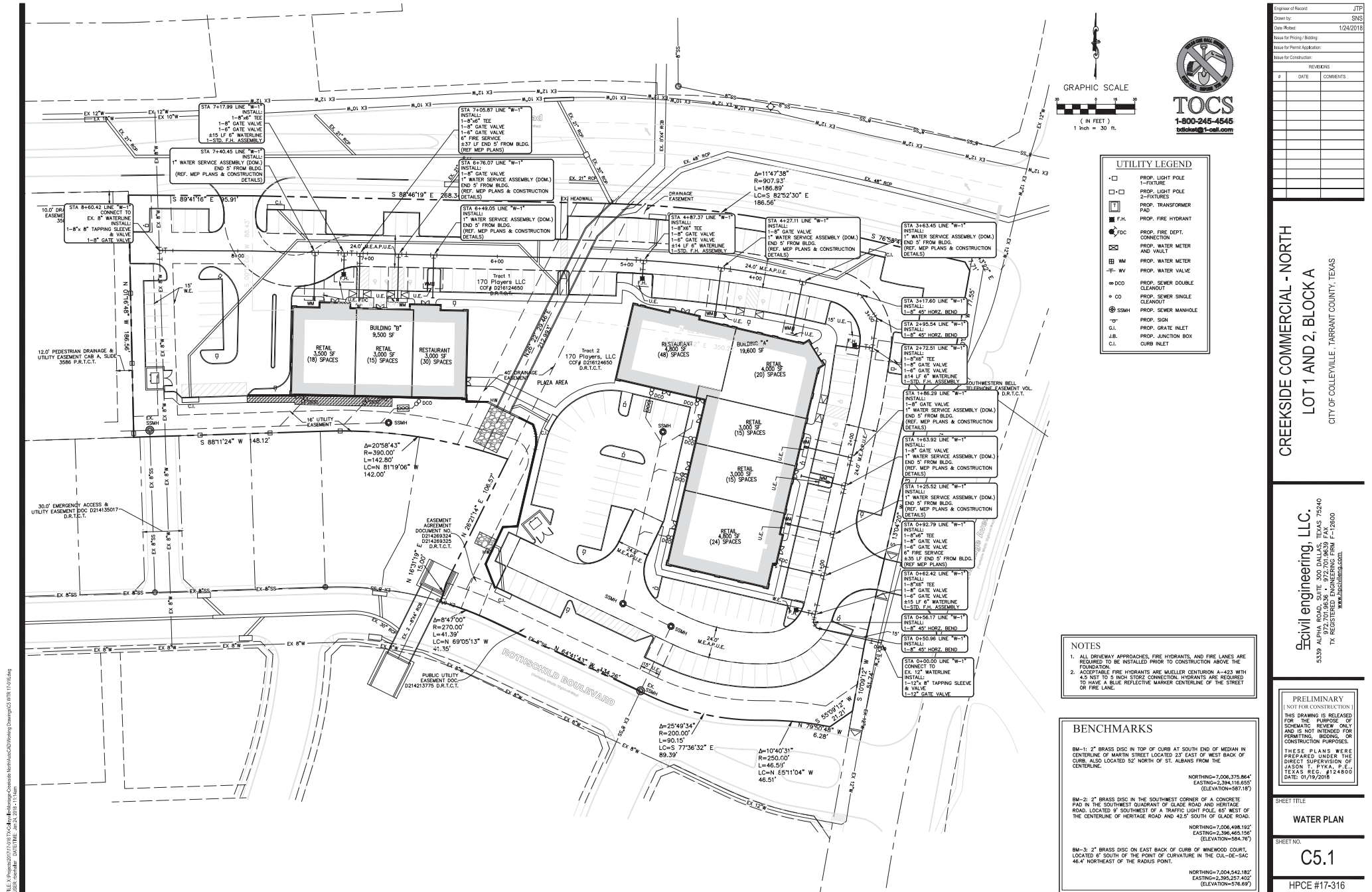
HPCE #17-316

FILE: X:\Projects\2017\17-316 TK-Celery-1-e-Montage-Creekside North\AutoCAD\Working Drawings\C4 STM 17-316.dwg



SHEET TITLE
STORM SEWER PLAN
SHEET NO.
C4.1
HPCE #17-316

Water Plan



CREEKSIDE COMMERCIAL - NORTH
LOT 1 AND 2, BLOCK A
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

civil engineering, LLC.
5339 ALPHA ROAD, SUITE 300 DALLAS, TEXAS 75240
TX REGISTERED ENGINEERING FIRM F-12600
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DATE: 01/19/2018

SHEET TITLE
WATER PLAN

SHEET NO.
C5.1

HPCE #17-316

Sanitary Sewer Plan



TOCS
1-800-345-4545
tocs@tocs-engineering.com

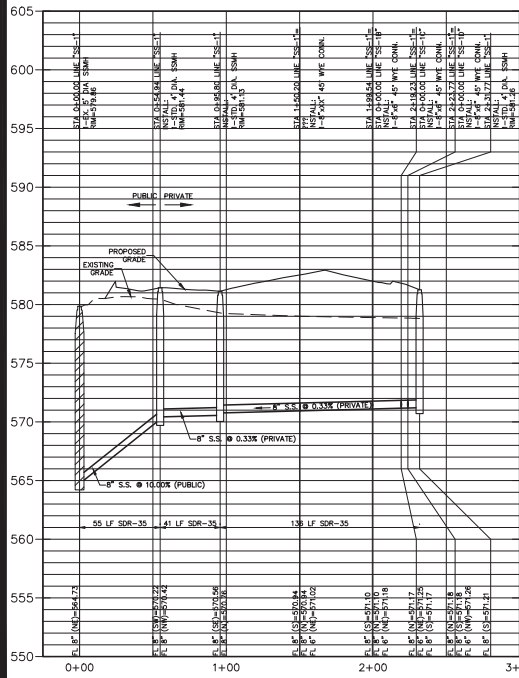
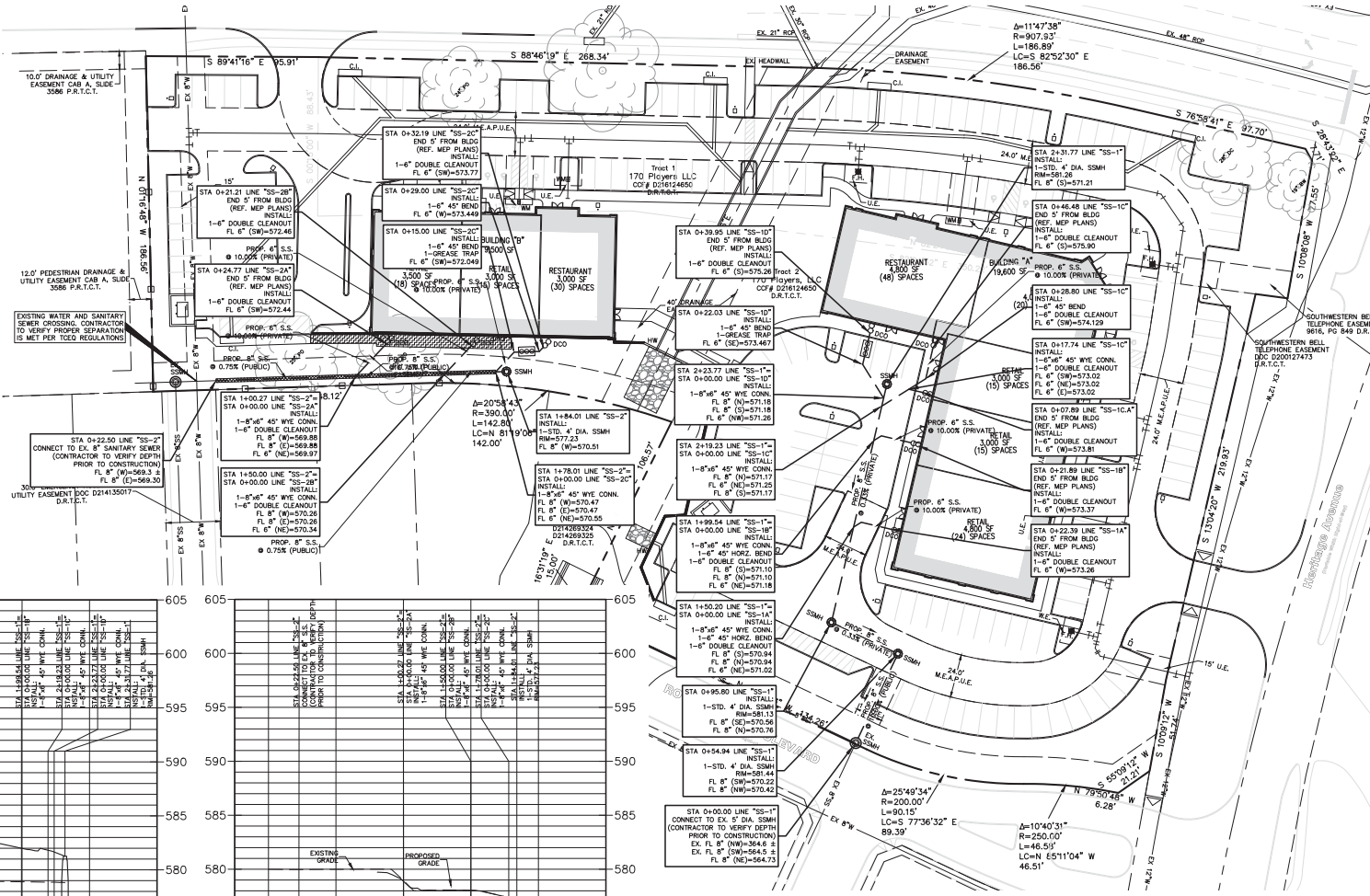
GRAPHIC SCALE

(IN FEET)

1 inch = 30 ft

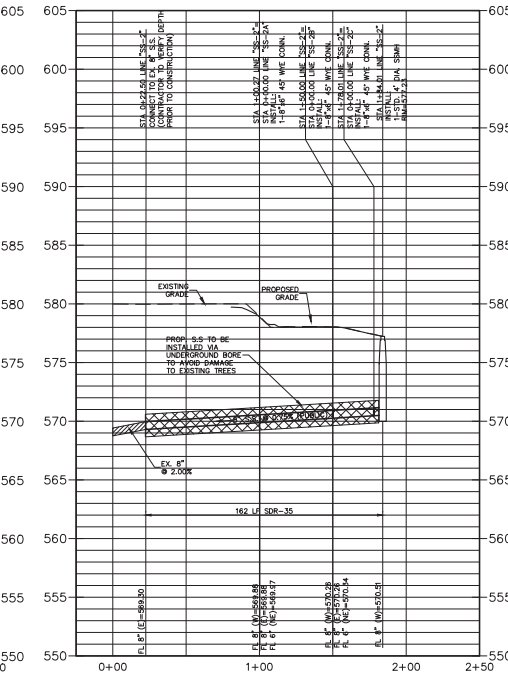
UTILITY LEGEND

- PROP. LIGHT POLE
- PROP. LIGHT POLE
- PROP. TRANSFORMER PAD
- PROP. FIRE HYDRANT
- F.H. PROP. FIRE DEPT. CONNECTION
- PROP. WATER METER AND VALVE
- PROP. WATER METER
- PROP. WATER VALVE
- PROP. SEWER DOUBLE CLEANSOUT
- PROP. SEWER SINGLE CLEANSOUT
- PROP. SEWER MANHOLE
- PROP. SIGN
- PROP. GRATE INLET
- PROP. JUNCTION BOX
- CURB INLET



SANITARY SEWER LINE "SS-1"

H: 1"=40'
V: 1"=5'



SANITARY SEWER LINE "SS-2"

H: 1"=40'
V: 1"=5'

BENCHMARKS

BM-1: 2" BRASS DISC IN TOP OF CURB AT SOUTH END OF MEDIAN IN CENTERLINE OF MARTIN STREET LOCATED 23' EAST OF WEST BACK OF CURB. ALSO LOCATED 52' NORTH OF ST. ALBANS FROM THE CENTERLINE.

NORTHING=7,006,375.864'
EASTING=2,394,116.655'
(ELEVATION=587.18')

BM-2: 2" BRASS DISC IN THE SOUTHWEST CORNER OF A CONCRETE PAD IN THE SOUTHWEST QUADRANT OF GLADE ROAD AND HERITAGE ROAD. LOCATED 9' SOUTHWEST OF A TRAFFIC LIGHT POLE, 65' WEST OF THE CENTERLINE OF HERITAGE ROAD AND 42.5' SOUTH OF GLADE ROAD.

NORTHING=7,006,498.192'
EASTING=2,396,465.156'
(ELEVATION=584.765')

BM-3: 2" BRASS DISC ON EAST BACK OF CURB OF WINWOOD COURT, LOCATED 6' SOUTH OF THE POINT OF CURVATURE IN THE CUL-DE-SAC 46.4' NORTHEAST OF THE RADUS POINT.

NORTHING=7,004,542.182'
EASTING=2,395,257.402'
(ELEVATION=576.897')

Engineer of Record: JTP
Drawn by: SMS
Date: 1/24/2018

Issue for Pricing / Bidding:
Issue for Permit Application:
Issue for Construction:

NO.	DATE	COMMENTS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CREEKSIDE COMMERCIAL - NORTH
LOT 1 AND 2, BLOCK A
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS

civil engineering, LLC.
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DATE: 01/19/2018

SHEET TITLE
SANITARY SEWER PLAN & PROFILES

SHEET NO.
C5.3

HPCE #17-316

FILE: \\P:\Projects\2017\17-316\17-316-Sanitary Sewer Plan.dwg
PLOT: 17-316-Sanitary Sewer Plan.dwg
PLOT DATE: 01/19/2018 1:10 PM
PLOT BY: JTP

RESOLUTION R-18-XXXX

**APPROVING A SITE PLAN FOR LOTS 1 & 2, BLOCK A, OF THE 170
PLAYERS ADDITION**

WHEREAS, the Planning and Zoning Commission recommended _____
of the Site Plan Lots 1 and 2, Block A, of the 170 Players Addition
on February 12, 2018.

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

Sec. 1. THAT the Site Plan for Lots 1 and 2, Block A, of the 170 Players
Addition on approximately 3.923 acres, attached as Exhibit "A"
– Site Plan Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON
THIS THE 6TH DAY OF MARCH 2018.

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
City Secretary

Richard Newton
Mayor



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 5a	Agenda Date 02/12/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the R-40 Single Family Residential zoning district to the PUD-C Planned Unit Development-Commercial zoning district on a portion of Tract 1, Abstract 1154, of the R H McEwing Survey, located at 8060 Precinct Line Road, Case ZC17-023

Explanation

Rick Jones, the applicant, has submitted a request to rezone a portion of the property located at 8060 Precinct Line Road. The purpose is to rezone from R-40 Single Family Residential district to PUD-C Planned Unit Development-Commercial district in order to allow for the development and operation of a self-storage facility.

Existing Conditions/Background: The subject property is currently un-platted and is a portion of Tract 1, Abstract 1154, in the R H McEwing Survey. The applicant proposes to develop the north side and rear portion of the property into a self-storage facility. The current zoning allows for single-family residential uses.

Proposed Zoning Change:

Request – The request is to rezone from the R-40 Single Family Residential (40,000 sq/ft min. lot size) to the Planned Unit Development - Commercial (PUD-C) district.

Purpose: The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts through the use of increased open spaces, greenbelts, or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Ordinance – Section 3.23, in the Schedule of District Regulations in the Land Development Code, establishes the following regulations for the Planned Unit Development (PUD) district:

Minimum Lot Area: 7,200 square feet
Maximum Lot Area: N/A
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: 25 feet
Maximum Lot Coverage: 50 percent

Analysis – The subject property meets all of the minimum physical requirements described for the requested PUD-C designation. This request also fits into a recent trend of commercial development along Precinct Line Road. However, self-storage facilities have been identified in the Land Development Code for use only with Special Use Permits in our Light Manufacturing (ML) district.

Surrounding Development: Property immediately to the north has commercial zoning and has developed with commercial uses. A new office building is currently under construction to the rear of the existing building along Precinct Line Road. Property to the south has PUD-C zoning but remains undeveloped. Property across Precinct Line Road to the west has developed primarily as residential and falls outside of Colleyville's city boundaries. Property to the east has single-family residential zoning and has mostly developed with single-family residential uses.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property along Precinct Line Road for future commercial use. The Land Development Code only allows the proposed use with a Special Use Permit in the Light Manufacturing (ML) zoning district. The proposed rezoning request does not comply with the commercial land use designation stated in the Comprehensive Plan.

Fees: This proposed project would require Park Land Dedication fees in the amount of \$2,876 based on a rate of \$800 per acre. 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 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,

January 26, 2018 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, January 27, 2018 as required by State law and the Land Development Code. To date, staff has received two letters of correspondence, one in opposition and one in support to this item.

