



City of Colleyville City Council Special Meeting Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Monday, September 23, 2019
6:00 p.m.

Council Chambers
Third Floor, City Hall

1. CALL TO ORDER

2. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

3. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

3a Ordinance O-19-2098

Request to appeal the decision by the Planning & Zoning Commission for the consideration 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

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards Thursday, September 19, 2019, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present 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 City Council Agenda Briefing

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

Agenda Number
Type Executive Session
Department City Secretary

Agenda Date 9/23/2019

Number

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 3a

Agenda Date 9/23/2019

Number Ordinance O-19-2098

Type Ordinance

Department Community Development

Title

Request to appeal the decision by the Planning & Zoning Commission for the consideration 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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

Second Reading and Public Hearing

Several residents were present that spoke both in favor of and opposed to the request. The applicant presented a covered patio concept that would contain a substantial portion of the outdoor seating area. The applicant was also amenable to adding conditions to the SUP ordinance including providing screening along the rear property line and limiting live music to acoustic instruments only. A revised site plan exhibit will be presented at the meeting.

First Reading and Public Hearing

At their meeting on September 9, 2019, the Planning & Zoning Commission made a motion to approve the request with a stipulation that it be for beer & wine sales only. The motion failed by a vote of 3-1. A failed motion is a recommendation for denial. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Additionally, no change of zoning (or approval of a Special Use Permit) where exists a protest against such change, signed by the owners of twenty (20) percent or more of either the area of lots or land included in such proposed change, or lots or land immediately adjoining same and extending two hundred (200) feet therefrom, filed with the City Secretary, shall be passed except by a favorable vote of three-fourths (3/4) of all members of the City Council. The registered opposition equals approximately 20.4%.

Request: Paul and Lisa Pardo, of Stone House Restaurant and Wine Bar, have submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales

for on-premise consumption at 5201 Colleyville Boulevard. Alcoholic beverage sales for on-premise consumption are allowed in the CC-1 Village Retail district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned CC-1 Village Retail district and generally located on the east side of Colleyville Boulevard, north of Thompson Terrace. The subject property is a platted lot and currently developed with a house dating to 1945 and an accessory building, which was previously used as a salon.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow alcoholic beverage sales for on-premises consumption in conjunction with a new restaurant. The applicant is requesting to sell and serve alcohol as part of the Stone House Restaurant and Wine Bar menu. The applicant proposes the following hours of operation as a component of the SUP request:

Monday & Tuesday: 4:00 p.m. – 9:00 p.m.

Wednesday – Saturday: 4:00 p.m. – 10:00 p.m.

Closed on Sundays

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption) (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary’s Office for review and approval, (3) submission of completed TABC License paperwork to the TABC, (4) the issuance of an Alcoholic Beverage License through the City Secretary’s Office.

Section 3.25 of the Land Development Code states that an 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.” Language is typically added for SUPs to automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.

Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.

Section 6-5 of the Code of Ordinances which states that the restaurant’s alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The applicant proposes to operate the business in a similar manner to other restaurants along Colleyville Boulevard. The requested location is in compliance with the distance requirements of the Code of Ordinances, and the applicant is proposing to comply with the 40/60 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Surrounding Development: The properties to the north, south and west are zoned CC-1-Village Retail district and developed with commercial buildings. The properties to the east are zoned R-20 Single Family Residential and developed with single-family homes.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property as located within the Central Sector of the Colleyville Boulevard Corridor. This area has been identified as having the greatest potential to become a true center of activity by tying together major commercial and entertainment centers along the Corridor.

Public Notification: Staff mailed notices to all property owners within 500 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. Staff has received thirty-one (31) responses in favor and three (3) responses in opposition. Additionally, there were several other signatures provided on one of the opposition letters expressing their opposition. All letters have been attached.

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for the Stone House Restaurant and Wine Bar at 5201 Colleyville Boulevard. The proposed business should not adversely impact surrounding uses.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission made 3 motions to approve the request at their September 9, 2019 meeting, all of which failed. The final motion made was to approve the request with a stipulation that it be for beer and wine sales only. The motion failed by a vote of 3-1. A failed motion is a recommendation for denial. When the Planning & Zoning Commission makes a recommendation of denial, a favorable vote of three-fourths (3/4) of all members of the City Council is required for approval of the request.

Financial Impact

There is no fiscal impact to the City of Colleyville for this item.

Recommendation

Approve

Attachments

1. Appeal of P&Z Decision
2. Aerial Map
3. Zoning Map
4. Future Land Use Map
5. Statement of Planning Objectives
6. Zoning Exhibit
7. Aerial and Building Elevations Exhibit
8. Site Plan
9. Floor Plan
10. Patio Floor Plan
11. Photo of the Patio
12. Notification Map
13. Property Owner Notifications
14. Notification List
15. Letters of Support
16. Letters of Opposition
17. Ordinance O-19-2098

Ben Bryner

To: Jackie Reyff
Subject: RE: Appeal of P&Z Decision

From: Paul Pardo < >
Sent: Tuesday, September 10, 2019 10:26 AM
To: Jackie Reyff <JReyff@colleyville.com>; Lisa Pardo <>; James Oboyski < >
Cc: Lisa Pardo < >
Subject: Appeal of P&Z Decision

Ms. Reyff,

Thank You for all your efforts not just for our project but for all the projects you help with behind the scenes all over "OUR CITY".

We would like to APPEAL the Planing and Zoning Boards decision of DENIAL for our project located at 5201 Colleyville Blvd. Colleyville, Texas 76034. (ZC19-010) case number

According to the planing and Zoning Commission Agenda Briefing under Comprehensive Plan it states that; "This area has been identified as having the greatest potential to become a true center of activity by tying together major COMMERCIAL and ENTERTAINMENT CENTERS along the Corridor".

Yet we were denied. I hope City Council will see it's way to correct this.

Please let me know if there is anything I need to do more or if there is anything I should prepare for the City Council meeting and when it will be.

Again, Thank You for all you do.

All My Best,
May God Bless,
Paul Pardo

So it is that we are saved by faith in Christ and not by the good things we do.
Romans 3:28

Yes, All have sinned: All fall short of God's glorious ideal: Yet now God declares us "not guilty" of offending him if we trust in Jesus Christ, who in his kindness takes away our sins. For God sent Jesus Christ to take the punishment for our sins and to end all God's anger against us. He used Christ's blood and our faith as the means of saving us from his wrath.

Romans 3: 23-25

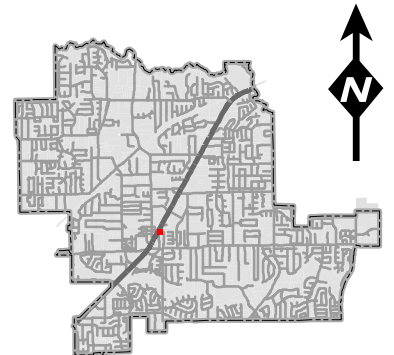
Because of his kindness you have been saved through trusting Christ. And even trusting is not of yourselves; it to is a gift from God. Salvation is not a reward for the good we have done, so none of us can take any credit for it. It is God himself who made us what we are and given us new lives from Jesus Christ; and long ages ago he planed that we should spend these lives in helping others.


