



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, August 27, 2018
7:00 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a zoning change from ML Light Manufacturing district to PUD-C Planned Unit Development - Commercial district on Lot 1, Block 1, of the Chandler Addition, located at 1701 John McCain Road, Case ZC18-025
- 2b** Presentation and discussion of a Special Use Permit for an Accessory Building to encroach into the required rear yard setback on Lot 13R, Block C, of the Heron Pond Addition, located at 5605 Heron Drive East, Case ZC18-026
- 2c** Presentation and discussion of a zoning change from R-20 Single Family Residential district to PUD-R Planned Unit Development - Residential district on a portion of Lot 1, Block 1, of the Allzim Acres Addition, and a portion of Tracts 2A7B, 2ABC, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, located at 7209 & 7215 John McCain Road, Case ZC18-029

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 24, 2018 by 5:00 p.m.

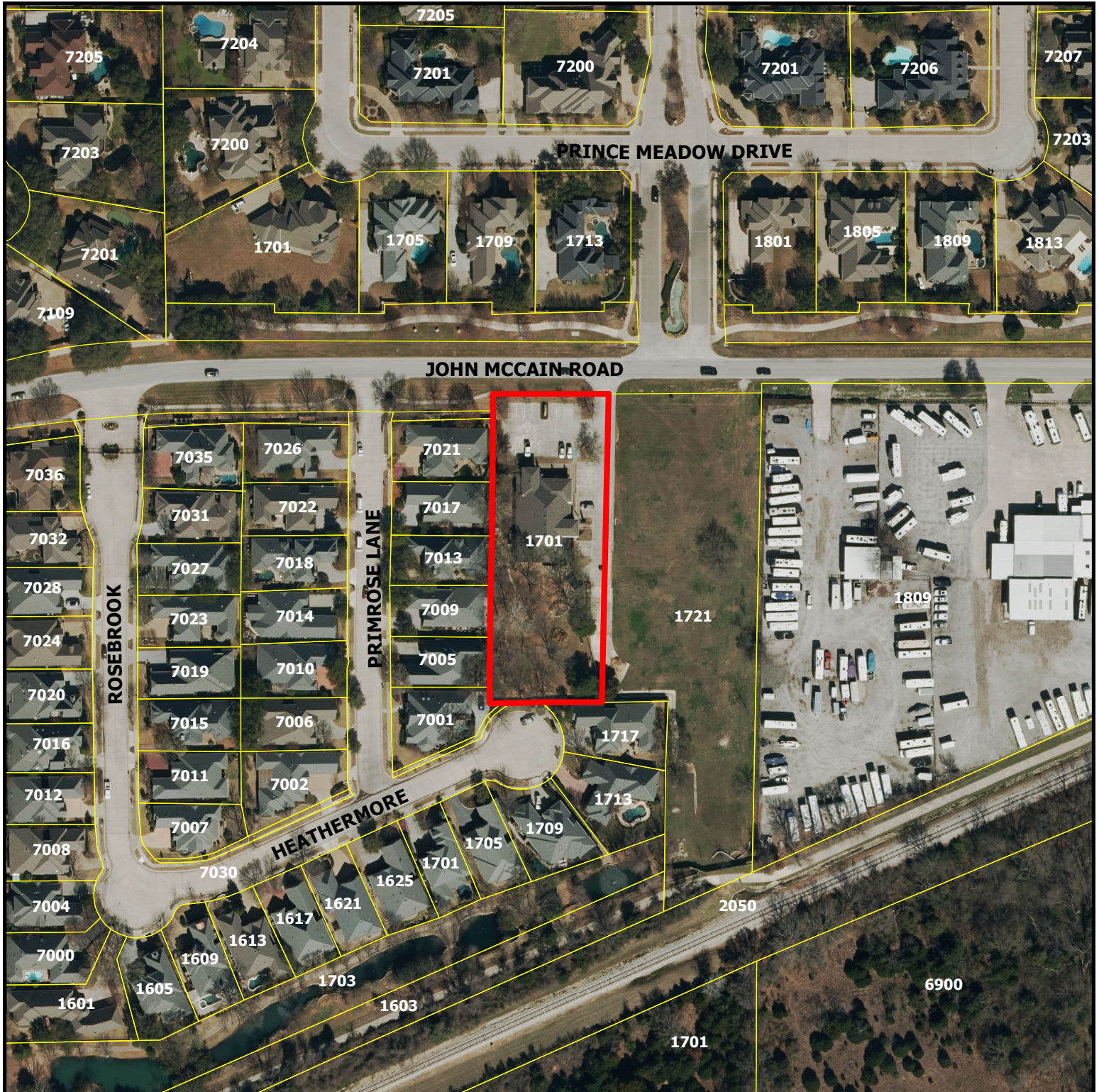
Araceli Botello
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