Staff Recommendation: Staff does not recommend approval of the zoning change request based on the following findings:

- The proposed use does not conform to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed use does not conform to recent development trends in the surrounding properties and along Precinct Line Road.

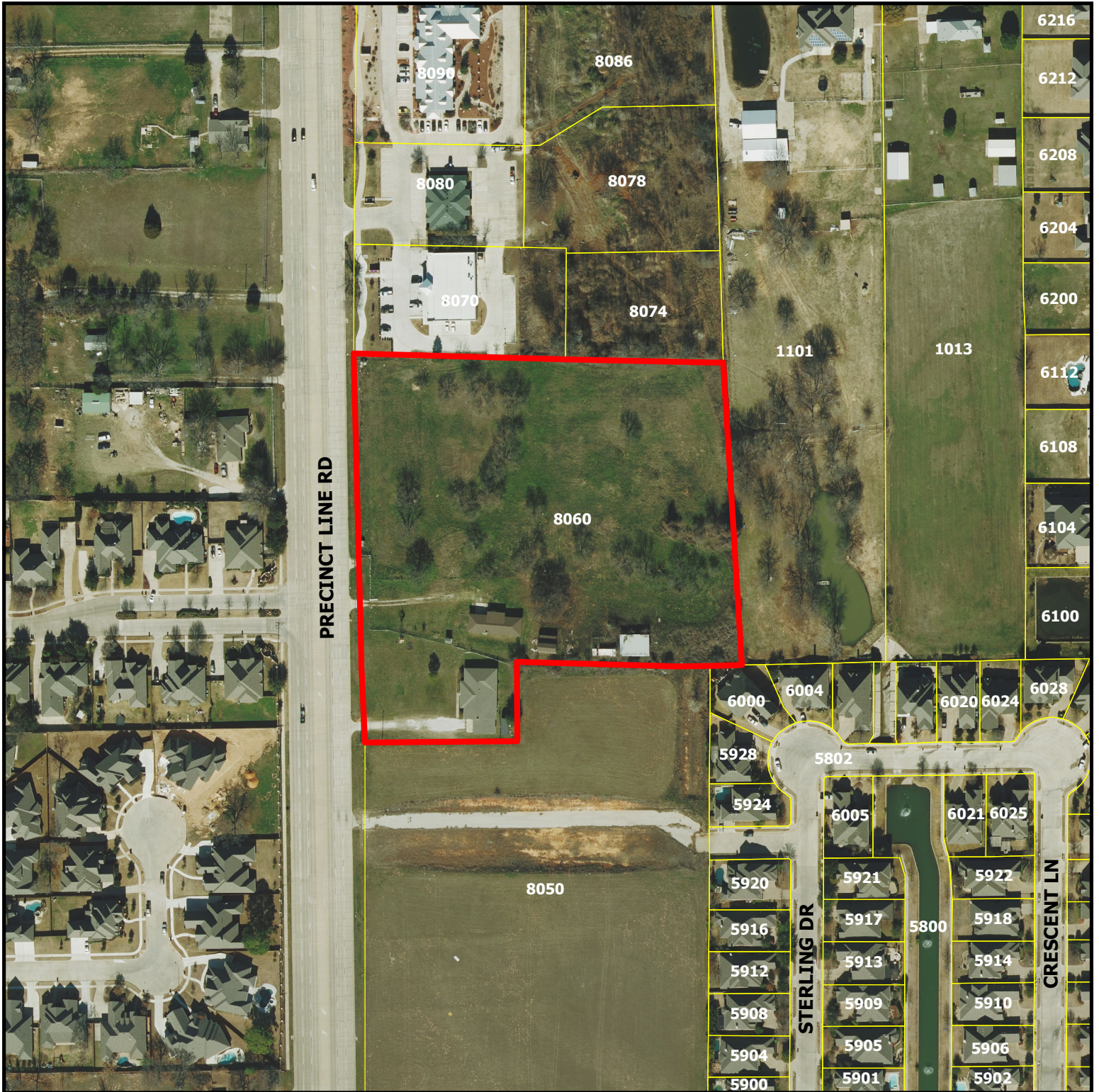
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Landscape Plan
7. Preliminary Drainage Plan
8. Building Elevations
9. Fence Exhibit
10. Utility Plan
11. Notification Map
12. Notification List
13. Letter of Opposition
14. Letter of Support
15. Draft PUD Ordinance

Aerial Map

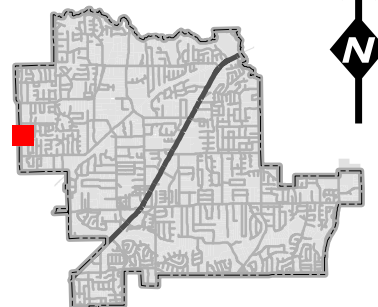


ZC17-023

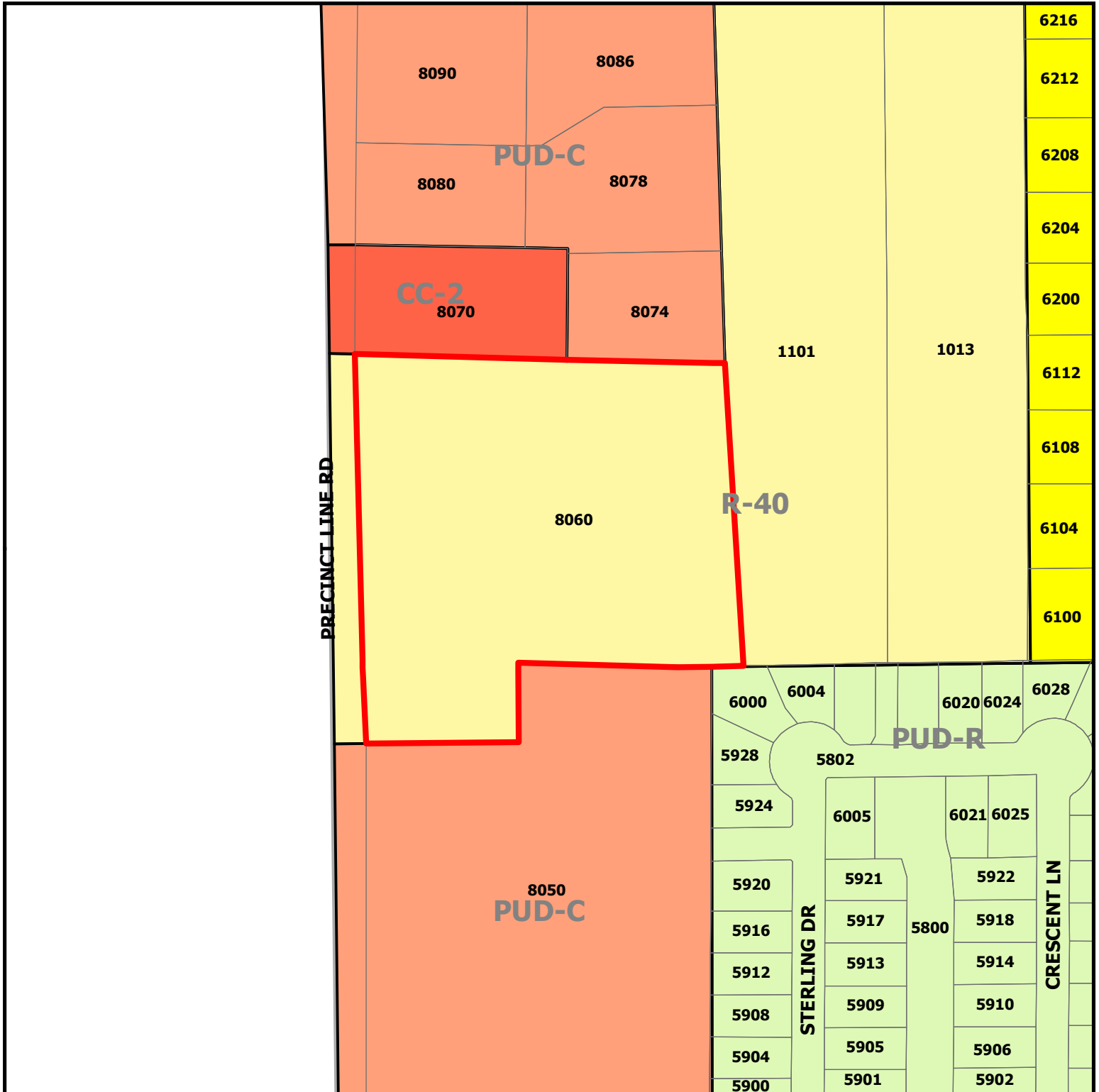
8060 Precinct Line Road

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 Subject Property



Zoning Map

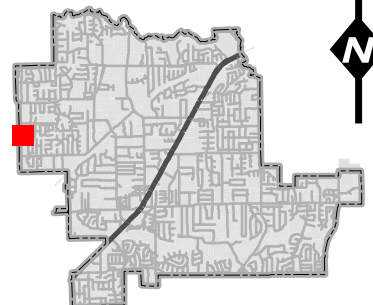


ZC17-023

8060 Precinct Line Road



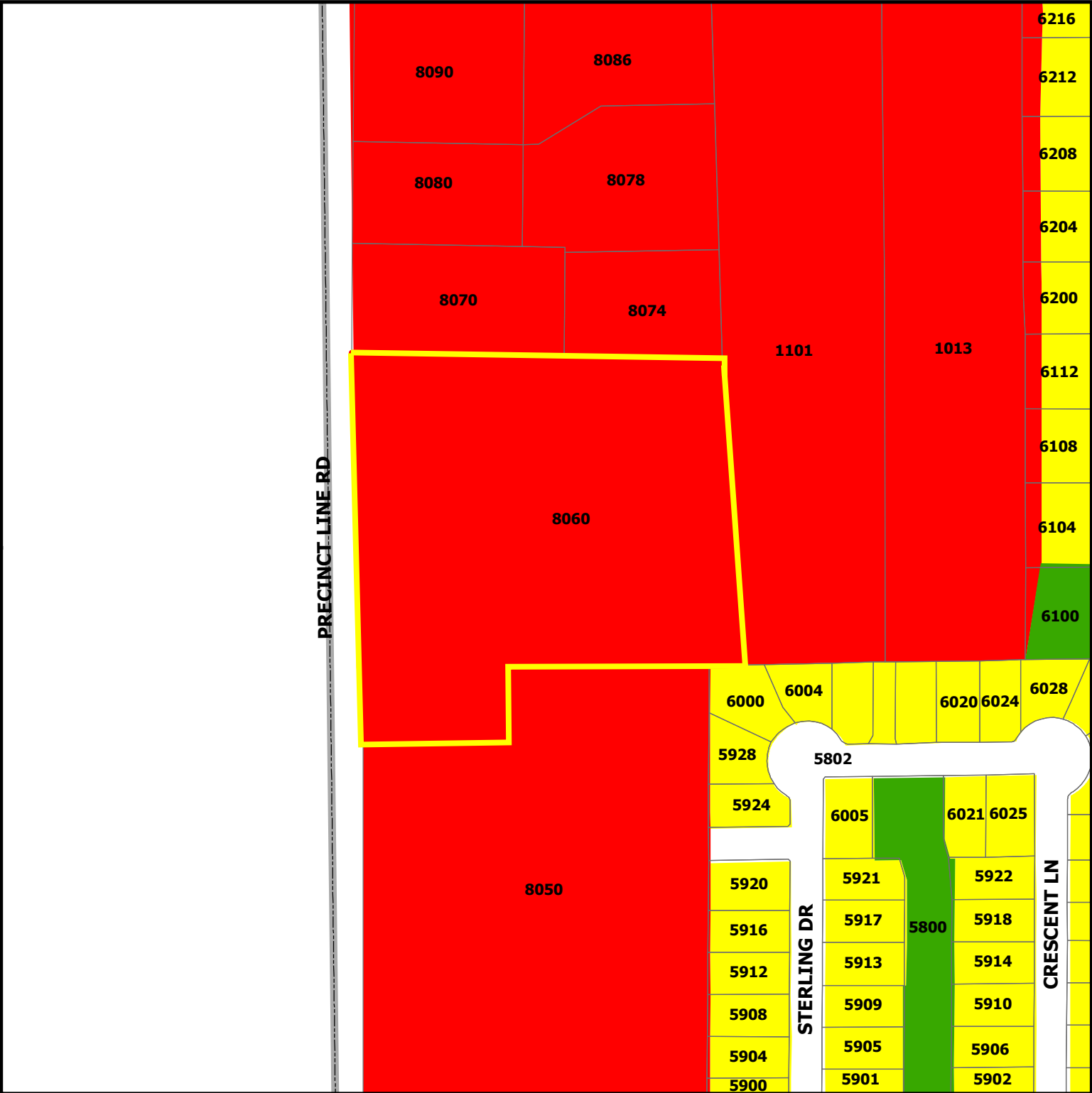
Subject Property



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Future Land Use Map

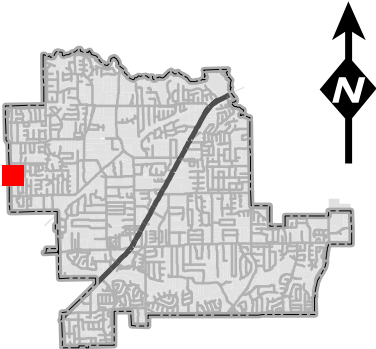


ZC17-023

8060 Precinct Line Road

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 Subject Property



Statement of Planning Objectives

Advantage Storage
2600 Eldorado Parkway, Suite 110
McKinney, Texas 75070



20 November 2017

Mr. Ben Bryner, AICP
Director of Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Zoning Application
Proposed Self Storage Development
8060 North Precinct Line Road

Dear Mr. Bryner,

Please accept this letter in fulfillment of the zoning application provision for Statement of Planning Objectives, Development Schedule, Proposed Ownership and Economic Information.

STATEMENT OF PLANNING OBJECTIVES:

The objective of the proposed zoning request is to facilitate the development and operation of a high quality self-storage facility. Storage facilities have changed significantly over the past 20 years reflecting the evolution of the asset type from a low-quality light industrial use to very high-quality retail service business. Whereas many early self-storage customers used storage for short term, transitory reasons, the majority of contemporary storage customers secure storage space for ongoing, space making reasons. These customers as well as others desire well located facilities near where they work and live. Storage use is much higher per capita today than twenty years ago. Storage development has changed to meet this market demand by providing higher quality facilities with architecture compatible with the high-end retail locations in which they reside. Advantage has since 1996 been on the leading edge of this evolution, developing state-of-the-art facilities in very high profile, retail locations.

The project has been strategically designed to promote retail development along the North Precinct Line Road frontage while affording the storage facility minimum street presence by configuring the storage lot with 90' of street frontage. The pad depth land remaining in front of the storage facility is ideal depth for mid-block, retail and commercial users and most of the storage site is located behind the pad-depth retail site(s).

The characteristics of the project are proposed to be:

- The project will be situated on a 3.596 Acre site with 90' of North Precinct Line Road frontage.
- The project consists of one two-story building and six single story buildings containing approximately 87,575 gross SF configured to provide approximately 75,000 net rentable square feet of storage consisting of approximately 625 individual storage units containing between 25 and 300 square feet.
- Approximately 65% of the net rentable area will be climate controlled, appealing to the higher household income in which the project resides.
- The building fronting North Precinct Line Road will be two-story with maximum 29.5' height. This allows the architecture of the building to replicate typical retail scale and incorporate interesting architectural features.

Statement of Planning Objectives

- All remaining buildings will be single story and will be oriented toward interior drives and will not exceed 15' in height. Drive visibility from North Precinct Line Road will be minimal, and no door openings will be oriented toward the perimeter of the project.
- The rental office for the facility will be in the front building.
- There will be no resident manager living on site
- The project will include state-of-the-art security features including CCV cameras and tenant only access via digital gate and building controls.
- Project signage will be a combination of masonry monument sign and building signage conforming to ordinance.
- Landscaping will conform to or exceed ordinance requirements, and will be concentrated on the project perimeters, most visible to the neighboring properties and the public.
- Adequate space has been provided for storm water detention and public utility extensions as may be required.

DEVELOPMENT SCHEDULE:

- Platting and Site Plan Approval will commence immediately upon zoning approval.
- Building Permit approximately 120 days following zoning approval
- Project Completion approximately 14 months following zoning approval

PROPOSED OWNERSHIP:

The project will be owned by a single asset limited liability company managed and controlled by Advantage Self Storage Advisors, LLC, a Texas limited liability company owned by Rick Jones and Davis Deadman.

ECONOMIC INFORMATION:

The proposed project will provide the following positive economic impact:

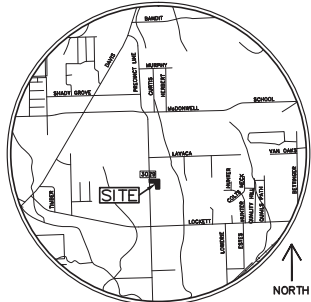
- Property tax valuation will likely increase from the current level of \$357,550 to approximately \$7,500,000 upon completion of the facility. The increase in property value will provide approximately \$167,000 in additional tax revenue, most of which stays in the local community via the city, school system and county.
- The configuration of the proposed site is strategically conceived to promote retail and commercial development on the pad-depth property remaining in front of the facility. The current 6-acre parcel of which the storage facility is a portion is 545' deep. This is a size and depth that is awkward for small to mid-size business who would typically locate on this mid-block commercial corridor and does not promote development. The site plan provides remaining retail parcels with 248' depth, near ideal for small business and pad-site development. The property owner is understandably very hesitant to sell front parcels currently because of the limited use and marketability of the back portion of the land. With the storage development taking mainly the back portion, front parcels will likely be quickly developed placing the entire six acres into economic production.
- The storage facility will provide limited sales tax revenue via the sale of packing and moving supplies.
- The storage facility will have approximately 2-3 employees.

Kindest Regards,



Rick Jones

Site Plan



VICINITY MAP
NTS

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - REINFORCED CONCRETE PAVEMENT
 - LANDSCAPING AREA
 - SIDEWALK PAVEMENT/PEDESTRIAN WALKWAY
 - PARKING SPACES IN A ROW

SITE NOTES:

1. THE POINTS OF INGRESS AND EGRESS FROM THE SITE WILL BE FROM THE PRECINCT LINE ROAD AND THE MUTUAL ACCESS DRIVE ON THE SW CORNER.
2. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
3. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
4. THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN STANDARDS.
5. MECHANICAL HEATING AND AIR CONDITIONING EQUIPMENT SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
6. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF COLLEEVILLE CODE OF ORDINANCES.
7. THE SITE CURRENTLY HAS A STORAGE SHED AND ACCESSORY BUILDINGS.
8. THE TRACT IS A PORTION OF ABSTRACT NO.1154, RM McWENING SURVEY AND ABSTRACT NO.1182, MC NEWTON SURVEY.
9. THERE ARE SEVEN PROPOSED BUILDINGS ON SITE.
10. FIRE LANE, HYDRANTS, AND BLUE REFLECTIVE HYDRANTS MARKERS ARE REQUIRED TO BE INSTALLED AND INSPECTED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION. BLUE REFLECTIVE HYDRANT MARKERS ARE REQUIRED AT THE CENTERLINE OF FIRE LANCES.
11. THE SITE TEMPORARY ADDRESS SHALL BE 8050 PRECINCT LINE ROAD, COLLEEVILLE, TEXAS. THE ADDRESS SHALL BE CLEARLY MARKED ON A VEHICLE OR VEHICLES ON THE SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.
12. THE UNDERGROUND FIRE LINE CONTRACTOR IS REQUIRED TO BE LICENSED BY THE TEXAS STATE FIRE MARSHAL TO INSTALL UNDERGROUND FIRE LINE. THE CONTRACTOR MUST BE LICENSED AND ACCEPTED TO FOUNDATION FOUR. THE UNDERGROUND IS A SEPARATE PERMIT AND PLAN REVIEW. MUST COMPLY WITH NFPA 25.
13. THE EASTERN EDGE OF THE PROPERTY IS LOCATED IN ZONE "A" AS SHOWN.

!!! CAUTION !!!

UNDERGROUND UTILITIES

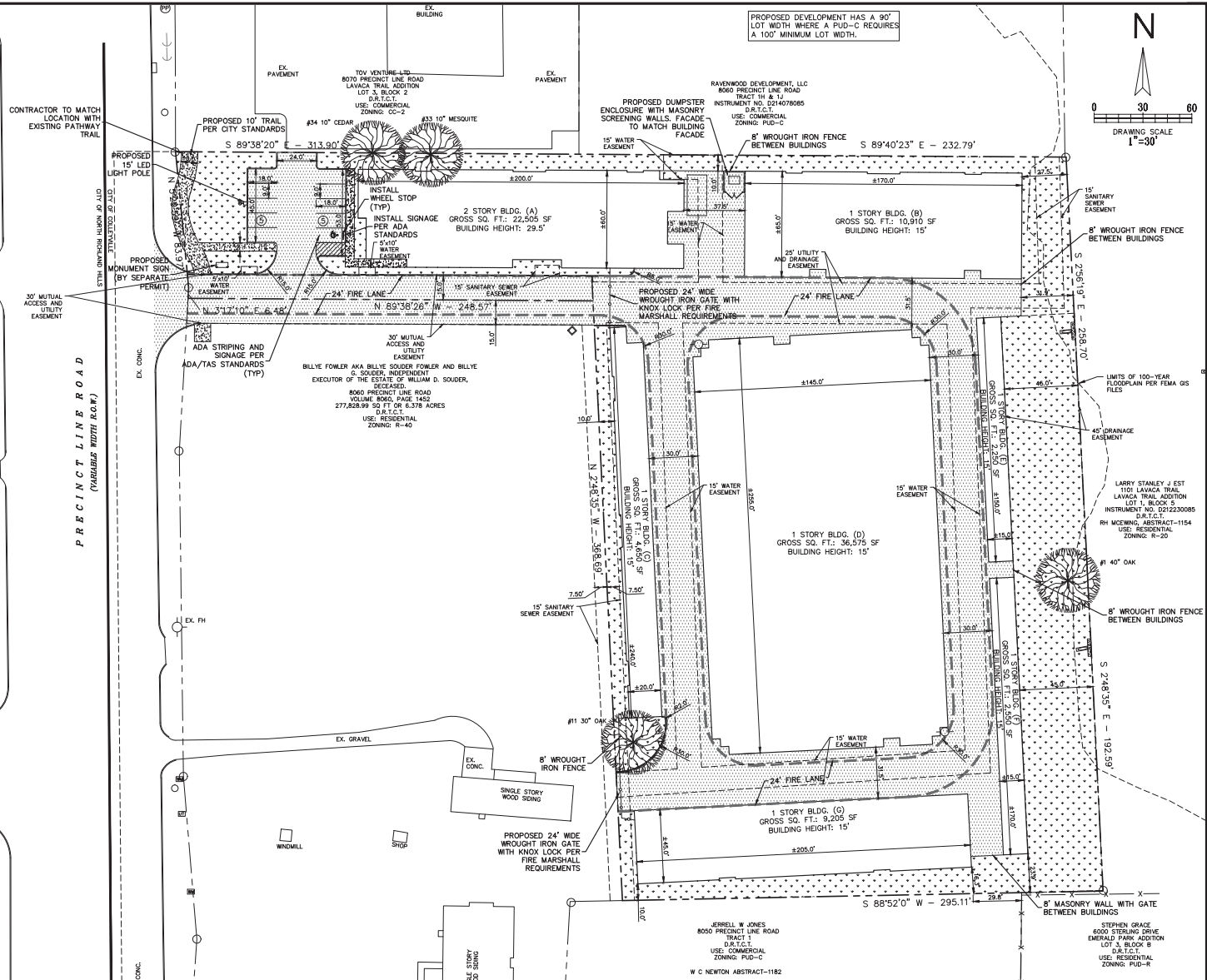
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

SITE DATA TABLE	
PROPOSED USE:	SELF-STORAGE
TOTAL SITE ACREAGE:	3.595 ACRES
LOT COVERAGE:	77,393/156,635 = 49%
BUILDING FOOTPRINTS:	77,393 SQ. FT.
GROSS FLOOR AREA:	88,645 SQ. FT.
NET RENTABLE AREA:	75,350 SQ. FT.
PAVED AREA:	43,927 SQ. FT. 28%
OPEN AREA:	35,315 SQ. FT. 23%
BUILDING HEIGHT:	29'5"
PARKING (PROVIDED):	10 SPACES

LIGHTING SHALL BE DESIGNED TO
CONTAIN LIGHT WITHIN THE PROPERTY

ALL FIRE LANES SHALL BE INSTALLED AND APPROVED PRIOR TO CONSTRUCTION ABOVE THE FOUNDATION AND MAY NOT BE BLOCKED DURING CONSTRUCTION. FIRE LANES AND STREETS MAY NOT BE BLOCKED DURING CONSTRUCTION.



ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM R-40 TO PUD-C

OWNER
WILLIAM D SOUDER INVESTMENTS
2729 CRYSTAL RIDGE CIR
HURST, TEXAS 76054
CONTACT: BILLYE FOWLER
PH: 817.581.7701

DEVELOPER
ADVANTAGE STORAGE
2600 ELDORADO PKWY
SUITE 110
MCKINNEY, TEXAS 75070
CONTACT: RICK JONES

ENGINEER
CUMULUS DESIGN, INC.
FIRM #14870
P.O. BOX 2119
EULESS, TEXAS 76039
PH: 214-235-0367
FAX: 214-235-0546

Cumulus Design
Firm #14810

Cambridge Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

THIS DOCUMENT IS
RELEASED FOR
INFORMATION
PURPOSES UNDER THE
AUTHORITY OF PAUL
CRAGUN, P.E.
NO. 112767 ON
1/31/18.

SITE PLAN

PRECINCT LINE ROAD

8050 PRECINCT LINE ROAD
18 ACRES OF R. H. McEWING AND W. C. NEWTON SURVEYS
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLOT DATE

01/31/18

DRAWING SCALE

$$1'' = 30'$$

PROJECT NUMBER

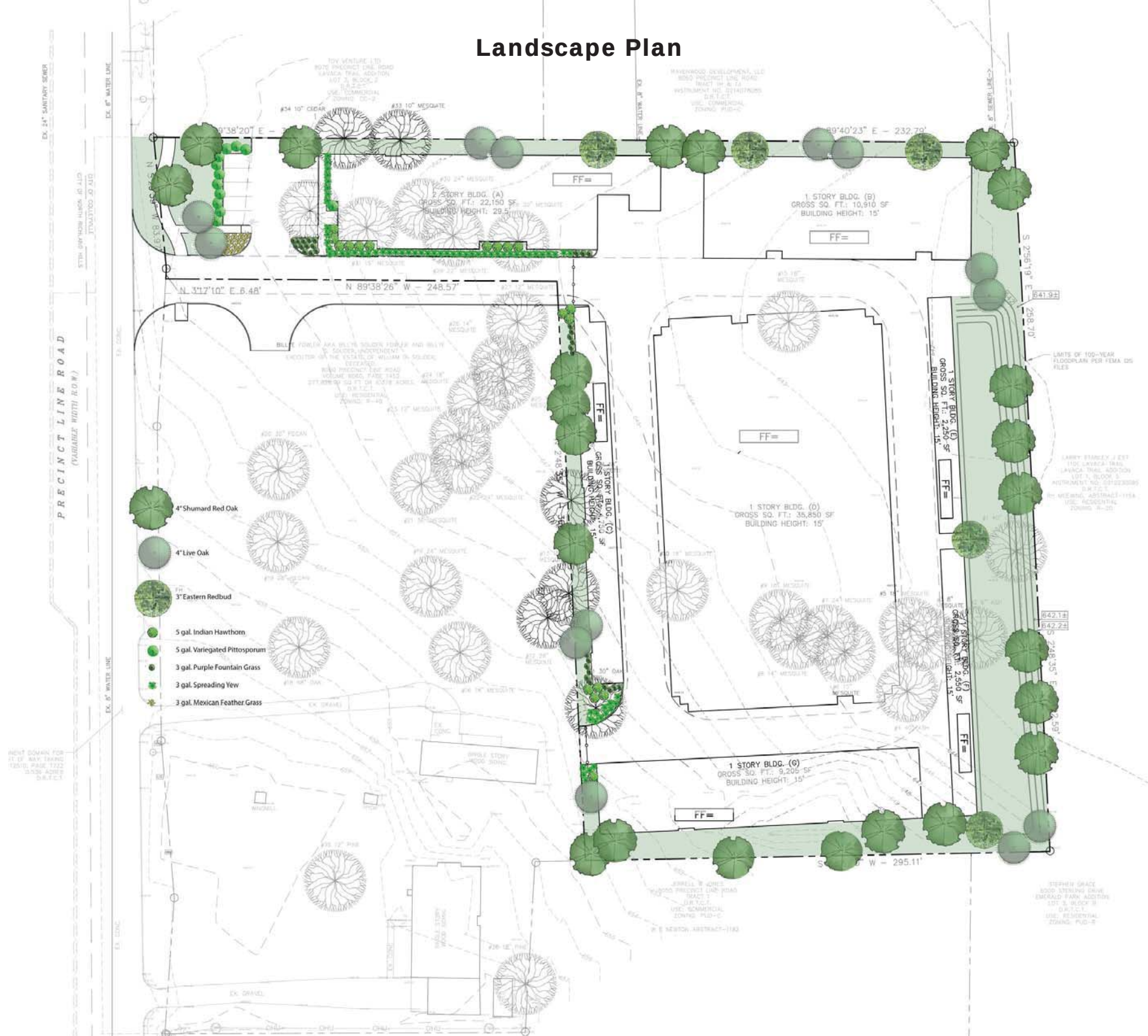
CD17044

SHEET NUMBER

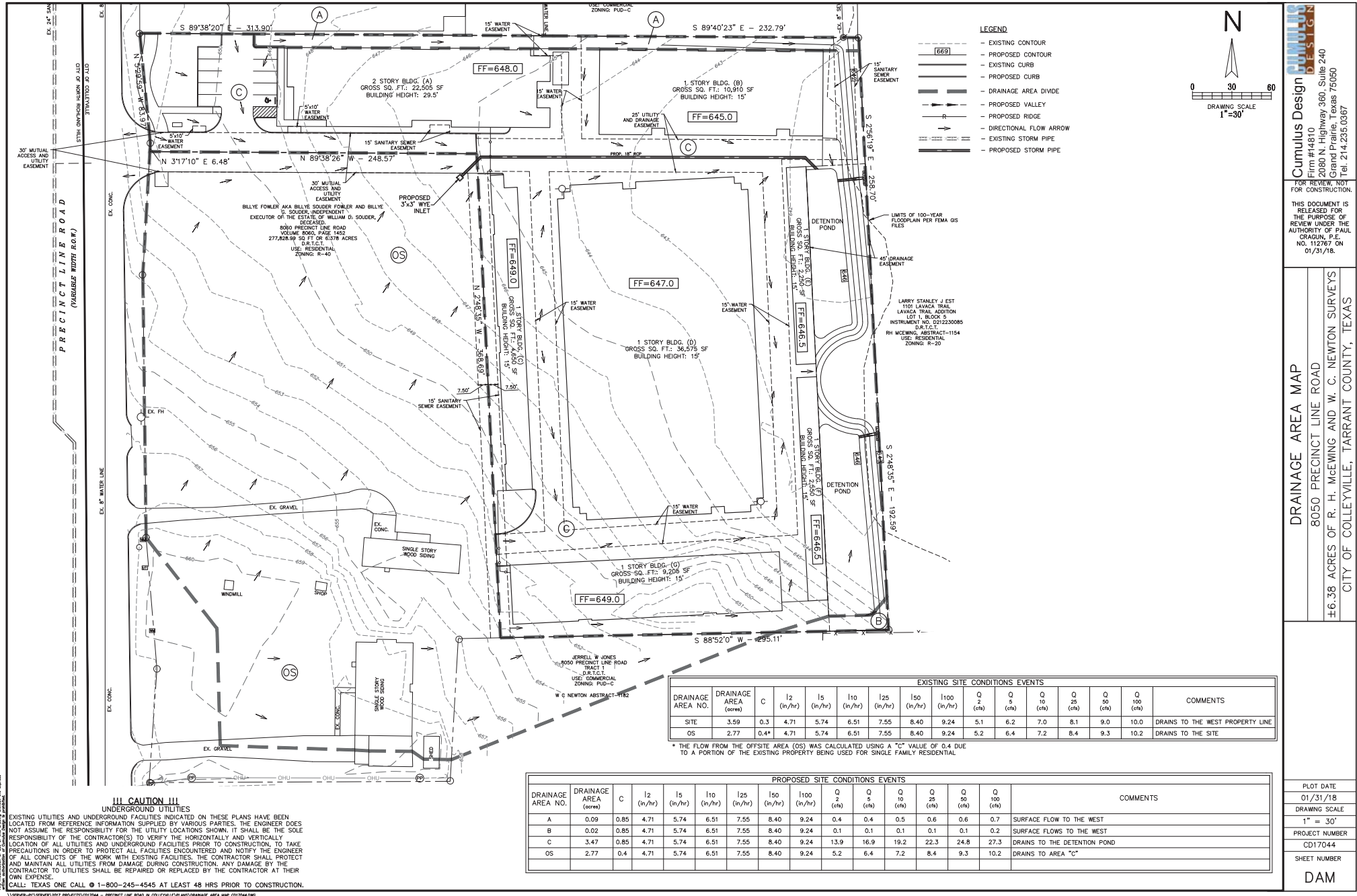
SD

SP

Landscape Plan



Preliminary Drainage Plan



Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

FOR REVIEW, NOT FOR CONSTRUCTION.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGIN, P.E. NO. 112767 ON 01/31/18.