Ephesians 2: 8-10

Aerial Map



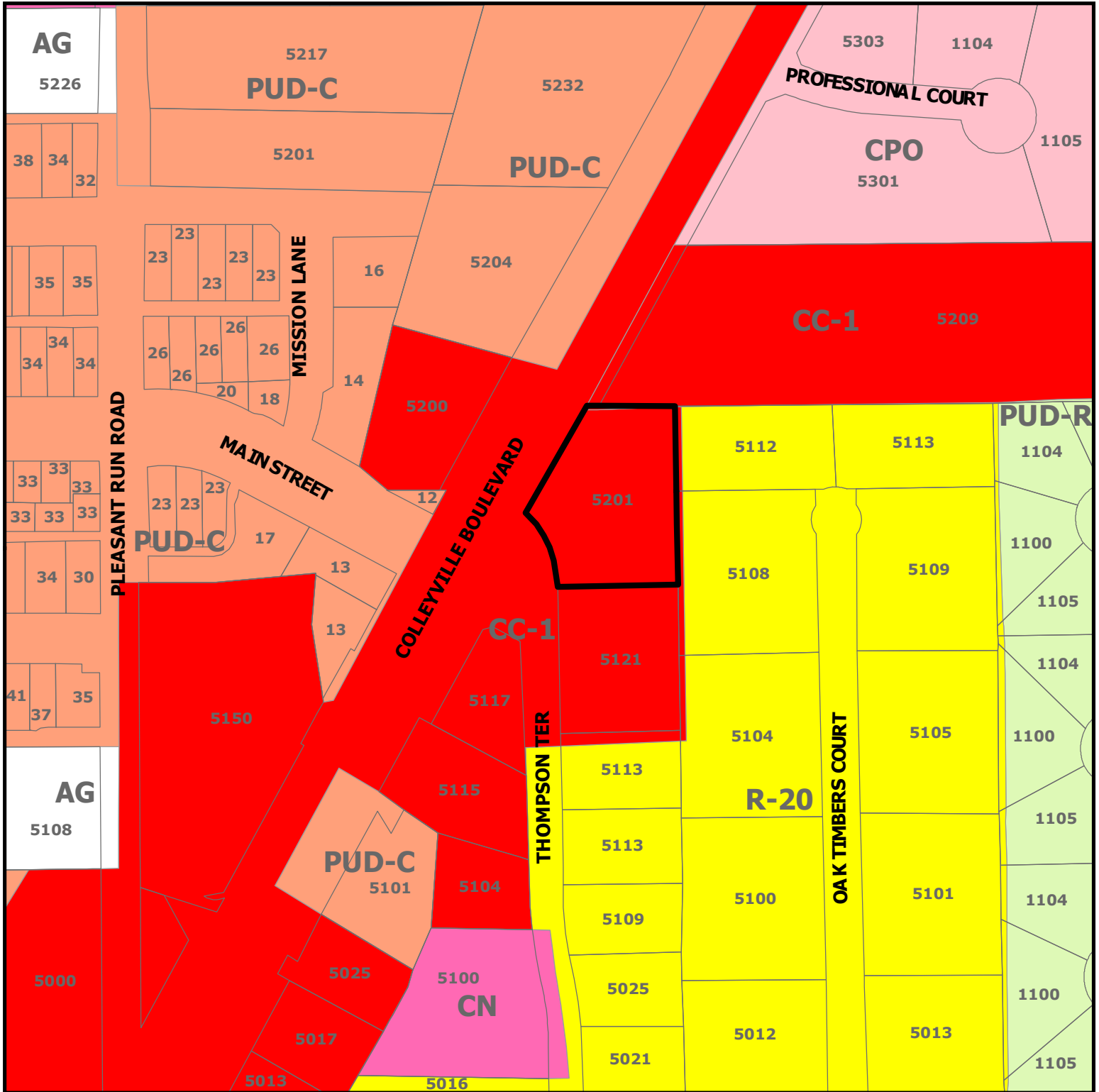
ZC19-010
5201 Colleyville Blvd



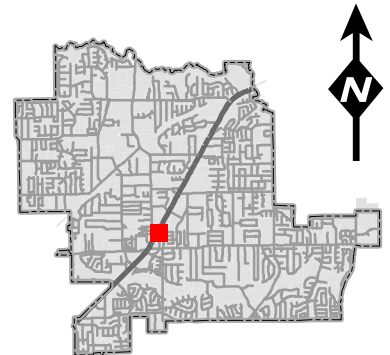
 Subject Property

DISCLAIMER:
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Zoning Map



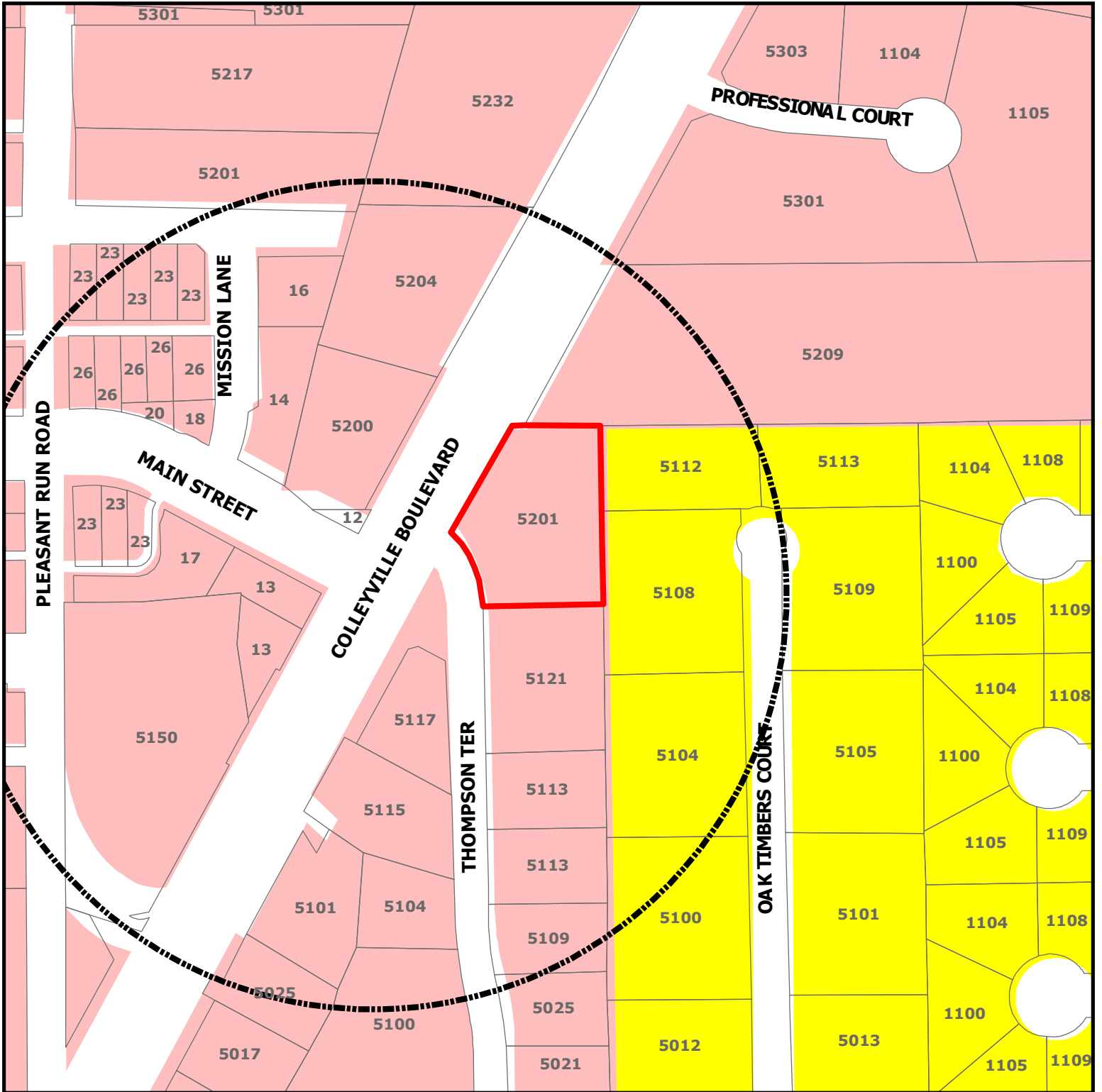
ZC19-010
5201 Colleyville Blvd



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 Subject Property

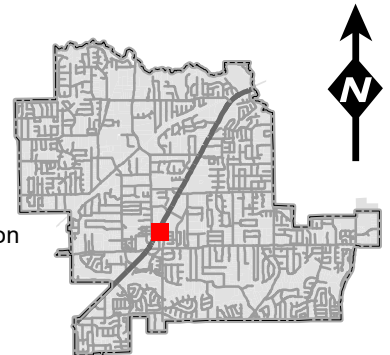
Future Land Use Map



ZC19-010

5201 Colleyville Blvd

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



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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

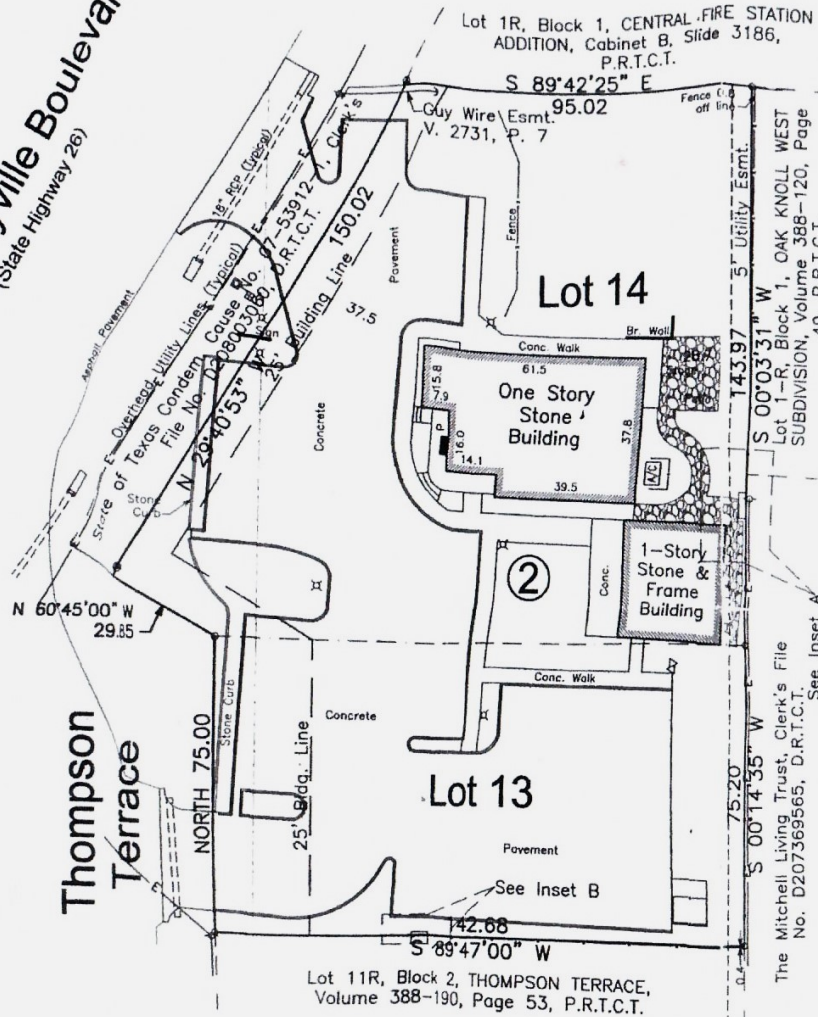
Projected Sales – year one	\$ 1,764,000.00
Projected Tax Revenue	\$ 145,000.00

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)

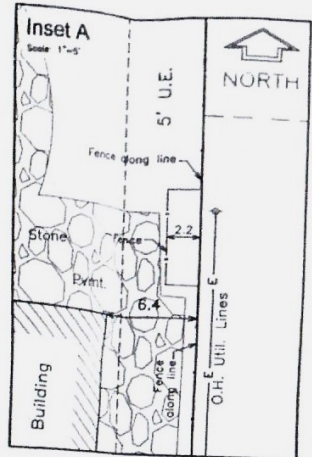


Lot 1R, Block 1, CENTRAL FIRE STATION
ADDITION, Cabinet B, Slide 3186,
P.R.T.C.T.
S 89°42'25" E
95.02
Guy Wire Esmt.
V. 2731, P. 7

S 00°03'31" W
Lot 1-R, Block 1, OAK KNOLL WEST
SUBDIVISION, Volume 388-120, Page
49, P.R.T.C.T.

S 00°14'35" W
The Mitchell Living Trust, Clerk's File
No. D207369565, D.R.T.C.T. See Inset A

Lot 11R, Block 2, THOMPSON TERRACE,
Volume 388-190, Page 53, P.R.T.C.T.



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.

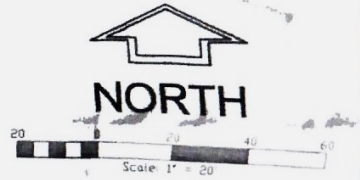
Surveyor's Certificate
This is to certify that I have surveyed on-the-ground the above described property and find the buildings wholly within the bounds of said property, and so encroachments thereon, except as shown.

By: *[Signature]*
Rogers W. Tack, S.P.L.S.
Surveyed 09/24/08

No. 44929

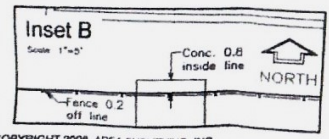
Legend

- 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



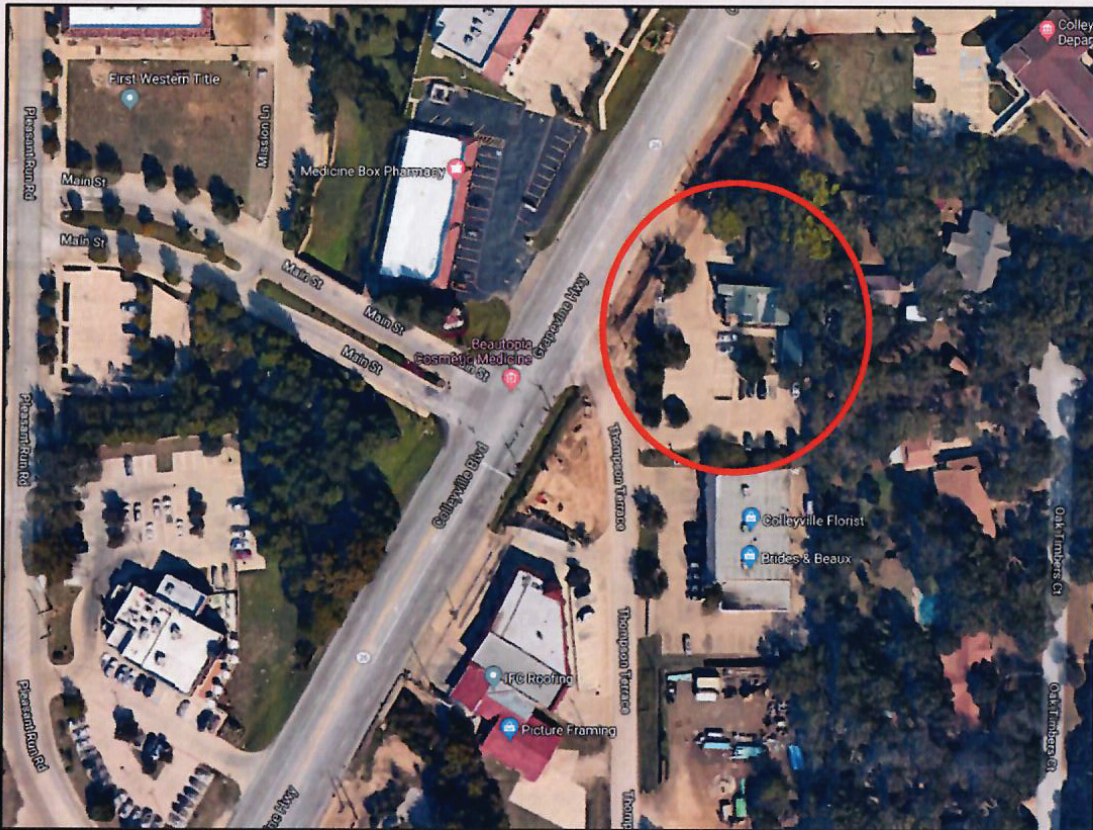
PLAT SHOWING
SURVEY OF LOTS 13 AND 14,
BLOCK 2,
**THOMPSON
TERRACE,**
A SUBDIVISION OF PART OF THE J.M.
LOONEY SURVEY AT COLLEYVILLE, TARRANT COUNTY,
TEXAS ACCORDING TO THE PLAT THEREOF
RECORDED IN VOLUME 388-11, PAGE 81, PLAT
RECORDS, TARRANT COUNTY, TEXAS.
SALE AND EXCEPT
THAT PORTION OF LOT 14 AWARDED TO THE STATE
OF TEXAS BY CONDEMNATION SUIT FILED JUNE 15,
2007E, 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
10110 North Dallas / Fort Worth, TX 76134
Phone 317.292.5684 / Fax: 817.744.2311
www.areasurveying.com



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Aerial and Building Elevations Exhibit



Site Plan

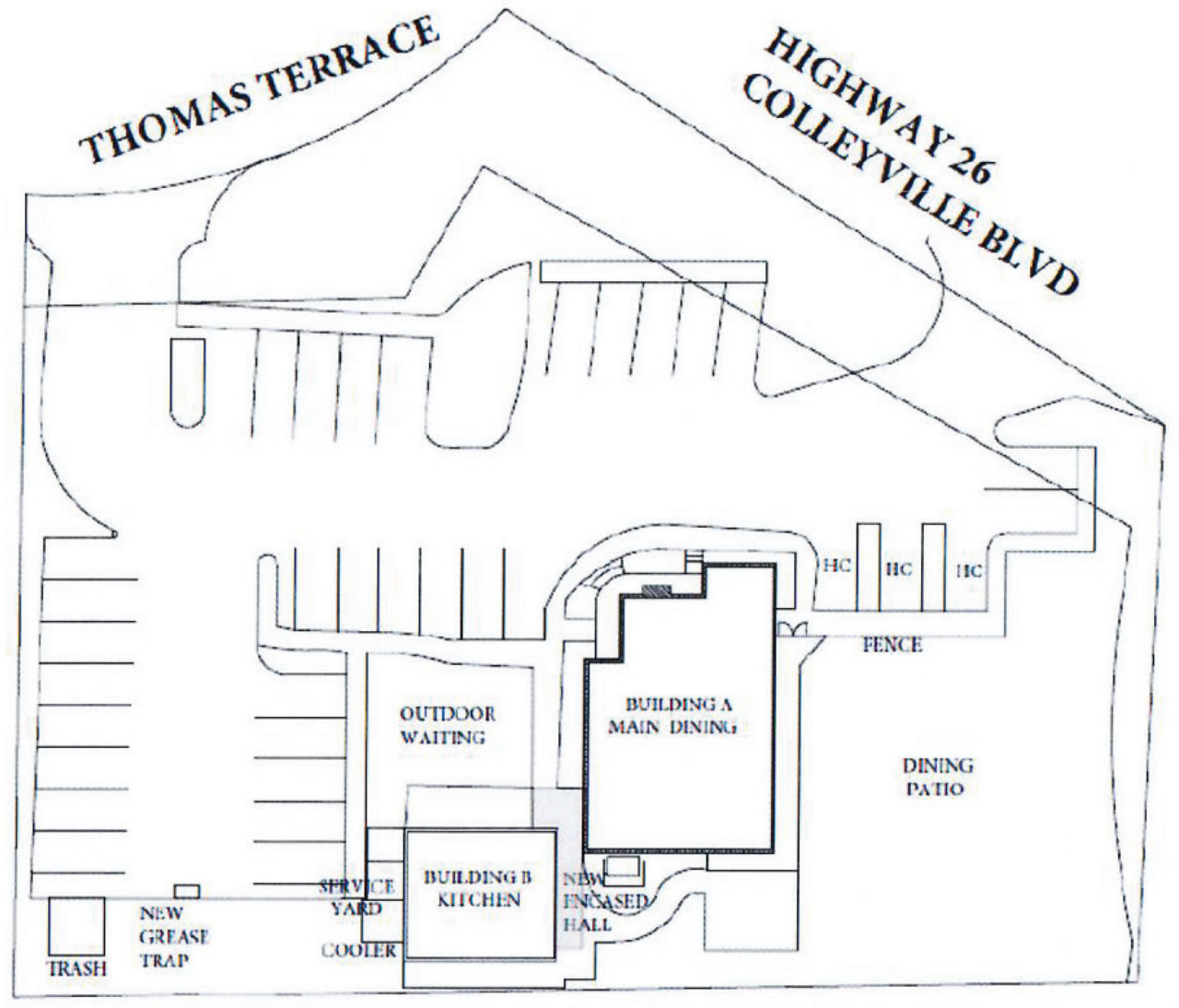
PARKING COUNT

34

BUILDING S.F.

