



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, May 14, 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 ALLEE
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

February 26, 2018 - Worksession

March 26, 2018 - Worksession

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

3. PUBLIC HEARING AGENDA ITEMS

- 3a** 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, TABLED FROM THE MARCH 26, 2018 MEETING
- 3b** Consideration of a Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail, Case PC17-004, TABLED FROM THE APRIL 9, 2018 MEETING
- 3c** Consideration for approval of a Site Plan for athletic fields on Lot 1R, Block 1, of the Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road, Case SP18-001, TABLED FROM THE APRIL 9, 2018 MEETING
- 3d** Consideration of an amendment to the PUD-R Planned Unit Development-Commercial zoning district to allow for a drive-through services on Lot 3, Block 11, Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, Case ZC18-009
- 3e** Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates addition, located at 6401 Westcoat Drive, Case ZC18-010
- 3f** Consideration of a zoning change from the AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1, Block 1, of the Wood Estates Addition, located at 411 McDonwell School Road E, Case ZC18-011
- 3g** Consideration of a Replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition, located at 406 & 411 McDonwell School Road E and 6605 Westcoat Drive, Case PC17-027
- 3h** Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants or Caretakers Quarters on Tract 5B02, Abstract 294, in the Robert Chowing Survey, located at 5810 Pool Road, Case ZC18-012

- 3i** Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts on Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 & 7215 John McCain Road, Case ZC18-013
- 3j** Consideration of a Preliminary Plat for the Oak Creek Addition, located at 7209 & 7215 John McCain Road, Case PC18-005
- 3k** Consideration of a zoning change from the AG Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district on Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, located at 6900 Pool Road, Case ZC18-014

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Friday, May 11, 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 Worksession Minutes

City Hall
100 Main Street
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817. 503.1000
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Monday, February 26, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession meeting was called to order by Chairwoman Mathisen on February 26, 2018, at 6:15 p.m.

Roll Call

Present: Raymond Allee, Sam van Bever, Veronica Baughman, Susan Mathisen, Charles Kelley, Claudia Bevill and Jason Elms

Staff Present: Ben Bryner, Felix Landry, Chief Brian Riley, Robert McKeown, Araceli Botello, and City Attorney Whitt Wyatt

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

Felix Landry presented the case and briefed the Commission. The request is to rezone to the Planned Unit Development – Residential district to allow for residential development of 57 lots.

Commissioner Elms questioned staff regarding how net density is calculated. Staff responded that net density is calculated by subtracting the right-of-way area from the property's gross acreage.

Commissioner Elms questioned staff regarding how the density of the subject property as presented as compared to the base line of the 1.8 density. Chairwoman Mathisen responded that density is based on how it is calculated. Commissioner Elms added that he calculates density based on subtracting out floodplain.

Discussion continued regarding net density calculations.

Commissioner Elms pointed to the drainage map exhibit and expressed concerns to staff regarding the discharge and detention on the east side of the subject property.

Chairwoman Mathisen addressed concerns regarding the impact of the proposed 57 lots on the surrounding properties.

The applicant, Curtis Young, came forward and briefed the Commission. Mr. Young addressed how density was calculated by removing the right-way, drainage and detention, and open space areas.

Commissioner Elms restated his concern regarding the drainage for the site. The civil engineer for the project, Rich DeOtte, came forward and briefed the Commission. The engineer responded that Tanglewood Estates was designed to take drainage from the development of the subject property. The engineer added that there is a pipe underground near the property line to take the overflow from the subject property.

Chairwoman Mathisen questioned the applicant regarding the density calculation by removing the properties with a house currently on them. The applicant responded he had not made such calculations or considered that as an option.

Commissioner Bevill requested that the applicant provide an exhibit of the density calculations of the proposed development without the owner's developed lots factored into the calculations.

Commissioner Baughman questioned the applicant on lot size of the owner's home for the new development and subtracting that from the new development's density calculation. The applicant responded that the owner's current lot size is 3.3 acres. Staff added that the density calculation for the proposed development without the owner's lot is 1.66 net density for 56 lots, which includes the open space and flood plain areas.

Discussion continued regarding density calculations.

Commissioner Elms questioned staff regarding access and traffic off Holly Lane. Staff responded that the applicant would be required to provide emergency access, which is two access points at minimum, to get into the neighborhood per fire code requirement. The applicant pointed to the zoning exhibit to explain that he expects the majority of traffic to access off John McCain Road with Holly Lane being an exit only access point.

Commissioner Bevill requested that the applicant provide a list of the builders. The applicant responded that he would provide the list of builders to the Commission.

Commissioner Elms questioned staff if the Commission makes the determination of the minimum building footprints. Commissioner Bevill questioned the applicant if the lots would have 50 percent lot coverage. The

applicant responded that all the information would be provided and will be included in the PUD ordinance. Staff added that all the information regarding lot coverage would be provided in the staff report and draft ordinance.

Discussion continued regarding building footprint and lot coverage.

Commissioner Allee questioned the staff about the Future Land Use Map and the desire for the subject property. Commissioner Elms responded that the desire is for the subject property to be zoned residential. Staff responded that the property is proposed as residential.

Commissioner Allee questioned staff if the desire was for the lot be 20,000 square foot lots versus 60,000 square foot lots. Staff responded that there was a recent amendment to the comprehensive plan language itself rather than the map. The amendment did specify a maximum 1.8 net density and clarified the standard being a 20,000 square foot lot or larger. With a requested PUD zoning and some special design qualifications, a plan might still meet the average lot size and density standards that will include a mixture of smaller lots among larger lots and open space areas.

Discussion Continued regarding zoning and lot size.

Commissioner Elms questioned staff if the applicant has held meetings with the neighboring properties regarding the case. Staff responded that there have been several meetings with some of the surrounding neighborhoods. The applicant responded that he has placed a request to meet with neighbors on all four sides of the subject property. The applicant added that they have met with Tanglewood and Caldwell's Creek neighborhoods and that their engineer met with some of the neighbors who reside on Holly Lane.

Commissioner Kelley questioned the applicant regarding the price of the homes and the intention that they will be starting at two million and higher. The applicant responded that the homes would be custom homes and specifically designed for each lot.

Staff announced that due to Spring Break, the Commission rescheduled the next Planning & Zoning Commission Meeting for March 26, 2018.

2b Presentation and discussion of request for Special Use Permit for Alcoholic Beverages Sales – On-Premises Consumption for the property located at 4609 Colleyville Boulevard

Felix Landry presented the case and briefed the Commission. The request is for a Special Use Permit to allow for the sale of alcohol at the proposed Chipotle restaurant.

Chairwoman Mathisen questioned staff regarding the required percentage of sale for food versus alcohol. Staff responded the requirement is 60 percent food and 40 percent alcohol sales.

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

Felix Landry presented the case and briefed the Commission. The request is to rezone to the Planned Unit Development – Residential zoning district to allow for development of seven new single-family residential lots and one open space lot.

Commissioner Elms questioned staff regarding the request for a PUD-R in lieu of an R-20 district zoning. Staff responded that the request for a PUD-R is to keep compatibility with the property to the west and maintain the specific architectural designs standards.

Commissioner Kelley questioned staff regarding the zoning of the properties to the east of the subject property. Staff responded that the properties to the east are developed with larger lots and zoned as R-20.

Commissioner Elms pointed to the Zoning Exhibit and questioned staff regarding the zoning of the properties in dark yellow. Staff responded that the properties in dark yellow are the R-20 district.

Chairwoman Mathisen questioned staff regarding the disadvantage of the property being zoned PUD-R. Staff responded that he did not believe there to be any disadvantages. Staff added that the advantage of a PUD-R zoning is that the Commission can regulate more and add regulations to the PUD-R ordinance.

Commissioner Kelley questioned staff regarding the open space running behind the proposed four lots on the north end of the property. Staff responded that the open space will function as a buffer. Staff added that the open space lot will be required to be maintained by the HOA and would provide access to Glade Road.

Commissioner Kelley questioned staff regarding a masonry wall being built along Glade Road. Staff responded that as proposed it will have masonry columns with wrought iron. The perimeter fence will be required to be maintained by the HOA per the PUD ordinance.

Chairwoman Mathisen questioned staff when the case would be presented before the Commission. Staff responded that this, and all cases presented today, are scheduled for the March 26, 2018 Planning & Zoning Commission meeting.

Commissioner Kelley pointed to the Zoning Exhibit and questioned staff regarding the existing building on Lot 5. Staff responded that the building is the existing home and is planned to be demolished.

Commissioner Elms pointed to the Zoning Exhibit and questioned staff regarding the maintenance of the 24 foot Access & Utility Easement on the adjacent property to the east. Staff responded that it is a separate property. Staff added that it would not affect the subject property and provides a turnaround for emergency vehicles.

2d Presentation and discussion of a request to amend the PUD-R zoning district regarding the minimum roof pitch requirement for the Carmel Place Estates subdivision, located at 4808 to 4920 Carmel Place

Felix Landry presented the case and briefed the Commission. The PUD-R amendment request is to allow for a minimum 5/12 roof pitch in lieu of the 10/12 roof pitch as required by the approved PUD-R zoning ordinance.

Chairwoman Mathisen questioned staff if the applicant is requesting to go from a 10/12 to a 5/12 roof pitch. Staff responded affirmatively.

Commissioner Elms questioned staff regarding the pitch height of a roof where metal is required due to the height. Staff responded he was unsure of the building code requirements for metal roofing due to roof height. Staff added that the applicant is requesting a roof pitch of 5/12 in order to allow for clay tile on the roof.

Commissioner Bevill questioned staff if the requested amendment would not apply to all the homes in the subdivision. Staff responded that the amendment would apply to all the homes in the subdivision.

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

Felix Landry presented the case and briefed the Commission. The request to rezone to Village Retail zoning district is to allow for the expansion and operation of the Bluebonnet Hill Cemetery to their eastern boundary.

Commissioner Baughman noted that she walked the property and noted the drainage concerns on the property.

Commissioner Bevill noted that she walked to the back of the property where the water runs and noticed the ditch was full of water.

Commissioner Allee noted that he walked along the eastern boundary of the property. He pointed to the Aerial Map and added that the drainage ditch is full of debris and runs along into the pond of the adjacent property to the east.

Discussion continued regarding run-off, water level, and dirty appearance.

Commissioner Elms noted that the land use concern is how close a burial site can be placed on the eastern property line. Commissioner Elms questioned staff if the applicant has addressed the setbacks for the eastern property line. Commissioner Allee added that if the applicant is to address the setback then he will need to place a retaining wall between the trees and berm to have a clean channel or level the land up to the trees to the east.

Commissioner Baughman noted the applicant was not looking to place a solid fence in order to look into the graveyard. She added that a wrought iron fence or a small stone retaining wall of two feet tall could be used instead.

Commissioner Kelley added that the concerns to be addressed by the applicant are the existing drainage, future drainage pattern, and setbacks on the eastern property line.

Discussion continued regarding drainage.

Commissioner Kelley noted that case was tabled for the applicant to address the concerns brought forth with the adjacent property owners and HOA. Staff responded that the applicant is currently working on those concerns and getting ready for the March 26, 2018 Planning & Zoning Commission meeting. Staff added that with the SUP there is an opportunity to address concerns regarding setbacks and add a specific setback requirement to the ordinance.

Commissioner Allee questioned staff regarding the Commission's options on actions for modified request by the applicant. Staff responded that tabling a case to address any recommendations by the Commission allows the opportunity for the applicant to address those recommendations and the Commission to oversee compliance of those.

Commissioner Kelley added that he would like for the City's Engineers to present and provide their recommendation on the drainage. Commissioner Elms added that there are concerns regarding disturbing an area and the requirement to notify TCEQ about the proposed disturbance.

Discussion continued regarding grading requirements.

Commissioner Kelley noted that he would like to include requirements in the Special Use Permit regarding the handling of the spoils dirt. Commissioner Allee pointed to the Aerial Exhibit and noted the concern of the spoils being prepared for new gravesites which then runs into the ditch through erosion.

Chairwoman Mathisen requested that the City's Engineers make a recommendation on the resolution of the drainage and spoils on the property.

3. ADJOURMENT

The meeting adjourned at 7:19 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 Worksession Minutes

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Monday, March 26, 2018

City Council Chambers

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession meeting was called to order by Chairwoman Mathisen on March 26, 2018, at 6:15 p.m.

Roll Call

Present: Raymond Allee, Veronica Baughman, Susan Mathisen, Charles Kelley, Claudia Bevill and Jason Elms

Absent: Sam van Bever

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

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a proposed Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II on the property located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail

Felix Landry presented the case and briefed the Commission. The purpose of the plat is to combine the three properties into two single-family residential lots and one open space lot.

Chairwoman Mathisen questioned staff if the property was zoned Planned Unit Development. Staff responded affirmatively. Staff added that there are two residential lots proposed and one open space lot.

Chairwoman Mathisen pointed to the Aerial Exhibit and questioned staff if there are any concerns regarding drainage. Staff responded that the applicant is working with the City's Public Works department regarding drainage. Staff added that more information would be provided to the Commission at the regular meeting regarding drainage.

Chairwoman Mathisen questioned staff regarding the "3X" in the legal description of the subject property. Staff responded that the "X" in "3X" is to designate it as the open space lot.

Commissioner Elms questioned staff if the right-of-way shown on the plat exhibit across Lot 1 has been abandoned. Staff responded affirmatively. Staff added that the right-of-way is now located in Lot 3X, which is located along the northern part of the property.

Commissioner Bevill questioned staff if the open space had been reduced with this request as shown in the plat exhibit. Staff responded affirmatively. Staff added that they are reducing the open space but are not going below the 20 percent open space requirement for the larger area as allowed by the PUD.

Chairwoman Mathisen questioned staff if the original approved Planned Unit Development ordinance would be provided at the next Planning & Zoning Commission meeting. Staff responded affirmatively.

Commissioner Kelley question staff if the proposed lots would face Cast Iron Forest Trail. Staff responded affirmatively.

2b Presentation and discussion of request for Special Use Permit for Convenience Store with Gasoline Sales for the property located at 2800 Bandit Trail

Felix Landry presented the case and briefed the Commission. The request is for a Special Use Permit to allow for a convenience store with gasoline sales.

Commissioner Elms question staff on the significance of the color green on the Zoning Exhibit. Staff responded that the green represents the Planned Unit Development zoning district. Staff added that the mint green color depicts the area outside the city limit line and represents the City of Euless.

Chairwoman Mathisen pointed to the Zoning Exhibit map and questioned staff if the City of Euless was located on the east side of the map. Staff responded affirmatively. Staff added that the other cities (Euless and Bedford) are located to the east and south of the subject property.

Chairwoman Mathisen questioned staff if the Planned Unit Development zoning allowed for residential development on the subject property. Staff responded that the subject property (and the northern corner at Glade Road) were designated for commercial development.

Chairwoman Mathisen requested that staff provide the approved Planned Unit Development ordinances as part of packet information for cases that involve the zoning. Staff responded affirmatively.

Commissioner Elms questioned staff on the acreage of the subject property. Staff responded that the property is 1.86 acres.

Commissioner Kelley questioned staff if the gasoline pumps proposed were double sided. Staff responded that based on the Zoning Exhibit, it seems that they are proposed as double sided. Commissioner Allee noted that there is one pump with two hoses on each side. Chairwoman Mathisen clarified that there are 10 gas locations which will equal 20 total gas pumps.

Commissioner Elms questioned staff regarding items that might require extra attention when considering a Special Use Permit for a gasoline station. Staff responded that the location of the gasoline station and the surrounding uses are appropriate for the site of the proposed development.

Chairwoman Mathisen noted that the subject property is designated as a location for preferred sale tax revenue. She added that gasoline sales do not contribute to sale tax revenue and would like for the applicant to provide projections for sale tax revenues of the convenience store.

Commissioner Kelley noted his concern for the proposed location of the dumpster. He added that he would prefer the dumpster to be located on the opposite side of the proposed building. Staff responded that the recommendation could be added as a condition to the approval of the Special Use Permit. Staff added that the proposed development would return as a Site Plan for review.

Commissioner Elms verified with staff that the request from the applicant is for a Special Use Permit and not a change in the zoning. Staff responded that the request is for a specific land use that is not permitted by right. Staff added that the Land Development Code specifically requires a Special Use Permit for a Convenience Store with Gasoline Sales.

Commissioner Elms questioned staff if there is a checklist for determining the requirements for gasoline sales. Staff responded that there is no list. Staff added that the request can be approved based on compatibility on its own or conditions can be placed to assure compatibility as part of approval of the request.

The applicant, Derick Murway, came forward and briefed the commission. The applicant addressed concerns brought forth by the commission regarding screening, topography, and signage.

Commissioner Kelley questioned the applicant if the masonry material and script of the proposed sign would be used for the gas station. The applicant responded affirmatively. The applicant added that the City's logo would be used for the sign.

The applicant added that he did not have information on the name of the gas station company for the proposed location.

Commissioner Kelley informed the applicant regarding his concern of the location of the dumpster. The applicant responded that the dumpster could be moved to the recommended location.

Commissioner Kelley questioned staff when adjacent property owner notifications would be mailed regarding the case. Staff responded that notifications were mailed out last week on Friday.

Chairwoman Mathisen questioned staff if adjacent property owner notifications were created using the 200 foot distance from the subject property. Staff responded affirmatively. Chairwoman Mathisen questioned staff if the notifications could be expanded further than the 200 foot notification buffer. Staff responded affirmatively.

2c Presentation and discussion of a request for a zoning change from the AG & R-40 zoning district to the R-30 zoning district on property located at 200 Bandit Trail

Felix Landry presented the case and briefed the Commission. The request is to rezone to the R-30 Single Family Residential zoning district to allow for development of two new single-family residential lots.

Chairwoman Mathisen questioned staff regarding the difference in size of the property from meeting the R-40 lot size requirement. Staff responded that the property is about 75,000 square feet total and needs 80,000 square feet to meet the R-40 zoning district lot size in order to subdivide.

Commissioner Elms questioned staff regarding the compatibility of the two proposed lots to the R-40 zoning requirements. Staff referred to the Plat Exhibit and responded that one lot is about $\frac{3}{4}$ of an acre and the second lot is just under an acre. Staff added that the lots meet the most of the R-40 standards but could not subdivide the two lots to meet the 40,000 square foot lot size requirement.

Chairwoman Mathisen questioned staff if the applicant would be open to zoning the two proposed lots to R-40 zoning district and requesting a variance for lot size. Staff responded that could be an option.

Commissioner Elms questioned staff regarding R-30 being an option based on the zoning of adjacent properties. Staff responded that the R-30 district would ensure compliance with the lot standards and pointed to the City's Zoning Map to show properties nearby zoned R-30.

2d Presentation and discussion of a proposed Replat for Lots 2R1 and 2R2, Block 1, of the Falcon Point Addition on the property located at 200 Bandit Trail

Felix Landry presented the case and briefed the Commission. The purpose of the plat is to subdivide the lot into two lots for the construction of two single-family homes.

Commissioner Elms questioned staff if the Plat Exhibit showed a 7.5 feet of right-of-way dedication. Staff responded affirmatively. Commissioner Elms noted that the lots are in conformance with the R-30 district.

Commissioner Kelley added that the R-40 district seems to be an appropriate zoning in lieu of the R-30 zoning for the subject property.

2e Presentation and discussion of a request for a zoning change from the AG zoning district to the R-20 zoning district on property located at 2313 Hall Johnson Road

Felix Landry presented the case and briefed the Commission. The request to rezone to R-20 Single Family Residential zoning district is to allow for the demolition of the current home and construction of a new single-family residential home.

Commissioner Elms question staff if the subject property is requesting the R-20 zoning district due to the lot's width. Staff responded affirmatively.

Chairwoman Mathisen pointed to the Zoning Exhibit and questioned staff if the piece of lot to the north of the subject property is part of the property. Staff responded that the portion north of the property is part of the right-of-way dedication.

Commissioner Elms questioned staff regarding the property to the east of the subject property that is zoned CC-1. Staff responded that they believe the property is currently a landscaping company. Commissioner Elms clarified that the property holds an office building.

Chairwoman Mathisen questioned staff if there is a house currently on the property. Staff responded affirmatively. Staff added that there is also a shed or barn in the back of the property.

Chairwoman Mathisen question staff if the intent of the applicant is to demolish the current home and build a new house. Staff responded affirmatively.

2f Presentation and discussion of a Site Plan for proposed athletic fields for the property located at 901 Cheek-Sparger Road

Felix Landry presented the case and briefed the Commission. The request is to develop a new football field and baseball field as part of the Covenant Christian Academy campus.

Commissioner Elms questioned staff if there are any parking concerns with the proposed development. Staff responded that the applicant currently meets the number of parking spaces as required by the Planned Unit Development ordinance. Commissioner Elms questioned staff if there is additional parking planned for the proposed development. Staff responded that there is parking designated between the baseball and football fields.

Chairwoman Mathisen questioned staff regarding the name of the street to the east. Staff responded that the street is Wayne Drive.

Commissioner Kelley questioned staff regarding the measures being taken to address lighting and noise concerns. Staff responded that there is an existing 8 foot screening wall with landscaping along the west side of the property.

Commissioner Kelley expressed concerns regarding the proposed bleachers. Staff responded that the previous plan considered a fire lane between the west property line and the football field. Staff had concerns of noise and lighting due to this being a main traffic lane for vehicles.

Commissioner Kelley questioned staff if a sound study would be required of the applicant. Staff responded that a light study is required, but not a sound study. Staff added that the Planned Unit Development ordinance outlines requirements for hours of operation and light operation. However, the Commission can request additional conditions as part of the site plan approval.

Commissioner Kelley questioned staff regarding the height of the bleachers. Staff responded that the bleachers do not extend above the masonry wall that exists behind them, which is an 8 foot tall wall. Staff clarified that the masonry wall is between 10 and 12 feet tall.

The applicant, Clint Wofford, came forward and briefed the Commission. The applicant addressed concerns regarding the bleachers and lighting.

3. ADJOURMENT

The meeting adjourned at 6:57 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
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Agenda Number 3a	Agenda Date 03/26/2018	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, TABLED FROM THE FEBRUARY 12, 2018 MEETING

Explanation

UPDATE: Staff has not received any additional information from the applicant. A grading permit was issued by the City to allow the applicant to address the work that was initiated and the drainage for the property. Additional concerns were raised at the last Commission meeting regarding a setback from the eastern property line and fencing along Hall-Johnson Road.

Request: 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.

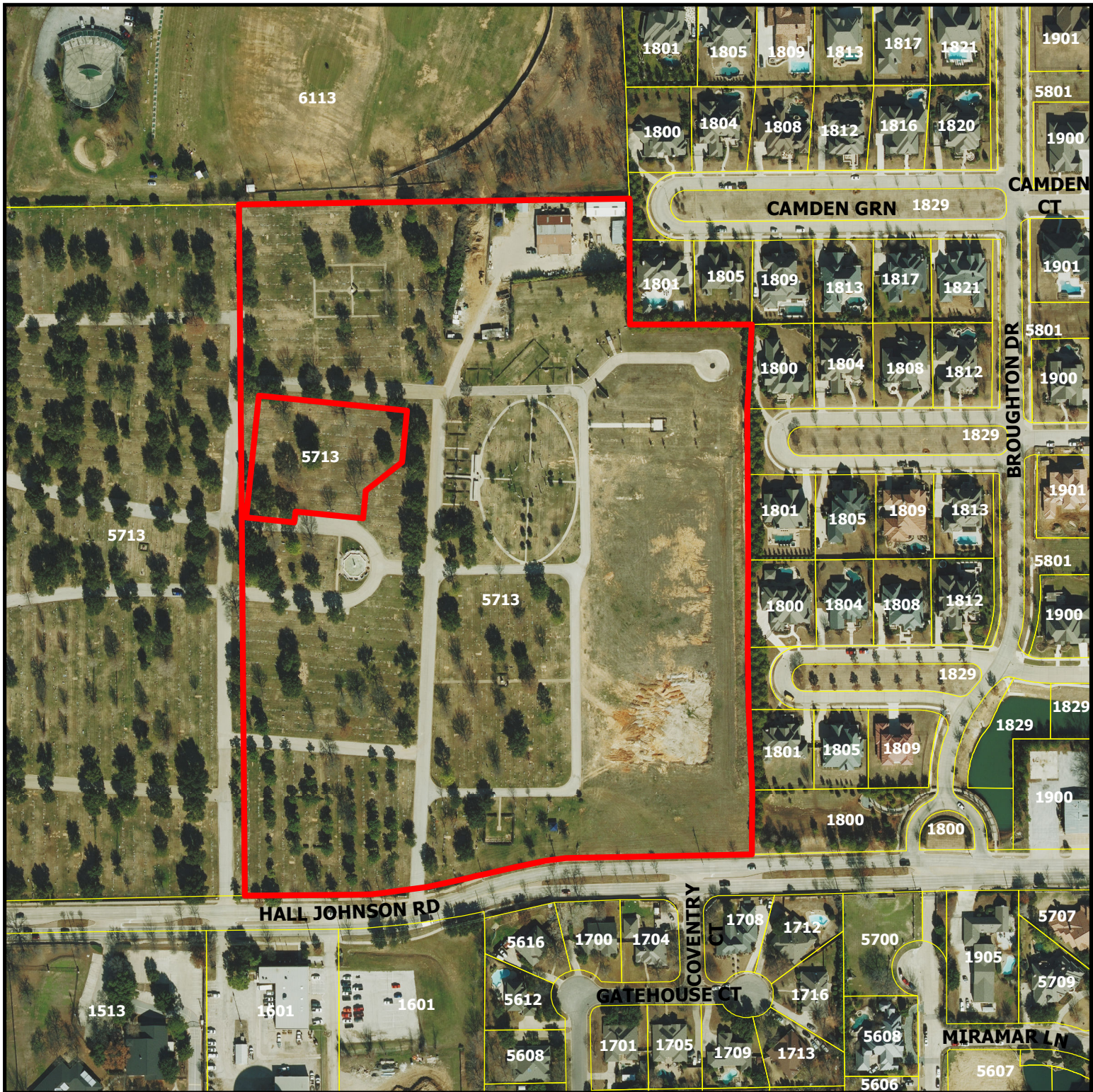
Recommendation

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

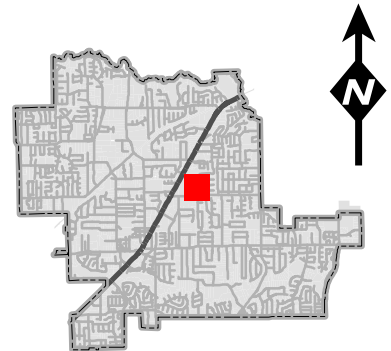
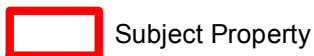
Aerial Map



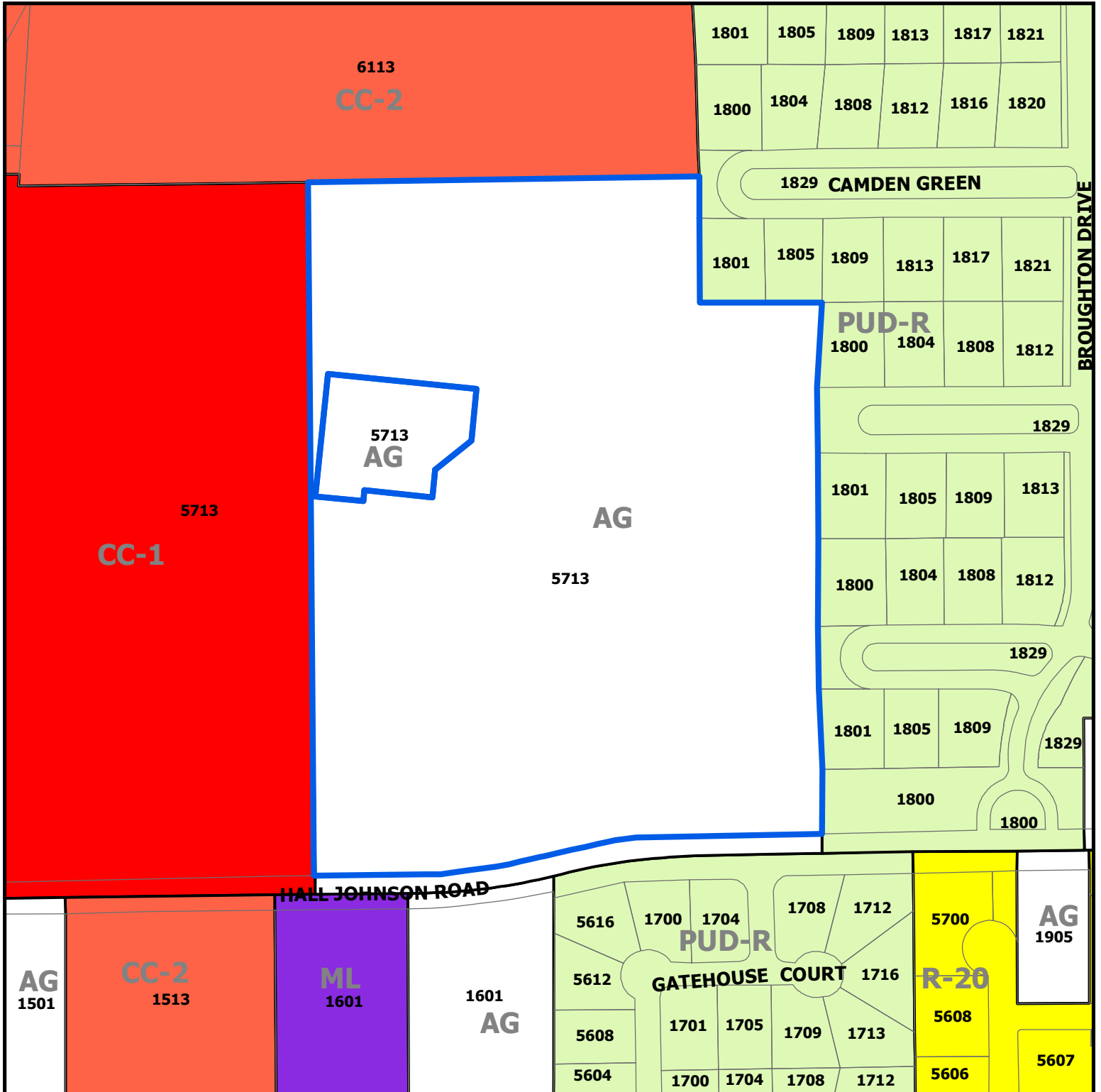
ZC18-001
5713 Colleyville Blvd

DISCLAIMER:

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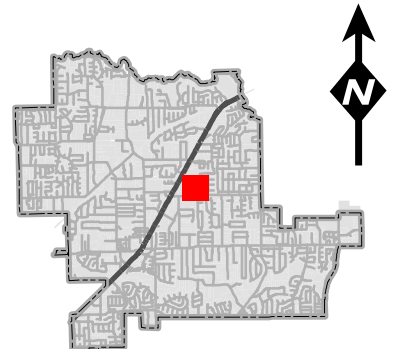
Zoning Map



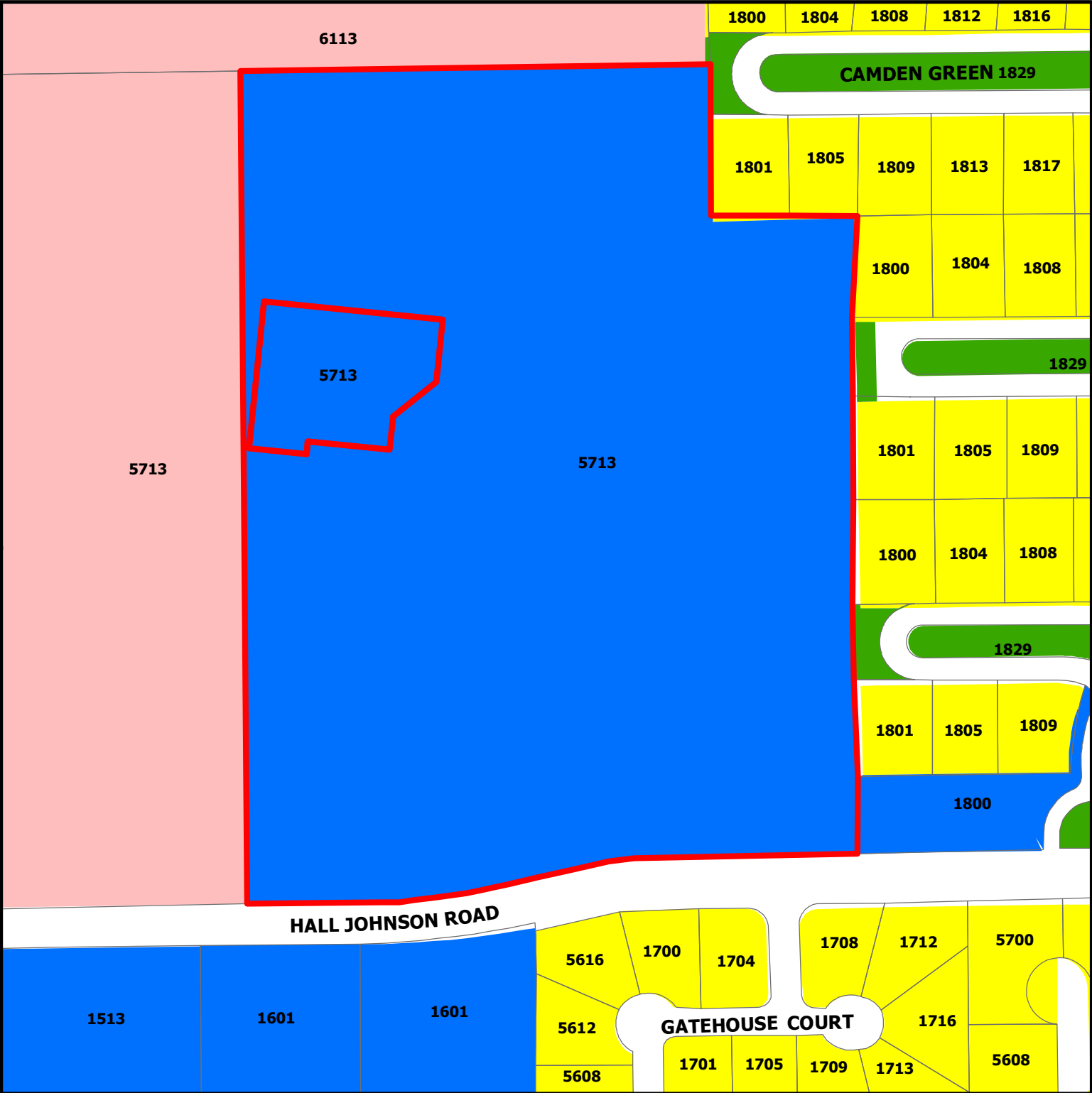
ZC18-001
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 Subject Property



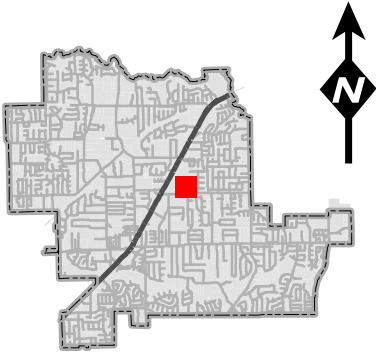
Future Land Use Map



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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.

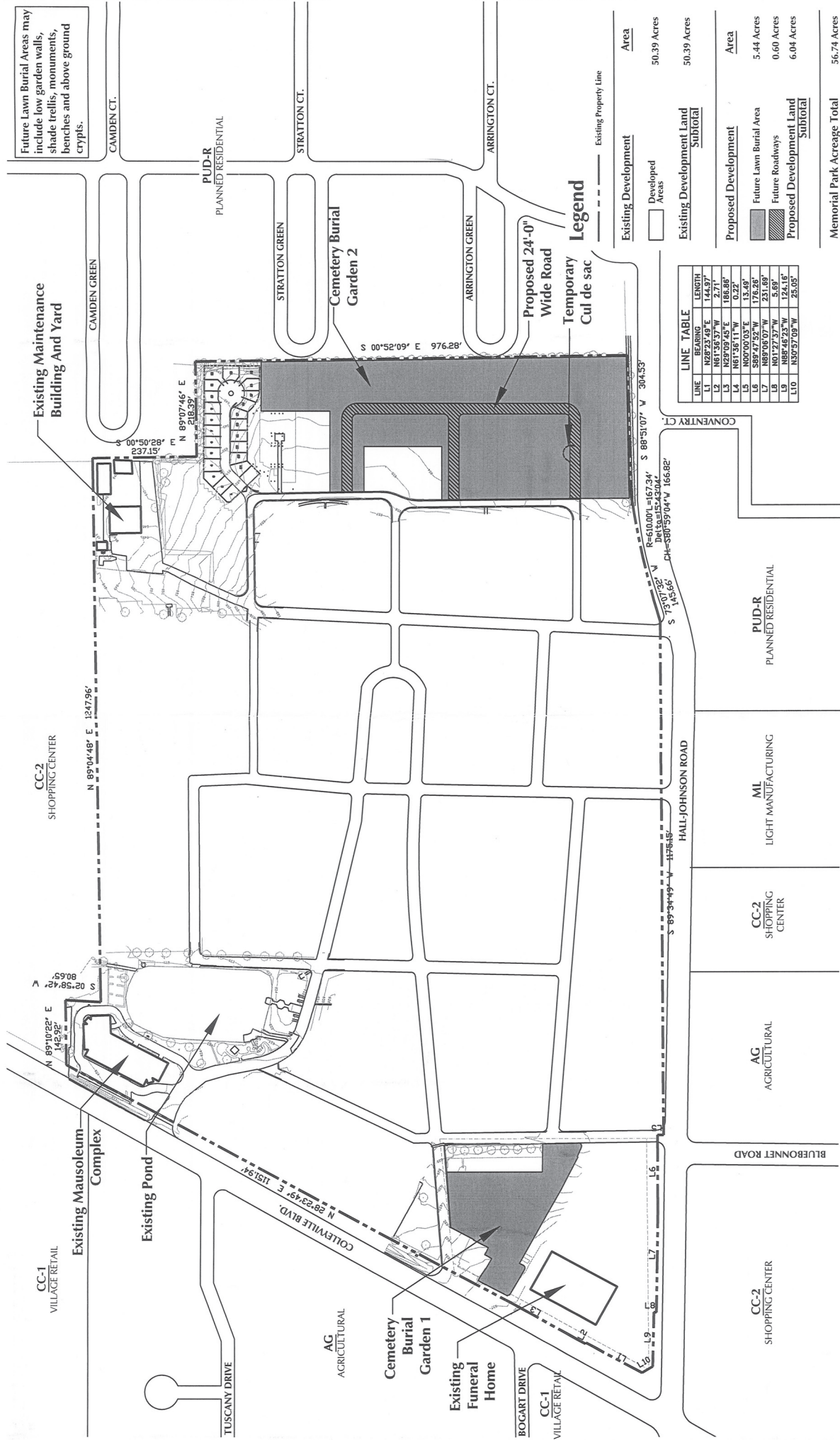
Michael Green, ASLA
Principal
Clark & Green Associates
150 Paularino Avenue, Suite 160
Costa Mesa, Ca. 92626

www.clarkgreen.com

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

Zoning Exhibit



Master Plan

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

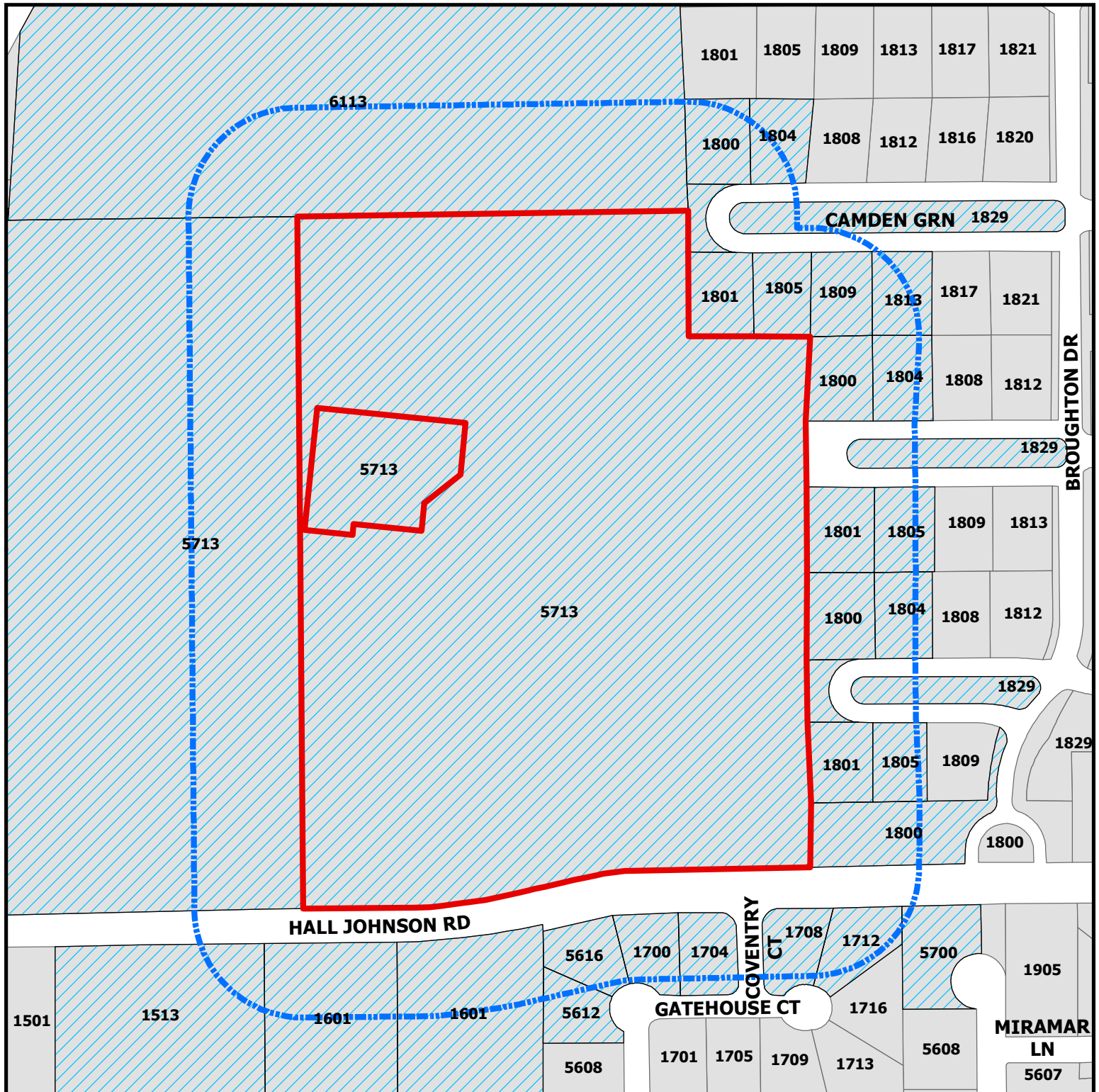
Zoning Exhibit For Zoning Change from _____ to _____



01-08-18
01-29-18 REV



Notification Map



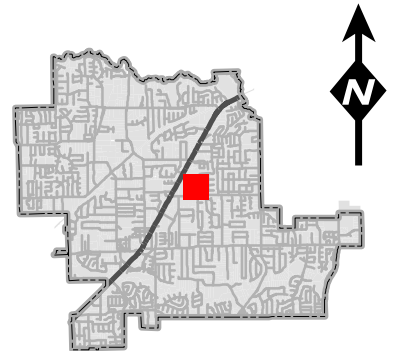
ZC18-001

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



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-001
Applicant: Michael Green
Owner: Cary Grossi
Location: 5713 Colleyville Boulevard
Property Description: Tract 2B & 2B02, Abstract 180, in the J L Byas Survey
Present Zoning: AG – Agricultural District
Request: 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. The purpose is to allow for the expansion and operation of the Bluebonnet Hill Cemetery to their eastern boundary.

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

Planning and Zoning Commission Meeting: Monday, February 12, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, March 6, 2018 & Tuesday, March 20, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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

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

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

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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

Letter of Opposition

Ben Bryner

To: Stephanie Cheatham
Subject: RE: Bluebonnet Hills Concerns

From: Stephanie Cheatham []
Sent: Friday, April 13, 2018 5:45 PM
To: Ben Bryner <BBryner@colleyville.com>
Cc: Jerry Ducay <JDucay@colleyville.com>; Jonathan E. Cheatham <>
Subject: Bluebonnet Hills Concerns

Dear Mr. Bryner,

We just had our annual HOA meeting for Stone Crest Estates. I wanted to share some of the Bluebonnet Hills concerns with you that came from our HOA meeting. We understand that Bluebonnet is currently reviewing drainage and surface water runoff. We also wanted to make sure that we don't lose sight of some of our other concerns related to appearance and the potential impact to home value in our neighborhood. In discussions that we've had with Bluebonnet, we have requested they make an effort to enhance the appearance in the new construction area along Hall-Johnson. We have suggested an iron fence instead of the chain link fence. (A chain link fence is no longer considered to be acceptable fencing material in Colleyville by most homeowners.) We also requested a row of hedges or some type of landscaping along Hall-Johnson in the new construction area. We feel these requests are very reasonable. The items we are requesting are a minimal expense for Bluebonnet. Our HOA Board is willing to meet with Bluebonnet and make an effort to work with them. I reached out to Bluebonnet this week to inquire about any plans for landscaping and fencing. It didn't sound like they have made progress on plans in this area. We would appreciate your support as we move forward and try to minimize any negative impact to appearance and home values in our neighborhood.

Thank you,
Stephanie Cheatham
Stone Crest Estates HOA President

Sent from my iPhone

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

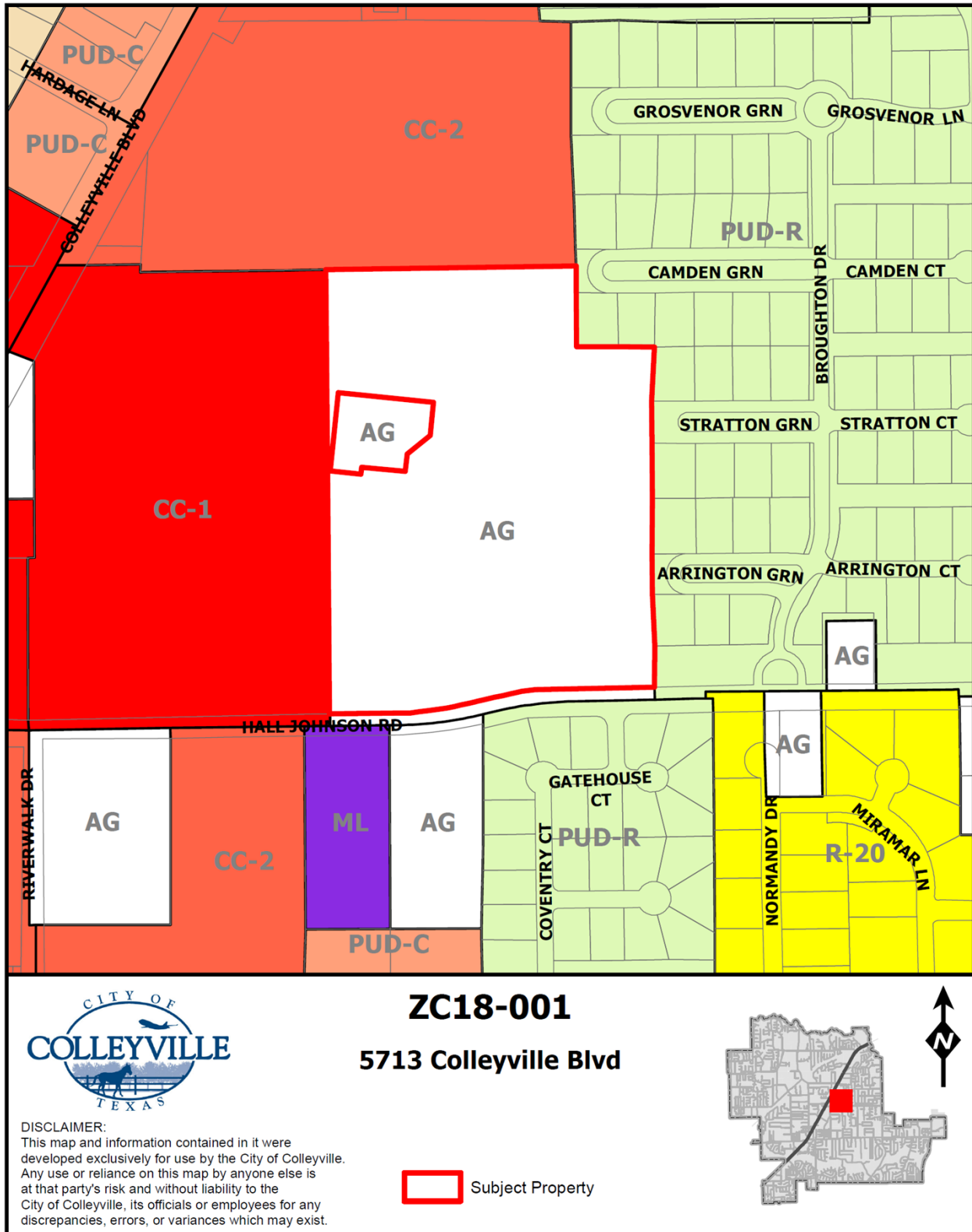


Exhibit "B" – Statement of Planning Objectives

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.

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

p (714)434.9803

f (714)434.9109

mgreen@clarkgreen.com

www.clarkgreen.com

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3b	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail, Case PC17-004, TABLED FROM THE APRIL 9, 2018 MEETING

Update: The applicant has submitted a request to Table the item to the June 11, 2018 Commission meeting. The applicant is in discussions with the adjacent property owners regarding the needed easement and they will be out of town for the next few weeks. Moving the item to the June meeting will ensure significant time to discuss options once they return.

Item Summary: Kevin Kessler, the applicant, requests approval of a Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition on approximately 2.20 acres, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The applicant proposes to combine and redevelop 2 lots, an old right-of-way area, and an open space lot into 2 single-family residential lots and an open space lot. The old right-of-way area will be abandoned as part of the plat.

Existing Conditions/Background: The subject property is currently zoned PUD-R Planned Unit Development – Residential district and is a combination of Lots 1 & 2, Block 1, Neidholt Addition, and old right-of-way area, and Lot 2X, Block E, Old Grove Addition. The property is generally located east of Cast Iron Forest Trail and southwest of John McCain Road as it turns north. The property is currently undeveloped. The plat up for consideration proposes to combine and redevelop the property for future residential development on 2 lots and an open space lot.

Lot Dimensions and Setbacks:

Per Ordinances O-04-1475, Lot Requirements and Setbacks, the PUD zoning regulations require the following standards:

- Minimum Lot Area: 13,000 square feet
- Average Lot Area: 16,000 square feet
- Minimum Lot Width: 90 feet
- Minimum Lot Depth: 120 feet
- Minimum Front Yard Setback: 25 feet
- Minimum Side Yard Setbacks: 10 feet
- Minimum Rear Yard Setback: 25 feet

As submitted, the proposed plat meets all of the requirements of the PUD-R zoning and the Land Development Code.

Surrounding Development: The properties to the north, south, and west are zoned PUD-R Planned Unit Development – Residential district and primarily developed with single family homes. The property to the east is zoned R-30 Single Family Residential district and developed with a single family home. There is a large retention/detention pond adjacent to the south.

Analysis: The property is located at the northeast side of the Old Grove neighborhood. The PUD-R zoning approved in 2004 originally planned for 4 lots. The proposal has reduced the lot number to 2 lots for single-family residential development.

The proposed Final Plat also includes a small open space lot adjacent to an existing Emergency Access Easement and drive lane.

Finally, an old right-of-way area is currently unused with no improvements existing. The approval of the Final Plat will include the abandonment of the right-of-way and the area incorporated into the lot area of the proposed area of Lot 1.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 200 feet of the subject property on Friday, March 23, 2018. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code on Saturday, March 24, 2018. To date, no correspondence has been received for this item.

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

Recommendation

Approve

Attachments

1. Request to Table
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Plat Exhibit
6. O-04-1475
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Draft Resolution

Ben Bryner

To: Kessler, Kevin C.
Subject: RE: Old Grove Phase II - PC17-004 - Table request to June P&Z

From: Kessler, Kevin C. [mailto:]
Sent: Wednesday, May 2, 2018 9:58 AM
To: Felix Landry <FLandry@colleyville.com>
Cc: Ben Bryner <BBryner@colleyville.com>; Manny Rios <>; Mike Boswell <>; Taylor Schauwecker <TSchauwecker@colleyville.com>
Subject: Old Grove Phase II - PC17-004 - Table request to June P&Z

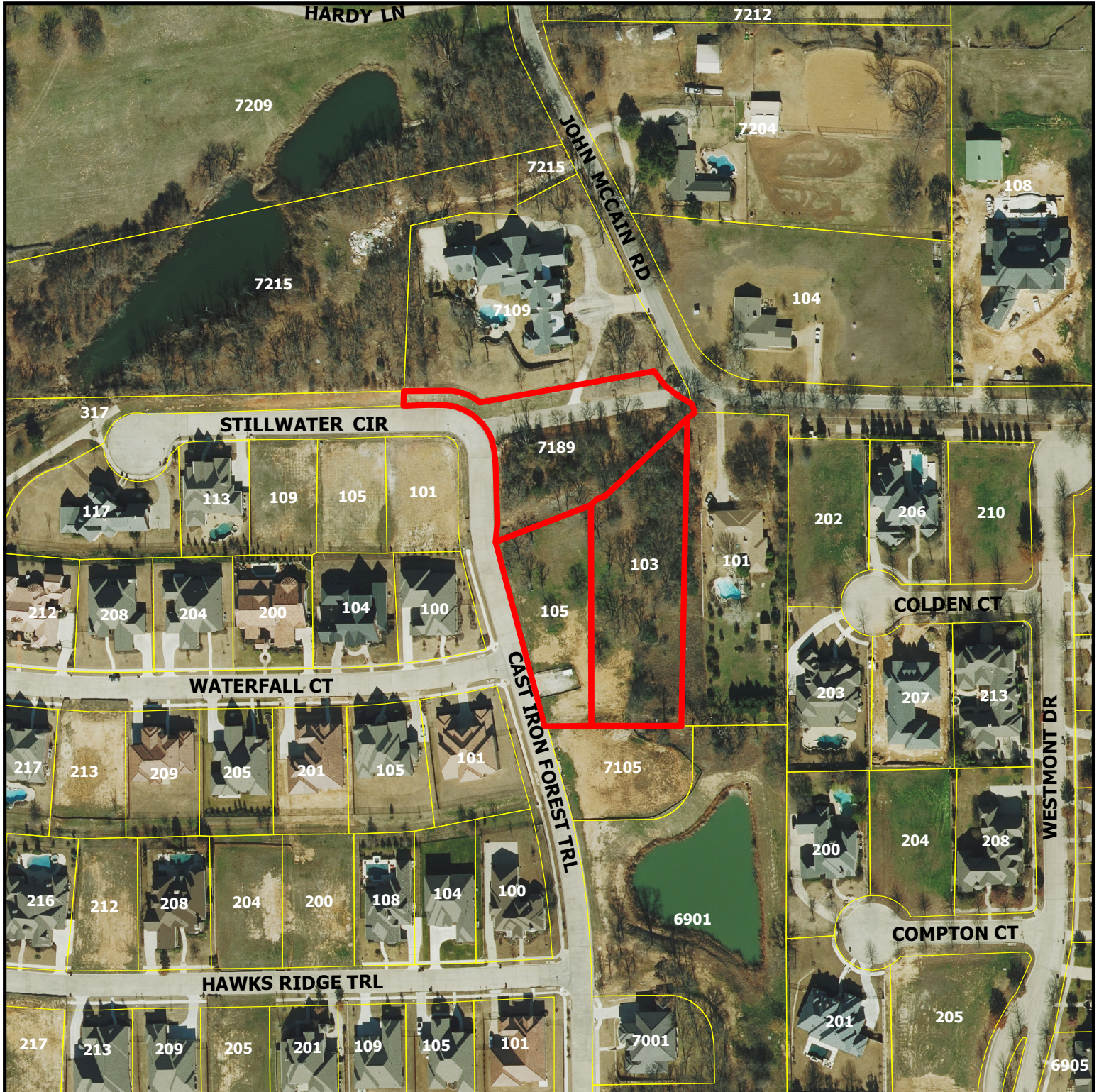
Felix,

We would respectfully request to table item PC17-004, Old Grove Phase II until the June P&Z meeting. We are in discussions with the adjacent property owners regarding easements etc. and they will be out of town for the next few weeks. We want to ensure significant time to discuss options once they are back. Taylor and I just spoke about additional options that we are pursuing. We will be in contact in the next few weeks. Please contact me if you have any additional questions or comments.

