



City of Colleyville City Council Agenda

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

Tuesday, November 5, 2019

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Roundabout Art for McDonwell/Westcoat and John McCain/Westcoat
- WS-2** Update on Fire Department activity
- WS-3** Update on Parks projects
- WS-4** Discussion of the November 5, 2019, City Council regular agenda items

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

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

- Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including:

- Acquisition of real property along Main Street
- Acquisition of real property along SH26

Section 551.087 – Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

**REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBER**

INVOCATION: Pastor Garrison Polsgrove, Compass Christian**PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt****2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-19-4432****3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS****Announcements of civic and charitable events****Presentation of calendar events and updates****Announcements of awards and recognition**

In recognition of the Featured Business of the Month - Benny's Cafe, 4712 Colleyville Boulevard Suite 100, owner Benny Polisi – Councilmember Tammy Nakamura and Assistant City Manager Adrienne Lothery

Expression of appreciation to the City Council - Phillip and Luke Webb

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4433

4a Approval of the minutes of the regular City Council meeting of October 15, 2019

4b Approval of the sale of abandoned property

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**5a Ordinance O-19-2100**

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

5b Ordinance O-19-2101

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

5c Ordinance O-19-2102

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

5d Ordinance O-19-2103

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

6. CITIZEN COMMENTS**7. REPORTS**

Planning and Zoning Commission - September 10, 2018
Planning and Zoning Commission Worksession - September 24, 2018
Planning and Zoning Commission - September 24, 2018
Planning and Zoning Commission - October 8, 2018

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, NOVEMBER 5, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4434**9. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards Friday, November 1, 2019, by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

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

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



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-1
Type Worksession
Department City Manager

Agenda Date 11/5/2019

Title

Roundabout Art for McDonwell/Westcoat and John McCain/Westcoat

Explanation

This agenda item provides for a follow-up discussion of the art for the McDonwell / Westcoat roundabout and the John McCain / Westcoat roundabout.

Attachments

1. Roundabout Art

Public Art for Two New Roundabouts

City Council Worksession
November 5, 2019

Two New Roundabouts



McDonwell & Westcoat



Westcoat & John McCain



McDonwell School Road & Westcoat



Horse & Stream with Water



Horse & Stream without Water



Horse & Stream Sculpture Options



Westcoat & John McCain



Sculpture Types



Sculpture Options



Questions & Discussion



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 11/5/2019

Type Worksession

Department City Secretary

Title

Update on Fire Department activity

Explanation

Staff will provide an update on Fire Department activity.

Attachments

1. Fire Department Activity Presentation

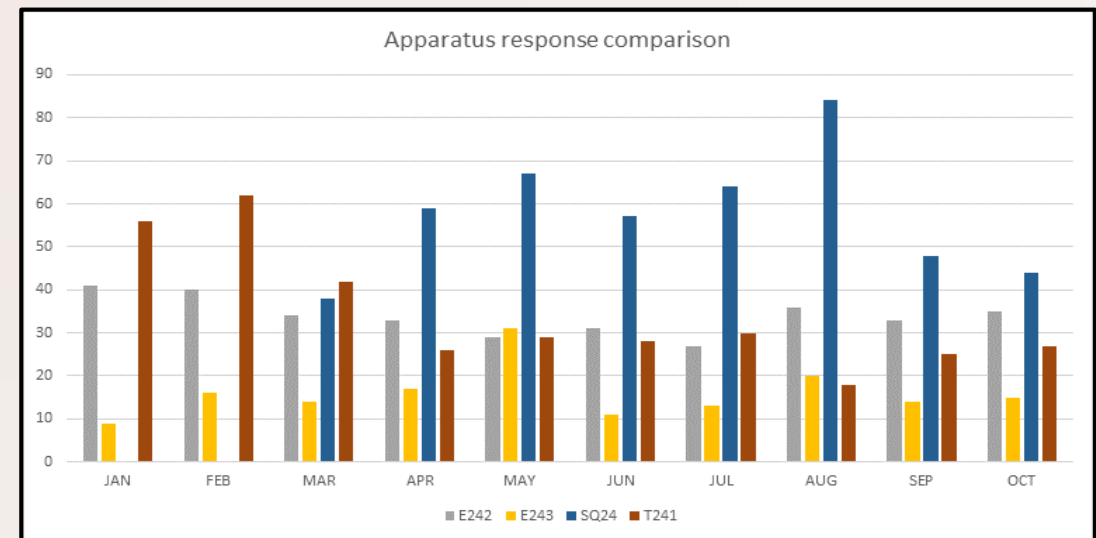
Fire Department Activity Report

November 5, 2019

Fire Department Activity



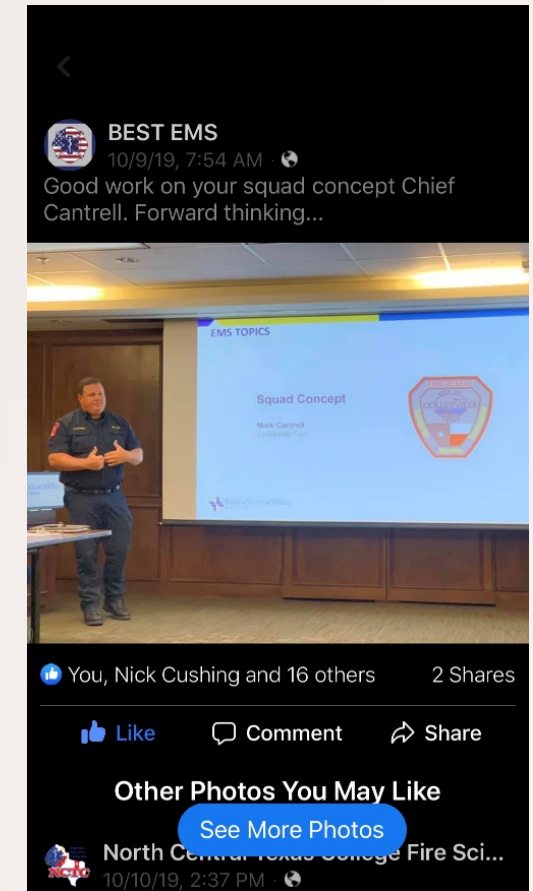
- Squad 24
 - Significant reduction in fire apparatus response to EMS calls
 - Reduction in overall response time
- Field Supervising Officers (FSO)
 - Reclassification of three positions to FSOs to enhance EMS oversight and provide training
 - Will be trained to perform critical advanced skills
- Second Ambulance
 - Reduction in Colleyville residents receiving ambulance from another city



Fire Department Activity



- FSO and Squad Recognition
 - Chief Cantrell invited to Baylor Scott & White EMS meeting to speak
 - Chief Cantrell has been contacted by multiple agencies in our area inquiring about our response model
 - B.E.S.T EMS medical directions has recognized our department for leading the way in fire department based EMS response
 - Medical director Dr. Justin Northeim
 - “The concept of an EMS Squad and the FSO rank is one that is forward thinking in the DFW Metroplex. With less fires, due to better prevention, and a year after year increase in EMS calls, the fire department as we know it must morph into something that reduces costs, improves response times, promotes an EMS pathway within the department and optimizes staffing based on what we do a majority of the time, EMS.”



Fire Department Activity



- SAFER Grant
 - Addition of 3 new firefighters to increase maximum daily staffing to 14 per shift
 - 75% match for 2 years then 35% for year 3
 - Began shift November 4
- ISO
 - Regrade resulted in an our rating reducing from ISO4 to ISO2
 - Effective January 1, 2020
 - Homeowners should contact their insurance companies to check for a rate reduction
- 31 total structure fires in 2019



Fire Department Activity



- Community CPR Program
 - Partnered with the American Red Cross
 - Training averaging over 50 per month
- CPR Saves
 - 11 for 2018 and 2019
- Aid to Dallas Tornado Response
 - Assisted Hurst, Grapevine and Bedford with reported structure fire responses while they assisted Dallas as a part of NEFDA



Fire Department Activity



- Special Projects Fostering Team Environment
 - Design of station logos for each station
 - Parking lot at station 1
 - Stucco, paint, and roof repairs for Stations 1 and 2
 - New Medic in FY 2020
 - Initial design phase for engine in FY2021
 - Training hours increased from an average of 10/month to over 20/month
 - New shift assignments to better utilize employee strengths
 - Updated project assessments to help facilitate community involvement
 - Team building activities



Fire Department Activity Report

November 5, 2019



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-3

Agenda Date 11/5/2019

Type Worksession

Department Parks and Recreation

Title

Update on Parks projects

Explanation

Overview of 2019 Parks projects

Attachments

1. WS-3 Parks Projects Overview

Parks Projects Overview

City Council Worksession
November 5, 2019

City Hall



- Beautification Project
- Removed existing landscaping that blocked the view of City Hall
- New open landscape design
- Replaced irrigation



SE Corner of Cheek Sparger/SH 26



- Beautification Project – Entry into the City
- 99 Cent Store corner
- New landscape design
- New Irrigation
- Stone landscape wall



Senior Center



- Replaced Awnings at the Main Entrance and Side Entrance
- Siding replaced



Reagan Park



- Added sprinkler heads to the infield
 - Helps with maintenance
 - Keeps the infield from getting so hard in the Summer months



Glade & Pool Roundabout



- Beautification Project
- Removed the large wall and installed a lower profile stone wall(s)
- New landscape design
- Irrigation replaced
- Added a sculpture



Pleasant Run Practice Field



- Replaced two lights on the soccer practice fields
- Inspected integrity of all of the lights



McPherson Park

- Rehabilitation of the mud cabin at McPherson Park



Village



- New large pots were placed on the four corners of the roundabout and on the west corners of Pleasant Run & Main Street
- Irrigation to the pots
- Plant material (changed out throughout the year)



Nature Center



- Pond signs have been installed at all nine of the Nature Center ponds
- The signs were made from a tree that was removed from LD Lockett Park



Entry Sign – Glade & Heritage



- Beautification Project – Entry into the City
- New landscape design
- New irrigation
- New stone landscape wall



Lightning Detectors



- Perry Weather Lightning Detectors were installed at Pleasant Run Soccer Complex and City Park
- GCISD utilizes Perry Weather Detectors
- Utilizes a weather station that is located at the GCISD Mustang Panther Stadium
- More reliable and innovative with apps that identify lightning in the area



After Hours Answering Service



- After hours answering service has been implemented for any maintenance issues in any of the parks
- Signs have been placed in all of the park restrooms



Webb House

- New landscape design around the Webb House
- Irrigation was replaced where it was needed
- In progress: Rest area that will include benches, water fountain, and bike rack. Directional signs will also be installed to direct trail users to the Webb House for use of the restroom/rest area



Scoreboards



- Colleyville Baseball Association asked to partner with the City for the purchase and installation of new scoreboards
- Colleyville Girls Softball Association partnered with the City for scoreboards about two years ago
- The City purchased and installed the scoreboards for City Park fields 4-9



Resurface

- Routine maintenance
- Every year – two tennis courts get resurfaced
- Basketball courts get resurfaced about every five years or as needed



Entry Sign – Liberty Elementary



- Beautification Project – Entry into the City
- Entry sign on McDonwell School Road and near Precinct Line Rd (in front of Liberty Elementary)
- New landscape design
- New stone landscape wall
- Irrigation replaced



Backstop Fencing



- City Park fields 4-7 – Backstop fencing was raised to help keep the foul balls from entering into spectator areas



Shade Covers



- Shade covers were replaced on all of the fields throughout City Park - fields 1-9
- Shade covers help protect the spectator bleachers, dugouts, and scorer stands



Scorer Stands

- The scorer stands were lowered on all fields at City Park - fields 1-9
- The stands were considered dangerous because the ladder used to climb into the stand would often be slick



Laser Grade

- City Park fields 4-6 were laser graded
- Infield grass was removed and soil was added to grade the infields appropriately for drainage purposes and to correct any lips
- New sod was installed



City Park Quad Area



- Areas where landscape had difficulty growing due to shade and heavy traffic
- Added stamped concrete for teams to congregate before and after games
- Lined the tree beds with a stone landscape wall to contain the pecan mulch



Field Maintenance Boxes



- Installed field maintenance boxes - City Park fields 1-9
- CBA & CGSA Logos were placed on each box appropriately per field
- Each box contains tools such as rakes, tamp, drag mat, base tool, etc.
- Coaches and teams can help maintain fields between practices and games



SW Corner – Cheek Sparger & SH26

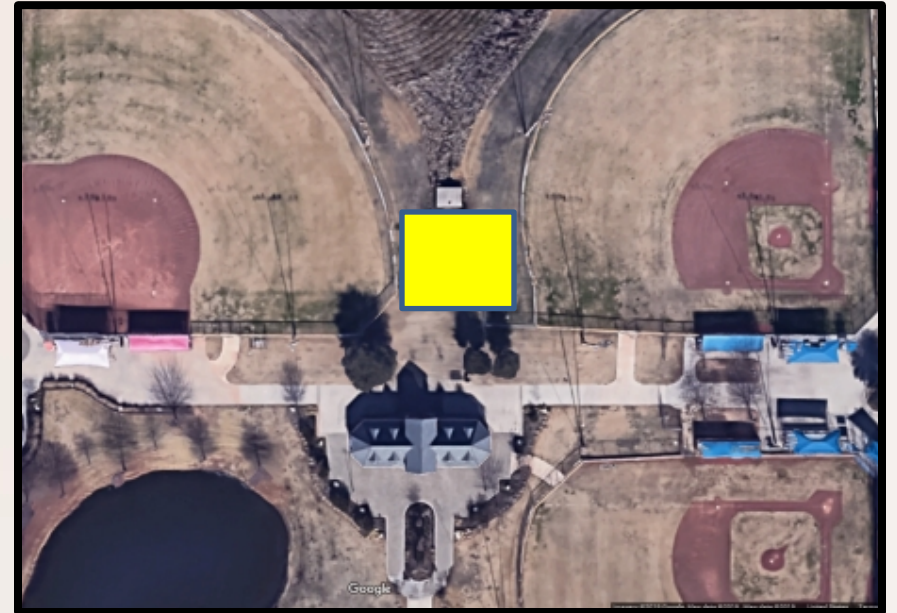


- Beautification project – Entry into the City
- 7-Eleven corner
- New landscape design
- New irrigation
- New stone landscape wall



Next Steps

- Sand volleyball relocation – City Park
- Batting cages & warm-up area – City Park Softball



Questions and Discussion



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-4

Agenda Date 11/5/2019

Type Worksession

Department City Secretary

Title

Discussion of the November 5, 2019, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 1

Agenda Date 11/5/2019

Type Executive Session

Department City Secretary

Title

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

- Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including:

- Acquisition of real property along Main Street
- Acquisition of real property along SH26

Section 551.087 - Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

Attachments

RESOLUTION R-19-4432

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF NOVEMBER 5, 2019**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 5TH DAY OF NOVEMBER 2019.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 3

Agenda Date 11/5/2019

Type Announcements, Proclamations, and Presentations

Department City Manager

Title

In recognition of the Featured Business of the Month - Benny's Cafe, 4712 Colleyville Boulevard Suite 100, owner Benny Polisi - Councilmember Tammy Nakamura and Assistant City Manager Adrienne Lothery

Expression of appreciation to the City Council - Phillip and Luke Webb

Attachments

RESOLUTION R-19-4433

**A RESOLUTION APPROVING CITY COUNCIL ACTION UNDER
CONSENT ITEMS AT THE REGULAR CITY COUNCIL MEETING OF
NOVEMEBR 5, 2019**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the regular City Council meeting of October 15, 2019
 - b. Approval of the sale of abandoned property

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 5TH DAY OF NOVEMBER 2019.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

City Hall
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Tuesday, October 15, 2019

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, October 15, 2019, at 5:00 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, Kathy Wheat, George Dodson, Chuck Kelley, (arrived at 5:18 p.m.) and Callie Rigney.

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Community Development Director Ben Bryner, Parks and Recreation Director Lisa Escobedo, Community Relations Specialist Erin Spicer, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of the Colleyville Business Center

Assistant City Manager Mark Wood presented this item and advised the City Council the sub-lease agreement with Wells Fargo is in the final review stages. Manager Wood provided a review of the steps taken to arrive at this point, highlighted the citizen survey in which residents noted the City should focus on economic development and retention, and reviewed the associated costs, funding accounts, and focus of the Business Center over the next five years.

WS-2 SH26 median design discussion of vertical elements

Assistant City Manager Adrienne Lothery provided a recap of the median design plans before turning the presentation over to Stan Cowan, MESA, the City's design firm. Mr. Cowan presented designs and options for each gateway. Following discussion, the City Council provided direction to MESA. Updates will be brought before the Council as the median designs are completed.

WS-3 Update on residential permit fees

Community Development Director Ben Bryner presented this item. There was discussion regarding the fees for remodeling projects. The City Council advised staff more data is needed and directed staff to follow-up with City Council after the end of the first quarter.

WS-4 Discussion of the October 15, 2019, City Council regular agenda items

Mayor Newton said he would like City Council to join him in front of the dais during announcements when he recognizes the City awards.

Mayor Newton closed the worksession at 6:32 p.m.

Mayor Newton called the Executive Session to order at 6:33 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

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

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including:

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Mayor Newton explained the Executive Session had been called in accordance with the Texas Government Code, Chapter 551, Subchapter D, Section 551.071, Legal, Section 551.072, Real Estate, and Section 551.087, Economic Development. He further explained there would be no decisions made or action taken during this time. Executive Session was adjourned at 7:06 p.m.

The regular meeting of the Colleyville City Council was called to order by Mayor Newton at 7:30 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Kathy Wheat, George Dodson, Chuck Kelley, and Callie Rigney.

INVOCATION: Pastor Patrick Webb, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-19-4429

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

The Mayor and City Council made the following announcements:

TML Excellence Award: Last week the Texas Municipal League honored the City of Colleyville with the Texas Municipal League Municipal Excellence Award for our Quarterly Business Programs. These programs were recognized for exceptional "city spirit" for a community over 25,000 population. Our ongoing effort to address the challenges of SH26 construction and engage our residents and business owners showed how a community can work together addressing adversity. Engaging our school PTAs, business owners, residents and charitable organizations, Colleyville came together with a city spirit that garnered attention across the state. It was an honor to receive this award as part of the TML annual conference opening session. This recognition allowed our city's exceptionalism to be on display for our peers across the state of Texas. Congratulations Colleyville!

TEDC Award: In addition to the TML recognition, the Texas Economic Development Council also awarded the City of Colleyville with the Community Economic Development Award for "excellence" related to our Quarterly Business Incentive Programs ("Q" Programs). Unlike TML, this group's focus was on the economic development impact of our "Q" programs. Specifically, they noted the secondary benefit of our programs reaching beyond traditional economic development measures of community benefit. The use of our "Q" programs to connect our community's two greatest assets – our residents and our businesses. These programs benefitted all stakeholders in the community: businesses, citizens, PTA's, schools and nonprofits. Congratulations to our community for this wonderful acknowledgement of our efforts.

Citizen Survey Underway: The City of Colleyville conducts a Citizen Survey every two years to get resident perspectives about the community and available services. Residents' opinions and insights shape the plans and actions of the City of Colleyville. The survey will help city leadership gauge how the City is performing, but more importantly, it plays a critical role in determining future City programs and initiatives. Please take a few minutes to complete the online survey. Your answers will be anonymous and results will be tabulated by a third party. Residents have until November 9 to offer their valuable feedback. A link to the survey can be found at Colleyville.com.

Colleyville and Bedford Team Up: Colleyville and Bedford staff are teaming up on a grant application for funding to replace the pedestrian trail along Cheek-Sparger. This 2 mile trail is used by residents of both communities and is a major east-west pedestrian connection traversing Colleyville's southeastern section. A grant application will be filed later this fall with coordination between the two communities. If funded, the project would see 80% of the cost in the form of a grant.

Upcoming Events Reminder:

Haunted Trail Fest: October 19 – 6-9 PM at the Nature Center, 100 Mill Creek Drive

Art on Main: November 16 – 11AM-3PM; City Plaza

Join us for Art on Main, an art festival that will take over Main Street in Colleyville November 16. Attendees will enjoy a variety of art vendors, music, food trucks, entertainment, an interactive children's art area, and more. If you are a local artist and would like to participate in Art on Main, please complete our on-line application or call Erin Spicer at 817-503-1113. Applications are to be completed by October 31.

Tree Lighting: December 6 – 5-8PM; City Plaza

Applications to participate in the City of Colleyville's 2019 Community Decorated Christmas Tree Display are now available on our website at Colleyville.com. The community tree program is an annual tradition in Colleyville. If your group is interested in decorating a tree, please submit a completed application no later than October 30. It would be a blue Christmas without the participation of the many wonderful groups in this community who donate their time and talent for this project. Thank you for helping us spread holiday cheer!

Fire Department Compliance Inspection Recently Conducted: The Texas Commission on Fire Protection recently conducted its biennial compliance inspection of the Fire Department. The evaluation includes inspection of safety equipment, record keeping and evaluation of standard operating procedures. The department completed the process without having any noted deficiencies. Thanks to everyone that participated in making it a huge success!

Peace Together Walk: All are invited to participate in, or volunteer for, the second annual Peace Together Walk, Saturday November 2, 2019. This walk provides an opportunity for different faiths to walk while building relationships. Opening will be at 2:00 at the Colleyville Masjid Mosque (Brown Trail and Cheek-Sparger) and will then begin the 2.5 mile walk to Congregation Beth Israel. More information can be found at peacetogetherevents.com

In recognition of the Featured Business of the Month - Benny's Cafe, 4712 Colleyville Boulevard Suite 100, owner Benny Polisi - Mayor Richard Newton and Assistant City Manager Adrienne Lothery

Mr. Polisi could not be present and will be recognized at the next meeting.

4. CONSENT: READING AND PUBLIC HEARING- RESOLUTION R-19-4430

- 4a** Approval of the minutes of the regular City Council meeting of October 2, 2019
- 4b** Approval of the minutes of the Special City Council meeting of September 23, 2019
- 4c** Approval of an Interlocal Agreement and funding for the Metroport Teen Court Program
- 4d** Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment

Mayor Newton read Resolution R-19-4430 in its entirety.

Chief Financial Officer Kyle Lester reviewed item 4c and Assistant City Manager Mark Wood reviewed item 4d.

There were no questions from the City Council.

Mayor Newton opened the public hearing at 7:55 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 7:55 p.m.

Councilmember Nakamura made a motion to approve Resolution R-19-4430 and Councilmember Dodson seconded the motion.

The motion to approve carried by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

5. ITEMS NOT FOR CITY COUNCIL ACTION

- 5a** Monthly Financial Report - September 2019

Chief Financial Officer Kyle Lester reviewed the financial report, noting the year end closeout is not complete, therefore the September report is not final.

CFO Lester provided a review of each fund and a five-year average trend comparison. He noted it appears the surplus in the Utility Fund at year end will be approximately \$1.5 million.

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

6a Ordinance O-19-2099

Consideration of a Special Use Permit for Alcoholic Beverage Sales – On-Premise Consumption on Lot 1, Block 1, of the Towne Square Addition, located at 5604 Colleyville Boulevard, Suite A & B, Case ZC19-011

Mayor Newton read the caption of Ordinance O-19-2099.

Community Development Director Ben Bryner presented this item, noting there are no changes from the first reading and no responses to the notification. Director Bryner stated at the last meeting the City Manager suggested not limiting the anticipated business hours in case the restaurant wanted to open for lunch.

Mayor Newton asked June Gonzales, 7651 Cypress Court, the applicant, if she would like to change business hours to 11 a.m. to 9:00 p.m. Mrs. Gonzales stated she would and thanked the City Manager and City Council for the consideration.

Mayor Newton opened the public hearing at 8:15 p.m. There was no one present wishing to speak and Mayor Newton closed the public hearing at 8:15 p.m.

Councilmember Rigney made a motion to approve Ordinance O-19-2099, amending the hours to be 11:00 a.m. to 9:00 p.m., and Councilmember Wheat seconded the motion.

The motion to approve carried by the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

7. CITIZEN COMMENTS

There was no one present wishing to speak.

8. REPORTS

Zoning Board of Adjustment - April 10, 2018
Zoning Board of Adjustment - August 15, 2018
Zoning Board of Adjustment - October 9, 2018
Sign Board of Appeals - December 11, 2018
Sign Board of Appeals - April 9, 2019
Sign Board Appeals - June 11, 2019

There was no discussion of this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, OCTOBER 15, 2019 - READING AND PUBLIC HEARING - RESOLUTION R-19-4431

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 8:17 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 5TH DAY OF NOVEMBER 2019.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b

Agenda Date 11/5/2019

Number

Type Resolution

Department Public Works

Title

Approval of the sale of abandoned property

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

The City's purchasing manual requires the City Council to authorize the disposal of salvage items and obsolete, non-serviceable vehicles and equipment before property can be removed from inventory and disposed of by public auction or other approved means.

At the October 15, 2019, City Council meeting, Resolution R-19-4430 was approved by City Council which allows listed items to be auctioned. A list of abandoned items from the Police Department was not attached, therefore staff is seeking approval to send the attached list of items to auction.

In May 2010, City Council approved Resolution R-10-3230, which authorized a professional services agreement with Rene Bates Auctioneers of McKinney, Texas, to conduct City auctions in an online format. Rene Bates has performed multiple auctions in the past nine years for the City of Colleyville, with little to no issues. Rene Bates charges a fee of 7.5 percent of the gross auction sales for their services.

The five year history of proceeds from the auctions are as follows:

Year	Proceeds
2014	\$ 18,512.51
2015	\$ 39,228.52
2016	\$106,109.05
2017	\$ 49,195.84
2018	\$ 14,061.94

Financial Impact

The financial impact of the auction will be determined by the gross proceeds of the auction less a 7.5 percent fee charged by the auctioneer.

Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. 2019 Disposal List PD Appliances

City of Colleyville
November 2019 Sale/Disposal List

Item #	Qty.	Item Description	Model	Serial/VIN
Police				
PD-12	1	Sub Zero Refrigerator - 42"B-1-FD SXS RF	BI-42UFD/S/TH	F4539861
PD-13	1	KitchenAide Refrigerator		
PD-14	1	Thermador Refrigerator - 36" B-I-FD SXS RF	T36BT920NS	227110287698003000
PD-15	1	Jenn-Air Range Top Stove	JGRP548WP02	DS4312340
PD-16	1	Jenn-Air Refrigerator - SXS RF	JF36NXFXDE01	K82918834
PD-17	1	Thermador Refrigerator	T42BR820NS00	9307000664
PD-18	1	Viking Oven	VGR5366BSS01	051618C10290714
PD-19	1	Jenn-Air Refrigerator - 42" SXS RF	J42PPDUDE01	K82514808
PD-20	1	Cosmo Range/Oven - 36" Gas Range	COS965AG	563724717100113
PD-21	1	Kitchen Aide Stove - 30" Wall Oven	K0SE500ESS02	D70717735
PD-22	1	Electrolux Wine Cooler - 4.6cuFT Bev Cooler	FFBC4622QS	KA73295950
PD-23	1	Scotsman Mini Fridge - U/C Ice Maker	CU50	18011320014981
PD-24	1	Jenn-Air Range	JGCP548WP-2	D80407875
PD-25	1	Sub Zero Refrigerator - sxs w/tube handles	BI-42SD/STH	F4520349
PD-26	1	Wolf Oven - 30" double wall oven	D030TM/S.THG	17464704
PD-27	1	Wolf Range Top - 36" sealed burner gas range	SRT366	18372001X



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 11/5/2019

Number Ordinance O-19-2100

Type Ordinance

Department Community Development

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

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 property development and operation of a new auto and truck rental use, Enterprise Rent-A-Car.

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 and 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 district. The request is to construct a 1,602 square foot building for an auto and truck rental business (Enterprise Rent-A-Car).

Purpose: The purpose of a Planned Unit Development (PUD-C) 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-C, 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-C would mean an approval of the auto and truck 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 and truck 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 and truck 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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request as presented at their October 14, 2019 meeting by a vote of 5-0.

