



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 26, 2019
6:15 PM

Executive Conference Room
Third Floor – City Hall

CALL TO ORDER

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 13 & 14, Block 2, of the Thompson Terraces Subdivision, located at 5201 Colleyville Boulevard, Case ZC19-010
- 1b** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption on Lot 1, Block 1, of the Towne Square Addition, located at 5604 Colleyville Boulevard, Suite A & B, Case ZC19-011

2. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 23, 2019 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.

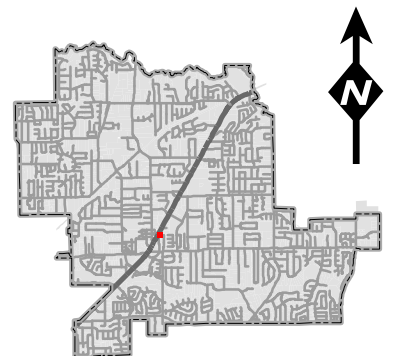
Aerial Map



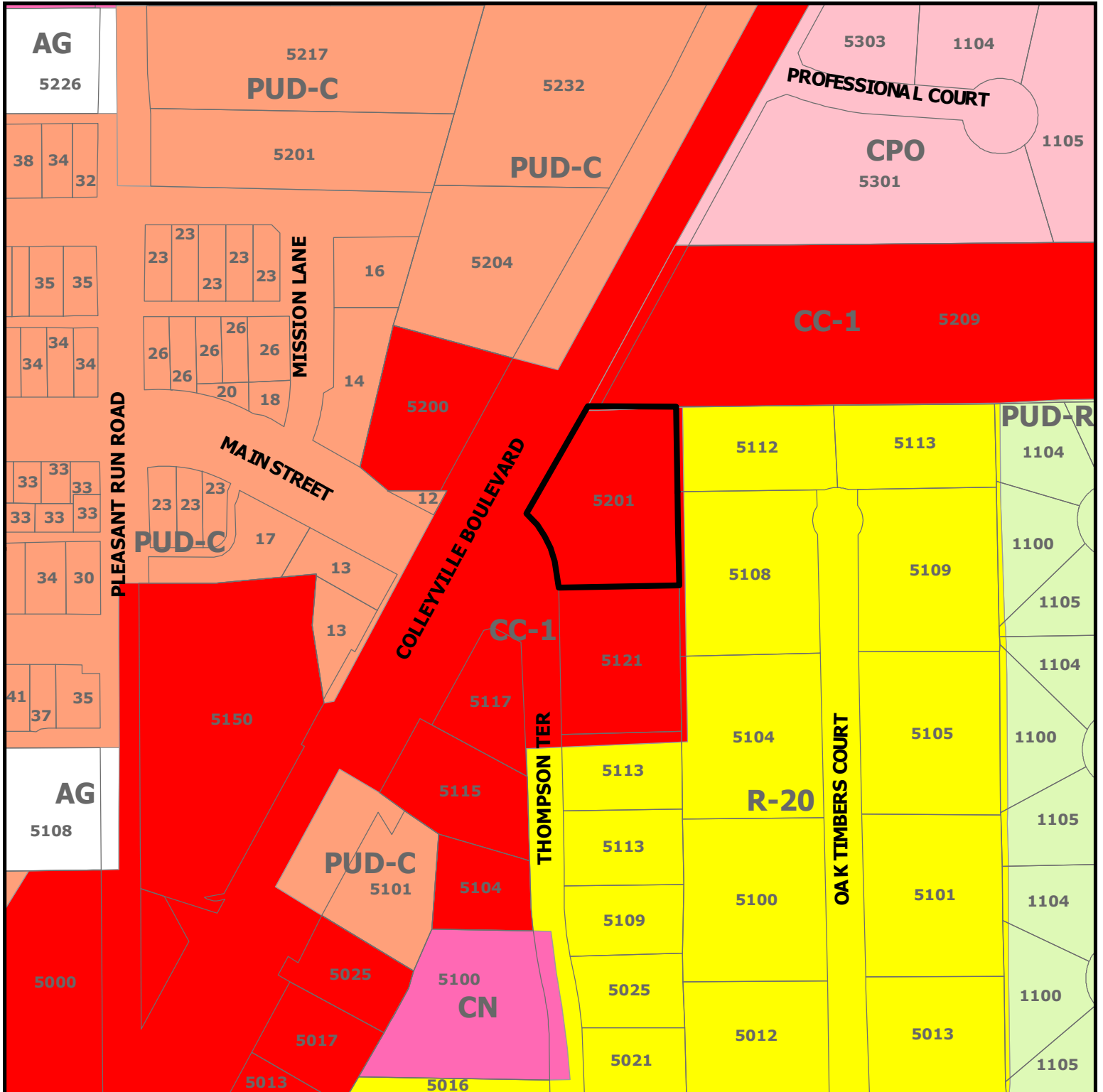
ZC19-010
5201 Colleyville Blvd

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 Subject Property



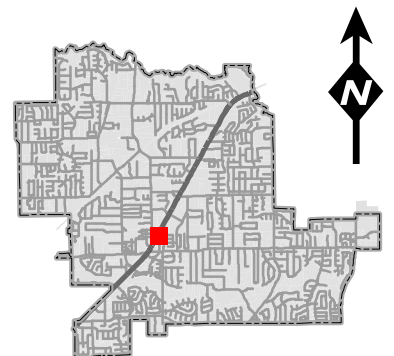
Zoning Map



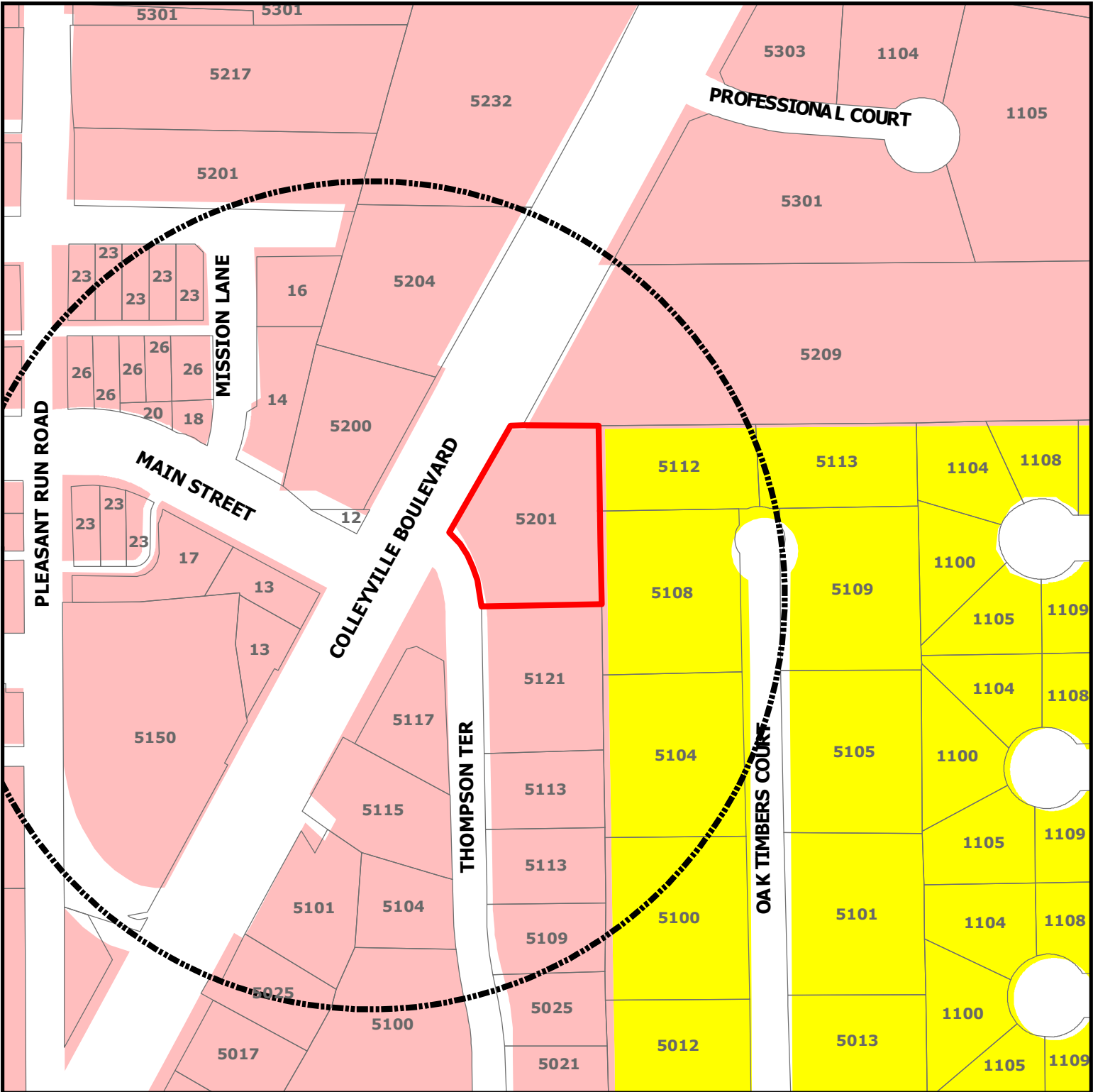
ZC19-010
5201 Colleyville Blvd

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 Subject Property



Future Land Use Map

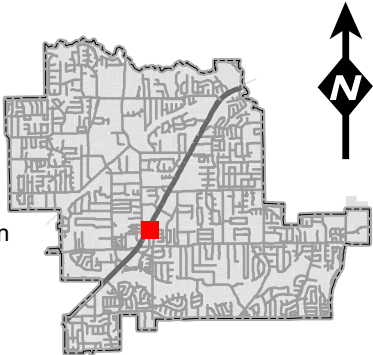


ZC19-010

5201 Colleyville Blvd

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-  Subject Property
-  Sales Tax Preferred Intersection
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

STONEHOUSE

RESTAURANT & WINE BAR

It is with great excitement that we present to the City of Colleyville our dream of bringing not only a new concept to the citizens of Colleyville but a destination for citizens from Fort Worth to Dallas and beyond. For years we have driven by the Stone House and have said, "That needs to be a Restaurant". This past June the opportunity to take over the lease presented itself to us. After much prayer and due diligence we present the City of Colleyville our dream of the "Stone House Restaurant and Wine Bar. This house sits at the corner of the new intersection leading to City Hall at the corner of Colleyville Blvd. and Thompson Terrance. Stone House will be open for dinner only. The hours of business will be 4 -9 Monday and Tuesday and 4-10 Wednesday through Saturday. We will be closed on Sunday. We will be offering a full bar and the food will be on the contemporary eclectic side. This will be a beautiful one of a kind restaurant keeping the original house built in 1945 fully intact. Attached are the proposed plans for both the inside and outside dining area. We wanted to bring something to Colleyville that does not exist at this time. A place where you have the choice to dine in or outside, under large pecan and pine trees and look at the stars as you enjoy a great dinner, a glass of wine with appetizers and listen to live music. We will be keeping much of the charm of this house inside by keeping the original hard wood floors, fireplace in the front room and the low ceilings which all add to the ambiance of a great date night. There is a side building that will become the kitchen. This will be attached to the main house by a walkway and will be enclosed following State guidelines in food handling.

Development Schedule

We are dedicated to having our Grand Opening in December 2019. Most of the remodeling will be in the kitchen area. This timeline is supported by both the architect and contractor.

