



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, February 26, 2018
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a request for a zoning change from the R-40 & AG zoning district to the PUD-R zoning district for a new residential subdivision on the property located at 1312 John McCain Road and 7309 Holly Lane N
- 2b** Presentation and discussion of a request for Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption for the property located at 4609 Colleyville Boulevard (Chipotle)
- 2c** Presentation and discussion of a request for a zoning change from the AG zoning district to the PUD-R zoning district for a new residential subdivision on the property located at 1309 Glade Road
- 2d** Presentation and discussion of a request to amend the Planned Unit Development-Residential zoning district regarding the minimum roof pitch requirement for the Carmel Place Estates subdivision, located at 4808 to 4920 Carmel Place
- 2e** Presentation and discussion of a request for a zoning change from the AG zoning district to the CC-1 zoning district and a Special Use Permit for Cemeteries or Mausoleums for a proposed expansion of the Bluebonnet Hills Cemetery on property located at 5713 Colleyville Boulevard

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, February 23, 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.

Aerial Map

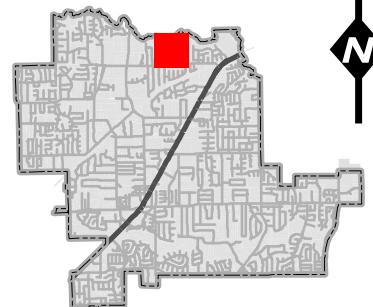


ZC18-002

**1312 John McCain Road
and 7309 Holly Lane N**



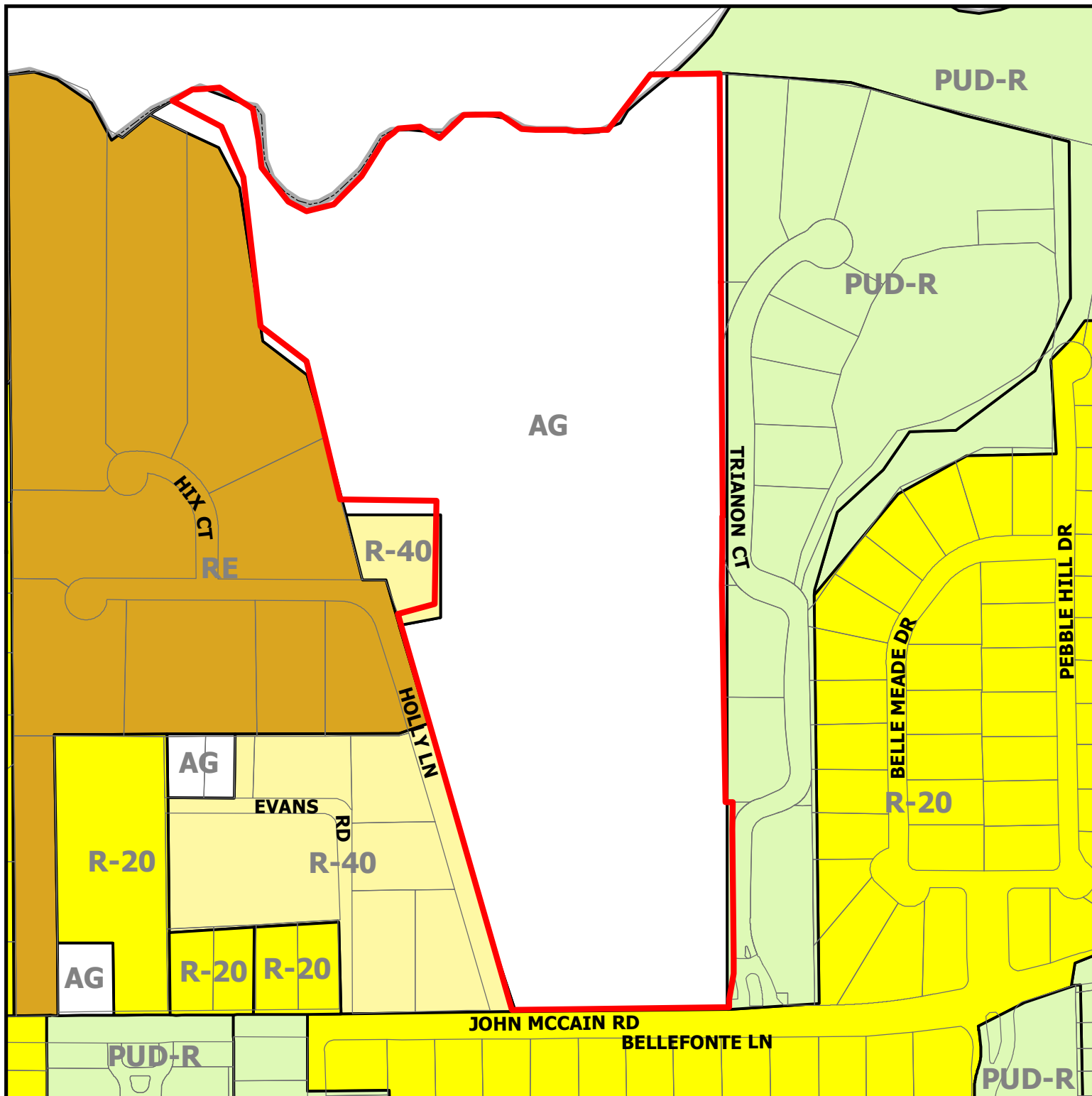
Subject Property



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Zoning Map

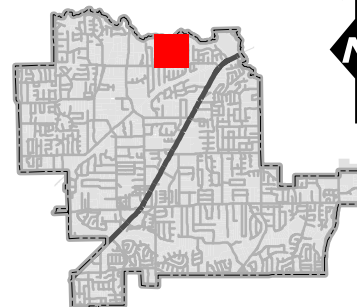


ZC18-002

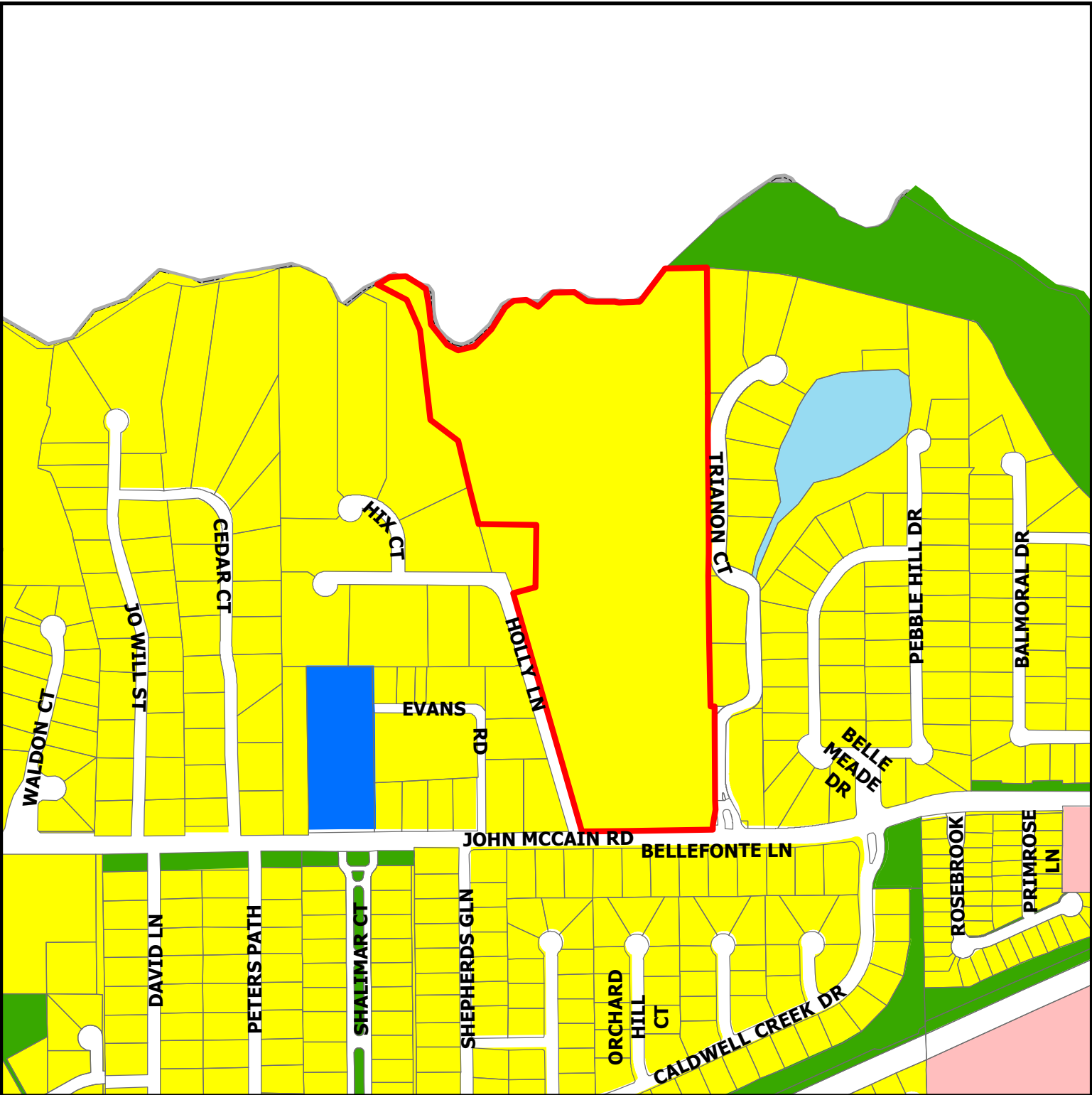
**1312 John McCain Road
and 7309 Holly Lane N**

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 Subject Property



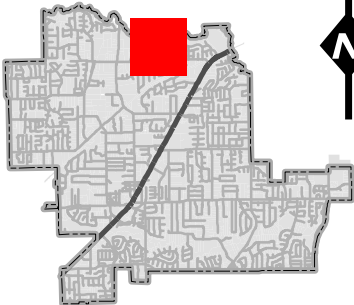
Future Land Use Map



ZC18-002

**1312 John McCain Road
and 7309 Holly Lane N**

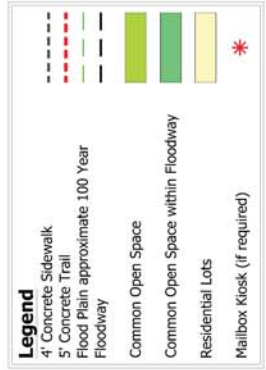
 Subject Property



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Zoning Exhibit

Wall / Fence Diagram



Site Data - Development Plan	
Single Family Residential Lots	57
Common Areas	8
Residential Lots	62.26%
Open Space	27.11 ac
Open Space Floodway	4.01 ac
R.O.W.	9.21%
Gross Acreage	13.58%
	5.91 ac
	6.51 ac
	14.95%
	100.00%
	43.54 ac
Density Data	43.54
Gross Residential Acreage	1.31
Gross Residential Density	1.31
Residential Density Net Floodway	1.31
Summary	
Residential Lots	57
Minimum Building Lot Area	14,000 s.f.
Average Building Lot Area	20,717 s.f.
Common Areas	8
Residential Density	1.31
Proposed Zoning	AG & R-40 PUD-R

Owner:

Bark & Gena Collins Trust
1312 John McCain Rd.
Colleyville, TX 76034

Surveyor:

Miller Surveying, Inc.
430 Mid Cities Blvd.
Hurst, TX 76054
Tel: 817-337-8899

Engineer:

Deotte, Inc.
420 Johnson Rd., Suite 303
Keller, TX 76248
Tel: 817-337-8899
Contact: Clayton Redinger

Applicant:

Sage Group, Inc.
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626
Contact: Curtis Young

Planner:

SAGE GROUP, INC.
Master Planning
Landscape Architecture
1130 N. Carroll Ave., Suite 200
Southlake, TX 76092
Tel: 817-424-2626

16 FEB 18

1" = 100'

0 100' 200' 400'

16 FEB 18

1" = 100'

0 100' 200' 400'