Financial Impact

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

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. Ordinance O-19-2100

Aerial Map

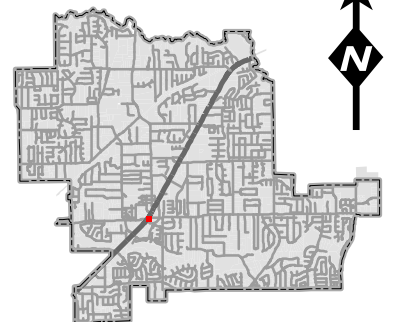


ZC19-012
4917 Colleyville Blvd

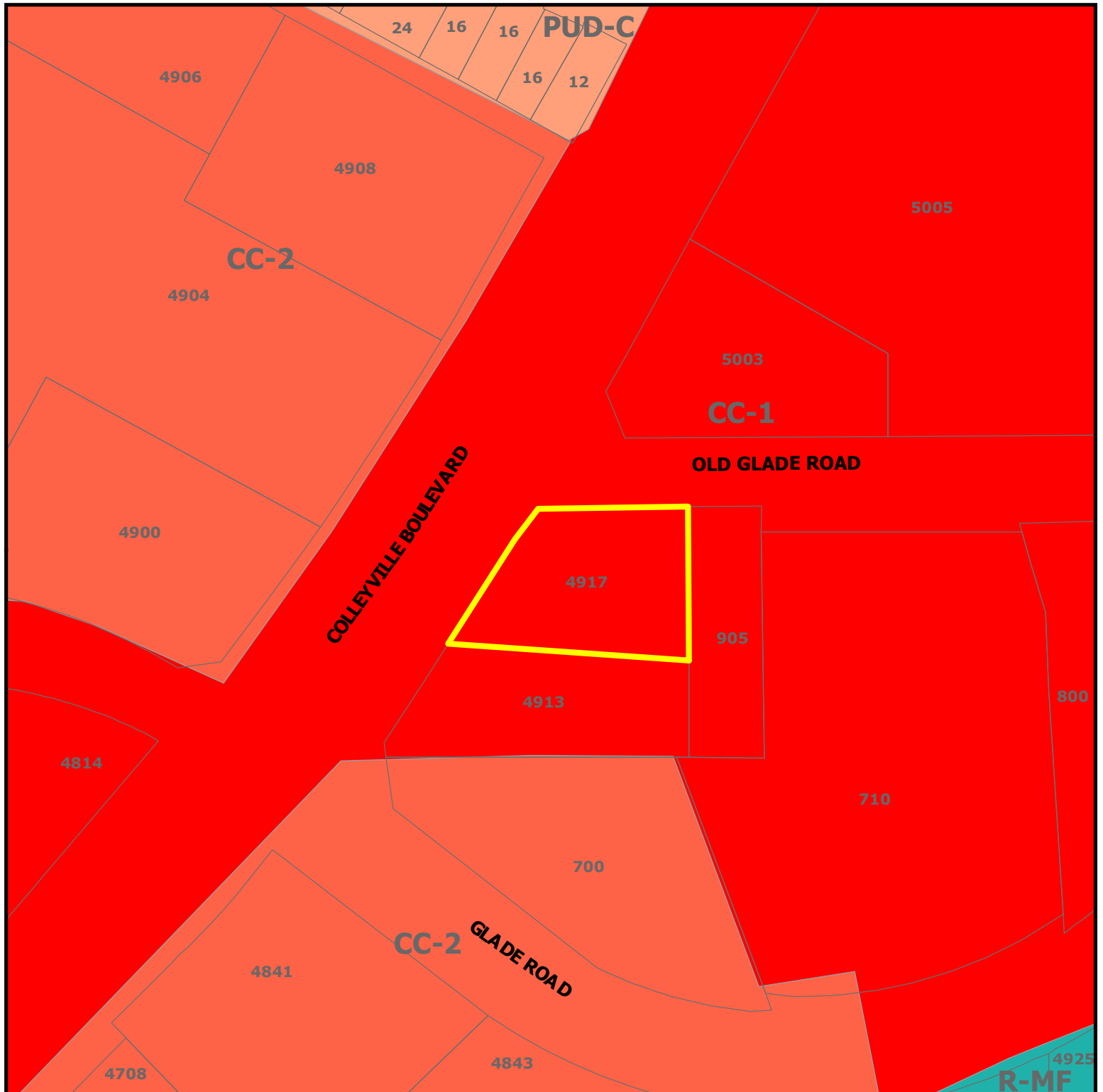
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Subject Property



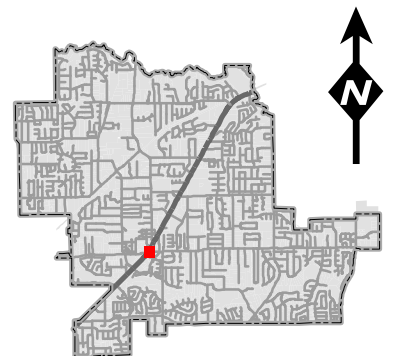
Zoning Map



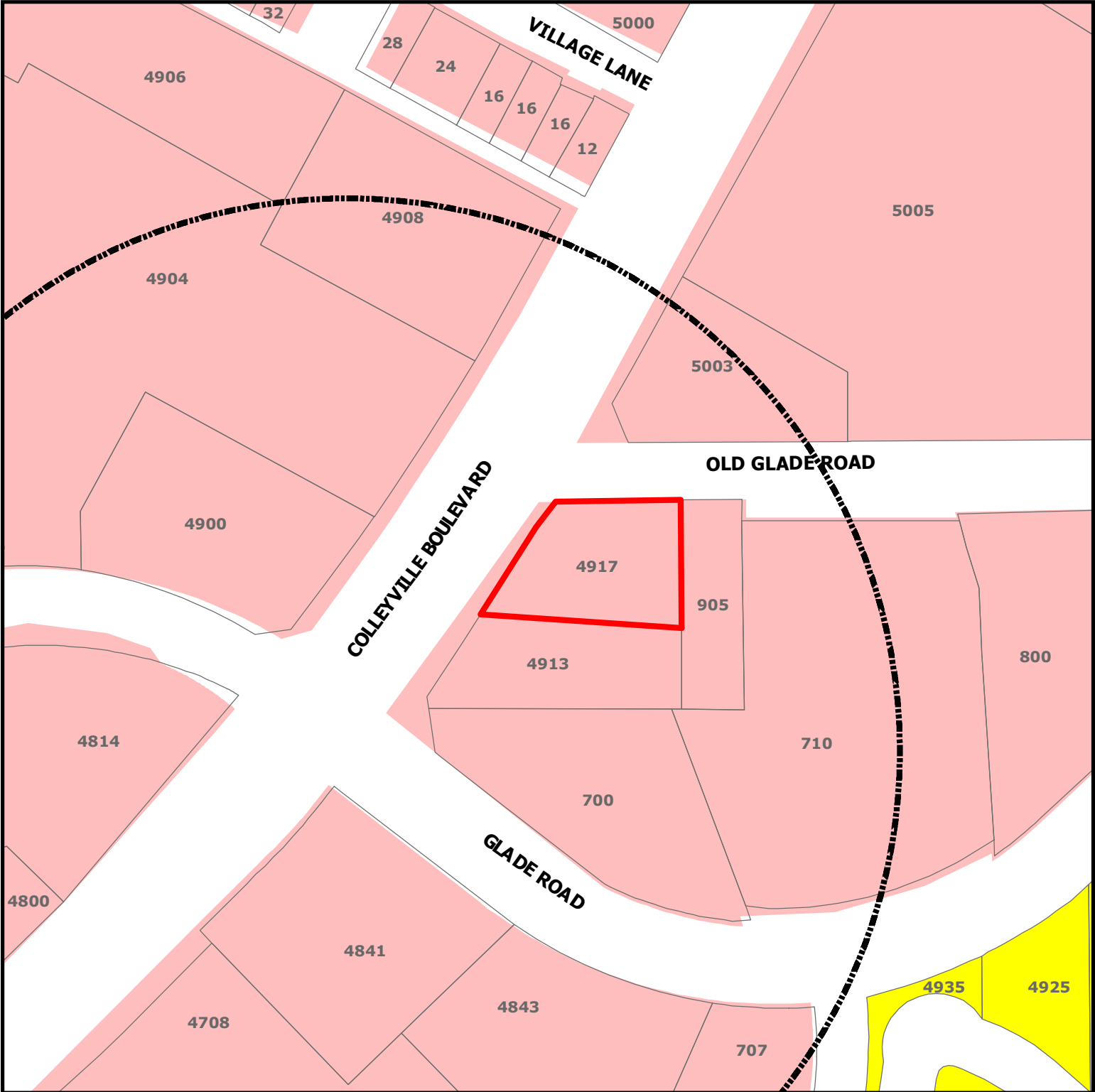
ZC19-012
4917 Colleyville Blvd

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 Subject Property



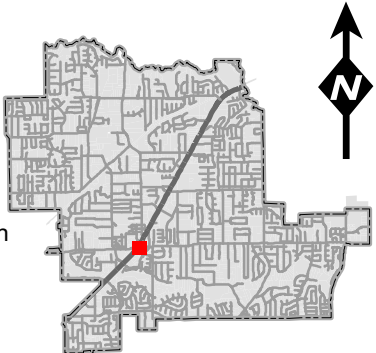
Future Land Use Map



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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	
TOTAL	<u>24 SPACES</u>

EXCEPTIONS TO THE TITLE COMMITMENT

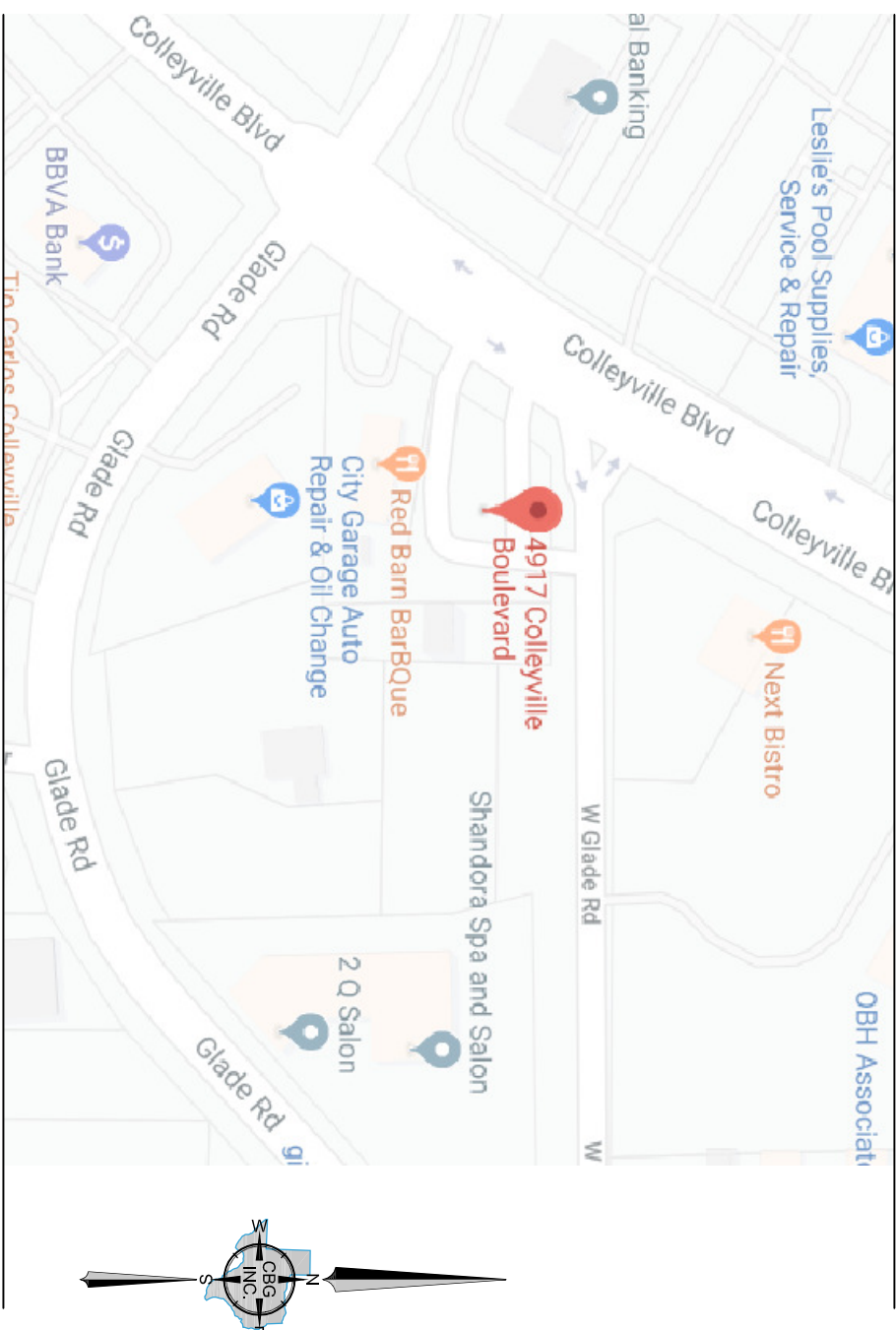
This survey is made relying on information provided by Stewart Title Guaranty Company with an Effective date of January 21, 2019 and an issued date of January 28, 2019, in connection with the transaction described in GF# 19000220017.

Exception No.	DESCRIPTION OF EASEMENT	Applicable to Subject?	Shown Graphically on Attached Survey Plat
10b	Easement, Right-of-way and/or Agreement, filed 01/27/1956, recorded in Volume 2853, Page 185, Real Property Records, Dallas County, Texas.	NO	NO
10d	Non-access or limited access highway disclosed by deed in the State of Texas, filed 12/04/2005, recorded in Clerk's File No. 0206579370, Real Property Records, Tarrant County, Texas.	YES	YES

LEGEND

- [illegible]

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. D213219661, Official Public Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

South right-of-way line of Glade Road, (Variable width right-of-way):
relocated in Instrument No. D215060780, (Official Public Records, Tarrant County, Texas, said point being on the
BEGINNING of a found at the Northwest corner of a tract of land conveyed to Nelda E. Thompson by Deed

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, as 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 2,928.79 feet, a delta of 00 degrees 51 minutes 16 seconds, and a chord bearing and distance of North 22 degrees 27 minutes 11 seconds East, 45.68 feet;

Northeasterly 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 on 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. 46433C0005K, with a date of identification of 09/25/2009, Community No. 480390, 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

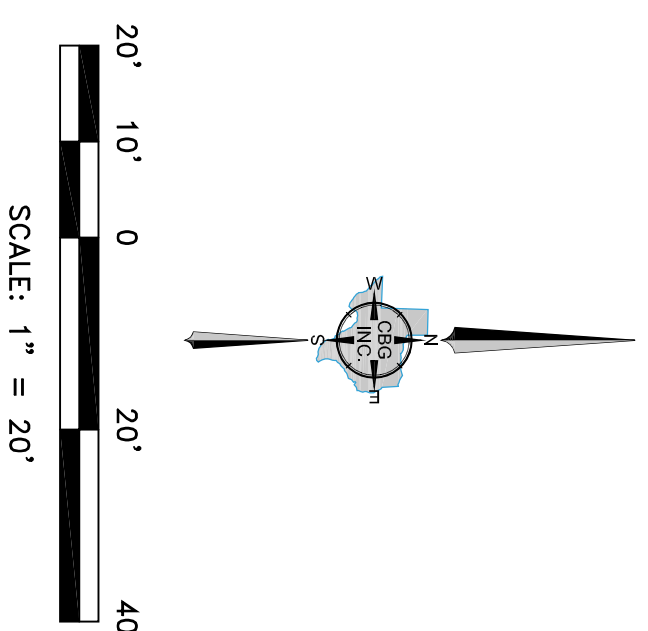
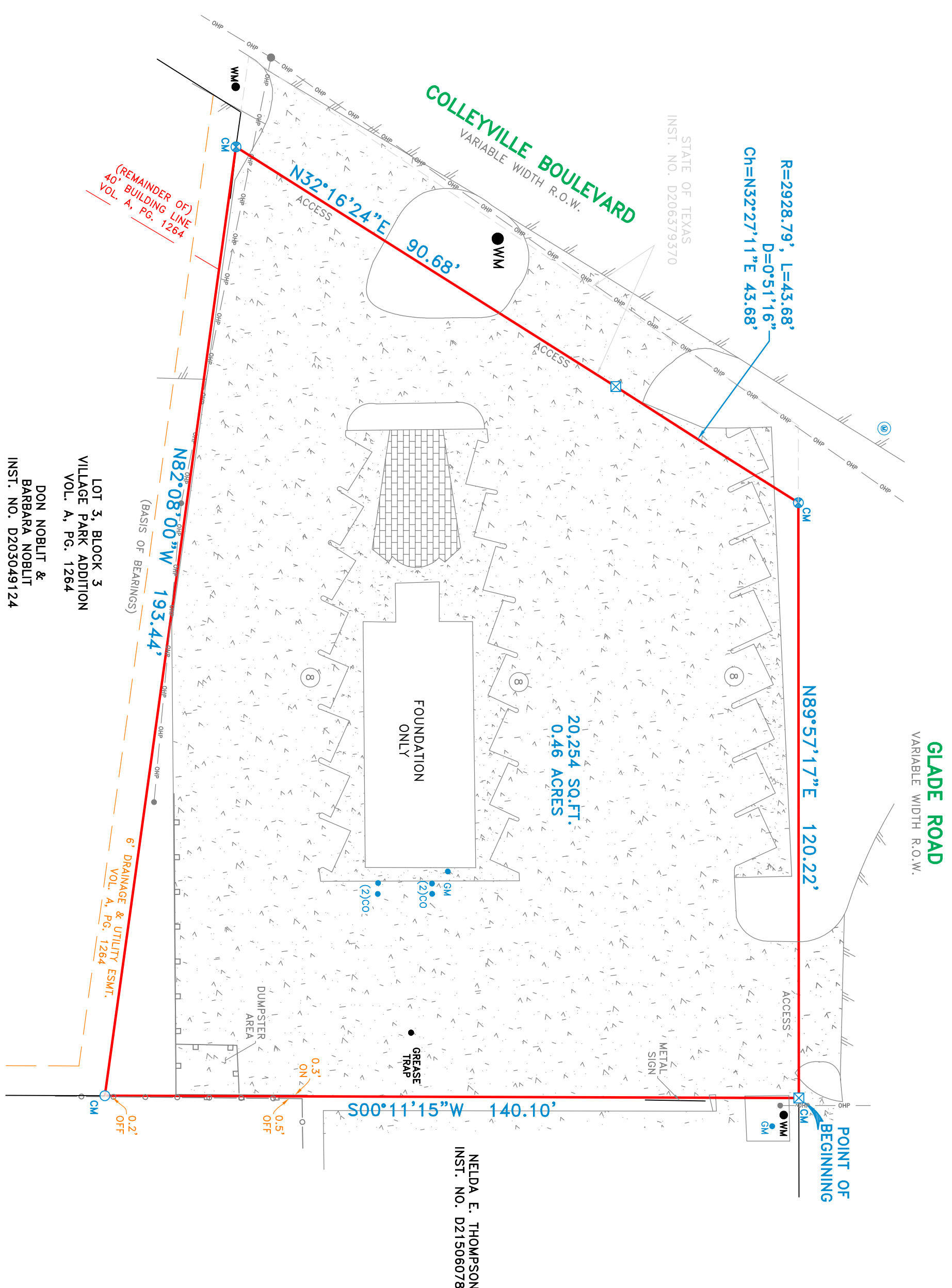
To: Palio Partners, LLC and Stewart Title Guaranty Company in connection to transaction GF# 19000220017:

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(o), 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


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.cbgsurveying.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 (1 SPACE PER 300 SF) 2,350 SF	8 (1 ADA)
PARKING PROVIDED	28 (2 ADA)

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

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

PROPOSED ENTERPRISE
GLADE RD &
COLLEYVILLE BLVD
COLLEYVILLE, TX

No.	DATE	REVISION	BY

CONCEPTUAL SITE PLAN

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

SHEET

SP-1

File No.

[illegible]

ENTERPRISE
4917 COLLETVILLE BLVD
COLLETVILLE, TN



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



M. J. WRIGHT & ASSOCIATES, INC.

-ARCHITECTS-

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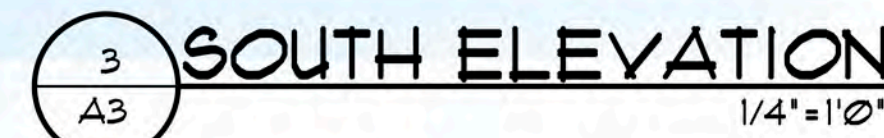
Sheet No.

A2

Project No
19107ENT

Sheet No.
A3.
Project No.
19107ENT

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$$1/4'' = 1' - \emptyset''$$

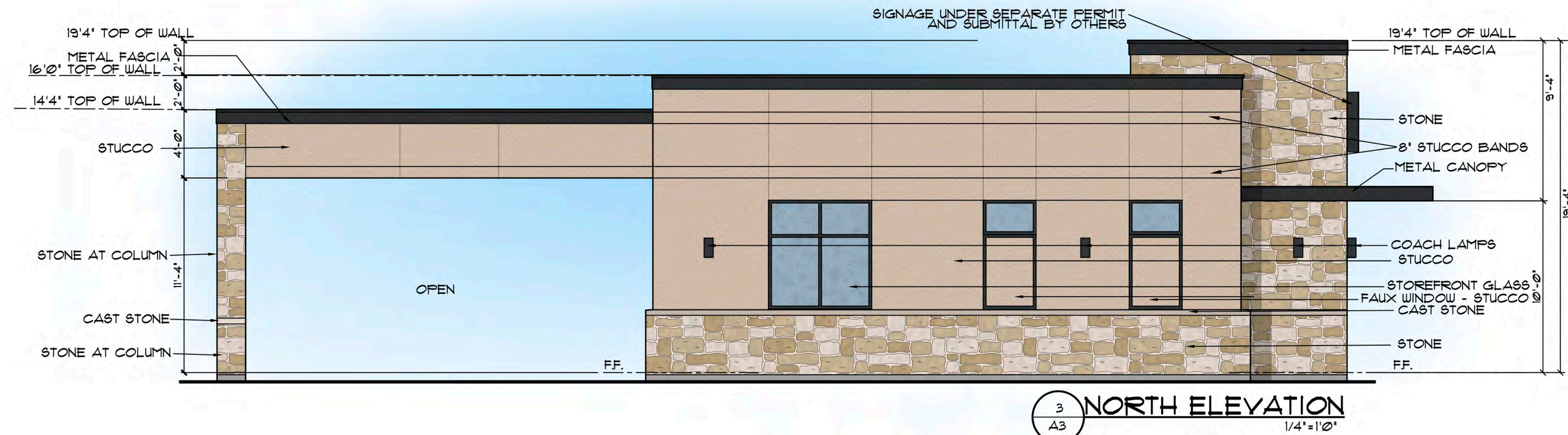
$$1/4'' = 1' - \emptyset''$$

REFUSE CONTAINER
REAR ELEVATION

$$1/4'' = 1' - \emptyset''$$

REFUSE CONTAINER
RIGHT ELEVATION

$$1/4'' = 1' - \emptyset''$$



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

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF THE ARCHITECT'S SEAL AND SIGNATURE. IT IS THE ARCHITECT'S RESPONSIBILITY TO MAINTAIN THE ACCURACY OF THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND FOR THE ORIGINAL FILE. THE ARCHITECT'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL CHANGES TO THE ORIGINAL FILE. THE ARCHITECT'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL CHANGES TO THE ORIGINAL FILE. THE ARCHITECT'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL CHANGES TO THE ORIGINAL FILE.

ENTERPRISE
4911 COLLEYVILLE BLVD
COLLEYVILLE, TX

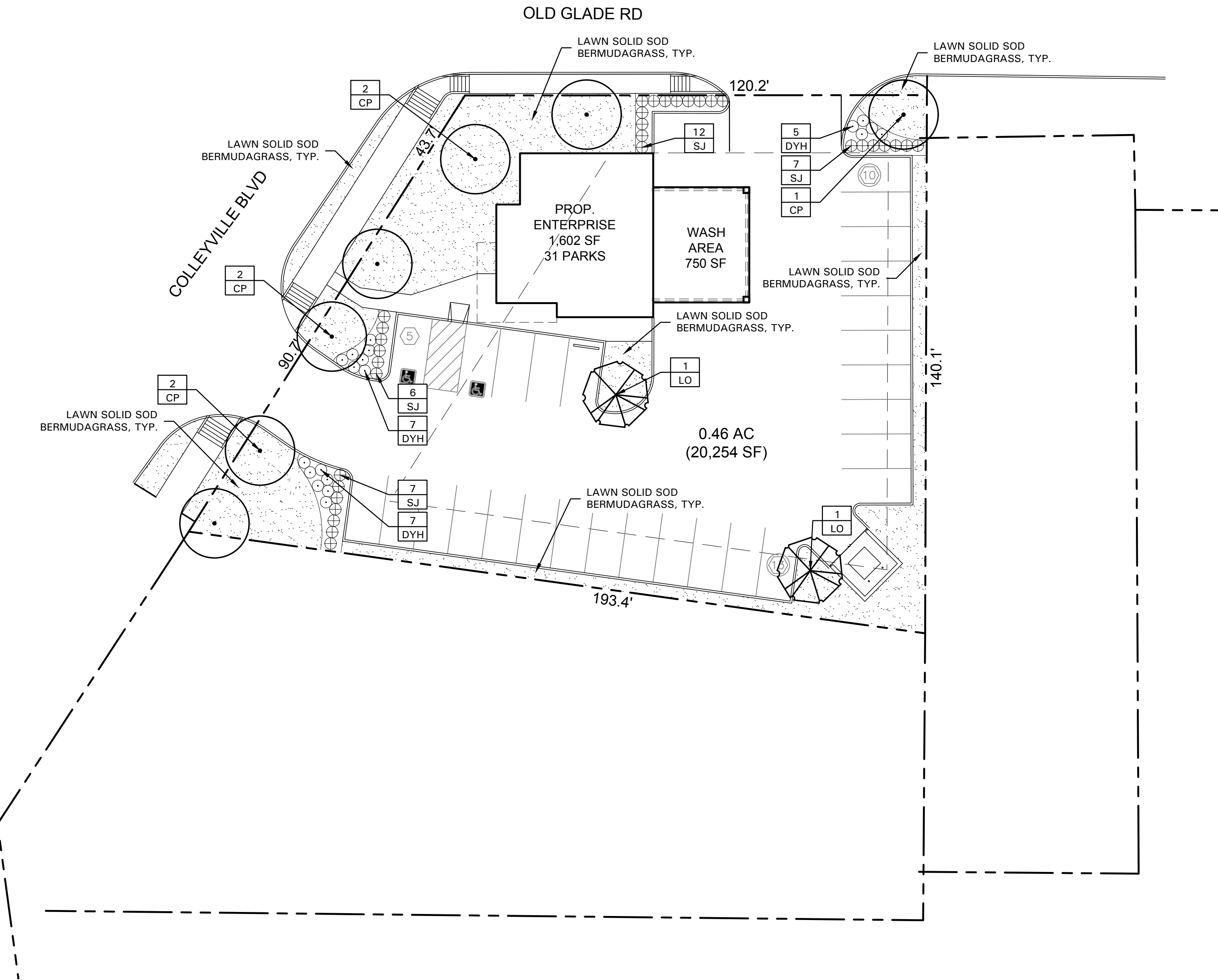


M.J. WRIGHT & ASSOCIATES, INC.
8233 MIDCITIES BOULEVARD STE. A, NRH TX 76182
OFFICE: 817/268-5555 MJW@MJWRIGHT.COM
FAX: 817/268-5558 WWW.MJWRIGHT.COM

ARCHITECTS

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Sheet No.
A3.2
Project No.
1910TENT



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

1. 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.
2. 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.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. 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.
5. 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.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. 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.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
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, LITTER, 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.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. 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.
4. 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.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. 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.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. 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.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. 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 4,051 s.f. (20%)	Provided 4,995 s.f. (25%)
Required 2,026 s.f. (50%)	Provided 3,593 s.f. (89%)
Required 8,360 s.f. (50%)	Provided 8,900 s.f.

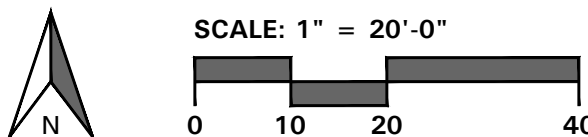
- STREET FRONTAGE REQUIREMENTS
1. Landscaping shall include the retention or planting of one (1), three (3) inch cal. tree for every 40 l.f. of street frontage.
 2. Shrubs shall be provided such that one (1) 18" tall or five (5) gallon plant shall be planted on-site for each five (5) l.f. of public street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

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

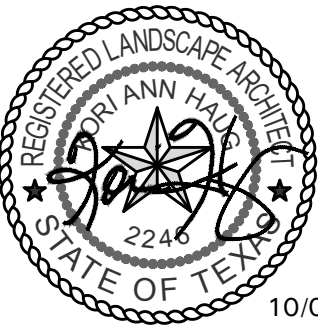
OLD GLADE ROAD: 120 l.f.	
Required (3) trees, 3" cal. (24) shrubs, 5 gal.	Provided (3) trees, 3" cal. (24) shrubs, 5 gal.

- PARKING LOT LANDSCAPING REQUIREMENTS
1. 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 (2) trees, 3' cal.	Provided (2) trees, 3' cal.



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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.

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.

- 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.

- 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.