Economic Development Information

Land Sq. Feet	31,725
Land Acres	0.7283
Building A – Main Dining	2078 sq. feet
Building B – Kitchen	952 sq. feet
Patio	1,000 sq. feet

SALES

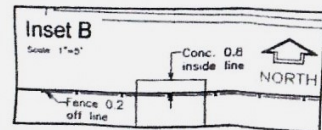
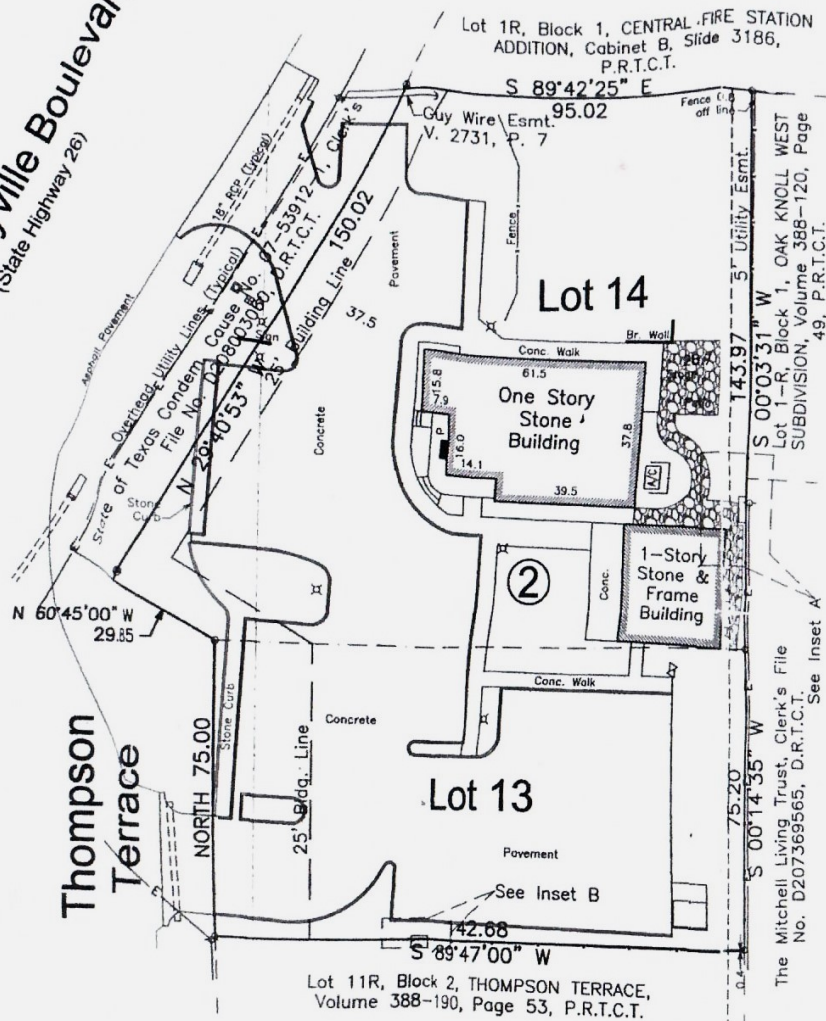
Projected Sales – year one	\$ 1,764,000.00
Projected Tax Revenue	\$ 145,000.00

PROPERTY VALUE

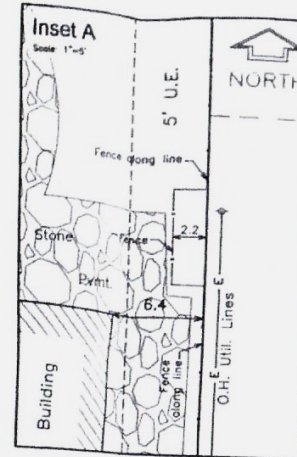
Current Property Value	\$ 400,000.00
Improvements	\$ 750,000.00
Total Property Value	\$ 1,150,000.00

Zoning Exhibit

5201 Colleyville Boulevard
(State Highway 26)



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Notes

1. Bearings based on record bearings. Bearing source, east line of Thompson Terrace, per plat recorded in Volume 388-11, Page 81, Plat Records, Tarrant County, Texas.
2. Unless otherwise noted, the Building Lines and Easements shown herein are per the plat recorded in Volume 388-11, Page 81, Plat Records, Tarrant County, Texas.

Surveyor's Certificate

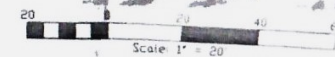
This is to certify that I have surveyed on-the-ground the above described property and find the buildings wholly within the bounds of said property, and no encroachments thereon, except as shown.

By

Surveyed 09/24/08

Legend

- 1/2" Iron Pin Found
- Utility Pole
- Guy Wire
- Sanitary Sewer Cleanout
- Water Meter
- ▲ Sprinkler Box
- ◆ Fire Hydrant
- TexDOT Conc. Monument Found
- Sanitary Sewer Manhole
- Gas Meter
- Water Valve
- ⊠ Electric Transformer
- Telephone Pedestal
- ⊗ Light Pole



PLAT SHOWING
SURVEY OF LOTS 13 AND 14,
BLOCK 2,

**THOMPSON
TERRACE,**

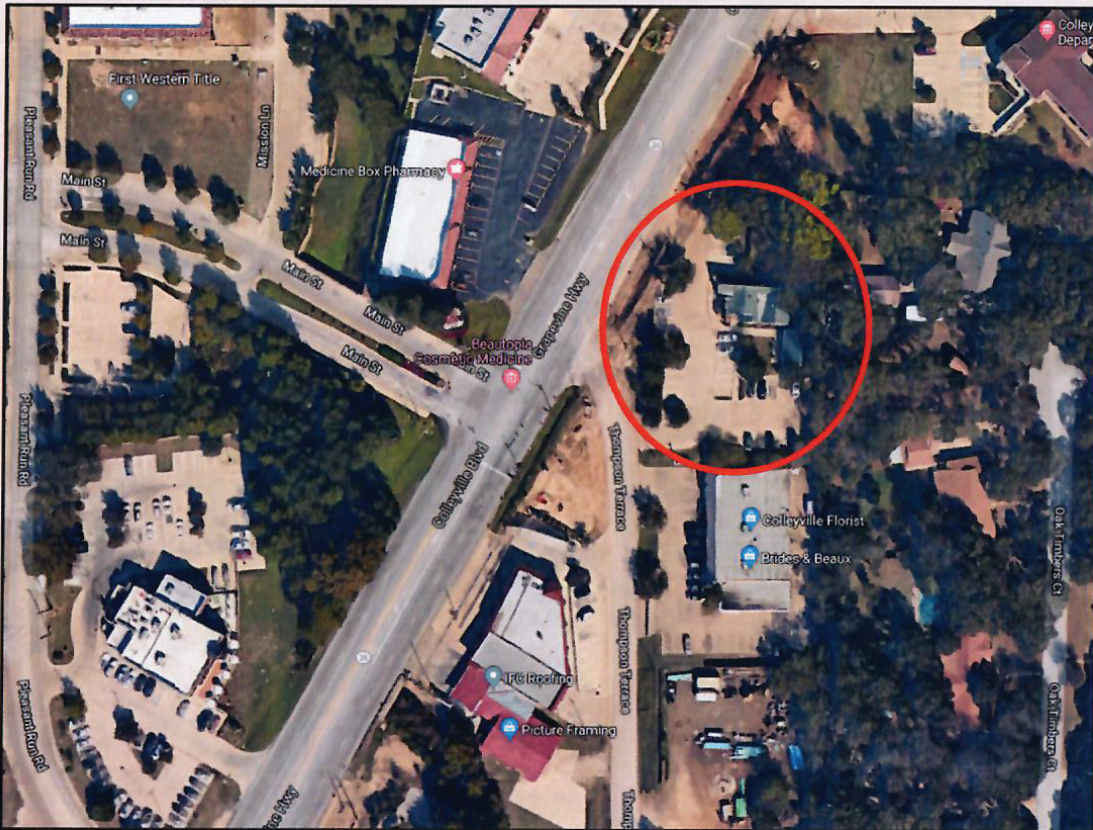
A SUBDIVISION OF PART OF THE J.M. LOONEY SURVEY AT COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-11, PAGE 81, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SAVE AND EXCEPT THAT PORTION OF LOT 14 AWARDED TO THE STATE OF TEXAS BY CONDEMNATION SUIT FILED JUNE 15, 2007, UNDER CAUSE NO. 07-53912-1, CERTIFIED COPY FILED JANUARY 3, 2008, RECORDED UNDER CLERK'S FILE NO. D208003060, OFFICIAL RECORDS, TARRANT COUNTY, TEXAS.

5201 COLLEYVILLE BOULEVARD

AREA SURVEYING, INC.
Surveying / Mapping
1000 South Street / Fort Worth, TX 76134
Phone 817 292 5684 / Fax 817 754 2311
www.area-surveying.com

Aerial and Building Elevations Exhibit



Site Plan

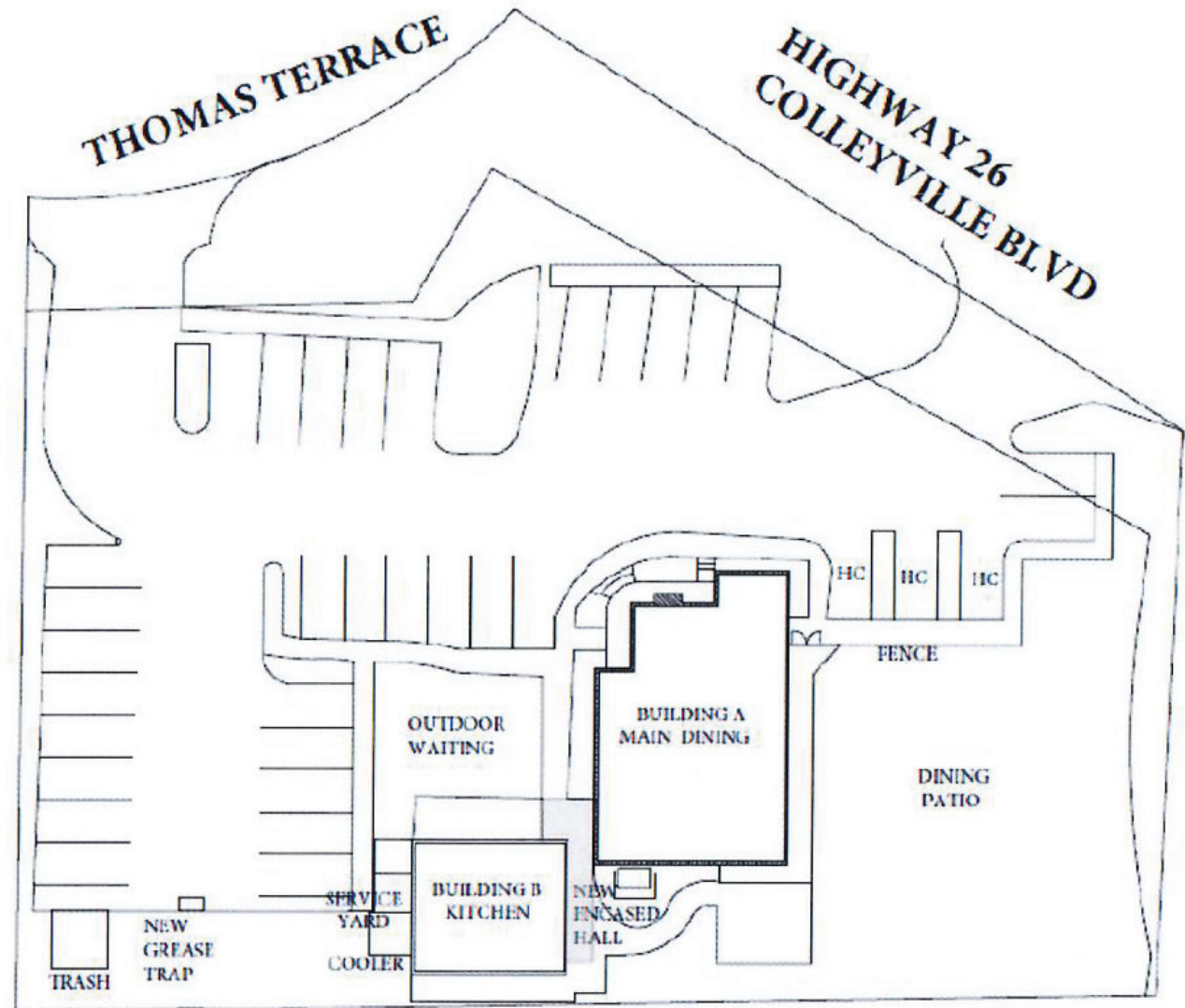
PARKING COUNT

34

BUILDING S.F.

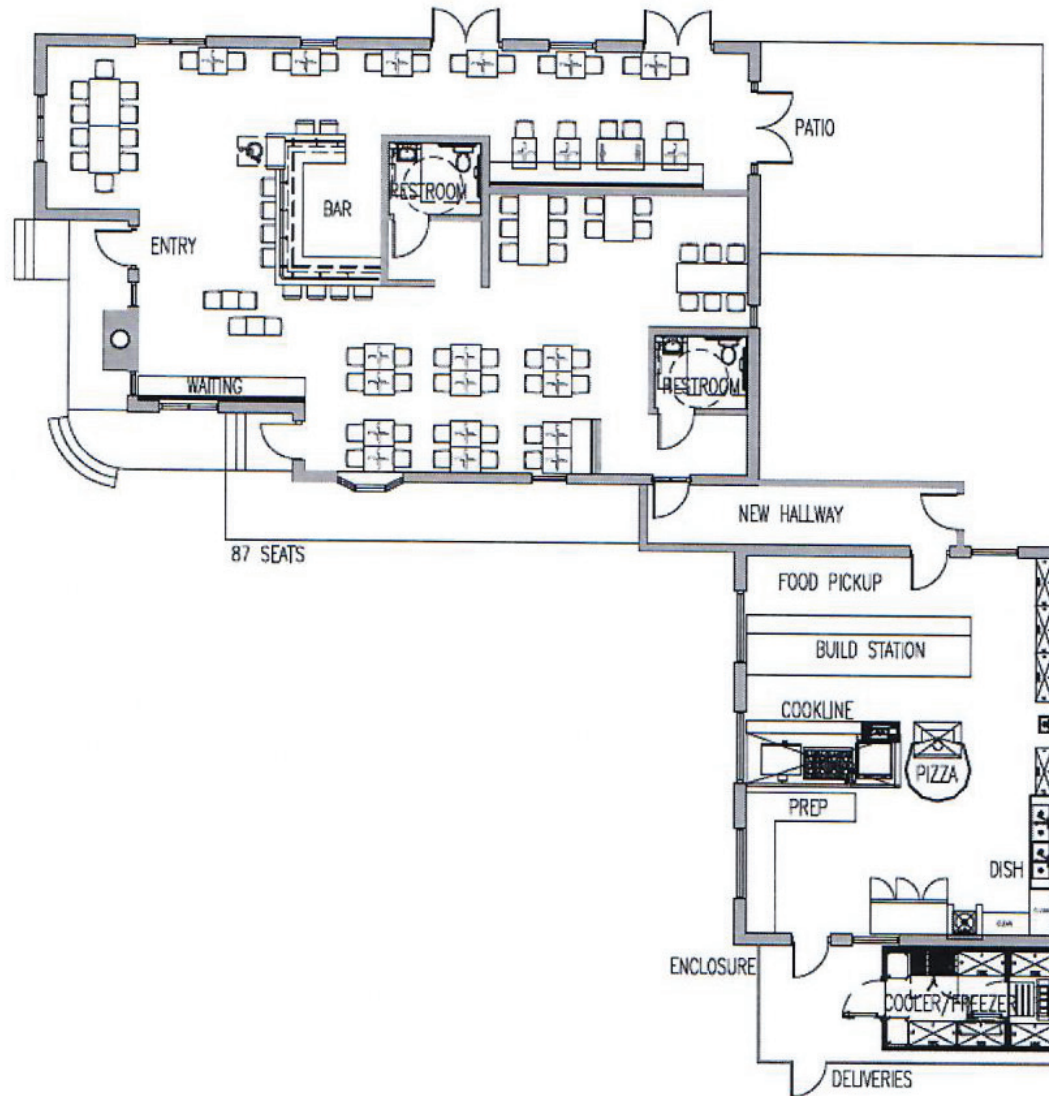
A: 2078

B: 952



SITE PLAN

Floor Plan



Patio Floor Plan



PATIO PLAN - 1,000 sq. feet

Photo of the Patio

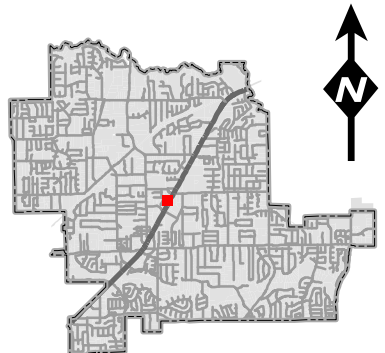


Aerial Map



ZC19-011

5604 Colleyville Boulevard, Suite A & B



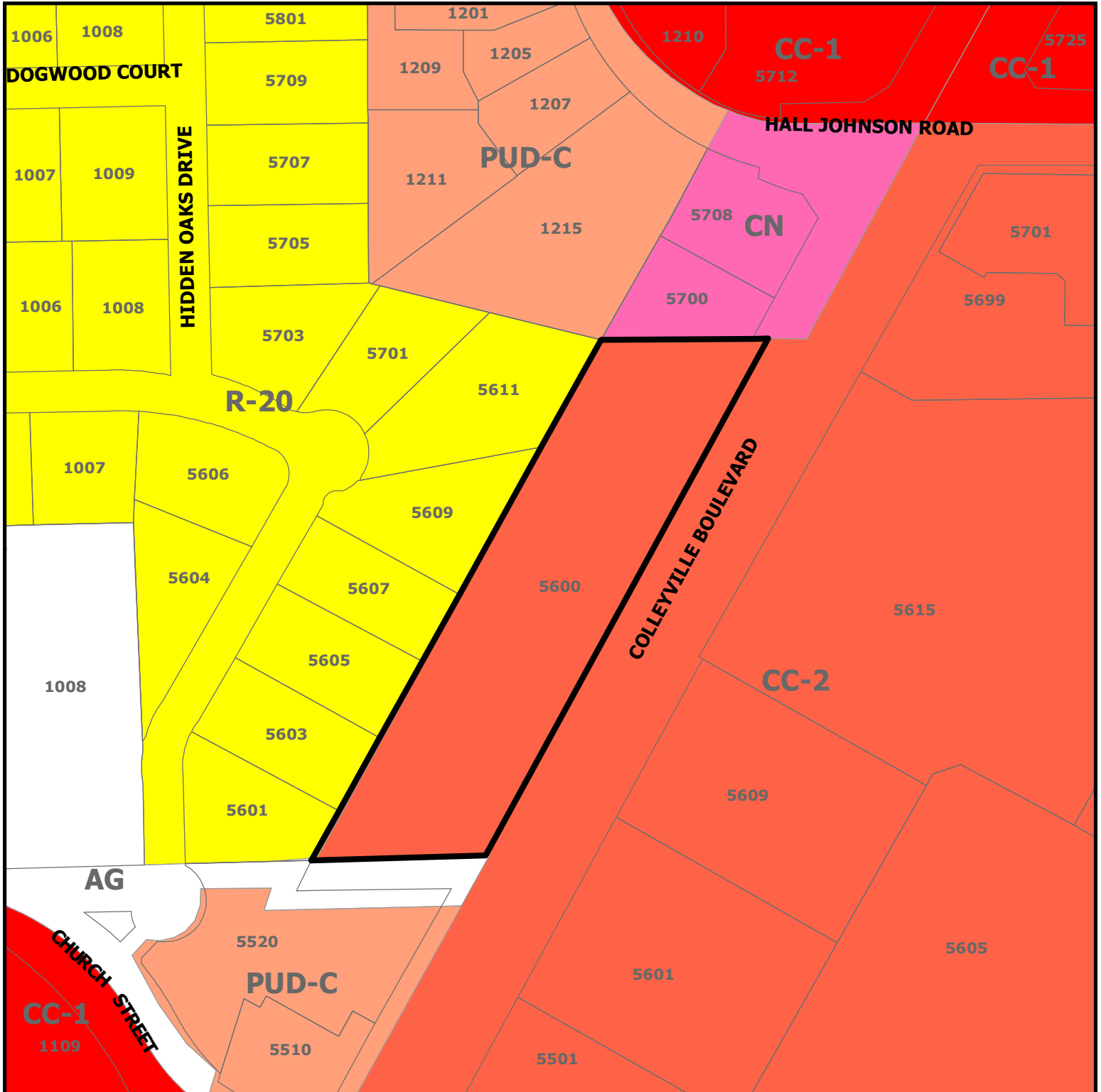
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Subject Property

Zoning Map



ZC19-011

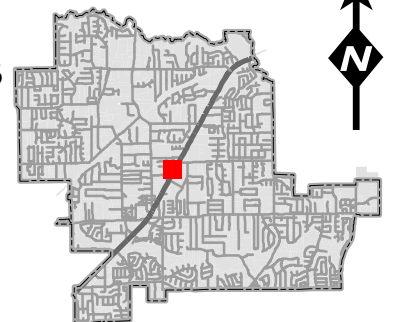
5604 Colleyville Boulevard, Suite A & B

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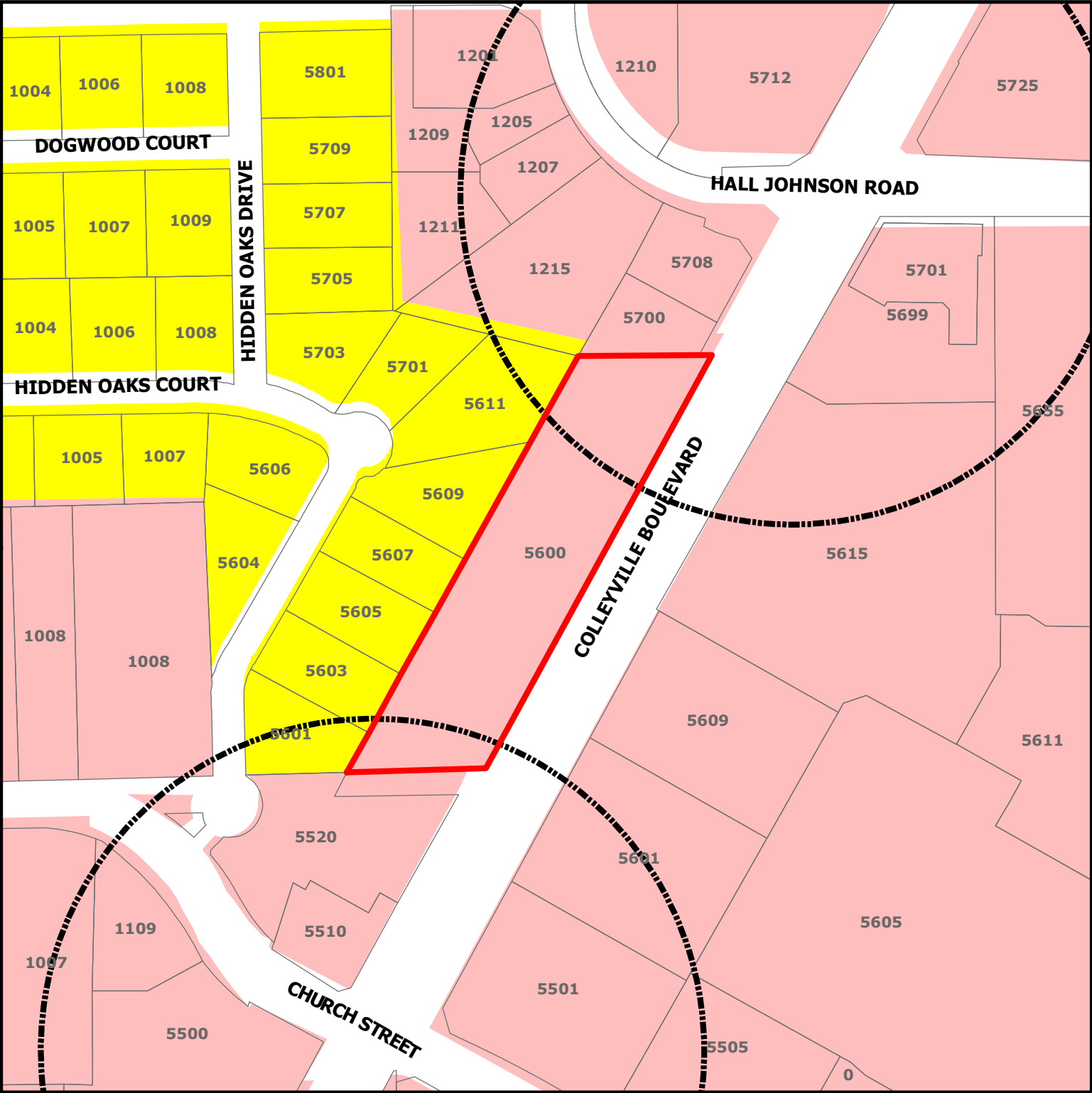
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Subject Property



Future Land Use Map

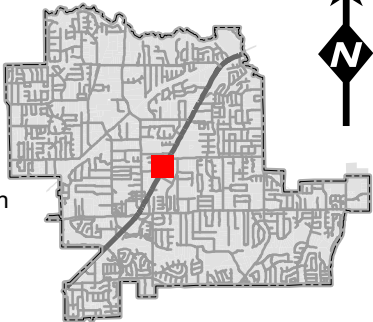


ZC19-011

5604 Colleyville Boulevard, Suite A & B

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Statement of Planning Objectives

Company Summary

Ruggeri's Pescatore Italiano will feature an outstanding Northern Italian menu in an upscale and cozy atmosphere. We will be open 7 days a week. Serving dinner Sunday – Thursday 5:00 pm to 9:00 pm and Friday – Saturday 5:00pm – 9:30pm.

We will have special wine tasting events quarterly, a five-course meal featuring new wines sponsored by our distributors. Customers can come and learn more about wine & food! Other special events will also include Christmas Eve, New Year's Eve, Valentine's Day, Easter, and Mother's Day.

Ruggeri's will be the perfect place when customers need that little extra. They can have business meeting here, a place for a quiet conversation or a special occasion.

Business Description

The founders of the company are Morris Ghandi and his daughter, Juliette Gonzalez. They both have a combined experience of 75 years in the restaurant and hospitality industry. We are looking for a restaurant space in Colleyville. We hope to open Ruggeri's in the next few months.

Services

Ruggeri's Pescatore Italiano will be unique to Colleyville. Northern Italian food is a style of service that will make everyone feel welcome and special. Our food products will be the finest quality and prepared with sensitivity and care. We will go all the way to satisfy our guests. Portions will be modestly sized with attractive presentation.

Our wine list will be modest in size and primarily focused on wines from Italy, California, France and New Zealand. The comfortable soft lit bar features a comprehensive selection of the finest vodka, scotch, bourbon and after dinner drinks.

During summer months customers can also sit outside on our patio. The patio and garden setting will be a fun and casual atmosphere.

The kitchen staff will have the best in culinary education and work experience. Our creative talents will compliment one another. The lounge and restaurant staff will offer the finest service in a cozy atmosphere. And offer customers an extraordinarily successful evening.

Statement of Planning Objectives

Pricing and Profitability

We anticipate our total sales allocation to be 90% restaurant sales and 10% catering sales. The combined cost of sales will be 33% producing a gross profit of 67% on total sales.

Prices will be competitive with other upscale restaurants in the area. However, it is the strategy of Ruggeri's to give a perception of higher value than its competitors, through its food, service and entertainment.

Market Segmentation

Ruggeri's intends to cater to a wide group of people. We want everyone to feel welcome and relaxed in a cozy atmosphere with a wide and varied menu. It is our goal to have 'something for everyone' everyday on our menu. In looking at our market analysis, we defined the following groups as targeted segments.

The Business Man: They work hard all day and sometimes stays overnight in a strange city. He needs a competent establishment that helps impress his clients and prospects. Afterwards, they want to relax and use the money they are making. They are the people that spend the most on drinks, food and tips.

Happy Couples: The restaurant will have an intimate, romantic, sophisticated atmosphere that encounters people to bring dates or their spouse.

The Family: The perfect place for a family dinner. Families will come for the accommodative menu and friendly service. The excellent value in their meals will keep Ruggeri's in favor with the parents.

Strategy and Implementation Summary

Our strategy is simple, we intend to succeed by giving people a combination of excellent and interesting food in an environment that appeals to a wide and varied group of successful people. We will focus on maintaining quality and establishing a strong identity in our community. Our main focus in marketing will be to increase customer awareness in surrounding communities. We will keep our standards high and execute the concept so that word of mouth will be our main marketing force.

Statement of Planning Objectives

Personnel Plan

We believe the personnel plan is in good proportion to the size of the restaurant and projected revenues. The staff will include 11 full-time employees and 5 part-time employees. All of our previous employees are eagerly and patiently waiting to return back to us. 9 of these employees have been with us for 10 plus years.

Financial Plan

\$649,100 of funding is needed over the next year for kitchen equipment, furniture, painting, reconstruction, rent, licensing start-up labor and legal and consulting costs associated with opening our restaurant. These are the start-up requirements to the best of our knowledge and experience in the industry.

Legal	\$5,000
Stationary & Sign	\$5,000
Office Supplies	\$5,000
Uniforms	\$2,000
Insurance	\$2,000
Rent & Security Deposit	\$18,000
Outdoor Patio & Garden	\$10,000
Licensing	\$5,000
Furniture	\$50,000
Point of Sale/Software	\$20,000
Phone System	\$2,000
Food & Liquor	\$30,000
Kitchen Supplies	\$30,000
Music, Stereo, TV	\$4,000
Cleaning	\$1,000
High Chairs, & Booster Seats	\$100
Advertising & Website	\$5000
Cash on hand required	\$50,000
Restaurant Finish Out \$135/sq feet (2600 sq ft)	\$405,000
TOTAL REQUIREMENTS	\$649,100

Statement of Planning Objectives

Visuals

The Ruggeri's logo was designed by Graphic Menus. We will work with them to design our packaging, promotional materials, and printed menus.

Technology

Ruggeri's will use Aloha Point of Sale System to take orders, payments and run reports. Quickbooks will be used for payroll and financial reports.

Summary

Ruggeri's already has a successful system in place. Managing our staff, supplier relationships, customers, inventory and daily tasks will require team effort and hard work.

Our personal experiences have given us qualities that we can draw on to manage and run the business and continue growing steadily. We aim to run a tight ship and empower our staff to be the best and deliver the best customer service experience.

Statement of Planning Objectives

PROJECTED SALES

	FOOD	LIQUOR	TOTAL
2020	\$648,000.00	\$303,600.00	\$951,600.00
2021	\$680,400.00	\$318,780.00	\$999,180.00
2022	\$714,420.00	\$334,719.00	\$1,049,139.00
2023	\$750,141.00	\$351,455.00	\$1,101,596.00
2024	\$787,648.00	\$369,028.00	\$1,156,676.00

Site Exhibit



Colleyville Town Square 5600 & 5604 Colleyville Blvd. Colleyville, Texas 76034



Property Features

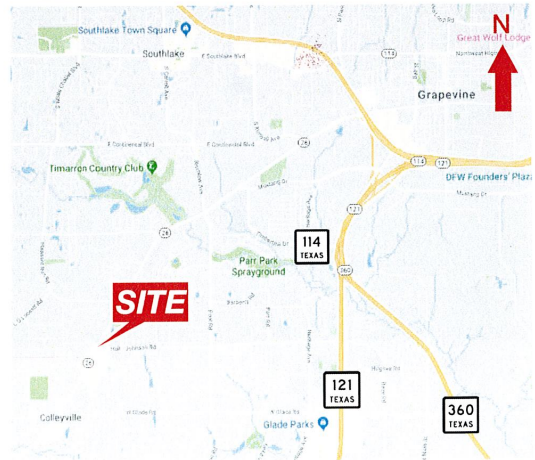
- Available:
 - Suite 5604-A: 4,485 SF (Former Gym)
 - Suite 5604-E1: 193 SF
 - Suite 5604-H: 1,500 SF (Former Veterinarian)
- End-Cap Available
- Vast Frontage on Hwy 26 (Colleyville Blvd)
- Great Access and Visibility
- Household Incomes avg. \$170,000+
- Located Directly Across from



and Anchored Center

Pricing

- Leasing Rate: Call Broker



Hunter Hayes

817 872 3911

hhayes@nairiretail.com

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1200 Summit Ave.
Fort Worth, TX 76102
817 885 8333

nairiretail.com

Site Exhibit

For Lease
193 - 4,485 SF

Colleyville Town Square
5600 & 5604 Colleyville Blvd.
Colleyville, Texas 76034



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	5,561	78,861	249,076
Total Households	2,005	28,275	95,090
Average Household Size	2.80	2.80	2.60
Average Household Income	\$171,365	\$156,028	\$118,993

Source: CoStar 2018

Traffic Counts

- Blvd. 26 30,533 VPD
- Hall Johnson Rd. 13,220 VPD

Source: CoStar 2017

NAI Robert Lynn
RETAIL division

1200 Summit Ave.
Fort Worth, TX 76102
817 885 8333
nairlretail.com

Site Exhibit

For Lease
193 - 4,485 SF

Colleyville Town Square
5600 & 5604 Colleyville Blvd.
Colleyville, Texas 76034



Site Exhibit

11-2-2015



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Robert Lynn Company	405391	mmiller@robertlynn.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@robertlynn.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Dan Avnery	568106	davnery@nairiretail.com	214-256-7100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hunter Hayes	671254	hhayes@nairiretail.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date