Development Plan

Bear Creek Plantation, Lot 1R1 Block 1 & Lot 1R2 Block 1

Oak Alley

Colleyville, Tarrant County, Texas

Zoning Exhibit for
Zoning Change Request
From AG & R-40 to PUD-R

Case #ZC18-002

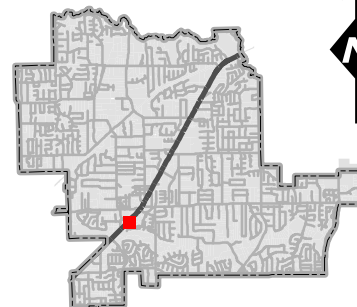
Aerial Map



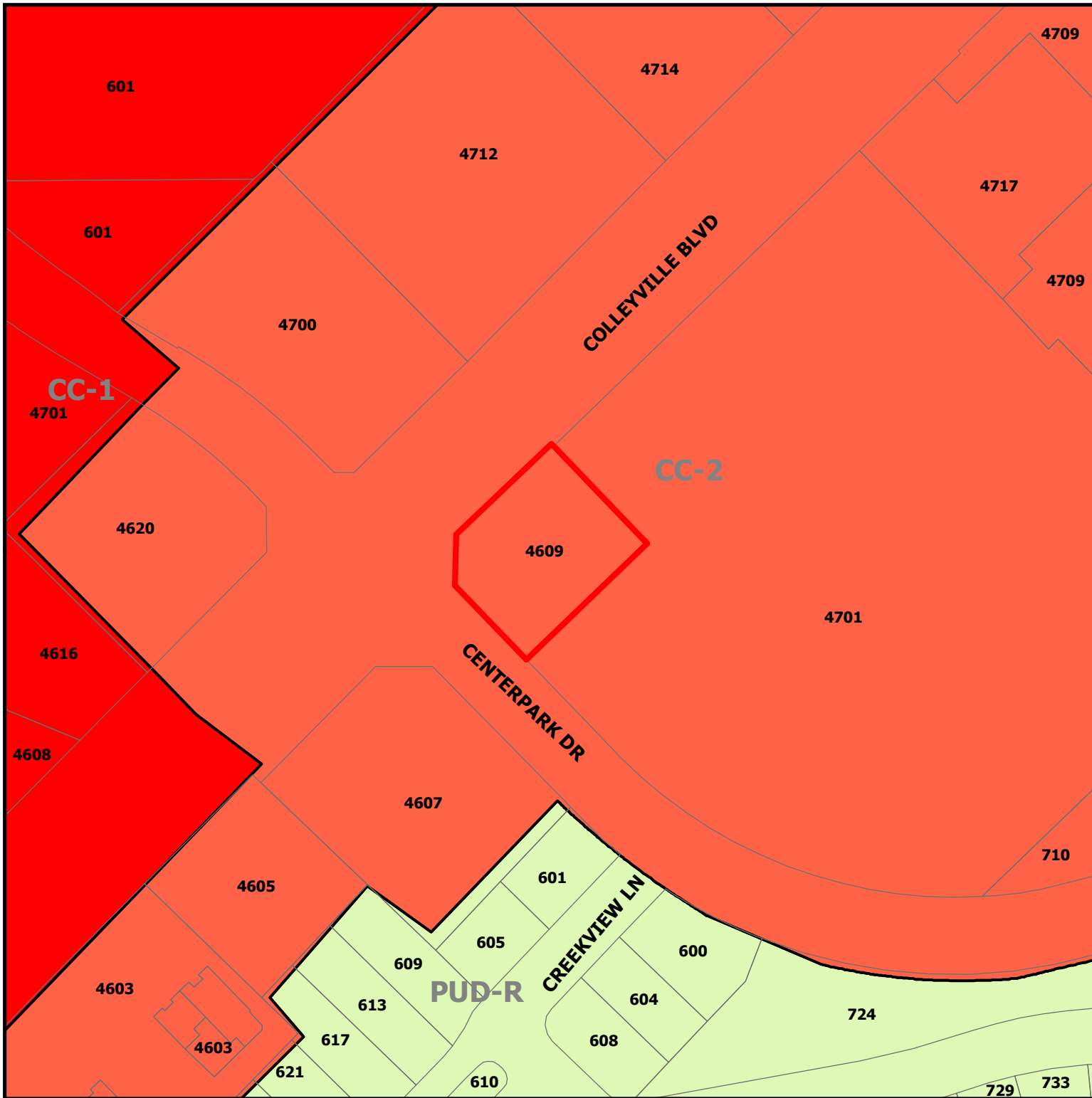
ZC18-003
4609 Colleyville Blvd

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 Subject Property



Zoning Map



ZC18-003

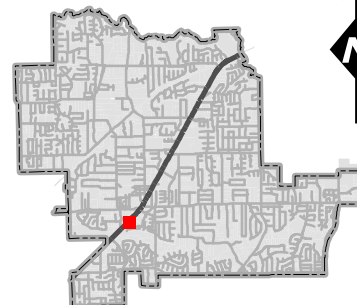
4609 Colleyville Blvd

DISCLAIMER:

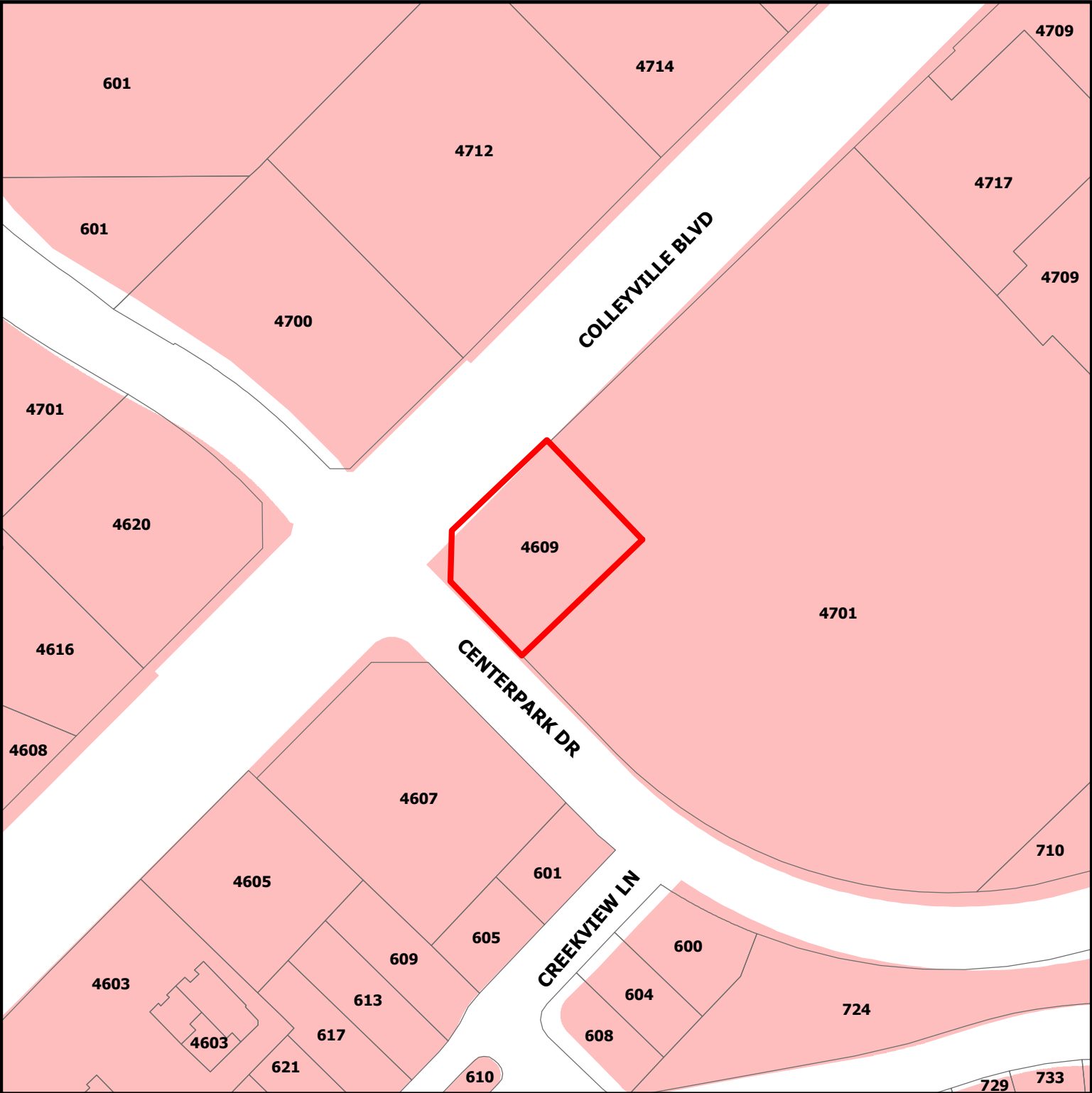
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Subject Property