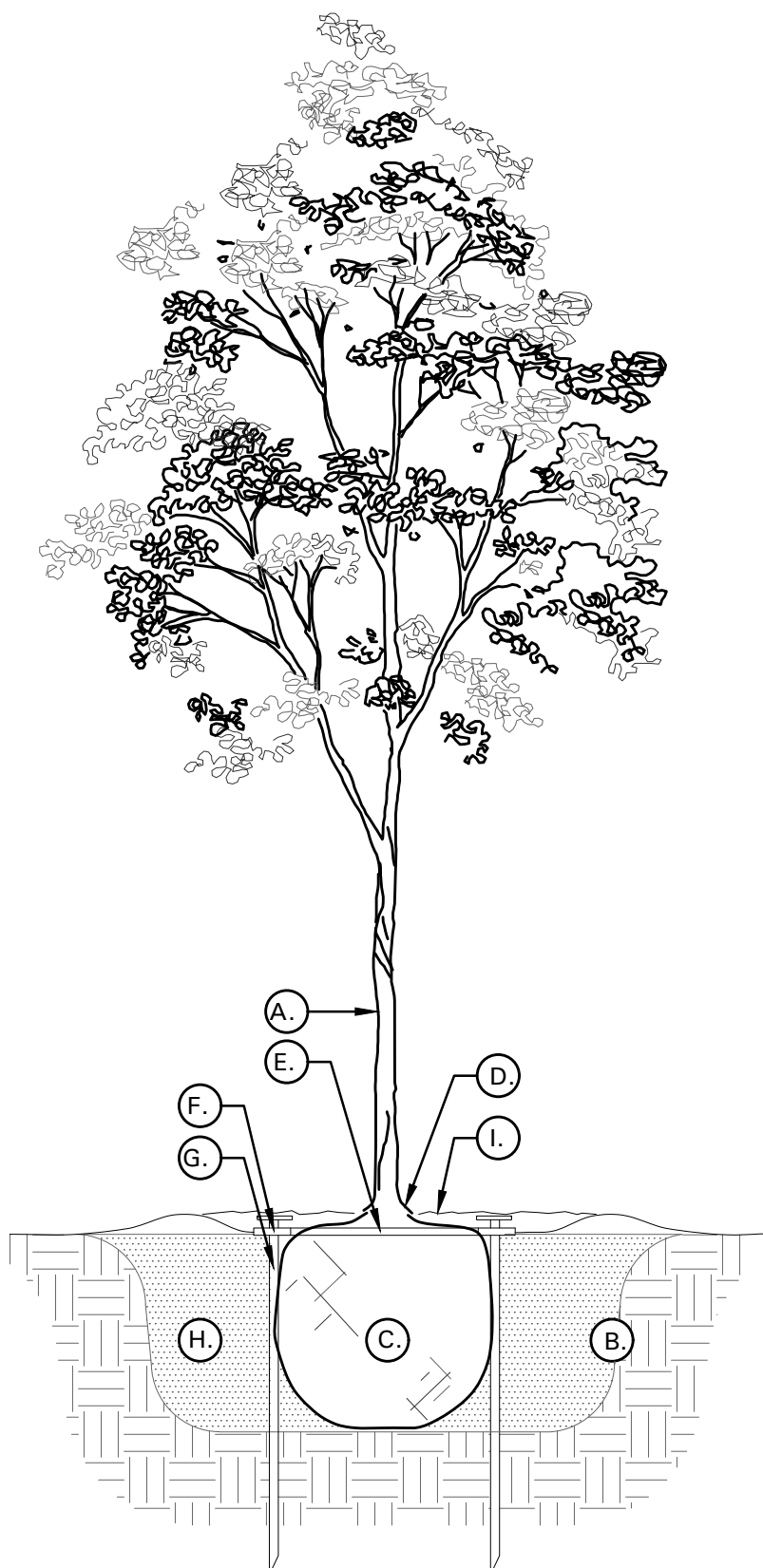
Q. Steel Curbing Installation:

- 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

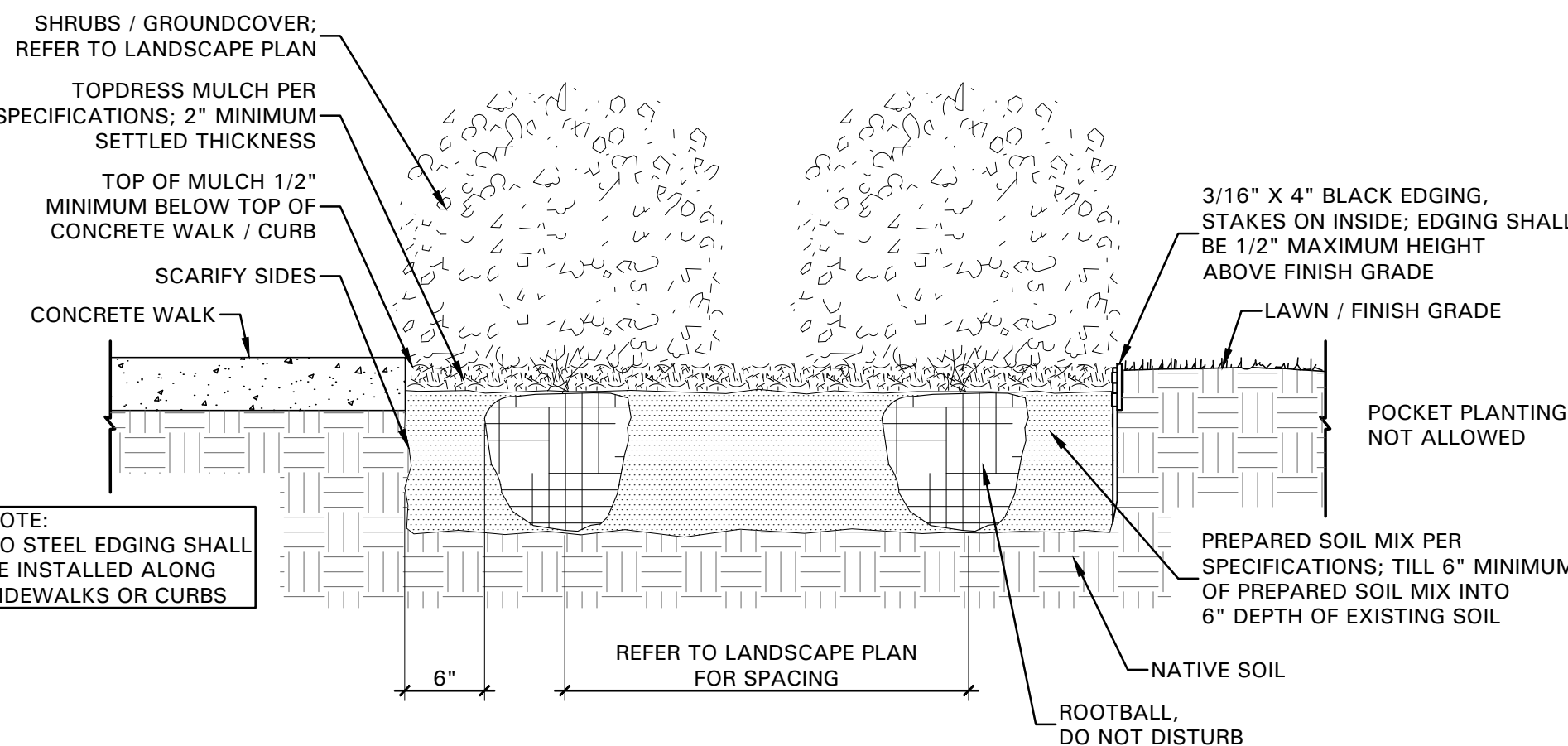
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; 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 www.treestakesolutions.com

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

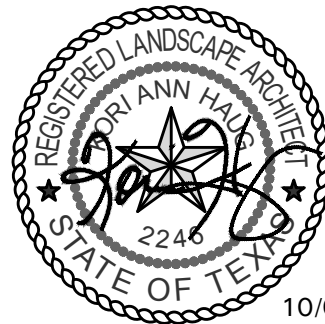
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



SHRUB / GROUNDCOVER DETAIL



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Enterprise
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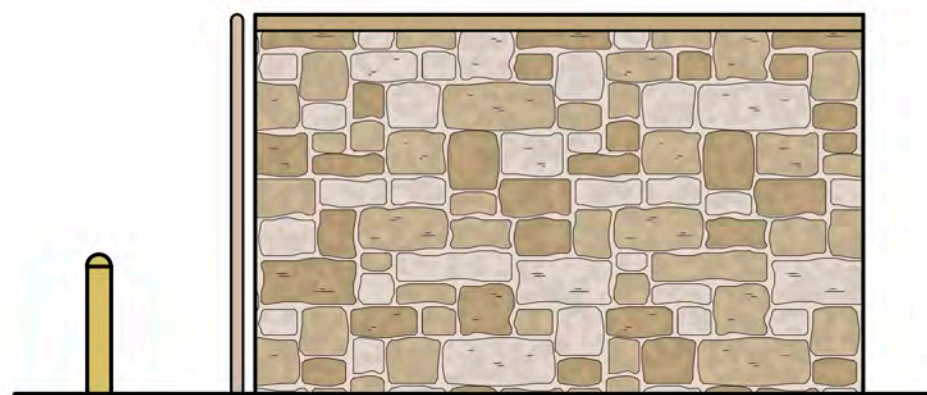
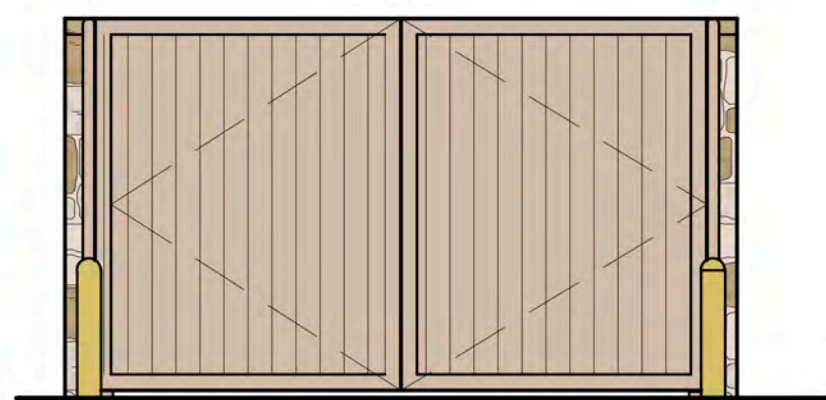
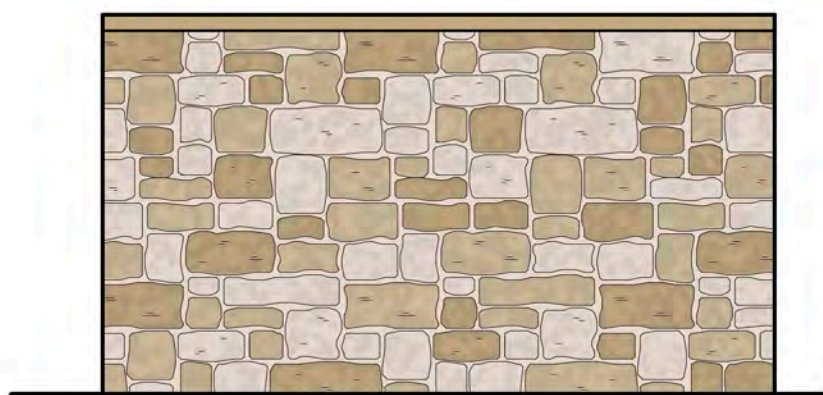
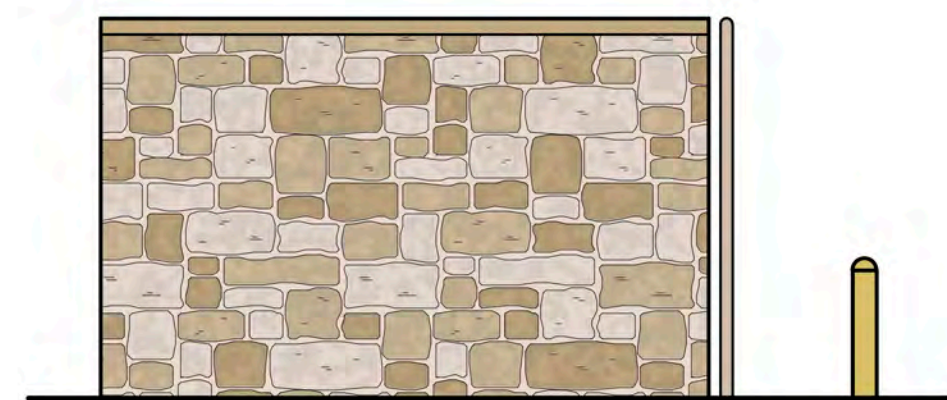
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Issue Date: 09.12.2019
Drawn By: HEM
Checked By: KAH

Revisions
No. Date: Detail:
1 10.04.19 City Comments

Sheet Title:
LANDSCAPE
SPECIFICATIONS
AND DETAILS

Sheet Number:

L1.02



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.
8233 MID-CITIES BOULEVARD STE. A, NRH TX 76182
OFFICE: 817/289-5555 MJW@MJWRIGHT.COM
FAX: 817/289-5558 WWW.MJWRIGHT.COM



Sheet No.
A3.1
Project No.
191210TENT

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Date 9/24/19
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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



Sheet No.

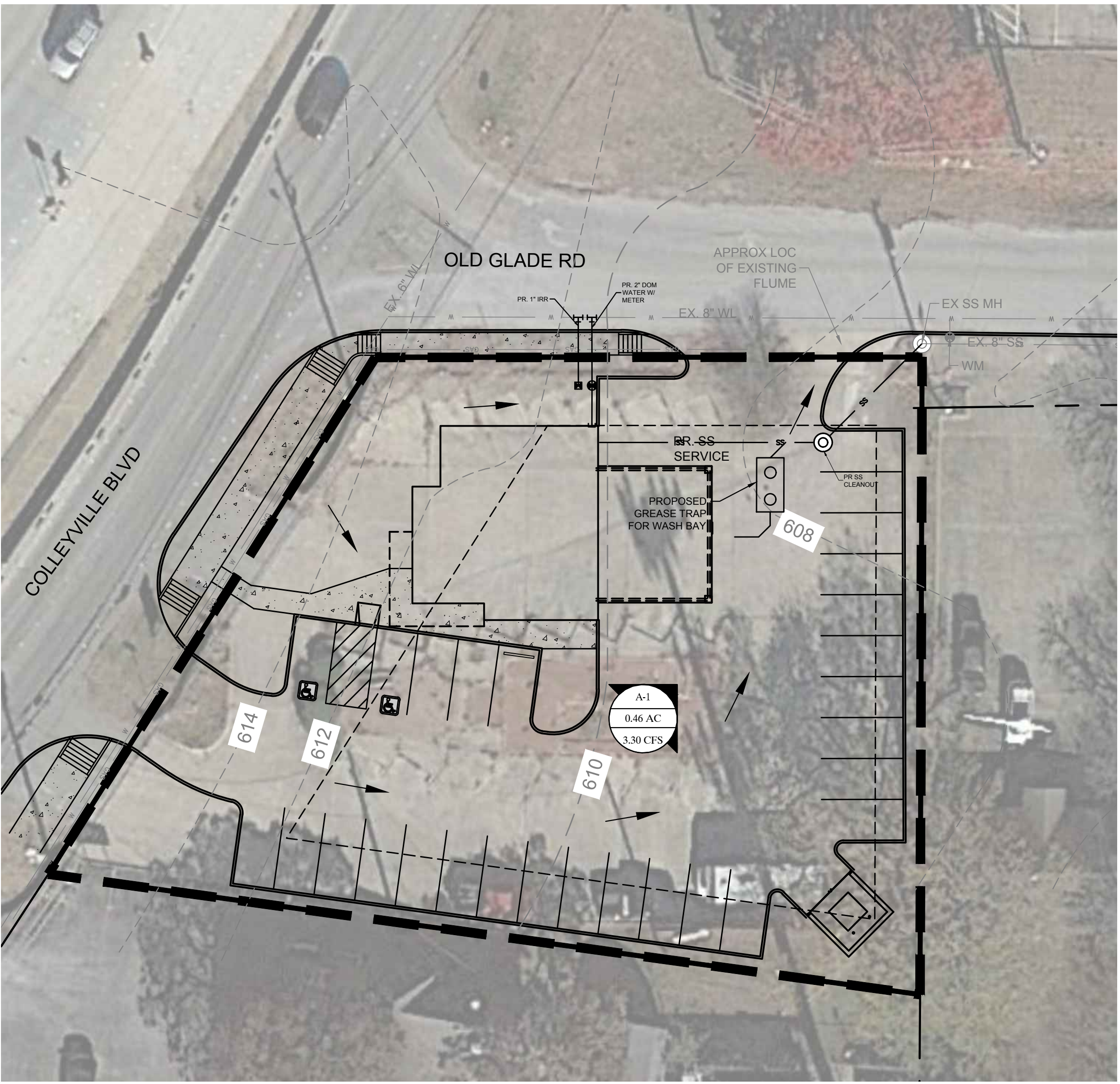
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Project No.
19101ENT

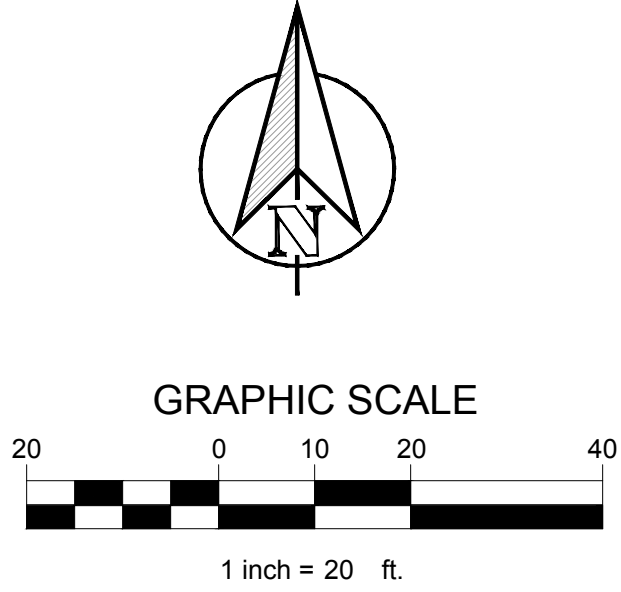
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 LAST SAVED: 10/1/2019 12:53 PM



EXISTING DRAINAGE



PROPOSED DRAINAGE



LEGEND	
	- DRAINAGE AREA - DRAINAGE AREA IN ACRES - 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 ₁₀₀ (IN/HR)	Q ₁₀₀ (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 ₁₀₀ (IN/HR)	Q ₁₀₀ (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

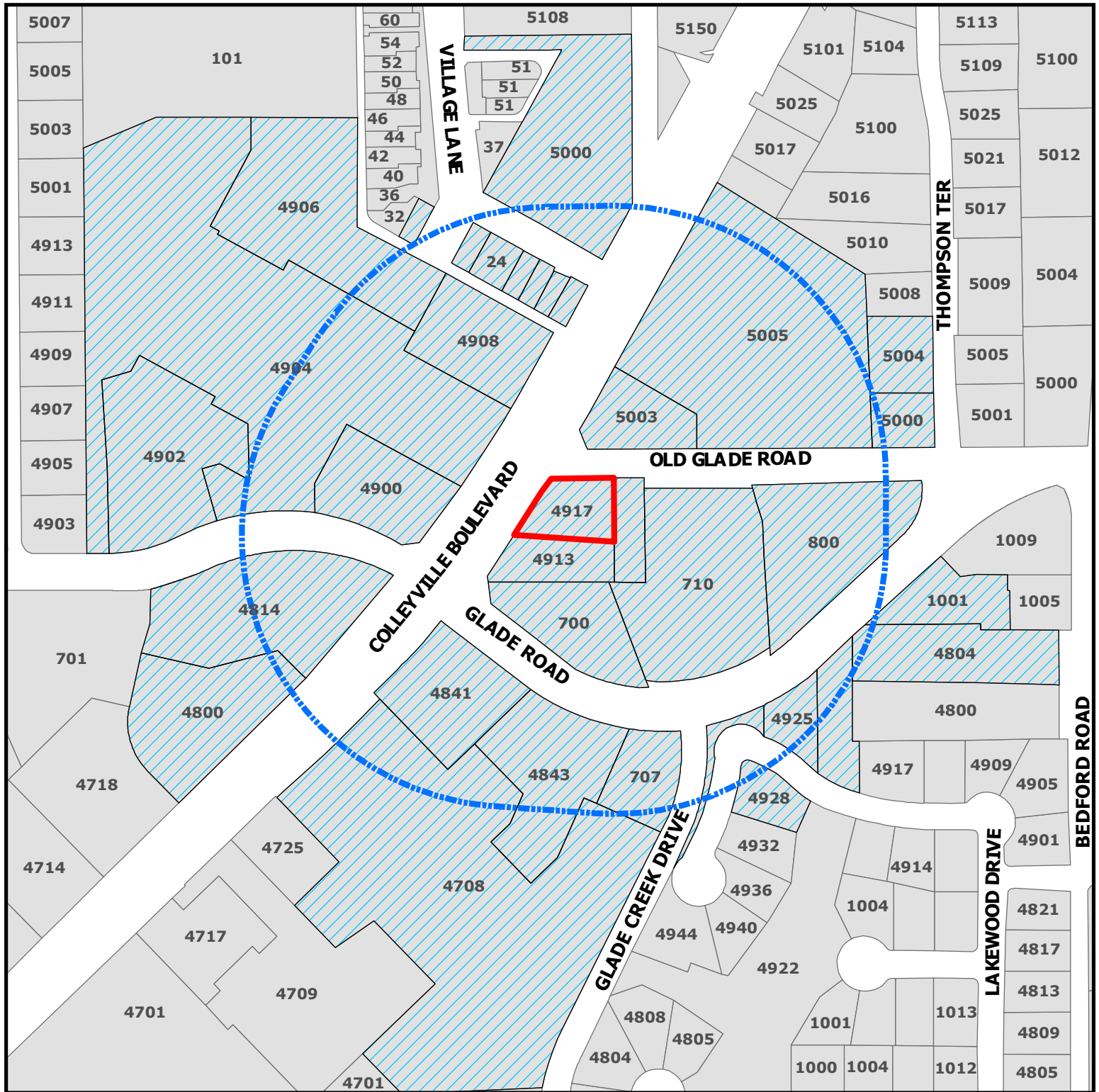
DRAINAGE & UTILITY PLAN

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

SHEET

C-6

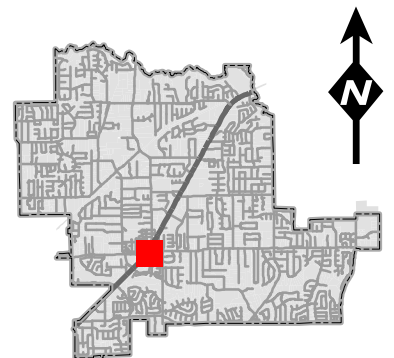
Notification Map



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

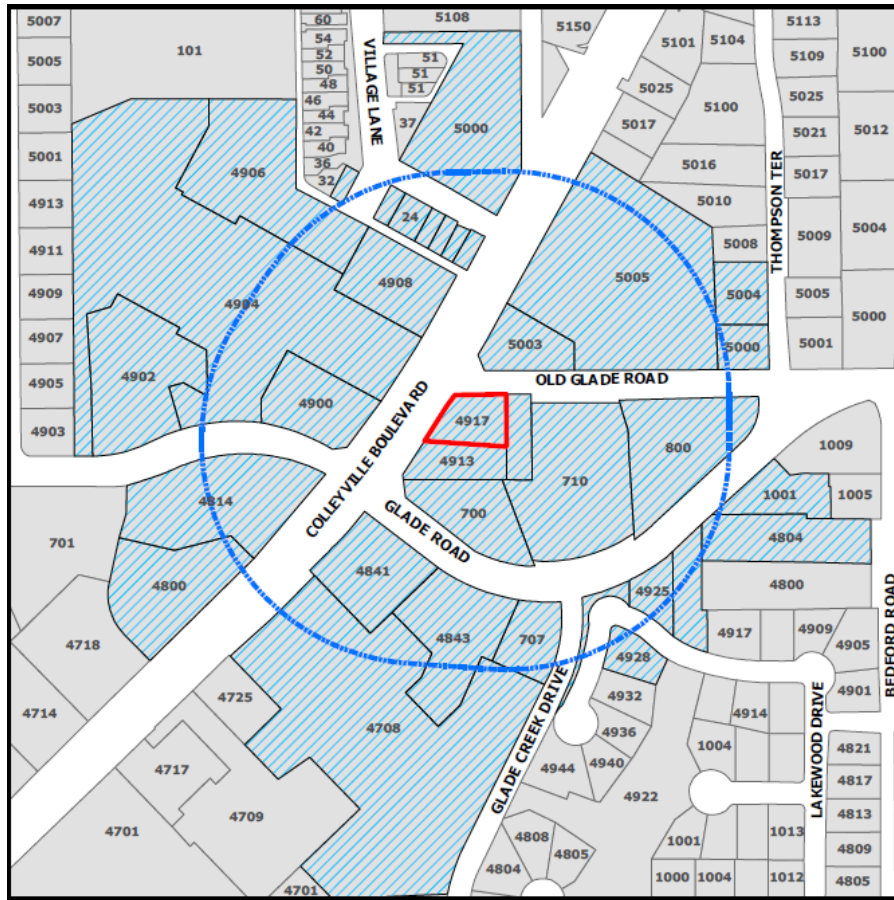
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-19-2100

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 and 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 and truck rental use as depicted in the attached exhibits shall be a permitted use.

4. BUILDING DESIGN

- a. The auto and 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-C.
- b. There shall be no box trucks, trailers, boats, or commercial vehicles rented at this location.

7. PARKING

- a. A total of 28 parking spaces shall be required for the auto and 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 5th day of November 2019.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 19TH 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

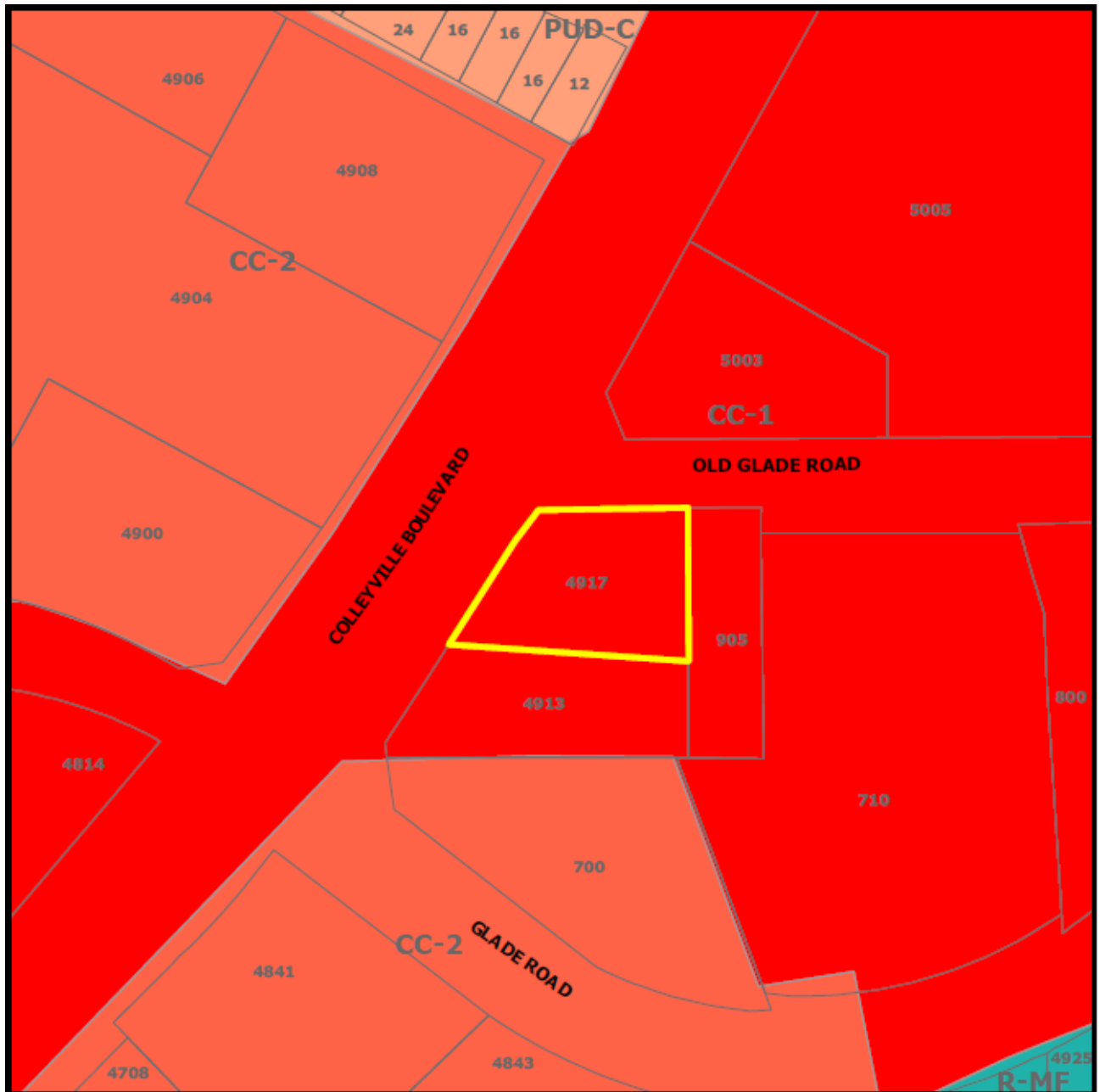


Exhibit “B” – Statement of Planning Objectives



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.