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

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

Aerial Map

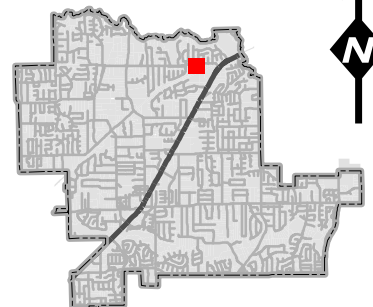


ZC18-025

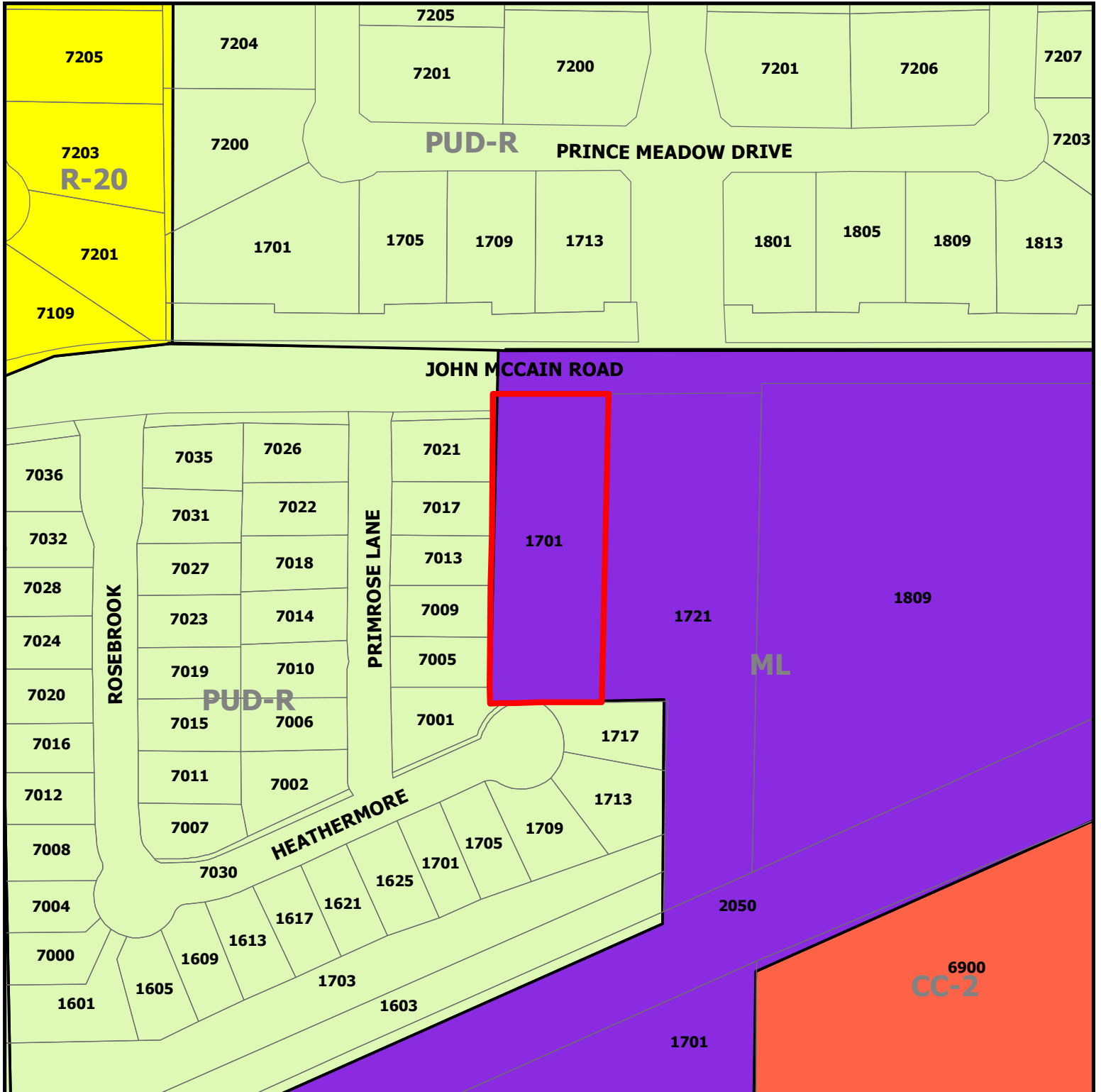
1701 John McCain Road

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 Subject Property



Zoning Map

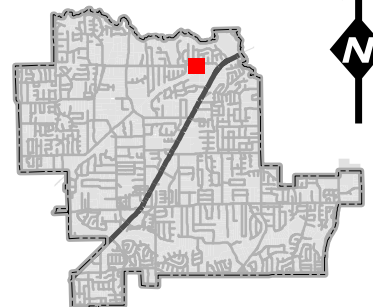


ZC18-025

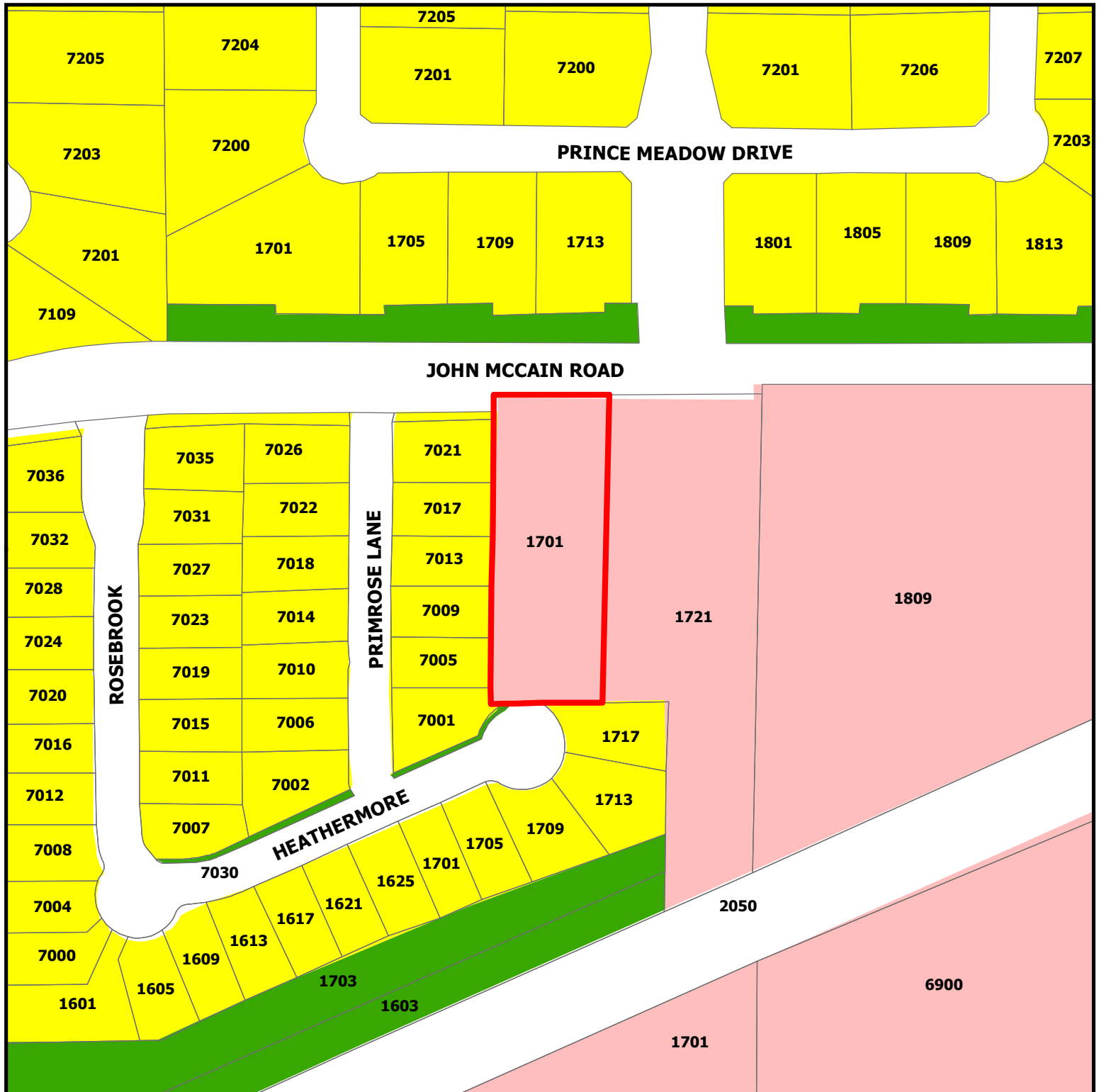
1701 John McCain Road

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 Subject Property



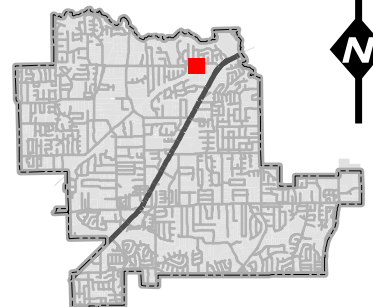
Future Land Use Map



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ZC18-025 1701 John McCain Road

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



Statement of Planning Objectives

COMMUNITY DEVELOPMENT SERVICES APPLICATION

Planned Unit Development (PUD-C) Rezoning Request

Property: 1701 John McCain Road

Zoning Change Request from ML to PUD-C

Applicant / Property Owner:
EVP Realty, LLC
and business entity Enhanced Voice Processing (EVP)
occupies the Property.

Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

Applicant is submitting the request for rezoning to PUD-C to provide greater flexibility for this property that can only be accomplished with a combination zoning districts provided with a PUD. Requested rezoning will eliminate some existing permitted uses within ML that are not as desirable (example: automotive related, pawn shops, etc.) and encourage more efficient and aesthetically desirable uses with combined zoning districts based on the size, location, existing improvements, etc. of the Property. Additionally, there are existing permitted uses in the ML zoning that the Applicant is offering to strike in consideration of the PUD-C approval to include CPO permitted uses for the property.

Due to the design and existing structure of the building, it is highly suited for office and medical related uses included in CPO zoning category and not permitted in ML. The property is adjacent to existing residential. The PUD-C zoning modification would create a transitional zoning from Residential to PUD-C (which would include CPO permitted uses and modified ML permitted uses for transitional purposes) and then ML zoning to the east.

This property additionally has an abundance of trees/landscaping and green open space and the likely highest and best use would be an office or medical related use. Consequently, Applicant is requesting modification to zoning to accommodate those revised permitted uses.

Applicant is not requesting change to the General Development Standards set forth in the Land Development Code.

DEVELOPMENT SCHEDULE

Existing improvements – commercial building. No subsequent stages or phases are expected to begin at this time.

PROPOSED OWNERSHIP

No change in ownership. Current Ownership is EVP Realty, LLC. (real estate holding company). Occupied by Enhance Voice Processing (EVP).

Statement of Planning Objectives

UTILITY PROVISIONS

Existing improvements – no modifications to the existing public utilities are required.

ECONOMIC DEVELOPMENT INFORMATION

No increased economic impact anticipated at this time. Existing use is primarily office/showroom.

TRAFFIC IMPACT ANALYSIS

Not required. Existing development does not generate significant trips per day and no proposed uses with PUD-C permitted uses would generated the required 1,000+ vehicle trips per day, as determined by the Director of Public Services for this 1 acre parcel with an existing 5,100 sf commercial building.

Statement of Planning Objectives

ZONING EXHIBIT:

Applicant and Owner of Record Information

APPLICANT / OWNER OF RECORD:

EVP Realty, LLC
Peggy Finley

Ownership Address:
1701 John McCain Road
Colleyville, Texas 76034

Notice Address:
806 Caroline Lane
Southlake, Texas 76092

Schedule of Proposed Uses

PUD - Rezoning Application							
Property Address:	1701 John McCain Road, Colleyville						
PUD-C / Requested Permitted Uses							
CPO All standard Uses plus Modified ML Uses							
Table 3.24.B - - Schedule of Permitted Principal Uses							
Land Use Classification	Non-Residential Districts						Proposed
	CPO	CN	CC1	CC2	CC3	ML	PUD-C
ACCESSORY USES							
Servants or Caretakers Qtrs.						S	S
UTILITY USES							
Elect. Substations	S	S	S	S	S	S	S
Pub Utl Supply/Storage Yards	S	S	S	S	S	S	S
Solid Waste Disposal Sites						S	S
Telecommunications Towers	S	S	S	S	S	S	S
Water Pumping Station	S	S	S	S	S	S	S
Wind Driven Generators	S	S	S	S	S	S	S
Public and Institutional Uses							
College or Universities	S	S	S	S	S	S	S
Community Ctr/Rec. Centers	P	P	P	P	P	P	P
Govt. Bldg, Offices/Facilities	P	P	P	P	P	P	P
Fire, Police Stations	P	P	P	P	P	P	P
Golf Course-Public Owned	P	P	P	P	P	P	P
Govt. Maintenance Facilities	P	P	P	P	P	P	P
Libraries	P	P	P	P	P	P	P
Museums	P	P	P	P	P	P	P
Post Office	P	P	P	P	P	P	P
Parks and Open Space Areas	P	P	P	P	P	P	P
Public Maint./Storage Bldgs.	S	S	S	S	S	S	S
Private School Elementary-Secondary	S	S	S	S	S	S	S
Private School -High School	S	S	S	S	S	S	S

Schedule of Proposed Uses

Table 3.24.B - - Schedule of Permitted Principal Uses							
Land Use Classification	Non-Residential Districts						Proposed
	CPO	CN	CC1	CC2	CC3	ML	PUD-C
Public and Institutional Uses (Cont.)							
Public School-Elementary-Secondary	P	P	P	P	P	P	P
Public School-High School	P	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P	P
Office Uses							
Accountant's Office	P	P	P	P	P		P
Advertising Agencies	P	P	P	P	P		P
Attorney Offices	P	P	P	P	P		P
Chiropractic Clinics	P		P	P	P		P
Emergency Clinic (24 hrs)			S	P	P		
Engineering, Architect's and Surveyor's Offices	P	P	P	P	P		P
General Business offices not listed elsewhere	P	P	P	P	P		P
Insurance Agencies	P	P	P	P	P		P
Management and Public Relations Services Offices	P	P	P	P	P		P
Optometrist Offices	P		P	P	P		P
Psychologist Offices	P	P	P	P	P		P
Physician's or Dentist's Office	P		P	P			P
Real Estate Agency Offices	P	P	P	P	P		P
Security Broker Offices	P	P	P	P	P		P
Telemarketing Offices			P	P	P		P
Title Abstract Offices	P	P	P	P	P		P
Trade or Business Schools			S	S	S	P	P
Travel Agency/Airline Ticket Offices.	P	P	P	P	P		P