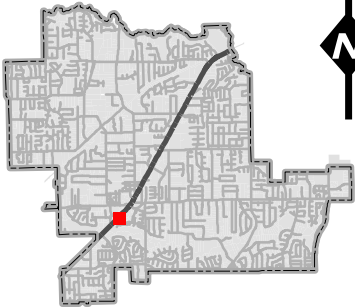
Future Land Use Map



ZC18-003

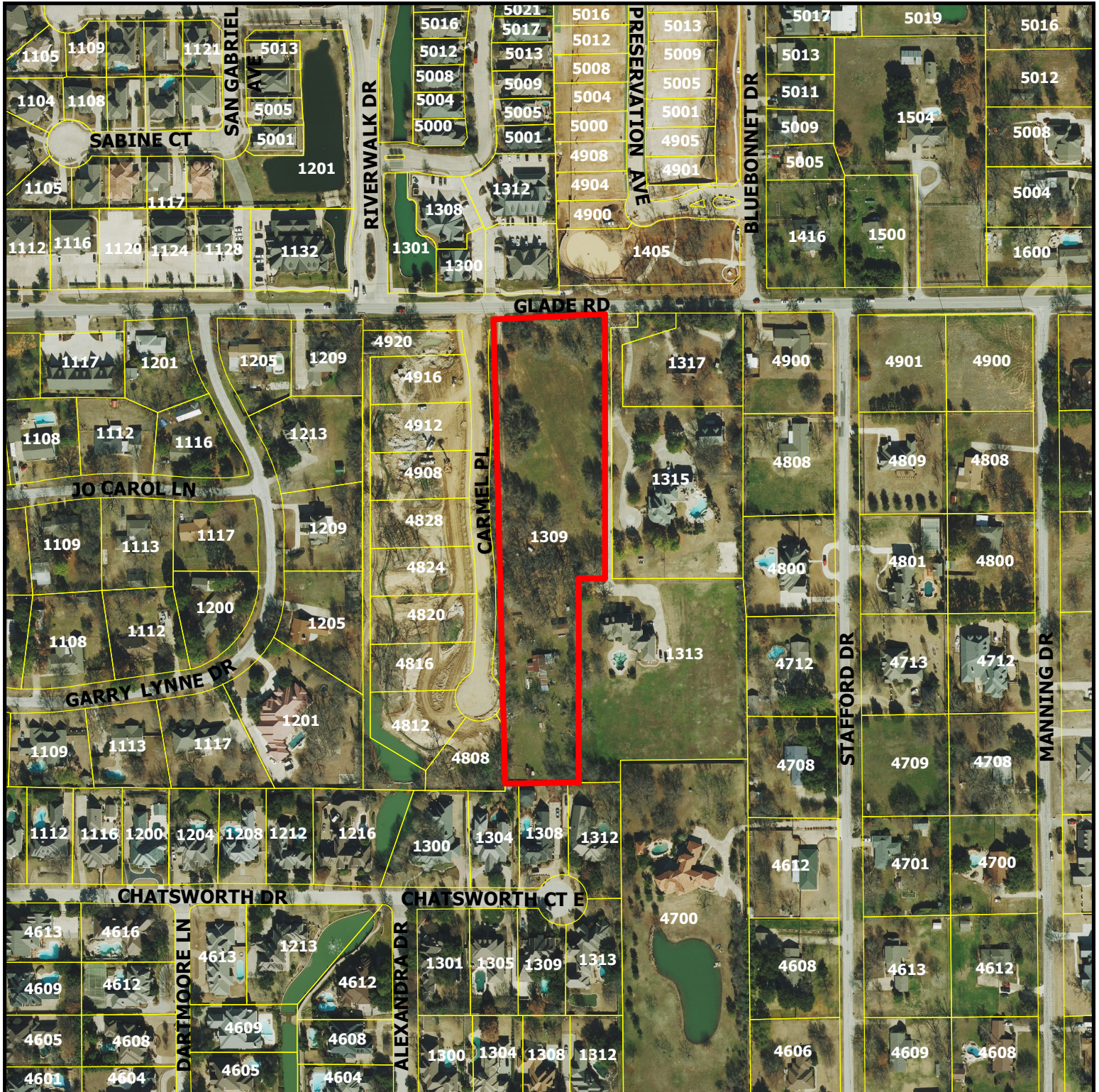
4609 Colleyville Blvd

 Subject Property



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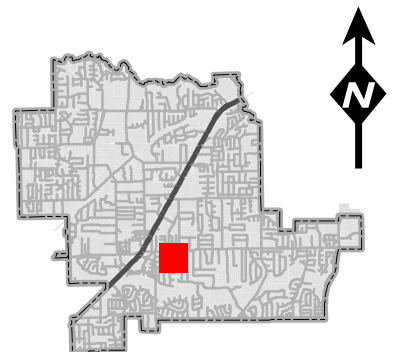