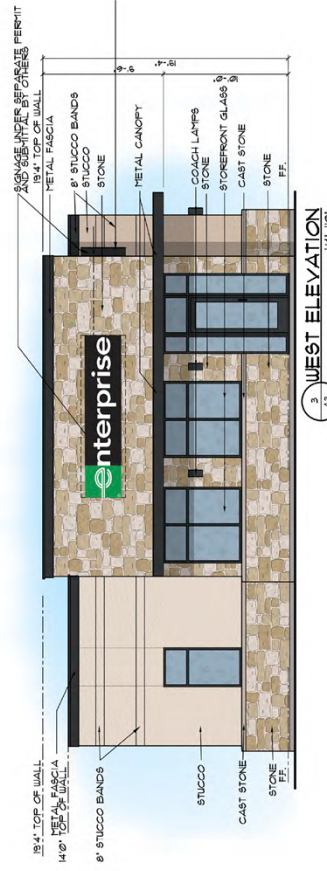
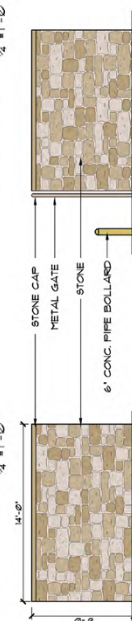
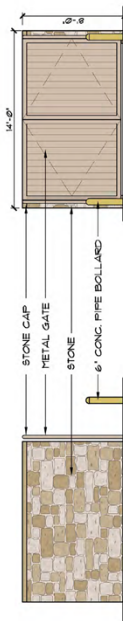
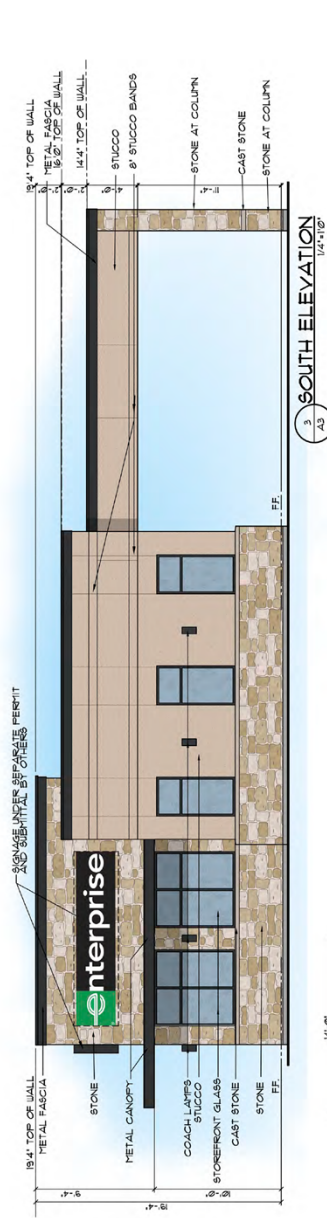
At this site, Enterprise will rent cars, mini-vans, SUVs, pick-up trucks and 15-passenger vans. They will not rent box trucks or other commercial vehicles. Enterprise's hours of operation would be Monday thru Friday from 7:30am – 6:00pm and Saturday from 10:00am – 2:00pm. Enterprise will be closed on 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

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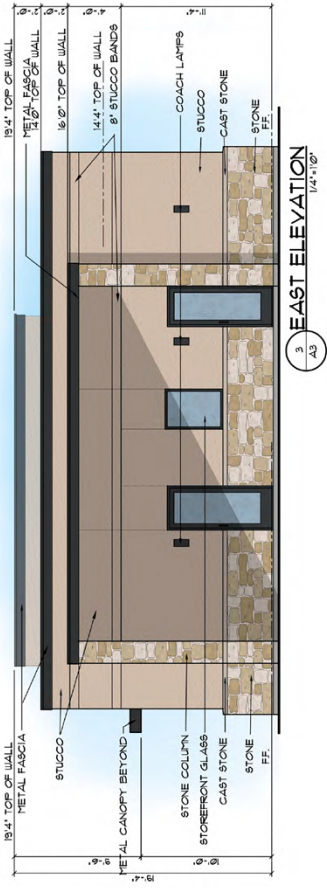




Exhibit "D" - Landscape Plan

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND SEQUENCING OF LAWN INSTALLATION WITH ALL 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 OF 1" BELOW FINISHED GRADE. ADJUST CORNERS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDING AND DRIVEWAYS. ADJUST SLOPE AT TOP AND BOTTOM OF SLOPES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION SYSTEMS SHALL BE INSTALLED AND LAWN AREAS SHALL BE FINE GRADED TO 1" BELOW FINISHED GRADE.
- CONTRACTOR SHALL REMOVE ALL ROCKS 1" AND LARGER FROM LAWN AREAS PRIOR TO TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS FREE FROM DEBRIS, ROCKS, AND OTHER OBSTRUCTIONS. LAWN AREAS SHALL NOT BE LIMITED TO, MOWING, WATERING, WEEDING, AND FERTILIZING. LAWN AREAS SHALL BE MAINTAINED AS AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL MAINTAIN THE STANDBY OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE PROTECTION FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOO NOTES

- PLANT SOO BY HAND TO COVER INDICATED AREAS AND TO BE MAINTAINED AS SUCH THROUGHOUT THE PROJECT.
- TOP DRESS Joints BY HAND WITH TOPSOIL TO FILL VOIDS.
- EMBRACE FINE FROM UNNATURAL UNDULATIONS.
- WATER SOO THOROUGHLY AS SOO OPERATION AND MARCH 1. OVERSEED BERMUDAGRASS SOO AND MARCH 1. OVERSEED BERMUDAGRASS SOO POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

CITY OF COLLEYVILLE, TEXAS	
1. 20% of the total area is any proposed.	
2. At least 50% of the total landscaped area shall be planted with native plants.	
3. A minimum of 40% (50%) percent of the total site area shall be planted with native plants.	
4. All plants shall be installed in the early spring.	
5. All plants shall be installed in the early spring.	
6. All plants shall be installed in the early spring.	
7. All plants shall be installed in the early spring.	
8. All plants shall be installed in the early spring.	
9. All plants shall be installed in the early spring.	
10. All plants shall be installed in the early spring.	

Project Number:	19110
Issue Date:	06.12.2019
Client:	HEM
Contractor:	K&H

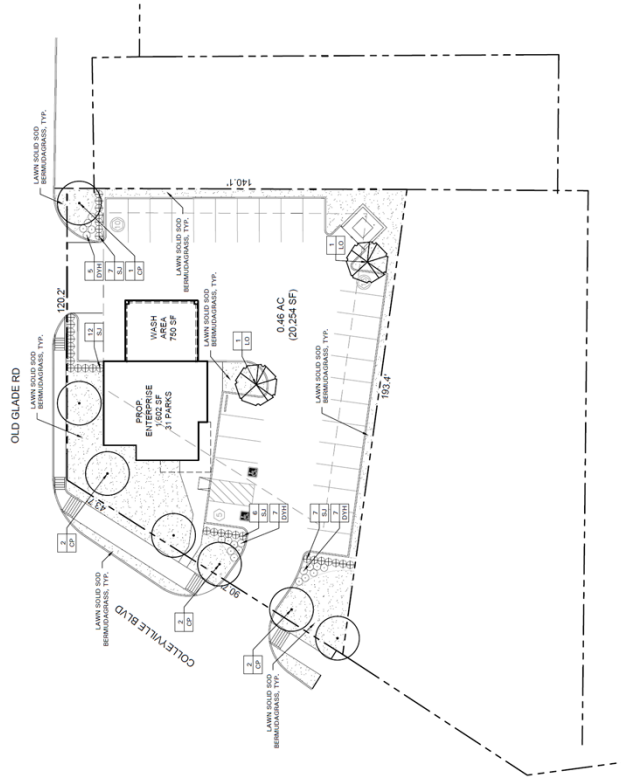
Revisions:	
No:	Date:
1	10.01.19
	City Comments:

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED LAWN AREAS AND NOTIFY ALL ADJACENT PROPERTY OWNERS OF ANY LAWN AREAS TO BE MAINTAINED OR REMOVED.
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED LAWN AREAS AND NOTIFY ALL ADJACENT PROPERTY OWNERS OF ANY LAWN AREAS TO BE MAINTAINED OR REMOVED.
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- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED LAWN AREAS AND NOTIFY ALL ADJACENT PROPERTY OWNERS OF ANY LAWN AREAS TO BE MAINTAINED OR REMOVED.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR ANY AND ALL MAINTENANCE OF THE LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, WATERING, WEEDING, AND FERTILIZING.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF DEBRIS, ROCKS, AND OTHER OBSTRUCTIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS CONDITION AT ALL TIMES.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REMOVED AND REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID AFTER FINAL ACCEPTANCE.



PLANT LIST

SYMBOL	COMMON NAME	QTY	SIZE	REMARKS
1	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
2	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
3	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
4	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
5	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
6	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
7	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
8	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
9	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading
10	SPERMATOPHYTES	2	3" cal.	constant green, 12" H., 4" spread, 1" branching, 1" spreading

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED MINIMUMS AS INDICATED.





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 11/5/2019

Number Ordinance O-19-2101

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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:

- a. 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
- b. 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
- c. 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
- d. 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, two (2) letters of opposition have 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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request with a 5-foot setback requirement from the side street property line at their October 14, 2019 meeting by a vote of 4-1.

Financial Impact

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

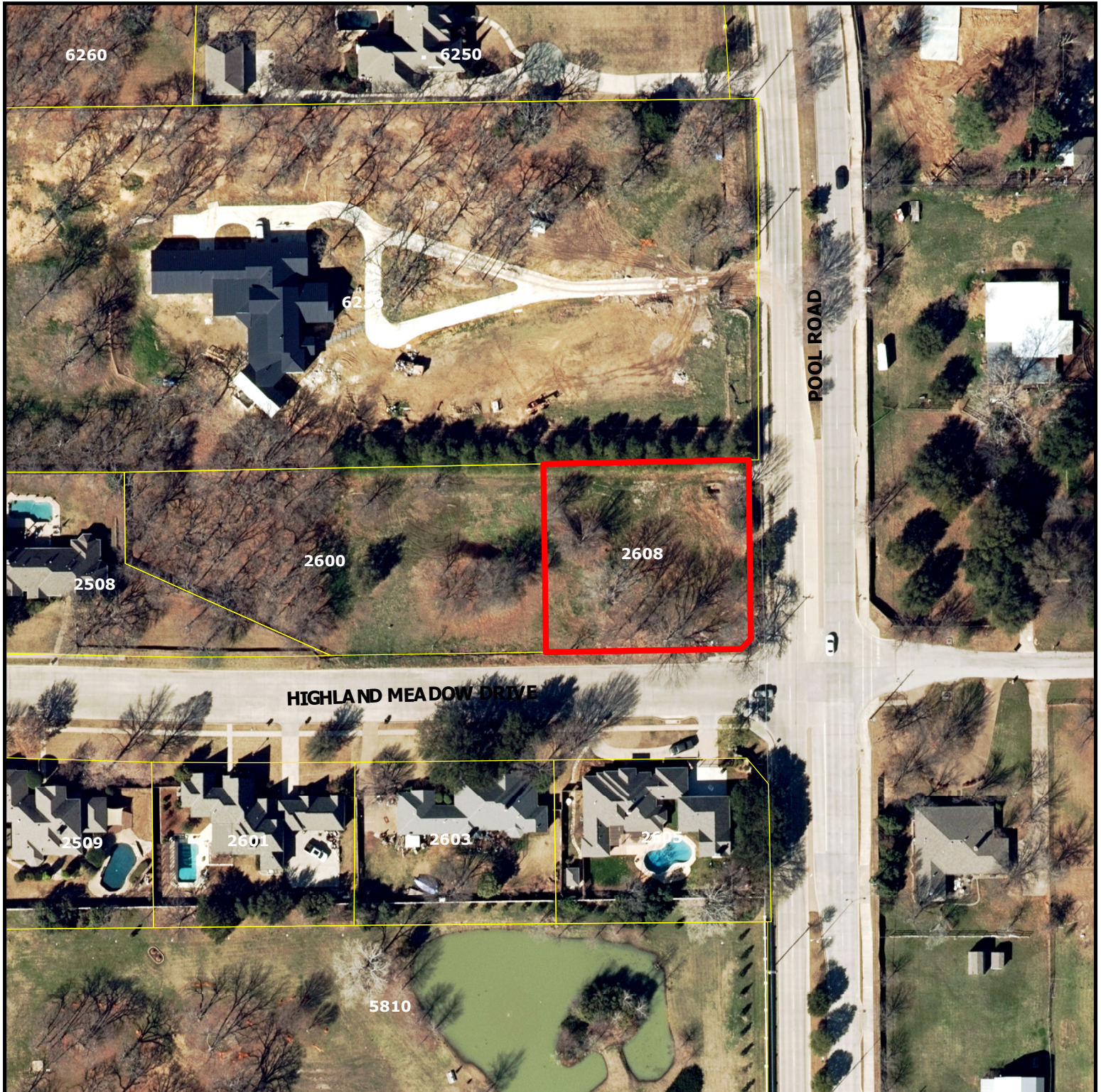
Recommendation

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. Letters of Opposition
12. Ordinance O-19-2101

Aerial Map



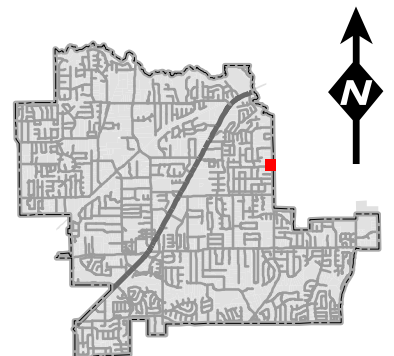
ZC19-013

2608 Highland Meadow Drive

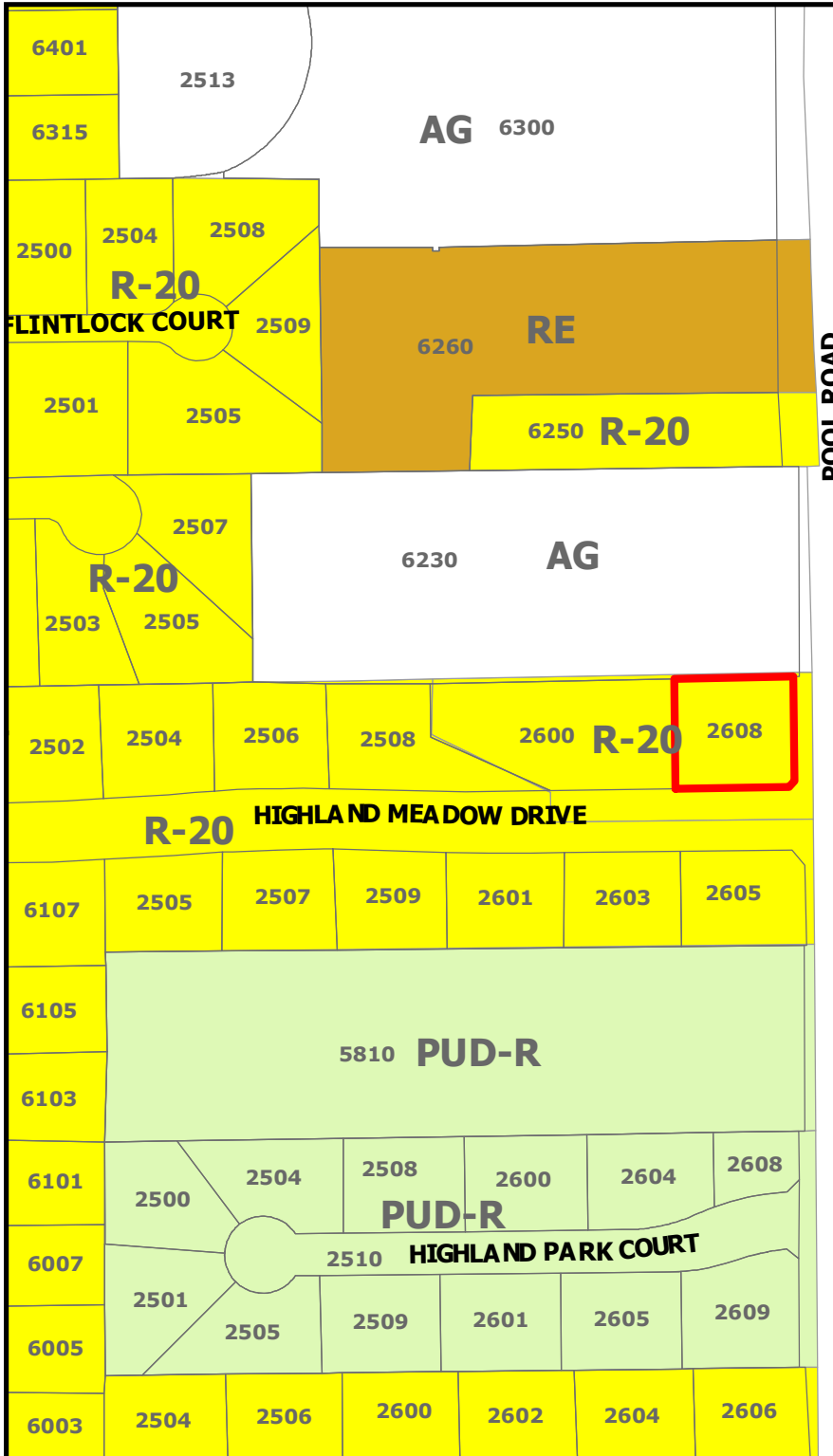
DISCLAIMER:
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Subject Property



Zoning Map



ZC19-013

2608 Highland Meadow Drive

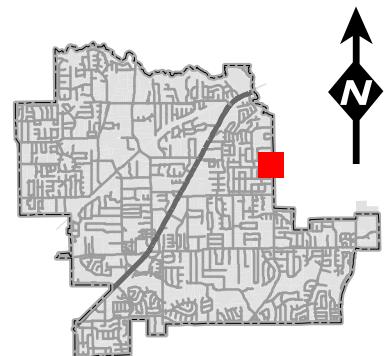


DISCLAIMER:

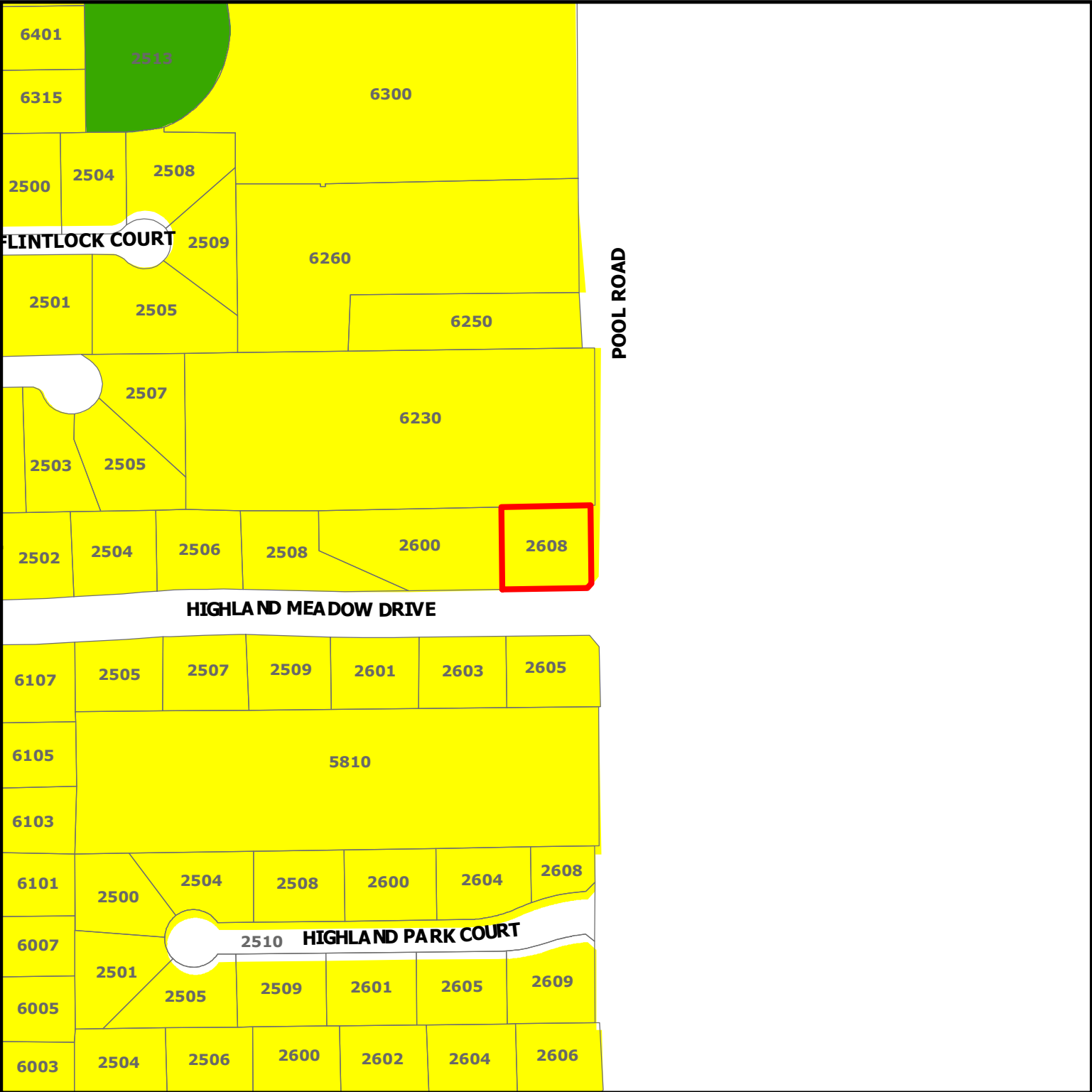
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Subject Property



Future Land Use Map

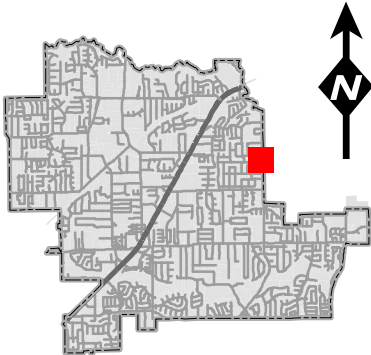


ZC19-013

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,

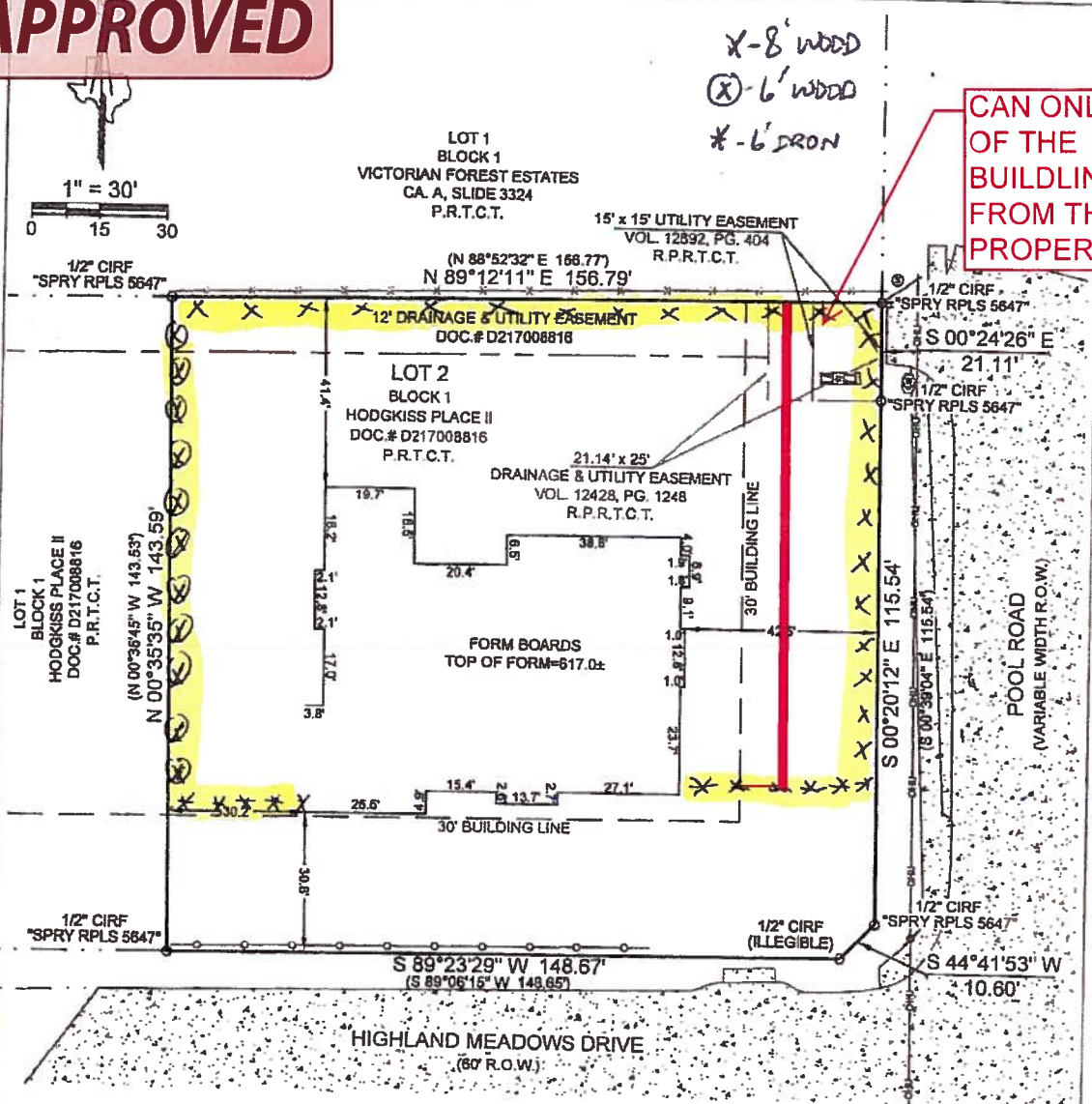
Jacob & Skyler Stone

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

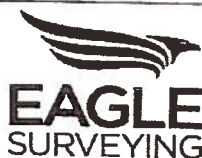
This property is located in Non-Shaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 25, 2009 and is located in Community Number 480590 as shown on Map Number 48439C0095K. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the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

SURVEYOR NOTES

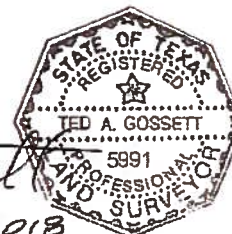
1. This survey was performed without the benefit of a title commitment.
2. The bearings shown on this survey are based on GPS observations utilizing the Alterra RTKNET Cooperative network. NAD 83 (2011) Datum.
3. Elevations shown on this survey are based on GPS observations utilizing the Alterra RTKNET 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

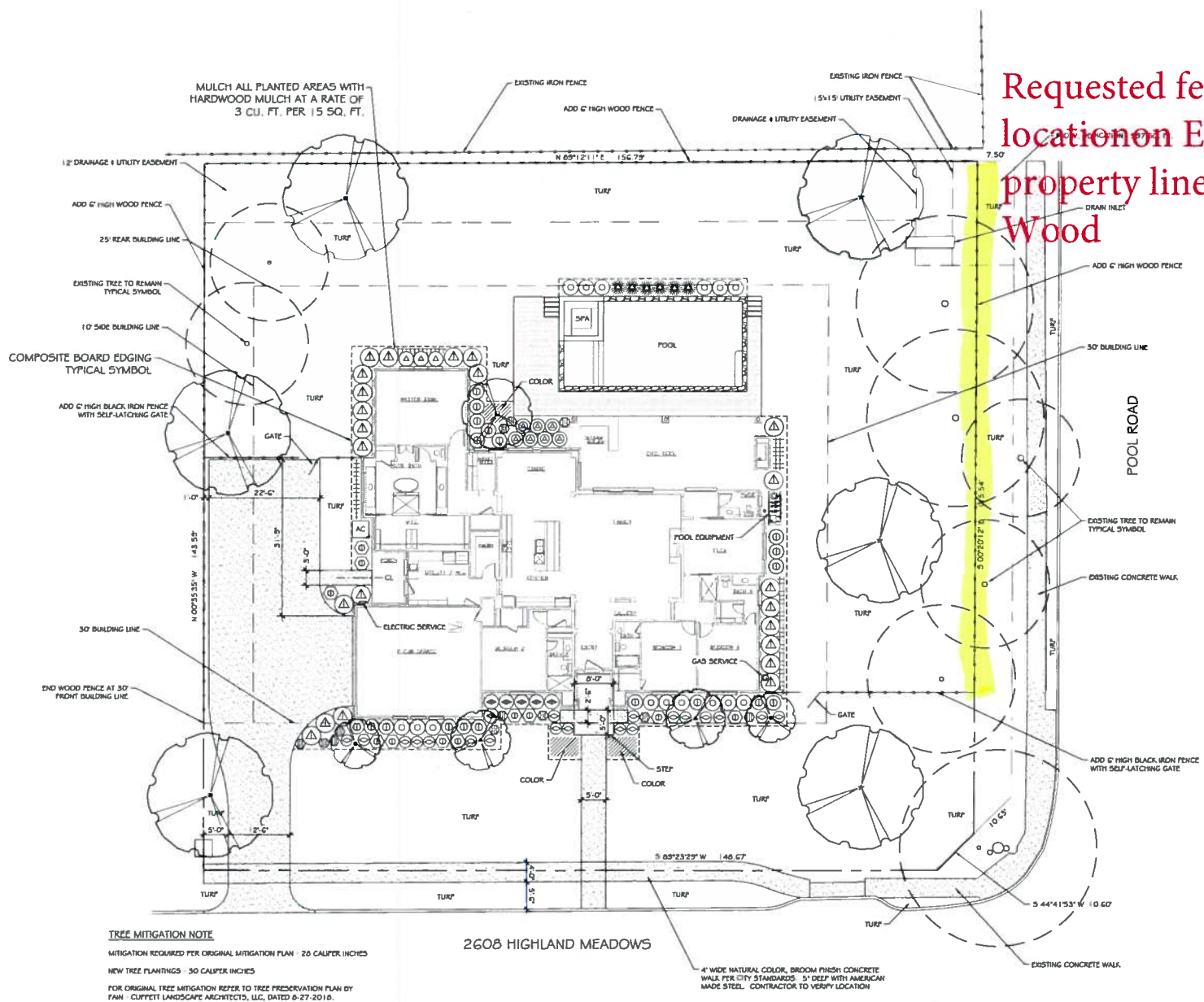
LEGEND
 () RECORDED CALL
 CAPED IRON ROD FOUND
 WIRE FENCE
 CHAIN LINK FENCE
 ASPHALT
 OVER HEAD ELECTRIC
 SEWER MANHOLE
 UTILITY POLE
 DRAINAGE INLET
 WATER METER

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
1348 W WALL STREET
GRAPEVINE, TEXAS 76051
817 832-0511

STONE RESIDENCE
2608 HIGHLAND MEADOWS
COLLEYVILLE, TEXAS

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

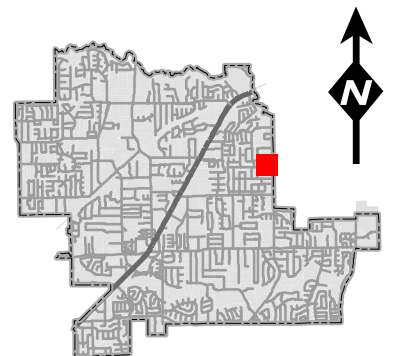


ZC19-013

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

Araceli Botello

Subject: FW: Rezoning Request - 2608 Highland Meadows Drive

From: Fittz Family

Sent: Wednesday, October 9, 2019 9:41 PM

To: Jackie Reyff <JReyff@colleyville.com>

Subject: Rezoning Request - 2608 Highland Meadows Drive

Colleyville Planning and Zoning:

I received a notice of public hearing for the property at 2608 Highland Meadows Drive. I cannot attend the zoning hearing because I will be out of the country for business, so I am writing via email to document for the city my objections.