DRAINAGE AREA MAP
8050 PRECINCT LINE ROAD
±6.38 ACRES OF R. H. MCWING AND W. C. NEWTON SURVEY'S
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS

PLOT DATE
01/31/18
DRAWING SCALE
1" = 30'
PROJECT NUMBER
CD17044
SHEET NUMBER
DAM

Building Elevations



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090
903 893 5800
www.davidbacastudio.com

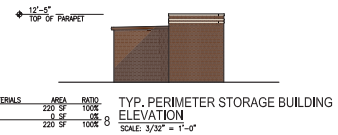
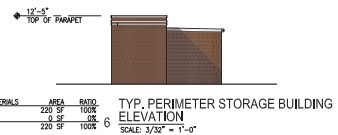
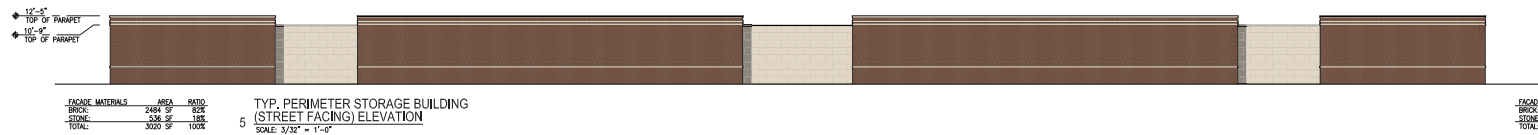
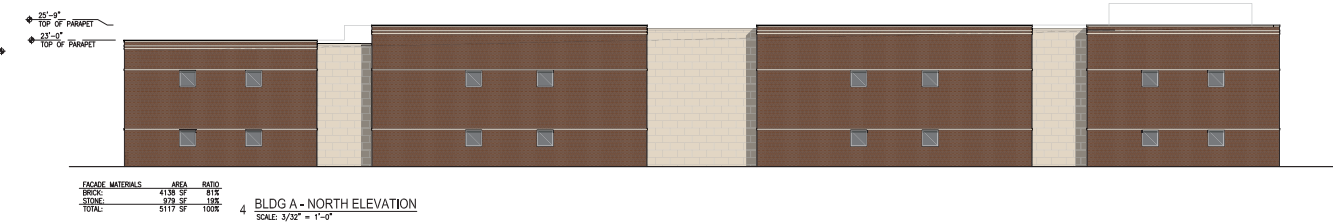
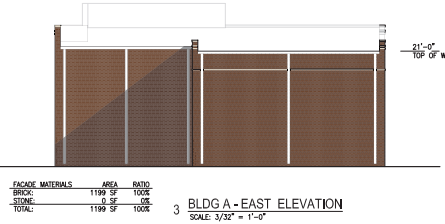
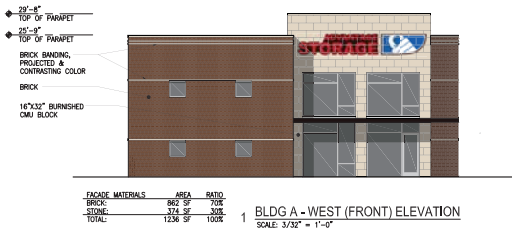
SCHEMATIC
DESIGN
REVIEW
NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	REVISIONS	DESCRIPTION	DATE		

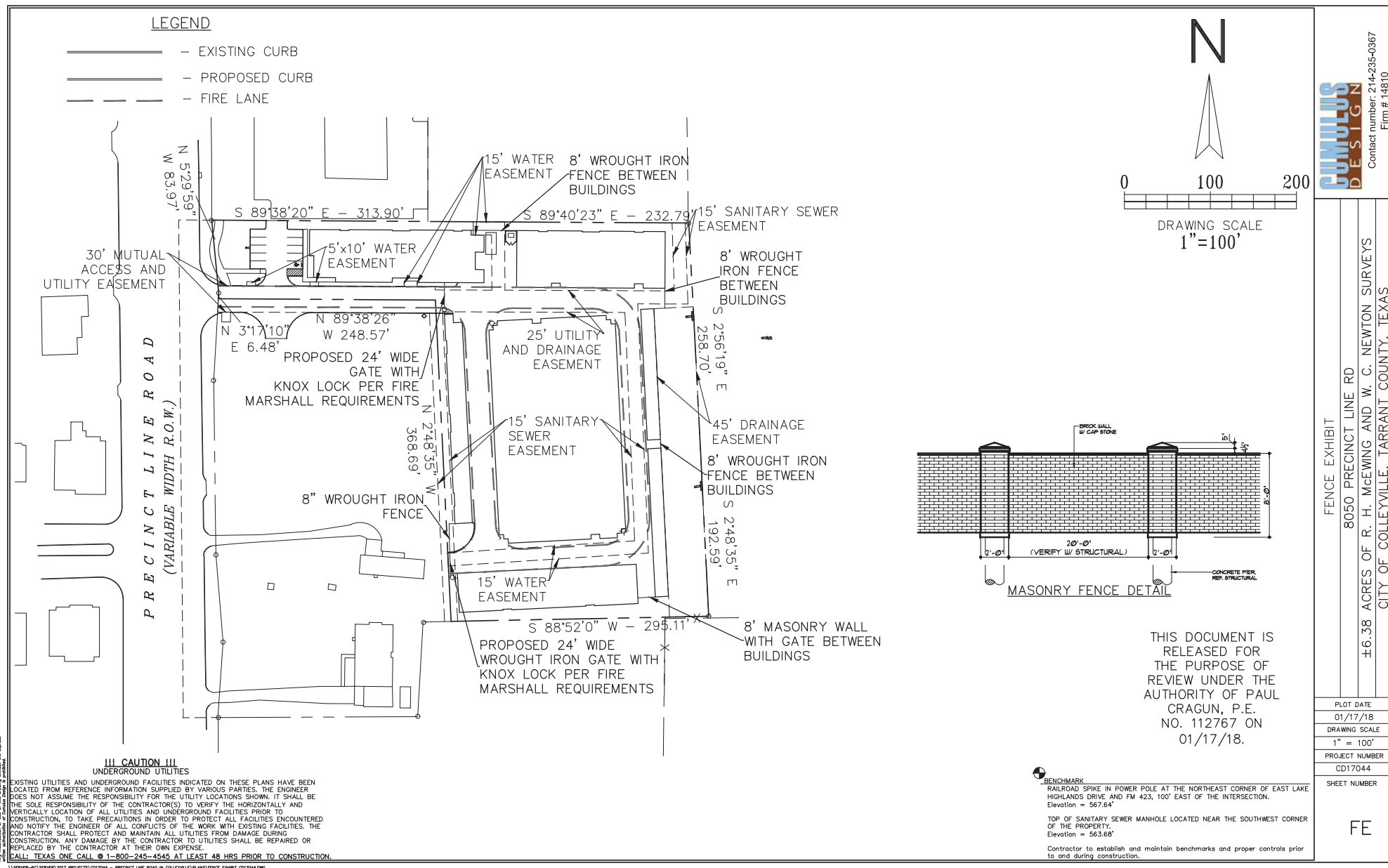
Advantage Storage - Colleyville

bldg's A&C&E exterior elevations

PROJECT NUMBER
1735
DATE
11.20.17
SHEET NUMBER
SUP-1



Fence Exhibit



Utility Plan

- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - PROPOSED SANITARY SEWER PIPE
 - EXISTING SANITARY SEWER PIPE
 - PROPOSED WATER PIPE
 - EXISTING WATER PIPE
 - PROPOSED SANITARY SEWER CLEANOUT
 - EXISTING STORM PIPE
 - PROPOSED HEADWALL
 - PROPOSED STORM PIPE

DRAINAGE NOTES:

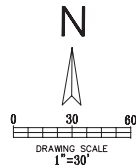
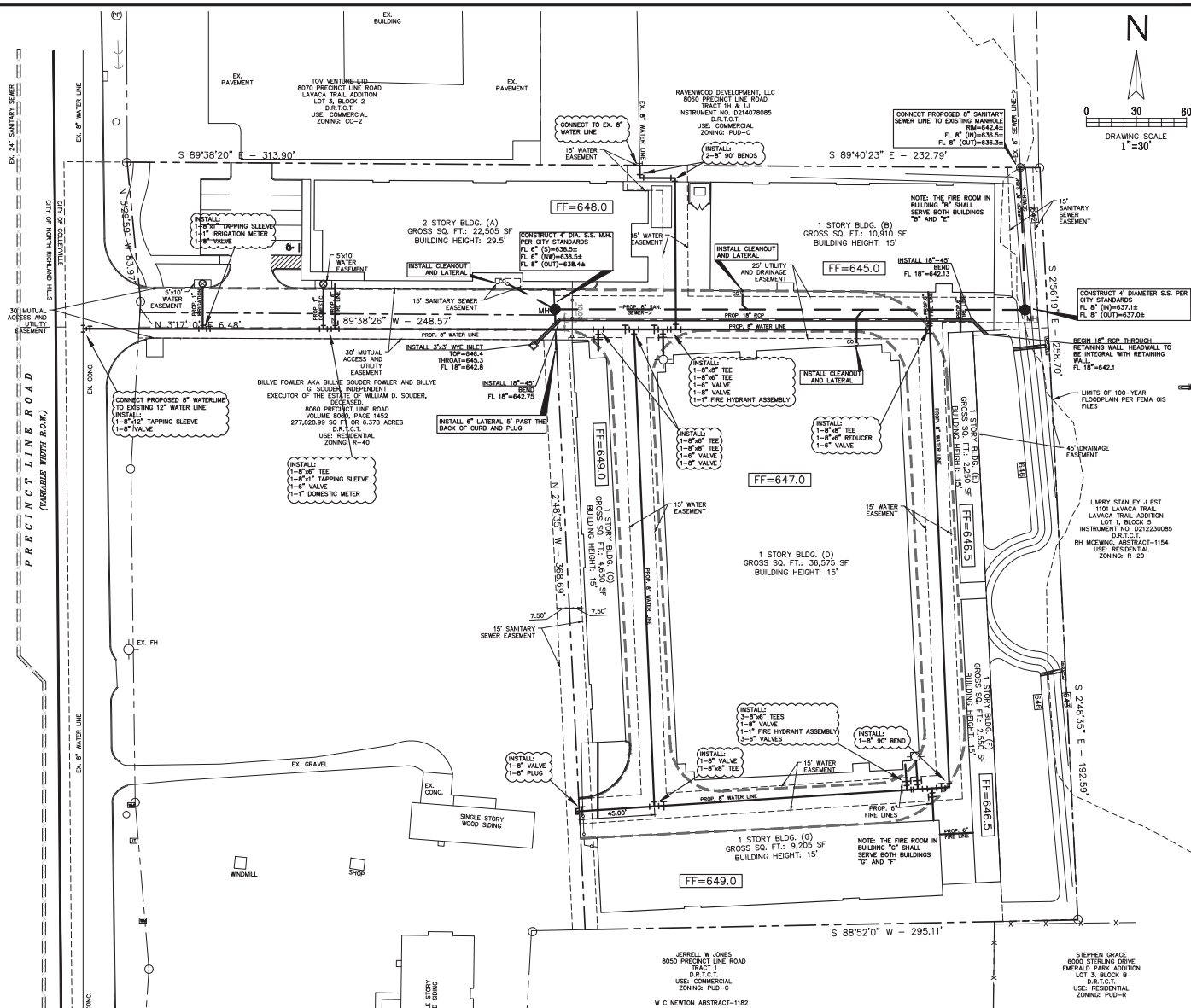
1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
2. ALL STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE CLASS III RCP OR AS INDICATED ON THE PLAN.
3. ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4. ALL PRECAST BOX CULVERTS, DRAINAGE STRUCTURES AND RCP WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND 28 DAY COMPRESSIVE STRENGTH.
5. CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
7. CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM. OWNER/DESIGN ENGINEER ARE NOT RESPONSIBLE FOR ERROR OR CONFLICTS THAT OCCUR IF THE STORM SYSTEM IS INSTALLED FROM THE UPSTREAM END.
8. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
9. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
10. SEE WATER AND SANITARY SEWER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
11. ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.
12. CONTRACTOR TO CONNECT DOWNSPOUTS/ROOF DRAINS TO STORM SEWER SYSTEM.

ALL THE BUILDINGS WILL BE FIRE SPRINKLERED AND HAVE FIRE ALARMS.

!!! CAUTION !!!

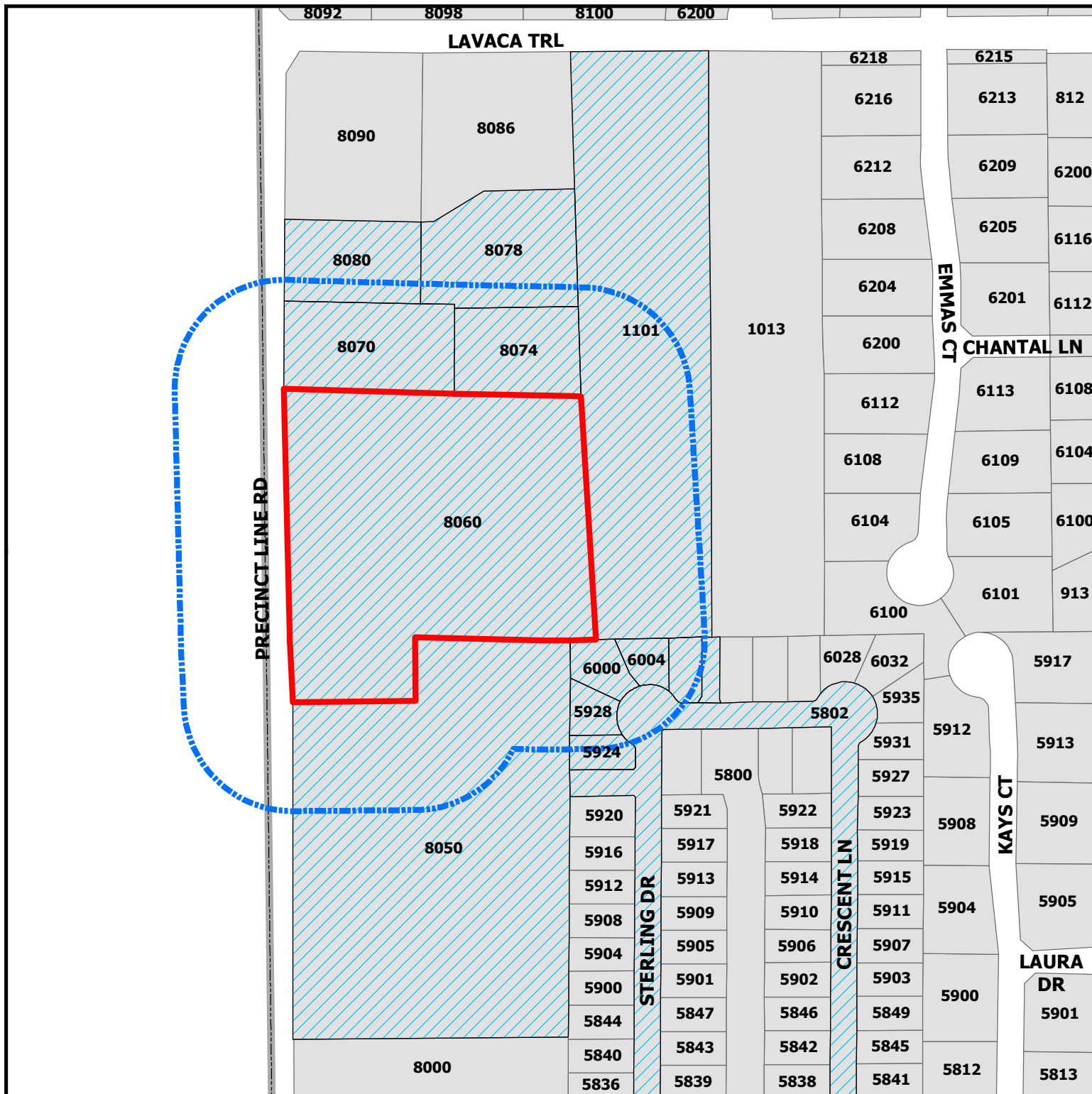
UNDERGROUND UTILITIES
EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.