A: 2078

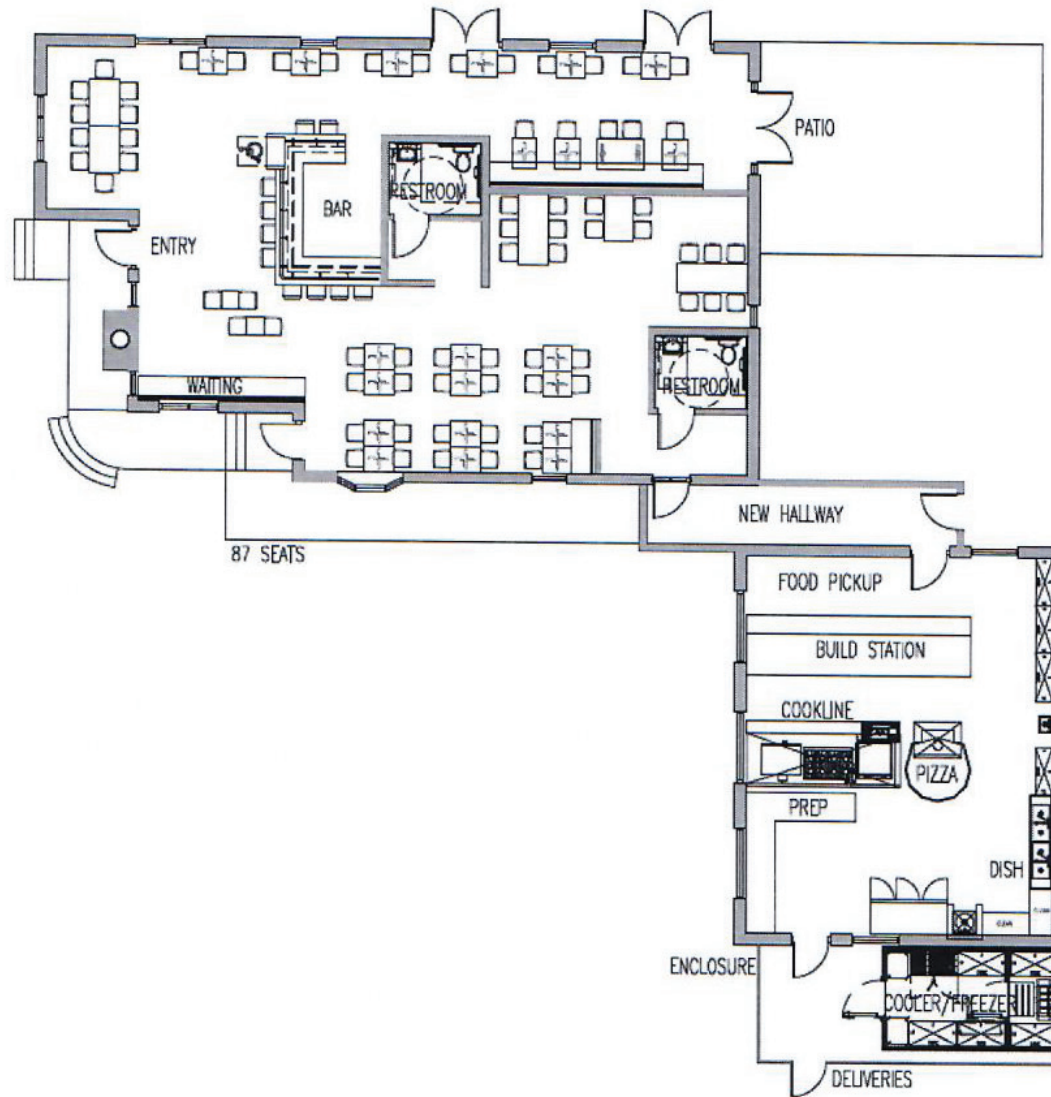
B: 952



SITE PLAN



Floor Plan



Patio Floor Plan



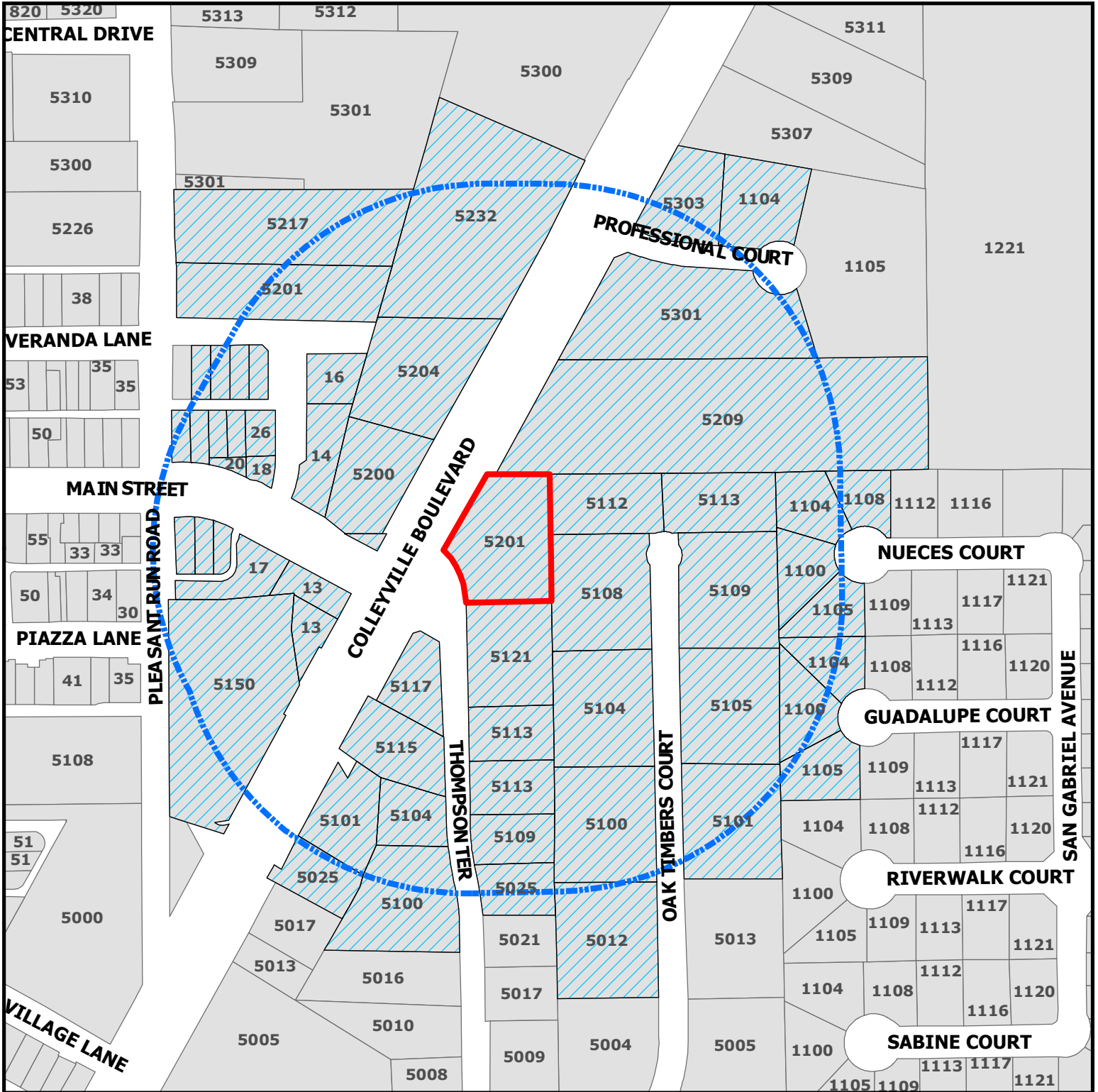
PATIO PLAN - 1,000 sq. feet



Photo of the Patio



Notification Map






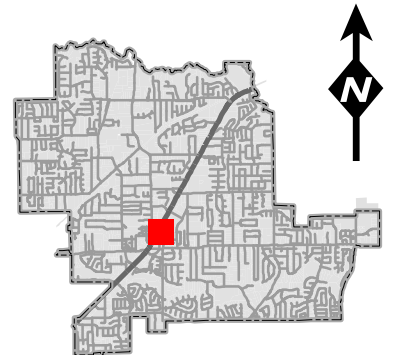
ZC19-010

5201 Colleyville Blvd



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-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location (please note the new City Council Meeting dates):

Planning and Zoning Commission Meeting: Monday, September 9, 2019 at 7:00 p.m.
City Council Meetings: Tuesday, September 17, 2019 & Wednesday, October 2, 2019 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premises Consumption. The purpose is to allow for the sale of alcohol at the proposed business Stone House Restaurant & Wine Bar.

Zoning Case: ZC19-010

Applicant: Paul and Lisa Pardo

Owner: Sunder Holdings LLC

Location: 5201 Colleyville Boulevard

Property Description: Lots 13 and 14, Block 2, of the Thompson Terraces Subdivision

Present Zoning: CC-1 Village Retail District

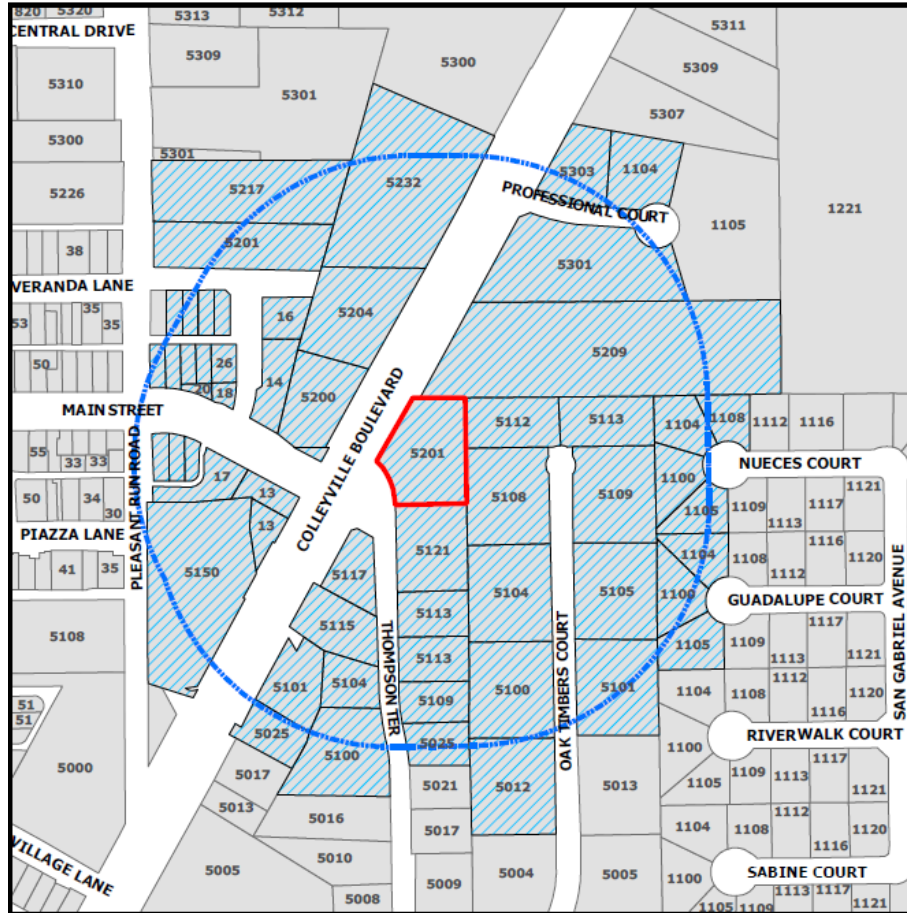
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Active Development Case map:

<https://www.colleyville.com/government/departments-a-l/community-development/active-development-cases>

For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Notification List

Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
BAJRAM & RUZDI INVESTMENTS LLC	206 MILL WOOD DR	COLLEYVILLE, TX	76034	5150 COLLEYVILLE BLVD
BARNARD PARTNERS XIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	5301 COLLEYVILLE BLVD
BARNARD PARTNERS XVIII LTD	PO BOX 127	COLLEYVILLE, TX	76034	1104 PROFESSIONAL CT
BEAM REAL ESTATE LLC	14455 WEBB CHAPEL RD	FARMERS BRANCH, TX	75234	5200 COLLEYVILLE BLVD
BENNETT, JANET	1104 NUECES CT	COLLEYVILLE, TX	76034	1104 NUECES CT
BREWER, SARA	5012 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5012 OAK TIMBERS CT
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5025 COLLEYVILLE BLVD
BUCHWALD, RUDOLPH W	1309 ASHFORD CT	COLLEYVILLE, TX	76034	5101 COLLEYVILLE BLVD
CAREW, PAT	2106 STONEHAVEN DR	COLLEYVILLE, TX	76034	5108 OAK TIMBERS CT
COLLEYVILLE LOFTS VENTURE LLC	1430 BROADWAY 14TH FLR	NEW YORK, NY	10018	5232 COLLEYVILLE BLVD # 1
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	17 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5209 COLLEYVILLE BLVD
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	23 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	13 MAIN ST
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	12 MAIN ST
CROWDER, FRANKIN	1100 GUADALUPE CT	COLLEYVILLE, TX	76034	1100 GUADALUPE CT
DDK REAL ESTATE INV LLC	PO BOX 1131	COLLEYVILLE, TX	76034	5204 COLLEYVILLE BLVD
DIBELLA, PETER	PO BOX 932	COLLEYVILLE, TX	76034	5101 OAK TIMBERS CT
DIEBER, JOSEPH M	1105 GUADALUPE CT	COLLEYVILLE, TX	76034	1105 GUADALUPE CT
FLETCHER, JAMES R	1108 NUECES CT	COLLEYVILLE, TX	76034	1108 NUECES CT
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5115 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5117 COLLEYVILLE BLVD
GIBSON, NORMAN C	113 TIMBERLINE DR S	COLLEYVILLE, TX	76034	5104 THOMPSON TERR
GULICK, CYLDE E	5100 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5100 OAK TIMBERS CT
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX	76034	26 MAIN ST
ISBELL, STEVE E	5112 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5112 OAK TIMBERS CT
JRSR PROPERTIES LLC	5121 THOMPSON TERR	COLLEYVILLE, TX	76034	5121 THOMPSON TERR
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX	76034	5303 COLLEYVILLE BLVD
LAPOSTA, MATTHEW	5105 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5113 OAK TIMBERS CT
MEADOR, JOHN M	1105 NUECES CT	COLLEYVILLE, TX	76034	1105 NUECES CT
MODERN HOLDINGS LLC	PO BOX 92083	SOUTHLAKE, TX	76092	5100 THOMPSON TERR
MURCHISON, PAIGE	5105 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5105 OAK TIMBERS CT
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5109 OAK TIMBERS CT
RONIN, YURY	1104 GUADALUPE CT	COLLEYVILLE, TX	76034	1104 GUADALUPE CT
SAEED, MOHAMMAD	1100 NUECES CT	COLLEYVILLE, TX	76034	1100 NUECES CT
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5109 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN	37215	5113 THOMPSON TERR
SOUMPHONPHAKDY, ANOULONE	5025 THOMPSON TERR	COLLEYVILLE, TX	76034	5025 THOMPSON TERR
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5201 PLEASANT RUN RD
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX	76034	5217 PLEASANT RUN RD
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX	75229	5201 COLLEYVILLE BLVD
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5104 OAK TIMBERS CT
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX	76034	23 MISSION LN
VILLAGE MONTICELLO PRTNS LTD	909 LAKE CAROLYN PKWY STE 150	IRVING, TX	75039	14 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	16 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	13 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	20 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	18 MAIN ST
VILLAGE OWNERS ASSOCIATION INC	1024 S GREENVILLE AVE STE 230	ALLEN, TX	75002	23 MAIN ST
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED
PARDO, PAUL AND LISA	904 SADDLEBROOK DRIVE	COLLEYVILLE, TX	76034	APPLICANT

Steve and Kristi Isbell

5112 Oak Timbers Court
Colleyville, Texas 76034
Phone: 214-334-4245

September 6, 2019

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

Re: Zoning Case ZC19-010, Paul and Lisa Pardo

To Whom It May Concern,

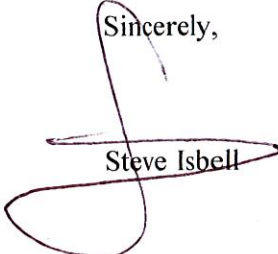
My wife Kristi and I own property directly west of the subject property, 5201 Colleyville Boulevard. The subject property's main dining building and dining patio are adjacent to our back yard. I have spoken directly to Mr. and Mrs. Pardo and we are aware of their plans for live music in the evenings on the dining patio. We are writing to express our **SUPPORT** of this Special Use Permit.

We believe that out of all of the existing commercial structures in Colleyville, this property, with its old stone house and superior location, has the most character and untapped potential. And it would be a waste for this request to be denied only for another salon or day spa to try and make a go of it and to again fail.

We realize that this property may present a special dilemma because of the residential adjacency, but the property also fronts Highway 26 and it should be allowed to realize a large part of its economic potential. We understand that some in our position would not support this request out of a concern for noise in the evenings. But the reality is that our property, in fact all of Oak Timbers, is only a few yards off of Highway 26 and the frequent noise from traffic, the daily sirens from the main fire station and even the outdoor music events in The Village are all part of the trade off of living in the heart of Colleyville.

Again, we fully **SUPPORT** this request and we truly feel it would be a mistake for the City Council to deny it.

Sincerely,



Steve Isbell



Kristi Isbell

Ben Bryner

To: Jackie Reyff
Subject: RE: 5201 Colleyville blvd

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

From: Cheryl Thompson <>
Sent: Tuesday, September 10, 2019 3:04 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: 5201 Colleyville blvd

I understand a restaurant is attempting to start up and have a mixed beverage license at the subject address. Our family fully supports this endeavor and ask that you do as well. What a unique and wonderful place for a restaurant! Colleyville would benefit greatly from the wonderful addition. Please support this local start up business.

Thank you,

Cheryl Thompson
Sent from my iPhone

Ben Bryner

To: Jackie Reyff
Subject: RE: Permit for Stone House Restaurant

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

From: Chris Sandlin <>

Sent: Tuesday, September 10, 2019 3:55 PM

To: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>

Cc: Richard Newton <RNewton@colleyville.com>

Subject: Permit for Stone House Restaurant

Dear City Managers,

I'm writing you to express my dismay and disappointment with the way the P&Z Board acted last night in denying approval for the mixed-beverage alcohol permit for the Stone House Restaurant. Apparently at least one member of the P&Z hasn't received a kickback from this reputable business owner, and therefore voted against the same permit that was granted to Ruggeri's and other similar restaurants in the area. I'm flabbergasted that they would vote against this. The Colleyville P&Z Board already has a suspicious reputation based on the acts & business entanglements of certain members, but this is ridiculous.

This is exactly the kind of restaurant that Colleyville needs, and I'm ashamed the P&Z Board did not make the right, respectful vote in this matter.

Chris Sandlin

Ben Bryner

To: Jackie Reyff
Subject: RE: Paul and Lisa Pardo -desire to build a restaurant and obtain a license to sell alcohol and mixed drinks

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

From: Dolphin jen Pardo < >

Sent: Tuesday, September 10, 2019 4:21 PM

To: Jackie Reyff <JReyff@colleyville.com>

Subject: Paul and Lisa Pardo -desire to build a restaurant and obtain a license to sell alcohol and mixed drinks

I am writing on behalf of Paul and Lisa Pardo. They wish to build a restaurant in Colleyville and obtain an alcohol and mixed drink license. They have run other restaurants and I believe this one would be a success.

Sincerely, Jennifer Pardo

Jackie Reyff

To: Lee Koch
Subject: RE: Stone House Restaurant

From: Lee Koch
Sent: Tuesday, September 10, 2019 4:35 PM
To: Adrienne Lothery <alothery@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>; Richard Newton <RNewton@colleyville.com>; Jerry Ducay <JDucay@colleyville.com>
Subject: Stone House Restaurant

I have just heard that last night P&Z did not approve the alcohol permit for this restaurant. PLEASE GRANT THE Stone House Restaurant a super majority vote with a mixed beverage alcohol permit at your September 17th meeting. We need this unique restaurant!!!!

Jackie Reyff

To: Karl Meek
Subject: RE: Stone House Restaurant SUP

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

From: Karl Meek
Sent: Wednesday, September 11, 2019 11:56 AM
To: Adrienne Lothery <alothery@colleyville.com>
Cc: Richard Newton <RNewton@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Stone House Restaurant SUP

Ms. Lothery,

Please accept this message requesting the City Council grant the Stone House Restaurant's SUP application allowing the sale of mixed alcohol beverages.

Thank you.
Karl Meek
6204 Rock Dove Circle
Colleyville.

Sent from my iPhone

Jackie Reyff

To: Nancy Coplen
Subject: RE: StoneHouse Restaurant SUP Approval

From: Nancy Coplen
Sent: Wednesday, September 11, 2019 2:25 PM
To: Adrienne Lothery <alothery@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>; Mark Wood <MWood@colleyville.com>; Richard Newton <RNewton@colleyville.com>
Subject: StoneHouse Restaurant SUP Approval

City Staff, Mayor and City Council,

I would like the council to unanimously approve the SUP for the restaurant at the corner of Thompson Terrace and Colleyville Blvd at the next council meeting. I served for several years on the Colleyville Historical Preservation Committee and this property is one of the few remaining stone houses in the area. I believe it was built prior to the 1940s (some say in the 1920s). Opening this as a restaurant will give the opportunity for hundreds of Colleyville residents to enjoy a meal in a “unique one of kind” building in Colleyville.

1. City funds have been given to this property for improvements.
2. The city council has recently change the revenue requirements to- 60% alcohol sales, 40% food sales. This will allow greater flexibility for high end restaurants to come to the city.
3. This property has been here for over 80 years and will be appreciated by both old and new residents of Colleyville.

Thank you for supporting small business in Colleyville.

Nancy Coplen

Jackie Reyff

To: Misty Gober
Subject: RE: Stone House Restaurant

From: Misty Gober
Sent: Wednesday, September 11, 2019 6:18 PM
To: Adrienne Lothery <alothery@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>; Richard Newton <RNewton@colleyville.com>
Subject: Stone House Restaurant

Dear Adrienne,

As a citizen of Colleyville, I would like to support the Stone House Restaurant for getting their mixed beverage alcohol permit . It would be great to have another nice restaurant in our city! Please let the vote for this to happen.

Sincerely,
Misty Gober

Misty Gober

Jackie Reyff

To: Adrienne Lothery
Subject: RE: Stone House Restaurant

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

From: Louis Miller
Sent: Wednesday, September 11, 2019 10:59 PM
To: Adrienne Lothery <alothery@colleyville.com>
Subject: Stone House Restaurant

Please get council to approve Stone House Restaurant's mixed Beverage Alcohol Permit at next Council Meeting
We need all the businesses we can get in Colleyville...
Thanks Adrienne !

Sent from my iPhone

Jackie Reyff

To: Beverly Mavis
Subject: RE: Denial of Alcohol Permit for Stonehouse projec

From: Beverly Mavis
Sent: Thursday, September 12, 2019 12:44 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Denial of Alcohol Permit for Stonehouse projec

It has come to my attention that the Planning and Zoning Committee recommended the denial of mixed beverage permit for the proposed restaurant project in the Stonehouse on Hwy 26 and Terrace.

This came despite recommendations to approve the project by all city staff involved in evaluating the proposal. And, on the same evening, that a similar proposal by [Ruggeris](#) was approved. With only 4 of the 7 committee members in attendance, this vote seems both capricious and arbitrary since no rationale was offered for declining the petition.

Our city council claims to be a proponent of economic development and the type of establishment proposed would be high end dining and entertainment in what seems to be an adult environment. And having this type of dining experience on the highway would certainly lead to more more spent by those from other places. To turn down an investment in our city of over 3/4 million dollars by long time city residents, seems to run contrary to the stated economic development goals.

I would urge the city council to revisit and approve the petition for this development at the [September 17](#) meeting.

Sent from my iPhone

Jackie Reyff

To: ricsharval@aol.com
Subject: RE: The Stone House

From: ricsharval
Sent: Thursday, September 12, 2019 4:29 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: The Stone House

Dear Jackie Reyff,

I would appreciate you voting to allow The Stone House a mixed beverage alcohol permit for their restaurant. We are huge supporters of our local businesses and think this particular restaurant would be a lovely addition to our community. Colleyville has been our home for over 20 and we have enjoyed watching our hometown grow up. The Stone House would be a huge asset for all of us.

Thank you in advance for your positive vote.

Sincerely,

Shari Vallario

Jackie Reyff

To: Richard Vallario
Subject: RE: Mixed-beverage alcohol permit

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

From: Richard Vallario
Sent: Thursday, September 12, 2019 4:34 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Mixed-beverage alcohol permit

Jackie Reyff

I am sending this message to express my strong support of Stone House restaurant's request for a mixed-beverage alcohol permit. The approval will bring a new upscale restaurant to Colleyville.

Rick Vallario

Sent from my iPhone

Jackie Reyff

Subject: FW: The Stone House

From: Sue Caufield
Sent: Thursday, September 12, 2019 11:41 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: The Stone House

I am writing to cast a positive vote for the mixed beverage alcohol permit for The Stone House. Colleyville could use more upscale dining and what a perfect location The Stone House would be.

Sincerely,

Susan Caufield

Jackie Reyff

To: Harrison, Mark L.
Subject: RE: P&Z Denial of Stone House request

From: Harrison, Mark L.
Sent: Friday, September 13, 2019 7:57 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: P&Z Denial of Stone House request

I am fully in support of the Stone House request to sell alcohol.

I have known Paul and Lisa Pardo for many years, and everything they do is top notch. Paul is an experienced restaurant operator. A few other reasons I support this:

1. Hired the chef from Del Frisco's Steak House.
2. Are spending a TON of money on renovations. Architects have been hired and design plans are in place. It looks fantastic.
3. We need a restaurant that will bring in people from outside the city. Chik-Fil-A won't do it.
4. A restaurant like this one has to be able to sell liquor in order to survive. I understand that they have agreed that they will meet the requisite ratios of food to alcohol.

Mark Harrison, MBA, PMP

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Jackie Reyff

To: Michael Deakin
Subject: RE: Stone House Restaurant

From: Michael Deakin
Sent: Thursday, September 12, 2019 5:18 PM
To: Richard Newton <RNewton@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Stone House Restaurant

We would like to voice our support for the approval of the Stone House Restaurant. We feel that the unique character of the building, the improvements that will be done to the property and the dining experience that it will offer will enhance the culture of Colleyville. Because of this we feel that it will also contribute greatly to the Colleyville economic plan.
We hope that the city will move ahead and approve this project.

Mic and Karen Deakin
4828 Lakeside Dr
Colleyville, TX
76034
817-399-9885

Jackie Reyff

To: TOMANDDAWNE REINHARDT
Subject: RE: New businesses

From: TOMANDDAWNE REINHARDT
Sent: Saturday, September 14, 2019 3:57 PM
To: Adrienne Lothery <alothery@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>; Richard Newton <RNewton@colleyville.com>
Subject: New businesses

I always try to support Colleyville businesses, particularly the restaurants (even more so those affected by the 26 road construction). I wish we had more restaurants and I just heard that there is/was a restaurant planning to go in after renovating the previous Stone House Salon building. I'm writing because what I heard was that because the plan included an outdoor area that was objected to by three adjoining home owners, the liquor license was being denied by P&Z. I would like to go on the record as saying that we need more businesses, particularly restaurants and a liquor license can be the difference in the success of a restaurant. I will also say that I choose restaurants with outdoor seating more often than those without. I don't feel like the preferences of a few home owners should be the deciding factor in denying a business the potential for success and denying the city taxing benefits.

I admittedly might not have all the facts correct here. But the bottom line is I would like my city to think of the benefits to the many instead of the cries of a few. This is already a commercial property and I think that Colleyville needs to decide in favor of this restaurant.

Thank you,

Dawne Reinhardt
5006 Westgrove Lane
Colleyville, TX 76034

Jackie Reyff

To: Christine Glaser
Subject: RE: Stone House Restaurant

From: Christine Glaser

Sent: Monday, September 16, 2019 2:38 PM

To: alothery@cityofcolleyville.com; Jackie Reyff <JReyff@colleyville.com>; Richard Newton <RNewton@colleyville.com>; Tammy Nakamura <TNakamura@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>

Subject: Stone House Restaurant

My husband and I are in favor of granting the Stone House Restaurant a mixed beverage alcohol permit, SUP.

We love the idea of turning a Colleyville landmark into a place that everyone in our community can use and enjoy. We especially think that this restaurant would bring character and interest to our community and feel that friends from our neighboring communities would find it very inviting as well. With the road construction nearing an end it is certainly a good time for this type of investment. The Stone House would be an awesome addition to the businesses in this area of town, and would be particularly instrumental helping to create a welcoming social and capital hub, right in the heart of Colleyville.

Thank you for your consideration,

Christine and Bob Glaser
6909 Sir Spencer Ct.
Colleyville, TX. 76034

Jackie Reyff

To: Daryl Balod
Subject: RE: Stone House

From: Daryl Balod
Sent: Monday, September 16, 2019 3:09 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Stone House

I am in favor of the city granting the Stone House Restaurant a mixed beverage alcohol permit. Colleyville needs more desirable restaurants. The more we have, the more people will think of Colleyville, when they are choosing where to spend their dining out dollars. The Stone House is a charming building, which would be perfect for a new restaurant, with an outdoor patio.

I urge you to grant a mixed beverage alcohol permit for the Stone House Restaurant.

Sincerely,
Daryl Balod
18 year resident of Colleyville

Jackie Reyff

To: [REDACTED]
Subject: RE: Stone House Special Use Permit

From: [REDACTED]
Sent: Monday, September 16, 2019 4:20 PM
To: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>
Subject: Stone House Special Use Permit

I was recently surprised when the Special Use Permit for the Stone House Restaurant was denied. A mixed beverage license in a restaurant is absolutely no worse than a beer and wine license. If my wife and I go to a restaurant it should be our choice, as responsible adults, if we decide to have a cocktail with dinner.

I could understand the denial of the mixed beverage license if this was a nightclub going late into the evening near a family neighborhood. However restaurants are rarely a neighborhood nuisance. It is my understanding the Stone House Restaurant will not be open late into the evening.

Colleyville is desperately in need of additional restaurants. As a nearly 30 year resident in the Colleyville area I have watched as Southlake, Grapevine, and Euless have realized the need for dining choices and embraced this type of development.

Hopefully the City Council of Colleyville will reconsider the approval of the Stone House Special Use Permit. I look forward to enjoying dinner at this Colleyville landmark, a place I feel confident will be a destination for many outside of Colleyville. This can only enhance the Colleyville economy.

Thank you for considering this approval.

Rusty Nail
4608 Dartmoore Lane
Colleyville, TX

Jackie Reyff

To: GERALYN AMES
Subject: RE: Stone House Restaurant

From: GERALYN AMES
Sent: Monday, September 16, 2019 8:13 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Stone House Restaurant

Please grant a SUP to the Stone House Restaurant here in Colleyville. My husband and I think it's a great idea .
Thanks!

John & Gerri Ames
[3100 River Bend Dr](#)
[Hurst, TX](#)

Gerri Ames

Jackie Reyff

To: De Bright Nail
Subject: RE: THE STONE HOUSE RESTAURANT 5201 COLLEYVILLE BLVD COLLEYVILLE, TX

From: De Bright Nail
Sent: Monday, September 16, 2019 8:18 PM
To: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>
Subject: THE STONE HOUSE RESTAURANT 5201 COLLEYVILLE BLVD COLLEYVILLE, TX

First, let me say that this restaurant is dream coming to reality which has been in the making for at least eight years. That's when it began..... "a class place" to be a destination for dining. It was a dream for the Pardo's that many of us shared and encouraged. Locations and possibilities were identified, but somehow something always created a roadblock.

Here we are. A classic, charming old house at 5201 Colleyville Blvd., and the timing is perfect. Not only do you have some of the best and most respected Colleyville citizens behind the project, but they are bringing the best people on board to ensure a "wow" experience in dining here in Colleyville.

Colleyville needs this quality, over the top restaurant. We don't need to drive to Southlake and now to Euless ! This is Colleyville! When I married and moved to the area in 2005, Colleyville was the place to live. And even though our move was only few miles, we relocated to Lakes of Somerset in Colleyville. Unfortunately, I have to admit that I have seen some residents move out of our charming city to Westlake or Southlake. "Charming" and "rural atmosphere" does NOT have to look old or aging.

Charming is a beautiful highway with plants enhancing our city. It means gathering with friends for dinner and meeting new people over a glass of wine or cocktail. It means "CLASS" when Colleyville is mentioned.

There are other restaurants nearby The Stone House with mixed beverage license so I respectfully ask the Council to reconsider their ruling regarding The Stone House's request. Paul and Lisa will go above and beyond to be the "best neighbors" for the adjoining neighborhood. They have already exhibited their commitment to these people.

I ask the Council to reconsider their ruling. I ask you to take a step FORWARD to promote and allow a project that will make our residents proud..... and a "Destination Dining" experience. That brings people and income to Colleyville..... and takes another step to keep the "Class Act" living experience in Colleyville.

Respectfully,

*De Bright Nail
4608 Dartmoore LN
Colleyville, TX 76034*

Jackie Reyff

Subject: RE: Mixed Beverage Alcohol Permit consideration

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

From: Lisa Branscum

Sent: Monday, September 16, 2019 8:52 PM

To: alothery@cityofcolleyville.com; Jackie Reyff <JReyff@colleyville.com>; Richard Newton <RNewton@colleyville.com>; Tammy Nakamura <TNakamura@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>

Subject: Mixed Beverage Alcohol Permit consideration

My husband and I are in favor of granting the Stone House Restaurant a mixed beverage alcohol permit, SUP.

It's a great idea to turn a Colleyville landmark such as this property into a place that everyone in our community can enjoy. We especially think that this restaurant would bring character and interest to our community and feel that friends from our neighboring communities would find it very inviting as well. With the road construction nearing an end it is certainly a good time for this type of investment. The Stone House would be an awesome addition to the businesses in this area of town, and would be particularly instrumental helping to create a welcoming social and capital hub, right in the heart of Colleyville.

Thank you for your consideration,

Lisa and Steve Branscum
4809 Beldon Trl
Colleyville

Jackie Reyff

To: [REDACTED]
Subject: RE: Stone House restaurant Liquor License

From: [REDACTED]
Sent: Tuesday, September 17, 2019 8:42 AM
To: 'alothery@cityofcolleyville.com' <alothery@cityofcolleyville.com>; Jackie Reyff <JReyff@colleyville.com>; Richard Newton <RNewton@colleyville.com>; Tammy Nakamura <TNakamura@colleyville.com>; Bobby Lindamood <BLindamood@colleyville.com>; Kathy Wheat <KWheat@colleyville.com>; George Dodson <GDodson@colleyville.com>; Callie Rigney <CRigney@colleyville.com>; Chuck Kelley <CKelley@colleyville.com>
Subject: Stone House restaurant Liquor License

I am writing to all of you today to ask that you please consider granting the Stone House Restaurant a mixed beverage alcohol permit, SUP.

This building has long been a fabulous fixture on our Highway 26 corridor and the idea of a new, delicious restaurant in that building is so exciting. I understand that the folks creating this restaurant are The Pardo's - long time residents of Colleyville. I also understand that they were previous owners of Coal Vines restaurant in Southlake - a restaurant where my husband and I go at least twice a month. To have a restaurant of this caliber in Colleyville so that we wouldn't need to travel to that "green city" with our dining dollars would be GREAT! With the ability to also add a cozy back patio to the location would really increase its appeal to our residents.

Again, I ask you, please consider granting the Stone House Restaurant this mixed beverage alcohol permit. I think a restaurant of this caliber would be an asset to our amazing city.

Suzanne Hughes

Hughes Realty Group
817.925.3435 - cell

Jackie Reyff

Subject: RE: The Stone House on 26

From: [REDACTED]
Sent: Tuesday, September 17, 2019 9:14 AM
To: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>
Cc: [REDACTED]
Subject: The Stone House on 26

Dear Neighbors,

We are writing to request the City of Colleyville approve a mixed beverage license to Paul & Lisa Pardo for their restaurant in The Stone House on 26. It's important to us as long-time Colleyville residents to have more full-service dining options available to us in our "hometown."

Thank you in advance for your support.

Robert and Susan Potter
1104 Chatsworth Ct. W.
Colleyville, TX 76034

Jackie Reyff

Subject: RE: P&Z Vote on Stone House Restaurant

From: Steve Biehl

Sent: Tuesday, September 17, 2019 1:11 PM

To: Richard Newton <RNewton@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>

Subject: P&Z Vote on Stone House Restaurant

As a taxpaying citizen of Colleyville, I have reviewed the video of the P&Z item and vote for Stone House Restaurant and want to voice my displeasure in the voting and handling of this item. Colleyville is losing out to all of the surrounding cities that are willing to move progressively to open businesses that fit within their cities plans. Stone House meets all criteria for Colleyville. The vote appears to be swayed by a very minimal number of citizens disapproving of potential noise from the proposed patio. Considering the proximity to Colleyville Blvd, noise from a patio should be of little concern to these residents. Further, if the business meets other requirements and is in the best interest of the majority of citizens, this should be passed.

I, along with numerous other Colleyville citizens request that this topic is taken back up for a re-vote and full consideration is given to the request.

Thank you,
Steve Biehl
4001 Bowden Hill Lane E

Jackie Reyff

To: Bobby Lindamood
Subject: RE: Stone House Restaurant

From: Christine Glaser [REDACTED]
Sent: Monday, September 16, 2019 2:37 PM
To: alotherapy@cityofcolleyville.com; Jackie Reyff; Richard Newton; Tammy Nakamura; Bobby Lindamood; Kathy Wheat; George Dodson; Callie Rigney; Chuck Kelley
Subject: Stone House Restaurant

My husband and I are in favor of granting the Stone House Restaurant a mixed beverage alcohol permit, SUP.

We love the idea of turning a Colleyville landmark into a place that everyone in our community can use and enjoy. We especially think that this restaurant would bring character and interest to our community and feel that friends from our neighboring communities would find it very inviting as well. With the road construction nearing an end it is certainly a good time for this type of investment. The Stone House would be an awesome addition to the businesses in this area of town, and would be particularly instrumental helping to create a welcoming social and capital hub, right in the heart of Colleyville.

Thank you for your consideration,

Christine and Bob Glaser
6909 Sir Spencer Ct.
Colleyville, TX. 76034

Jackie Reyff

To: Bobby Lindamood
Subject: RE: Mixed Beverage Alcohol Permit consideration

From: Lisa Branscum
Sent: Monday, September 16, 2019 8:51 PM
To: alothery@cityofcolleyville.com; Jackie Reyff; Richard Newton; Tammy Nakamura; Bobby Lindamood; Kathy Wheat; George Dodson; Callie Rigney; Chuck Kelley
Subject: Mixed Beverage Alcohol Permit consideration

My husband and I are in favor of granting the Stone House Restaurant a mixed beverage alcohol permit, SUP.

It's a great idea to turn a Colleyville landmark such as this property into a place that everyone in our community can enjoy. We especially think that this restaurant would bring character and interest to our community and feel that friends from our neighboring communities would find it very inviting as well. With the road construction nearing an end it is certainly a good time for this type of investment. The Stone House would be an awesome addition to the businesses in this area of town, and would be particularly instrumental helping to create a welcoming social and capital hub, right in the heart of Colleyville.

Thank you for your consideration,

Lisa and Steve Branscum
4809 Beldon Trl
Colleyville

Jackie Reyff

To: MELISSA PARKER
Subject: RE: Stone House

From: MELISSA PARKER
Sent: Tuesday, September 17, 2019 4:07 PM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Stone House

Dear Jackie,

I've been a resident of Colleyville for the last 25 years. Over that time I've seen the evolution of our community. Certainly there has been a lot of growth from a population standpoint, but there has been a shortage of fine dining options in our community. And of course as we've all seen during the past six years many of our businesses have struggled or failed to survive the highway 26 expansion.

Stone House is a property that is both beautiful and well located. It is a great opportunity for us to have something to be proud of and that other communities may actually even want to come to. It's exciting that someone would take that on in this current environment with the ongoing construction.

Please approve the mixed drink liquor license and allow us to have something that the many in our community will enjoy and that promotes business growth and revenues in our community.

Respectfully,
Melissa Parker

Sent from my iPhone

Jackie Reyff

To: Adrienne Lothery
Subject: RE: Stone House Restaurant

From: Adrienne Lothery <alothery@colleyville.com>
Sent: Tuesday, September 17, 2019 4:26 PM
To: Mindy McClure [REDACTED]
Cc: Jackie Reyff <JReyff@colleyville.com>; Ben Bryner <BBryner@colleyville.com>; Christine Loven <cloven@colleyville.com>
Subject: RE: Stone House Restaurant

Thank you for your email. We will share your letter with the City Council.

Kind regards,

Adrienne

Adrienne Lothery, CGFO
Assistant City Manager



817.503.1112

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ATTENTION ALL PUBLIC OFFICIALS: A "Reply All" to this email could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Mindy McClure
Sent: Tuesday, September 17, 2019 4:15 PM
To: Adrienne Lothery <alothery@colleyville.com>
Subject: Stone House Restaurant

Hi Ms. Lothery,

I would like to voice my support in favor of the City granting the Stone House Restaurant a mixed-use alcoholic beverage permit. This proposed business, a unique, destination concept restaurant is exactly the kind of business we should be encouraging here in Colleyville. The fact that local residents want to invest \$750,000 is commendable. I listened to the P & Z Meeting, and I am concerned that the P & Z did not grant one in the first place as recommended by city staff.

I understand the concerns of the neighbors, but most seemed in favor of the restaurant, just not the alcoholic beverage permit. Given the fact that if a permit is denied, the restaurant could still allow BYOB, I'm not sure what denying the permit changes other than the Pardo's missing out on the profits and Colleyville missing out on tax revenue.

Thank you for listening to my concerns and please feel free to share them with the decision makers. Hopefully they will see this as an opportunity to see a profitable destination business in a charming landmark--I would hate to see that house torn down someday because of an inability to put a business in with an opportunity to thrive.

Sincerely,

Mindy McClure

Jackie Reyff

To: Kreena
Subject: RE: Letter of Support

Best Regards,

Jackie

Jacquelyn Reyff, AICP
Principal Planner



817.503.1056

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ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: Kreena **Sent:** Wednesday, September 18, 2019 7:20 AM
To: Adrienne Lothery <alothery@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Letter of Support

Dear City of Colleyville Representatives,

I am writing to you today to support the concept of a new restaurant at 5201 Colleyville Blvd.

I am in full support of bringing a restaurant to our community with a mixed beverage license. I think it would be a great atmosphere for the residents of the City of Colleyville.

After speaking to other residents of Colleyville, we realized it would be nice to have a bar atmosphere with good food in our back yard. This would meet the needs of residents while attracting visitors from other parts of the city.

Thank you for your consideration,
Kreena Bhatia

-Kreena Bhatia

Jackie Reyff

To: [REDACTED]
Subject: RE: Voting Request

From: [REDACTED]
Sent: Wednesday, September 18, 2019 9:24 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Voting Request

Jackie,

I am emailing you to request that the City Council vote unanimously for Ordinance O-19-2098.

Regards,

Linda Jones

Director, National Accounts | Enterprise Risk Control

Direct: 817-540-6416 Cell: 214-534-4677

[1800 Preston Park Blvd. | Suite 200 | Plano, TX 75093](#)

www.enterpriserc.com



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Jackie Reyff

To: Pamela Craig
Subject: RE: SUPPORT - Mixed Beverage Permit

From: Pamela Craig
Sent: Friday, September 13, 2019 11:25 AM
To: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>
Cc: Paul Pardo <paulpardo27@yahoo.com>
Subject: SUPPORT - Mixed Beverage Permit

Good Morning,

I am sending this email in support for Mr. Pardo to be granted a SUP for an Alcohol Permit to be allowed at 5201 Colleyville Blvd.

I have worked with Mr. Pardo and his wife since the summer of 2013 in obtaining alcohol permits for his restaurant Coal Vines located in Southlake, TX. Mr. Pardo and his wife have both been approved by the TABC to have an alcohol permit with their restaurant and have never had any issues with the TABC on their business operations in regards to the alcohol sales and service. For someone to just say they don't want a location to have an alcohol permit is not enough to deny or disqualify a business in my opinion.

Both Mr. Pardo and his wife are upstanding citizens and have always operated their business in compliance with the laws of the State of Texas. They have never been late filing or paying their required state taxes each month and they have never had a violation with the TABC in the past.

To obtain an alcohol permit in the State of Texas is not an easy or cheap ordeal. The TABC takes approximately 60 days in their processing to ensure they meet all the requirements to be holders and operators of an alcohol permit. Once a permit is issued they will constantly be doing compliance inspections throughout the year to insure they stay compliant. They must also post bonds with the Comptroller to ensure they are compliant with the tax reporting they must do each month.

As this business main focus is a restaurant, their monthly revenue in alcohol would be less than 25% and most likely less than that. They will also be applying for a Food and Beverage Certificate with the TABC which requires them to operate as a Full Service Restaurant.

I implore you to consider approving them for this SUP requirement for them to have an alcohol permit in their restaurant.

Please feel free to contact me if you have any questions.

Respectfully,

Pamela Craig
Licensing Consultant
1202 Misty Meadow Drive
Midlothian, TX 76065

(972) 215-8851

Jackie Reyff

To: Dennis Hilleren
Subject: RE: Granting a Mixed Beverage License

From: Dennis Hilleren
Sent: Friday, September 13, 2019 4:12 PM
To: Adrienne Lothery <alothery@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Granting a Mixed Beverage License

Jackie Reyff-Community Development,
Adriene Lottery- Asst City Manager

I'm writing to you both to reconsider granting a Mixed beverage license for the proposed restaurant at 5201 Colleyville Blvd. For to long Colleyville cannot compete against other establishments in surrounding communities that have liquor licenses. We want our community to flourish instead of having to drive to another city to another restaurant. We need to be more progressive or we will end up with empty stores that could not compete because it's not level playing field. Please make the right decision and grant the license.

Thank you.

Sincerely,

Dennis Hilleren
A concerned citizen of Colleyville

Jackie Reyff

To: Steve Symonds
Subject: RE:

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

From: Steve Symonds
Sent: Sunday, September 15, 2019 6:00 PM
To: Jackie Reyff <JReyff@colleyville.com>
Cc: Adrienne Lothery <alothery@colleyville.com>
Subject:

To Whom it May Concern,

I am in favor of the SUP for the restaurant to be built with a mixed beverage license at 5201 Colleyville Blvd. Colleyville, Texas 76034

Stephen Symonds
4513 Dartmoore Lane
Colleyville, TX 76034
214-850-6993

Jackie Reyff

To: Cory Nail
Subject: RE: 5201 Colleyville Blvd

From: Cory Nail
Sent: Monday, September 16, 2019 4:13 PM
To: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>
Subject: 5201 Colleyville Blvd

To whom it may concern,

I support the proposal to build a restaurant with a mixed beverage license at 5201 Colleyville Blvd. It would be great to have another unique restaurant that would attract people to Colleyville.

Thank you,
Cory Nail
1413 Tennison Parkway
Colleyville, Tx 76034

Jackie Reyff

To: LORRAINE DILORENZO
Subject: RE: New restaurant at 5201 Colleyville Blvd.

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

From: LORRAINE DILORENZO Sent: Monday, September 16, 2019 9:57 PM
To: Jackie Reyff <JReyff@colleyville.com>
Cc: Adrienne Lothery <alothery@colleyville.com>
Subject: New restaurant at 5201 Colleyville Blvd.

I'm writing on behalf of Paul and Lisa Pardo who are planning to open a restaurant at 5201 Colleyville Blvd. As we understand, they were denied a SUP.

We have known Lisa for over twenty years and feel any business she is involved in will be successful and enhance the City of Colleyville. Therefore, we hope the city will reconsider and grant this permit to allow alcoholic drinks to be served at their restaurant.

As long-time residents of Colleyville, we are excited to see more upscale restaurants open and we are eager to support new Colleyville businesses.

Sincerely,

Tony and Lorraine DiLorenzo.
Sent from my iPad

Jackie Reyff

To: Shannon Nail
Subject: RE: Letter of support - new restaurant

From: Shannon Nail
Sent: Tuesday, September 17, 2019 6:30 AM
To: Jackie Reyff <JReyff@colleyville.com>; Adrienne Lothery <alothery@colleyville.com>
Subject: Letter of support - new restaurant

Good morning Principal Planner Reyff and Assistant City Manager Lothery,

I am writing in support of allowing a restaurant with a mixed beverage license to open at 5201 Colleyville Blvd., Colleyville Texas, 76034. A new unique and upscale restaurant would bring visitors and additional revenue to Colleyville. Please reconsider allowing this establishment, with a full bar, to open.

Thank you,
Shannon

Shannon Nail
Colleyville Resident
1413 Tennison Parkway



To whom it may concern:

In response to Zoning Case: ZC19-010: Special use alcoholic beverage sales and on-premises consumption for 5201 Colleyville Boulevard, myself and my wife **formally protest**.

We do NOT wish for the city to grant this license on the following grounds:

1. Selective communication from license applicants Paul and Lisa Pardo.
 - a. We were never approached on this issue
 - b. No conversation was had with myself or my wife
2. Noise pollution
 - a. We are concerned with the proposed site plan for an outdoor patio
 - b. Smoking, live music, general noise in conjunction with alcohol consumption
3. Property value
 - a. We are concerned with the potential detriment to our property value declining due to such close proximity to a bar

We hope the city takes the feedback from the homeowners in this matter into account and does not grant Sunder Holdings LLC and the Pardos a liquor license for this site.

Regards-

Richard Novak

Amanda Novak

A handwritten signature in black ink, appearing to be "Richard Novak", written over a yellow highlighted area.

A handwritten signature in black ink, appearing to be "Amanda Novak", written over a yellow highlighted area.

Homeowners: 5109 Oak Timbers Court | Colleyville, TX | 76034

City of Colleyville - Zoning Protest Petition

Case: ZC 19-010

Location: 5201 Colleyville Blvd

Protestor: Patrick Carew
Karen Carew
5108 Oak Timbers
Colleyville TX

I/we protest the proposed changes to the above described case based on

- 1) noise
 - 2) alcohol sales
 - 3) crime due to alcohol
- This protest is pursuant to TX local govt code 211.006 and Colleyville codes.

5201 is located adjacent to my/our property which are zoned Residential. We believe alcohol sales should not be adjacent to Residential which can devalue the value and serenity of our Residential zoned properties

Patrick Carew
Karen Carew



I am opposed to granting a Special Use Permit for Alcoholic Beverage Sales at lots 131 + Block 2 of Thompson Terraces Subdivision.

- 1) Pat + Karen Carew 5108 OAK TIMBERS CT
- 2) Rick + Amanda Nolah 5109 oak timbers
- 3) Sara Brewer 5012 + Sara + Bowen 205 HARRIS TIMBERS
- 4) 5025 Thompson
- 5) Phon Inthavong
- 6) Mohammad Saadch
- 7) 1100 NURSES of Colleyville TX 76034
- 8) 1104 Guadalupe Ct Colleyville TX 76034
- 9) 1105 Guadalupe Ct; Colleyville TX 76034
- 10) Denise Laposta 5113 Oak Timbers
- 11) Brigant Carol Swigart 5104 Oak Timbers

Jackie Reyff

To: Adrienne Lothery
Subject: RE: Concerning the Stone House alcohol permit

From: Adrienne Lothery <alothery@colleyville.com>
Sent: Monday, September 16, 2019 9:41 PM
To: Ben Bryner <BBryner@colleyville.com>; Jackie Reyff <JReyff@colleyville.com>
Subject: Fwd: Concerning the Stone House alcohol permit

Sent from my iPhone

Begin forwarded message:

From: Denise LaPosta
Date: September 16, 2019 at 8:31:59 PM CDT
To: <alothery@colleyville.com>, <jreyrr@colleyville.com>, <newton@colleyville.com>
Cc: Matt LaPosta
Subject: Concerning the Stone House alcohol permit

Hello council members,

We have been 28 year residents of Colleyville. We raised our children here, and have enjoyed our quiet community in the perfect metroplex location.

We kindly ask that you find another location for these nice people who wish to improve Colleyville entertainment.

That said, we are opposed to the stone house restaurant and bar in that location:

- It sets a precedent for other alcohol permits to be granted on the small street of Thompson's Terrace
 - A bar would back up directly to Colleyville property owners.
 - The street is currently homes and day businesses, changing the demographics of the quiet area..
 - It would have dumpsters, grease pit and all the varmints that enjoy trash living behind residents back fence.
 - music - noise, live or boxed, sound control -call the police?
 - outside patio - noise and bright lights - call the police?
 - it was mentioned that they can fit 70 guests inside, 20+ outside (add in staff) and the parking lot only has 35ish parking spots on the plans. Now guests will be forced to park on a residential/office street. - call the police?
 - Now the residents and city employees would all be at odds. Is that what we really want for our community?
- Once you open the door to alcohol it's hard to shut:
- they say no parties? How do you control?

- they say close at 10, how do you control that, then next year they ask to stay open until 11, then 12?
- they say patio will be quiet, if not, how many times do we residents have to call police before you shut them down?

- Now let's talk about home values. Yes, a restaurant/bar will bring our home values down. Not to be rude but do you have a grant for that?
The hopeful proprietor stated in the P&Z meeting that it was only 3 residents verses thousands that could enjoy their establishment. I hope this isn't how you feel about us.

This is a residential/small office area. We ask that you not let a bar go into our back yards. Please consider how you would feel if it was your home and investment being threatened under undesirable circumstances.

We apologize for being so negative over a Colleyville issue. Again, we are long time residents of Colleyville and care about our community, please consider another use for the Stone house.

Thank you for hearing us and thank you for serving our lovely Colleyville,

Denise and Matt LaPosta
5113 Oak Timbers Court
817.291.2745
ddlaposta@gmail.com

ORDINANCE O-19-2098

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP BY CHANGING THE ZONING ON LOTS 13 AND 14, BLOCK 2 OF THE THOMPSON TERRACES ADDITION, LOCATED AT 5201 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION; 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 on-premise consumption of alcohol under Case No. ZC19-010; 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 Lots 13 and 14, Block 2, of the Thompson Terraces Addition, located at 5201 Colleyville Boulevard, by authorizing a Special Use Permit for the sale of alcoholic beverages for on-premise consumption, as depicted on Exhibit "A" Exhibit "B" and Exhibit "C".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Land Development Code of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
- b. The name of the business authorized for on-premise consumption alcohol sales by this Special Use Permit shall be called "Stone House Restaurant and Wine Bar".
- c. The Special Use Permit shall automatically expire upon the abandonment of the business, change in the use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.

d. All requirements of the Land Development Code shall be met, except where amended herein.

2. HOURS OF OPERATION

a. The hours of operation shall not exceed the following schedule:

Monday & Tuesday: 4:00 p.m. – 9:00 p.m.
Wednesday – Saturday: 4:00 p.m. – 10:00 p.m.
Closed on Sundays

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 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 17th day of September 2019.

The second reading and public hearing being conducted on the 23rd day of September 2019.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 23RD DAY OF SEPTEMBER 2019.

Mayor Richard Newton	_____	Mayor Pro Tem Bobby Lindamood	_____
Place 1, Tammy Nakamura	_____	Place 5, Chuck Kelley	_____
Place 3, Kathy Wheat	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Zoning Map

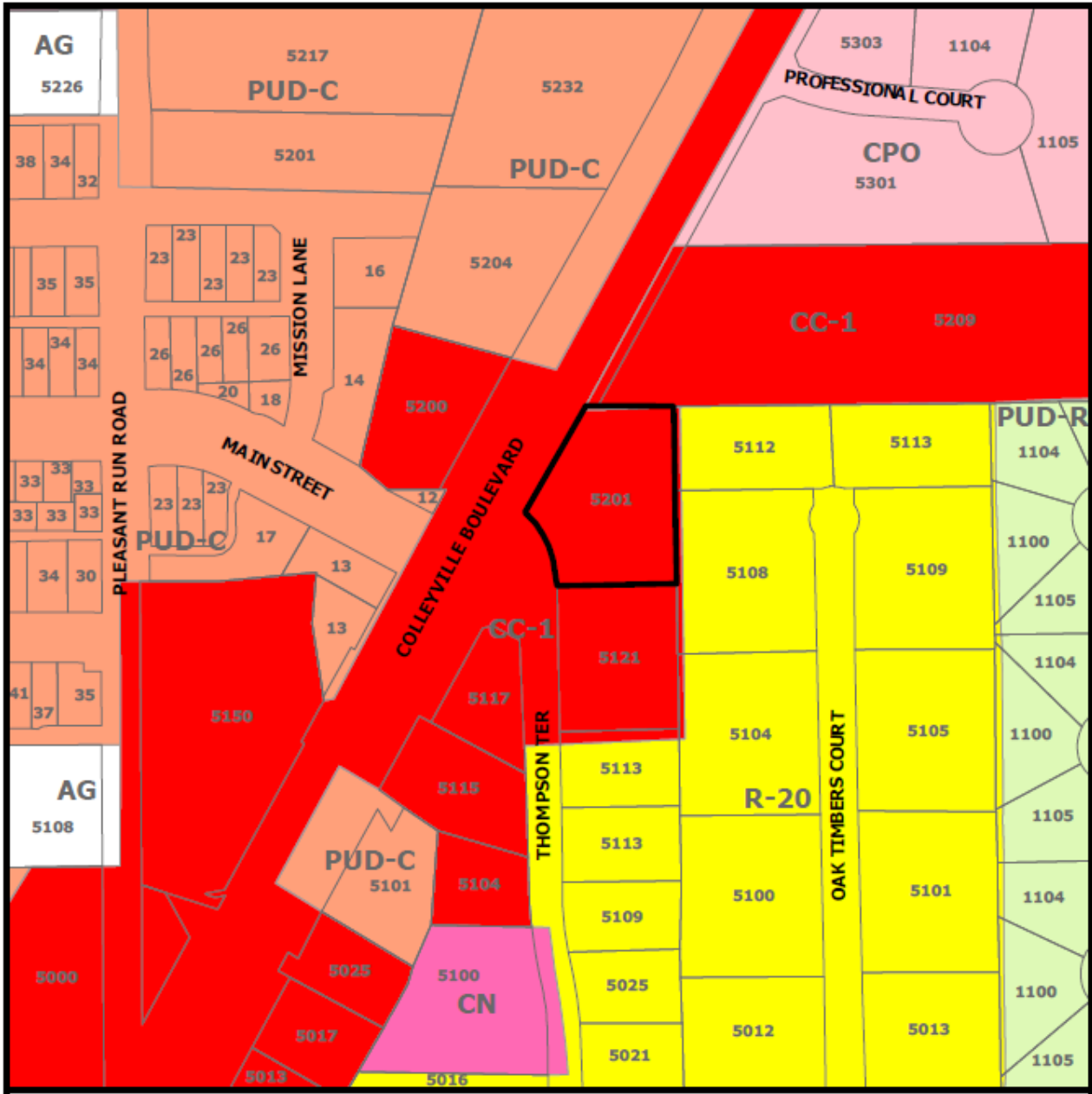


Exhibit "B" – Aerial Map



Exhibit "C" - Site Exhibit