The petitioner wants "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."

I object to the building of a fence that will obstruct the visibility of a driver when legally stopped behind the stop sign at the intersection, and my objection is based on safety reasons. If this fence is built within the 25' visibility triangle, which is a restriction in the zoning regulations, this will present a real hazard to drivers attempting to enter the flow of traffic on Pool Road.

I enter that intersection on a daily basis as I take my son to school, and the reduction of visibility of vehicles traveling at the posted speed limit will be severely reduced. This will needlessly endanger driver and children passengers in all vehicles involved, potentially causing the oncoming vehicle on Pool Road to strike the other vehicle in the center and driver side at high speed. That is the danger my young son and I will be facing every day, and it can be prevented by not permitting this zoning variance.

I strongly object to any fence or obstruction that would block my view, or the view of any driver, attempting to pull out onto Pool Road from Highland Meadows Road. I hope that the City of Colleyville will give more credence to the public safety aspect of this zoning request than the owners desire for aesthetics.

Thank you,

Dean Fittz

6101 Lansford Ln, Colleyville, TX 76034

Jackie Reyff

From: Jordan, Walter
Sent: Monday, October 14, 2019 3:52 PM
To: Jackie Reyff
Subject: Opposition to Special Use Permit for 2608 Highland Meadows Drive

From reviewing the application it appears that if this application is approved that an 8 foot privacy fence could be placed close enough to Pool Rd so as to create a very hazardous situation for motorists who attempt to turn onto Pool from Highland Meadows which my wife, my son and me do several times a day every day. This intersection is dangerous enough as it is and the three of us object to the granting of this request.

Walt Jordan
Kim Jordan
Luke Jordan

6101 Highland Hills
Colleyville 76034

Sent from my iPad

Confidentiality Notice: This email message, including any attachments, contains or may contain confidential information intended only for the addressee. If you are not an intended recipient of this message, be advised that any reading, dissemination, forwarding, printing, copying or other use of this message or its attachments is strictly prohibited. If you have received this message in error, please notify the sender immediately by reply message and delete this email message and any attachments from your system.

ORDINANCE O-19-2101

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 II Addition, located at 2608 Highland Meadow, as depicted on the attached 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 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 5th day of November 2019.

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

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

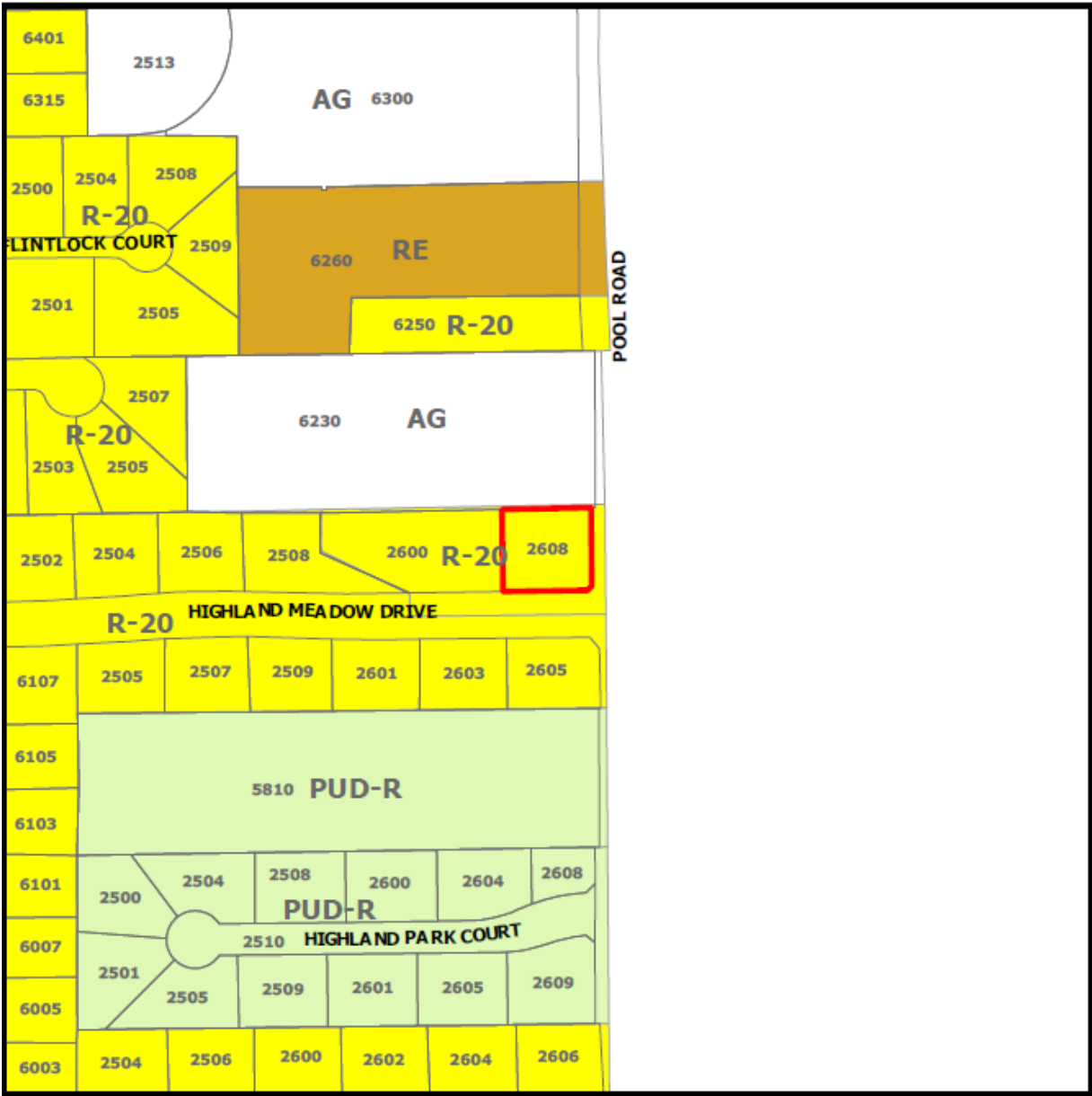


Exhibit "B" – Site Plan

NO.	DATE	DESCRIPTION
1	6-13-2019	500
2	6-22-2019	500
3	7-2-2019	500

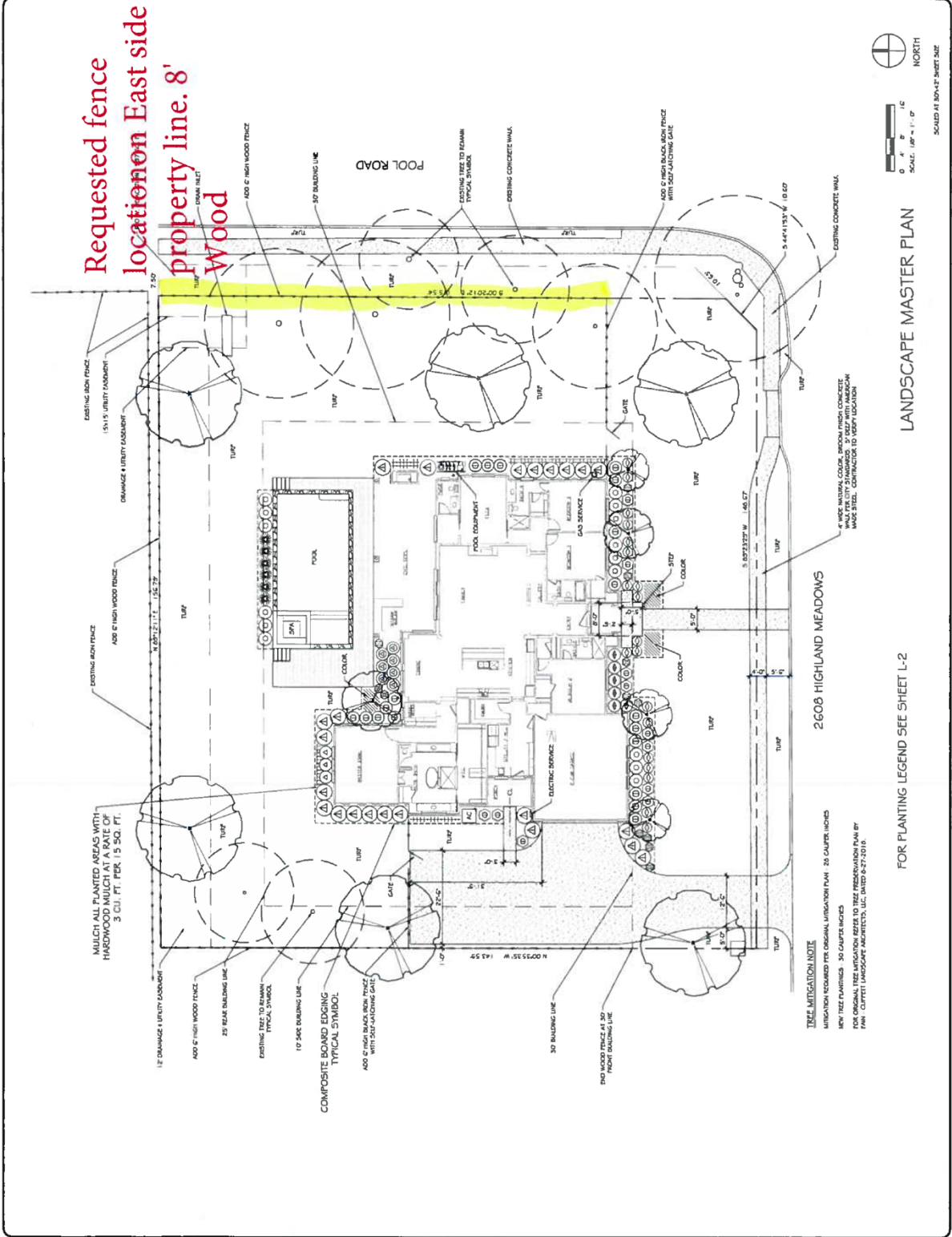
beeb & associates p.c.
LANDSCAPE ARCHITECTURE
20000 E. 11th Street
Suite 100
Dallas, TX 75244
(214) 343-8888



BLDG. 2608
2608 HIGHLAND MEADOWS
COLLEVILLE, TEXAS 75051
150401 BLDG. 2608 TRAIL LLC
150401 BLDG. 2608 TRAIL LLC
150401 BLDG. 2608 TRAIL LLC

STONE RESIDENCE
2608 HIGHLAND MEADOWS
COLLEVILLE, TEXAS

1	1
2	1
3	1
4	1
5	1
6	1
7	1
8	1
9	1
10	1







City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c	Agenda Date 11/5/2019	Number Ordinance O-19-2102
Type Presentation and Discussion		
Department 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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

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 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-through 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 a drive-through (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-through 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-through use within the Shopping Center (CC-2) and Highway Commercial (CC-3) zoning districts.

Surrounding Development: Property to the south has CC-1 zoning. Properties to the north and west have PUD-C zoning and have developed primarily as residential and commercial due to being located in The Village development. Property to the east has PUD-C Planned Unit Development Commercial and 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 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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval to include: 1) both a masonry and shrub wall along Pleasant Run Road; and 2) to relocate the drive along Pleasant Run Road to the south to align with the Chase Bank driveway, at their October 14, 2019 meeting by a vote of 5-0.

Financial Impact

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

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. Revised Site Plan Per P&Z Commission
10. Building Elevations - Color - Reduced
11. Landscape Plan
12. Drainage and Utility Plan
13. Notification Map
14. Notification List
15. Property Owner Notification Letter
16. Ordinance O-19-2102

Aerial Map



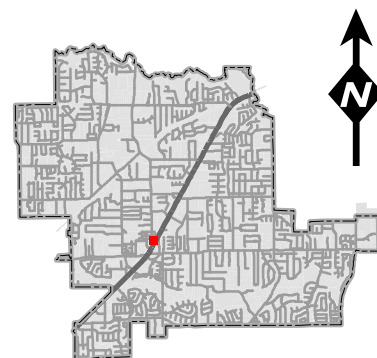
ZC19-014
5150 Colleyville Blvd

DISCLAIMER:

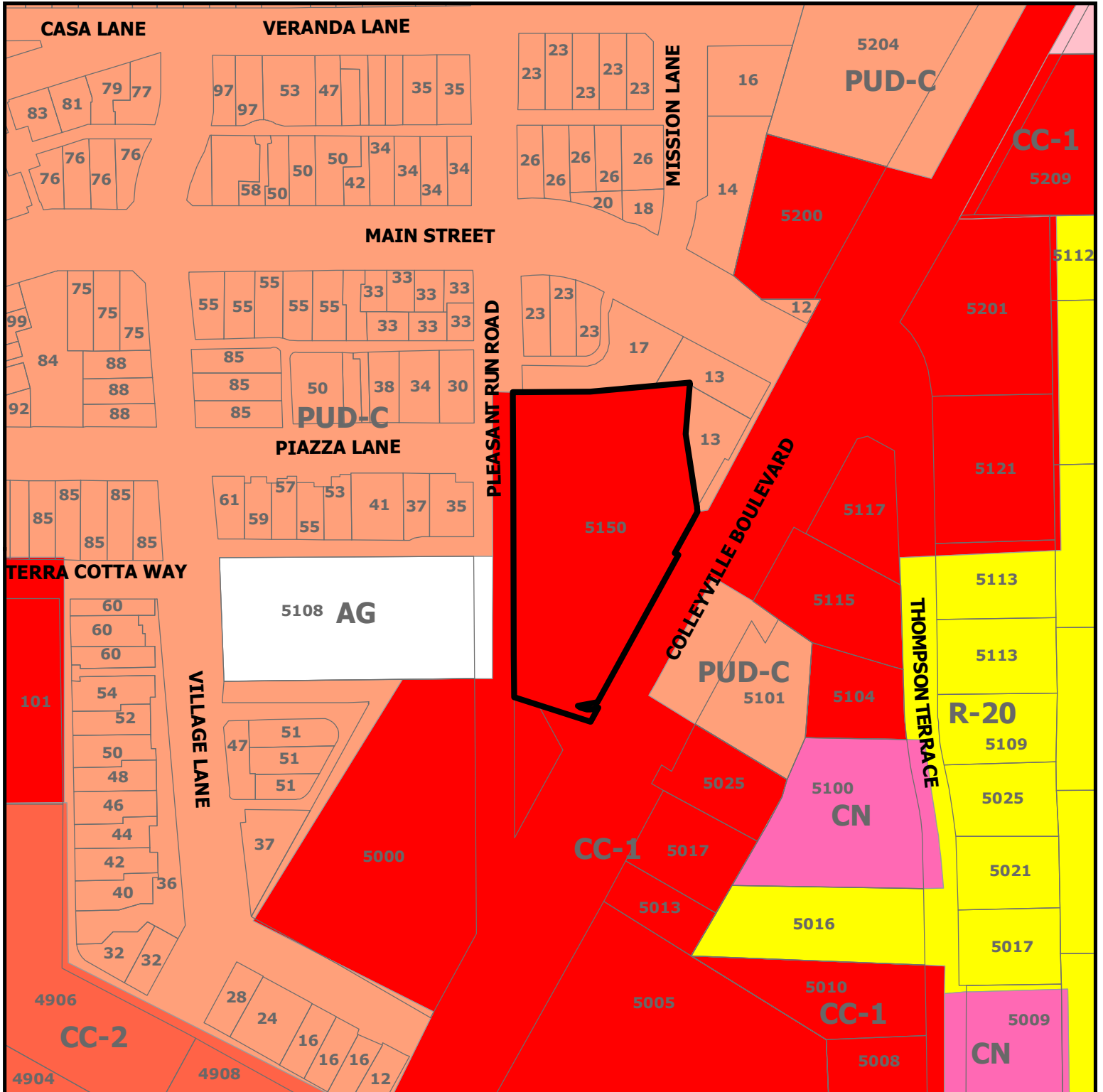
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



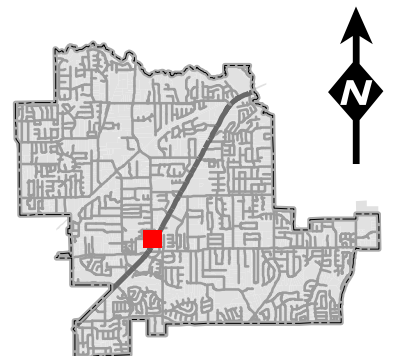
Zoning Map



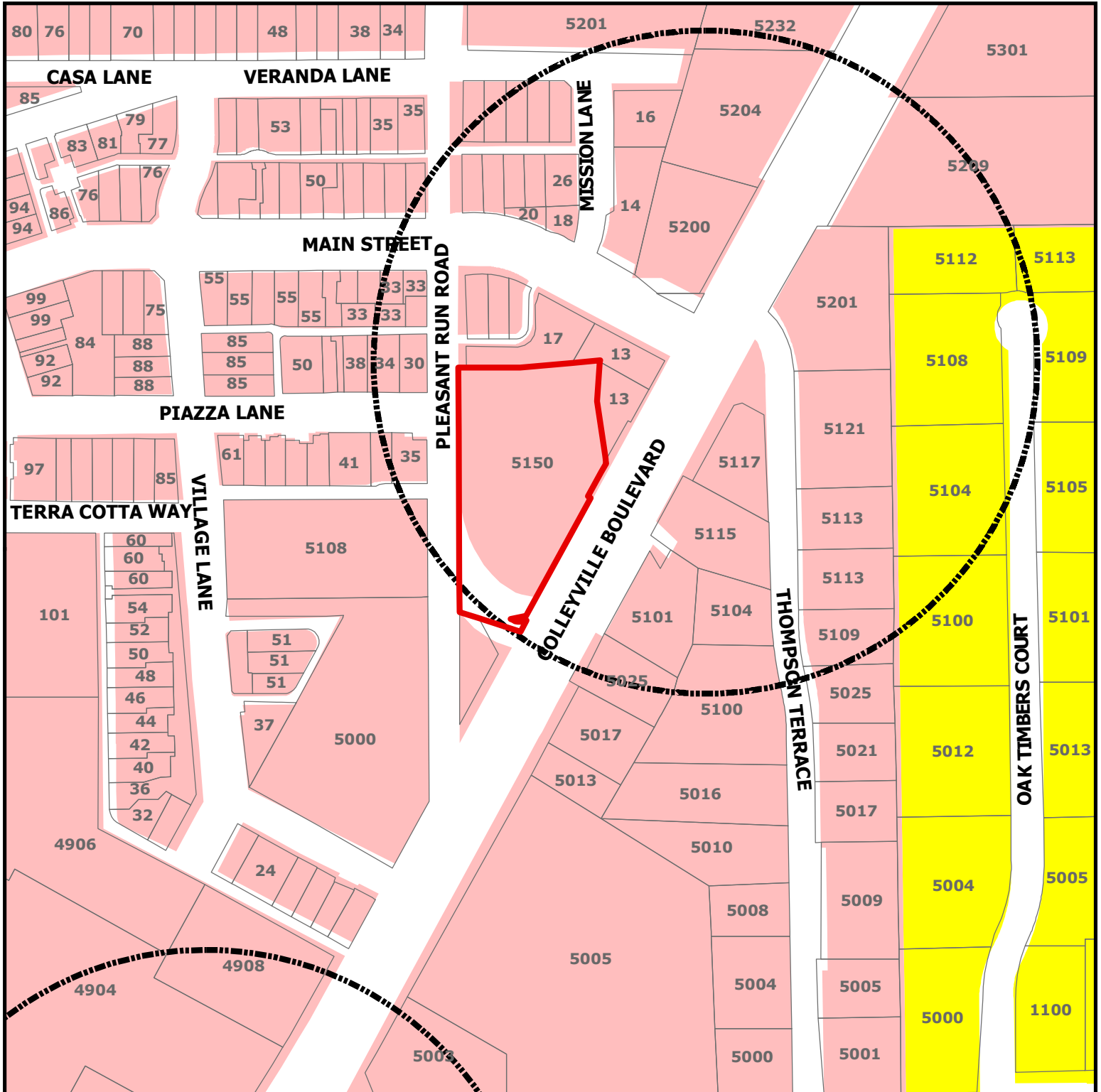
ZC19-014
5150 Colleyville Blvd

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 Subject Property



Future Land Use Map



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ZC19-014

5150 Colleyville Blvd

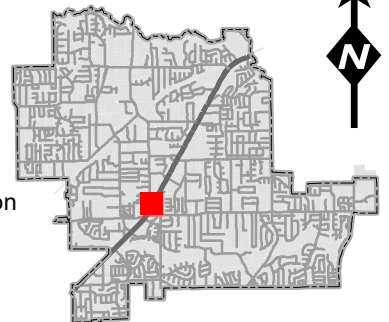


Subject Property

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

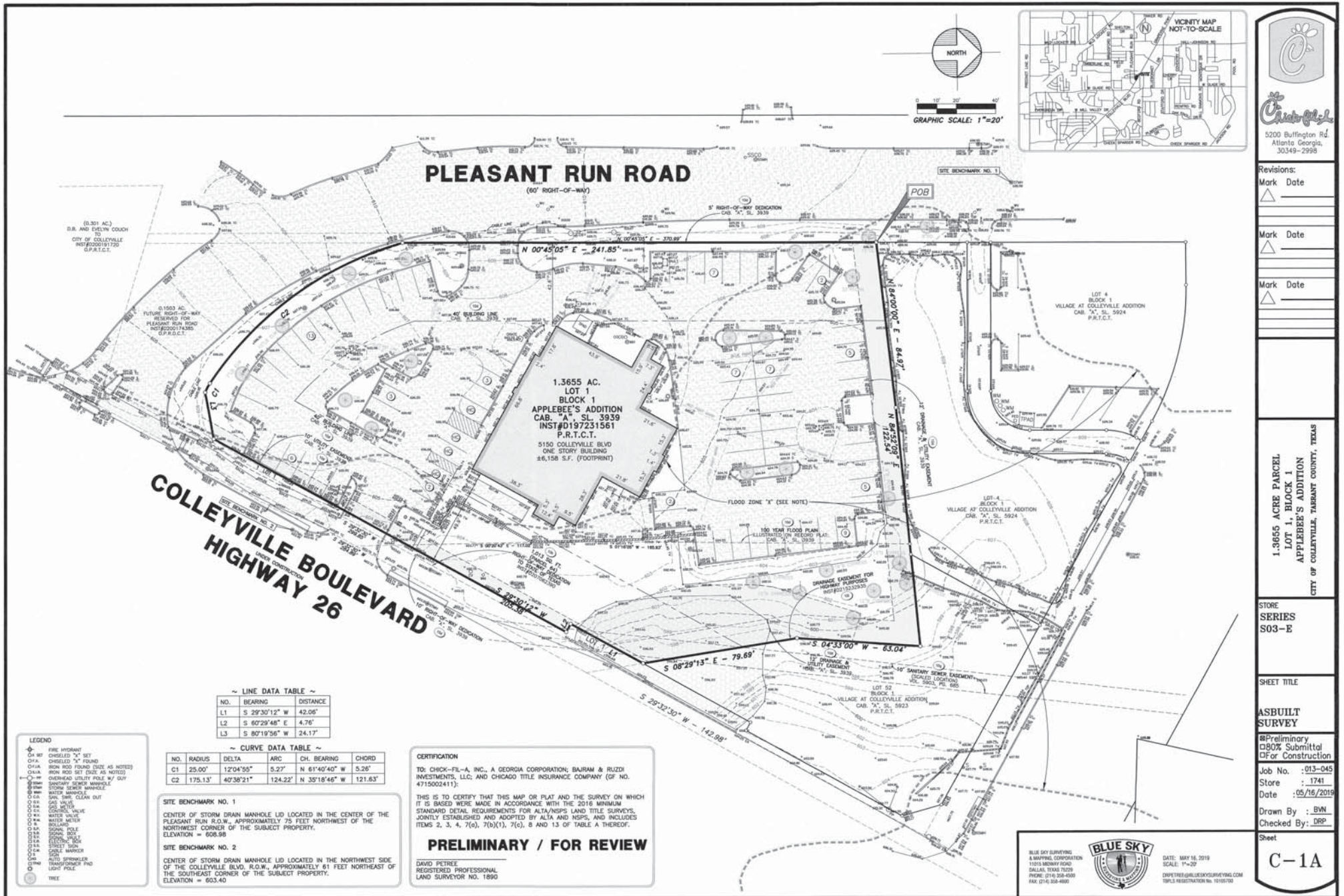
Construction Start Date - 03/23/20

Grand Opening - 08/27/20

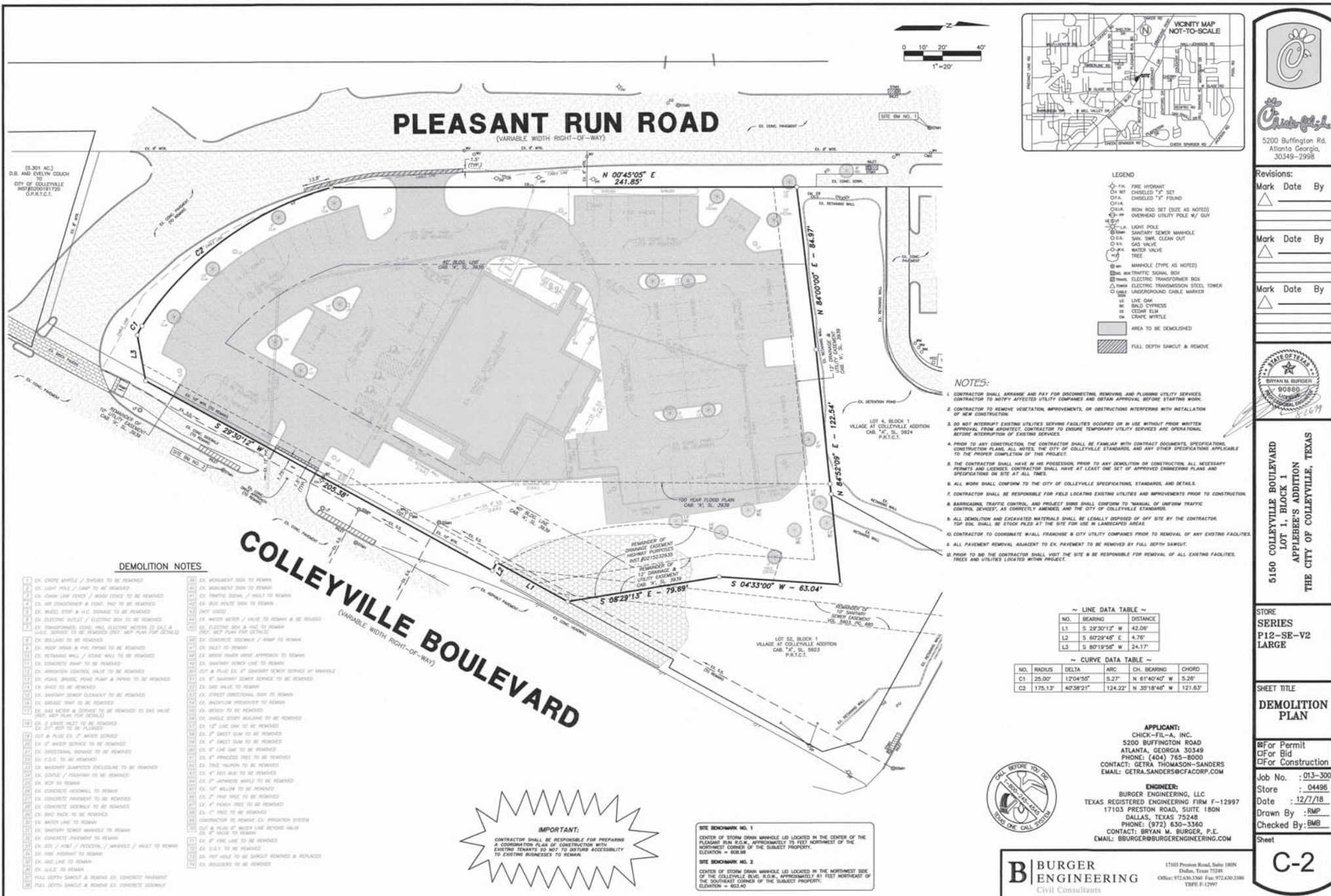
Development Plan

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

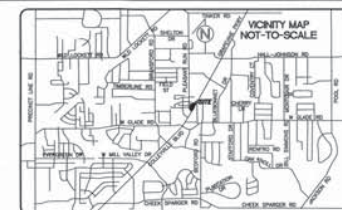
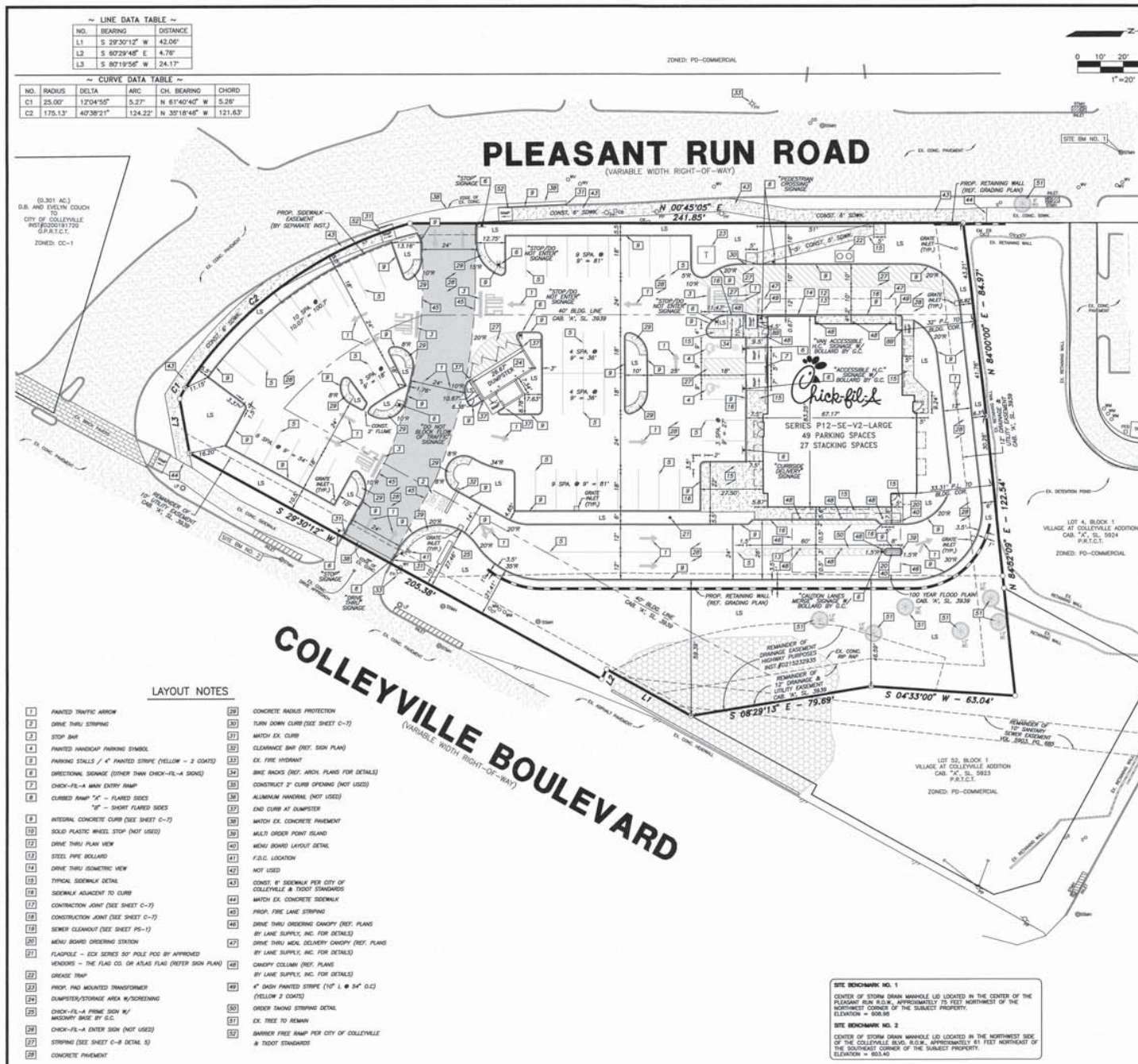
Asbuilt Site Plan