Cumulus Design Firm #14810 2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050 Tel. 214.235.0367	FOR REVIEW, NOT FOR CONSTRUCTION.							
	THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGIN, P.E. NO. 112767 ON 01/31/18.							
	UTILITY PLAN 8050 PRECINCT LINE ROAD ±6.38 ACRES OF R. H. McWING AND W. C. NEWTON SURVEY'S CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS							
	<table border="1"><tr><td>PLOT DATE</td><td>01/31/18</td></tr><tr><td>DRAWING SCALE</td><td>1" = 30'</td></tr><tr><td>PROJECT NUMBER</td><td>CD17044</td></tr><tr><td>SHEET NUMBER</td><td>UTIL</td></tr></table>	PLOT DATE	01/31/18	DRAWING SCALE	1" = 30'	PROJECT NUMBER	CD17044	SHEET NUMBER
PLOT DATE	01/31/18							
DRAWING SCALE	1" = 30'							
PROJECT NUMBER	CD17044							
SHEET NUMBER	UTIL							

Notification Map

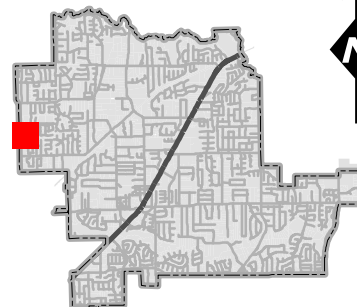


ZC17-023

8060 Precinct Line 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
- 200ft Buffer
- Properties within 200ft



Notification List - ZC17-023

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
CARRINGTON, WADE	6004 STERLING DR	COLLEYVILLE, TX	76034	6004 STERLING DR
TOV VENTURE LTD	16950 DALLAS PKWY STE 120	DALLAS, TX	75248	8070 PRECINCT LINE RD
GRACE, STEPHEN	6000 STERLING DR	COLLEYVILLE, TX	76034	6000 STERLING DR
MILLS, ANDREW E	6008 STERLING DR	COLLEYVILLE, TX	76034	6008 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE, TX	76034	6012 STERLING DR
ADLER, KEITH	1112 GLADE RD	COLLEYVILLE, TX	76034	8080 PRECINCT LINE RD
SIMMONS, DAVID	5924 STERLING DR	COLLEYVILLE, TX	76034	5924 STERLING DR
JONES, JERRELL W	11111 ABBEYWOOD	OKLAHOMA CITY, OK	73170	8050 PRECINCT LINE RD
KWUN, SUN T	5928 STERLING DR	COLLEYVILLE, TX	76034	5928 STERLING DR
EMERALD PARK H A INC	400 COUNTRY PL	COLLEYVILLE, TX	76034	5802 CRESCENT LN
WILLIAM D SOUDER INVESTMENTS	2729 CRYSTAL RIDGE CIR	HURST, TX	76054	PRECINCT LINE RD
STANLEY, LARRY J EST	1101 LAVACA TR	COLLEYVILLE, TX	76034	1101 LAVACA TR
RAVENWOOD DEVELOPMENT, LLC	131 QUEST COURT	KELLER, TX	76248	8078 PRECINCT LINE RD
RAVENWOOD DEVELOPMENT, LLC	131 QUEST COURT	KELLER, TX	76248	8074 PRECINCT LINE RD
EMERALD PARK ADDITION - COLLEY	5837 CRESCENT	COLLEYVILLE, TX	76034	COURTESY NOTICE
LAVACA TRAIL ESTATES		COLLEYVILLE, TX	76034	COURTESY NOTICE
JONES, RICK	2600 ELDORADO PARKWAY, SUITE 110	MCKINNEY, TX	75070	APPLICANT
KELLER ISD	350 KELLER PARKWAY	KELLER, TX	76248	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
January 26, 2018 by Araceli Botello

Letter of Opposition

Tov Venture, Ltd.

16950 Dallas Parkway, Suite 120

Dallas, Texas 75248

TEL (972) 732-9000 FAX (972) 732-9001

Via Regular Mail and email flandry@colleyville.com

January 31, 2018

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

Re: Zoning Case #ZC17-023

Dear Mr. Landry,

In reference to our conversation yesterday, as discussed, I will be out of town and unable to attend the Planning and Zoning meeting for the above referenced case. I represent TOV Venture, Ltd. located next to the subject property.

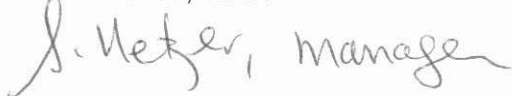
We are opposing the zoning request. We feel that a mini-storage is not the highest and best use for an important artery like Precinct Line Road in the City of Colleyville. Having two-story storage right on Precinct Line Road as well as the remainder of the mini-storage that is requested in this case will be an eye-sore to the neighborhood.

It is customary that a developer meets with neighboring property owners to discuss the request for the zoning change prior to submission, however, nobody contacted us.

The City of Colleyville is known for their high standards and quality of development and we hope that the City will turn down this zoning request.

Best,

TOV VENTURE, LTD.



Shula Netzer, Manager

Letter of Support

Advantage Storage
2650 Eldorado Parkway Suite 110
McKinney Texas 75070
972-647-0236
jones@AdvantageStorage.net



2 February 2018

Mr. Felix Landry, principal planner
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: PUD-C Planned Unit Development-Commercial Zoning Request
8060 Precinct Line Road, Colleyville
Billye Fowler, owner
Advantage Storage, applicant

To Whom it May Concern,

I am the owner of the property listed below. I have reviewed materials supplied by the applicant, Advantage Storage, and have no objections to their request for PUD-C Planned Unit Development-Commercial zoning.

Sincerely, *Jerrell W. Jones*

JERRELL W. JONES

Name

FEBRUARY 5, 2018

Date

W.C. NEWTON SURVEY
ABSTRACT #1182

8050 PRECINCT LINE RD
COLLEYVILLE, TX 76034

Address

Email address (optional)

(405) 692-9010

Phone (optional)

ORDINANCE O-18-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 3.595 ACRES ON A PORTION OF TRACT 1, ABSTRACT 1154, IN THE R H MCEWING SURVEY, LOCATED AT 8060 PRECINCT LINE 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. ZC17-023; 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 3.595 acres on a portion of Tract 1, Abstract 1154, in the R H McEwing Survey, located at 8060 Precinct Line 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 to allow for a self-storage facility totaling approximately 87,375 square feet.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- c. The proposed development is subject to CC-2 Shopping Center zoning district and all the associated 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. Uses shall be those allowed in the CC-2 Shopping Center zoning district.
- b. The self-storage use shall be a permitted use.

4. Lot Width

- a. The minimum lot width allowed shall be 90 feet at the property line.

5. BUILDING DESIGN

- a. The facility shall be generally consistent with the building elevations, Exhibit "C".

6. FENCING AND BUFFERYARDS

- a. The bufferyard along the rear (east) property line shall be a minimum of twenty-seven and one half feet (27.5').
- b. In lieu of an eight (8) foot masonry wall along the east and south property lines adjacent to residential zoning, the rear of the buildings shall be permitted per the fence exhibit, Exhibit "C".

7. PARKING

- a. A total of ten (10) 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 6th day of March 2018.

The second reading and public hearing being conducted on the 20th day of March 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 20th day of March 2018.

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

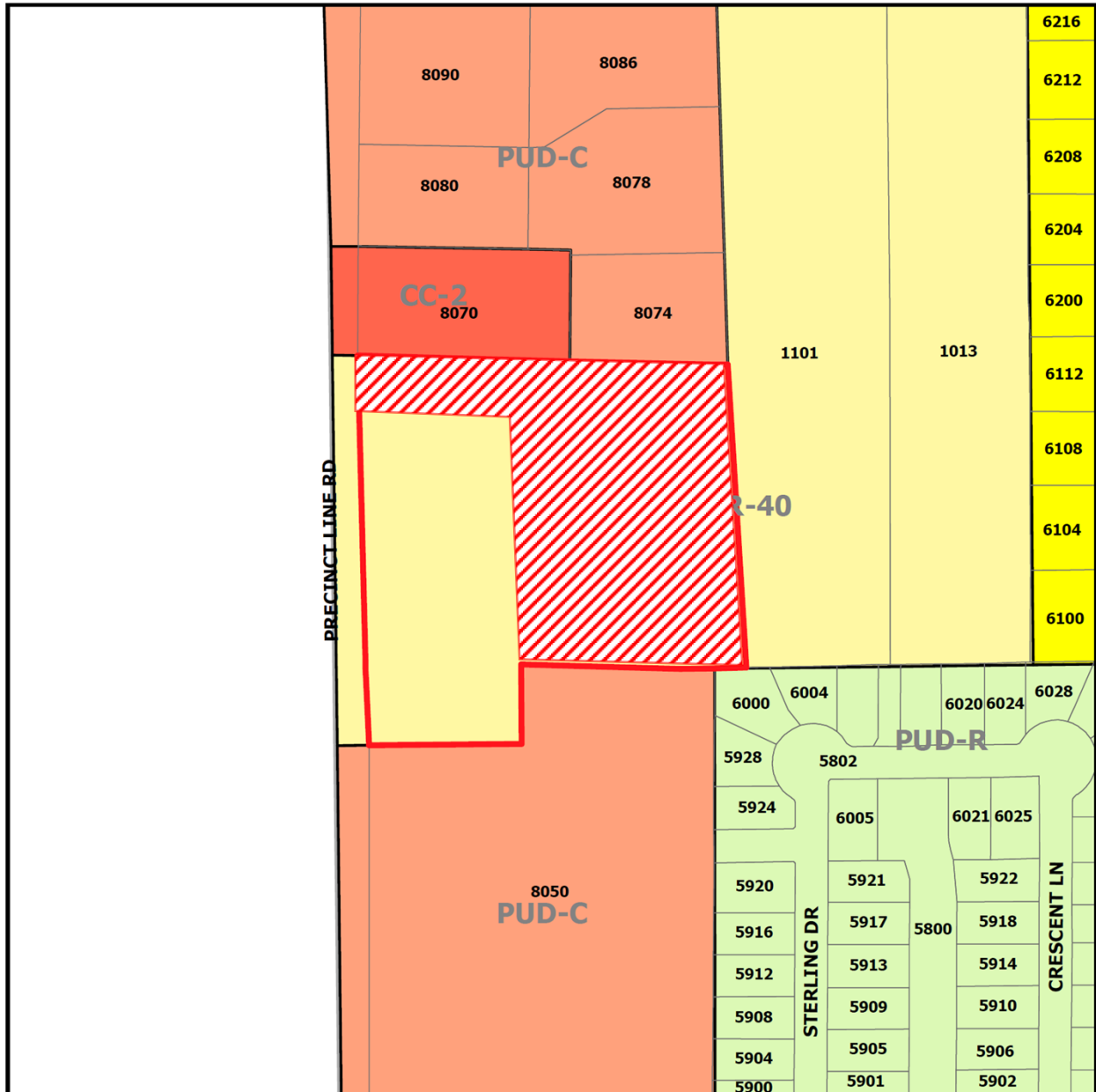
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



ZC17-023

8060 Precinct Line Road

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 Subject Property

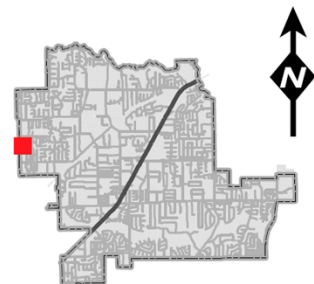


Exhibit "B" – Statement of Planning Objectives

Advantage Storage
2600 Eldorado Parkway, Suite 110
McKinney, Texas 75070
972-547-0236
rjones@AdvantageStorage.net



20 November 2017

Mr. Ben Bryner, AICP
Director of Community Development
City of Colleyville
100 Main Street
Colleyville, Texas 76034

Re: Zoning Application
Proposed Self Storage Development
8060 North Precinct Line Road

Dear Mr. Bryner,

Please accept this letter in fulfillment of the zoning application provision for Statement of Planning Objectives, Development Schedule, Proposed Ownership and Economic Information.

STATEMENT OF PLANNING OBJECTIVES:

The objective of the proposed zoning request is to facilitate the development and operation of a high quality self-storage facility. Storage facilities have changed significantly over the past 20 years reflecting the evolution of the asset type from a low-quality light industrial use to very high-quality retail service business. Whereas many early self-storage customers used storage for short term, transitory reasons, the majority of contemporary storage customers secure storage space for ongoing, space making reasons. These customers as well as others desire well located facilities near where they work and live. Storage use is much higher per capita today than twenty years ago. Storage development has changed to meet this market demand by providing higher quality facilities with architecture compatible with the high-end retail locations in which they reside. Advantage has since 1996 been on the leading edge of this evolution, developing state-of-the-art facilities in very high profile, retail locations.

The project has been strategically designed to promote retail development along the North Precinct Line Road frontage while affording the storage facility minimum street presence by configuring the storage lot with 90' of street frontage. The pad depth land remaining in front of the storage facility is ideal depth for mid-block, retail and commercial users and most of the storage site is located behind the pad-depth retail site(s).

The characteristics of the project are proposed to be:

- The project will be situated on a 3.596 Acre site with 90' of North Precinct Line Road frontage.
- The project consists of one two-story building and six single story buildings containing approximately 87,575 gross SF configured to provide approximately 75,000 net rentable square feet of storage consisting of approximately 625 individual storage units containing between 25 and 300 square feet.
- Approximately 65% of the net rentable area will be climate controlled, appealing to the higher household income in which the project resides.
- The building fronting North Precinct Line Road will be two-story with maximum 29.5' height. This allows the architecture of the building to replicate typical retail scale and incorporate interesting architectural features.

- All remaining buildings will be single story and will be oriented toward interior drives and will not exceed 15' in height. Drive visibility from North Precinct Line Road will be minimal, and no door openings will be oriented toward the perimeter of the project.
- The rental office for the facility will be in the front building.
- There will be no resident manager living on site
- The project will include state-of-the-art security features including CCV cameras and tenant only access via digital gate and building controls.
- Project signage will be a combination of masonry monument sign and building signage conforming to ordinance.
- Landscaping will conform to or exceed ordinance requirements, and will be concentrated on the project perimeters, most visible to the neighboring properties and the public.
- Adequate space has been provided for storm water detention and public utility extensions as may be required.

DEVELOPMENT SCHEDULE:

- Platting and Site Plan Approval will commence immediately upon zoning approval.
- Building Permit approximately 120 days following zoning approval
- Project Completion approximately 14 months following zoning approval

PROPOSED OWNERSHIP:

The project will be owned by a single asset limited liability company managed and controlled by Advantage Self Storage Advisors, LLC, a Texas limited liability company owned by Rick Jones and Davis Deadman.

ECONOMIC INFORMATION:

The proposed project will provide the following positive economic impact:

- Property tax valuation will likely increase from the current level of \$357,550 to approximately \$7,500,000 upon completion of the facility. The increase in property value will provide approximately \$167,000 in additional tax revenue, most of which stays in the local community via the city, school system and county.
- The configuration of the proposed site is strategically conceived to promote retail and commercial development on the pad-depth property remaining in front of the facility. The current 6-acre parcel of which the storage facility is a portion is 545' deep. This is a size and depth that is awkward for small to mid-size business who would typically locate on this mid-block commercial corridor and does not promote development. The site plan provides remaining retail parcels with 248' depth, near ideal for small business and pad-site development. The property owner is understandably very hesitant to sell front parcels currently because of the limited use and marketability of the back portion of the land. With the storage development taking mainly the back portion, front parcels will likely be quickly developed placing the entire six acres into economic production.
- The storage facility will provide limited sales tax revenue via the sale of packing and moving supplies.
- The storage facility will have approximately 2-3 employees.