Schedule of Proposed Uses

Table 3.24.B - - Schedule of Permitted Principal Uses							
Land Use Classification	Non-Residential Districts						Proposed
	CPO	CN	CC1	CC2	CC3	ML	PUD-C
Retail and Service Uses							
Alcoholic Beverage Sales-Beer and Wine only- Off Premise Consumption			S	S	S		
Alcoholic Beverage Sales-on Premise Consumption			S	S	S		
Package Store Sales-Off Premise Consumption			S	S	S		
Alcohol/Drug Treatment Ctr.	S	S	S	S	S	S	
Antique Stores			P	P			
Apparel/Accessory Store			P	P			
Arts/Crafts/Hobby Shops			P	P			
Bakery Stores			P	P			
Banks/Cr.Unions/Financial Institutions		P	P	P			
Barber/Beauty Shops/Day Spa		P	P	P			
Bicycle Shops			P	P			P
Books/Stationary/Greeting Card Shops			P	P	P		
Camera or Music Stores			P	P			
Carnivals and Circuses			S	S			
Cemeteries or Mausoleums	S	S	S	S	S	S	
Charitable Donation Station			S	S	S		
Civic/Social/Fraternal Org.	S	S	P	P			S
Convenience Store W/Gas			S	S	S	S	
Copy Centers/Print Shops	S	S	P	P	P	P	P
Dance Studio/Martial Arts	S	S	P	P			P
Day Care Center	S	S	S	S	S		S
Department Store			P	P			
Dry Cleaners Pick-up Stations		S	P	P			

Schedule of Proposed Uses

Table 3.24.B - - Schedule of Permitted Principal Uses							
Land Use Classification	Non-Residential Districts						Proposed
	CPO	CN	CC1	CC2	CC3	ML	PUD-C
Retail and Service Uses (Cont.)							
Dry Clean(up to 5K/on-site-			P	P			
Equip. Rental/Leasing Stores					S	P	P
Florist Shops		P	P	P			
Food Catering				P	P		P
Funeral Homes			S	S	S		P
Furniture/Appliance Stores			P	P	P		
Grocery Stores			P	P			
Hardware/elect/plumbing w/o outside display		P	P	P	P		P
Hardware/elect/plumbing-with-outside display				S	P	P	
Hospitals			S	S	S		
Hotels and Motels				P	P		
Interior Decoration Stores	P	P	P	P			P
Jewelry Stores		P	P	P			
Locksmiths		S	S	P	P		P
Mailing and Shipping Stores		P	P	P	P		P
Meat or Fish Market			P	P	P		
Nurseries/Greenhouse with outside display				S	P	P	P
Pawn Shops						P	
Pet Stores			P	P			
Pharmacy		S	P	P	P		
Photography Studios	P	P	P	P	P	P	P
Purchasing and/or resale of precious metals incl jewelry, gemstones gold, silver and platinum and not licensed as a Pawn Shop by St of TX			S	S	S		P

Schedule of Proposed Uses

Table 3.24.B - - Schedule of Permitted Principal Uses							
Land Use Classification	Non-Residential Districts						Proposed
	CPO	CN	CC1	CC2	CC3	ML	PUD-C
Retail and Service Uses (Cont.)							
Restaurants/Café/Cafeterias			P	P	P		
Restaurants w/drive-in/Drive-thru service				P	P		
Second Hand Good Shop			S	S	S		
Self Service Laundry		S	S	S	S		
Shoe Repair Shops		P	P	P	P		
Tailor and Alterations Shops		P	P	P	P		
Vet Clinic w/indoor Kennels				P	P	P	P
Vet Clinic w/outdoor Kennel				S	P	P	
Video Rental/Sales Store			P	P	P		
Wedding Chapels			S	S	S		
Recreational and Entertainment Uses							
Adult Entertainment Estab.	See Section 22-5 Code of Ordinances						
Amusement Ctr (indoors)			S	S			
Archery/Firearms Ranges					S	S	
Billiard Parlors			S	S			
Commercial Rec. (outdoors)		S	S	S	S	S	
Fitness Center			P	P	P		P
Golf Course Privately Owned	P	P	P	P	P	P	
Golf Driving Range			P	P			
Miniature Golf Course			P	P			
Roller/Ice Skating Rinks				S	S		
Theaters			P	P			

Schedule of Proposed Uses

Table 3.24.B - - Schedule of Permitted Principal Uses							
Land Use Classification	Non-Residential Districts						Proposed
	CPO	CN	CC1	CC2	CC3	ML	PUD-C
Automotive and transportation Uses							
Airport/Heliports	S	S	S	S	S	S	
Auto Alarm/Stereo/Window Tinting Stores				P	P	P	
Auto Lube Shops				S	P	P	
Auto/Motor Vehicle Sales				S	S	S	
Auto Parts/Accessory Stores			P	P	P		
Auto/Truck/Trailer Rental					S	S	
Auto Upholstery Shops					P	P	
Auto Parking Lots/Garage- (Freestanding)	S	S	S	S	S	S	
Auto Repair Shop				S	S	S	
Boat/Watercraft Sales/Svc				S	S	S	
Bus/Passenger Train Station			S	S	S	S	
Car Wash Auto/Self Serve					S	P	
Commuter Transit Station			S	S	S	S	
Gasoline Service Stations					S	S	
LPG/CNG Dispensing Station					S	S	
Motorcycle Sale/Service					S	S	
Paint and Body Shops					S	S	
Park and Ride Facilities			S	S	S	S	
RR or Motor Freight Terminal				S	S	S	
Rec Vehicle Sales/Service					S	S	
Tire and Battery Stores				S	S	S	
Truck/Heavy Equip Sales/Svc					S	S	
Vehicle Storage Yards/Facilt-			S	S	S	S	

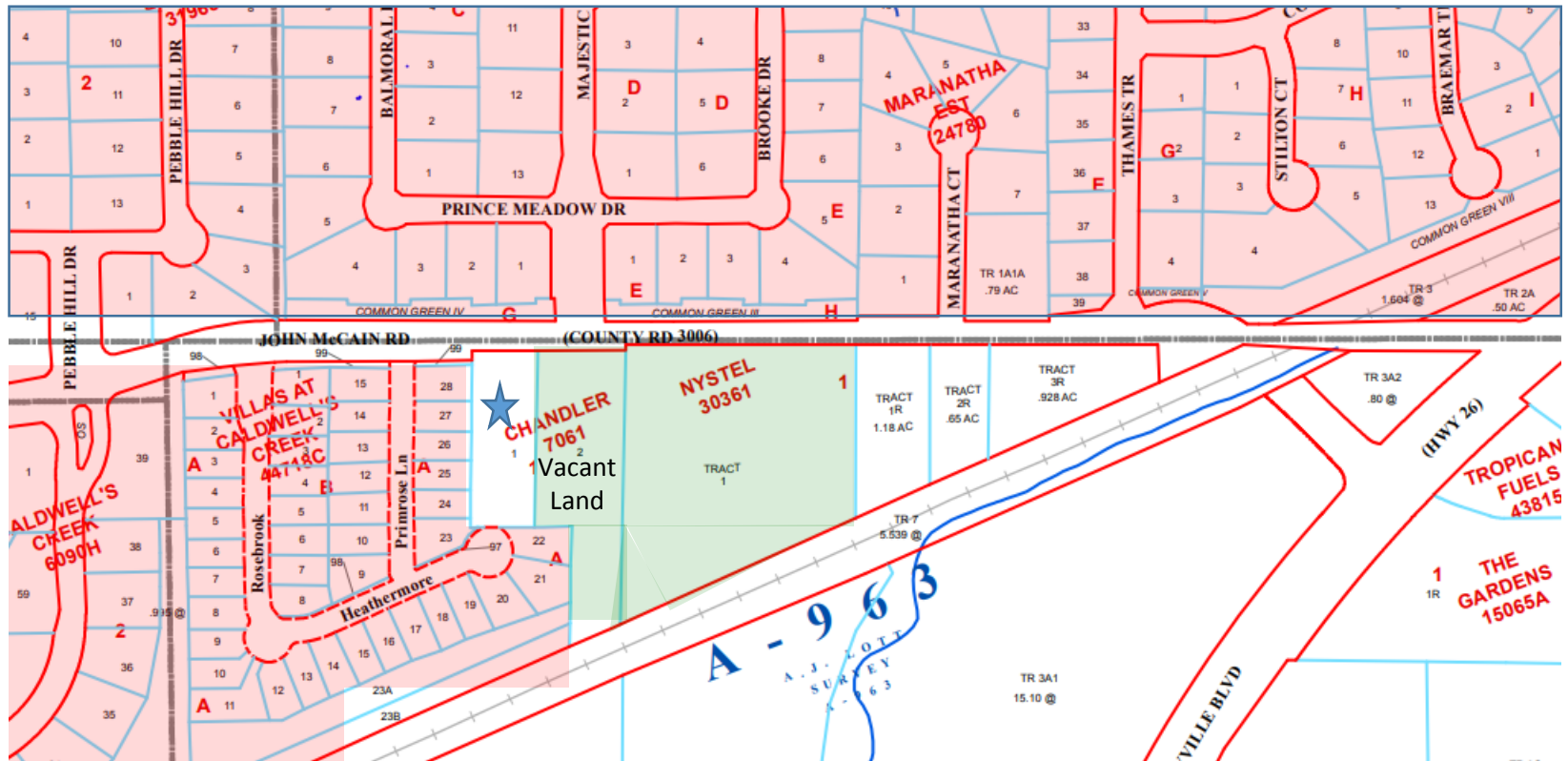
Schedule of Proposed Uses

Table 3.24.B - - Schedule of Permitted Principal Uses							
Land Use Classification	Non-Residential Districts						Proposed
	CPO	CN	CC1	CC2	CC3	ML	PUD-C
Heavy Commercial, Industrial & Manufacturing Uses							
Asphalt or Concrete Batching	S	S	S	S	S	S	
Appliance Repair Shops					S	S	S
Bldg Material Sale w/o Storage					S	P	P
Commercial Laundry					S	S	
Contractor Office w/Storage Yard					S	S	S
Contractor Office w/o Storage Yard					P	P	P
Elec. Assembly/Manufact.						P	P
Exterminator Shop					S	S	S
Food Pkg and Manufacturing						S	S
Furniture/Cabinet Manufact.						P	P
Office Showroom						P	P
Oil/Gas Extraction	S	S	S	S	S	S	S
Plum/HVAC/Elec Trade Shop					P	P	P
Print/Publishing Commercial						P	P
Research/Development Labs						P	P
Scientific Instrument Assem/Manufacturing						P	P
Self Stg (mini-warehouse)						S	
Upholstery/Furniture Repair					P	P	P
Warehouse/Dist Facilities						S	S
Wood, Paper, Leather Prdcts						P	P
Manuf not listed elsewhere						S	S
Welding or Machine Shop						P	

ZONING EXHIBIT:
Adjacent Properties
Aerial



ZONING EXHIBIT: Adjacent Properties Use/Zoning



- Residential Zoning / Uses
- ML / Industrial Zoning / Uses

LOCATION MAP

Highway 100

Highway 101

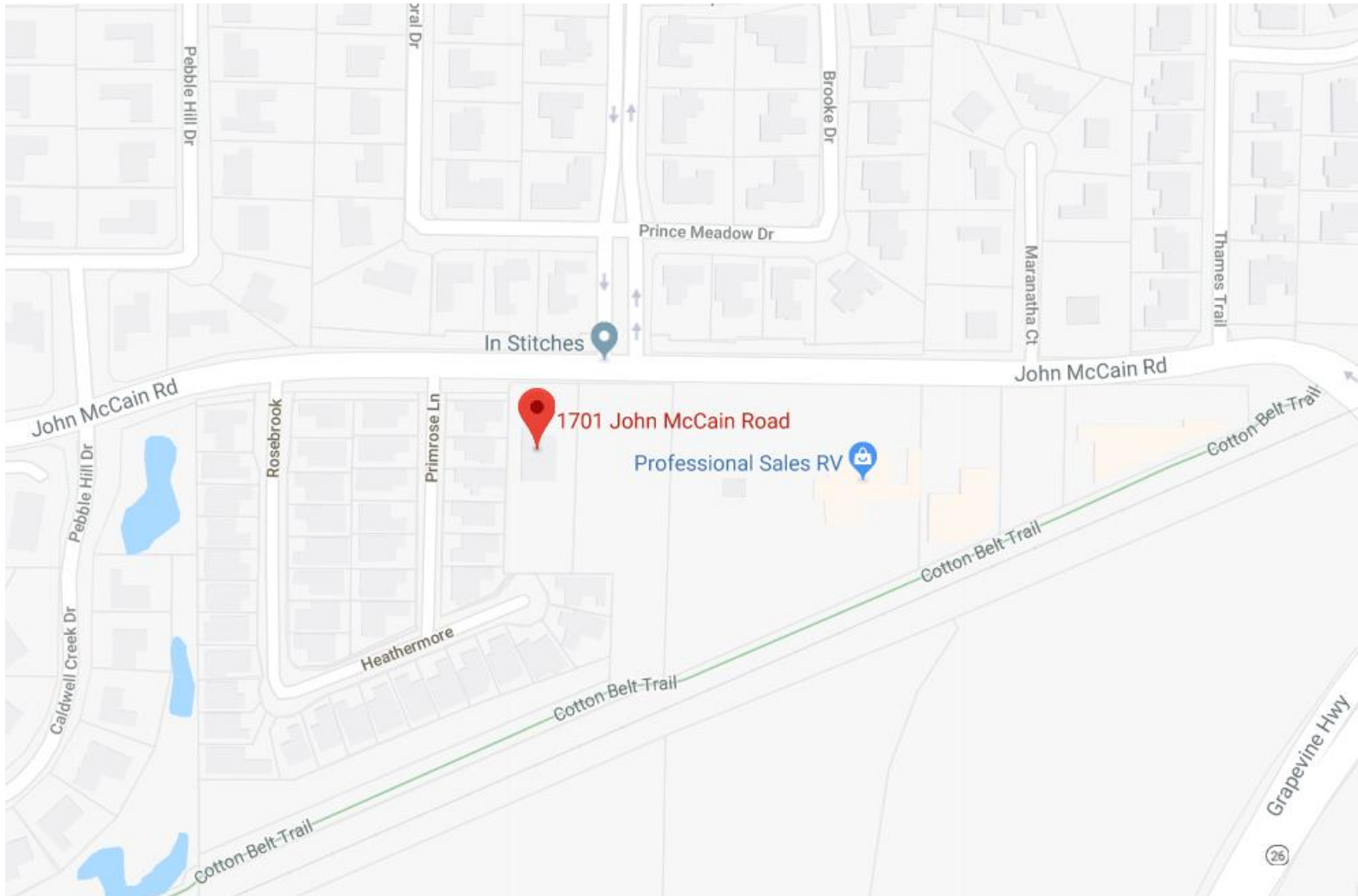
Highway 102

SITE

100m



ZONING EXHIBIT: Vicinity Map





ZONING EXHIBIT: Legal Description & Gross Area Table

LEGAL DESCRIPTION:

Lot 1, Block 1, Chandler Addition, an addition to the City of Colleyville, Tarrant County, Texas, according to the Map/Plat recorded in Cabinet A, Slide 3975, Map/Plat Records, Tarrant County, Texas

GROSS AREA TABLE:

Gross Area (acreage or square feet) of the property for zoning Change:

43,231 square feet / approx. 1 acre

Gross area and floor area of existing building and its percentage of the total property area:

5,100 sf (Source: Tarrant Appraisal District)

11.8% of total property area

Gross area of streets, sidewalks and other paved surfaces and its percentage of the total property area:

Existing improvements

21,000 sf (estimation of existing paved sidewalks, parking, patio)

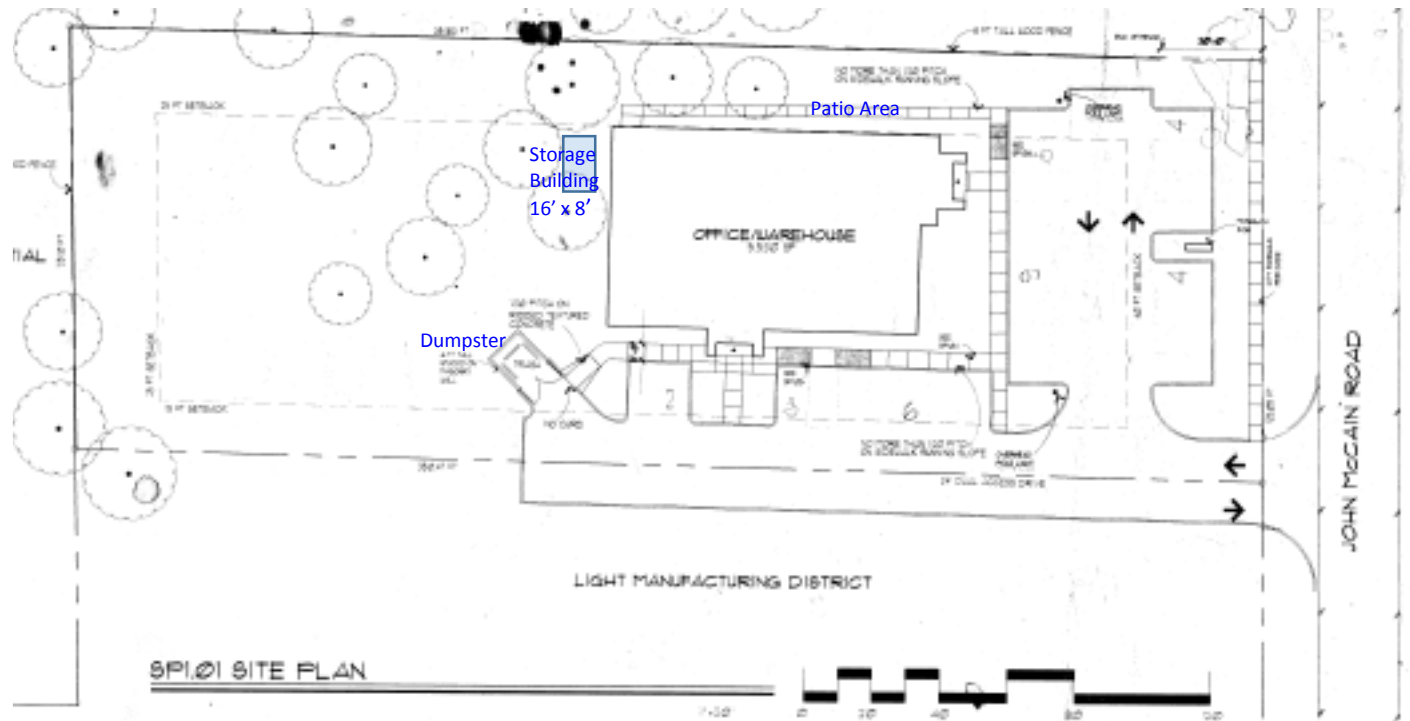
Gross area of open space and its percentage of the total property area:

Existing improvements

17,000 sf (estimation of existing open/green space)

40% of total property area (approximate calculation – significant open green space, trees, landscaping areas as shown on the survey and site plan.

ZONING EXHIBIT: Site Plan Existing Improvements



ZONING EXHIBIT:
Aerial
Existing Improvements



Existing Improvements visible:
Parking / Drive Lane
Building Rooftop view
Monument sign
Tree Coverage

Building Elevations

ZONING EXHIBIT: Existing Building Elevations



North Building Elevation

Secondary building
entrance fronting John
McCain Road.

East Building Elevation
Primary building entrance
and drive

Plus adjacent vacant land



Building Elevations

ZONING EXHIBIT: Existing Building Elevations



Primary Drive Area
(NOTE: Shared access with adjacent vacant parcel.)

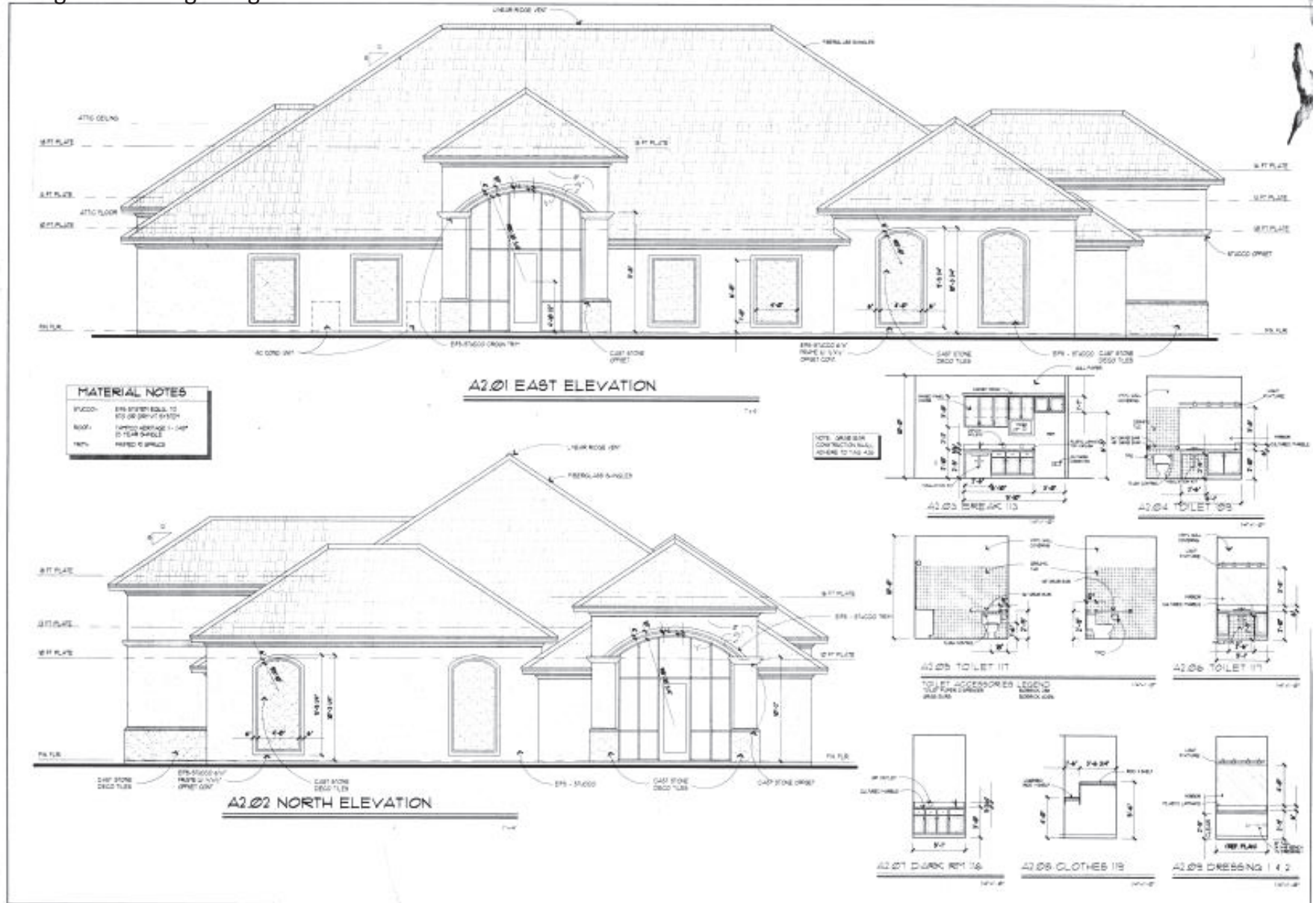
Building Elevations

ZONING EXHIBIT:

Existing Building Elevations

Original Building Design reference information.

Year of Construction: 1998



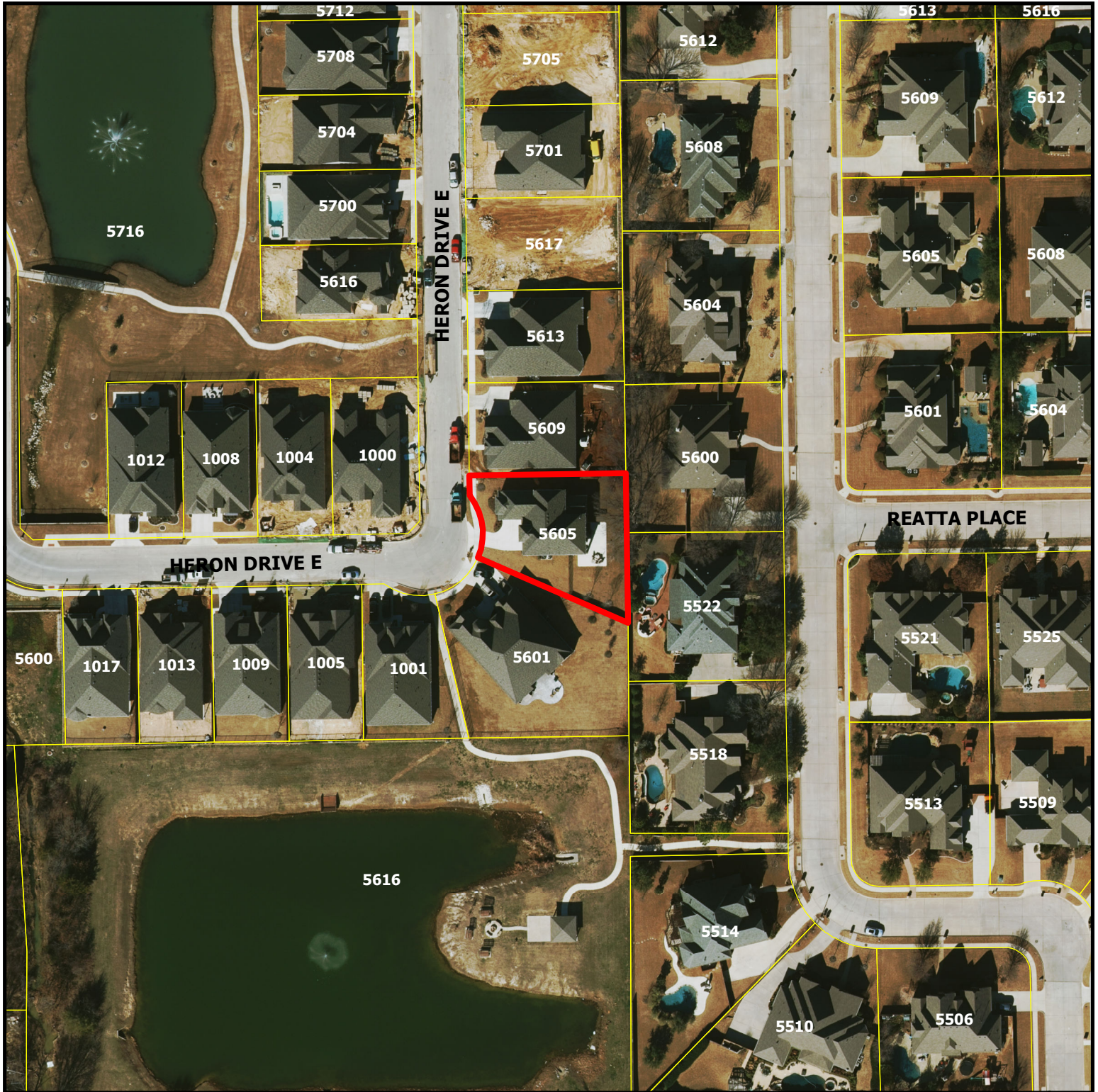
Building Elevations

ZONING EXHIBIT:

Existing Building Elevations



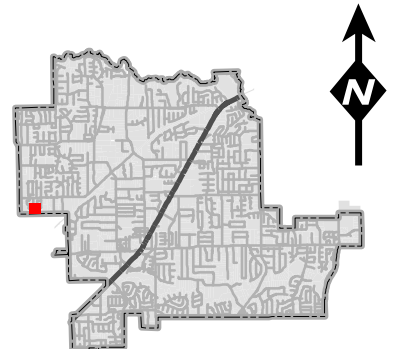
Aerial Map



ZC18-026
5605 Heron Drive East

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 Subject Property



Zoning Map



ZC18-026

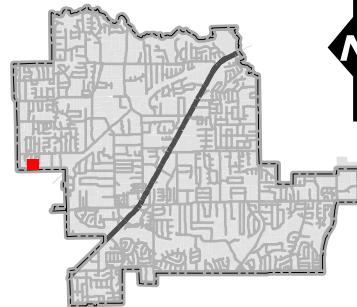
5605 Heron Drive East

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Subject Property



Future Land Use Map

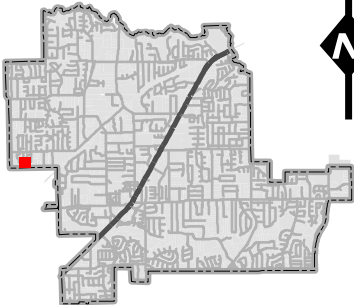


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ZC18-026

5605 Heron Drive East

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



Statement of Planning Objectives

To: Zoning Board of Adjustments

From: Joe and Betty Adkins (Property Owners)

Re: 5605 Heron Dr. East Special Use Permit

We respectfully request a Special Use Permit to place transparent plastic between the dwelling and existing variance compliant structure to serve as a 'Breezeway' for safety and protection from weather elements. Planning Area A within PUD-R requires a setback of 30' for attached dwelling additions, and 10' for structures not attached to the dwelling. Specifically, we are requesting to be permitted to apply approximately two feet of transparent plastic that will serve as protection from the elements as well as an added safety to channel water away from furniture and existing electrical. The transparent plastic in no way will be structural and again, will only serve as added protection between the dwelling and existing zone compliant outdoor recreational covering.

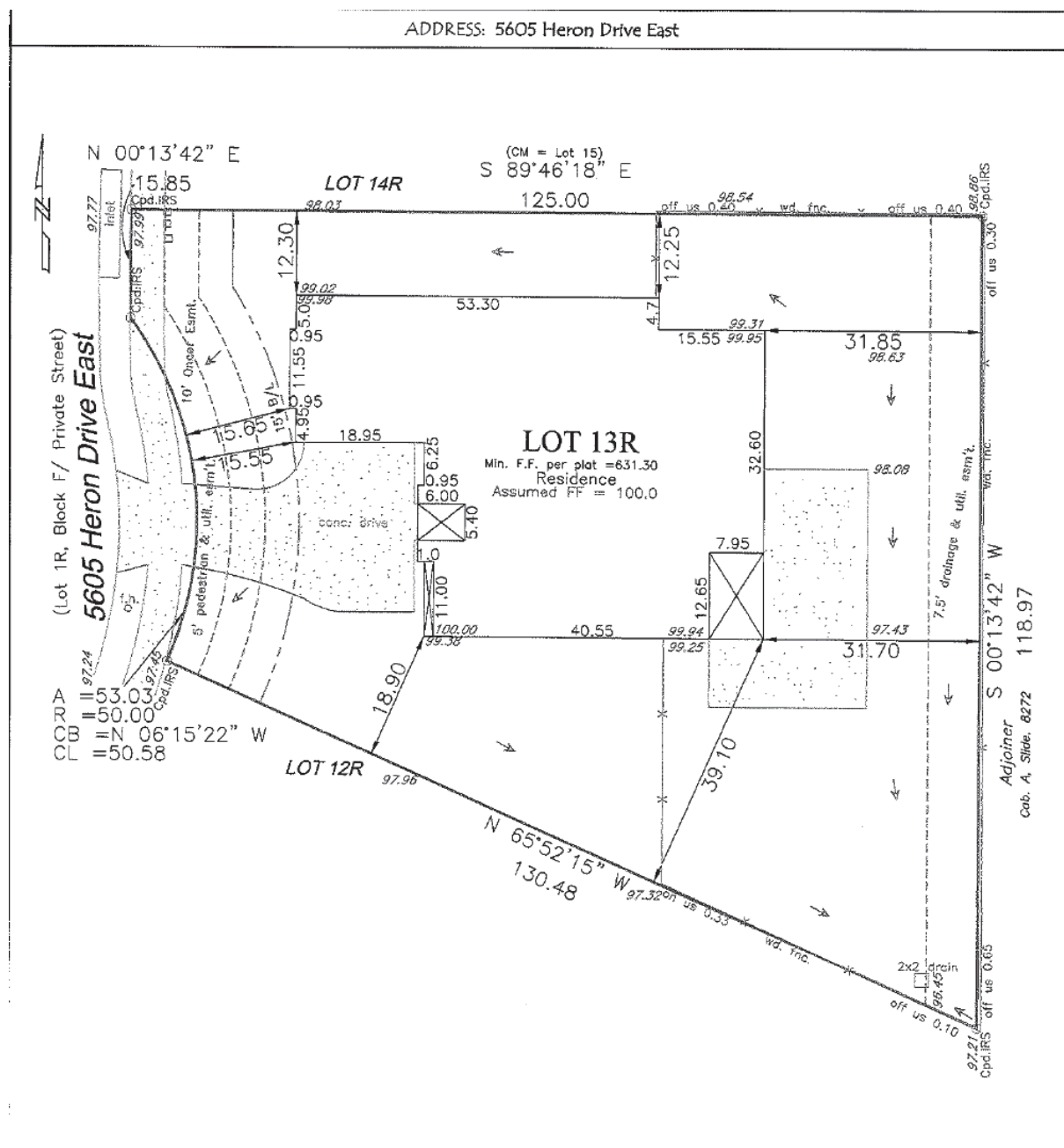
Thank you for your time and consideration on this request and I look forward to the opportunity to answer any additional questions that the zoning board might have.

Additional documentation and pictures have been included to aid in the description and understanding of this request.

Sincerely,

Joe and Betty Adkins

ADDRESS: 5605 Heron Drive East

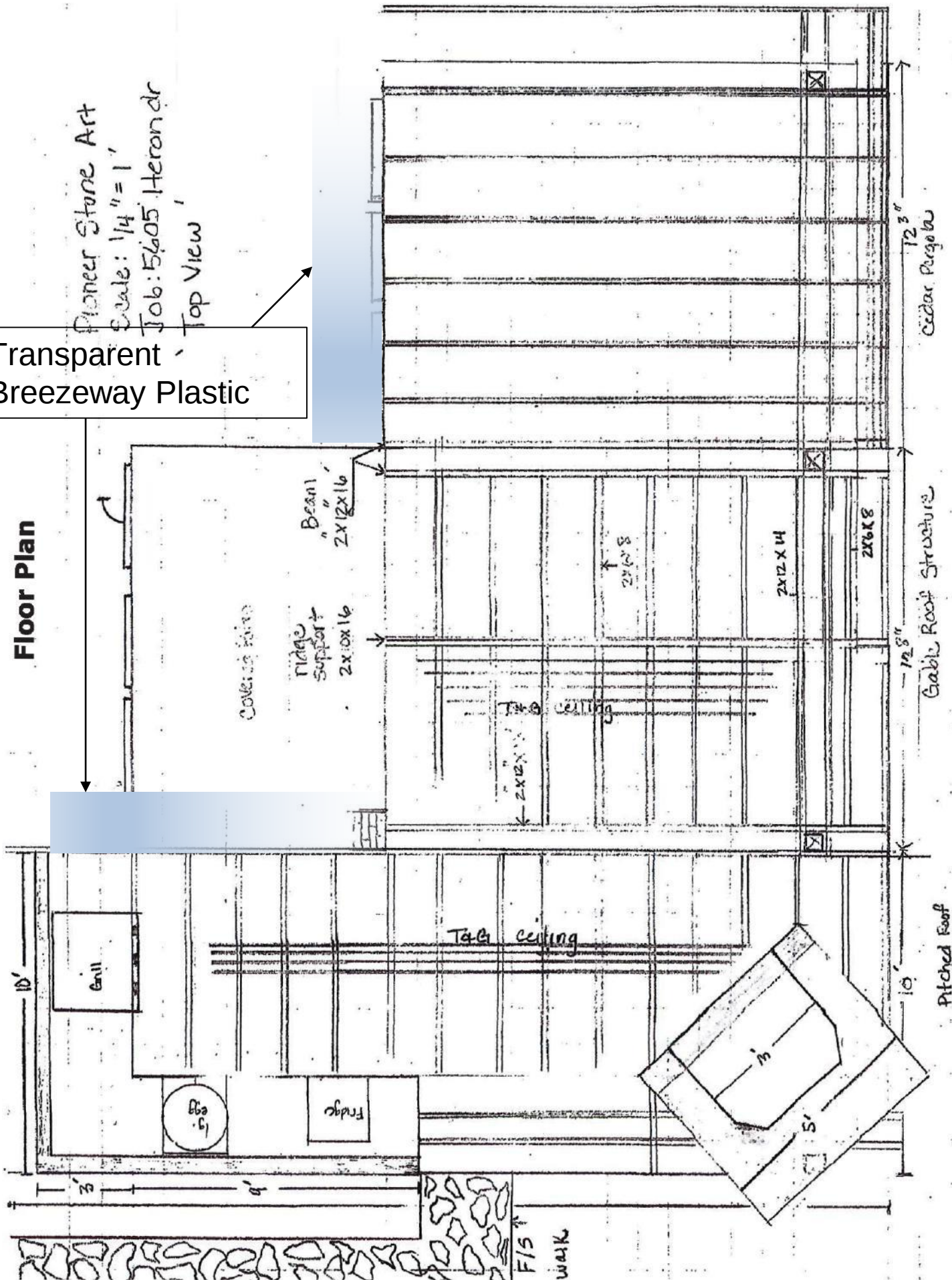


Original Floor Plan for Structure Built – Aug-Sept 2017

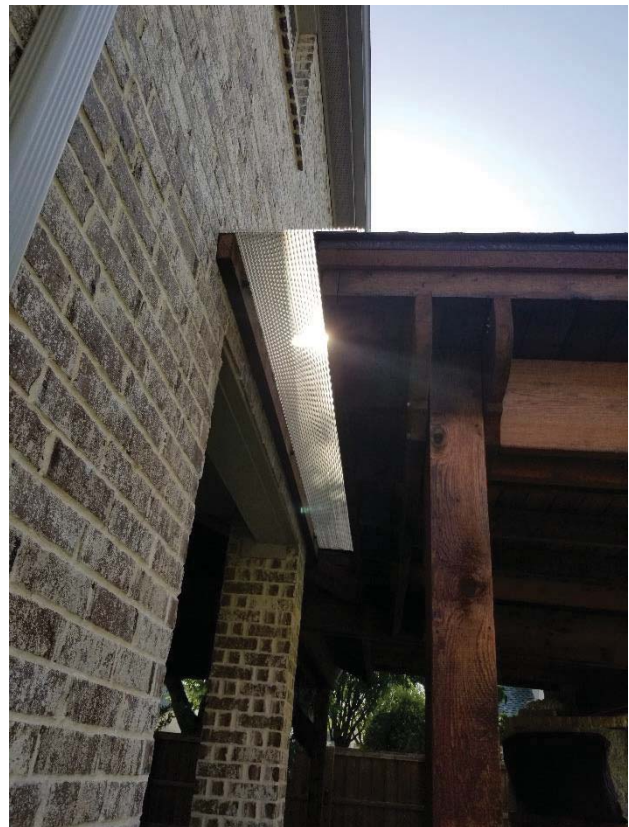
Floor Plan

Pioneer Stone Art
Scale: 1/4" = 1'
Job: 5605 Heron dr
Top View

Transparent
Breezeway Plastic

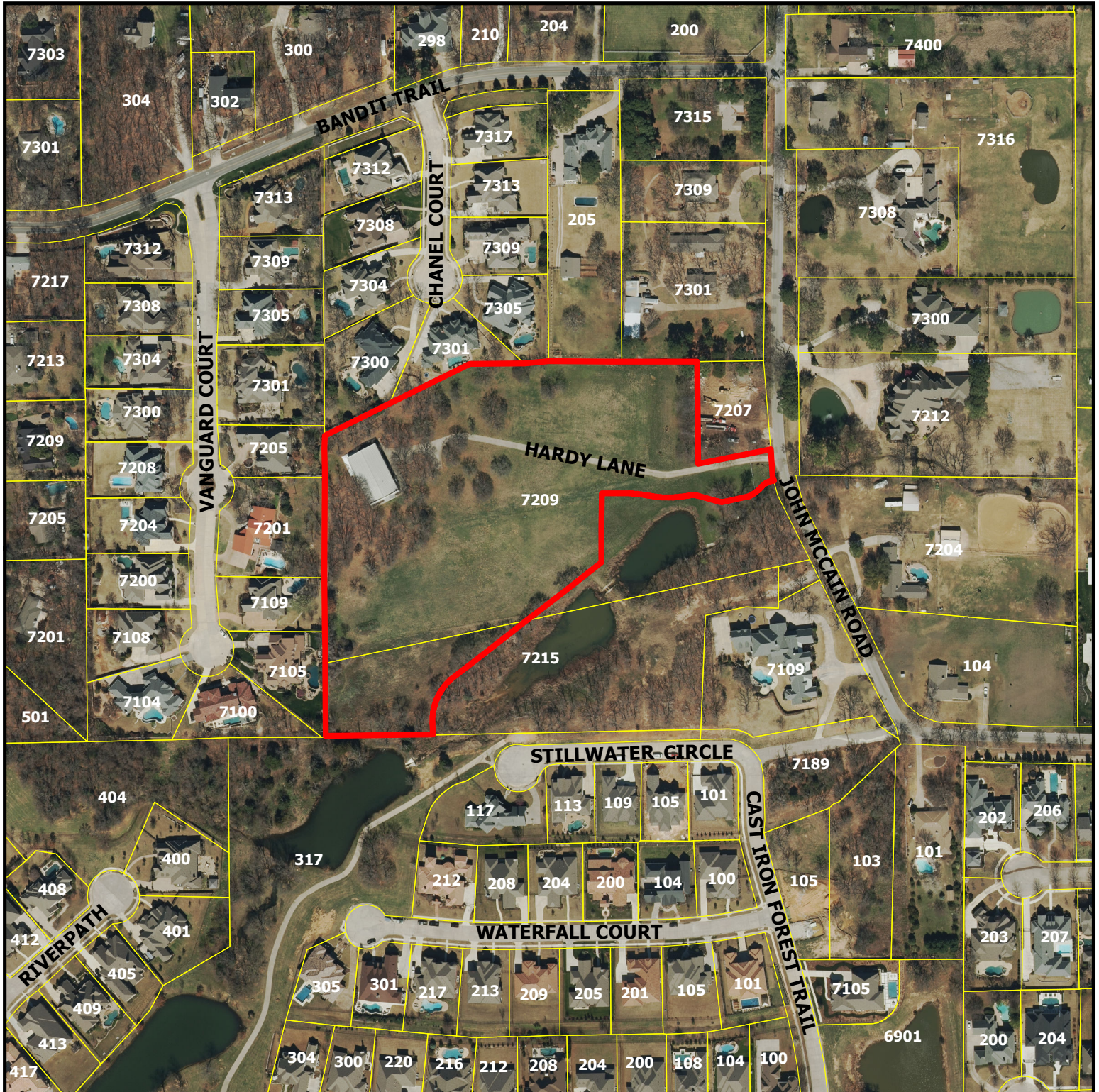


Photos Provided by Applicant



**Special Use Request for Placement of Transparent Plastic
to Channel Weather Elements**

Aerial Map



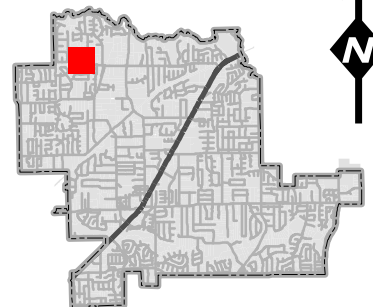
ZC18-029

7209 & 7215 John McCain Rd

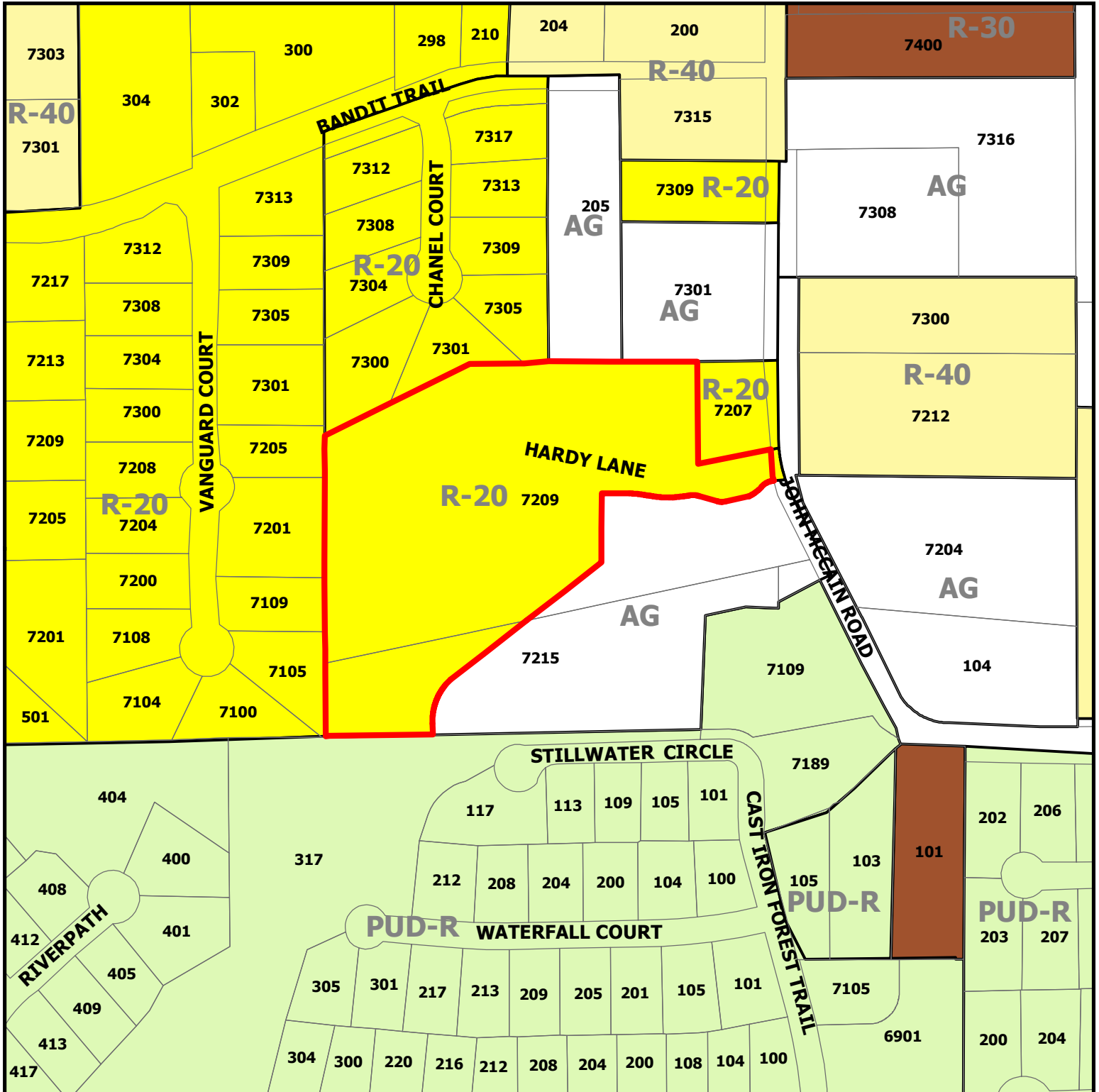
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Subject Property



Zoning Map

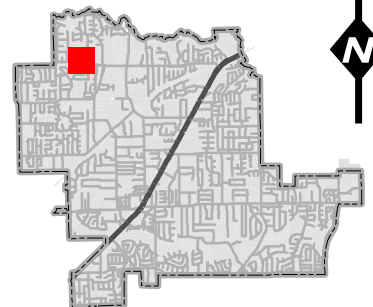


ZC18-029

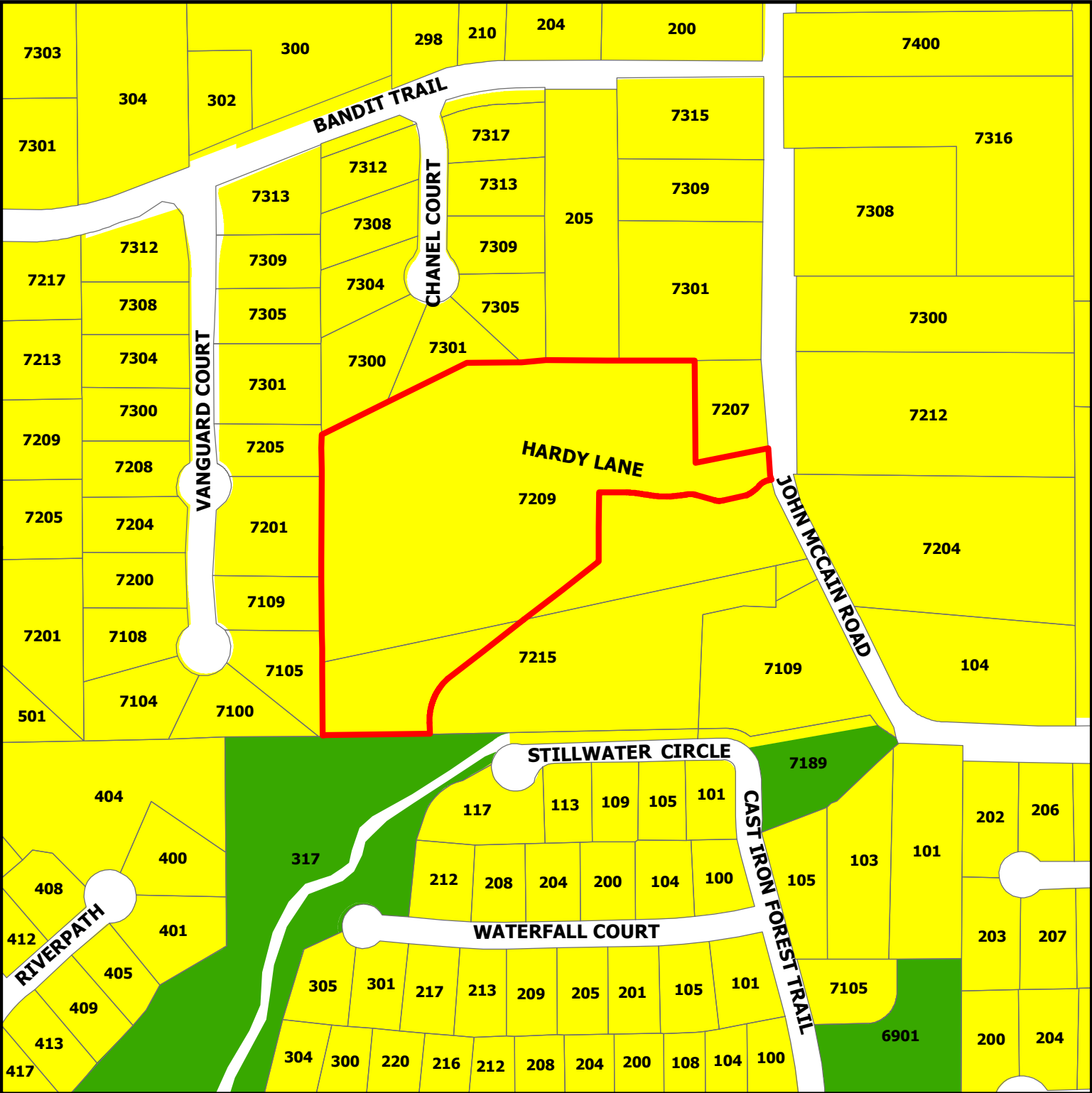
7209 & 7215 John McCain Rd

DISCLAIMER:
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 Subject Property



Future Land Use Map

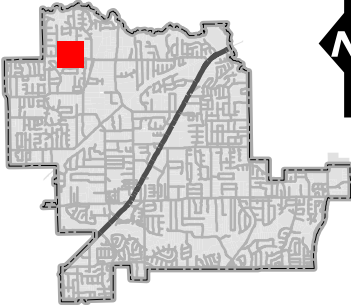


ZC18-029

7209 & 7215 John McCain Rd

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-  Subject Property
-  Residential
-  Open Space; Parks



Statement of Planning Objectives

OAK CREEK

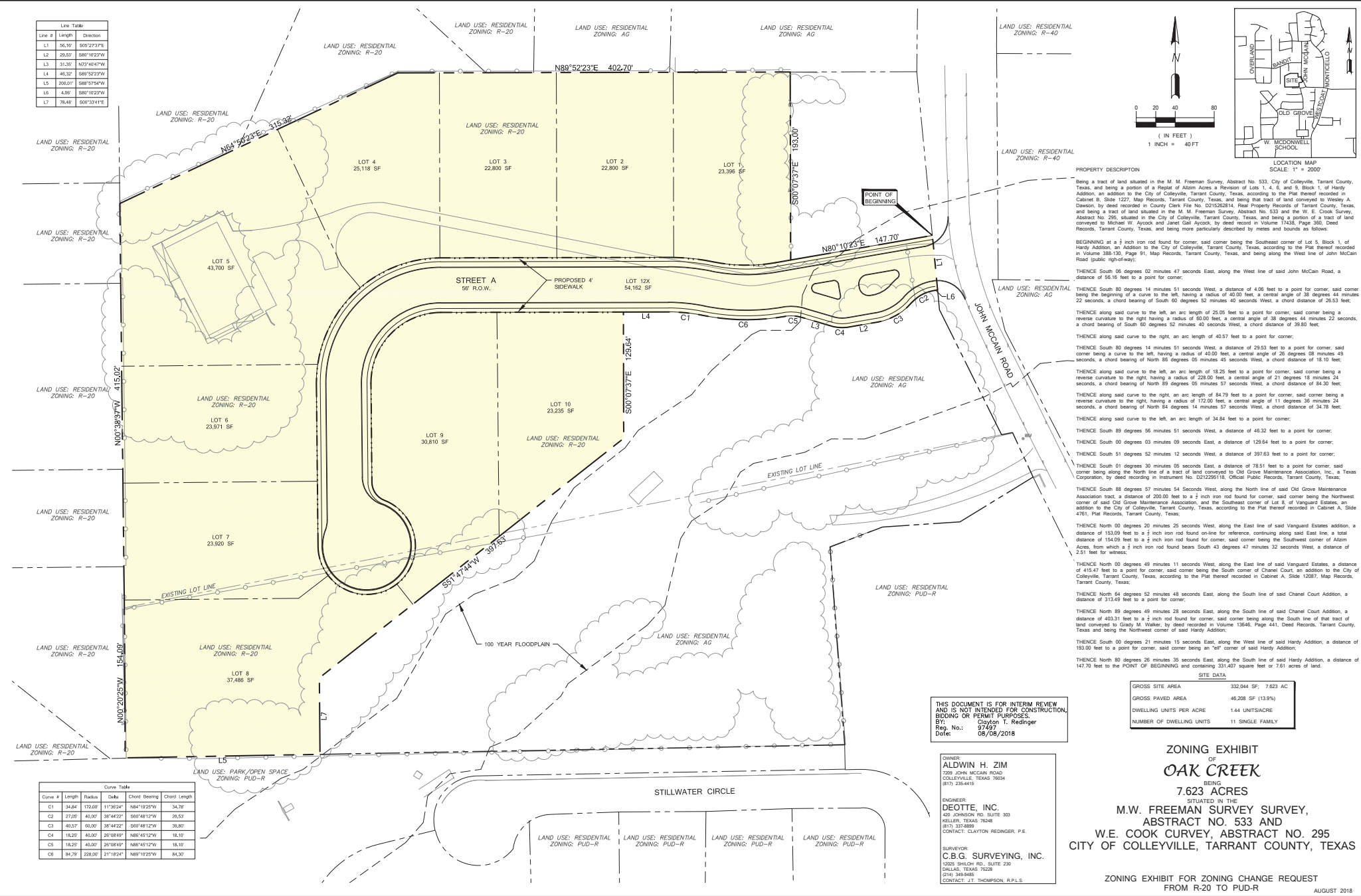
7.61 Acres, Colleyville, Texas

PURPOSE STATEMENT

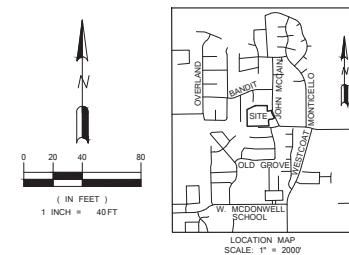
The purpose of this zoning application is to rezone approximately 7.61 acres described by the attached description from R-20 to a Planned Unit Development (PUD) to create a new subdivision with a total 10 lots, with a density of 1.31 units per acre.

The zoning shall establish a thirty foot (30') tree preservation buffer on all lots adjacent to the adjoining subdivisions of Chanel Court and Vanguard Estates intended to protect existing trees, other than diseased or dying trees which cannot be saved as determined by the City's tree preservation administrator, from removal without mitigation. Any protected tree within the tree preservation buffer that is removed shall be mitigated by replacement with an equal number of caliper inches of new trees. Replacement trees shall be located within the Tree Preservation Buffer of the subject lot unless the City's tree preservation administrator determines such planting to be impractical or not in the best interest of other new or existing tree(s) within the buffer, in which case they shall be planted elsewhere on the subject lot.

Zoning Exhibit



Site Plan



Line Table		
Line #	Length	Direction
L1	56.16'	S05°27'31"
L2	4.06'	S80°10'23"
L3	29.53'	S80°10'23"
L4	31.35'	N73°40'47"
L5	46.32'	S89°52'23"
L6	28.48'	S00°33'41"

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	27.05'	40.00'	38°44'22"	S80°48'12"W	26.53'
C2	40.57'	60.00'	38°44'22"	S80°48'12"W	39.80'
C3	18.25'	40.00'	26°08'49"	N86°45'12"E	18.10'
C4	18.25'	40.00'	26°08'49"	N86°45'12"W	18.10'
C5	84.79'	228.00'	11°18'24"	N89°10'05"W	84.30'
C6	34.84'	172.00'	11°36'24"	N84°19'25"W	34.78'

OWNER:
ALDWIN H. ZIM
7208 JOHN MCCAIN ROAD
COLLEENVILLE, TEXAS 76034
(817) 235-4415

ENGINEER:
DEOTTE, INC.
420 JOHNSON RD. SUITE 303
KELLER, TEXAS 76248
(817) 337-8899
CONTACT: CLAYTON REDINGER, P.E.

SURVEYOR:
C.B.G. SURVEYING, INC.
12025 SHILOH RD., SUITE 230
DALLAS, TEXAS 75228
(214) 349-9485
CONTACT: JAMES THOMPSON, P.E.

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Date: 08/08/2018

SITE PLAN
 FOR
OAK CREEK
 BEING
 12.038 ACRES
 SITUATED IN THE
 M.W. FREEMAN SURVEY SURVEY,
 ABSTRACT NO. 533 AND
 W.E. COOK SURVEY, ABSTRACT NO. 295
 CITY OF COLLEYVILLE, TARRANT
 COUNTY, TEXAS