Demolition Plan



Proposed Site Plan



- LEGEND**
- ☆ F.I. FIRE HYDRANT
 - H.I. HIGH RISE "C" SET
 - C.I. CROWNED "C" FOUND
 - P.I. PUMP
 - S.I. SIGNAL
 - L.I. LIGHT POLE
 - S.M. SANITARY SEWER MANHOLE
 - S.W. SAN. SEWER CLEAN OUT
 - G.V. GAS VALVE
 - W.V. WATER VALVE
 - T. TRUNK
 - M. MANHOLE (TYPE AS NOTED)
 - S.B. SUBSTATION SIGNAL BOX
 - T.F. TRANSFORMER BOX
 - △ T.E. ELECTRIC TRANSMISSION STEEL
 - C.C. CIRCUMFERENCE CABLE MARKER
 - L.S. LANDSCAPE
 - B.E. BAY
 - L.D. LANE
 - D.W. DRAIN
 - C.E. CEDAR ELW
 - C.M. CRAP. MYRTLE
 - L. LANDSCAPE AREA

NOTES

1. ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHOCK-FILL SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RECENT.
2. ALL CONSTRUCTION IN CITY RIGHT-OF-WAY AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
3. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN SURVEY REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OF FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS OBTAINED ALL NECESSARY PERMITS, APPROVALS, AND OTHER DOCUMENTS AS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES.
5. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, REFUSE SHALL CONTACT THE CONSTRUCTION MANAGEMENT SUPERVISOR IMMEDIATELY.
6. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
7. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
8. ALL RAIN ARE 2" UNLESS OTHERWISE NOTED.
9. ALL PAVING SHALL BE SET IN ACCORDANCE WITH APPLICABLE DIVISION 2 SPECIFICATIONS.
10. THE BUILDING IS PARALLEL TO PERPENDICULAR TO THE WEST PROPERTY LINE.

SITE DATA

ZONING:	CO-1
LOT AREA:	1.365 ACRES (59,474 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
CURRENT USE:	DINE IN RESTAURANT
BUILDING AREA:	5,004 S.F.
F.A.R.:	0.085-1
LOT COVERAGE:	8.5%
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. OF BLDG. AREA 5,004/100 = 51 SPACES 49 SPACES (2 H.C.)
PARKING PROVIDED:	257 MAX. INT. (1 STORY)
EXISTING BUILDINGS PROVIDED:	10,000 S.F. (1 STORY)
LANDSCAPE REQUIRED:	8,921 S.F. (13%)
LANDSCAPE PROVIDED:	16,640 S.F. (23.04%)
PARKING & BUILDING AREA:	39,825 S.F. (66.96%)

OWNER:
BAJRAM & RUZDI INVESTMENTS, LLC
206 MILL WOOD DRIVE
COLLEYVILLE, TEXAS 76034
PHONE: (682) 738-8374

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

ENGINEER:
BURGER ENGINEERING, LLC
TXAS REGISTERED ENGINEERING FIRM F-1
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3560
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BRBURGER@BURGERENGINEERING.COM

**B | BURGER**
ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3369
TDD: 972.630.3369



Chicken
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

Revisions:

Mark Date By

Mark	Date	By
△		

[illegible]

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

**SITE
PLAN**

☒ For Permit
☐ For Bid
☐ For Construction

Job No. : 013-30

Store : 04496
Date : 12/7/18

Drawn By : RMP

Checked By: BMB

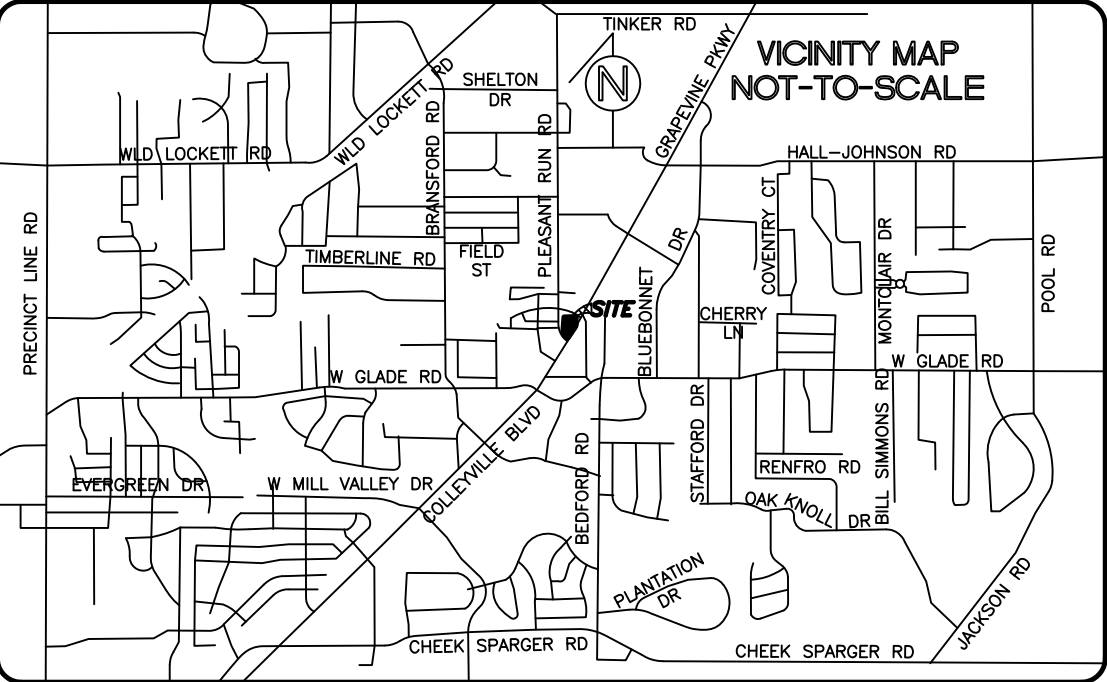
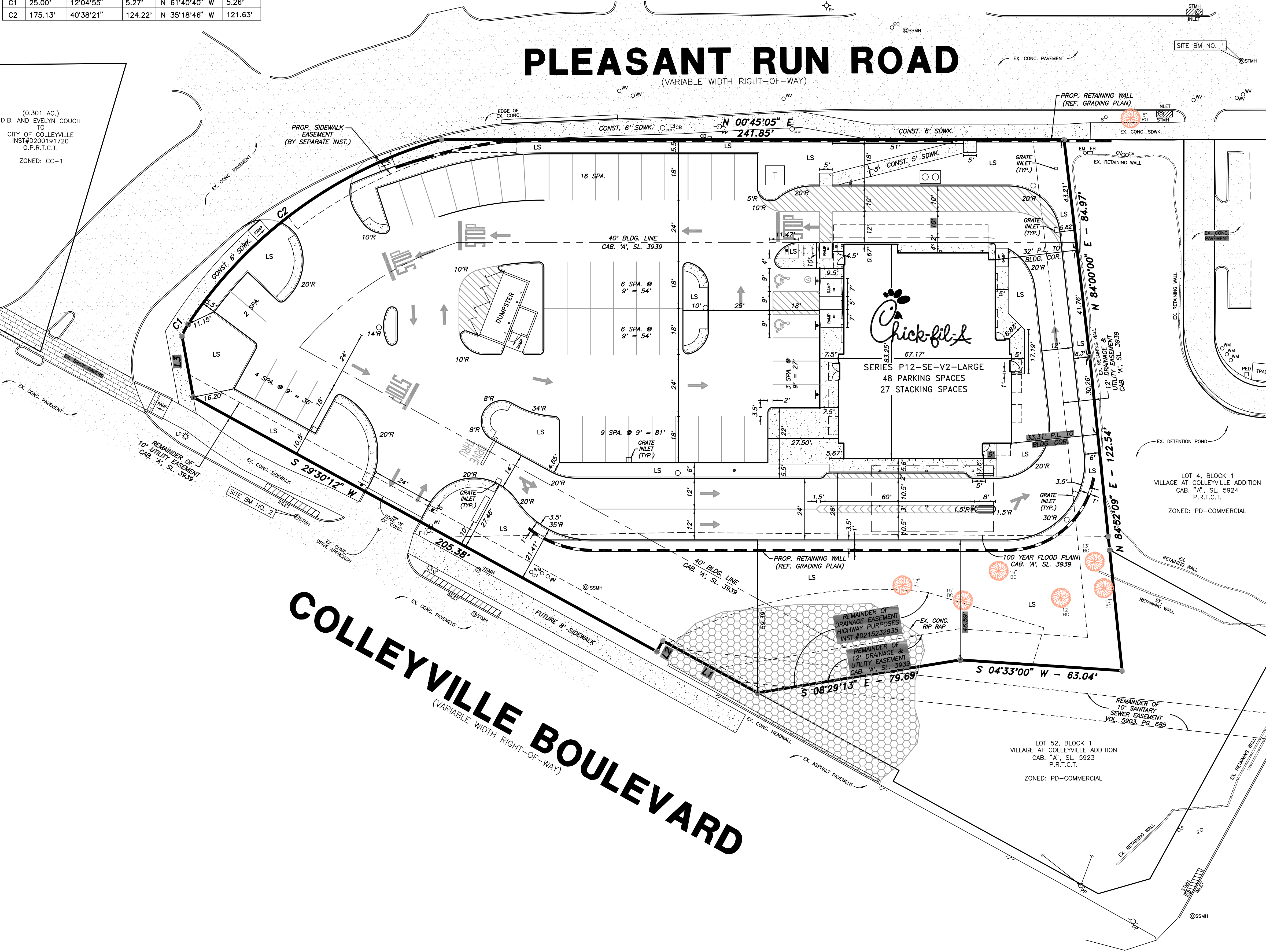
Sheet 02

C-3

~ 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°19'56" W	24.17'

~ CURVE DATA TABLE ~					
NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	25.00'	12°04'55"	5.27'	N 61°40'40" W	5.26'
C2	175.13'	40°38'21"	124.22'	N 35°18'46" W	121.63'

(0.301 AC.)
D.B. AND EVELYN COUCH
TO
CITY OF COLLEYVILLE
INST#D20191720
O.P.R.T.C.T.
ZONED: CC-1



LEGEND

- F.H. FIRE HYDRANT
- CHISELED "X" SET
- CHISELED "X" FOUND
- IRON ROD SET (SIZE AS NOTED)
- OVERHEAD UTILITY POLE W/ GUY
- L.P. LIGHT POLE
- SANITARY SEWER MANHOLE
- SAN. SWR. CLEAN OUT
- GAS VALVE
- WATER VALVE
- TREE
- MANHOLE (TYPE AS NOTED)
- BOX TRAFFIC SIGNAL BOX
- ELECTRIC TRANSFORMER BOX
- ELECTRIC TRANSMISSION STEEL TOWER
- UNDERGROUND CABLE MARKER
- LIVE OAK
- BALD CYPRESS
- CEDAR ELM
- CRAPE MYRTLE
- FIRE LANE
- LANDSCAPE AREA

NOTES

- ALL ON-SITE CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CHICK-FIL-A SPECIFICATIONS AND/OR CITY STANDARD SPECIFICATIONS, WHICHEVER IS MORE RESTRICTIVE.
- ALL CONSTRUCTION IN CITY RIGHT-OF-WAYS AND/OR EASEMENT SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARD SPECIFICATIONS.
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- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
- IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHALL CONTACT THE CONSTRUCTION MANAGER/SUPERVISOR IMMEDIATELY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, BRICK, OR AS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE STRIPED IN ACCORDANCE W/APPLICABLE GOVERNING AUTHORITIES.
- THE BUILDING IS PARALLEL & PERPENDICULAR TO THE WEST PROPERTY LINE.

SITE DATA

ZONING:	CC-1
LOT AREA:	1.365 ACRES (59,474 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
CURRENT USE:	DINE IN RESTAURANT
BUILDING AREA:	5,048 S.F.
F.A.R.:	0.085:1
LOT COVERAGE:	8.5%
PARKING REQUIRED:	1 SPACE FOR EVERY 100 S.F. OF BLDG. AREA 5,048/100 = 51 SPACES 48 SPACES (2 H.C.)
PARKING PROVIDED:	25' MAX. HT. (1 STORY)
BUILDING HEIGHT:	18,679 S.F. (31.42%)
EXISTING LANDSCAPE PROVIDED:	11,895 S.F. (20%)
LANDSCAPE REQUIRED:	19,649 S.F. (33.04%)
LANDSCAPE PROVIDED:	39,825 S.F. (66.96%)
PARKING & BUILDING AREA:	39,825 S.F. (66.96%)

OWNER:

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PHONE: (682) 738-8374

APPLICANT:

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ATLANTA, GEORGIA 30349
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CONTACT: GETRA THOMASON-SANDERS
EMAIL: GETRA.SANDERS@CFACORP.COM

ENGINEER:

BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

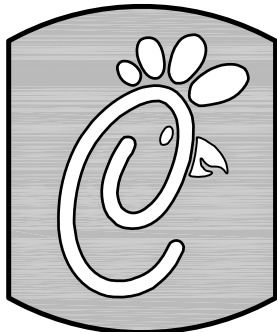


SITE BENCHMARK NO. 1

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



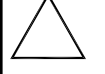
5200 Buffington Rd.
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30349-2998

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

SITE
PLAN

- ☒ For Permit
- ☐ For Bid
- ☐ For Construction

Job No. : 013-300

Store : 04496

Date : 12/7/18

Drawn By : RMP

Checked By: BMB

Sheet

C-3

B | BURGER
ENGINEERING
Civil Consultants

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

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04496-A-302X-24x36 EXTERIOR ELEVATIONS

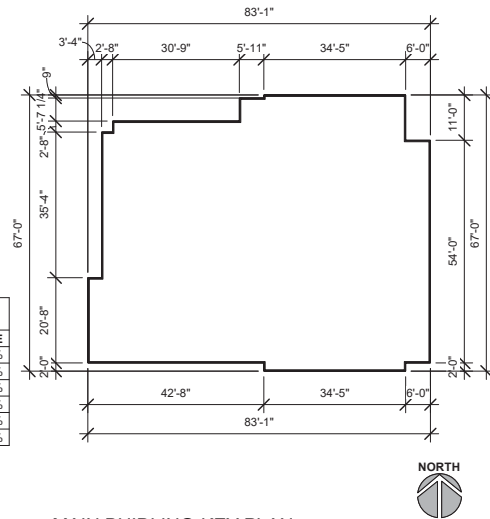


C4 FRONT ELEVATION - EAST
1/4" = 1'-0"



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

A301_FINISH SCHEDULE - EXTERIOR Copy 1						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
EXTERIOR						
BR-3	BRICK VENEER (PRIMARY)	*	MODULAR	*	PALOMA GRAY	
BR-4	CANOPY METAL FASCIA		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	



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"

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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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CONSULTANT PROJECT # 19029

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SHEET 24x36 EXTERIOR ELEVATIONS

SHEET NUMBER

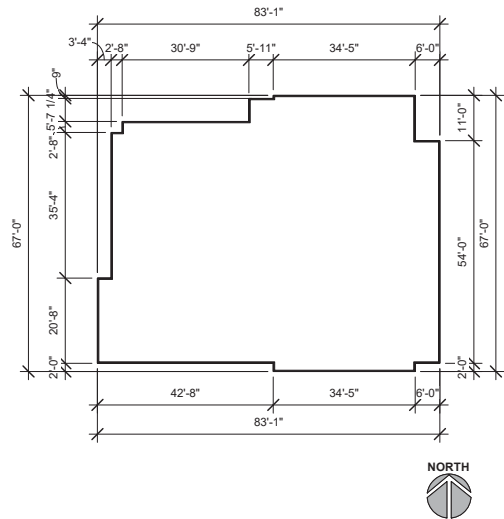
A-302X

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9/18/2019 2:08:34 PM
04496-A-303X-24x36 EXTERIOR ELEVATIONS

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



D1 MAIN BUILDING-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	BRICK VENEER (PRIMARY)		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.

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



Chick-fil-A

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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

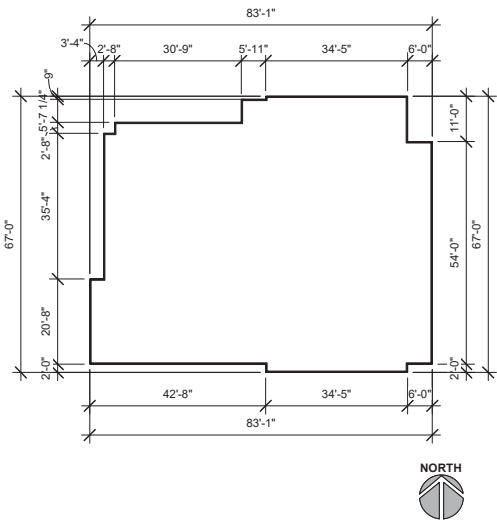
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9/18/2019 2:08:45 PM
04496-A-304X-24X36 EXTERIOR ELEVATION



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

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"

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		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	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:
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
Colleville Blvd and Main
5150 Colleville Blvd.
Colleville, 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
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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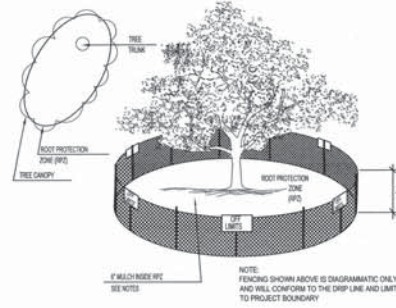
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SHEET
24x36 EXTERIOR 3D

SHEET NUMBER

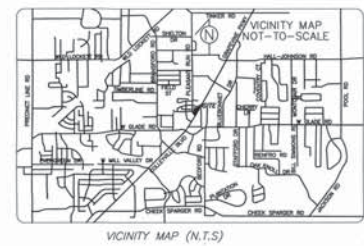
A-305X

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	48
Total Heritage Cal. Inches Owe	66

Chick-fil-A Tree Inventory

Tree No.	Species	Size	Protected	Heritage	Exempt	Canopy	Comments
001	Cedar Elm	7	1	1	0	16.46	
002	Cedar Elm	10	10	10	0	78.54	
003	Cedar Elm	6	6	6	0	28.27	
004	Cedar Elm	4	4	4	0	16.46	
005	Croton	5	5	5	0	16.46	
006	Live Oak	10	10	10	0	78.54	
007	Live Oak	7	7	7	0	36.48	
008	Pecan	27	0	27	0	0	half dead, removed
009	Cedar Elm	15	15	15	0	15	offsite, preserved
010	Red Oak	8	8	8	0	16.46	offsite, preserved
011	Pecan	33	0	33	0	885.3	half dead, removed
012	Live Oak	6	6	6	0	16.46	heralding footprint, removed
013	Live Oak	10	10	10	0	78.54	heralding footprint, removed
014	Live Oak	5	5	5	0	16.46	heralding footprint, removed
015	Live Oak	6	6	6	0	16.46	heralding footprint, removed
016	Burford Pear	9	9	9	0	36.48	heralding footprint, removed
017	Bald Cypress	15	15	15	0	152.75	
018	Bald Cypress	15	15	15	0	152.75	
019	Bald Cypress	12	12	12	0	113.1	
020	Bald Cypress	16	16	16	0	203.06	about to be preserved
021	Bald Cypress	15	15	15	0	152.75	
022	Bald Cypress	15	15	15	0	152.75	
023	Bald Cypress	15	15	15	0	152.75	
Total		257	90	86	0	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	39
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



smr
landscape architects, inc.
11011 Gulf Street
Dallas, Texas 75248
Tel: 214.271.3333
Fax: 214.271.3345
Email: smr@smr.com

01 TREE PRESERVATION PLAN

SCALE: 1" = 30'-0"
0 10 20 40

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM #12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
PHONE: (469) 765-8000
CONTACT: BRYAN M. BURGER, P.E.
EMAIL: BBURGER@BURGERENGINEERING.COM

BURGER ENGINEERING
Civil Consultants

17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.1360 Fax: 972.630.1380
TTYPE P-12997

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

88For Permit
0For Bid
0For Construction

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

Sheet

TP-1

Landscape Plan

LANDSCAPE TABULATIONS

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

Required: 11,694.9 S.F. (20%)

Provided: 11,694.9 S.F. (20%)

STRUCTURE: 20% of total landscape to be landscaped

Required: 11,694.9 S.F. (20%)

Provided: 11,694.9 S.F. (20%)

STREET FRONTAGE: (1) 100' x 100' lot, per 40% of street frontage and (1) 100' x 100' lot, per 40% of street frontage

Required: 11,694.9 S.F. (20%)

Provided: 11,694.9 S.F. (20%)

PLANTING: 20% of total landscape to be landscaped

Required: 11,694.9 S.F. (20%)

Provided: 11,694.9 S.F. (20%)

LANDSCAPE PROVIDED: 11,694.9 S.F. (20%)

SITE DATA

CC-1
1.365 ACRES (58,474 S.F.)
PROPOSED USE:
RESTAURANT
F.A.R.:
0.085/1
1 SPACE FOR EVERY 100 S.F.
OF BLDG. AREA
5,064/100 = 51 SPACES
49 SPACES (2 A.C.)
25' MAX. LOT (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" cal., 3" cal., to crown center
3	NPS	Nella R. Stevens	Asa x Yule R. Stevens	30 gal.	container grown, 12" ht., 4" spread min.
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, 1/2 plant specimen
103	DA	Deer Antler Super Gold	Abies grandifolia Super Gold	3 gal.	container grown, 1/2 plant specimen
9	DT	Deer Tassels Sage	Leucophyllum van 'Lynx' Lacey	5 gal.	container grown, 1/2 plant specimen
32	GM	Gulf Mist	Muhlenbergia capillaris	5 gal.	container grown, 1/2 plant specimen
12	SI	China Indian Hawthorne	Rhodaphysa indica 'China'	5 gal.	container grown, 1/2 plant specimen
12	MF	Mexican Fuchsia	Mexican Fuchsia	3 gal.	container grown, 1/2 plant specimen
16	NPS	Nella R. Stevens	Asa x Yule R. Stevens	30 gal.	container grown, 12" ht., 4" spread min.
47	RO	Red Oak	Quercus shumardii	3 gal.	container grown, 1/2 plant specimen
70	RY	Red Yucca	Hesperaloe parviflora	5 gal.	container grown, 1/2 plant specimen

GRASSES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
374	LBB	Lilac Big Blue	Lilac Big Blue	4" pots	container, (3) 12" narrow min.
519	SC	Seaside Cedar	Seaside Cedar	4" pots	container, 1/2 plant, 1" cal.
1071	WC	Watercress	Eurytemora fucicola	4" pots	container, (3) 12" narrow min.