Kindest Regards,



Rick Jones

[illegible]



100 NORTH TRAVIS STREET
SUITE 1000
SHERMAN, TEXAS 75090
853.883.5800
www.davidbacastudio.com

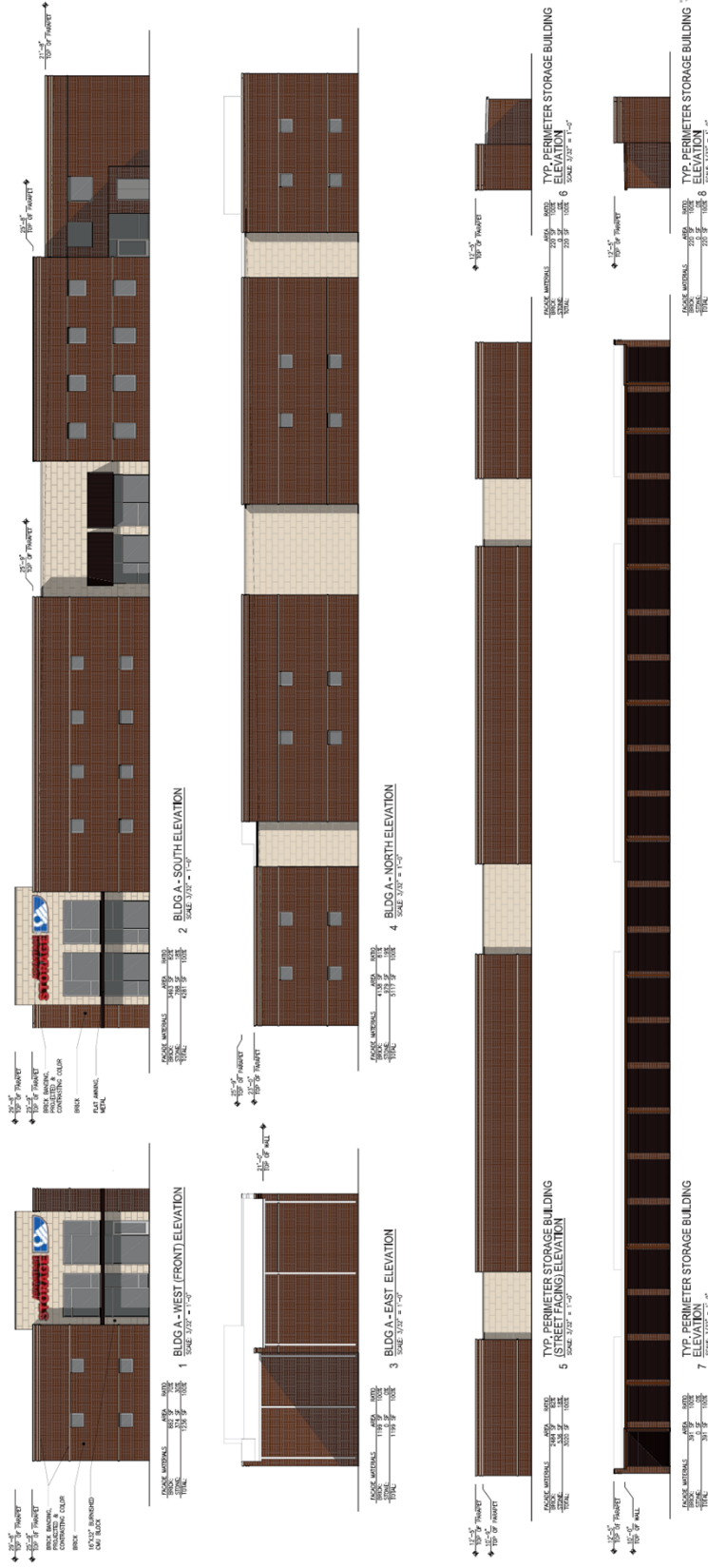
**SCHEMATIC
DESIGN
REVIEW**
NOT FOR CONSTRUCTION
APPROVAL, PERMITTING, OR
CONSTRUCTION

NO.	DESCRIPTION	DATE
1		
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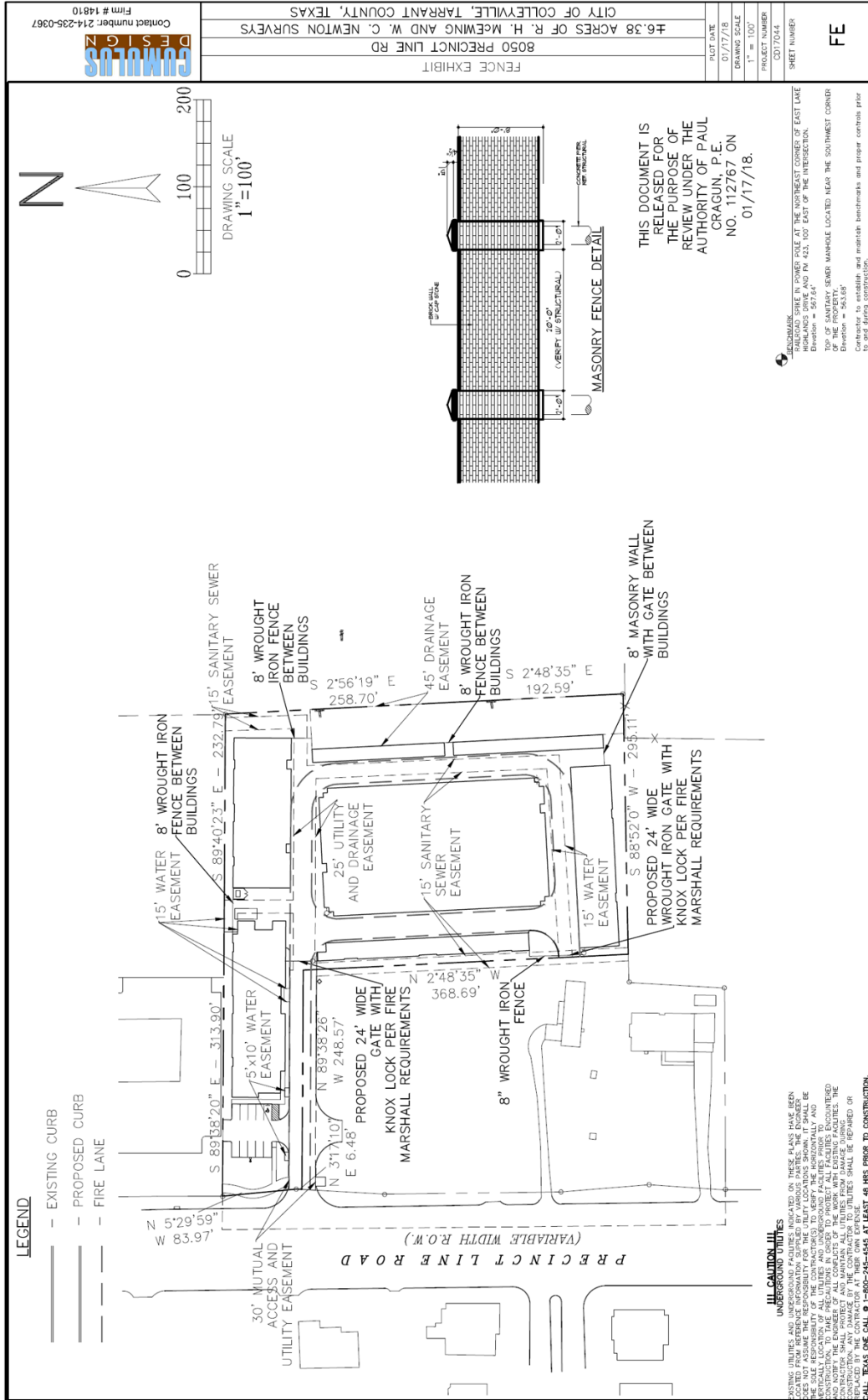
Advantage Storage - Colleyville

PROJECT NUMBER
1735
DATE
11.20.17
SHEET NUMBER
SUP-1

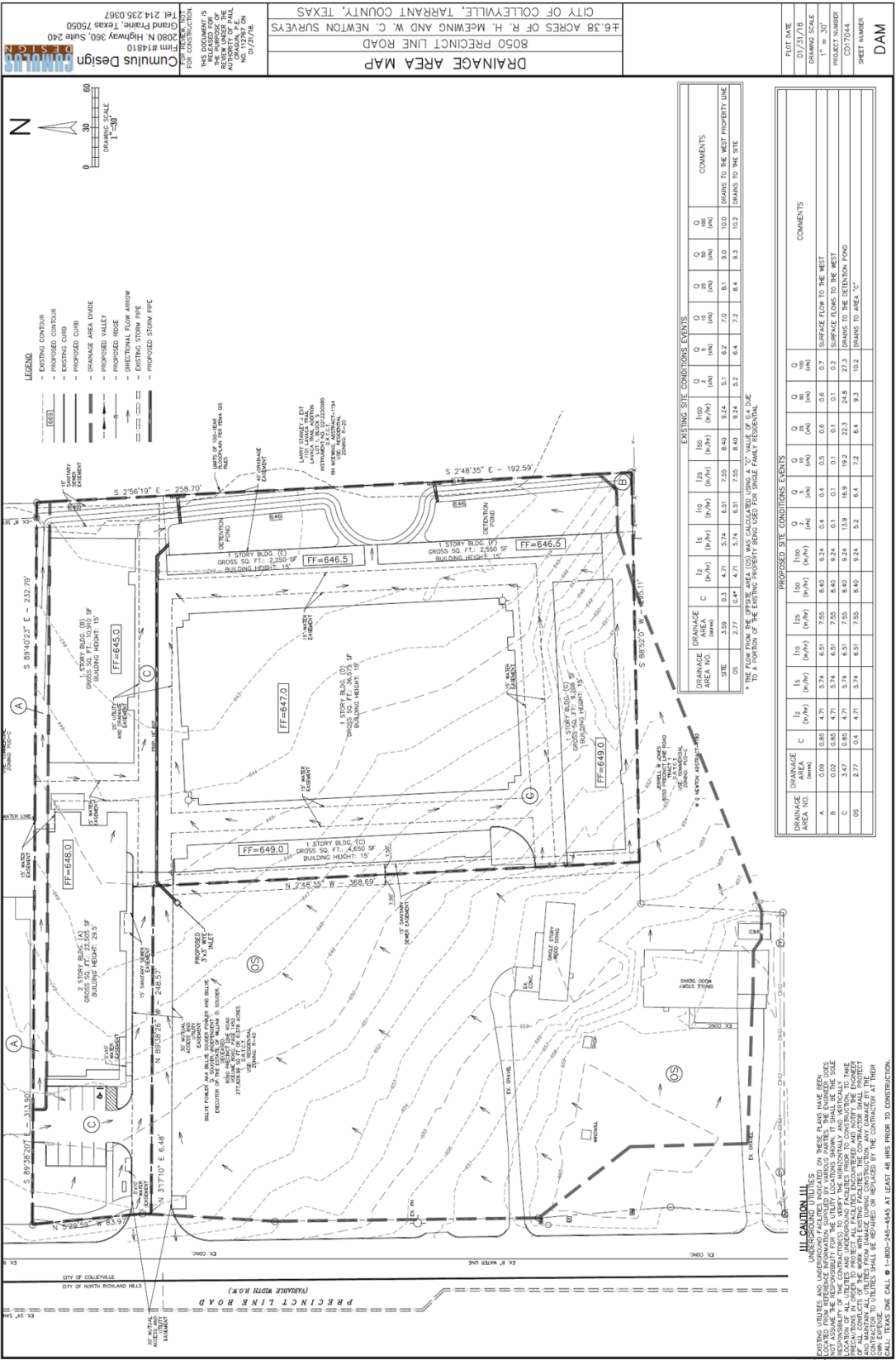
blg's A&C&E exterior elevations



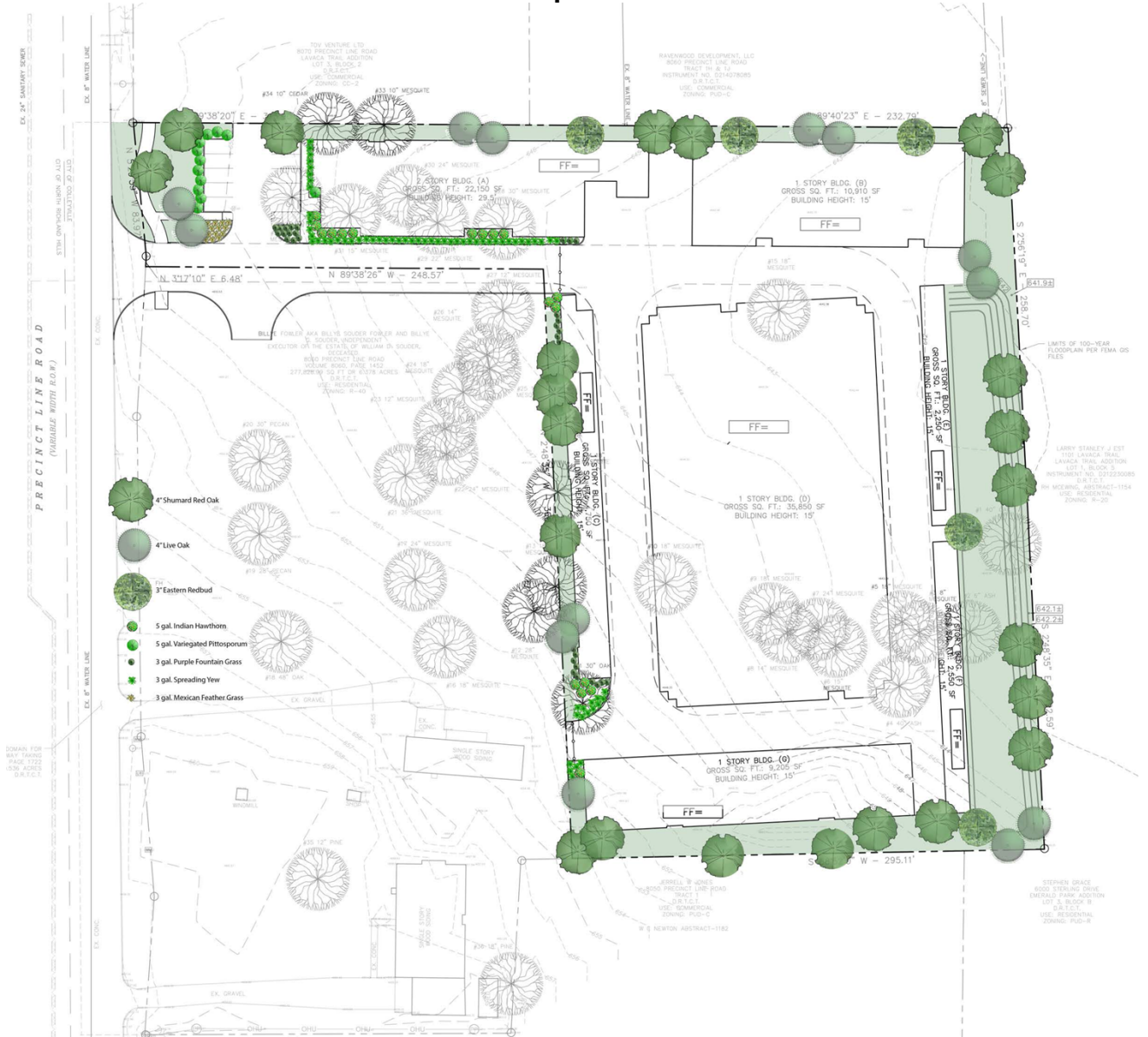
Fence Exhibit



Drainage Plan



Landscape Plan





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 5b	Agenda Date 02/12/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG Agricultural zoning district to the CC-1 Village Retail zoning district and a Special Use Permit (SUP) for Cemeteries or Mausoleums on Tract 2B & 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard, Case ZC18-001

Explanation

Michael Green, on behalf of Bluebonnet Hills Funeral Home and Cemetery, submitted a request for a zoning change from AG Agricultural to CC-1 Village Retail district and a request for a Special Use Permit (SUP) for 'Cemeteries or Mausoleums' at 5713 Colleyville Boulevard. The applicant recently began making improvements for the expansion of the cemetery use.

Existing Zoning and Development Conditions. The eastern 25.69 acres of the overall property is zoned AG Agricultural. The applicant is expanding the cemetery use into the remaining undeveloped area. According to the Land Development Code, a cemetery use requires an SUP and a commercial zoning.

Surrounding Properties. The property to the west is part of the Bluebonnet Hills cemetery use and is zoned CC-1 Village Retail with an SUP for the cemetery use. The adjacent property to the north is zoned CC-2 Shopping Center and is developed as the Bob Moore Sports Center. The adjacent property to the east is zoned PUD-R Planned Unit Development-Residential and is developed as a single-family residential subdivision.

Master Plan. The *Future Land Use Map* designates this property for Institutional use. The use of the property as a cemetery or mausoleum complies with the plan with the approval of an SUP.

Analysis. The Bluebonnet Hills Cemetery has been operation on the subject property for some time. The recent expansion into the far eastern portion of the property has uncovered the zoning deficiency. The approval of the zoning change and associated SUP will allow for the expansion and operation of the cemetery use.

As part of any SUP, conditions may be imposed to ensure compatibility and harmony with surrounding properties. This may include specific regulations pertaining to landscaping and fencing along street frontages and/or along property lines adjacent to

residential development. A substantial tree line currently exists along the eastern boundary.

Public Notification. Staff notified property owners within 200 feet of the subject property regarding this request and notice was published in the *Fort Worth Star-Telegram* as required by state law and the Land Development Code. Staff has received no correspondence regarding this request to date.

Summary & Staff Recommendation. The applicant is requesting the zoning change and associated SUP so that the expansion and operation of the cemetery use can be in compliance with the Land Development Code. Staff recommends approval.

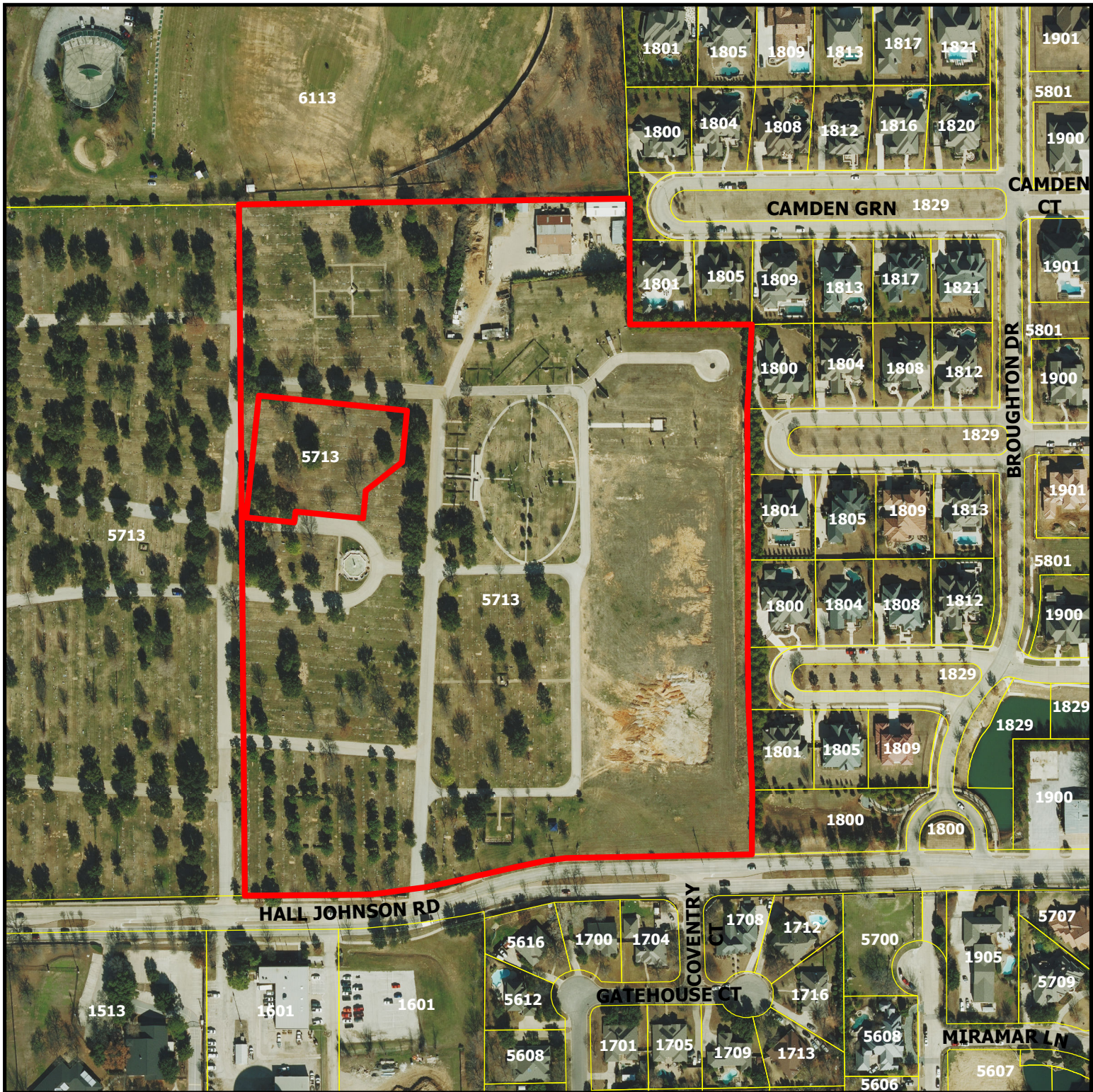
Recommendation

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. Draft Ordinance

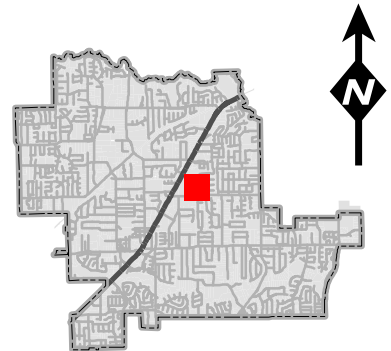
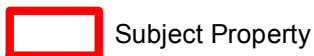
Aerial Map



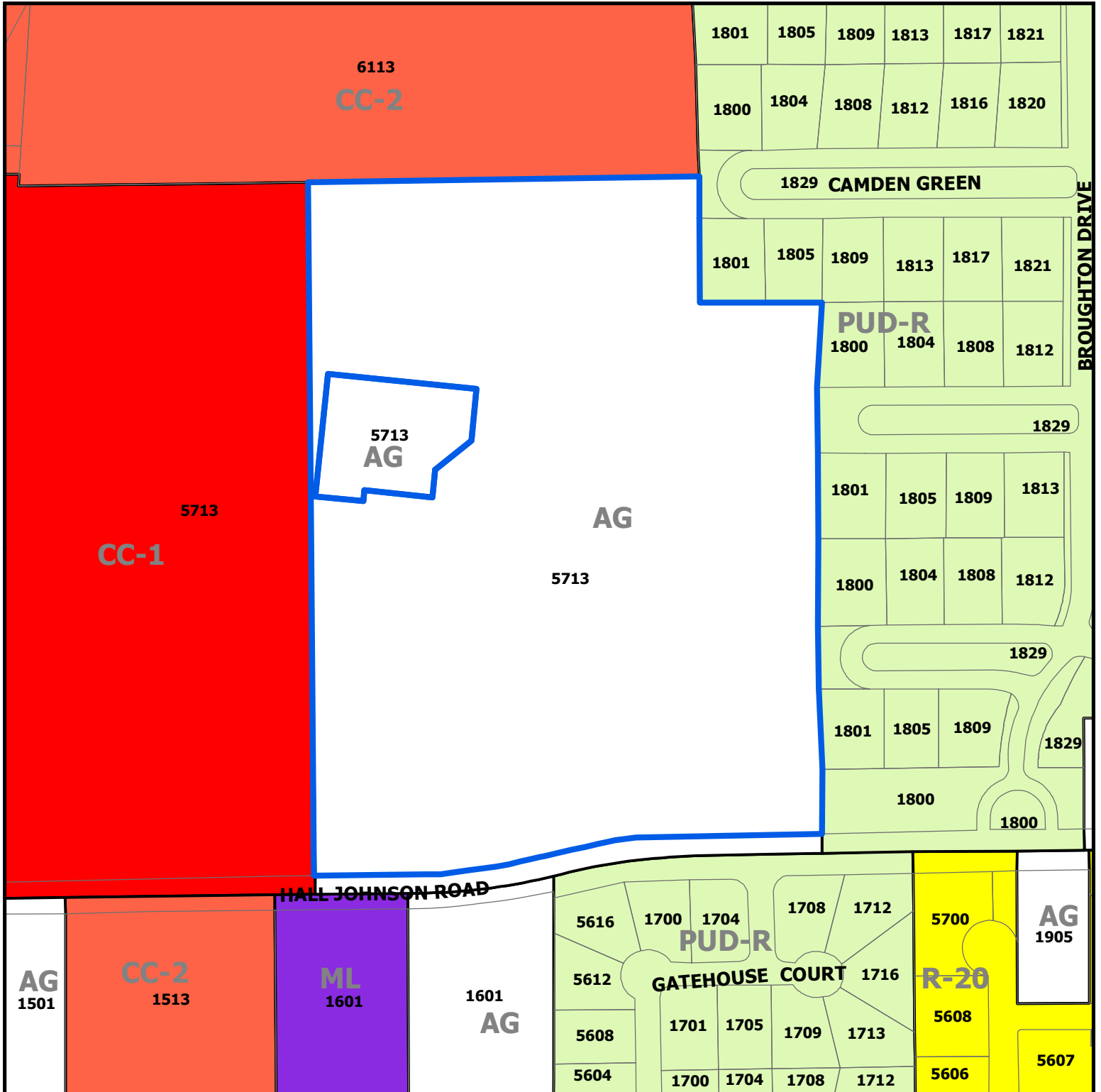
ZC18-001
5713 Colleyville Blvd

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.



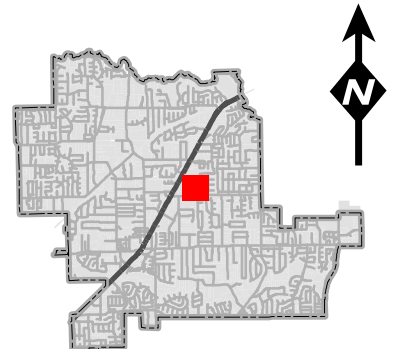
Zoning Map



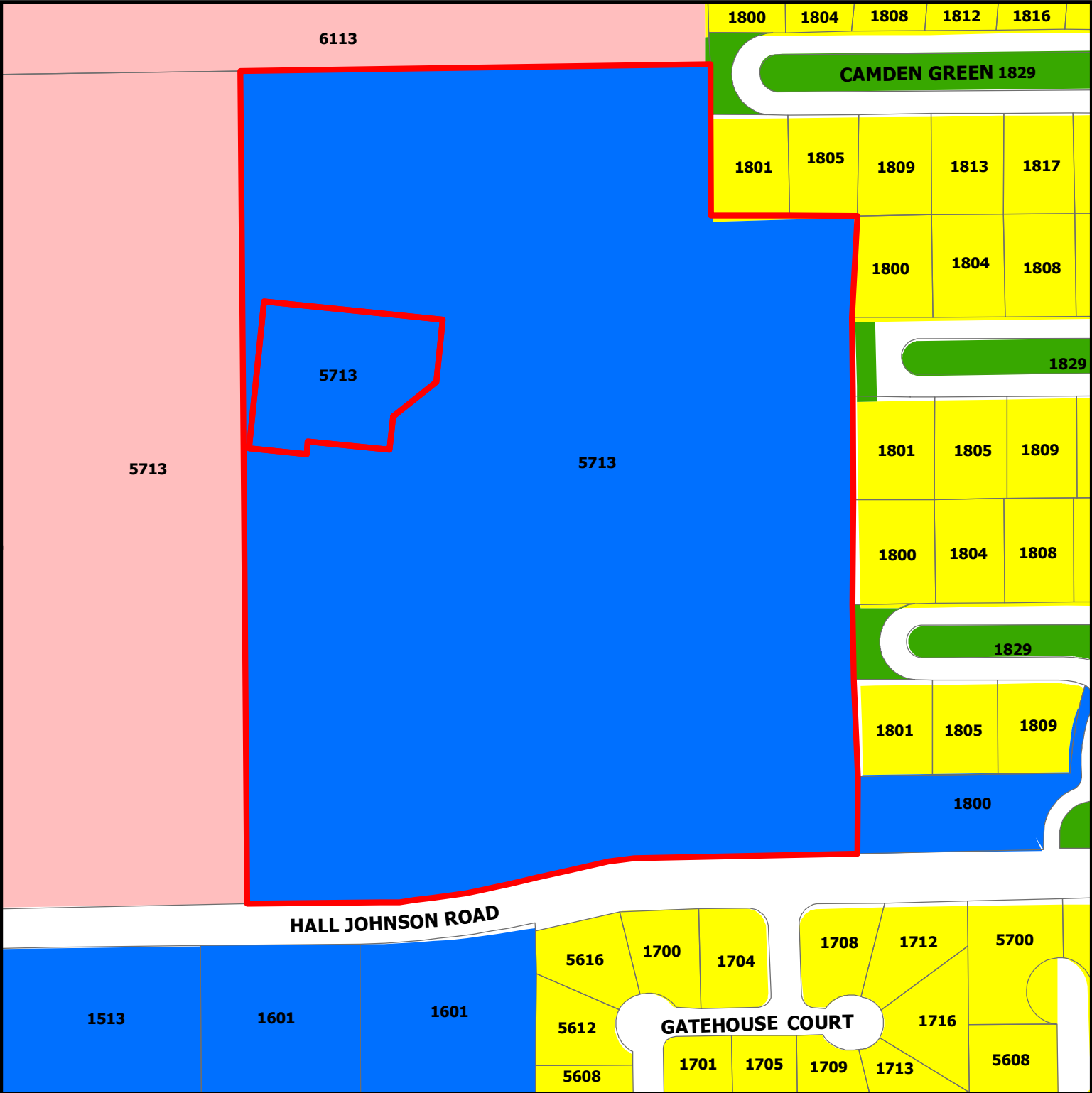
ZC18-001
5713 Colleyville Blvd

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 Subject Property



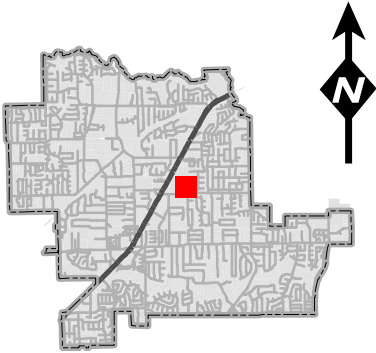
Future Land Use Map



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ZC18-001 5713 Colleyville Blvd

- Subject Property
- Residential
- Institutional
- Colleyville Blvd Corridor
- Open Space; Parks



Statement of Planning Objectives

Mike Green

To: BBryner@colleyville.com
Subject: Bluebonnet Hills Funeral Home and Memorial Park Zoning Amendment and SUP

Statement of Planning Objectives

Bluebonnet Hills Funeral home and Memorial Park has long operated and as important community gathering place for grieving, remembering and celebrating the passing of family and friends. This application for Zoning change and Special Use Permit is the natural extension of this community service into the future. It will allow Bluebonnet Hills to continue to offer services to the community in an orderly and consistent manner in a beautiful and managed environment consistent with its many years of operation.

The land uses proposed will consist of cemetery burial gardens in an attractive and aesthetic setting. No new community mausoleum structures are proposed.

Development Schedule

The cemetery improvements will be phased in over several years as the community needs dictate. The general pace will be no more than 1 or 2 acres per phase.

Proposed Ownership

Bluebonnet hills is solely owned by S.E. Texas Funeral Services, Inc and will continue as such.

Utility Provisions

No new utility requirements are anticipated

Traffic Impact Analysis

Cemetery ground expansion does not generate additional trip generation. The interment rate and funeral services remain steady from year to year. Bluebonnet has no history of traffic issues and services are managed and spaced out to minimize conflicts internally as well as externally.

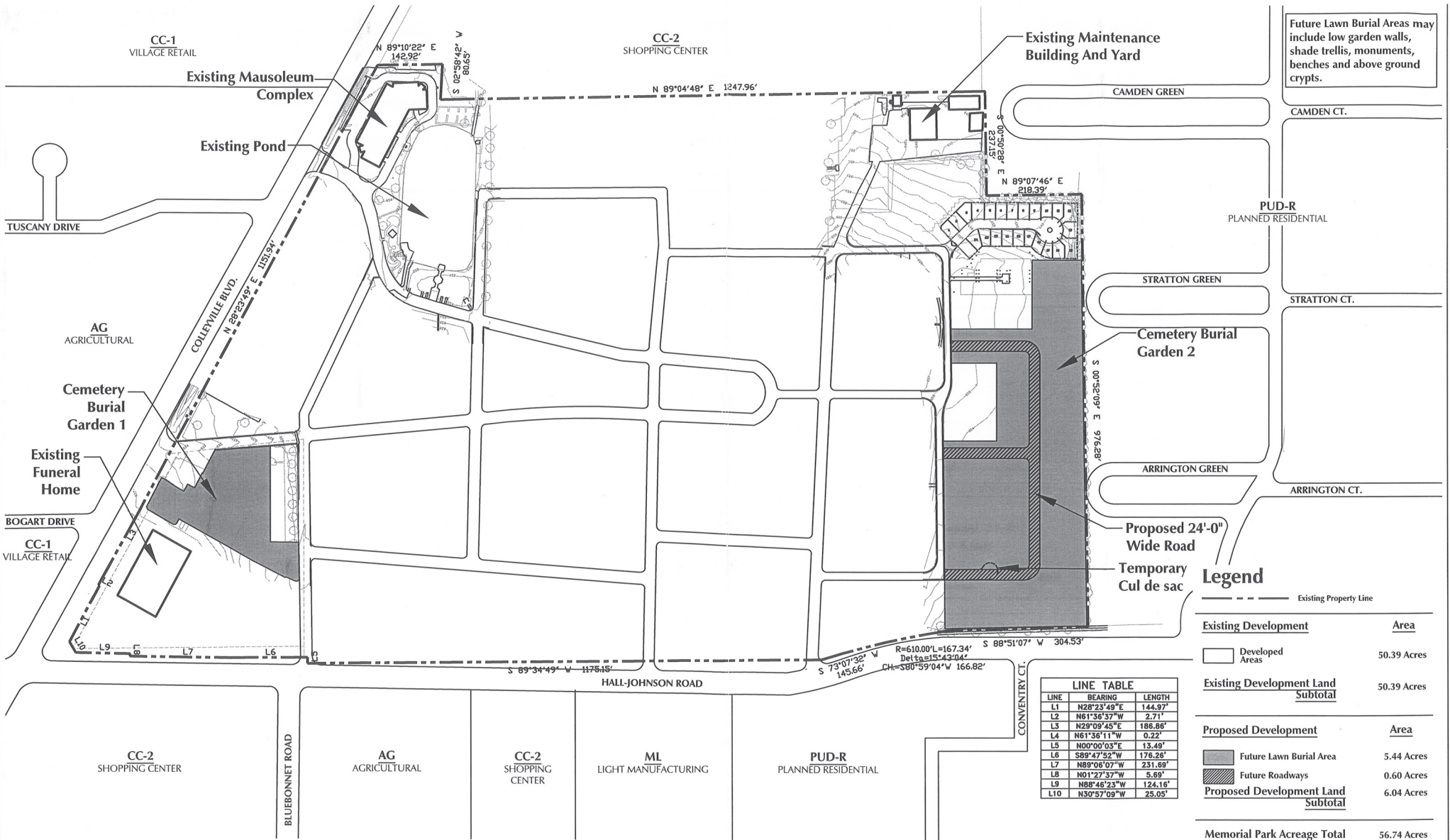
Michael Green, ASLA
Principal
Clark & Green Associates
150 Paularino Avenue, Suite 160
Costa Mesa, Ca. 92626

www.clarkgreen.com

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Viewing, copying or distribution of this message by unintended recipients is strictly prohibited.

Zoning Exhibit

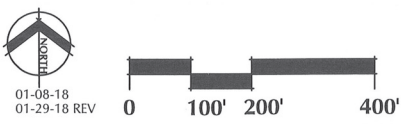


Future Lawn Burial Areas may include low garden walls, shade trellis, monuments, benches and above ground crypts.

Legend

---	Existing Property Line
Existing Development	Area
Developed Areas	50.39 Acres
Existing Development Land Subtotal	50.39 Acres
Proposed Development	Area
Future Lawn Burial Area	5.44 Acres
Future Roadways	0.60 Acres
Proposed Development Land Subtotal	6.04 Acres
Memorial Park Acreage Total	56.74 Acres

LINE TABLE		
LINE	BEARING	LENGTH
L1	N28°23'49"E	144.97'
L2	N61°36'37"W	2.71'
L3	N29°09'45"E	186.86'
L4	N61°36'11"W	0.22'
L5	N00°00'03"E	13.49'
L6	S89°47'52"W	176.26'
L7	N89°08'07"W	231.69'
L8	N01°27'37"W	5.69'
L9	N88°46'23"W	124.16'
L10	N30°57'09"W	25.05'

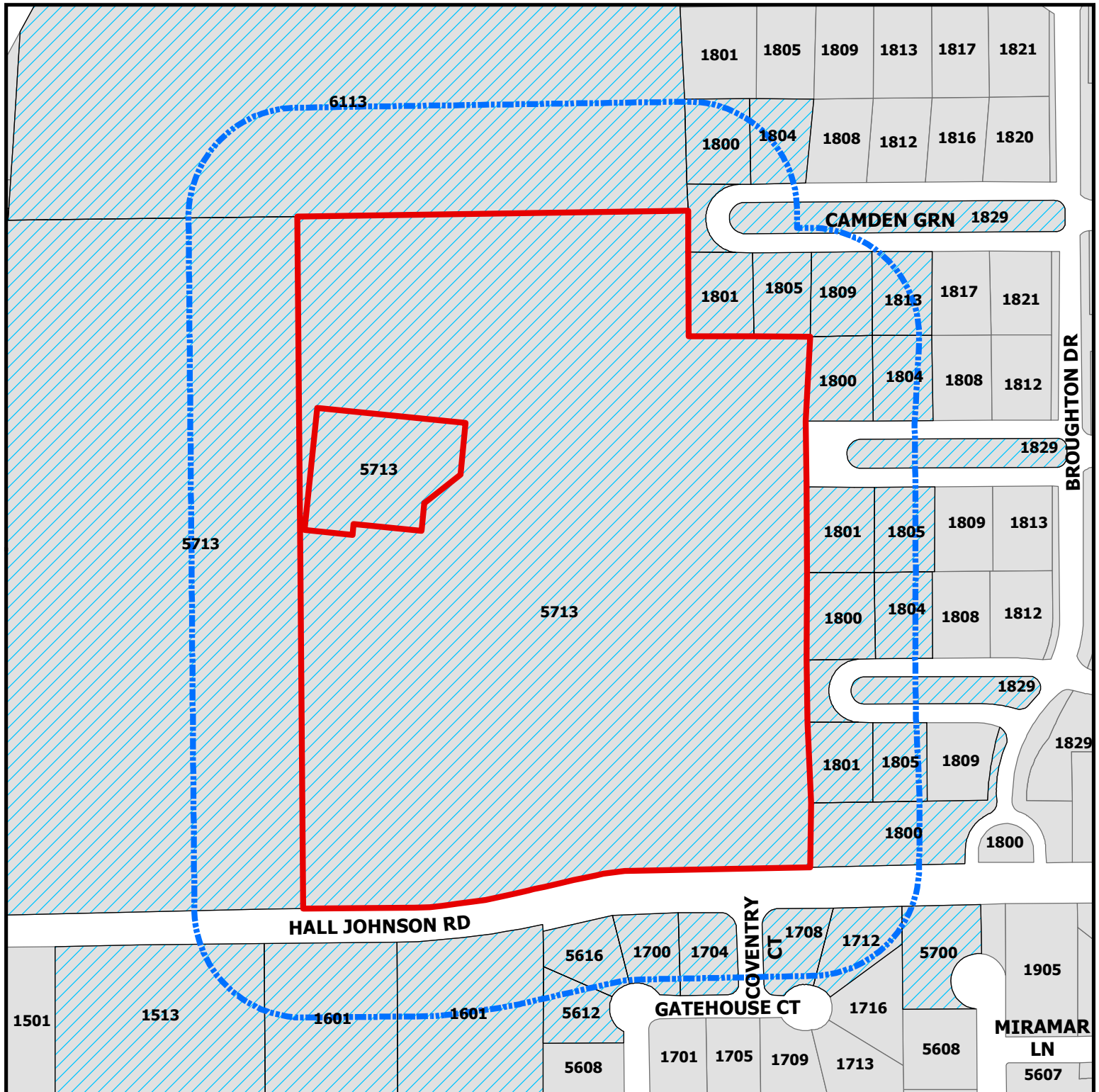


Zoning Exhibit For Zoning Change from _____ to _____

Master Plan

Bluebonnet Hills Funeral Home and Memorial Park
5725 Colleville Blvd., Colleville, TX 76034 (Loc. 9645)

Notification Map



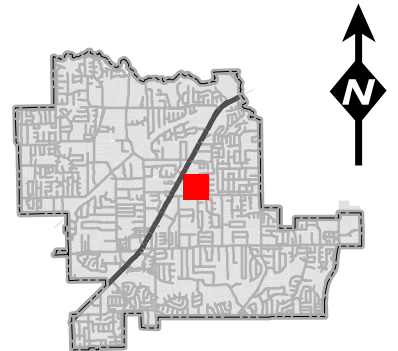
ZC18-001

5713 Colleyville Blvd

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



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Notification List - ZC18-001

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COLLIER, CHARLIE G	5616 COVENTRY CT	COLLEYVILLE, TX	76034	5616 COVENTRY CT
MITCHELL, MICHAEL	1804 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1804 ARRINGTON GREEN
WADE, DANIEL	1804 STRATTON GRN	COLLEYVILLE, TX	76034	1804 STRATTON GREEN
TEXADA, RICKY	1801 ARRINGTON GREEN	COLLEYVILLE, TX	76034	1801 ARRINGTON GREEN
BLUEBONNET HILLS CEMETARY	PO BOX 367	COLLEYVILLE, TX	76034	5713 COLLEYVILLE BLVD
TERRY DAVID & PENELOPE D JOINT	1801 CAMDEN GREEN	COLLEYVILLE, TX	76034	1801 CAMDEN GREEN
SULZER, STEFAN R	1804 CAMDEN GRN	COLLEYVILLE, TX	76034	1804 CAMDEN GREEN
USSERY, MICHAEL J	1800 ARRINGTON GRN	COLLEYVILLE, TX	76034	1800 ARRINGTON GREEN
SWAIM, SHELLY	1700 GATEHOUSE CT	COLLEYVILLE, TX	76034	1700 GATEHOUSE CT
KELLEY, BRENT A	1801 STRATTON GRN	COLLEYVILLE, TX	76034	1801 STRATTON GREEN
AL-SHMAISANI, ISSAM	5608 NORMANDY DR	COLLEYVILLE, TX	76034	5700 NORMANDY DR
BLUEBONNET HILLS CEMETERY	PO BOX 11250	NEW ORLEANS, LA	70181	5713 COLLEYVILLE BLVD
BLUEBONNET HILLS CEMETERY	PO BOX 130548	HOUSTON, TX	77219	5713 COLLEYVILLE BLVD
BOUGHTON MAINTENANCE ASSOCIATION	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATION	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATION	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1800 BROUGHTON DR
BOUGHTON MAINTENANCE ASSOCIATION	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 CAMDEN GREEN
BOUGHTON MAINTENANCE ASSOCIATION	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 STRATTON GREEN
BOUGHTON MAINTENANCE ASSOCIATION	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	1829 ARRINGTON GREEN
BOYD, LARRY G	PO BOX 279	COLLEYVILLE, TX	76034	1805 ARRINGTON GREEN
CASEY, ROBERT E	1805 STRATTON GRN	COLLEYVILLE, TX	76034	1805 STRATTON GREEN
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	1601 HALL JOHNSON RD
DIXON, DAVID	1800 STRATTON GRN	COLLEYVILLE, TX	76034	1800 STRATTON GREEN
GLASSCOCK, D L	1708 GATEHOUSE CT	COLLEYVILLE, TX	76034	1708 GATEHOUSE CT
HEIDEL, RUTH V	1712 GATEHOUSE CT	COLLEYVILLE, TX	76034	1712 GATEHOUSE CT
MILLER, DENNIS	1800 CAMDEN GRN	COLLEYVILLE, TX	76034	1800 CAMDEN GREEN
MOORE, BOBBY FAMILY LTD PRTN	6113 COLLYVILLE BLVD	COLLEYVILLE, TX	76034	6113 COLLEYVILLE BLVD
RUCKER, RICHARD B	1704 GATEHOUSE CT	COLLEYVILLE, TX	76034	1704 GATEHOUSE CT
RUSSELL, REX	1805 CAMDEN GRN	COLLEYVILLE, TX	76034	1805 CAMDEN GREEN
SINUNU, STEPHEN A	1813 CAMDEN GRN	COLLEYVILLE, TX	76034	1813 CAMDEN GREEN
SMART, BROOKE	1809 CAMDEN GRN	COLLEYVILLE, TX	76034	1809 CAMDEN GREEN
THIBODEAUX, NELSON J	5612 COVENTRY CT	COLLEYVILLE, TX	76034	5612 COVENTRY CT
WAYPOINT MONTESSORI	1513 HALL JOHNSON RD	COLLEYVILLE, TX	76034	1513 HALL JOHNSON RD
BROUGHTON	2557 SW GRAPEVINE PKWY, SUITE 100	GRAPEVINE, TX	76051	COURTESY NOTICE
MONTCLAIR PARC ADDITION	1108 W. PIONEER PARWAY	ARLINGTON, TX	76013	COURTESY NOTICE
STONE CREST ESTATES	P.O. BOX 332	COLLEYVILLE, TX	76034	COURTESY NOTICE
GREEN, MICHAEL	150 PAULARINO AVE, SUITE 160	COSTA MESA, CA	92626	APPLICANT
GRAPEVINE-COLLEYVILLE ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX	76051	STATE LAW REQUIRED

Public hearing notices were mailed Friday,
January 26, 2018 by Araceli Botello

ORDINANCE O-18-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 25.69 ACRES ON A TRACT 2 AND TRACT 2B02, ABSTRACT 180, IN THE J L BYAS SURVEY, LOCATED AT 5713 COLLEYVILLE BOULEVARD FROM THE AG AGRICULTURAL ZONING DISTRICT TO THE CC-1 VILLAGE RETAIL ZONING DISTRICT; AUTHORIZING A SPECIAL USE PERMIT FOR A CEMETERY AND MAUSOLEUM; 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. ZC18-001; 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 25.69 acres on Tract 2B and Tract 2B02, Abstract 180, in the J L Byas Survey, located at 5713 Colleyville Boulevard from the AG Agricultural zoning district to the CC-1 Village Retail zoning district with a Special Use Permit for a cemetery and mausoleum, 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. This Special Use Permit shall only apply to the uses in combination of a cemetery and mausoleum as described in Exhibit "B".
- 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 6th day of March 2018.

The second reading and public hearing being conducted on the 20th day of March 2018.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 20th day of March 2018.

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
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

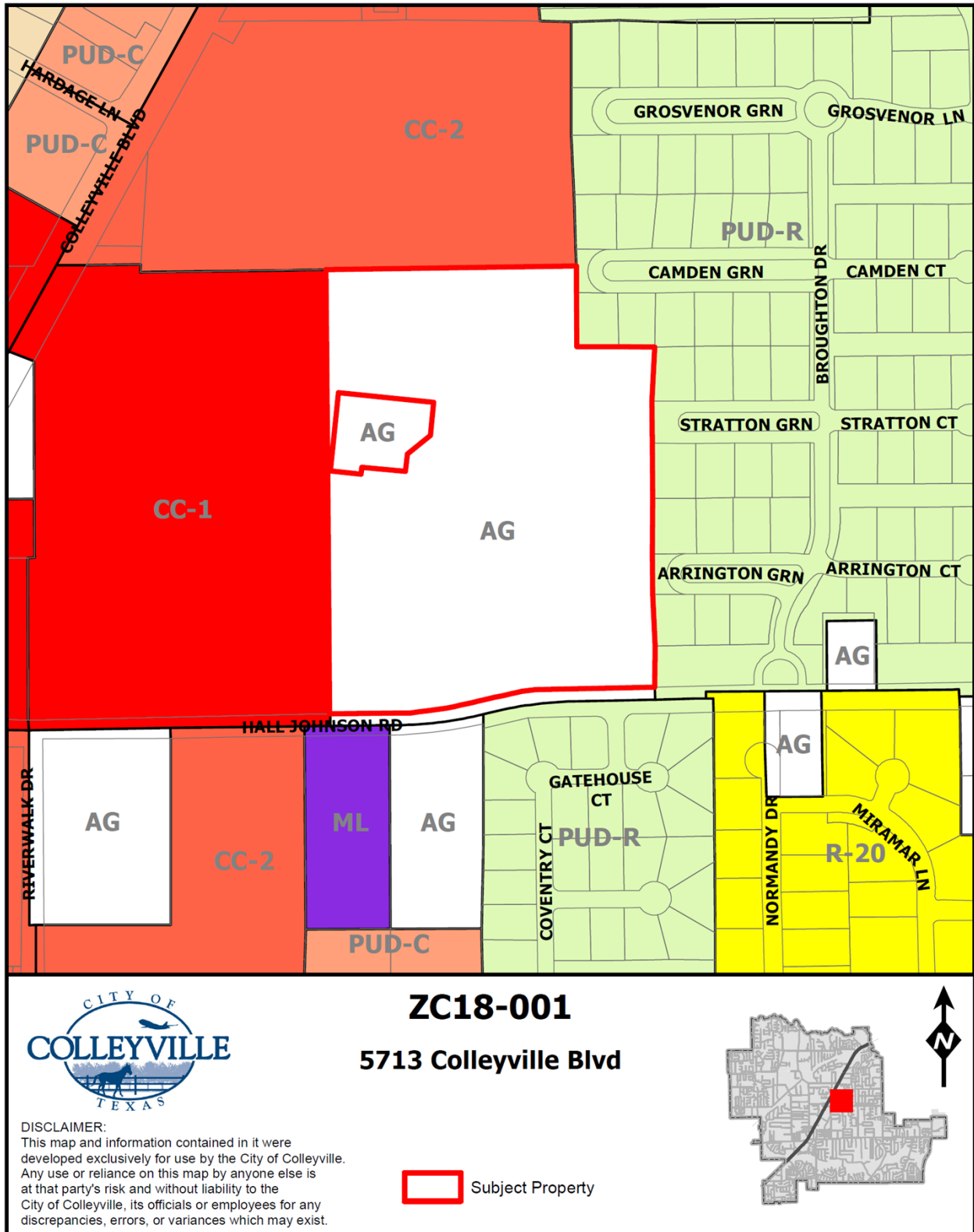


Exhibit "B" – Statement of Planning Objectives

Statement of Planning Objectives

Bluebonnet Hills Funeral home and Memorial Park has long operated and as important community gathering place for grieving, remembering and celebrating the passing of family and friends. This application for Zoning change and Special Use Permit is the natural extension of this community service into the future. It will allow Bluebonnet Hills to continue to offer services to the community in an orderly and consistent manner in a beautiful and managed environment consistent with its many years of operation.

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Michael Green, ASLA

Principal

Clark & Green Associates

150 Paularino Avenue, Suite 160

Costa Mesa, Ca. 92626

p (714)434.9803

f (714)434.9109

mgreen@clarkgreen.com

www.clarkgreen.com

Exhibit "C" – Zoning Exhibit

