



# **City of Colleyville Planning and Zoning Commission Agenda**

City Hall  
100 Main Street  
Colleyville, Texas 76034  
817. 503.1000  
[www.colleyville.com](http://www.colleyville.com)

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Monday, October 14, 2019

City Council Chambers

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**PRE COMMISSION MEETING  
6:15 P.M.  
EXECUTIVE CONFERENCE ROOM  
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,  
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS  
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND  
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL  
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code  
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with  
attorney on legal issues raised by public hearing or action items on the  
agenda**

**7:00 P.M. - REGULAR MEETING  
CALL TO ORDER AND ROLL  
INVOCATION: COMMISSIONER MOORE  
PLEDGE OF ALLEGIANCE**

- 1. SWEARING IN OF NEWLY APPOINTED MEMBERS**  
Sayeda Syed - Place 3
- 2. CITIZEN COMMENTS**
- 3. APPROVAL OF MINUTES**

- 1a September 10, 2018 Planning & Zoning Commission
- 1b September 24, 2018 Planning & Zoning Commission Worksession
- 1c September 24, 2018 Planning & Zoning Commission
- 1d October 8, 2018 Planning & Zoning Commission

#### **4. PUBLIC HEARING AGENDA ITEMS**

- 4a** Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC19-012
- 4b** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013
- 4c** Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial on Lot 1A, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard, Case ZC19-014
- 4d** Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, Case ZC19-016

#### **5. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards October 11, 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.*



# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
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**Agenda Number****Agenda Date** 10/14/2019**Type** Approval of Minutes**Department** Community Development

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**Title**

- 1a September 10, 2018 Planning & Zoning Commission
- 1b September 24, 2018 Planning & Zoning Commission Worksession
- 1c September 24, 2018 Planning & Zoning Commission
- 1d October 8, 2018 Planning & Zoning Commission

**Attachments**

- 1. 9.10.2018 - P&Z Minutes
- 2. 09.24.2018 - P&Z WK Minutes
- 3. 09.24.2018 - P&Z Minutes
- 4. 10.08.2018 - P&Z Minutes



# City of Colleyville Planning and Zoning Commission Minutes

City Hall  
100 Main Street  
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Monday, September 10, 2018

City Council Chambers

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on September 10, 2018, at 7:00 p.m.

## Roll Call

**Present:** Susan Mathisen, Matt Koch, Claudia Bevill, and Jason Elms

**Absent:** Raymond Allee

**Staff Present:** Ben Bryner, Jacquelyn Reyff, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

## 1. CITIZEN COMMENTS / PRESENTATIONS REGARDING ITEMS NOT ON THE AGENDA

There were no citizen comments/presentations regarding items not on the agenda.

## 2. PUBLIC HEARING AGENDA ITEMS

**2a** Consideration of a Special Use Permit for an Automotive Repair Shop on Lot 1A, Block 1, of the Highway 26 Industrial, located at 6804 Colleyville Boulevard, Case ZC18-020

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Kenneth Fifield, 2489 County Road 3308, Greenville, briefed the Commission. Mr. Fifield made a request to tie the SUP to the location, rather than to ownership.

The public hearing was opened at 7:12 p.m.

Dane Bailey, 6800 Colleyville Boulevard, came forward and asked questions regarding parking, building enhancements, and the use of multiple buildings

by the applicant.

Mr. Fifield came forward and addressed questions brought forth by Mr. Bailey and the Commission. He addressed questions regarding parking (traffic), the use of additional buildings for minor vehicle improvements, and the impact of Highway 26 to the business.

The public hearing was closed at 7:21 p.m.

There was discussion amongst the Commission regarding parking, change in ownership, the language of the SUP, the applicant owning property across the subject property, and landscaping.

Chairwoman Mathisen requested the applicant to come forward and answer questions regarding landscaping, design elements, and the use and ownership of the property across the street from the subject property.

Discussion continued amongst the Commission regarding improvements to the landscaping and the buildings' façade.

**Commissioner Bevill made a motion to approve item Case ZC18-020, contingent upon the recommended façade and landscape improvements. Commissioner Elms seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Koch, Bevill, Elms

**Nay: 0**

**2b**        Consideration of a zoning change from AG Agricultural to R-30 Single Family Residential district on Tract 2A01 & 2A02, Abstract 1543, in the George W Teeter Survey, located at 1309 Glade Road, Case ZC18-023

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Bryan Klein, 7075 Twin Hills Avenue, Dallas, came forward and briefed the Commission. Mr. Klein answered questions from the Commission regarding lot size, lot dimensions, and setbacks.

The public hearing was opened at 8:22 p.m.

Dave Emuer, 1300 Chatsworth Court E, came forward and spoke in support of the case. Mr. Emur expressed his wish for the trees on the property to be

preserved.

The public hearing was closed at 8:26 p.m.

**Commissioner Elms made a motion to approve Case ZC18-023. Commissioner Bevill seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Koch, Bevill, Elms

**Nay: 0**

**2c**      Consideration of a combination Preliminary/Final Plat of Tract 2A01 & 2A02, Abstract 1543, in the George W Teeter Survey, located at 1309 Glade Road, Case PC18-012

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Bryan Klein, 7075 Twin Hills Avenue, Dallas, came forward and briefed the Commission. Mr. Klein answered questions from the Commission regarding two of the lots facing Glade Road instead of Carmel Place.

The public hearing was opened at 8:36 p.m.

The developer, Rome Barnes, 1800 Valley View Lane, Farmers Branch, came forward and briefed the Commission. Mr. Barnes addressed the case's previous denial by City Council and the changes the applicant has made since then.

The public hearing was closed at 8:36 p.m.

There was discussion amongst the Commission and staff regarding the applicant's options if the two lots to the north face either Glade Road or Carmel Place, and the outcome of either option being denied by City Council.

**Commissioner Koch made a motion to approve Case PC18-012 with the recommendation to reorient Lots 1 and 2 to face Carmel Place. Commissioner Elms seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Koch, Bevill, Elms

**Nay: 0**

- 2d** Consideration of a zoning change from ML Light Manufacturing district to PUD-C Planned Unit Development Commercial district on Lot 1, Block 1, of the Chandler Addition, located at 1701 John McCain Road, Case ZC18-025

Jacquelyn Reyff presented the case and briefed the Commission.

Applicant, Deborah Perryman, 2805 Market Loop Suite 100, Southlake, came forward and briefed the Commission. Ms. Perryman answered question from the Commission regarding the PUD being attached to the business and removal of permitted uses from the Schedule of Permitted Principal Uses list.

The public hearing was opened at 8:52 p.m.

Ferris Winterberg, 7017 Primrose Lane, came forward and spoke in opposition to the case. Mr. Winterberg addressed concerns regarding the types of permitted medical businesses, hours of operation, and encroachment into the fence line.

The public hearing was closed at 8:54 p.m.

There was discussion amongst the Commission regarding the types of businesses that should be excluded from the PUD ordinance as a permitted use for the property.

**Commissioner Elms made a motion to approve Case ZC18-025 with recommendations of the permitted uses for the PUD Ordinance.**

Chairwoman Mathisen allowed for Ms. Perryman to come forward before the Commission and speak to the case. The applicant requested that certain uses be permitted under the PUD ordinance.

**Commissioner Koch seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Koch, Bevill, Elms

**Nay: 0**

- 2e** Consideration of a Special Use Permit for an Accessory Building to encroach into the required rear yard setback on Lot 13R, Block C, of the Heron Pond Addition, located at 5605 Heron Drive East, Case ZC18-026

Ben Bryner presented the case and briefed the Commission.

The applicant, Joe Adkins, 5605 Heron Pond East, came forward and briefed the Commission. Mr. Adkins answered questions from the Commission regarding a breezeway, the gutters, and the plastic cover connecting to the house.

The public hearing was opened at 9:30 p.m. With no citizens wishing to speak, the public hearing was closed at 9:30 p.m.

There was general discussion amongst the Commission regarding the code violation presented, the attached plastic cover to the house, and future amendments to the Land Development Code for Pergolas.

**Commissioner Elms made a motion to deny Case ZC18-026. Commissioner Bevill seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Allee, Koch, and Bevill

**Nay: 0**

**2f**      Consideration of a zoning change from R-20 Single Family Residential district to PUD-R Planned Unit Development – Residential district on a portion of Lot 1, Block 1, of the Allzim Acres Addition, and a portion of Tracts 2A7B, 2ABC, & 2A9A, Abstract 533, in the Mary M. Freeman Survey, located at 7209 & 7215 John McCain Road, Case ZC18-029

Ben Bryner presented the case and briefed the Commission. Mr. Bryner explained that the applicant has decided to change his design and asks to reschedule the meeting in order to return with a design that has fewer lots and with a request for the Residential Estate zoning district. The applicant requested to table the case until further notice.

**Chairwoman Mathisen made a motion to table Case ZC18-029. Commissioner Elms seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Koch, Bevill, Elms

**Nay: 0**

- 2g** Consideration of amendments to the Land Development Code – specifically Chapter 3 – Land Use

**Commissioner Elms made a motion to remove item 2g from the table. Commissioner Bevill seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Koch, Bevill, Elms

**Nay: 0**

**Commissioner Elms made a motion to table item 2g to the September 24, 2019 meeting. Commissioner Koch seconded.**

**The motion was carried by the following vote:**

**Aye: 4** – Mathisen, Koch, Bevill, Elms

**Nay: 0**

**3. ADJOURNMENT**

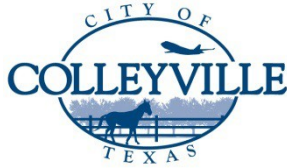
The meeting adjourned at 9:47 p.m.

The minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_ by a vote of \_\_\_\_.





# City of Colleyville Planning and Zoning Commission Worksession Minutes

City Hall  
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Monday, September 24, 2018

City Council Chambers

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on September 24, 2018, at 6:15 p.m.

### Roll Call

**Present:** Susan Mathisen, Raymond Allee, Claudia Bevill, and Jason Elms

**Absent:** Matt Koch

**Staff Present:** Ben Bryner, Jacquelyn Reyff, Chief Brian Riley, Robert McKeown, Araceli Botello, and City Attorney Whitt Wyatt

## 2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat for Lot A1R-1, Block 2, of the Pleasant Oaks Estates Addition, located at 512 and 600 Leta Lane, Case PC18-014

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the applicant's request to table the case to the November 18, 2018 Planning and Zoning Commission Meeting due to reworking the layout of the Replat.

- 2b** Presentation and discussion of a zoning change from R-40 Single Family Residential district to the PUD-C Planned Unit Development-Commercial district on Tract 1, Abstract 1154, in the R H McEwing Survey and Tract 1G, Abstract A1182, in the Less Homesite Survey, located at 8060 Precinct Line Road, Case ZC18-028

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding the proposed uses, site plan layout,

design score, and landscape plan.

- 2c** Presentation and discussion of a zoning change from PUD-C Planned Unit Development-Commercial district, PUD-R Planned Unit Development-Residential, and ML Light Manufacturing district to AG Agricultural district on Lot 1A, Block 12, of the Longwood Estates at Ross Downs and Tract 1, Abstract 294 & Tract 4A3A, Abstract 591, in the Robert Chowing Survey, located at 7201 Colleyville Boulevard, Case ZC18-030

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding any plans for improvements, uses, and preservation of the property as it is.

- 2d** Presentation and discussion of a zoning change from R-40 Single Family Residential district to R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154, in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033

Jacquelyn Reyff presented the case and briefed the Commission.

There was general discussion regarding the timeline of the properties change in zoning on the Zoning Map, the Commission's options regarding the applicant's request, and the Special Use Permit associated with the properties.

- 2e** Presentation and discussion of amendments to Chapter 2 – Definitions and Chapter 3 – Land Use in the Land Development Code, specifically to "Short Term Home Rental", Case ZC18-008

Jacquelyn Reyff and Ben Bryner presented the case and briefed the Commission.

There was general discussion regarding trends in other surrounding cities, bills presented before the State Legislature, circumstances and regulations that prohibit or authorize types of rental.

There was general discussion regarding Commissioner Allee's retirement from the Planning and Zoning Commission.

### **3. ADJOURNMENT**

The meeting adjourned at 6:44 p.m.

The minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_ by a vote of \_\_\_\_.



# City of Colleyville Planning and Zoning Commission Minutes

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Monday, September 24, 2018

City Council Chambers

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on September 24, 2018, at 6:55 p.m.

## Roll Call

**Present:** Susan Mathisen, Claudia Bevill, Jason Elms and Raymond Allee

**Absent:** Matt Koch

**Staff Present:** Ben Bryner, Jacquelyn Reyff, Taylor Schauwecker, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

## 1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Araceli Botello administered the oath of office to Ryan Moore.

Director Ben Bryner thanked Commissioner Allee for his service on the Planning and Zoning Commission. Commissioner Allee excused himself from the meeting.

## 2. CITIZEN COMMENTS/PRESENTATION REGARDING ITEMS NOT ON THE AGENDA

There were no citizens wishing to speak.

## 3. PUBLIC HEARING AGENDA ITEMS

**3a** Consideration of amendments to the Land Development Code, specifically Chapter 3 – Land Use, TABLED FROM THE SEPTEMBER 10, 2018 PLANNING AND ZONING COMMISSION MEETING

**Commissioner Elms made a motion to remove item 3a from the table. Commissioner Bevill seconded.**

**The motion was carried by the following vote:**

**Aye: 4** –Moore, Mathisen, Bevill, and Elms

**Nay: 0**

Ben Bryner presented the remaining amendments from the last Planning and Zoning Commission Meeting in September 10, 2018 and briefed the Commission.

There was general discussion regarding listed home occupations, Special Use Permits, fencing, accessory buildings, carport regulations, parking and requirements.

The public hearing was opened at 8:37 p.m. With no citizens wishing to speak, the public hearing was closed at 8:37 p.m.

**Commissioner Elms made a motion to approve the amendments to the Land Development Code, specifically Chapter 3 - Land Use with the recommended revisions.**

Discussion continued regarding Chapter 3- Land Use and the Planned Unit Development zoning district.

**Commissioner Moore seconded.**

**The motion was carried by the following vote:**

**Aye: 4** –Moore, Mathisen, Bevill, and Elms

**Nay: 0**

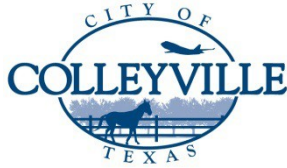
**4. ADJOURNMENT**

The meeting adjourned at 8:45 p.m.

The minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_ by a vote of \_\_\_\_.



# City of Colleyville Planning and Zoning Commission Minutes

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Monday, October 8, 2018

City Council Chambers

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## CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission meeting was called to order by Chair Mathisen on October 8, 2018, at 7:00 p.m.

## Roll Call

**Present:** Susan Mathisen, Ryan Moore, Claudia Bevill, and Jason Elms

**Absent:** Matt Koch

**Staff Present:** Ben Bryner, Jacquelyn Reyff, Taylor Schauwecker, Rob McKeown, Araceli Botello, and City Attorney Whitt Wyatt

## 1. SWEARING IN OF NEWLY APPOINTED MEMBERS

Planning Technician Araceli Botello administered the oath of office to Julie Waltens and Kimberly Holt.

## 2. ELECTION OF OFFICERS

Commissioner Elms made a motion to nominate Susan Mathisen as Chair. Commissioner Moore seconded the motion.

**The motion was carried by the following vote:**

**Aye: 6** – Moore, Waltens, Holt, Mathisen, Bevill, and Elms

**Nay: 0**

Chair Mathisen made a motion to nominate Jason Elms as Vice Chair. Commissioner Bevill seconded the motion.

**The motion was carried by the following vote:**

**Aye: 6** – Moore, Waltens, Holt, Mathisen, Bevill, and Elms

**Nay: 0**

**3. CITIZEN COMMENTS / PRESENTATION REGARDING ITEMS NOT ON THE AGENDA**

There were no citizens wishing to speak.

**4. PUBLIC HEARING AGENDA ITEMS**

- 4a** Consideration of a Replat for Lot A1R-1, Block 2, of the Pleasant Oaks Estates Addition, located at 512 and 600 Leta Lane, Case PC18-014

Ben Bryner presented the item and briefed the Commission. Director Bryner stated the applicant is requesting to table the item.

**Vice Chair Elms made a motion to table Case PC18-014 indefinitely until further notice. Commissioner Bevill seconded the motion.**

**The motion was carried with the following vote:**

**Aye: 6** – Moore, Waltens, Holt, Mathisen, Bevill, and Elms

**Nay: 0**

- 4b** Consideration of a zoning change from R-40 Single Family Residential district to PUD-C Planned Unit Development – Commercial district on Tract 1, Abstract 1154, in the R H McEwing Survey and Tract 1G, Abstract A1182, in the Less Homesite Survey, located at 8060 Precinct Line Road, Case ZC18-028

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Rick Jones, 6606 Meadow Road, Dallas, came forward and briefed the Commission. Mr. Jones addressed questions of the Commission regarding the sale and development of Track 2, property tax value, development schedule, type of storage, truck rentals, and signage.

The public hearing was opened at 7:44 p.m.

The executor of the state, Billye Fowler, 1303 Briar Ridge Drive, Keller, came forward and briefed the Commission.

Lynnette Stanley, 1101 Lavaca Trail, came forward and spoke in opposition to the case. Ms. Stanley addressed concerns regarding drainage.

The public hearing was closed at 7:50 p.m.

There was discussion amongst the Commission regarding the development, drainage concerns, restrictions to the PUD, and landscaping.

**Commissioner Elms made a motion to approve Case ZC18-028 with recommendations. Commissioner Bevill seconded the motion.**

**The motion to approve carried with the following vote:**

**Aye: 6** – Moore, Waltens, Holt, Mathisen, Bevill, and Elms

**Nay: 0**

**4c** Consideration of a zoning change from R-40 Single Family Residential district to the R-20 Single Family Residential district on Lot C, McEwing Subdivision & 1B02A, 1B2, 1B3, and 1B4, Abstract 1154 in the R H McEwing Survey, located at 712-810 Lavaca Trail, Case ZC18-033

Jacquelyn Reyff presented the case and briefed the Commission.

The applicant, Kosse Maykus, 6004 E. Northwest Highway, Grapevine, came forward and briefed the Commission.

The public hearing was opened at 8:29 p.m.

Tom Gardner, 607 Terrace Lane, came forward and spoke in opposition to the case. Mr. Gardner addressed concerns regarding the zoning request for the property, the protection of the trail, traffic, amenities for the development, and fencing.

Ed Hogan, 6201 Emmas Court, came forward and spoke in opposition to the case. Mr. Hogan addressed concerns regarding drainage and the need of an additional pond.

Christopher Derganic, 705 Arcady Lane, came forward and spoke in support of the case. Mr. Dergance addressed the quality of the development and the buffer put in place between the development and the common area.

Coy Garrett, 709 Arcady, came forward and spoke in support of the case. Mr. Garrett addressed communication and agreements with Mr. Maykus, and concerns regarding a buffer.



Todd Ford, 6202 Legacy Drive, came forward and spoke in support of the case. Mr. Ford addressed his full support for Mr. Maykus and the development of the property.

Bridget Hupp, 603 Terrace Lane, came forward and spoke in opposition to the case. Ms. Hupp addressed her request to communicate with Mr. Maykus and address her community's concerns.

Darcy Peek, 507 Mustang Court, came forward and spoke in support of the case. Ms. Peck addressed concerns regarding drainage.

The applicant, Kosse Maykus, 6004 E. Northwest Highway, Grapevine, came forward and addressed the concerns brought forth by citizens regarding meeting with surrounding property owners, the request for R-20 zoning, trails, traffic, and drainage.

The public hearing was closed at 9:02 p.m.

There was general discussion among the Commission regarding drainage, concerns brought forth by citizens, consideration of the R-30 zoning district, and consideration of tabling the case to provide the applicant time to meet with the surrounding property owners.

The applicant, Kosse Maykus came forward at the request of the Chair and addressed questions of the Commission. Mr. Maykus replied that the R-30 zoning district was not considered as it would not afford all plan amenities that were designed under the R-20 zoning district.

Discussion continued amongst the Commissioner regarding zoning and opening communication between surrounding property owners and the developer.

**Chair Mathisen made a motion to table Case ZC18-033 to the October 22, 2018 Planning and Zoning Commission Special Meeting. Commissioner Elms seconded the motion.**

**The motion was carried by the following vote:**

**Aye: 6** – Moore, Waltens, Holt, Mathisen, Bevill, and Elms

**Nay: 0**

**4d** Consideration of amendments to Chapter 2 – Definitions and Chapter 3 – Land Use in the Land Development Code, specifically to “Short Term Rental”, Case GC18-008

Jacquelyn Reyff presented the case and briefed the Commission.

The public hearing was opened at 9:28 p.m.

Steve Waltens, 716 Duns Tew Path, came forward and spoke in opposition to the case. Mr. Waltens addressed the trend and growth of innovation, individual property rights, and the property owner's right to determine who may occupy their home.

The public hearing was closed at 9:32 p.m.

There was general discussion among the Commission regarding property owner rights, addressing nuisance, proposed bills to the Legislature, trend in surrounding cities, preservation of the community, the consideration to process the request as a Special Use Permit, and regulations to consider.

**Commissioner Elms made a motion to table Case GC18-008 to the November 13, 2018 Planning and Zoning Commission Meeting. Commissioner Bevill seconded the motion.**

**The motion to table carried with the following vote:**

**Aye: 6** – Moore, Waltens, Holt, Mathisen, Bevill, and Elms  
**Nay: 0**

## **5. ADJOURNMENT**

The meeting adjourned at 10:01 p.m.

The minutes were written and prepared by:

Araceli Botello  
Planning Technician

The meeting minutes were approved on \_\_\_\_\_ by a vote of \_\_\_\_.



# City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall  
100 Main Street  
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|-----------------------------------------|-------------------------------|---------------|
| <b>Agenda Number</b> 4a                 | <b>Agenda Date</b> 10/14/2019 | <b>Number</b> |
| <b>Type</b> Presentation and Discussion |                               |               |
| <b>Department</b> Community Development |                               |               |

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## Title

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial in Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC19-012

## Explanation

Brendon Hollier, the applicant, has submitted a request to rezone the property located at 4917 Colleyville Boulevard. The purpose is to rezone from the CC-1 Village Retail district to the PUD-C Planned Unit Development-Commercial district in order to allow for the development and operation of a new auto and truck rentals use, Enterprise Rent-A-Car, for the property.

**Existing Conditions/Background:** The subject property is currently an unplatted 0.46 acre tract known as Tract 2C03, Abstract 206, in the BBB & C RY Survey. The current zoning allows for CC-1 Village Retail commercial uses. The applicant proposes to develop the property into an auto, truck rental business along Colleyville Boulevard, which is not allowed in the CC-1 district.

## Proposed Zoning Change:

*Request* – The request is to rezone from the CC-1 Village Retail (15,000 sq/ft min. lot size) to the (PUD-C) Planned Unit Development - Commercial district. The request is to construct a 1,602 square foot building for an auto, truck rental business (Enterprise Rental Car).

*Purpose:* The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

*Analysis* – The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. Per the requested PUD, there is a request to reduce the required front yard setback of 40 feet to 20.71 feet along Colleyville Boulevard and 15 feet along Old Glade Road. This request fits into a

recent trend of commercial development along Colleyville Boulevard. Approval of this PUD would mean an approval of the auto, truck, or trailer rental use for this property.

**Surrounding Development:** Property immediately to the north has CC-1 Village Retail zoning and has developed with a commercial use. Property to the south has CC-1 Village Retail zoning and has developed with a restaurant use. Property to the west has CC-2 Shopping Center zoning and has developed primarily with commercial uses. Property to the east has CC-1 Village Retail zoning and has mostly developed with commercial uses.

**Comprehensive Plan:** The City's comprehensive plan, *Destination Colleyville*, designates the subject property and the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor for future commercial use. The Land Development Code only allows the proposed auto, truck, trailer rental use with an SUP in the CC-2 Shopping Center, CC-3 Highway Commercial, and ML Light Manufacturing zoning districts. The addition of an auto, truck, and trailer use meets the intent of the comprehensive plan. The proposed rezoning request complies with the commercial land use designation stated in the comprehensive plan.

**Fees:** Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, staff has not received any correspondence for this item.

**Staff Recommendation:** Staff recommends approval of the zoning change request based on the following findings:

- The proposed use would conform to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed use does conform to recent development trends on surrounding properties and along Colleyville Boulevard.

**Recommendation**

Approve

**Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Zoning Exhibit
6. Survey
7. Site Plan
8. Floor Plan
9. Building Elevations
10. Landscape Plan
11. Drainage and Utility Plan
12. Notification Map
13. Notification List
14. Property Owner Notification Letter
15. Draft Ordinance



# Aerial Map

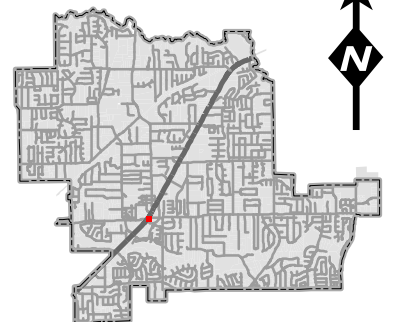


**ZC19-012**  
**4917 Colleyville Blvd**

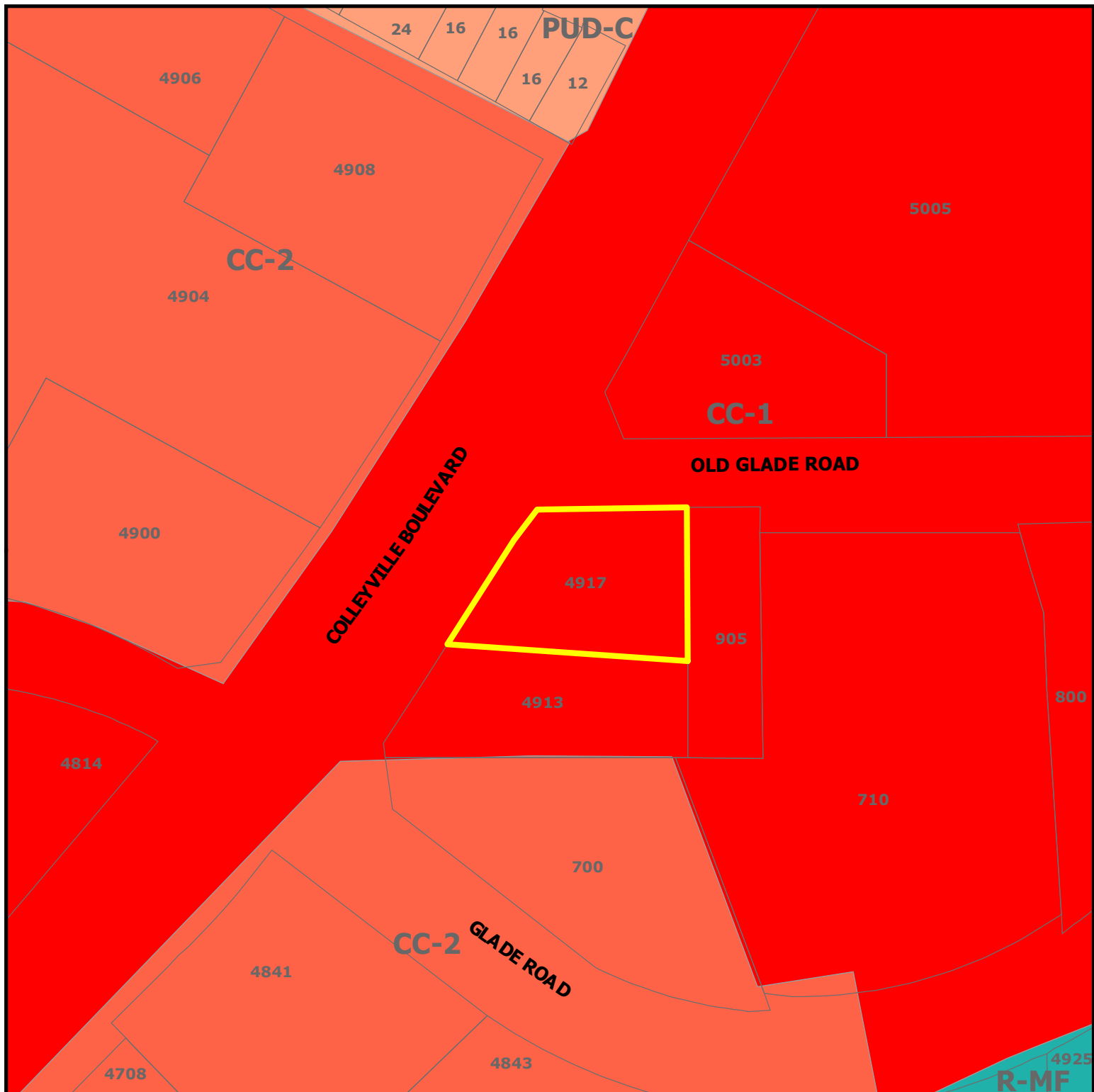
**DISCLAIMER:**  
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Subject Property



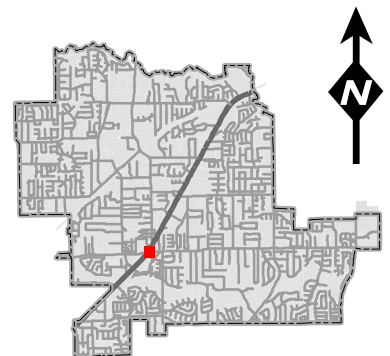
# Zoning Map



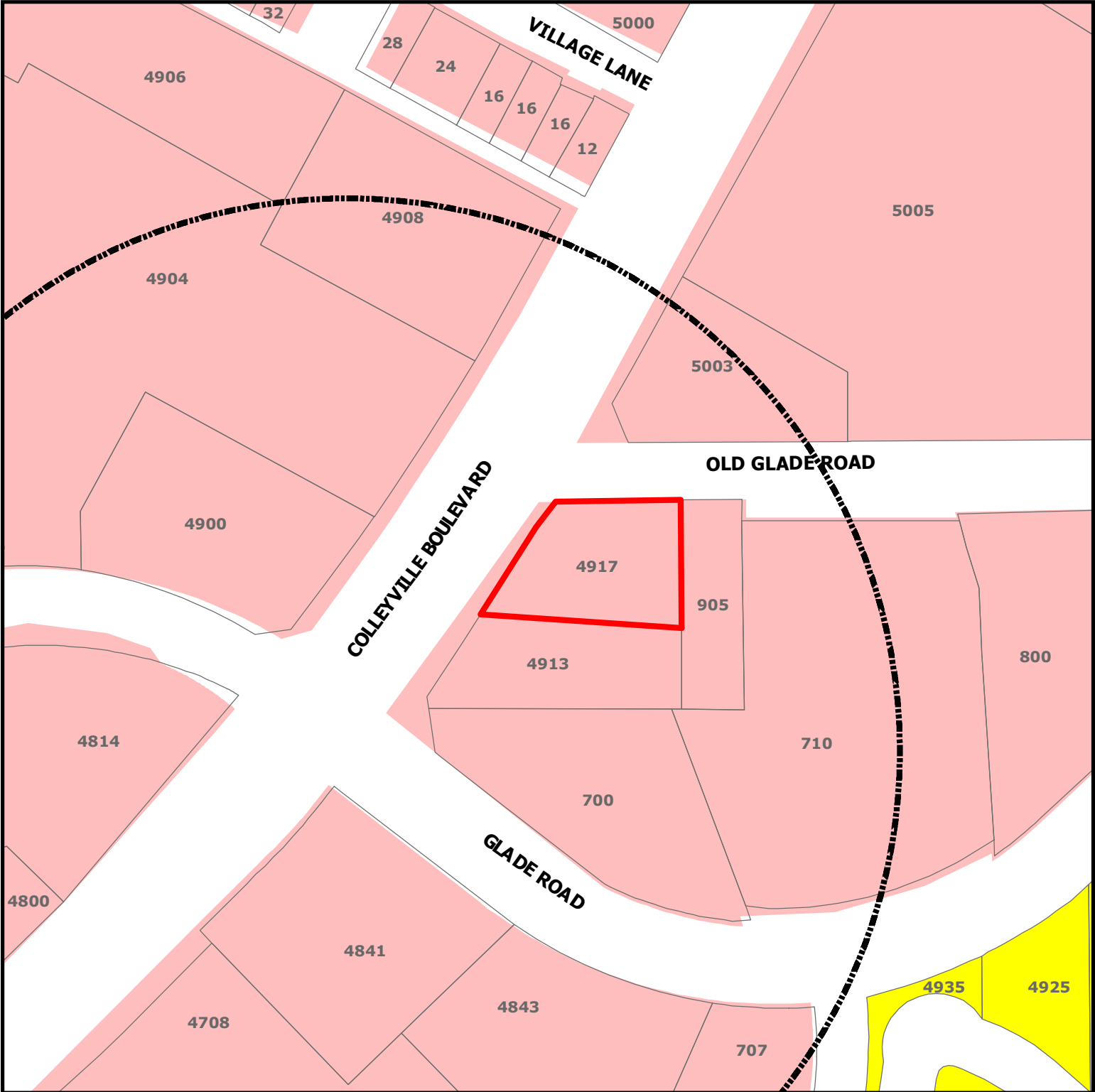
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 Subject Property



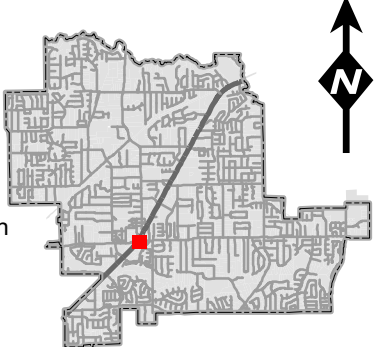
# Future Land Use Map



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**ZC19-012**  
**4917 Colleyville Blvd**

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







## Statement of Planning Objectives for Zoning Application – 4917 Colleyville Blvd.

Palio Partners is a commercial real estate development company that was formed in 2008 by Brendon Hollier, Clark Knippers, and Doug Alcott, with the goal of providing retail and restaurant clients with the necessary capital and development expertise for new store growth. Palio Partners has worked with some best-in-class concepts and makes a point to deliver only the highest quality product to the communities it develops in and its clients, whether their needs are land redevelopment, redevelopment of existing structures, or turnkey, new construction spaces. Palio's track record includes tenants such as: Main Event Entertainment, Chuy's Tex-Mex, Starbucks, Urban Air Trampoline Park, Genghis Grill, Mattress Firm, and many more.

In January of 2019, Palio was presented with the opportunity to purchase the property at 4917 Colleyville Blvd. ("Property") from Leon Capital Group. The Property is roughly 0.46 acres and remains as a demolished Sonic site with an existing, severely damaged parking lot. With a positive forecast of the Colleyville trade area, due to the Hwy. 26 redevelopment and strong demographics, Palio decided to pursue this opportunity. Foremark Real Estate Services, Palio's leasing team, immediately began marketing the Property, trying to find the right end user for the site. Initially, Palio and Foremark thought a restaurant with drive thru was the highest and best use for the Property. After over 6 months of intense leasing efforts, it was determined that restaurant use is far less feasible than anticipated, due to the size of the lot and economics of the deal. Eventually, Enterprise Rent-a-Car connected with Foremark, expressing their interest in relocating from their current location at the Colleyville Downs Shopping Center. Enterprise's newest prototypical storefront is a freestanding building with a detached car wash, a layout that fits exceptionally well on the Property. The prototype calls for heavy use of brick and other masonry materials, which results in an extremely high-quality building in terms of aesthetics and durability.

The Property is currently zoned CC1, which does not allow for Enterprise's use, categorized as "Auto, Truck or Trailer Rental" by the City's Land Development Code. Although this use is prohibited in CC1, Palio and Foremark believe that Enterprise functions more as a retailer, rather than an automotive use. Over the past several months, the principals at Palio have met with the City of Colleyville several times to discuss the possibility of rezoning the Property. Per the City's recommendation, Palio is pursuing a zoning change from CC1 to PUD. Palio believes that Enterprise is the highest and best use for the Property for several reasons. As mentioned above, the Enterprise building and car wash lay out very efficiently on this site. Foremark has contacted the owner of the adjacent Red Barn BBQ site multiple times inquiring about a purchase. The owner has mentioned that they have absolutely no interest in selling. Without the ability to combine these parcels, we are extremely limited on size. The difficult access when heading southbound on Hwy. 26 make this more of a destination site, which is far more suitable for a car rental service compared to a restaurant user. This site's location on a heavily traveled thoroughfare used to get to and from an airport also plays very well for a car rental service. These factors combined make the Property a very ideal location for Enterprise, and a less ideal location for a restaurant. The Palio and Foremark team believe that all of this makes Enterprise not only a highly compatible end user, but also the right tenant for the Property. Enterprise is a proven, highly successful concept that has shown it can and will operate for decades to come.

Enterprise Holdings, Enterprise Rent-a-Car's parent company, is a privately held company with over \$24 billion in annual revenue. Enterprise Rent-a-Car has long been regarded as the premiere car rental service throughout the United States, being called the number one car rental company in terms of customer satisfaction from 2005 through 2011 by J.D. Power and Associates.



## PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

Palio Partners' plan for the Property is to redevelop and improve the site for a freestanding Enterprise Rent-a-Car. Our current site plan shows a 1,602sf building with 28 parking stalls. The building will be comprised of mainly brick, with numerous articulations to create an enhanced aesthetic and break up any continuity. The structure will have a high proportion of storefront and a metal awning system, both of which greatly increase the curb appeal of the building. The building will include stone wainscot and abundant new landscaping to match the reimagined Hwy. 26 corridor. Palio acknowledges the higher standards of land and building development imposed by the City of Colleyville and intends to not only meet, but exceed these requirements. It is our intention to own the Property for the term of the lease (20 years, plus options), showing our commitment to not only this Property and Enterprise as a tenant, but also to the Colleyville trade area as a whole.

At this site, Enterprise will rent cars, mini-vans, SUVs, pick-up trucks and 15-passenger vans. They will not rent box trucks or other commercial vehicles. Enterprise's hours of operation would be Monday thru Friday from 7:30am – 6:00pm and Saturday from 10:00am – 2:00pm. Enterprise will be closed on Sundays. Enterprise intends to have 3 – 7 employees at any given time. Enterprise has mentioned that they run their business based on utilization and the flow of their business is typically during the week. For example, Tuesday thru Thursday there may be only 3 – 7 cars on the lot, and then on a non-holiday weekend they could have as many as 20 cars on the lot. Based off utilization, they use teams of drivers and personnel to move vehicles where they are needed. To sum up, their business model is to keep cars on rent and they will move vehicles around locations to maximize that.

In conclusion, we believe that Enterprise is the best possible tenant for the Property. Enterprise has been very successful in Colleyville, and this site provides an opportunity to better their presence and better serve the Colleyville community. Enterprise has served the Colleyville community for many years and this relocation effort shows further commitment to provide Colleyville with the best service and presence possible.

Sincerely,

*Brendon Hollier*



# Zoning Exhibit





# Zoning Exhibit





## EXISTING PROPERTY CONDITIONS

LOT AREA 20,254 SQ.FT. or 0.46 ACRES

LOT AREA

|                          |           |
|--------------------------|-----------|
| MARKED PARKING PROVIDED: | 24 SPACES |
| STANDARD                 | 0 SPACES  |
| HANDICAP                 | 24 SPACES |
| TOTAL                    | 24 SPACES |

## EXCEPTIONS TO THE TITLE COMMITMENT

This survey is made relying on information provided by Stewart Title Guaranty Company with an Effective date of January 21, 2019 and an issued date of January 28, 2019, in connection with the transaction described in GF# 19000220017.

| Exception No. | DESCRIPTION OF EASEMENT                                                                                                                                                                | Applies to Subject Tract | Shown Graphically on Attached Survey Plat |
|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------|
| 10b           | Easement, Right-of-way and/or Appurtenant, filed 01/27/1956, recorded in Volume 2633, Page 185, Real Property Records, Dallas County, Texas.                                           | NO                       | NO                                        |
| 10d           | Non-access or limited access highway disclosed by deed to the State of Texas, filed 12/04/2006, recorded in Clerk's File No. D206579370, Real Property Records, Tarrant County, Texas. | YES                      | YES                                       |

## LEGEND

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| ① | EXISTING EDGE ASPHALT PAVING | WM-WATER VALVE    |
| ② | EXISTING OVERHEAD POWER LINE | WM-WATER METER    |
| ③ | EXISTING CHAINLINK FENCE     | CONTROL VALVE     |
| ④ | EXISTING WOOD FENCE          | BOLL-BOLLARD      |
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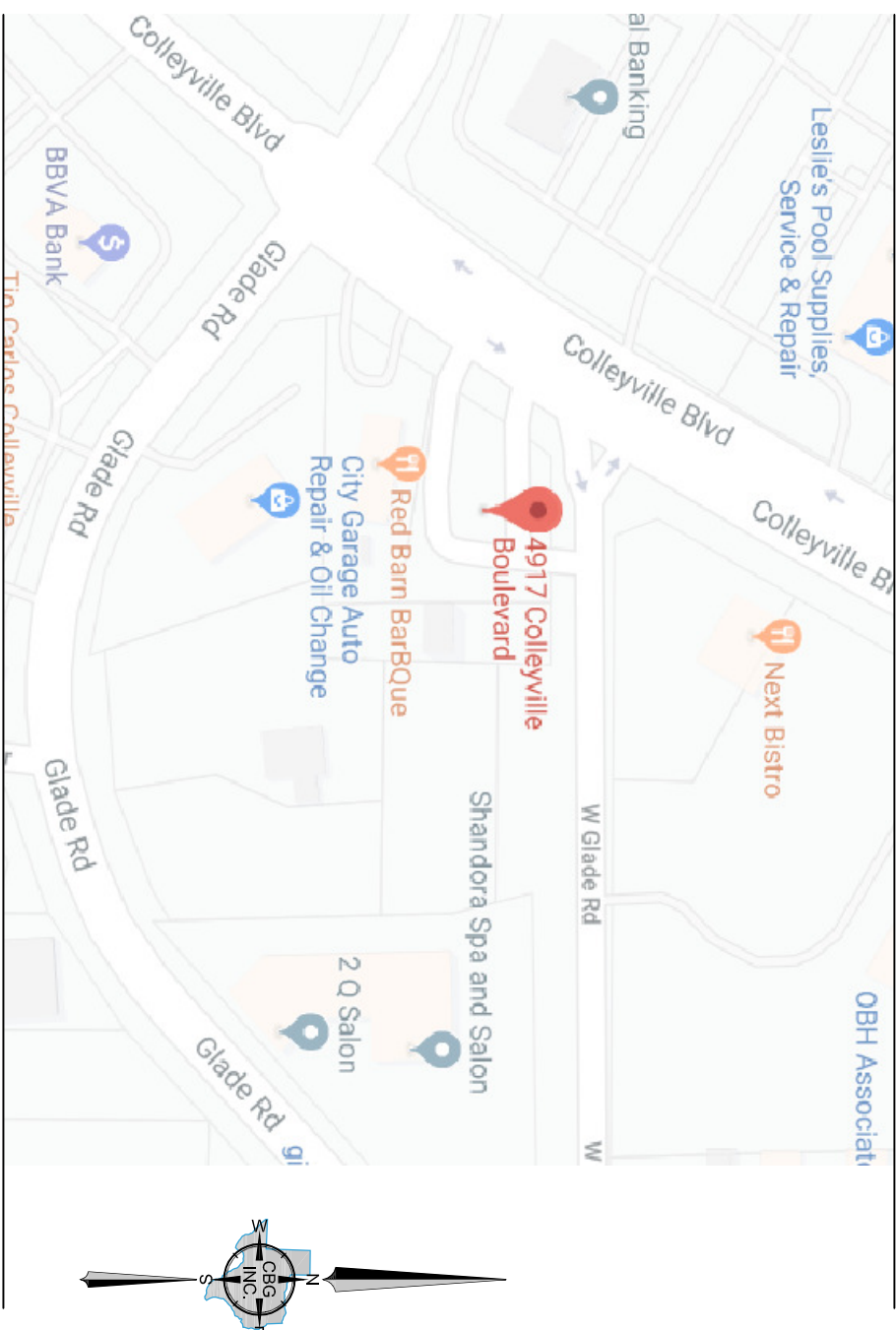
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## VICINITY MAP



## PROPERTY DESCRIPTION

Being a tract of land situated in the B&B & CRR Co. Survey, Abstract No. 206, City of Colleyville, Tarrant County, Texas, said being that same tract of land conveyed to LG Colleyville, LLC, a Texas limited liability company, by General Warranty Deed recorded in Instrument No. D13219661, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

RECORDED in Instrument No. D215060780, (Official Public Records, Tarrant County, Texas, said point being on the South right-of-way line of Glade Road (variable width right-of-way):

THENCE South 00 degrees 11 minutes 15 seconds West, along the West line of said Thompson tract, a distance of 140.10 feet to a 1/2" iron rod found at the Northeast corner of Lot 3, Block 3 of Village Park Addition, Addition to the City of Colleyville, Tarrant County, Texas, according to the map recorded in Volume A, Page 1264, Deed Records, Tarrant County, Texas;

THENCE North 82 degrees 08 minutes 00 seconds West, along the North line of said Lot 3, Block 3, a distance of 193.44 feet to a concrete monument found for corner on the Southeast right-of-way line of Colleyville Boulevard (variable width right-of-way):

THENCE leaving said Northeast line of Lot 3, Block 3 and traversing along said Southeast right-of-way line of Colleyville Boulevard as follows:

North 32 degrees 16 minutes 24 seconds East, a distance of 90.68 feet to an "x" found for corner at the beginning of a curve to the left, having a radius of 2,922.79 feet; a delta of 00 degrees 51 minutes 16 seconds, and a chord bearing and distance of North 32 degrees 27 minutes 11 seconds East, 43.68 feet;

Northwesterly along said curve to the left, an arc length of 43.68 feet to a concrete monument found at the intersection of said Southeast right-of-way line of Colleyville Boulevard and the aforementioned South right-of-way line of Glade Road;

THENCE North 89 degrees 57 minutes 17 seconds East, along said South right-of-way line of Glade Road, a distance of 120.22 feet to the POINT OF BEGINNING and containing 20,254 square feet or 0.46 of an acre of land.

## GENERAL NOTES

1. Bearings are based on the Deed recorded in Instrument No. D213219661, Official Public Records, Tarrant County, Texas.
2. The location of each easement, right of way, servitude, and other matters affecting the subject property are listed in the title insurance commitment dated January 21, 2019, issued by Stewart Title Guaranty Company with respect to the subject property has been shown on the survey, together with appropriate recording references, to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
3. The survey correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property and any other matters situated on the subject property.
4. Except as shown on the survey, there are no visible easements or rights-of-way.
5. Except as shown on the survey, there are no observed above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
6. That the subject property has access to and from Colleyville Boulevard and Glade Road, both duly dedicated and accepted public street or highway.
7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record description of the subject property forms a mathematically closed figure.
9. Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 46433C0095K with a date of identification of 09/29/2009. Community No. 480590, in Tarrant County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.
10. There are no observed evidence of current earth moving work, building construction or building additions.
11. The surveyor is not aware of any proposed changes in street right of way lines.
12. The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets or rights-of-way.

# SURVEYOR'S CERTIFICATE

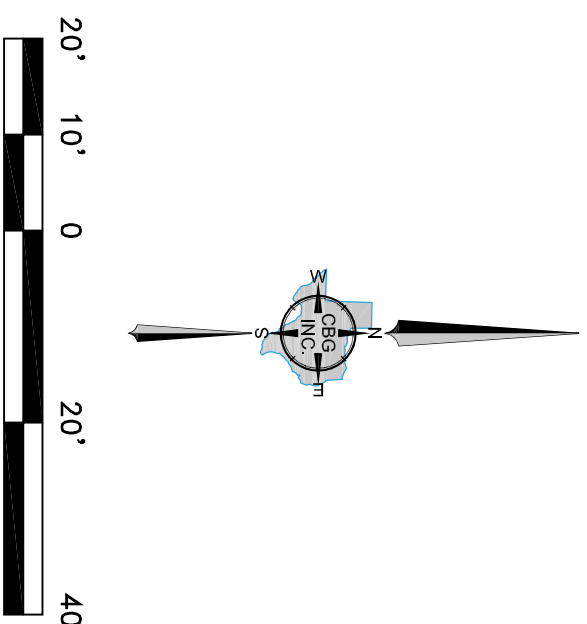
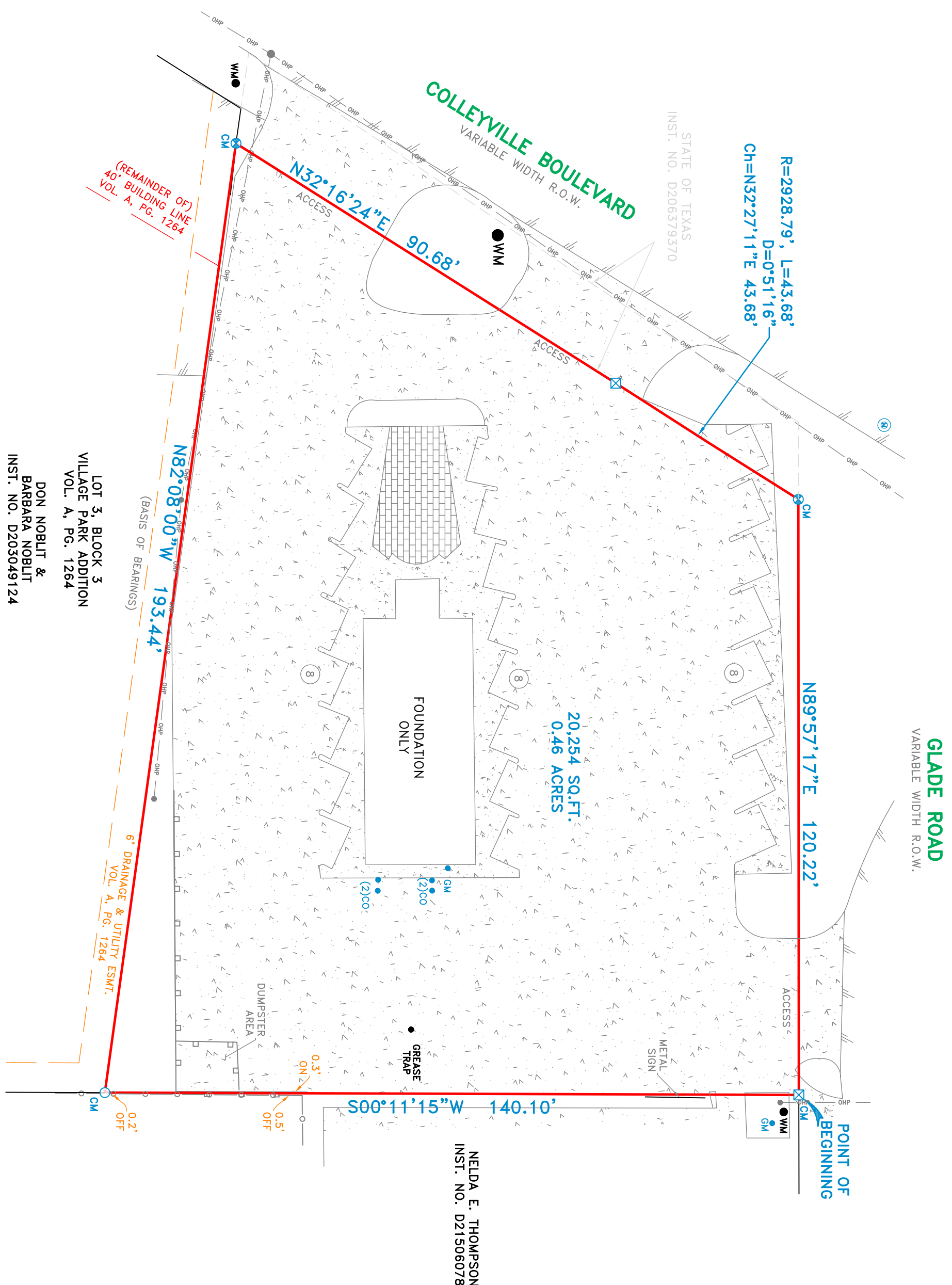
To: Palio Partners, LLC and Stewart Title Guaranty Company in connection to transaction GF# 19000220017:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16 and 17 of Table A thereof. The field work was completed on September 23rd, 2019.

Executed this 25th day of September, 2019

Bryan Connally, RPLS NO. 5513

FOR REVIEW ONLY



| REVISIONS |    |       |
|-----------|----|-------|
| DATE      | BY | NOTES |
| 10/08/19  | MC | TITLE |



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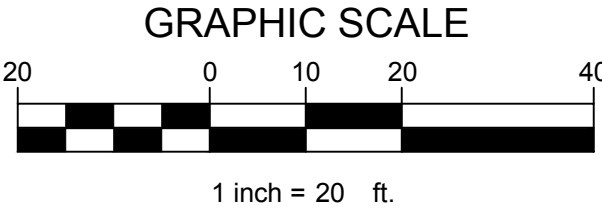
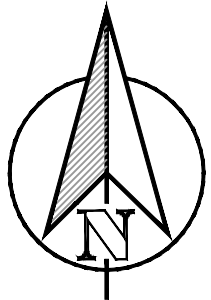
**C.B.G. Surveying Texas, LLC**  
12025 Shiloh Rd. Suite 230  
Dallas, Texas 75228  
P 214-349-9485 F 214-349-2216  
Firm No. 10168800  
[www.cbgtinc.com](http://www.cbgtinc.com)

|        |          |         |          |       |
|--------|----------|---------|----------|-------|
| SCALE  | DATE     | JOB NO. | G.F. NO. | DRAWN |
| 1"=20' | 09/25/19 | 1918620 |          | MC    |

**ALTA/NSPS LAND TITLE SURVEY**  
BBB & CRR CO. SURVEY, ABSTRACT NO. 206  
CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS  
4917 COLLEVILLE BOULEVARD



PLOTTED BY: HV  
PLOT DATE: 10/1/2019 12:36 PM  
LOCATION: C:\EGNYTE\SHARED\PROJECTS\2019-125 PALO COLLEYVILLE\CADD\EXHIBIT\ZONING EXHIBIT.DWG  
LAST SAVED: 9/18/2019 2:25 PM



| SITE DATA TABLE    |                     |           |
|--------------------|---------------------|-----------|
|                    |                     | % OF SITE |
| SITE GROSS AREA    | 0.46 AC (20,254 SF) | -         |
| MAIN BUILDING AREA | 1,602 SF            | 7.9%      |
| WASH AREA          | 750 SF              | 3.7%      |
| TOTAL              | 2,352 SF            | 11.6%     |
|                    |                     |           |
| IMPERVIOUS AREA    | 15,046 SF           | 74.3%     |
| OPEN AREA          | 5,208 SF            | 25.7%     |

| PARKING TABLE                                         |            |
|-------------------------------------------------------|------------|
| AUTOMOTIVE RENTAL<br>(1 SPACE PER 300 SF)<br>2,350 SF | 8 (1 ADA)  |
| PARKING PROVIDED                                      | 28 (2 ADA) |

TEXAS REGISTRATION #14199

CLAYMOOREENGINEERING

PHONE 817.261.0572  
1900 CENTRAL DR. SUITE #1  
DALLAS, TEXAS 75201  
WWW.CLAYMOOREENGINEERING.COM

PROPOSED ENTERPRISE  
GLADE RD &  
COLLEYVILLE BLVD  
COLLEYVILLE, TX

| No. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |
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CONCEPTUAL SITE PLAN

|          |           |
|----------|-----------|
| DESIGN:  | HV        |
| DRAWN:   | HV        |
| CHECKED: | MAM       |
| DATE:    | 8/13/2019 |



[illegible]

ENTERPRISE  
497 COLLEYVILLE BLVD  
COLLEYVILLE, TX



8233 MID-CITIES BOULEVARD  
OFFICE: 817/268-5555  
FAX: 817/268-5558  
STE. A, NPH TX 76182  
MJW@MJWRIGHT.COM  
WWW.MJWRIGHT.COM



M. J. WRIGHT & ASSOCIATES, INC.  
-ARCHITECTS-

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Sheet No.

A2

Project No  
19107ENT



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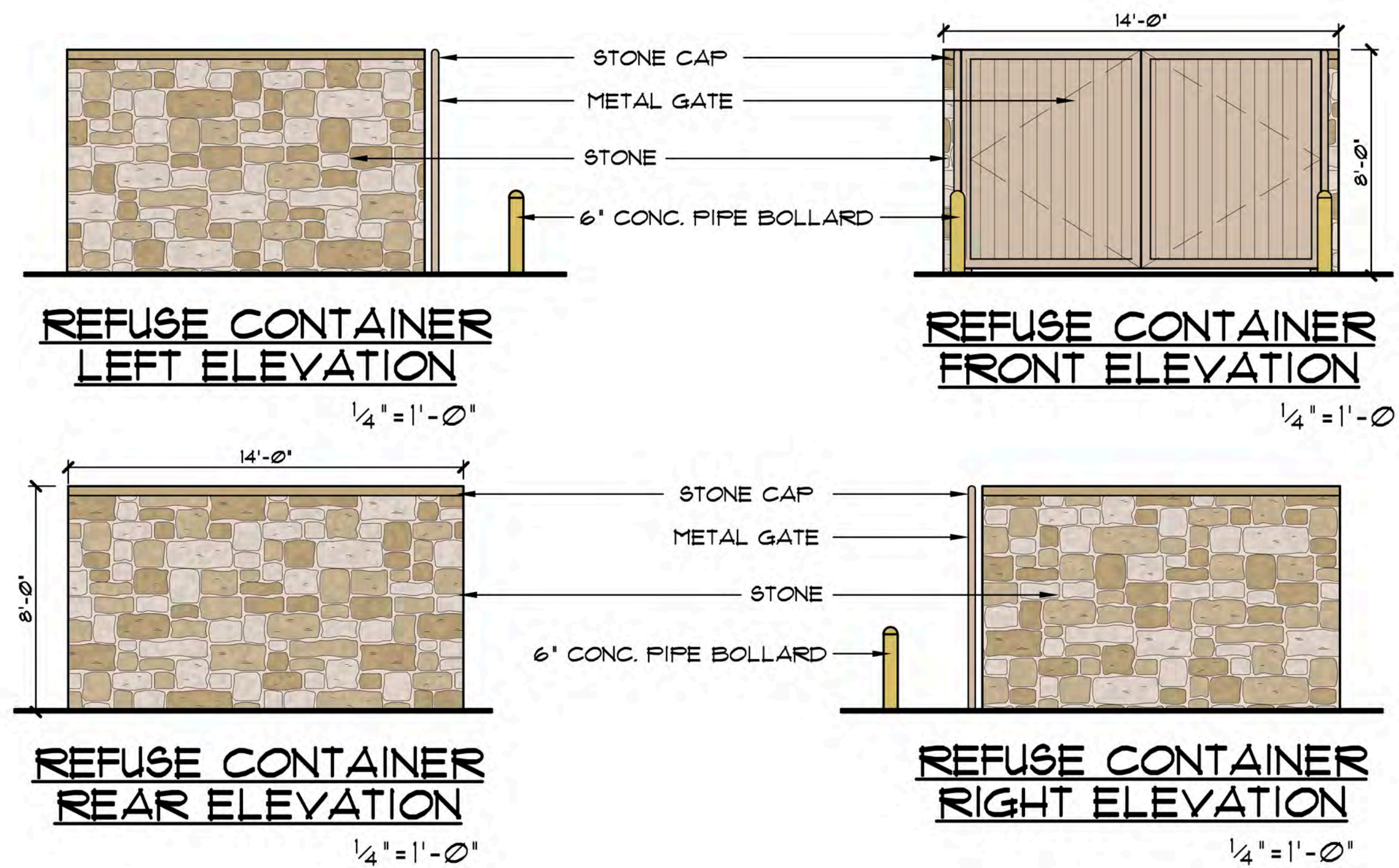
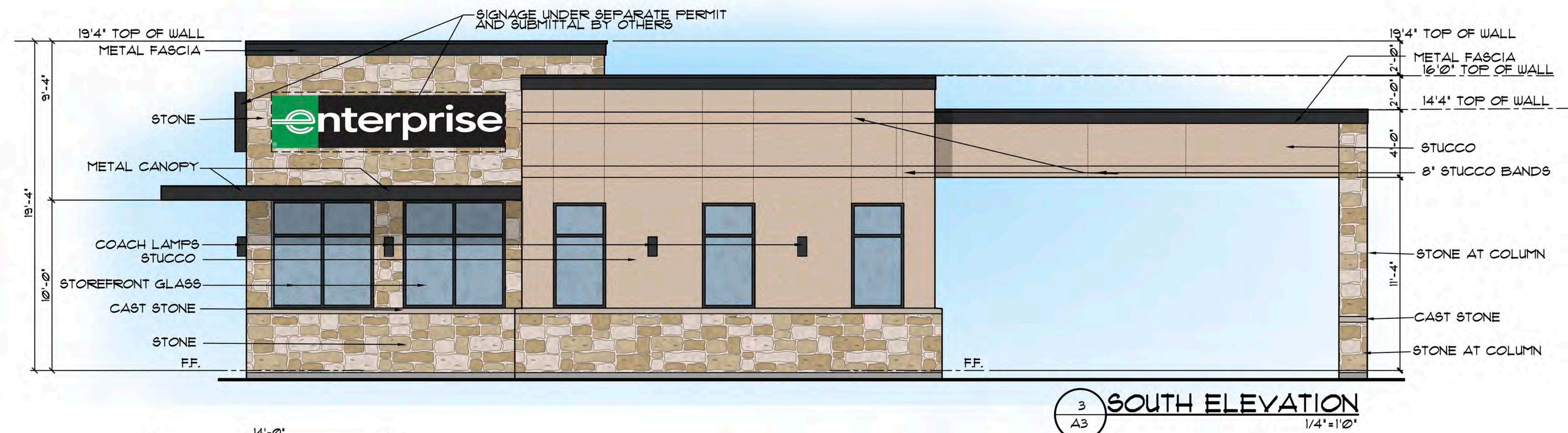
ENTERPRISE  
4911 COLLEYVILLE BLVD  
COLLEYVILLE, TX



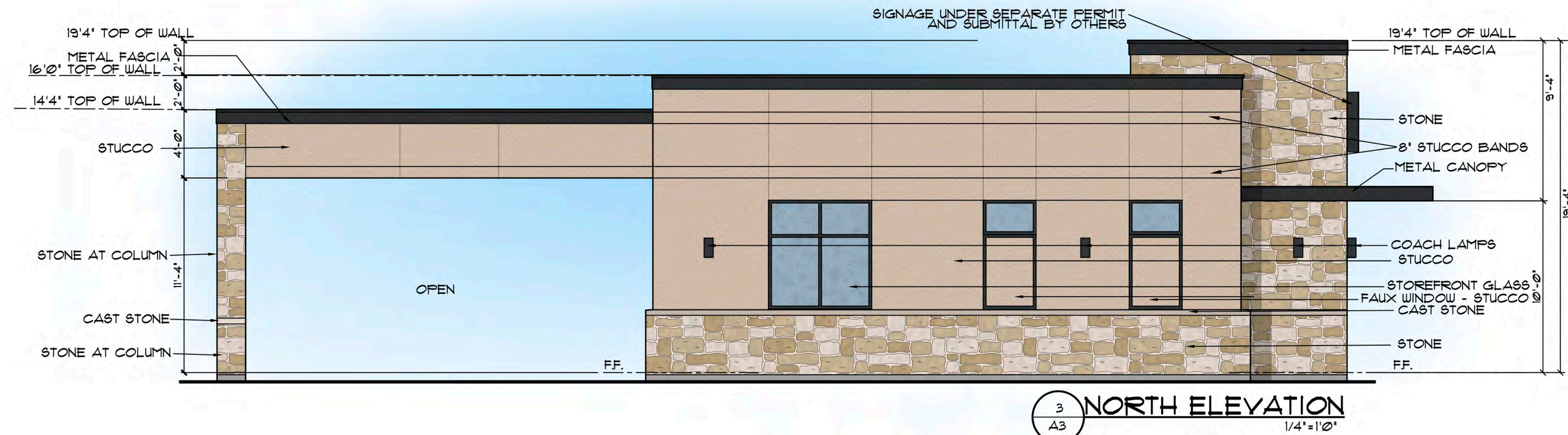
M.J. WRIGHT & ASSOCIATES, INC.  
9233 MIDCITIES BOULEVARD STE. A, NRH TX 76182  
OFFICE: 817/269-5555 MJW@MJWRIGHT.COM  
FAX: 817/269-5558 WWW.MJWRIGHT.COM

ARCHITECTS

Sheet No.  
A3.1  
Project No.  
1910TENT







Date 9/24/19  
Drawn By MJW  
Checked By MJW  
Revisions

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ENTERPRISE  
4911 COLLEYVILLE BLVD  
COLLEYVILLE, TX

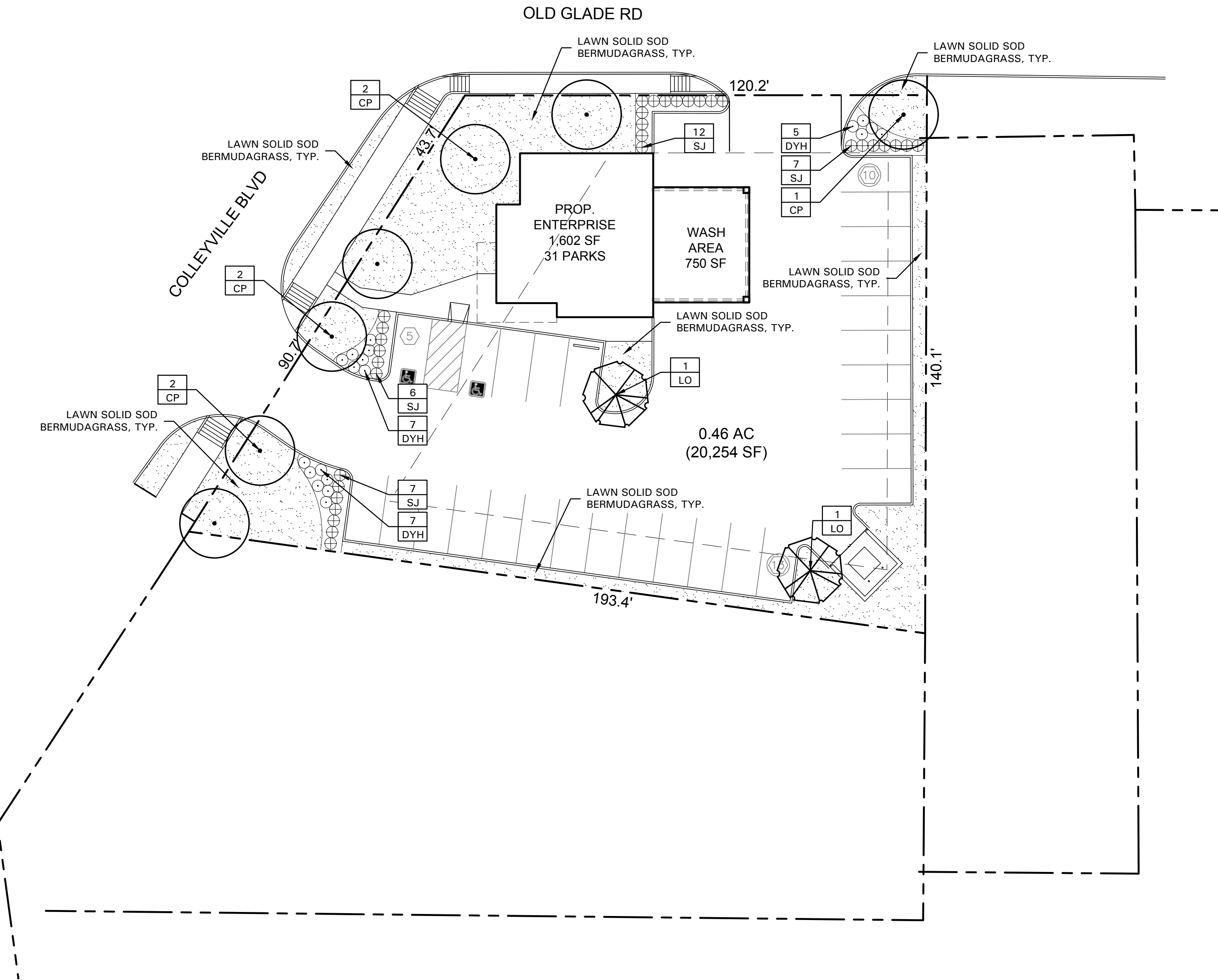


M.J. WRIGHT & ASSOCIATES, INC.  
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FAX: 817/268-5558 WWW.MJWRIGHT.COM  
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Sheet No.  
A3.2  
Project No.  
1910TENT

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PLANT LIST

| SYMBOL              | BOTANICAL NAME                         | COMMON NAME         | QTY. | SIZE    | REMARKS                                                         |
|---------------------|----------------------------------------|---------------------|------|---------|-----------------------------------------------------------------|
| TREES               |                                        |                     |      |         |                                                                 |
| CP                  | <i>Pistacia chinensis</i>              | Chinese Pistache    | 7    | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| LO                  | <i>Quercus virginiana</i>              | Live Oak            | 2    | 3" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| SHRUBS/GROUND COVER |                                        |                     |      |         |                                                                 |
| DYH                 | <i>Ilex vomitoria 'Nana'</i>           | Dwarf Yaupon Holly  | 19   | 5 gal.  | container full, 20" spread, 36" o.c.                            |
| SJ                  | <i>Juniperus chinensis 'Sea Green'</i> | Sea Green Juniper   | 32   | 5 gal.  | container full, 24" spread, 36" o.c.                            |
|                     | <i>Cynodon dactylon</i>                | Common Bermudagrass |      |         | solid sod, refer to Solid Sod Notes                             |

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE: MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS  
CITY OF COLLEYVILLE, TEXAS

| SITE LANDSCAPE REQUIREMENTS                                                                         |  |
|-----------------------------------------------------------------------------------------------------|--|
| 1. 20% of the total land area in any proposed, development shall be, landscaped.                    |  |
| 2. At least 50% of the total landscaped area shall be located in the street yards.                  |  |
| 3. A minimum of fifty (50%) percent of the net site area shall be provided in tree canopy coverage. |  |
| Total Site: 20,255 s.f.                                                                             |  |
| Building and 5' buffer: 3,535 s.f.                                                                  |  |
| Net Site Area: 16,720 s.f.                                                                          |  |

|                  |                  |
|------------------|------------------|
| Required         | Provided         |
| 4,051 s.f. (20%) | 4,995 s.f. (25%) |
| Required         | Provided         |
| 2,026 s.f. (50%) | 3,593 s.f. (89%) |
| Required         | Provided         |
| 8,360 s.f. (50%) | 8,900 s.f.       |

STREET FRONTAGE REQUIREMENTS

- Landscaping shall include the retention or planting of one (1), three (3) inch cal. tree for every 40 l.f. of street frontage.
- Shrubs shall be provided such that one (1) 18" tall or five (5) gallon plant shall be planted on-site for each five (5) l.f. of public street R.O.W.

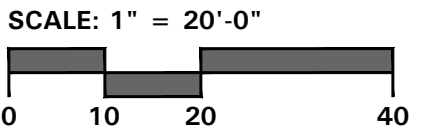
|                            |                     |
|----------------------------|---------------------|
| COLLEYVILLE ROAD: 134 l.f. |                     |
| Required                   | Provided            |
| (4) trees, 3" cal.         | (4) trees, 3" cal.  |
| (27) shrubs, 5 gal.        | (27) shrubs, 5 gal. |

|                          |                     |
|--------------------------|---------------------|
| OLD GLADE ROAD: 120 l.f. |                     |
| Required                 | Provided            |
| (3) trees, 3" cal.       | (3) trees, 3" cal.  |
| (24) shrubs, 5 gal.      | (24) shrubs, 5 gal. |

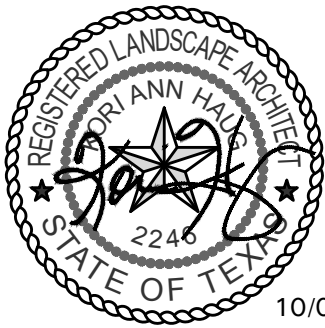
PARKING LOT LANDSCAPING REQUIREMENTS

- Parking lots shall contain a minimum of one hundred forty (140) s.f. of landscaped island per each eighteen (18) contiguous parking spaces required. This landscape island is to include one (1) three (3) inch caliper tree.

|                          |                    |
|--------------------------|--------------------|
| Total Parking: 28 spaces |                    |
| Required                 | Provided           |
| (2) trees, 3' cal.       | (2) trees, 3' cal. |



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



Enterprise  
Colleyville

Glade Rd. and Colleyville Blvd.  
Colleyville, Texas

Project Number: 19110  
Issue Date: 09.12.2019  
Drawn By: HEM  
Checked By: KAH

Revisions  
No. Date: Detail:  
1 10.04.19 City Comments

Sheet Title:

LANDSCAPE  
PLAN

Sheet Number:

L1.01



SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree staking. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
  - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
  - Clay – between 7-27 percent
  - Silt – between 15-25 percent
  - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.

- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURADEGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
- All planting areas shall receive a two (2") inch layer of specified mulch.
- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.

- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".

- Do not wrap trees.

- Do not over prune.

- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where the locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

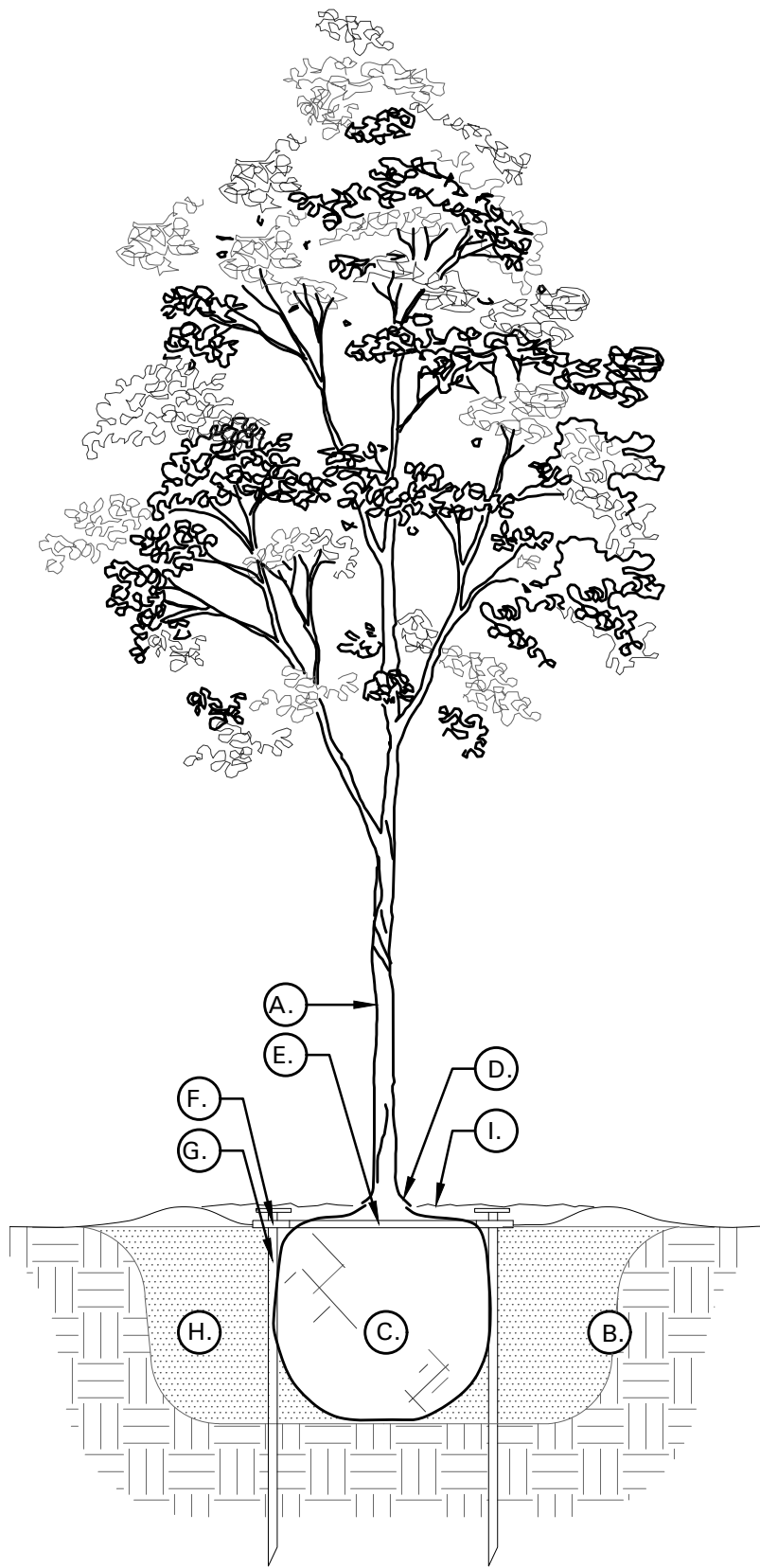
Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be ½" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

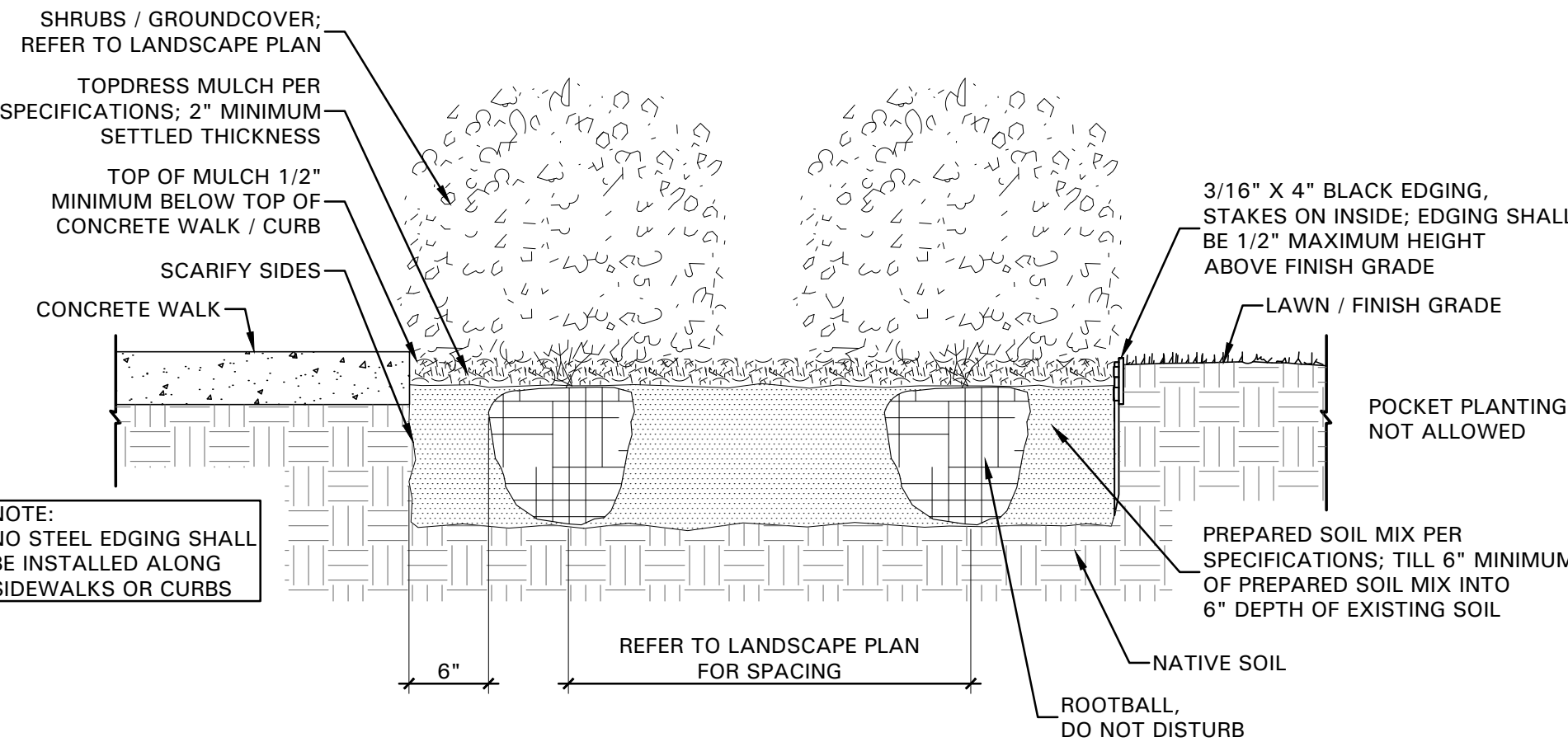
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. [www.anla.org](http://www.anla.org)
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 [jeff@treestakesolutions.com](mailto:jeff@treestakesolutions.com) [www.treestakesolutions.com](http://www.treestakesolutions.com)

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



SHRUB / GROUNDCOVER DETAIL



01 TREE PLANTING DETAIL

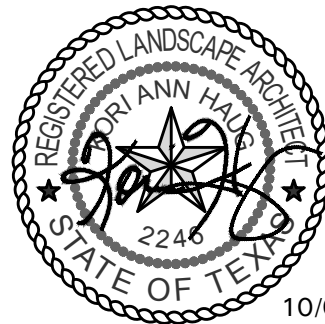
NOT TO SCALE

02 SHRUB / GROUNDCOVER DETAIL

NOT TO SCALE



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



10/04/19

Enterprise  
Colleyville

Glade Rd. and Colleyville Blvd.  
Colleyville, Texas

Project Number: 19110  
Issue Date: 09.12.2019  
Drawn By: HEM  
Checked By: KAH

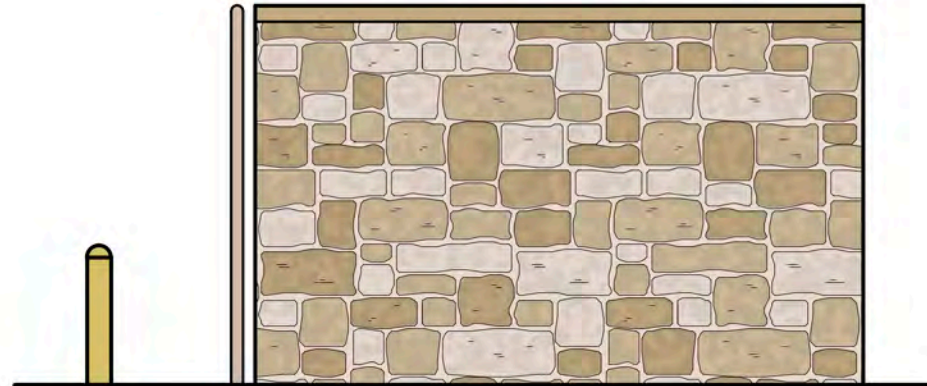
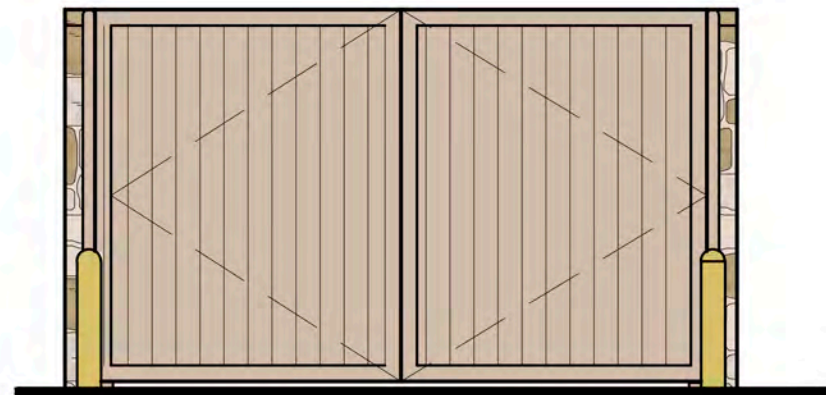
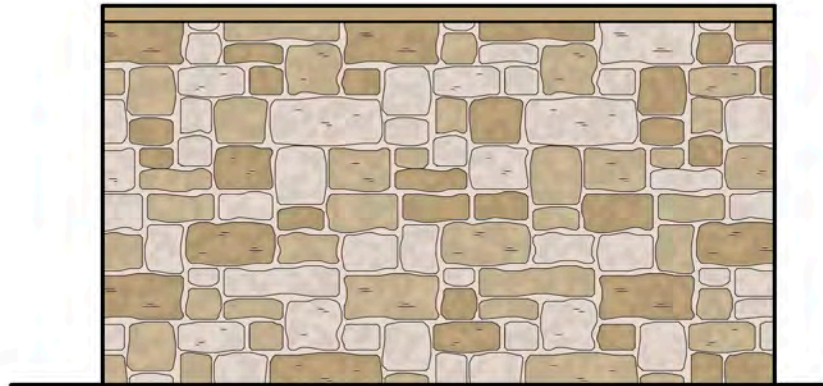
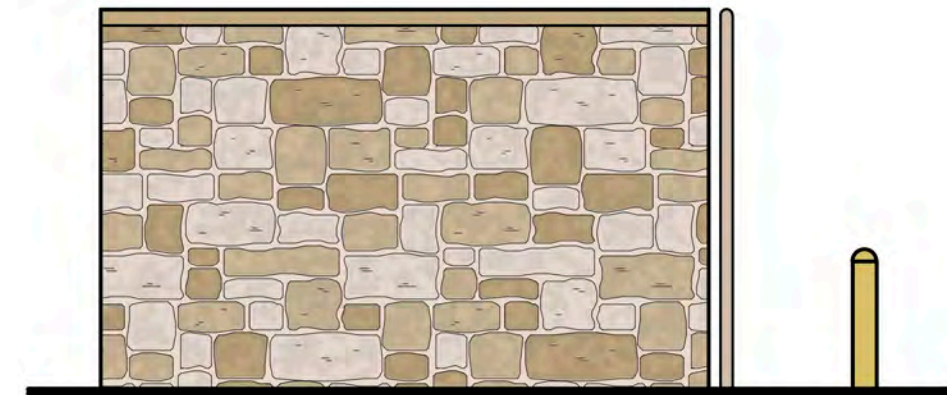
Revisions  
No. Date: Detail:  
1 10.04.19 City Comments

Sheet Title:  
LANDSCAPE  
SPECIFICATIONS  
AND DETAILS

Sheet Number:

L1.02





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Sheet No.  
A3.1  
Project No.  
191210TENT

M.J. WRIGHT & ASSOCIATES, INC.  
8233 MID-CITIES BOULEVARD STE. A, NRH TX 76182  
OFFICE: 817/289-5555 M.J.WRIGHT.COM  
FAX: 817/289-5558 WWW.M.J.WRIGHT.COM



ENTERPRISE  
4911 COLLEYVILLE BLVD  
COLLEYVILLE, TX

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF MICHAEL J. WRIGHT, REGISTERED ARCHITECT, STATE OF TEXAS, NO. 11130. THE ARCHITECT'S EXPRESS WRITTEN PERMISSION IS GRANTED TO THE USER OF THIS DRAWING FILE TO MAKE ANY MODIFICATIONS TO THE DRAWING FILE FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARCHITECT'S BOARD OF ARCHITECTS, STATE OF TEXAS. NO PERSON MAY MAKE ANY MODIFICATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

Date 9/24/19  
Drawn By MJW  
Checked By MJW  
Revisions





Date 9/24/19  
 Drawn By MJW  
 Checked By MJW  
Revisions

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF MICHAEL J. URGIT, REGISTRATION #1036 ON 9/24/05 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 100 (7) OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE MAY NOT REPRODUCE, REUSE, OR MAKE ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE ANY MODIFICATION TO THIS ELECTRONIC DRAWING FILE WITHOUT THE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

**ENTERPRISE**  
**4917 COLLEYVILLE BLVD**  
**COLLEYVILLE, TX**



**M. J. WRIGHT & ASSOCIATES, INC.**

**MJW**

8233 MIDCITIES BOULEVARD STE. A, NRH TX 76182  
OFFICE: 817/268-5555 MJW@MJWRIGHT.COM  
FAX: 817/268-5558 WWW.MJWRIGHT.COM

Sheet No.

A3.2

Project No.

1910TENT

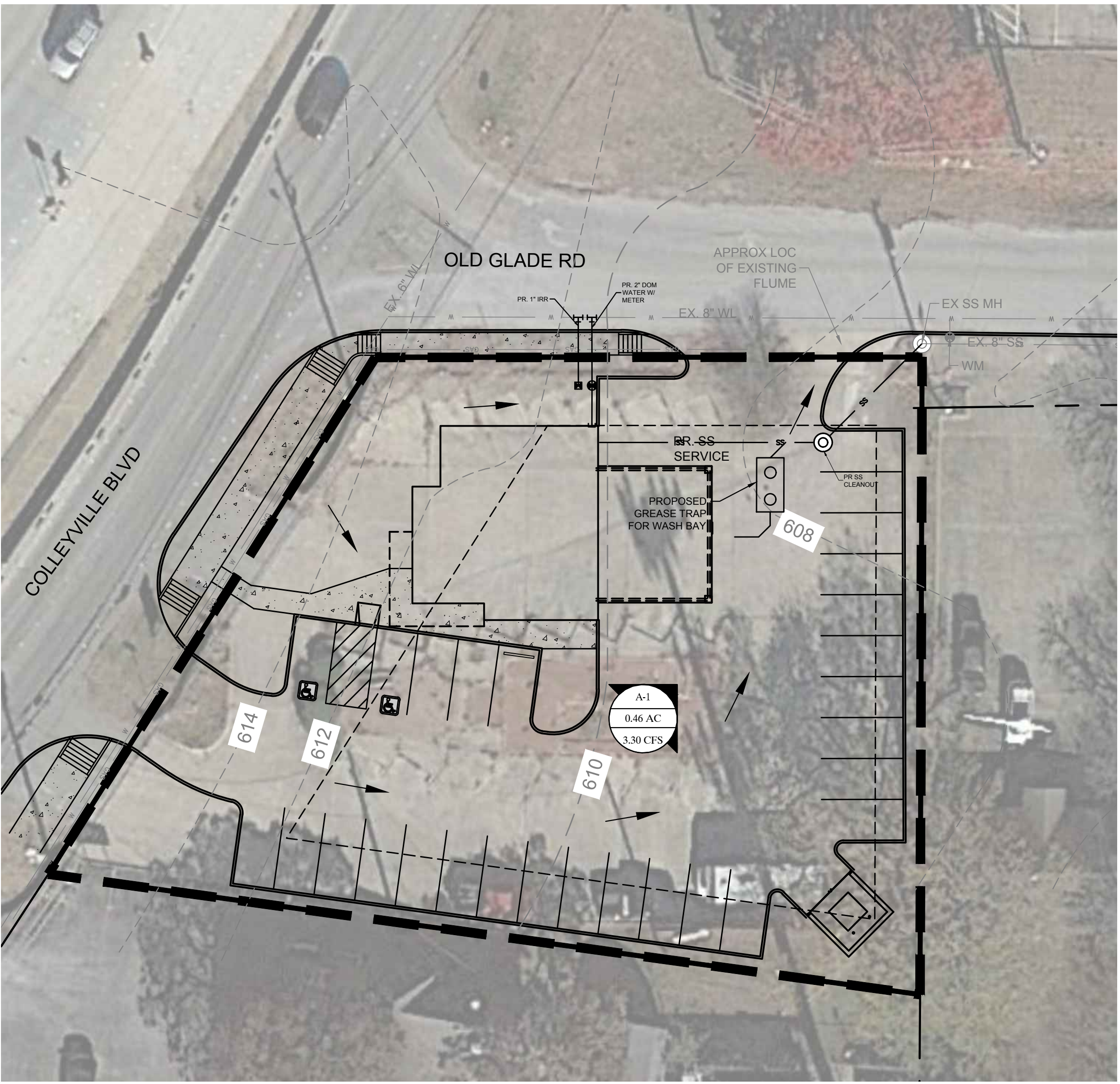
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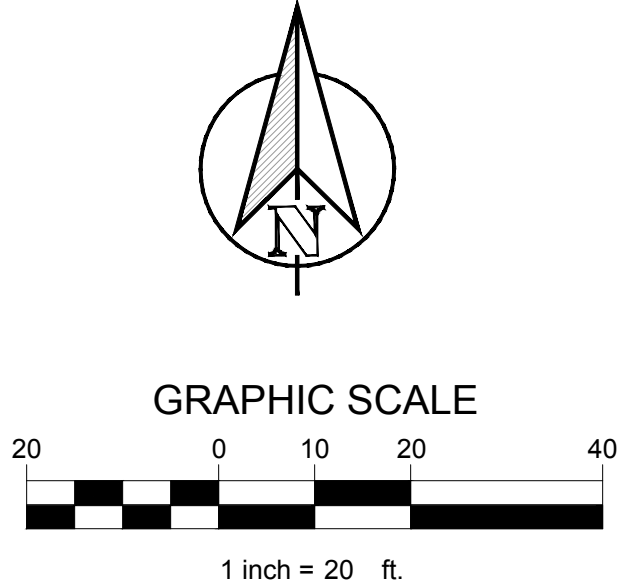
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 LAST SAVED: 10/1/2019 12:53 PM



EXISTING DRAINAGE



PROPOSED DRAINAGE



| LEGEND |                                                                                |
|--------|--------------------------------------------------------------------------------|
|        | - DRAINAGE AREA<br>- DRAINAGE AREA IN ACRES<br>- FLOW FOR DRAINAGE AREA IN CFS |
|        | DIRECTION OF FLOW                                                              |
|        | DRAINAGE AREA BOUNDARY                                                         |

NOTES:

| C FACTOR CALCULATIONS |           |           |               |           |           |          |
|-----------------------|-----------|-----------|---------------|-----------|-----------|----------|
| EXISTING SITE         |           |           | PROPOSED SITE |           |           |          |
|                       |           | % OF SITE | C FACTOR      |           | % OF SITE | C FACTOR |
| IMPERVIOUS AREA       | 20,255 SF | 100%      | 0.9           | 15,569 SF | 76.9%     | 0.9      |
| PERVIOUS AREA         | 0 SF      | 0%        | 0.3           | 4,686 SF  | 23.1%     | 0.3      |
| TOTAL AREA            | 20,255 SF |           |               | 20,255 SF |           |          |
| WEIGHTED C            |           |           | 0.9           | 0.76      |           |          |

| HYDROLOGIC CALCULATIONS - PRE DEVELOPMENT |            |          |      |                          |                        |                          |
|-------------------------------------------|------------|----------|------|--------------------------|------------------------|--------------------------|
| DRAINAGE AREA                             | AREA (AC.) | TC (MIN) | C    | I <sub>100</sub> (IN/HR) | Q <sub>100</sub> (CFS) | COLLECTION POINT         |
| EX-1                                      | 0.47       | 10       | 0.90 | 9.24                     | 3.91                   | DRAINS TO EXISTING FLUME |
| TOTAL DRAINAGE                            | 0.47       |          |      |                          | 3.91                   |                          |

| HYDROLOGIC CALCULATIONS - POST DEVELOPMENT |            |          |      |                          |                        |                          |
|--------------------------------------------|------------|----------|------|--------------------------|------------------------|--------------------------|
| DRAINAGE AREA                              | AREA (AC.) | TC (MIN) | C    | I <sub>100</sub> (IN/HR) | Q <sub>100</sub> (CFS) | COLLECTION POINT         |
| A-1                                        | 0.47       | 10       | 0.76 | 9.24                     | 3.30                   | DRAINS TO EXISTING FLUME |
| TOTAL DRAINAGE                             | 0.47       |          |      |                          | 3.30                   |                          |

TEXAS REGISTRATION #141199  
  
 PHONE: 817.281.0072  
 COLLEYVILLE, TX 76044  
 WWW.CLAYMOOREENG.COM

**PRELIMINARY**  
 FOR REVIEW ONLY  
 Not for construction purposes.  
**CLAYMOORE ENGINEERING**  
 ENGINEERING AND PLANNING  
 CONSULTANTS  
 Engineer: **MATT MOORE**  
 P.E. No. 95813 Date 06/09/2016

**PALIO COLLEYVILLE**  
**COLLEYVILLE BLVD AND GLADE ROAD**  
**COLLEYVILLE, TEXAS**

| No. | DATE | REVISION | BY |
|-----|------|----------|----|
|     |      |          |    |
|     |      |          |    |
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DRAINAGE & UTILITY PLAN

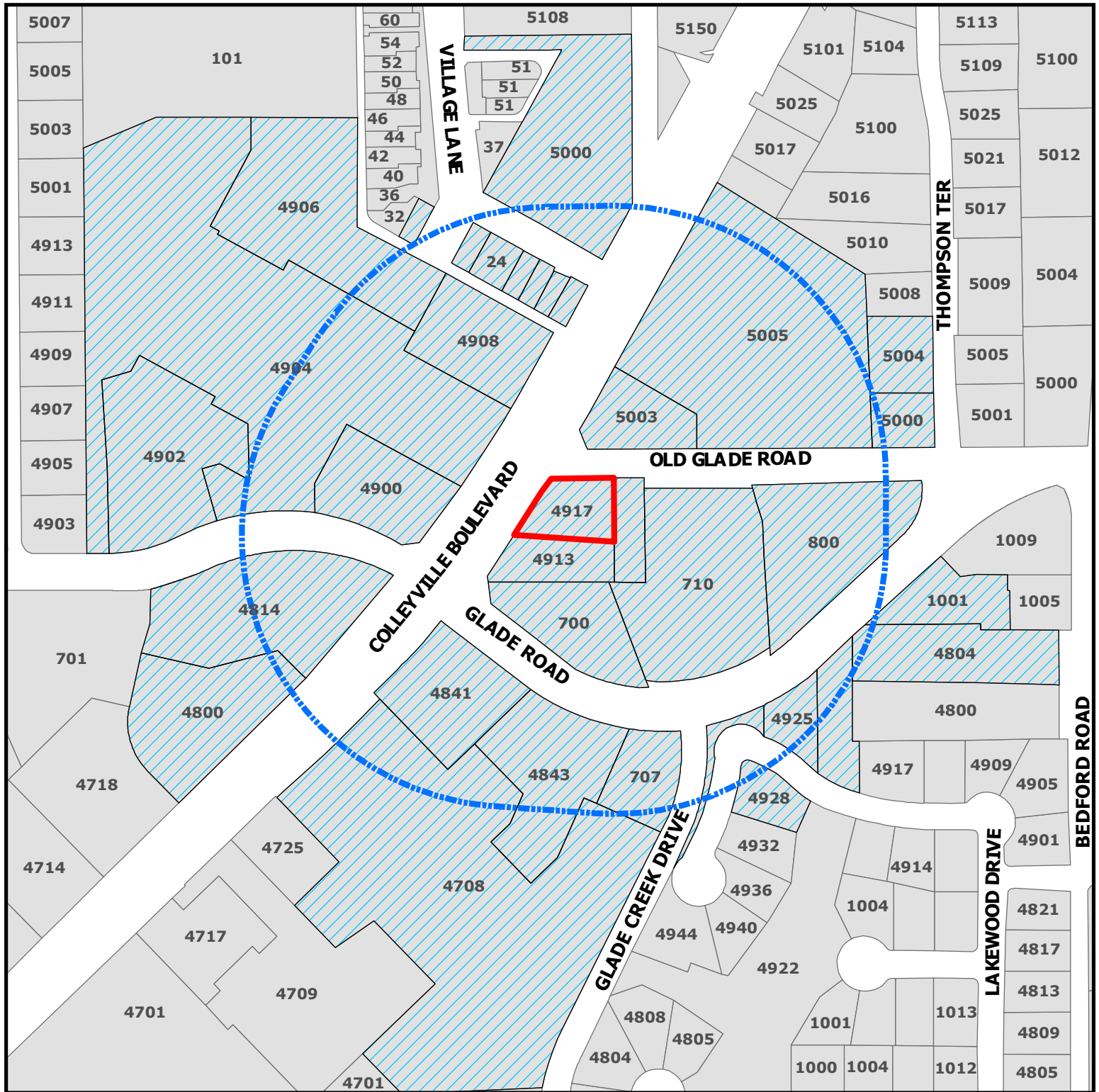
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 DRAWN: RDS  
 CHECKED: CDC  
 DATE: 09/04/2019

SHEET

C-6



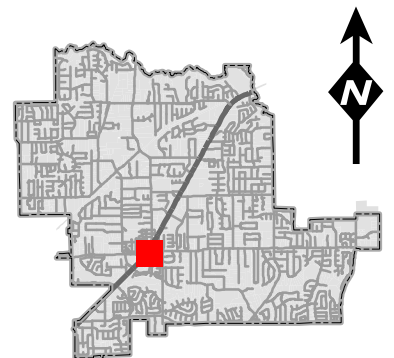
# Notification Map



**ZC19-012**  
**4917 Colleyville Blvd**

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

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





## Notification List

| Owner Name                     | Owner Address                        | Owner City               | Owner Zip | Situs Address         |
|--------------------------------|--------------------------------------|--------------------------|-----------|-----------------------|
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101                 | FORT WORTH, TX           | 76102     | 16 VILLAGE LN         |
| HOA - LAKEWOOD ESTATES         | 6707 BRENTWOOD STR RD                | FORT WORTH, TX           | 76112     | 4921 LAKEWOOD DR      |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203                | IRVING, TX               | 75062     | 4900 COLLEYVILLE BLVD |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203                | IRVING, TX               | 75062     | 4908 COLLEYVILLE BLVD |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203                | IRVING, TX               | 75062     | 4906 COLLEYVILLE BLVD |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230        | ALLEN, TX                | 75002     | 12 VILLAGE LN         |
| O'BRIEN, PETE                  | 609 CHEEK SPARGER RD STE 120         | COLLEYVILLE, TX          | 76034     | 5004 THOMPSON TERR    |
| Y2KITCHEN PROPERTIES LLC       | 4500 DARTMOORE LN                    | COLLEYVILLE, TX          | 76034     | 5003 COLLEYVILLE BLVD |
| JPMORGAN CHASE BANK            | PO BOX 2558                          | HOUSTON, TX              | 77252     | 5000 COLLEYVILLE BLVD |
| BONEY, TRAVIS                  | 4925 LAKEWOOD DR                     | COLLEYVILLE, TX          | 76034     | 4925 LAKEWOOD DR      |
| R&L CAPITAL PROPERTIES LLC     | 6903 SHEPHERDS GLN                   | COLLEYVILLE, TX          | 76034     | 4800 COLLEYVILLE BLVD |
| COCANOUGH ASSET NO 3 LTD       | 6851 NE LOOP 820 STE 200             | NORTH RICHLAND HILLS, TX | 76180     | 5005 COLLEYVILLE BLVD |
| Y2KITCHEN PROPERTIES LLC       | 5003 COLLEYVILLE BLVD                | COLLEYVILLE, TX          | 76034     | 710 GLADE RD          |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                          | COLLEYVILLE, TX          | 76034     | 24 VILLAGE LN         |
| ESCOBAR, ROSA                  | 4804 BEDFORD RD                      | COLLEYVILLE, TX          | 76034     | 4804 BEDFORD RD       |
| THOMPSON, JOHN E               | 5017 MONTCLAIR DR                    | COLLEYVILLE, TX          | 76034     | 905 OLD GLADE RD      |
| NOBLIT, DON                    | PO BOX 820895                        | FORT WORTH, TX           | 76182     | 4913 COLLEYVILLE BLVD |
| DELGADO, MARK ETAL             | 5000 THOMPSON TERR                   | COLLEYVILLE, TX          | 76034     | 5000 THOMPSON TERR    |
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101                 | FORT WORTH, TX           | 76102     | 16 VILLAGE LN         |
| HOA - LAKEWOOD ESTATES         | 12700 PARK CTRL DR STE 600           | DALLAS, TX               | 75251     | 4935 LAKEWOOD DR      |
| WAL-MART REAL ESTATE BUS TRUST | PO BOX 8050                          | BENTONVILLE, AR          | 72716     | 4904 COLLEYVILLE BLVD |
| BOWDEN, WILLIAM                | 4928 LAKEWOOD DR                     | COLLEYVILLE, TX          | 76034     | 4928 LAKEWOOD DR      |
| NOBEL SOURCE COMPANY LLC       | 640 S HILL ST STE 341                | LOS ANGELES, CA          | 90014     | 800 GLADE RD          |
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101                 | FORT WORTH, TX           | 76102     | 16 VILLAGE LN         |
| LG COLLEYVILLE LLC             | 3500 MAPLE DR STE 1600               | DALLAS, TX               | 75219     | 4917 COLLEYVILLE BLVD |
| COLLEYVILLE PLAZA LP           | 580 DECKER DR STE 203                | IRVING, TX               | 75062     | 4902 COLLEYVILLE BLVD |
| HEA21 LLC                      | 6406 CUTTER RIDGE CT                 | COLLEYVILLE, TX          | 76034     | 28 VILLAGE LN         |
| ZELL THREE INC                 | 1190 EXPLORER ST                     | DUNCANVILLE, TX          | 75137     | 700 GLADE RD          |
| WORTHINGTON NATIONAL BANK      | 500W MAIN ST                         | FORT WORTH, TX           | 76102     | 4814 COLLEYVILLE BLVD |
| SIRIDON ENTERPRISE LLC         | 825 CUMBERLAND ST                    | PITTSBURG, CA            | 94565     | 32 VILLAGE LN         |
| KRG COLLEYVILLE LLC            | 30 S MERIDIAN ST STE 1100            | INDIANAPOLIS, IN         | 46204     | 4708 GLADE CREEK DR   |
| COMPASS BANCSHARES INC         | PO BOX 10566                         | BIRMINGHAM, AL           | 35296     | 4841 COLLEYVILLE BLVD |
| HERITAGE PERSONAL TRAINING INC | 1208 CREST DR                        | COLLEYVILLE, TX          | 76034     | 707 GLADE RD          |
| KRG COLLEYVILLE LLC            | 30 S MERIDIAN ST STE 1100            | INDIANAPOLIS, IN         | 46204     | 4843 GLADE CREEK DR   |
|                                |                                      |                          |           | 1001 GLADE RD         |
|                                |                                      |                          |           |                       |
| LAKEWOOD ESTATES               | 213 MILL CROSSING WEST               | COLLEYVILLE, TX          | 76034     | COURTESY NOTICE       |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE                 | GRAPEVINE, TX            | 76051     | STATE REQUIRED        |
| HOLLIER, BRENDON               | 8350 N CENTRAL EXPRESSWAY, STE. 1313 | DALLAS, TX               | 75219     | APPLICANT             |

Public hearing notices were mailed on September 20, 2019



## 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:

**Planning and Zoning Commission Meeting: Monday, October 14, 2019 at 7:00 p.m.**  
**City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial. The purpose is to rezone in order to allow for the use of auto and truck rentals under the business of Enterprise Rent-A-Car.

**Zoning Case:** ZC19-012

**Applicant:** Brendon Hollier

**Owner:** Will Tolliver

**Location:** 4917 Colleyville Blvd

**Property Description:** Tract 2C03, Abstract 206, in the BBB & C RY Survey

**Present Zoning:** CC-1 Village Retail

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.

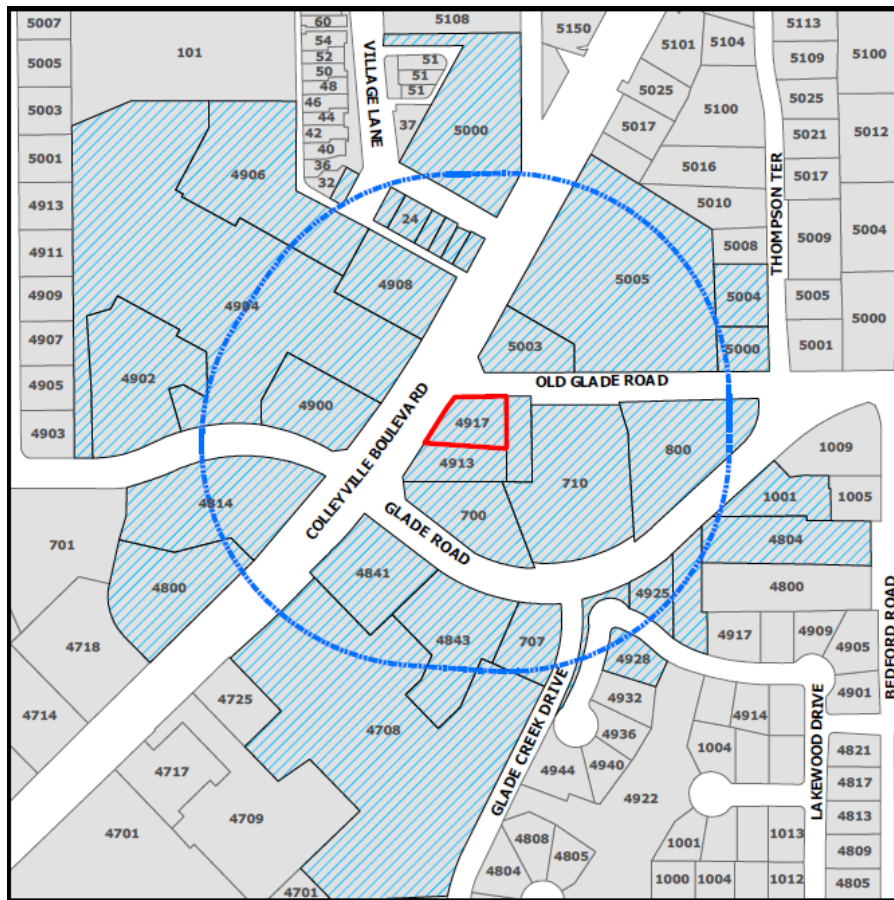
All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

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



# NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 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 Reyer

Jacquelyn Reyff  
Principal Planner  
[jreyff@colleyville.com](mailto:jreyff@colleyville.com)

## **ORDINANCE O-19-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.46 ACRES BEING TRACT 2C03, ABSTRACT 206, IN THE BBB & C RY SURVEY, LOCATED AT 4917 COLLEYVILLE BOULEVARD FROM THE CC-1 VILLAGE RETAIL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning under Case No. ZC19-012; and

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

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

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

**WHEREAS,** the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

**WHEREAS,** the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners



generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 0.46 acres being Tract 2C03, Abstract 206, in the BBB & C RY Survey, located at 4917 Colleyville Boulevard from the CC-1 Village Retail zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

- a. The purpose of this PUD-C is to allow for an auto, truck, rental totaling approximately 1,602 square feet.
- b. This development shall be generally consistent with the Statement of Planning Objectives included as Exhibit "B".
- c. The proposed development is subject to CC-1 Shopping Center zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.

## **2. DEVELOPMENT PLAN**

- a. The development shall be generally consistent with the Site Plan, Building Elevations Exhibit "C", and Landscape Plan included as Exhibit "D".

## **3. PERMITTED USES**

- a. Uses shall be those allowed in the CC-1 Village Retail zoning district.
- b. The auto, truck rental use as depicted in the attached exhibits shall be a permitted use.

## **4. BUILDING DESIGN**

- a. The auto, truck rental use shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

## **5. LANDSCAPING**

- a. The landscape area shall be provided as generally depicted in Exhibit "D".

## **6. OTHER**

- a. The front building setback shall be reduced to 20.71 foot along Colleyville Boulevard and 15 feet along Old Glade Road per this PUD.
- b. There shall be no box trucks, trailer, boats, or commercial vehicles rented at this location.

## **7. PARKING**

- a. A total of twenty-seven (27) parking spaces shall be required for the auto, truck rental business.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.



- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 5<sup>th</sup> day of November 2019.

The second reading and public hearing being conducted on the 19<sup>th</sup> day of November 2019.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19<sup>th</sup> day of November 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

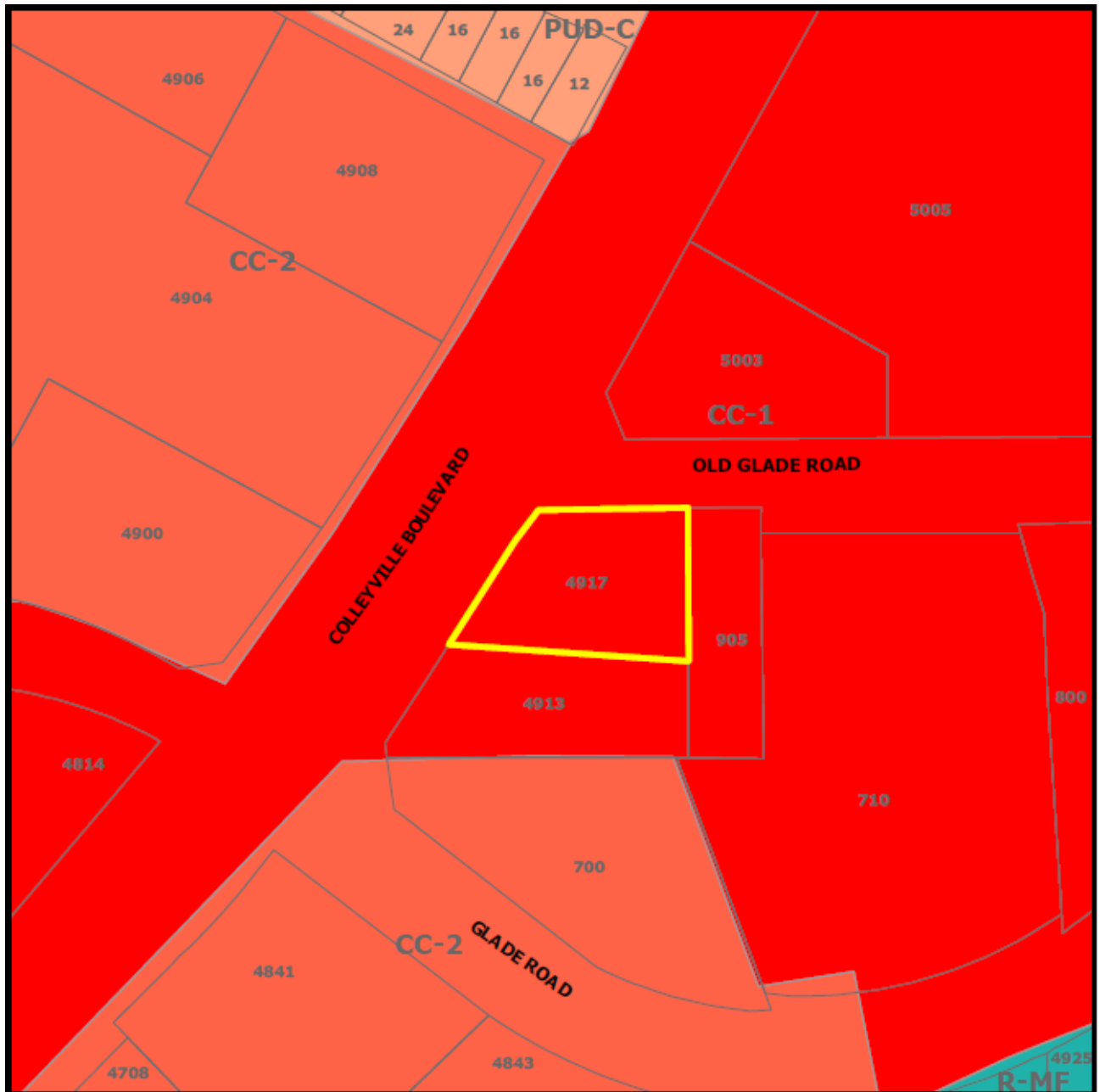
Richard Newton  
Mayor

**APPROVED AS TO FORM:**

Whitt Wyatt  
City Attorney



## Exhibit "A" – Location and Zoning Map



# Exhibit “B” – Statement of Planning Objectives



PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

## Statement of Planning Objectives for Zoning Application – 4917 Colleyville Blvd.

Palio Partners is a commercial real estate development company that was formed in 2008 by Brendon Hollier, Clark Knippers, and Doug Alcott, with the goal of providing retail and restaurant clients with the necessary capital and development expertise for new store growth. Palio Partners has worked with some best-in-class concepts and makes a point to deliver only the highest quality product to the communities it develops in and its clients, whether their needs are land redevelopment, redevelopment of existing structures, or turnkey, new construction spaces. Palio's track record includes tenants such as: Main Event Entertainment, Chuy's Tex-Mex, Starbucks, Urban Air Trampoline Park, Genghis Grill, Mattress Firm, and many more.

In January of 2019, Palio was presented with the opportunity to purchase the property at 4917 Colleyville Blvd. (“Property”) from Leon Capital Group. The Property is roughly 0.46 acres and remains as a demolished Sonic site with an existing, severely damaged parking lot. With a positive forecast of the Colleyville trade area, due to the Hwy. 26 redevelopment and strong demographics, Palio decided to pursue this opportunity. Foremark Real Estate Services, Palio's leasing team, immediately began marketing the Property, trying to find the right end user for the site. Initially, Palio and Foremark thought a restaurant with drive thru was the highest and best use for the Property. After over 6 months of intense leasing efforts, it was determined that restaurant use is far less feasible than anticipated, due to the size of the lot and economics of the deal. Eventually, Enterprise Rent-a-Car connected with Foremark, expressing their interest in relocating from their current location at the Colleyville Downs Shopping Center. Enterprise's newest prototypical storefront is a freestanding building with a detached car wash, a layout that fits exceptionally well on the Property. The prototype calls for heavy use of brick and other masonry materials, which results in an extremely high-quality building in terms of aesthetics and durability.

The Property is currently zoned CC1, which does not allow for Enterprise's use, categorized as “Auto, Truck or Trailer Rental” by the City's Land Development Code. Although this use is prohibited in CC1, Palio and Foremark believe that Enterprise functions more as a retailer, rather than an automotive use. Over the past several months, the principals at Palio have met with the City of Colleyville several times to discuss the possibility of rezoning the Property. Per the City's recommendation, Palio is pursuing a zoning change from CC1 to PUD. Palio believes that Enterprise is the highest and best use for the Property for several reasons. As mentioned above, the Enterprise building and car wash lay out very efficiently on this site. Foremark has contacted the owner of the adjacent Red Barn BBQ site multiple times inquiring about a purchase. The owner has mentioned that they have absolutely no interest in selling. Without the ability to combine these parcels, we are extremely limited on size. The difficult access when heading southbound on Hwy. 26 make this more of a destination site, which is far more suitable for a car rental service compared to a restaurant user. This site's location on a heavily traveled thoroughfare used to get to and from an airport also plays very well for a car rental service. These factors combined make the Property a very ideal location for Enterprise, and a less ideal location for a restaurant. The Palio and Foremark team believe that all of this makes Enterprise not only a highly compatible end user, but also the right tenant for the Property. Enterprise is a proven, highly successful concept that has shown it can and will operate for decades to come.

Enterprise Holdings, Enterprise Rent-a-Car's parent company, is a privately held company with over \$24 billion in annual revenue. Enterprise Rent-a-Car has long been regarded as the premiere car rental service throughout the United States, being called the number one car rental company in terms of customer satisfaction from 2005 through 2011 by J.D. Power and Associates.





## PALIO PARTNERS

A Specialist in Preferred Development Solutions for Restaurant and Retail Companies

Palio Partners' plan for the Property is to redevelop and improve the site for a freestanding Enterprise Rent-a-Car. Our current site plan shows a 1,602sf building with 28 parking stalls. The building will be comprised of mainly brick, with numerous articulations to create an enhanced aesthetic and break up any continuity. The structure will have a high proportion of storefront and a metal awning system, both of which greatly increase the curb appeal of the building. The building will include stone wainscot and abundant new landscaping to match the reimagined Hwy. 26 corridor. Palio acknowledges the higher standards of land and building development imposed by the City of Colleyville and intends to not only meet, but exceed these requirements. It is our intention to own the Property for the term of the lease (20 years, plus options), showing our commitment to not only this Property and Enterprise as a tenant, but also to the Colleyville trade area as a whole.

At this site, Enterprise will rent cars, mini-vans, SUVs, pick-up trucks and 15-passenger vans. They will not rent box trucks or other commercial vehicles. Enterprise's hours of operation would be Monday thru Friday from 7:30am – 6:00pm and Saturday from 10:00am – 2:00pm. Enterprise will be closed on Sundays. Enterprise intends to have 3 – 7 employees at any given time. Enterprise has mentioned that they run their business based on utilization and the flow of their business is typically during the week. For example, Tuesday thru Thursday there may be only 3 – 7 cars on the lot, and then on a non-holiday weekend they could have as many as 20 cars on the lot. Based off utilization, they use teams of drivers and personnel to move vehicles where they are needed. To sum up, their business model is to keep cars on rent and they will move vehicles around locations to maximize that.

In conclusion, we believe that Enterprise is the best possible tenant for the Property. Enterprise has been very successful in Colleyville, and this site provides an opportunity to better their presence and better serve the Colleyville community. Enterprise has served the Colleyville community for many years and this relocation effort shows further commitment to provide Colleyville with the best service and presence possible.

Sincerely,

*Brendon Hollier*

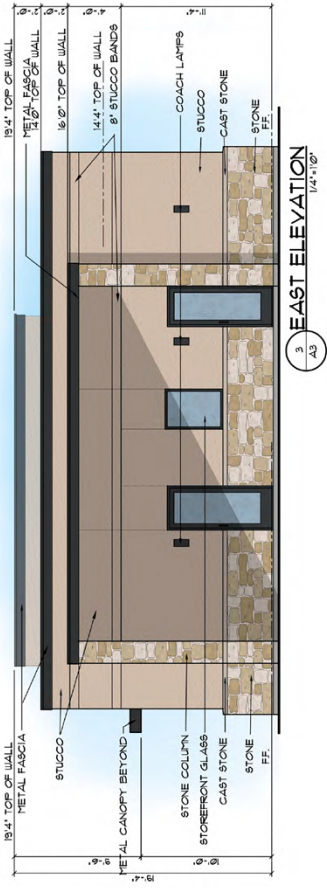
The site plan illustrates the proposed enterprise development at the intersection of Glade Rd and Colleville Blvd. The main building is a large, irregular structure with a total area of 120,254 SF, including a 0.46 AC (20,254 SF) section. It features a central 'WASH' area (1,602 SF) and a 'PRG' area (1,602 SF). The building is surrounded by parking spaces, with a total of 2,200 SF provided. The site is bounded by Old Glade Rd to the north, Colleville Blvd to the east, and Glade Rd to the south. The plan also shows existing infrastructure, including a 10' blue street and a 10' blue sidewalk. The site is divided into several zones, including a 10' blue zone and a 10' blue zone. The plan includes a north arrow and a graphic scale (1 inch = 20 feet). The site is located in the proposed enterprise area, which is bounded by Glade Rd and Colleville Blvd. The plan also shows the surrounding area, including existing buildings and parking lots. The site is located in the proposed enterprise area, which is bounded by Glade Rd and Colleville Blvd. The plan also shows the surrounding area, including existing buildings and parking lots.

|                    | % OF SITE           |
|--------------------|---------------------|
| SITE GROSS AREA    | 2.46 AC (20,254 SF) |
| MAIN BUILDING AREA | 1,602 SF            |
| WASH AREA          | 7.8%                |
| TOTAL              | 2,200 SF            |
| IMPervious AREA    | 11.6%               |
| OPEN AREA          | 24.1%               |
|                    | 22.7%               |

| AUTOMOBILE PARKING | 811 (ADA)  |
|--------------------|------------|
| BIKE PARKING       | 28 (2 ADA) |
| PARKING PROVIDED   |            |











# Exhibit "D" - Landscape Plan

## GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND SEQUENCING OF LAWN INSTALLATION WITH OTHER CONSTRUCTION ACTIVITIES.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE A FINISH GRADE WITHIN 1/4" OF FINISHED GRADE. ADJUST CORNERS TO ACHIEVE POSITIVE DRAINAGE TOWARD DRIVEWAYS, SIDEWALKS, AND OTHER ADJACENT AREAS. FINISH GRADE SHALL BE 1/4" BELOW FINISHED GRADE AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, BROADCASTED WITH SEED, AND TOPDRESSED WITH 1/4" OF TOPSOIL. SEEDING SHALL BE DONE IN ONE PASS.
- CONTRACTOR SHALL REMOVE ALL ROCKS, STUMP, AND OTHER OBSTRUCTIONS PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS FREE FROM OBSTRUCTIONS AND DEBRIS. LAWN SHALL NOT BE LIMITED TO, MOWING, WATERING, WEEDING, AND FERTILIZING. LAWN SHALL BE MAINTAINED IN A HEALTHY CONDITION.
- CONTRACTOR SHALL MAINTAIN ADEQUATE ESTABLISHMENT OF LAWN. LAWN SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF LAWN INSTALLATION. LAWN SHALL BE MAINTAINED FOR A PERIOD OF 12 MONTHS AFTER COMPLETION OF LAWN INSTALLATION.

## SOLID BOD NOTES

- PLANT BOD BY HAND TO COVER INDICATED AREAS. PLANT BOD SHALL BE DONE IN ONE PASS.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS FREE FROM OBSTRUCTIONS AND DEBRIS. LAWN SHALL NOT BE LIMITED TO, MOWING, WATERING, WEEDING, AND FERTILIZING. LAWN SHALL BE MAINTAINED IN A HEALTHY CONDITION.
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## LANDSCAPE TABULATIONS

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# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

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|                                         |                               |               |
|-----------------------------------------|-------------------------------|---------------|
| <b>Agenda Number</b> 4b                 | <b>Agenda Date</b> 10/14/2019 | <b>Number</b> |
| <b>Type</b> Presentation and Discussion |                               |               |
| <b>Department</b> Community Development |                               |               |

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## Title

Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 2, Block 1, of the Hodgkiss Place II Addition, located at 2608 Highland Meadow Drive, Case ZC19-013

## Explanation

Jacob and Skyler Stone, the applicants have submitted a request for a Special Use Permit (SUP) for an 8 foot cedar privacy fence along the property line and within the street side yard located on Lot 2, Block 1, of the Hodgkiss Place II Addition, being approximately 0.51 acres, and zoned R-20 Single Family Residential district.

**Existing Conditions/Background:** The subject property, 2608 Highland Meadow Drive, has R-20 zoning and is located on the west side of Pool Road at the intersection of Highland Meadow Drive and Pool Road. The subject property has a single family residence.

## SUP Request:

*Request* – The applicant is requesting approval of an SUP to allow for an 8' foot cedar fence to be located on the corner street side property line and within the street side yard of the property. The permit was submitted just before the last amendments to the fence regulations.

*Ordinance* – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

2. A privacy fence or wall (which shall be defined as any fence or wall greater than thirty inches (30") in height that is greater than 25 percent opaque construction) within a required street side yard shall be subject to whichever of the following provisions a) through d) shall yield the greatest setback:

1. If the subject lot has a street side yard which faces a dwelling front or lot front across the side street..., the side yard privacy fence or wall shall be located not less than two-thirds of the required front setback from the side property line (e.g. 2/3 of the required 30 foot front yard setback for the R-20 district, which is



- 20 feet), except on any lot having either a required side yard less than fifteen (15') feet or an existing primary structure setback less than fifteen (15') feet, then the fence or wall may be constructed with the same setback as the primary structure; or
2. If the subject lot backs to the rear of another residential lot, the side yard privacy fence or wall shall be located not less than two-thirds of the required front setback from the side property line (e.g. 2/3 of the required 30 foot front yard setback for the R-20 district, which is 20 feet); or
  3. If the subject lot backs to the side of another residential lot, the side yard privacy fence or wall shall be located not closer to the side property line than the required front setback of the adjoining lot; or
  4. If the subject lot backs to an alley, the side yard privacy fence or wall shall be located not closer than two-thirds (2/3) of the required front setback from the side property line (e.g. 2/3 of the required 30 foot front yard setback for the R-20 district, which is 20 feet).

Regulation "c" above applies in this case requiring a 30 foot setback. The applicant proposes to locate an 8 foot cedar fence on the property line and within the street side yard on the street side of the property.

*Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.*

**Analysis:** Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the fence for privacy and security from Pool Road, which is designated as a minor arterial roadway.

**Surrounding Development:** The properties to the south and west are zoned R-20 zoning and contain residential development. The property to the north is zoned AG and contains a single-family residential development. The properties to the east are located in the City of Grapevine and also contain single-family residential development.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

**Staff Recommendation:** Staff recommends denial of the requested SUP for an 8 foot

cedar fence to be located on the property line on the street side of the property as it does not meet the requirements of the Land Development Code.

**Recommendation**

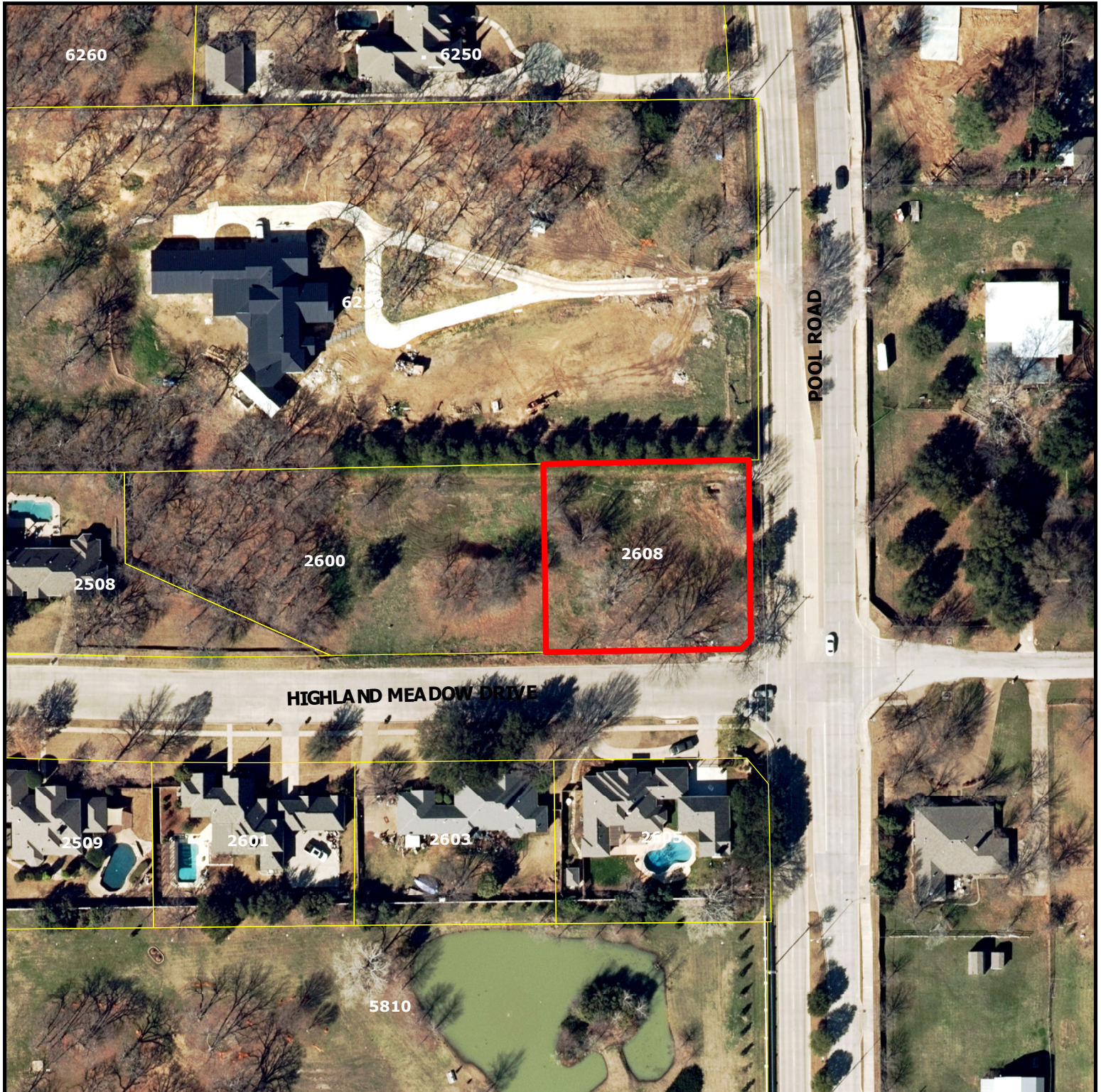
Denial

**Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Floor Plan
7. Photos Provided by Applicant
8. Notification Map
9. Notification List
10. Property Owner Notification Letter
11. Draft Ordinance



# Aerial Map



## ZC19-013

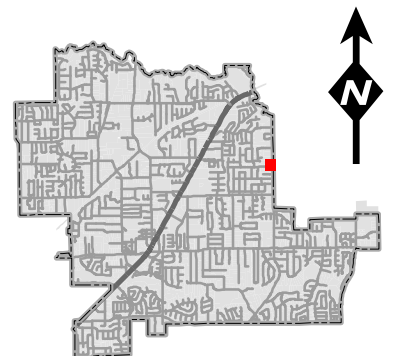
### 2608 Highland Meadow Drive

#### DISCLAIMER:

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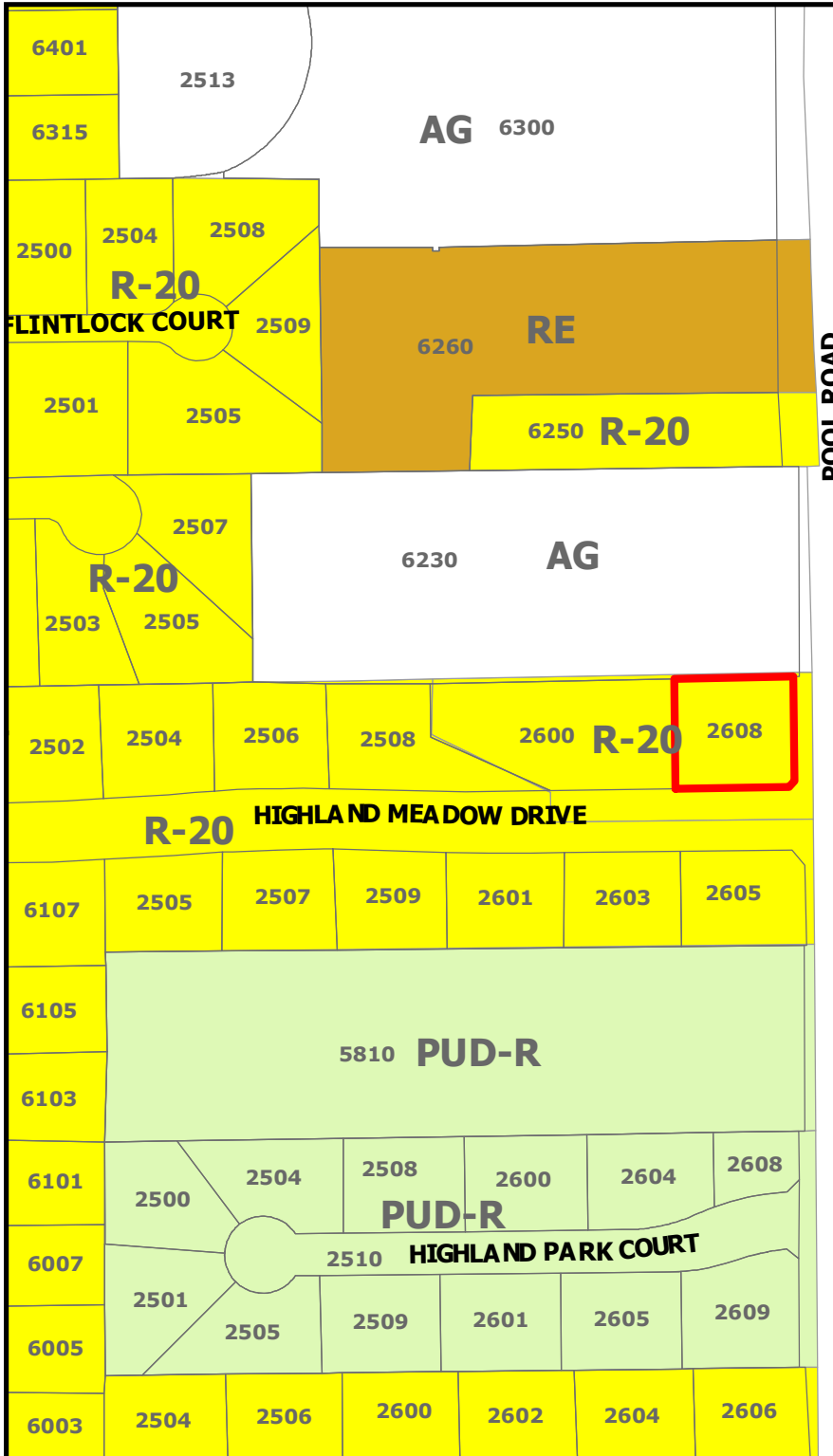


Subject Property





# Zoning Map



**ZC19-013**

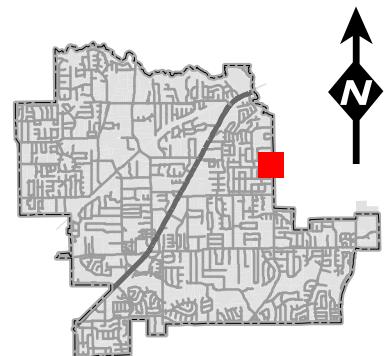
**2608 Highland Meadow Drive**

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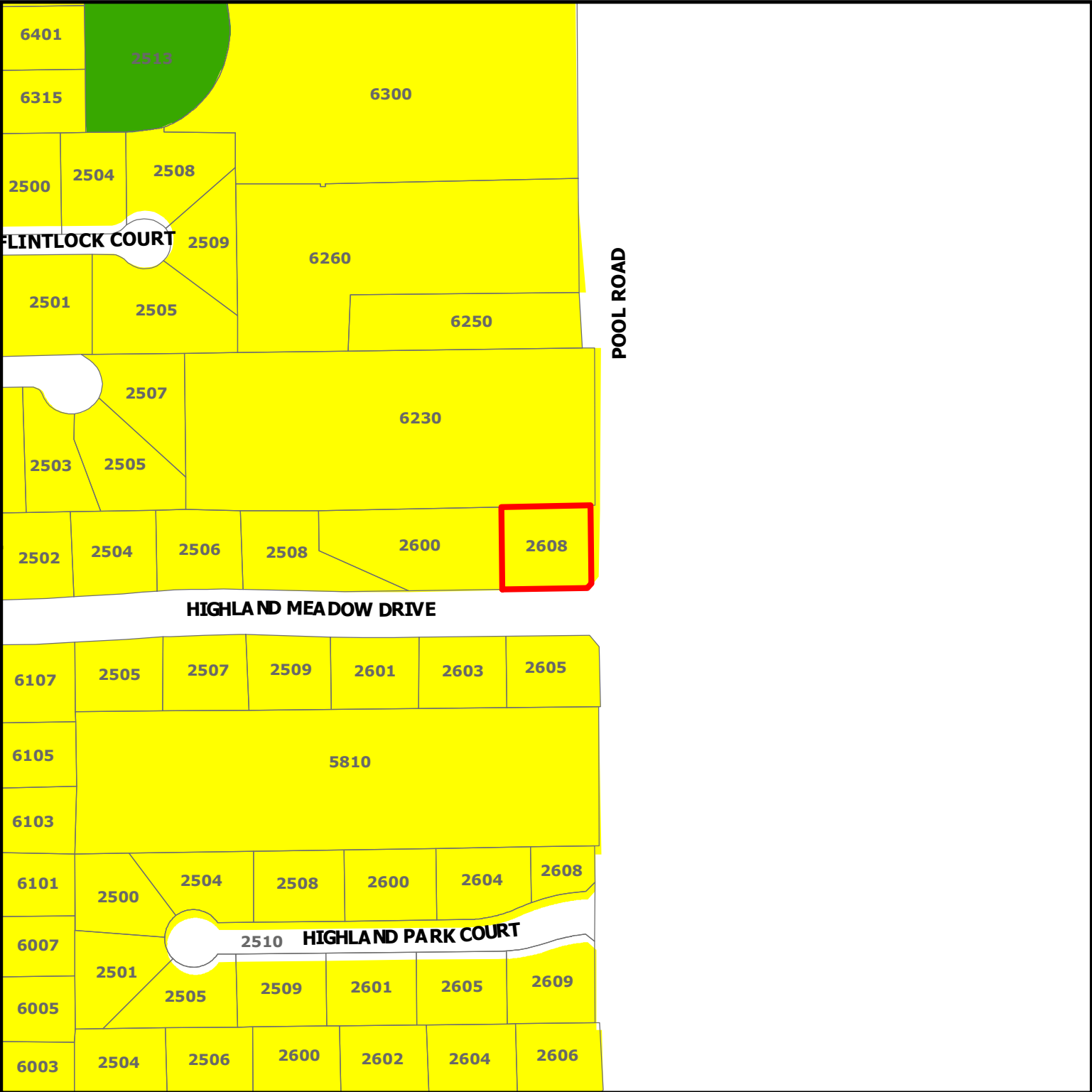


Subject Property





# Future Land Use Map

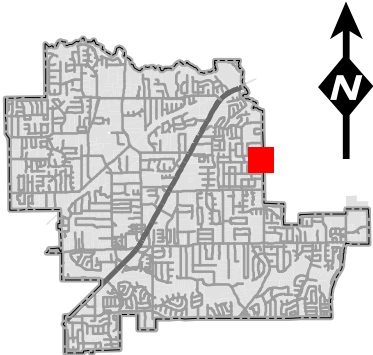


**ZC19-013**

**2608 Highland Meadow Drive**

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-  Subject Property
-  Residential
-  Open Space; Parks



# Statement of Planning Objectives

## 2608 Highland Meadows Statement of Planning Objectives

I am writing to request a variance of the required East side fence set back at 2608 Highland Meadows Colleyville, TX. This is located in the Hodgkiss Place subdivision lot 2 block 1. We are referencing exhibit 3.26 2a of the land development code that states we must have a setback equal to 2/3 of our 30 ft. front set back (20 Ft). We are asking for the approval of this variance that will allow us to install an 8 Ft. cedar wood privacy fence (specifications listed below) directly on the property line. The location of the fence would be consistent with our neighbors on the North & South side and the majority of Pool Rd. We believe this is a valid request as this will assist in maintaining a consistent look for the city, provide an additional safety buffer, and allow the property to maximize the usable Sq. Ft. of the side yard. We are excited to be a new Colleyville resident and would be extremely grateful to receive this variance that we believe is in the best interest of the city and the home owner. We appreciate your consideration.

Sincerely,

Jacob & Skyler Stone

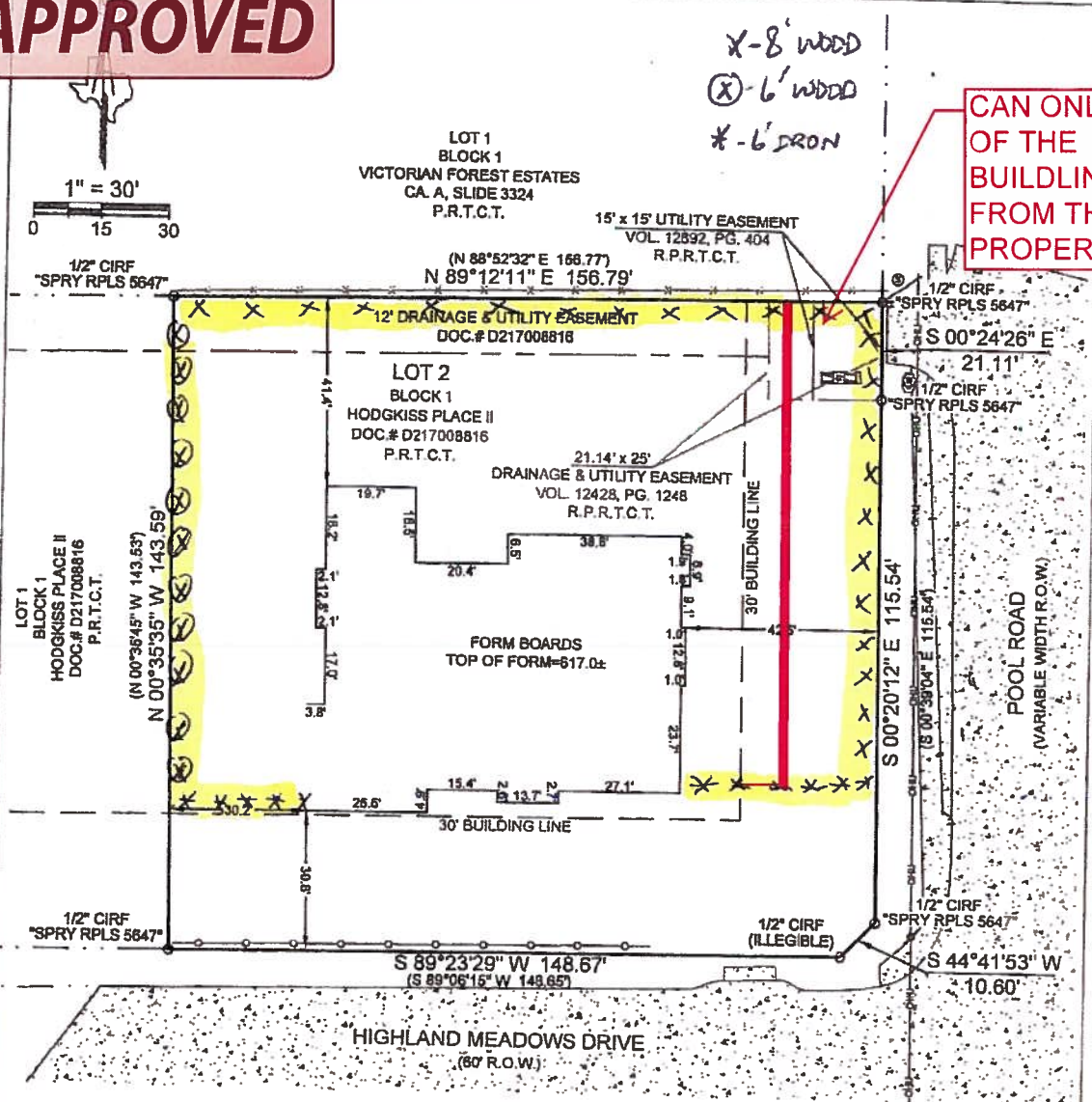
### Wood fence specifications:

Cedar fence material specifications include 2 3/8" x .095 posts, 1" x 6" x 6' and 1" x 6" x 8' cedar pickets, 2" x 4" treated horizontal rails, 2" x 8" top cap, and 1" x 4" trim.



# Site Plan

**NOT APPROVED**



## LEGAL DESCRIPTION

Lot 2, Block 1, of HODGKISS PLACE II, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded under Instrument No. D217008816, Plat Records, Tarrant County, Texas

## FLOOD NOTE

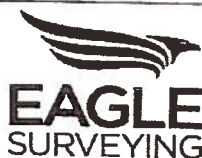
This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480590 as shown on Map Number 48439C0095K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.

## SURVEYOR NOTES

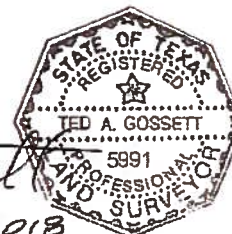
1. This survey was performed without the benefit of a title commitment.
2. The bearings shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83 (2011) Datum.
3. Elevations shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAVD (88) Datum, (Geoid 12A)
4. This document represents an accurate on the ground survey of 2608 Highland Meadows Drive in the City of Colleyville, Tarrant County, Texas, on December 17th, 2018.
5. Not all improvements are shown.

## FORM BOARD EXHIBIT

210 South Elm Street  
Suite: 104  
Denton, TX 76201  
(940) 222-3009  
www.eaglesurveying.com  
TX Firm # 10194177



I hereby certify that this survey was prepared by me or under my direct supervision and that I am a licensed Land Surveyor under the laws of the State of Texas.



JOB NUMBER  
18-05-43-03  
REVISION

DRAWN BY  
RZM  
DATE  
12/17/2018

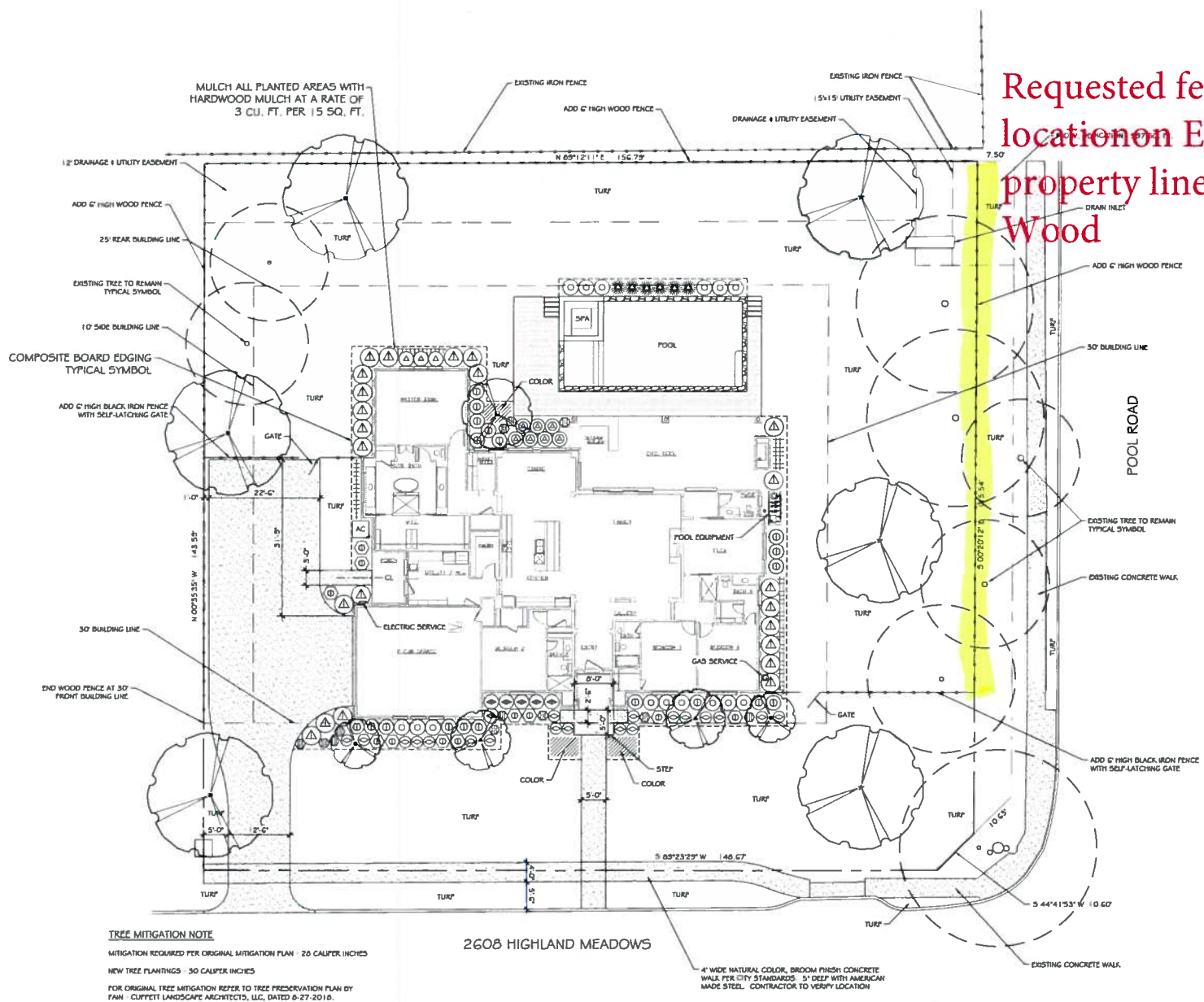
LEGEND  
 ( ) RECORDED CALL  
 CAPED IRON ROD FOUND  
 WIRE FENCE  
 CHAIN LINK FENCE  
 ASPHALT  
 OVER HEAD ELECTRIC  
 SEWER MANHOLE  
 UTILITY POLE  
 DRAINAGE INLET  
 WATER METER

Ted A. Gossett  
R.P.L.S. # 5991

Date

12-17-2018

## Floor Plan



FOR PLANTING LEGEND SEE SHEET L-2

LANDSCAPE MASTER PLAN



SCALED AT 30"x42" SHEET SIZE

| PL. VIZITARE | ST. |
|--------------|-----|
| 6-13-2019    | 50  |
| 6-22-2019    | 50  |
| 7-6-2019     | 50  |
|              |     |
|              |     |
|              |     |
|              |     |

**beebe & associates p.c.**  
LANDSCAPE ARCHITECTURE



**BUILDER:** LEGACY BUILDERS TEXAS LLC  
1340 W WALL STREET  
GRAPEVINE, TEXAS 76051  
817.332.0511

STONE RESIDENCE  
2608 HIGHLAND MEADOWS

|                                                                                    |
|------------------------------------------------------------------------------------|
| 56b<br>56b<br>6-19-2019<br>$18^\circ = 1^\circ - 0^\circ$<br>2019-2020<br>L-1<br>2 |
|------------------------------------------------------------------------------------|



**Photos Provided By Applicant**





**Photos Provided By Applicant**



2605 Highland  
Meadow Dr.  
Colleyville, Tx



Photos Provided By Applicant

6230 pool Rd  
Colleyville, Tx





# Notification Map

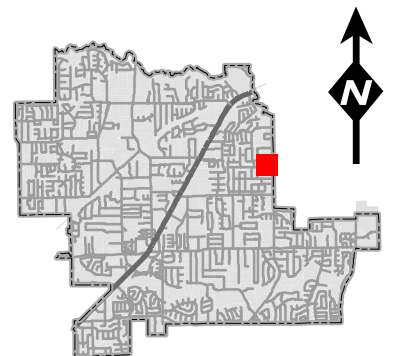


**ZC19-013**

**2608 Highland Meadow Drive**

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





Notification List

| Owner Name                | Owner Address                  | Owner City      | Owner Zip | Situs Address            |
|---------------------------|--------------------------------|-----------------|-----------|--------------------------|
| LUEVANO, JAVIER A         | 2507 HIGHLAND MEADOW DR        | COLLEYVILLE, TX | 76034     | 2507 HIGHLAND MEADOW DR  |
| FRECHETTE, SCOTT          | 6748 ST MORITZ PKWY            | COLLEYVILLE, TX | 76034     | 2600 HIGHLAND MEADOWS DR |
| PUTNAM, CHRISTOPHER SEAN  | 6230 POOL RD                   | COLLEYVILLE, TX | 76034     | 6230 POOL RD             |
| WEITZER, CHRISTOPHER P    | 2605 HIGHLAND MEADOW DR        | COLLEYVILLE, TX | 76034     | 2605 HIGHLAND MEADOW DR  |
| TUGGEY, MATHEW            | 2601 HIGHLAND MEADOW DR        | COLLEYVILLE, TX | 76034     | 2601 HIGHLAND MEADOW DR  |
| BRECHT, WILLIAM           | 2508 HIGHLAND MEADOW DR        | COLLEYVILLE, TX | 76034     | 2508 HIGHLAND MEADOW DR  |
| FOX, LAWRENCE S           | 2604 HIGHLAND PARK CT          | COLLEYVILLE, TX | 76034     | 2604 HIGHLAND PARK CT    |
| F H C TRUST               | 2140 HALL JOHNSON RD # 102-174 | GRAPEVINE, TX   | 76051     | 2506 HIGHLAND MEADOW DR  |
| MADISON, ANGIE            | 2603 HIGHLAND MEADOW DR        | COLLEYVILLE, TX | 76034     | 2603 HIGHLAND MEADOW DR  |
| FRANKLIN, D BRENT         | 2600 HIGHLAND PARK CT          | COLLEYVILLE, TX | 76034     | 2600 HIGHLAND PARK CT    |
|                           |                                |                 |           | 5810 POOL RD             |
| WAGNER, JEDEDIAH          | 2509 HIGHLAND MEADOW DR        | COLLEYVILLE, TX | 76034     | 2509 HIGHLAND MEADOW DR  |
| HIGHLAND PARK HOA INC     | PO BOX 1497                    | COLLEYVILLE, TX | 76034     | 2608 HIGHLAND PARK CT    |
| JACOBI, JAMES A           | 6250 POOL RD                   | COLLEYVILLE, TX | 76034     | 6250 POOL RD             |
| STONE, JACOB              | 2817 BROOKSHIRE DR             | GRAPEVINE, TX   | 76051     | 2608 HIGHLAND MEADOWS DR |
| CHAN, ALFONSO             | 6300 POOL RD                   | COLLEYVILLE, TX | 76034     | 6260 POOL RD             |
|                           |                                |                 |           |                          |
| HERITAGE COLONY ADDITION  | P.O. BOX 1122                  | COLLEYVILLE, TX | 76034     | COURTESY NOTICE          |
| HIGHLAND MEADOWS ADDN     | 2101 HIGH GATE DRIVE           | COLLEYVILLE, TX | 76034     | COURTESY NOTICE          |
| GRAPEVINE COLLEYVILLE ISD | 3051 IRA E WOODS AVE           | GRAPEVINE, TX   | 76051     | STATE REQUIRED           |
| STONE, JACOB              | 2608 HIGHLAND MEADOW DRIVE     | COLLEYVILLE, TX | 76034     | APPLICANT                |

Public hearing notices were mailed on September 27, 2019



## 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:

**Planning and Zoning Commission Meeting: Monday, October 14, 2019 at 7:00 p.m.**  
**City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The purpose is to allow for an 8 foot cedar privacy fence along the property line forward of the required setback along Pool Road.

**Zoning Case:** ZC19-013

**Applicant:** Jacob and Skylar Stone

**Owner:** Jacob and Skylar Stone

**Location:** 2608 Highland Meadows Drive

**Property Description:** Lot 2, Block 1, in the Hodgkiss Place II Addition

**Present Zoning:** R-20 Single Family Residential

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**



## NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 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](mailto:jreyff@colleyville.com)

## **ORDINANCE O-19-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.51 ACRES, BEING LOT 2, BLOCK 1 OF THE HODGKISS PLACE II ADDITION, LOCATED AT 2608 HIGHLAND MEADOW DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN 8 FOOT CEDAR PRIVACY FENCE ALONG THE CORNER STREET SIDE PROPERTY LINE AND WITHIN THE STREET SIDE YARD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling and a carport under Case No. ZC19-013; 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 authorizing a Special Use Permit for an 8 foot cedar privacy fence along the corner street side property line and within the street side yard, on 0.51 acres, being Lot 2, Block 1, of the Hodgkiss Place Addition, located at 2608 Highland Meadow, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

- a. The Special Use Permit shall permit the construction of a new fence 8 foot cedar privacy fence along the corner street side property line and within the street side yard.
- b. The fence shall be generally consistent with the site plan as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 5<sup>th</sup> day of November 2019.

The second reading and public hearing being conducted on the 19<sup>th</sup> day of November 2019.

PASSED AND APPROVED BY A VOTE OF \_\_\_ AYES, \_\_\_ NAYS, AND \_\_\_ ABSTENTIONS ON THIS THE 19<sup>th</sup> day of November 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” - Location and Zoning Map

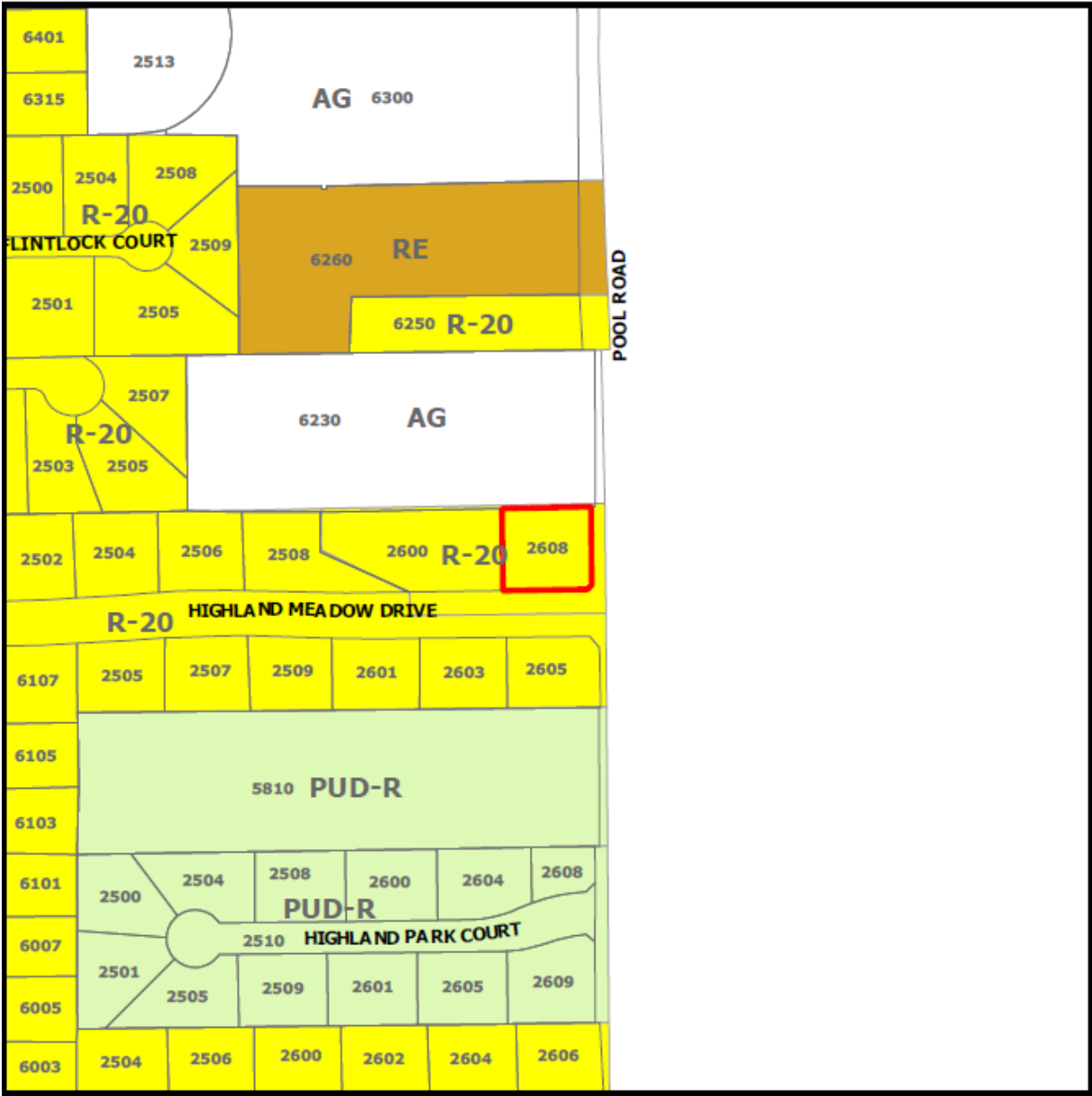




Exhibit "B" – Site Plan

| NO. | DATE      | BY |
|-----|-----------|----|
| 1   | 6-12-2019 | SS |
| 2   | 6-27-2019 | SS |
| 3   | 7-6-2019  | SS |

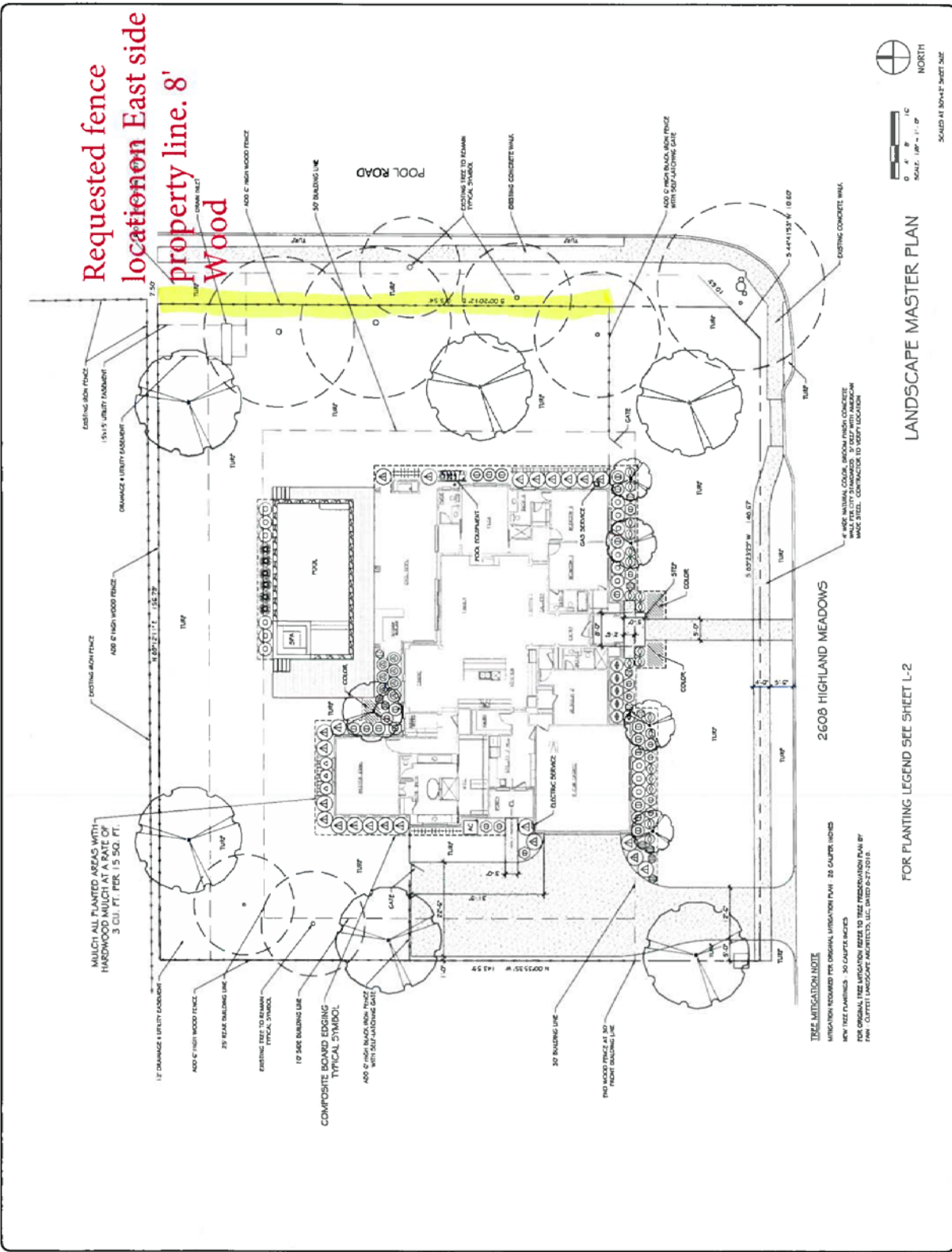
bebe & associates p.c.  
LANDSCAPE ARCHITECTS  
1817 232-0511  
1817 232-0511  
1817 232-0511



STONE RESIDENCE  
2608 HIGHLAND MEADOWS  
COLLEGEVILLE, TEXAS  
817 232-0511  
817 232-0511  
817 232-0511

STONE RESIDENCE  
2608 HIGHLAND MEADOWS  
COLLEGEVILLE, TEXAS  
817 232-0511  
817 232-0511  
817 232-0511

| NO. | DATE      | BY |
|-----|-----------|----|
| 1   | 6-12-2019 | SS |
| 2   | 6-27-2019 | SS |
| 3   | 7-6-2019  | SS |









# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

| Agenda Number 4c                        | Agenda Date 10/14/2019 | Number |
|-----------------------------------------|------------------------|--------|
| <b>Type</b> Presentation and Discussion |                        |        |
| <b>Department</b> Community Development |                        |        |

## Title

Presentation and discussion of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial on Lot 1A, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard, Case ZC19-014

## Explanation

Bryan Burger, the applicant, has submitted a request to rezone the property located at 5150 Colleyville Boulevard from the CC-1 Village Retail district to the PUD-C Planned Unit Development-Commercial district the purpose is to rezone in order to allow for the development and operation of a new restaurant use for the property.

**Existing Conditions/Background:** The subject property is currently platted and as Lot 1, Block 1, Applebee's Addition and is the previous location of the Londoner Restaurant. The applicant proposes to remove the existing restaurant and develop the property into a restaurant with drive-thru lanes located along Colleyville Boulevard. The current zoning allows for a standard restaurant use only.

## Proposed Zoning Change:

*Request* – The request is to rezone from the CC-1 Village Retail (15,000 sq/ft min. lot size) to the PUD-C Planned Unit Development - Commercial (PUD-C) district. The request is to construct a 5,064 SF restaurant with drive-thru (Chik Fil A).

*Purpose:* The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

*Analysis* – The subject property complies with most of the minimum physical requirements described for the requested PUD-C designation. Per the proposed PUD, this development is requesting to vary from the following requirements: reduction in the 20 foot landscaping buffer required along Colleyville Boulevard down to 10.5 feet; reduction in required parking spaces from 51 to 49; and, in lieu of a low, solid 30 inch wall where parking is adjacent to residential properties a solid landscaping buffer with

shrubs 30 inches in height. This request also fits into a recent trend of commercial development along Colleyville Boulevard. The restaurant with drive-thru use has been identified in the Land Development Code as allowed in the CC-2 Shopping Center district and therefore approval of this PUD includes approval of the drive-thru restaurant use.

The Land Development Code only allows the proposed restaurant with drive-thru use with in the Shopping Center (CC-2) and Highway Commercial (CC-3) zoning districts.

**Surrounding Development:** Property to the south has CC-1 zoning. Property to the north and west has PUD-C zoning and has developed primarily as residential and commercial due to it being located in the Village development. Property to the east has PUD-C Planned Unit Development Commercial and CC-1 Village Retail zoning has mostly developed with commercial uses.

**Comprehensive Plan:** The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property along Colleyville Boulevard as part of the Colleyville Boulevard Corridor which is planned for future commercial use. The addition of retail/restaurant pad sites meets the intent of the comprehensive plan. The proposed rezoning request does comply with the commercial land use designation stated in the comprehensive plan.

**Fees:** Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

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

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

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

**Staff Recommendation:** Staff recommends approval of the zoning change request based on the following findings:

- The proposed use conforms to the Future Land Use Plan and stated goals described in the *Destination Colleyville* Plan.
- The proposed use conforms to recent development trends on the surrounding



properties and along Colleyville Boulevard.

**Recommendation**

Approve

**Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Asbuilt Site Plan
7. Demolition Plan
8. Proposed Site Plan
9. Building Elevations - Color - Reduced
10. Landscape Plan
11. Drainage and Utility Plan
12. Notification Map
13. Notification List
14. Property Owner Notification Letter
15. Draft Ordinance

## Aerial Map



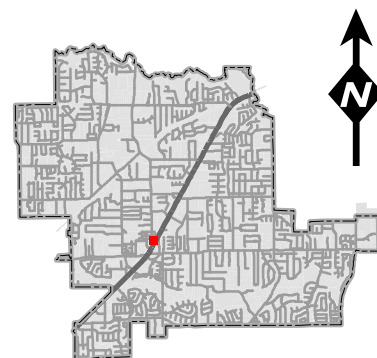
**ZC19-014**  
**5150 Colleyville Blvd**

DISCLAIMER:

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

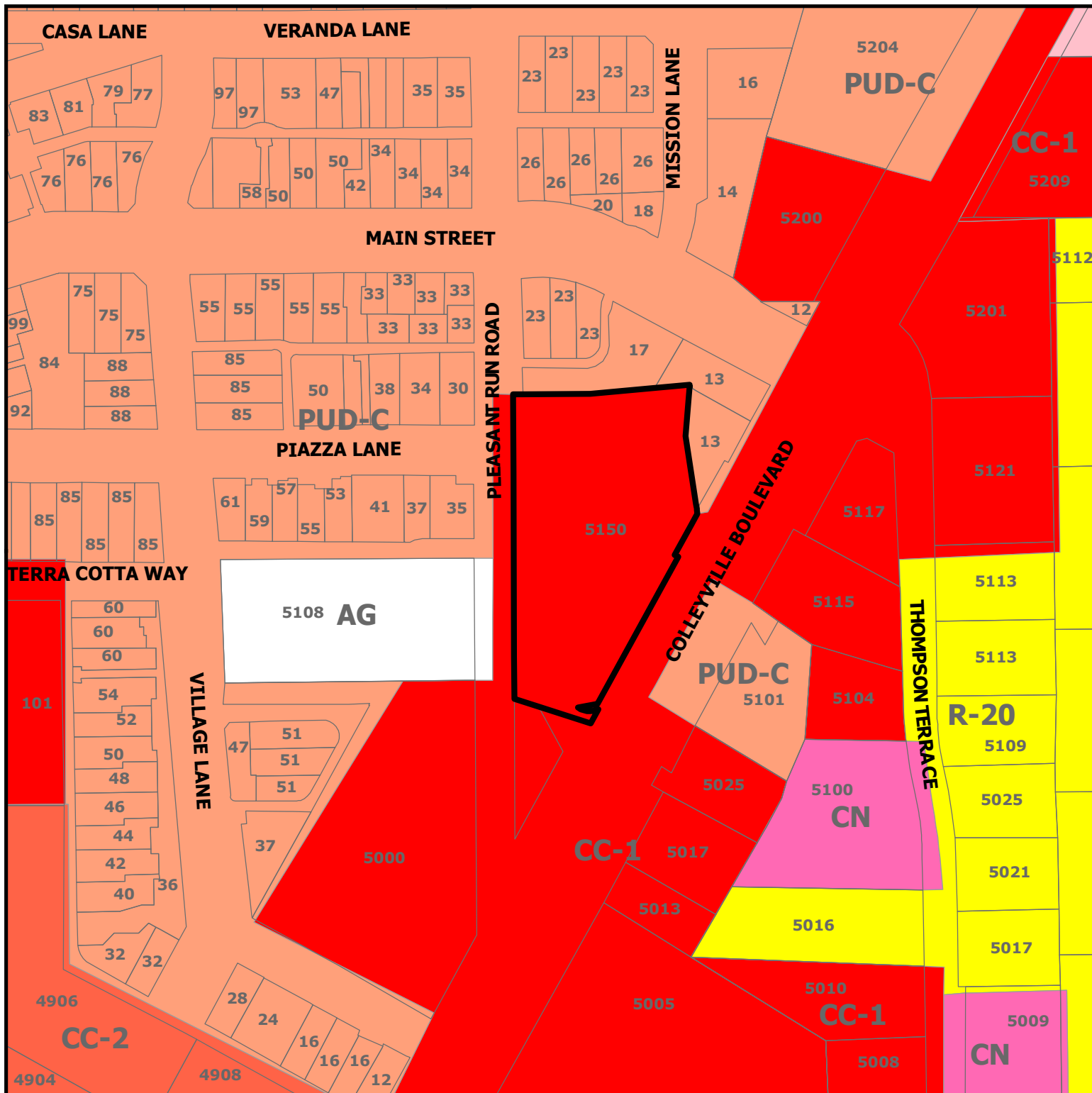


Subject Property





# Zoning Map



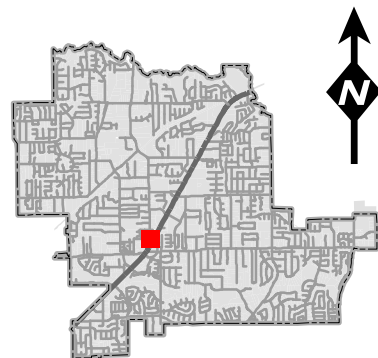
**ZC19-014**  
**5150 Colleyville Blvd**

DISCLAIMER:

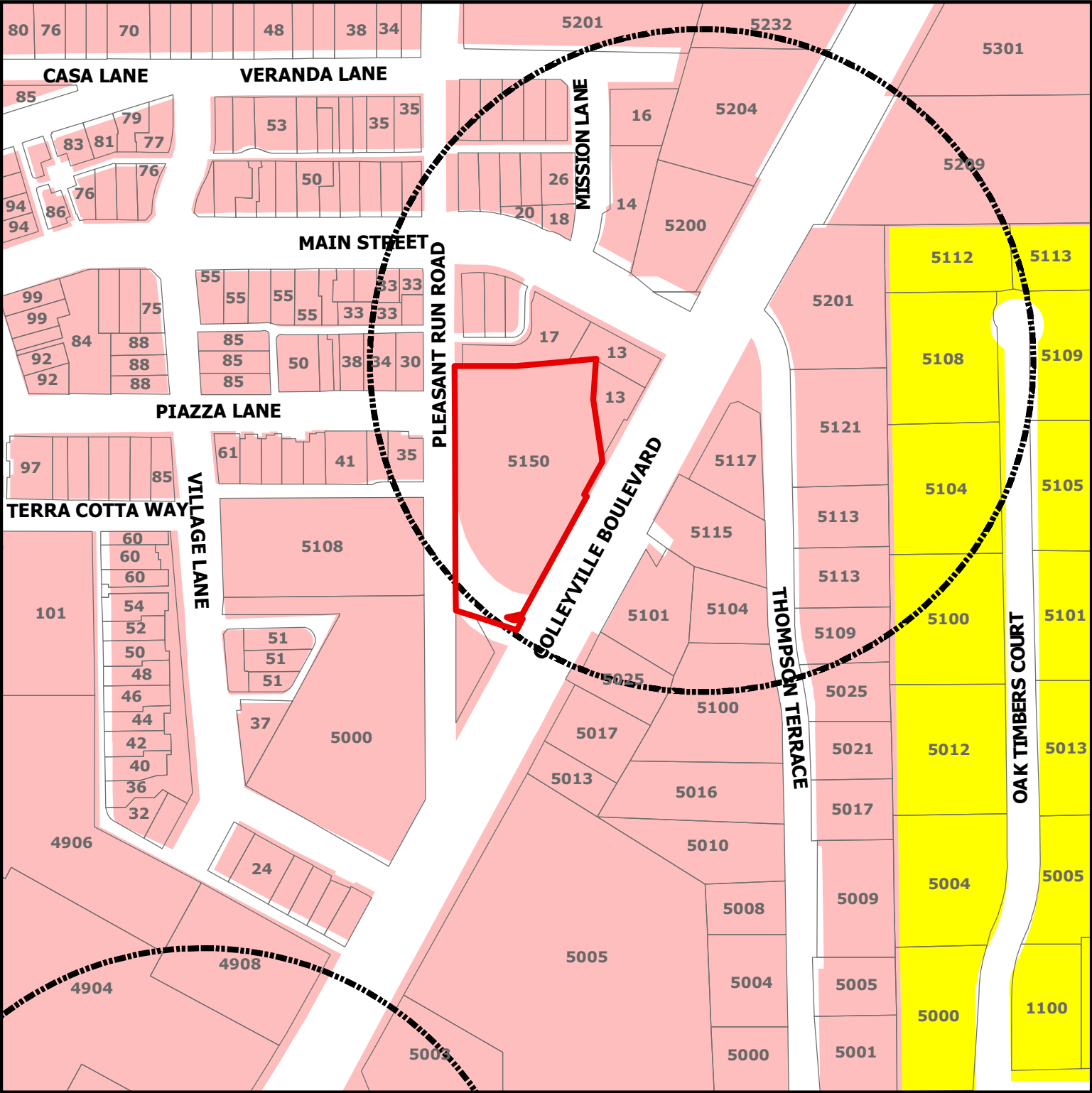
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Subject Property



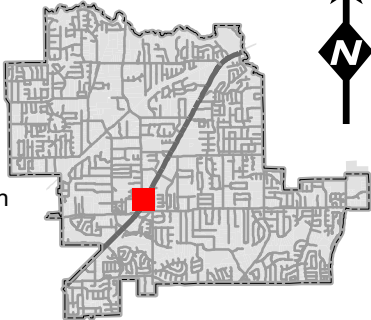
# Future Land Use Map



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**ZC19-014**  
**5150 Colleyville Blvd**

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





# **Statement of Planning Objectives**

## Statement of Planning Objectives

The property located at 5150 Colleyville Boulevard and platted as Lot 1, Block 1 – Applebee’s Addition is currently developed as a dine-in restaurant that has been abandoned for quite some time. Chick-fil-A is proposing to demolish the existing abandoned dine-in restaurant and develop a new dine-in and drive-through restaurant. The development of the Chick-fil-A restaurant will require the property to be rezoned from Community Commercial – 1 to Planned Unit Development. The Chick-fil-A development will provide an approximately 5,064 s.f. building with drive-through window, multi-lane order point stations with canopy, an outside meal delivery canopy at the drive through window, 49 parking spaces, and associated access drives. The Chick-fil-A will utilize the existing access points from Colleyville Boulevard and Pleasant Run Road as currently constructed.

# Development Plan

## Development Schedule

Submit for P.U.D., Site Plan, and Engineering Review - 08/28/19

Planning and Zoning Commission Approval - 12/09/19

City Council First Reading Approval - 01/07/20

City Council Second Reading Approval - 01/21/20

Construction Start Date - 03/23/20

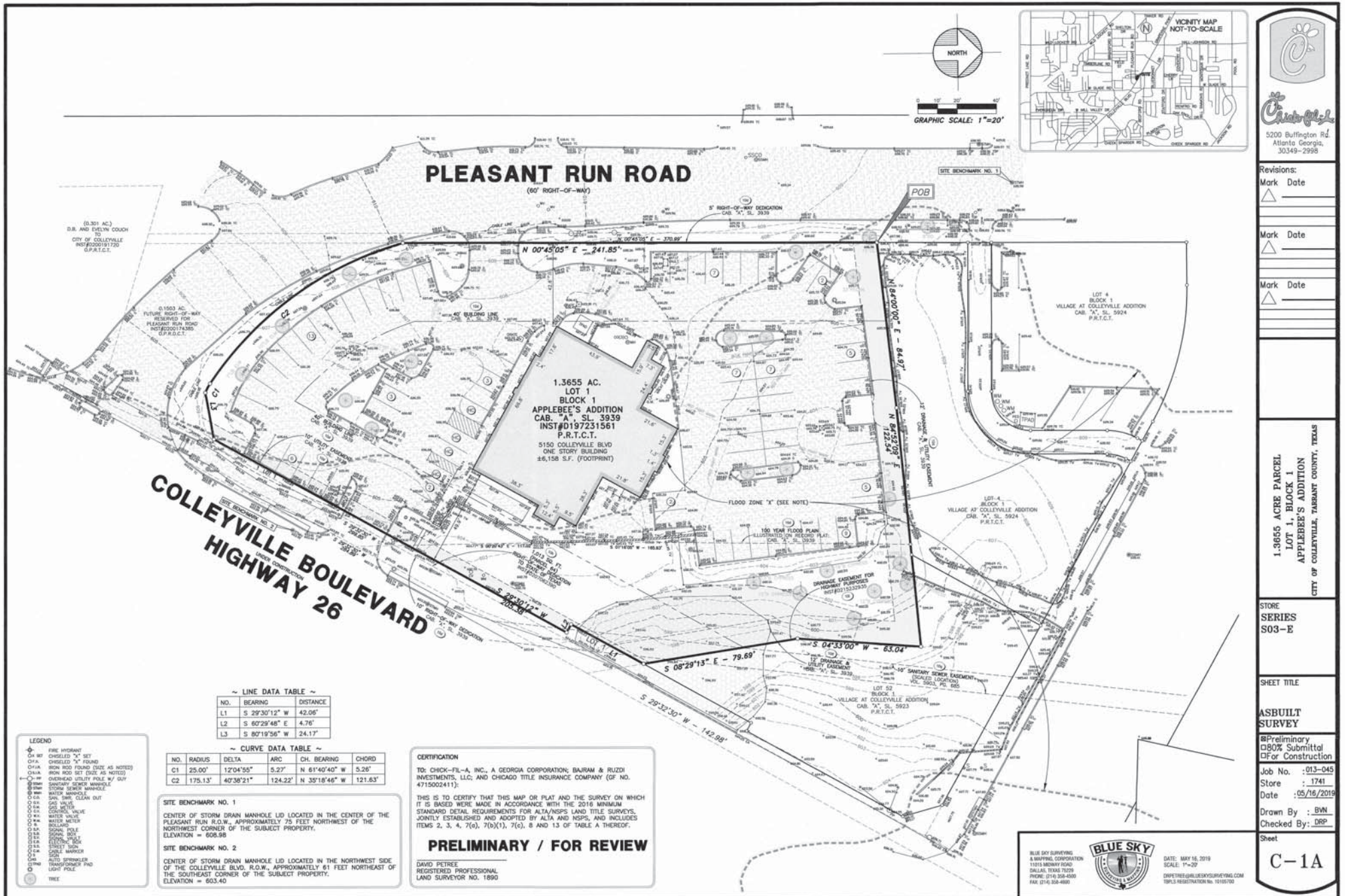
Grand Opening - 08/27/20



## Development Plan

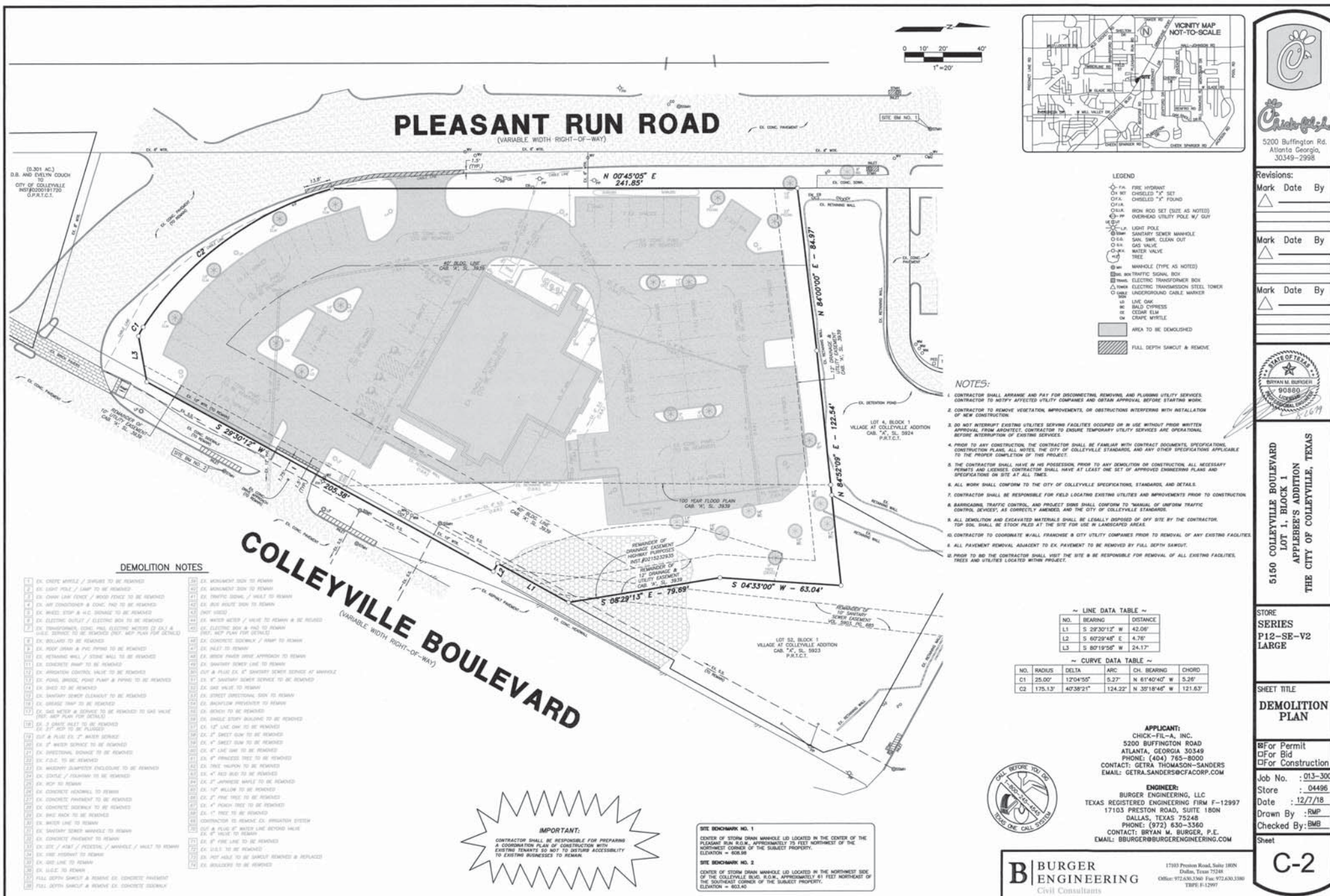
| ECONOMIC DEVELOPMENT INFORMATION      |             |
|---------------------------------------|-------------|
| ESTIMATED TOTAL BUILDING AREA (S.F.): | 5,064       |
| ESTIMATED SALES PER SQUARE FOOT:      | \$691       |
| ESTIMATED TOTAL SALES PER YEAR:       | \$3,500,000 |
| ESTIMATED SALES TAX PER YEAR:         | \$289,000   |
| ESTIMATED PROPERTY TAX PER YEAR:      | \$60,000    |

# Asbuilt Site Plan



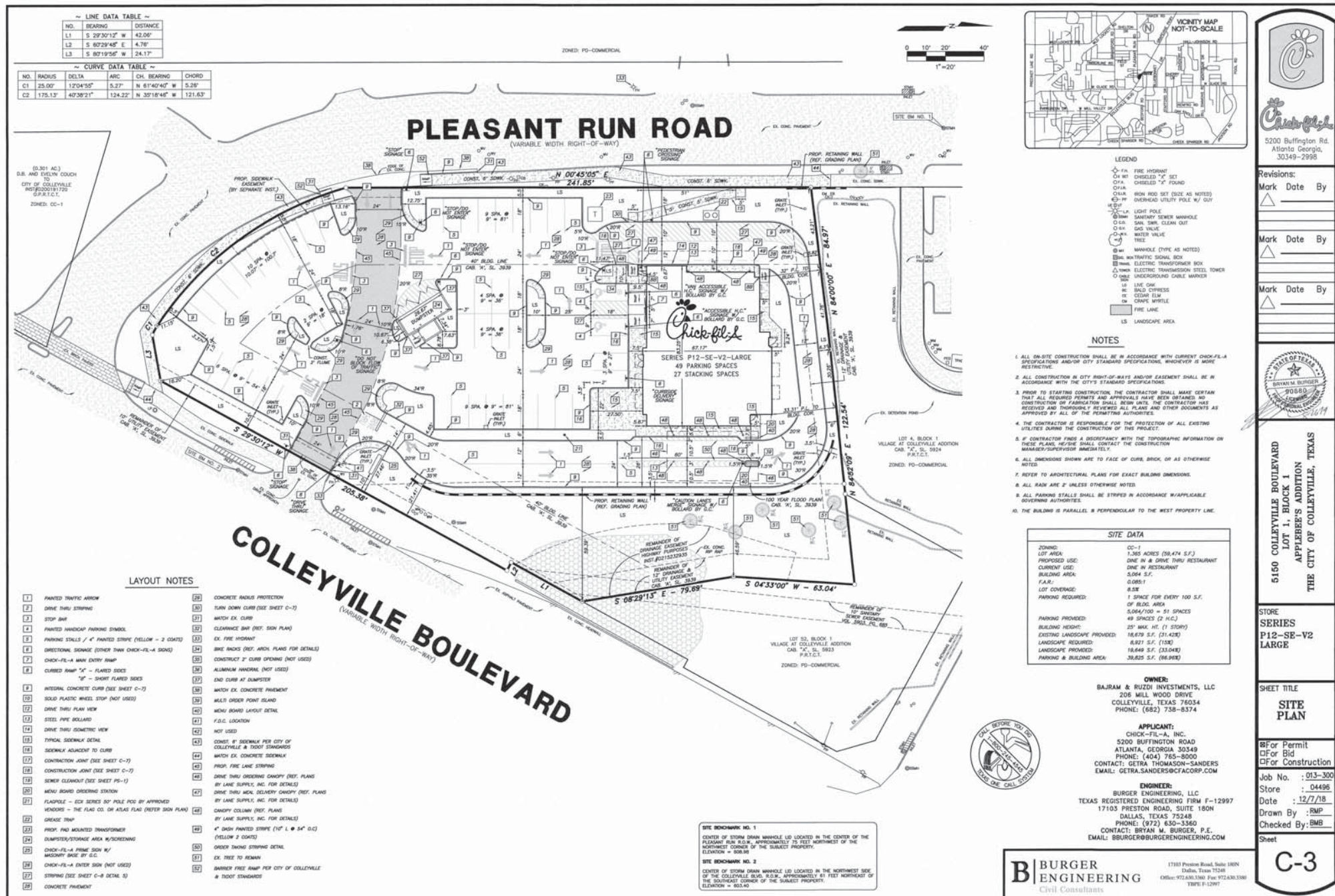


# Demolition Plan





## Proposed Site Plan





BIM 360/ITX\_04496\_Colleyville Blvd and Main\_Colleyville\_ARC.rvt  
9/18/2019 2:08:24 PM  
04496-A-302X-24x36 EXTERIOR ELEVATIONS



C4 FRONT ELEVATION - EAST  
1/4" = 1'-0"

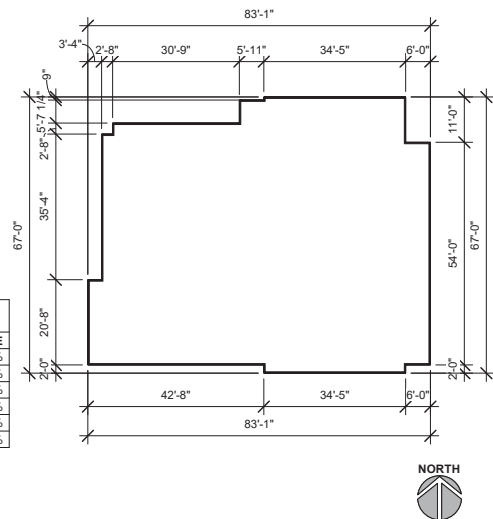


A4 ENTRY ELEVATION - SOUTH  
1/4" = 1'-0"

| A301_FINISH SCHEDULE - EXTERIOR Copy 1 |                        |                               |                                             |              |                         |                                                                    |
|----------------------------------------|------------------------|-------------------------------|---------------------------------------------|--------------|-------------------------|--------------------------------------------------------------------|
| MARK                                   | DESCRIPTION            | MANUFACTURER                  | MODEL NAME                                  | MODEL NUMBER | COLOR                   | NOTE                                                               |
| BR-3                                   | BRICK VENEER (PRIMARY) | *                             | MODULAR                                     | *            | PALOMA GRAY             |                                                                    |
| BR-4                                   | CANOPY METAL FASCIA    |                               | MODULAR                                     |              | RUSTIC WHITE            |                                                                    |
| CP-1                                   | CANOPY METAL DECK      |                               | DURA COAT                                   | DC19ST-2703  | DARK BRONZE             | OIL RUBBED BRONZE METALLIC TEXTURE PVD                             |
| EC-1                                   | PARAPET WALL COPING    | DUROLAST / EXCEPTIONAL METALS |                                             |              | WHITE                   | SMOOTH WHITE, HIGH GLOSS                                           |
| PT-100                                 | EXTERIOR PAINT         | SHERWIN WILLIAMS              | SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 | SW 2807      | MIDNIGHT BRONZE (MATTE) | REFUSE ENCLOSURE FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS |
| PT-113                                 | EXTERIOR PAINT         | SHERWIN WILLIAMS              | SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 |              | DARK BRONZE             | FINISH: SEMI-GLOSS                                                 |
| ST-1                                   | STOREFRONT             | YKK                           | YES 45                                      |              | DARK BRONZE             |                                                                    |

| FRONT ELEVATION - EAST |             |                 |
|------------------------|-------------|-----------------|
| MATERIALS              | AREA (SQFT) | AREA PERCENTAGE |
| BRICK (BR-3)           | 771         | 57%             |
| BRICK (BR-4)           | 320         | 23%             |
| STOREFRONT GLAZING     | 264         | 20%             |
| DOORS                  | 0           | 0%              |
| ELECTRICAL EQUIPMENT   | 0           | 0%              |
| TOTAL                  | 1355        | 100%            |

HORIZONTAL FACADE LENGTH = 67'-0"



D1 MAIN BUILDING-KEY PLAN  
3/64" = 1'-0"

NOTES:

GLAZING TO MEET ENERGY STANDARDS:  
SHGC: 0.28 , VT: 0.54 , U-VALUE: 0.46

DOORS TO MEET ENERGY STANDARDS:  
SHGC: 0.69 , VT: 0.86 , U-VALUE: 0.86

NET AREA: 4576 SQFT  
GROSS AREA: 4747 SQFT

WHITE PVC ROOF TO BE UTILIZED.

THESE SHEETS ARE INTENDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION.

| ENTRY ELEVATION - SOUTH |             |                 |
|-------------------------|-------------|-----------------|
| MATERIALS               | AREA (SQFT) | AREA PERCENTAGE |
| BRICK (BR-3)            | 1060        | 61%             |
| BRICK (BR-4)            | 288         | 17%             |
| STOREFRONT GLAZING      | 359         | 22%             |
| DOORS                   | 0           | 0%              |
| ELECTRICAL EQUIPMENT    | 0           | 0%              |
| TOTAL                   | 1707        | 100%            |

HORIZONTAL FACADE LENGTH = 83'-1"



Chick-fil-A

Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998  
P: (404) 765 8000

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Fax: (972) 386-0578  
www.MayseAssociates.com

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**CHICK-FIL-A**  
Colleyville Blvd and Main  
5150 Colleyville Blvd.  
Colleyville, TX 76034

**FSR#04496**

BUILDING TYPE / SIZE: SE / ALL  
RELEASE: v2\_19.05

REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| N/A | N/A  | N/A         |

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SHEET  
24x36 EXTERIOR  
ELEVATIONS

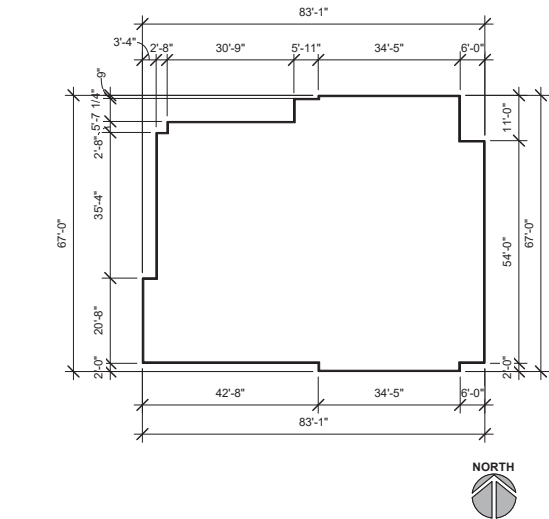
SHEET NUMBER

**A-302X**

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04496-A-303X-24x36 EXTERIOR ELEVATIONS



C4 DRIVE-THRU ELEVATION - WEST  
1/4" = 1'-0"



D1 MAIN BUIDLING-KEY PLAN 3  
3/64" = 1'-0"

| A301_FINISH SCHEDULE - EXTERIOR Copy 2 |                        |                               |                                             |              |                         |                                                                     |
|----------------------------------------|------------------------|-------------------------------|---------------------------------------------|--------------|-------------------------|---------------------------------------------------------------------|
| MARK                                   | DESCRIPTION            | MANUFACTURER                  | MODEL NAME                                  | MODEL NUMBER | COLOR                   | NOTE                                                                |
| EXTERIOR                               |                        |                               |                                             |              |                         |                                                                     |
| BR-3                                   | BRICK VENEER (PRIMARY) |                               | MODULAR                                     |              | PALOMA GRAY             |                                                                     |
| BR-4                                   |                        |                               | MODULAR                                     |              | RUSTIC WHITE            |                                                                     |
| CP-1                                   | CANOPY METAL FASCIA    |                               | DURA COAT                                   | DC19ST-2703  | DARK BRONZE             | OIL RUBBED BRONZE METALLIC TEXTURE PVD                              |
| CP-2                                   | CANOPY METAL DECK      |                               |                                             |              | WHITE                   | SMOOTH WHITE, HIGH GLOSS                                            |
| EC-1                                   | PARAPET WALL COPING    | DUROLAST / EXCEPTIONAL METALS |                                             |              | MIDNIGHT BRONZE (MATTE) |                                                                     |
| PT-100                                 | EXTERIOR PAINT         | SHERWIN WILLIAMS              | SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 | SW 2807      | ROOKWOOD                | REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS |
| PT-113                                 | EXTERIOR PAINT         | SHERWIN WILLIAMS              | SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 |              | DARK BRONZE             | FINISH: SEMI-GLOSS                                                  |
| ST-1                                   | STOREFRONT             | YKK                           | YES 45                                      |              | DARK BRONZE             |                                                                     |

| DRIVE-THRU ELEVATION- WEST |             |                 |
|----------------------------|-------------|-----------------|
| MATERIALS                  | AREA (SQFT) | AREA PRECENTAGE |
| BRICK (BR-3)               | 1136        | 81%             |
| BRICK (BR-4)               | 171         | 12%             |
| STOREFRONT GLAZING         | 65          | 5%              |
| ELECTRICAL EQUIPMENT       | 0           | 0%              |
| DOOR                       | 24          | 2%              |
| TOTAL                      | 1395        | 100%            |

HORIZONTAL FACADE LENGTH = 67'-0"

NOTES:

GLAZING TO MEET ENERGY STANDARDS:  
SHGC: 0.28 , VT: 0.54 , U-VALUE: 0.46

DOORS TO MEET ENERGY STANDARDS:  
SHGC: 0.69 , VT: 0.86 , U-VALUE: 0.86

NET AREA: 4576 SQFT  
GROSS AREA: 4747 SQFT

WHITE PVC ROOF TO BE UTILIZED.

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**CHICK-FIL-A**  
Colleyville Blvd and Main  
5150 Colleyville Blvd.  
Colleyville, TX 76034

**FSR#04496**

BUILDING TYPE / SIZE: SE / ALL  
RELEASE: v2\_19.05

REVISION SCHEDULE

NO. DATE DESCRIPTION

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SHEET  
24x36 EXTERIOR  
ELEVATIONS

SHEET NUMBER

**A-303X**

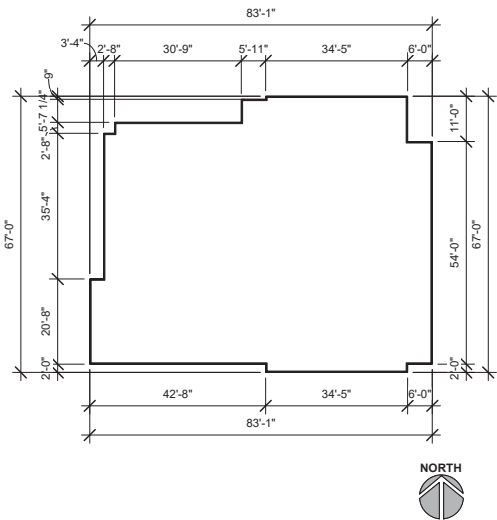


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9/18/2019 2:08:45 PM  
04496-A-304X-24X36 EXTERIOR ELEVATION



| REAR ELEVATION - NORTH |             |                 |
|------------------------|-------------|-----------------|
| MATERIALS              | AREA (SQFT) | AREA PERCENTAGE |
| BRICK (BR-3)           | 1238        | 72%             |
| BRICK (BR-4)           | 272         | 15%             |
| STOREFRONT GLAZING     | 170         | 11%             |
| ELECTRICAL EQUIPMENT   | 32          | 2%              |
| DOOR                   | 31          | 0%              |
| TOTAL                  | 1743        | 100%            |

HORIZONTAL FACADE LENGTH = 83'-1"



B1 MAIN BUILDING-KEY PLAN 2  
3/64" = 1'-0"

C4 REAR ELEVATION - NORTH  
1/4" = 1'-0"

| A301_FINISH SCHEDULE - EXTERIOR Copy 2 Copy 1 |                        |                                |                                             |              |                         |                                                                    |
|-----------------------------------------------|------------------------|--------------------------------|---------------------------------------------|--------------|-------------------------|--------------------------------------------------------------------|
| MARK                                          | DESCRIPTION            | MANUFACTURER                   | MODEL NAME                                  | MODEL NUMBER | COLOR                   | NOTE                                                               |
| EXTERIOR                                      |                        |                                |                                             |              |                         |                                                                    |
| BR-3                                          | BRICK VENEER (PRIMARY) | *                              | MODULAR                                     | *            | PALOMA GRAY             |                                                                    |
| BR-4                                          | MODULAR                |                                | DURA COAT                                   | DC19S1-2703  | RUSTIC WHITE            |                                                                    |
| CP-1                                          | CANOPY METAL FASCIA    |                                |                                             |              | DARK BRONZE             | OIL RUBBED BRONZE METALLIC TEXTURE PVD                             |
| CP-2                                          | CANOPY METAL DECK      |                                |                                             |              | WHITE                   | SMOOTH WHITE, HIGH GLOSS                                           |
| EC-1                                          | PARAPET WALL COPING    | DIUROLAST / EXCEPTIONAL METALS |                                             |              | MIDNIGHT BRONZE (MATTE) |                                                                    |
| PT-100                                        | EXTERIOR PAINT         | SHERWIN WILLIAMS               | SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 | SW 2807      | ROCKWOOD                | REFUSE ENCLOSURE FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS |
| PT-113                                        | EXTERIOR PAINT         | SHERWIN WILLIAMS               | SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350 |              | DARK BRONZE             | FINISH: SEMI-GLOSS                                                 |
| ST-1                                          | STOREFRONT             | YKK                            | YES 45                                      |              | DARK BRONZE             |                                                                    |

NOTES:

GLAZING TO MEET ENERGY STANDARDS:  
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DOORS TO MEET ENERGY STANDARDS:  
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NET AREA: 4576 SQFT  
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5150 Colleville Blvd.  
Colleville, TX 76034

**FSR#04496**

BUILDING TYPE / SIZE: SE / ALL  
RELEASE: v2\_19.05

REVISION SCHEDULE

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SHEET  
24X36 EXTERIOR  
ELEVATION

SHEET NUMBER

**A-304X**



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# CHICK-FIL-A

Colleyville Blvd and Main  
5150 Colleyville Blvd.  
Colleyville, TX 76034

FSR#04496

BUILDING TYPE / SIZE: SE / ALL  
RELEASE: v2\_19.05

## REVISION SCHEDULE

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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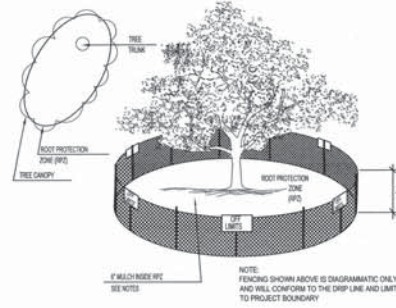
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SHEET NUMBER

A-305X

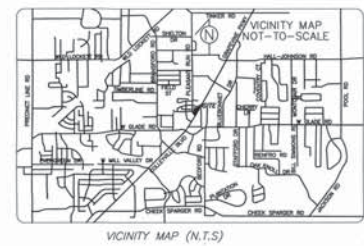


# Landscape Plan



01 TREE PROTECTION FENCE A  
(VARIABLE WIDTH DEPENDING ON TREE SIZE)

| SITE DATA           |                                          |
|---------------------|------------------------------------------|
| ZONING:             | CC-1                                     |
| LOT AREA:           | 1.365 ACRES (59,474 S.F.)                |
| PROPOSED USE:       | DINE IN & DRIVE THRU RESTAURANT          |
| BUILDING AREA:      | 5,064 S.F.                               |
| F.A.R.:             | 0.0851                                   |
| PARKING REQUIRED:   | 1 SPACE FOR EVERY 100 S.F. OF BLDG. AREA |
|                     | 5,064/100 = 51 SPACES                    |
| PARKING PROVIDED:   | 49 SPACES (2 A.C.)                       |
| BUILDING HEIGHT:    | 25' MAX. HGT. (1 STORY)                  |
| LANDSCAPE PROVIDED: | 19,649 S.F. (33.04%)                     |



VICINITY MAP (N.T.S.)

## EXISTING TREE LEGEND



TREE PROTECTION FENCING  
TO REMAIN DURING CONSTRUCTION  
REFER TO S1 AND S2 / 1.0

## TREE CANOPY AREA

|                                    |                               |
|------------------------------------|-------------------------------|
| TOTAL TREE CANOPY AREA             | 3088.36 s.f.                  |
| TOTAL % OF TREE CANOPY TO LOT      | 5.2% COVERAGE                 |
| TOTAL HERITAGE CALPER INCHES DUE   | 1,424.45 s.f.                 |
| TOTAL CANOPY PRESERVATION REQUIRED | 2034.94 X .70 = 1,424.45 s.f. |
| TOTAL CANOPY PRESERVATION PROVIDED | 889.06 s.f.                   |
| TOTAL CANOPY AREA MITIGATION DUE   | 535.39 s.f.                   |

## TREE PRESERVATION SUMMARY

|                                 |      |
|---------------------------------|------|
| Total Cal. Inches               | 257  |
| Total Protected Cal. Inches     | 1025 |
| Total Exempt Cal. Inches        | 43   |
| Total Cal. Inches Preserved     | 54   |
| Total Cal. Inches Removed       | 79   |
| Total Protected Cal. Inches Owe | 46   |
| Total Heritage Cal. Inches Owe  | 66   |

## Chick-fil-A Tree Inventory

| Tree No. | Species      | Size | Protected | Heritage  | Exempt | Canopy | Comments                     |
|----------|--------------|------|-----------|-----------|--------|--------|------------------------------|
|          |              |      | Preserved | Preserved |        | (S.F.) |                              |
| 001      | Cedar Elm    | 7    | 1         | 1         |        | 16.46  |                              |
| 002      | Cedar Elm    | 10   | 10        |           |        | 76.54  |                              |
| 003      | Cedar Elm    | 6    | 6         |           |        | 28.27  |                              |
| 004      | Cedar Elm    | 4    | 4         |           |        | 28.27  |                              |
| 005      | Croton       | 5    |           |           | 1      | 16.46  | understand, removed          |
| 006      | Live Oak     | 10   | 10        |           |        | 76.54  |                              |
| 007      | Live Oak     | 7    | 7         |           |        | 28.27  |                              |
| 008      | Pecan        | 27   |           |           | 27     | 36.48  | half dead, removed           |
| 009      | Cedar Elm    | 15   | 15        |           | 15     | 15     | offsite, preserved           |
| 010      | Red Oak      | 8    |           |           | 8      | 8      | offsite, preserved           |
| 011      | Pecan        | 33   |           |           | 33     | 665.3  |                              |
| 012      | Live Oak     | 6    |           |           | 6      | 16     | standing footprint, removed  |
| 013      | Live Oak     | 10   |           |           | 10     | 10     | standing footprint, removed  |
| 014      | Live Oak     | 5    |           |           | 5      | 5      | understand, removed          |
| 015      | Live Oak     | 6    |           |           | 6      | 6      | standing footprint, removed  |
| 016      | Burford Pear | 9    |           |           | 9      | 9      | near-native species, removed |
| 017      | Bald Cypress | 15   | 15        |           |        | 112.75 |                              |
| 018      | Bald Cypress | 13   | 13        |           |        | 112.75 |                              |
| 019      | Bald Cypress | 12   | 12        |           |        | 112.75 |                              |
| 020      | Bald Cypress | 7    |           |           | 7      | 7      | about to be preserved        |
| 021      | Bald Cypress | 16   | 16        |           |        | 203.06 |                              |
| 022      | Bald Cypress | 15   | 15        |           |        | 176.71 |                              |
| 023      | Bald Cypress | 13   | 13        |           |        | 112.75 |                              |
| Total    |              | 257  | 90        | 0         | 63     | 47     | 2034.94                      |

## TREE MITIGATION TABLE

| TREE TYPE    | NUMBER OF TREES ON-SITE | TOTAL CALPER INCHES | NUMBER OF EXEMPT TREES REMOVED | CALPER INCHES EXEMPT TREES TO BE REMOVED | NUMBER NON-EXEMPT TREES REMOVED | CALPER INCHES NON-EXEMPT TO BE REMOVED |
|--------------|-------------------------|---------------------|--------------------------------|------------------------------------------|---------------------------------|----------------------------------------|
| BURFORD PEAR | 1                       | 9                   | 1                              | 9                                        | 0                               | 0                                      |
| CEDAR ELM    | 5                       | 44                  | 1                              | 15                                       | 4                               | 29                                     |
| LIVE OAK     | 6                       | 44                  | 1                              | 5                                        | 5                               | 38                                     |
| RED OAK      | 1                       | 8                   | 1                              | 8                                        | 0                               | 0                                      |
| CROTON       | 1                       | 3                   | 1                              | 3                                        | 0                               | 0                                      |
| PECAN        | 2                       | 60                  | 1                              | 27                                       | 1                               | 33                                     |
| BALD CYPRESS | 7                       | 63                  | 0                              | 0                                        | 0                               | 0                                      |



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01 TREE PRESERVATION PLAN  
SCALE: 1" = 30'-0"  
0 10 20 40

ENGINEER:  
BURGER ENGINEERING, LLC  
TEXAS REGISTERED ENGINEERING FIRM #12997  
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Revisions:  
Mark Date By

Mark Date By

Mark Date By

5150 COLLEYVILLE BOULEVARD  
LOT 1, BLOCK 1  
APPLEBEE'S ADDITION  
THE CITY OF COLLEYVILLE, TEXAS

STORE  
SERIES  
P12-SE-V2  
LARGE

SHEET TITLE  
TREE PRES.  
PLAN

88 For Permit  
0 For Bid  
0 For Construction

Job No.: 013-300  
Store: 0496  
Date: 8/27/19  
Drawn By: BCC  
Checked By: BDA

Sheet

TP-1



# Landscape Plan

## LANDSCAPE TABULATIONS

City of Colleyville

SITE LANDSCAPE: 20% of total site to be landscaped (58,474 S.F.)

Required: 11,694 S.F. (20%) Provided: 11,694 S.F. (20%)

STRUCTURE: 20% of total site to be landscaped

Required: 11,694 S.F. (20%) Provided: 11,694 S.F. (20%)

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## SITE DATA

CC-1  
1.365 ACRES (58,474 S.F.)  
PROPOSED USE: CHICK-FIL-A RESTAURANT  
BUILDING AREA: 5,064 S.F.  
F.A.R.: 0.0851  
1 SPACE FOR EVERY 100 S.F.  
OF BLDG. AREA  
5,064/100 = 51 SPACES  
49 SPACES (2 A.C.)  
25' MAX. W.C. (1 STORY)  
LANDSCAPE PROVIDED: 18,649 S.F. (33.04%)

## CURVE DATA TABLE

| NO. | RADIUS  | DELTA      | ARC     | CH. BEARING   | CHORD   |
|-----|---------|------------|---------|---------------|---------|
| C1  | 25.00'  | 120°04'50" | 5.27'   | N 61°40'40" W | 5.36'   |
| C2  | 175.13' | 40°38'21"  | 124.22' | N 30°18'46" W | 121.63' |

## LINE DATA TABLE

| NO. | BEARING       | DISTANCE |
|-----|---------------|----------|
| L1  | S 29°30'12" W | 42.06'   |
| L2  | S 60°29'48" E | 4.76'    |
| L3  | S 80°18'56" W | 24.17'   |

## PLANT LIST

| QTY. | TYPE | COMMON NAME            | BOTANICAL NAME                  | SIZE    | REMARKS                                                           |
|------|------|------------------------|---------------------------------|---------|-------------------------------------------------------------------|
| 13   | BC   | Bald Cypress           | Taxodium distichum              | 4" cal. | container grown, 12" ht., 4" spread min.                          |
| 6    | CE   | Ever Green             | Ulmus crassifolia               | 4" cal. | container grown, 12" ht., 4" spread min.                          |
| 10   | CM   | Crape Myrtle           | Lagerströmia speciosa           | 7" cal. | 7" ht., 6" dbh, 3-4 cal. to crown center                          |
| 3    | NPS  | Nella R. Stevens       | Asa x Yule R. Stevens           | 30 gal. | container grown, full to base                                     |
| 6    | LO   | Live Oak               | Quercus virginiana              | 4" cal. | container grown, 12" ht., 4" spread min.                          |
| 3    | RO   | Red Oak                | Quercus shumardii               | 4" cal. | container grown, 12" ht., 4" spread min.                          |
| 101  | DA   | Deer Antler Super Gold | Abies grandifolia Super Gold    | 3 gal.  | container grown, full plant specimen                              |
| 103  | DA   | Deer Antler Super Gold | Abies grandifolia Super Gold    | 3 gal.  | container grown, full plant specimen                              |
| 9    | DTG  | Deer Tassels Sage      | Leucophora var. 'Yule's Legacy' | 5 gal.  | container grown, full plant specimen                              |
| 32   | GM   | Gulf Mistle            | Muhlenbergia capillaris         | 5 gal.  | container grown, full plant specimen                              |
| 12   | SI   | China Indian Hawthorne | Rhodaphysa indica 'China'       | 5 gal.  | container grown, full plant specimen                              |
| 12   | MG   | Mexican Fuchsia        | Mexican Fuchsia                 | 3 gal.  | container grown, full plant specimen                              |
| 16   | NPS  | Nella R. Stevens       | Asa x Yule R. Stevens           | 30 gal. | container grown, full plant specimen                              |
| 47   | ROG  | Rosemary               | Rosmarinus officinalis          | 3 gal.  | container grown, full plant specimen                              |
| 70   | RY   | Red Yucca              | Hesperaloe parviflora           | 5 gal.  | container grown, full plant specimen                              |
| 374  | LBB  | Lilac Big Blue         | Lilac 'Nancy' Big Blue          | 4" pots | container, (3) 12" nursery min.                                   |
| 519  | SC   | Seaside Cedar          | Juniperus horizontalis          | 4" pots | container, full plant, 12" ht., selection of time of installation |
| 1071 | WC   | Watercress             | Equisetum hyemale               | 4" pots | container, (3) 12" nursery min.                                   |
|      |      | Common Watercress      | Cyperus digitatus               | 4" pots | solid soil, refer to notes                                        |

## SOLID SOIL NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 2" below final ground grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid soil shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant not to be hand to cover indicated areas completely. Inure edges of soil are existing. Top dress joints by hand with topsoil to 3" beds.
6. Red grass areas to achieve a smooth, even surface, free from structural undulations.
7. Water and thoroughly to soil operator progress.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to, mowing, watering, weeding, cultivating, aerating and mulching dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all turf areas to be covered with Winter Polypropylene, at a rate of (4) pounds per one thousand (1000) square feet.

## GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on old plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid soil shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable and free from stones, known as bottom and soil, free from large, clay, toxic substances, roots, debris, vegetation, stones, containing soil and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and final grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (7) one inch of imported topsoil on all areas to receive lawn.

## LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by edged grading. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Soil Bermudagrass, unless otherwise noted on the drawings.

## MAINTENANCE NOTES

1. The Owner, tenant and their agent, shall be jointly and severally responsible for the maintenance of all landscapes.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, sticks, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

## ADDITIONAL INDICATIONS

1. Desmodium Orbicula, 12" with min., 7" depth with steel edging and weed barrier fabric.
2. Calceola Blue Rock, 12" with min., 7" depth with steel edging and weed barrier fabric.



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01 LANDSCAPE PLAN  
SCALE: 1" = 20'-0"  
0 10 20 40

APPLICANT:  
CHICK-FIL-A, INC.  
5200 BUFFINGTON ROAD  
ATLANTA, GEORGIA 30349  
PHONE: (404) 765-8000  
CONTACT: GERRA THOMASON-SANDERS  
EMAIL: GERRA.SANDERS@CHICK-FIL-A.COM

ENGINEER:  
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REGISTERED ENGINEERING FIRM #12997  
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TYPED: 12/20/17



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Revisions:  
Mark Date By

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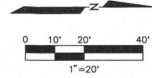
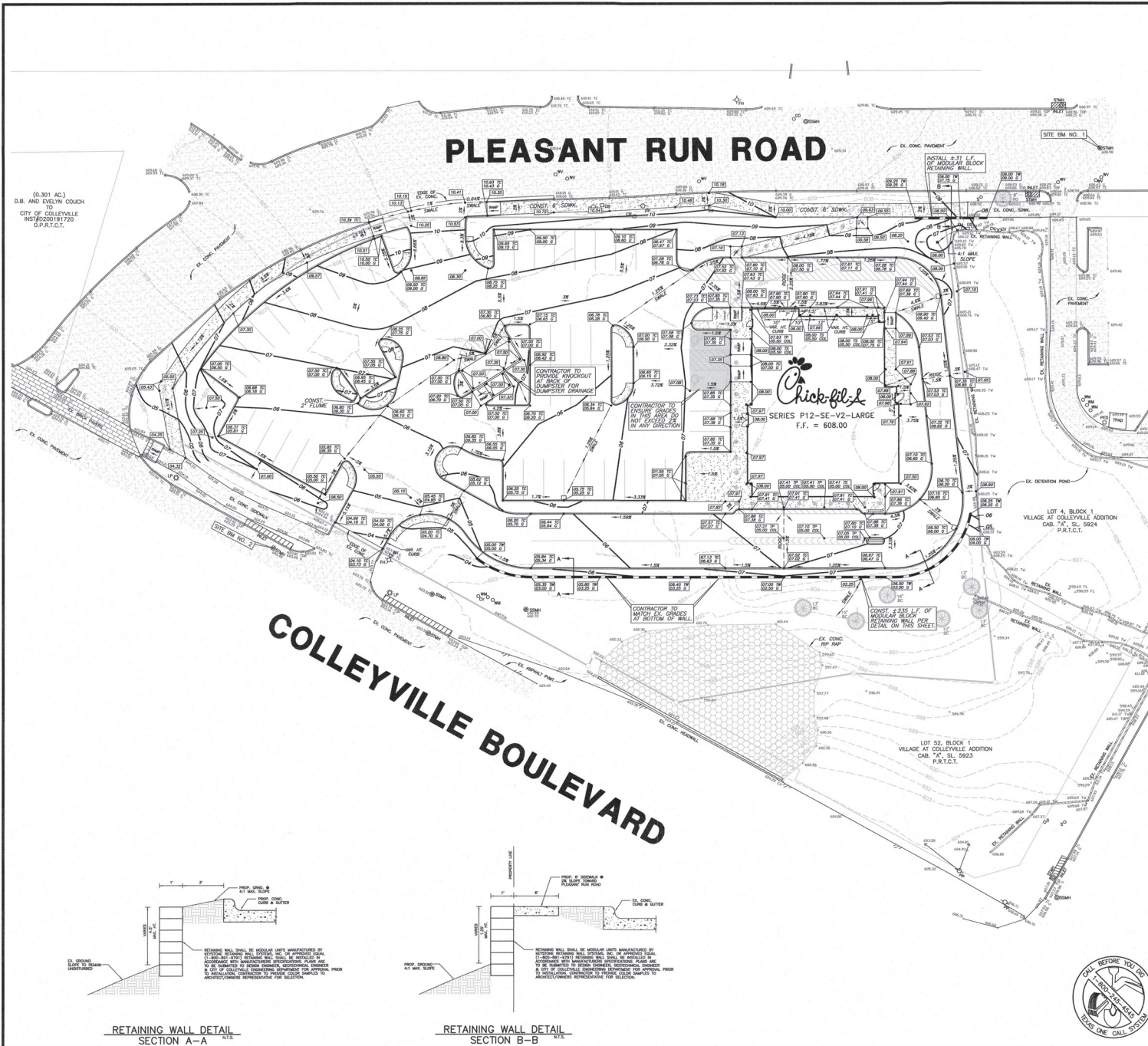
Mark Date By







# Drainage Plan and Utility Plan



## LEGEND

- EXIST. CONTOUR
- PROJ. CONTOUR
- EXIST. SPOT ELEV.
- PROJ. SPOT ELEV.
- PROJ. TOP OF CURB & GUTTER ELEVATION
- PROJ. TOP OF PAVEMENT & TOP OF COLUMN ELEVATION
- PROJ. TOP OF GROUND & TOP OF COLUMN ELEVATION
- IN ACCESSIBLE SPACE
- IN ACCESSIBLE PARKING SPACE
- A.A. ACCESSIBLE ROUTE

## GRADING NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS INCLUDING GRADING AND DIMENSIONS CONSTRUCTION OR FABRICATION SHALL BE OBTAINED. THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- BARRICADE, TRAFFIC CONTROL, AND PROJECT SIGN SHALL CONFORM TO "STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC TRANSPORTATION BARRICADE AND CONSTRUCTION STANDARDS" AND CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. PRIOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAVING INSTALLED SHALL "TIE" OUT AT ANY JUNCTURE WITH EXISTING PAVING.
- ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
- REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
- SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RM ELEVATIONS PRIOR TO CONSTRUCTION.
- GRATE INLETS TO BE PRECAST, SINGLE GRATE INLET MANUFACTURED BY BROOKS PRODUCTS INC. (B-87-467-3783) WITH TRAFFIC BEARING GRATE, OR APPROVED EQUAL.
- CONTRACTOR TO ENSURE GRADES IN ACCESSIBLE ROUTE DO NOT EXCEED 5% IN THE RUN DIRECTION W/A 2% CROSS SLOPE.
- UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO GUTTER OR INVERT. ADD 0.5' TO GUTTER GRADE FOR TOP OF CURB GRADE.

## CONSTRUCTION SEQUENCE

- OBTAIN GRADING PERMIT.
- INSTALL ALL EROSION CONTROL MEASURES AND DEVICES THAT CAN BE INSTALLED PRIOR TO SITE CLEARING.
- CLEAR SITE.
- INSTALL ALL REMAINING EROSION CONTROL MEASURES AND DEVICES THAT COULD NOT BE INSTALLED PRIOR TO SITE CLEARING.
- GRADE SITE.
- INSTALL ALL UNDERGROUND UTILITIES. INSTALL EROSION CONTROL AROUND CATCH BASINS AND INLETS.
- INSTALL PAVEMENT.
- INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED OPPOSITE & UPRIGHT AREAS HAVE BEEN HYDROLOGICALLY SOAKED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND A MOVABLE STAND OF GRASS IS ACHIEVED.

## SITE BENCHMARK NO. 1

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.

## SITE BENCHMARK NO. 2

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST CORNER OF THE COLLEYVILLE BLVD. R.O.W. APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION = 503.40



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30349-2996

Revisions:

| Mark | Date | By |
|------|------|----|
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| △    |      |    |
| △    |      |    |

5150 COLLEYVILLE BOULEVARD  
LOT 1, BLOCK 1  
APPLIEE'S ADDITION  
THE CITY OF COLLEYVILLE, TEXAS

STORE  
SERIES  
P12-SE-V2  
LARGE

SHEET TITLE  
**GRADING PLAN**

☒ For Permit  
☐ For Bid  
☐ For Construction

Job No. : 013-300  
 Store : 04498  
 Date : 12/7/18  
 Drawn By : RMP  
 Checked By: BMB  
 Sheet

**C-4**



# Drainage Plan and Utility Plan

PLEASANT RUN ROAD

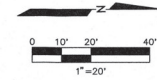
COLLEYVILLE BOULEVARD

## HYDRAULIC DATA

$$Q = C \times I \times A$$

| D.A. No. | AREA (acres) | Tc (min.) | C (cfs/ft) | I <sub>avg</sub> (in/hr) | Q <sub>10</sub> (cfs) | I <sub>100</sub> (in/hr) | Q <sub>100</sub> (cfs) | REMARKS                                |
|----------|--------------|-----------|------------|--------------------------|-----------------------|--------------------------|------------------------|----------------------------------------|
| 1        | 0.06         | 10        | 0.90       | 8.73                     | 0.47                  | 11.39                    | 0.62                   | ROOF DRAIN SYSTEM                      |
| 2        | 0.06         | 10        | 0.90       | 8.73                     | 0.47                  | 11.39                    | 0.62                   | ROOF DRAIN SYSTEM                      |
| 3        | 0.01         | 10        | 0.90       | 8.73                     | 0.08                  | 11.39                    | 0.10                   | SHEET FLOW TO 1'x1' GRATE INLET        |
| 4        | 0.09         | 10        | 0.90       | 8.73                     | 0.71                  | 11.39                    | 0.92                   | SHEET FLOW TO 2x2 GRATE INLET          |
| 5        | 0.10         | 10        | 0.90       | 8.73                     | 0.79                  | 11.39                    | 1.03                   | SHEET FLOW TO 2'x2' GRATE INLET        |
| 6        | 0.37         | 10        | 0.90       | 8.73                     | 2.91                  | 11.39                    | 3.79                   | SHEET FLOW TO 2'x2' GRATE INLET        |
| 7        | 0.12         | 10        | 0.90       | 8.73                     | 0.94                  | 11.39                    | 1.23                   | SHEET FLOW TO 2'x2' GRATE INLET        |
| 8        | 0.23         | 10        | 0.90       | 8.73                     | 1.91                  | 11.39                    | 2.36                   | SHEET FLOW TO 2'x2' GRATE INLET        |
| 9        | 0.04         | 10        | 0.90       | 8.73                     | 0.31                  | 11.39                    | 0.41                   | SHEET FLOW TO COLLEYVILLE BLVD. R.O.W. |
| 10       | 0.27         | 10        | 0.90       | 8.73                     | 2.12                  | 11.39                    | 2.77                   | EX. DRAINAGE CHANNEL                   |
| 11       | 0.03         | 10        | 0.90       | 8.73                     | 0.24                  | 11.39                    | 0.31                   | SHEET FLOW TO PLEASANT RUN ROAD R.O.W. |

TIME OF CONCENTRATION USED IN DESIGN FOR DEVELOPED RUNOFF IS THE MINIMUM TIME OF 10 MINUTES.



## LEGEND

- EXIST. CONTOUR
- 21 PROP. CONTOUR
- 3 DRAINAGE AREA NUMBER
- 0.59 ACRES
- DRAINAGE DIVIDE
- FLOW ARROW



5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

## Revisions:

| Mark | Date | By |
|------|------|----|
| △    |      |    |
| △    |      |    |
| △    |      |    |



5150 COLLEYVILLE BOULEVARD  
LOT 1, BLOCK 1  
APPLEBEE'S ADDITION  
THE CITY OF COLLEYVILLE, TEXAS

STORE  
SERIES  
P12-SE-V2  
LARGE

SHEET TITLE  
**DRAINAGE  
AREA MAP**

For Permit  
For Bid  
For Construction

Job No. : 013-300  
Store : 04496  
Date : 12/7/18  
Drawn By : RMP  
Checked By: BMB

Sheet

**C-5**



**BURGER**  
ENGINEERING  
Civil Consultants

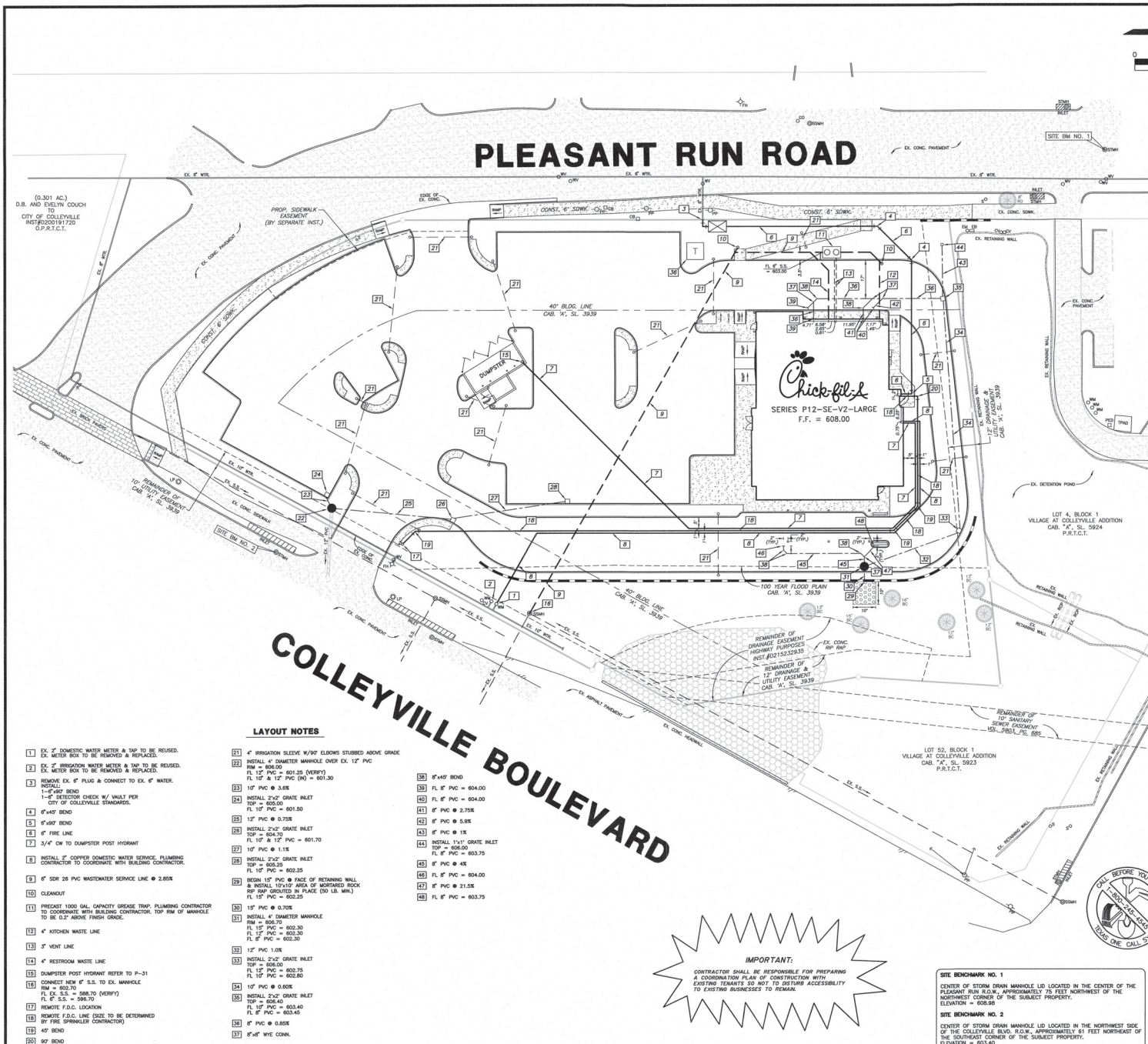
17103 Preston Road, Suite 180N  
Dallas, Texas 75248  
Office: 972.630.3360 Fax: 972.630.3380  
TRPE F-12997

**SITE BENCHMARK NO. 1**  
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION = 608.98

**SITE BENCHMARK NO. 2**  
CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST SIDE OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION = 603.40



## Drainage Plan and Utility Plan



CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A COORDINATION PLAN OF CONSTRUCTION WITH EXISTING TENANTS SO NOT TO DISTURB ACCESSIBILITY TO EXISTING BUSINESSES TO REMAIN.

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE CENTER OF THE PLEASANT RUN R.O.W., APPROXIMATELY 75 FEET NORTHWEST OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION = 608.98

CENTER OF STORM DRAIN MANHOLE LID LOCATED IN THE NORTHWEST SIDE OF THE COLLEYVILLE BLVD. R.O.W., APPROXIMATELY 61 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.  
ELEVATION = 603.40

**LEGEND**

- F.H. FIRE HYDRANT
- X SET CHISELED "X" SET
- F.X. CHISELED "X" FOUND
- F.I.R. IRON ROD SET (SIZE AS NOTED)
- S.I.R. OVERHEAD UTILITY POLE W/ GUY
- PP LIGHT POLE
- L.P. SANITARY SEWER MANHOLE
- C.D. SAN. SWR. CLEAN OUT
- G.V. GAS VALVE
- W.V. WATER VALVE
- T. TREE

**WASTE WATER GENERAL NOTES**

2. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
3. ALL MATERIALS AND METHODS LOGS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN OBTAINED FROM DATA RECORDED BY OTHERS; CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE RECORDS AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
4. CONTRACTOR SHALL MAINTAIN WITH THE OWNER, ENGINEER OR HIS DESIGNATED REPRESENTATIVE, A RECORD OF ALL UTILITIES EXISTING FROM THE PROJECT PLANS.
5. CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER (OR HIS DESIGNATED REPRESENTATIVE) CONCERNING THE LOCATION OF ALL UTILITIES IN THE SITE WHICH WILL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT.
6. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES, WATER MAINS, GAS MAINS, SEWER MAINS, TELEPHONE LINES, CABLES, WATER PIPES, FIRE HYDRANTS, SEWER LATERALS, TRUNK SERVICE, ETC.
7. SANITARY SEWER SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MAINTAINED AS ONE OF THE FOLLOWING:  

*a. Polyvinyl Chloride (PVC)*

Diameter  
8" - 10"

*ASD A 3034 100' MAX*
8. SANITARY SEWER SHALL BE MADE UP OF CLEAR OR UNGLAZED POLYESTER, BUT NOT OF ANY OTHER RESIN RESULTING FROM CONSTRUCTION OPERATIONS.
9. ALL SANITARY SINKER MANHOLE TO HAVE 1'-2" JUNT CENTERED ON OTHER SIDE OF THE SINKER.
10. CONTRACTOR SHALL USE A 1" WIDE PEECE OF RED PLASTIC FLAGGING TO IDENTIFY ALL UTILITIES EXISTING UNDER THE PROJECT PLANS. FLAGGING EXPOSED AFTER SHOVELS, AFTER GRAB AND PAVING IS COMPLETE TO BE IDENTIFIED BY THE WHITE MARKS OF THE CITY ENGINEER OR THE CURB IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
11. CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN THE PROJECT FROM DATE OF COMPLETION OF THE PROJECT.
12. ALL SANITARY SEWER LATERALS SHALL BE SIZED AND LOCATED AS SHOWN.
13. CONTRACTOR TO INCLUDE ALL REOD, BORDS, TAP FEES & OWNER FEES IN PROJECT.

### WATER LINE GENERAL NOTES

1. ALL WORK AND MATERIALS, UNLESS OTHERWISE SHOWN, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
2. ALL 12" WATER MAINS SHALL BE PVC SANDAL, OR 16" OR 18" CLASS 150 DIPS FOR PVC SERVICE TANKS 1" AND LARGER, TAPPING SLOTTED AND BUSHED.
3. NOTIFS OF WATER LINES TO CITY DESIGNER, OTHER UTILITIES IN TIGHT ROADS, TO MEET OTHERS APPROVED IN TIGHT PLOT.
4. FREE HYDRANTS ARE CITY PROPERTY.
5. VALVES TO BE CITY APPROVED.
6. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN THE MAINTENANCE BOND FOR THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" OF THE EXISTING DRAINAGE ENGINEER SHOWN ON THE CITY'S STANDARD FORMS AND VALUES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" OF THE EXISTING DRAINAGE ENGINEER SHOWN ON THE CITY'S STANDARD FORMS AND VALUES.
8. THE CONTRACTOR SHALL BE FINISHED AS PER CITY STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH CURBS OR BOLLARDS.
9. STEAMER NOZZLES ON FREE HYDRANTS SHALL BE 1" UP ABOVE THE TOP OF THE MAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" OF THE EXISTING DRAINAGE ENGINEER SHOWN ON THE CITY'S STANDARD FORMS AND VALUES. FREE HYDRANTS SHALL USUALLY BE LOCATED FOUR (4) FEET, BUT NOT LESS THAN TWO (2) FEET NOR MORE THAN SIX (6) FEET, BEHIND THE CURB.
10. ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER CITY STANDARDS AND SPECIFICATIONS.
11. ALL WATER MAINS SHALL BE STERILIZED PER CITY STANDARDS AND SPECIFICATIONS.
12. ALL WATER BODIES SHALL BE LOCATED IN NON-TRAFFIC AREAS AND PROTECTED BY CURBS OR BOLLARDS.
13. ALL EXISTING AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLY CLEARLY IDENTIFY ALL UTILITIES TO BE REMOVED AND LOCATIONS UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH OBSTRUCTIONS.
14. UTILITY TRENCHES SHALL BE BACKFILLED WITH MATERIAL PER CITY STANDARDS.
15. ANCHOR FITTINGS SHALL BE USED TO ATTACH FIRE HYDRANTS.
16. WATER SERVICES OUTSIDE OF EASEMENTS SHALL BE INSTALLED BY A PLUMBER.
17. THE CONTRACTOR TO INCLUDE ALL WATER MAIN AND SEWER FEES IN THE P&W CITY OF CHICAGO.

**DRAINAGE GENERAL NOTES**

- ALL WORK UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
2. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING AND PROPOSED UTILITIES ARE MAINTAINED THROUGHOUT THE PROJECT.
3. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, OR HIS AGENT AND THE CITY ENGINEER AND CITY PLANNING DEPARTMENT PRIOR TO ANY CONSTRUCTION OF THESE PLANS.
4. THE CONTRACTOR SHALL BE REQUIRED TO SET SECOND VERTICALS (ON REALT) ON SITE WHICH SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES, EXISTING AND PROPOSED, AND ALL ADJACENT BUILDINGS, CLEANABLE, WASTE, SOLIDS, FUEL, INFORMATION, CABLES, LATERALS, MANHOLES, ETC.
6. THE CONTRACTOR SHALL SET UTILITIES TO PROPER LINE AND GRADE PRIOR TO THE CONSTRUCTION OF ANY MANHOLES.
7. ALL STORM SEWER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MANUFACTURED TO ONE OF THE FOLLOWING SIZES:
- |                        |           |
|------------------------|-----------|
| a. CLASS B RCP         | Diameter  |
| UNLESS OTHERWISE NOTED | 12" - 60" |
| b. SDR 26 PVC          | 18" - 36" |
8. RAMP PIPE INSTALLATION WITHIN THE RIGHT-OF-WAY OR ON AN EASEMENT WILL BE RCP UNLESS OTHERWISE NOTED.
9. ALL STORM PIPES ARE PRIVATE EXCEPT THOSE SHOWN IN CITY A STATE R.O.W.
10. ALL RAMP PIPE INSTALLATION SHALL CONFORM TO THE AMERICAN CONCRETE PIPE ASSOCIATION (AC) STANDARD SPECIFICATIONS.

**Chick-fil-A**  
5200 Buffington Rd.  
Atlanta Georgia,  
30349-2998

Revisions:

| Mark | Date | By |
|------|------|----|
|------|------|----|

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Mark Date By

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| Mark | Date | By |
|------|------|----|
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5150 COLLEYVILLE BOULEVARD  
LOT 1, BLOCK 1  
APPLEBEE'S ADDITION  
THE CITY OF COLLEYVILLE, TEXAS

STORE  
SERIES  
P12-SE-V2  
LARGE

SHEET TITLE

**PLUMBING  
SITE PLAN**

☒ For Permit  
☐ For Bid  
☐ For Construction

Job No. : 013-30

Store : \_\_\_\_\_  
Date : 12/7/18  
Drawn By : RMP  
Checked By: BMB

Sheet

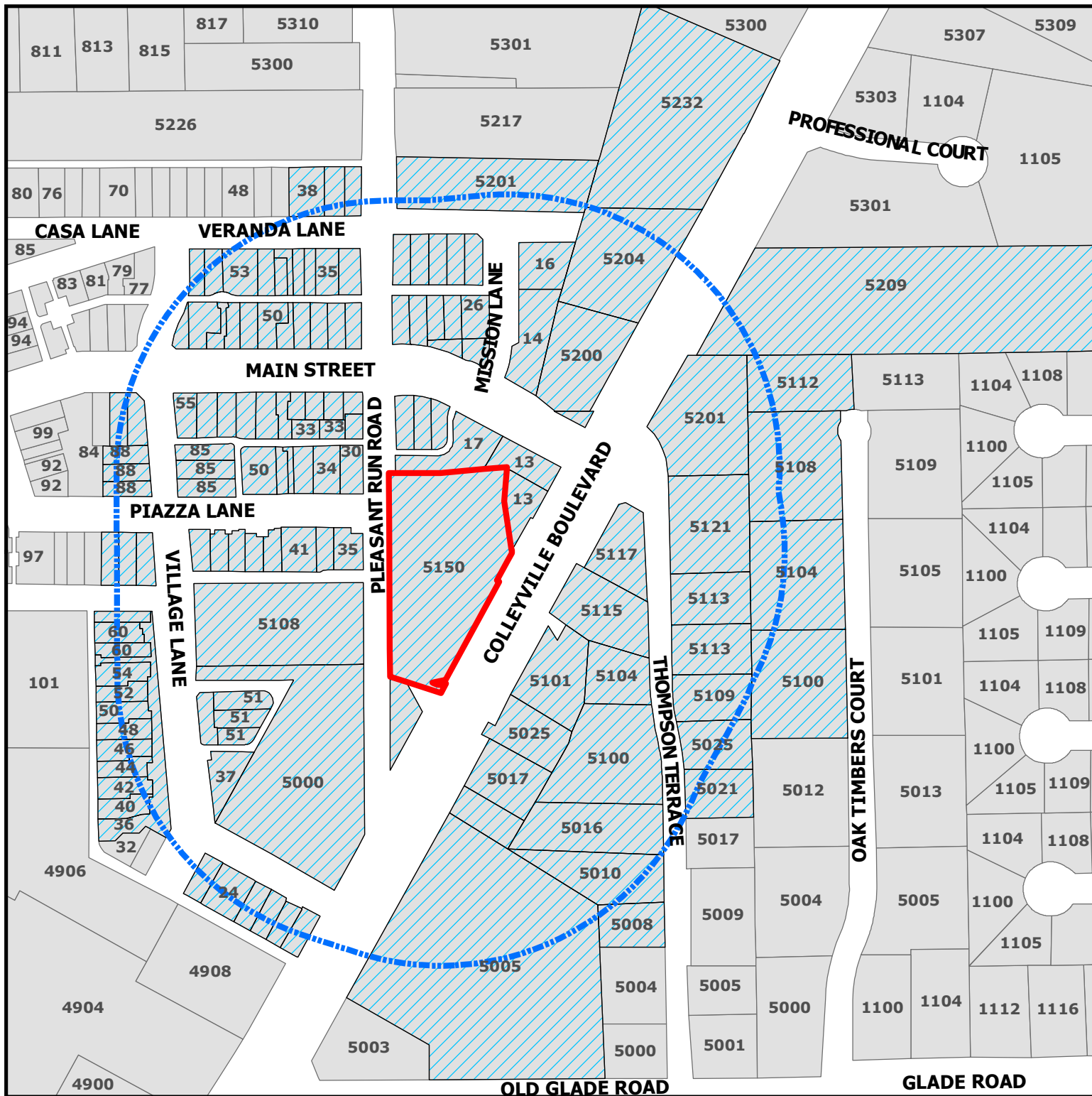
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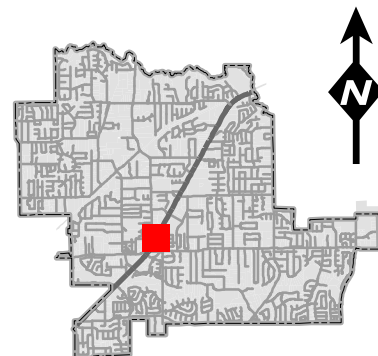
# Notification Map



**ZC19-014**  
**5150 Colleyville Blvd**

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

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



**Notification List**

| Owner Name                     | Owner Address                  | Owner City               | Owner Zip | Situs Address             |
|--------------------------------|--------------------------------|--------------------------|-----------|---------------------------|
| TAP REALTY LLC                 | 23 MISSION LN                  | COLLEYVILLE, TX          | 76034     | 23 MISSION LN             |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 58 MAIN ST                |
| LAKE, WILLIAM D                | 51 PIAZZA LN                   | COLLEYVILLE, TX          | 76034     | 53 PIAZZA LN # 111        |
| 55 MAIN HOLDINGS LLC           | 12900 PRESTON RD STE 804       | DALLAS, TX               | 75230     | 55 MAIN ST                |
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101           | FORT WORTH, TX           | 76102     | 16 VILLAGE LN             |
| SC VILLAGE MAIN STREET LLC     | 500 E 4TH ST STE 175           | FORT WORTH, TX           | 76102     | 50 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 5100 COLLEYVILLE BLVD     |
| DUCIC, KIMBERLY                | 37 PIAZZA LN                   | COLLEYVILLE, TX          | 76034     | 37 PIAZZA LN              |
| HAMM, DAVID A                  | 6109 EQUESTRIAN CT             | COLLEYVILLE, TX          | 76034     | 32 VERANDA LN # 112       |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 43 VERANDA LN             |
| SIDES, JOSEPH D                | 2911 COMPTON RD                | NASHVILLE, TN            | 37215     | 5109 THOMPSON TERR        |
| SIDES, JOSEPH D                | 2911 COMPTON RD                | NASHVILLE, TN            | 37215     | 5113 THOMPSON TERR        |
| BOES, MARK                     | 34 VERNADA LN # 210            | COLLEYVILLE, TX          | 76034     | 34 VERANDA LN # 211       |
| HANDLEY, RICHARD               | 88 VILLAGE LN #200             | COLLEYVILLE, TX          | 76034     | 88 VILLAGE LN # 28 610    |
| BUCHWALD, RUDOLPH W            | 1309 ASHFORD CT                | COLLEYVILLE, TX          | 76034     | 5025 COLLEYVILLE BLVD     |
| SC VILLAGE MAIN STREET LLC     | 500 E 4TH ST STE 175           | FORT WORTH, TX           | 76102     | 34 MAIN ST                |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 12 VILLAGE LN             |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 42 PIAZZA LN              |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 16 MAIN ST                |
| NEW, JOE                       | 61 PIAZZA LN                   | COLLEYVILLE, TX          | 76034     | 61 PIAZZA LN # 510        |
| 55 MAIN HOLDINGS LLC           | 12900 PRESTON RD STE 804       | DALLAS, TX               | 75230     | 55 MAIN ST                |
| BUCHANAN LUBBOCK PROPERTIES    | 3410 LAKE CREEK TR             | MANSFIELD, TX            | 76063     | 51 VILLAGE LN             |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 17 MAIN ST                |
| TAP REALTY LLC                 | 23 MISSION LN                  | COLLEYVILLE, TX          | 76034     | 23 MISSION LN             |
| QUAKE ENTERPRISES LLC          | 85 VILLAGE LN STE 150          | COLLEYVILLE, TX          | 76034     | 85 VILLAGE LN             |
| BUCHANAN LUBBOCK PROPERTIES    | 3410 LAKE CREEK TR             | MANSFIELD, TX            | 76063     | 51 VILLAGE LN             |
| MCNOSKY, ANTHONY T             | 5108 PLEASANT RUN RD           | COLLEYVILLE, TX          | 76034     | 5108 PLEASANT RUN RD      |
| VILLAGE MONTICELLO PRNTS 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     | 35 VERANDA LN # 312       |
| BUCHANAN LUBBOCK PROPERTIES    | 3410 LAKE CREEK TR             | MANSFIELD, TX            | 76063     | 51 VILLAGE LN             |
| GIFFORD, T                     | 33 MAIN ST #260                | COLLEYVILLE, TX          | 76034     | 33 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 5209 COLLEYVILLE BLVD     |
| TAP REALTY LLC                 | 23 MISSION LN                  | COLLEYVILLE, TX          | 76034     | 23 MISSION LN             |
| SC VILLAGE MAIN STREET LLC     | 500 E 4TH ST STE 175           | FORT WORTH, TX           | 76102     | 50 MAIN ST                |
| BOBBY MOORE FAMILY LP          | 6113 COLLEYVILLE BLVD          | COLLEYVILLE, TX          | 76034     | 46 PIAZZA LN # 36 110     |
| BAJRAM & RUZDI INVESTMENTS LLC | 206 MILL WOOD DR               | COLLEYVILLE, TX          | 76034     | 5150 COLLEYVILLE BLVD     |
| RYAN WAYNE PROPERTIES LLC      | 5017 COLLEYVILLE BLVD          | COLLEYVILLE, TX          | 76034     | 5016 THOMPSON TERR        |
| GILLILAND, DOUGLAS H           | 9285 HUNTINGTON SQ # 100       | NORTH RICHLAND HILLS, TX | 76182     | 55 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 47 VERANDA LN # 210       |
| FRUSHER, DONALD                | 35 PIAZZA LN # 38110           | COLLEYVILLE, TX          | 76034     | 35 PIAZZA LN # 38 111     |
| BUCHWALD, RUDOLPH W            | 1309 ASHFORD CT                | COLLEYVILLE, TX          | 76034     | 5101 COLLEYVILLE BLVD     |
| ROBBINS, PHILIP MARK           | 212 PHEASANT RUN               | HIGHLANDS, NC            | 28741     | 55 PIAZZA LN # 212        |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 41 PIAZZA LN              |
| ROGERS, J ANDREW               | 201 MAIN ST STE 2500           | FORT WORTH, TX           | 76102     | 30 PIAZZA LN              |
| JPMORGAN CHASE BANK            | PO BOX 2558                    | HOUSTON, TX              | 77252     | 5000 COLLEYVILLE BLVD     |
| SOUTH BOWIE INVESTMENT PARTNER | PO BOX 126                     | COLLEYVILLE, TX          | 76034     | 5201 PLEASANT RUN RD      |
| DUNN, REX A                    | 312 MARSEILLE DR               | HURST, TX                | 76054     | 5010 THOMPSON TERR        |
| 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                |
| 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     |
| GULICK, CYLDE E                | 5100 OAK TIMBERS CT            | COLLEYVILLE, TX          | 76034     | 5100 OAK TIMBERS CT       |
| MODERN HOLDINGS LLC            | PO BOX 92083                   | SOUTHLAKE, TX            | 76092     | 5100 THOMPSON TERR        |
| SUNDER HOLDINGS LLC            | 11464 HARRY HINES BLVD         | DALLAS, TX               | 75229     | 5201 COLLEYVILLE BLVD     |
| SC VILLAGE MAIN STREET LLC     | 500 E 4TH ST STE 175           | FORT WORTH, TX           | 76102     | 34 MAIN ST                |
| TAP REALTY LLC                 | 23 MISSION LN                  | COLLEYVILLE, TX          | 76034     | 23 MISSION LN             |
| HESLAND LLC                    | 26 MAIN ST                     | COLLEYVILLE, TX          | 76034     | 26 MAIN ST                |
| DUNAGAN, KETRINA               | 57 PIAZZA LN # 310             | COLLEYVILLE, TX          | 76034     | 57 PIAZZA LN # 310        |
| TAP REALTY LLC                 | 23 MISSION LN                  | COLLEYVILLE, TX          | 76034     | 23 MISSION LN             |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 38 VERANDA LN             |
| KRAFTHOEFER, ASHLEY            | 38 PIAZZA LN                   | COLLEYVILLE, TX          | 76034     | 38 PIAZZA LN # 37 310     |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 20 MAIN ST                |
| HESLAND LLC                    | 26 MAIN ST                     | COLLEYVILLE, TX          | 76034     | 26 MAIN ST                |
| COCANOUGHES ASSET NO 3 LTD     | 6851 NE LOOP 820 STE 200       | NORTH RICHLAND HILLS, TX | 76180     | 5005 COLLEYVILLE BLVD     |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 18 MAIN ST                |
| HANNA, MAGY H                  | 5021 THOMPSON TERR             | COLLEYVILLE, TX          | 76034     | 5021 THOMPSON TERR        |
| O'BRIEN, PETER                 | 88 VILLAGE LN #28 411          | COLLEYVILLE, TX          | 76034     | 88 VILLAGE LN # 28 410    |
| HESLAND LLC                    | 26 MAIN ST                     | COLLEYVILLE, TX          | 76034     | 26 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 53 VERANDA LN             |
| HESLAND LLC                    | 26 MAIN ST                     | COLLEYVILLE, TX          | 76034     | 26 MAIN ST                |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 47 VILLAGE LN             |
| SWIGART, CAROL                 | 5104 OAK TIMBERS CT            | COLLEYVILLE, TX          | 76034     | 5104 OAK TIMBERS CT       |
| RYAN WAYNE PROPERTIES LLC      | 5017 COLLEYVILLE BLVD          | COLLEYVILLE, TX          | 76034     | 5017 COLLEYVILLE BLVD     |
| WEAVER, SUSAN R                | 55 MAIN ST STE 310             | COLLEYVILLE, TX          | 76034     | 55 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 24 VILLAGE LN             |
| LFA PROPERTIES LLC             | 7904 SHEFFIELD CT              | NORTH RICHLAND HILLS, TX | 76182     |                           |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 35 VERANDA LN # 411       |
| SIDES, JOSEPH D                | 2911 COMPTON RD                | NASHVILLE, TN            | 37215     | 5113 THOMPSON TERR        |
| SC VILLAGE MAIN STREET LLC     | 500 E 4TH ST STE 175           | FORT WORTH, TX           | 76102     | 34 MAIN ST                |
| 55 MAIN HOLDINGS LLC           | 12900 PRESTON RD STE 804       | DALLAS, TX               | 75230     | 55 MAIN ST                |
| TMI INTERNATIONAL LLC          | 5013 COLLEYVILLE BLVD SUITE 10 | COLLEYVILLE, TX          | 76034     | 5013 COLLEYVILLE BLVD     |
| DUNN, REX A                    | 312 MARSEILLE DR               | HURST, TX                | 76054     | 5008 THOMPSON TERR        |
| TRINITY COLLEYVILLE RE LLC     | 88 VILLAGE LN STE 150          | COLLEYVILLE, TX          | 76034     | 88 VILLAGE LN # 28 510    |
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101           | FORT WORTH, TX           | 76102     | 16 VILLAGE LN             |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 23 MAIN ST                |
| G & B COLLEYVILLE LLC          | 75 MAIN ST STE 100             | COLLEYVILLE, TX          | 76034     | 75 MAIN ST # 28 112       |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 42 MAIN ST                |
| SC VILLAGE MAIN STREET LLC     | 500 E 4TH ST STE 175           | FORT WORTH, TX           | 76102     | 50 MAIN ST                |
| DDK REAL ESTATE INV LLC        | PO BOX 1131                    | COLLEYVILLE, TX          | 76034     | 5204 COLLEYVILLE BLVD     |
| PREWITT LEASING INC            | 97 VILLAGE LN STE 300          | COLLEYVILLE, TX          | 76034     | 97 VILLAGE LN # 211       |
| JRSR PROPERTIES LLC            | 5121 THOMPSON TERR             | COLLEYVILLE, TX          | 76034     | 5121 THOMPSON TERR        |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 23 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 13 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 47 VERANDA LN # 112       |
| THOMAS MONROE PROPERTIES LLC   | 825 REGINA CT                  | COLLEYVILLE, TX          | 76034     | 59 PIAZZA LN # 411        |
| TCN INVESTMENTS III LLC        | 1861 BROWN BLVD # 744          | ARLINGTON, TX            | 76006     | 35 VERANDA LN # 211       |
| REALTY CAPITAL VILLAGE #1 LP   | 8333 DOUGLAS AVE STE 110       | DALLAS, TX               | 75225     | 85 VILLAGE LN             |
| SC VILLAGE MAIN STREET LLC     | 500 E 4TH ST STE 175           | FORT WORTH, TX           | 76102     | 34 MAIN ST                |
| BENNETT, RENA-MARIE            | 34 PIAZZA LN # 37              | COLLEYVILLE, TX          | 76034     | 34 PIAZZA LN # 37         |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 12 MAIN ST                |
| COLLEYVILLE, CITY OF           | 100 MAIN ST                    | COLLEYVILLE, TX          | 76034     | 50 PIAZZA LN              |
| 2 SBC LLC                      | 7506 MT VERNON DR              | COLLEYVILLE, TX          | 76034     | 37 VILLAGE LN             |
| GIBSON, NORMAN C               | 113 TIMBERLINE DR S            | COLLEYVILLE, TX          | 76034     | 5104 THOMPSON TERR        |
| CAREW, PAT                     | 2106 STONEHAVEN DR             | COLLEYVILLE, TX          | 76034     | 5108 OAK TIMBERS CT       |
| SC 16 VILLAGE LANE INVESTMENT  | 505 PECAN ST STE 101           | FORT WORTH, TX           | 76102     | 16 VILLAGE LN             |
| FARRAR, NANCY KAREN            | 33 MAIN ST STE 200             | COLLEYVILLE, TX          | 76034     | 33 MAIN ST                |
| BEAM REAL ESTATE LLC           | 14455 WEBB CHAPEL RD           | FARMERS BRANCH, TX       | 75234     | 5200 COLLEYVILLE BLVD     |
| HESLAND LLC                    | 26 MAIN ST                     | COLLEYVILLE, TX          | 76034     | 26 MAIN ST                |
| SOUMPHONPHAKDY, ANOULONE       | 5025 THOMPSON TERR             | COLLEYVILLE, TX          | 76034     | 5025 THOMPSON TERR        |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 43 MAIN ST                |
| HEA21 LLC                      | 6406 CUTTER RIDGE CT           | COLLEYVILLE, TX          | 76034     | 28 VILLAGE LN             |
| COLLEYVILLE LOFTS VENTURE LLC  | 1430 BROADWAY 14TH FLR         | NEW YORK, NY             | 10018     | 5232 COLLEYVILLE BLVD # 1 |
| KSW HOLDING MANSFIELD LP       | 2606 LILLIAN MILLER PKWY       | DENTON, TX               | 76210     | 85 PIAZZA LN              |
| KSW HOLDING MANSFIELD LP       | 2606 LILLIAN MILLER PKWY       | DENTON, TX               | 76210     | 85 PIAZZA LN              |
| KSW HOLDING MANSFIELD LP       | 2606 LILLIAN MILLER PKWY       | DENTON, TX               | 76210     | 85 PIAZZA LN              |
| TCN INVESTMENTS III LLC        | 1861 BROWN BLVD # 744          | ARLINGTON, TX            | 76006     | 35 VERANDA LN # 110       |
| RP GROUP INVESTMENTS LLC       | 3213 EDWARDS DR                | PLANO, TX                | 75025     | 85 VILLAGE LN             |
| G & B COLLEYVILLE LLC          | 75 MAIN ST STE 100             | COLLEYVILLE, TX          | 76034     | 75 MAIN ST # 28 211       |
| PREWITT LEASING INC            | 97 VILLAGE LN STE 300          | COLLEYVILLE, TX          | 76034     | 97 VILLAGE LN # 112       |
| WADLEY FAMILY HOLDING INC      | 33 MAIN ST 160                 | COLLEYVILLE, TX          | 76034     | 33 MAIN ST                |
| XU, SHENG                      | 2113 BRENTCOVE DR              | GRAPEVINE, TX            | 76051     | 33 MAIN ST                |
| CARDINI, ANTOINETTE            | 33 MAIN ST 230                 | COLLEYVILLE, TX          | 76034     | 33 MAIN ST                |
| TMAAC LLC                      | 4109 BROWN TRL                 | COLLEYVILLE, TX          | 76034     | 33 MAIN ST                |
| TULLY, SUSAN                   | 33 MAIN ST # 240               | COLLEYVILLE, TX          | 76034     | 33 MAIN ST                |
| VILLAGE OWNERS ASSOCIATION INC | 1024 S GREENVILLE AVE STE 230  | ALLEN, TX                | 75002     | 36 VILLAGE LN             |
| 52 VILLAGE LANE LLC            | 1410 EAGLE BEND                | SOUTHLAKE, TX            | 76092     | 52 VILLAGE LN             |
| SC COLLEYVILLE-60 VILLAGE LANE | 505 PECAN ST STE 101           | FORT WORTH, TX           | 76102     | 60 VILLAGE LN # 310       |
| SC COLLEYVILLE-60 VILLAGE LANE | 505 PECAN ST STE 101           | FORT WORTH, TX           | 76102     | 60 VILLAGE LN # 212       |
| SC COLLEYVILLE-60 VILLAGE LANE | 505 PECAN ST STE 101           | FORT WORTH, TX           | 76102     | 60 VILLAGE LN # 111       |
| ZIMMERMAN, THERESA             | 54 VILLAGE LN                  | COLLEYVILLE, TX          | 76034     | 54 VILLAGE LN             |
| JAMES, JESSIE                  | 40 VILLAGE LN                  | COLLEYVILLE, TX          | 76034     | 40 VILLAGE LN             |
| OWENS, DIANNE                  | 44 VILLAGE LN                  | COLLEYVILLE, TX          | 76034     | 44 VILLAGE LN             |
| STALEY, JENNIFER               | 46 VILLAGE LN                  | COLLEYVILLE, TX          | 76034     | 46 VILLAGE LN             |
| WEESE, DENNIS                  | 707 HARDING WAY SE             | HUNTSVILLE, AL           | 35802     | 50 VILLAGE LN             |
| JORDAN, JENNIFER               | 48 VILLAGE LN                  | COLLEYVILLE, TX          | 76034     | 48 VILLAGE LN             |
| GRIFFIN, REGINAL               | 42 VILLAGE LN                  | COLLEYVILLE, TX          | 76034     | 42 VILLAGE LN             |
| ISBELL, STEVE E                | 5112 OAK TIMBERS CT            | COLLEYVILLE, TX          | 76034     | 5112 OAK TIMBERS CT       |
| 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            |
| BURGER, BRYAN                  | 17103 PRESTON ROAD, STE. 108N  | DALLAS, TX               | 75248     | APPLICANT                 |

Public hearing notices were mailed on September 27, 2019





## 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:

**Planning and Zoning Commission Meeting: Monday, October 14, 2019 at 7:00 p.m.**  
**City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a zoning change from CC-1 Village Retail to PUD-C Planned Unit Development – Commercial. The purpose is to rezone in order to allow for a Chick-Fil-A restaurant that includes a drive-thru.

**Zoning Case:** ZC19-014

**Applicant:** Bryan Burger

**Owner:** Bajam Boileu

**Location:** 5150 Colleyville Blvd

**Property Description:** Lot 1, Block 1, Applebee's Addition

**Present Zoning:** CC-1 Village Retail

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**

## NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 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](mailto:jreyff@colleyville.com)



## **ORDINANCE O-19-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.378 ACRES ON LOT 1, BLOCK 1, IN THE APPLEBEE'S ADDITION, LOCATED AT 5150 COLLEYVILLE BOULEVARD FROM THE CC-1 VILLAGE RETAIL DISTRICT TO THE PUD-C PLANNED UNIT DEVELOPMENT – COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a rezoning under Case No. ZC19-014; and

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

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

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

**WHEREAS,** the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

**WHEREAS,** the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners

generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.378 acres on Lot 1, Block 1, in the Applebee's Addition, located at 5150 Colleyville Boulevard from the CC-1 Village Retail zoning district to the PUD-C Planned Unit Development – Commercial zoning district, as depicted in the attached Exhibit "A" and Exhibit "C", and as described in Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

- a. The purpose of this PUD-C is to allow for a restaurant with drive-thru totaling approximately 5,064 square feet.
- b. This development shall be generally consistent with the Statement of Planning Objectives, Exhibit "B".
- c. The proposed development is subject to CC-1 Shopping Center zoning district and all the associated regulations contained in the Land Development Code, except as amended by this Ordinance.



## **2. DEVELOPMENT PLAN**

- a. The development shall be generally consistent with the Site Plan, Building Elevations and Landscape Plan attached in Exhibit "C" and Exhibit "D".

## **3. PERMITTED USES**

- a. Uses shall be those allowed in the CC-1 Village Retail zoning district.
- b. The restaurant with drive-thru use, as depicted in the attached exhibits, shall be a permitted use.

## **4. BUILDING DESIGN**

- a. The restaurant shall be generally consistent with the building elevations and specified material depicted in Exhibit "C".

## **5. LANDSCAPING**

- a. The 20 foot landscape buffer required along Colleyville Boulevard shall be allowed to be reduced to 10.5 feet adjacent to the 6 spaces near Pleasant Run Road.
- b. The landscape area shall be provided as generally depicted in Exhibit "D".

## **6. OTHER**

- a. In lieu of a solid 30 inch wall along Pleasant Run Road opposite of residential uses, a 30 inch high live screening of shrubbery to match what exists in the parking lot to the north of Chick-Fil-A is required and as shown in Exhibit "D".

## **7. PARKING**

- a. A total of forty-nine (49) parking spaces shall be required for the restaurant.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 5<sup>th</sup> day of November 2019.

The second reading and public hearing being conducted on the 19<sup>th</sup> day of November 2019.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19<sup>th</sup> day of November 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

The map displays the following land use zones and parcel numbers:

- CC-1 (Red):** 5200, 5201, 5121, 5117, 5115, 5104, 5025, 5017, 5013, 5010, 5008, 5009.
- CC-2 (Pink):** 4906, 4904, 4908.
- PUD-C (Yellow):** 5204, 5101, 5100, 5016, 5000.
- R-20 (Yellow):** 5112, 5113, 5109, 5021, 5017.
- CN (Pink):** 5009.
- AG (White):** 5108.

Major roads shown include Casa Lane, Veranda Lane, Main Street, Mission Lane, Pleasanton Road, Colleyville Boulevard, Thompson Terrace, Terra Cotta Way, and Village Lane.



## **Exhibit “B” – Statement of Planning Objectives**

### Statement of Planning Objectives

The property located at 5150 Colleyville Boulevard and platted as Lot 1, Block 1 – Applebee’s Addition is currently developed as a dine-in restaurant that has been abandoned for quite some time. Chick-fil-A is proposing to demolish the existing abandoned dine-in restaurant and develop a new dine-in and drive-through restaurant. The development of the Chick-fil-A restaurant will require the property to be rezoned from Community Commercial – 1 to Planned Unit Development. The Chick-fil-A development will provide an approximately 5,064 s.f. building with drive-through window, multi-lane order point stations with canopy, an outside meal delivery canopy at the drive through window, 49 parking spaces, and associated access drives. The Chick-fil-A will utilize the existing access points from Colleyville Boulevard and Pleasant Run Road as currently constructed.

**UNCL DATA TABLE**

| NO. | REVISION | DATE      | BY | CHKD | COORD |
|-----|----------|-----------|----|------|-------|
| 1   | 1        | 5/20/2012 | A  | Q    | Q     |
| 2   | 2        | 5/20/2012 | A  | Q    | Q     |
| 3   | 3        | 5/20/2012 | A  | Q    | Q     |
| 4   | 4        | 5/20/2012 | A  | Q    | Q     |
| 5   | 5        | 5/20/2012 | A  | Q    | Q     |
| 6   | 6        | 5/20/2012 | A  | Q    | Q     |
| 7   | 7        | 5/20/2012 | A  | Q    | Q     |
| 8   | 8        | 5/20/2012 | A  | Q    | Q     |
| 9   | 9        | 5/20/2012 | A  | Q    | Q     |
| 10  | 10       | 5/20/2012 | A  | Q    | Q     |
| 11  | 11       | 5/20/2012 | A  | Q    | Q     |
| 12  | 12       | 5/20/2012 | A  | Q    | Q     |
| 13  | 13       | 5/20/2012 | A  | Q    | Q     |
| 14  | 14       | 5/20/2012 | A  | Q    | Q     |
| 15  | 15       | 5/20/2012 | A  | Q    | Q     |
| 16  | 16       | 5/20/2012 | A  | Q    | Q     |
| 17  | 17       | 5/20/2012 | A  | Q    | Q     |
| 18  | 18       | 5/20/2012 | A  | Q    | Q     |
| 19  | 19       | 5/20/2012 | A  | Q    | Q     |
| 20  | 20       | 5/20/2012 | A  | Q    | Q     |
| 21  | 21       | 5/20/2012 | A  | Q    | Q     |
| 22  | 22       | 5/20/2012 | A  | Q    | Q     |
| 23  | 23       | 5/20/2012 | A  | Q    | Q     |
| 24  | 24       | 5/20/2012 | A  | Q    | Q     |
| 25  | 25       | 5/20/2012 | A  | Q    | Q     |
| 26  | 26       | 5/20/2012 | A  | Q    | Q     |
| 27  | 27       | 5/20/2012 | A  | Q    | Q     |
| 28  | 28       | 5/20/2012 | A  | Q    | Q     |
| 29  | 29       | 5/20/2012 | A  | Q    | Q     |
| 30  | 30       | 5/20/2012 | A  | Q    | Q     |
| 31  | 31       | 5/20/2012 | A  | Q    | Q     |
| 32  | 32       | 5/20/2012 | A  | Q    | Q     |
| 33  | 33       | 5/20/2012 | A  | Q    | Q     |
| 34  | 34       | 5/20/2012 | A  | Q    | Q     |
| 35  | 35       | 5/20/2012 | A  | Q    | Q     |
| 36  | 36       | 5/20/2012 | A  | Q    | Q     |
| 37  | 37       | 5/20/2012 | A  | Q    | Q     |
| 38  | 38       | 5/20/2012 | A  | Q    | Q     |
| 39  | 39       | 5/20/2012 | A  | Q    | Q     |
| 40  | 40       | 5/20/2012 | A  | Q    | Q     |
| 41  | 41       | 5/20/2012 | A  | Q    | Q     |
| 42  | 42       | 5/20/2012 | A  | Q    | Q     |
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| 45  | 45       | 5/20/2012 | A  | Q    | Q     |
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| 48  | 48       | 5/20/2012 | A  | Q    | Q     |
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| 53  | 53       | 5/20/2012 | A  | Q    | Q     |
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| 55  | 55       | 5/20/2012 | A  | Q    | Q     |
| 56  | 56       | 5/20/2012 | A  | Q    | Q     |
| 57  | 57       | 5/20/2012 | A  | Q    | Q     |
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| 60  | 60       | 5/20/2012 | A  | Q    | Q     |
| 61  | 61       | 5/20/2012 | A  | Q    | Q     |
| 62  | 62       | 5/20/2012 | A  | Q    | Q     |
| 63  | 63       | 5/20/2012 | A  | Q    | Q     |
| 64  | 64       | 5/20/2012 | A  | Q    | Q     |
| 65  | 65       | 5/20/2012 | A  | Q    | Q     |
| 66  | 66       | 5/20/2012 | A  | Q    | Q     |
| 67  | 67       | 5/20/2012 | A  | Q    | Q     |
| 68  | 68       | 5/20/2012 | A  | Q    | Q     |
| 69  | 69       | 5/20/2012 | A  | Q    | Q     |
|     |          |           |    |      |       |





Chick-fil-A  
5200 Burlington Road  
Atlanta, GA 30350-2988  
P. 404.766.8000

MAVISE & ASSOCIATES, INC.  
Architects • Planners • Construction Management

MAVISE & ASSOCIATES, INC.  
1000 Peachtree Street, N.E.  
Atlanta, GA 30309  
P. 404.525.2020  
www.maviseassociates.com

3/1/2021 12:24 PM

# CHICK-FIL-A Colleyville Blvd and Main Colleyville, TX 76034

FSR#04496

Project Name: Chick-fil-A  
Project No.: 12-102  
Project Location: Colleyville, TX  
Project Description: New Construction

ISSUED FOR PERMIT

A-302X




$$\text{Acetic acid} + \text{ethanol} \rightarrow \text{ethyl acetate} + \text{water}$$

**CHICK-FIL-A**  
Colleyville Blvd and Main  
5150 Colleyville Blvd.  
Colleyville, TX 76034

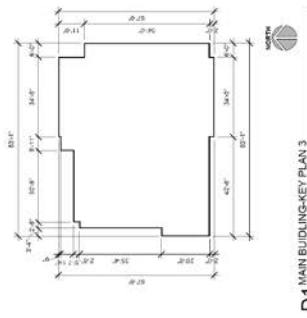
FSR#04496

| REVISION SCHEDULE |          |
|-------------------|----------|
| NO.               | DATE     |
| 1                 | 10/10/00 |
| 2                 | 10/10/00 |
| 3                 | 10/10/00 |
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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| UNIVERSITY PROJECT #                                                                                                                                                                                                                                                     | 19029                |
| PRINTING FOR                                                                                                                                                                                                                                                             | GLSUCR POOL PERMIT   |
| DATE                                                                                                                                                                                                                                                                     | 8/12/2019 2:08:24 PM |
| ISSUED BY                                                                                                                                                                                                                                                                | CS/STW               |
| <p>Information contained on this drawing is the property of the City of Los Angeles. It is to be used only for the project and purpose for which it was prepared. It is not to be used for any other purpose without the written consent of the City of Los Angeles.</p> |                      |
| <p>24036 EXTERIOR<br/>ELEVATIONS</p>                                                                                                                                                                                                                                     |                      |
| <p>PROJECT # 19029</p>                                                                                                                                                                                                                                                   |                      |

**A-303X**

ISSUED FOR PERMIT

D1 MAIN BUILDING-KEY PLAN 3  
3/4" = 1'-0"

| AUS PACHSCHEDULE - EXTENSION 2 |             |          |      |            |             |             |
|--------------------------------|-------------|----------|------|------------|-------------|-------------|
| WORK                           | DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | TOTAL PRICE | REMARKS     |
| 1                              | REPAIR WORK | 1        | DAY  | 100.00     | 100.00      | REPAIR WORK |
| 2                              | PAINT WORK  | 1        | DAY  | 100.00     | 100.00      | PAINT WORK  |
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writing

| MATERIALS            | AREA (SQ FT) | AREA PERCENTAGE |
|----------------------|--------------|-----------------|
| BRICK (BS-3)         | 1136         | 81%             |
| BRICK (BS-4)         | 171          | 12%             |
| STONE/FRONT GLAZES   | 85           | 6%              |
| ELECTRICAL EQUIPMENT | 6            | 0%              |
| DOOR                 | 24           | 2%              |
| TOTAL                | 1366         | 100%            |

| DRIVE-THRU ELEVATION - WEST                                             |                                |
|-------------------------------------------------------------------------|--------------------------------|
| AREA (SQFT)                                                             | AREA PERCENTAGE                |
| GLAZING TO MEET ENERGY STANDARDS<br>SHGC: 0.28, VT: 0.54, U-VALUE: 0.48 | DOORS TO MEET ENERGY STANDARDS |

| AREA (SQ FT) | PERCENT FLOOR AREA |
|--------------|--------------------|
| 1736         | 81%                |
| 171          | 8%                 |
| 85           | 4%                 |
| 0            | 0%                 |
| 24           | 1%                 |

NET AREA: 4576 SQFT  
GROSS AREA: 4747 SQFT

SHGC: 0.59, VT: 0.86, U-VALUE: 0.86

WHITE PVC ROOF TO BE UTILIZED

THESE SHEETS ARE INTENDED FOR  
ILLUSTRATIVE PURPOSES ONLY AND ARE  
TO BE USED FOR CONSTRUCTION.

1366  
PACKAGE LENGTH = 8' - 0"

**C4** DRIVE-THRU ELEVATION - WEST

2401



**CHICK-FIL-A**  
Colleyville Blvd and Main  
5150 Colleyville Blvd.  
Colleyville, TX 76034

FSR#04496

| REVISIONS |      | DATE | DESCRIPTION |
|-----------|------|------|-------------|
| NO.       | DATE |      |             |

|                                                                                                                                                                                                                                                                                                                                                                     |                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
| CONSULTANT PROJECT #                                                                                                                                                                                                                                                                                                                                                | 196029                     |
| PROJECT NAME                                                                                                                                                                                                                                                                                                                                                        | STUDY OF A/C AND FURNITURE |
| DATE                                                                                                                                                                                                                                                                                                                                                                | 9-18-2019 2:08:45 PM       |
| 24X36 EXTERIOR                                                                                                                                                                                                                                                                                                                                                      | Design                     |
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**A-304X**

ISSUED FOR PERMIT





Chick-fil-A  
3200 Burlingame Road  
Atlanta, GA 30328  
P: (404) 766-8000

MAYSE & ASSOCIATES INC.  
Architectural & Interior Design  
1000 Peachtree Street, NE  
Atlanta, GA 30309  
P: (404) 766-8000  
www.mayseassociates.com



11/10/2015 12:00:27 PM

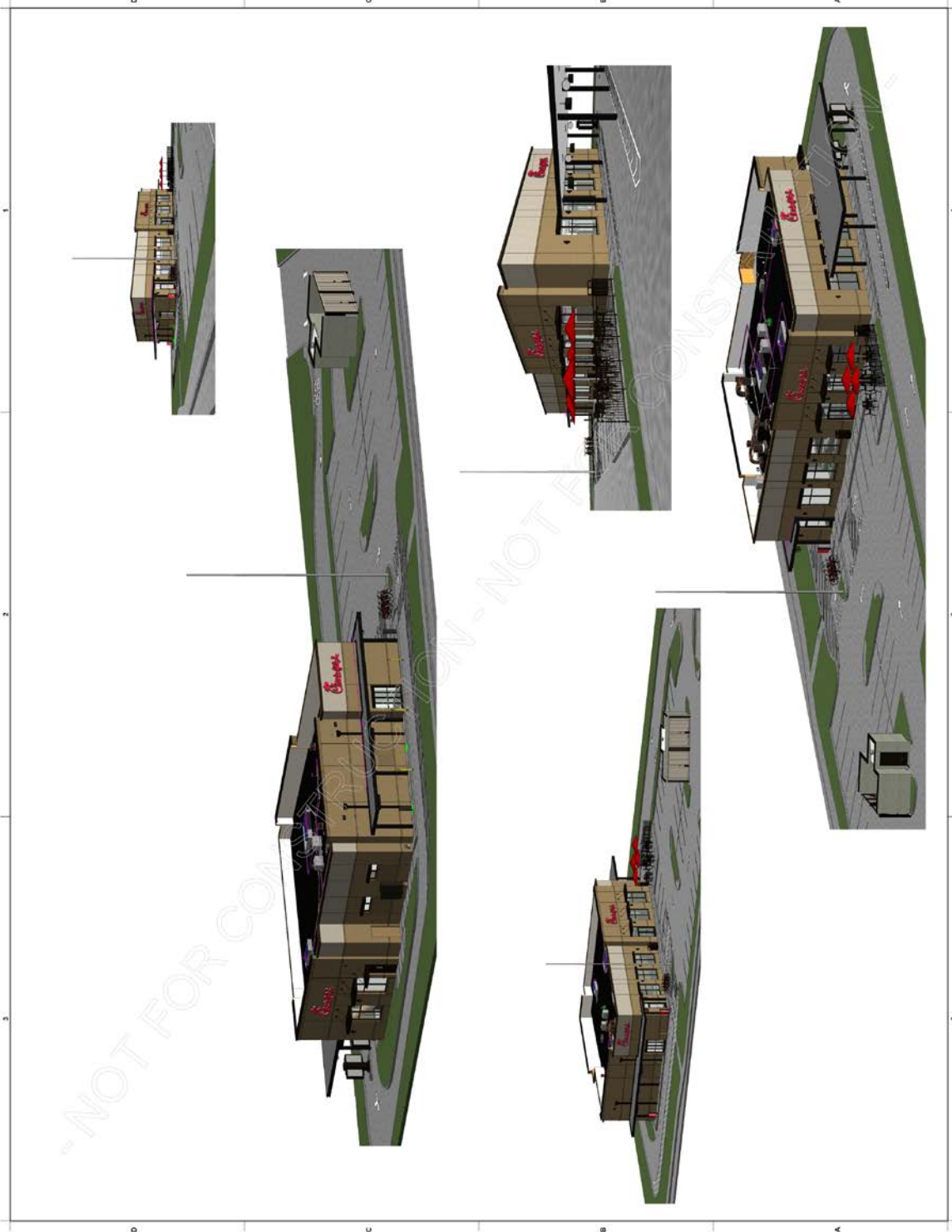
**CHICK-FIL-A**  
Colleyville Blvd and Main  
5150 Colleyville Blvd.  
Colleyville, TX 76034

**FSR#04496**  
ARCHITECT: MAYSE & ASSOCIATES  
DATE: 11/10/2015  
PROJECT: CHICK-FIL-A  
SHEET: 01-01

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**A-305X**

ISSUED FOR PERMIT





[illegible]



# City of Colleyville Planning and Zoning Commission Agenda Briefing

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

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**Agenda Number****Agenda Date** 10/14/2019**Type** Presentation and Discussion**Department** Community Development

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**Title**

Presentation and discussion of a Special Use Permit for a Fence to extend into the required street side yard on Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, Case ZC19-016

**Explanation**

Victor Mendez, the applicant, has submitted a request for a Special Use Permit (SUP) for a 6' foot iron fence on a retaining wall within the corner street side yard to be located on Lot 20, Block 1, of the Creekside at Colleyville Addition, being approximately 0.2989 acres, and zoned PUD-R district.

**Existing Conditions/Background:** The subject property, 4708 Latour Lane, has PUD-R zoning and is located on the west side of Latour Lane at the intersection of Winewood place. The subject property has a single family residence.

**SUP Request:**

*Request* – The applicant is requesting approval of an SUP to allow for a 6' foot iron fence on a retaining wall within the corner street side yard.

*Ordinance* – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

"E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard.

The applicant proposes to locate a 6 foot iron fence on the property line on the street side of the house.

*Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures*

*contained elsewhere in this Land Development Code.*

**Analysis:** Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The proposed fence has already been constructed. One item to be considered is that, the fence provides security by prohibiting the possibility of falling off the retaining wall.

**Surrounding Development:** The properties to the north, south, east and west are zoned PUD-R zoning and contain residential development.

**Public Notification:** Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code. To date, no correspondence has been received.

**Staff Recommendation:** Staff recommends denial of the requested SUP for a 6 foot iron fence to be located on a retaining wall in the corner street side yard as it does not meet the technical requirements of the Land Development Code.

### **Attachments**

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Photos Provided by Applicant
7. Notification Map
8. Notification List
9. Property Owner Notification Letter
10. Draft Ordinance



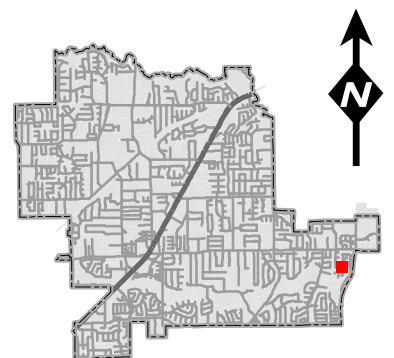
# Aerial Map



**ZC19-016**  
**4708 Latour Lane**

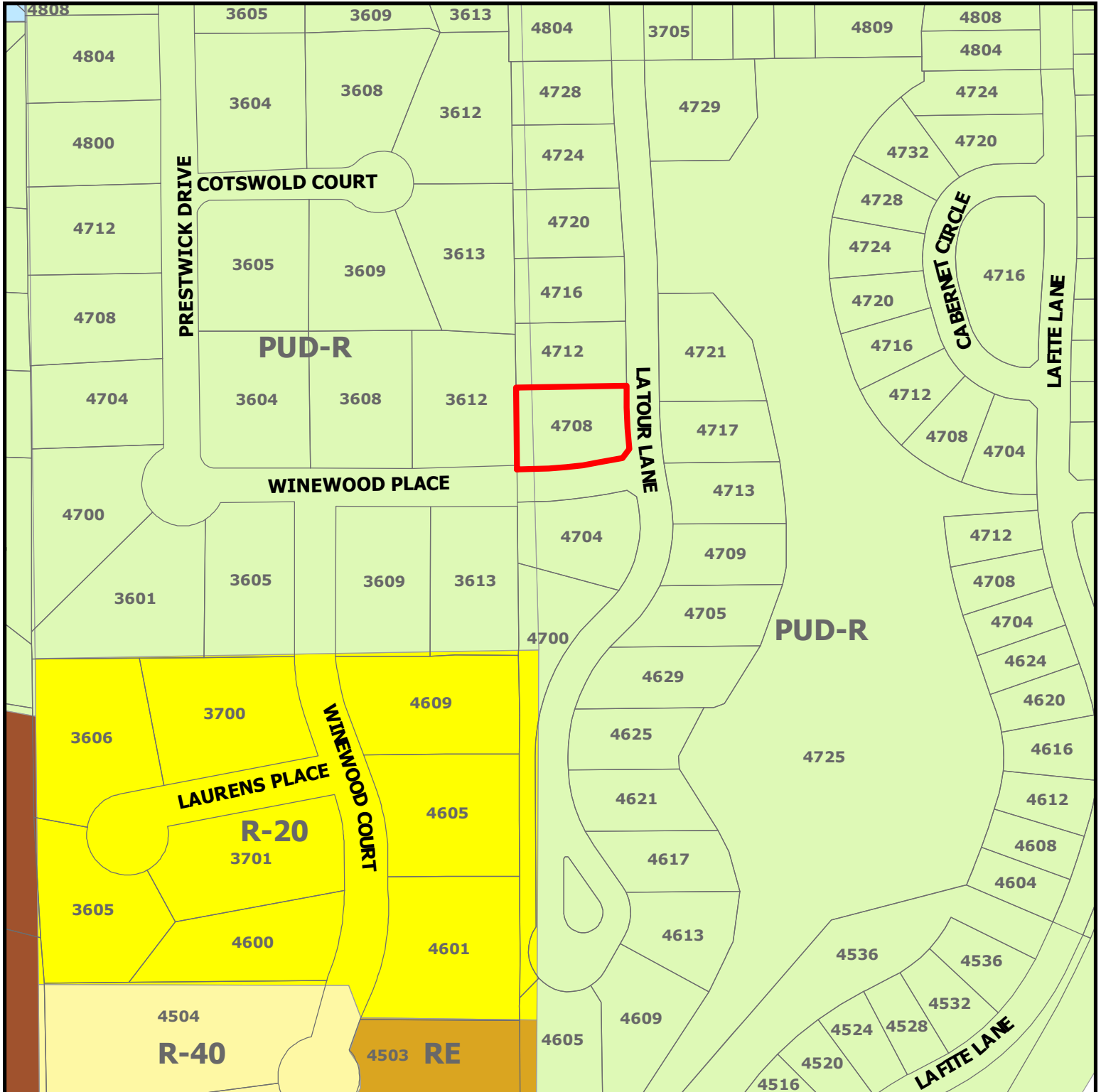
**DISCLAIMER:**  
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 Subject Property

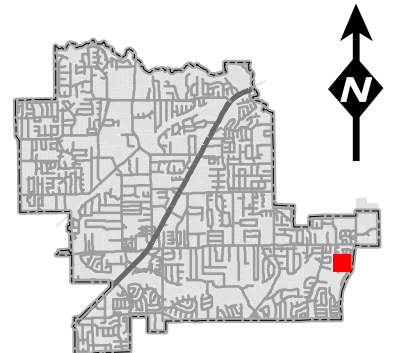




# Zoning Map



**ZC19-016**  
**4708 Latour Lane**



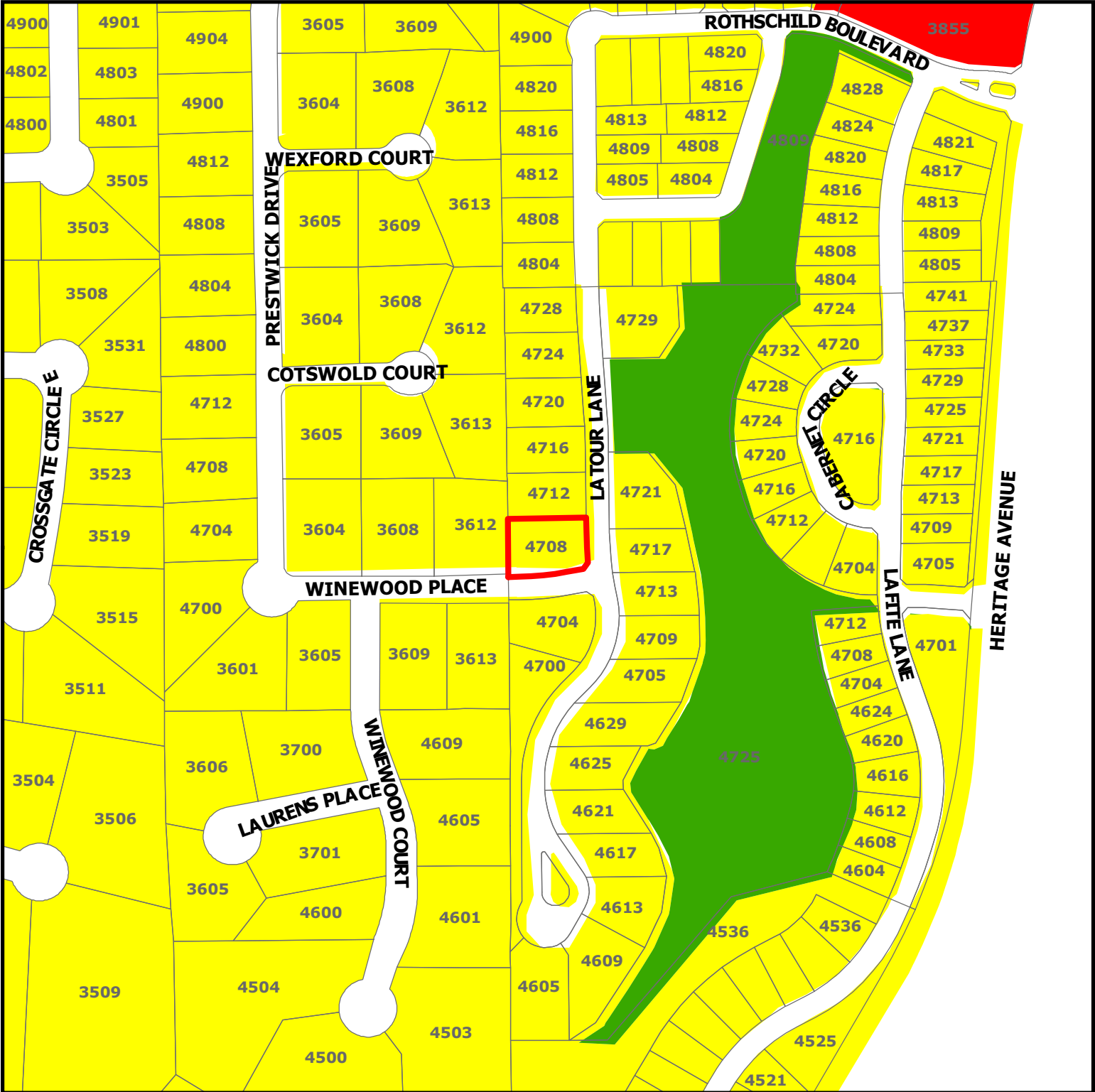
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Subject Property

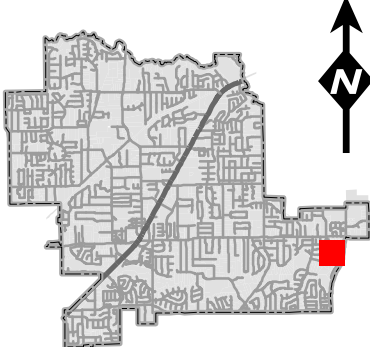
# Future Land Use Map



**DISCLAIMER:**  
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**ZC19-016**  
**4708 Latour Lane**

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





# Statement of Planning Objectives

Proposal letter to building/zoning department, requesting a large  
variance for allowing a property fence to be built on retaining wall

City Colleyville Development Department

August 28, 2019

Dear Community Development Department<

This proposal letter is to request and substantiate the grant of a Variance for a residence at 4708 Latour Lane in Colleyville Texas. The variance requested to allow 6' iron fence on retaining wall. If granted the variance. The iron fence would be a safety barrier to prevent someone from falling off wall.

## Property Fence

The Petitioner request a variance allowing a 6' iron fence on south side property adjacent to Winewood Place. The encroachment variance would occur on south side of lot 4708 Latour Lane. The reason for this variance is to provide a fall safety barrier and would keep fence landscape uniform with 4704 Latour.

The proposed fence would be 6' iron fence with max of less than 25% solid construction.  
The iron fence would be 2 rail fence with 1" rails and 5/8" verticals powder coat color black.

Installing the fence on 15' Build Line would create safety fall hazard

Page 2 shows the proposed fence location on plot

Page 3 and 4 is picture of wall that is 3' and 6' high

Page 5 is picture of 4704 Latour that is directly across street from 4708 Latour that shows approved fence on wall

Granting this variance would serve as safety fall barrier , would also look uniform with fence with 4704 Latour and provide buyer with extra land to his back yard .

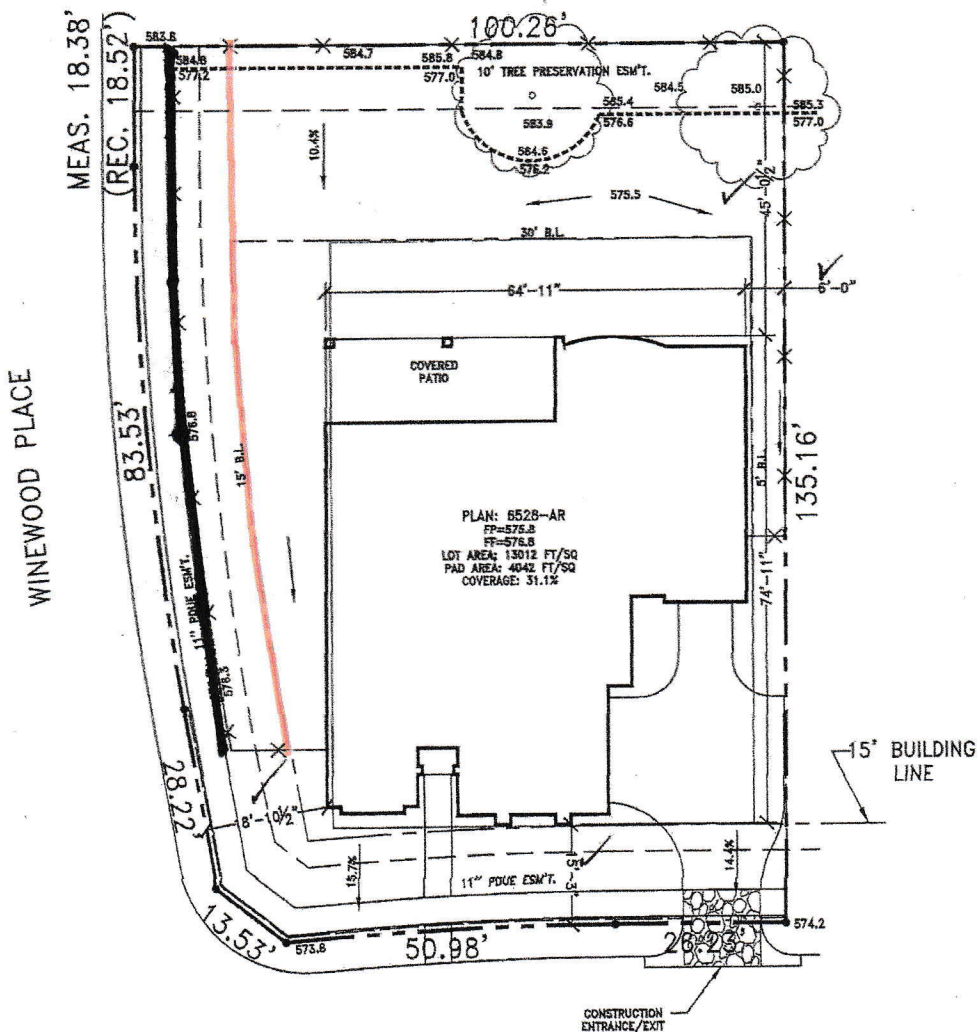
Thanks you  
Victor Mendez  
BLM Fence LLC  
4100 East loop 820 South  
Fort Worth Texas 76119

# Site Plan

6' Iron Fence on 15' BL and 36" rail on top of retaining wall

6' iron fence on 15' BL

36" Iron Rail  
2- rail (1" rails)  
5/8" verticals  
on top of retaining wall

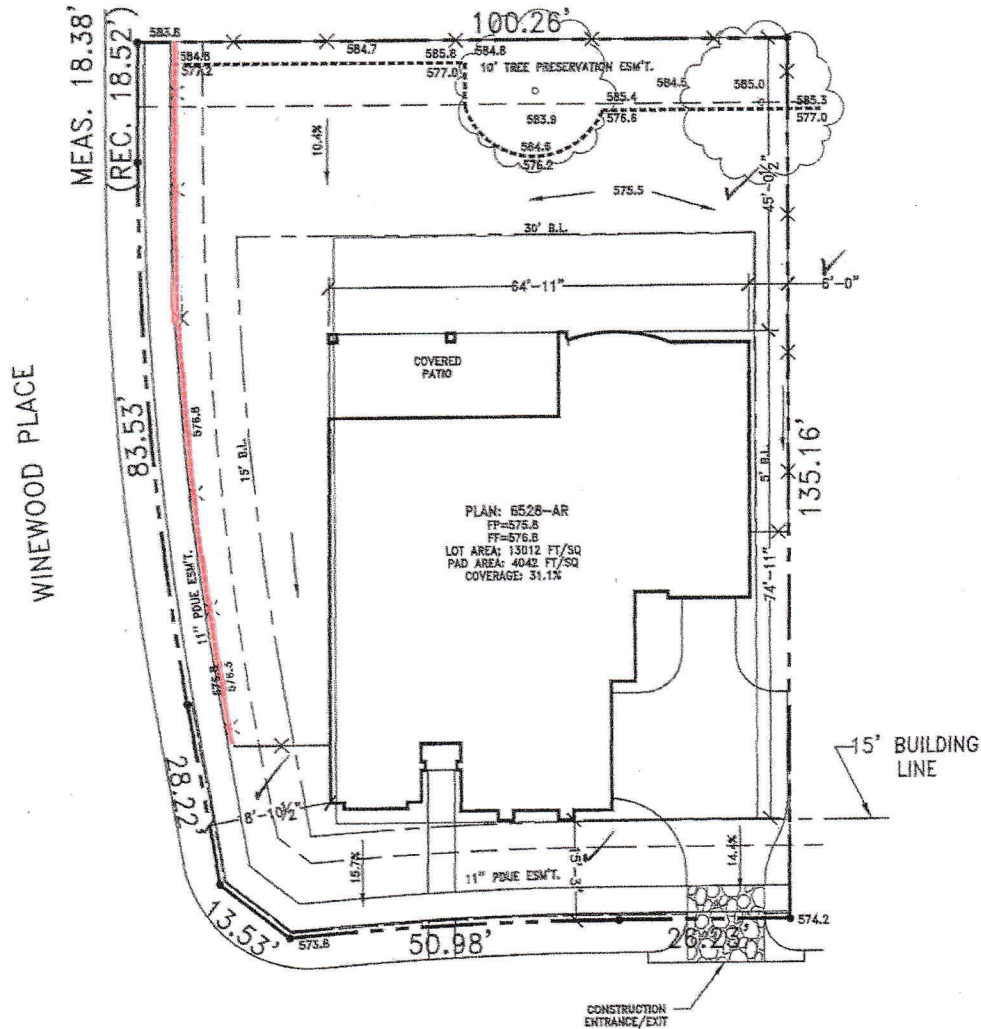


# Site Plan

Proposing to install 6' iron fence on top of retaining wall  
with Winewood Place

parallel

Proposed 6' iron fence on wall



4708 LATOUR LANE  
LOT 20, BLOCK 1  
CREEKSIDE AT COLLEYVILLE  
COLLEYVILLE, TEXAS

NOTE: LOCATION OF TREES  
IS APPROXIMATE

GRAVEL, SIZE 2-4"  
DEPTH 6"

SILT FENCE

8/24/18

REFERENCE NO. 180822026

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any kind, builder or contractor shall verify all property lines, side yard setbacks and easements in order to comply with all federal, state and local codes, ordinances and restrictions. Street, alley and sidewalk locations are for illustrative purposes only. Refer to development plans for construction. Builder should confirm that this layout has no conflicts with inlets, transformers, topography or other structures.

FENCES: 299'  
SOD FRONT: 2546 FT/SQ  
SOD REAR: 5662 FT/SQ

| CONCRETE    | SQ.FT. |
|-------------|--------|
| Driveway    | 789    |
| Lead Walk   | 100    |
| City Walk   | 864    |
| Approach    | 123    |
| Patio       | 0      |
| TOTAL CONC. | 1876   |



LENNAR HOMES



## Photos Provided By Applicant

3



4708 Latour Lane

South property line adjacent with Winewood Place has retaining wall that is 3' high at front corner of home and rises to 6' high at rear property line. Leaving wall with no fence could create a dangerous safety fall hazard. Approval of 6' iron fence would on wall would prevent a safety fall hazard



## Photos Provided By Applicant

4

4708 Latour Lane

Neighbor directly behind 4708 Latour Lane  
has solid wood fence out to property line

6' high retaining wall

3' high retaining wall





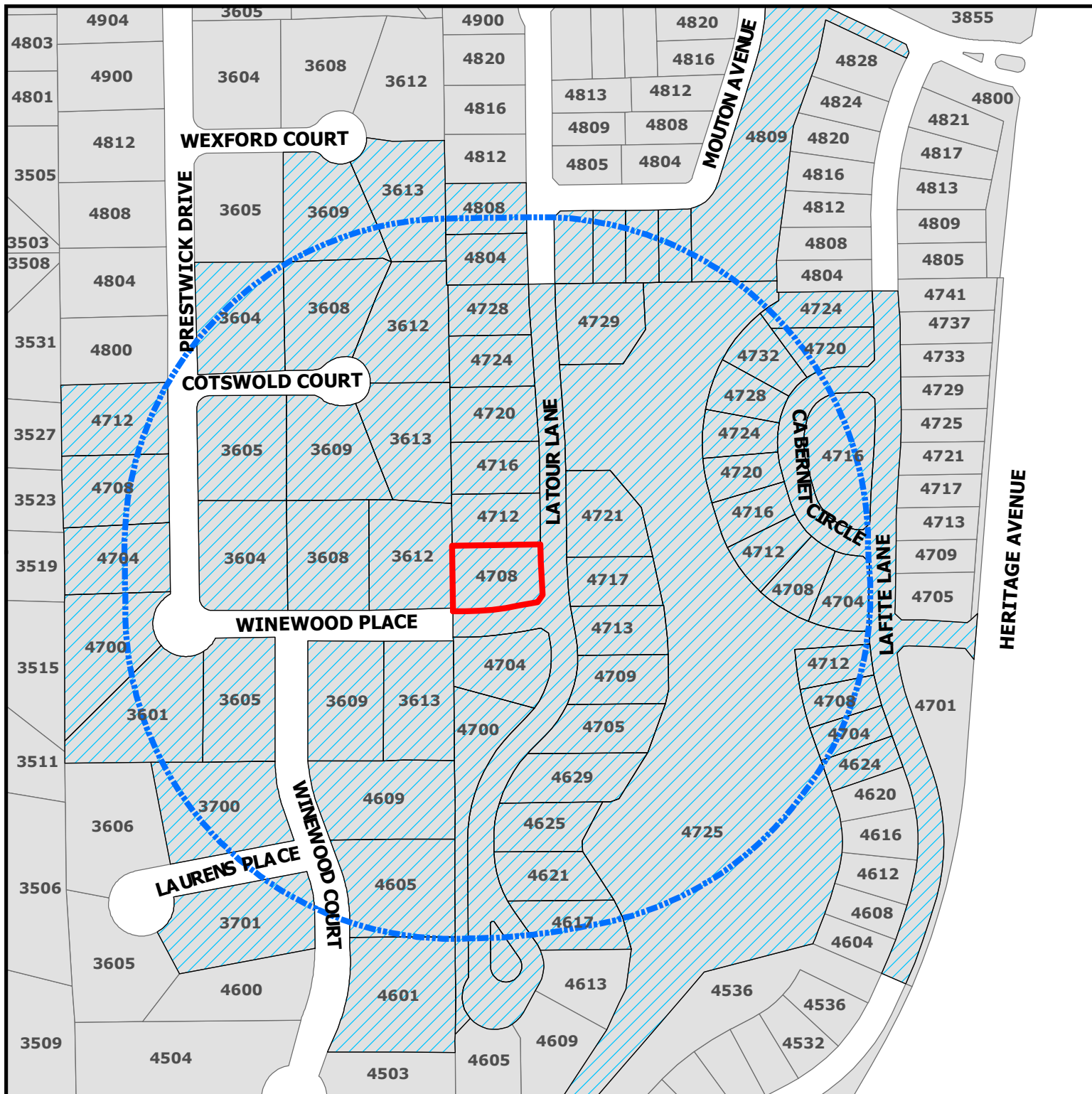


4704 Latour Lane fence on west side of 4708 Latour Lane was approved fence on wall





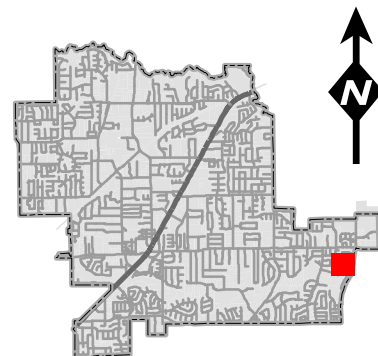
# Notification Map



**ZC19-016**  
**4708 Latour Lane**

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

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



# Notification List

| Owner Name                     | Owner Address            | Owner City      | Owner Zip | Situs Address     |
|--------------------------------|--------------------------|-----------------|-----------|-------------------|
| HUDDLESTON, REUBEN             | 4712 PRESTWICK DR        | COLLEYVILLE, TX | 76034     | 4712 PRESTWICK DR |
| MCNEAL, DANIELLE               | 3605 WINEWOOD PL         | COLLEYVILLE, TX | 76034     | 3605 WINEWOOD PL  |
| RICKMAN, RON C                 | 3604 COTSWOLD CT         | COLLEYVILLE, TX | 76034     | 3604 COTSWOLD CT  |
| TAYLOR, JANA AKERS             | 3608 COTSWOLD CT         | COLLEYVILLE, TX | 76034     | 3608 COTSWOLD CT  |
| CRB ASSET MANAGEMENT INC       | 3501 OLD GRANBURY RD     | GRANBURY, TX    | 76049     | 3700 LAURENS PL   |
| COOPER, ANDREW                 | 3605 COTSWOLD CT         | COLLEYVILLE, TX | 76034     | 3605 COTSWOLD CT  |
| MILLER, MICHAEL B              | 3609 WEXFORD CT          | COLLEYVILLE, TX | 76034     | 3609 WEXFORD CT   |
| GOODELL, DUSTIN                | 3701 LAURENS PL          | COLLEYVILLE, TX | 76034     | 3701 LAURENS PL   |
| MORRIS, BRUCE H                | 4708 PRESTWICK DR        | COLLEYVILLE, TX | 76034     | 4708 PRESTWICK DR |
| CLINGMAN, ROY D                | 4704 PRESTWICK DR        | COLLEYVILLE, TX | 76034     | 4704 PRESTWICK DR |
| DOWDY, DAVID W                 | 3601 WINEWOOD PL         | COLLEYVILLE, TX | 76034     | 3601 WINEWOOD PL  |
| KINSEY, CHRISTOPHER M          | 4700 PRESTWICK DR        | COLLEYVILLE, TX | 76034     | 4700 PRESTWICK DR |
| ROUTEN, RODNEY C               | 3609 COTSWOLD CT         | COLLEYVILLE, TX | 76034     | 3609 COTSWOLD CT  |
| SIDDIQUI, IRMAN                | 3713 MOUTON AVE          | COLLEYVILLE, TX | 76034     | 3713 MOUTON AVE   |
| PRESSON, ERIC W                | 3717 MOUTON AVE          | COLLEYVILLE, TX | 76034     | 3717 MOUTON AVE   |
| UEBELE, ROBERT                 | 4808 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4808 LATOUR LN    |
| RAMIREDDY, CHANDRASEKHAR       | 3709 MOUTON AVE          | COLLEYVILLE, TX | 76034     | 3709 MOUTON AVE   |
| ZHU, KE                        | 4804 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4804 LATOUR LN    |
| CALATLANTIC HOMES OF TEXAS INC | 1707 MARKET PL SUITE 100 | IRVING, TX      | 75063     | 3705 MOUTON AVE   |
| ROGERS, KIRK A                 | 4624 LAFITE LN           | COLLEYVILLE, TX | 76034     | 4624 LAFITE LN    |
| MORAN, CHRIS                   | 4617 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4617 LATOUR LN    |
| SAVOIE, GERALD                 | 4629 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4629 LATOUR LN    |
| FICKES, GROVER                 | 4704 CABERNET CR         | COLLEYVILLE, TX | 76034     | 4704 CABERNET CIR |
| STANDARD PACIFIC OF TEXAS INC  | 1707 MARKET PL STE 100   | IRVING, TX      | 75063     | 4708 LATOUR LN    |
| STOTMEISTER FAMILY TRUST       | 4716 CABERNET CR         | COLLEYVILLE, TX | 76034     | 4716 CABERNET CIR |
| CREEKSIDE AT COLLEYVILLE HOA I | 101 CLARIDEN RANCH RD    | SOUTHLAKE, TX   | 76092     | 4700 LATOUR LN    |
| AM AND FA FAMILY REVOCABLE TRU | 4724 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4724 LATOUR LN    |
| ACHARYA, SUBHASH               | 4712 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4712 LATOUR LN    |
| KHAKWANI, SOHAIL               | 4708 LAFITE LN           | COLLEYVILLE, TX | 76034     | 4708 LAFITE LN    |
| PANDYA, REEMA                  | 4724 CABERNET CIR        | COLLEYVILLE, TX | 76034     | 4724 CABERNET CIR |
| VUU, HOANG                     | 4621 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4621 LATOUR LN    |
| ALEXANDER, PAUL                | 4704 LAFITE LN           | COLLEYVILLE, TX | 76034     | 4704 LAFITE LN    |
| HEEDE, CONRAD                  | 4708 CABERNET CIR        | COLLEYVILLE, TX | 76034     | 4708 CABERNET CIR |
| MAGALHAES, FELLIPE             | 4720 CABERNET CIR        | COLLEYVILLE, TX | 76034     | 4720 CABERNET CIR |
| CHANDRAWAT, DEVINDER           | 4712 LAFITE LN           | COLLEYVILLE, TX | 76034     | 4712 LAFITE LN    |
| WU, JENNIFER                   | 4713 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4713 LATOUR LN    |
| RICHARDSON FAMILY TRUST        | 4625 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4625 LATOUR LN    |
| KASTNER, CHRISTOPHER M         | 4724 LAFITE LN           | COLLEYVILLE, TX | 76034     | 4724 LAFITE LN    |
| NGUYEN, ETHAN                  | 4709 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4709 LATOUR LN    |
| STANDARD PACIFIC OF TEXAS INC  | 1707 MARKET PL STE 100   | IRVING, TX      | 75063     | 4704 LATOUR LN    |
| KRUPP, GERALD                  | 4720 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4720 LATOUR LN    |
| STANDARD PACIFIC OF TEXAS INC  | 1707 MARKET PL STE 100   | IRVING, TX      | 75063     | 4717 LATOUR LN    |
| STANDARD PACIFIC OF TEXAS INC  | 1707 MARKET PL STE 100   | IRVING, TX      | 75063     | 4732 CABERNET CIR |
| CANOY, DINO J.                 | 4705 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4705 LATOUR LN    |
| TRAHAN, JOSEPH                 | 4729 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4729 LATOUR LN    |
| PINCHBACK, SCOTT               | 4716 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4716 LATOUR LN    |
| XU, YAN                        | 4720 LAFITE LN           | COLLEYVILLE, TX | 76034     | 4720 LAFITE LN    |
| BARTON, CRAIG                  | 4721 LATOUR LN           | COLLEYVILLE, TX | 76034     | 4721 LATOUR LN    |
| LIVINGSTON, JAMES              | 4712 CABERNET CIR        | COLLEYVILLE, TX | 76034     | 4712 CABERNET CIR |
| MORGAN, CAROL                  | 4728 CABERNET CIR        | COLLEYVILLE, TX | 76034     | 4728 CABERNET CIR |
| STANDARD PACIFIC OF TEXAS INC  | 1707 MARKET PL STE 100   | IRVING, TX      | 75063     | 4728 LATOUR LN    |
| MALONE, SUSAN FRAN             | 4605 WINEWOOD CT         | COLLEYVILLE, TX | 76034     | 4609 WINEWOOD CT  |
| WOOD, MAURINE                  | 3613 COTSWOLD CT         | COLLEYVILLE, TX | 76034     | 3613 COTSWOLD CT  |
| STUMPF, JOHN                   | 3609 WINEWOOD PL         | COLLEYVILLE, TX | 76034     | 3609 WINEWOOD PL  |
| WITT, ROBERT                   | 4601 WINEWOOD CT         | COLLEYVILLE, TX | 76034     | 4601 WINEWOOD CT  |
| SHUTTLE CONSULTING LIMITED     | 3612 WINEWOOD PL         | COLLEYVILLE, TX | 76034     | 3612 WINEWOOD PL  |
| NGUYEN, KHiet                  | 3604 WINEWOOD PL         | COLLEYVILLE, TX | 76034     | 3604 WINEWOOD PL  |
| BARR, TERRY                    | 3612 COTSWOLD CT         | COLLEYVILLE, TX | 76034     | 3612 COTSWOLD CT  |
| SCHEU, DENNIS J                | 3608 WINEWOOD PL         | COLLEYVILLE, TX | 76034     | 3608 WINEWOOD PL  |
| MALONE, SUSAN GENTRY           | 4605 WINEWOOD CT         | COLLEYVILLE, TX | 76034     | 4605 WINEWOOD CT  |
| MURPHY, BONNIE                 | 3616 WINEWOOD PL         | COLLEYVILLE, TX | 76034     | 3613 WINEWOOD PL  |
| BARNARD, WILLIAM H             | 3613 WEXFORD CT          | COLLEYVILLE, TX | 76034     | 3613 WEXFORD CT   |
|                                |                          |                 |           | 4725 LATOUR LN    |
|                                |                          |                 |           | 4716 LAFITE LN    |
|                                |                          |                 |           | 4809 MOUTON AVE   |
| PRESTWICK PARK WEST            | 3605 COTSWOLD COURT      | COLLEYVILLE, TX | 76034     | COURTESY NOTICE   |
| PRESTWICK PARK SOUTH           | 3605 COTSWOLD COURT      | COLLEYVILLE, TX | 76034     | COURTESY NOTICE   |
| WOODLAND HILLS (COLLEYVILLE)   | 4100 OXFORD COURT        | COLLEYVILLE, TX | 76034     | COURTESY NOTICE   |
| CREEKSIDE                      | 101 CLARIDEN RANCH RD    | SOUTHLAKE, TX   | 76092     | COURTESY NOTICE   |
| GRAPEVINE COLLEYVILLE ISD      | 3051 IRA E WOODS AVE     | GRAPEVINE, TX   | 76051     | STATE REQUIRED    |
| MENDEZ, VICTOR                 | 4100 EAST LOOP 820 SOUTH | FORT WORTH, TX  | 76119     | APPLICANT         |

Public hearing notices were mailed on September 27, 2019





## 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:

**Planning and Zoning Commission Meeting: Monday, October 14, 2019 at 7:00 p.m.**  
**City Council Meetings: Tuesday, November 5, 2019 & Tuesday, November 19, 2019 at 7:30 p.m.**  
**3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

**Request:** Consideration of a Special Use Permit for a Fence to extend into the required street side yard. The request is to allow for a 6 foot wrought iron fence along the property line facing the street Winewood Place.

**Zoning Case:** ZC19-016

**Applicant:** Victor Mendez

**Owner:** Lennar Homes

**Location:** 4708 Latour Lane

**Property Description:** Lot 20, Block 1, of the Creekside at Colleyville Addition

**Present Zoning:** PUD-R Planned Unit Development-Residential

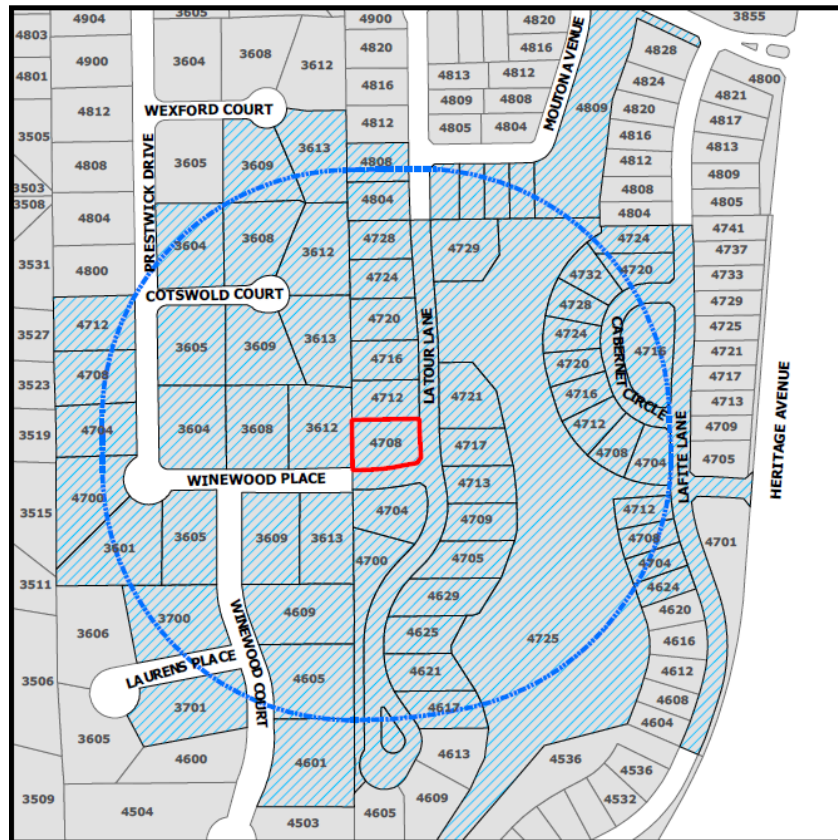
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

## NOTICE OF PUBLIC HEARING

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



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 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](mailto:jreyff@colleyville.com)



## **ORDINANCE O-19-XXXX**

**AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.2989 ACRES, BEING LOT 20, BLOCK 1 OF THE CREEKSIDE AT COLLEYVILLE ADDITION, LOCATED AT 4708 LATOUR LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR A 6 FOOT IRON FENCE ON A RETAINING WALL WITHIN THE STREET SIDE YARD; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City of Colleyville has received an application for a Special Use Permit for an accessory dwelling and a carport under Case No. ZC19-016; and

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

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

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

**WHEREAS,** the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

**WHEREAS,** the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a 6 foot iron fence on a retaining wall within the street side yard, on 0.2989 acres, being Lot 20, Block 1, of the Creekside at Colleyville Addition, located at 4708 Latour Lane, as depicted on the attached as Exhibit "A".
- Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

**1. GENERAL**

- a. The Special Use Permit shall permit the construction of a 6' iron fence on the retaining wall.
- b. The fence shall be generally consistent with the site plan as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.



- Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 8. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

The first reading and public hearing being conducted on the 5<sup>th</sup> day of November 2019.

The second reading and public hearing being conducted on the 19<sup>th</sup> day of November 2019.

PASSED AND APPROVED BY A VOTE OF \_\_\_\_ AYES, \_\_\_\_ NAYS, AND \_\_\_\_ ABSTENTIONS ON THIS THE 19<sup>th</sup> day of November 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:**

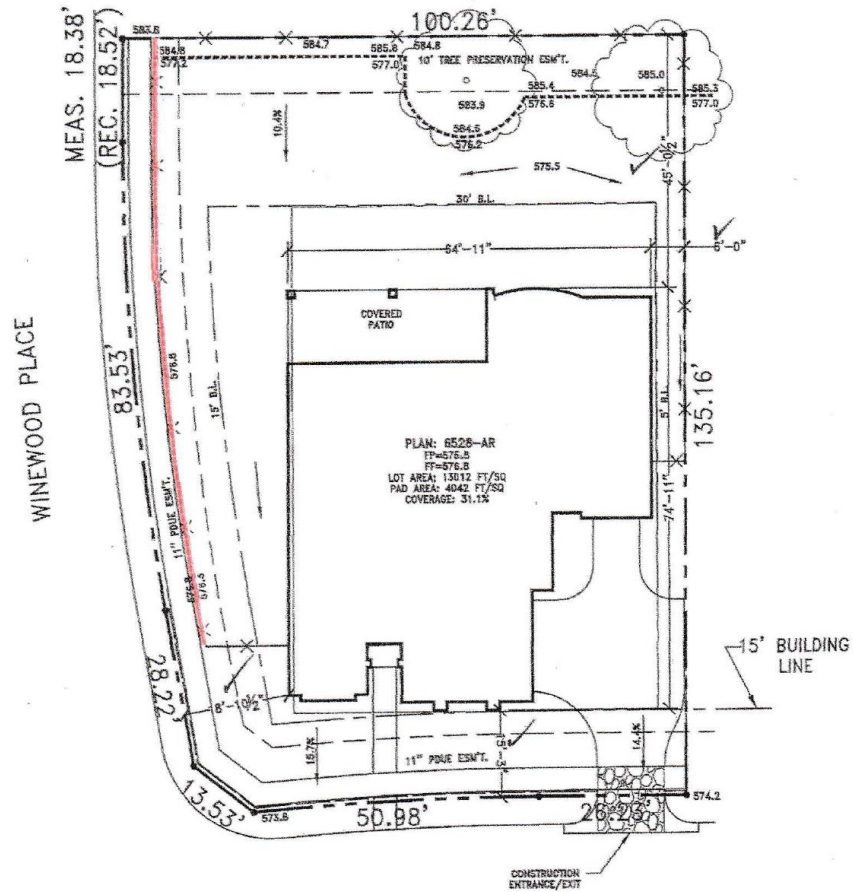
Whitt Wyatt  
City Attorney

[illegible]



# Exhibit "B" – Site Plan

Proposed 6' iron fence on wall



4708 LATOUR LANE  
LOT 20, BLOCK 1  
CREEKSIDE AT COLLEYVILLE  
COLLEYVILLE, TEXAS

NOTE: LOCATION OF TREES  
IS APPROXIMATE

GRAVEL SIZE 2-4"  
DEPTH 8"

SILT FENCE



8/24/18

REFERENCE NO. 180822026

This drawing was prepared from information furnished by the home builder. Builder should review this drawing to ensure compliance with all zoning and building code regulations for this property. Before construction of any lot, builder or contractor shall verify all property lines, side yard setbacks and easements in order to comply with all lot, side and local codes, ordinances and restrictions. Draw, site and sidewalk locations are for illustrative purposes only. Refer to development plans for construction. Builder should confirm that this layout has no conflicts with labels, transformers, topography or other structures.

**LENNAR HOMES**

FENCES: 299'  
SOD FRONT: 2546 FT/SQ  
SOD REAR: 5662 FT/SQ

| CONCRETE           | SQ.FT.      |
|--------------------|-------------|
| Driveway           | 789         |
| Lead Walk          | 100         |
| City Walk          | 864         |
| Approach           | 123         |
| Patio              | 0           |
| <b>TOTAL CONC.</b> | <b>1876</b> |