NOTE: Plant list is to be used as a guide. Contractor shall verify all quantities on site. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 2" below first ground grade in planting areas and 1" below first 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 sod shall be left in a maximum of 1" below first ground 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 sod by hand to cover indicated areas completely. Inure edges of sod are meeting. Top dress joints by hand with topsoil to 3/4 inch.
6. Red grass areas to achieve a smooth, even surface, free from structural irregularities.
7. Water and thoroughly to sod operation progress.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to, mowing, watering, weeding, cultivating, aerating and mowing 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 sod 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 sod shall be left in a maximum of 1" below first ground 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, sand, silt, debris, rocks, sticks, 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 sod. No sod 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 Sod 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 weed eating, weeding and weed barrier fabric.
2. Calceola Blue Rock, 30" with, 7" depth with weed eating, weeding 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@CHICKFIL.COM

ENGINEER:
 BURGER ENGINEERING, L.L.C.
 TEXAS REGISTERED ENGINEERING FIRM #12997
 17103 PRESTON ROAD, SUITE 180H
 DALLAS, TEXAS 75248
 PHONE: (972) 630-3360
 CONTACT: BRIAN W. BURGER, P.E.
 EMAIL: BBURGER@BURGERENGINEERING.COM

BURGER ENGINEERING
 Civil Consultants

17103 Preston Road, Suite 180H
 Dallas, Texas 75248
 Office: 972.630.3360 Fax: 972.630.3380
 TYPED: 12/2007

5200 Buffington Rd.
 Atlanta Georgia,
 30349-2998

Revisions:
 Mark Date By

Mark Date By

Mark Date By



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

STORE
SERIES
P12-SE-V2
LARGE

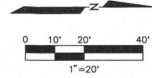
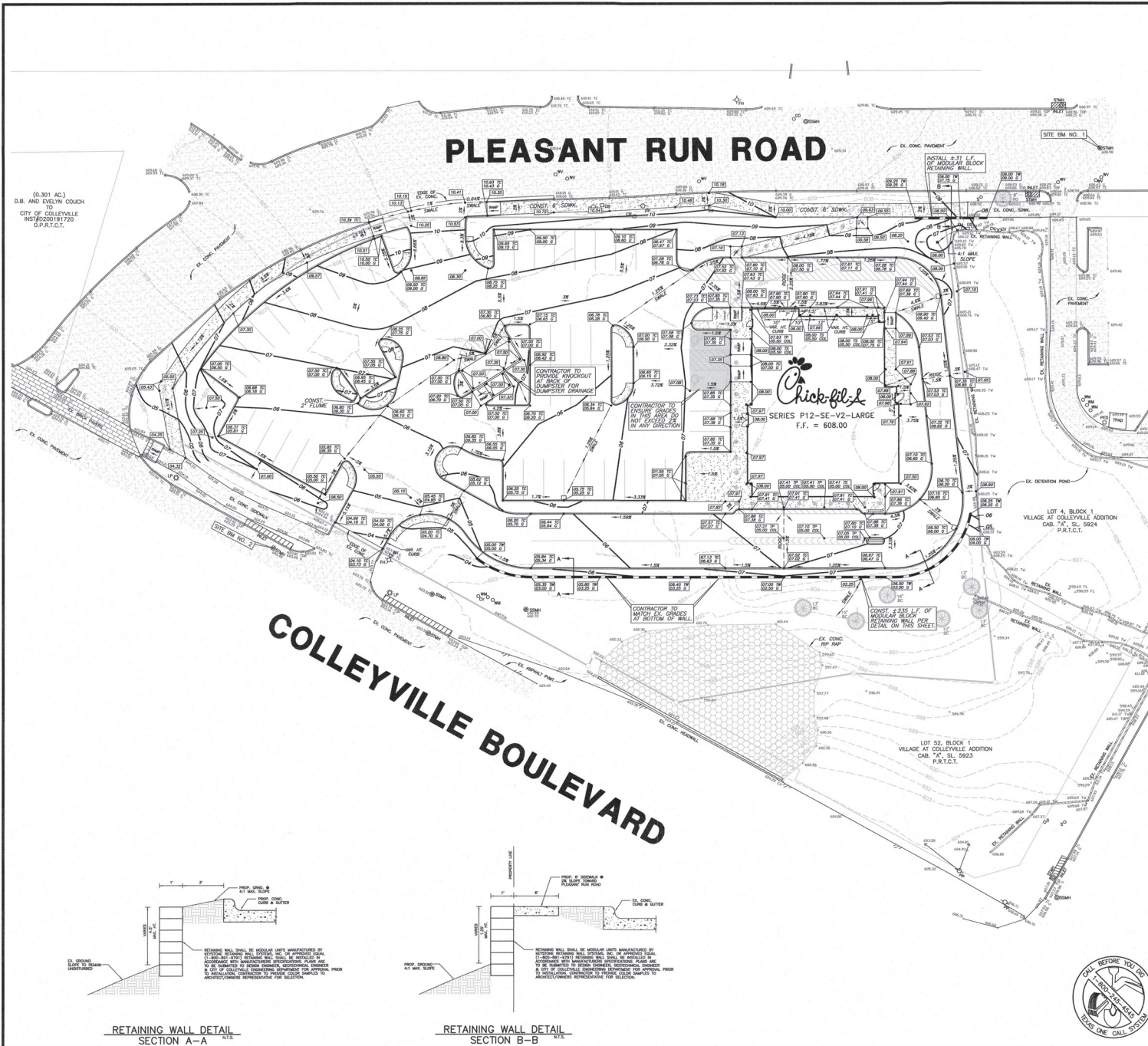
SHEET TITLE
LANDSCAPE PLAN

For Permit
 For Bid
 For Construction

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

L-1

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
- RAIN ACCESSIBLE PARKING SPACE
- A.A. ACCESSIBLE ROUTE

GRADING NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND CITY STANDARDS AND SPECIFICATIONS.
2. 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.
3. BARRICADE, TRAFFIC CONTROL, AND PROJECT SIGN SHALL CONFORM TO "STATE DEPARTMENT OF TRANSPORTATION AND PUBLIC TRANSPORTATION BARRICADE AND CONSTRUCTION STANDARDS" AND CITY SPECIFICATIONS.
4. 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 "FLASH OUT" AT ANY JUNCTURE WITH EXISTING PAVING.
5. ALL PROPOSED CONTOURS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS AND DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
6. REFER TO SITE PLAN FOR HORIZONTAL DIMENSIONS.
7. SITE PREPARATION AND GRADING, FOUNDATION EXCAVATION AND FILL COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
8. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERTS AND RM ELEVATIONS PRIOR TO CONSTRUCTION.
10. GRATE INLETS TO BE PRECAST, SINGLE GRATE INLET MANUFACTURED BY BROOKS PRODUCTS INC. (B-87-467-3783) WITH TRAFFIC BEARING GRATE, OR APPROVED EQUAL.
11. CONTRACTOR TO ENSURE GRADES IN ACCESSIBLE ROUTE DO NOT EXCEED 5% IN THE RUN DIRECTION W/A 2% CROSS SLOPE.
12. 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

1. OBTAIN GRADING PERMIT.
2. INSTALL ALL EROSION CONTROL MEASURES AND DEVICES THAT CAN BE INSTALLED PRIOR TO SITE CLEARING.
3. CLEAR SITE.
4. INSTALL ALL REMAINING CONTROL MEASURES AND DEVICES THAT COULD NOT BE INSTALLED PRIOR TO SITE CLEARING.
5. GRADE SITE.
6. INSTALL ALL UNDERGROUND UTILITIES. INSTALL EROSION CONTROL AROUND CATCH BASINS AND INLETS.
7. INSTALL PAVEMENT.
8. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES UNTIL ALL DISTURBED OPPOSITE & UPRIGHT AREAS HAVE BEEN HYDROLOGICALLY SOOED 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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TDD: F-12997



5200 Buffington Rd.
Atlanta Georgia,
30349-2996

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
APPLICABLE 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

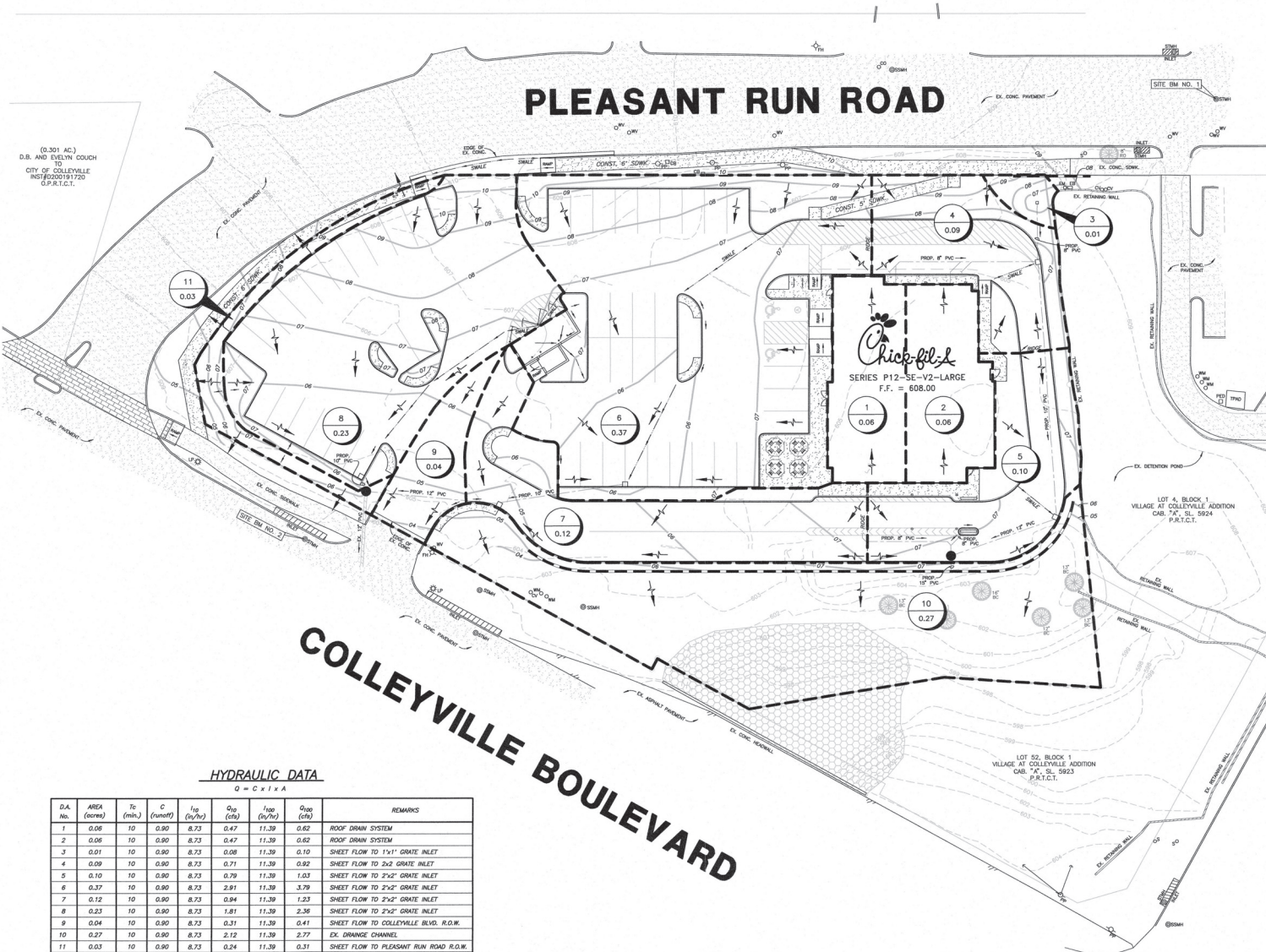
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Checked By: BMB

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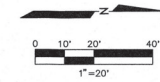
Drainage Plan and Utility Plan



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

D.A. No.	AREA (acres)	Tc (min.)	C (cfs/ft)	I _{avg} (in/hr)	Q ₁₀ (cfs)	I ₁₀₀ (in/hr)	Q ₁₀₀ (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
0.59
DRAINAGE AREA NUMBER
ACRES
- DRAINAGE DIVIDE
- FLOW ARROW



Chick-fil-A

5200 Buffington Rd.
Atlanta Georgia,
30349-2998

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
**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

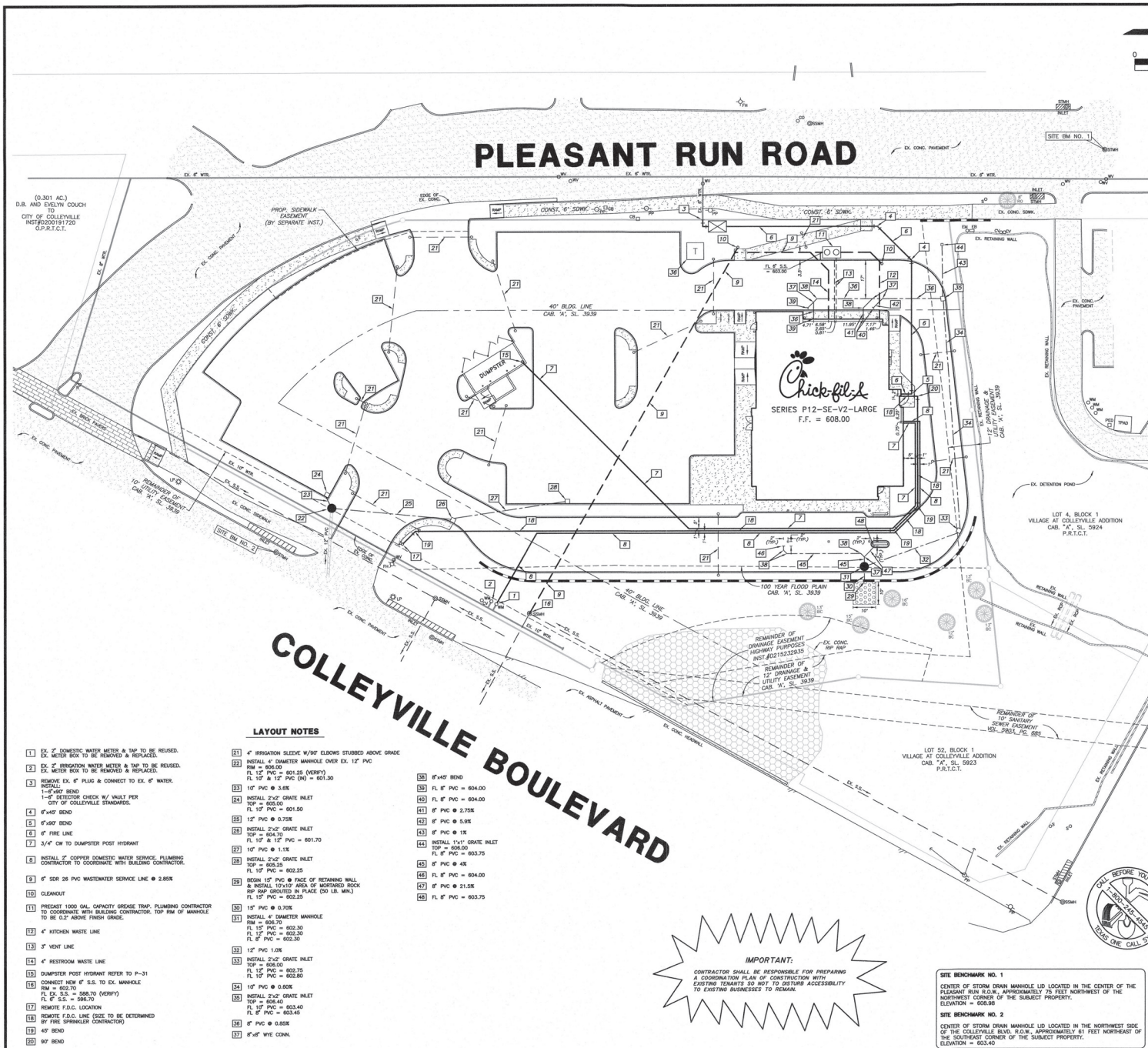
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BURGER
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TRPE F-12997

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
	CHISELED "X" SET
	CHISELED "X" FOUND
	I.R. IRON ROD SET (SIZE AS NOTED)
	OVERHEAD UTILITY POLE W/ GUY
	L.P. LIGHT POLE
	S.S.M. SANITARY SEWER MANHOLE
	SAN. SWR. CLEAN OUT
	G.V. GAS VALVE
	W.V. WATER VALVE
	TREE

1. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD

4. ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
5. THE LOCATION AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES HAVE BEEN DETERMINED FROM DATA RECORDED BY OTHERS; CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL EXISTING UTILITIES AND PROPOSED UTILITIES EXIST PRIOR TO CONSTRUCTION OF ANY SUCH CROSSING.
6. CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER OR ALL OTHER AGENCIES INVOLVED TO OBTAIN ALL NECESSARY PERMITS FROM THESE AGENCIES.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH WILL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THIS PROJECT.
8. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES, EXISTING AND PROPOSED, AND ALL OTHER UTILITIES, WATER MAINS, VALVE BOXES, FIRE HYDRANTS, STREET LATERALS, RAILROAD SERVICE, ETC.
9. SANITARY SEWER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MANUFACTURED TO THE FOLLOWING TOLERANCES:
10.

<i>a. Polyvinyl Chloride (PVC)</i>	Diameter
<i>ASTM A 2004 SDR 35</i>	<i>4" - 10"</i>
11. ALL SANITARY SEWER MAINS ARE TO HAVE 1-2" JUNT CENTERED ON EITHER END OF EACH MAIN.
12. CONTRACTOR SHALL A T A WIDE PEECE OF RIGID PLASTIC TO THE JOINTS EXPOSED AFTER BACKFILL, AFTER EACH JOINT AND MANHOLE IS COMPLETELY COVERED AND THE JOINTS ARE PROTECTED BY A 12" WIDE PLASTIC FLANGING DISK IN ACCORDANCE WITH THE STANDARD CITY SPECIFICATIONS.
13. THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN FOR THE SAME PERIOD OF TIME AS THE GUARANTEE PERIOD.
14. ALL SANITARY SEWER LATERALS SHALL BE SIZED AND LOCATIONS AS SHOWN.
15. CONTRACTOR TO INCLUDE ALL REQ. BODS, TAP FEES & CEMEN FEES ETC.

WATER LINE GENERAL NOTES

- ALL WORKS AND MATERIALS, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
- ALL WATER MAINS SHALL BE 36" PER AREA CLASS, OR 18" CLASS 150 WATER PIPE, FOR PIPE SERVICE SIZES 1" AND LARGER, TAPPING SADDLES SHALL BE 1/2" NPT.
- DEPT'S OF WATER LINES TO MEET CITY DESIGN CRITERIA IN FLUENT A.S.M. TO MEET CRITERION APPROVED IN FLUENT PERMIT.
- PER HYDRAULIC DESIGN CITY APPROVED.
- VALVES TO BE CITY APPROVED.
- THE CONTRACTOR SHALL FURNISH A MAINTENANCE BOND TO THE CITY TO RUN THE MAINTENANCE BOND FOR THE LIFE OF THE PROJECT. THE MAINTENANCE BOND WILL NEED TO BE ON THE CITY'S STANDARD FORM AND VALVES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD DRAWING" INFORMATION TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING RECORDS AND LOCATED IN A PROTECTED AREA WITH "C" CURB OR BARRIER.
- ALL HYDRAULIC SHALL BE MAINTAINED AS PER CITY STANDARDS AND SPECIFICATIONS AND LOCATED IN A PROTECTED AREA WITH "C" CURB OR BARRIER.
- STREAMER NOZZLES ON PER HYDRAULIC SHALL BE 1/4" ABOVE THE TOP OF THE SADDLE. THE SADDLE SHALL BE 1/4" ABOVE THE TOP OF THE SADDLE OR STREET. FIRE HYDRAULIC SHALL USUALLY BE LOCATED 4" (FEET) BUT, IF THE SADDLE IS MORE THAN 2" (FEET) NOT MORE THAN SIX" (FEET), BEHIND THE CURB.
- ALL WATER LINES SHALL BE HYDROSTATICALLY TESTED PER CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER LINES SHALL BE STERILIZED PER CITY STANDARDS AND SPECIFICATIONS.
- ALL WATER BODIES SHALL BE LOCATED IN NON-TRAFFIC AREAS AND PROTECTED CURB OR BOXES SHALL BE USED.
- THE CONTRACTOR SHALL VERTICAL LOCATIONS OF EXISTING SURFACE UTILITIES HAVE BEEN DETERMINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF EXISTING SURFACE UTILITIES EXIST PRIOR TO THE CONSTRUCTION OF ANY SUCH CROSSING.
- ALL UTILITIES SHALL BE BACKFILLED WITH MATERIAL PER CITY SPECIFICATIONS.
- ANCHOR FITTINGS SHALL BE USED TO ATTACH FIRE HYDRAULIC.
- ALL FIRE FEED MAINS OR OUTLET OF EXHAUSTS SHALL BE INSTALLED BY A PLUMBER.
- THE CONTRACTOR TO INCLUDE ALL CITY WATER AND SEWER FEES IN MS. PAY CITY

DRAINAGE GENERAL NOTES

- ALL WORK, UNLESS OTHERWISE NOTED, SHALL CONFORM TO CITY STANDARD SPECIFICATIONS.
7. THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THAT NECESSARY CROSSING CLEARANCES BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATIONS ARE MAINTAINED THROUGHOUT THE PROJECT.
8. CONTRACTOR SHALL COORDINATE WITH THE OWNER, ENGINEER, OR CITY DEPARTMENT OF PUBLIC WORKS TO OBTAIN ALL NECESSARY PERMITS AND EASEMENTS FROM THESE AGENCIES.
9. THE CONTRACTOR SHALL MAINTAIN ONE SET OF RECORD DRAWINGS (AS BUILT) ON SITE WHICH SHALL BE SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT.
10. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES, EXISTING CONDUITS, AND EXISTING LATERAL MAINS, MANHOLES, CLEANOUTS, AND VENTILES, FROM DAMAGE DURING THE PROJECT.
11. THE CONTRACTOR SHALL SET UTILITIES TO PROPER LINE AND GRADE PRIOR TO ANY EXCAVATION.
12. ALL EXISTING SEWER PIPE SHALL CONFORM TO CITY SPECIFICATIONS AND SHALL BE MAINTAINED THROUGHOUT THE COURSE OF THE FOLLOWING PROJECTS:
- | | |
|---------------------------|----------|
| a. CLASS B RSP | Diameter |
| b. UNLESS OTHERWISE NOTED | 12"-40" |
| c. SDR 25 PVC | 48"-60" |
13. ANY PIPE LOCATED WITHIN THE RIGHT-OF-WAY OR IN AN EASEMENT WILL BE RCP PIPE UNLESS OTHERWISE NOTED.
14. ALL STORM PIPES ARE PRIVATE EXCEPT THOSE SHOWN IN CITY A STATE R.O.W. MAP.
15. ALL RCP PIPE INSTALLATION SHALL CONFORM TO THE AMERICAN CONCRETE PIPE ASSOCIATION (ACIP) STANDARD SPECIFICATIONS.

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

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BRYAN J. BURGER



ED XA

CONCLUSION

**BON
K
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BLA
S A
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KEY 1 BE F C

CO
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PP
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150 E C

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STORE

P12-SE-V2

PLUMBING

SITE PLAN

☒ For Permit☐ For Construction

Store - 04496

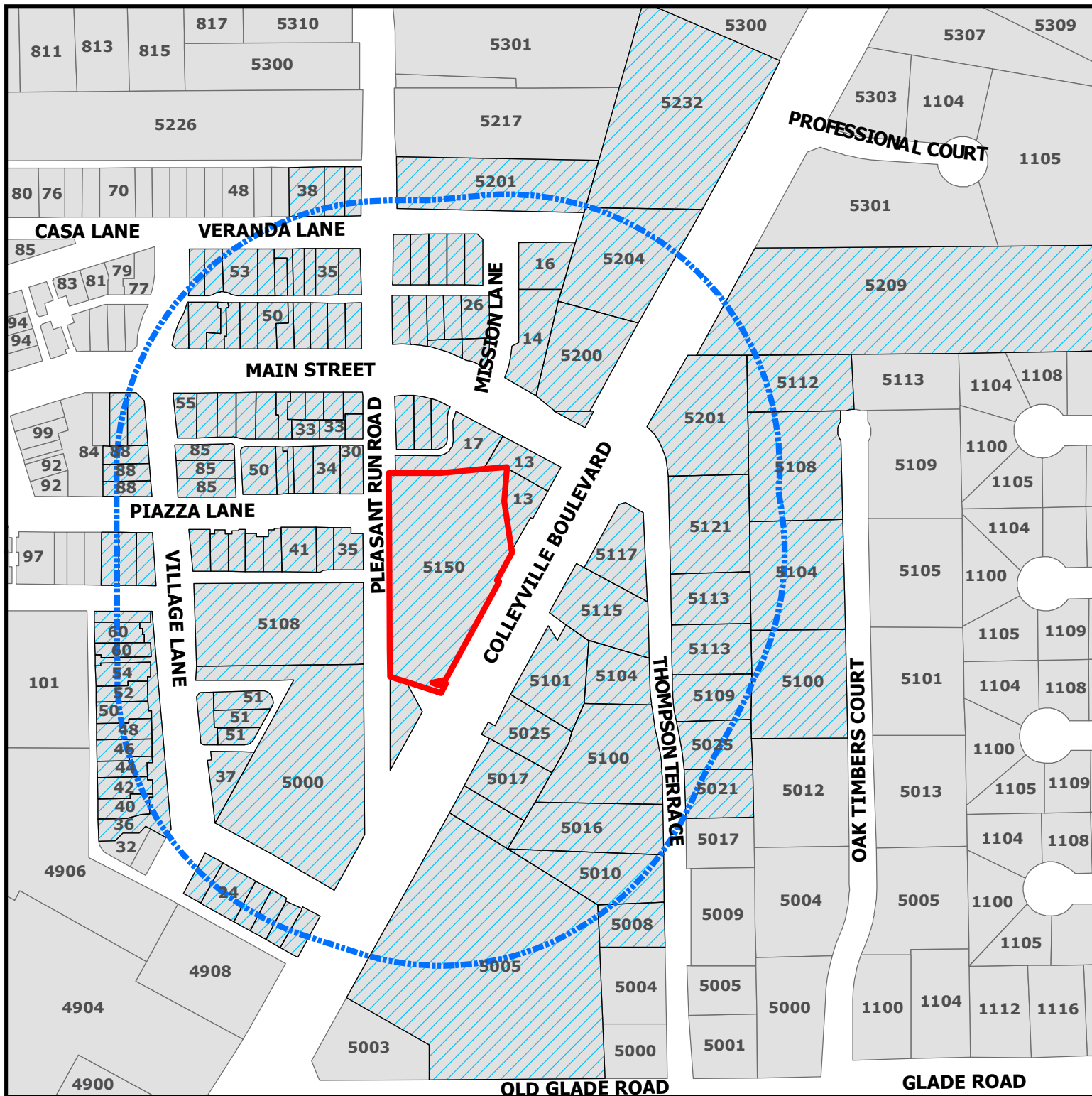
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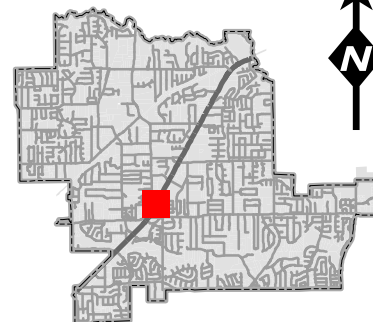
Notification Map



ZC19-014
5150 Colleyville Blvd

DISCLAIMER:
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-  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

ORDINANCE O-19-2102

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-through 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 5th day of November 2019.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS, ON THIS THE 19TH 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” – 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.

[illegible]



Chick-fil-A
5200 Burlington Road
Atlanta, GA 30348-2998
P: 404.768.0000

MAVSE & ASSOCIATES INC.
Architects & Interiors • Commercial/Residential

14855 Peachtree Dunwoody Road, Suite 300
Atlanta, GA 30341
Phone: 404.252.1000
Fax: 404.252.1001
www.mavseassociates.com

9/10/2013 1:28:24 PM

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

FSR#04496

PROJECT NO. 14-0000
DATE: 9/10/2013
BY: MA
CHECKED BY: MA
REVISIONS: 1. 9/10/2013
2. 9/10/2013

ISSUED FOR PERMIT
24x36 EXTERIOR
ELEVATIONS

A-302X





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



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

FSR#04496

BUILDING TYPE / SIZE:		SE / ALL
RELEASE:		V2_19.05
REVISION SCHEDULE		
NO.	DATE	DESCRIPTION

ISSUED FOR PERMIT

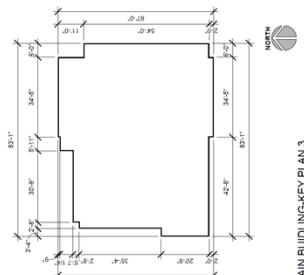
CONSULTANT PROJECT #	19029
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DATE	9/16/2019 2:03:34 PM
DRAWN BY	Designer

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 or otherwise used without express written or oral consent from
 the consultant. Violation of this policy may result in legal action.
 Advanced Project Management, Inc.

**24K36 EXTERIOR
 ELEVATIONS**

DATE: 9/16/2019

A-303X



D1 MAIN BUILDING-KEY PLAN 3

APD - HIGH SCHOOL - EXTERIOR - step 2					
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	COLOR	NOTE
1001	WALL	PRIMO PLY	MODULAR	PALM GRAY	
1002	WALL	PRIMO PLY	WALL	DARK BRONZE	OL. RUBBED BRONZE
1003	WALL	PRIMO PLY	WALL	WHITE	WALL
1004	WALL	PRIMO PLY	WALL	WALL	SACCHY WHITE, WASH GLOSS
1005	WALL	PRIMO PLY	WALL	WALL	WALL
1006	WALL	PRIMO PLY	WALL	WALL	WALL
1007	WALL	PRIMO PLY	WALL	WALL	WALL
1008	WALL	PRIMO PLY	WALL	WALL	WALL
1009	WALL	PRIMO PLY	WALL	WALL	WALL
1010	WALL	PRIMO PLY	WALL	WALL	WALL
1011	WALL	PRIMO PLY	WALL	WALL	WALL
1012	WALL	PRIMO PLY	WALL	WALL	WALL
1013	WALL	PRIMO PLY	WALL	WALL	WALL
1014	WALL	PRIMO PLY	WALL	WALL	WALL
1015	WALL	PRIMO PLY	WALL	WALL	WALL
1016	WALL	PRIMO PLY	WALL	WALL	WALL
1017	WALL	PRIMO PLY	WALL	WALL	WALL
1018	WALL	PRIMO PLY	WALL	WALL	WALL
1019	WALL	PRIMO PLY	WALL	WALL	WALL
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1021	WALL	PRIMO PLY	WALL	WALL	WALL
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1092	WALL	PRIMO PLY	WALL	WALL	WALL
1093	WALL	PRIMO PLY	WALL	WALL	WALL
1094	WALL	PRIMO PLY	WALL	WALL	WALL
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1246	WALL	PRIMO PLY	WALL	WALL	WALL

NOTES:

MATERIALS	AREA (SQFT)	AREA PERCENTAGE
BRICK (BR-3)	1136	81%
BRICK (BR-4)	171	12%
STOREFRONT GLAZING	65	5%
ELECTRICAL EQUIPMENT	0	0%
DOOR	24	2%
TOTAL	1396	100%

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

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

A-305X

PROJECT NO.	24436
PROJECT NAME	ISSUED FOR PERMIT
DATE	9/18/2019 2:28:37 PM
DESIGNER	Design
DATE	9/18/2019 2:28:37 PM
DESCRIPTION	24436 EXTERIOR 3D

ISSUED FOR PERMIT

FSR#04496

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

9/18/2019 2:28:37 PM



Chick-fil-A
5200 Burlington Road
Atlanta, GA 30348
P. (404) 765 8000
MANISE & ASSOCIATES, INC.
ARCHITECTS • PLANNING • CONSTRUCTION MANAGEMENT

100% Complete
DATE: 9/18/2019
FILE: 24436_305X
305X EXTERIOR 3D





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d

Agenda Date 11/5/2019

Number Ordinance O-19-2103

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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 its 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.

Planning & Zoning Commission Recommendation: The Planning & Zoning Commission recommended approval of the request at their October 14, 2019 meeting by a vote of 5-0.