Kevin C. Kessler, P.E. | Jacobs | Project Manager- Land Development, Dallas | | www.jacobs.com

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Aerial Map

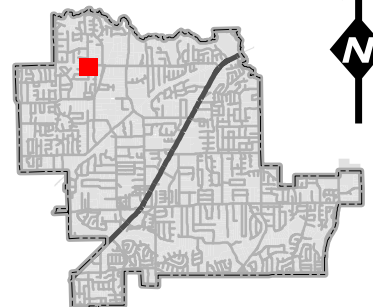


PC17-004

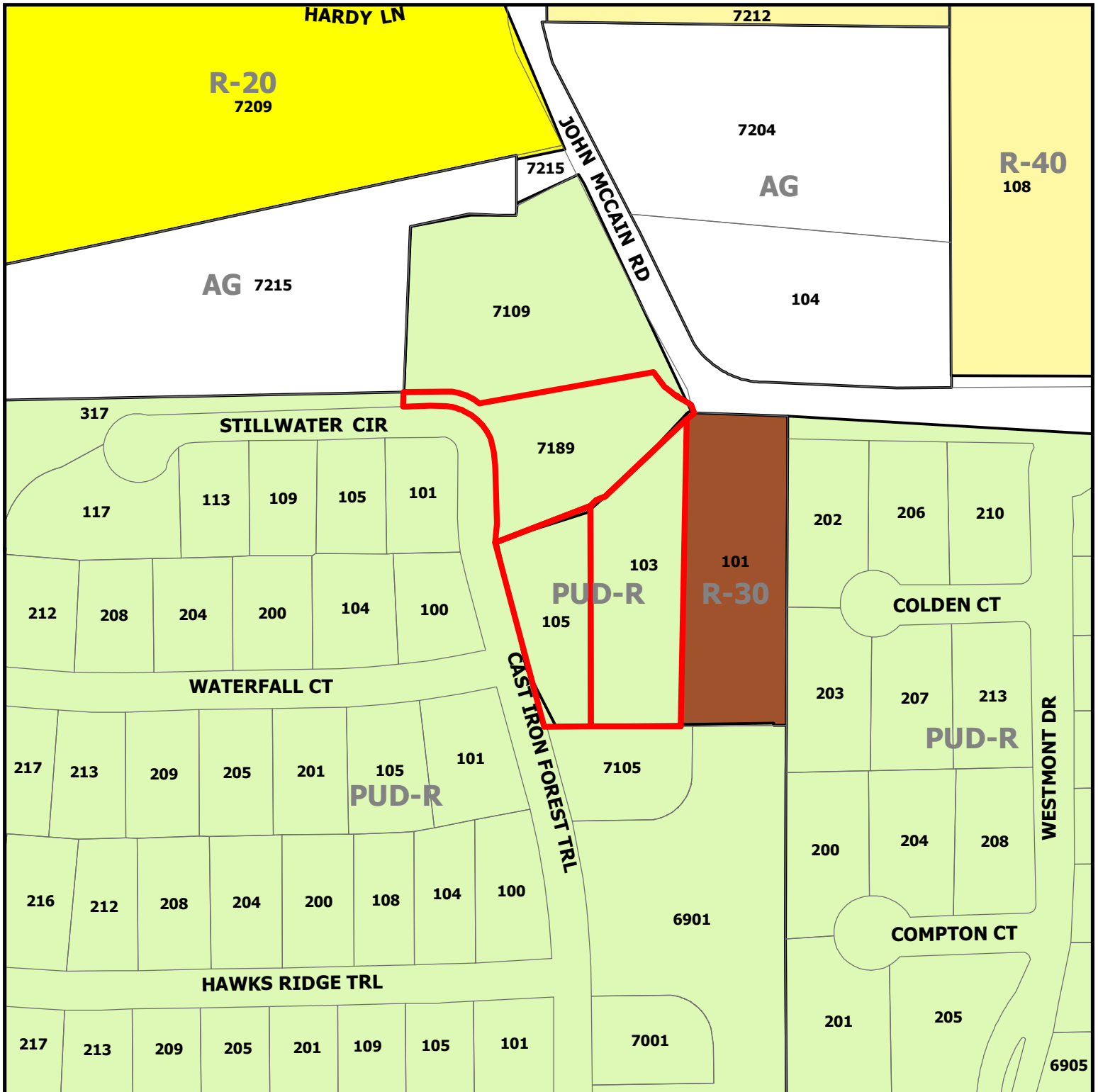
**105 & 103 John McCain Rd and
7189 Cast Iron Forest Trl**

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 Subject Property



Zoning Map



PC17-004

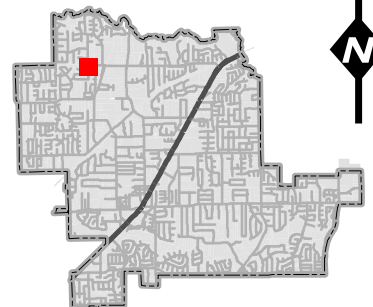
105 & 103 John McCain Rd and 7189 Cast Iron Forest Trl

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Subject Property



Future Land Use Map

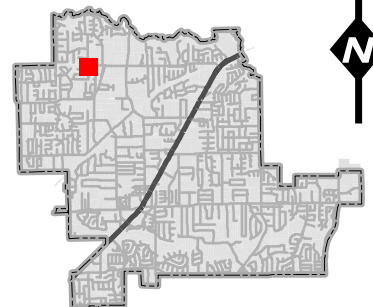


PC17-004

**105 & 103 John McCain Rd and
7189 Cast Iron Forest Trl**



Subject Property



DISCLAIMER:

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ORDINANCE O-04-1475

AN ORDINANCE AMENDING CHAPTER 3, LAND USE OF THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF LOTS 1 AND 2, BLOCK 1, NEIDHOLT ADDITION, FROM THE R30 SINGLE FAMILY RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a zoning change was filed by Old Grove Limited Partnership on July 6, 2004, under Case No. Z-04-026; and

WHEREAS, the City of Colleyville has complied with the notification requirements of the Texas Local Government Code and the Colleyville Land Development Code; and

WHEREAS, the Planning and Zoning Commission has held a public hearing and made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning amendment is in the best interests of the City of Colleyville.

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

Sec. 1. THAT the Master Plan, the Land Development Code of the City of Colleyville, Texas, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Texas, as shown on the Zoning Map attached as Exhibit "A", and described by metes and bounds description attached as Exhibit "B", by changing the zoning of said property from the R30 Single Family Residential district to the PUD-R Planned Unit Development Residential district, as shown on the attached Exhibit "C", including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

Sec. 2. THAT the PUD-R shall be subject to the following conditions:

1. GENERAL

- a. The purpose of the PUD-R area is for single-family residential development.

- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. PERMITTED USES

- a. Single family residences, detached
- b. Open space

3. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

- a. Residential lot requirements and setbacks shall comply with the following provisions:

(1) Minimum Lot Size	13,000 square feet
(2) Minimum Lot Width	90 feet
(3) Minimum Lot Depth	120 feet
(4) Front Building Line	25 feet
(5) Side Building Line	10 feet
(6) Rear Building Line	25 feet

- b. The average lot size 16,000 square feet and shall be calculated over the combined acreage of Whittier Heights Phase I, Old Grove Phase I, Whittier Heights Phase II, and Old Grove Phase II.

4. OPEN SPACE

- a. The PUD-R area shall provide a minimum of twenty percent (20%) of the residential project area as common open space for the leisure and recreational use of the development's residents. The open space shall be calculated over the combined acreage of Whittier Heights Phase I, Old Grove Phase I, Whittier Heights Phase II, and Old Grove Phase II. The open space shall comply with the provisions contained in the Land Development Code.
- b. The common open space may be utilized for storm water detention purposes.

5. CONCEPTUAL SITE PLANS AND PLATTING

- a. The residential lot layout of the PUD-R area shall be generally consistent with the conceptual site plan attached as Exhibit "C", which shall be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate physical, topographic, drainage or other conditions.

- b. Prior to the issuance of any development permits on the subject property and as a condition to the development of the subject property, the developer shall obtain approval of a final plat of the property in accordance with the procedures and requirements of the Colleyville Land Development Code. In approving the final plat, the approving body shall exercise reasonable discretion with respect to changes from the Preliminary Plat in roadway design, lot sizes, lot shape, building line, setback lines, open space and all other aspects of the plat.
- c. The average residential density is permitted to be 1.8 dwelling units per acre over the combined acreage of Whittier Heights Phase I, Old Grove Phase I, Whittier Heights Phase II, and Old Grove Phase II.

6. STREETS AND SIDEWALKS

- a. Each homebuilder shall construct sidewalks along lot frontages. All sidewalks shall be constructed in accordance with the requirements of the Colleyville Land Development Code.

7. OTHER

- a. This development shall be subject to all impact fees as of the date of approval of the final plat.
- b. No water or sewer extensions are required to be made to adjacent property.
- c. The provisions of the Colleyville Pathways plan shall be incorporated in the project. Pathways shall be designated on the preliminary plan and final plat in a dedicated public right-of-way. Pathways shall be constructed by the developer.

- Sec. 3. THAT any person, firm, or corporation violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.
- Sec. 4. THAT the Land Development Code of the City of Colleyville, Texas, shall remain in full force and effect, except where amended by this ordinance.
- Sec. 5. THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

Sec. 6. THAT this ordinance shall become effective immediately upon publication.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of August 2004.

The second reading and public hearing being conducted on the 7th day of September 2004.

ATTEST:



Cynthia Singleton, TRMC
City Secretary

CITY OF COLLEYVILLE:



Joe Hocutt
Mayor

APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney

EXHIBIT A – ZONING MAP

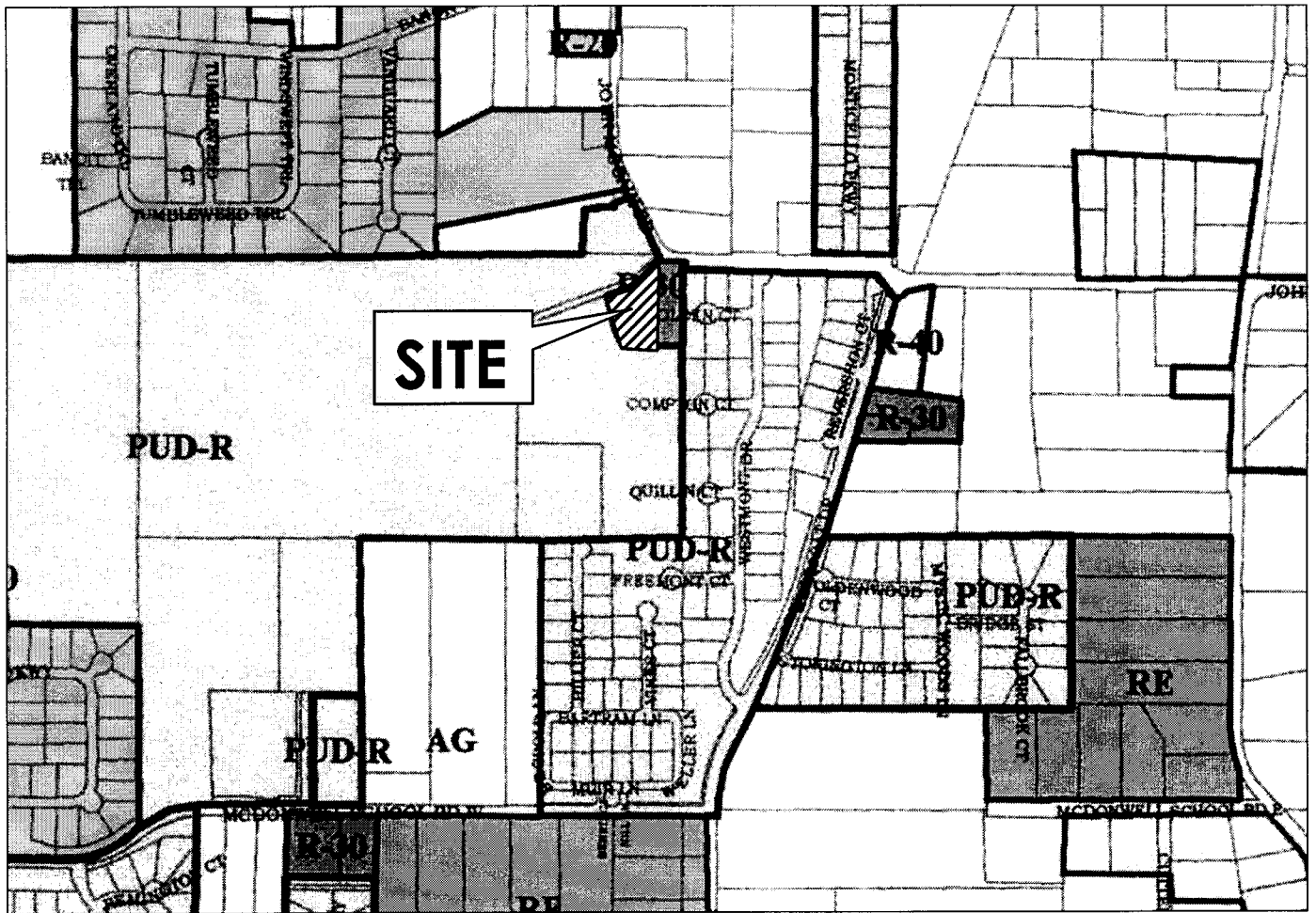


EXHIBIT B – METES AND BOUNDS DESCRIPTION

BEING a tract of land in the D.J. Beddo Survey, Abstract No. 232, situated in the City of Colleyville, Tarrant County, Texas and being all of Lot 1 and Lot 1, Block 1, of the final plat of Lots 1, 2, & 3, Block 1, Neidholt Addition, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-123, Page 64, Plat Records, Tarrant County, Texas (PRTCT), and being a portion of an unnamed right-of-way dedication as set out by aforesaid plat, and being a portion of that tract of land as described in deed to Old Grove Limited Partnership, recorded in Volume 1469, Page 37, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a ½-inch rebar found at the southeast corner of Lot 3, Block 1, the said final plat of Lots 1, 2, & 3, Block 1, Neidholt Addition, being an angle point in the west line of Westmont, an addition to the City of Colleyville, Tarrant County, Texas, as recorded in Cabinet A, Slide 6060, PRTCT, being the most easterly northeast corner of said Old Grove tract;

THENCE South 89 degrees 54 minutes 50 seconds West, departing the west line of said Westmont, along the south line of said Neidholt Addition and a reentrant line of said Old Grove tract, a distance of 105.60 feet to southwest corner of said Lot 3 and the southeast corner of said Lot 2, being the POINT OF BEGINNING of the herein described tract of land;

THENCE South 89 degrees 54 minutes 50 seconds West, continuing along the south line of said Neidholt Addition and a reentrant line of said Old Grove tract, at a distance of 116.83 feet passing a 5/8 inch rebar found, said point being 0.25 feet to the south of line, at a distance of 194.00 feet passing a ½ inch rebar capped set at the southwest corner of said Neidholt Addition and a reentrant corner of said Old Grove tract, thereafter traversing said Old Grove tract, continuing a total distance of 199.18 feet to a ½ inch rebar capped set at the southwest corner of the herein described tract of land;

THENCE traversing said Old Grove tract, as follows:

North 15 degrees 12 minutes 36 seconds West, a distance of 220.16 feet to a ½ inch rebar capped set at the point of curvature of a circular curve to the right, having a radius of 250.00 feet;

Northwesterly, along said curve, having a central angle of 15 degrees 05 minutes 37 seconds, an arc distance of 65.86 feet and a chord that bears North 07 degrees 39 minutes 47 seconds West, 65.6 feet to a ½ inch rebar capped set;

North 89 degrees 53 minutes 01 seconds East, non tangent to said curve, a distance of 5.00 feet to a ½ inch rebar capped set;

North 00 degrees 06 minutes 59 seconds West, a distance of 71.04 feet to a ½ inch rebar capped set at the point of curvature of a circular curve to the left having a radius of 75.00 feet;

Northwesterly, along said curve, having a central angle of 22 degrees 32 minutes 37 seconds, an arc distance of 29.51 feet and a chord that bears North 11 degrees 23 minutes 17 seconds West, 29.32 feet to a ½ inch rebar capped set at the northwest corner of the herein described tract;

North 81 degrees 17 minutes 06 seconds East, non tangent to said curve, a distance of 267.80 feet to a ½ inch rebar found in the southwesterly line of John McCain Road (County Road No. 3036, variable width right-of-way), from which a 3/8 inch rebar found bears South 76 degrees 32 minutes 02 seconds West, 6.00 feet;

THENCE South 78 degrees 29 minutes 15 seconds East, along the southwesterly line of said John McCain Road, a distance of 2.40 feet to the northeast corner of the herein described tract;

THENCE South 00 degrees 30 minutes 30 seconds West, departing the southwesterly line of said John McCain Road, at a distance of 27.55 feet passing the northwest corner of said Lot 3 and the northeast corner of said Lot 2, continuing along the west line of said Lot 3 and the east line of said Lot 2, a total distance of 417.12 feet to the POINT OF BEGINNING and containing 97,138 square feet or 2.230 acres of land, more or less.

Notification Map

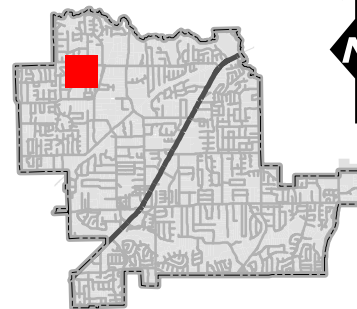


PC17-004

**105 & 103 John McCain Rd and
7189 Cast Iron Forest Trl**

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
JOHNSON, MARK	203 COLDEN CT	COLLEYVILLE, TX	76034	203 COLDEN CT
BATTLES, BRANDON	101 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	101 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	105 STILLWATER CIR
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	105 JOHN MCCAIN RD
FREIG, JOSE	104 HAWKS RIDGE TRL	COLLEYVILLE, TX	76034	104 HAWKS RIDGE TR
BOLTON, JONATHON	202 COLDEN CT	COLLEYVILLE, TX	76034	202 COLDEN CT
HA, THANH THUC	100 HAWKS RIDGE TR	COLLEYVILLE, TX	76034	100 HAWKS RIDGE TR
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
RAU, SUSAN	7105 CAST IRON FOREST TRL	COLLEYVILLE, TX	76034	7105 CAST IRON FOREST TR
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	103 JOHN MCCAIN RD
ALLEN, CARL E	200 COMPTON CT	COLLEYVILLE, TX	76034	200 COMPTON CT
KELLY, JOHN	105 WATERFALL CT	COLLEYVILLE, TX	76034	105 WATERFALL CT
CLARK, EDWARD D	104 WATERFALL CT	COLLEYVILLE, TX	76034	104 WATERFALL CT
TOLL DALLAS TX LLC	250 GIBALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
ETTA, ANITA B	101 WATERFALL CT	COLLEYVILLE, TX	76034	101 WATERFALL CT
OLD GROVE MAINTENENCE ASSN	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	6901 CAST IRON FOREST TR
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
DAWSON, WESLEY	406 PECAN DR	IRVING, TX	75061	7215 JOHN MCCAIN RD
WESTMAN, GARY A	2812 COTSWOLD CT	KELLER, TX	76248	100 WATERFALL CT
OLD GROVE MAINTENENCE ASSN	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
OLD GROVE ADDITION	P.O. Box 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
KELLER ISD	350 KELLER PARKWAY	KELLER, TX	76248	STATE REQUIRED
GRAPEVINE-COLLEYVILLE ISD	3051 IRA E. WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
KESSLER, KEVIN	1999 BRYAN STREET, SUITE 1200	DALLAS, TX	75201	APPLICANT



NOTICE OF PUBLIC HEARING

Zoning Case Number: PC17-004

Owner: Toll Dallas TX LLC

Applicant: Kevin Kessler

Location: 105 & 103 John McCain and 7189 Cast Iron Forest Trail

Property Description: Lots 1 and 2, Block 1, of the Neidholt Addition, Lot 2X, Block E, of the Old Grove Addition, and existing dedicated Right of Way

Present Zoning: PUD-R Planned Unit Development Residential District

Request: Consideration of a Final Plat for Lots 1, 2, and 3X, Block 1, Old Grove Addition, Phase II, located at 105 & 103 John McCain Road and 7189 Cast Iron Forest Trail. The purpose of the plat is to combine the 3 properties into 2 Single Family Residential lots and 1 open space lot.

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

Planning and Zoning Commission Meeting: Monday, April 9, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, May 1, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

RESOLUTION R-18-XXXX

**A RESOLUTION APPROVING A FINAL PLAT FOR LOTS 1, 2, AND 3X,
BLOCK 1, OF THE OLD GROVE ADDITION, PHASE II**

WHEREAS, the Planning and Zoning Commission recommended approval of the Final Plat for Lots 1, 2, & 3X, Block 1, of the Old Grove Addition, Phase II on April 9, 2018.

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

Sec. 1. THAT the Final Plat for Lots 1, 2, & 3X, Block 1, of the Old Grove Addition, Phase II on approximately 2.20 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 1ST DAY OF MAY 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
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3c	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration for approval of a Site Plan for athletic fields on Lot 1R, Block 1, of the Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road, Case SP18-001, TABLED FROM THE APRIL 9, 2018 MEETING

Explanation

UPDATE: At the initial hearing for the athletic fields Planning and Zoning Commission recommended approval for the football/soccer field (phase 1) portion of the project but tabled the baseball field (phase 2) portion. The commission requested architectural elevations of the concession stand and weight room. The applicant has submitted those elevations and each building meets the minimum 30 architectural design points required in the ordinance.

Request: Clint Wofford, the applicant, has submitted a Site and Landscape Plan for Lot 1R, Block 1, of Covenant Christian Academy Addition, being approximately 18.84 acres, and zoned PUD-C Planned Unit Development - Commercial. The request is to allow for the construction of an athletic field, which includes a football/soccer field and a baseball field.

The currently approved PUD-C ordinance (O-13-1876) requires that the improvements for the athletic fields shall be submitted as part of Site Plan that is approved by the City Council after recommendation by the Planning and Zoning Commission:

"Prior to construction, the baseball stadium, baseball lighting, parking garage, expansion to the existing football/ soccer field shown above and football/ soccer field lighting shall require the approval of a detailed site plan and building elevations. The detailed site plan submission shall, at a minimum, meet the requirements of Section 3. 23 3. 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 City Council upon the recommendation of the Planning and Zoning Commission."

This site plan will finalize development plans for property at 901 Cheek-Sparger Road as previously approved for a football/soccer field and a baseball field. This site plan allows for the development of the subject property in accordance with the previously adopted PUD-C ordinance and approved conceptual site plan.

Existing Conditions/Background: The subject property is currently developed with an existing church and private school, auxiliary buildings, and a soccer/football field. The applicant proposes to construct the remaining improvements planned for the site. Those improvements include upgrading the soccer/football field and constructing a new baseball field.

Proposed Zoning Change: *Request* –Site plan approval for 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 - Commercial (PUD-C) 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 proposed site plan meets all of the written requirements described in the PUD-C ordinance. The proposed site plan deviates slightly from the conceptual site plan in the following manner:

1. The fire lane has moved from the west side of the football field, adjacent to the residences, to the east side between the elementary building and the east bleachers next to the football field. This moves the field and the west side bleachers closer to the masonry wall screening the adjacent residences. This replaces the previous 5 foot planting strip and 24 foot fire lane, with a 25 foot landscape buffer along the majority of the west side and some bleachers. The bleachers move closer to the property line but maintain a 10 foot separation.
2. The underground parking initially proposed to go under the baseball field has been removed.

3. The parking to the east side of the baseball field has been removed and replaced with landscaping and a new structure to upgrade the existing weight room.

Surrounding Development: The subject property resides to the south of Cheek-Sparger Road and west of Wayne Drive. The property across Wayne Drive to the east also has PUD-C zoning designation, while the property to the north across Cheek-Sparger Road has PUD-R zoning. All of the surrounding property has PUD-R, PUD-C, or CC-1 zoning. Property to the west and south consists of residential properties in the City of Bedford.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property for institutional use. The proposed site plan complies with the 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 and an approved landscape plan.

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 minor changes illustrated in the proposed site plan improve upon the conceptual site plan by:
 - o Increasing the landscaped area along the western boundary.
 - o Moving the fire lane with its daily traffic away from the residences to the west.
 - o Better utilizing existing parking.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Exhibit Baseball Field
5. CCA - O-09-1725
6. CCA - O-13-1876
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Draft Resolution

Aerial Map



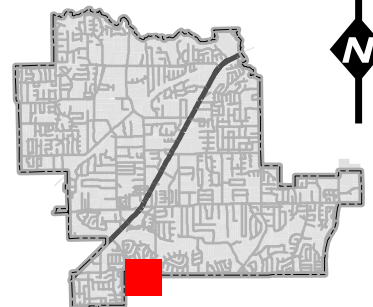
SP18-001

901 Cheek-Sparger Road

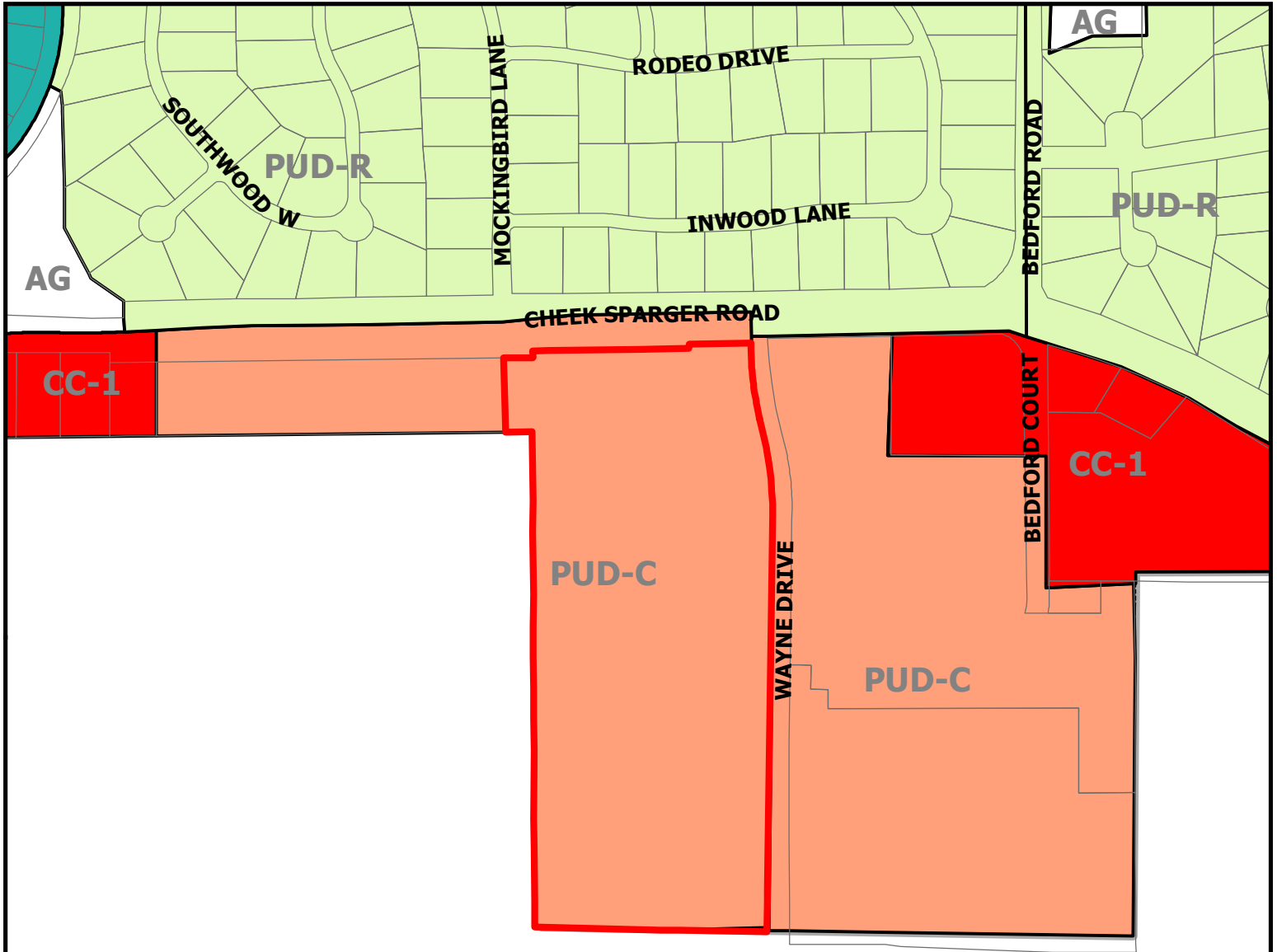
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 Subject Property



Zoning Map

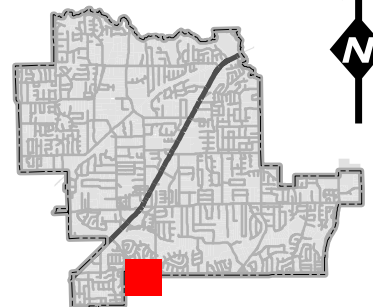


SP18-001

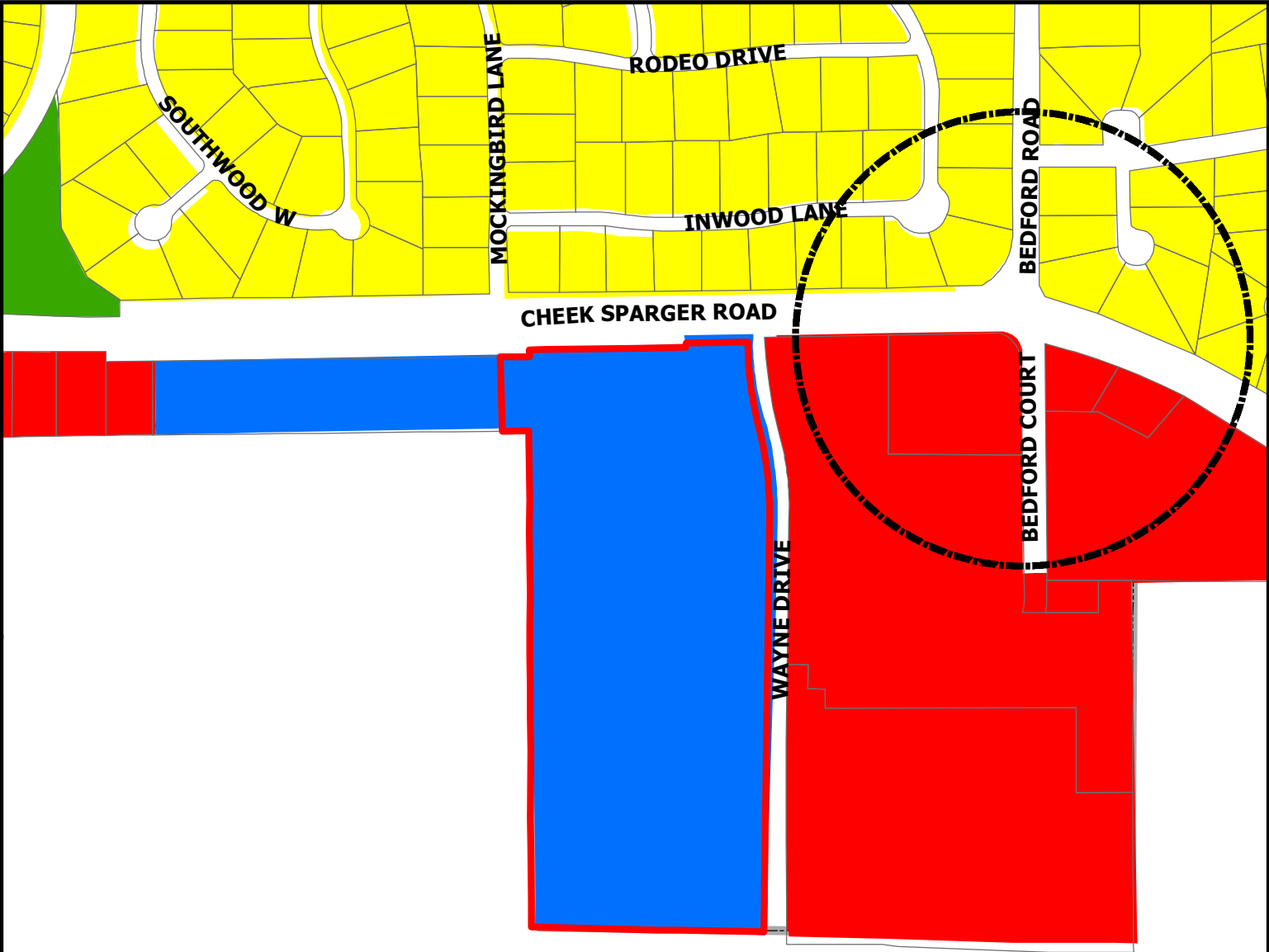
901 Cheek-Sparger Road

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 Subject Property



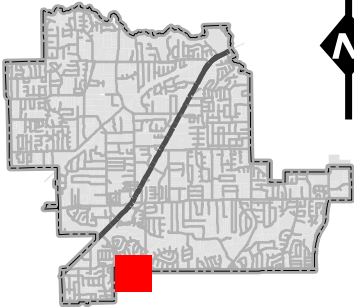
Future Land Use Map

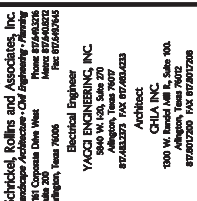


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SP18-001 901 Cheek-Sparger Road

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

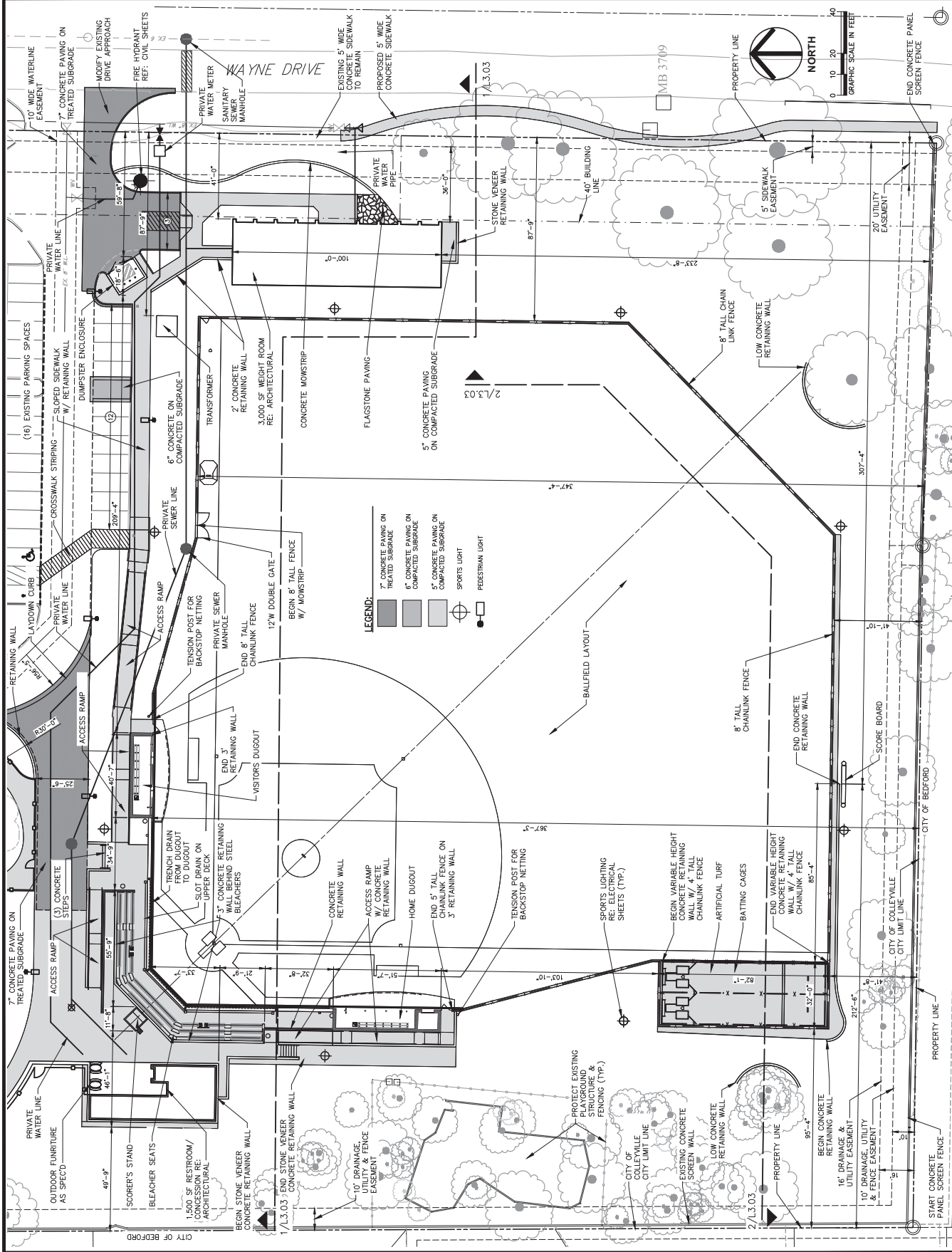




DATE:	MARCH 16, 2018
REVISED:	
STATUS:	SITE PLAN SUBMITTAL
DESIGN BY:	CW
DRAWN BY:	CW
JOB NO.	5372
PROJECT NAME:	BASEBALL PACKAGE

BAR IS ONE INCH LONG ON ORIGINAL DRAWING.

L2.01



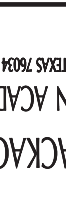


Schickel, Rolins and Associates, Inc.
Landscape Architect - Civil Engineering - Planning
1000 W. Broad Ave. Suite 200
Arlington, Texas 76010
Phone: 817.462.9545
Fax: 817.462.9546

Electrical Engineer
YACCI ENGINEERING, INC.
1000 W. Broad Ave. Suite 200
Arlington, Texas 76010
Phone: 817.462.9545
Fax: 817.462.9546

Architect
GHLA INC.
1000 W. Broad Ave. Suite 200
Arlington, Texas 76010
Phone: 817.462.9545
Fax: 817.462.9546

BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CREEK SPARKER RD., COLLETTVILLE, TEXAS 76034

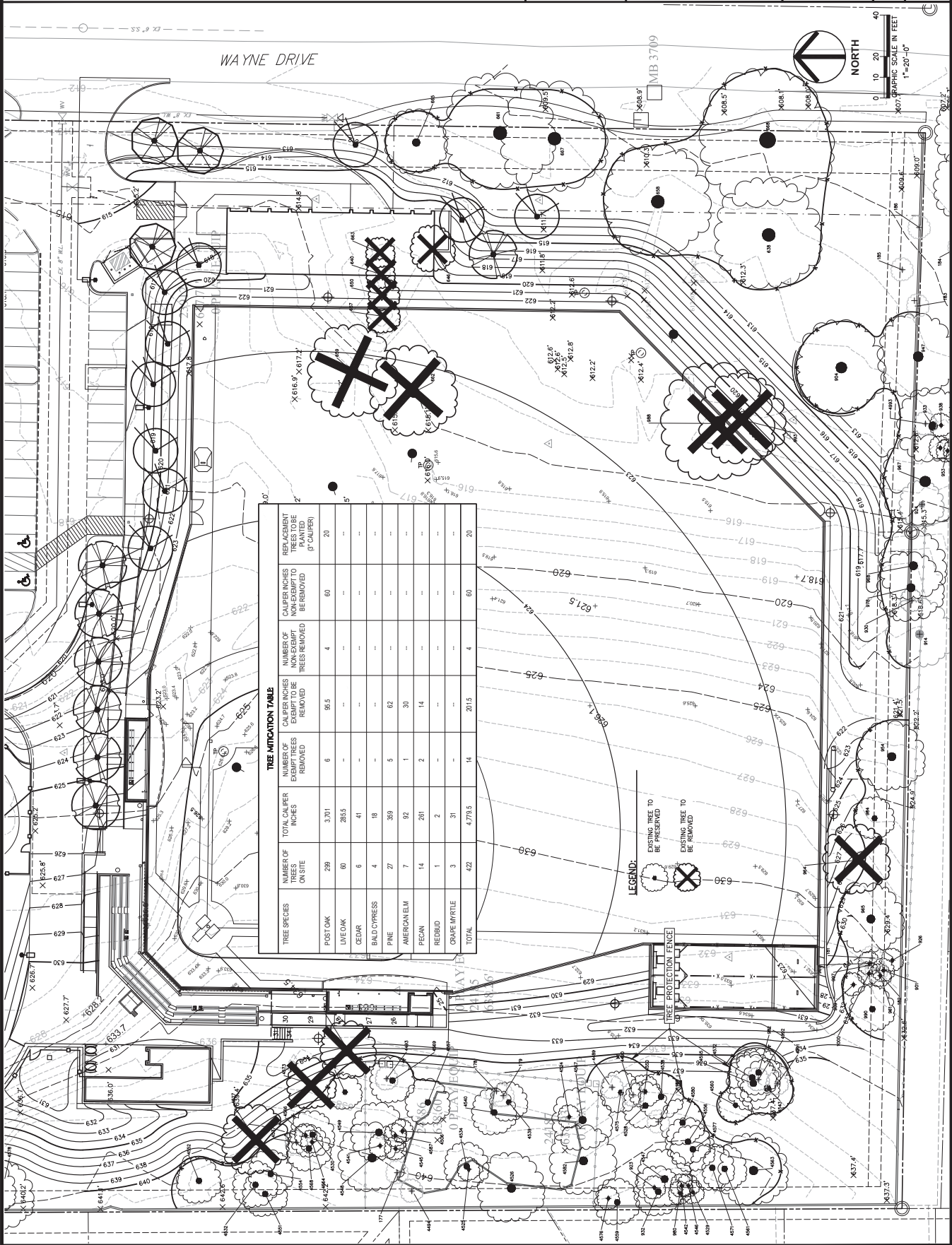


DATE: MARCH 16, 2016
REVISED:
STATUS: SITE PLAN SUBMITTAL
DESIGN BY: CW
DRAWN BY: CW
JOB NO.: 5372
PROJECT NAME: BASEBALL PACKAGE

TREE
PRESERVATION
- LANDSCAPE
PLAN PHASE
2

THIS IS ONE INCH LONG ON ORIGINAL DRAWING.
CHECK SCALE AND ADJUST ACCORDINGLY.
GRAPHIC SCALE IN FEET
1"=20'-0"

SHEET NO. L5.04



TREE MITIGATION TABLE							
TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIPER INCHES	NUMBER OF EXISTING TREES TO BE REMOVED	CALIPER INCHES OF TREES TO BE REMOVED	NUMBER OF TREES TO BE REPLANTED	CALIPER INCHES OF TREES TO BE REPLANTED (3" CALIPER)	REPLACEMENT TREES TO BE PLANTED (3" CALIPER)
POST OAK	298	3,701	6	95.5	4	60	20
LIVE OAK	60	285.5	-	-	-	-	-
CEDAR	6	41	-	-	-	-	-
BALD CYPRESS	4	18	-	-	-	-	-
PINE	27	359	5	62	-	-	-
AMERICAN ELM	7	92	1	30	-	-	-
PECAN	14	261	2	14	-	-	-
RED BUD	1	2	-	-	-	-	-
GRAPE VITIFL	3	31	-	-	-	-	-
TOTAL	422	4,779.5	14	201.5	4	60	20



Electrical Engineer
YACCI ENGINEERING, INC.
5840 W. 120, Suite 270
Arlington, Texas 76017
817/483.3273 FAX 817/483.0233

Architect
CHLA INC.
1300 W. Randall Mill L, Suite 100,
Arlington, Texas 76012
817/801.2900 FAX 817/801.2268

BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARGER RD, COLLETVILLE, TEXAS 76034



Schickel, Rollins and Assoc., Inc.
Texas Registered Engineering Firm F-522

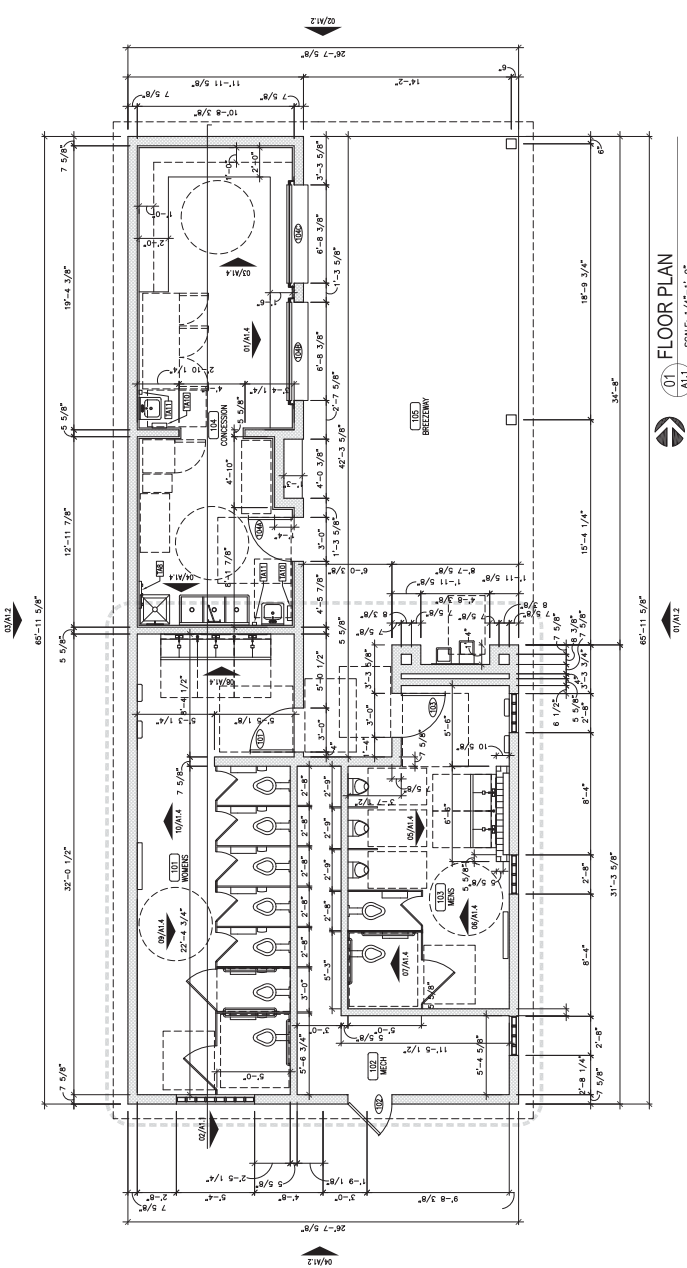
DATE	MARCH 16, 2018
REVISED:	
STATUS	SITE PLAN SUBMITTAL
DESIGN BY:	
DRAWN BY:	
JOB NO.	5372
PROJECT NAME	BASEBALL PARK/ACE

CONSESSION/
RESTROOM
BUILDING PLAN

BAR IS ONE INCH LONG ON ORIGINAL DRAWING.

SHEET NO.

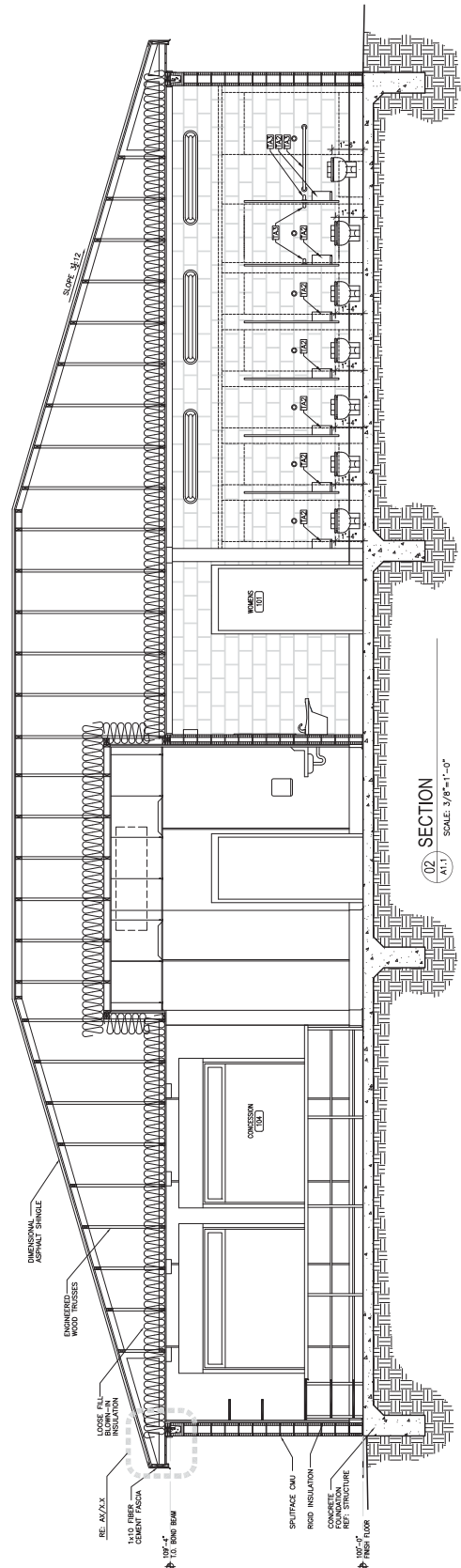
A17.1



FLOOR PLAN



ORTH

SECTION
02

A11

SCALE: 5/8/5 :TMS



A1.3 SCALE: 1/4"=1'-0"



Schickel, Rollins and Associates, Inc.
Landscape Architecture - Civil Engineering / Planning
1111 Commerce Drive West
Suite 200
Arlington, Texas 76010
Phone: 817.440.5522
Fax: 817.440.5545

Electrical Engineer
YACCI ENGINEERING, INC.
1000 W. Grand Ave. Suite 200
Arlington, Texas 76010
817.440.5573 FAX 817.440.5533

Architect
GCLA INC.
1000 W. Grand Ave. Suite 200
Arlington, Texas 76010
817.440.5573 FAX 817.440.5533

BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARKER RD. COLLEEVILLE, TEXAS 76034



Schedule Rollins and Associates, Inc.
Texas Registered Engineering Firm #522

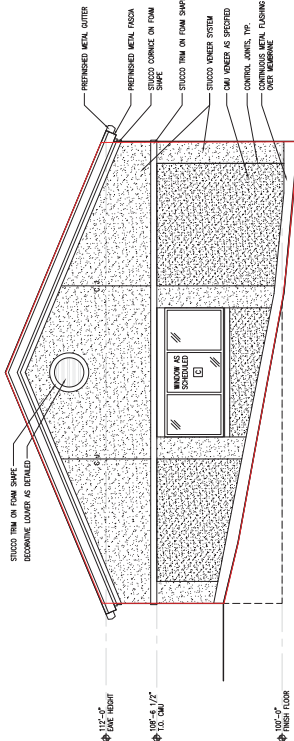
DATE	MARCH 16, 2010
REVISED:	
STATUS	SITE PLAN SUBMITTAL
DESIGN BY:	
DRAWN BY:	
JOB NO.	5372
PROJECT NAME	BASEBALL PACKAGE

WEIGHTROOM
ELEVATIONS

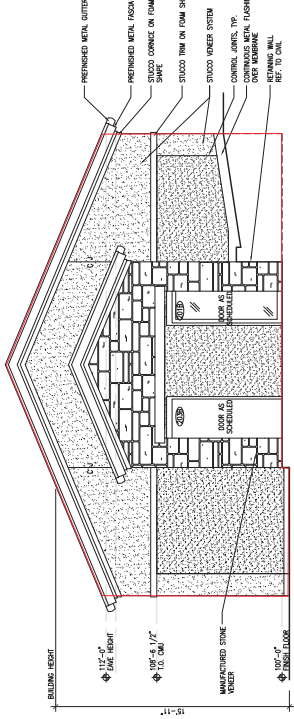
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CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.

A2.2

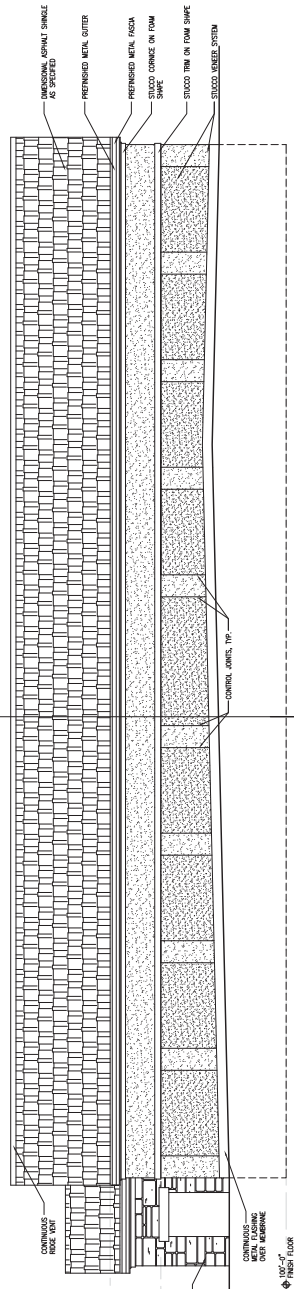


03 SOUTH ELEVATION
SCALE: 1/4"=1'-0"
A2.3



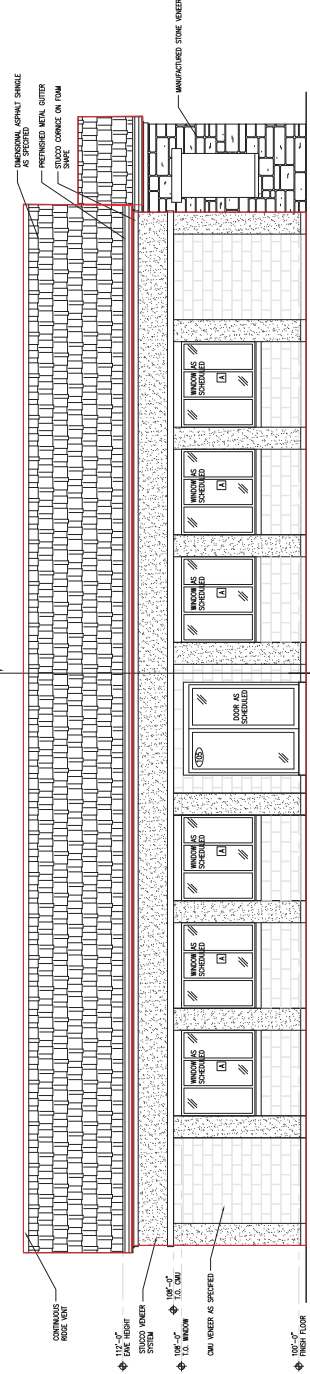
04 NORTH ELEVATION
SCALE: 1/4"=1'-0"
A2.3

01/A2.0



02 WEST ELEVATION
SCALE: 1/4"=1'-0"
A2.3

01/A2.0



01 EAST ELEVATION
SCALE: 1/4"=1'-0"
A2.3

ORDINANCE O-09-1725

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY REPEALING ORDINANCES O-99-1139 AND O-06-1602; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 17.7 ACRES ON LOT 1 AND 2, BLOCK 1, COLLEYVILLE PRESBYTERIAN CHURCH ADDITION, AND LOTS 1, 2, 3 AND 4, BLOCK 3, SOUTHGATE ADDITION FROM THE R40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT TO THE PUDC-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for rezoning under Case No. ZC09-004; and

WHEREAS, Ordinances O-99-1139 and O-06-1602 are hereby repealed in their entirety; 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 and 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 to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 17.7 acres on Lots 1 and 2, Block 1, Colleyville Presbyterian Church Addition, and Lots 1, 2, 3 and 4, Block 3, Southgate Addition from the R40-single family residential zoning district and the PUDC-Planned Unit Development Commercial zoning district to the PUDC-Planned Unit Development Commercial zoning district, as depicted in Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT Ordinances O-99-1139 and O-06-1602 are hereby repealed in their entirety.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUDC is for church and private school uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with the site plan attached as Exhibit "B".
- b. Prior to the issuance of any building permit, a replat of the subject properties must be submitted and approved. No building permit may be issued until said plat is filed with the County Clerk.

3. PERMITTED AND PROHIBITED USES

1. The following land uses shall be permitted within the Planned Unit Development:
 2. Church
 3. Private elementary, secondary and high school not to exceed 750 students total.
 4. Recreational and athletic uses incidental and accessory to the uses listed above.

4. BUILDINGS AND SITE PLAN APPROVAL

- a. The following buildings shall be allowed as described below and depicted on Exhibit "B":
 1. Secondary School 46,000 square feet maximum (existing)
 2. Administration 6,000 square feet maximum (existing)
 3. Administration 6,000 square feet maximum (phase 1)
 4. Grade School 22,000 square feet maximum (phase 1)
 5. Athletic Field Seating for 400 people maximum (phase 1)
 6. Library 6,000 square feet maximum (phase 2)
 7. Multi-purpose 19,200 square feet maximum (phase 2)
 9. High School 48,000 square feet maximum (phase 3)
- b. Prior to construction, the high school shown above, described as phase three construction, shall require the approval of a detailed site plan and building elevations. The 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.

- c. All buildings constructed as part of this development shall be generally consistent with the building elevation designs, attached as Exhibit "D".

5. PORTABLE STRUCTURES

- a. All existing portable classroom structures on the subject properties shall be removed prior to the issuance of the certificate of occupancy for the buildings described as phase one construction in the Statement of Planning Objectives attached as Exhibit "C". If no building permit has been issued for said buildings as of September 1, 2010, all portable buildings shall be removed from the property no later than September 30, 2010.

6. PARKING

- a. Prior to the completion of phase one construction, there shall, at a minimum, be enough on-site, off-street parking spaces provided to accommodate the maximum enrollment of 750 students.
- b. In order to ensure adequate parking is provided at all times, no athletic events involving competition with another school may occur during normal school hours.
- c. All off-street parking required as part of this development shall meet the requirements of the Land Development Code, except where amended herein.

7. LIGHTING

- a. All lighting including parking lot, building and security lighting shall be directed away from residential areas and shall provide a maximum candle illumination of 0.5 foot candles as measured from the property line.
- b. There shall be no permanent lighting nor shall there be any nighttime illumination of any kind for the athletic field.

8. LANDSCAPING, BUFFERING AND OPEN SPACE

- a. The development shall provide a minimum of 60 percent of open space.

- b. Prior to the issuance of the certificate of occupancy for each building, there shall be a minimum of one three (3) inch caliper tree planted per each 40 feet of frontage and one five (5) gallon shrub planted per each five (5) feet of frontage along Wayne Drive and Cheek Sparger Road. The species and planting specifications shall adhere to the requirements of the Land Development Code.
- c. A 20 foot landscape buffer shall be maintained along the western boundary of the development and along the boundary of Lot 5, Block 3, Southgate Addition. Additionally, the landscape buffers shall contain live plant material of the evergreen variety which is expected to grow to six (6) feet height in two (2) years, a minimum of three (3) feet in height at the time of installation and planted on six (6) foot centers. The required plantings shall be required in the buffer along the western property line prior to the completion of the athletic field and only adjacent to the stadium and any other existing buildings. The buffer along the boundary of Lot 5, Block 3, Southgate Addition shall be planted prior to the completion of the phase one construction.

9. SIDEWALKS

- a. A minimum five (5) foot sidewalk shall be constructed along Cheek Sparger Road prior to the issuance of the certificate of occupancy for the high school (phase four).
- b. A minimum five (5) foot sidewalk shall be constructed along Wayne Drive prior to the issuance of any certificate of occupancy.

10. FENCES AND SCREENING

- a. A minimum eight (8) foot wood fence with masonry columns placed every 20 feet shall be constructed along the western boundary of the development adjacent to Lots 19 through 26, Camelot Estates Addition located in the City of Bedford and along Lot 5, Block 3, Southgate Addition in Colleyville prior to the issuance of any certificate of occupancy.

11. OTHER

- a. The bleachers for the athletic field shall meet the design and specifications shown in Exhibit "E".
- b. A traffic impact analysis (TIA) shall be required prior to the issuance of a building permit for any permanent structure. At a minimum, the TIA shall include the following:

- (1) A revised analysis of traffic impact on Cheek Sparger Road due to change in overall traffic movement in the area and with potential increase in enrollment of students;
- (2) Evaluation of the north/south traffic flow during peak and non-peak periods on Wayne Drive;
- (3) The impact of vehicles turning onto Wayne Drive from new development during peak and non-peak periods;
- (4) An analysis of minimum and optimum requirements for additional turn lanes on Cheek Sparger and Wayne Drive;
- (5) An analysis of minimum hard surface shoulder construction needs for vehicle drop off and pick up areas;
- (6) An analysis of the development impact upon the intersection of Wayne Drive and Cheek Sparger Road;
- (7) A site plan of the development that includes all surrounding public streets depicting any improvements and recommendations required as part of the TIA.

The TIA shall be submitted to the City Council for review and approval of both the TIA and the required improvements (both on-site and off-site) shown necessary by the TIA. No building permit shall be issued for any permanent structure allowed by this ordinance until the required improvements recommended by the TIA are made by the applicant and approved by the City.

- c. In lieu of improvements to Wayne Drive required as part of the proposed development, the applicant shall pay into escrow a perimeter street fee to be determined by the City Engineer prior to the filing of the replat for the property.
- d. Beginning at the westernmost corner of Lot 1R, Block 1, Colleyville Presbyterian Church Addition, where it is adjacent to Cheek Sparger Road thence commencing approximately 500 feet eastward along the south side of Cheek Sparger Road to the edge of the existing driveway approach there shall be installed a 15 foot wide all-weather surface shoulder, approved and inspected by the Public Works Director prior to the issuance of the certificate of occupancy for phase one construction.

- 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.

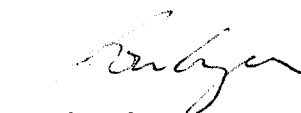
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of August 2009.

The second reading and public hearing being conducted on the 18th day of August 2009.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE

Jon Ayers
Mayor Pro Tem

APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

[illegible]

EXHIBIT "B"- Site Plan

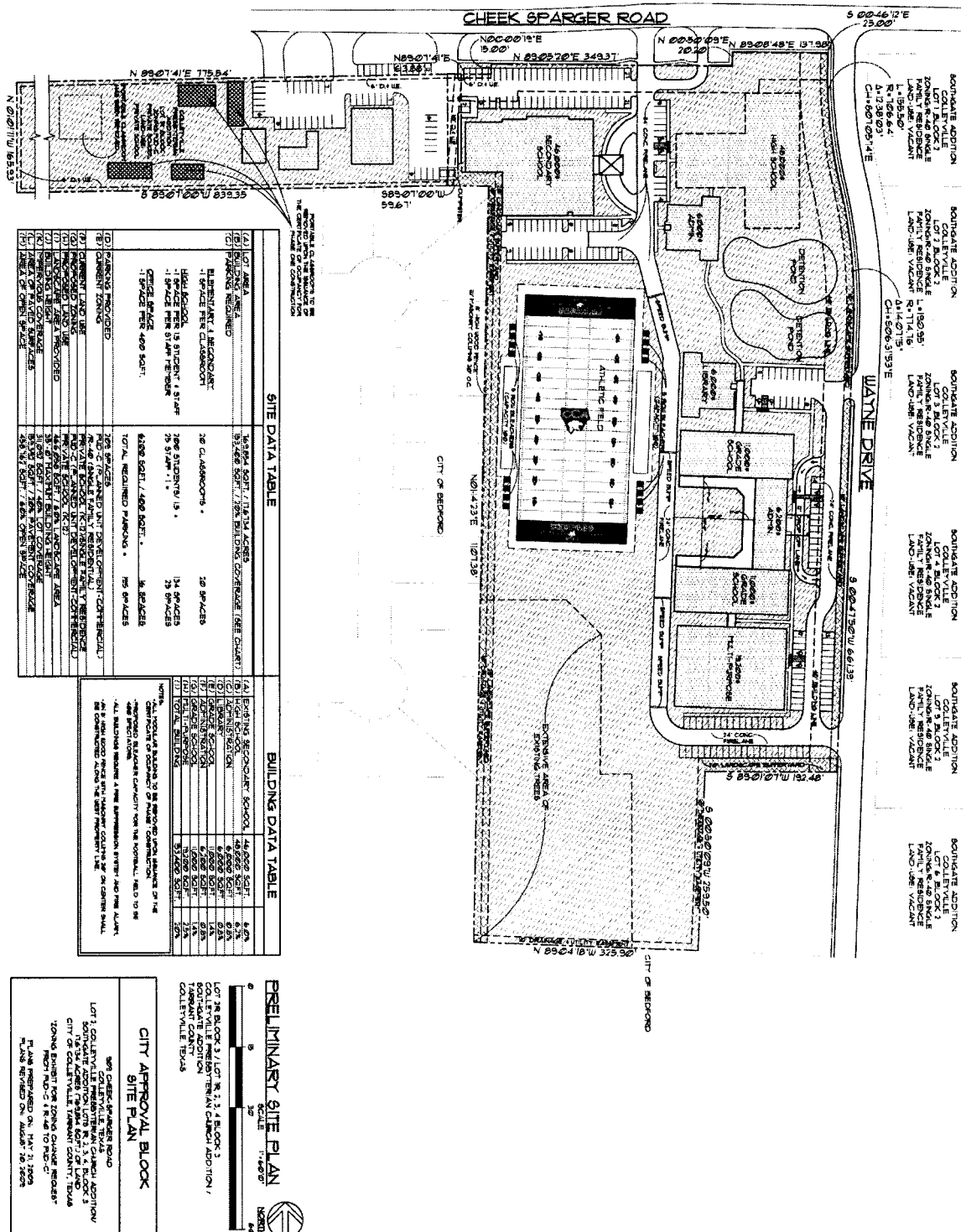


EXHIBIT "C"- Statement of Planning Objectives

ATTACHMENT TO PUD-C ZONING CHANGE APPLICATION OF COVENANT CHRISTIAN ACADEMY AND PRESBYTERIAN CHURCH IN AMERICA – COLLEYVILLE, TEXAS

The property for which this proposed zoning is to occur is located at the southwest corner of Cheek Sparger Road and Wayne Drive. The overall 17.6734 acre piece of property is comprised of numerous individual lots zoned for both PUD-C and R-40 uses (see attached legal description). It is the intent of this zoning application to redact the current zoning for the property and rezone the property into one zoning classification (PUD-C) to be used primarily for church and educational use as described below:

PERMITTED USES

1. Church and other uses associated with churches, such as worship activities, Sunday School, and church related educational purposes.
2. Private primary and secondary school purposes.
3. Recreational and athletic purposes associated with uses 1. and 2. above.
4. Any combination of the permitted uses and any accessory uses incidental and secondary to the allowed principal uses.

STATEMENT OF PLANNING OBJECTIVES

Covenant Christian Academy is a highly respected educational institute serving students in and around Colleyville since 1979. The objective of this PUD-C request is to move forward improving the Physical Plant so as to better serve the students and faculty within our school with improvements in our academic, athletic and recreational facilities. Grade school classrooms are planned with the appropriate recreational areas appropriate to grade levels. Athletic field improvements are also included to promote on campus training, practice and game facilities for our school teams as well as outreach opportunities for serving assorted local clubs and associations. Athletic field shall be lighted for nighttime use. Finally, a future high school building and an enclosed multi-purpose facility is planned as part of our long-term goals.

Upon grant of the zoning change requested herein, it is anticipated that the main Property Owners (Covenant Christian Academy – “CCA”) will immediately move forward with a replat request (the replat may proceed concurrent with zoning request). The existing PUD-C required the removal of the portable classroom buildings and the construction of permanent structures to house the students within a certain timeframe. Two of the portable buildings have already been removed in accordance with current PUD requirements. This request will incorporate that condition into our PUD-C. Construction of the three (3) grade school buildings will begin almost immediately (Phase 1). These initial improvements will provide classroom and administration space necessary to eliminate the existing portable classroom buildings. While those portable buildings are not on CCA-owned property and are located outside of the area of our PUD-C request, the removal of those buildings is herein represented as a condition of our request. All portable buildings are to be removed upon issuance of the certificate of occupancy of Phase 1 Construction or approximately September, 2010.

EXHIBIT "C"- Statement of Planning Objectives Continued

Realize that the proposed development of this property is planned to provide an improved learning atmosphere for the existing student base including a library, computer lab, dedicated art studio, music room, and science lab. The development is not intended to accommodate an influx of additional students in excess of the current enrollment. Student enrollment has fluctuated between 500 to just under 600 over the last seven years. A student enrollment of 600 is the design population for which this PUD-C has been designed for.

Presbyterian Church in America – Colleyville, Texas ("Colleyville Presbyterian") was the entity that started CCA. The school became independent of the church in 1999. CCA has been in operation for many years and has been a good neighbor and citizen in the City of Colleyville. Numerous residents of the community have contributed vast amounts of time and monetary resources to further this private school. CCA owns the majority of the property along the west side of Wayne Drive with the exception of Lots 1 and Lot 5 (Southgate Addition, Block 3). Lot 1 is currently under contract to CCA and is a part of this PUD. The original 10 acre portion of CCA property was purchased with the anticipation of the construction of school facilities on the Property. This zoning change is necessitated as a result of the City's zoning ordinance which does not allow additional construction of educational facilities on the CCA property without approving a new PD Development. The City's zoning ordinance was instituted just after the original property was purchased. The use of the Property has long been planned and has been existent for a number of years. The requested change is therefore consistent with the existing use of the Property. Conversion of the existing Property of CCA into its proposed use is logical and does not take other commercial property of the City out of use for retail and other higher commercial uses as desired by the City of Colleyville.

City of Bedford residential neighborhoods are located to the west and south of this development. The athletic field and treed area on the southern portion of the property (trees to remain) serve as a buffer to these residential areas and are certainly compatible with adjoining uses. The existing athletic field will remain in approximately the same location, thus having little additional effect on the neighbors in Bedford. These same areas will also easily satisfy any requirements for open space with might be associated with this zoning request. The area east of Wayne Drive, across the street from this Property, is comprised of vacant land zoned for Agricultural use and two remaining residential homes (zoned R-40). The Saddlebrook Subdivision is located north of this property across Cheek Sparger Road (zoned PUD-R).

Prior zoning changes (PUD's) on this property attempted to satisfy CCA requirements, but contained numerous concessions requested by adjoining property owners. Since the most recent PUD-C, CCA has acquired additional properties along Wayne Drive, thus eliminating all but one of the prior adjacent property owners. This PUD-C addresses the rezoning of the recently acquired and original CCA and Colleyville Presbyterian property as well as those that are to be acquired (Lot 1).

DEVELOPMENT SCHEDULE

EXHIBIT "C"- Statement of Planning Objectives Continued

The stages and phases of development are planned as follows:

- Phase 1 - Grade School Construction (begin immediately and finish in approximately 15 months)
- Phase 2 - Multi-Purpose Facility Construction (no completion date established)
- Phase 3 - Athletic Field and Stadium (no completion date established)
- Phase 4 - High School (no completion date established)

* Realize that much of the timing of construction will be dependent on fund raising activities. The Applicant requests that no specific deadlines or time frames be associated with this Development Schedule.

STATEMENT OF PROPOSED OWNERSHIP

The ownership of the Property will not change other than the fact that Lot 1 is expected to be acquired by CCA contingent upon zoning approval.

STATEMENT OF UTILITIES/INFRASTRUCTURE TO BE PROVIDED

All major utilities, water, sewer and drainage are either already on or immediately adjacent to all of the Property. The attached preliminary engineering drawings detail the proposed water, sewer and drainage infrastructure that will be constructed to accommodate the proposed development of this property. Required easements for all utilities around and on the Site either already exist or will be provided by Plat or separate instrument as necessary.

Regarding roadway infrastructure, CCA intends to improve Wayne Drive for its entire length of frontage. The existing asphalt roadway will be widened from the centerline to the west to form ½ of the required 31' B-B City Street Section. In other words, CCA will build a 15.5' street section along its side of the existing Wayne Drive. A 4' sidewalk will be constructed along the west right-of-way of Wayne Drive for its entire length along the CCA frontage. CCA would also entertain entering into a City-Developer Agreement to reconstruct Wayne Drive along the entire school frontage from its existing state to a full width 36' B-B street section to allow on-street parking. CCA would be willing to contribute the funds for 15.5' width of the roadway while the City pick up the cost for the remaining 20.5' width.

Recent improvements to Cheek Sparger Road have already been made by CCA as required by the earlier PUD-C.

IMPACT FEES:

Granting of this request will not introduce additional students to this location. The classrooms in Phase 1 will replace the existing classrooms currently located in the Portable Buildings. No net increase in impact will be felt from these improvements as we

EXHIBIT "C"- Statement of Planning Objectives Continued

are simply relocating existing students into the new, larger classroom and appropriate educational spaces.

By this application we are requesting following consideration and adjustment on the applicable impact fees:

- 1) Roadway Impact and Perimeter Street Fees: Full impact fee credit allowed for the amount of road way improvement both to Wayne Drive as illustrated in this request as well as the previous substantial improvements along Cheeksparger Drive. We request that the required street and sidewalk construction be limited to what is shown on our Site/Concept Plan and related engineering plans.
- 2) Parkland Dedication Fees: We understand that Parkland Dedication Fees do not apply to this development.
- 3) Water and Sanitary Sewer (Builder) Impact Fees: Full impact fee credit shall be allowed for the installation of the new 8" water line along the full length of property along Wayne Drive. This water line is replacing an existing 2" water line. Again, the impact from the introduction of these new classroom buildings will be totally offset by the elimination of the impact now present with the portable classroom buildings to be removed from site.
- 4) Tree Mitigation Fees: Full tree mitigation fee credit shall be allowed mainly due to the effort taken to preserve the majority of the existing trees located at the southwest corner of the property. Over 90% of the existing trees on the overall property are to be retained.

This instrument is attached to an incorporated into the zoning application signed by the Property Owners and their representative.

EXHIBIT "D"- Building Elevations

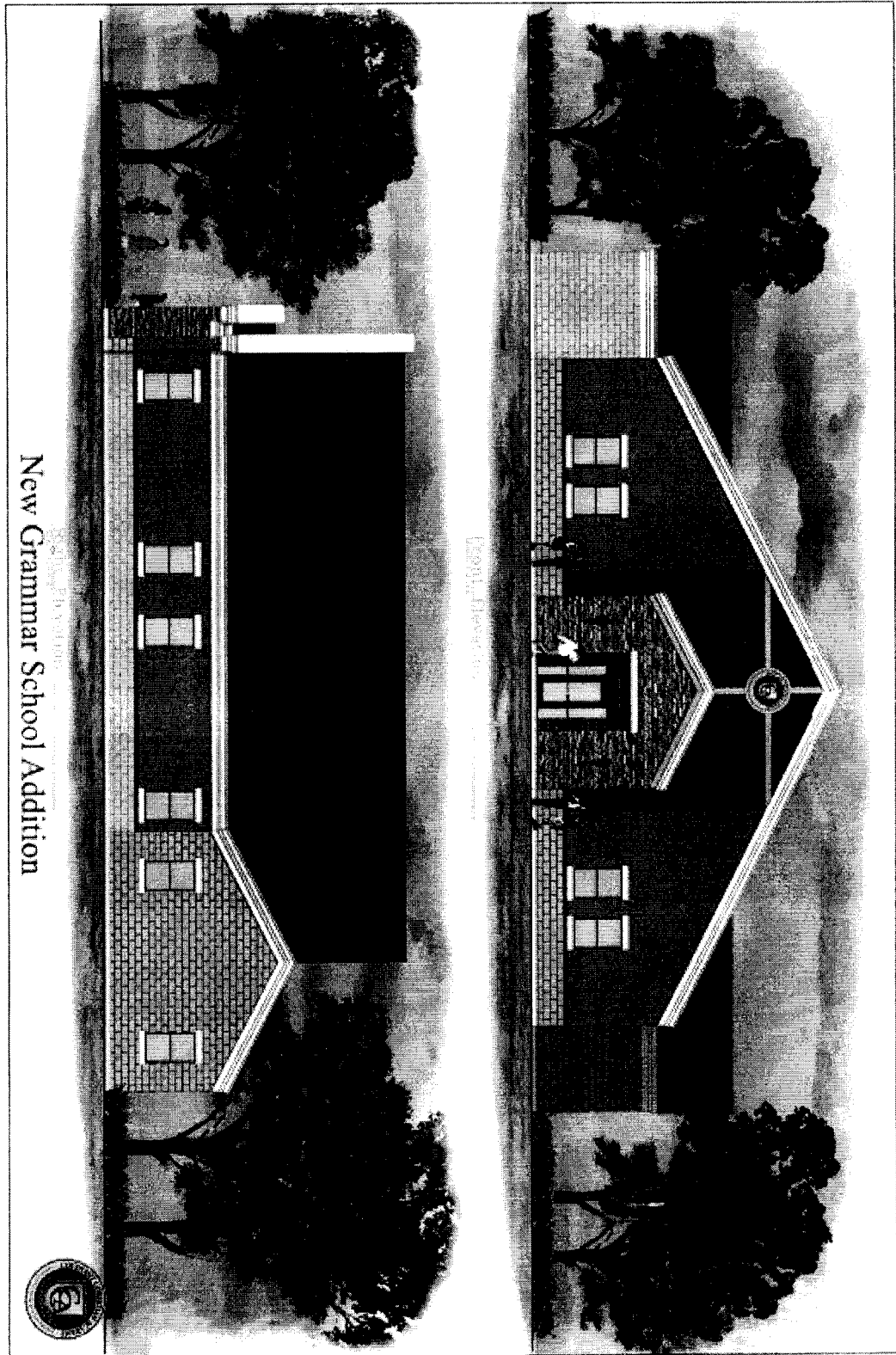
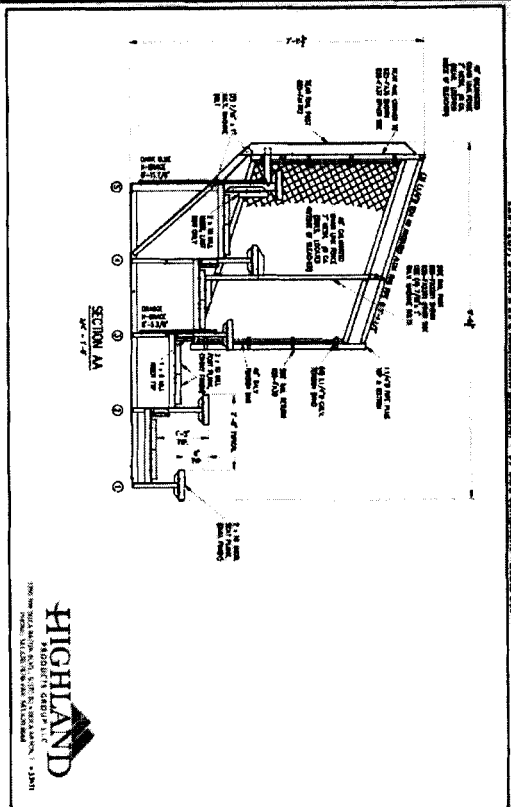
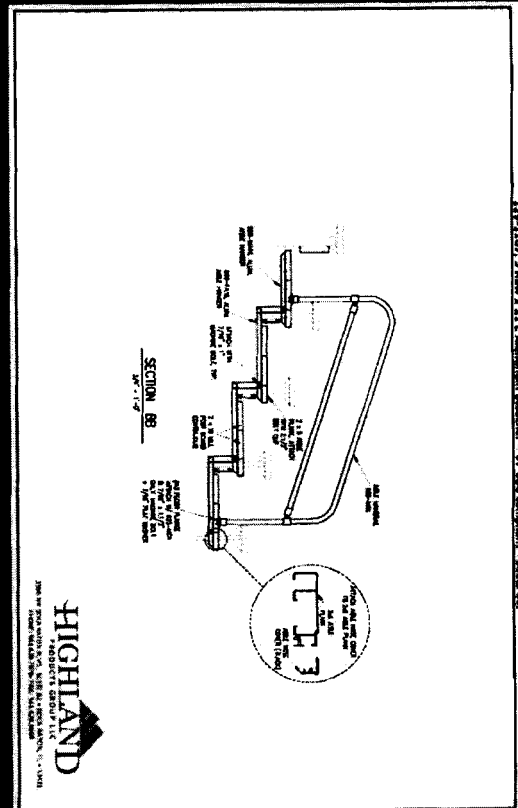
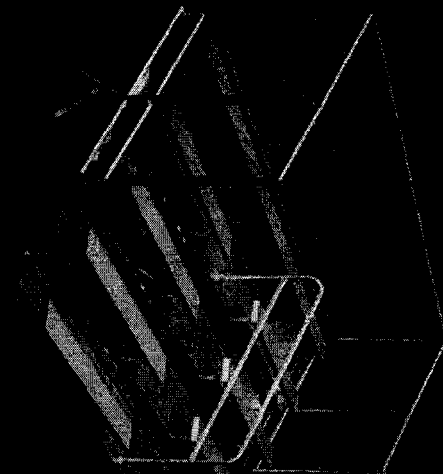


EXHIBIT "E"- Bleacher Details

Bleacher Details



BLEACHER SPECIFICATIONS

ORDINANCE O-13-1876

AN ORDINANCE AMENDING ORDINANCE O-09-1725 CONDITIONS AND AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON LOT 5, BLOCK 3, SOUTHGATE ADDITION FROM THE R40-SINGLE FAMILY RESIDENTIAL DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL DISTRICT; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-09-1725 on August 18, 2009, to establish the zoning of 17.7 acres on Lot 1 and 2, Block 1, Colleyville Presbyterian Church Addition, and Lots 1, 2, 3 and 4, Block 3, Southgate Addition; and

WHEREAS, the applicant has requested an amendment to Ordinance O-09-1725 and requests to rezone Lot 5, Block 3, Southgate Addition so as to incorporate the property into the PUD authorized by Ordinance O-09-1725 under Case ZC13-004; 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 amending Ordinance O-09-1725.
- Sec. 3. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of Lot 5, Block 3, Southgate Addition from the R40-Single Family Residential District to the PUD-C-Planned Unit Development Commercial District, as depicted in the attached Exhibit "A".
- Sec. 4. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 5. THAT the above described tract of land shall be subject to the following conditions:

1. SITE PLAN AND PLATTING

- a. The development of this property shall be generally consistent with Exhibit "B" and Exhibit "C".
- b. Prior to the issuance of any building permit involving Lot 5, Block 3, Southgate Addition, a replat of the subject properties must be submitted and approved such that Lot 5, Block 3, Southgate Addition is incorporated into the Covenant Christian Academy Addition.

2. PERMITTED AND PROHIBITED USES

- a. Section 5(3)3 of Ordinance O-09-1725 is deleted and is replaced with the following:

Private elementary, secondary, and high school not to exceed 855 students total.

3. BUILDINGS AND SITE PLAN APPROVAL

- a. This section shall repeal Section 5(4)a of Ordinance O-09-1725. The following buildings shall be allowed as described below and depicted and described on Exhibits "B" and "C".
 1. Addition of 42,400 square feet to the secondary school building (Redeemer Hall)
 2. Addition of 27,000 square feet to the administration building (Nissi Hall)
 3. Addition of a 50,000 square foot gymnasium
 4. New baseball stadium and parking garage
 5. Expansion to existing football/soccer field
 6. All buildings and improvements existing on the date of adoption of this Ordinance within the boundaries of this PUD-C-Planned Unit Development Commercial District
 7. New 40,000 square foot, two-story church facility on the western portion of Lot 1R, Colleyville Presbyterian Church Addition on the Planned Unit Development Property
- b. Prior to construction, the baseball stadium, baseball lighting, parking garage, expansion to the existing football/soccer field shown above and football/soccer field lighting shall require the approval of a detailed site plan and building

elevations. The 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 City Council upon the recommendation of the Planning and Zoning Commission.

- c. All buildings shall, at a minimum, meet the building design and masonry requirements of Chapter 6-Building Design in the Land Development Code.

4. PARKING

- a. Prior to the final inspection of any building expansion or construction described Section 3, there shall, at a minimum, be adequate on-site, off-street parking spaces provided to accommodate the maximum enrollment of 855 students.
- b. Section 5(6)a of Ordinance O-09-1725 is hereby deleted.

5. LANDSCAPING AND BUFFERING

- a. The development shall provide a minimum of 35 percent of open space. This section shall replace and supersede Section 5(8)a of Ordinance O-09-1725.
- b. Section 5(8)c of Ordinance O-09-1725 is hereby deleted.
- c. Prior to the final inspection of the construction of the new baseball stadium, there shall be a minimum of 360 caliper inches of trees planted on the subject property. Prior to the final inspection for any building construction authorized by this ordinance, there shall be a minimum of 270 caliper inches of trees planted on the subject property. All new trees planted within this development, whether required or not, shall be a minimum of four (4) inches in caliper width. At its election, the property owner may cause or pay for new trees of a minimum of three (3) inches in caliper width to be planted adjacent to the Planned Unit Development District on the residential lots in neighboring Bedford as part of the

natural screen between those lots and the uses in the Planned Unit Development District. The total caliper width in inches of any such trees planted on the Bedford lots will also be credited to the total number of caliper inches of trees required in the PUD Planned Unit Development District.

- d. All landscaping within this development shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code, except where amended herein.

6. FENCES AND SCREENING

- a. Section 5(10) of Ordinance O-09-1725 is hereby deleted.
- b. All required screening shall meet the minimum requirements of the Land Development Code

7. LIGHTING

- a. Section 5(7)b of Ordinance O-09-1725 is hereby deleted.
- b. Baseball Field Lighting Use Restrictions
 - 1. No field lighting may be installed prior to approval pursuant to the provisions of Section 5(3)b.
 - 2. No field lighting is permitted after 9:30 p.m. on Monday through Thursday and 10:30 p.m. on Friday and Saturday evenings, however field lighting may be extended one hour past these establish curfews on not more than 5 events per calendar year if the event was originally scheduled to end prior the normal curfew and could not reasonably be completed.
 - 3. No field lighting is permitted on Sundays.
 - 4. Field lighting may not extend past 9:30 p.m. on any more than 20 nights in one calendar year.
- c. Football/Soccer Field Lighting Use Restrictions
 - 1. No field lighting is permitted after 10:30 p.m., provided, however, that field lighting may be extended one hour past normal curfew on not more than 6 events per calendar year

if the event was originally scheduled to end prior to normal curfew and could not reasonably be completed.

2. No field lighting is permitted on Sundays.
 3. Field lighting may not be used after 9:00 p.m. on any more than 40 days in any calendar year.
- d. Prior to the installation of any lighting for any athletic fields, a lighting plan that includes all details of the proposed lighting shall be submitted to the City Council for final approval.

8. TRAFFIC IMPACT

- a. Prior to the issuance of any building permit applied for after the effective date of this ordinance, either a new or amended traffic impact analysis (TIA) shall be submitted and approved by City Council. Said TIA shall, at a minimum, address the development authorized by this ordinance and depicted in Exhibit "B".

- Sec. 6. 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. 7. 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. 8. 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. 9. 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. 10. 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.

Sec. 11. THAT Ordinance O-09-1725 shall remain in full force and effect, except where amended by this ordinance.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of June 2013.

The second reading and public hearing being conducted on the 18th day of June 2013.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 18th day of June 2013.

ATTEST:



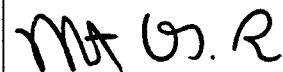
Amy Shelley
City Secretary

CITY OF COLLEYVILLE



Mike Taylor
Mayor Pro Tem

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A" –Location and Zoning Map

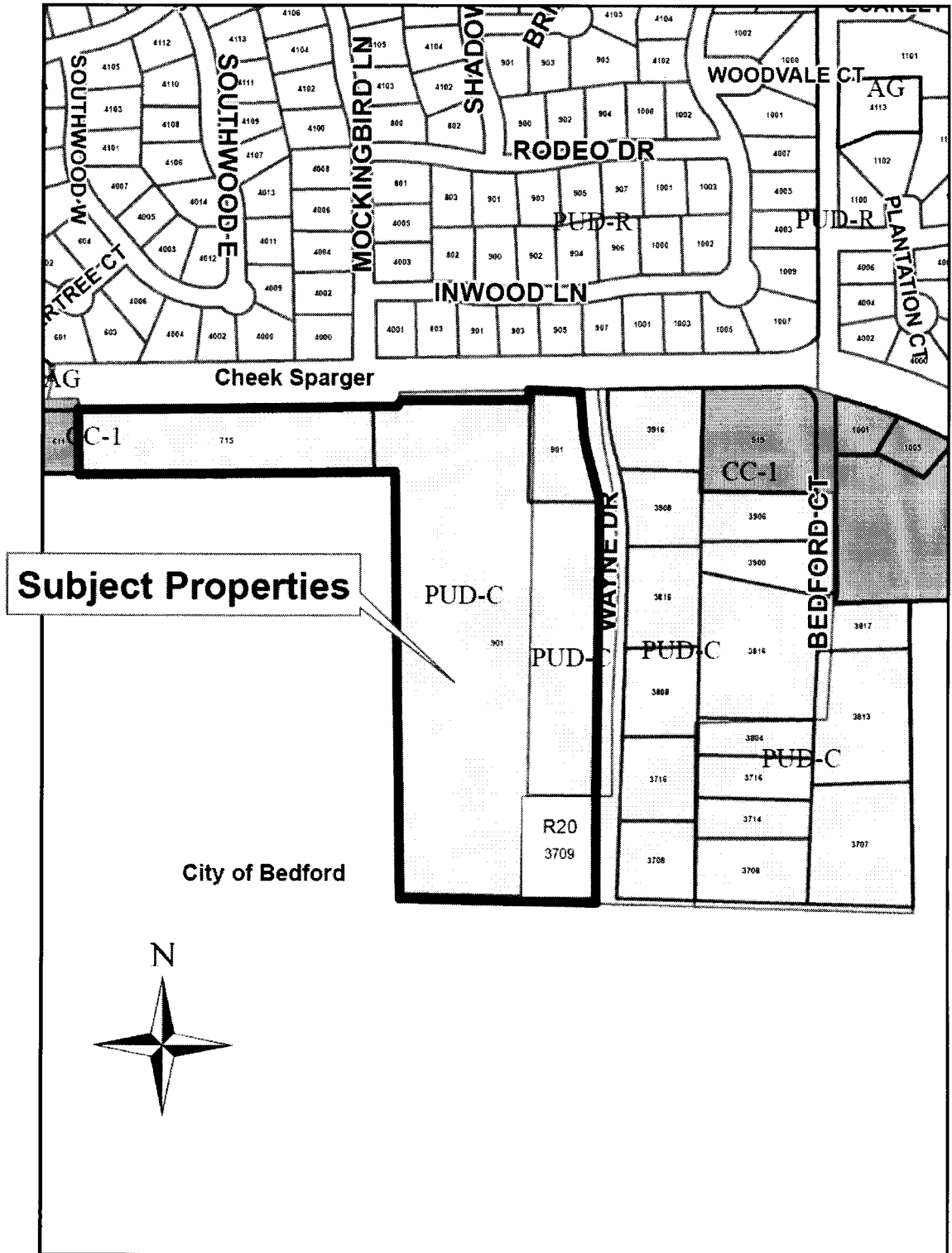


Exhibit “B” – Statement of Planning Objectives

Supporting Documents:

Statement of Planning Objectives:

Covenant Christian Academy (CCA) and Colleyville Presbyterian Church (CPC) have developed this campus plan to:

- Provide on-campus structures and athletic facilities projected to meet the foreseeable long-term needs for the programs of the school and church without acquiring more land
- Develop a comprehensive plan that seeks to eliminate the need for future PUD amendments and seek approval with the utmost transparency
- Develop facilities that provide tremendous beauty and function for the surrounding community
- Align the School’s needs with the City of Colleyville’s Master plan
 - Provide additional ball fields in Colleyville
 - Make our southern corner of Colleyville a great destination that positively contributes to our city’s economic development
- Consider and provide reasonable solutions for the concerns of our neighbors in the design of the campus

The Church moved to her current campus in 1978. The next year the Church developed plans for a Christian school. Covenant Christian Academy began classes in August of 1980. The Church and school continued to grow. CCA’s first graduating class received their diplomas in 1992. Both the Church and the school are proud to be long-standing Colleyville institutions. Since that beginning, a large number of Colleyville residents have become part of the CCA family. CCA has repeatedly considered different campus locations over the last thirty years. More than a dozen sites have been reviewed for some or all of the needed school facilities over the last fourteen years. Deliberate and considered acquisition of adjoining property has consistently been our best option. With the approval of the Heritage Farms senior living project on the only adjoining undeveloped property, CCA must now look to its current property to meet all of its future facility needs.

In the past, particularly in CCA’s prior development and zoning dealings with the City, CCA has been restricted by limited financial resources, deed restrictions on the former residential lots along Wayne Drive and uncertainty about the amount of land that would comprise our ultimate campus. Though the school had a clear identity and goals as an educational institution, these have lacked the necessary land and physical infrastructure to fully flourish. Additionally, the school has not had the administrative bandwidth to thoroughly plan in the past. The acquisition of all of the former residential lots on the west side of Wayne Drive, removal of the former deed restrictions on those lots, growth in financial resources and consistent institutional growth and maturity has significantly altered these limitations.

CCA’s mission is to provide a Biblically based, classical, college-preparatory education that inspires a passion for excellence, and heart of grace, and the character of Christ. Initiatives founded on this mission are filtered through a set of core values:

1. Imparting a Distinctively Christian Worldview
2. Employing a Classical, Interdisciplinary Educational Approach

Exhibit "B" – Statement of Planning Objectives (continued)

3. Pursuing the Discipline of Critical Thinking, a Lifelong Love of Learning, and an Understanding of God's Unique Calling
4. Applying Rigorous Curricular, Instructional, and Character Standards
5. Fostering a Covenant Community Grounded in Truth and Grace
6. Promoting Financial Practices that Honor Biblical Standards of Stewardship

CCA has developed this campus build-out plan so that the physical plant of the school will better exemplify the quality educational efforts that have long occurred within her walls.

Teams of CCA administrators, teachers, staff members, parents, and students have constructed a comprehensive list of school's facility uses. The school's campus was then reviewed for the best possible layout to provide space for these activities. CCA administration has made dozens of revisions to the documents comprising this application based on the responses from every constituent segment of the school community, neighbors that reside around the school, city staff and leadership, and several different architects.

Enrollment at Full Build-Out

Seven years ago, CCA established a full build-out enrollment goal for the maximum number of students that the site could accommodate. Confusion about this goal has been connected to which segments of our program resided on campus. Until three years ago, CCA had leased off-site space for our Pre-Grammar School. When our lower school, Jireh Hall, was completed, we were able to unite everyone on a single campus. CCA's current enrollment is 662. CCA's ultimate goal is 855. The detail of this goal is listed below, which is the maximum enrollment desired by CCA. CCA believes the close-knit familial environment is a critical component of the education provided. Growing the school beyond this number negatively impacts the school's ethos.

<u>Grade Level</u>	<u>Enrollment Cap</u>
Pre-Kindergarten 3-Year-Olds:	20
Pre-Kindergarten 4-Year-Olds:	40
Kindergarten:	60
Pre-First:	15
<u>1st – 12th (60 per Grade):</u>	<u>720</u>
Grand Total:	855

Meeting with Neighbors:

In the past, four issues have dominated neighborhood concerns: traffic, drainage, aesthetics, and noise. CCA wanted to address these concerns to the fullest extent possible, while planning for the facilities necessary to the school's full program. As a result, the school hosted five meetings with the neighbors in both Colleyville and Bedford. CCA sent out 2246 invitations. 1312 to Colleyville neighbors and 934 to Bedford neighbors. Leadership and staff at the cities of Colleyville and Bedford were also invited to these meetings. CCA's Headmaster and Facilities Director met with the Board of Saddlebrook's Home Owners Association. CCA also met with the Executive Board of the Colleyville Chamber of Commerce. Each meeting included a clear exposition of the current campus build-out plan as well as time for questions and feedback. The resulting feedback was very useful in further modifying the plan. One

Exhibit "B" – Statement of Planning Objectives (continued)

major change, explained below, was a direct result of these meetings. CCA is thankful for the contribution our neighbors have made to this campus plan.

Mitigating Concerns:

Traffic:

CCA is presently at 78% of full capacity. CCA has room for measured, not dramatic growth. The proposed campus plan will improve the flow of traffic on Cheek Sparger Road during our drop-off and pick-up times. The plan significantly increases capacity for internal cueing of traffic. The number of drop-off points increases and there is an additional lane through campus. There is also a dramatic increase in parking. The school currently has 218 parking spaces. The plan increases this number to 660, with 604 on the CCA site and an additional 56 on the CPC site. While development codes require only the parking necessary for a facility's primary use, CCA wants to accommodate parking for the highest capacity events held on campus, now or in the future. Perhaps, the most impactful element for mitigating traffic issues is not on campus at all. CCA has willingly participated in the effort to create a round-about at the intersection of Cheek Sparger Road and Bedford Road. This feature will protect and facilitate the flow of the road even at peak times.

Drainage:

CCA mitigated drainage issues on the north end of campus during the last phase of construction. The school's retention pond is attractive, effective, and sustainable. The pond is fed from a well and is used to irrigate the campus. This maintains the lovely aesthetic. The campus plan calls for two more retention ponds. These will care for drainage concerns caused by additional rooflines at the currently undeveloped south end of campus. These efforts combined with the work of Heritage Farms "down-stream" from CCA should serve to mitigate routine drainage issues.

Aesthetics:

CCA and CPC have both made significant strides over the last five years. The portables that were not desirable to neighbors, the church, and the school are long gone. Each new facility has brought an increased regard for beauty. The older facilities have been repainted and remodeled to improve curb appeal. CCA's campus is now a lovely corner of Colleyville. The school is committed to this continued effort.

With respect to the plan in this application, lights and looming rooflines were two concerns we heard from our neighbors. To meet the long-term needs for athletic competition, CCA has an express need for lighted fields. Colleyville's Master Plan delineates the City's need for additional ball fields. Even the Colleyville Youth Associations echo this sentiment. In an effort to balance these seemingly oppositional criteria, CCA has approached the need with the utmost consideration for the potential impact on neighbors. As a result, CCA is agreeing to zero bleed-over lights for both the baseball and soccer/football facilities. This technology, while expensive, is impressively effective. These lights cost about 57% more than traditional lights but they produce the necessary illumination for competition with zero foot-candles of light at the campus boundary. This effect is true even without the additional buffer

Exhibit "B" – Statement of Planning Objectives (continued)

of trees. The looming roofline concerns have been largely mitigated by a roofless building design for the soccer/football field. This design blocks direct light from our neighbors while providing a much lower roof profile. It also provides some environmental relief to spectators.

CCA is assigning significant funds for landscaping. All of the feedback provided to the school has included the appreciation of trees. The school's landscape plan includes 90 four-inch caliper trees. As part of this addition, the school has offered to plant live oak trees on 30-foot centers in the back yards of neighbors that adjoin CCA's campus. CCA will be a largely forested campus. These trees will outline the campus as a whole and the competition facilities in particular. Ultimately, CCA's campus will significantly contribute to Colleyville's commitment to provide premier parks, open spaces, and neighborhood connectivity.

Noise:

The plan includes several components designed to mitigate noise. Some already mentioned are: low profile roofs that go behind and above spectators on both of the competition fields, additional trees at the boundaries, and additional buildings that impede the path of sound. The plan also lowers the entire soccer/football field which will further mitigate noise. The parking structure will effectively put parking and batting cages underground, which will reduce noise. The sound systems for the competition fields will not use large speakers hung on poles, but rather small speakers imbedded in the roofline above the spectator areas or in the rails in front of spectators. These will be directed at the spectators so that the volume is much lower and noise spill-over is minimized.

Unique Facilities:

A Parking Structure with a Competition Baseball Field Above:

CCA enjoys a significant rise of land on the south end of our campus. The highest point on campus is toward the southern end of our western boundary line. The topography falls over 30 feet as one moves to the east. This southwest area is also heavily treed. This environment allowed for a one-level parking garage with a full competition baseball field on top. The parking is largely hidden from view, recessed into the hill, and the baseball field is both lovely and sustainable. The state-of-the-art turf field incorporates recycled water bottles to provide a cooler playing surface that is more enjoyable for athletes and friendlier to our environment. This design provides more open space while retaining the forested boundaries. An existing playground is located next to the baseball facilities and under the trees, allowing children to play in a pleasant and secure setting while parents watch a game. The whole facility is nestled among the existing trees.

Roofless Building for Soccer and Football Competitions and Track Practice:

CCA had considered a strictly outdoor facility and a fully indoor competition field, but the best option was not considered until we received feedback from our nearest neighbors. Their concerns about a looming roofline led to this unique approach. The lights are positioned to eliminate spillage onto neighboring properties. Smaller speakers will be located to focus sound toward the spectators. The resulting decibel level is much lower than typical high school facilities. This facility maintains beautiful open space while still mitigating lights and noise. It will produce a unique facility attractive as an event destination.

Exhibit "B" – Statement of Planning Objectives (continued)

Development Schedule:

CCA and CPC's campus master plan is comprehensive, carefully designed, and represents a long-term commitment to the Colleyville community. Given the school's policies on debt, the typical goal for a capital campaign, and the length of time required to run these campaigns, CCA expects the build-out of this campus to take 25 years. This schedule can be accelerated if sizable donations come in quickly, but 25 years is a reasonable expectation. The following is a loose projection:

<u>Campus Component</u>	<u>Probable Opening</u>
Redeemer Hall Expansion	2017
Parking and Baseball	2022
Soccer/Football Field	2027
Nissi Hall Expansion	2032
Competition Gym	2037
Fine Arts Remodel with Theater	2038

Economic Development Information:

CCA's Impact on the Local Economy:

CCA currently educates 662 students from 426 families. 137 of these families live in Colleyville while 289 families live in the surrounding area. 47 of the Colleyville families moved to Colleyville in order to be close to CCA. Most of the school's families come to campus twice a day. They regularly shop and dine at Colleyville businesses. They contribute substantially to the thriving Colleyville economic community.

CCA employs 103 people. This number does not include stipend coaches or school of the arts instructors.

Sixteen CCA parents are also Colleyville business owners.

The proposed campus creates the kind of facilities that promote a destination / visitor's economy. The school's social, academic, artistic, and athletic events are well-attended. A significant number of these are currently held in other cities because we do not have a campus venue for them.

Private Schools and Quality of Life

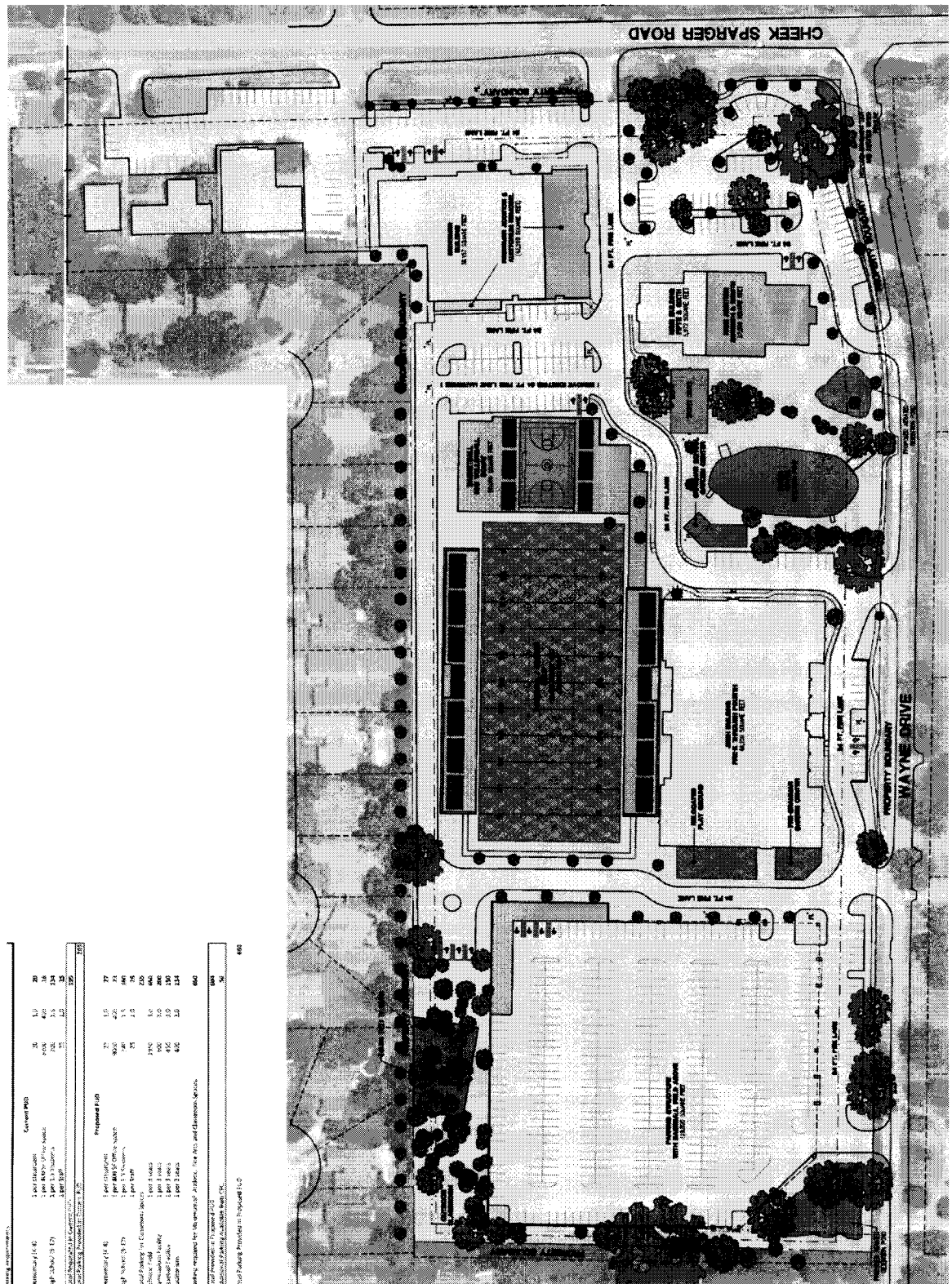
Premier residential communities are often typified by top-flight private schools. Covenant Christian Academy is Colleyville's only private school serving Pre-Kindergarten through 12th graders. CCA has a tremendous reputation and draws new residents to Colleyville.

Traffic Impact Analysis:

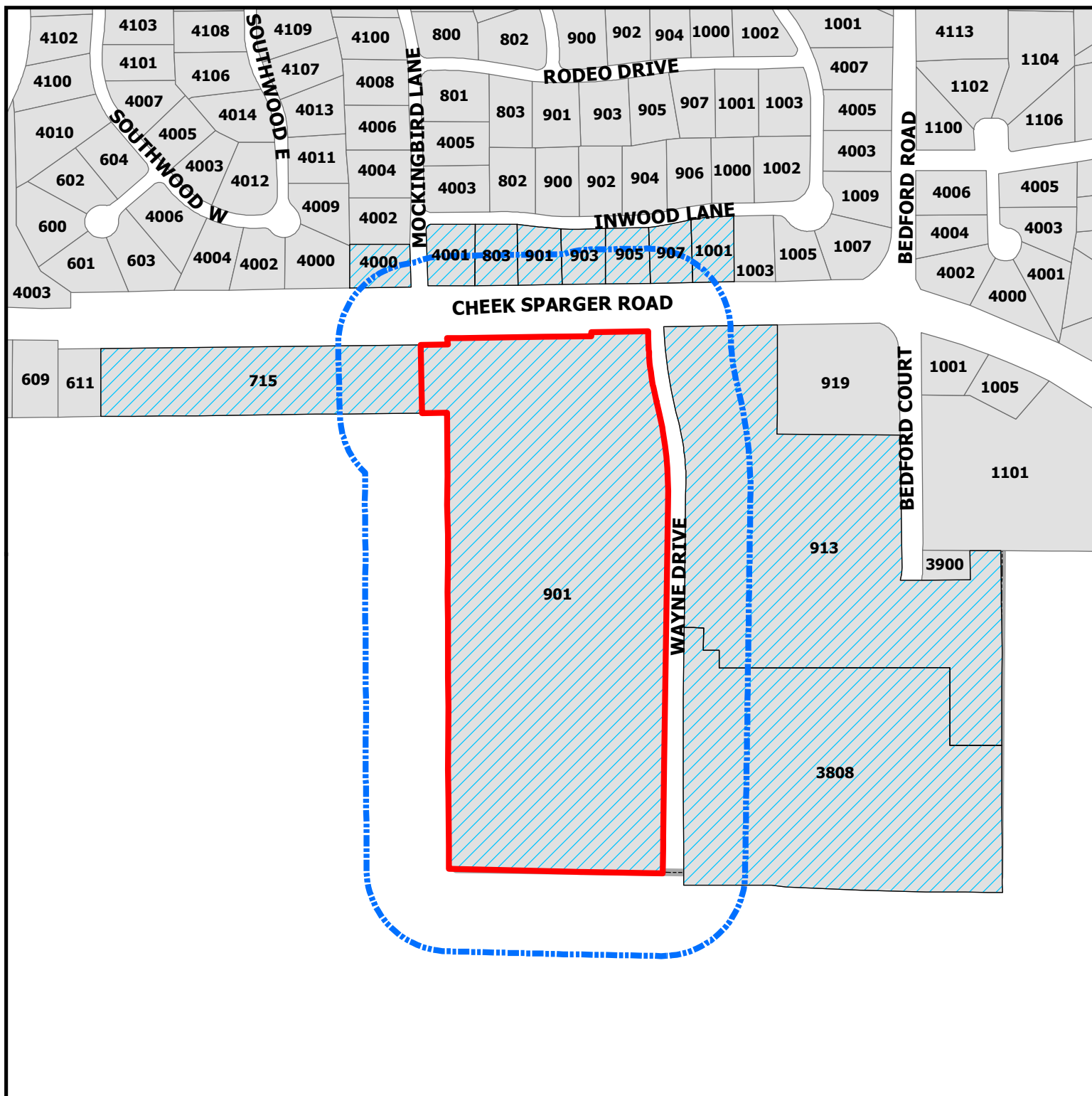
CCA has conducted several TIAs over the years. Cirrus Health recently conducted an extensive study of the area for their Heritage Farms development which will be situated across Wayne Drive from CCA.

CCA administration has contacted the engineer, Mark Goode, who conducted this most recent study. He will work with CCA and the City of Colleyville to conduct any supplemental work that is required.

Exhibit "C" – Conceptual Site Plan



Notification Map



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.

SP18-001

901 Cheek-Sparger Road



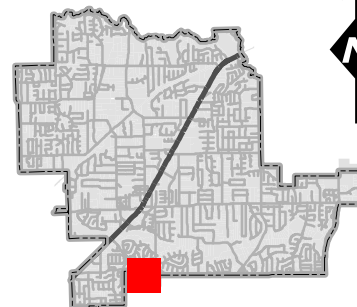
Subject Property



200ft Buffer



Properties within 200ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
KELLY, DEBORAH R	905 INWOOD LN	COLLEYVILLE, TX	76034	905 INWOOD LN
COLBY, SUSAN L	4001 MOCKINGBIRD LN	COLLEYVILLE, TX	76034	4001 MOCKINGBIRD LN
COPP, MICHAEL K	803 INWOOD LN	COLLEYVILLE, TX	76034	803 INWOOD LN
REID, TERRY BRYANT	907 INWOOD LN	COLLEYVILLE, TX	76034	907 INWOOD LN
PRESBYTERIAN CHURCH AMERICA	715 CHEEK SPARGER RD	COLLEYVILLE, TX	76034	715 CHEEK SPARGER RD
BELL, MICHAEL E	1001 INWOOD LN	COLLEYVILLE, TX	76034	1001 INWOOD LN
CCDCW LP	PO BOX 1527	COLLEYVILLE, TX	76034	913 CHEEK SPARGER RD
SHIPP, J D	901 INWOOD LN	COLLEYVILLE, TX	76034	901 INWOOD LN
COLLEYVILLE COVENANT CHRISTIAN	901 CHEEK SPARGER RD	COLLEYVILLE, TX	76034	901 CHEEK SPARGER RD
SMITH, JASON L	4000 MOCKINGBIRD LN	COLLEYVILLE, TX	76034	4000 MOCKINGBIRD LN
CCDCW LP	PO BOX 1527	COLLEYVILLE, TX	76034	3808 WAYNE DR
JONES, GREGORY G	903 INWOOD LN	COLLEYVILLE, TX	76034	903 INWOOD LN
SADDLEBROOK ADDITION	P.O. BOX 382	COLLEYVILLE, TX	76034	COURTESY NOTICE
HURST-EULESS-BEDFORD ISD	1849 CENTRAL DRIVE	BEDFORD, TX	76022	STATE REQUIRED
WOFFORD, CLINT	1161 CORPORATE DRIVE WEST, SUITE 200	ARLINGTON, TX	76006	APPLICANT
CITY OF BEDFORD	2000 FOREST RIDGE DRIVE	BEDFORD, TX	76021	COURTESY NOTICE



NOTICE OF PUBLIC HEARING

Case Number: SP18-001

Owner: Covenant Christian Academy

Applicant: Clint Wofford

Location: 901 Cheek-Sparger Road

Property Description: Lot 1R, Block 1, of Covenant Christian Academy Addition

Present Zoning: PUD-C Planned Unit Development Commercial District

Request: Consideration for approval of a Site Plan for an athletic field on Lot 1R, Block 1, of Covenant Christian Academy Addition, located at 901 Cheek-Sparger Road. The school is proposing to develop a new football field and baseball field as part of their campus.

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

Planning and Zoning Commission Meeting: Monday, April 9, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, May 1, 2018 and Tuesday, May 15, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

RESOLUTION R-18-XXXX

APPROVING A SITE PLAN AND LANDSCAPE PLAN FOR LOT 1R, BLOCK 1, OF THE COVENANT CHRISTIAN ACADEMY ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of the Site Plan and Landscape Plan for Covenant Christian Academy on property described as Lot 1R, Block 1, of the Covenant Christian Academy Addition on April 9, 2018.

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

Sec. 1. THAT the Site Plan and Landscape Plan for Lot 1R, Block 1, of the Covenant Christian Academy Addition on approximately 18.84 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 1ST DAY OF MAY 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	_____		

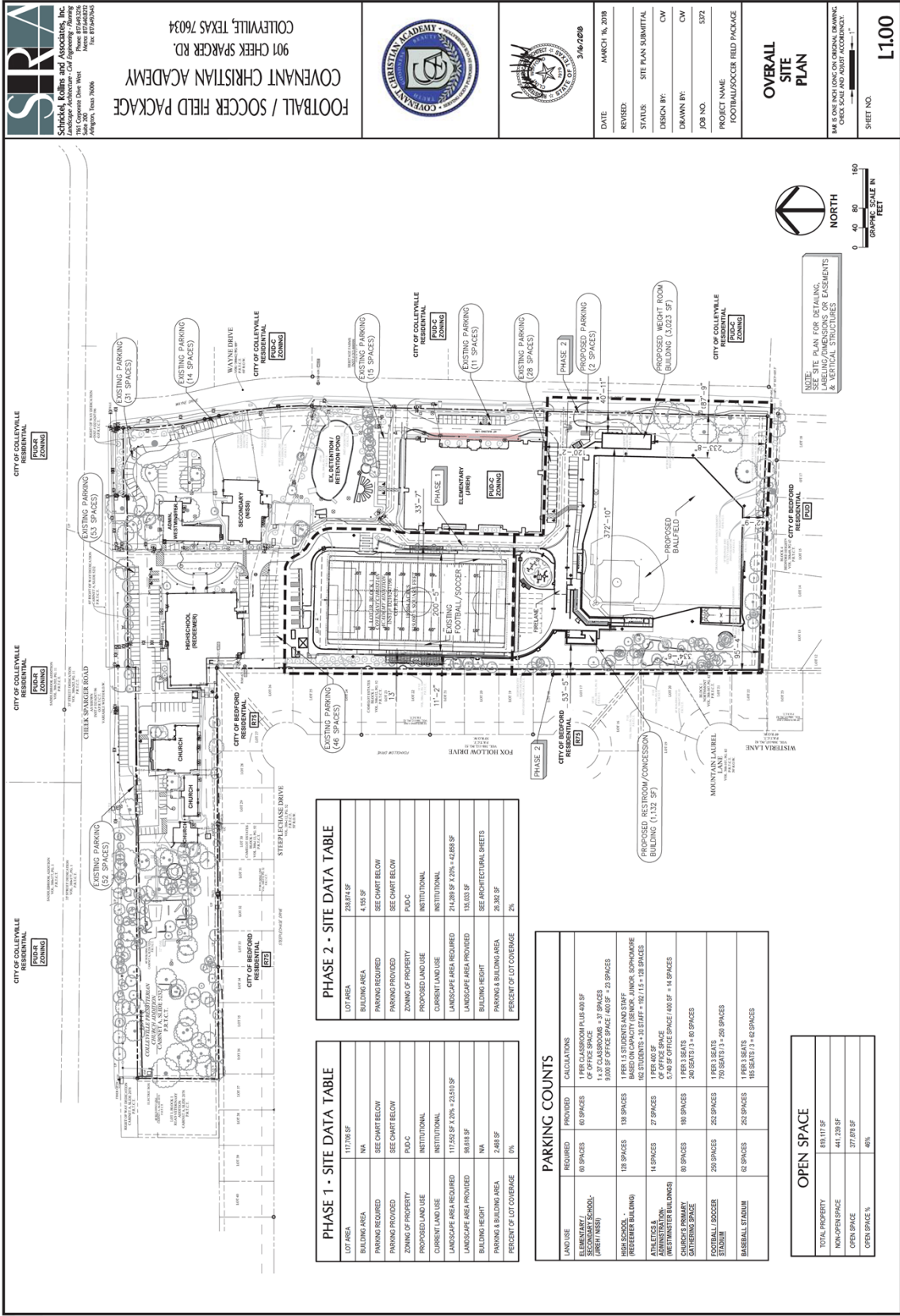
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Exhibit "A" – Site Plan Exhibit



SIRA
Schindler, Kolins and Associates, Inc.
1801 Corporate Drive West
Arlington, Texas 76010
Phone: 817.443.1276
Fax: 817.443.1245

FOOTBALL / SOCCER FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARACER RD.
COLLEVILLE, TEXAS 76034



DATE	MARCH 10, 2018
REVISED	
STATUS	SITE PLAN SUBMITTAL
DESIGN BY:	CW
DRAWN BY:	CW
JOB NO.	5372
PROJECT NAME	FOOTBALL/SOCCER FIELD PACKAGE

OVERALL SITE PLAN

SCALE: 1" = 40' (GRAPHIC SCALE IN FEET)

1" = 40'

1" = 80'

1" = 160'

1" = 320'

1" = 640'

1" = 1280'

1" = 2560'

1" = 5120'

1" = 10240'

1" = 20480'

1" = 40960'

1" = 81920'

1" = 163840'

1" = 327680'

1" = 655360'

1" = 1310720'

1" = 2621440'

1" = 5242880'

1" = 10485760'

1" = 20971520'

1" = 41943040'

1" = 83886080'

1" = 167772160'

1" = 335544320'

1" = 671088640'

1" = 1342177280'

1" = 2684354560'

1" = 5368709120'

1" = 10737418240'

1" = 21474836480'

1" = 42949672960'

1" = 85899345920'

1" = 171798691840'

1" = 343597383680'

1" = 687194767360'

1" = 1374389534720'

1" = 2748779069440'

1" = 5497558138880'

1" = 10995116277760'

1" = 21990232555520'

1" = 43980465111040'

1" = 87960930222080'

1" = 175921860444160'

1" = 351843720888320'

1" = 703687441776640'

1" = 1407374883553280'

1" = 2814749767106560'

1" = 5629499534213120'

1" = 11258999068426240'

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1" = 24178516392292583494123520'

1" = 48357032784585166988247040'

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1" = 193428131138340667952988160'

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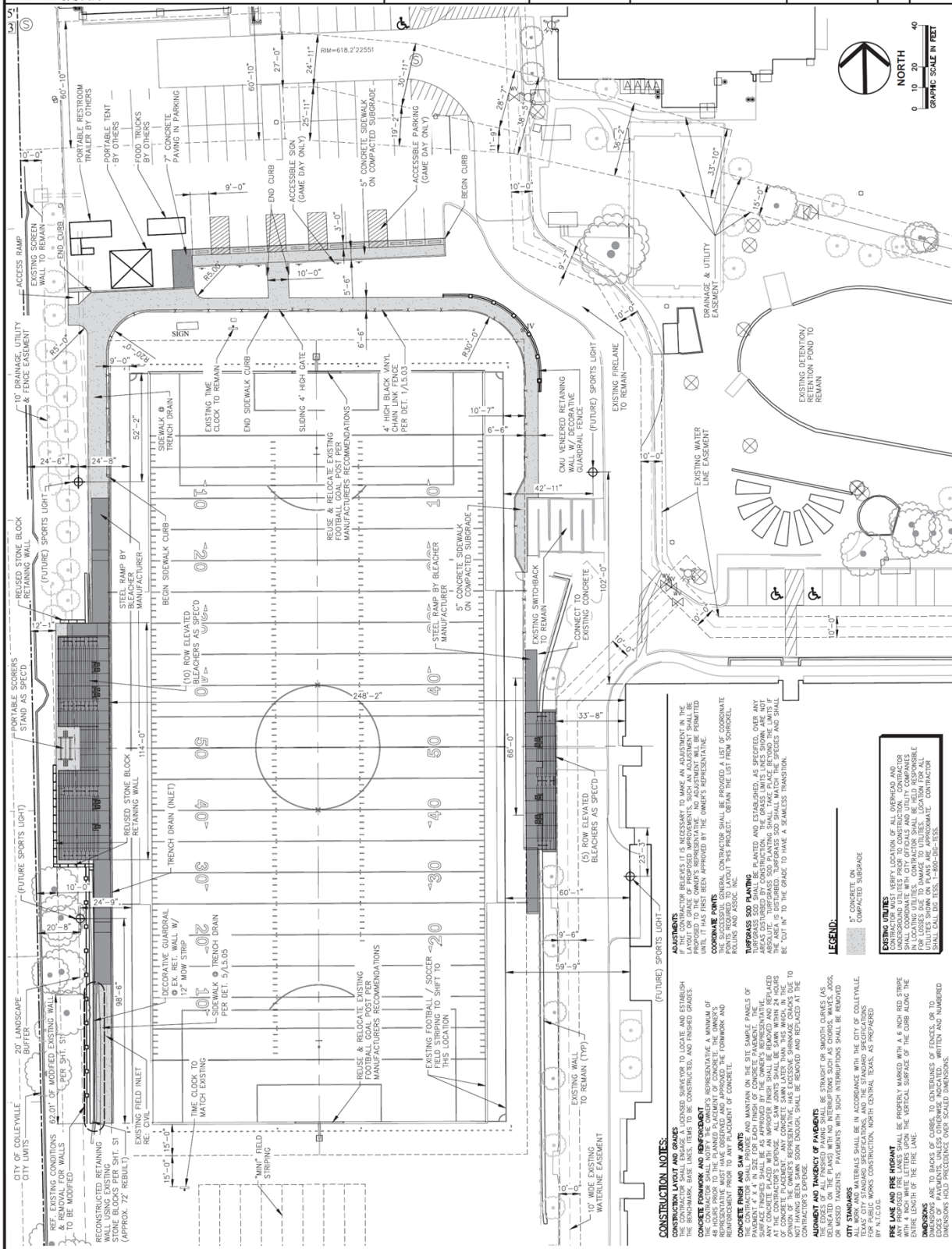
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1" = 45231284





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1715 Corporate Drive West
Angren, Texas 76006
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817-483-2373 / FAX 817-483-2323

Architect
CHLA INC.
1009 W. Angren, Texas 76007
817-861-2500 / FAX 817-861-2508

BASEBALL FIELD PACKAGE COVENANT CHRISTIAN ACADEMY 901 CHEEK SPARKER RD. COLLEVILLE, TEXAS 76034



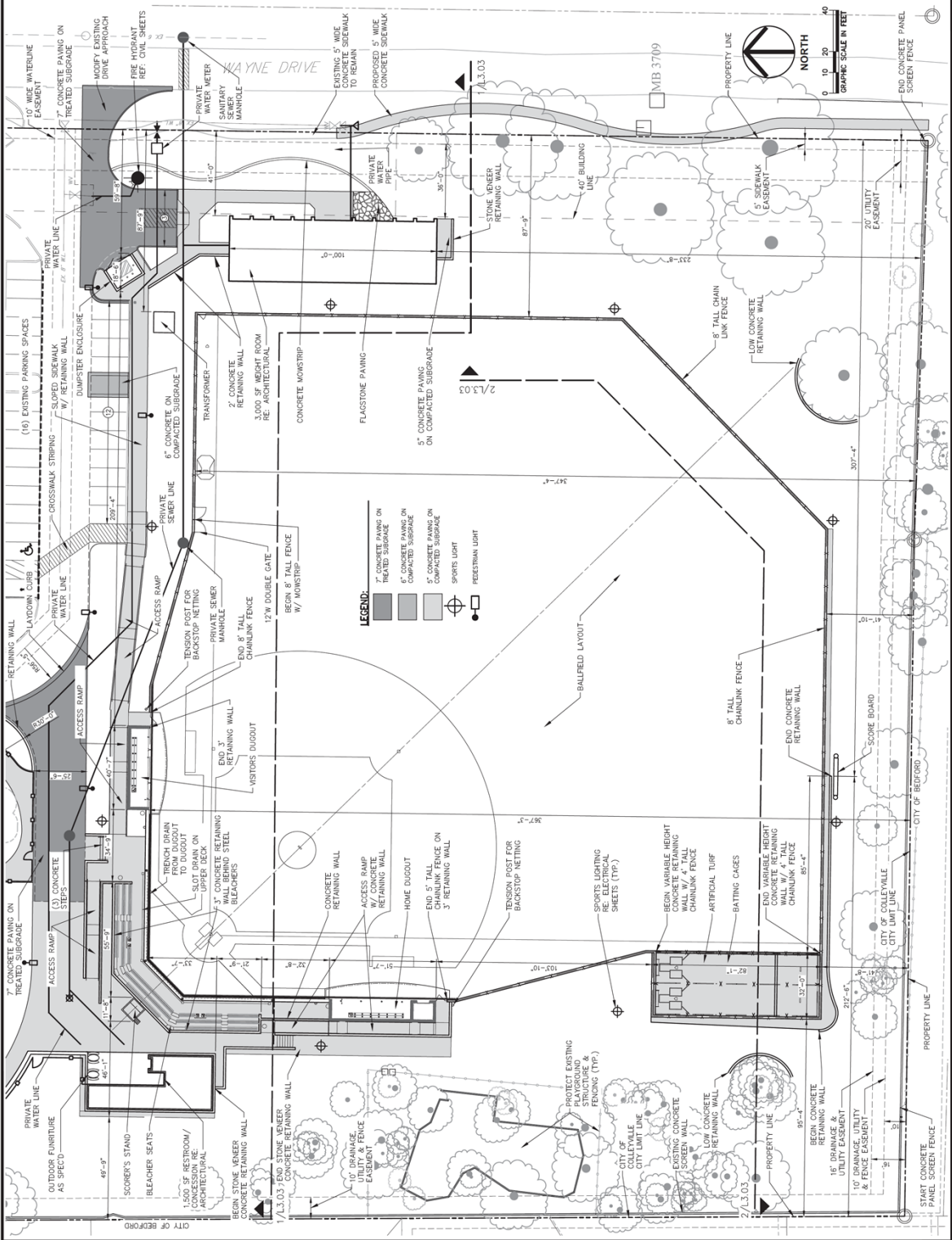
DATE	MARCH 16, 2018
REVISED	
STATUS	SITE PLAN SUBMITTAL
DESIGN BY:	CW
DRAWN BY:	CW
JOB NO.	5372
PROJECT NAME	BASEBALL PACKAGE

SITE PLAN

SCALE: 1" = 10'
NORTH
GRAPHIC SCALE IN FEET
0 10 20 30

L2.01

SHEET NO.





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1915 Corporate Drive West
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BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARGER RD. COLLETVILLE, TEXAS 76034



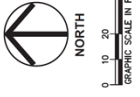
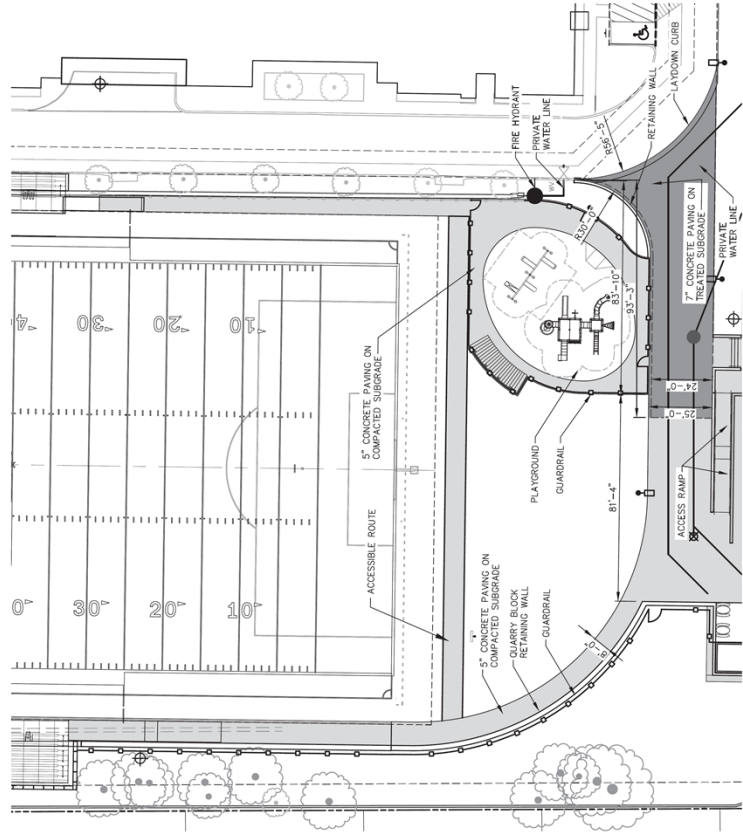
DATE	MARCH 16, 2018
REVISED	
STATUS	SITE PLAN SUBMITTAL
DESIGN BY:	CW
DRAWN BY:	CW
JOB NO.	5372
PROJECT NAME	BASEBALL PACKAGE

SITE PLAN
PLAYGROUND

THIS IS ONE OF TWO ORIGINAL DRAWINGS.
CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.

L2.02





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185 Corporate Drive West
Suite 200
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FOOTBALL / SOCCER FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARGER RD.
COLLEEVILLE, TEXAS 76034



3/16/2018

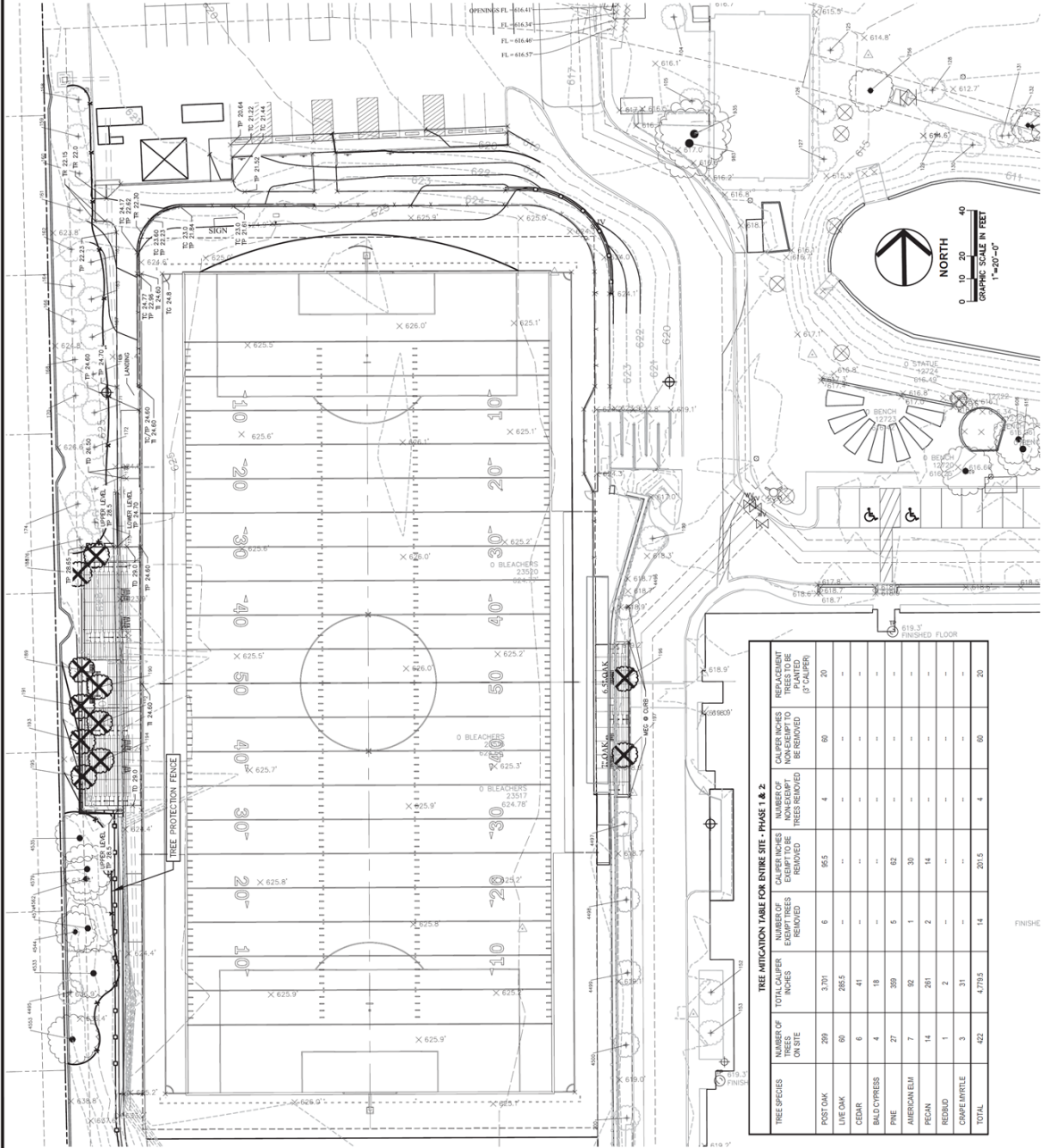
DATE	MARCH 16, 2018
REVISED	
STATUS	SITE PLAN SUBMITTAL
DESIGN BY	CW
DRAWN BY	CW
JOB NO.	5372
PROJECT NAME	FOOTBALL/SOCCER FIELD PACKAGE

TREE
PRESERVATION
LANDSCAPE PLAN
PHASE 1

MAKING ONLY USES ON EXISTING DRAWINGS.
CHECK SCALE AND ADJUST ACCORDINGLY.

SHEET NO.

L5.04



TREE MITIGATION TABLE FOR INTER SITE - PHASE 1 & 2					
TREE SPECIES	NUMBER OF TREES ON SITE	TOTAL CALIBER INCHES	NUMBER OF EXEMPT TREES REMOVED	NUMBER OF CALIBER INCHES NON-EXEMPT TREES TO BE REMOVED	REPLACEMENT TREES TO BE PLANTED (1" CALIBER)
POST OAK	289	3,701	6	95.1	20
LIVE OAK	60	285.5	-	-	-
CEDAR	6	41	-	-	-
BALD CYPRRESS	4	18	-	-	-
PINE	27	309	5	62	-
AMERICAN ELM	7	92	1	30	-
PECAN	14	281	2	14	-
REDBUD	1	2	-	-	-
CHAMPAGNE	3	31	-	-	-
TOTAL	422	4,739.5	14	201.5	4

LEGEND:

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED



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BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARKER RD. COLLETTVILLE, TEXAS 76034



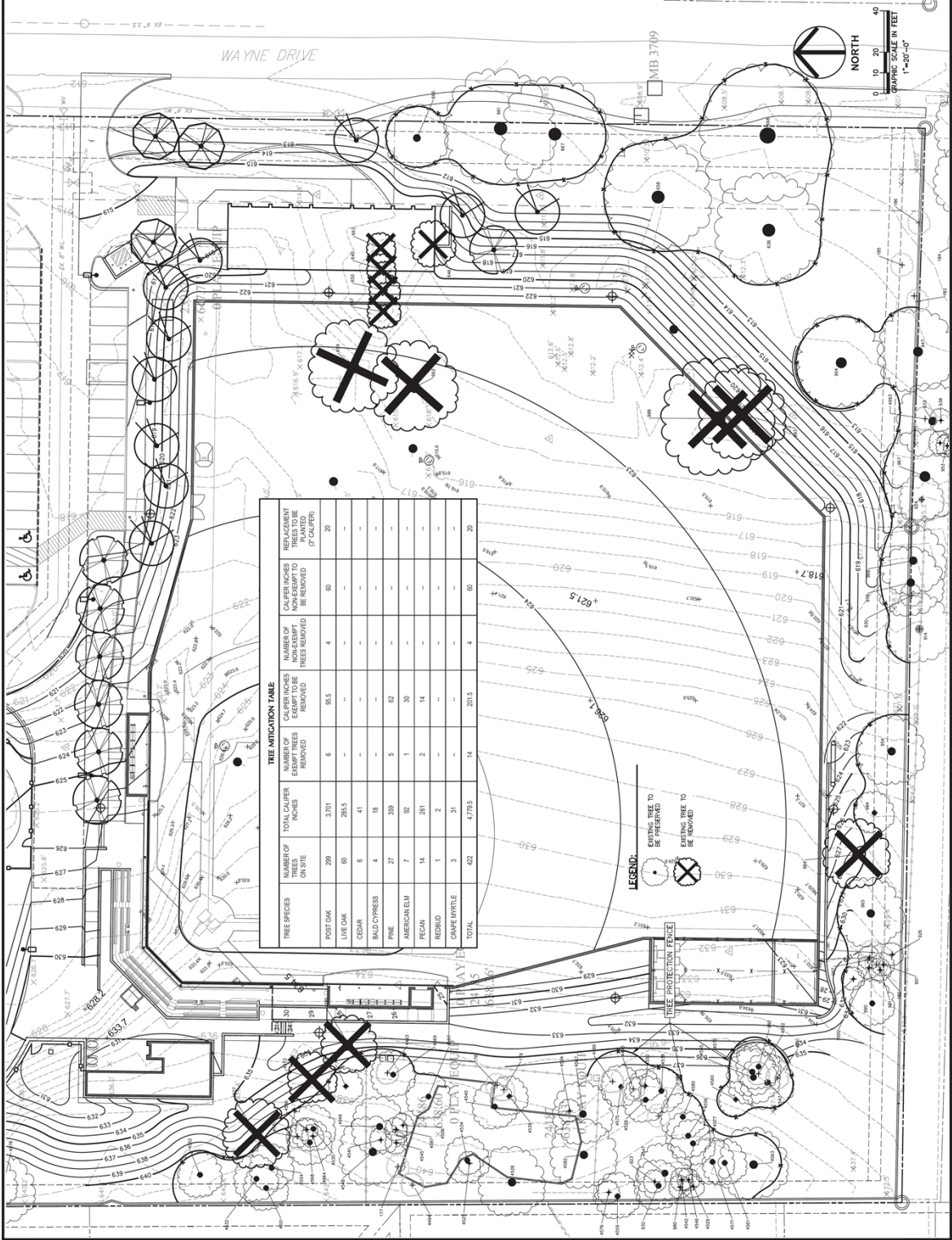
DATE: MARCH 16, 2018
REVISED:
STATUS: SITE PLAN SUBMITTAL
DESIGN BY: CW
DRAWN BY: CW
JOB NO.: 5372
PROJECT NAME: BASEBALL PACKAGE

TREE
PRESERVATION
- LANDSCAPE
PLAN PHASE 2

AS SHOWN ON THIS PLAN, THE TOTAL AREA OF THE SITE IS 1.00 AC. THE TOTAL AREA OF THE BASEBALL FIELD IS 0.25 AC. THE TOTAL AREA OF THE LANDSCAPE IS 0.75 AC. THE TOTAL AREA OF THE BASEBALL FIELD IS 0.25 AC. THE TOTAL AREA OF THE LANDSCAPE IS 0.75 AC.

GRAPHIC SCALE IN FEET
1"=20'-0"

SHEET NO. L5.04





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CHLA, INC.
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BASEBALL FIELD PACKAGE
COVENANT CHRISTIAN ACADEMY
901 CHEEK SPARGER RD, COLLEEVILLE, TEXAS 76034

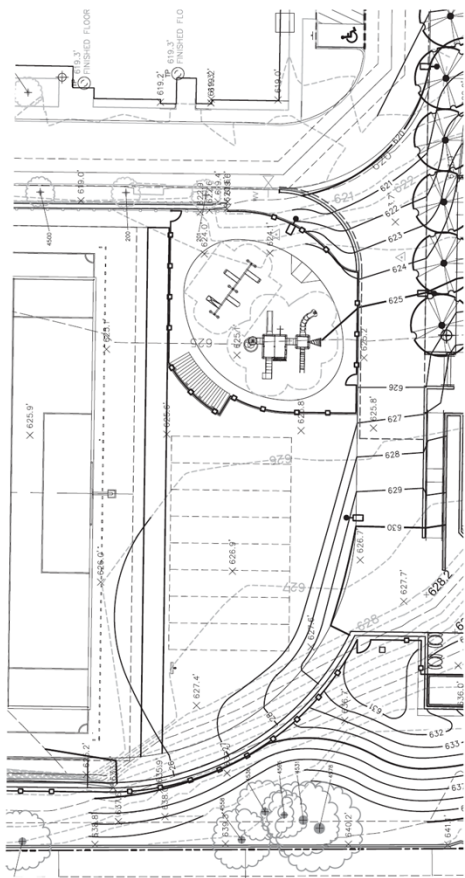


DATE:	MARCH 16, 2018
REVISED:	
STATUS:	SITE PLAN SUBMITTAL
DESIGN BY:	CW
DRAWN BY:	CW
JOB NO.	3372
PROJECT NAME:	BASEBALL PACKAGE

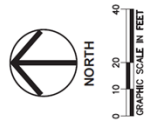
TREE PRESERVATION
- LANDSCAPE PLAN
PHASE 2 -
PLAYGROUND

BAR IS ONE INCH LONG ON ORIGINAL DRAWING
CHECK SCALE AND DIMENSIONS.

SHEET NO.
L5.05



LEGEND:
EXISTING TREE TO
BE PRESERVED
EXISTING TREE TO
BE REMOVED





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3d	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of an amendment to the PUD-R Planned Unit Development-Commercial zoning district to allow for a drive-through services on Lot 3, Block 11, Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, Case ZC18-009

Explanation

Mike Sartain, the applicant, has submitted a request for an amendment to the existing PUD-C ordinance on Lot 3A, Block 11, of the Longwood Estates at Ross Downs, being approximately 1.18 acres, and zoned PUD-C Planned Unit Development – Commercial. The purpose is to amend the approved PUD-C's ordinance to allow for a drive thru restaurant (e.g. fast food restaurant or drink establishment).

Existing Conditions/Background: The subject property, at 7181 Colleyville Boulevard, has PUD-C zoning and is located on the southwest corner of Colleyville Boulevard and Longwood Drive. The subject property has been platted but remains as the last undeveloped property in the Longwood Estates at Ross Downs Development.

PUD Amendment Request:

Request – The applicant is requesting approval of a PUD amendment to allow for a “restaurant with drive-through service”, which the current PUD-C ordinance prohibits. The applicant proposes to build a commercial strip center complementing the existing commercial development to the south along Colleyville Boulevard. The adjacent lot in the existing commercial development has a restaurant drive through that was allowed by a PUD amendment approved in 2009.

Analysis: This site is located at the far north end of the Colleyville Boulevard Commercial Corridor which contains restaurants with drive through service. The site currently allows restaurants and drive through uses, such as dry cleaners or a pharmacy, just not a restaurant with a drive through.

Surrounding Development: The properties immediately to the south and west have developed as a part of the same PUD-C with mostly office uses and a small commercial strip building. Further to the south along Longwood Drive has developed with relatively small lot residential. Across Longwood Drive remains undeveloped with PUD-C and ML zoning, but has been designated as park land area. Residential development with a golf course resides to the north across Colleyville Boulevard. Traveling south along Colleyville Boulevard has mostly commercial and light manufacturing development. Going north along Colleyville Boulevard is Grapevine.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property as 'commercial'. This request to amend the PUD-C ordinance does not conflict with the Comprehensive Plan.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The proposed PUD-C amendment does not dramatically change the character of the potential development. Furthermore, a restaurant with drive through service would not conflict with the character of existing development. With no evident adverse effects, and compliance with the comprehensive plan, staff recommends approval of the PUD-C amendment request.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan and Building Elevations
6. Proposed Use
7. Business Proposal
8. Ordinance O-95-987
9. Ordinance O-04-1474
10. Ordinance O-09-1705
11. Notification Map
12. Notification List
13. Property Owner Notification
14. Draft Ordinance O-18-XXXX

Aerial Map

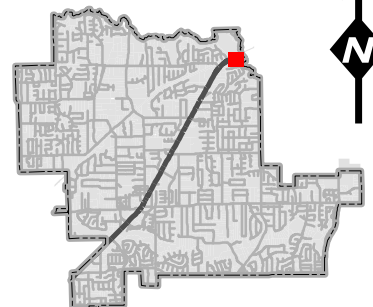


ZC18-009

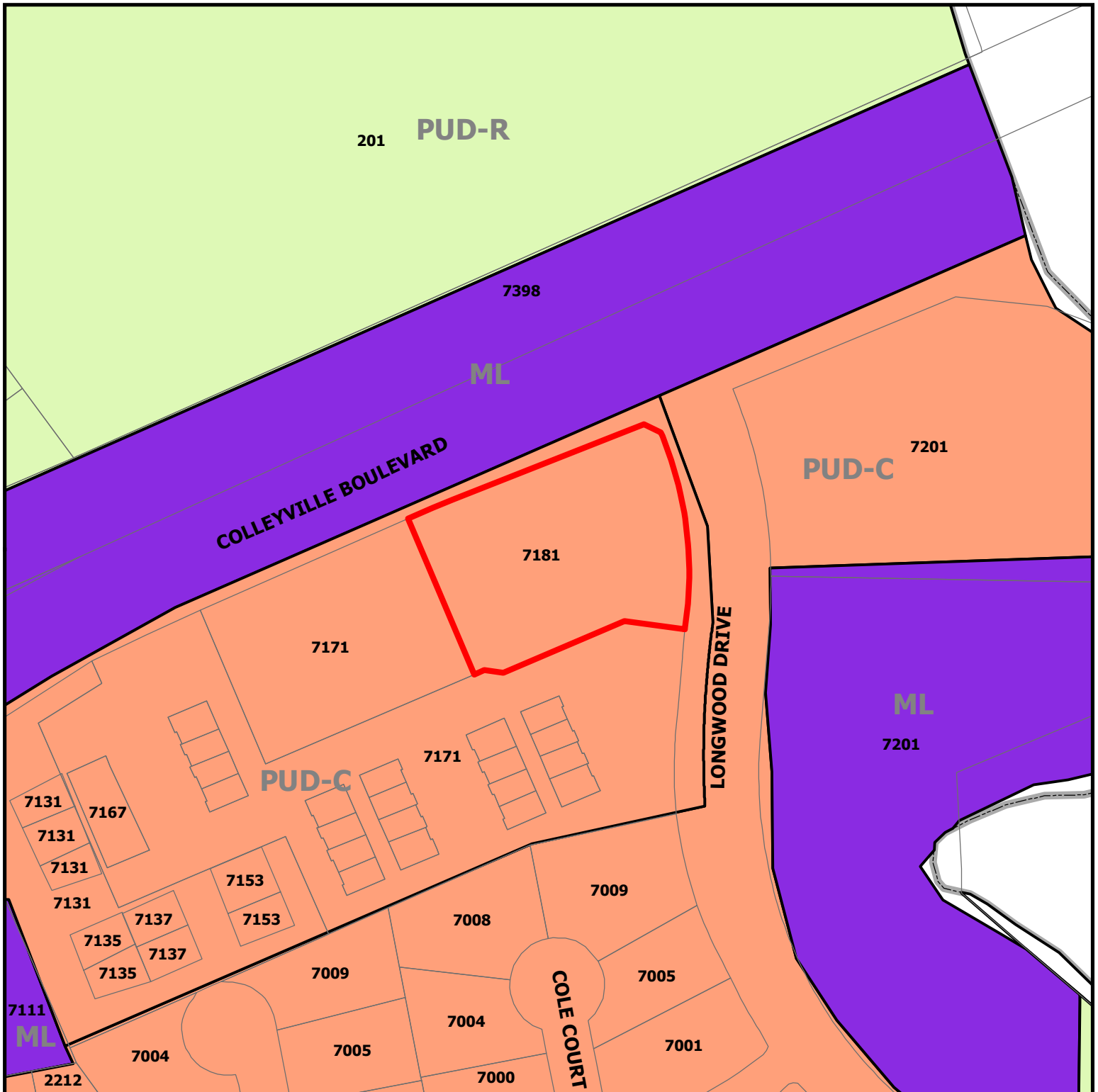
7181 Colleyville Blvd

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

 Subject Property



Zoning Map

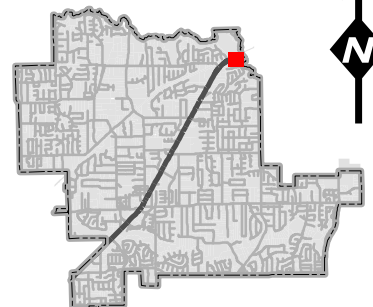


ZC18-009

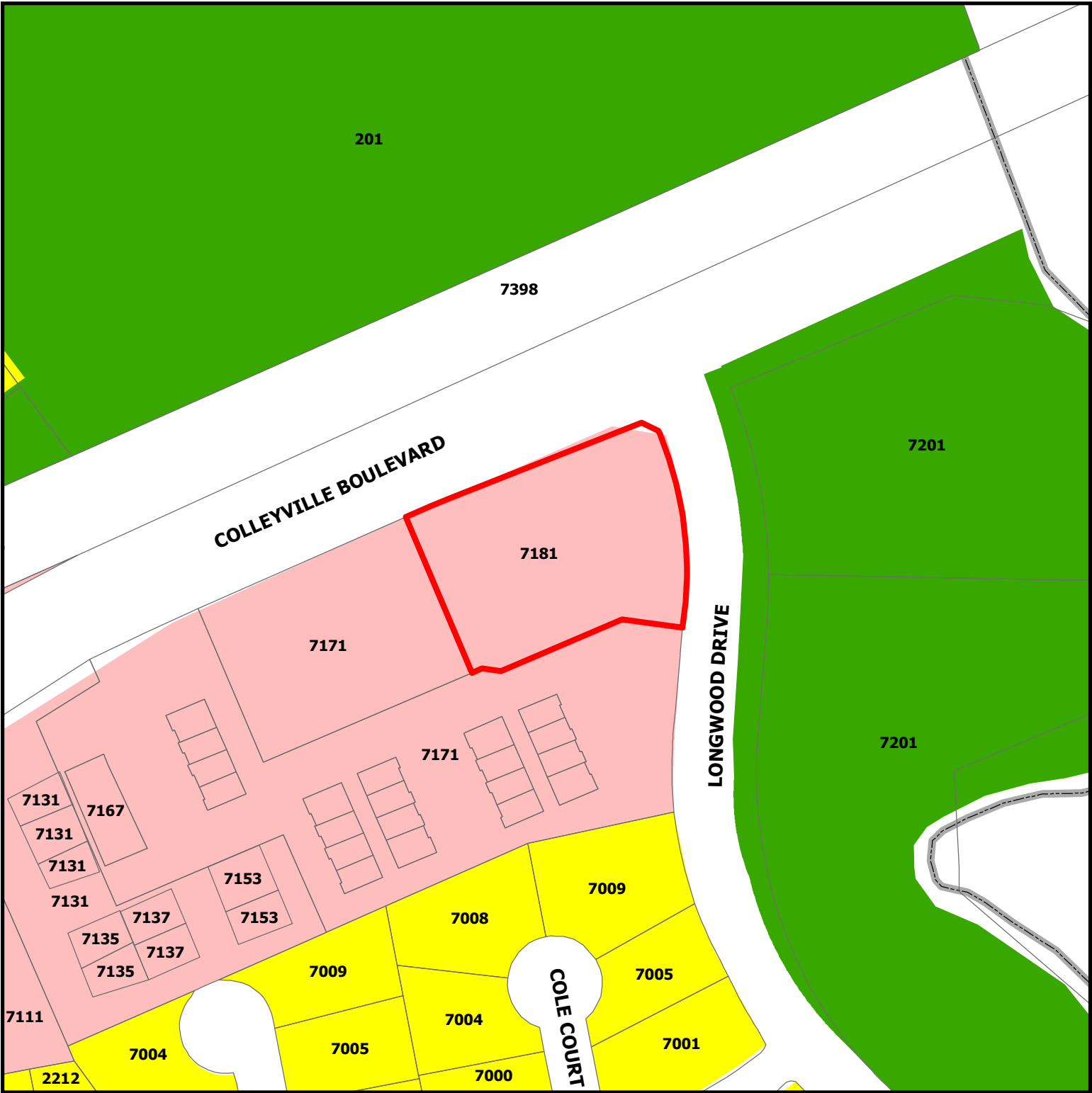
7181 Colleyville Blvd

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 Subject Property



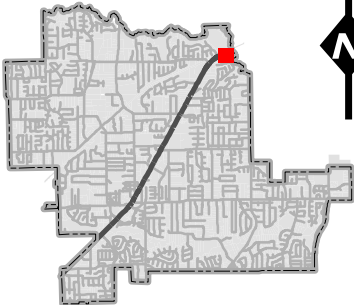
Future Land Use Map



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ZC18-009 7181 Colleyville Blvd

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



Statement of Planning Objectives

March 2, 2018

Property:

7181 Colleyville Blvd
Colleyville, TX 76034

Owners:

Mike Sartain
Howard Nycum
Longwood Drive Partners L.P.

Builder/Manager:

Mike Sartain
7113 Cedar Court
Colleyville, TX 76034

Development Schedule:

Financing Approved
Breaking Ground as soon as May 15, 2018

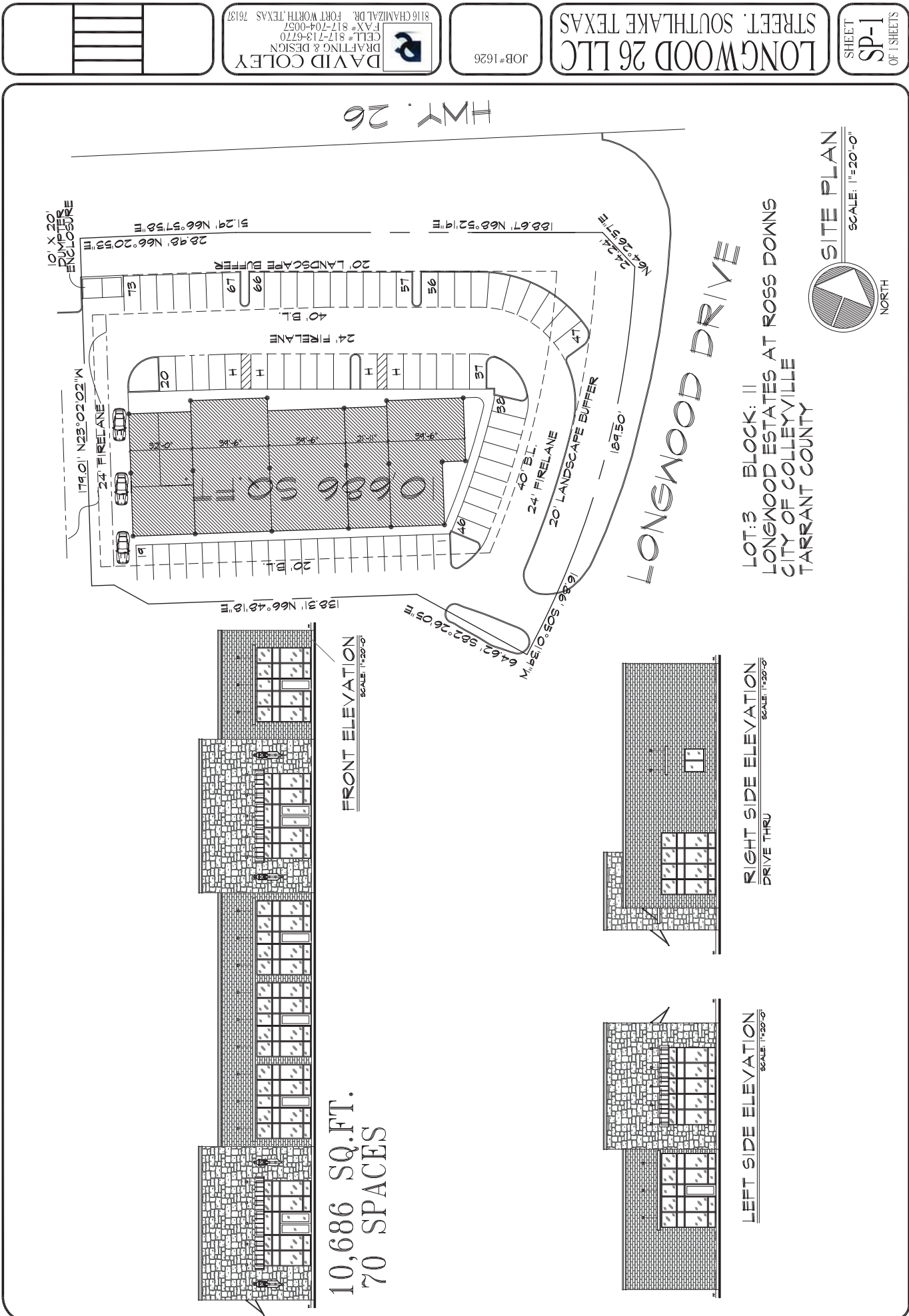
Objective

Allow for a drive thru window on the Southwest side of the proposed building. It would accommodate a window for a prospective tenant, such as a dry cleaners/laundry, a frozen non-alcoholic drink establishment (Smoothie King type). <http://fiizDrinks.com> is currently looking at the space but is requiring a drive thru.

I do not wish to limit myself to just a soda shop concept and would like to include a dry cleaner/laundry, etc.

The proposed building will be approximately 10,686 square feet of retail with 70 parking spaces.

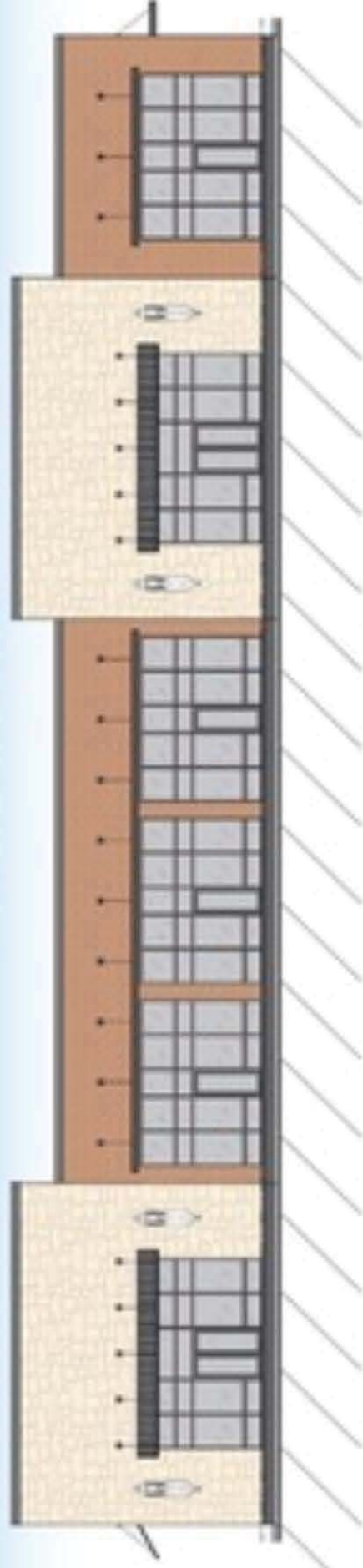
Site Plan and Building Elevations



Coming Soon!!!

Restaurant/Medical/Retail

10,686 sq ft



Contact:
Mike Sartain 214-957-3180
Howard Nyeum 214-352-2880

Business Proposal



Serious Drink Experience

FIIZ FAVORITES (PRICES VARY)



Life in the Coconut

<http://fizzdrinks.com/>

KIDS' DRINKS

Pink Poodle

Cotton Candy Cream
Soda w/ Whipped
Cream

Business Proposal

Lime in the Coconut

Lime & Coconut

Cocalada

Pineapple, Coconut & Cream

Razzbear

Raspberry Purée, Vanilla & Cream

Cocomo

Coconut & Chocolate

Cherry

Classic Cherry

Chocolate

Classic Chocolate

Vanilla

Classic Vanilla

Threat Level Midnight

Raspberry Purée & Blackberry

Mojava

Iced Coffee taste w/ NO COFFEE

Roy Rogers

Grenadine & Cherries



DewBerry

Berry Purée

Xanadew

Passion Fruit, Blue Curacao

Ice Queen

Blue Raspberry
Freeze w/ Whipped Cream

Rubber Ducky

Blue Raspberry
Sprite w/ Whipped Cream & Peep

Sharks in the Water

Blue Raspberry
Sprite w/ Gummy Sharks

Kermie

Green Apple or Kiwi
Sprite w/ Gummy Frogs

Wiggly Worm

Root Beer, Cherry,
Whipped Cream w/ Worms

Stormy Day

Fruity Sprite

ITALIAN SODAS (16oz)

Italian Sodas

Italian Cream Sodas

Italian Cream Sodas w/ Whipped Cream

Business Proposal



Pepperlada

Pineapple, Coconut & Cream

Nailed It!

Blackberry & Coconut

Pineapple Upside Down Cake

Pineapple & Cherry

Yowza

Raspberry, Coconut & Cream

Berry Good Doctor

Strawberry Purée, Vanilla,
Coconut & Cream

Lola Pop

Peach Purée & Fresh Lime

Sprite & Sprite 0 Drinks

Scotch and Soda

Vanilla, Lemon & Lemon
Syrup

Lime in the Coconut

Fresh Lime & Coconut

Xanasprite

Passion Fruit & Blue Curacao

Lime Rickey

Fresh Lime & Grape

MoMojito

Fresh Lime, Lime Juice &
Mojito Mix

Strawberry Shortcake

Chocolate Chip

Peanut Butter

Red Velvet

SWEET & SALTY

Popcorn

Macarons

Cupcakes

Chips and Salsa

PEBBLE ICE

Sold by the Bag!

Business Proposal

Strawberry Shortcake

Strawberry, Vanilla, Cupcake
& Cream

North Shore

Peach & Mango Purée,
Coconut & Fresh Lime

Pretty in Pink

Lemonade, Cherry &
Grapefruit

Summer Nights

Peach Purée, Raspberry &
Whipped Cream

FIIZ CLASSICS

Iron Port

Rootbeer FiiZ

Orange Cream FiiZ

Red Cream FiiZ

Shirly Temple

Roy Rogers

Business Proposal

Your local stop for treats, specialty drinks, &
Italian sodas!

Drive thru for quick convenience or stop &
hang!

At most locations the Lobby closes one hour
before Drive Thru

BOUNTIFUL

801-872-2761 (tel:801-872-2761)

45 W 400 N

Bountiful, UT 84010

map

(<https://www.google.com/maps/place/FiiZ+Drinks/@40.8932073,-111.8817776,17z/data=!4m7!1m4!3m3!1s0x8752f821c5d58d27:0x612c58b0f75d3bf8!2s45+W+400+N,+Bountiful,+UT+84010!3b1!3m1!1s0x8752f821c4302a9f:0x8953ecf7581957ab>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

KAYSVILLE

315 N Main Street

Kaysville, UT 84037

map

(<https://www.google.com/maps/place/315+N+Main+St,+Kaysville,+UT+84037/@41.039976,-111.94142,17z/data=!3m1!4b1!4m2!3m1!1s0x875301fadb572b53:0x2a1ffc0c69cc8751>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

SYRACUSE

1642 S 2000 W

Syracuse, UT 84075

map

(<https://www.google.com/maps/place/1642+S+2000+W,+Syracuse,+UT+84075/@41.090065,-112.0649979,17z/data=!3m1!4b1!4m2!3m1!1s0x87531b5bf38d2fa3:0x8cc48fb0eeab26ee0>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday

STATION PARK

121 N East Promontory

Farmington, UT 84025

map

(<https://www.google.com/>

NORTH OGDEN

2592 N 400 E

North Ogden, UT 84414

map

(<https://www.google.com/>

Saturday

9:00 am - 11:00 pm

closed Sunday**TAYLORSVILLE**

2530 W 4700 S

Taylorsville, UT 84129

map

(<https://www.google.com/maps/place/FiiZ+Drinks/@40.8246852,-112.2510885,10.06z/data=!4m5!1m2!2m1!1sfiiZ+taylorsville+84129!3m1!1s0x0000000000000000:0x18a0257ab3b77e0c>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday**FIIZ TRUCK UTAH**

Mobile and Ready for your event!

email for price and availability

fiiZtruck@gmail.com**FIIZ TRUCK ARIZONA**

Mobile and Ready for your event!

email for price and

Business Proposal

4202 E Main Street

Mesa, AZ 85213

map

(<https://www.google.com/maps/place/4202+E+Main+St,+Mesa,+AZ+85205/@33.4155535,-111.7419231,17z/data=!3m1!4b1!4m2!3m1!1s0x872baf5e7cadede5:0xe63bd056ceebfd5b>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

7:30 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

closed Sunday**OGDEN JUNCTION**

2356 Kiesel Ave

Ogden, UT 84401

map

(<https://www.google.com/maps/place/2356+Kiesel+Ave,+Ogden,+UT+84401/@41.2236068,-111.973864,17z/data=!3m1!4b1!4m2!3m1!1s0x87530edc3d77e3ad:0x10e454b4f1a64cbe>)

Mon-Thurs

10:00 am - 10:00 pm

Friday

10:00 am - 11:00 pm

Saturday

10:00 am - 11:00 pm

closed Sunday

1028 Idaho St

Elko, NV 89801

map

(<https://www.google.com/maps/place/1028+Idaho+St,+Elko,+NV+89801/@40.8368457,-115.7587653,19z/data=!4m7!1m4!3m3!1s0x80a6072d4854ec8d:0x79994dd150e8e6a7!2s1028+Idaho+St,+Elko,+NV+89801!3b1!3m1!1s0x80a6072d4854ec8d:0x79994dd150e8e6a7>)

Mon-Thurs

7:00 am - 10:00 pm

Friday

7:00 am - 11:00 pm

Saturday

9:00 am - 11:00 pm

Sunday**SOUTH OGDEN**

6029 Fashion Point Dr

South Ogden, UT 84403

map

(<https://www.google.com/maps/place/6029+Fashion+Point+Dr,+South+Ogden,+UT+84403/@41.1536945,-111.9387445,17z/data=!3m1!4b1!4m5!3m4!1s0x875306646552b865:0x15f1d706ae4bd2a!8m2!3d41.1536945!4d-111.9365558>)

Mon-Thurs

7:30 am - 10:00 pm

Friday

ORDINANCE 0-95-987

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF 21.299 ACRES OUT OF THE M.W. DAVENPORT SURVEY, ABSTRACT 432; THE J.N. GIBSON SURVEY, ABSTRACT 591, TRACTS 4A3, 4A1, 4A3B AND THE ROBERT CHOWNING SURVEY, ABSTRACT 294, TRACT 1E AND A PORTION OF TRACT 1, IN THE CITY OF COLLEYVILLE, TEXAS FROM THE ML (LIGHT MANUFACTURING) DISTRICT TO THE PUD-C (PLANNED UNIT DEVELOPMENT-COMMERCIAL WITH 28 RESIDENTIAL LOTS) DISTRICT; PROVIDING A PENALTY AND AUTHORIZING PUBLICATION.

WHEREAS, an application for zoning change was filed by John Cole, Colleyville Development Limited Partnership on February 22, 1995, under Case No. Z-95-007; and,

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and,

WHEREAS, public hearings to change the zoning and the Master Plan on the property herein described were held before both the Planning and Zoning Commission and the City Council; and,

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville;

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

Sec. 1. THAT the Master Plan, the Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map (as indicated in Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described by metes and bounds (Exhibit B) by changing the zoning of said property from the ML (Light Manufacturing) district to the PUD-C (Planned Unit Development-Commercial) district together with all site plans,

supporting documents, and other conditions and restrictions imposed and approved by the Council which are incorporated herein by reference including, but not limited to: the Development Standards, which are Attachment 1 to this ordinance, and the Conceptual Site Plans, which are Attachment 2 to this ordinance. Attachments 1 and 2 shall be incorporated in this ordinance for all purposes.

Sec. 2. Any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville and accompanying official Zoning Map thereto shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 21st day of March, 1995.

The second reading and public hearing being conducted on the 4th day of April, 1995.

The third reading and public hearing being conducted on the 18th day of April, 1995.

ATTEST:

CITY OF COLLEYVILLE


Jean Harris, CMC
City Secretary

Cheryl Feigel
Mayor

APPROVED AS TO FORM AND LEGALITY:


Ross T. Foster
City Attorney

SECTION 3.14 OF CITY CHARTER:
IF THE MAYOR SHALL NEGLECT
TO APPROVE OR OBJECT TO ANY
SUCH PROCEEDINGS FOR A LONG-
ER PERIOD THAN SEVEN (7)
DAYS AFTER ORDINANCE OR RES-
OLUTION IS PLACED IN THE
OFFICE OF THE CITY SECRETARY
AS AFORESAID, THE SAME SHALL
BECOME EFFECTIVE IMMEDIATELY
UPON PUBLICATION AS REQUIRED
BY LAW.

EFFECTIVE MAY 15, 1995



PUD-R

TILLER
1

PROPOSED CHANGE

ML

TROPICANA
FUELS

**CANNABIS
BUSINESS
PLAN**

ML
to
PU

3D	3D3	3D2	3D
3E	3E3	3E2	3E

3J

AG

PUD-R

TR A

EXHIBIT A
ORDINANCE O-95-987

LEGAL DESCRIPTION

BEING all that certain tract, parcel, or lot of land located in the ROBERT CHOWNING SURVEY, Abstract No. 294, the J. N. GIBSON SURVEY, Abstract No. 591, the M. W. DAVENPORT SURVEY, Abstract No. 432, and the A. J. LOTT SURVEY, Abstract No. 963, Tarrant County, Texas, and more particularly described as follows;

BEGINNING at a point in the south right-of-way line of State Highway No. 26 (Colleyville Boulevard) and the west right-of-way line of Longwood Drive, for the beginning of a curve to the right with a central angle of 26°29'29", a radius of 470.00 feet, a tangent length of 110.63 feet, and a chord bearing of S 08°14'44" E, with a chord length of 215.38 feet;

THENCE an arc length of 217.31 feet along said curve;

THENCE S 05°00'00" W, 85.45 feet to the beginning of a tangent curve to the left, with a central angle of 59°48'02", a radius of 530.00 feet, a tangent length of 304.77 feet, and a chord bearing of S 24°54'01" E, with a chord length of 528.40 feet;

THENCE an arc length of 553.17 feet along said tangent curve;

THENCE S 54°48'02" E, 22.38 feet to the beginning of a tangent curve to the right, with a central angle of 13°13'52", a radius of 475.02 feet, a tangent length of 55.09 feet, and a chord bearing of S 48°11'11" E, with a chord length of 109.45 feet;

THENCE an arc length of 109.70 feet along said tangent curve to the beginning of a non-tangent line;

THENCE S 78°49'39" W, 527.87 feet;

THENCE S 79°37'39" W, 737.55 feet;

THENCE N 01°13'48" E, 269.94 feet;

THENCE N 89°31'06" W, 23.99 feet;

THENCE N 00°04'22" W, 120.70 feet;

THENCE N 79°37'39" E, 301.03 feet;

THENCE N 23°47'43" W, 163.09 feet;

THENCE N 86°48'58" W, 229.10 feet;

THENCE N 00°17'24" W, 22.11 feet;

THENCE S 89°42'25" W, 59.16 feet to the beginning of a non-tangent curve to the right, with a central angle of 04°52'27", a radius of 2814.79 feet, a tangent length of 119.80 feet, and a chord bearing of N 54°55'14" E, with a chord length of 239.38 feet;

THENCE an arc length of 239.45 feet along said non-tangent curve to the beginning of a non-tangent line;

THENCE N 66°56'39" E, 137.41 feet;

ALLBDY.FNS

February 22, 1995

THENCE N 67°07'40" E, 502.20 feet;

THENCE N 66°11'40" E, 206.12 feet to the POINT OF BEGINNING, containing 17.926 Acres (780,840 square feet) of land, more or less.

ALLBDY.FNS

February 22, 1995

EXHIBIT B
ORDINANCE O-95-987

**LEGAL DESCRIPTION
TRACT 2**

BEING all that certain tract, parcel, or lot of land located in the J.N. GIBSON SURVEY, Abstract No. 591, Tarrant County, Texas, and more particularly described as follows;

BEGINNING at a point in the south right-of-way line of Colleyville Boulevard (State Highway 26);

THENCE N 66°11'40" E, 379.76 feet;

THENCE S 34°56'20" E, 309.90 feet;

THENCE S 04°01'40" W, 136.64 feet;

THENCE S 90°00'00" W, 494.49 feet to a point in the east right-of-way line of Longwood Drive (a 60' R.O.W.);

THENCE N 05°00'00" E, 28.93 feet to the beginning of a tangent curve to the left, with a central angle of 22°48'12", a radius of 530.00 feet, a tangent length of 106.88 feet, and a chord bearing of N 06°24'06" W, with a chord length of 209.55 feet;

THENCE an arc length of 210.94 feet along said tangent curve to the POINT OF BEGINNING, containing 3.456 Acres, (150,545 square feet) of land, more or less

DEVELOPMENT STANDARDS

6.97 ACRE COMMERCIAL TRACT COLLEYVILLE DEVELOPMENT LIMITED PARTNERSHIP

1. The Site Plan submitted at the time of approval of the PUD-C zoning for the subject tract is conceptual in nature. A revised Site Plan will be submitted for approval by City Staff prior to issuance of Building Permits.
2. The minimum rear setback along the southern and western edge of the property shall be 25 feet.
3. The final site plan submittal shall include elevation designs of all sides of the buildings.
4. All mechanical equipment and dumpsters shall be screened from all views.
5. All facades will be in accordance with stipulations and regulations of the City of Colleyville Building Codes. Design features may include decorative tile, stone, brick or block provided such design features conform to all City requirements.
6. All conditions listed here shall be in addition to the requirements for the site set forth in the Zoning Ordinance and Building Code.
7. Building signage will be coordinated by the Developer to insure consistency and aesthetics and be subject to approval by the City Staff.
8. A screening fence shall be erected along the southern and western edge of the property.
9. Sidewalks shall be provided in accordance with the Sidewalk Ordinance on or adjacent to the rights-of-way of Highway 26 and Longwood Drive.
10. Building frontage along Longwood Drive will be a minimum of 120 feet.
11. All landscaping will be done in accordance with the City of Colleyville Landscape Ordinance.
12. If no parking is provided between the proposed buildings and the street, then the building setback line can be varied to zero.

COLE PROPERTY:
Development Standards

1. Residential Use

- a. Single-family dwellings only, not to exceed two stories.

2. Size and Condition of House

- a. Minimum house size to be 2,000 s.f. (single story) and 2,300 s.f. (two story).
- b. 85% constructed of brick, stone or approved masonry on the first floor.

3. Landscaping and Retaining Walls

- a. All retaining walls, planter walls and mail boxes visible from any public right-of-way shall be constructed of brick, stone, wrought iron or a combination thereof.

4. Garages

- a. Maximum of three car garage.
- b. Minimum of two car garage.
- c. Front, side or rear entry (corner lots require matching masonry wing screening wall acceptable to the Architectural Control Committee on side street if garage is to be accessed from side street).

5. Roof

- a. 8/12 pitch
- b. Slate, copper, clay tile or Architectural Control Committee approved composition shingle.

6. Exterior Surface

Site plan and all elevations shall be approved by the Architectural Control Committee.

7. Sidewalks and Driveways

Front sidewalks will be required. All driveways and sidewalks shall be of concrete or of clay brick or concrete brick pavers approved by the Architectural Control Committee.

8. Fences and Walls

Fences and walls shall be no higher than 8 feet. All fence designs must be approved by the Architectural Control Committee.

9. Storage of Non-Motorized Vehicles and Equipment

None allowed where visible from streets, Common Area and adjacent lots.

10. Covenant to Complete Construction

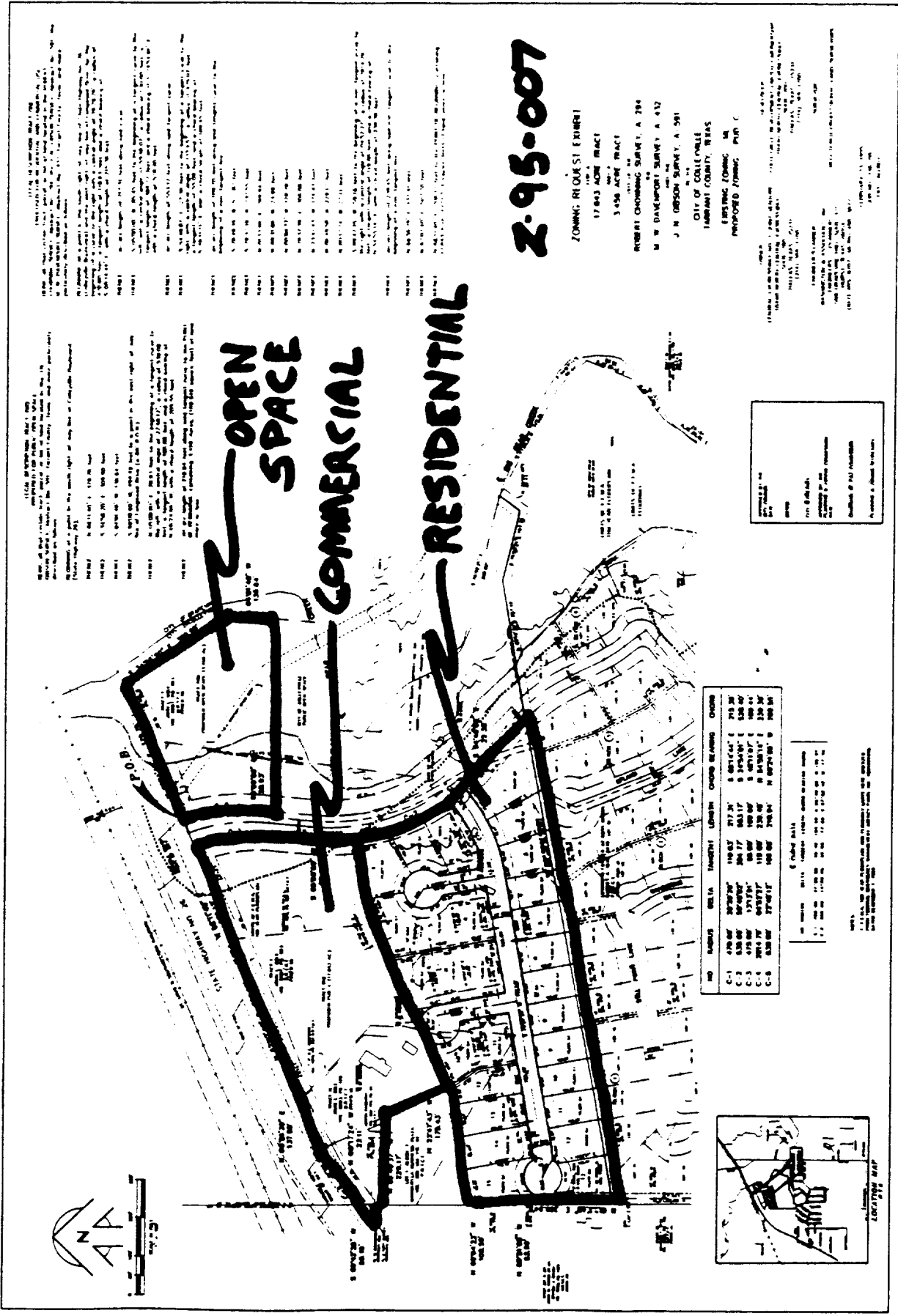
- a. Construction must begin within one year from acquisition of the lot.
- b. Construction must be complete within six months.

11. Antennas

- a. No radio or TV antennas visible on the property.
- b. Satellite dishes must be screened and shall not be visible from streets and adjacent lots.
- c. No ground mounted radio antennas will be permitted.

12. Vehicles

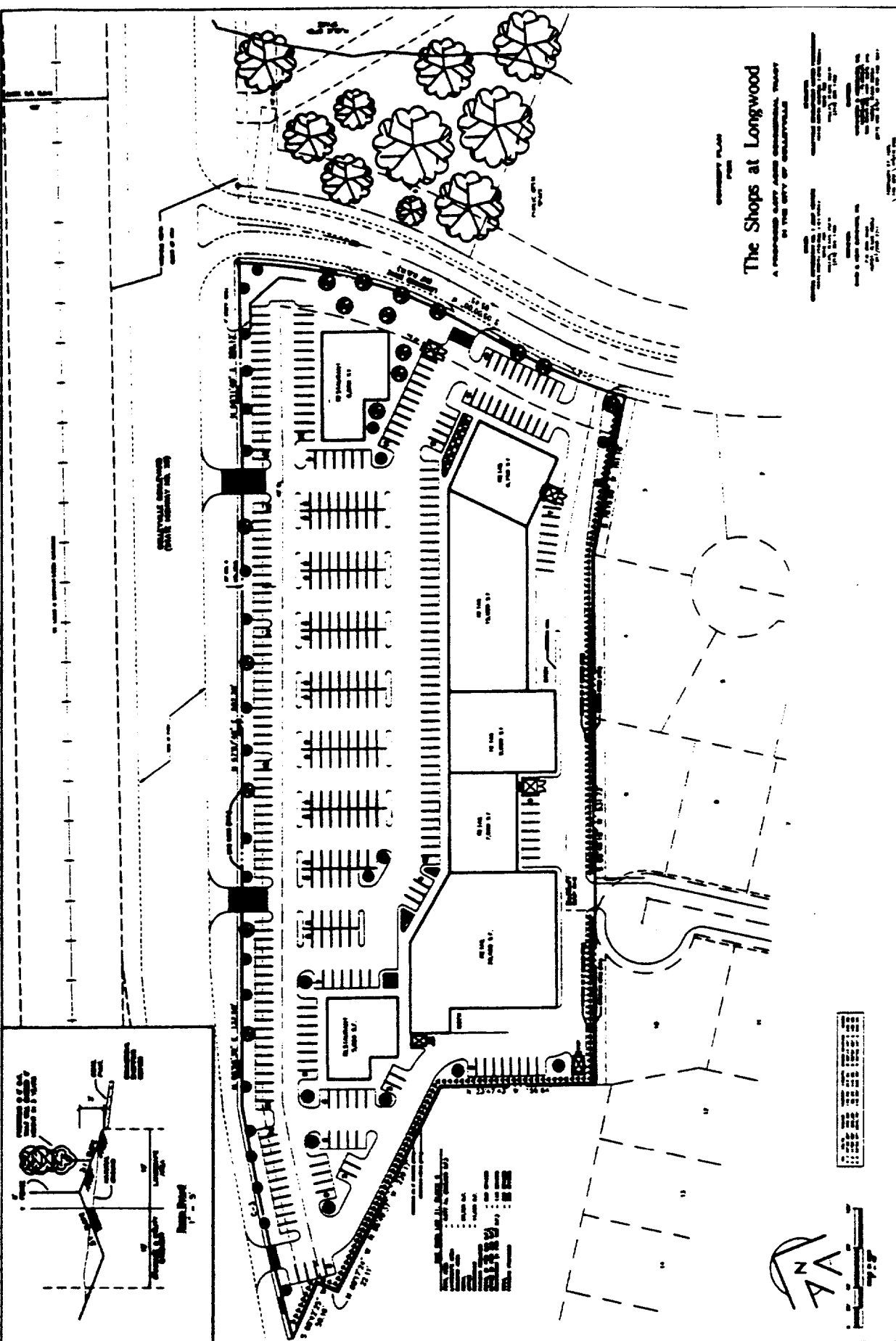
- a. No vehicle may be parked on public right-of-way over 24 hours.
- b. Storage of trucks or other oversized vehicles shall not be allowed in driveways.



2.95-007

ZONING REQUEST EXHIBIT
 17.843 ACRES TRACT
 3.456 ACRES TRACT
 ROBERT CHRONING SURVEY, A 294
 M W DAVENPORT SURVEY, A 432
 J H DORSON SURVEY, A 591
 CITY OF COLLEVILLE
 JEFFERSON COUNTY, MISSOURI
 EXISTING ZONING: M
 PROPOSED ZONING: M-1C

1. THE CITY OF COLLEVILLE, MISSOURI, HAS RECEIVED A REQUEST FOR A ZONING CHANGE FOR THE TRACTS DESCRIBED ABOVE. THE REQUEST IS BASED ON THE FOLLOWING FACTS: THE TRACTS ARE CURRENTLY ZONED M (MEDIUM DENSITY RESIDENTIAL). THE REQUESTOR WANTS TO CHANGE THE ZONING TO M-1C (MEDIUM DENSITY RESIDENTIAL - SINGLE-FAMILY DETACHED DWELLINGS). THE REQUESTOR HAS PROVIDED A DETAILED EXHIBIT OF THE TRACTS AND A ZONING MAP. THE CITY ENGINEER HAS REVIEWED THE EXHIBIT AND HAS DETERMINED THAT THE TRACTS ARE SUITABLE FOR THE PROPOSED ZONING. THE CITY ENGINEER HAS ALSO REVIEWED THE ZONING MAP AND HAS DETERMINED THAT THE PROPOSED ZONING IS CONSISTENT WITH THE CITY'S ZONING MAP. THE CITY ENGINEER HAS THEREFORE RECOMMENDED THAT THE CITY ADOPT AN ORDINANCE TO CHANGE THE ZONING OF THE TRACTS TO M-1C. THE CITY ENGINEER HAS ALSO RECOMMENDED THAT THE CITY ADOPT AN ORDINANCE TO AMEND THE CITY'S ZONING MAP TO REFLECT THE PROPOSED ZONING. THE CITY ENGINEER HAS ALSO RECOMMENDED THAT THE CITY ADOPT AN ORDINANCE TO AMEND THE CITY'S ZONING MAP TO REFLECT THE PROPOSED ZONING.



Revo. 2/27/95

ORDINANCE O-04-1474

AN ORDINANCE AMENDING CHAPTER 3, LAND USE OF THE LAND DEVELOPMENT CODE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING ORDINANCE O-95-987 AS IT RELATES TO THE COMMERCIAL DEVELOPMENT STANDARDS FOR LOT 1, BLOCK 11, LONGWOOD ESTATES AT ROSS DOWNS; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; AUTHORIZING PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an application for a zoning change was filed by Cloudloft Investments on June 21, 2004, under Case No. Z-04-025; and

WHEREAS, the City of Colleyville has complied with the notification requirements of the Texas Local Government Code and the Colleyville Land Development Code; and

WHEREAS, the Planning and Zoning Commission has held a public hearing and made a recommendation on the proposed zoning amendment; and

WHEREAS, the City Council has determined that the proposed zoning amendment is in the best interests of the City of Colleyville.

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

Sec. 1. THAT the Master Plan, the Land Development Code of the City of Colleyville, Texas, and the Official Zoning Map are hereby amended insofar as they relate to certain land located in Colleyville, Texas, as shown on the Zoning Map attached as Exhibit "A", and described by legal description as Lot 1, Block 11, Longwood Estates at Ross Downs, by amending Ordinance O-95-987, including any other conditions and restrictions imposed and approved by the City Council, which are incorporated herein.

Sec. 2. THAT the development standards for Lot 1, Block 11, Longwood Estates at Ross Downs shall be amended to read as follows:

1. GENERAL

- a. The purpose of this PUD-C is for retail, restaurant, and office uses.
- b. This property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. PERMITTED AND PROHIBITED USES

- a. The following land uses shall be permitted within this Planned Unit Development.
 - (1) All uses allowed in the CC1 and CC2 zoning districts
 - (2) A Special Use Permit for alcoholic beverage sales for on-premise consumption is hereby authorized for this property in conjunction with a restaurant use. The Special Use Permit shall be applicable only to Lots 1 and 2, as shown on Exhibit "B".
- b. The following land uses shall be prohibited within this Planned Unit Development.
 - (1) Restaurants with drive-through service
 - (2) Convenience stores with or without gasoline sales
- c. The use of the buildings on Lots 1 and 2, as shown on Exhibit "B", shall be restricted to sales tax generating uses, and shall not be used for office uses for two (2) years from the date of the issuance of the first certificate of occupancy for an office use.

3. CONCEPTUAL SITE PLANS AND PLATTING

The arrangement, location, and footprint of buildings within the PUD-C may differ from that shown on the attached Exhibit "B" and will be determined at time of site plan approval.

4. LOT REQUIREMENTS AND SETBACKS

- a. The lot requirements and setbacks shall be the following minimum standards:

(1) Minimum Lot Size	None
(2) Building Line adjacent to street	40 feet
(3) Side or Rear Building Line adjacent to residentially-zoned property	25 feet
(4) Side or Rear Building Line adjacent to commercially-zoned property	10 feet
- b. The buildings shall not exceed thirty-five (35) feet in height.

5. OPEN SPACE AND LANDSCAPING

- a. The building site shall comply with the minimum landscaping requirements of the Land Development Code, which shall satisfy the open space requirements for the PUD-C area.
- b. There shall be constructed a landscape buffer along the south property line adjacent to Blocks 9 and 10, Longwood Estates at Ross Downs, that shall consist of a row of evergreen shrubs, which shall reach a height of eight feet within two years after development of the site. The landscape screen shall be constructed prior to the issuance of a certificate of occupancy on the property.

6. LIGHTING

- a. Lighting on the buildings shall be shielded and designed to direct the light downward and away from adjacent residential properties.

7. SIDEWALKS AND TRAILS

- a. The developer shall construct a 4-foot wide sidewalk adjacent to Longwood Drive, in accordance with the standards contained in the Land Development Code. The sidewalk shall be constructed prior to the issuance of a certificate of occupancy for any structure on the lot.

8. GENERAL DEVELOPMENT CRITERIA

- a. The architectural design score for all commercial buildings shall be a minimum of 35 points, as described in Chapter 6 of the Land Development Code.
- b. A fire lane connection shall be provided from the property to Coleman Court. The configuration of the connection shall be subject to approval by the Fire Marshal.
- c. All utility services internal within the development shall be buried underground.

Sec. 3. THAT any person, firm, or corporation violating any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 4. THAT the Land Development Code of the City of Colleyville, Texas, shall remain in full force and effect, except where amended by this ordinance.

Sec. 5. THAT the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternative method of publication provided by law.

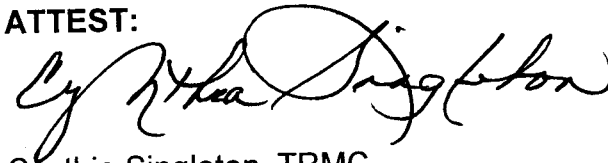
Sec. 6. THAT this ordinance shall become effective immediately upon publication.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 4th day of August 2004.

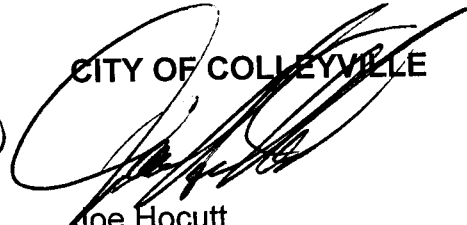
The second reading and public hearing being conducted on the 14th day of August 2004.

ATTEST:



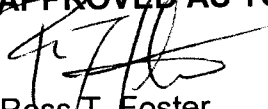
Cynthia Singleton, TRMC
City Secretary

CITY OF COLLEYVILLE



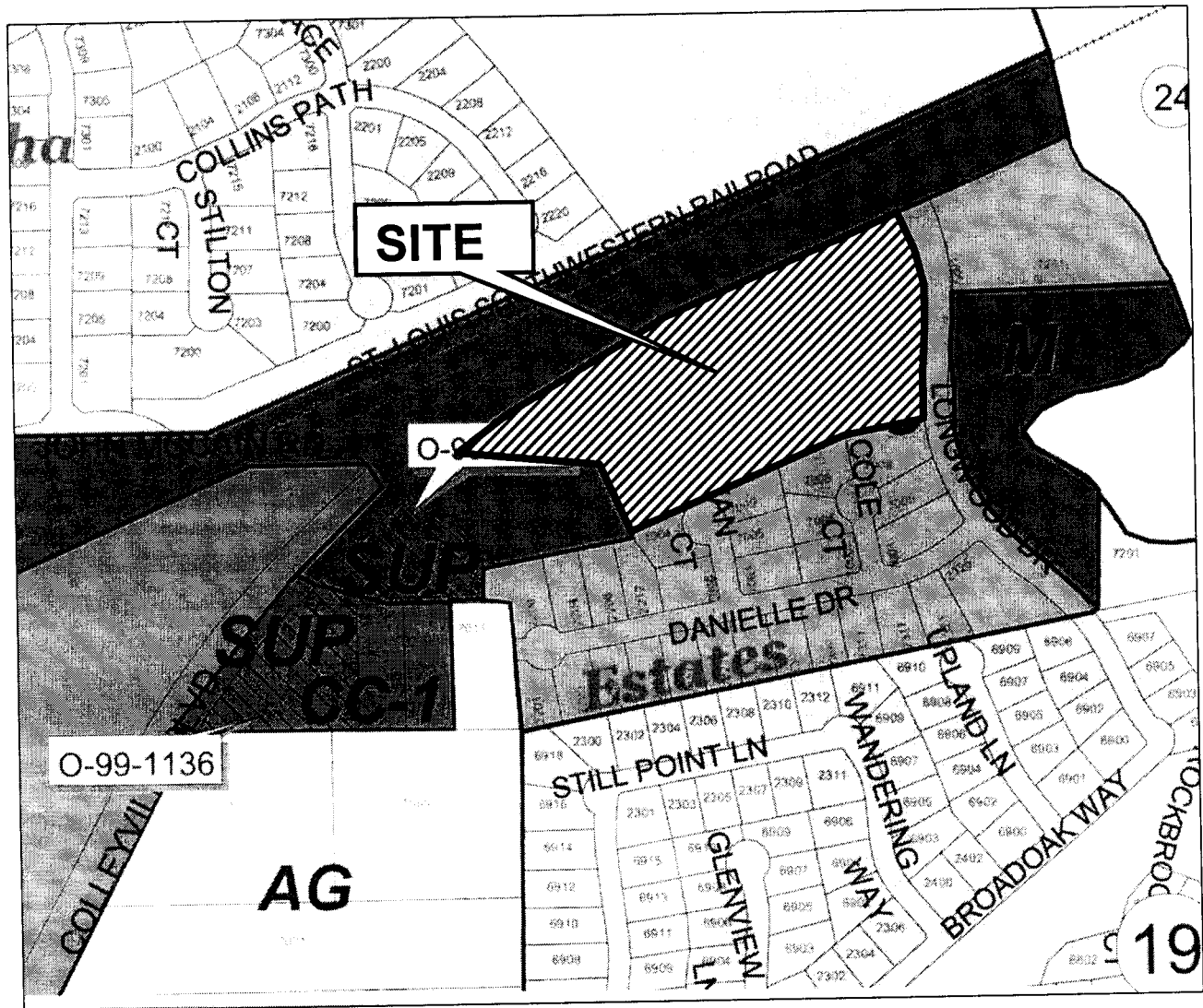
Joe Hocutt
Mayor

APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney

EXHIBIT A – ZONING MAP



[illegible]

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

01 SITE PLAN
SCALE 1" = 40'-0"

ORDINANCE O-09-1705

AN ORDINANCE AMENDING ORDINANCE O-04-1474 CONDITIONS; PROVIDING FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-95-987 on April 18, 1995, to establish the zoning of 21.299 acres out of the M.W. Davenport Survey, Abstract 432; The J.N. Gibson Survey, Abstract 591, Tracts 4A3, 4A1, 4A3B and the Robert Chowning Survey, Abstract 294, Tract 1E and a portion of Tract 1; and

WHEREAS, the City Council approved Ordinance O-04-1474 on August 17, 2004, amending Ordinance O-95-987 to permit CC-1 and CC-2 zoning district uses, except for restaurants with drive-through services and all convenience stores, on Block 11, of the Longwood Estates at Ross Downs Addition; and

WHEREAS, the City of Colleyville has received a request for an amendment to Ordinance O-04-1474, under Case Z-08-016; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and 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 to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by amending Ordinance O-04-1474.
- Sec. 3. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning of approximately 7 acres of the Longwood Estates at Ross Downs Addition, depicted on the attached Exhibit "A" labeled as Location and Zoning Map.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

PERMITTED USE

Restaurants with drive-through services, allowing for a coffee shop use only, shall be permitted in the north most leasing space of the existing building on Lot 2, Block 11, of the Longwood Estates at Ross Downs Addition. Drive-through operations shall only occur along the northern wall.

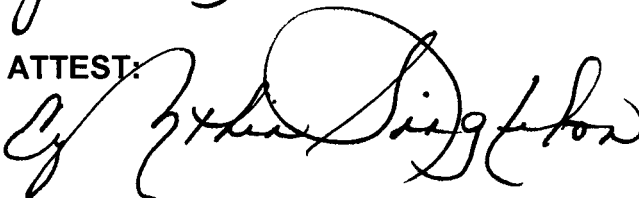
- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions 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.
- Sec. 10. THAT Ordinance O-04-1474 shall remain in full force and effect, except where amended by this ordinance.

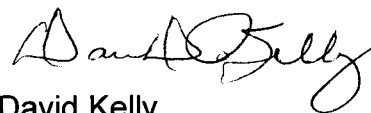
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 6th day of January 2009.

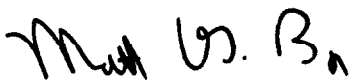
The second reading and public hearing being conducted on the 20th day of January 2009.

ATTEST:

Cynthia Singleton, TRMC, CMC
City Secretary

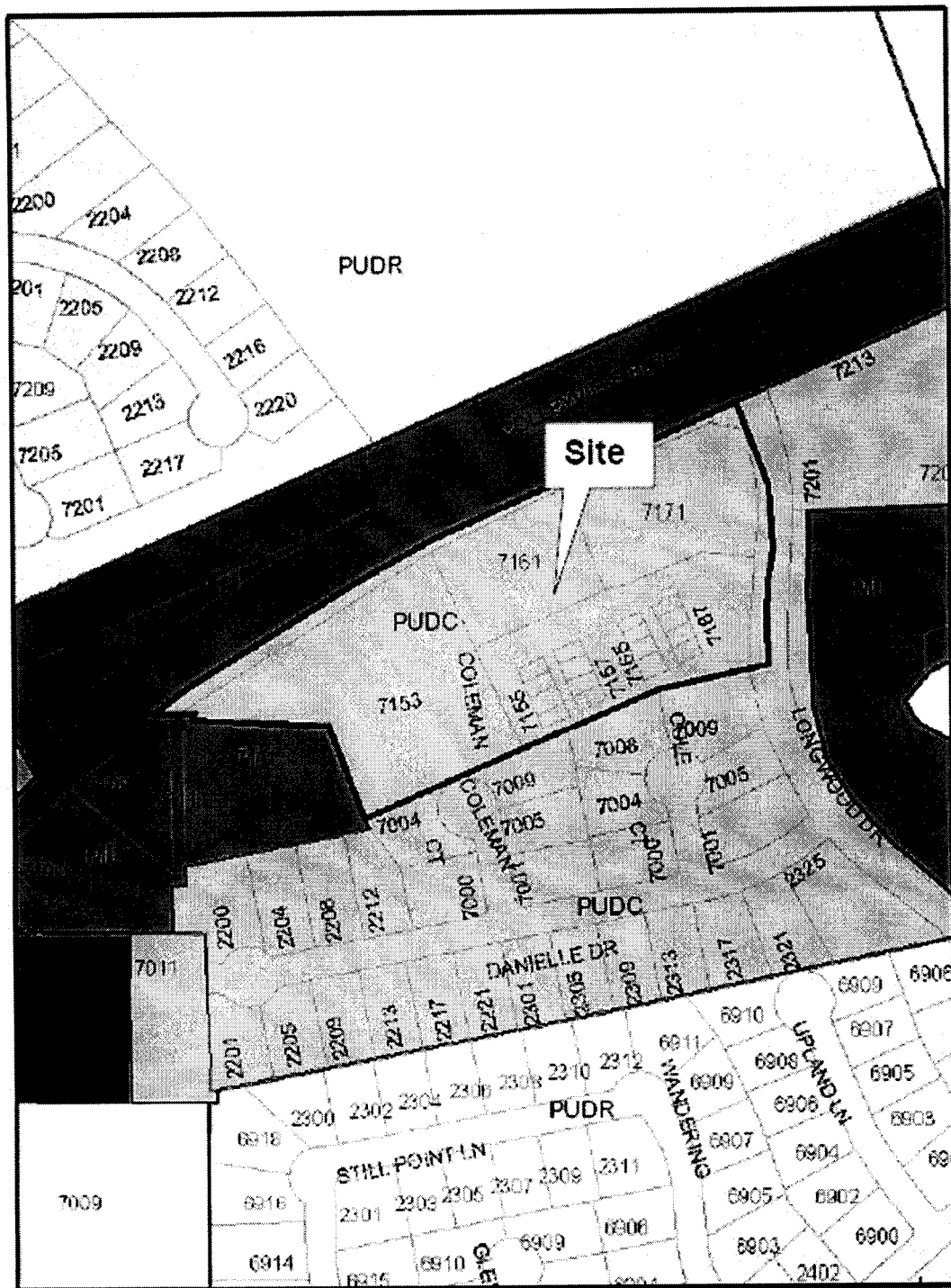
CITY OF COLLEYVILLE

David Kelly
Mayor

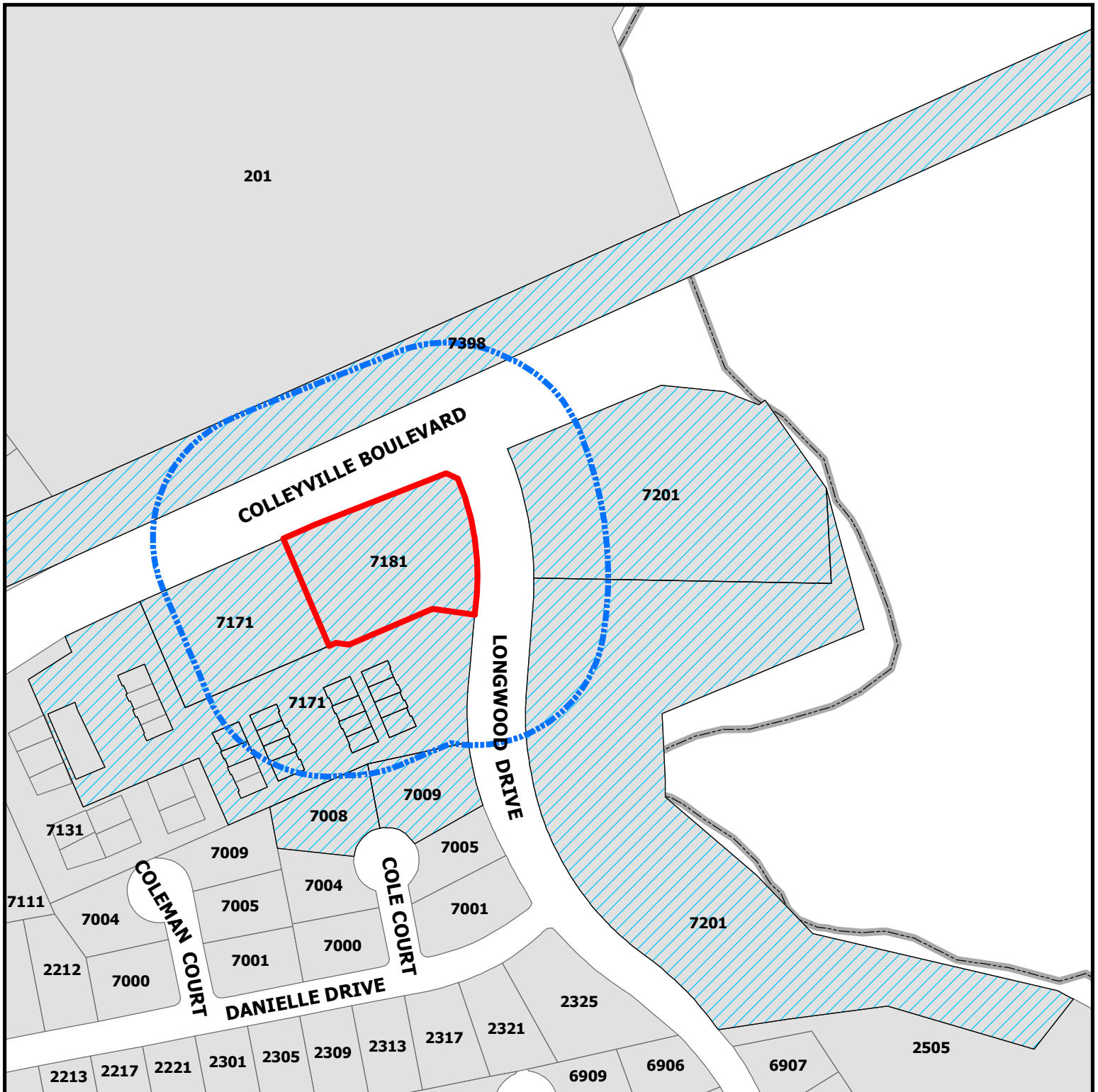
APPROVED AS TO FORM AND LEGALITY:

Matthew C. G. Boyle
City Attorney

Exhibit "A" - Location and Zoning Map



Notification Map



ZC18-009

7181 Colleyville Blvd



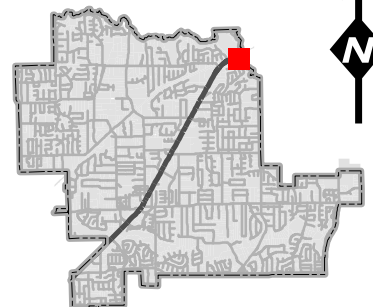
Subject Property



200ft Buffer



Properties within 200ft



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

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
AGHDAM, LIDA G	6710 VINES CT	COLLEYVILLE, TX	76034	7155 COLLEYVILLE BLVD
MOON, WOO J	7009 COLE CT	COLLEYVILLE, TX	76034	7009 COLE CT
7165 COLLEYVILLE LLC	5650 KROGER DR	FORT WORTH, TX	76244	7165 COLLEYVILLE BLVD
PRO-DIEM INC	702 LAKEHURST CT	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
J T DAVA PROPERTIES LLC	PO BOX 12080	DALLAS, TX	75225	7165 COLLEYVILLE BLVD
RAK PROPERTY GRUOP LLC	175 CREEKWAY BND	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
LONGWOOD/26 LTD	8713 AIRPORT FWY STE 100	NORTH RICHLAND HILLS, TX	76180	7171 COLLEYVILLE BLVD
7165 COLLEYVILLE LLC	5650 KROGER DR	FORT WORTH, TX	76244	7165 COLLEYVILLE BLVD
LYNBA INC & VIKRAM JANGAM	1012 WHITTINGTON PL	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
KRIKORIAN, GABRIEL Y	7008 COLE CT	COLLEYVILLE, TX	76034	7008 COLE CT
CTM CAPITAL LLC	305 S BROADWAY AVE STE 301	TYLER, TX	75702	7167 COLLEYVILLE BLVD
7157 COLLEYVILLE LLC	115 SAM BASS RIDGE RD	SOUTHLAKE, TX	76092	7157 COLLEYVILLE BLVD
SANDADI, PRAVEEN	7416 STONEY POINT DR	PLANO, TX	75025	7155 COLLEYVILLE BLVD
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX	75266	7398 COLLEYVILLE BLVD
FORD, PHYLLIS	7167 COLLEYVILLE BLVD STE 101	COLLEYVILLE, TX	76034	7167 COLLEYVILLE BLVD
PRMJRM LLC	3045 PONDER PATH	KELLER, TX	76248	7167 COLLEYVILLE BLVD
CTM CAPITAL LLC	305 S BROADWAY AVE STE 301	TYLER, TX	75702	7167 COLLEYVILLE BLVD
7165 COLLEYVILLE LLC	5650 KROGER DR	FORT WORTH, TX	76244	7165 COLLEYVILLE BLVD
LONGWOOD PLAZA PARTNERS LP	1901 N AKARD ST	DALLAS, TX	75201	7171 COLLEYVILLE BLVD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	7201 COLLEYVILLE BLVD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	7201 COLLEYVILLE BLVD
LONGWOOD DRIVE PARTNERS LP	11511 ROSSER RD	DALLAS, TX	75229	7181 COLLEYVILLE BLVD
TIMARRON-CASCADES AT TIMARRON	700 WENTWOOD DRIVE	SOUTHLAKE, TX	76092	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
SARTAIN, MIKE	7113 CEDAR COURT	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-009
Applicant: Mike Sartain
Owner: Longwood Drive Partners
Location: 7181 Colleyville Boulevard
Property Description: Lot 3A, Block 11, of the Longwood Estates at Ross Downs
Present Zoning: PUD-R Planned Unit Development Commercial
Request: Consideration of a request to amend the PUD-C Planned Unit Development Commercial zoning district for Lot 3, Block 11, Longwood Estates at Ross Downs. The purpose is to allow for drive-through services for restaurants.

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

Planning and Zoning Commission Meeting: Monday, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

ORDINANCE O-18-XXXX

AMENDING ORDINANCE O-04-1474 CONDITIONS; 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 Council approved Ordinance 0-95-987 on April 18, 1995, to establish the zoning of 21.299 acres out of the M.W. Davenport Survey, Abstract 432; The J.N. Gibson Survey, Abstract 591, Tracts 4A3, 4A1, 4A3B and the Robert Chowning Survey, Abstract 294, Tract 1E and a i portion of Tract 1; and

WHEREAS, the City Council approved Ordinance 0-04-1474 on August 17, 2004, amending Ordinance 0-95-987 to permit CC-1 and CC-2 zoning district uses, except for restaurants with drive-through services and all convenience stores, on Block 11, of the Longwood Estates at Ross Downs Addition; and

WHEREAS, the City of Colleyville has received a request for an amendment to Ordinance 0-04-1474, under Case Z-18-009; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan designed to lessen congestion in the streets; and to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a

view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on Lot 3A, Block 11, of the Longwood Estates at Ross Downs, located at 7181 Colleyville Boulevard, from the PUD-R Planned Unit Development-Residential Zoning District to the PUD-R Planned Unit Development-Residential Zoning District, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

- a. The following amendments to Ordinance O-04-1474 are hereby authorized:
- i. Section 2.2.A.3 of Ordinance O-04-1474 is hereby amended to revise the permitted uses to allow restaurants with drive-through service.
 - ii. Ordinance O-04-1474 hereby remains valid and all provisions of Ordinance O-04-1474 shall remain in full force and effect except where amended herein.

- Sec. 4. 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. 5. 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. 6. 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. 7. 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. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of June 2018.

The second reading and public hearing being conducted on the 19th day of June 2018.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 19TH DAY OF JUNE 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

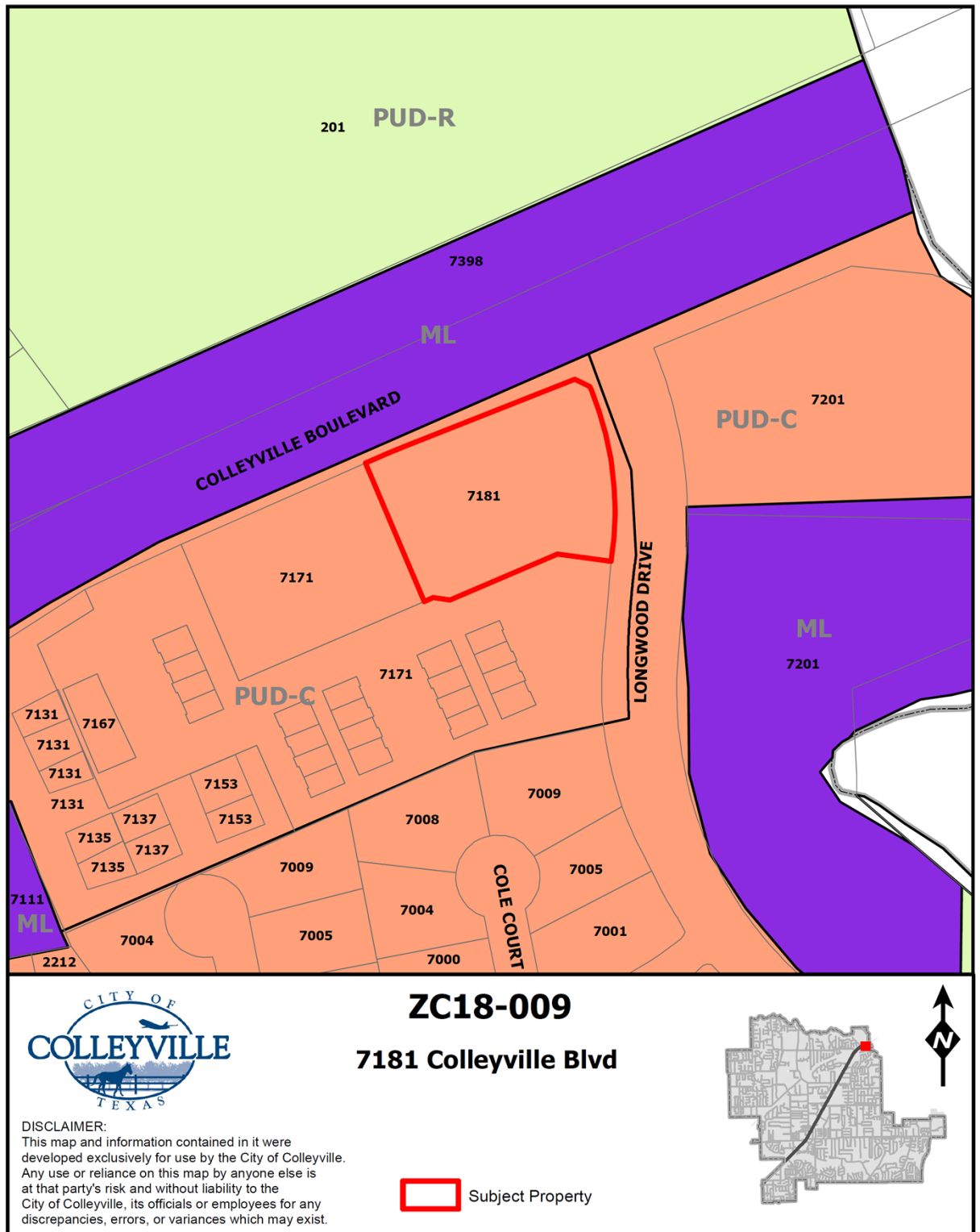
Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM AND LEGALITY:

Whitt L. Wyatt
City Attorney

Exhibit “A”- Zoning Map





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3e	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates addition, located at 6401 Westcoat Drive, Case ZC18-010

Explanation

Jeff Polk, the applicant, has submitted a request for a Special Use Permit (SUP) to exceed the maximum number and total maximum size allowed by right for accessory buildings on Lot 1, Block 1, of the K Bar G Estates, being approximately 6.77 acres, and zoned AG Agricultural. The request is to remove two existing structures and allow for construction of a new chicken coop and a new greenhouse which exceeds the maximum square footage for accessory buildings and total number of accessory buildings for the lot. The new square footage is +/- 350 square feet more than what was existing.

Existing Conditions/Background: The subject property, at 6401 Westcoat Drive, has AG Agricultural zoning and is located on the east side of Westcoat Drive just north of White Drive. The subject property has been platted and currently has a single family residence.

SUP Request: *Request* – The applicant is requesting approval of an SUP to exceed the maximum allowable square footage and number of accessory structures allowed on a property.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

“2. Maximum Size and Number of Buildings:

- 1. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed the maximum square footage specified in the following table.*

2.

Maximum Square Footage of all Accessory Buildings				
Lot Size	Under .5 ac	.5– .99 ac.	1 – 2.99 ac.	3+ ac.
Total s. f.	750 s. f.	1,000 s. f.	1,750 s. f.	2,500 s. f.

3. *For the purpose of this Section, the size of an accessory building shall be the square footage of the building footprint.*

4. *An application to exceed the total square footage shown in the above table may be approved as a Special Use Permit (SUP)."*

Currently, the site has 7,712 square feet of accessory structures. With the proposed net gain or more square feet of accessory structures that total area number would rise to 8,053 square feet.

Analysis: The purpose of a Special Use Permit is to allow a use not normally allowed in a zoning district, which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.

The proposed expansion to the accessory building will not comply with the following provisions of the Land Development Code:

Section 3.27(A)2 – Maximum Size and Number of Buildings:

The maximum number of accessory buildings allowed per lot shall be three (3) buildings. For lots greater than 3 acres in size, the maximum size allowed for all accessory buildings on the site is 2,500 square feet.

The subject property covers approximately six and one half acres of land. The applicant proposes to replace older existing structures with new well designed structures. The placement of the new structures increase the distance from the southern property line.

The proposed accessory building complies with all other requirements of Section 3.27. The site plan and elevations have been included as attachments for your review.

Surrounding Development: The properties to the north and east are zoned AG Agricultural district and is part of the farm or developed with single family homes. The properties to the south and west are of mix of R-10 Single Family Residential, R-20 Single Family Residential, and R-40 Single Family Residential districts and developed with single family homes.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: The proposed SUP request provides a means to enhance the architectural features of the property, while also slightly expanding the buffer from the southern property line. The proposed improvements do not negatively impact the surrounding properties in any apparent manner. In light of these observations staff recommends approval of the request.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Existing Chicken Coop
7. Proposed Chicken Coop
8. Proposed Greenhouse
9. Notification Map
10. Notification List
11. Property Owner Notification

Aerial Map



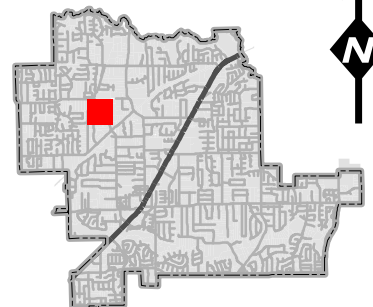
ZC18-010

6401 Westcoat Drive

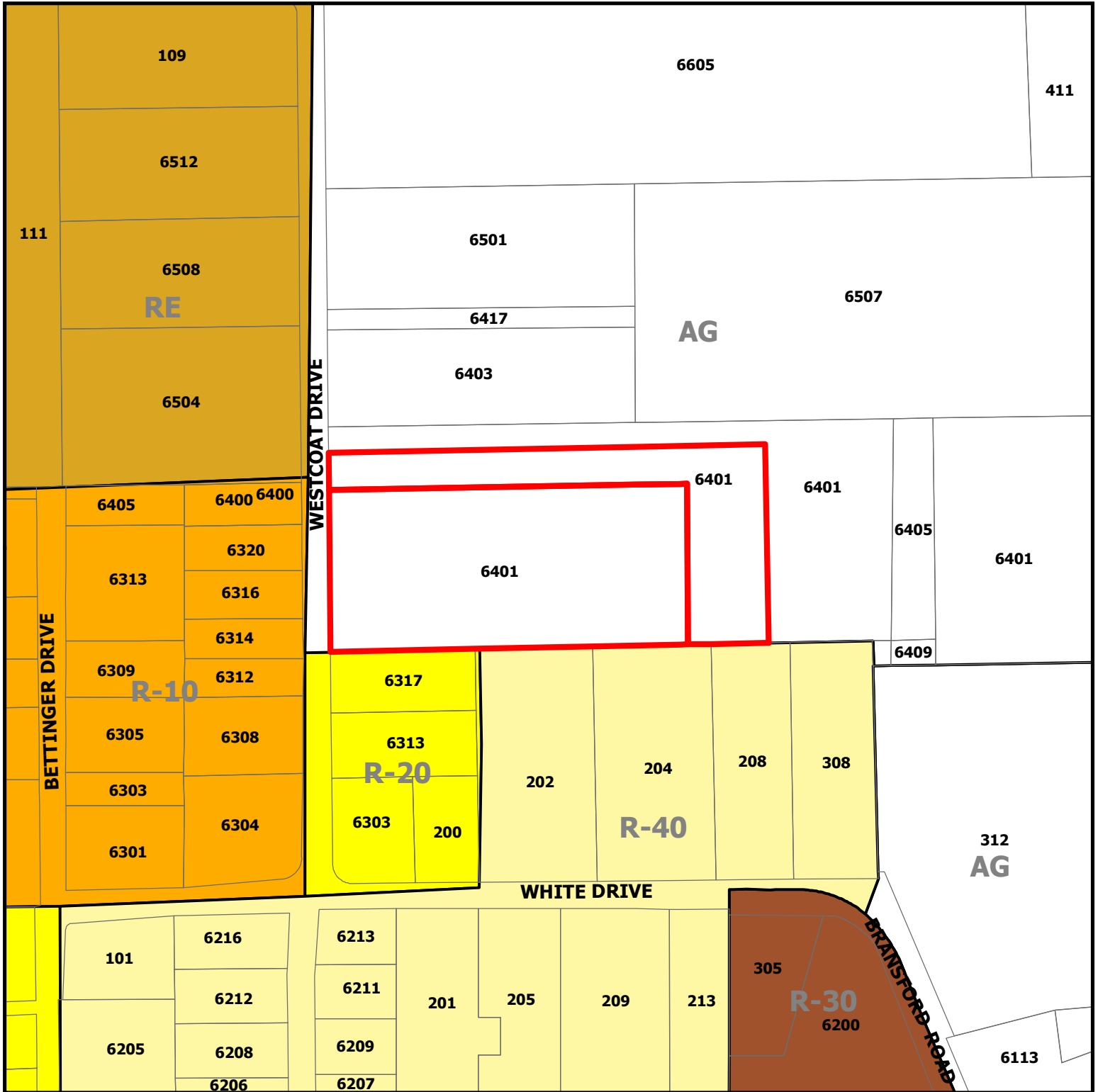
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



Zoning Map

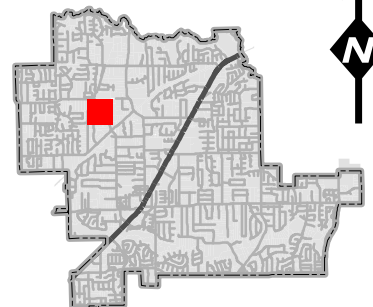


ZC18-010

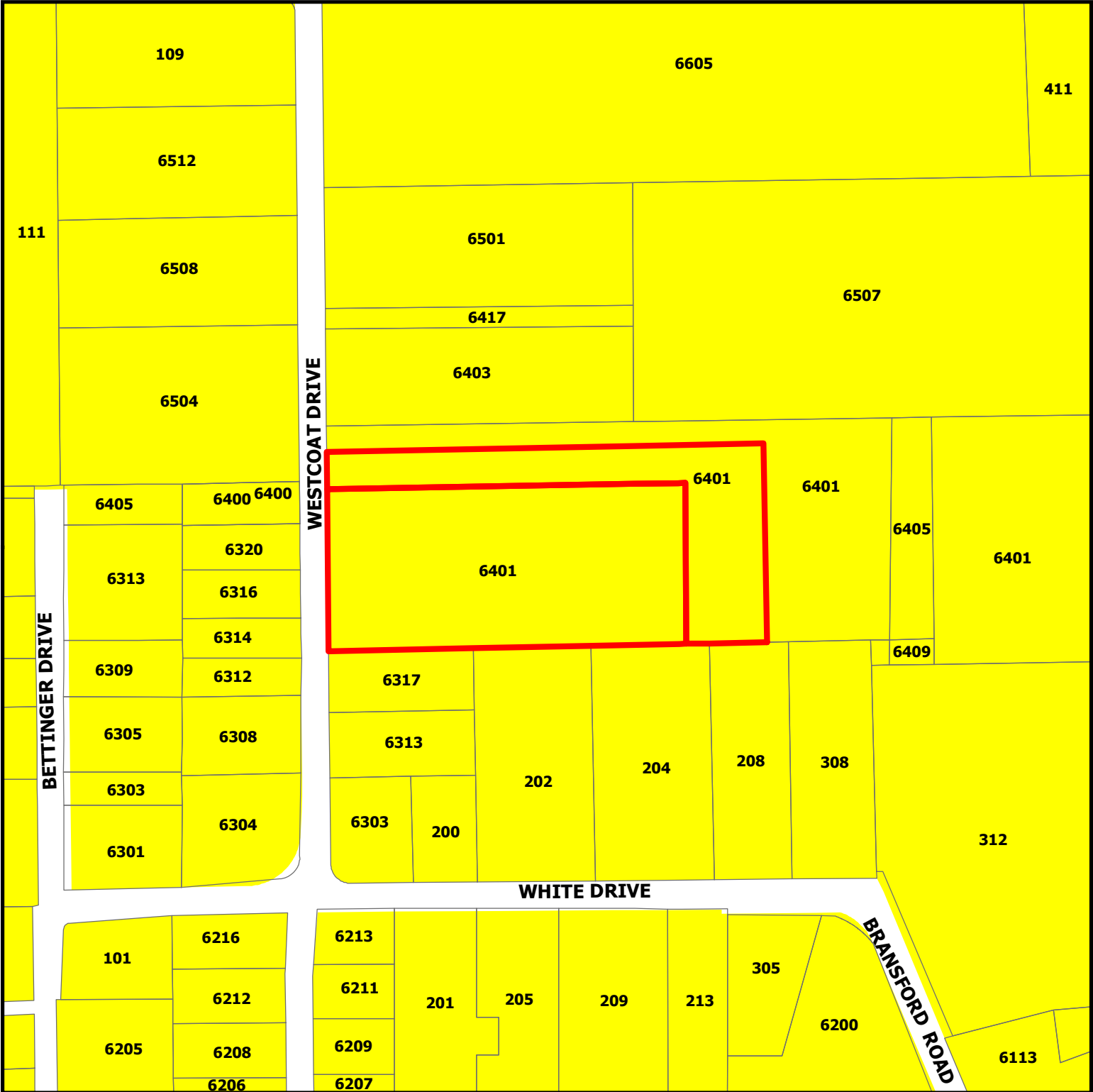
6401 Westcoat Drive

DISCLAIMER:
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 Subject Property



Future Land Use Map

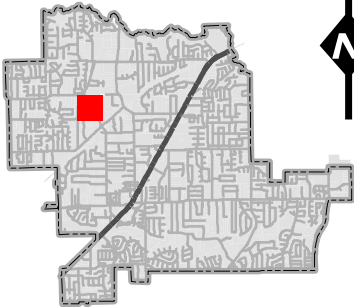


ZC18-010

6401 Westcoat Drive

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-  Subject Property
-  Residential



Statement of Planning Objectives

**Garrison Greenhouse – 6401 Westcoat Rd.
Variance Request - Proposed accessory building/
increase to total allowed accessory area**



Statement of Planning Objectives

Overview

We are requesting a variance to maximum accessory building area allowed in accordance with Land Development Code 3.8.E, 3.27 and 3.28. In 2017, Council unanimously approved a small addition to the cabana and approved the current number and size of accessory building which before that approval was not compliant with Development Code. Our plan to remove 2 existing accessory structures and replace each of them with two new conforming structures but the total accessory area would increase by 250-300 sf. We are proposing a luxury greenhouse / solarium and are in the process of permitting a chicken coop to replace the non-conforming chicken coop currently on the subject property. The Chicken coop is allowed without seeking a variance only because we are demolishing the existing larger and non-conforming coop. The proposed uses are both consistent with permitted uses outlined in Land Development Code Chapter 3. We are requesting a variance to exceed the current approved accessory area by 341 sf.

SPECIAL CONDITIONS AND CIRCUMSTANCES

LOT SIZE AND LOW RATIO OF BUILDING AREA TO OPEN SPACE:

The subject property at 6401 Westcoat is unique in that the total area of all land owned by my client, Mrs., Garrison is close to 60 acres. The subject lot, being Lot 1 Block 1, K- Bar G Estates Addition is 6.77 acres. As noted by staff and the City Council upon approval of the cabana addition, the total ratio of building area to open space on this property remains extremely high and fits the spirit and intent of section 3.27. As noted by staff, the 2,500 sf. Max Accessory Building area for lots over 3 acres does not properly account for much larger lots.

CURRENT ACCESSORY STRUCTURES ON SUBJECT PROPERTY ARE NON-CONFORMING AND ARE NOT ATTRACTIVE TO ADJACENT PROPERTY OWNERS:

The existing two structures, a metal pole barn chicken coop and a metal storage shed are not compliant with building code and are in dis-repair. Mrs. Garrison would like to remedy this problem with attractive and well-built structures.

APPROVAL OF REQUESTED VARIANCE WOULD NOT CONFER ON THE APPLICANT ANY SPECIAL PRIVILEGE

It is our view that this request for a marginal increase in accessory building area, especially given the lot size and the state of the existing accessory structures to be removed would be approved for any other resident with the same unique property. This belief is based on the acknowledgment of such by the Mayor and several Council members during our recent and similar variance request. In fact, we were told that part of the planned modifications to development code would address increasing the ratios for Accessory structures on large lots.

Statement of Planning Objectives

ATTACHMENTS-----

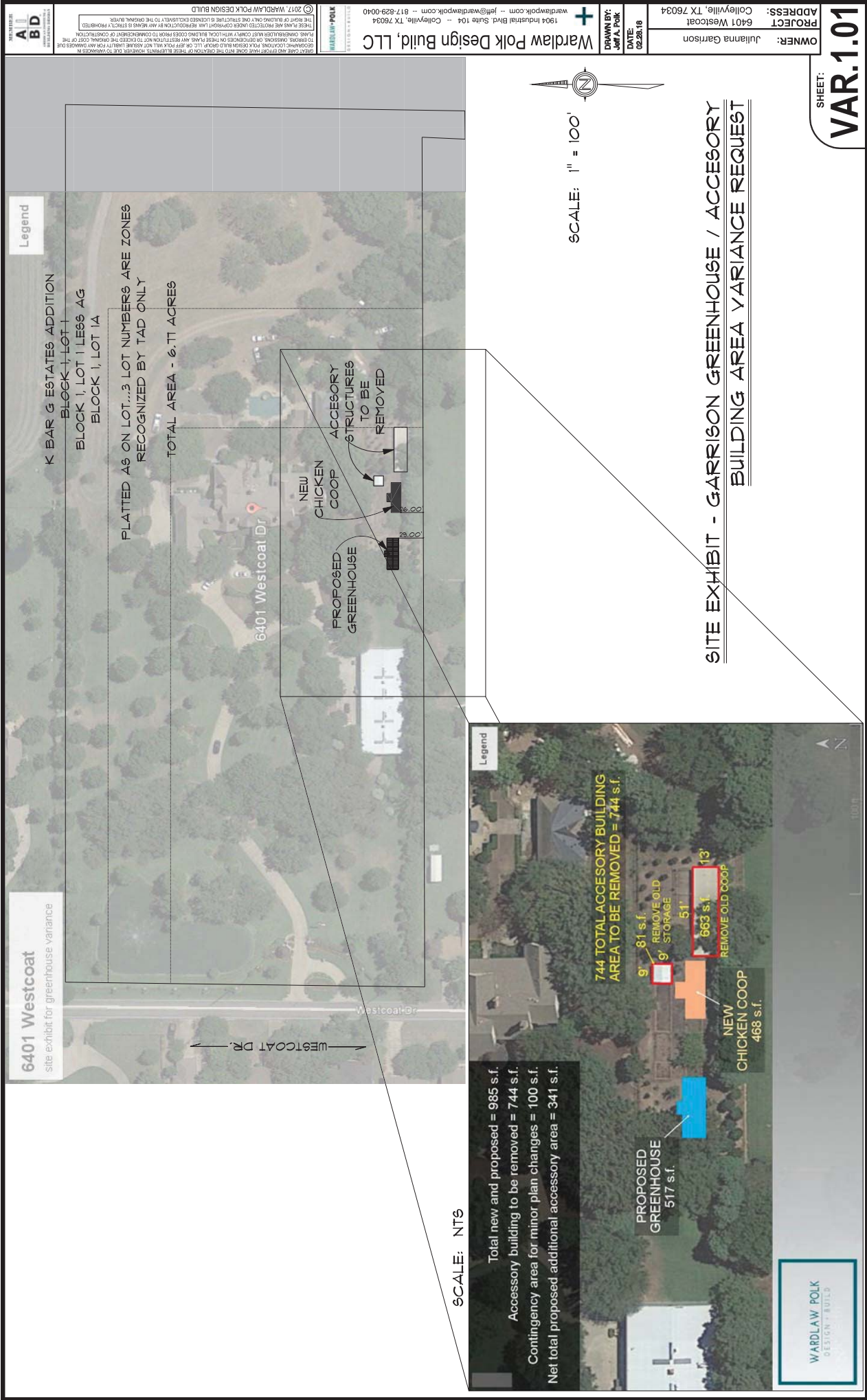
1. VAR.1.01 - Site exhibit detailing the net effect of the proposed Accessory Building area increase.
2. Greenhouse elevations and information
3. New Chicken Coop Elevation – for the purpose of better understanding the significant improvement over the existing Chicken Coop.
4. Pictures of existing accessory building to be removed if this variance is granted.

Thank you for your service to Colleyville and its residents. We ask that you please consider this variance request and trust your discernment to make a fair decision. Please call or email with any questions.

Respectfully,

Jeff Polk
Wardlaw Polk Design Build

Zoning Exhibit

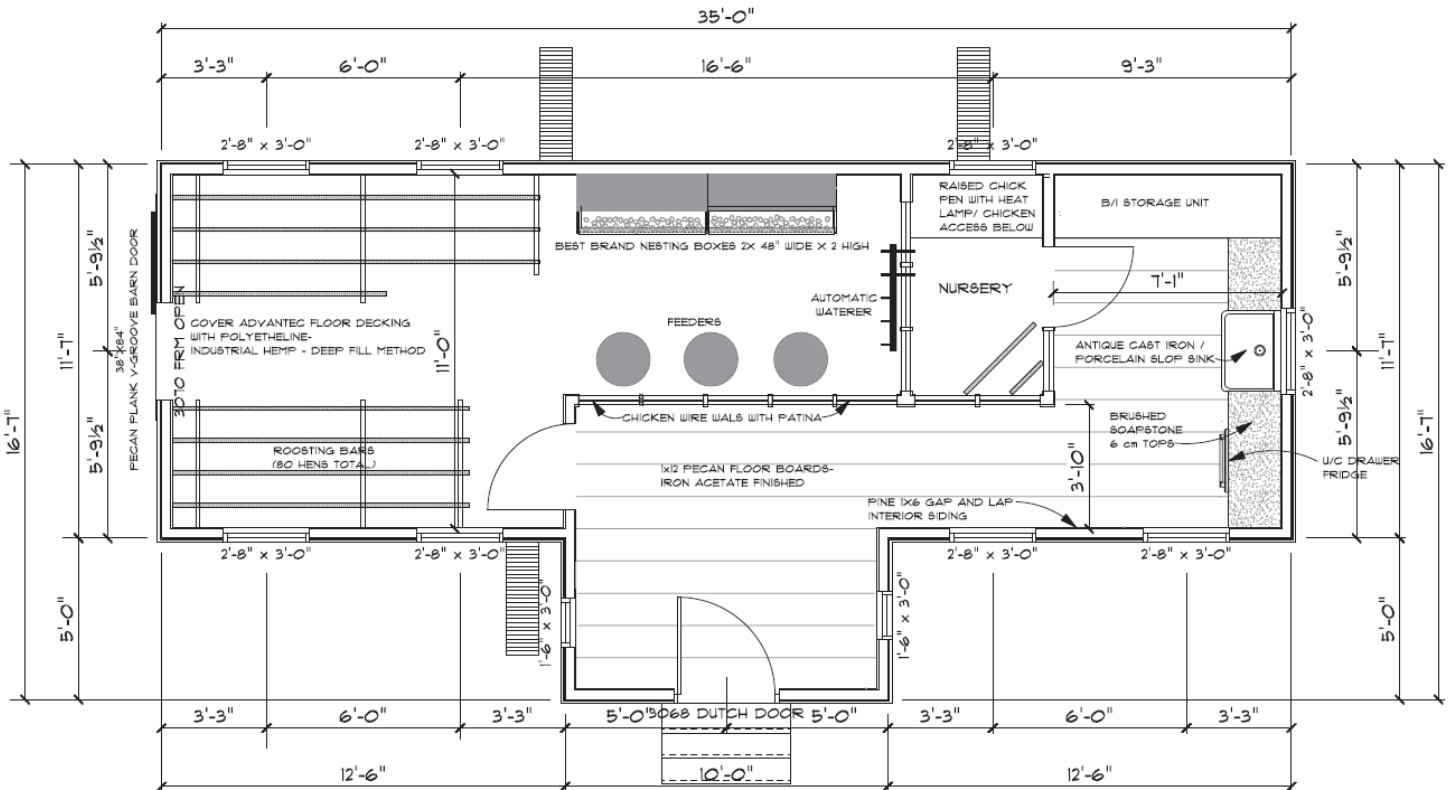


Existing Chicken Coop

EXISTING ACCESORY STRUCTURES TO BE REMOVED-----



CHICKEN COOP ELEVATION AND PLAN



Proposed Greenhouse

PROPOSED GREENHOUSE-----



Hartley Grand Manor Glasshouse – Garrison Home

February 12th, 2017

Jeff Polk
Colleyville, TX

Thanks again for your continued interest in our Hartley Glasshouses. Further to your request, I'm happy to provide you with a quotation for your requirements as follows:

Hartley Victorian GRAND MANOR GLASSHOUSE measuring 13' 6 ½" x 36' 8 ¾"

Construction: The glasshouse is **manufactured for you by Hartley Botanic in Greenfield, England** entirely in aluminium alloy 6063T6 to BS. 1474. All the framework is etch primed and polyester **powder coated White, Mist, Forest Green, Vista Grey, Country Stone, Olive Leaf, Cotswold, Verona Stone, Bronze or Black** for a virtually maintenance free finish. All fixings, nuts, bolts and self-tapping screws are manufactured from stainless steel type A4 (316), graded long term heavy duty.

Glazing: Single glazed in 4mm tempered safety glass throughout, with all edges cushioned by TPR (Thermo Plastic Rubber) glazing seals, bonded to the glass. Each pane is held within its own individual framework on all sides, meaning **NO glass to glass, glass to metal, nor overlapping glass contact**. This method of glazing, unique to Hartley, completely eliminates glass slippage. **Our Hartley Clear Span roof is designed to eliminate any need for space impeding internal supports or unattractive cross-bracing.** All glazing bar cappings are aluminium extrusions, with stainless steel fixings concealed by an aluminium infill.

Proposed Greenhouse

Photo of Hartley Grand Manor Glasshouse shown with optional coldframes and an additional central portico on rear elevation (powder coated in Forest Green)

Size: **Width:** **13' 6 ½"** **Length:** **36' 8 ¾"** **Roof pitch 45°**
 Eave height: **6' 8"** **Ridge height:** **13' 5"** **Stem wall height:** **2' 5 ½"**

Central Portico entry: TBD Upgrade 8' door

Ventilation: There are **42 opening panes** in total, comprising of **(8) 3-pane roof vents**, operated by Bayliss Hydraulicheck auto vent operators, and **(6) 3-pane vertical face vents**, manually operated. The vents are approximately 2'2" deep from top to bottom and are 3 panes wide, measuring approximately 3' 8".

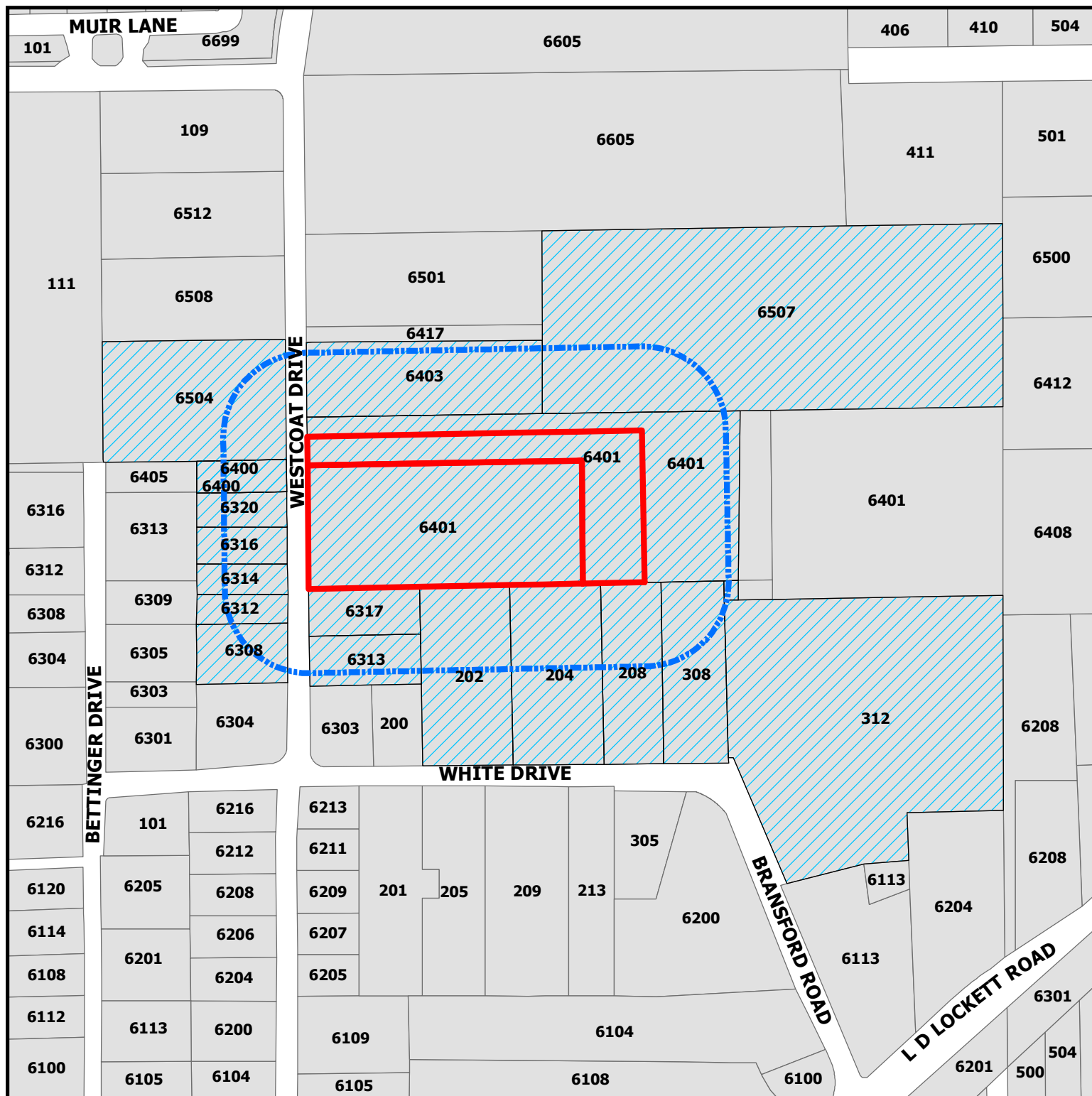
Door: A Double door with **Brass, Black, or Brushed Stainless Steel** door furniture will be fitted in the central portico entry. Hartley will provide for glass lites OR aluminium kick panels for lower half of door.
***(Please circle door handle preference)**

Ridge: The Grand Manor has cast aluminium Fleur De Lys cresting with matching finials at each end.
***Alternatively, we can eliminate all ridge cresting and you can have solid cast ball finials or spike finials. *(Please confirm preference)**

Guttering: The structure will have aluminium gutters and downpipes to the front and rear.



Notification Map



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ZC18-010

6401 Westcoat Drive



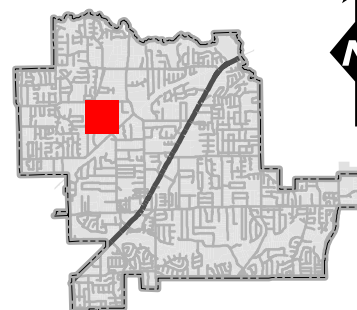
Subject Property



200ft Buffer



Properties within 200ft



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6507 WESTCOAT DR
MELISSA J HUTTON SEPARATE PR	312 WHITE DR	COLLEYVILLE, TX	76034	312 WHITE DR
ROBERTS, CORY	6314 WESTCOAT DR	COLLEYVILLE, TX	76034	6314 WESTCOAT DR
STEWART, PAM	208 WHITE DR	COLLEYVILLE, TX	76034	208 WHITE DR
CALHOON, CHRISTOPHER	6308 WESTCOAT DR	COLLEYVILLE, TX	76034	6308 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
LEVITZ, SHELLEY	6403 WESTCOAT DR	COLLEYVILLE, TX	76034	6403 WESTCOAT DR
WAYMARK LP	103 ADAMS CT	COLLEYVILLE, TX	76034	6317 WESTCOAT DR
HYDE, R W	202 WHITE DR	COLLEYVILLE, TX	76034	202 WHITE DR
GARRISON, DANIEL	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
DOODY, KEVIN J	1109 SOMERSET BLVD	COLLEYVILLE, TX	76034	6312 WESTCOAT DR
PUTNAM, CHRISTOPHER	204 WHITE DR	COLLEYVILLE, TX	76034	204 WHITE DR
OWENS, GARY A	6313 WESTCOAT DR	COLLEYVILLE, TX	76034	6313 WESTCOAT DR
GARRISON, DANIEL	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX	76034	6316 WESTCOAT DR
HOFMANN, NANCY C	6400 WESTCOAT DR	COLLEYVILLE, TX	76034	6400 WESTCOAT DR
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX	76034	308 WHITE DR
MERCER, LEE	6504 WESTCOAT DR	COLLEYVILLE, TX	76034	6504 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6401 WESTCOAT DR
HOFMANN, NANCY C	6400 WESTCOAT DR	COLLEYVILLE, TX	76034	6400 WESTCOAT DR
WALTON, KIMBERLY A	6320 WESTCOAT DR	COLLEYVILLE, TX	76034	6320 WESTCOAT DR
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
POLK, JEFF	1804 INDUSTRIAL BOULEVARD, STE 104	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-010
Applicant: Jeff Polk
Owner: Julianna Garrison
Location: 6401 Westcoat Drive
Property Description: Lot 1, Block 1, of the K Bar G Estates addition
Present Zoning: AG Agricultural District
Request: Consideration of a Special Use Permit to exceed the maximum number and total maximum size allowed by right for accessory buildings. The purpose of the request is to replace 2 existing accessory buildings which will increase the total square footage by approximately 341 square feet.

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

Planning and Zoning Commission Meeting: Monday, May 14, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3f	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG Agricultural zoning district to the R-40 Single Family Residential zoning district on a portion of Lot 1, Block 1, of the Wood Estates Addition, located at 411 McDonwell School Road E, Case ZC18-011

Explanation

Julianna Garrison, the applicant, has submitted a request for a zoning change on a portion of Lot 1, Block 1, of the Wood Estates, covering approximately 1.844 acres, and zoned AG Agricultural. The purpose is to rezone from AG to R-40 Single Family Residential district in order to reduce the size of the lot with the existing home and plat the remainder into the adjacent AG property.

Existing Conditions/Background: The subject property, 411 McDonwell School Road E, resides on the south side of McDonwell School Road where it terminates into Ms. Garrison's property to the west. The subject property currently has AG zoning and a single family residence.

Proposed Zoning:

Request – The applicant requests to rezone the property from the AG district to R-40 zoning district. The subject portion of the property covers approximately 1.8 acres. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size: 40,000 square feet
Minimum Lot Width: 150 feet
Minimum Lot Depth: 150 feet
Front Building Line: 40 feet
Side Building Line: 15 feet
Rear Building Line: 25 feet

Analysis: The requested R-40 zoning allows the applicant to create a single residential lot smaller than the existing lot. The applicant has proposed the zoning change in order to facilitate a replat submittal which would transfer the western undeveloped portion of the property into the larger agricultural tracts of land Ms. Garrison owns to the west. This would reduce the lot size below what the current AG zoning would allow.

The proposed lot fits safely into the R-40 classification and matches the existing R-40 zoning covering the other lots on the south side of McDonwell School Road to the east. The new lot could also fit within the RE Single Family 'Estate' Residential zoning classification.

Surrounding Development: Most of the surrounding area maintains R-40, RE, and AG zoning. All of the property with R-40 or RE zoning has developed with single family homes. The AG property remains undeveloped.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed R-40 zoning does not conflict with any portion of the comprehensive plan. The proposed R-40 zoning facilitates the minimum desired residential density of 1.8 units per acre.

Public Notification: Staff mailed notices to all property owners within 200 feet, Homeowners Associations within 500 feet, and Grapevine Colleyville ISD on Friday, April 27, 2018 regarding this request, per state law. Notice was also published in the *Fort Worth Star-Telegram* on Saturday, April 28, 2018 as required by State law and the Land Development Code. To date staff has not received any responses.

Staff Recommendation: Staff recommends approval for the applicant's request based on the following findings:

1. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.
2. R-40 zoning is compatible with the zoning districts surrounding the subject property.

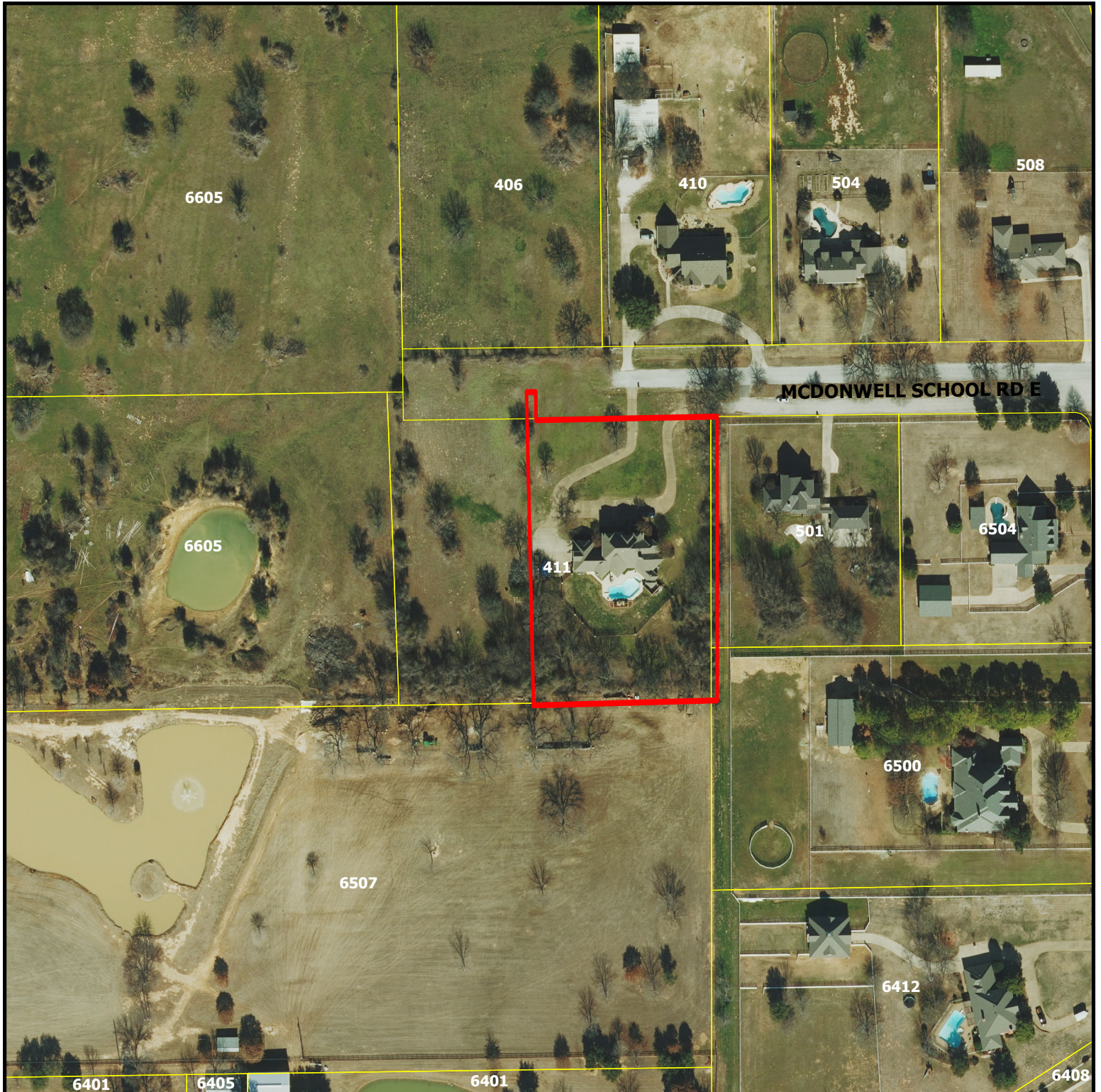
Recommendation

Approve

Attachments

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

Aerial Map

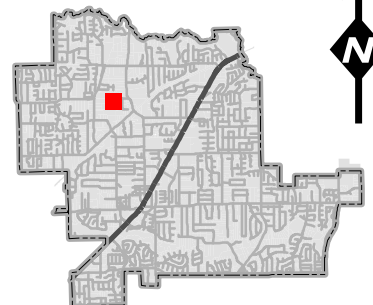


ZC18-011

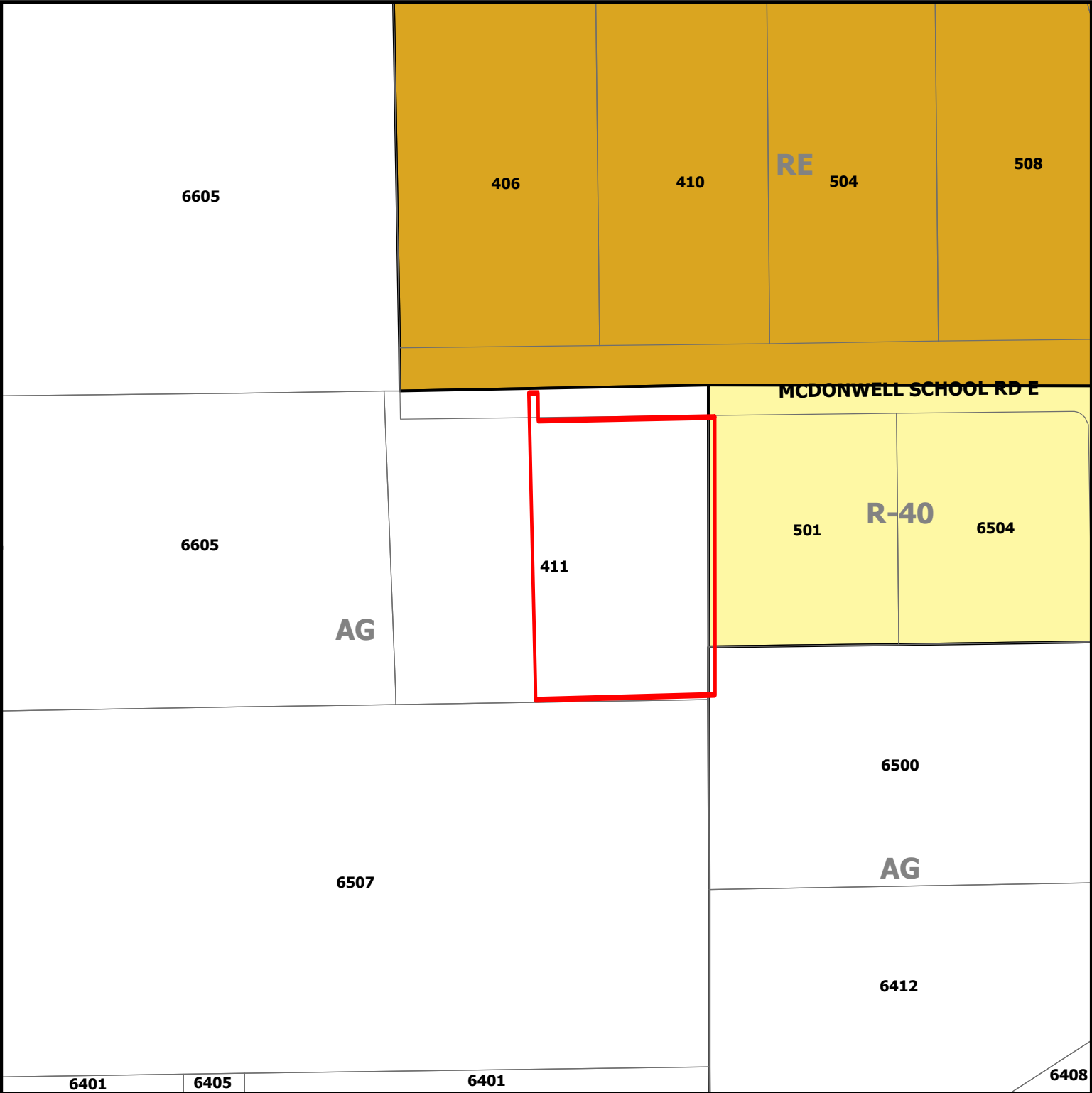
411 McDonwell School Road

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 Subject Property



Zoning Map

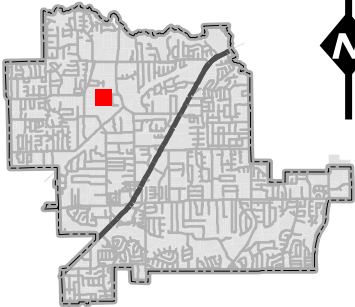


ZC18-011

411 McDonwell School Road

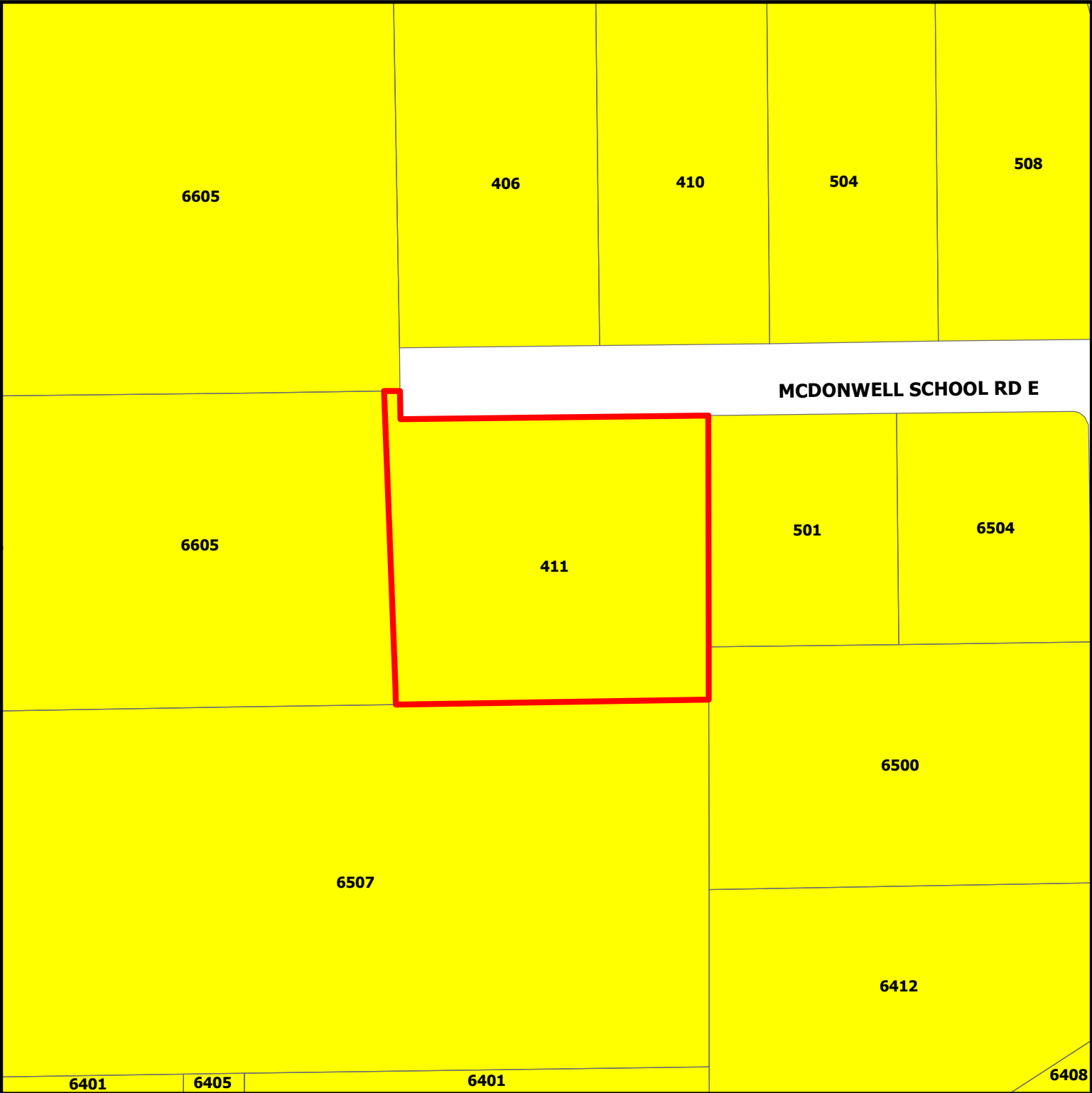


Subject Property



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Future Land Use Map

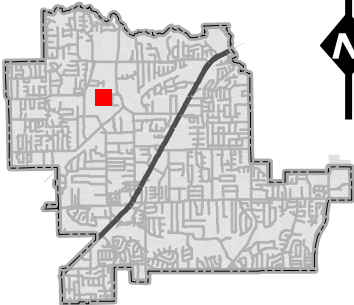


ZC18-011

411 McDonwell School Road

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 Subject Property



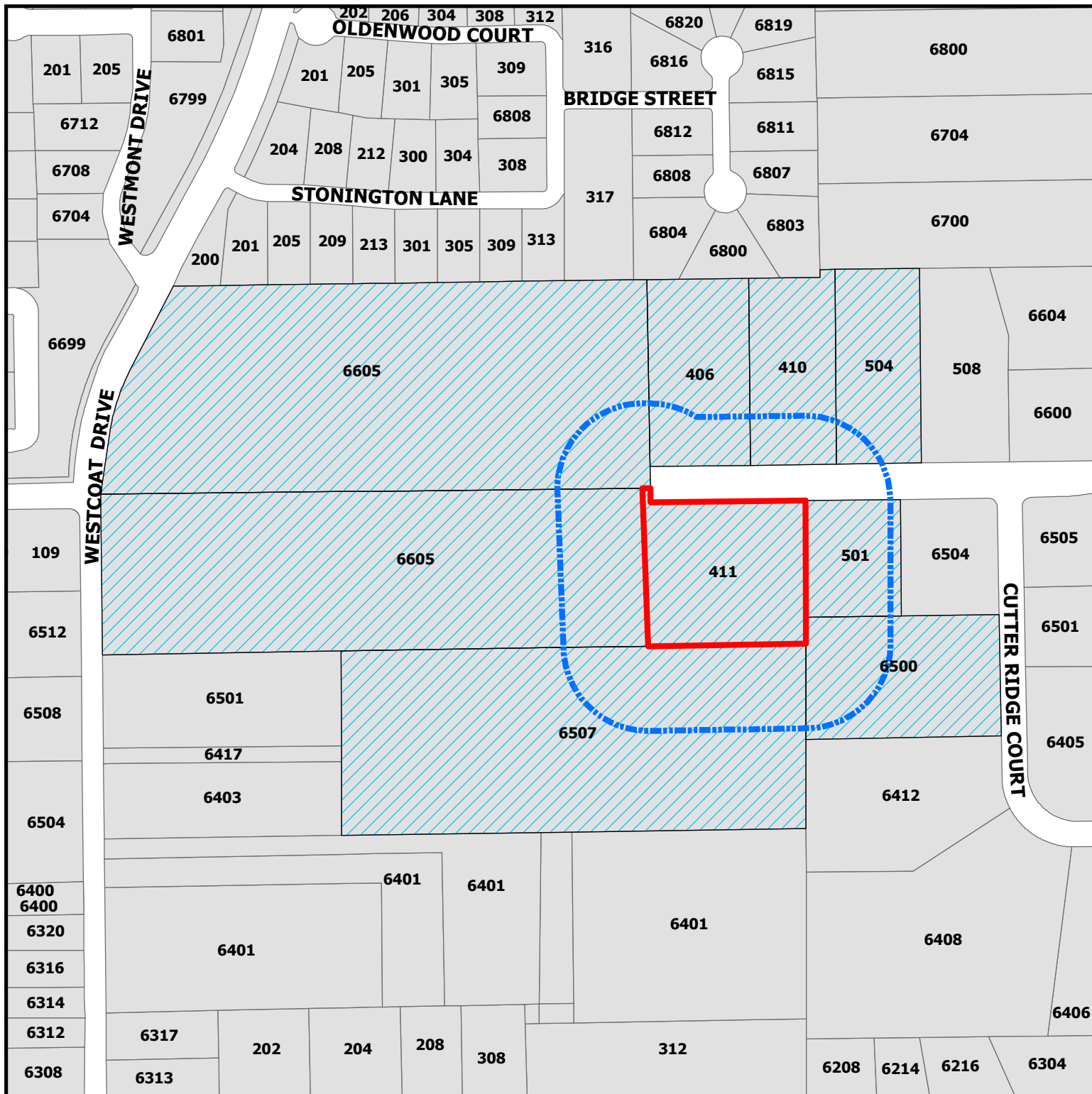
Statement of Planning Objectives

Proposed Re-Zoning of 411 McDonwell School Road from AG to R-40

The property at 411 McDonwell School Road is presently designated as Wood Estates, being zoned AG, with 3.08 acres. It is proposed to move the existing Westerly property line East by approximately 150', thereby reducing the acreage to 1.84 acres, and rezoning the property as R-40. This property already has a home on it. The Westerly 150' of land is to be incorporated into the abutting land, to be platted as Westcoat Estate, which is under the same ownership as Wood Estate.

There are no plans to develop the land at this time, as it will be left to pasture. Much of the abutting property is presently just hay field

Notification Map



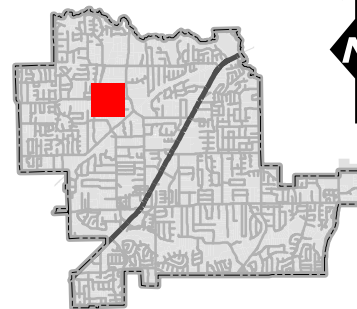
ZC18-011

411 McDonwell School Road E



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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6507 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	6500 CUTTER RIDGE CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	406 MCDONWELL SCHOOL RD E
NANSON, JERRY D	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	411 MCDONWELL SCHOOL RD E
MITCHELL, JOHN H	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	504 MCDONWELL SCHOOL RD E
PETROFF, NICHOLAS	3008 CANTON ST	DALLAS, TX	75226	410 MCDONWELL SCHOOL RD E
CAMPBELL, TOM C	501 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	501 MCDONWELL SCHOOL RD E
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-011

Applicant: Julianna Garrison

Owner: Julianna Garrison

Location: 411 McDonwell School Road E

Property Description: Lot 1, Block 1, of the Wood Estates Addition

Present Zoning: AG Agricultural District

Request: Consideration of a zoning change from the AG Agricultural zoning district to the R-40 Single Family Residential zoning district. The purpose is to rezone to an appropriate district which will allow a reduction to the size of the lot for the existing home and plat the remainder area into the adjacent AG property.

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

Planning and Zoning Commission Meeting: Monday, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3g	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition, located at 406 & 411 McDonwell School Road E and 6605 Westcoat Drive, Case PC17-027

Explanation

Richard DeFalco, the applicant, has submitted a request for a Replat of Lot 1, Block 1, of the Wood Estates, Tracts 1A & 2A, Abstract 1748, in the James E Weathers Survey, and Tract 2A & 2A01, Abstract 1674, in the Robert B Williams Survey, being approximately 31.269 acres, and zoned AG Agricultural and RE Single Family 'Estate' Residential districts. The purpose of the request is to subdivide the 4 properties into 2 lots, one lot being 29.425 acres and the second lot being 1.844 acres. Additionally, the request includes the abandonment of a portion of McDonwell School Road E.

Existing Conditions/Background: The subject property currently consists of mostly undeveloped agricultural and estate land with one existing single family residence on the lot addressed 411 McDonwell School Road. Altogether, the properties have frontage to the west on Westcoat Drive and on the east where McDonwell School Road terminates into the private property. Residential development has occurred to the north, east along McDonwell School Road, and to the west along Westcoat Drive. The property to the south largely consists of agricultural land also owned by Ms. Garrison with a few single family residences under separate ownerships.

Ms. Garrison would like to consolidate the subject properties into one lot, abandon a portion of McDonwell School Road's unconstructed right-of-way, and reshape the existing single family lot at 411 McDonwell School Road.

Lot Dimensions and Setbacks:

Per the Land Development Code Section 3.24.G, Schedule of District Regulations, the R-40 zoning regulations require the following standards:

- Minimum Lot Area: 40,000 square feet
- Minimum Lot Width: 150 feet
- Minimum Lot Depth: 150 feet
- Minimum Front Yard Setback: 40 feet
- Minimum Side Yard Setbacks: 15 feet
- Minimum Rear Yard Setback: 25 feet

And the AG zoning regulations require the following standards:

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

As submitted, the proposed plat meets all of the requirements of the R-40 and AG zoning per the Land Development Code.

Surrounding Development: All of the surrounding property has developed with single family residences using a variety of zoning classifications including: PUD-R, RE, R-40, and AG.

Analysis: The proposed plat will consolidate a group of commonly owned parcels, some un-platted, into a single platted AG lot. This plat will also reshape the existing residential lot located at 411 McDonwell School road into an R-40 compliant lot, similar to other residential lots along McDonwell School Road E. As proposed, this plat organizes the legal status of the existing land more than the current status and further establishes the terminus of McDonwell School Road.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

This plat reduces the number of developable lots and will not incur any impact fees. If in the future this land gets subdivided, the city will calculate fees then.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 200 feet of the subject property on Friday, April 27, 2018. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code on Saturday, April 28, 2018. To date, no correspondence has been received for this item.

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

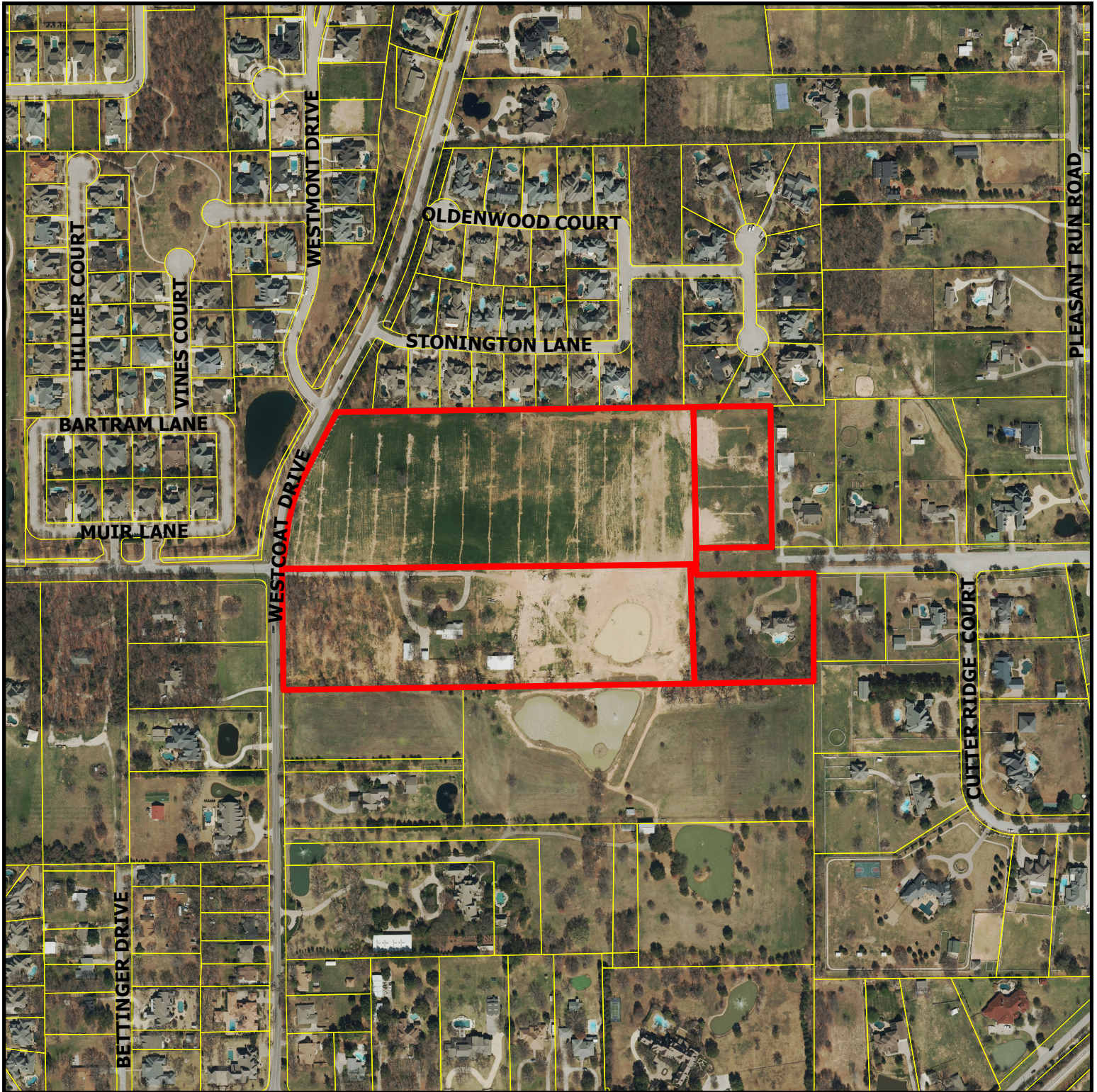
Recommendation

Approve

Attachments

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

Aerial Map

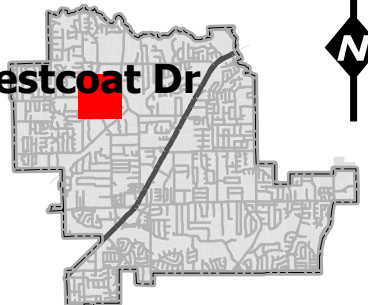


PC17-027

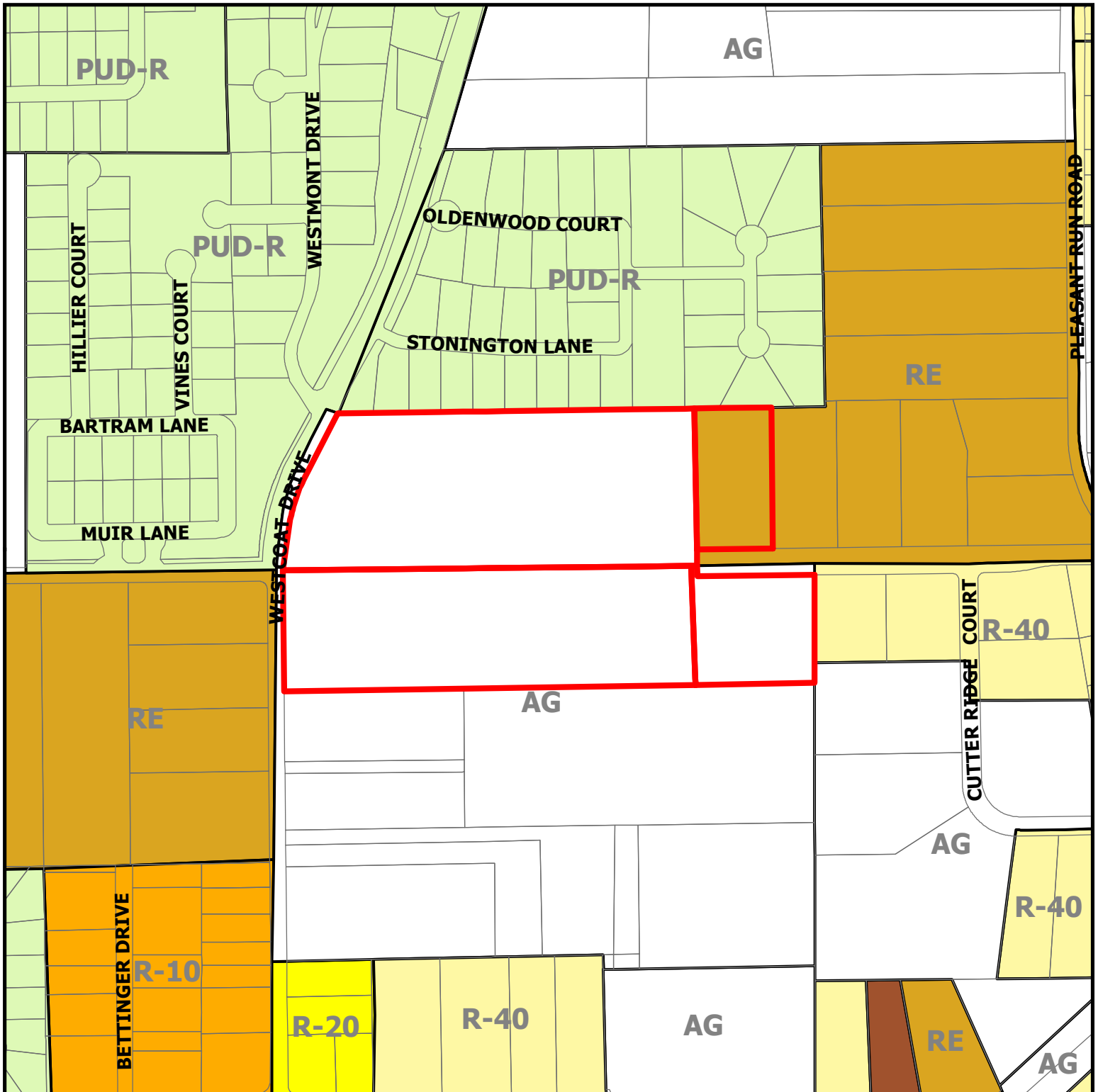
406 & 411 McDonwell School Rd E and 6605 Westcoat Dr

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 Subject Property

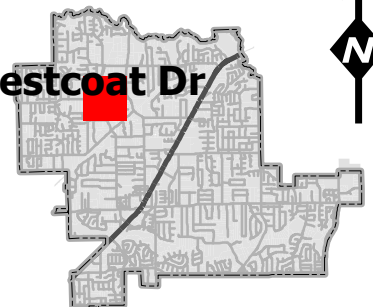


Zoning Map



PC17-027

406 & 411 McDonwell School Rd E and 6605 Westcoat Dr



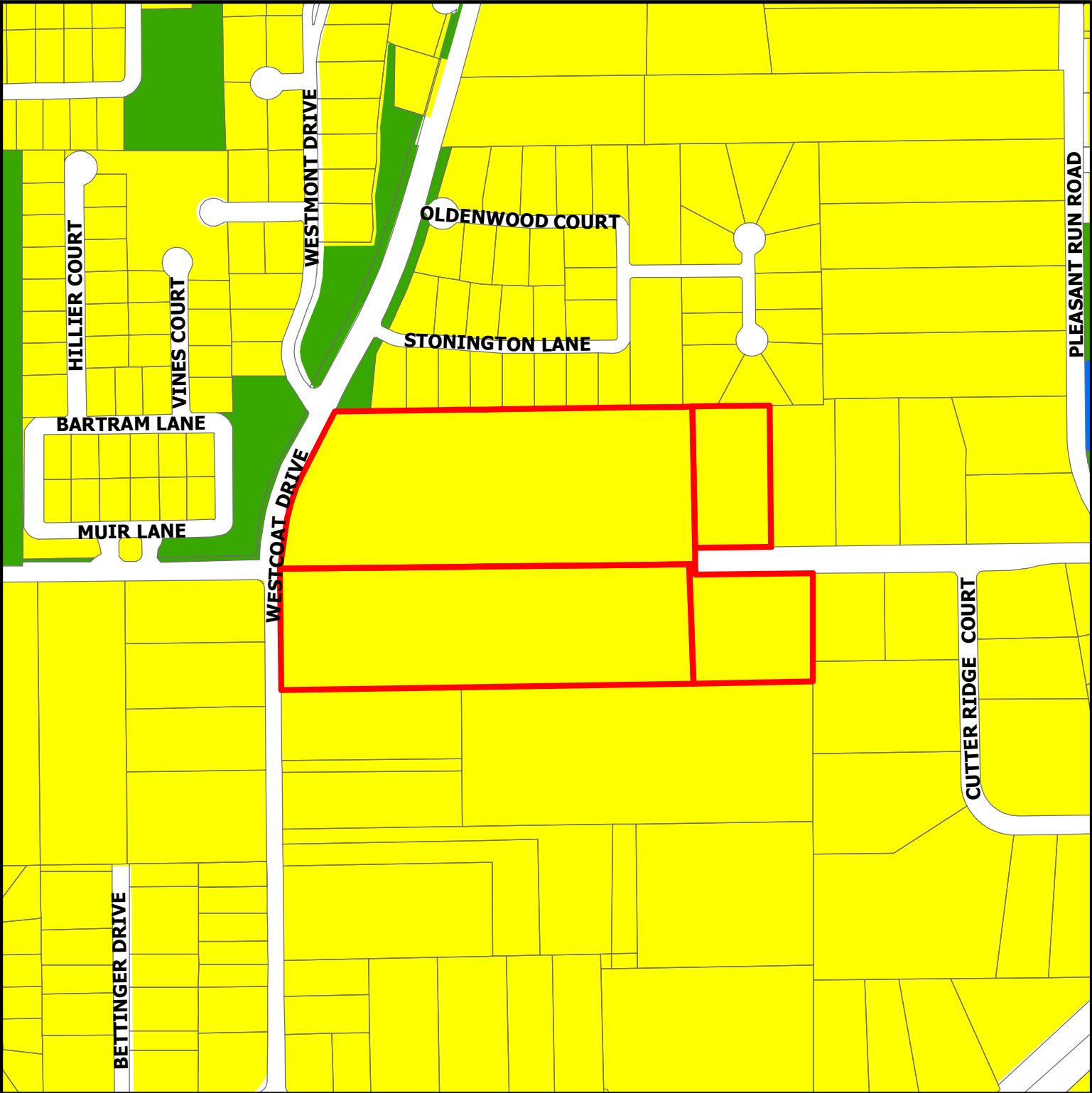
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Subject Property

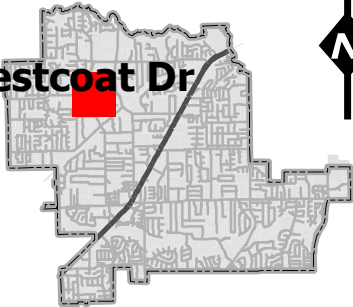
Future Land Use Map



PC17-027

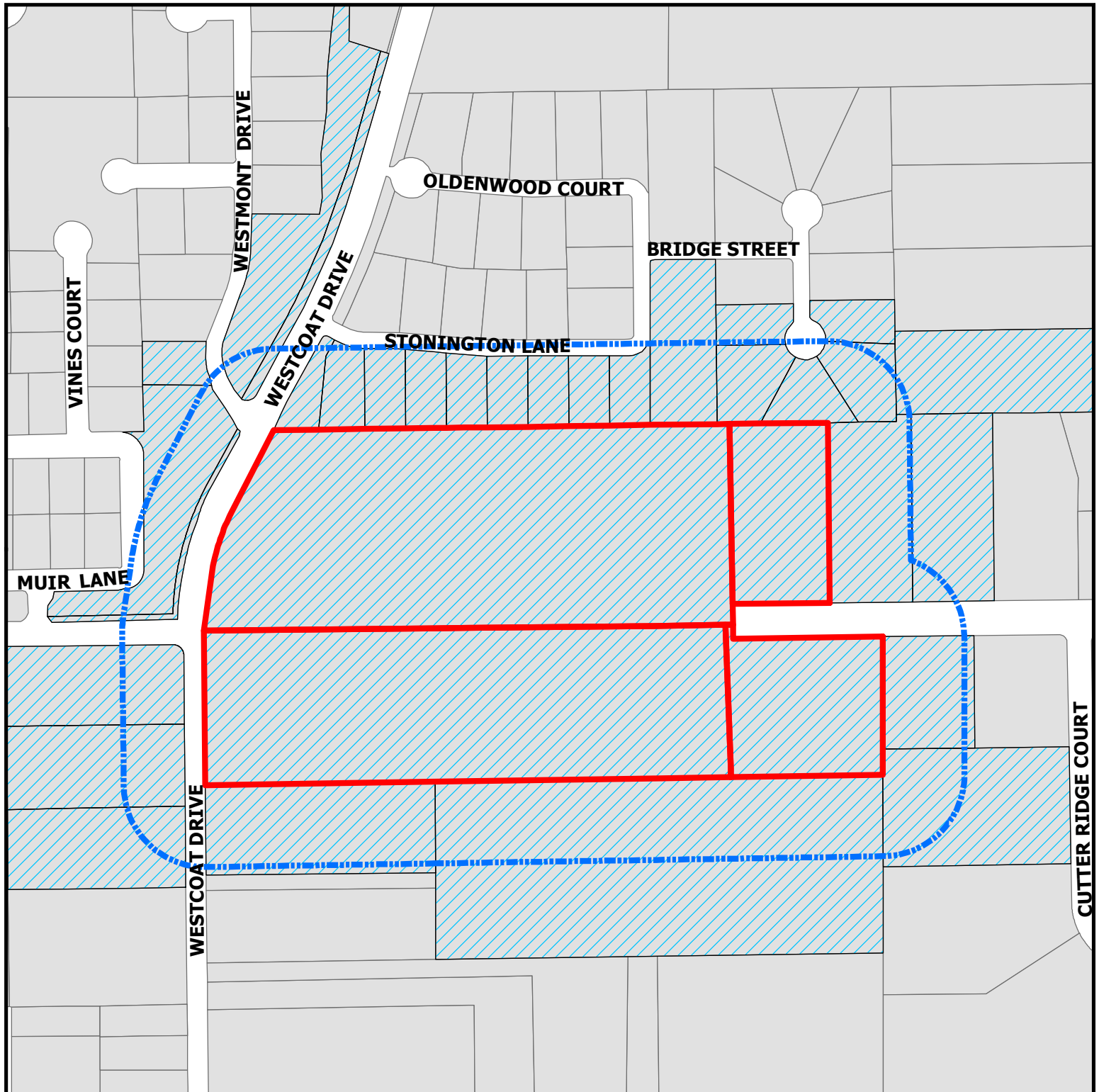
406 & 411 McDonwell School Rd E and 6605 Westcoat Dr

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



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Notification Map



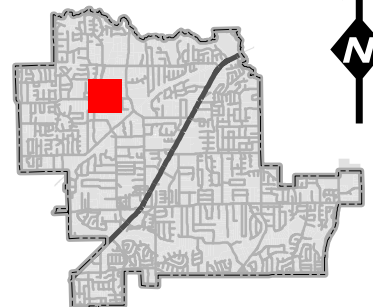
PC17-027

**406 & 411 McDonwell School Rd E
and 6605 Westcoat Dr**



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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
DUPUY, VICTOR	6807 FALLBROOK CT	COLLEYVILLE, TX	76034	6807 FALLBROOK CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6507 WESTCOAT DR
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX	76034	6500 CUTTER RIDGE CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	406 MCDONWELL SCHOOL RD E
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX	76034	317 STONINGTON LN
LARSON, JOHN	6804 FALLBROOK CT	COLLEYVILLE, TX	76034	6804 FALLBROOK CT
ENSOR, DAVID PAUL	6803 FALLBROOK CT	COLLEYVILLE, TX	76034	6803 FALLBROOK CT
HONGOLA, MICHAEL	6704 WESTMONT DR	COLLEYVILLE, TX	76034	6704 WESTMONT DR
WORKMAN, DAVID J	201 STONINGTON LN	COLLEYVILLE, TX	76034	201 STONINGTON LN
FORTIER, ROBERT E	6800 FALLBROOK CT	COLLEYVILLE, TX	76034	6800 FALLBROOK CT
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6501 WESTCOAT DR
BRASWELL, DAN W	6512 WESTCOAT DR	COLLEYVILLE, TX	76034	6512 WESTCOAT DR
GAGE, FREDDIE	313 STONINGTON LN	COLLEYVILLE, TX	76034	313 STONINGTON LN
BRUNDAGE, JEFFREY	6508 WESTCOAT DR	COLLEYVILLE, TX	76034	6508 WESTCOAT DR
NANSON, JERRY D	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	411 MCDONWELL SCHOOL RD E
LARSEN, MATTHEW L	6808 FALLBROOK CT	COLLEYVILLE, TX	76034	6808 FALLBROOK CT
COLGAN, GREGORY	309 STONINGTON LN	COLLEYVILLE, TX	76034	309 STONINGTON LN
HARRIS, MICKEY A	109 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	109 MCDONWELL SCHOOL RD W
HANNO, GREGORY	213 STONINGTON LN	COLLEYVILLE, TX	76034	213 STONINGTON LN
LEDBETTER, HAROLD C	6700 PLEASANT RUN RD	COLLEYVILLE, TX	76034	6700 PLEASANT RUN RD
MOORE, EDWARD	209 STONINGTON LN	COLLEYVILLE, TX	76034	209 STONINGTON LN
WESTMONT MAINTENANCE ASSOC INC	204 S MAIN ST STE 300	KELLER, TX	76248	6799 WESTMONT DR
MITCHELL, JOHN H	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	504 MCDONWELL SCHOOL RD E
HELDORRN, DEBBEE D	205 STONINGTON LN	COLLEYVILLE, TX	76034	205 STONINGTON LN
PETROFF, NICHOLAS	3008 CANTON ST	DALLAS, TX	75226	410 MCDONWELL SCHOOL RD E
CAMPBELL, TOM C	501 MCDONWELL SCHOOL RD	COLLEYVILLE, TX	76034	501 MCDONWELL SCHOOL RD E
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	6799 WESTMONT DR
WESTMONT MAINTENANCE ASSOC INC	204 S MAIN ST STE 300	KELLER, TX	76248	6699 WELLER LN
COBB, CHRISTOPHER	305 STONINGTON LN	COLLEYVILLE, TX	76034	305 STONINGTON LN
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX	76034	6605 WESTCOAT DR
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX	76034	200 STONINGTON LN
MARKLE, CHAD	301 STONINGTON LN	COLLEYVILLE, TX	76034	301 STONINGTON LN
WESTMONT MAINTENANCE ASSOC INC	5751 KROGER DR STE 203	KELLER, TX	76244	6600 WESTCOAT DR
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
OAKBROOK HILLS ADDITION	204 STONINGTON LANE	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
GARRISON, JULIANNA	6401 WESTCOAT DRIVE	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: PC17-027

Applicant: Richard DeFalco

Owner: Julianna Garrison

Location: 406 & 411 McDonwell School Road E and 6605 Westcoat Drive

Property Description: Lot 1, Block 1, of the Wood Estates, Tracts 1A & 2A, Abstract 1748, in the James E Weathers Survey, and Tract 2A01, Abstract 1674, in the Robert B Williams Survey

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential zoning district

Request: Consideration of a Replat for Lot 1R, Block 1, Wood Estates Addition and Lot 1, Block 1, Westcoat Estate Addition. The purpose of the plat is to subdivide the 4 properties into 2 lots, one lot being 29.425 acres and the second lot being 1.844 acres.

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

Planning and Zoning Commission Meeting: Monday, May 14, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, June 19, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Action by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request.

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3h	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants or Caretakers Quarters on Tract 5B02, Abstract 294, in the Robert Chowing Survey, located at 5810 Pool Road, Case ZC18-012

Explanation

Byron Fuller, the applicant, has submitted a request for a Special Use Permit (SUP) to exceed the maximum number of square feet allowed by right for accessory buildings, and for an accessory dwelling unit on Tract 5B02, Abstract 294, in the Robert Chowing Survey, being approximately 5.577 acres, and zoned PUD-R Planned Unit Development - Residential district.

Existing Conditions/Background: The subject property, at 5810 Pool Road, has PUD-R zoning and is located on the west side of Pool Road between Highland Meadow Drive and Highland Park Court. The subject property has been recently platted and currently has a single family residence.

SUP Request: *Request* – The applicant is requesting approval of an SUP to exceed the maximum allowable square footage of accessory structures, and to allow for an attached accessory dwelling unit.

Ordinance – Section 3.24(C)(14) Servants or Caretaker Quarters – Servants quarters for domestic servants employed on the premises or family members provided the gross habitable square feet of floor area shall not exceed six-hundred (600') square feet. Such quarters may be housed within the principal residential dwelling, above a residential garage, or be part of an accessory building on the same premises, and shall comply with minimum standards for light, health, safety, and occupancy in conformance with other applicable City codes and ordinances.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

“2. Maximum Size and Number of Buildings:

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory

buildings shall not exceed the maximum square footage specified in the following table.

- b. For the purpose of this Section, the size of an accessory building shall be the square footage of the building footprint.
- c. An application to exceed the total square footage shown in the above table may be approved as a Special Use Permit (SUP)."

Currently, the site has 2,400 square feet of accessory structures. The applicant proposes to construct a 940 square foot conservatory and a 546 square foot detached structure making the total accessory structure area to be 3,886 square feet. The applicant also proposes to construct a 569 square foot accessory dwelling unit as part of the primary structure.

Analysis: The purpose of a Special Use Permit (SUP) is to allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.

The applicant plans to add the requested elements as part of building a new primary residential structure. The applicant could attach the two proposed accessory structures to the primary structure, but would need to remove some of the mature trees on the lot in order to do so. The applicant hopes to preserve as many of the mature trees as possible. The proposed configuration of the structures works to preserve most of the trees but creates the need for the SUP.

The proposed accessory building complies with all other requirements of Section 3.27. The site plan and elevations have been included as attachments for your review.

Surrounding Development: The properties to the north, west, and south all have residential development and contain mostly R-20 zoning. A few of the lots along Pool Road maintain AG Agricultural zoning. The City of Grapevine resides across Pool Road and has residential development.

Public Notification: Staff mailed notices to all property owners within 200 feet as well as any Homeowners Associations within 500 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

Staff Recommendation: Based on the following findings staff recommends approval of the requested SUP:

- 1) The proposed SUP request results somewhat from an effort to preserve existing mature trees on the site.

- 2) The new accessory structures could be added to the primary structure, eliminating the need for that portion of the SUP, but would eliminate some trees worth saving.
- 3) The proposed accessory dwelling unit has less than 600 square feet and is intended for a close relative which may require assistance.
- 4) Architecturally, the accessory dwelling unit looks like part of the main structure and appears to have no negative impact on surrounding properties.

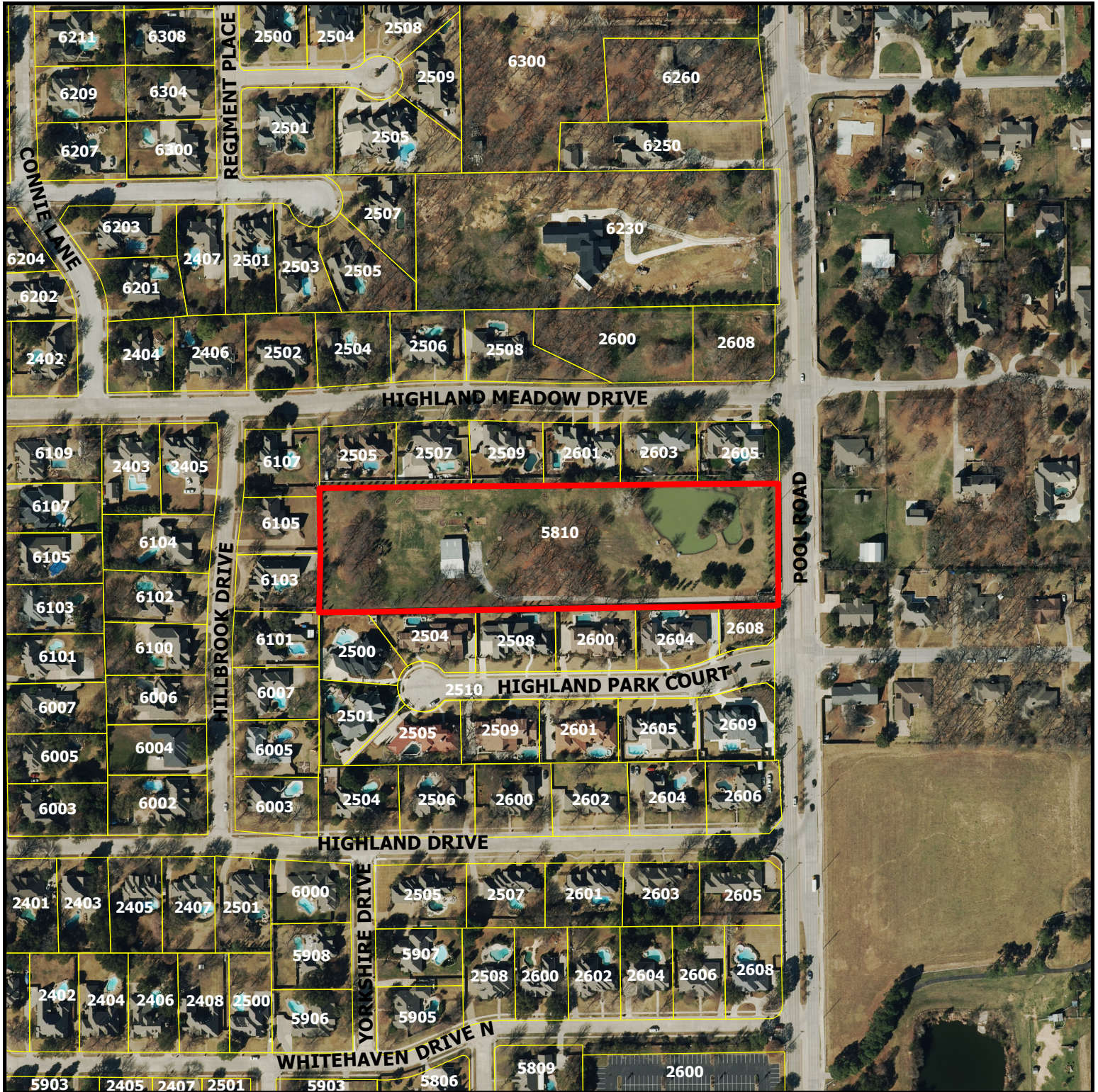
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Floor Plan
7. Building Elevations
8. Roof Plan
9. Tree Exhibit
10. Ordinance O-99-1183
11. Notification Map
12. Notification List
13. Property Owner Notification

Aerial Map



ZC18-012

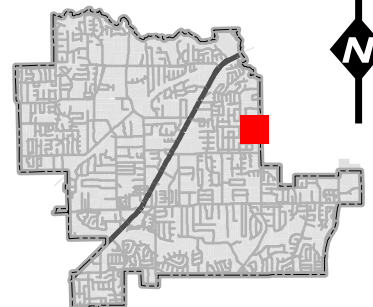
5810 Pool Road

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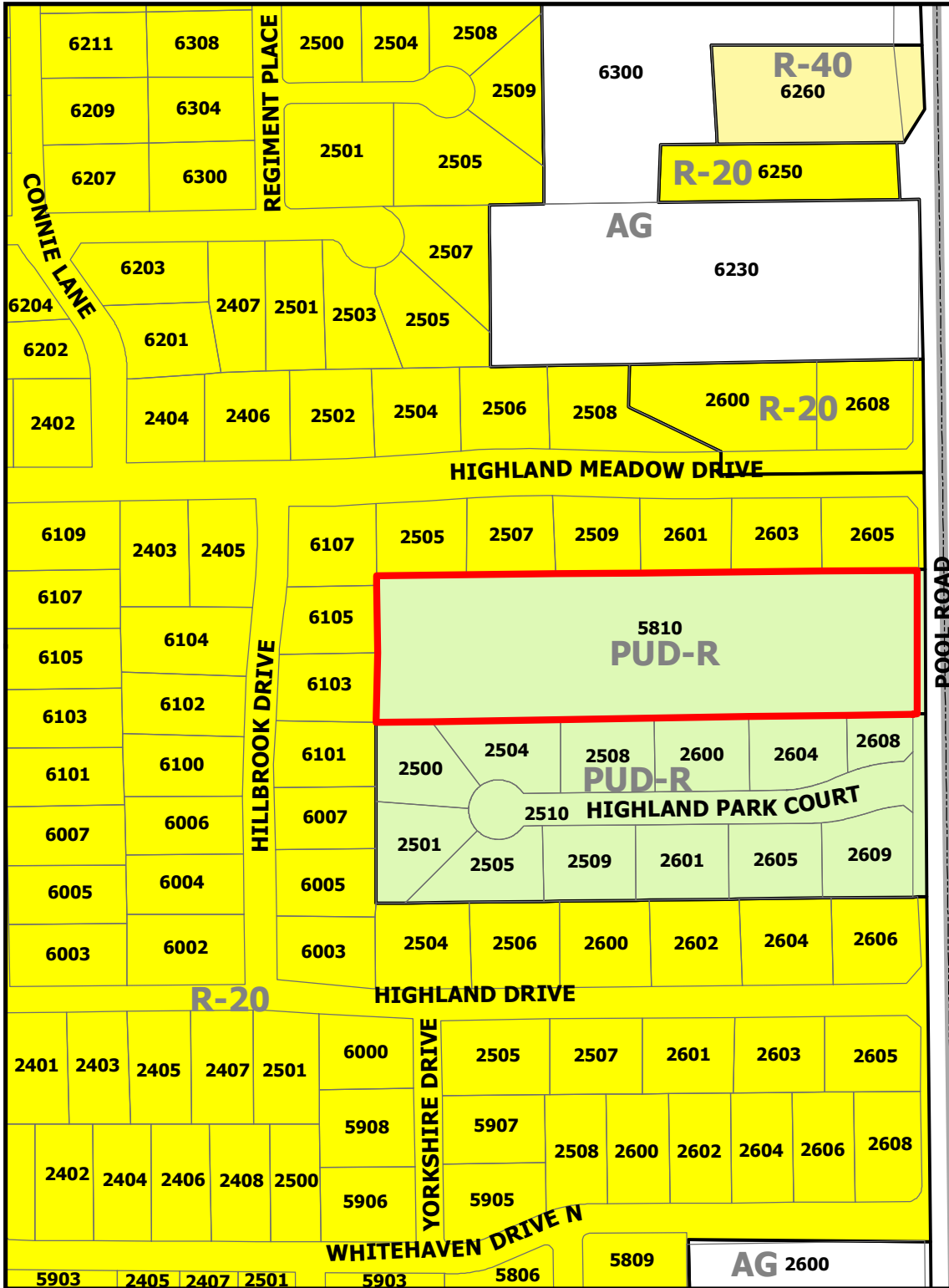
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Subject Property



Zoning Map



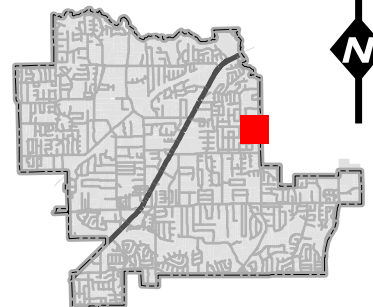
ZC18-012

5810 Pool Road

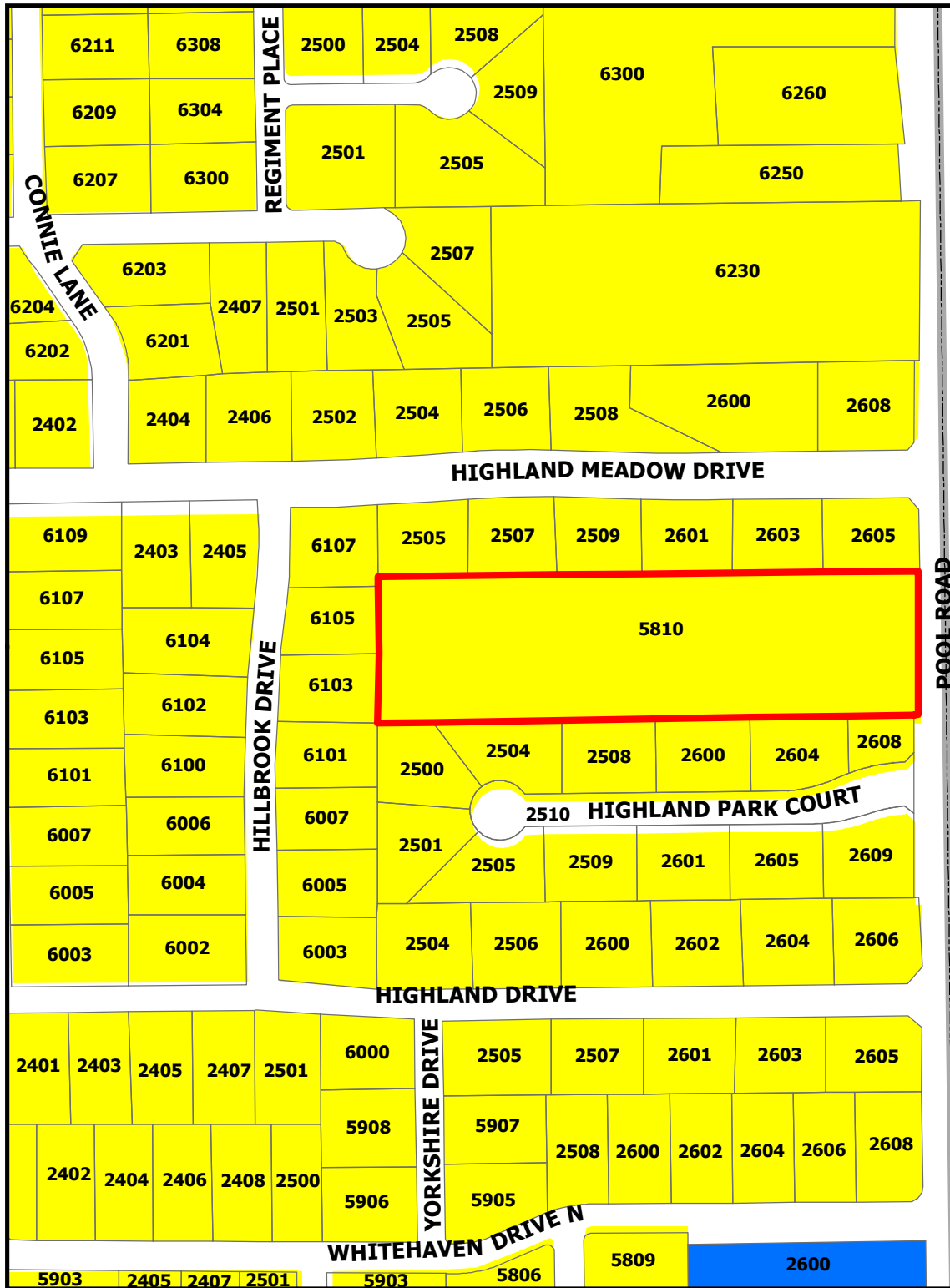
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Subject Property



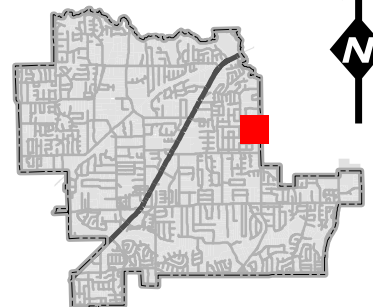
Future Land Use Map



ZC18-012

5810 Pool Road

- Subject Property
- Residential
- Institutional



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Statement of Planning Objectives

We are requesting to build a conservatory detached from our house. A conservatory is a decorative glass building which houses plants and is intended for relaxation. Ours will contain a koi pond in addition to various plants. It needs to be in the location it is due to the shade trees minimizing the heat it will absorb during our hot summers. It cannot be attached to the house due to a grove of trees between it and the house. We purchased the property due to its beautiful, mature trees, and it would devastate us to have to remove any of them.

Casita 2 is less than 600 sq. ft. and cannot be attached, again, due to the mature trees. In addition, the "small kitchen" will consist of a microwave, small refrigerator and a bar sink.

Casita 1 is less than 600 sq. ft., which is attached to the main house will have a more conventional small kitchen. The purpose of this is for my aged mother to be independent and allow care givers to prepare meals for her.

Thank you for your consideration.



GROSS AREA (PROPERTY)	5.575 ACRES/242833 SQ. FT.
GROSS AREA (BUILDINGS)	AREA / PERCENTAGE
HOUSE/GARAGE	4057 / 1.67%
PORCHES	687 / .28%
CASITA 01	569 / .23%
CASITA 02	546 / .22%
CONSERVATORY	940 / .39%
EXISTING BLDG.	2400 / .99%
TOTALS	9199 / 3.78%
GROSS AREA (OPEN SPACE)	233,634 SQ. FT. / 96.21%

[illegible]

01 ZONING EXHIBIT
SCALE: 1" = 40'

ZONING EXHIBIT FOR ZONING CHANGE
REQUEST FROM _____ TO _____

Final Permit/CD set 08/16/17



SCALE: 3/16" = 1'-0"

Date: 8/16/2017	Scale:	Drawn: DVK	Job: 16-00x	Sheet Number:	A2.01	Sheet: Of
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Stearman Residence
5810 Pool Road
Colleyville, TEXAS

FERRIER
CUSTOM HOMES

FOUNDATION PLAN

Date: 8/16/2017	Scale:	Drawn: DVK	Job: 16-00x	Sheet Number:	A2.01	Sheet: Of
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Final Permit/CD set 08/16/17



NAME	FLOOR AREAS	
	STORY	AREA (sq ft)
AC (CASITA 01)	1ST FLOOR	560 560.
AC (CASITA 02)	1ST FLOOR	546 546.
AC (MAIN FLOOR)	1ST FLOOR	3,498 3,498.
GARAGE	1ST FLOOR	500 500.
PORCH (NORTH BEHIND)	1ST FLOOR	227 227.
PORCH (VERANDA)	1ST FLOOR	460 460.
CONSERVATORY	1ST FLOOR	940 940.
		6,801.

NOTES:

- ANGLES ARE 45° UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF STUD

[illegible]

A2.02

1ST FLOOR PLAN

Stearman Residence
5810 Pool Road
Colleyville, TEXAS

FERRIER
CUSTOM HOMES

DANIEL VAN NUSCHER
DESIGN • MODELING • CONSTRUCTION
TEL: 006-800-0000 E-MAIL: ARCHITECT@DANIELVANNUSCHER.NL

Revisions:	By:

Final Permit/CD set 08/16/17



Mr. JAMES A. SMITH, [C/O] 400 MILLIKEN DRIVE, HUNTSVILLE, ALABAMA 35894-1000, [E] JASMIT@AOL.COM, [T] 205-938-1914

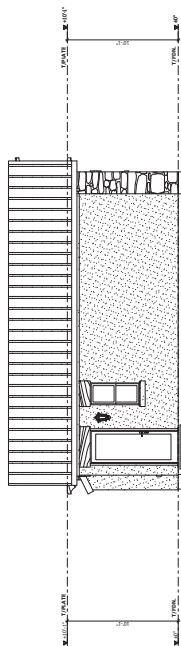
Final Permit/CD set 08/16/17

For more information, contact the author at marco@math.berkeley.edu.

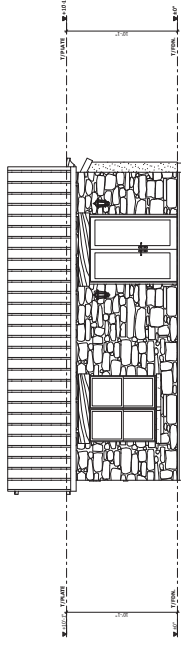


Building Elevations

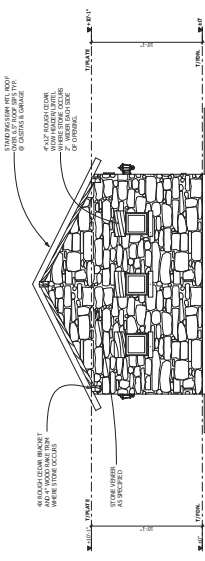
Final Permit/CD set 08/16/17



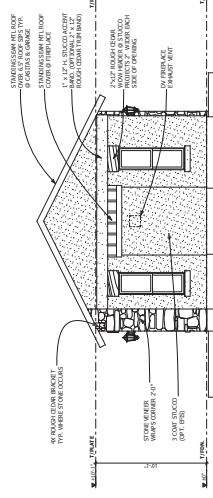
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SCALE: 3/16" = 1'-0"



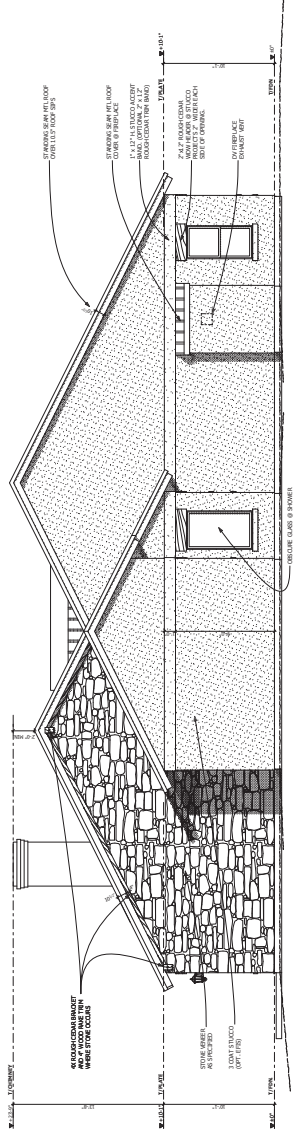
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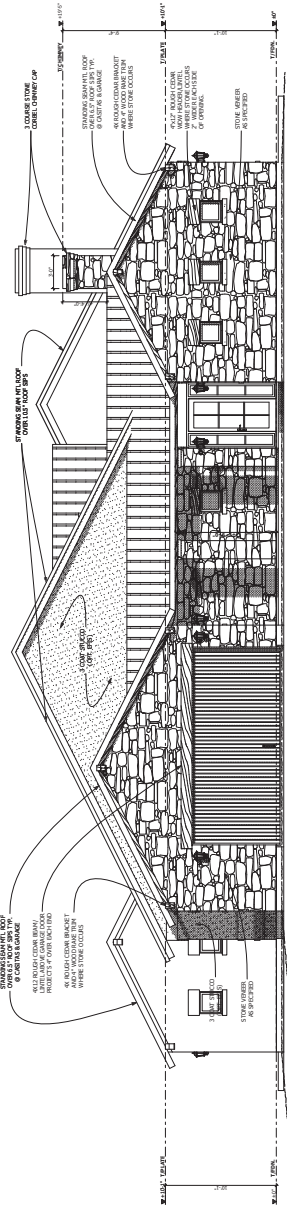
06 SOUTH ELEV. CASITA 02
SCALE: 3/16" = 1'-0"



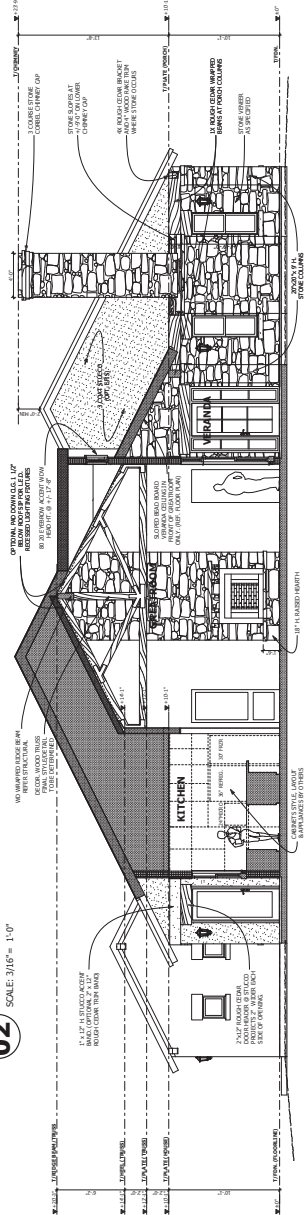
07 NORTH ELEV. CASITA 02
SCALE: 3/16" = 1'-0"



01 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

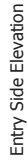


02 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



03 BLDG CROSS SECT.
SCALE: 3/16" = 1'-0"

Final Permit/CD set 08/16/17



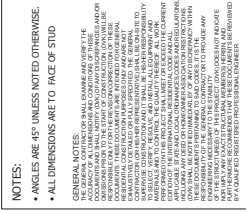
CONSERVATORY ELEVÉS



Structural Cross Section



Final Permit/CD set 08/16/17



Sheet: **A2.03** of:

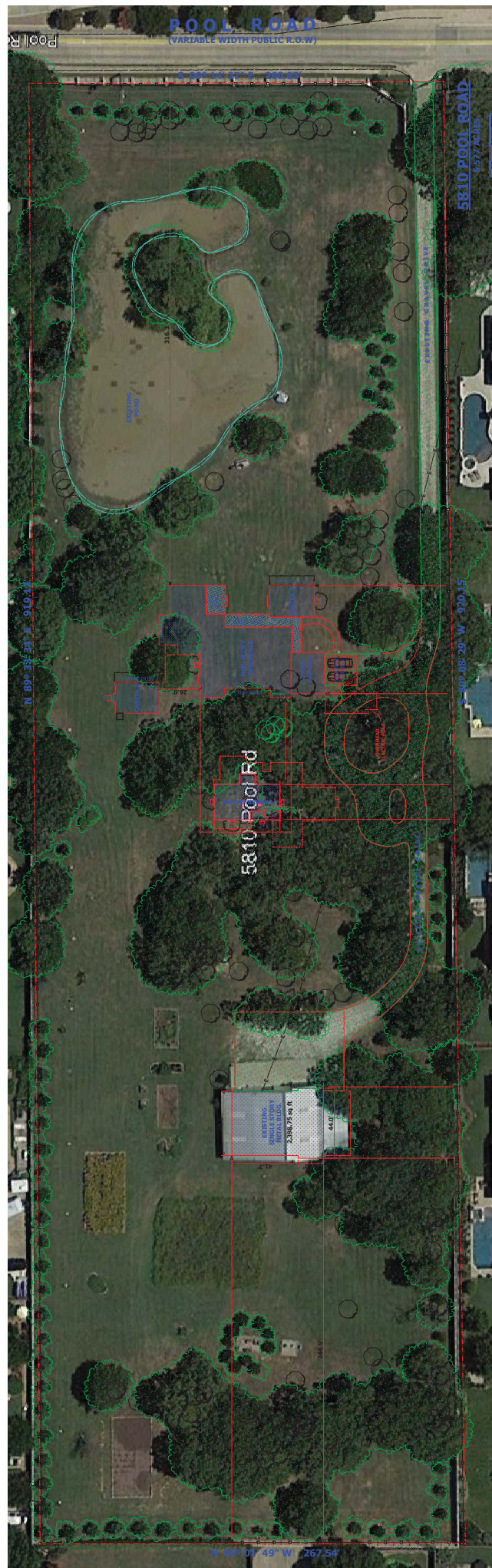
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FERRIER
CUSTOM HOMES

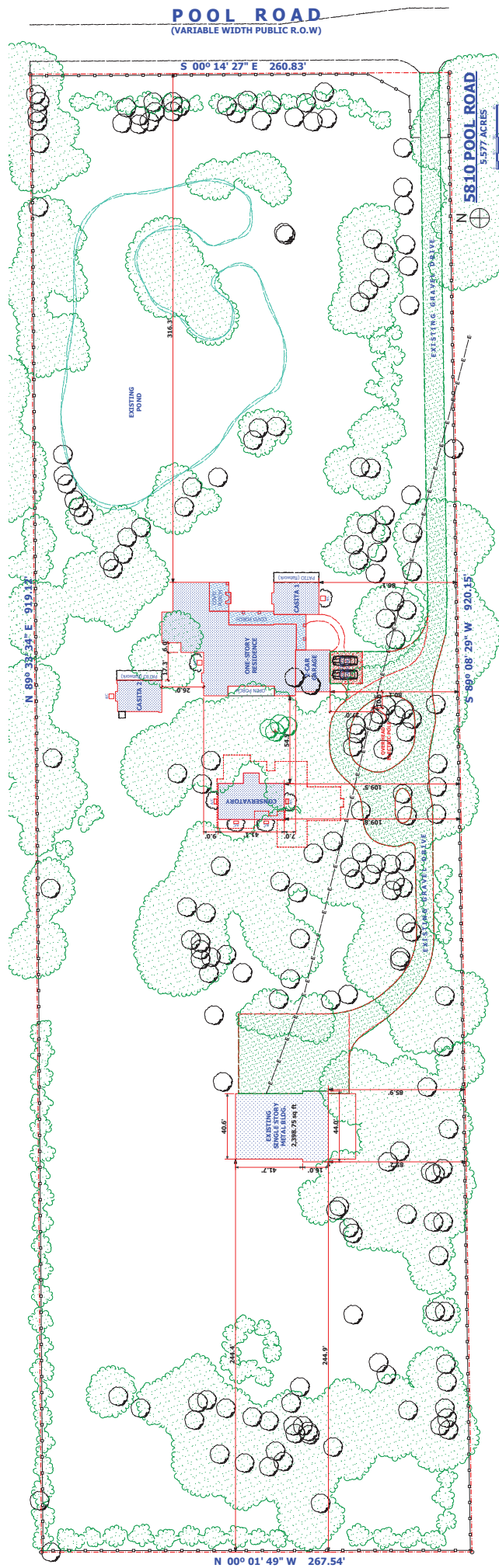
DANIEL VAN KUNTSCHIK
DESIGN • MODELING • CONSTRUCTION
TEL: 006-066-0444 E-MAIL: ARCHITEL@KUNTSCHIK.NL

Revisions:				
By:				

Tree Exhibit



Tree Exhibit



ORDINANCE O-99-1183

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING OF APPROXIMATELY 5.666 ACRES OUT OF THE R. CHOWNING SURVEY, A-294, FROM THE R20 (SINGLE FAMILY RESIDENTIAL) TO THE PUD-R (PLANNED UNIT DEVELOPMENT-RESIDENTIAL) DISTRICT; PROVIDING FOR A PENALTY FOR VIOLATIONS AND AUTHORIZING PUBLICATION:

WHEREAS, an application for a zoning change was filed by Beth Joseph on July 27, under Case No. Z-99-054; and

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing; and

WHEREAS, notices were posted on the subject land as provided by the zoning ordinance; and

WHEREAS, public hearings to change the zoning and the Master Plan on the property herein described were held before the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation; and,

WHEREAS, the City Council is of the opinion that the zoning change herein effectuated furthers the purpose of zoning as set forth in the Zoning Ordinance and is in the best interest of the citizens of the City of Colleyville.

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

Sec. 1. THAT, the Master Plan, the Zoning Ordinance of the City of Colleyville, Texas, and the accompanying Zoning Map (Exhibit A) are hereby amended insofar as they relate to certain land located in Colleyville, Texas, described by metes and bounds (Exhibit B), by changing the zoning of said property from the R20 district to the PUD-R district, together with all site plans which are conceptual in nature, supporting documents, and other conditions and restrictions

imposed and approved by the Council which are incorporated herein by reference; and subject to the following conditions:

A. LAND USE

1. The following land uses shall be permitted within this Planned Unit Development:
 - a. All Agricultural uses, with the exception of swine farming
 - b. Single family residence
 - c. Commercial equestrian boarding stable, riding school, equine ranching, and children's birthday parties
 - d. Commercial activity on the property shall be limited to the hours of 10:00 a.m to 5:00 p.m. Monday through Saturday and noon to 5:00 p.m. on Sundays
 - e. That one weekday per week, one pony class shall be allowed until 7:00 p.m.

B. LOT REQUIREMENTS AND SETBACKS

1. The minimum lot size shall be three (3) acres.
2. All building setbacks shall be in accordance with the AG Agriculture district.

C. GENERAL REQUIREMENTS

1. Commercial advertising signs shall be prohibited on this property, except one directional/information sign not to exceed six (6) square feet in area.
2. A screening fence will be constructed within 90 days of approval on the south property line beginning approximately 275 feet from the Pool Road property line (the entrance gate to the residential yard) and will extend 295 feet (to the western edge of the barn) and the fence will be continuously maintained in good repair so long as commercial activity is conducted on the property.

Sec. 2. THAT, any person, firm or corporation violating any of the provisions of this ordinance as read together with the Zoning Ordinance of the City of Colleyville shall be guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00). Each and every day such violation continues shall constitute a separate offense and shall be punishable as such.

Sec. 3. THAT, the City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause hereof as an alternate method of publication provided by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of October, 1999.

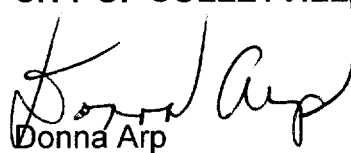
The second reading and public hearing being conducted on the 19th day of October, 1999.

ATTEST:



Jean Harris, CMC
City Secretary

CITY OF COLLEYVILLE:

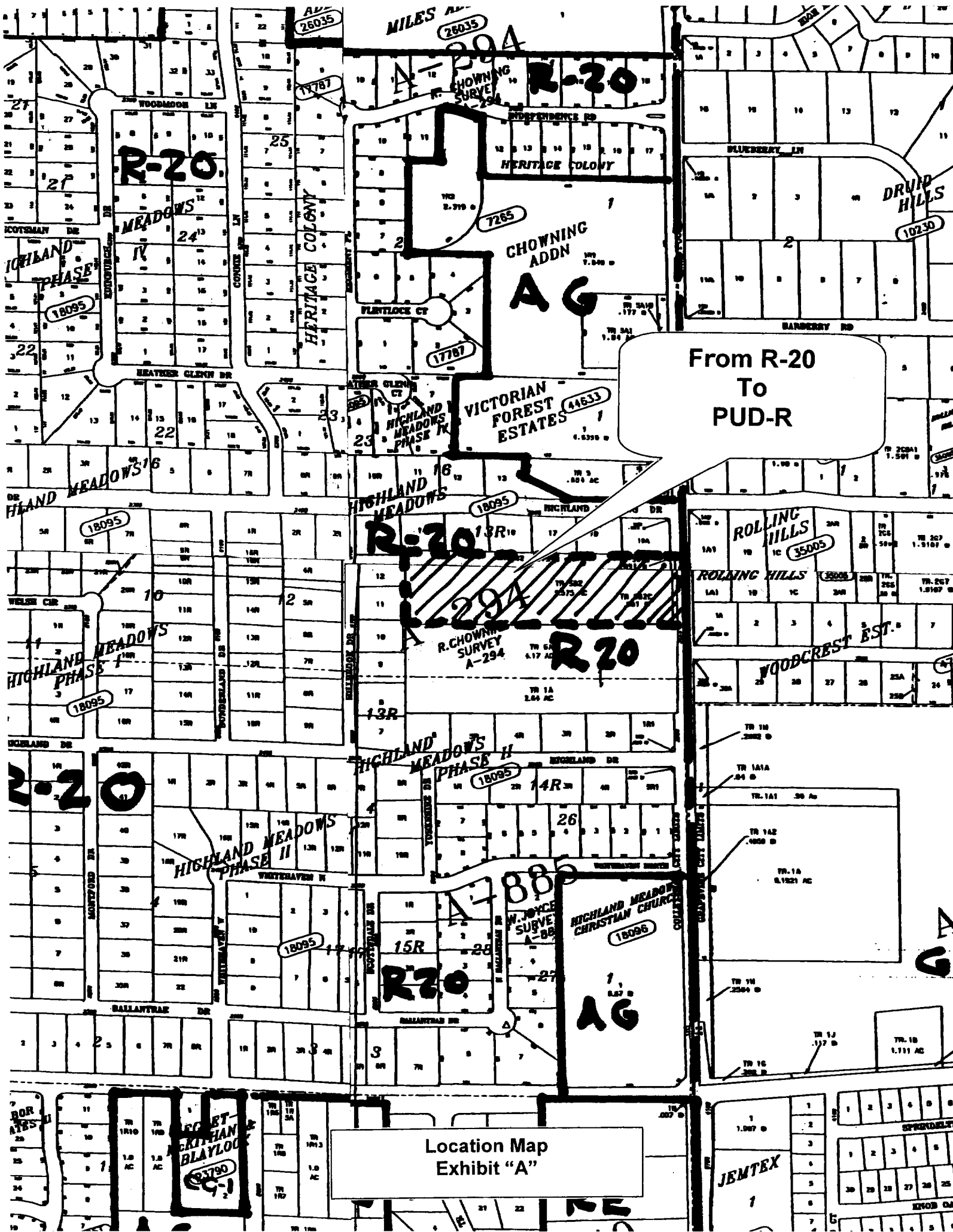


Donna Arp
Mayor

APPROVED AS TO FORM AND LEGALITY:



Ross T. Foster
City Attorney



Situated in the City of Colleyville, Tarrant County, Texas, being a tract of land in the Robert Chowning Survey, Abstract No. 294, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod for corner in the West right-of-way line of Pool Road, said iron rod also being in the Southeast corner of Lot 7, Block 14, Highland Meadows Phase II, an Addition to the City of Colleyville, Tarrant County, Texas, according to the plat recorded in Volume 388-181, Page 66, Plat Records, Tarrant County, Texas,

THENCE South 00 degrees 14 minutes 56 seconds East, along the West line of said Pool Road, a distance of 260.73 feet to an iron rod for corner;

THENCE South 89 degrees 08 minutes 47 seconds West, leaving the West line of said Pool Road, a distance of 935.0 feet to a 12" oak tree for corner;

THENCE North 00 degrees 02 minutes 41 seconds West, a distance of 267.45 feet to an iron rod for corner;

THENCE North 89 degrees 33 minutes 34 seconds East, a distance of 934.0 feet to the POINT OF BEGINNING.

Metes and Bounds Description
Exhibit "B"

Notification Map

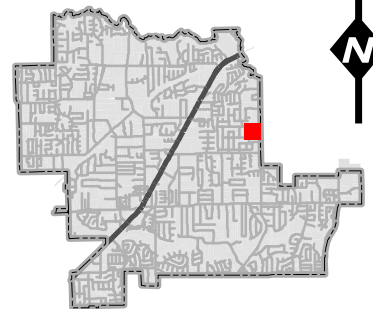


ZC18-012

5810 Pool Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
TUSA, JOSEPH C	2508 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2508 HIGHLAND PARK CT
ZIOLKOWSKI, RONALD J	6105 HILLBROOK DR	COLLEYVILLE, TX	76034	6105 HILLBROOK DR
SCHOOK, JOHN C	PO BOX 2814	FRISCO, TX	75034	6103 HILLBROOK DR
LUEVANO, JAVIER A	2507 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2507 HIGHLAND MEADOW DR
CHUKWU, ANTHONY N	PO BOX 1908	COLLEYVILLE, TX	76034	6107 HILLBROOK DR
MOHAN, PONNAIAH	2605 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2605 HIGHLAND PARK CT
HILL, DENNIS J	6101 HILLBROOK DR	COLLEYVILLE, TX	76034	6101 HILLBROOK DR
BUSKEY, MICHAEL	2509 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2509 HIGHLAND PARK CT
WEITZER, CHRISTOPHER P	2605 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2605 HIGHLAND MEADOW DR
TUGGEY, MATHEW	2601 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2601 HIGHLAND MEADOW DR
FOX, LAWRENCE S	2604 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2604 HIGHLAND PARK CT
MADISON, ANGIE	2603 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2603 HIGHLAND MEADOW DR
SPRIGGS, JAMES A	2505 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2505 HIGHLAND MEADOW DR
FRANKLIN, D BRENT	2600 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2600 HIGHLAND PARK CT
WALLACE, WILLIAM	6007 HILLBROOK DR	COLLEYVILLE, TX	76034	6007 HILLBROOK DR
KNOWLES, VICKI	2609 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2609 HIGHLAND PARK CT
STEARMAN MARITAL TRUST	4524 SOUTHERN AVE	DALLAS, TX	75205	5810 POOL RD
WAGNER, JEDEDIAH	2509 HIGHLAND MEADOW DR	COLLEYVILLE, TX	76034	2509 HIGHLAND MEADOW DR
MILLER, BRIAN S	2505 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2505 HIGHLAND PARK CT
DODD, SHERRY	2601 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2601 HIGHLAND PARK CT
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2504 HIGHLAND PARK CT
WILLSON, TERRY	2500 HIGHLAND PARK CT	COLLEYVILLE, TX	76034	2500 HIGHLAND PARK CT
HIGHLAND PARK HOA INC	PO BOX 1497	COLLEYVILLE, TX	76034	2608 HIGHLAND PARK CT
FOSTER, MICHAEL	1160 ADAMS LN	SOUTHLAKE, TX	76092	2501 HIGHLAND PARK CT
HIGHLAND PARK HOA INC	PO BOX 1497	COLLEYVILLE, TX	76034	2510 HIGHLAND PARK CT
HIGHLAND MEADOWS ADDN	2101 HIGH GATE DRIVE	COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF GRAPEVINE	200 S. MAIN STREET	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
FULLER, BYRON	5017 BYER AVE	FORT WORTH, TX	76107	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-012
Applicant: Byron Fuller
Owner: Stearman Marital Trust
Location: 5810 Pool Road
Property Description: Tract 5B02, Abstract 294, in the Robert Chowing Survey
Present Zoning: PUD-R Planned Unit Development Residential
Request: Consideration of a Special Use Permit to exceed the total maximum size allowed by right for accessory buildings and for a Servants or Caretakers Quarters. The purpose is to allow for construction of a conservatory which will exceed the square foot allowed for accessory buildings and to allow for an accessory dwelling to house a family member.

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

Planning and Zoning Commission Meeting: Monday, May 14, 2018 at 7:00 p.m.
City Council Meeting: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3i	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts on Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, located at 7209 & 7215 John McCain Road, Case ZC18-013

Explanation

Wesley Dawson, the applicant, has submitted a request for a zoning change on Lot 1, Block 1, of the Allzim Acres Addition, and Tract 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, being approximately 12.038 acres and zoned R-20 Single Family Residential and AG Agricultural. The purpose is to rezone the southeast portion of the property 7209 John McCain Rd from R-20 to AG and the west portion of 7215 John McCain Rd from AG to R-20 in order to allow for Single Family Residential development in the proposed R-20 zoning district and one large agricultural lot.

Existing Conditions/Background: The subject properties, 7209 & 7215 John McCain Road, reside on the west side of John McCain Road just north of Stillwater Circle. The subject property currently has R-20 and AG zoning.

Proposed Zoning:

Request – The applicant requests to rezone a portion of the property currently zoned AG to R-20 and a larger portion of the property currently zoned R-20 to AG. The applicant plans to subdivide the proposed R-20 property into single-family residential lots, while keeping the AG portion of the property to develop as a single residential lot.

Overall, this would result in a development covering a total of 12.038 acres with 11 residential lots, achieving a density of 0.914 units per acre.

The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size: 20,000 square feet
Minimum Lot Width: 100 feet
Minimum Lot Depth: 125 feet

Front Building Line: 30 feet
Side Building Line: 10 feet
Rear Building Line: 25 feet
Maximum Lot Coverage: 30 percent

The minimum standards for the AG zoning district are as follows:

Minimum Lot Size: 130,680 square feet
Minimum Lot Width: 200 feet
Minimum Lot Depth: 300 feet
Front Building Line: 40 feet
Side Building Line: 25 feet
Rear Building Line: 40 feet
Maximum Lot Coverage: 20 percent

Analysis: The requested shift in zoning classification allows the applicant to develop the lots in a manner more complementary to the natural features of the property. The R-20 portion of the development would contain 10 homes on a gated cul-de-sac ranging in lot size from 22,800 square feet to 43,700 square feet. The remaining AG parcel would contain a single family home on a 191,544 square foot lot with a large natural drainage feature extending the length of the property between the R-20 homes and the home on the AG lot.

The lots currently have R-20 and AG zoning. This change would slightly increase the overall amount of AG zoning while decreasing the overall amount of R-20 zoning.

Surrounding Development: All of the surrounding property has developed with single family residences using a variety of zoning classifications including: R-20, PUD-R (Planned Unit Development – Residential), R-30, R-40, and AG.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed R-20 and AG zoning does not conflict with any portion of the comprehensive plan. The proposed R-20 and AG zoning facilitates the maximum desired residential density of 1.8 units per net acre.

Public Notification: Staff mailed notices to all property owners within 200 feet, Homeowners Associations within 500 feet, and Grapevine Colleyville ISD on Friday, April 27, 2018 regarding this request, per state law. Notice was also published in the *Fort Worth Star-Telegram* on Saturday, April 28, 2018 as required by State law and the Land Development Code. To date staff has received 2 letters of opposition for the case.

Staff Recommendation: Staff recommends approval for the applicant's request based on the following findings:

1. The proposed zoning meets the intent of the residential designation assigned in the *Destination Colleyville* comprehensive plan.
2. The R-20 and AG zoning complement the zoning districts surrounding the subject property.

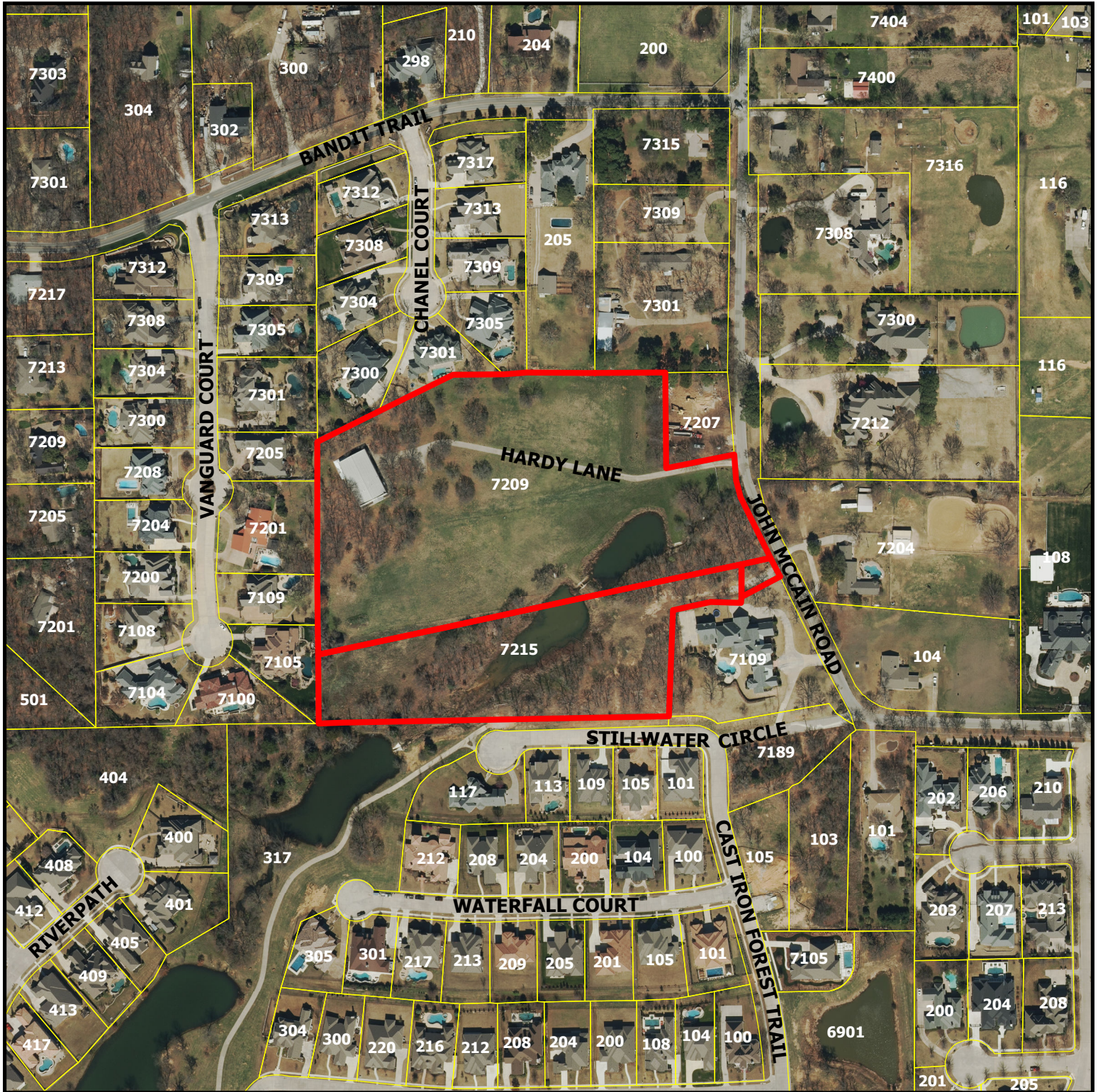
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Notification Map
7. Notification List
8. Property Owner Notification
9. Letter of Opposition

Aerial Map

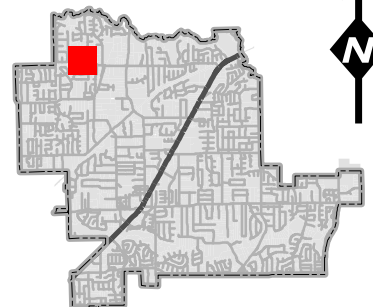


ZC18-013

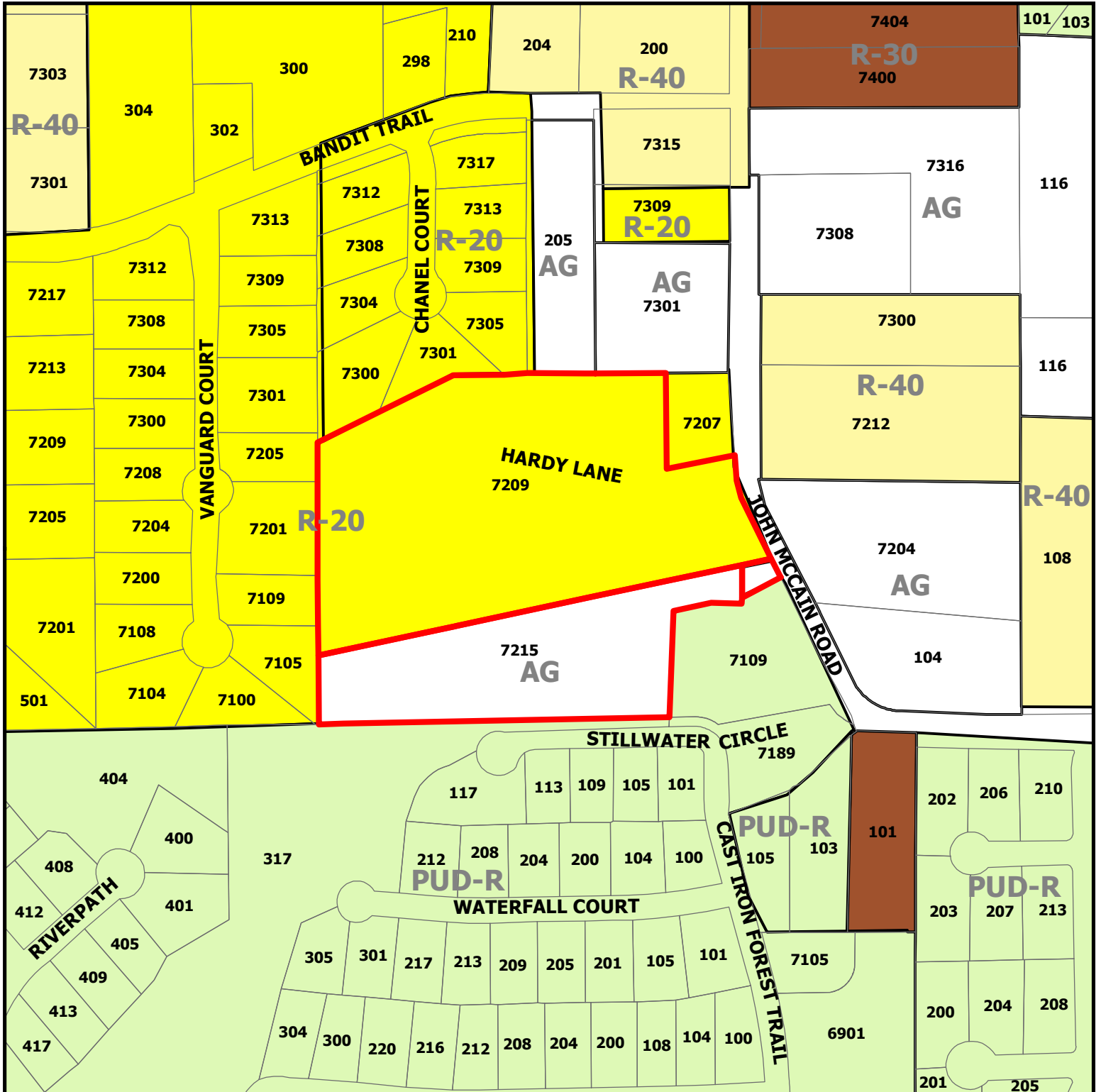
7209 and 7215 John McCain Road

DISCLAIMER:
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 Subject Property



Zoning Map



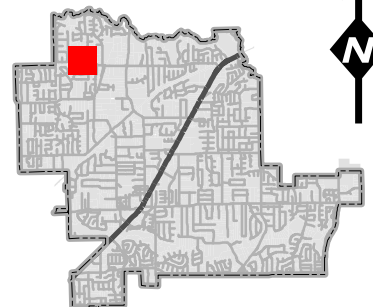
ZC18-013

7209 and 7215 John McCain Road

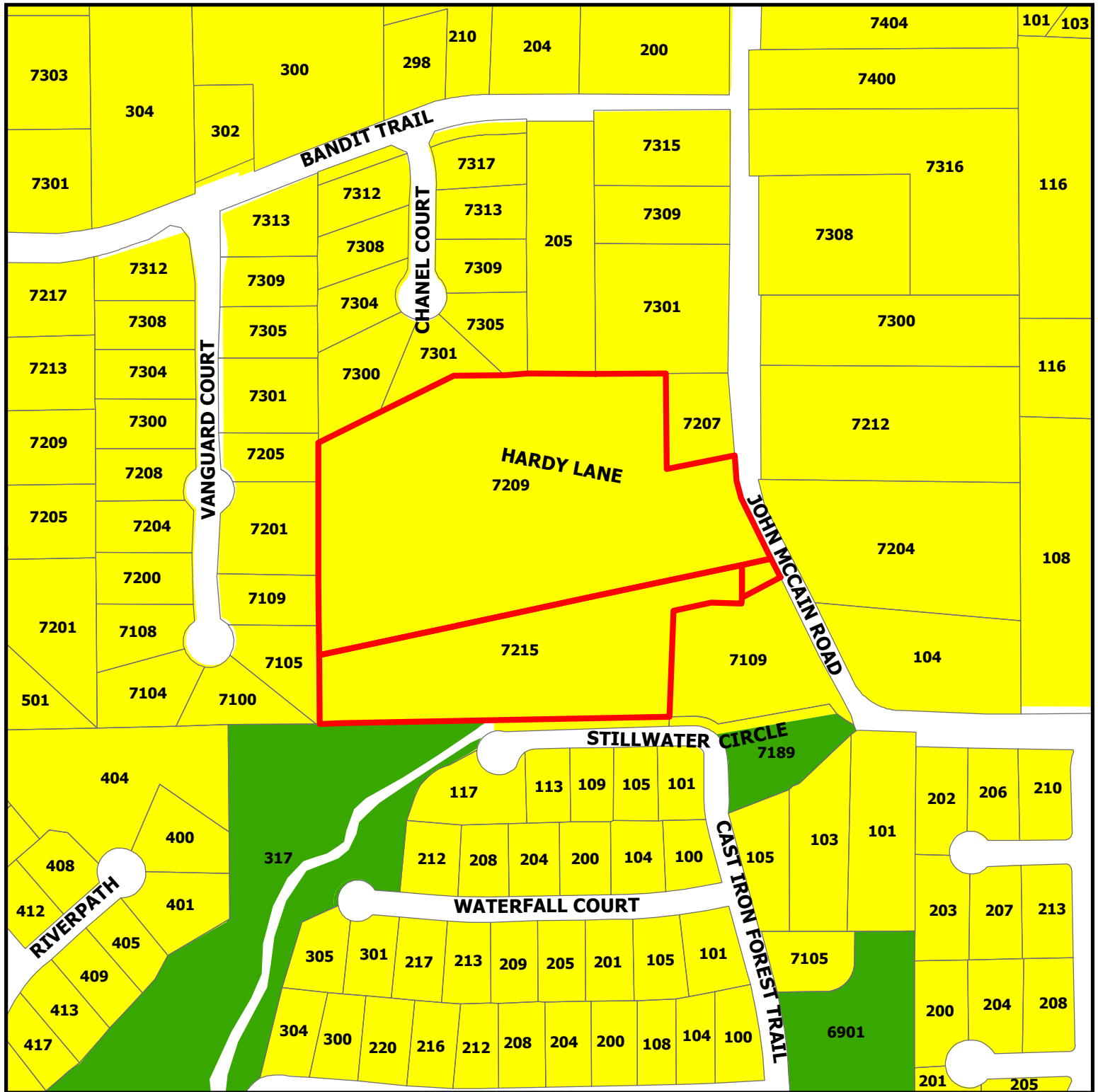


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 Subject Property



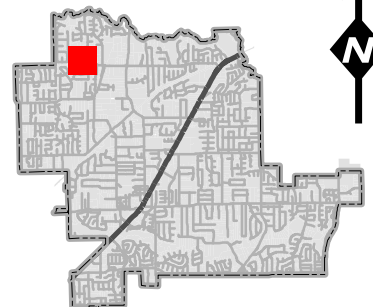
Future Land Use Map



ZC18-013

7209 and 7215 John McCain Road

- Subject Property
- Residential
- Open Space; Parks



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Statement of Planning Objectives

OAK CREEK

7209 and 7215 John McCain Road, Colleyville, Texas

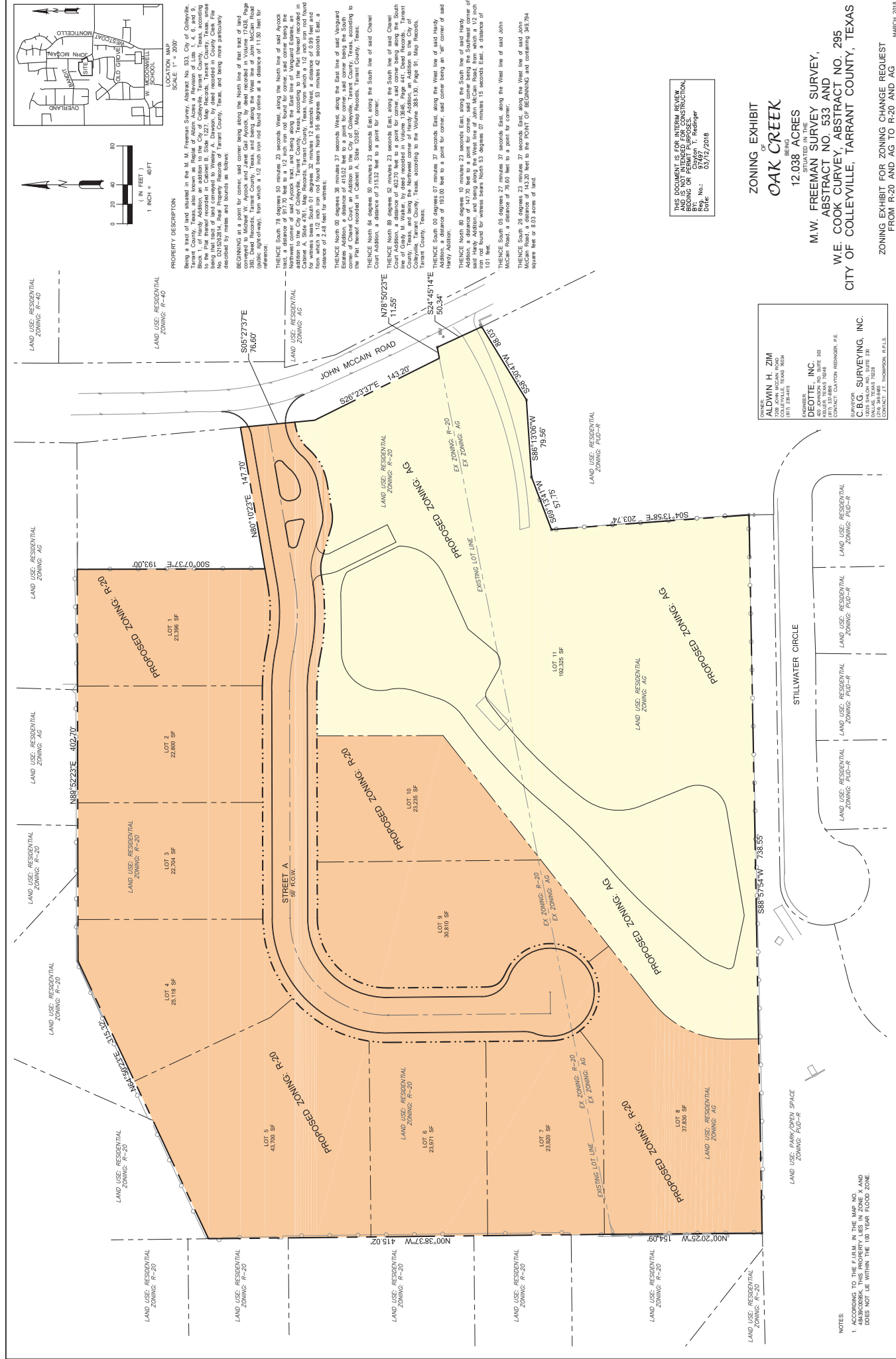
PURPOSE STATEMENT

The purpose of this zoning and platting application is to combine the two properties at 7209 and 7215 John McCain Road into a single development on 12.038 acres by maintaining, but reconfiguring, the existing boundary lines of R-20 and AG zoning to create a new subdivision with a total of 11 residential lots, a density of .914 units per acre.

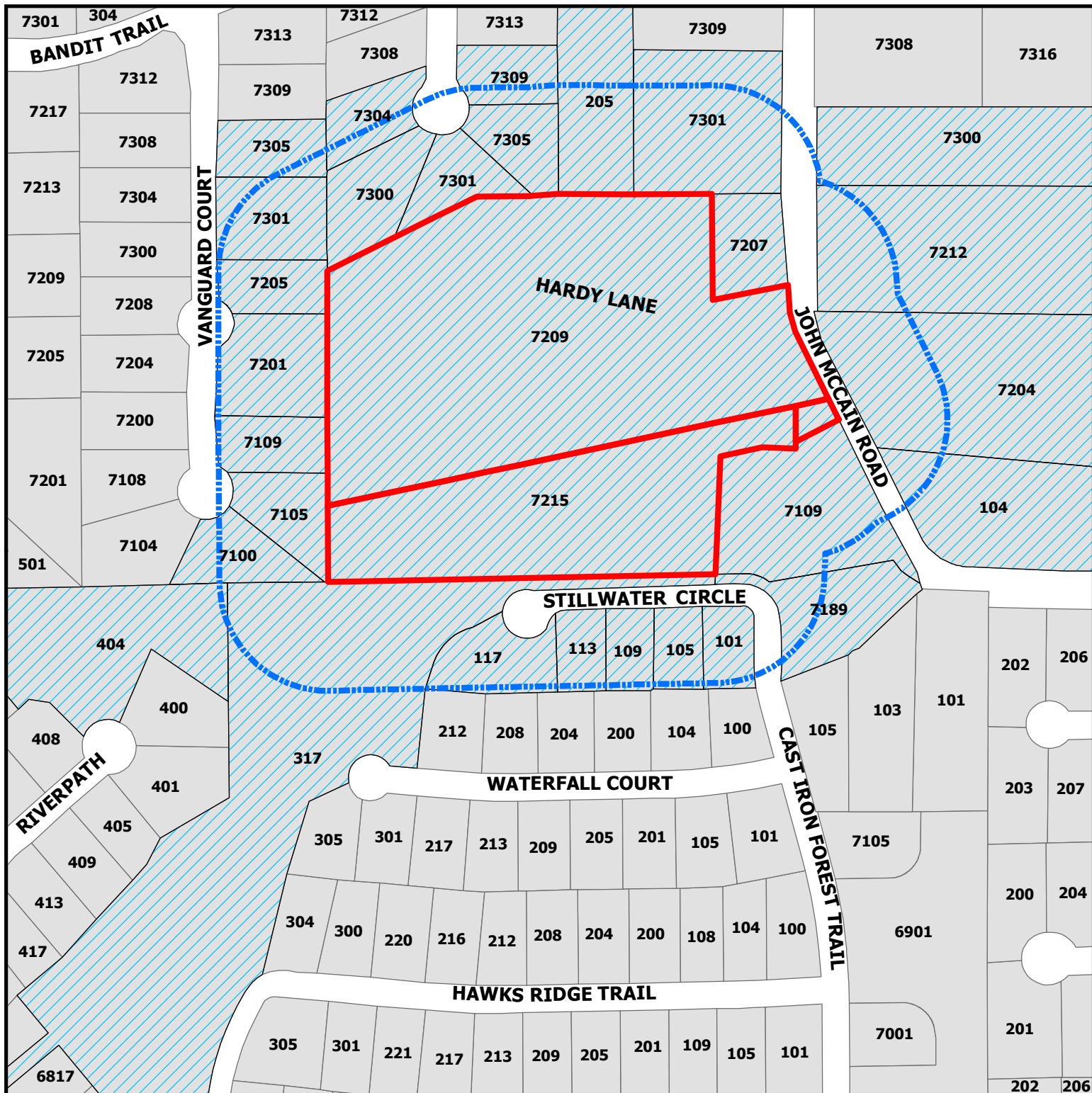
DEED RESTRICTIONS

The Project is being developed as a private, gated community. It is acknowledged that the ongoing maintenance responsibility of the street and gates will belong to the residents. A homeowners association will be formed and covenants, conditions and restrictions written so that all the residents will be members of the association and, with the purchase of property within Oak Creek, the property owners acknowledge the street maintenance responsibility. Membership in the homeowners association will be mandatory.

Zoning Exhibit



Notification Map

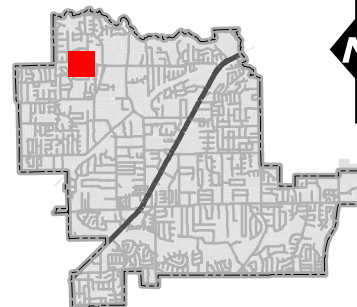


ZC18-013

7209 and 7215 John McCain Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BILLINGS, FLORENCE L	PO BOX 1228	COLLEYVILLE, TX	76034	7301 JOHN MCCAIN RD
COLEMAN, JOSH D	7204 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7204 JOHN MCCAIN RD
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	105 STILLWATER CIR
CONNOLLY, ROBT	7301 CHANEL CT	COLLEYVILLE, TX	76034	7301 CHANEL CT
ALLEN, LEROY	101 STILLWATER CIR	COLLEYVILLE, TX	76034	101 STILLWATER CIR
HUGHES, THOMAS A	7305 VANGUARD CT	COLLEYVILLE, TX	76034	7305 VANGUARD CT
DRAPER, JAMES	7212 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7212 JOHN MCCAIN RD
BYRD, MICHAEL C	113 STILLWATER CIR	COLLEYVILLE, TX	76034	113 STILLWATER CIR
WASSON, BRADLEY D	7100 VANGUARD CT	COLLEYVILLE, TX	76034	7100 VANGUARD CT
PARHAM, LONDON W	205 BANDIT TRL	COLLEYVILLE, TX	76034	205 BANDIT TR
WAGNER, FREDERICK V	7305 CHANEL CT	COLLEYVILLE, TX	76034	7305 CHANEL CT
FOSTER, ROSS	7109 VANGUARD CT	COLLEYVILLE, TX	76034	7109 VANGUARD CT
REDFEARN, GREGORY	7300 CHANEL CT	COLLEYVILLE, TX	76034	7300 CHANEL CT
CROWE, MICHAEL	7309 CHANEL CT	COLLEYVILLE, TX	76034	7309 CHANEL CT
DAWSON, WESLEY	406 PECAN DR	IRVING, TX	75061	7215 JOHN MCCAIN RD
HAVEN HOMES INC	201 ROCHELLE CT	COLLEYVILLE, TX	76034	7207 JOHN MCCAIN RD
LAW, JAMES	109 STILLWATER CIR	COLLEYVILLE, TX	76034	109 STILLWATER CIR
KIMBELL, ISHAM	7201 VANGUARD CT	COLLEYVILLE, TX	76034	7201 VANGUARD CT
DRAPER, JAMES T	7300 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7300 JOHN MCCAIN RD
FROBERG, PAUL K	7301 VANGUARD CT	COLLEYVILLE, TX	76034	7301 VANGUARD CT
TOLL DALLAS TX LLC	250 GIBRALTAR RD	HORSHAM, PA	19044	7189 CAST IRON FOREST TR
BEQUEAITH FAMILY TRUST	7205 VANGUARD CT	COLLEYVILLE, TX	76034	7205 VANGUARD CT
SCHROEDER, ANDY	7304 CHANEL CT	COLLEYVILLE, TX	76034	7304 CHANEL CT
MARGETTS, MARTY	7105 VANGUARD CT	COLLEYVILLE, TX	76034	7105 VANGUARD CT
HIGHTOWER, ROXANNE S	104 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	104 JOHN MCCAIN RD
RIACH, STEVEN E	7109 JOHN MCCAIN RD	COLLEYVILLE, TX	76034	7109 JOHN MCCAIN RD
WHITTIER HEIGHTS HOME OWNERS A	PO BOX 1823	COLLEYVILLE, TX	76034	404 RIVERPATH
DAWSON, WESLEY	406 PECAN DR	IRVING, TX	75061	7215 JOHN MCCAIN RD
ZIM, ALDWIN	PO BOX 1125	BEDFORD, TX	76095	7209 JOHN MCCAIN RD
BLASER, JASON	117 STILLWATER CIR	COLLEYVILLE, TX	76034	117 STILLWATER CIR
OLD GROVE MAINTENENCE ASSN INC	1800 PRESTON PARK BLVD STE 101	PLANO, TX	75093	317 OLD GROVE RD
CHANEL COURT	7300 CHANEL COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
OLD GROVE ADDITION	P.O. BOX 1481	COLLEYVILLE, TX	76034	COURTESY NOTICE
VANGUARD ESTATES ADDITION	7105 VANGUARD COURT	COLLEYVILLE, TX	76034	COURTESY NOTICE
WESTMONT ADDITION	5751 KROGER DRIVE	KELLER, TX	76244	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOOD AVE	GRAPEVINE, TX	76051	STATE REQUIRED
DAWSON, WESLEY	7215 JOHN MCCAIN ROAD	COLLEYVILLE, TX	76034	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-013
Applicant: Wesley Dawson
Owner: Wesley Dawson
Location: 7209 & 7215 John McCain Road
Property Description: Lot 1, Block 1, of the Allzim Acres Addition, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey
Present Zoning: AG Agricultural and R-20 Single Family Residential zoning districts
Request: Consideration of a zoning change from the AG Agricultural and R-20 Single Family Residential zoning districts to the AG Agricultural and R-20 Single Family Residential zoning districts. The purpose is to allow for a swap of AG and R-20 areas for the development of an 11 lot subdivision. A total of 10 lots are proposed with the R-20 zoning with 1 large AG lot.

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

Planning and Zoning Commission Meeting: Monday, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com

Letter of Opposition

Fred Wagner

7305 Chanel Court
Colleyville, Texas 76034
214-679-7291

May 7, 2018

Community Development Department
City of Colleyville
Planning and Zoning Commission
100 Main Street
Colleyville, Texas 76034

RE: Protest of Case ZC18-013

Dear Commissioners:

Whereas I plan to attend the P&Z meeting scheduled for May 14th, please accept this as my formal and written protest of the zoning changes as proposed in the above referenced case. Please note that our property falls within the 200 foot radius as outlined in the "Notice of Public Hearing" letter we received on 30 April 2018.

In reviewing the documents provided us regarding this matter, I believe the plan as proposed would have a significant impact on the value of our property and would substantially alter the level of privacy that we and others similarly impacted currently enjoy. Specifically, I offer the following comments/objections:

1. When our property was developed, neighboring property owners requested a 30-foot tree preservation easement in addition to the required easements and setbacks. This same easement should be incorporated into the new zoning request by the developer.
2. As presented by the developer, our property and others in Chanel Court and Vanguard Court will be back to back with new homes with insufficient space between the properties to adequately ensure a level of privacy for all.
 - Visual Privacy

Most homes built are likely to be 2-Level, thereby creating a lack of visual privacy for all. Even with 8' high privacy fences (which are not desirable from an aesthetic standpoint), it will completely destroy the current solitude that we and others have invested in and created over many years.

Letter of Opposition

- Noise Abatement Issues

Besides the loss of visual privacy, those of us with homes that border the property in question will be faced with a substantial increase in noise levels, once again impacting our privacy and solitude. Air conditioning units, pool equipment, yard maintenance activities, increased vehicle traffic and general increases in ambient noise will be an impact...not to mention the noise levels that can be expected over 1-2 years of construction activities.

- Wildlife Habitat Area

There is a large wildlife presence in our area to include, foxes, raccoons, geese, ducks, hawks, possum, squirrels, rabbits, etc. Development of the referenced property without providing an easement will have a detrimental effect on the natural habitat that exists today.

In my opinion, some, if not all, of these problems could be solved or substantially mitigated if the developer, Mr. Dawson, was to make some effort to meet with those of us who are most directly affected by the zoning change and perhaps then, a mutually acceptable resolution could be achieved.

Although our home and others within Chanel Court will be directly affected by the current plan, to my knowledge, Mr. Dawson has not made any attempt to contact any property of the property owners within Chanel Court.

In summary, I recognize the need for Colleyville to grow and to be responsive to all parties. I also appreciate the difficult task that you face in attempting to balance all sides of a situation. Still, I believe that there needs to be more consideration given to the impact that this change will have on long standing members and taxpayers of the Colleyville community.

I respectfully request that you reject the zoning request as it is currently presented and encourage Mr. Dawson to revise his proposal by incorporating a more favorable plan that addresses our primary concerns.

Sincerely



Fred Wagner

Copy: Chanel Court Homeowners Association.

Letter of Opposition

Araceli Botello

Subject: FW: CZ18-013 protest

-----Original Message-----

From: landon parham

Sent: Wednesday, May 9, 2018 3:17 PM

To: Felix Landry

Subject: CZ18-013 protest

Hello, Landon Parham her of 205 Bandit Trl. Colleyville. Please count this email as my protest in regards to CZ18-013. I second the letter sent to you by Fred Wagner of Chanel Ct.

Please forgive my simple email, but I am traveling an limited to typing on an iPhone.

I plan on attending the May 14th meeting to represent our interests.

Please let me know if there is anything further I must do to count towards the 20% of property owners within 200' of proposed development.

Sincerely,

Landon Parham,
205 Bandit Trl.
817-734-5954

Sent from my iPhone



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3j	Agenda Date 05/14/2018	Number
Type Regular Agenda Items		
Department Community Development		

Title

Consideration of a Preliminary Plat for the Oak Creek Addition, located at 7209 & 7215 John McCain Road, Case PC18-005

Explanation

Wesley Dawson, the applicant, has submitted a request for a Preliminary Plat for Oak Creek Addition, being Lot 1, Block 1, of the Allzim Acres, and Tracts 2A7B, 2A8C, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, and Tract 4D02, Abstract 295, in the William E. Crooks Survey, being approximately 12.038 acres, and zoned R-20 Single Family Residential and AG Agricultural. The purpose is to subdivide the three properties into 10 Single Family Residential lots and one large agricultural lot.

Existing Conditions/Background: The subject property currently has a mix of R-20 Single Family Residential minimum 20,000 square foot lots and AG Agricultural zoning. John McCain Road currently provides the only frontage to the property. The property has some flood plain stretching from southwest to northeast. The preliminary plat for consideration proposes to divide the R-20 area into 10 lots while maintaining a large single lot within the AG zoning.

Lot Dimensions and Setbacks:

Per the Land Development Code Section 3.24.G, Schedule of District Regulations, the R-20 zoning regulations require the following standards:

- Minimum Lot Area: 20,000 square feet
- Minimum Lot Width: 100 feet
- Minimum Lot Depth: 125 feet
- Minimum Front Yard Setback: 30 feet
- Minimum Side Yard Setbacks: 10 feet
- Minimum Rear Yard Setback: 25 feet

And the AG zoning regulations require the following standards:

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

As submitted, the proposed plat meets all of the requirements of the R-20 and AG zoning in the Land Development Code.

Surrounding Development: All of the surrounding property has developed with single-family residences using a variety of zoning classifications including: R-20, PUD-R, R-30, R-40, and AG.

Analysis: The property previously had a plat which created 9 lots in the existing R-20 area. It was subsequently platted into a single lot. The applicant proposes to adjust the zoning (ZC18-013) and re-subdivide the property and reconfigure the lots to better accommodate the drainage in the area. The new configuration would move many of the R-20 lots further away from John McCain Road to the back of the cul-de-sac and shift more of the larger AG lot towards John McCain Road. The proposed plat increases the number of R-20 lots from 9 to 10 while also increasing the amount of AG zoned property.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 200 feet of the subject property on Friday, April 27, 2018. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code on Saturday, April 28, 2018. To date, no formal correspondence has been received for this item.

Staff Recommendation: The proposed Preliminary Plat will meet the requirements of the Land Development Code if the zoning is approved. Staff recommends approval.

Recommendation

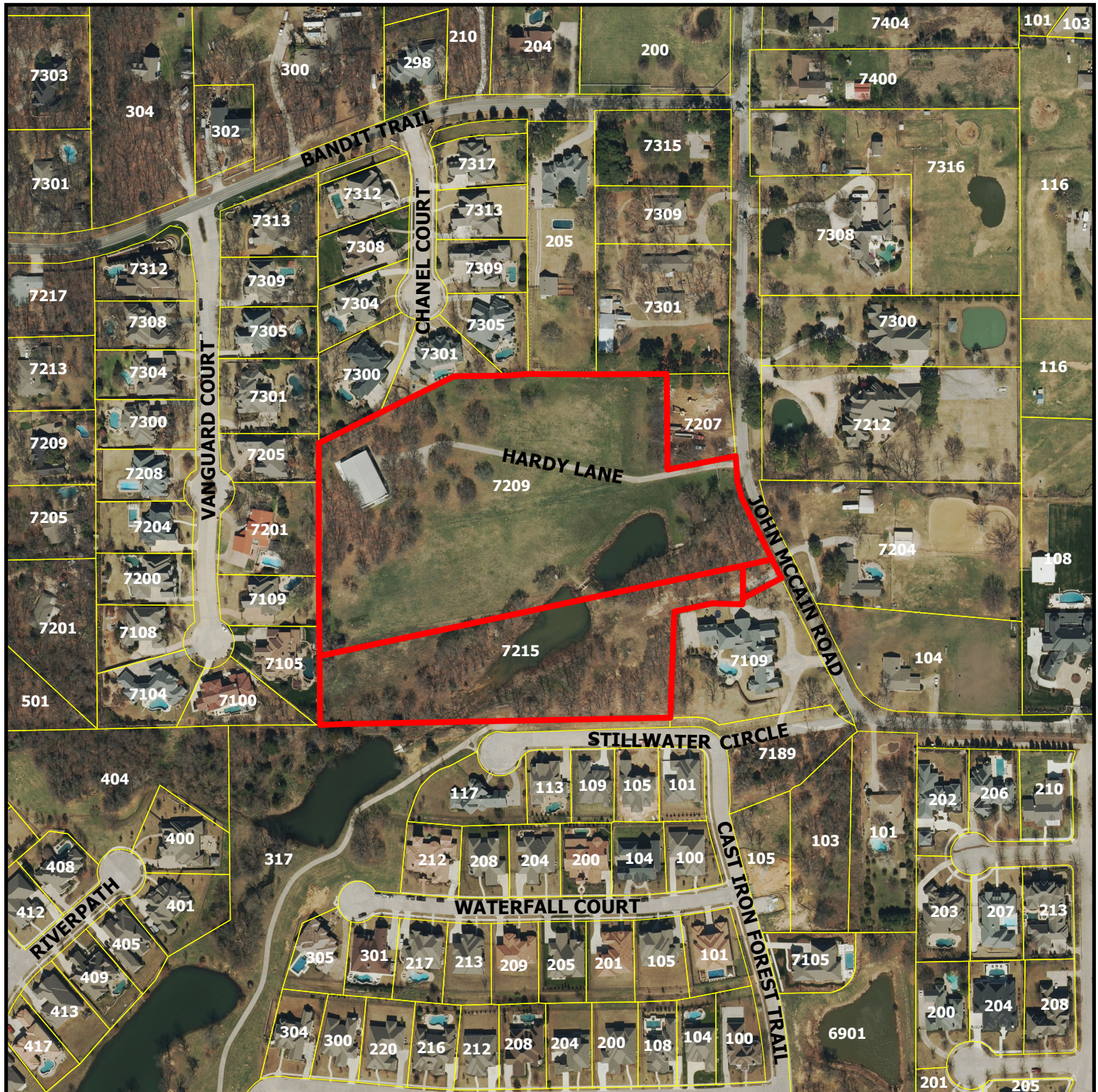
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Plat Exhibit
5. Tree Survey
6. Drainage Plan
7. Utility Plan

Aerial Map



PC18-005

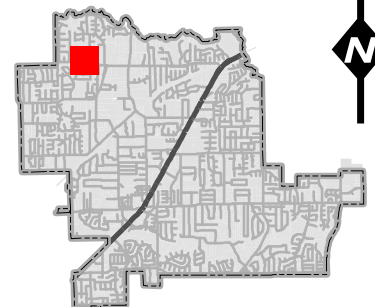
7209 and 7215 John McCain Road

DISCLAIMER:

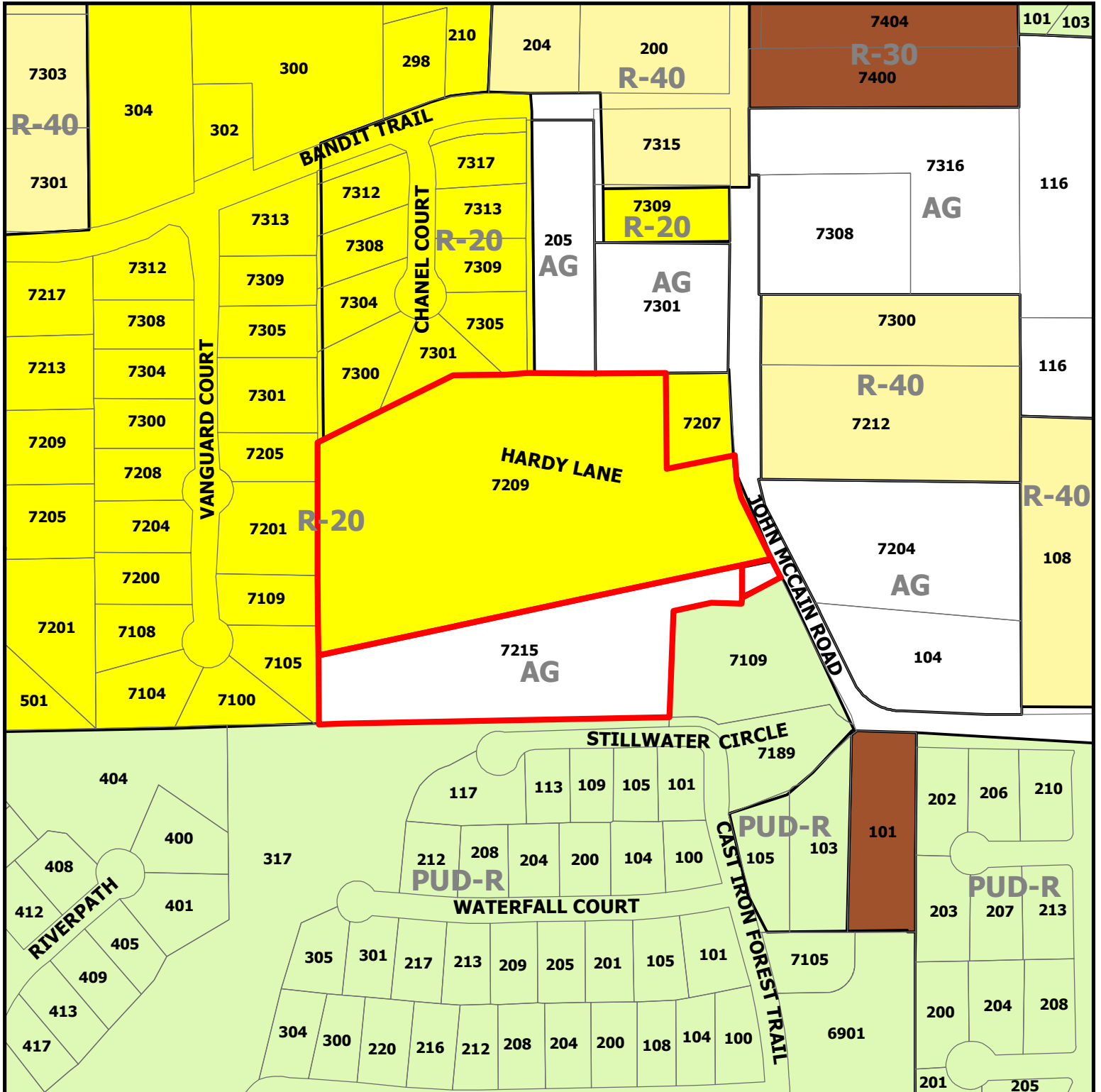
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Subject Property



Zoning Map



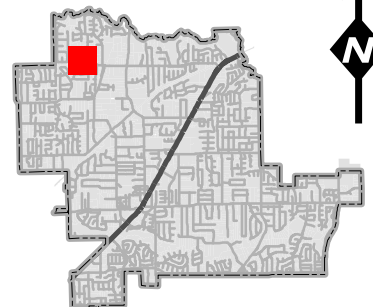
PC18-005

7209 and 7215 John McCain Road

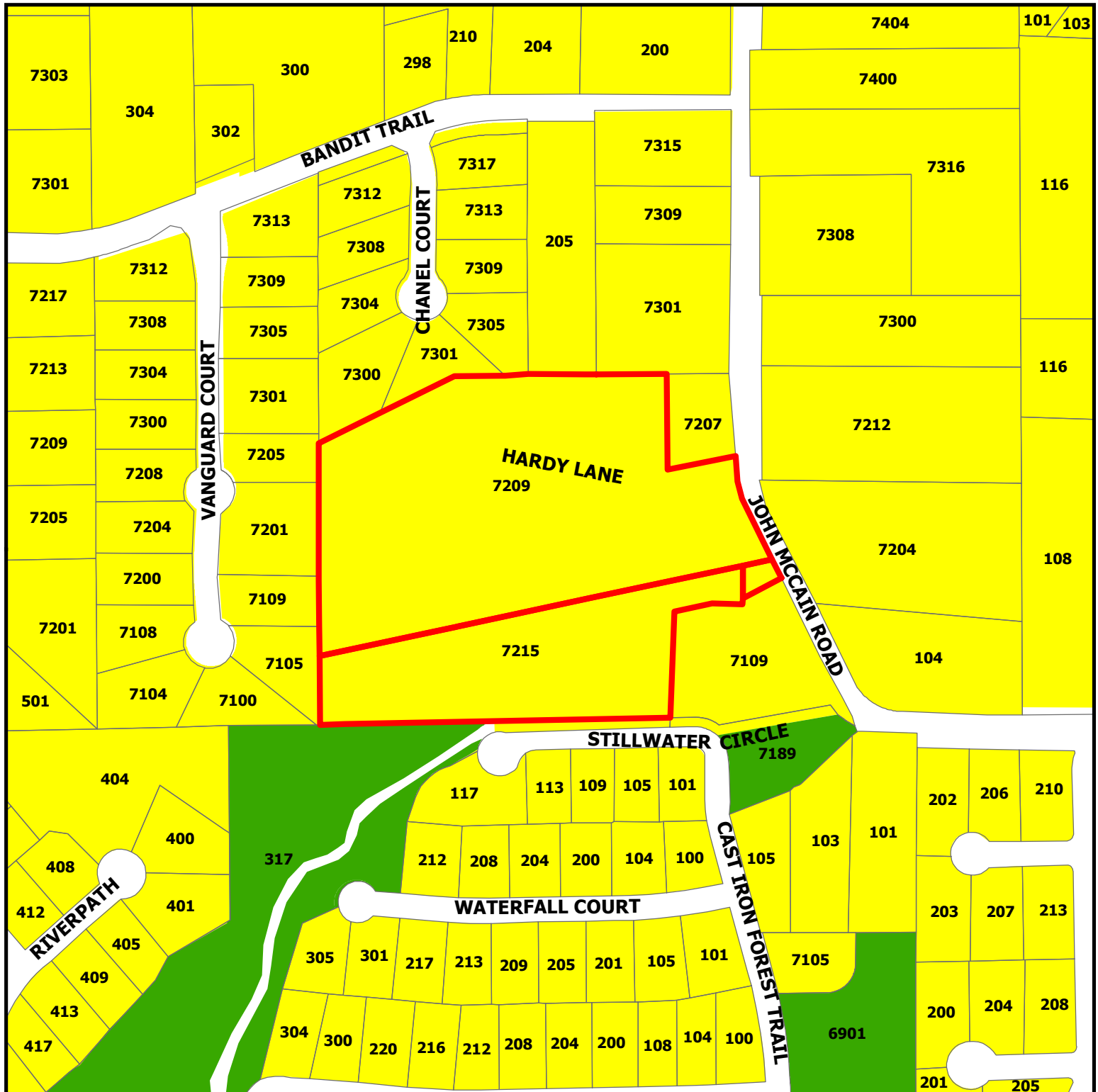


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 Subject Property



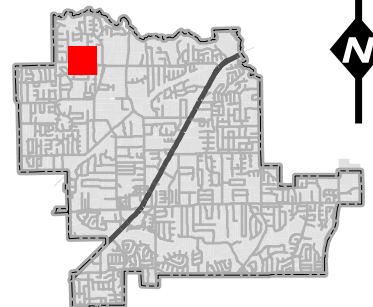
Future Land Use Map



PC18-005

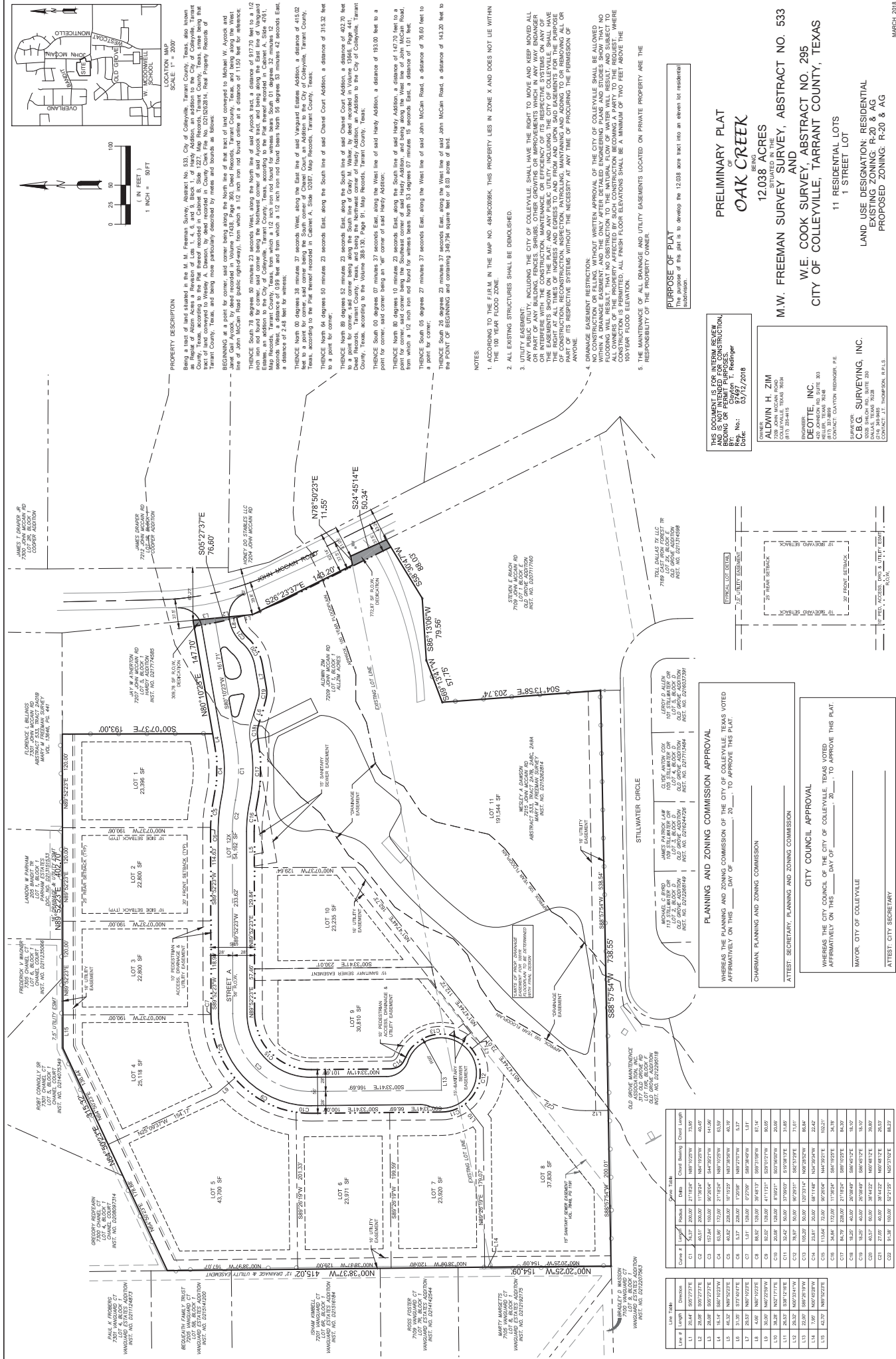
7209 and 7215 John McCain Road

- Subject Property
- Residential
- Open Space; Parks



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Plat Exhibit



DOI No. 201810100

Printed by
ClaytonRedinger
for 02 2018 - 11:30am

Printed by

10.

NO. 5
ON :
CO

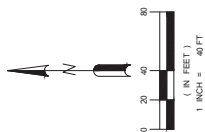
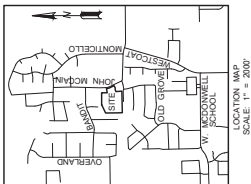
PERMIT INTENDED FOR CONSTRUCTION.
CLAYTON T. REDINGER
97497
4/02/2018

A1
O
EV = T80

A2
O
EV = T80

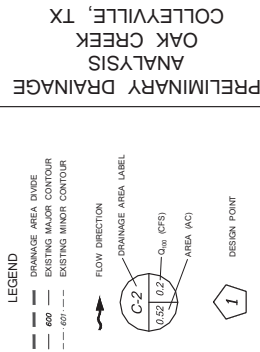
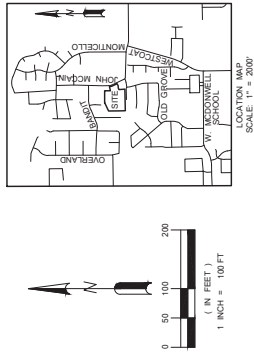
TREE SURVEY
 OAK CREEK
 COLLEVILLE, TX

DEOTTE, INC.  CIVIL ENGINEERING | TEL: 817.437.4242
4201 Johnson Road, Suite 301 | Dallas, Texas 75244
FAX: 817.437.4099 | Email: info@deotte.com



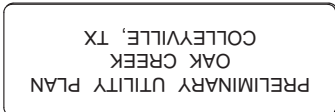
DESIGN POINT	AREA DESIGNATION	AREA [ACRES]	MIN/OFF COEFF. (POST/PRERUN)	TIME OF CONC. (MIN)	NATIONAL WATER RUNOFF CALCULATIONS										Q10 [CFS]	Q2 [CFS]	Q5 [CFS]	Q1 [CFS]	Q10 [MGD]	Q2 [MGD]	Q5 [MGD]	Q1 [MGD]
					Q2 [CFS]	Q5 [CFS]	Q10 [CFS]	Q1 [CFS]	Q2 [MGD]	Q5 [MGD]	Q10 [MGD]	Q1 [MGD]	Q2 [CFS]	Q5 [CFS]								
-	OS-1	11.1	0.00	15	7	4.86	9	5.53	12	6.46	7	11	6.46	8	16	10	15	23	35			
-	A-1	11.1	0.00	15	7	4.86	9	5.53	12	6.46	7	11	6.46	8	16	10	15	23	35			
-	A-2	4.9	0.375	15	3	3.90	4	4.86	5	14	5.53	10	16	6.46	12	19	2.68	15	23			
-	A-3	3.4	0.3	15	3	3.90	4	4.86	5	10	5.53	6	11	6.46	7	13	7.98	8	16			
-	A-4	3.2	0.4	15	3	3.90	5	7	4.86	6	5.53	7	11	6.46	8	12	7.98	10	15			
1	See hydrograph	4.9	0.375	15	3	3.90	7	11	4.86	9	14	5.53	10	16	6.46	12	19	2.68	15			
2		4.9	0.375	15	3	3.90	7	11	4.86	9	14	5.53	10	16	6.46	12	19	2.68	15			
3		3.2	0.4	15	3	3.90	5	7	4.86	6	5.53	7	11	6.46	8	12	7.98	10	15			

National area A-1 is 20% developed, A-2 is 25% A-3 is 50% A-4 is 30%



WEST WHITE CHAPLAIN CREEK FROM F114 - TSON (HAUET) STUDY D-1 PEAR DISCHARGE (CFS)				
	4%	2%	1%	0.25%
EXISTING	396.2	527.6	638.1	1007.2
POST-PROJECT	392.8	526.8	637.9	1003.4
DELTA	-3.4	-0.8	-0.2	-3.8

HAUET ASSOCIATES, INC. HAS BEEN MODEL DATA OBTAINED THROUGH CITY OF COLLEVILLE. EXISTING CONDITION CALCULATED CITY OF COLLEVILLE EXISTING AND PERMANENT WATER POST-PROJECT CONDITION CALCULATED ACCORDING TO ORIGINAL TSON PARAMETERS. FINAL DRAINAGE CONSTRUCTION MAY VARY SIGHTLY DURING FINAL CONSTRUCTION PROJECT DESIGN.

[illegible]

- NOTES:
1. FINAL CALCULATIONS TO BE PROVIDED WITH FINAL ENGINEERING PLANS.
 2. FINAL ENGINEERING REVIEW AND CORROBORATION MAY RESULT IN SOME MINOR ADJUSTMENTS TO THIS PLAN.
 3. ALL CONSTRUCTION SHALL COMPLY WITH NCTCO'S SPECIFICATIONS (LATEST EDITION) AS AMENDED BY THE CITY OF COLLETSVILLE.
 4. THE PLAN IS BASED AT ALL WETLINE INTERSECTIONS AND SUFFICIENT TO PROPERLY ISOLATE HYDRANTS.
 5. WATER LINES SHALL BE 8" AWWA-C900 WATER PIPE OF APPROVED EQUAL OR BETTER.
 6. HYDRANTS AT CROSSINGS SHOULD ALIGN WITH CORNER PROPERTY LINES.
 7. ALL WATER LINES STUDIES MUST HAVE A MINIMUM OF PIPE PAST THE VALVE.
 8. MINIMUM SIZE FOR SANITARY SEWER IS 8".
 9. ALL SANITARY SEWER SHALL CONNECT TO PUBLIC SEWER SYSTEM SERVING TO CITY STANDARDS.

BENCHMARKS:

SBI
BIO
CITY = TED

CITY
BIO
TED
CITY + TED

△ △ △

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Date: 4/02/2018

DOI No. 201810100
3



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 3k	Agenda Date 05/14/2018	Number
Type Public Hearing Agenda Items		
Department Community Development		

Title

Consideration of a zoning change from the AG Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district on Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, located at 6900 Pool Road, Case ZC18-014

Explanation

Eddie Rodriguez, the applicant, has submitted a request for a zoning change for Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey, being approximately 1.941 acres, and zoned AG Agricultural. The purpose is to rezone from AG to RE Single Family "Estate" Residential district in order for demolition of the current home to allow for the construction of a new single-family residential home.

Existing Conditions/Background: The subject property, 6900 Pool Road, resides on the west side of Pool Road just north of Twelve Oaks Lane. The subject property currently has AG zoning and a single family residence.

Proposed Zoning:

Request – The applicant requests to rezone the property from the AG district to RE zoning district. The subject property covers approximately 1.9 acres. The minimum standards for the RE zoning district are as follows:

- Minimum Lot Size: 80,000 square feet.
- Minimum Lot Width: 200 feet
- Minimum Lot Depth: 300 feet
- Front Building Line: 40 feet
- Side Building Line: 25 feet
- Rear Building Line: 40 feet
- Maximum Lot Coverage: 20 percent

Analysis: The requested RE zoning allows the applicant to plat a single residential lot that already exists. The applicant has proposed the zoning change in order to facilitate redevelopment of the property with a new single family residence. The lot fits safely into the RE classification and fits nicely between the R-20 lots to the south and the large AG lot to the north.

Surrounding Development: Most of the property to the north and east falls inside the City of Grapevine corporate limits. The east side of Pool Road has largely

developed with single-family residential uses, while a large creek has restricted development options to the north. The R-20 zoned properties to the south have developed with single-family residences.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed RE zoning does not conflict with any portion of the comprehensive plan. The proposed RE zoning facilitates the minimum desired residential density of 1.8 units per net acre.

Public Notification: Staff mailed notices to all property owners within 200 feet, Homeowners Associations within 500 feet, and Grapevine Colleyville ISD on Friday, April 27, 2018 regarding this request, per state law. Notice was also published in the *Fort Worth Star-Telegram* on Saturday, April 28, 2018 as required by State law and the Land Development Code. To date staff has not received any responses.

Staff Recommendation: Staff recommends approval for the applicants request based on the following findings:

1. The proposed zoning meets the intent of the residential designation assigned in the Destination Colleyville comprehensive plan.
2. RE zoning is compatible with the zoning districts surrounding the subject property.

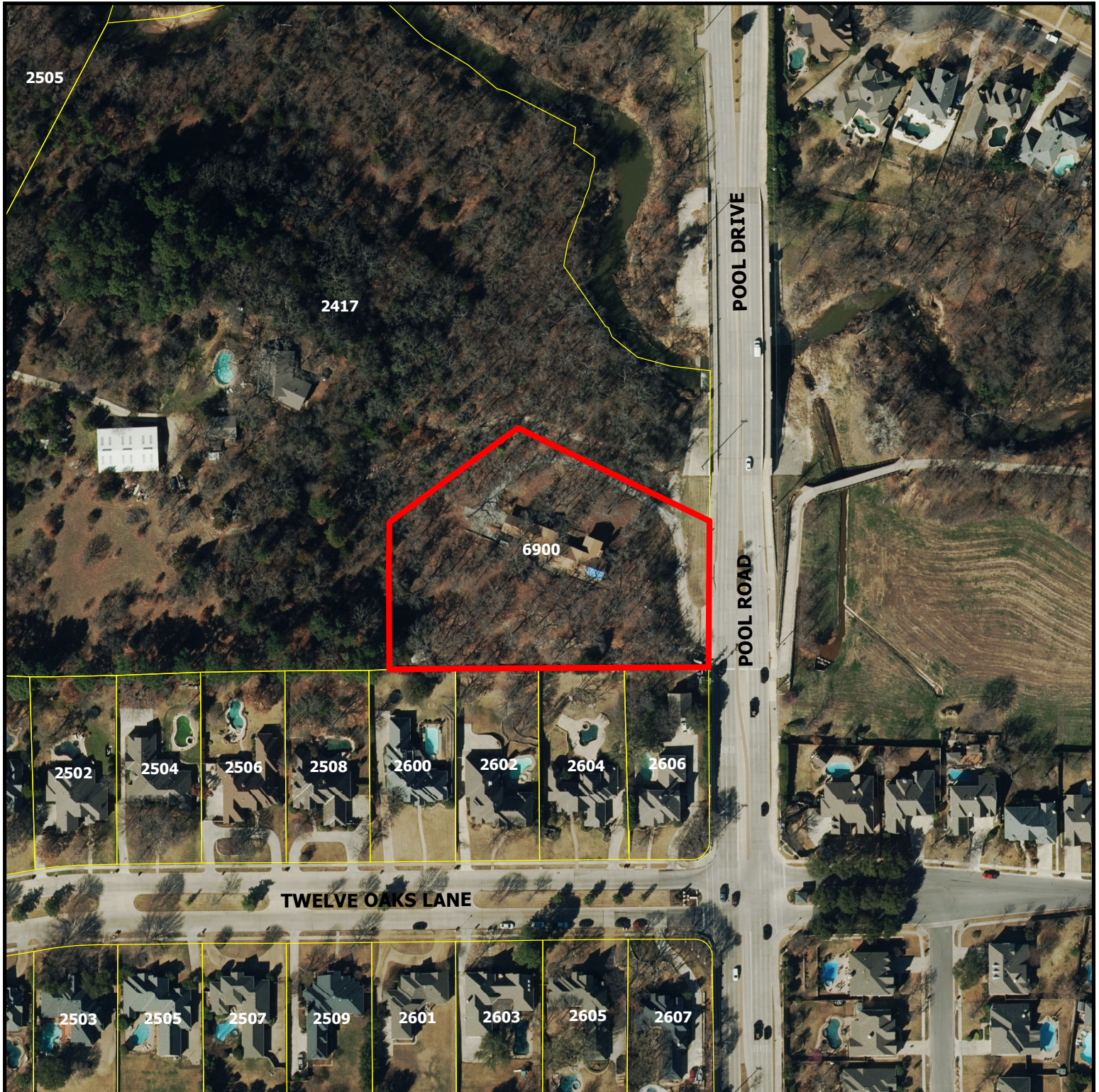
Recommendation

Approve

Attachments

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

Aerial Map



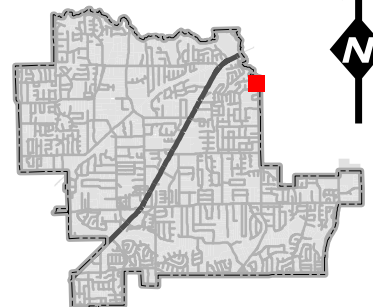
ZC18-014

6900 Pool Road

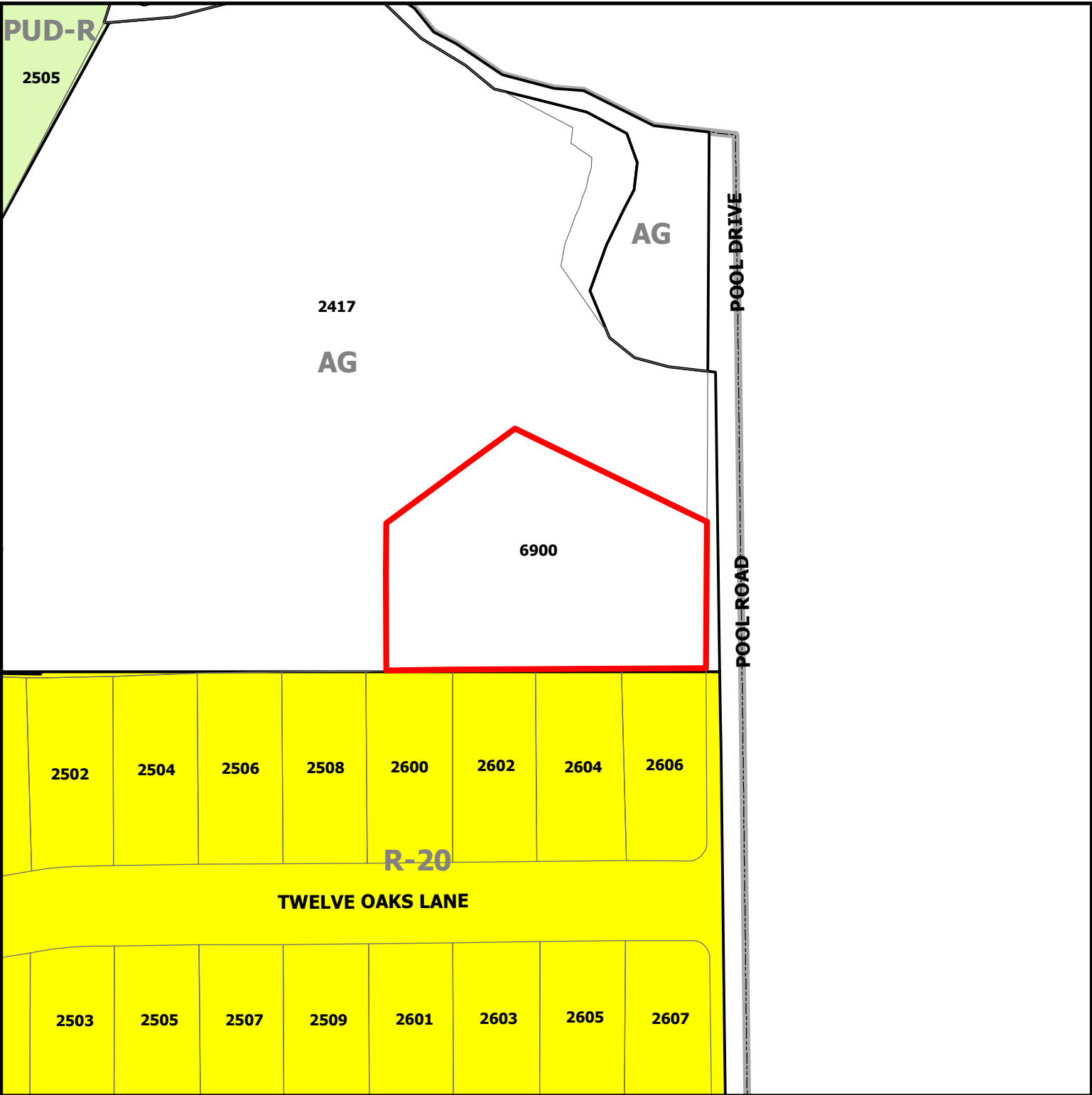
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Subject Property



Zoning Map

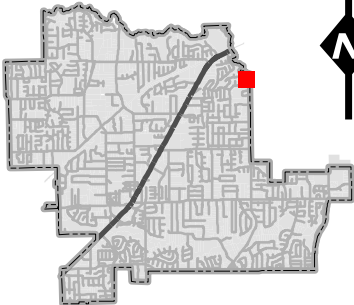


ZC18-014
6900 Pool Road

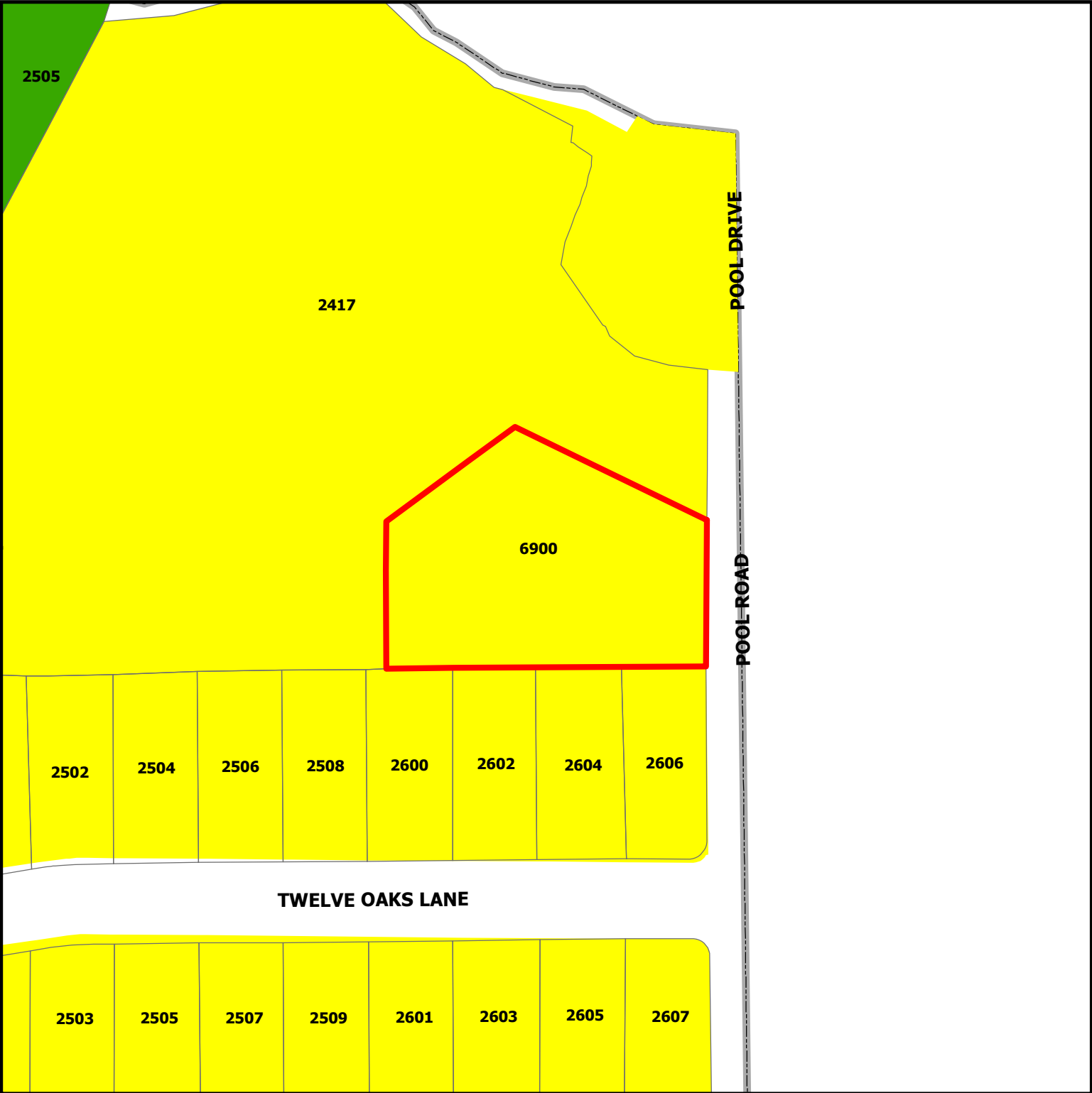
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Subject Property

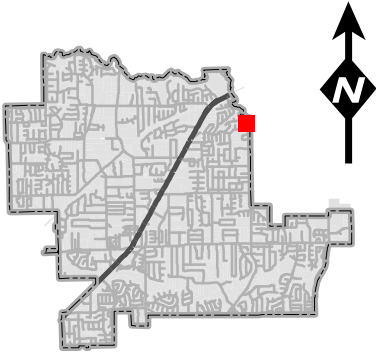


Future Land Use Map



ZC18-014
6900 Pool Road

-  Subject Property
-  Residential
-  Open Space; Parks



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PROPERTY DESCRIPTION:

--

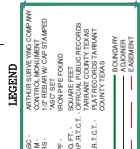
R. Chowning Survey, Abstract No. 294
City of Colleyville, Tarrant County, Texas
Zoning Exhibit for Zoning Change from AG to

AVN: ER. CHECKED: Y.M. DATE: 03/15/2018 JOB NO.: 201801020-2

APPLICANT
EDDIE RODRIGUEZ
20 ELM STREET #200
SEWISVILLE, TX, 75057

WINDROSE
LAND SURVEYING | PLATTING
STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214-219-0000
REGISTRATION NO. 10194331 | WINDROSE.SURVEYS.COM

LAND SURVEYING | FLATTING
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544



Line Data Table		
Line #	Distance	Bearing
L1	16.29'	N70°36'35"W
L2	31.20'	S13°02'19"W
L3	7.91'	N61°48'07"W
L4	25.30'	N42°31'34"W
L5	43.64'	N20°03'43"W
L6	74.62'	S70°38'35"E

Curve Data Table				
Curve #	Arc	Radius	Delta	Chord Bearing
C1	26.18"	12.90'	116°18'53"	S70°02'26"W
				21.91'

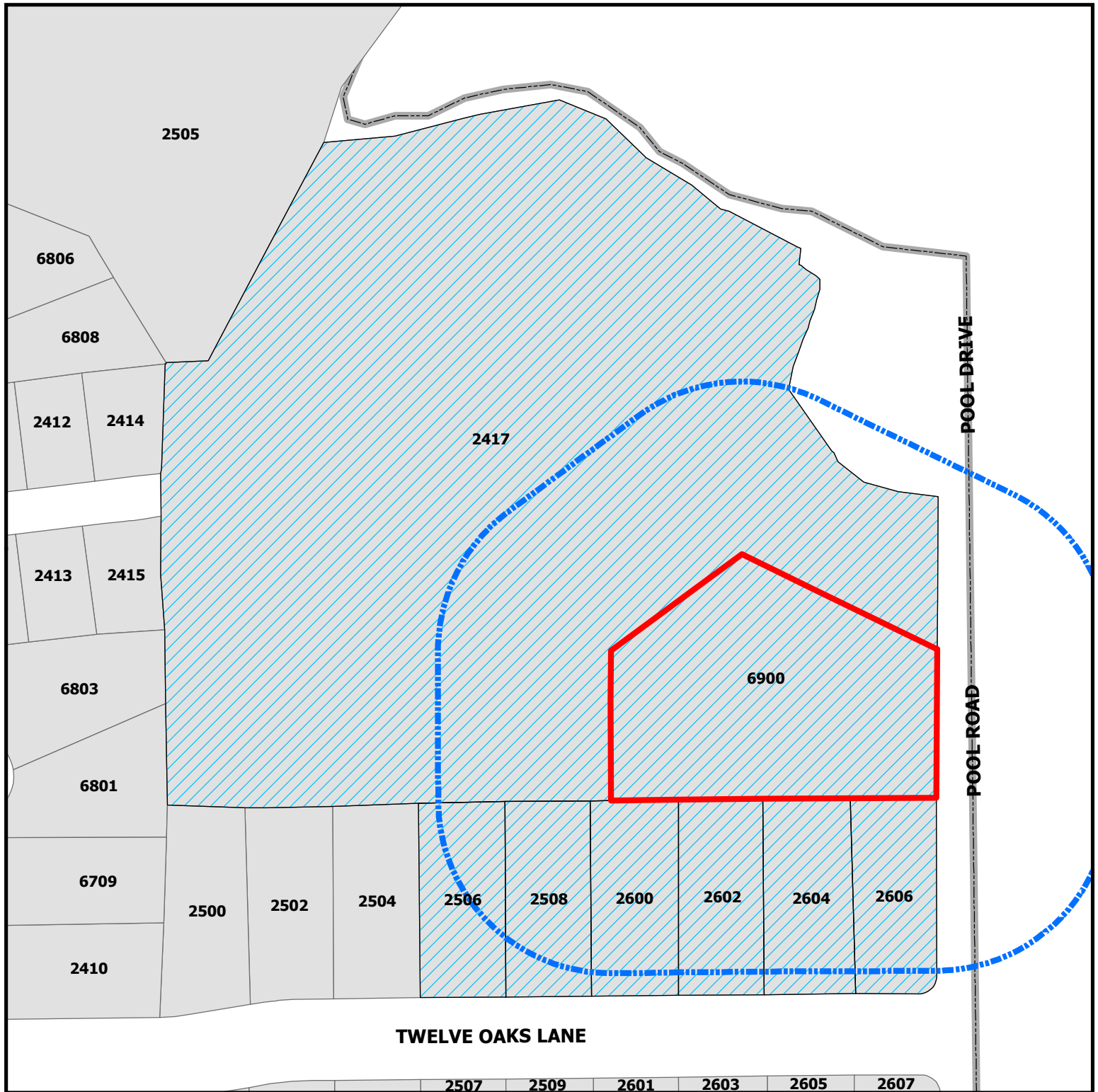
SURVEYOR'S NOTES:

1. Bearings and distances are based on the West line of that tract of land described to The City of Colleyville by Deed recorded in Volume 2488, Page 1781, Deed Records, Tarrant County, Texas. (South 092716° East).
2. The property line within Zone "X" Unshaded and Zone "Y" (Shaded) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 44494-0015 K, dated September 25, 2009, via scaled map location and graphic plotting.
3. Measurements are found unless specifically designated as set.
All improvements are not shown.

NOTE REGARDING UTILITIES:

Utility locations are per observed evidence only.

Notification Map

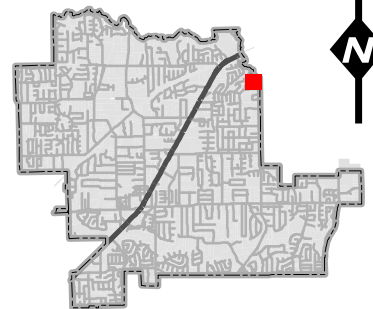


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ZC18-014

6900 Pool Road

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



Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
COWGILL, JARED	2600 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2600 TWELVE OAKS LN
PORTER, WILLIAM G	2506 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2506 TWELVE OAKS LN
LOSEY, HERBERT E	2417 WILKES DR	COLLEYVILLE, TX	76034	2417 WILKES DR
ABSHIRE, RICHARD	2606 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2606 TWELVE OAKS LN
CERO, CASEY O	802 HEATHER WOOD DR	GRAPEVINE, TX	76051	6900 POOL RD
COSAND, JEFFREY W	2604 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2604 TWELVE OAKS LN
NORRIS, MICHAEL	2602 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2602 TWELVE OAKS LN
STAMBAUGH, MARK K	2508 TWELVE OAKS LN	COLLEYVILLE, TX	76034	2508 TWELVE OAKS LN
ROSS DOWNS ESTATES	4113 GATEWAY DRIVE #100	COLLEYVILLE, TX	76034	COURTESY NOTICE
CITY OF GRAPEVINE	200 S. MAIN STREET	GRAPEVINE, TX	76051	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E. WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
RODRIGUEZ, EDDIE	220 ELM STREET #200	LEWISVILLE, TX	75057	APPLICANT

Public hearing notices were mailed on Friday, April 27, 2018 by Araceli Botello



NOTICE OF PUBLIC HEARING

Zoning Case Number: ZC18-014
Applicant: Eddie Rodriguez
Owner: Casey D. Cero
Location: 6900 Pool Road
Property Description: Tracts 1B & 1B1A, Abstract 294, in the Robert Chowning Survey
Present Zoning: AG Agricultural zoning district
Request: Consideration of a zoning change from the AG Agricultural zoning district to the RE Single Family 'Estate' Residential zoning district. The purpose is to rezone to an appropriate zoning district for platting to allow for demolition of the current home and construction of a new single-family residential home.

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

Planning and Zoning Commission Meeting: Monday, May 14, 2018 at 7:00 p.m.
City Council Meetings: Tuesday, June 5, 2018 & Tuesday, June 19, 2018 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

This notice has been sent to all owners of real property within 200 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 500 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

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

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

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

The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas. A brief project description can be found online on the Active Development Case map: <https://www.colleyville.com/zoning.html>. For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Felix Landry
Principal Planner
flandry@colleyville.com