ZC18-006

1309 Glade Road

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 Subject Property



Zoning Map

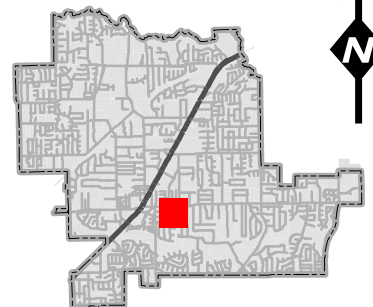


ZC18-006

1309 Glade Road

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 Subject Property



Future Land Use Map

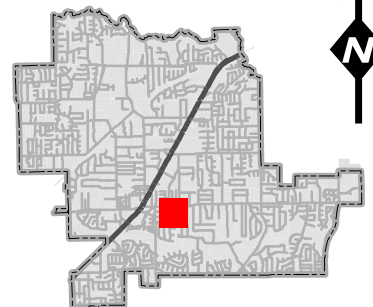


ZC18-006

1309 Glade Road

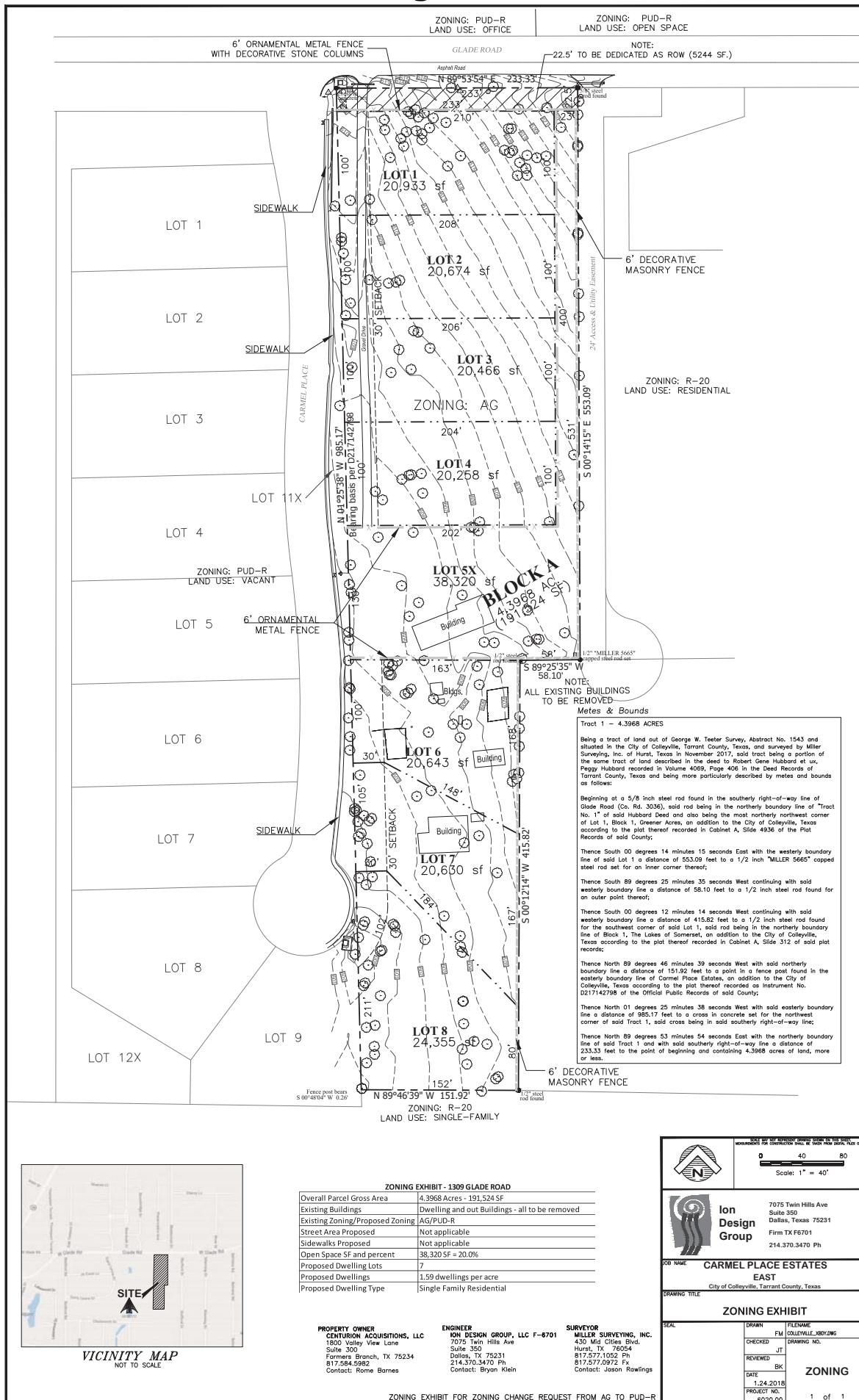


Subject Property



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Zoning Exhibit



LEGEND

	DRAINAGE AREA
	ACREAGE
	FLOW DIRECTION
	INLET NUMBER

NOTES:

A HYDROLOGIC AND HYDRAULIC STUDY FOR THE DRAINAGE BASIN...
ENGINEERING, INC. THE COMPUTER ANALYSIS AND REPORT ARE...
PROVIDED TO THE CITY UNDER SEPARATE COVER. THE RESULTS...
COMPUTER MODELS AND THE RESULTING FLOOD DATA HAS BEEN...
SHOWN IN THIS PRELIMINARY PLAN SUBMITTAL.

DISCLAIMER OF LIABILITY

PROTECTION REQUIRED BY THIS POLICY...
IS CONSIDERED REASONABLE FOR REGULATORY PURPOSES AND IS...
BASED ON THE ASSUMPTIONS OF THE DESIGNER. THE DESIGNER...
FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL...
THE AREAS OF STREET ROADS-OF-WAY, DRAINAGE, OR FLOOD...
PLAN EASEMENTS WILL BE FREE FROM FLOODING OR FLOOD...
PART OF THE CITY OF COLLEYSVILLE, TEXAS OR ANY OFFICIAL OR...
EMPLOYEE THEREOF FOR ANY FLOOD DAMAGES THAT RESULT...
DECISION LAWFULLY MADE THEREUNDER.

PROPOSED DRAINAGE AREAS

AREA	Tc	Min	Area	PRE-DEVELOPED					DEVELOPED					COMMENTS
				C	1:10	Q:10	1:100	Q:100	C	1:10	Q:10	1:100	Q:100	
A-1	15	0.48	0.30	5.53	0.76	7.98	1.10	0.60	5.53	1.53	7.98	2.20	DRAINAGE TO 10' CLRB INLET A1	
A-2	15	0.41	0.30	5.53	0.68	7.66	1.06	0.53	1.36	7.66	1.96	DRAINAGE TO 10' CLRB INLET A2		
B-1	15	0.13	0.30	5.53	0.22	7.98	0.31	0.00	5.53	0.43	7.98	0.62	DRAINAGE TO 10' CLRB INLET B1 & DET POND 1	
B-2	15	0.12	0.30	5.53	0.22	7.98	0.31	0.00	5.53	0.43	7.98	0.62	DRAINAGE TO 10' CLRB INLET B2 & DET POND 1	
C-1	15	0.17	0.30	5.53	0.28	7.98	0.38	0.00	5.53	0.53	17.15	24.76	DRAINAGE TO PROPOSED CHANNEL	
C-2	15	0.17	0.30	5.53	0.28	7.98	0.38	0.00	5.53	0.53	17.15	24.76	DRAINAGE TO 30' DROP INLET & DET POND 1	
C-3	15	0.30	0.30	5.53	1.01	7.98	1.49	0.00	5.53	3.75	7.98	5.41	DRAINAGE TO 10' CLRB INLET B1 & DET POND 1	
C-4	15	0.30	0.30	5.53	1.01	7.98	1.49	0.00	5.53	3.75	7.98	5.41	DRAINAGE TO 10' CLRB INLET B1 & DET POND 1	
C-5	15	0.30	0.30	5.53	1.01	7.98	1.49	0.00	5.53	3.75	7.98	5.41	DRAINAGE TO 10' CLRB INLET A1	
C-6	15	0.30	0.30	5.53	1.01	7.98	1.49	0.00	5.53	3.75	7.98	5.41	DRAINAGE TO PROPOSED CHANNEL	

THE PROPOSED DETENTION POND(S) SHALL BE SIZED SUCH THAT THE AMOUNT OF RUNOFF...
EXCEED THE AMOUNT OF RUNOFF PRIOR TO DEVELOPMENT.

DESIGNED: TLLH SCALE: 1"=30'

DRAWN: SDS PROJECT NO.

CHECKED: TLLH DATE: 04-23-14 SHEET: C-8

THOMAS L. HOOVER

Signed this 25 day of June 2014.

State of Texas, have prepared this drainage study for the City of Colleyville, and have verified that the topographic information used in the study and/or plan is in compliance with said requirements and is otherwise suitable for developing this workable plan of drainage which can be implemented through proper subsequent detailed construction planning.

THOMAS L. HOOVER ENGINEERING, LLC

1817 431-0790 PH.

1817 431-0790 FAX.

1817 431-0790 CELL.

1817 431-0790 HOME.

1817 431-0790 OFFICE.

1817 431-0790 MOBILE.

1817 431-0790 RESIDENTIAL.

1817 431-0790 COMMERCIAL.

1817 431-0790 INDUSTRIAL.

1817 431-0790 AGRICULTURAL.

1817 431-0790 RECREATION.

1817 431-0790 EDUCATION.

1817 431-0790 HEALTHCARE.

1817 431-0790 GOVERNMENT.

1817 431-0790 OTHER.

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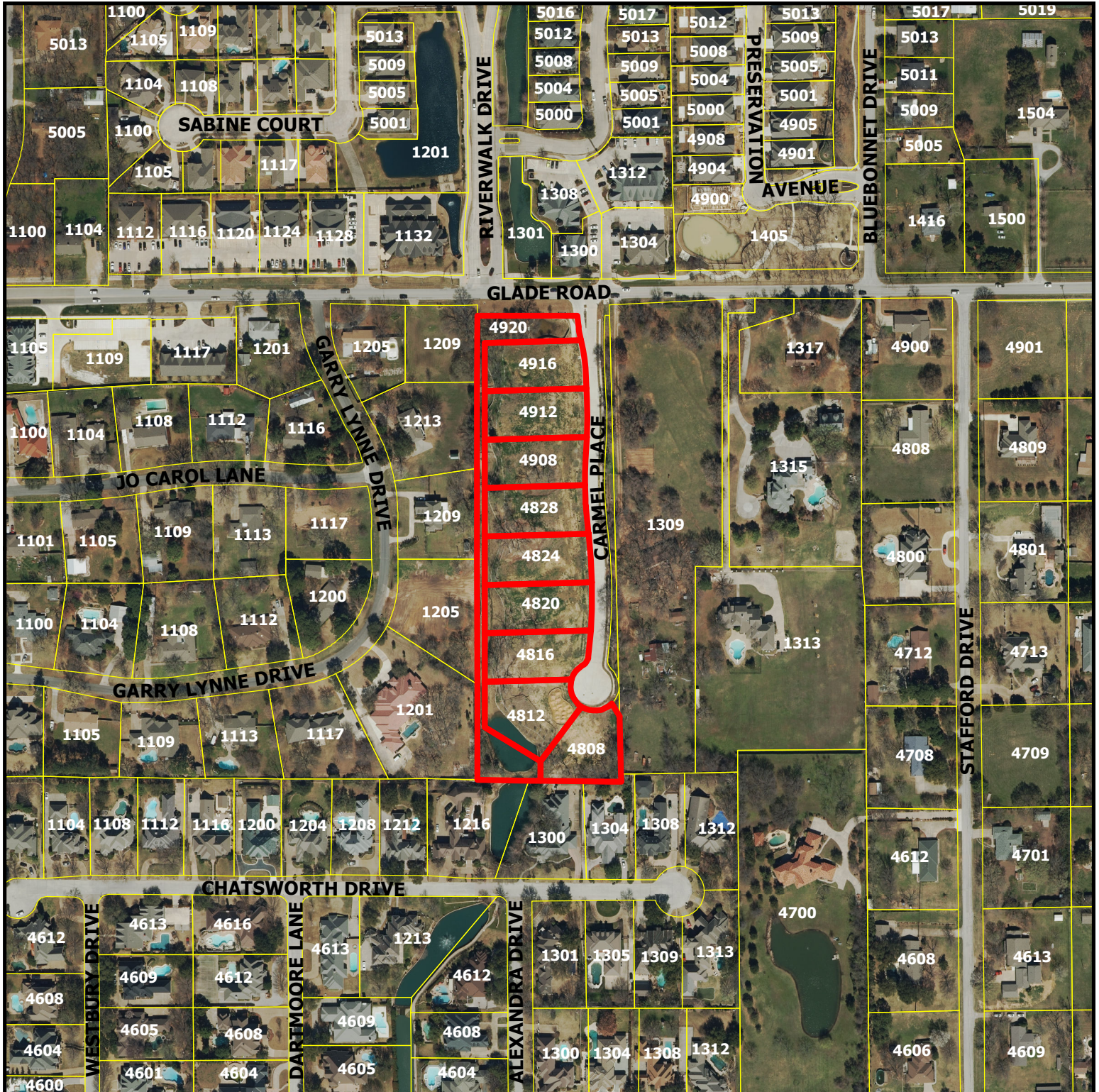
1817 431-0790 OTHER.

Samuel H. Hays

DESIGNED	TLH	SCALE	1"=80'	PROJECT NO.	SHEET C-8 OF
DRAWN	SDS	DATE	06-23-14		
CHECKED	TLH				

THE PROPOSED DETENTION PONDS SHALL BE SIZED SUCH THAT THE AMOUNT OF RUNOFF LEAVING THE PROPOSED BROOKS CROSSING ADDITION AFTER DEVELOPMENT SHALL NOT EXCEED THE AMOUNT OF RUNOFF PRIOR TO DEVELOPMENT.

Aerial Map



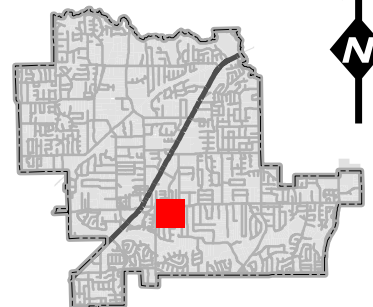
ZC18-008

4808 to 4920 Carmel Place

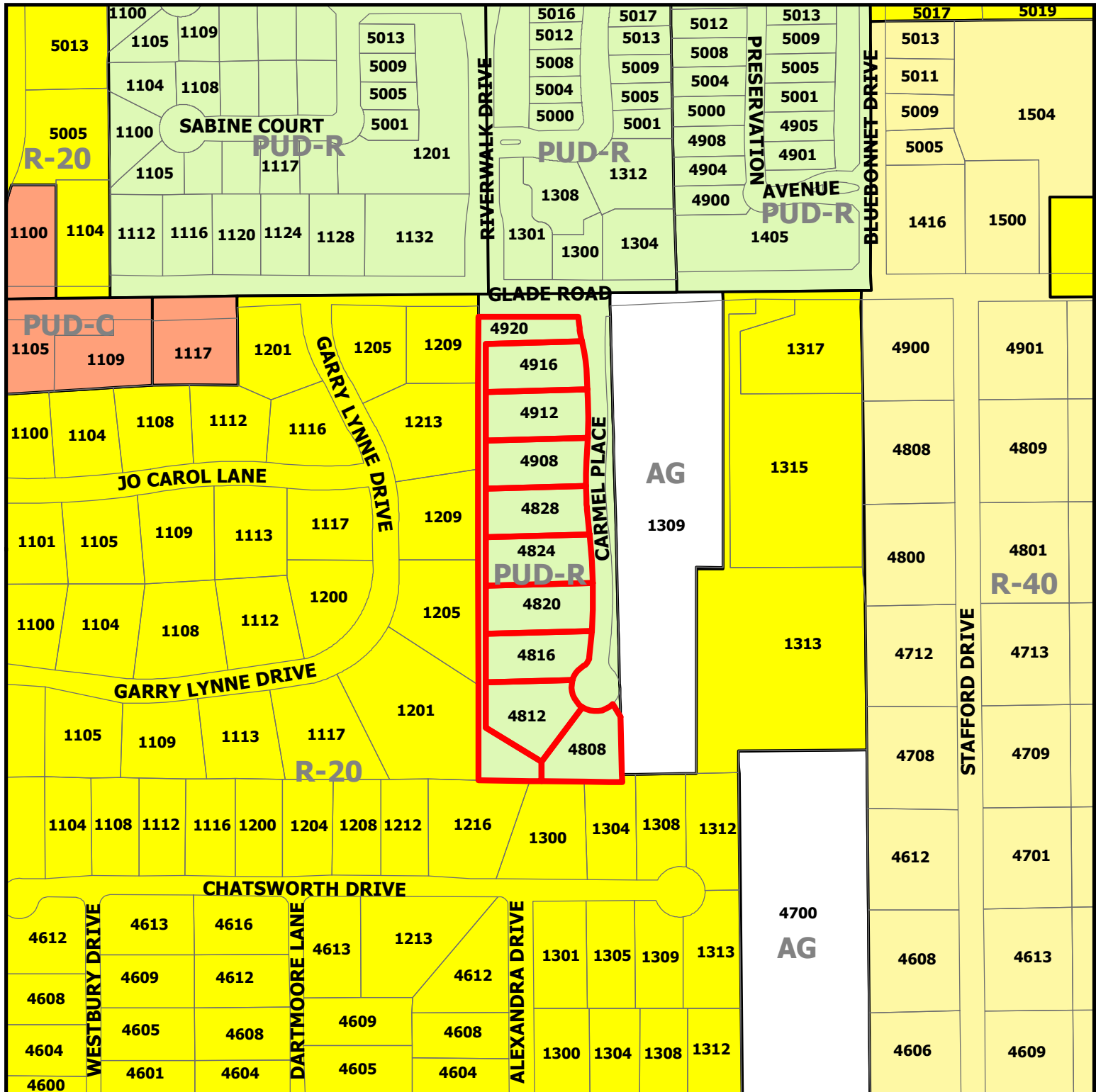


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 Subject Property



Zoning Map



ZC18-008

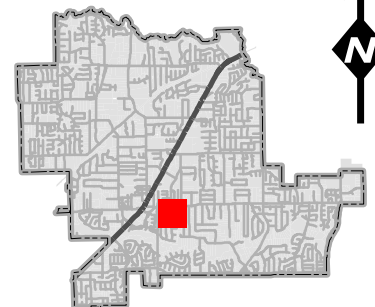
4808 to 4920 Carmel Place

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Subject Property



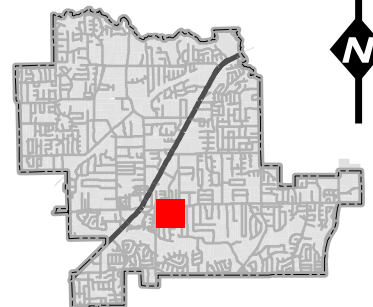
Future Land Use Map



ZC18-008

4808 to 4920 Carmel Place

- Subject Property
- Residential
- Commercial
- Open Space; Parks



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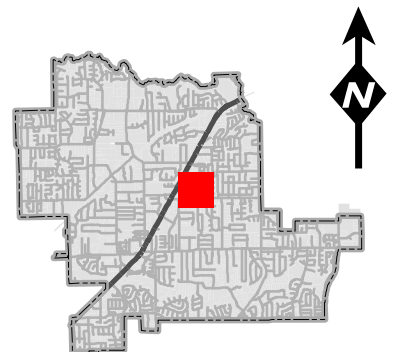


ZC18-001

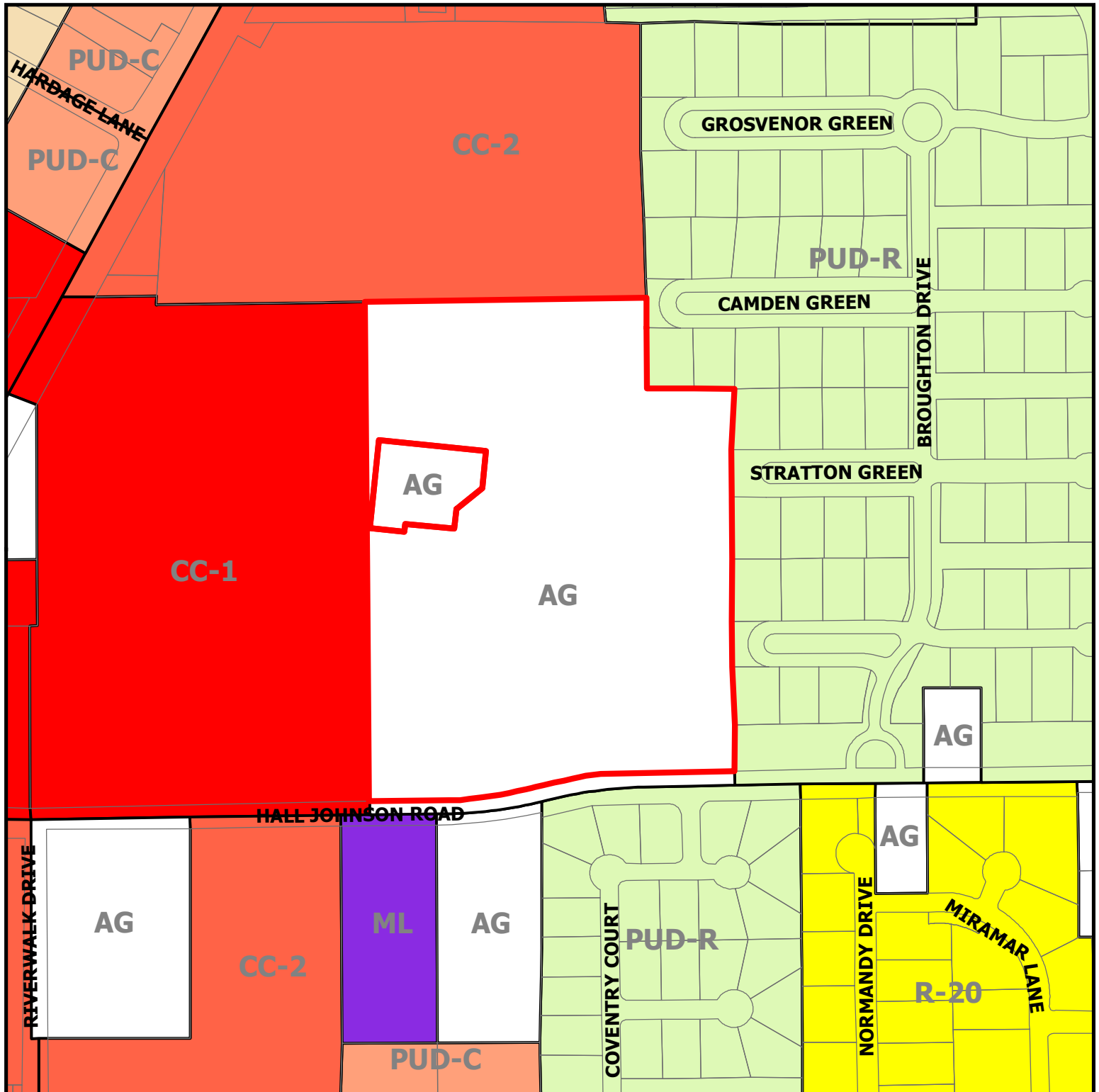
5713 Colleyville Blvd

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 Subject Property



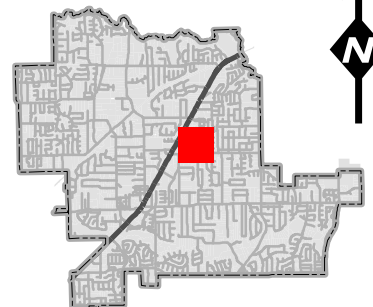
Zoning Map



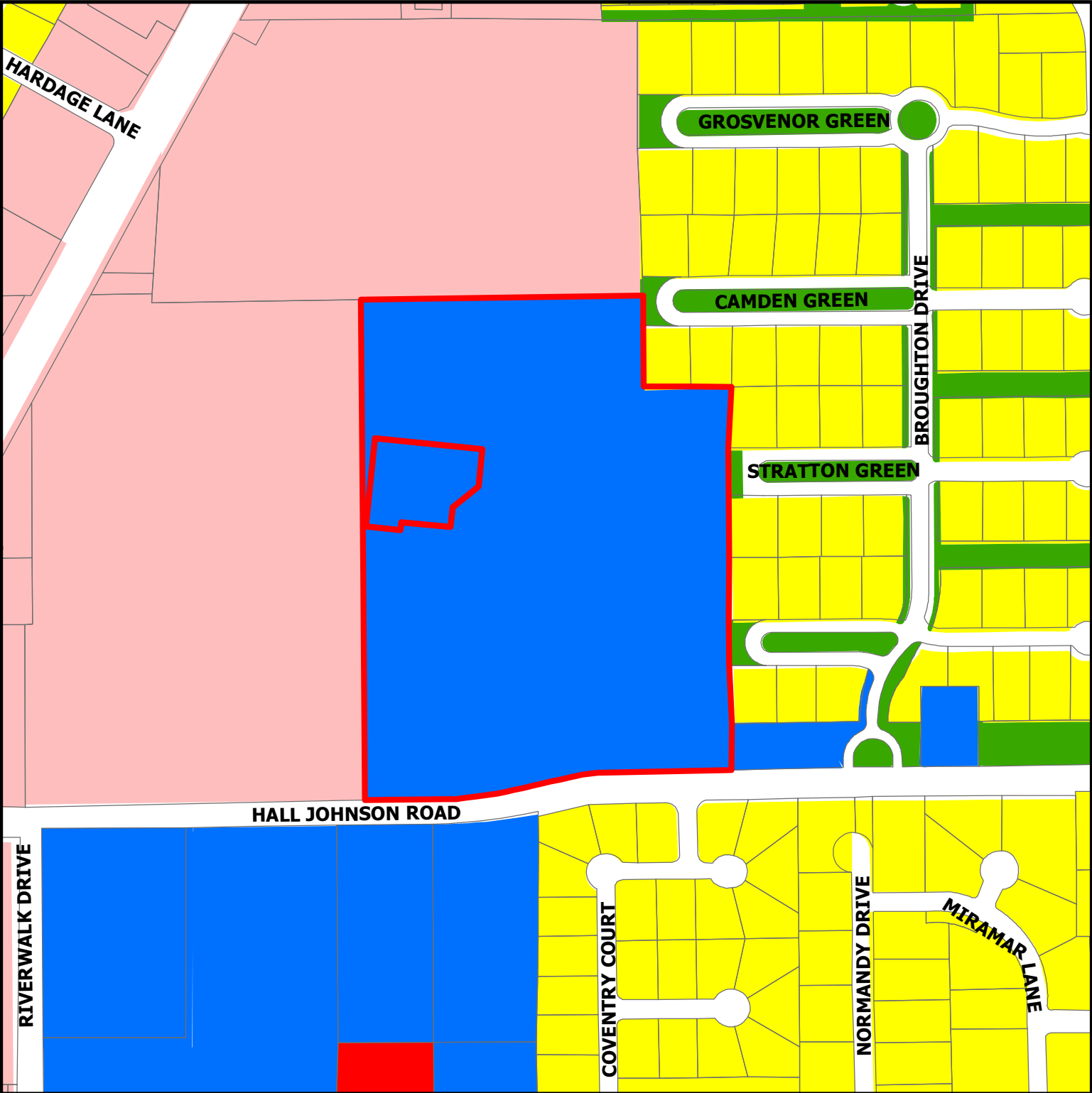
ZC18-001
5713 Colleyville Blvd

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 Subject Property



Future Land Use Map



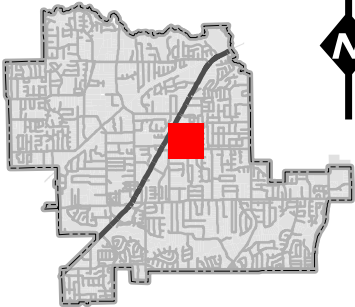
ZC18-001

5713 Colleyville Blvd

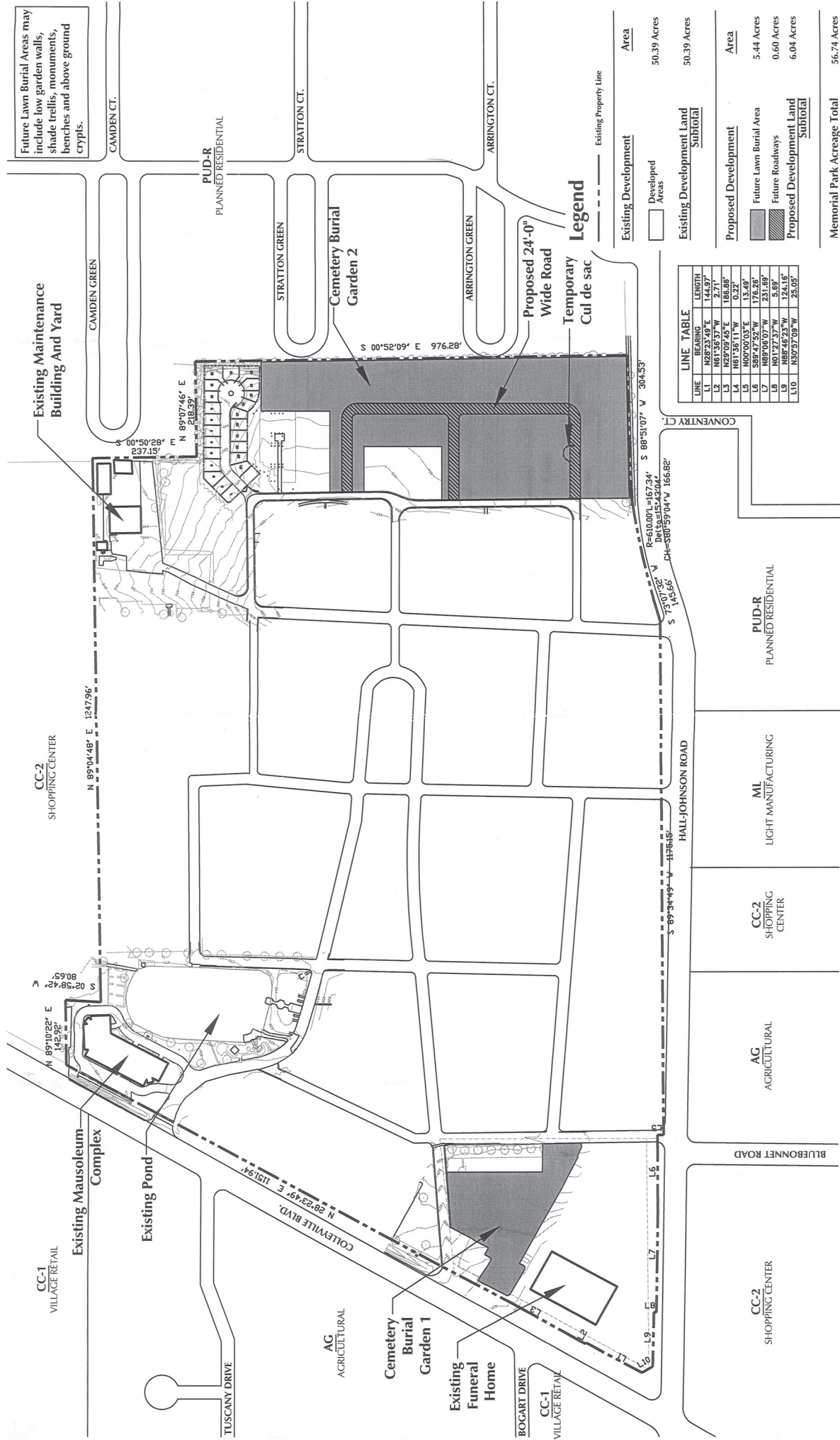
-  Subject Property
-  Residential
-  Commercial
-  Institutional
-  Colleyville Blvd Corridor
-  Open Space; Parks



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Zoning Exhibit



Master Plan

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

Zoning Exhibit For Zoning Change from _____ to _____



01-08-18
01-29-18 REV