Financial Impact

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

Recommendation

Denial

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. Ordinance O-19-2103

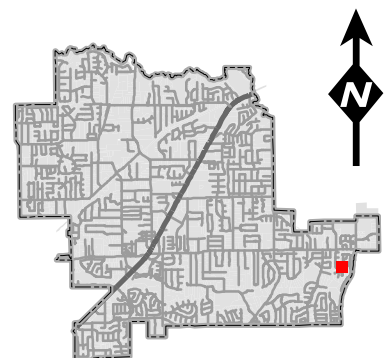
Aerial Map



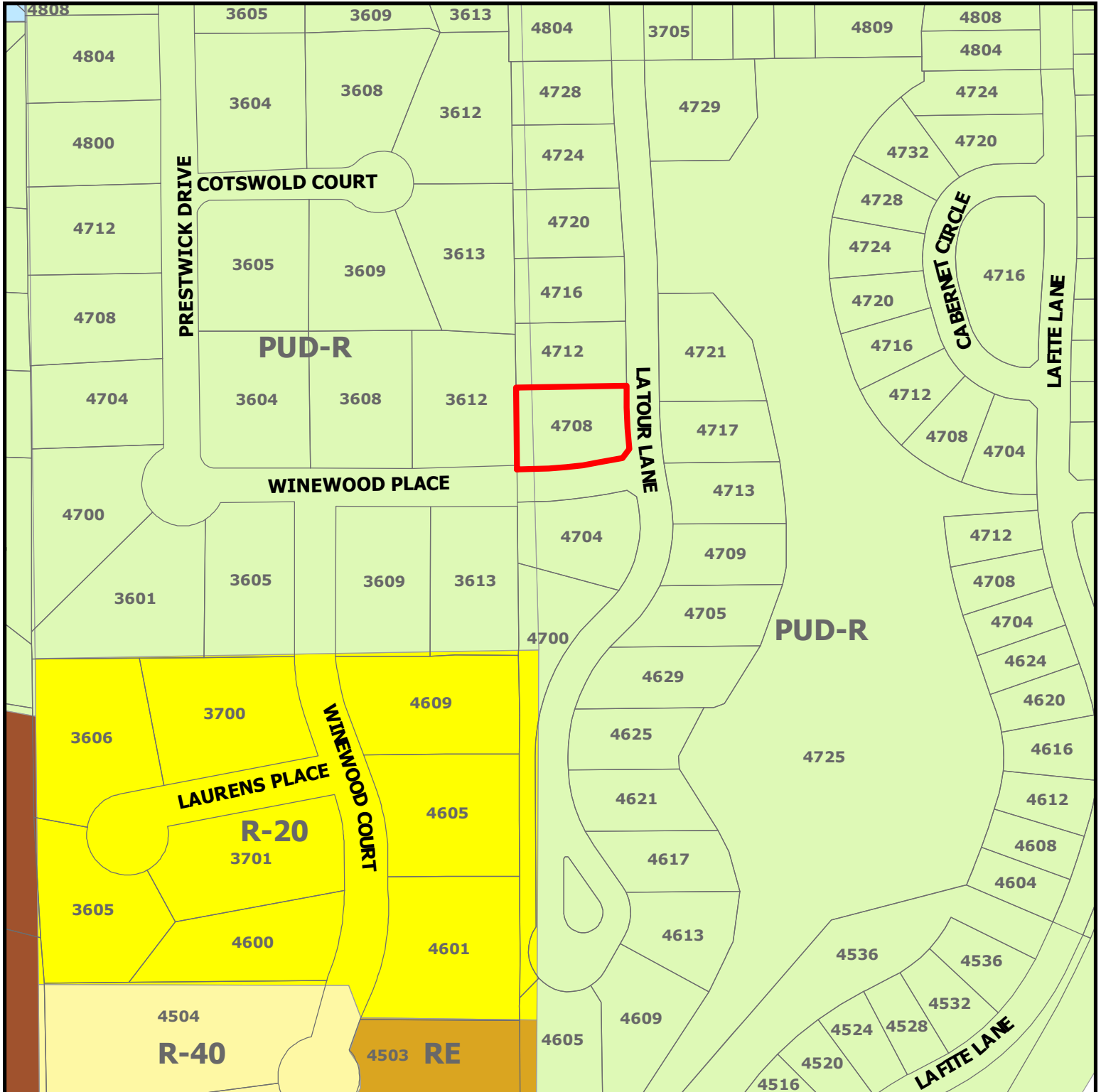
ZC19-016
4708 Latour Lane

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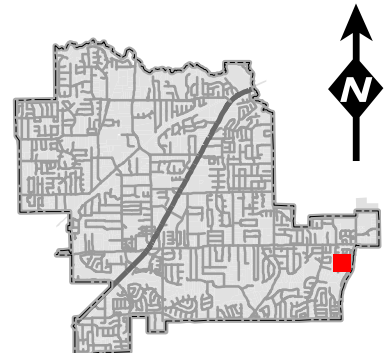
 Subject Property



Zoning Map



ZC19-016
4708 Latour Lane



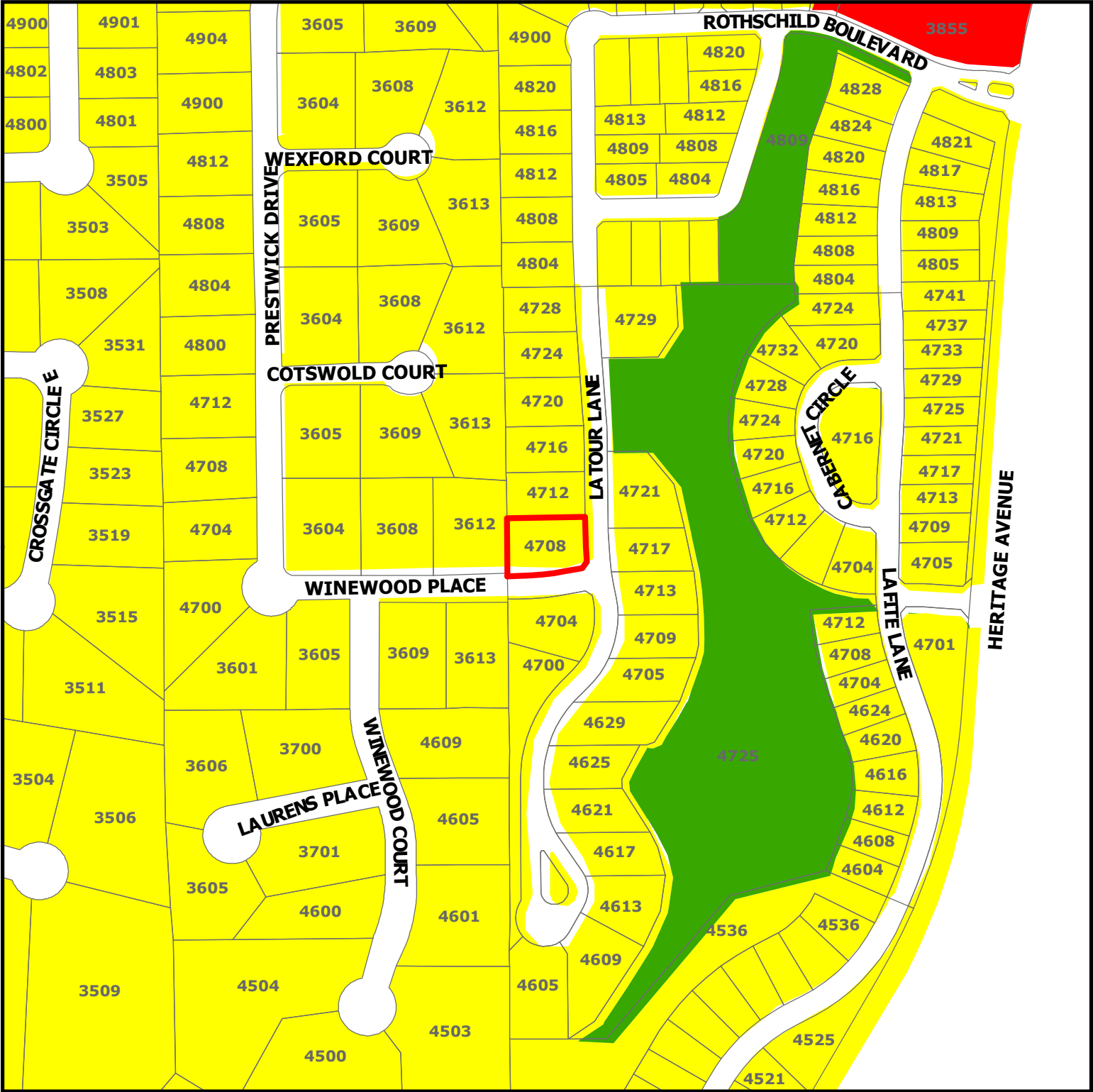
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Subject Property

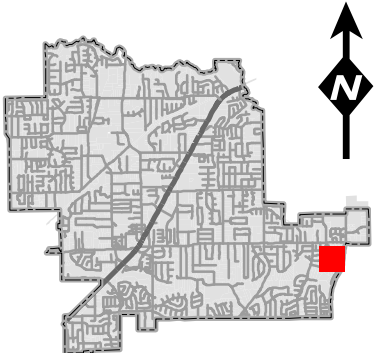
Future Land Use Map



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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 .

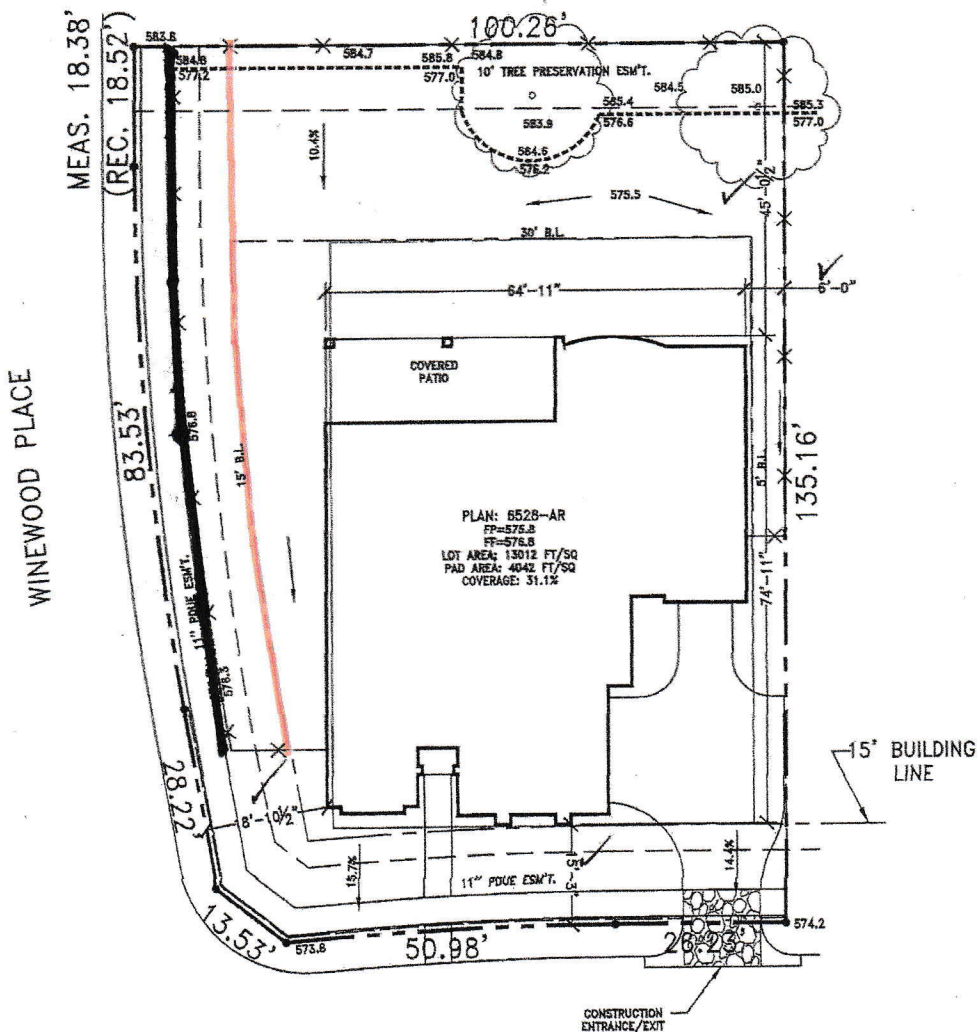
Thanks you
Victor Mendez
BLM Fence LLC
4100 East loop 820 South
Fort Worth Texas 76119

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



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

8/24/18

REFERENCE NO. 180622026

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 subdivision plans for construction, builder should confirm that this layout has no conflicts with inlets, 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
TOTAL CONC.	1876

NOTE: LOCATION OF TREES
IS APPROXIMATE

GRAVEL, SIZE 2-4"
DEPTH 6"

SILT FENCE

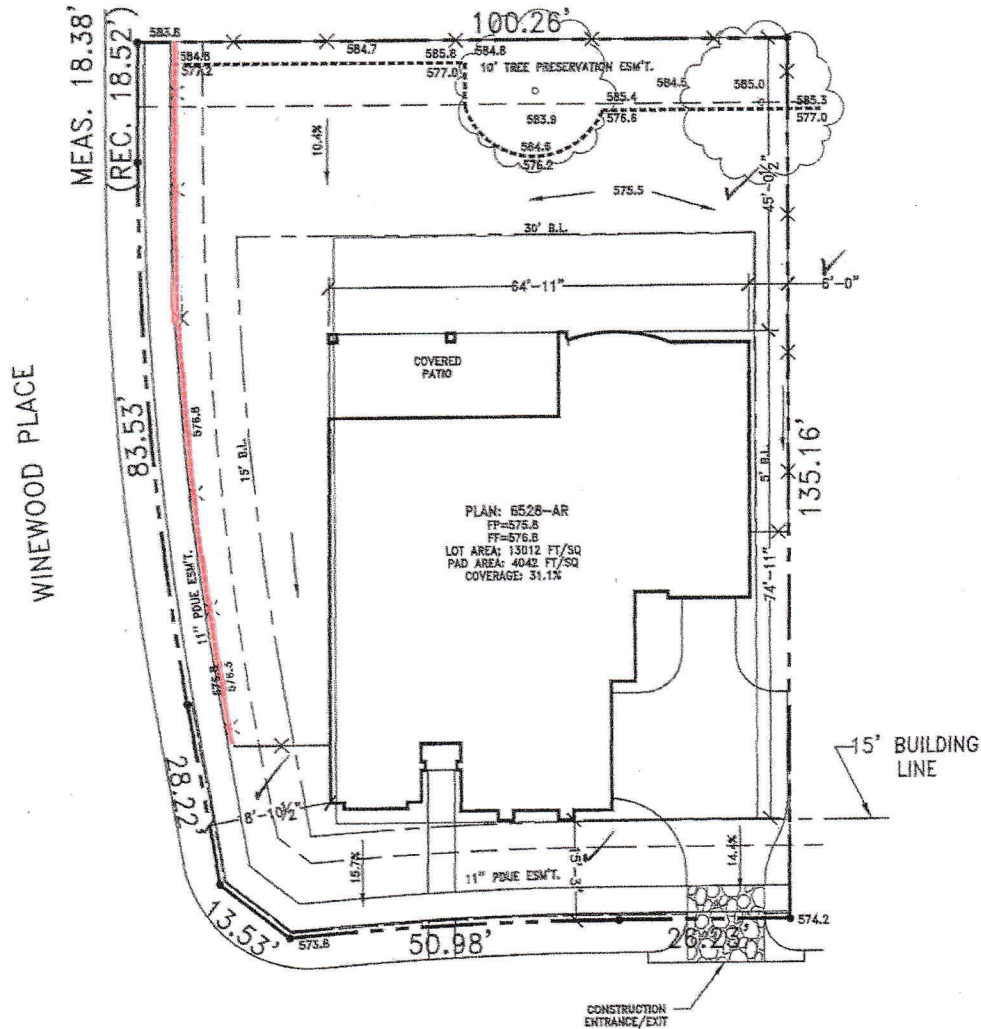


Site Plan

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

8/24/18

REFERENCE NO. 180822026

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NOTE: LOCATION OF TREES
IS APPROXIMATE

GRAVEL, SIZE 2-4"
DEPTH 6"

SILT FENCE



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

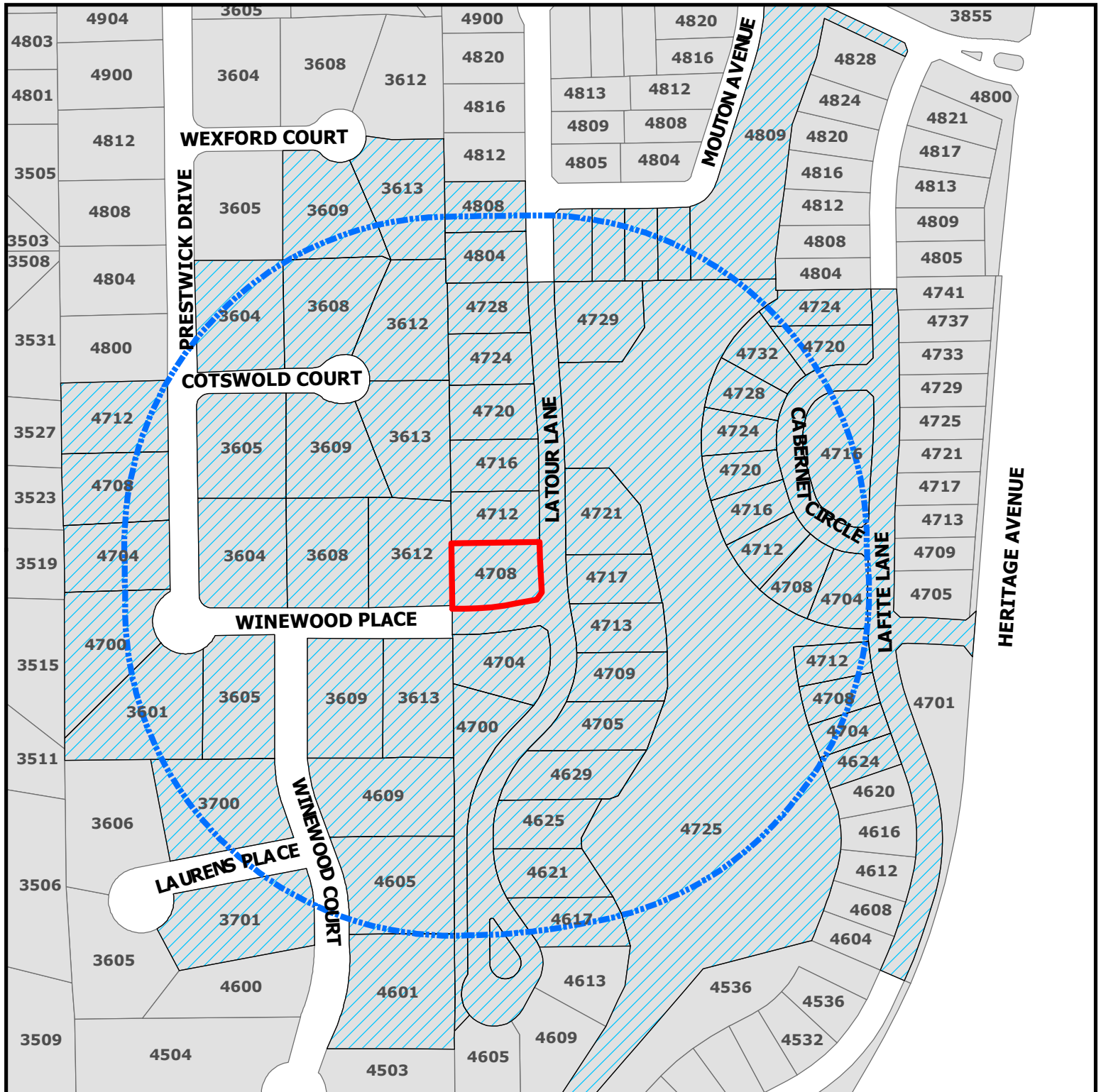




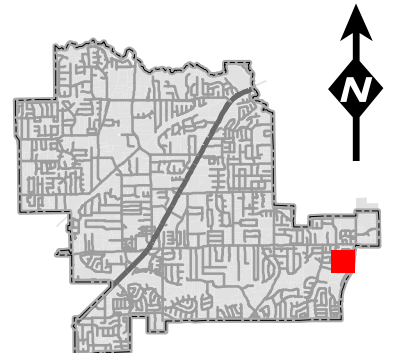
4704 Latour Lane fence on west side of 4708 Latour Lane was approved fence on wall



Notification Map



ZC19-016
4708 Latour Lane



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-  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

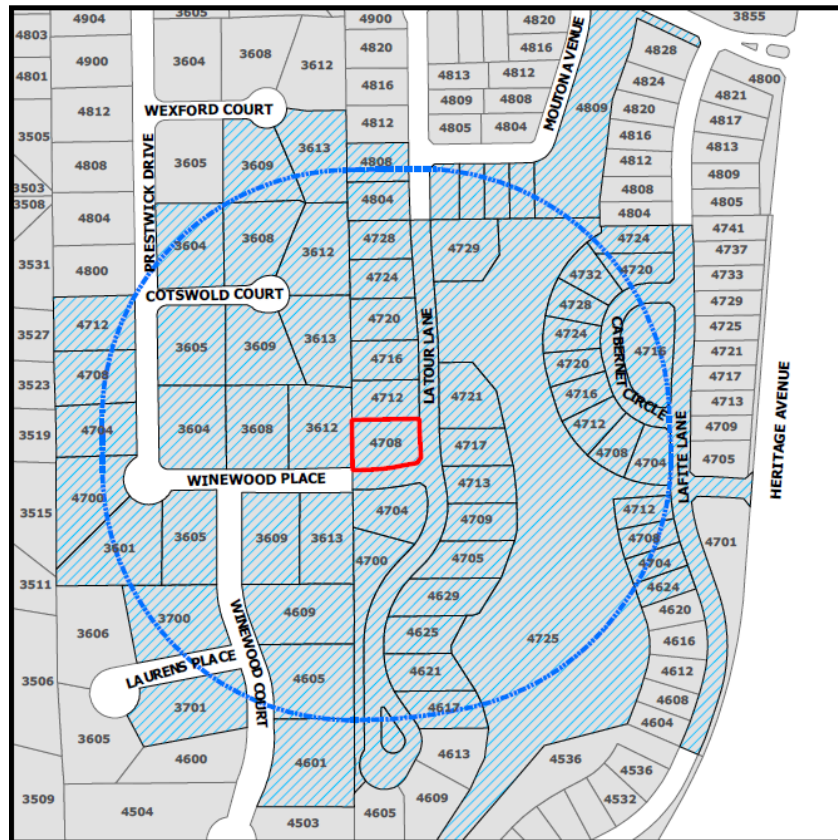
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

ORDINANCE O-19-2103

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 a fence 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 5th day of November 2019.

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

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

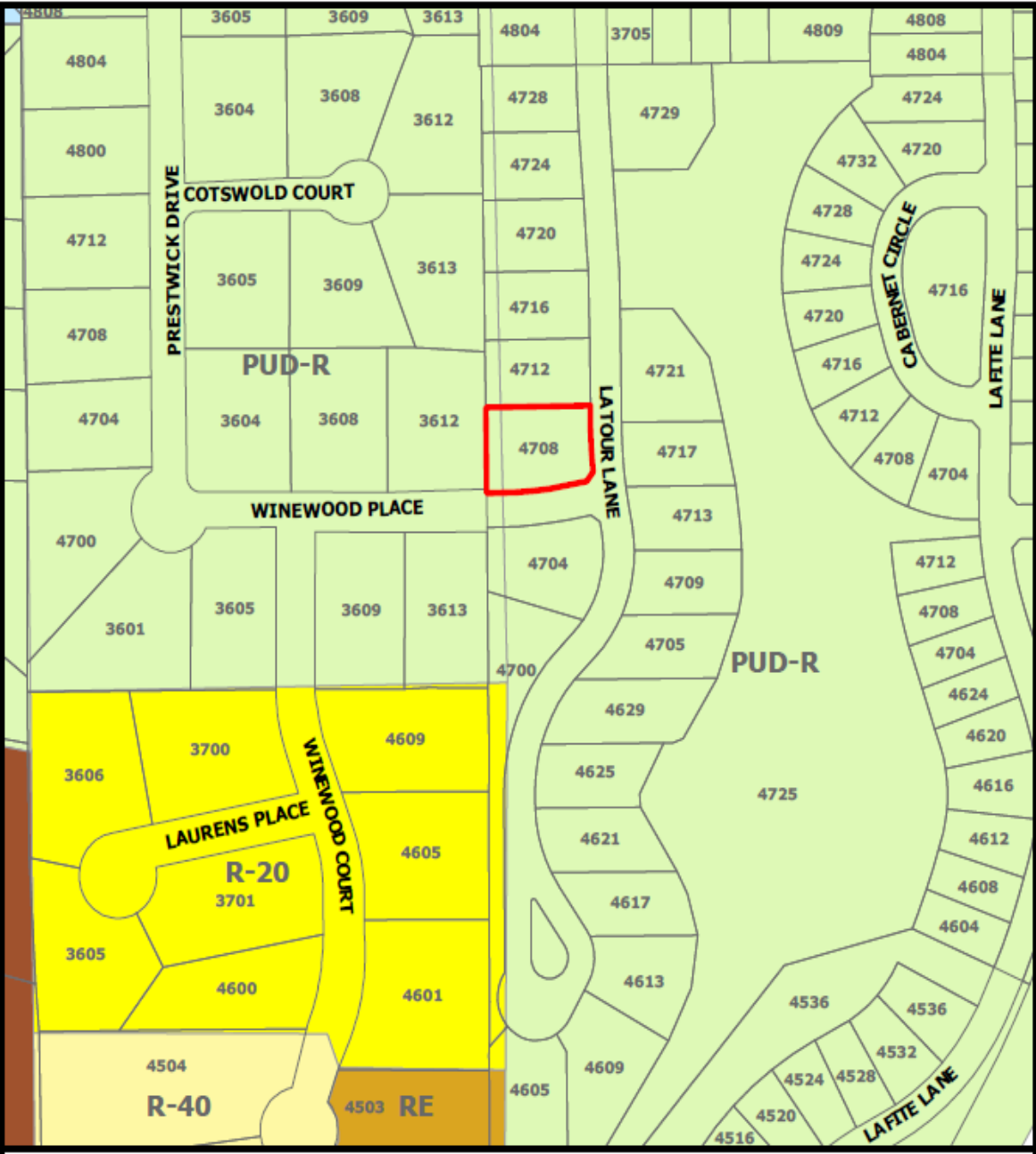
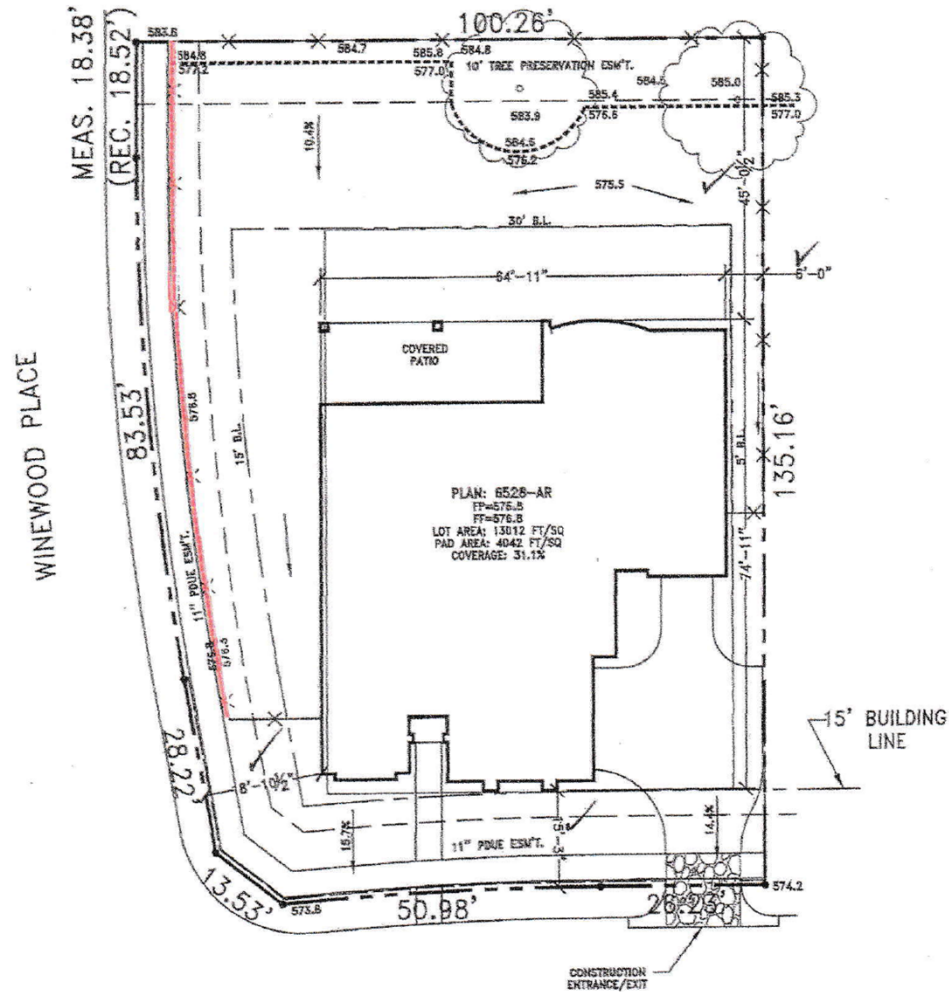


Exhibit "B" – Site Plan

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 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, city and sidewalk boundaries are for illustrative purposes only, refer to development plans for construction, builder should confirm that this layout does not conflict 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



City of Colleyville City Council Agenda Briefing

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

Agenda Number 7

Agenda Date 11/5/2019

Type Report

Department City Secretary

Title

Planning and Zoning Commission - September 10, 2018

Planning and Zoning Commission Worksession - September 24, 2018

Planning and Zoning Commission - September 24, 2018

Planning and Zoning Commission - October 8, 2018



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, September 10, 2018

City Council Chambers

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 October 14, 2019 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Worksession Minutes

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

Monday, September 24, 2018

City Council Chambers

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:

A handwritten signature in black ink, appearing to read 'Araceli Botello'.

Araceli Botello
Planning Technician

The meeting minutes were approved on October 14, 2019 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, September 24, 2018

City Council Chambers

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 October 14, 2019 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, October 8, 2018

City Council Chambers

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 October 14, 2019 by a vote of 5-0.

RESOLUTION R-19-4433

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
NOVEMBER 5, 2019**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

a. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 5TH DAY OF NOVEMBER 2019.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor