



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, January 13, 2020
6:15 PM

Executive Conference Room
Third Floor – City Hall

WORKSESSION 6:15 PM EXECUTIVE CONFERENCE ROOM THIRD FLOOR

CALL TO ORDER

1. PRESENTATION AND DISCUSSION

- 1a** Presentation and discussion of a request for a Replat for Lot 1, Block 1, of the Bristol Estate, being a replat of a portion of Block 2, of the Pleasant Oaks Estates Addition, located at 501 Beverly Drive, Case PC19-017
- 1b** Presentation and discussion of a request for a Final Plat for Lots 1-34 and Lots OS-1-OS-10, Block 1, Oak Alley Estates, being Lots 1R1 and 1R2, Block 1, Bear Creek Plantation, located at 1312 John McCain Road and 7309 Holly Lane North, Case PC19-021
- 1c** Presentation and discussion of a request for a Special Use Permit for an Accessory Dwelling on Lot 1, Block 1, Schiller Addition, located at 2001 Hall Johnson Road, Case ZC19-022
- 1d** Presentation and discussion of a request for a Special Use Permit for an Accessory Building to exceed the 4% lot coverage allowance and for an Accessory Dwelling on Lot 1, Block 1, G&R Addition, located at 2313 Hall Johnson Road, Case ZC19-023, APPLICANT HAS REQUESTED TO TABLE THE ITEM TO THE FEBRUARY 10, 2020 PLANNING AND ZONING COMMISSION MEETING
- 1e** Presentation and discussion of a request to amend the PUD-C Planned Unit Development – Commercial district for the Heritage Farms addition, being Lots 1-3, Block A, Heritage Farms, located at 913 Cheek Sparger Road, 3808 Wayne Drive, and 3900 Bedford Court, Case ZC19-009

- 1f** Presentation and discussion of amendments to Chapter 3, Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code

2. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards January 10, 2020 by 5:00 p.m.



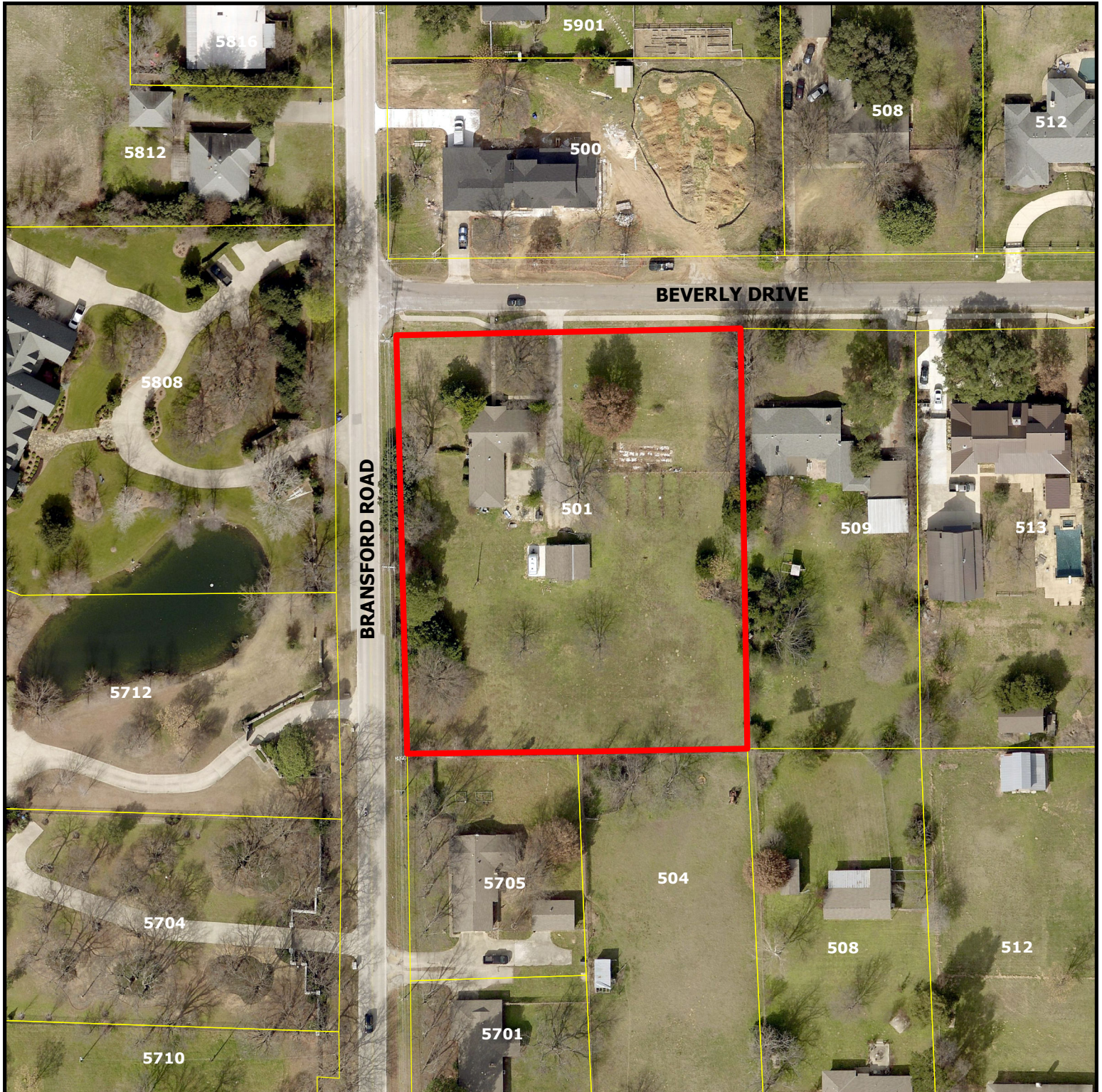
Araceli Botello
Planning Technician

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

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

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

Aerial Map

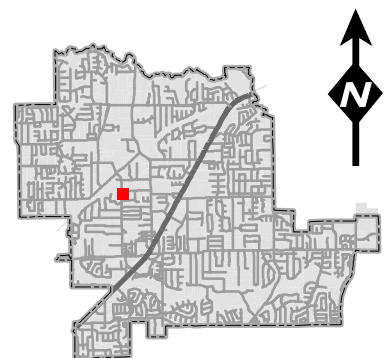


PC19-017
501 Beverly Drive

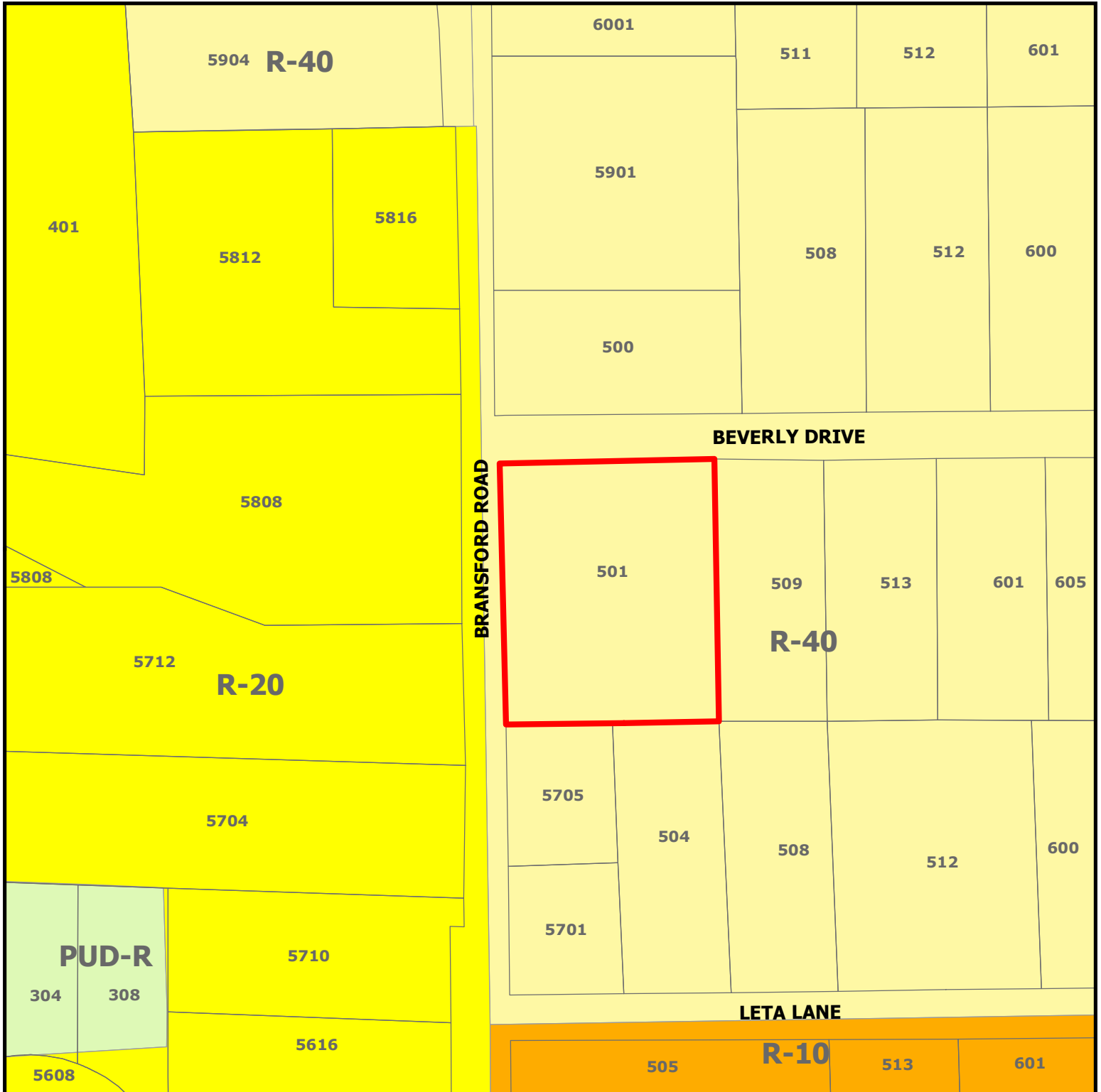
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



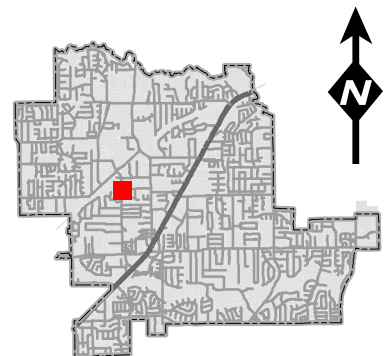
Zoning Map



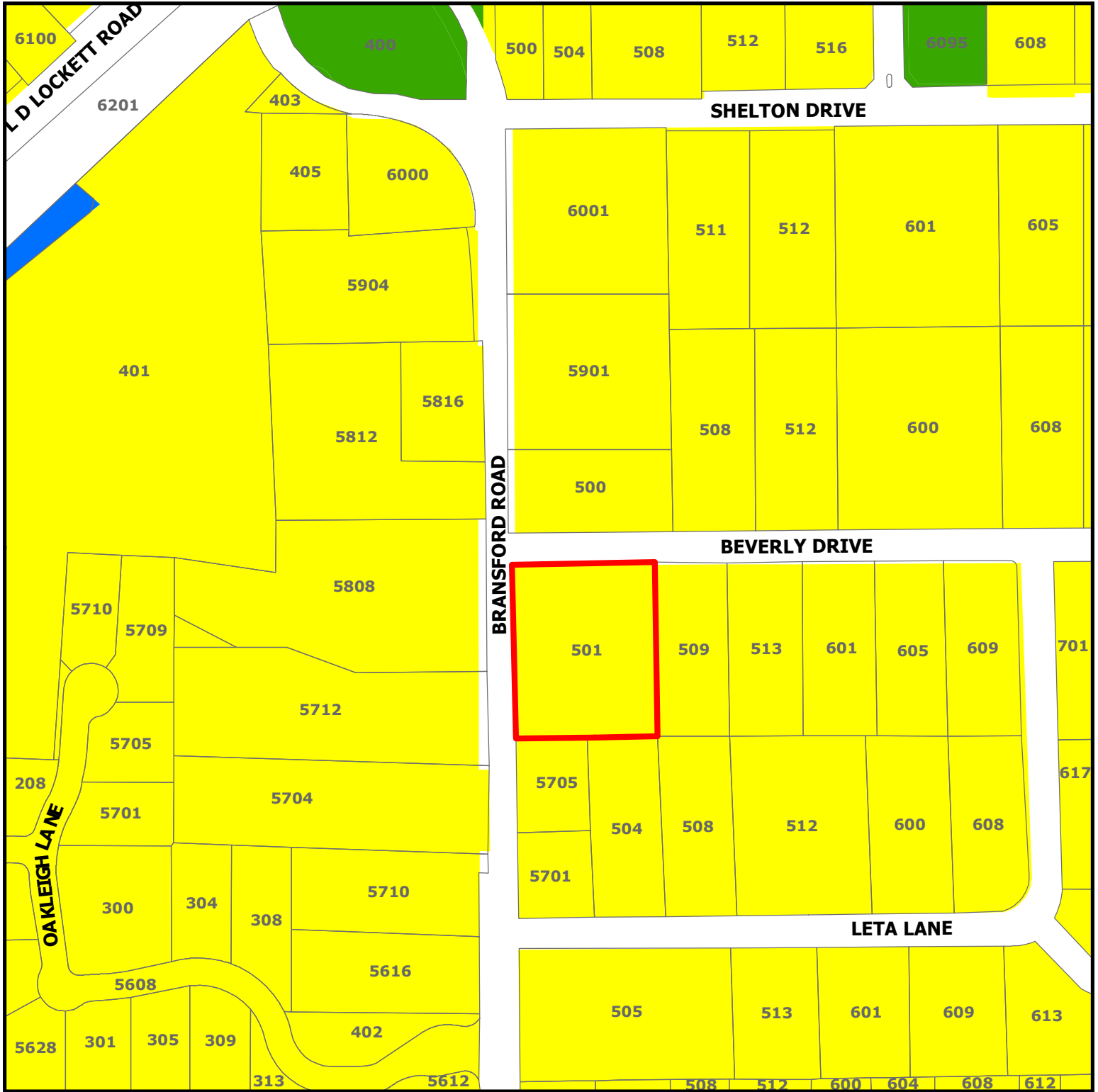
PC19-017
501 Beverly Drive

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 Subject Property

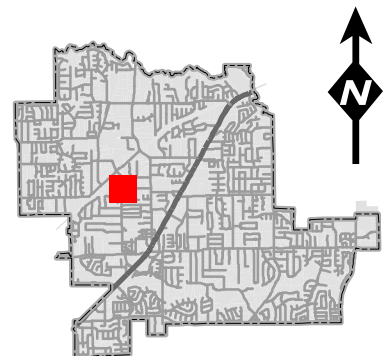


Future Land Use Map



PC19-017
501 Beverly Drive

-  Subject Property
 Residential
 Institutional
 Open Space; Parks



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DATE: 10/17/2019 / JOB # 1901617-1 / SCALE - 1" = 30' / CN

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300

Aerial Map



PC19-021

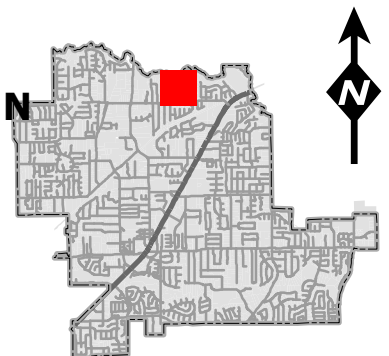
1312 John McCain Rd and 7309 Holly Ln N

DISCLAIMER:

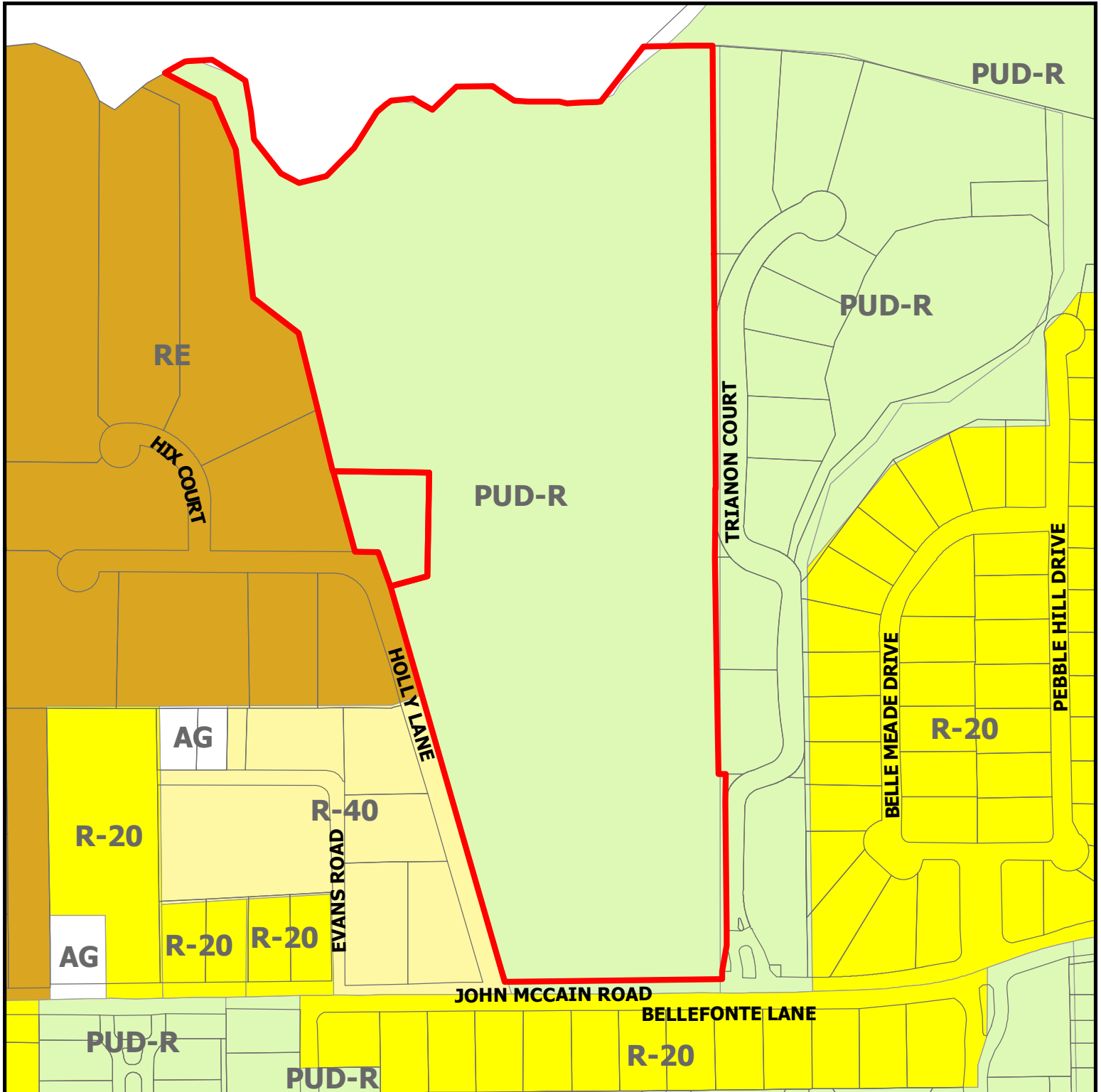
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Subject Property



Zoning Map



PC19-021

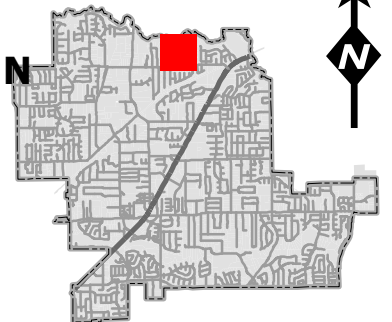
1312 John McCain Rd and 7309 Holly Ln N

DISCLAIMER:

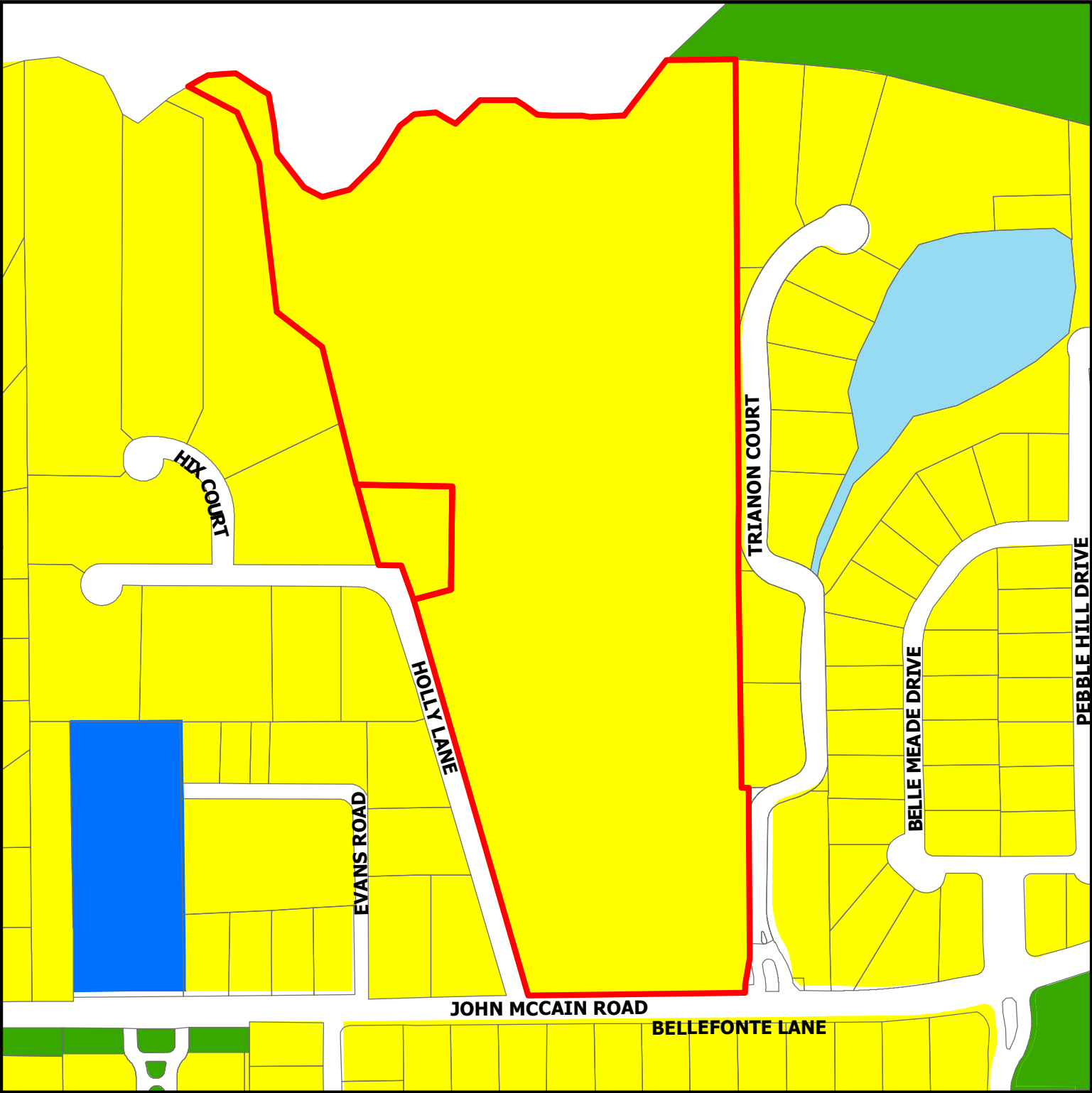
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Subject Property



Future Land Use Map



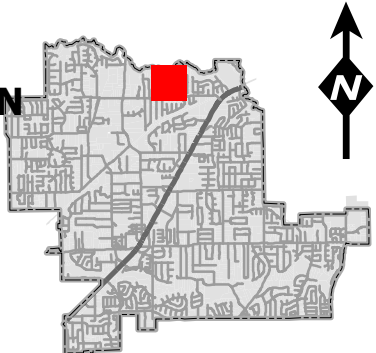
PC19-021



1312 John McCain Rd and 7309 Holly Ln N

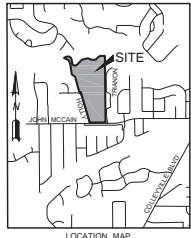
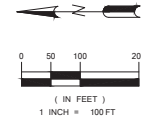
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-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks
-  Water Body



Plat Exhibit

LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				LINE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE															
LINE #	LENGTH	BEARING	BEARING	LINE #	LENGTH	BEARING	BEARING	LINE #	LENGTH	BEARING	BEARING	LINE #	LENGTH	BEARING	BEARING	LINE #	LENGTH	BEARING	BEARING	CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH	CURVE #	LENGTH	RADIUS	CH BEARING	CH LENGTH									
L1	45.67	N41°57'54"W		L22	42.07	N40°00'00"E		L50	81.71	N80°31'45"E		L104	36.11	S00°34'44"W		L129	121.05	S00°56'29"W		L153	208.43	S00°34'44"W		L175	163.33	N14°58'59"E		L197	66.36	S87°25'19"E		C1	33.75	91.37	211°40'11"	N17°19'23"E	33.57	C21	84.02	57.00	84°00'00"	S87°45'58"E	76.84
L2	15.47	N87°25'19"E		L23	83.03	N25°00'00"E		L51	37.10	N7°29'15"E		L105	36.11	S00°34'44"W		L130	126.05	S00°56'29"W		L154	126.89	S00°34'44"W		L176	36.00	N10°30'19"E		L198	31.01	N17°19'23"E		C2	20.75	91.37	214°00'11"	N12°47'04"E	20.55	C22	10.15	57.00	84°00'00"	S84°34'32"E	70.77
L3	53.22	N19°22'25"W		L24	55.00	N60°00'00"E		L52	148.15	N02°41'56"E		L106	17.17	N41°59'54"W		L131	25.87	S89°03'15"E		L155	82.39	S00°34'44"W		L177	236.30	N01°21'57"E		L199	81.30	S89°03'15"E		C3	15.48	15.09	54°14'59"	S00°24'49"W	15.33	C23	32.17	25.00	73°43'19"	N00°33'45"E	26.99
L4	15.47	N87°25'19"E		L25	136.00	N00°00'00"E		L53	136.00	N00°00'00"E		L107	136.00	N00°00'00"E		L132	136.00	N00°00'00"E		L156	136.00	N00°00'00"E		L178	136.00	N00°00'00"E		L200	136.00	N00°00'00"E		C4	26.15	136.00	0°00'00"	N00°00'00"E	26.15	C24	26.15	136.00	0°00'00"	N00°00'00"E	26.15
L5	14.64	N52°31'25"E		L26	14.36	N87°25'19"E		L54	155.18	N02°41'56"W		L108	17.17	N41°59'54"W		L133	25.87	S89°03'15"E		L157	82.39	S00°34'44"W		L179	179.13	S87°18'45"E		L201	77.39	S44°00'00"E		C5	96.79	50.00	103°09'54"E	N13°00'00"E	78.00	C25	25.54	50.00	29°19'42"	N00°33'45"E	25.54
L6	134.10	S02°12'22"W		L27	40.71	N02°34'44"E		L55	211.00	S00°41'56"W		L109	17.17	N41°59'54"W		L134	166.30	S00°56'29"W		L158	35.00	N14°58'59"E		L180	145.33	S87°18'45"E		L202	58.40	S44°00'00"E		C6	32.83	50.00	100°27'24"E	S81°14'48"E	80.06	C26	76.48	50.00	68°01'52"E	N00°33'45"E	62.79
L7	15.47	N87°25'19"E		L28	202.07	N00°34'44"E		L56	171.00	N01°41'59"W		L110	263.97	N14°59'54"W		L135	130.00	S00°56'29"W		L159	105.24	S44°00'00"E		L181	54.62	S25°35'25"E		L203	7.12	S44°00'00"E		C7	7.37	10.00	42°07'24"E	S81°14'48"E	2.17	C27	44.02	50.00	50°26'40"	S87°29'34"E	44.71
L8	66.00	N87°25'19"E		L29	165.58	N19°22'25"W		L57	32.19	S19°22'19"W		L111	243.08	N14°59'54"W		L136	30.00	N00°56'29"W		L160	66.00	N00°56'29"W		L182	163.79	S87°18'45"E		L204	62.57	S19°22'25"E		C8	21.11	10.00	12°05'01"	S81°12'48"E	21.11	C28	13.48	50.00	14°29'34"	S79°37'19"E	13.48
L9	58.00	N87°25'19"E		L30	176.59	N02°34'44"E		L58	15.99	S89°30'00"W		L112	217.07	N01°41'59"W		L137	13.87	S75°00'00"E		L161	265.56	N14°59'54"W		L183	248.90	S87°25'19"E		L205	103.43	S19°22'25"E		C9	118.38	474.88	14°10'59"	N19°18'59"W	118.27	C29	65.06	50.00	75°24'34"	S84°31'25"E	65.02
L10	49.60	S82°00'00"E		L31	142.85	N02°34'44"W		L59	136.00	S00°34'44"W		L113	207.49	S00°56'29"W		L138	126.05	N01°21'57"E		L162	252.34	S87°25'19"E		L184	252.19	S87°25'19"E		L206	46.88	S17°22'19"W		C10	58.15	474.77	130°21'39"	S17°03'21"W	107.34	C30	15.48	50.00	73°43'19"	S00°33'45"E	15.48
L11	15.47	N87°25'19"E		L32	136.00	N00°00'00"E		L60	136.00	N00°00'00"E		L114	136.00	N00°00'00"E		L139	136.00	N00°00'00"E		L163	136.00	N00°00'00"E		L185	136.00	N00°00'00"E		L207	136.00	N00°00'00"E		C11	136.00	136.00	0°00'00"	N00°00'00"E	136.00	C31	136.00	136.00	0°00'00"	N00°00'00"E	136.00
L12	31.80	S37°00'00"E		L33	14.14	N47°30'16"W		L61	120.00	S00°34'44"W		L115	20.57	N01°02'00"W		L140	20.57	N01°31'19"W		L164	305.13	N14°58'59"E		L186	246.08	S87°25'19"E		L208	72.59	S14°00'00"E		C12	31.82	50.00	67°00'00"	S83°33'37"E	36.53	C32	31.82	50.00	67°00'00"	S83°33'37"E	36.53
L13	145.60	S38°00'00"E		L34	156.80	N25°16'16"W		L62	156.80	S00°34'44"W		L116	215.00	N01°02'00"W		L141	215.00	N01°31'19"W		L165	386.93	N14°58'59"E		L187	247.58	S87°25'19"E		L209	241.62	S14°00'00"E		C13	65.28	65.00	74°46'20"	N00°40'46"W	65.34	C33	23.63	50.00	26°58'01"	S73°56'15"E	23.62
L14	154.01	S37°25'00"E		L44	154.01	S37°25'00"E		L121	122.00	N01°41'59"W		L142	184.00	S21°33'19"W		L166	142.00	S21°33'19"W		L188	251.02	S87°25'19"E		L210	30.00	S70°00'00"W		L211	42.58	50.00	N17°32'00"E	60°13'14"	50.51	C14	42.58	50.00	48°00'00"	S33°59'02"E	41.31				
L15	76.00	S30°00'00"E		L45	14.14	N47°34'44"W		L122	120.00	S00°34'44"W		L143	191.71	N01°02'00"W		L167	126.05	N01°02'00"W		L189	254.48	S87°25'19"E		L211	71.15	S70°40'30"W		L212	51.15	S60°40'30"W		C15	71.15	50.00	81°30'00"	S85°42'25"E	68.38	C34	64.54	50.00	73°57'01"	S02°27'00"W	66.10
L16	56.00	N87°25'19"E		L46	170.00	N02°34'44"E		L123	120.00	S01°02'00"W		L144	179.78	N02°34'44"E		L168	126.05	N01°02'00"W		L190	187.19	S87°25'19"E		L213	46.87	S72°30'00"W		L214	58.40	S60°40'30"W		C16	58.40	50.00	81°30'00"	S85°42'25"E	68.38	C35	26.24	50.00	30°18'59"	S77°32'19"W	26.15
L17	26.00	N87°25'19"E		L47	215.19	N02°34'44"E		L124	118.00	S01°02'00"W		L145	156.50	N02°34'44"E		L169	126.05	N01°02'00"W		L191	95.64	S87°25'19"E		L215	59.56	S74°30'00"W		L215	59.56	S74°30'00"W		C17	31.80	30.00	42°14'53"	N82°30'30"E	31.79	C36	20.20	50.00	27°44'40"	S89°17'59"E	20.57
L18	134.00	N47°30'16"W		L48	134.00	N47°30'16"W		L125	120.00	S01°02'00"W		L146	170.00	N02°34'44"E		L170	170.00	N02°34'44"E		L192	215.13	S44°00'00"E		L216	215.13	S44°00'00"E		L216	215.13	S44°00'00"E		C18	134.00	50.00	54°14'59"	S81°14'48"E	133.79	C37	31.82	50.00	67°00'00"	S83°33'37"E	36.53
L19	51.00	S79°00'00"E		L49	51.00	S79°00'00"E		L126	120.00	S01°02'00"W		L147	170.00	N02°34'44"E		L171	170.00	N02°34'44"E		L193	170.00	N02°34'44"E		L217	170.00	N02°34'44"E		L217	170.00	N02°34'44"E		C19	51.00	50.00	81°30'00"	S85°42'25"E	81.30	C38	15.48	50.00	73°43'19"	S00°33'45"E	15.48
L20	83.00	N87°25'19"E		L50	116.00	N02°34'44"E		L127	122.00	S00°56'29"W		L148	120.00	S00°56'29"W		L172	208.25	N01°31'19"W		L194	81.40	S73°34'19"E		L218	81.40	S73°34'19"E		L218	81.40	S73°34'19"E		C20	16.17	10.00	81°30'00"	N09°22'00"E	9.79	C39	16.17	10.00	81°30'00"	N09°22'00"E	9.79
L21	30.00	N87°25'19"E		L51	46.87	N03°14'00"W		L128	122.00	S00°56'29"W		L149	122.00	S00°56'29"W		L173	208.25	N01°31'19"W		L195	108.87	S88°28'50"E		L219	108.87	S88°28'50"E		L219	108.87	S88°28'50"E		C21	30.00	50.00	81°30'00"	N09°22'00"E	9.79	C40	16.17	10.00	81°30'00"	N09°22'00"E	9.79



PROPERTY DESCRIPTION

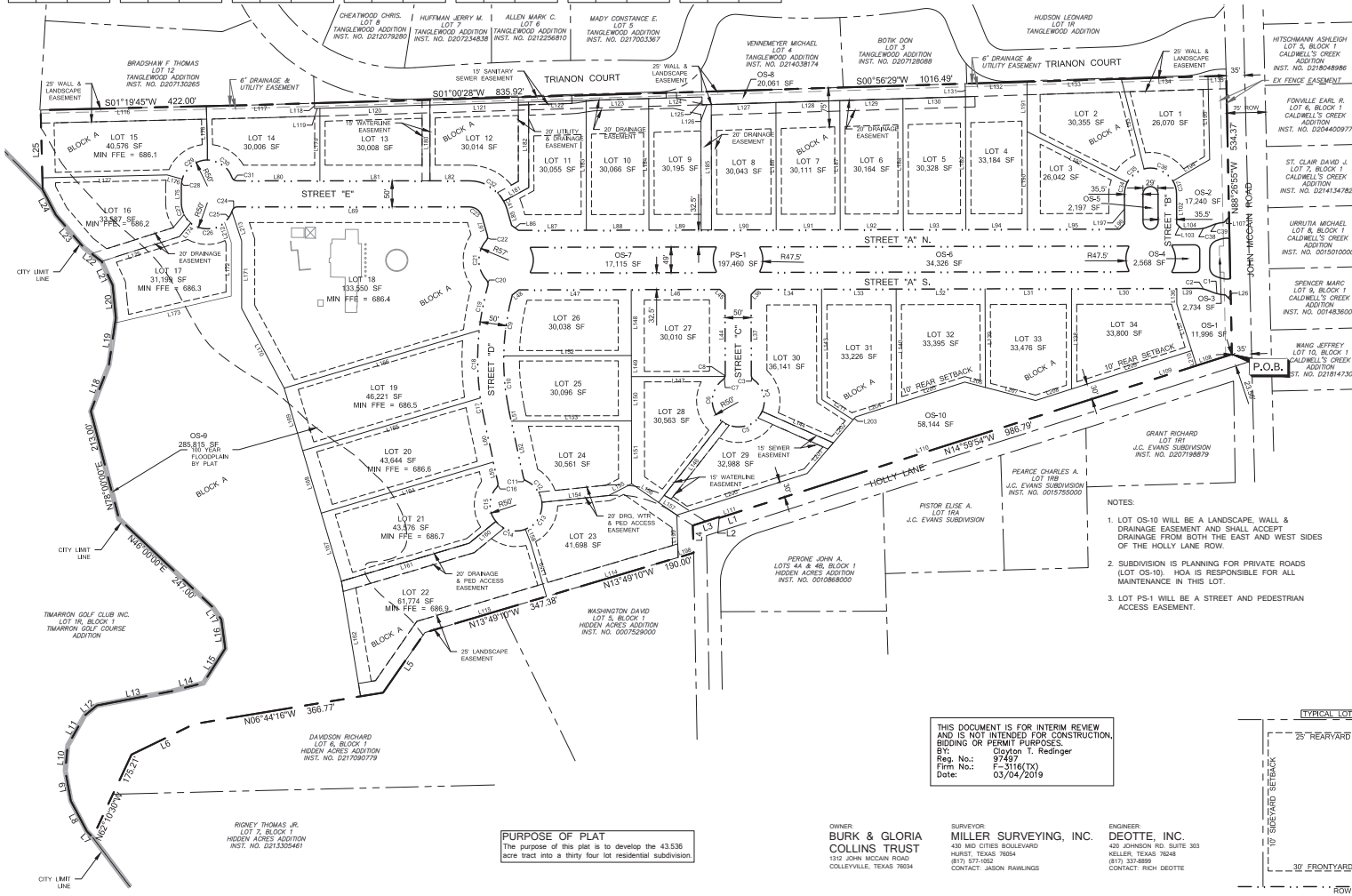
PROPERTY DESCRIPTION

SCALE: 1" = 200'

Being a tract of land out of the Inland-Empire Survey, Abstract No. 1237 and the H. W. Rat. Survey, Abstract No. 1293, situated in the City of Colleyville, Tarrant County, Texas, and owned by Miller-Southern, Inc. of Hunt, Texas as shown on plat 107, being all of Lot 1011 (the "1011 Block") of Bear Creek Plantation, an addition to the City of Colleyville, Tarrant County. Texas according to the plat thereof recorded in Cabinet A, Sheet 5822 of the Plat Records of Tarrant County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 12 inch steel rod found for the southwest corner of said Lot 1011, said rod being the intersection of the northerly right-of-way line of John McCain Road and the easterly right-of-way line of Holly Lane;

Thence North 14 degrees 59 minutes 54 seconds Thence with the westerly boundary line of said Lot 1011 and with said easterly right-of-way line, passing at 988.79 ± 5.6 inch steel rod with cap stamped "MSL RPLS 4224" found for the southwest corner of Lot 1012, of said Block 1, and continuing with a total distance



PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

CITY COUNCIL APPROVAL

WHEREAS THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 20____, TO APPROVE THIS PLAT.

MAYOR, CITY OF COLLEYVILLE

ATTEST: CITY SECRETARY

PRELIMINARY PLAT
OF
OAK ALLEY
BEING
43.536 ACRES
BEING
LOTS 1R1 & 1R2, BLOCK 1
DEAR CREEK PLANTATION
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

34 RESIDENTIAL LOTS
10 OPEN SPACE LOTS
1 STREET & PEDESTRIAN ACCESS LOT

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
BIDDING OR PERMIT PURPOSES.
BY: Clayton T. Redinger
Reg. No.: 97497
Firm No.: F-3116(TX)
Date: 03/04/2019

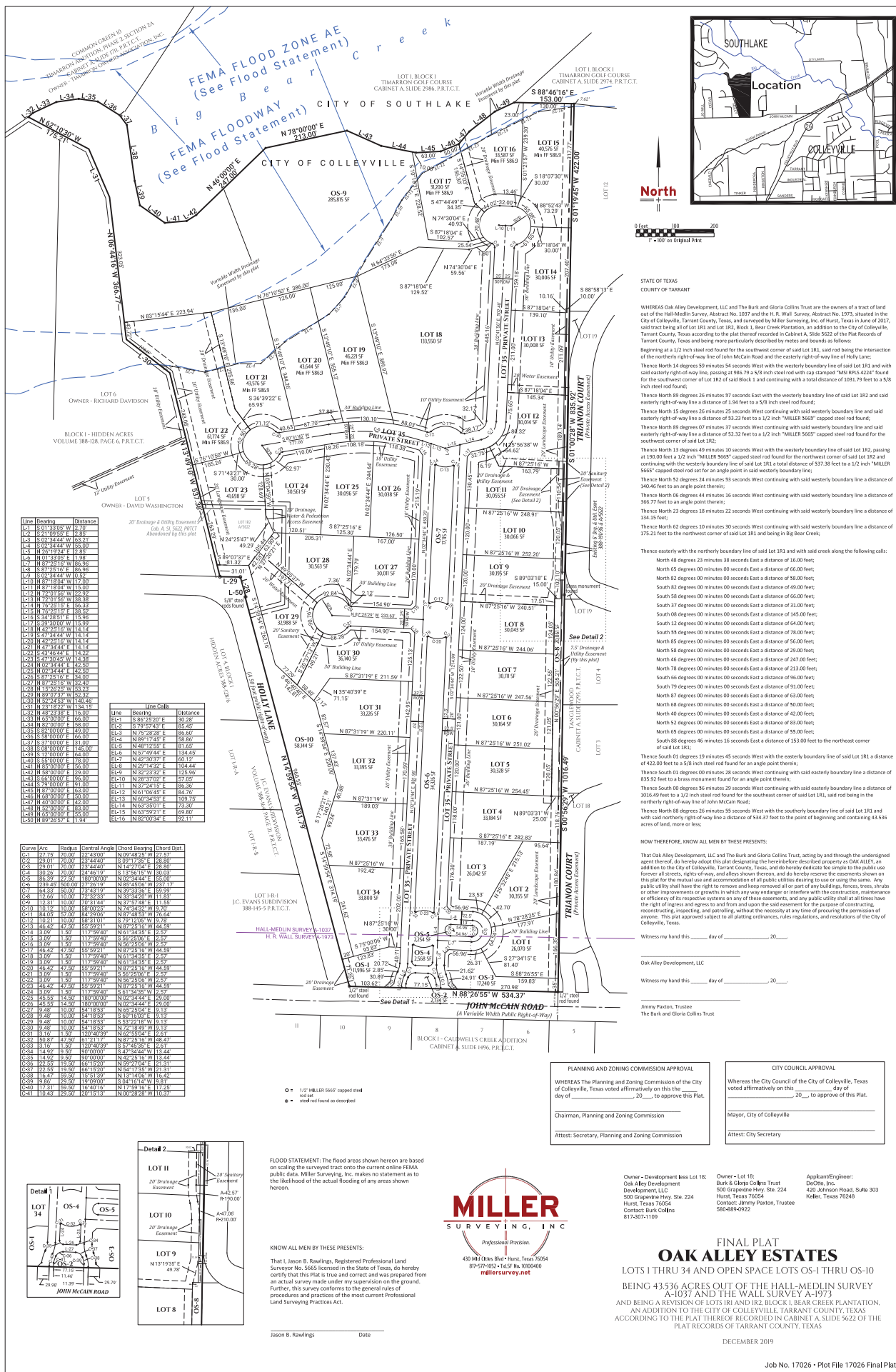
OWNER: BURK & GLORIA COLLINS TRUST
1312 JOHN MCCAIN ROAD
COLLEEVILLE, TEXAS 76034

SURVEYOR: MILLER SURVEYING, INC.
430 MID CITIES BOULEVARD
HURST, TEXAS 76054
(817) 577-1052

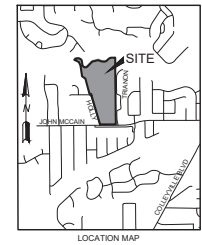
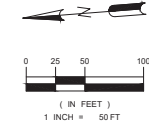
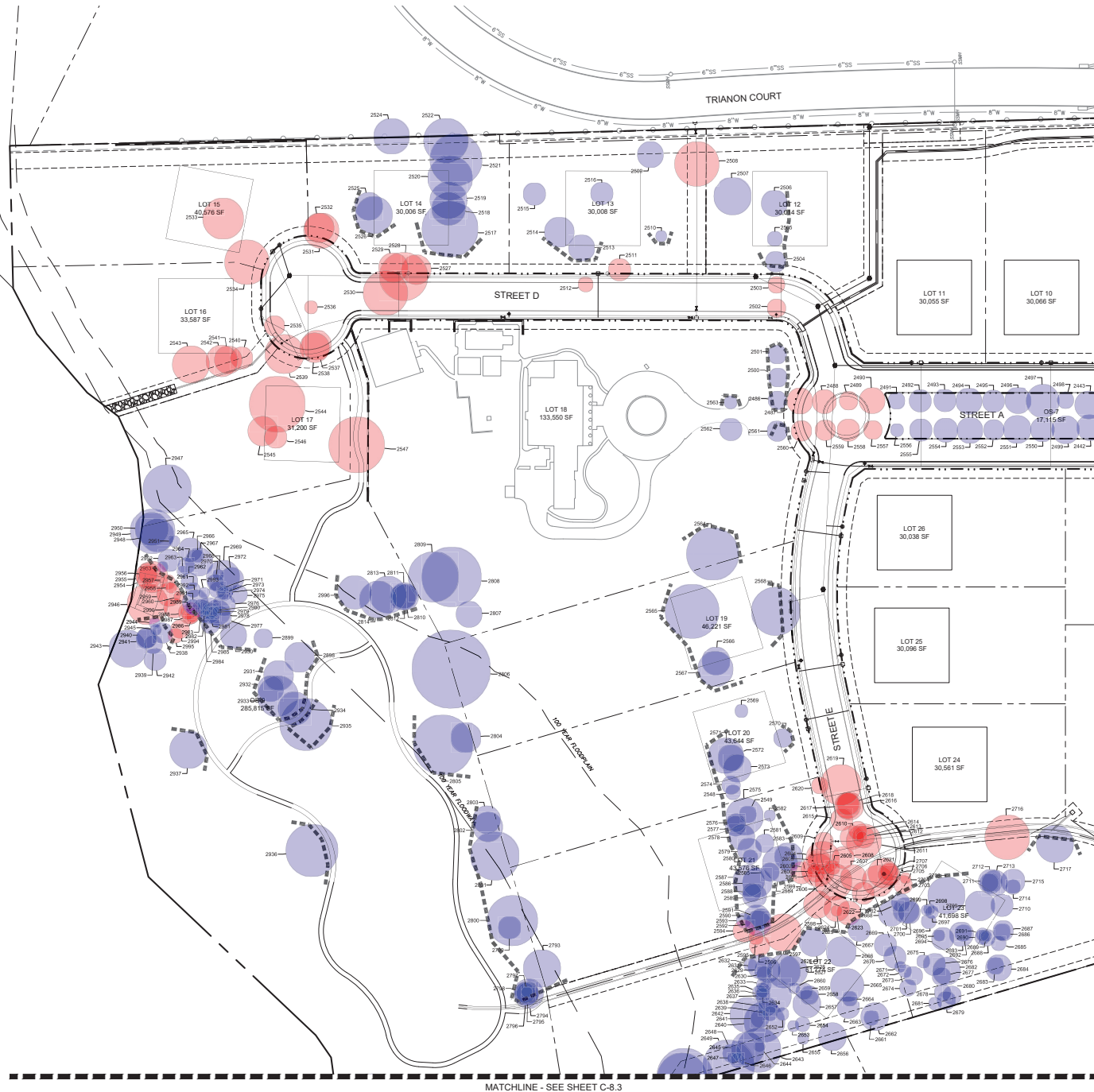
PURPOSE OF PLAT
The purpose of this plat is to develop the 43.536 acre tract into a thirty four lot residential subdivision

ENGINEER:
DEOTTE, INC.
420 JOHNSON RD. SUITE 30
KELLER, TEXAS 76248
(817) 337-8899

Plat Exhibit



Tree Preservation Plan



LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

TREE PROTECTION NOTES

- GENERAL CONSTRUCTION NOTES: REFER TO SHEET C-8.3 "GENERAL CONSTRUCTION NOTES, LEGEND AND ABBREVIATIONS" FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
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DEOTTE, INC.
CIVIL ENGINEERING, L.L.P.
1000 N. FORT ST.
SUITE 200
IRVING, TEXAS 76039
PHONE: 972.251.1000
FAX: 972.251.1001
WWW.DEOTTE.COM

TREE PRESERVATION PLAN - NORTH OAK ALLEY COLLEYVILLE, TEXAS

BENCHMARKS:

BM1
CROSS IN CONCRETE WALK ON THE
SOUTH SIDE OF JOHN MCCAIN IN THE
PROJECTION OF THE CENTERLINE OF
HOLLY LANE
ELEV = 622.09

BM2
CROSS IN CONCRETE WALK ON THE
SOUTH SIDE OF JOHN MCCAIN IN THE
PROJECTION OF THE CENTERLINE OF
HOLLY LANE
ELEV = 622.09

THIS DOCUMENT IS FOR INTERIM REVIEW
ONLY. IT IS NOT TO BE USED FOR
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By: No: 201712100
Checked: T. Redinger
F-316(TX)
Rev: No: 1/1/2019

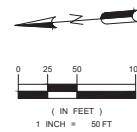
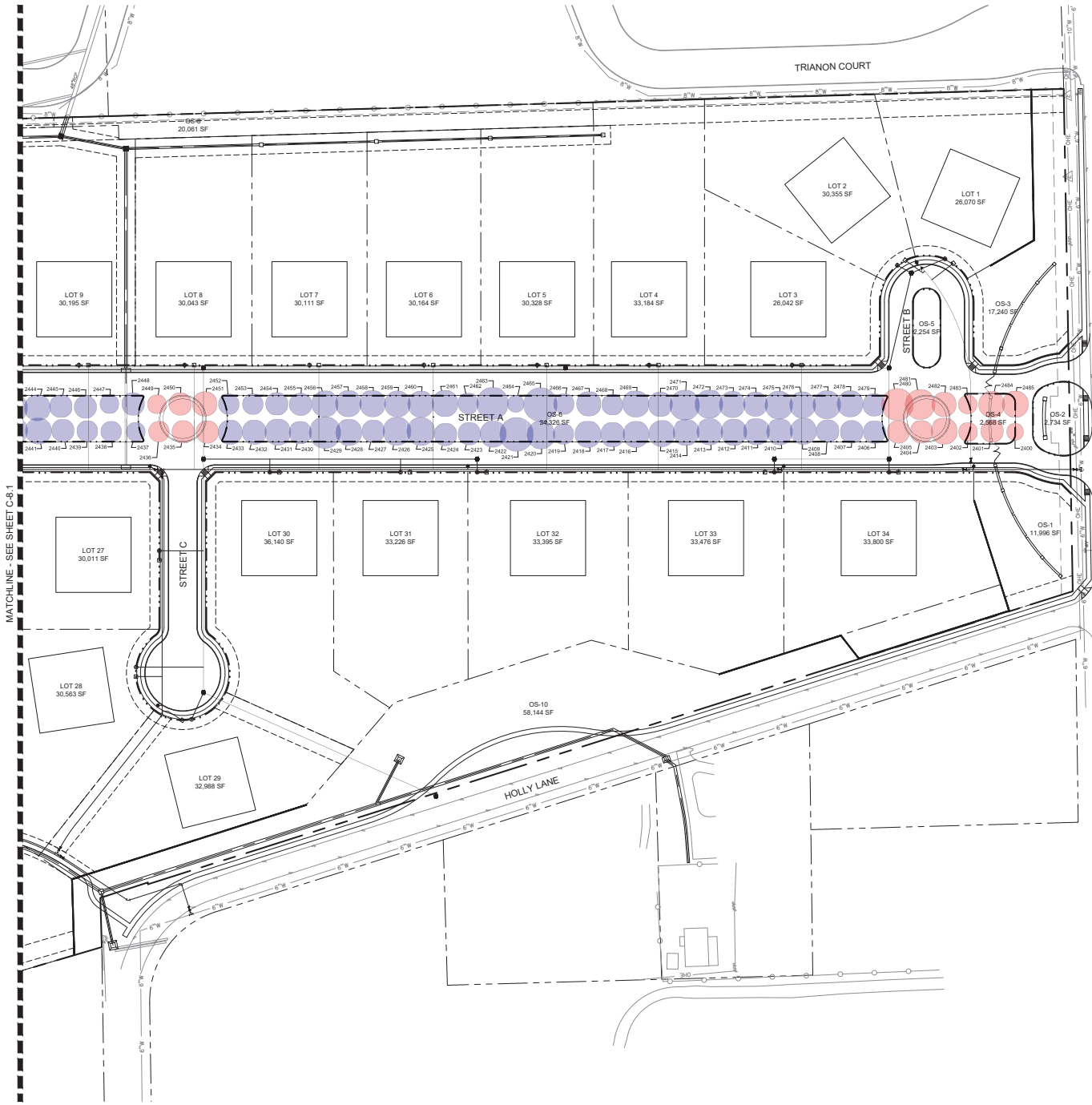
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DOI No. 201712100

C-8.1

DOI No. 201712100 - OAK ALLEY - WATER, SEWER, DRAINAGE AND PAVING IMPROVEMENTS - COLLEYVILLE, TEXAS

Tree Preservation Plan



DEOTTE, INC.
11111 FAY BLVD, SUITE 100, DALLAS, TX 75244
TEL: 972-388-1000 FAX: 972-388-1001
WWW.DEOTTE.COM
PREPARED FOR: BARKER HOLDINGS, LLC
11111 FAY BLVD, SUITE 100, DALLAS, TX 75244
972-388-1000

TREE PRESERVATION PLAN -
SOUTH
OAK ALLEY
COLLEYVILLE, TEXAS

LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCE

- TREE PROTECTION NOTES
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BENCHMARKS:

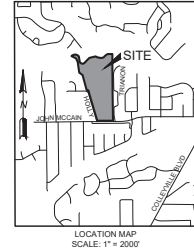
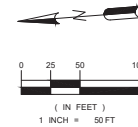
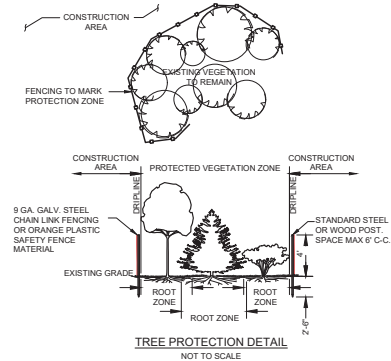
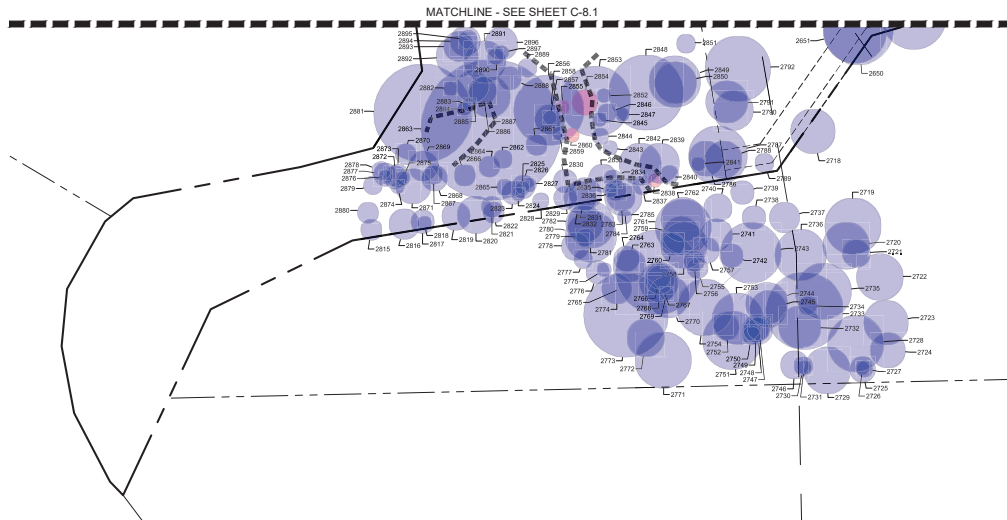
BM1	CROSS IN CONCRETE WALK ON THE SOUTH SIDE OF JOHN MCCAIN ST. IN THE PROJECTION OF THE CENTERLINE OF HOLLY LANE	ELEV = 622.35
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BY: T. Redinger
Form No.: F-316(TX)
Date: 11/01/2019

Printed by: dornm@the
Nov 01, 2019 - 2:45pm

DOI No: 2017121.00

Tree Preservation Plan



- LEGEND**
- TREE TO REMAIN
 - TREE TO BE REMOVED
 - TREE PROTECTION FENCE

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Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species	Tree #	Size & Species
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2890	12" LIVE OAK	2891	12" LIVE OAK	2892	12" LIVE OAK	2893	12" LIVE OAK	2894	12" LIVE OAK	2895	12" LIVE OAK	2896	12" LIVE OAK	2897	12" LIVE OAK
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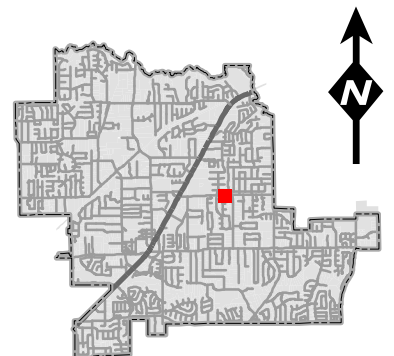
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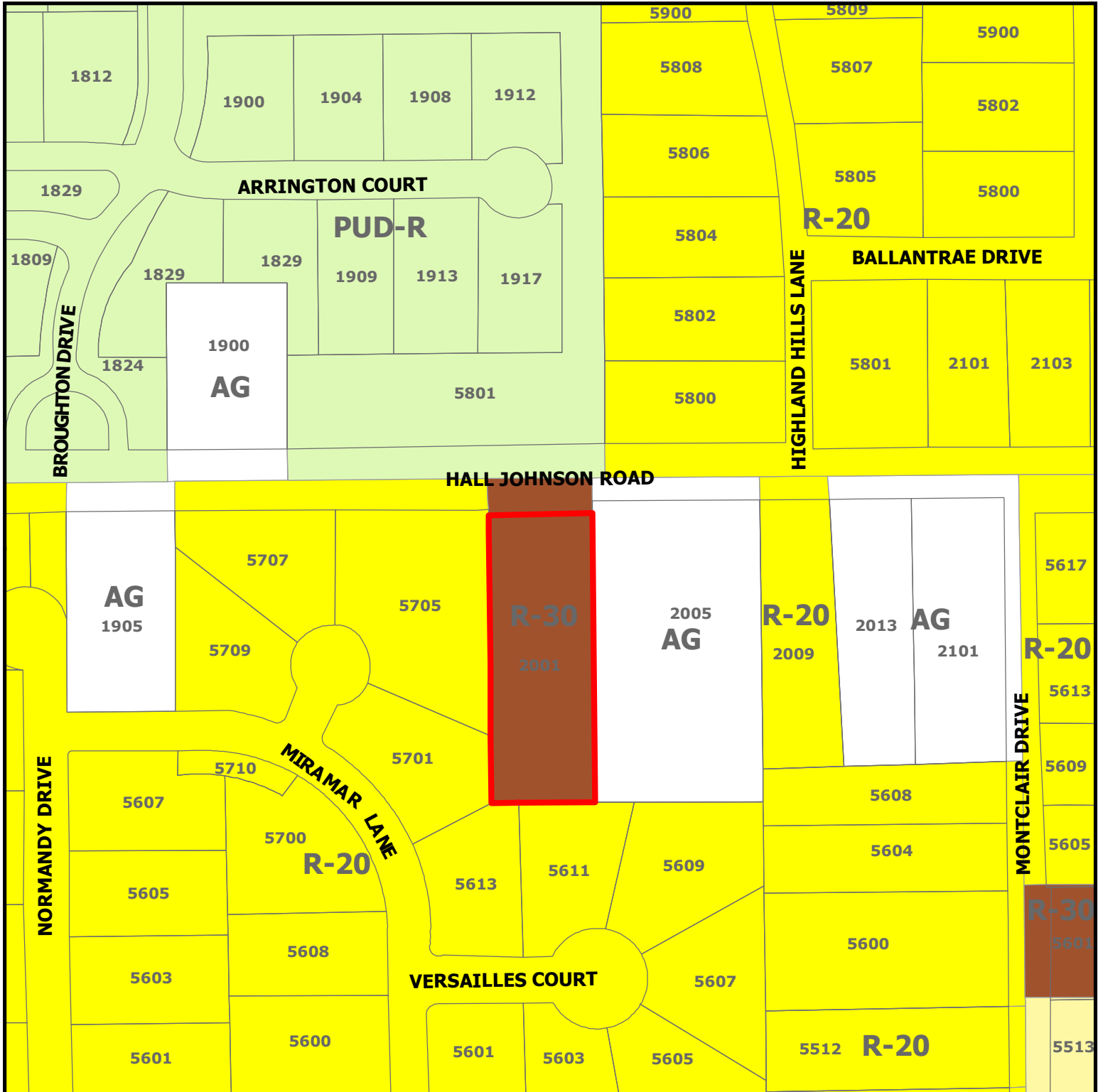
ZC19-022
2001 Hall Johnson Road

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 Subject Property



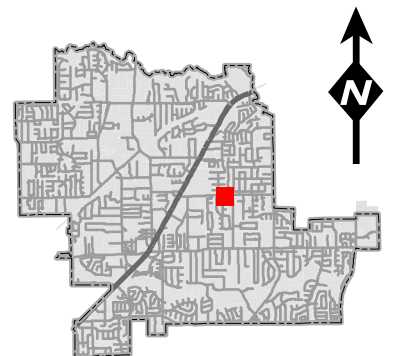
Zoning Map



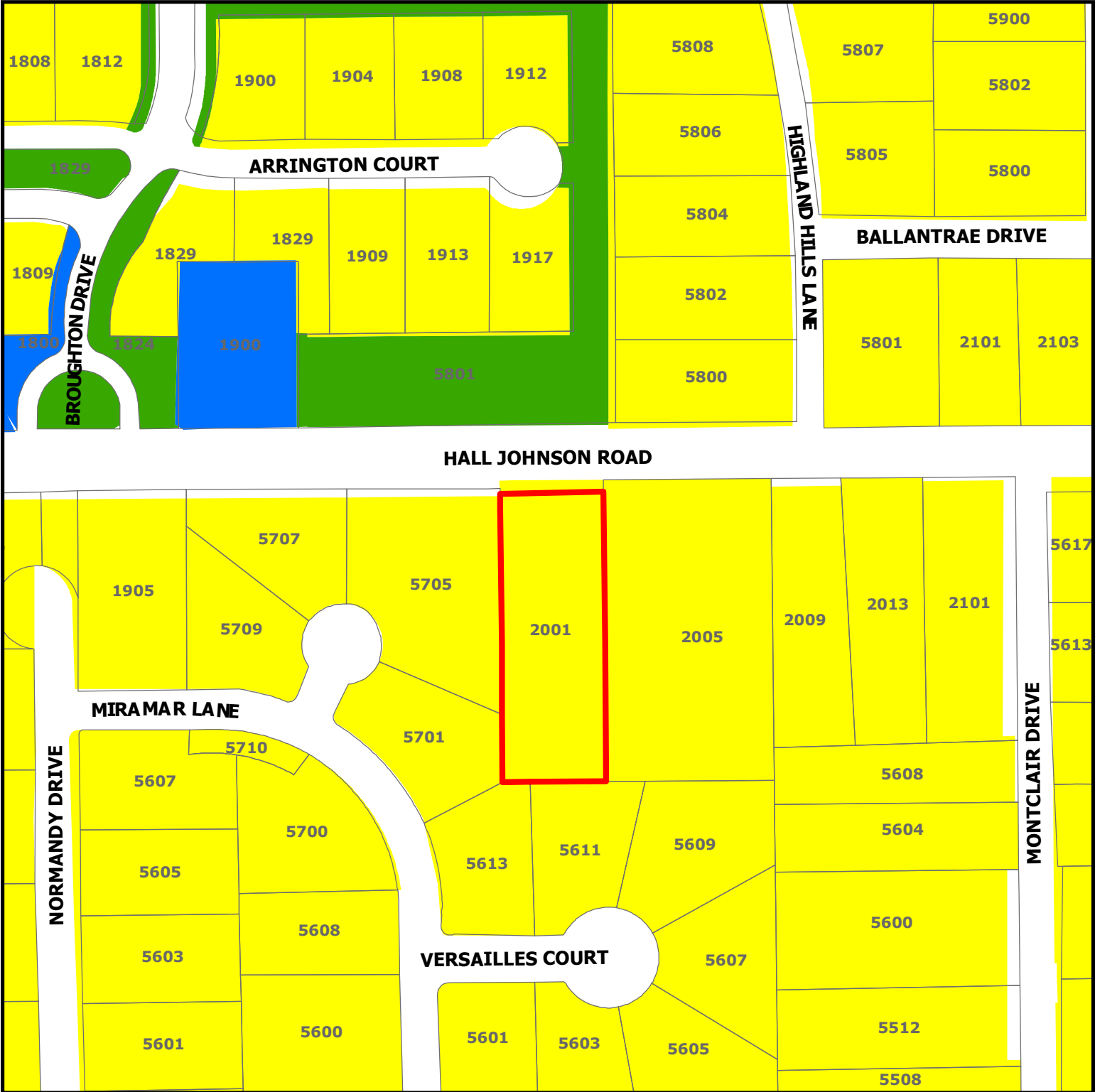
ZC19-022
2001 Hall Johnson Road

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 Subject Property



Future Land Use Map



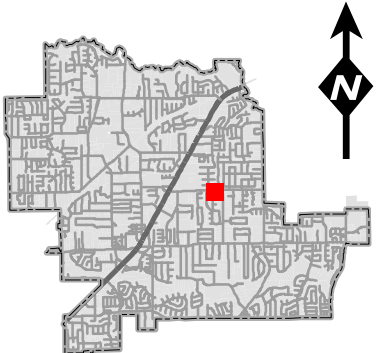
ZC19-022

2001 Hall Johnson Road



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



Statement of Planning Objectives

STATEMENT OF PLANNING OBJECTIVES

Dec 16, 2019

To: City of Colleyville

RE: 2001 Hall Johnson Road, Special Use Permit for existing accessory building

Request of Special Use Permit for the existing accessory dwelling

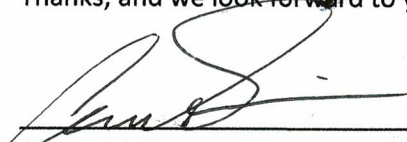
This Special Use Permit request is to maintain an accessory dwelling as it currently exists on our property, for the use of the family. We are in the process of demolishing the existing primary home and building a new one.

In May and June of this year, we came before Planning and Zoning and the city council with a proposal to create a new plat on this property with two lots. The intention was to construct a new 2500 square foot home on the front lot. The back lot would keep the existing home and the accessory dwelling. The Planning and Zoning Committee rejected the request for two lots because the various options created a flagpole situation. This required the lot be re-zoned to R-30 instead, meeting the requirements to construct the new 2500 square foot home. The new R-30 zoning required demolishing the larger existing home. During both Planning & Zoning and City Council meetings, the fate of the accessory dwelling was also discussed. It was determined that the square footage of this structure was within the guidelines for an accessory dwelling. Several months later, at the time of permitting of the new home to be constructed on the front of the lot, Plan Review advised our builder that we would need to get a Special Use Permit for the accessory dwelling due to some of the features of the building. This structure has been on the property for over 18 years with no problems, but we want to ensure we are compliant with the Colleyville Land Development Code and hope to receive the blessing to keep it intact.

Although we have only owned the home and property for 13 years, it has been in our family for 37 years. The property was initially two lots, zoned agricultural with the primary house sitting on the rear lot and the front lot untouched. The accessory dwelling was originally a 2-car garage, permitted with the city. When my grandmother needed additional care and attention at the end of her life, the garage was then modified into the accessory dwelling that stands today. In later years, another grandmother occupied a room in the primary structure during the last years of her life. Taking care of family is important to my wife and I, and we would like to continue to provide this care for our parents in their later years, if needed. My mother currently stays in the dwelling at times. In the future, we see it acting as a playroom and game room for our children. Eventually, we'd love to use it as a pool house for the family.

As you can see from the site plan, the new home is almost 100' back from the front property line, even though only 35' is required. The accessory dwelling is located behind that, almost 200' from the street. Once the new home is fully constructed, this building will be barely visible from the street. The square footage is 691 square feet, which is well below the most restrictive square footage guideline of 1200 square feet allowed by the Colleyville Zoning Land Use Code. As well as being set about 200' back from the street, it is 36' from the west property line, 64' from the east property line, and 132' from the rear property line. The west and south property lines have brick walls screening it from Montclair Parc Addition. The lot on the east side is being developed now. The home is already similar in color to the new primary structure. We are open to modifications, if necessary.

Thanks, and we look forward to your approval.


Adam Schiller


Soleil Schiller

12/15/19
Date

Special Use Permit Request - Accessory Dwelling Dimensions

**2001 Hall Johnson
Lot 1, Block 1, Schiller Addition
Request for Special Use Permit
Zoned R-30**

Zoning Classification	Min Lot size	Min Width	Min Depth	Min Yard Requirement (Setback)				Max Building Height		Max Lot	Max Impervious
				Front	East side	West side	Rear	Stories	Feet	Coverage	Coverage
R-30 Single-Family	30,000 sq ft	125'	125'	35'	10'	10'	25'	2.5	35'	25%	55%
<u>Actual Dimensions</u>				<u>Actual Setbacks</u>						<u>Actual Proposed</u>	
Lot - now Zoned R-30	46,107 sq ft	130'	353'							8.50%	19%
Primary home	3241 sq ft			94'	12'	41'	196'	1 story	22'	Including both structures	
Accessory Dwelling	691 sq ft			192'	64'	36'	132'	1 story	13'		

Special Use Permit Request - Accessory Dwelling Dimensions

2001 Hall Johnson

Lot 1, Block 1, Schiller Addition

Request for Special Use Permit for Existing Accessory Dwelling

Guideline from the Colleyville Zoning Land Use Code, Section 3.27, A.2.

2. *Maximum Size and Number of Buildings:*

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:

1. Fifty percent (50%) of the primary structure;
2. The maximum allowed square footage for accessory buildings on the lot; or
3. No more than twelve hundred (1,200) square feet

Maximum number of accessory buildings	3	
Actual number requested	1	
<i>"Accessory dwellings . . . Shall be limited in size to be no more than the most restrictive of the following:"</i>		
1. 50% of the primary structure	3241 x 50% =	1620 sq ft.
2. Max square footage for all accessory buildings on the lot = 4%	46,107 x 4% =	1844 sq ft
3. Max square footage for a single accessory building		1200 sq ft
Actual square footage of the accessory dwelling		691 sq ft

Site Plan

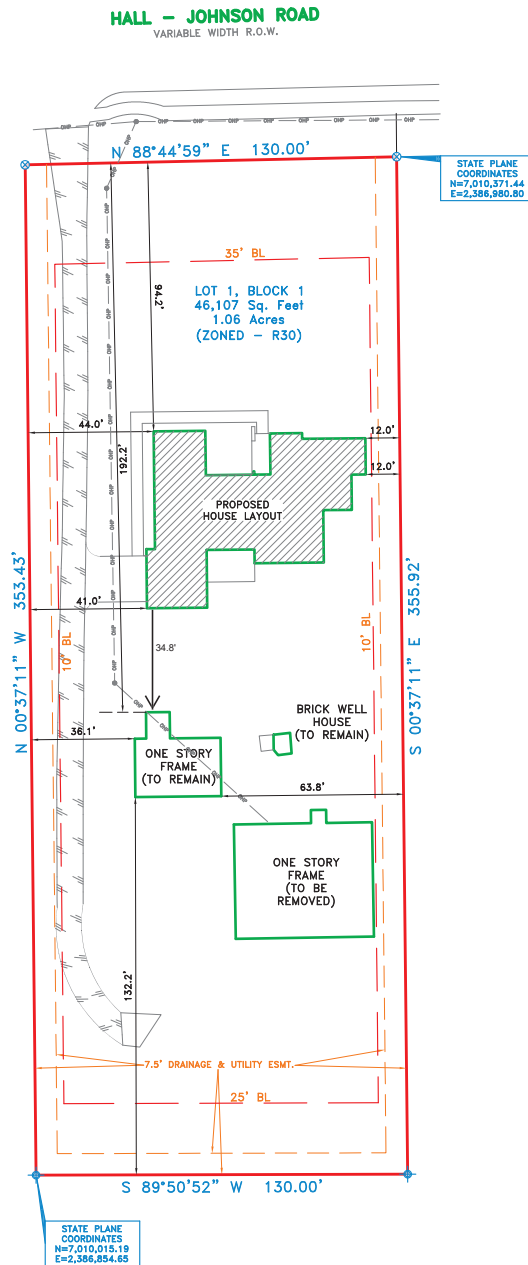


2001 HALL- JOHNSON

Being Lot 1, Block 1, Schiller Addition according to the plat thereof recorded in Instrument No. D21914244, Plat Records, Tarrant County, Texas

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 1" PIPE FOUND
- ⊗ "X" FOUND/SET
- ⊗ 5/8" ROD FOUND
- ⊕ POINT FOR CORNER
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- COLUMN
- POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- IJ — IRON FENCE
- X — BARBED WIRE
- □ — DOUBLE SIDED WOOD FENCE
- / — EDGE OF ASPHALT
- ▲ — EDGE OF GRAVEL
- [] — CONCRETE
- [] — COVERED AREA



EXCEPTIONS:

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

SITE PLAN

Drawn By: TQ/BC

Scale: 1"=40'

Date: 8/15/19

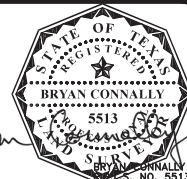
GF No.:

NA

Job No. 1903701-1



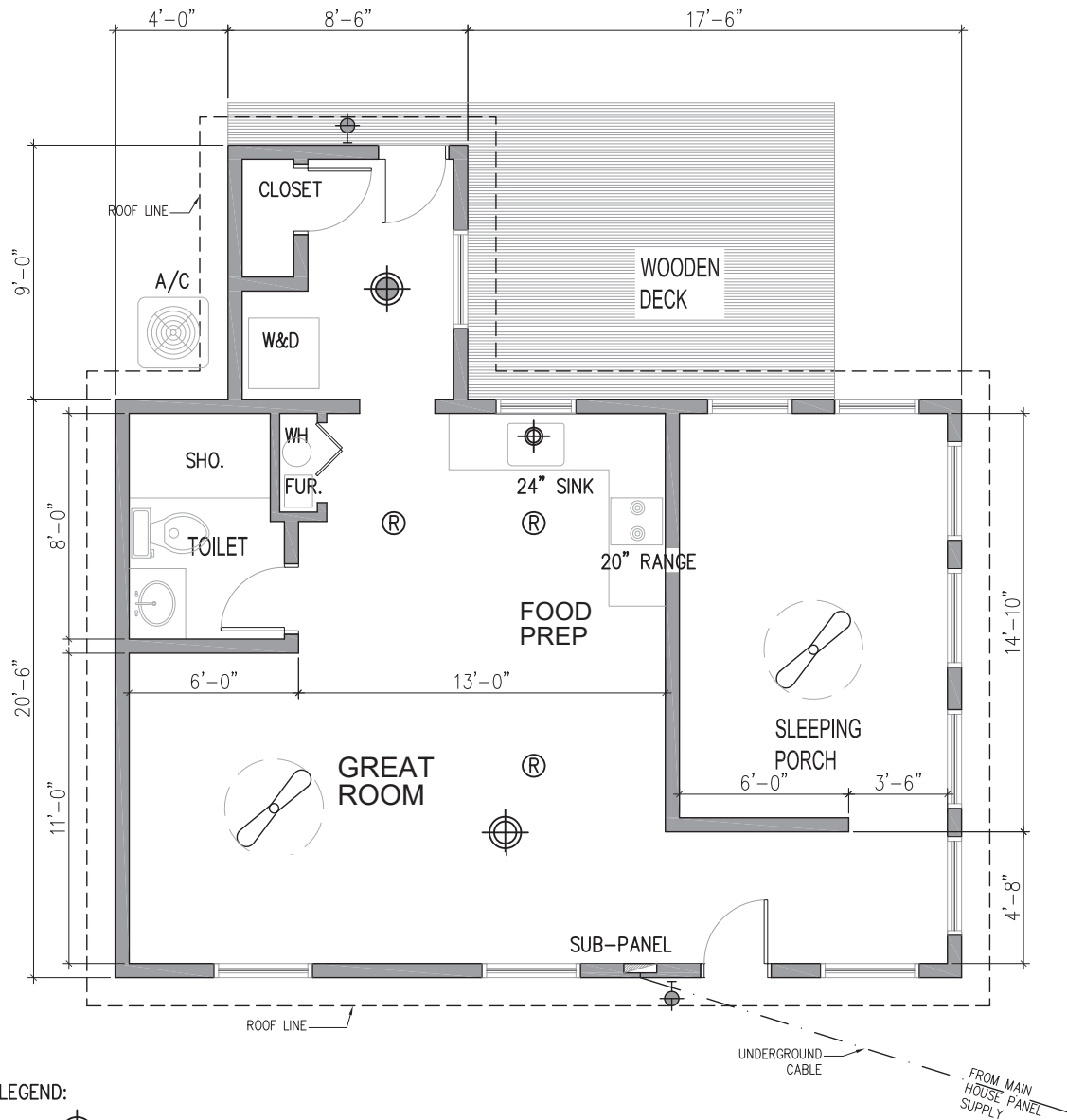
12025 Shiloh Road, Ste. 240
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com



Accepted by: _____
Date: _____ Purchaser
Purchaser

Floor Plan

ADDRESS: 2001 Hall-Johnson Rd.
Colleyville, Tx.



- LEGEND:
- CEILING FIXTURE
 - PENDANT LIGHT
 - RECESSED LIGHT
 - CEILING FAN WITH LIGHT
 - EXT. WALL LIGHT

EXTG. ACCESSORY STRUCTURE
691 Sq Ft
Scale: 1/4" = 1'-0"

Building Elevations

2001 Hall Johnson

Lot 1, Block, Schiller Addition

Special Use Permit for Existing Accessory Dwelling



Artist's Rendering

This is an artist's rendering of the new home currently being built.

2551 AC Square Footage

3241 Total Square Footage

It is set back 94' from the front property line.



Existing Accessory Dwelling

This existing accessory dwelling has been on the property for 18 years. It will be almost entirely hidden from view by the new home.

It is about 200' from the street.

691 Total Square Feet

Setbacks

Front: 192'

West: 36'

East: 64'

Rear: 132'



Building Elevations

2001 Hall Johnson



Screened from View

*Two street views and
a view of the new
home formboards
show the accessory
dwelling screened
from the street by
the new home and
from the west and
south by a brick wall.*

Araceli Botello

Subject: FW: Case ZC19-023 2313 Hall Johnson Rd. SUP Accessory Dwelling

From: Randy Primrose

Sent: Monday, December 30, 2019 4:42 PM

To: Jackie Reyff <JReyff@colleyville.com>

Cc: Ben Bryner <BBryner@colleyville.com>; Araceli Botello <ABotello@colleyville.com>

Subject: Re: Case ZC19-023 2313 Hall Johnson Rd. SUP Accessory Dwelling

Ben, unfortunately I will be out of town on January 13th. May we postpone our planning and zoning date to February 10th?

Thank you,

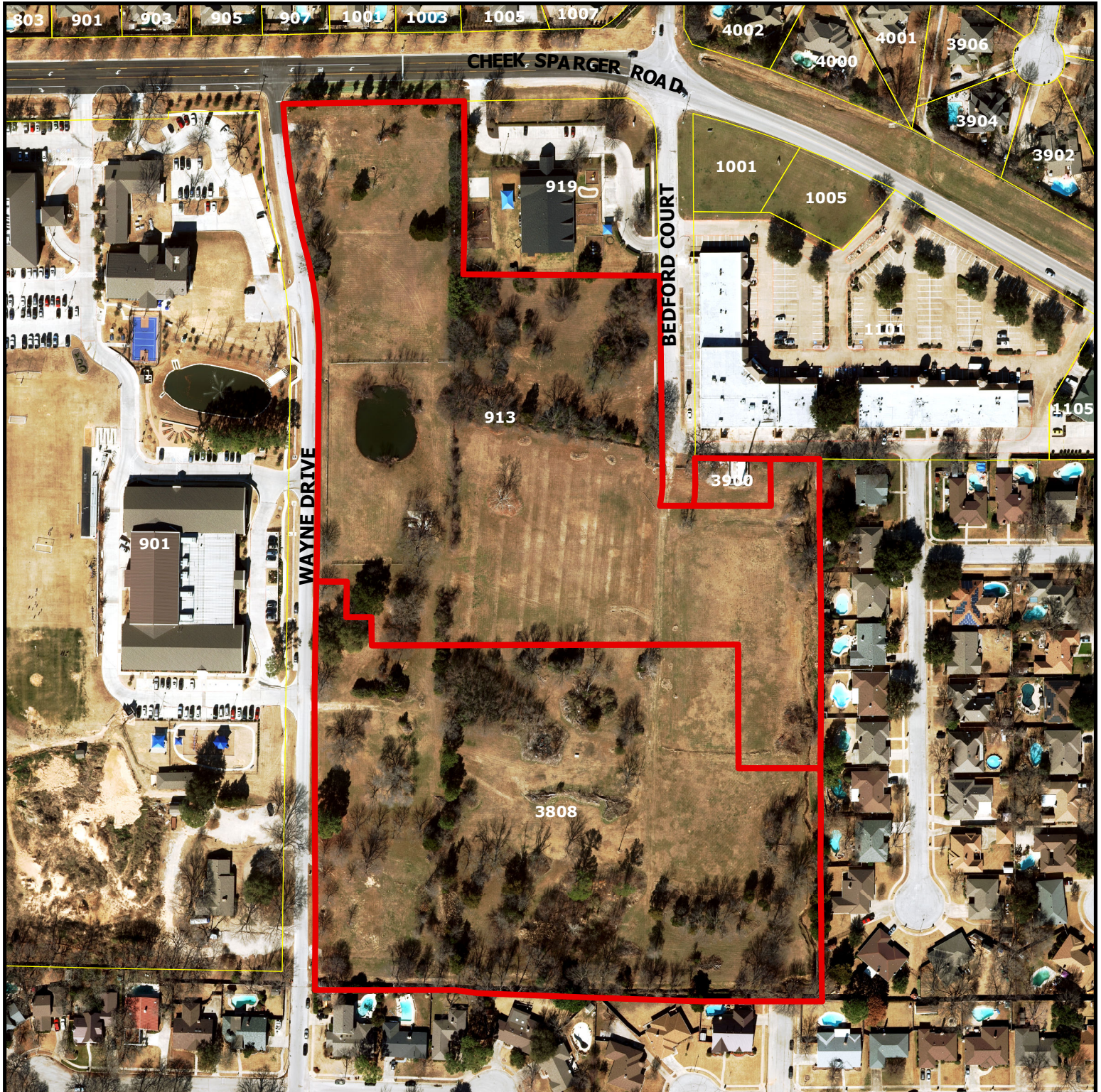
RANDY PRIMROSE | Managing Partner



© 214.500.6763

www.liveatmagnolia.com

Aerial Map



ZC19-009

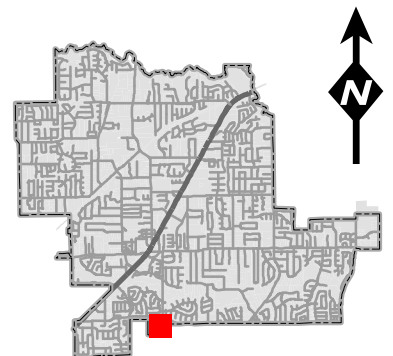
**913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct**

DISCLAIMER:

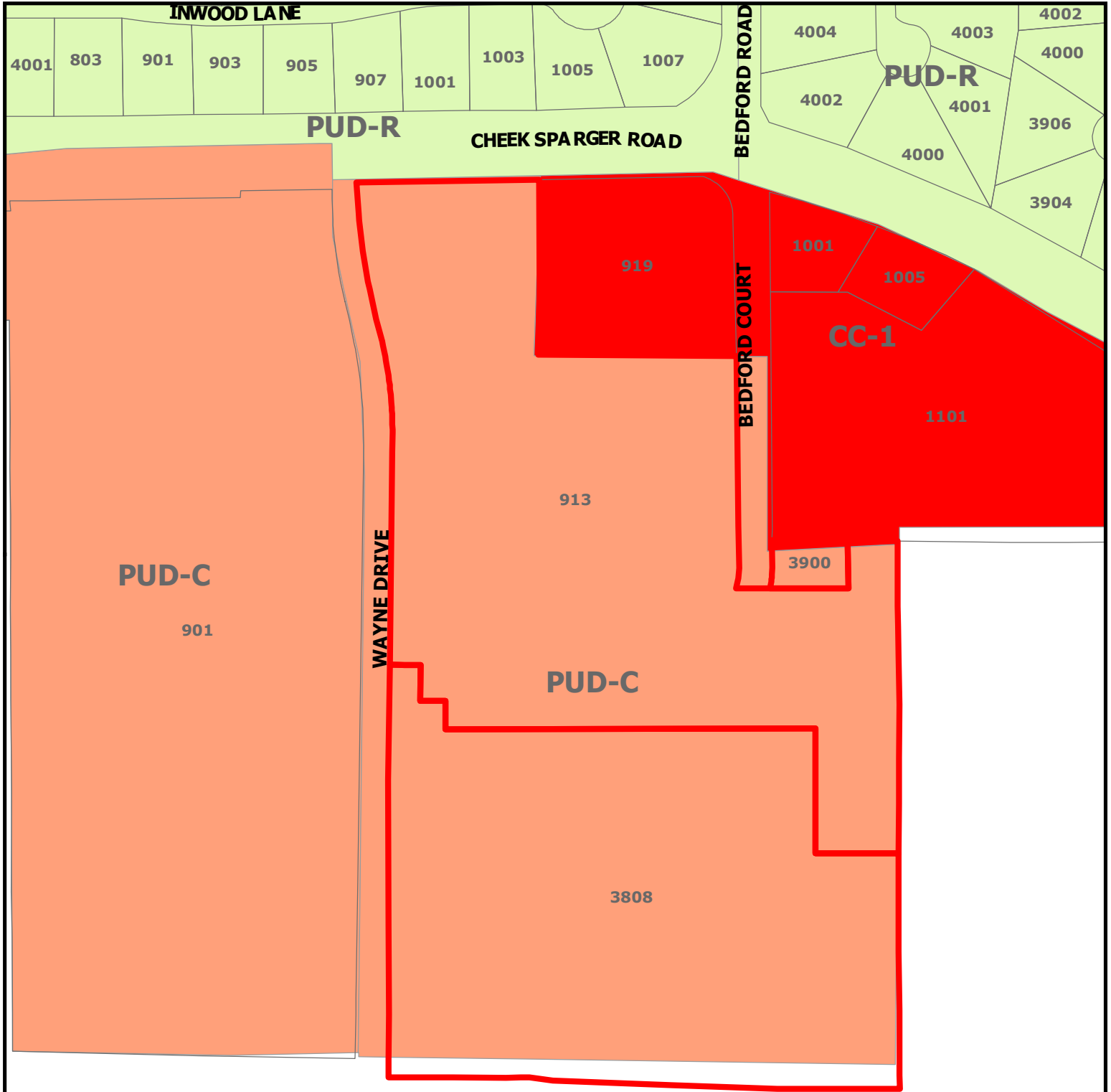
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Subject Property



Zoning Map



ZC19-009

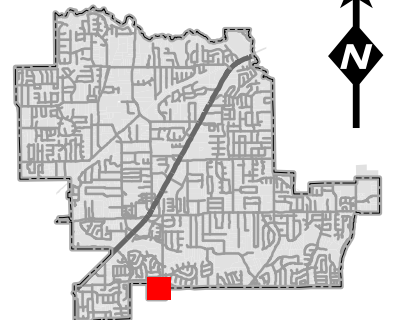
**913 Cheek Sparger Rd,
3808 Wayne Dr, and 3900 Bedford Ct**

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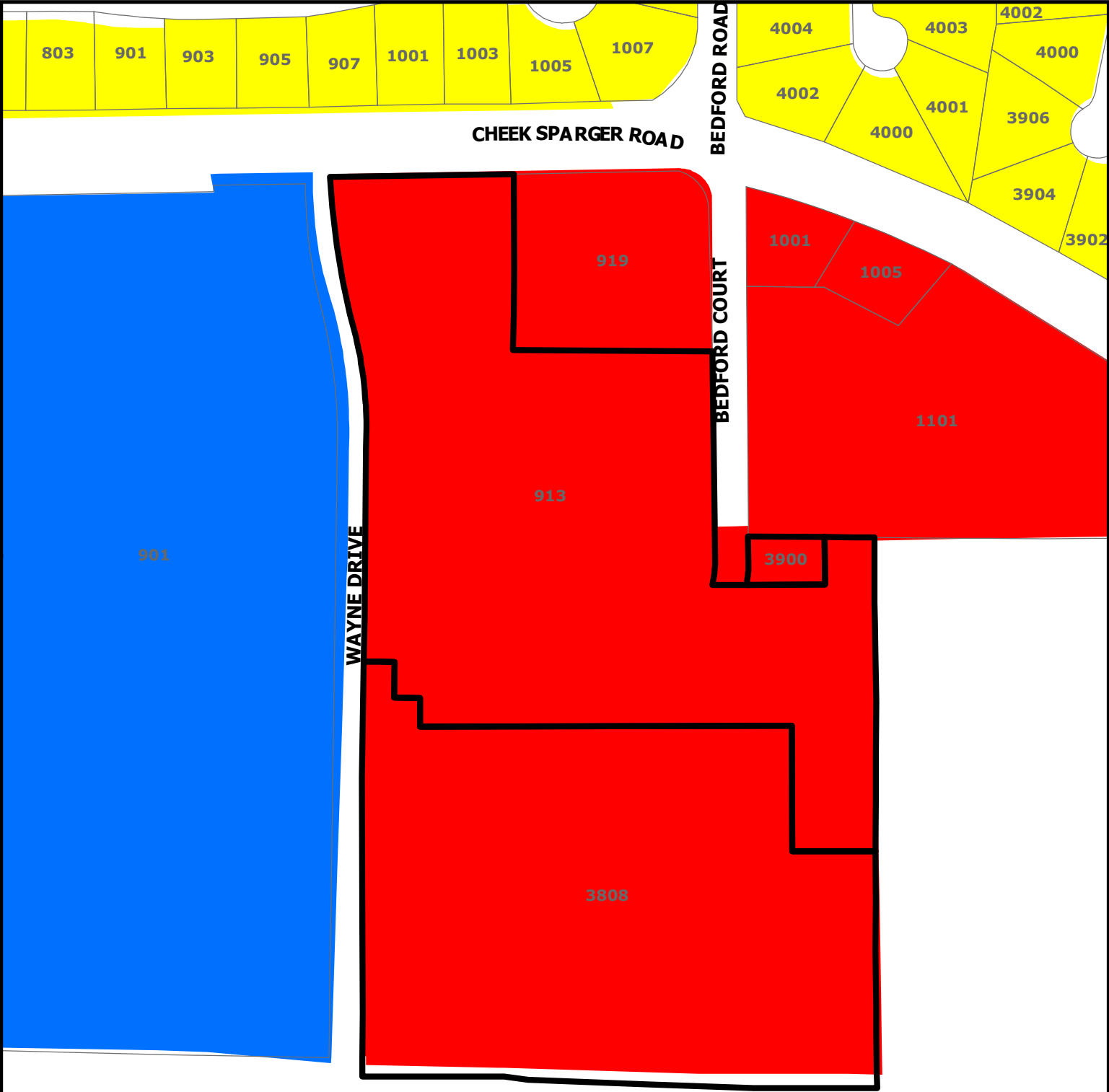
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Subject Property



Future Land Use Map



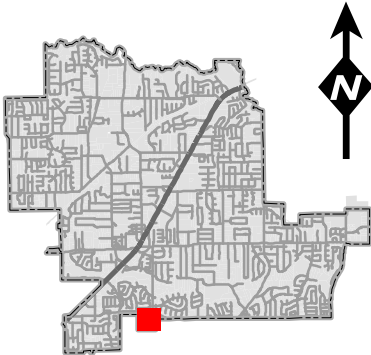
ZC19-009

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-  Subject Property
-  Residential
-  Commercial
-  Institutional



Statement of Planning Objectives

Colleyville Senior Living Community

Statement of Planning Objectives

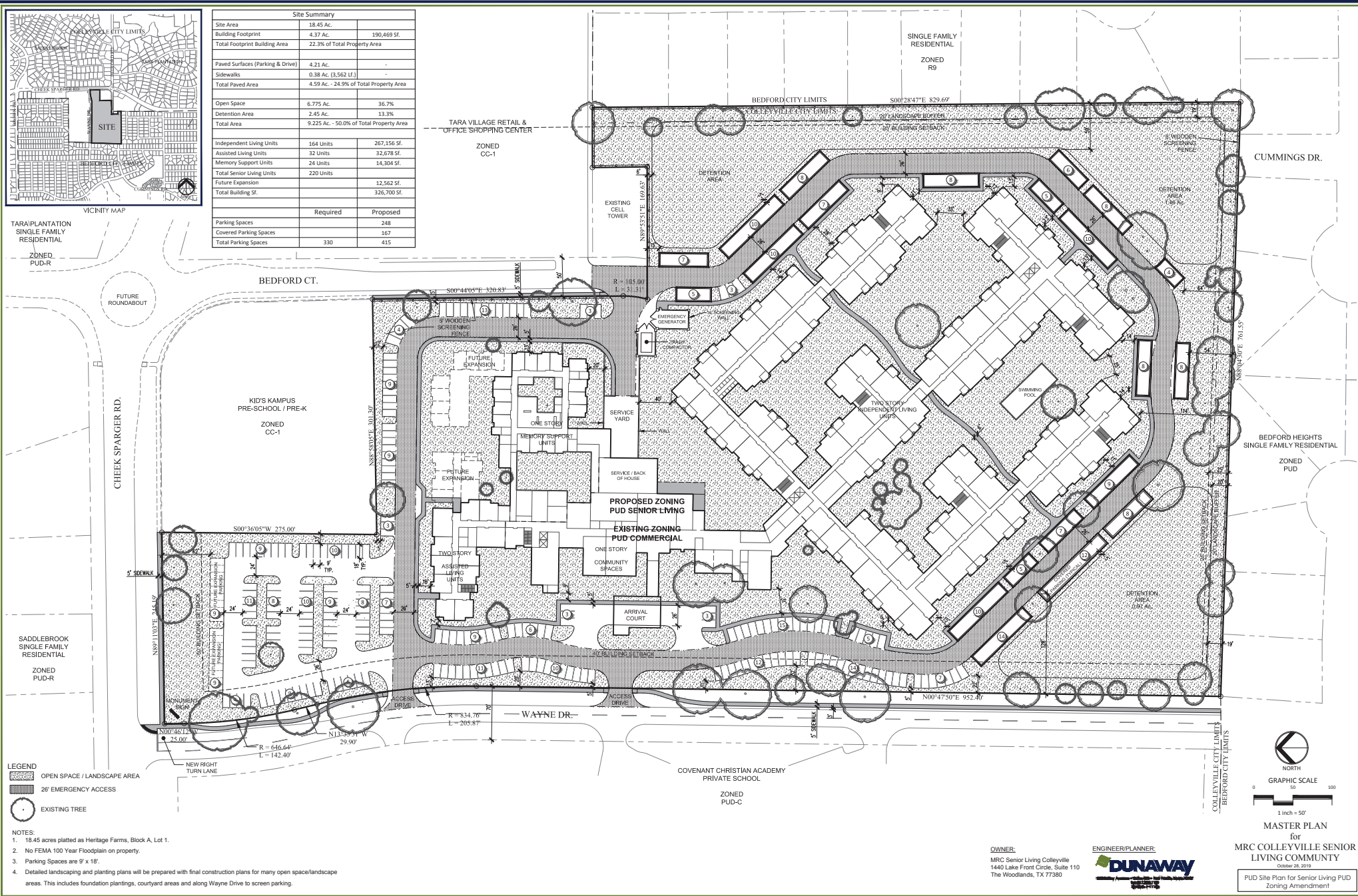
The Colleyville Senior Living Community will provide a master planned, life care retirement community with three levels of service: independent living (IL), assisted living (AL), and memory support (MS).

The project is designed to be compatible with the surrounding land uses and will be in conformance with the intent parameters of the existing PUD zoning.

The previous retail/office component has been eliminated and the number of living units has been decreased to reduce the intensity of the use and to decrease traffic volumes. Additionally, the previously detached buildings will now be connected, which will allow for improved internal resident circulation and for more efficient delivery of services.

The site plan layout will provide over 50% open space and will protect existing trees or plant replacement trees, when necessary. This design will provide quality outdoor spaces for the residents and their families.

Site Plan

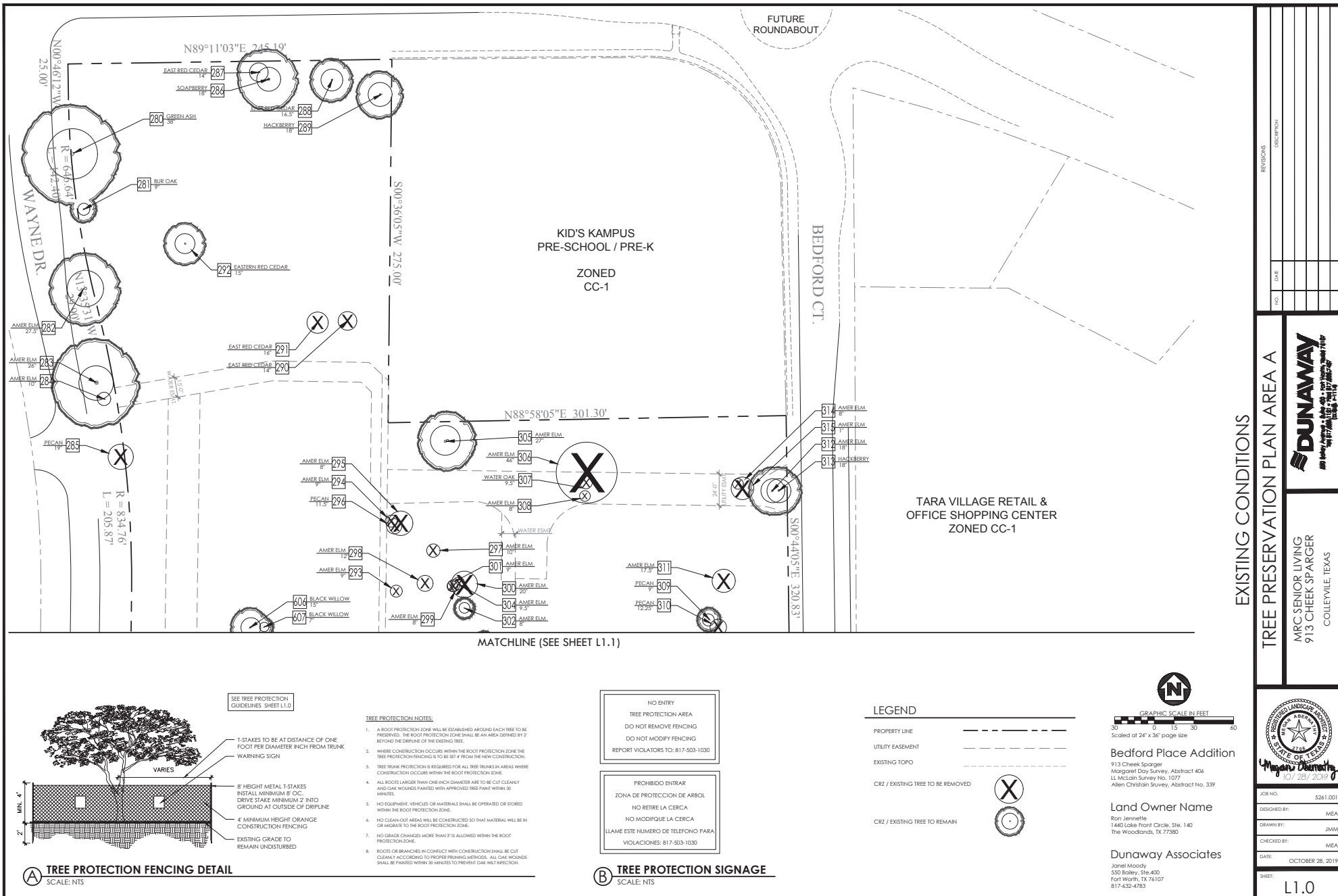


Site Aerial

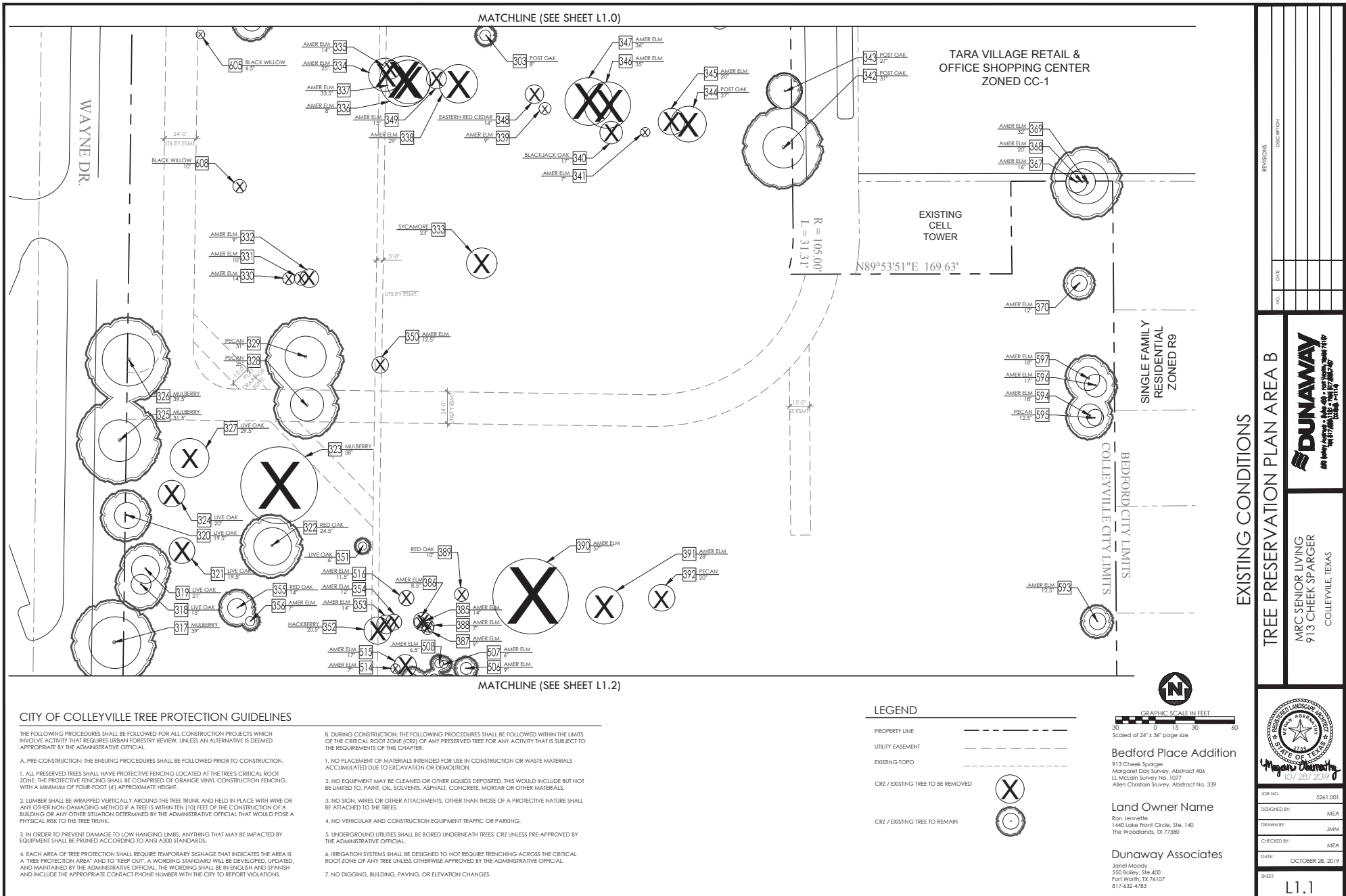
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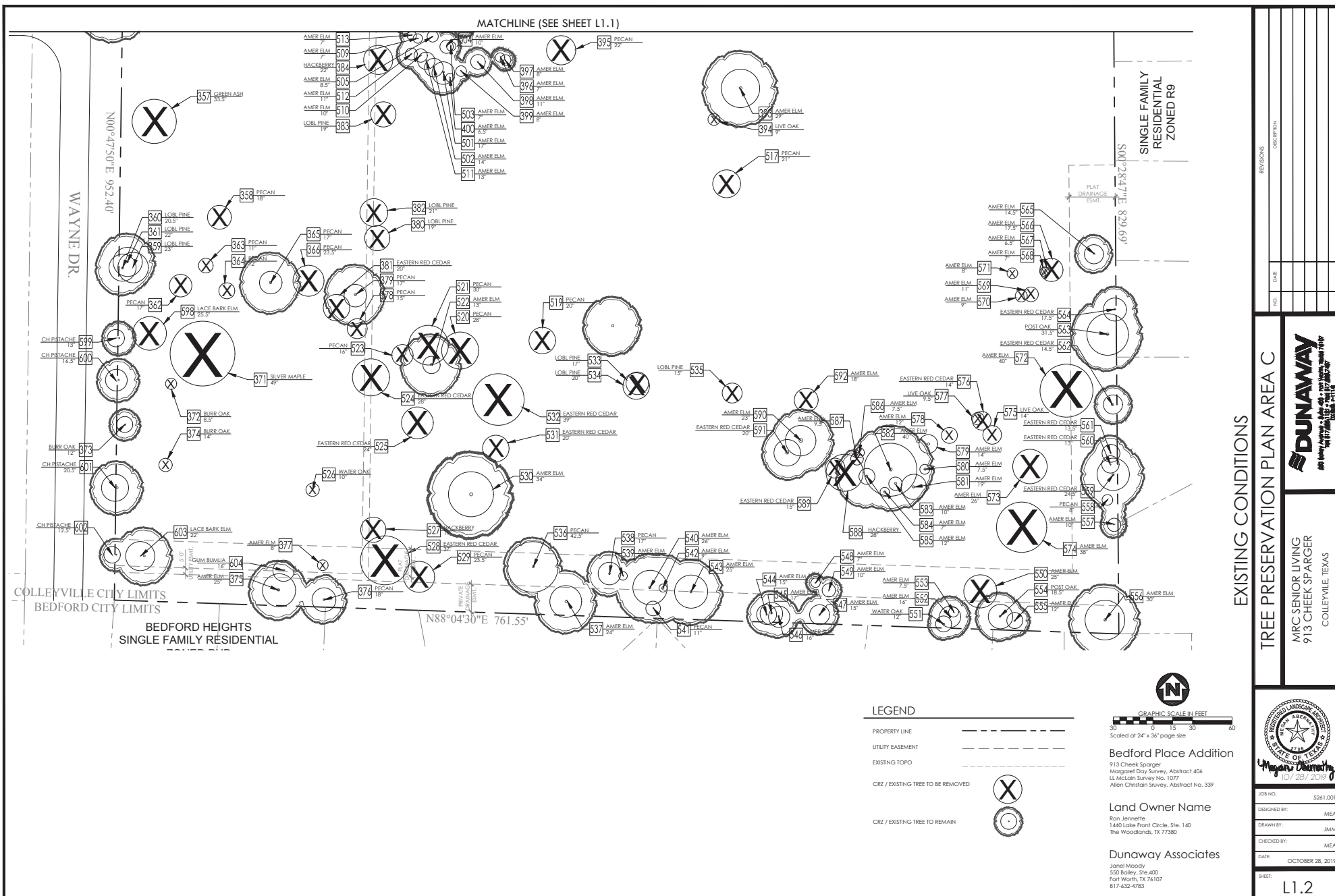
Tree Preservation Plan



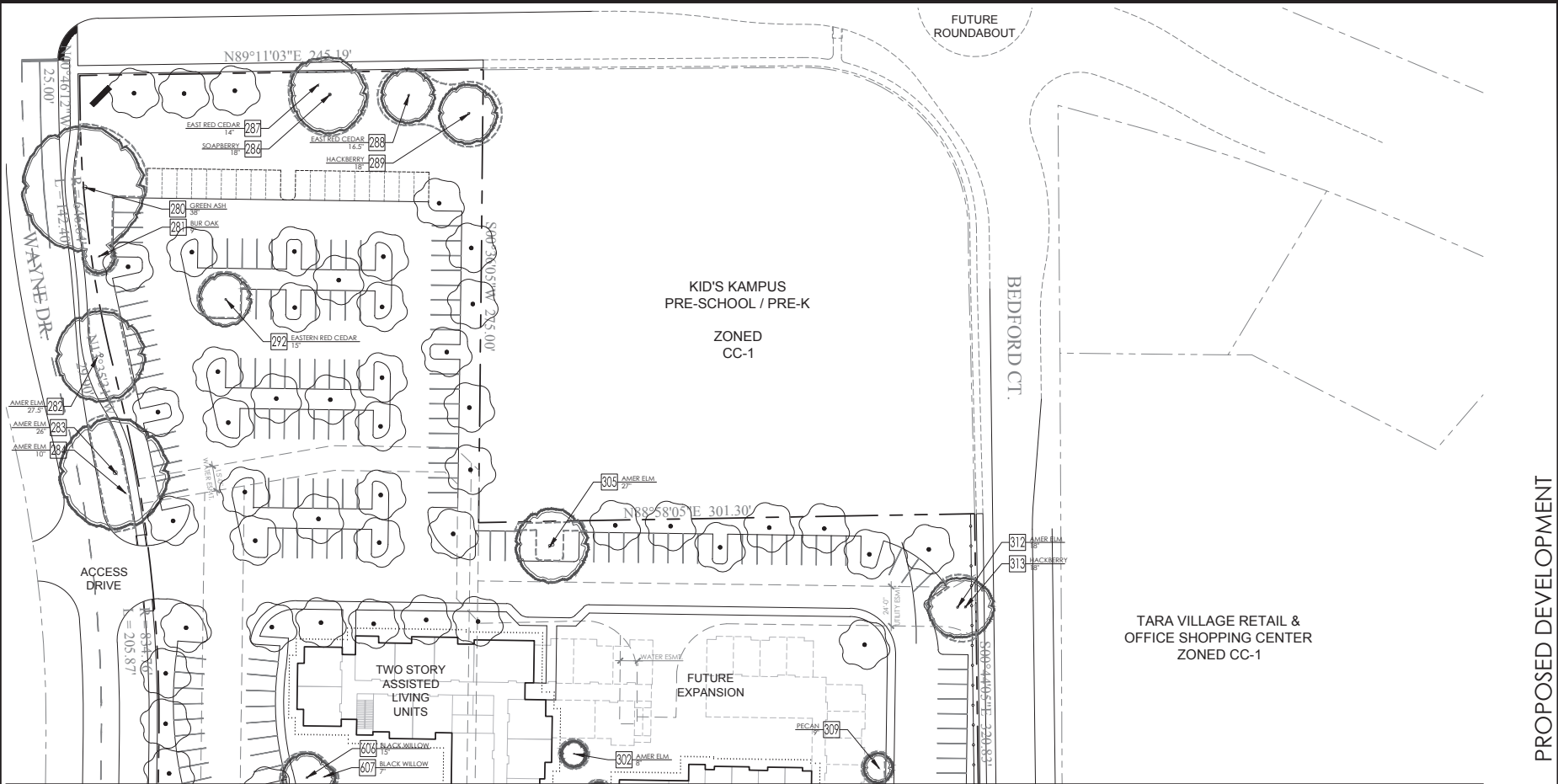
Tree Preservation Plan



Tree Preservation Plan



Tree Preservation Plan



MATCHLINE (SEE SHEET L1.4)

PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL	CONT.	HEIGHT	SPREAD
	PLT	132	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM BUILDING ENVELOPE	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING	
PROPOSED LARGE TREE	



Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McClain Survey No. 1077
Allen Christian Survey, Abstract No. 339

Land Owner Name
Ron Jennette
1440 Lake Front Circle, Ste. 140
The Woodlands, TX 77380

Dunaway Associates
Janet Moody
550 Bailey, Ste. 400
Fort Worth, TX 76107
817-632-4783

PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA A

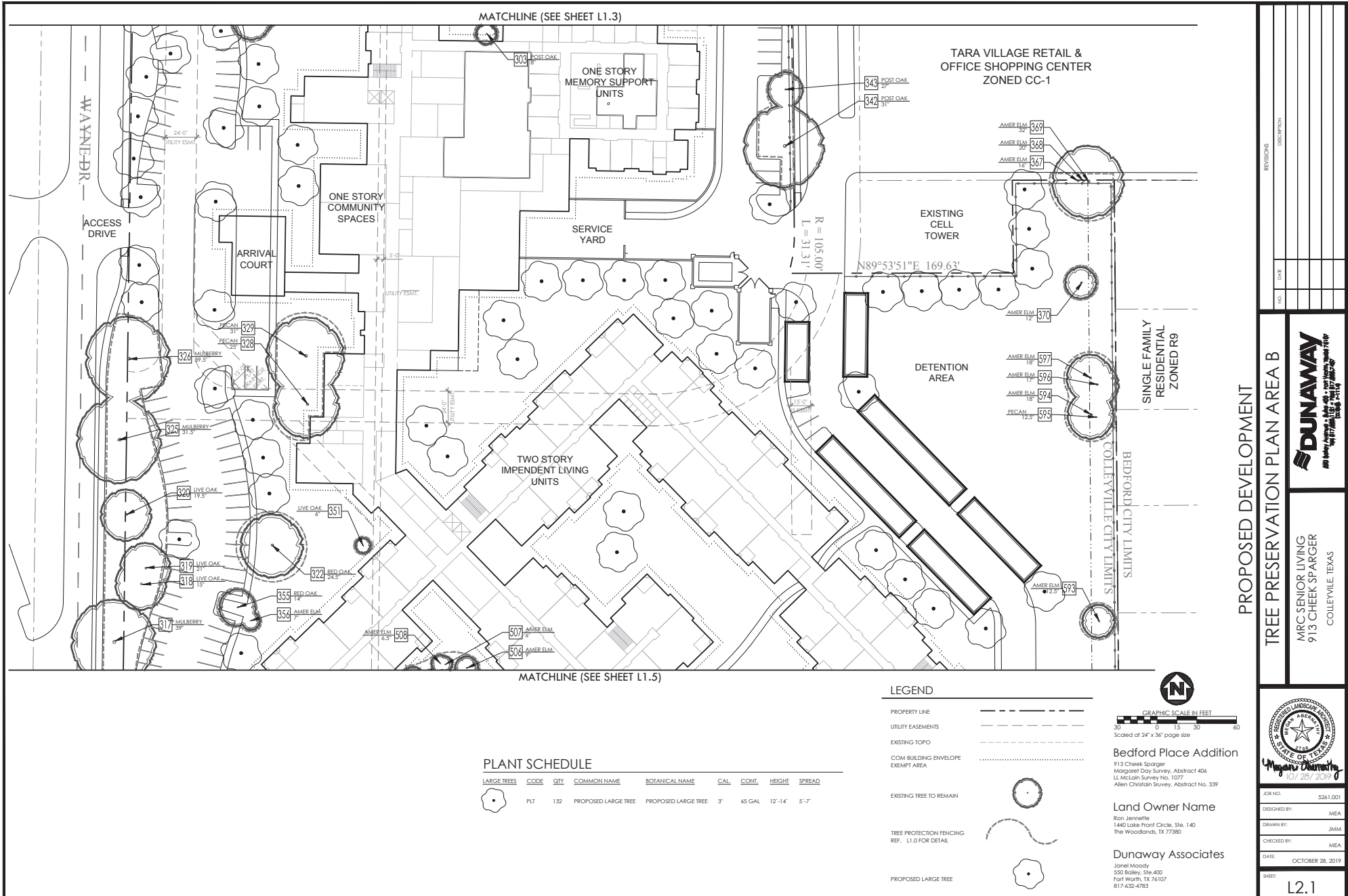


MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEEVILLE, TEXAS



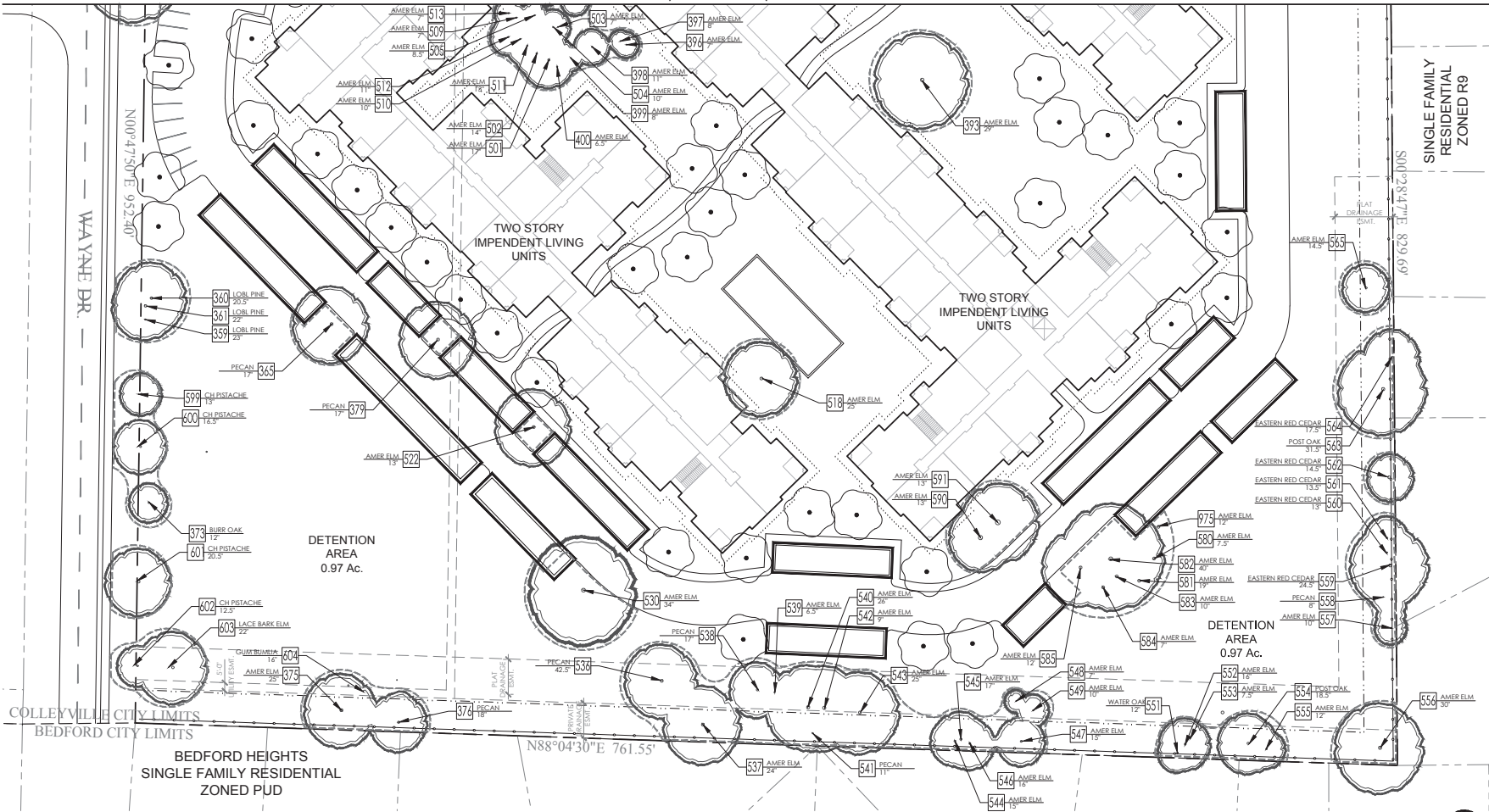
JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L2.0

Tree Preservation Plan



Tree Preservation Plan

MATCHLINE (SEE SHEET L1.4)



PLANT SCHEDULE

LARGE TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	PLT	132	PROPOSED LARGE TREE	PROPOSED LARGE TREE	3"	65 GAL.	12'-14'	5'-7'

LEGEND

PROPERTY LINE	
UTILITY EASEMENTS	
EXISTING TOPO	
COM BUILDING ENVELOPE	
EXEMPT AREA	
EXISTING TREE TO REMAIN	
TREE PROTECTION FENCING	
REF. - L1.D FOR DETAIL	
PROPOSED LARGE TREE	

GRAPHIC SCALE IN FEET
30 15 0 15 30
Scaled at 24" x 36" page size

Bedford Place Addition
913 Cheek Sparger
Margaret Day Survey, Abstract 406
LL McClain Survey No. 1077
Allen Christian Survey, Abstract No. 339

Land Owner Name
Ron Jennette
1440 Lake Front Circle, Ste. 140
The Woodlands, TX 77380

Dunaway Associates
Janet Moody
550 Bailey, Ste. 400
Fort Worth, TX 76107
817-632-4783

PROPOSED DEVELOPMENT

TREE PRESERVATION PLAN AREA C

MRC SENIOR LIVING
913 CHEEK SPARGER
COLLEYVILLE, TEXAS

DUNAWAY
LANDSCAPE ARCHITECTS
1440 LAKE FRONT CIRCLE, STE. 140
THE WOODLANDS, TEXAS 77380
(817) 632-4783



JOB NO.	5261.001
DESIGNED BY:	MEA
DRAWN BY:	JMM
CHECKED BY:	MEA
DATE:	OCTOBER 28, 2019
SHEET:	L2.2

Tree Preservation Plan

TAG NUMBER	CAULPER INCHES	CANOPY SF	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1281	9	254.3	Burr Oak / HERITAGE		PRESERVE
1282	38	4584.2	Green Oak / HERITAGE		PRESERVE
1283	25	2122.6	American Elm / HERITAGE	OFFSITE	PRESERVE
1284	10	314.0	American Elm	OFFSITE	PRESERVE
1285	19	1133.5	Pecan	OFFSITE	PRESERVE
1286	18	1017.4	Hackberry		PRESERVE
1287	14	615.4	Eastern Red Cedar		PRESERVE
1288	15	624.8	Eastern Red Cedar		PRESERVE
1289	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1290	14	615.4	Eastern Red Cedar		PRESERVE
1291	16	801.8	Eastern Red Cedar		PRESERVE
1292	15	706.5	Eastern Red Cedar		PRESERVE
1293	9	254.3	American Elm	CBE	REMOVE
1294	11.5	415.3	American Elm	CBE	REMOVE
1295	9	254.3	American Elm	CBE	REMOVE
1296	10.7	1017.4	American Elm	CBE	REMOVE
1297	10	314.0	American Elm	CBE	REMOVE
1298	12	451.2	American Elm	CBE	REMOVE
1299	8	201.0	American Elm	CBE	REMOVE
1300	9.5	283.4	American Elm	CBE	REMOVE
1301	5	254.3	American Elm	CBE	REMOVE
1302	8	201.0	American Elm		PRESERVE
1303	8	201.0	Post Oak		PRESERVE
1304	10	1256.0	American Elm	CBE	REMOVE
1305	27	2289.1	American Elm / HERITAGE		PRESERVE
1306	46	6644.2	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1307	9.5	283.4	Water Oak		REMOVE
1308	8	201.0	American Elm		REMOVE
1309	8	254.3	Pecan		PRESERVE
1310	12.5	490.6	Pecan		REMOVE
1311	17.5	961.6	American Elm		REMOVE
1312	1017.4		American Elm		PRESERVE
1313	18	1017.4	Hackberry	NON-PROTECTED	PRESERVE
1314	8	201.0	American Elm		REMOVE
1315	17	807.5	American Elm, multi		REMOVE
1317	39	4775.9	Mulberry / HERITAGE	OFFSITE	PRESERVE
1318	15	706.5	Live Oak		PRESERVE
1319	21	1184.7	Live Oak		PRESERVE
1320	13.5	1184.0	Live Oak		PRESERVE
1321	11.5	1184.0	Live Oak		REMOVE
1322	24.5	1884.9	Red Oak		PRESERVE
1323	58	10668.0	Mulberry / HERITAGE	EXEMPT-CT	REMOVE
1324	20	1256.0	Live Oak		REMOVE
1325	31.5	3115.7	Mulberry / HERITAGE	OFFSITE	PRESERVE
1326	39.5	4899.2	Mulberry, multi / HERITAGE		PRESERVE
1327	27.5	2712.6	Live Oak, multi / HERITAGE		REMOVE
1328	25	1962.5	Pecan / HERITAGE		PRESERVE
1329	31	3517.5	Pecan / HERITAGE		PRESERVE
1330	9	254.3	American Elm	CBE	REMOVE
1331	10	314.0	American Elm	CBE	REMOVE
1332	14	615.4	American Elm	CBE	REMOVE
1333	23	1961.1	Sycamore	CBE	REMOVE
1334	25	1962.5	American Elm / HERITAGE	CBE	REMOVE
1335	14	615.4	American Elm	CBE	REMOVE
1336	8	201.0	American Elm	CBE	REMOVE
1337	35.5	3512.9	American Elm / HERITAGE	CBE	REMOVE
1338	29	2840.7	American Elm / HERITAGE	CBE	REMOVE
1339	9	254.3	American Elm	CBE	REMOVE
1340	17	807.5	Blackjack Oak / HERITAGE	CBE	REMOVE
1341	7	359.9	American Elm	CBE	REMOVE
1342	31	3517.5	Post Oak / HERITAGE	PRESERVE	PRESERVE
1343	27	2289.1	Post Oak		PRESERVE
1344	27	2289.1	Post Oak, multi / HERITAGE	CBE	REMOVE
1345	20	1256.0	American Elm	CBE	REMOVE
1346	35	3846.5	American Elm / HERITAGE	CBE	REMOVE
1347	36	4089.4	American Elm / HERITAGE	CBE	REMOVE
1348	14	615.4	Eastern Red Cedar	CBE	REMOVE
1349	15	706.5	American Elm	CBE	REMOVE
1350	12.5	490.6	American Elm	CBE	REMOVE
1351	6	111.0	Live Oak		PRESERVE
1352	20.5	1319.6	Hackberry, multi	NON-PROTECTED	REMOVE
1353	14	615.4	American Elm		REMOVE
1354	12	451.2	American Elm		REMOVE
1355	14	615.4	Red Oak		PRESERVE
1356	7	359.9	American Elm		PRESERVE
1357	33.5	3512.9	Green Ash		REMOVE
1358	18	1017.4	Pecan		REMOVE
1359	23	1461.1	Live Oak		PRESERVE
1360	20.5	1319.6	Live Oak		PRESERVE
1361	22	1518.8	Live Oak		PRESERVE
1362	17	807.5	Pecan		REMOVE
1363	11	379.9	Pecan		REMOVE
1364	12	451.2	Pecan		REMOVE
1365	17	807.5	Pecan, multi		PRESERVE
1366	23.5	1784.1	Pecan, multi		REMOVE
1367	16	801.8	American Elm		PRESERVE
1368	20	1256.0	American Elm		PRESERVE
1369	32	3215.4	American Elm / HERITAGE		PRESERVE
1370	12	451.2	American Elm		PRESERVE
1371	49	7539.1	Silver Maple, multi / HERITAGE	EXEMPT-CT	REMOVE
1372	8.5	226.9	Burr Oak		REMOVE
1373	12	451.2	Burr Oak		PRESERVE
1374	10	314.0	Burr Oak		REMOVE
1375	25	1962.5	American Elm / HERITAGE		PRESERVE
1376	18	1017.4	Pecan		PRESERVE
1377	8	201.0	American Elm		REMOVE
1378	15	706.5	Pecan, multi		REMOVE
1379	17	807.5	Pecan		PRESERVE

TAG NUMBER	CAULPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1380	13.5	1173.5	Live Oak		PRESERVE
1381	20	1256.0	Eastern Red Cedar		REMOVE
1382	21	1266.7	Live Oak	CBE	REMOVE
1383	19	1133.5	Live Oak	CBE	REMOVE
1384	22	1518.8	Hackberry	CBE/NON-PROTECTED	REMOVE
1385	14	615.4	American Elm	CBE	REMOVE
1386	8.5	226.9	American Elm		REMOVE
1387	9	254.3	American Elm	CBE	REMOVE
1388	7	359.9	American Elm	CBE	REMOVE
1389	10.5	346.2	Red Oak		REMOVE
1390	15	801.8	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1391	28	2461.8	American Elm / HERITAGE	CBE	REMOVE
1392	20	1256.0	Pecan, multi	CBE	REMOVE
1393	20	2461.7	American Elm, multi / HERITAGE	CBE	REMOVE
1394	9	254.3	Live Oak	CBE	REMOVE
1395	22	1518.8	Pecan		REMOVE
1396	7	359.9	American Elm		PRESERVE
1397	8	201.0	American Elm		PRESERVE
1398	11	379.9	American Elm		PRESERVE
1399	8	201.0	American Elm		PRESERVE
1400	6.5	131.7	American Elm		PRESERVE
1401	17	807.5	American Elm		REMOVE
1402	14	615.4	American Elm		PRESERVE
1403	7	359.9	American Elm		PRESERVE
1404	20	2461.8	American Elm		PRESERVE
1405	8.5	226.9	American Elm		PRESERVE
1406	9	254.3	American Elm		PRESERVE
1407	6	111.0	American Elm		PRESERVE
1408	6.5	131.7	American Elm		PRESERVE
1409	7	359.9	American Elm		PRESERVE
1410	10	314.0	American Elm, multi		PRESERVE
1411	13	530.7	American Elm		PRESERVE
1412	13	530.7	American Elm		PRESERVE
1413	7	359.9	American Elm		PRESERVE
1414	7	359.9	American Elm		REMOVE
1415	15	807.5	American Elm, multi	CBE	REMOVE
1416	11.5	415.3	American Elm, multi	CBE	REMOVE
1417	24	1884.7	Pecan	CBE	REMOVE
1418	15	1962.5	American Elm / HERITAGE		PRESERVE
1419	20	1256.0	Pecan, multi	CBE	REMOVE
1420	28	2461.8	Pecan / HERITAGE	CBE	REMOVE
1421	30	2835.0	Pecan / HERITAGE		REMOVE
1422	13	530.7	American Elm		PRESERVE
1423	13	801.8	Pecan		REMOVE
1424	28	2461.8	Eastern Red Cedar / HERITAGE		REMOVE
1425	24	1884.6	Eastern Red Cedar		REMOVE
1426	19	1133.5	Water Oak		REMOVE
1427	19	1133.5	Hackberry	NON-PROTECTED	REMOVE
1428	17	4296.7	Eastern Red Cedar, multi / HERITAGE	EXEMPT-CT	REMOVE
1429	21.5	1734.1	Pecan		REMOVE
1430	34	3629.8	American Elm, multi / HERITAGE		PRESERVE
1431	20	1256.0	Eastern Red Cedar		REMOVE
1432	39	4775.9	Eastern Red Cedar, multi / HERITAGE	CBE	REMOVE
1433	17	807.5	Live Oak	CBE	REMOVE
1434	20	1256.0	Live Oak	CBE	REMOVE
1435	15	706.5	Live Oak	CBE	REMOVE
1436	42.5	5071.6	Pecan, multi / HERITAGE		PRESERVE
1437	25	1884.6	American Elm		PRESERVE
1438	17	807.5	Pecan		PRESERVE
1439	6.5	131.7	American Elm		PRESERVE
1440	26	2322.6	American Elm / HERITAGE		PRESERVE
1441	11	379.9	Pecan		PRESERVE
1442	9	254.3	American Elm		PRESERVE
1443	25	1962.5	American Elm, multi / HERITAGE		PRESERVE
1444	15	706.5	American Elm		PRESERVE
1445	17	807.5	American Elm		PRESERVE
1446	16	801.8	American Elm		PRESERVE
1447	15	706.5	American Elm		PRESERVE
1448	7	359.9	American Elm		PRESERVE
1449	30	314.0	American Elm		PRESERVE
1450	25	1962.5	American Elm / HERITAGE		REMOVE
1451	12	451.2	Water Oak		PRESERVE
1452	16	801.8	American Elm		PRESERVE
1453	7.5	176.6	American Elm		PRESERVE
1454	18.5	1074.7	Post Oak / HERITAGE		PRESERVE
1455	12	451.2	American Elm		PRESERVE
1456	30	2024.0	American Elm / HERITAGE		PRESERVE
1457	10	314.0	American Elm		PRESERVE
1458	8	201.0	Pecan, multi		PRESERVE
1459	24.5	1884.8	Eastern Red Cedar		PRESERVE
1460	13	530.7	Eastern Red Cedar		PRESERVE
1461	13.5	572.3	Eastern Red Cedar		PRESERVE
1462	14.5	666.2	Eastern Red Cedar		PRESERVE
1463	21.5	2115.7	Post Oak, multi / HERITAGE		PRESERVE
1464	17.5	861.6	Eastern Red Cedar		PRESERVE
1465	14.5	666.2	American Elm, multi		PRESERVE
1466	17.5	861.6	American Elm		REMOVE
1467	6.5	131.7	American Elm		REMOVE
1468	7	359.9	American Elm		REMOVE
1469	13	176.6	American Elm		REMOVE
1470	9	254.3	American Elm		REMOVE
1471	8	201.0	American Elm		REMOVE
1472	10	2024.0	American Elm / HERITAGE		REMOVE
1473	26	2322.6	American Elm / HERITAGE		REMOVE
1474	18	2461.8	American Elm / HERITAGE		REMOVE
1475	14	615.4	Live Oak		REMOVE
1476	14	615.4	Eastern Red Cedar		REMOVE
1477	9.5	283.4	Live Oak		REMOVE
1478	12	451.2	American Elm		REMOVE

TAG NUMBER	CAULPER INCHES	CANOPY	SPECIES	EXCLUSIONS	REMOVE/PRESERVE
1479	14	615.4	American Elm		PRESERVE
1480	7.5	176.6	American Elm		PRESERVE
1481	19	1133.5	American Elm		PRESERVE
1482	40	5024.0	American Elm, multi / HERITAGE	EXEMPT-CT	REMOVE
1483	10	314.0	American Elm		PRESERVE
1484	7	359.9	American Elm, multi		PRESERVE
1485	32	452.2	American Elm		PRESERVE
1486	7.5	176.6	American Elm		REMOVE
1487	9.5	283.4	American Elm, multi		REMOVE
1488	28	2461.8	Hackberry, multi / HERITAGE	NON-PROTECTED	REMOVE
1489	15	706.5	Eastern Red Cedar		REMOVE
1490	23	1061.1	American Elm, multi		PRESERVE
1491	20	1256.0	Eastern Red Cedar		PRESERVE
1492	18	1017.4	American Elm, multi	CBE	REMOVE
1493	12.5	490.6	American Elm, multi		PRESERVE
1494	18	1017.4	American Elm		PRESERVE
1495	12.5	490.6	Pecan		PRESERVE
1496	17	807.5	American Elm		PRESERVE
1497	18	1017.4	American Elm		PRESERVE
1498	25.5	2941.8	Lace Bark Elm / HERITAGE	EXEMPT-CT	REMOVE
1499	13	530.7	Chinese Pistache		PRESERVE
1500	18.5	2543.9	Chinese Pistache		PRESERVE
1501	20.5	1319.6	Chinese Pistache		PRESERVE
1502	12.5	490.6	Lace Bark Elm, multi		PRESERVE
1503	22	1518.8	Live Oak Elm, multi		PRESERVE
1504	36	801.8	Gum Bumelia		PRESERVE
1505	6.5	131.7	Black Willow		REMOVE
1506	15	706.5	Black Willow, multi		PRESERVE
1507	7	359.9	Black Willow		PRESERVE
1508	10	314.0	Black Willow, multi		REMOVE

TREE DATA SUMMARY	
TOTAL TREE QUANTITY (NON-EXEMPT)	190
TOTAL TREE DIAMETER INCHES (NON-EXEMPT)	2676
TOTAL TREE CANOPY SF (NON-EXEMPT)	80726.6

TREE DATA	
Preservation Summary	Square Feet
Total SF Canopy of Non-Exempt Trees	167,247
Required 50% Preservation	83,629
Provided Preservation	110,889
Required Mitigation Planting (Heritage Trees 59,811 sf)	299,055
Site Canopy Summary	
Gross Area of Lot	803,625
Building Area	186,006
Net Area of Lot	617,619
Required Tree Coverage (50%)	308,809
Preserved Tree Canopy	110,889
Canopy Required	197,920
Tree Planting for Canopy	99 Trees
Planting Summary	
Trees Required for Mitigation of Heritage Trees (299,055 sf)	149 Trees
Trees Required for Canopy	99 Trees
Remaining Trees Required for Mitigation (149 Trees - 99 Trees)	50 Trees
Total Tree Required (50 M Trees + 99 Trees)	149 Trees
Total Trees Provided (-17)	132 Trees
Mitigation Fees for 31 Trees (954 x 9%)	\$8,600

Building Elevations



[illegible]

OWNER:
MRC Senior Living Coleville
1440 Lake Front Circle, Suite 110
The Woodlands, TX 77380

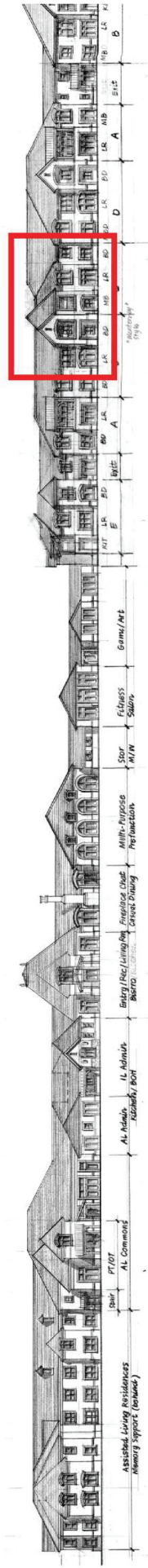
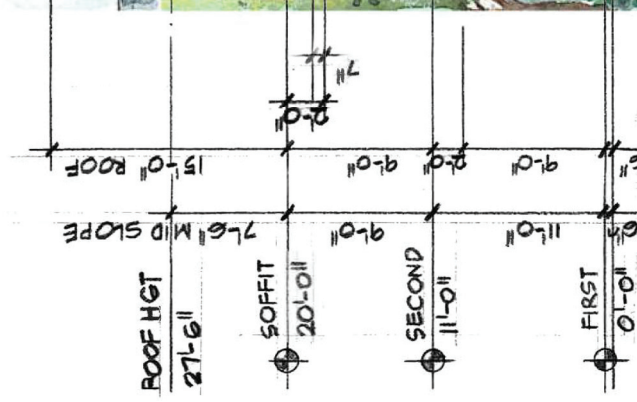
ENGINEER/PLANNER:
DUNAWAY
505 Baker Avenue • Suite 400 • Fort Worth, Texas 76102
817.335.7112
www.dunawayinc.com

ARCHITECT:
three
design that lifts the human spirit

community commons - conceptual elevation
Scale: 1"=50'

Scale: 1"=50'

Building Elevations



OWNER
MRC Senior Living Collegeville
10000 S. Hwy 700, Suite 110
The Woodlands, TX 77380

ENGINEER/ARCHITECT
DUNAWAY
10000 S. Hwy 700, Suite 110
The Woodlands, TX 77380

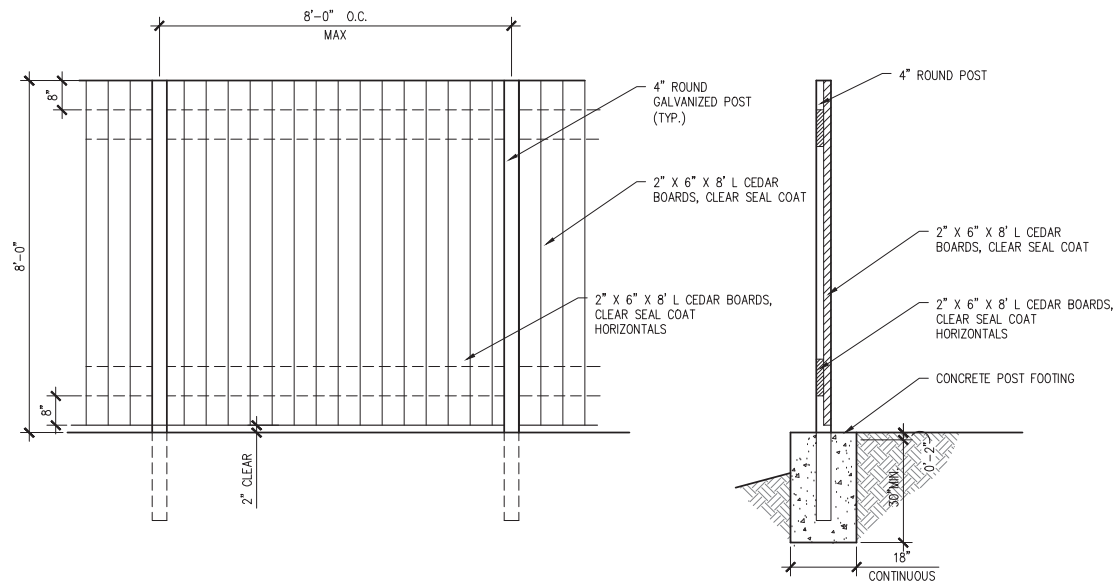
ARCHITECT
three
10000 S. Hwy 700, Suite 110
The Woodlands, TX 77380

DESIGNER THAT FITS THE HUMAN SPIRIT

independent living - conceptual elevation

Scale: 1"=50'

Perimeter Wood Fencing Exhibit

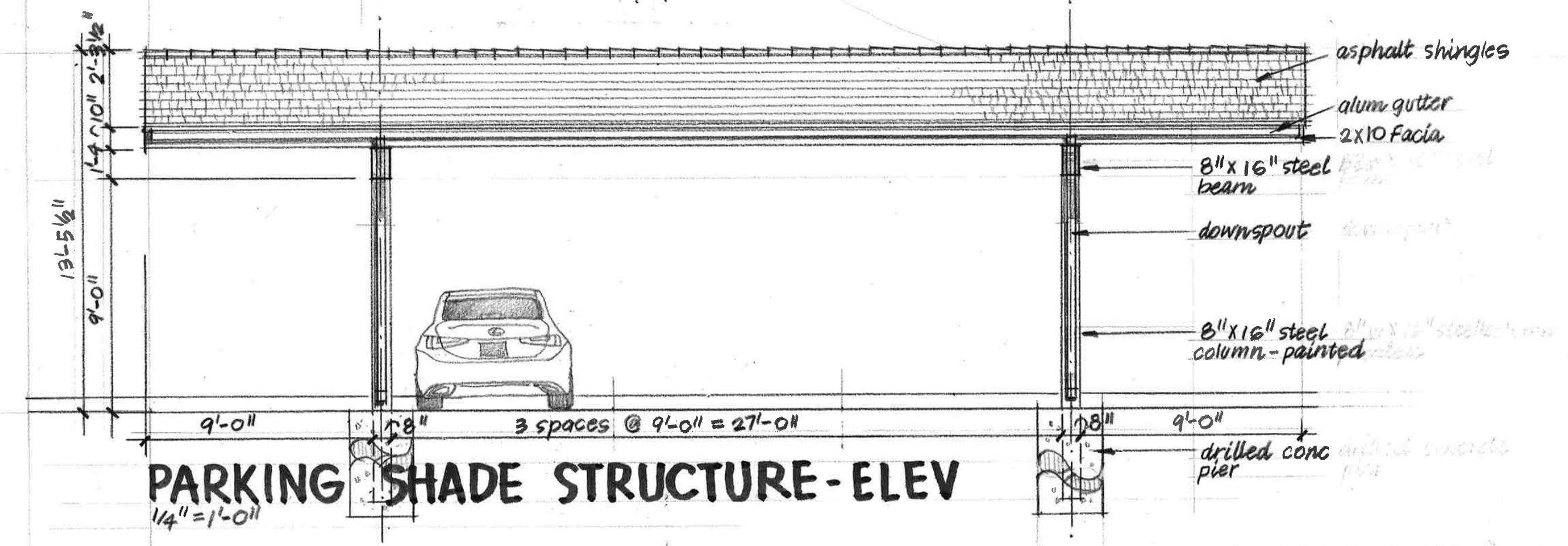
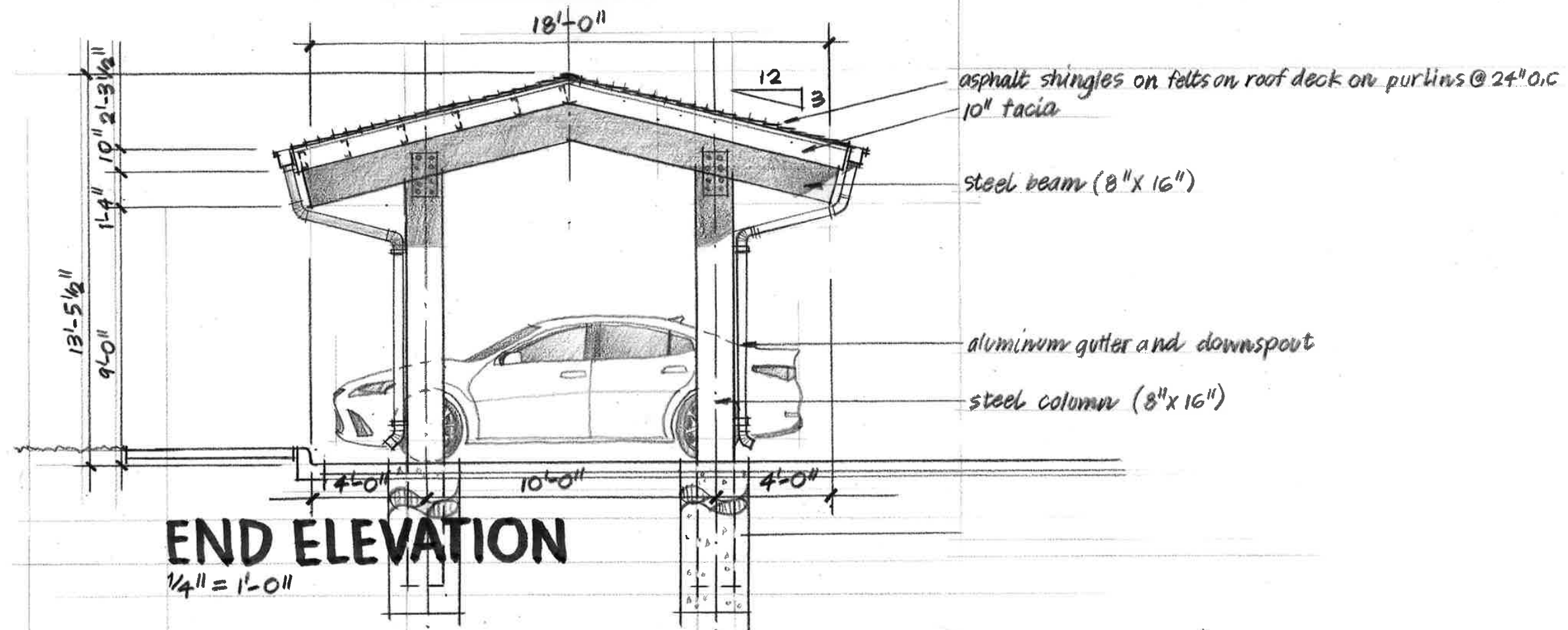


ELEVATION

SECTION

C 8' SCREEN FENCE - WOOD
 SCALE: 1/2" = 1'-0"

Parking Shade Structure Exhibit



ORDINANCE O-12-1832

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AS HERETOFORE AMENDED; BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 7.99 ACRES ON LOTS 3 AND 4, BLOCK 1 AND LOTS 1-6, BLOCK 2 OF THE SOUTHGATE ADDITION AND 11.8 ACRES ON TRACTS 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E OF ABSTRACT 339 OF THE ALLEN CHRISTIAN SURVEY AND TRACTS 1, 1A AND 1B OF ABSTRACT 1077 OF THE L.L. McLAIN SURVEY FROM THE AG-AGRICULTURAL AND R40-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning request under Case No. ZC12-007; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the

districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 7.99 acres on Lots 3 and 4, block 1 and Lots 1-6, Block 2, of the Southgate Addition and 11.8 ACRES on Tracts 5A, 5A1, 5A1A, 5A1B, 5A2A, 5A02B, 5A2C, 5A02D, 5A02E of Abstract 339 of the Allen Christian Survey and Tracts 1, 1A and 1B of Abstract 1077 of the L.L. McLain survey from the AG-Agricultural and R40-Single Family Residential Zoning District to the PUD-C-Planned Unit Development Commercial zoning district, as depicted on Exhibit "A" and described on Exhibit "B" and Exhibit "C".
- Sec. 3. THAT the above described tract of land shown on Exhibit "A" 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 purpose of this PUD-C is for a mixed use development consisting of retail and medical office uses on 1.2 acres on the northeast corner of Cheek-Sparger Road and Wayne Drive and a senior housing development on the remaining 17.2 acres with a combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. LAND USE

- a. The commercial uses allowed by this PUD shall include all land uses in the CC1-Village Retail zoning district only and shall not exceed 15,000 square feet total.
- b. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 74 units for assisted living uses and a maximum of 45 beds for memory care uses.
- c. A maximum of 162 multifamily independent living units are permitted as depicted in Exhibit "D".
- d. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7:00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Exhibit "D", which shall not be considered the preliminary plat.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

5. BUILDINGS

- a. The maximum square footage for the retail/office facility for this development shall be 15,000 square feet.
- b. Building elevations shall be consistent with the elevations shown on Exhibit "E".
- c. All buildings allowed for this development shall not exceed two and one-half stories in height and 35 feet.
- d. There shall be a ten foot building setback along Cheek-Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The exterior wall of the buildings in this development shall be as follows:

The Homestead (office/retail): 100 percent masonry minimum

The Inn (assisted living): 50 percent masonry minimum

The Residences (independent living): 50 percent masonry minimum

All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 54 percent

common open space, as shown on Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner.

- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 282 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- b. As depicted on Exhibit "D", two 24 foot public access and fire lane easements shall be located within the development such that they connect Wayne Drive to a single access point at the southern terminus of the Bedford Court right-of-way boundary. Said easements shall be included on the final plat for the subject property.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight (8) foot fence, which shall be a preponderance of masonry materials, with other materials allowed as necessary to protect trees or as needed in regard to other considerations, shall be constructed along the south and

east property lines adjacent to the existing residential uses located in the City of Bedford.

- b. All decorative split-rail fencing throughout the property shall be no more than 36 inches in height.
- c. All decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER ENCLOSURE

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section "a" above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a City/Developer Agreement (CDA) for a approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at

the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;

- (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
- (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
- (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding ten years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
- (5) Any change to the terms of this section shall require an amendment to this ordinance.

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.

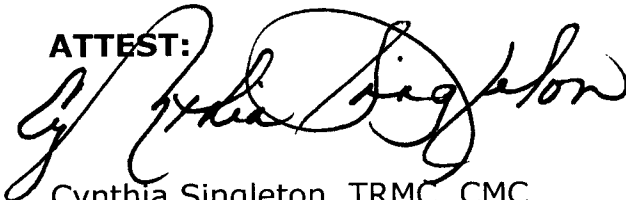
AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of April 2012.

The second reading and public hearing being conducted on the 1st day of May 2012.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 15th day of October 2012.

ATTEST:



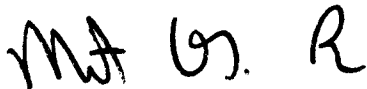
Cynthia Singleton, TRMC, CMC
City Secretary

CITY OF COLLEYVILLE



David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

EXHIBIT "A" – Location and Zoning Map

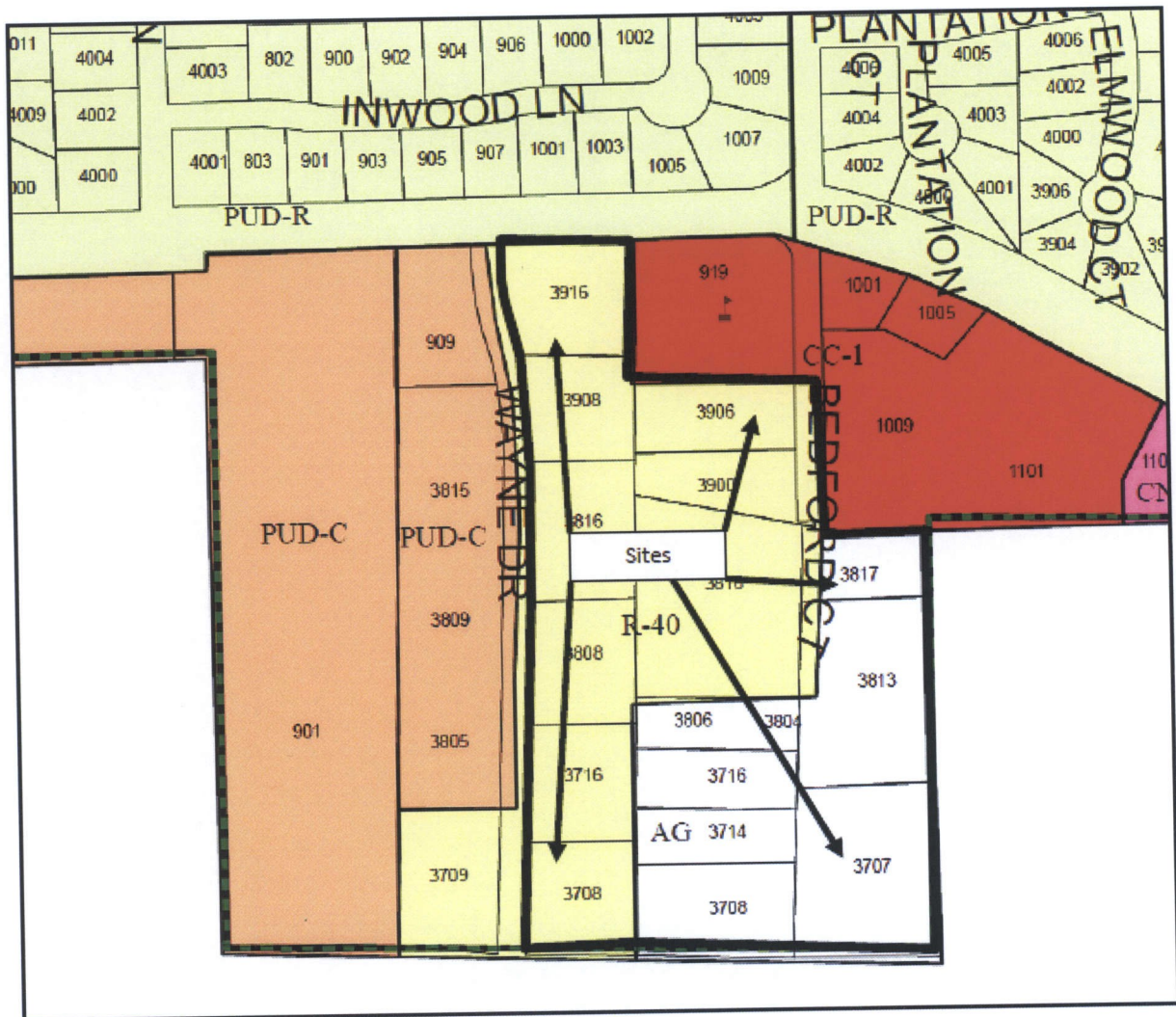


EXHIBIT "B" – Property Description

DESCRIPTION, of a 19.862 acre tract of land situated in the Allen Christian Survey, Abstract No. 339, Tarrant County, Texas; said tract being all of Lots 3 and 4, Block 1, part of County Road No. 3081 (now Bedford Court, a 65-foot right-of-way) and County Road No. 3124 (now Cheek Sparger Road, a variable width right-of-way), Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-29, Page 143, all of Lots 1 through 6, Block 2, part of Wayne Drive (a 60-foot right-of-way) Southgate Addition, an addition to the City of Colleyville, Texas according to plat recorded in Volume 388-42, Page 69 both of the Plat Records of Tarrant County, Texas; said tract also being all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D2063759233, all of a tract of land described as Tract I and Tract II in Warranty Deed to Larry Keith Chatham, David L Meadows, Kem Meadows, Carole Shaw recorded in Instrument Number D205387156, all of a tract of land described in Warranty Deed to Covenant Christian Academy recorded in Instrument Number D207003805, all of a tract of land described in Warranty Deed With Vendor's Lien to Kevin J. Wolfe and Larry Keith Chatham recorded in Instrument Number D207003803, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004590, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208115123, all of a tract of land described in General Warranty Deed to Keith Chatham recorded in Instrument Number D206148429, all of a tract of land described in General Warranty Deed to CCDCW, LP recorded in Instrument Number D206375924, all of a tract of land described in Warranty Deed to CCDCW, LP recorded in Instrument Number D208004594, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208004592, all of a tract of land described in Warranty Deed With Vendor's Lien to CCDCW, LP recorded in Instrument Number D208082463, all of the Deed Records of Tarrant County, Texas; said 19.862 acre tract being more particularly described as follows:

BEGINNING, at a point for corner, said point being northwest corner of Block 12, Bedford Place, Section II, an addition to the City of Bedford, Tarrant County, Texas according to the plat recorded in Volume 388-136, Page 11 of said Plat Records and being in the south line of Lot 3, Block 1, Tara Addition, an addition to the City of Colleyville according to the plat recorded in Volume 388-192, Page 86 of said Plat Records;

19.682 ACRE TRACT
(Continued)

THENCE, South 00 degrees, 45 minutes, 12 seconds West, departing the said south line of said Lot 3, Block 1 and along the said west line of said Block 12, a distance of 830.79 feet to a point for corner; said point being the northeast corner of a tract of land described in General Warranty Deed to David Meadows and wife, Kem Meadows recorded in Instrument Number D208382171, of said Deed Records;

THENCE, North 87 degrees, 10 minutes, 00 seconds West, departing the said west line of said Block 12 and along the north line of said Meadows tract, at a distance of 763.00 feet passing a point for the northwest corner of said Meadows tract; said point being in the east right-of-way line of said Wayne Drive, continuing in all a total distance of 793.01 feet to a point for corner; said point being in the centerline of said Wayne Drive;

THENCE, along the said centerline of Wayne Drive the following five (5) calls:

North 01 degrees, 38 minutes, 00 seconds East, a distance of 931.85 feet to a point for corner; said point being the beginning of a non-tangent curve to the left;

In a northwesterly direction, along said curve to the left, having a central angle of 14 degrees, 03 minutes, 17 seconds, a radius of 804.76 feet, a chord bearing and distance of North 05 degrees, 31 minutes, 19 seconds West, 196.92 feet, an arc distance of 197.41 feet to a point at the end of said curve;

North 13 degrees, 00 minutes, 46 seconds West, a distance of 29.87 feet to a point for corner; said point being the beginning of a non-tangent curve to the right;

In a northwesterly direction, along said curve to the right, having a central angle of 12 degrees, 39 minutes, 39 seconds, a radius of 676.64 feet, a chord bearing and distance of North 06 degrees, 12 minutes, 50 seconds West, 149.22 feet, an arc distance of 149.52 feet to a point at the end of said curve;

North 00 degrees, 07 minutes, 00 seconds East, a distance of 53.61 feet to a point for corner; said point being in the centerline of said Cheek Sparger Road;

THENCE, Due East, a distance of 276.69 feet to a point for corner;

THENCE, South 01 degrees, 38 minutes, 00 seconds West, at a distance of 60.02 feet passing a point for the northwest corner of Lot 1-R, Block 1, Southgate Addition, an addition to the City of Colleyville according to the plat recorded in Instrument Number D197041345, of said Deed Records; said point being in the south right-of-way line of said Cheek Sparger Road, continuing along the west line of said Lot 1-R, Block 1 and departing the said south line of Cheek Sparger Road, in all a total distance of 304.21 feet to a point for corner; said point being the southwest corner of said Lot 1-R, Block 1;

THENCE, South 89 degrees, 59 minutes, 50 seconds East, along the south line of said Lot 1-R, Block 1, at a distance of 301.30 feet a point for the southeast corner of said Lot

19.682 ACRE TRACT
(Continued)

1-R, Block 1; said point being in the west line of said Bedford Court, continuing in all a total distance of 333.80 feet to a point for corner; said point being in the centerline of said Bedford Court;

THENCE, South 00 degrees, 11 minutes, 09 seconds West, along the said centerline of Bedford Court, a distance of 260.69 feet to a point for corner; said point being in the terminus of said Bedford Court;

THENCE, South 89 degrees, 25 minutes, 01 seconds East, along the said terminus of Bedford Court, at a distance of 32.50 feet passing a point for the southwest corner of said Lot 3, Block 1, continuing along said south line of said Lot 3, Block 1 in all a total distance of 217.16 feet to the POINT OF BEGINNING;

CONTAINING, 865,205 square feet or 19.862 acres of land, more or less.

EXHIBIT "C" – Statement of Planning Objectives

Heritage Farms

Introduction

As the City of Colleyville and surrounding communities move further into the 21st century, the number of residents in the community over the age of 65 is projected to increase. Based on our study of the market and its demographic trends, the total population of residents age 65+ within the greater Colleyville area has increased 54.5% from 2000 to 2009; it's expected to increase another 43.2% by 2014. *This localized rate of increase is more than double the average rate found within the State of Texas (19%).*

We are addressing this need by developing Heritage Farms. This new 'pocket neighborhood' will be geared towards a population of seniors fifty-five years of age and above, and features a continuum of care in three distinct environments: independent living, assisted living, and memory care. The unique philosophy of Heritage Farms is 'hospitality informed by health care', where residents are treated more like guests of a nice hotel. This new approach will yield a level of service, coupled with enriching living environments and amenities, where one can embrace a transformational lifestyle - not simply where one goes to retire.

Design Concept

The architecture of Heritage Farms begins with an understanding of Colleyville's history as a community of farms and settlements connected by country roads, all built in a vernacular style that reflected the timeless values of those early pioneers. There is a certain charm and comfort inherent in that style, and many of us associate those images with the concept of 'home'. We have a unique opportunity on this site to recapture the concept of 'home' for seniors, and pay homage to Colleyville's early historical structures that were indicative of regional construction prominent in the early 20th century, such as the City's restored Webb House. Through careful site planning, building design, and landscape design, the development team is committed to seeing this concept through in the exterior and interior of the buildings, as well as in the motor courts, common areas and courtyards. Only through this cohesive approach can we honor a time that truly reflects the heritage and history of Colleyville.

From the moment one arrives on the site, guests and residents will see an architecture that connects to its community. The fencing will be split-rail, the building exteriors will include a mix of board-and-batten and stone, and the landscaping will have an assortment of trees and grasses that reinforce a sense of relaxation and comfort.

We will preserve many of the large trees and over 47% of the open space around the site in order to create a 'sense of place' on day one. A significant number of the existing trees along the southern and eastern property lines will be protected in an effort to provide an enhanced landscape buffer between the existing Bedford residents and the new

EXHIBIT "C" – Statement of Planning Objectives (Continued)

senior living residents. The existing fencing along these two property lines will be re-built with stained cedar. The development program is spread across three different areas of the site, each with a distinct name and function:

I - The Homestead at Heritage Farms (15,000 SF of Retail and Office)

The vision of The Homestead building is that it could have been the original iconic estate house of Heritage Farms, now re-purposed for commercial use. The architectural style and scale is appropriate for its location and it provides a transition from the residential neighborhoods along Cheek-Sparger to the commercial and educational buildings along Wayne Drive. The one- and two-story structure is intended to be used for general office, medical office, and retail purposes, providing access to services for those residents living on the property, as well as to those within the Colleyville area.

The Homestead's main elevation addresses Cheek-Sparger as the primary street, while also providing for a second vehicular entry from Wayne Drive to the motor court on the south side of the building. Signature landscaping and guest parking is provided, although the intention is that most of the visitors walk or take the shuttle from other buildings within the campus to lessen the need for excess parking. The floor plan of the building is in the shape of an 'L', a nod to the historic Webb House that also has this configuration.

II - The Inn at Heritage Farms (74 Assisted Living Units & 45 Memory Care Units)

Addressing the need for specialized health care and resident services, the assisted living and memory care components are contained within The Inn at Heritage Farms, located along Wayne Drive just south of The Homestead. The Inn is distinguished by its own entry court framed by landscaped walls and an iconic entry feature. The architecture is consistent with early rural wood-framed structures, with simple massing, clean forms and roof shapes, and a classic vernacular style with a human scale.

The Inn will have 74 assisted living units on two levels and 45 memory care units on one level. The facility will be designed for a 'Type B' license. Operating hours will be 24/7, primarily to accommodate visitation by outside family members. Service deliveries will typically occur between the hours of 7am & 6pm, and will be screened by wings of the building.

The common areas for assisted living will contain functions such as reception, kitchen, dining, and salon. Residents will have access to exterior courtyards for recreation and therapy. All floors will be attended by registered nursing aides, who will provide care and assistance as needed.

The memory care units are arranged around internal common activity areas and central private courtyards. The private courtyards will be secure and monitored, as required by the Texas Department for Aging and Disabilities, in order to prevent residents from leaving the memory care areas.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

III - The Residences at Heritage Farms

(162 Independent Living Residences)

Located south of the assisted living and memory care building, The Residences at Heritage Farms will feature 150 age-qualified independent living homes for residents age 55 years and older, as well as an assortment of amenities. Residents will be provided with a selection of recreational activities, dining options, activity areas, and wellness programs, including landscaped courtyards with outdoor pool and spaces for entertaining.

The building is generally two stories, but does increase in height to three stories at its center to provide some visibility to and from Cheek-Sparger Road. The architectural style is once again similar to that of The Inn, maintaining the concept of a cohesive farm vernacular. Operating hours will be 24/7, with service and deliveries typically occurring between the hours of 7am & 6pm.

Development Schedule

PHASE 1

- The Homestead at Heritage Farms: 15,000 SF of office/retail
- The Inn at Heritage Farms: 74 assisted living units, 45 memory care units
- Construction Complete: 1st Quarter, 2014

PHASE 2

- The Residences at Heritage Farms: 162 independent living residences
- Construction Complete: 2nd Quarter, 2016

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Pedestrian Connections

Keeping seniors an active part of the community will be an important concept at Heritage Farms. Social programs and organized trips into the community will certainly be a few of the ways our seniors stay connected with friends and relatives, but our intention is to go beyond those typical programs. Through the use of walking trails and outdoor amenity areas, we will also enable our residents to make pedestrian connections to their surrounding neighborhood. Not only is walking a terrific way to stay fit, but it's also one of the best ways to meet and greet new neighbors. Our residents will have the ability to interact with the Bedford residents to the south, the school teachers and kids to the west, and Tara Village Retail to the north. As the city trail system is finished along Cheek-Sparger, our residents will also be able to enjoy a walk to Sparger Park.

Open Space Amenities

Outdoor amenities will be provided for residents, visitors, and neighbors. These amenities will include an outdoor pavilion and fountain, walking trails with benches, various courtyards, and an assortment of canopy and ornamental trees placed throughout the site for shade and comfort. The public landscape shall be rural in character, with vegetation and native grasses similar to the concept images.

Support for Retail in Colleyville

This new "pocket neighborhood" of seniors will bring a much needed boost to the tenants of Tara Village Shopping Center. The close proximity of Heritage Farms to the existing retail center enables our residents to drive, or even walk, a very short distance to have dinner, pick up their dry cleaning, or just do a little shopping. To the extent there is an unmet need for additional goods and services by our seniors, there may be opportunities for the owner of Tara Village to expand the current list of tenants.

Jobs for the Community

This project will create approximately 100 jobs for the local economy, 70 full-time and 30 part-time. These on-site positions will provide employment in a professional environment and a career path in management, nursing, or facility support.

Utility Provisions

Information obtained from sources at the City of Colleyville, Oncor, Atmos, and AT&T, have each verified there is adequate availability of water, sewer, storm, electric, gas, and phone services to the site.

Traffic Impact

Continuing care retirement centers are low traffic generators. Virtually all of the residents within the independent living portion of the facility are retired and no longer have a daily commute to and from work. Many no longer own a vehicle. Miscellaneous local travel for things like doctor appointments and running errands are done mostly as a group by facility-owned van. As for residents within the assisted living or memory care portion of the facility, they are even less likely to generate traffic, simply due to their advanced age and/or health condition.

Kimley-Horn & Associates, a national engineering firm who specializes in traffic planning and design, has performed additional traffic analysis for this project. A detailed report of the results has been provided to the City.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Through our conversations with city staff, we understand the intersection of Cheek-Sparger Road & Bedford Road to be a "Special Consideration Intersection", and is thus under consideration by the city for improvements such as signalization or roundabout. We believe a roundabout is the best option for this intersection, as it allows constant movement of east- and west-bound traffic along Cheek-Sparger Road. It will also enable easier north- and south-bound movements onto Cheek-Sparger Road from Bedford Road and Bedford Court.

As a way of funding the construction of the improvements at this intersection, we propose the use of roadway and water/sewer impact fees from Heritage Farms (fees yet to be assessed) and roadway impact fees from Covenant Christian Academy (fees already assessed). A detailed proposal of sources and uses has been provided to the City.

Economic Development

The project will provide a substantial public benefit to all taxing jurisdictions through the assessment of taxes. Below is the projected incremental¹ ad valorem and sales tax revenue over a 15-year period for each entity. (See attached spreadsheet for details)

AD VALOREM TAX REVENUE

City of Colleyville	\$ 2,049,721
Tarrant County	\$ 1,520,445
Tarrant County College	\$ 857,957
Tarrant County Hospital	\$ 1,312,518
HEB School District	\$ <u>8,143,594</u>
Total	\$ 13,884,234

SALES TAX REVENUE

City of Colleyville	\$ 512,590
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1. Revenue totals are exclusive of ad valorem taxes assessed on current property.
There are no sales taxes on current property.

EXHIBIT "C" – Statement of Planning Objectives (Continued)

Summary of Architectural Guidelines

Development Program

- The Homestead (General Office, Medical Office, Retail) = 15,000 SF
- The Inn (Assisted Living and Memory Care) = 74 AL units, 45 MC units
- The Residences (Independent Living) = 162 homes

Building Setbacks

- 10'-0" setback along Cheek-Sparger Road
- 40'-0" setback along Wayne Drive (10' for The Homestead building)
- 25'-0" setback along east property line
- 25'-0" setback along south property line

Building Height

- The Homestead = maximum height of 35'-0"
- The Inn = maximum height of 35'-0"
- The Residences = maximum height of 35'-0"

Building Elevations

- The Homestead = minimum of 100% masonry
- The Inn = minimum of 50% masonry
- The Residences = minimum of 50% masonry

Parking

- The Homestead (General and Medical Office) = 1 per 300 SF
- The Inn (Assisted Living) = 1 per 2 units
- The Inn (Memory Care) = 1 per 2 units
- The Residences (Independent Living) = 1 per unit; covered parking may be provided for all resident and staff parking

Fences and Walls

- Privacy fencing along south and east property lines shall be constructed of 8'-0" stained cedar.
- Decorative split-rail fencing elsewhere on the property shall be no more than 36" in height (measured to the centerline of top rail); setback from property line shall be 0'-0"
- Decorative stone walls (non-retaining) shall be no more than 42" in height (measured to the top of wall); setback from property line shall be 0'-0"

Building Signage

- Size and shape of building signage shall be based on attached concept drawings; location per concept plan

Dumpster Enclosures

- Size and shape of dumpster enclosures shall be based on attached concept drawings; location per concept plan

AUGUST 3, 2012

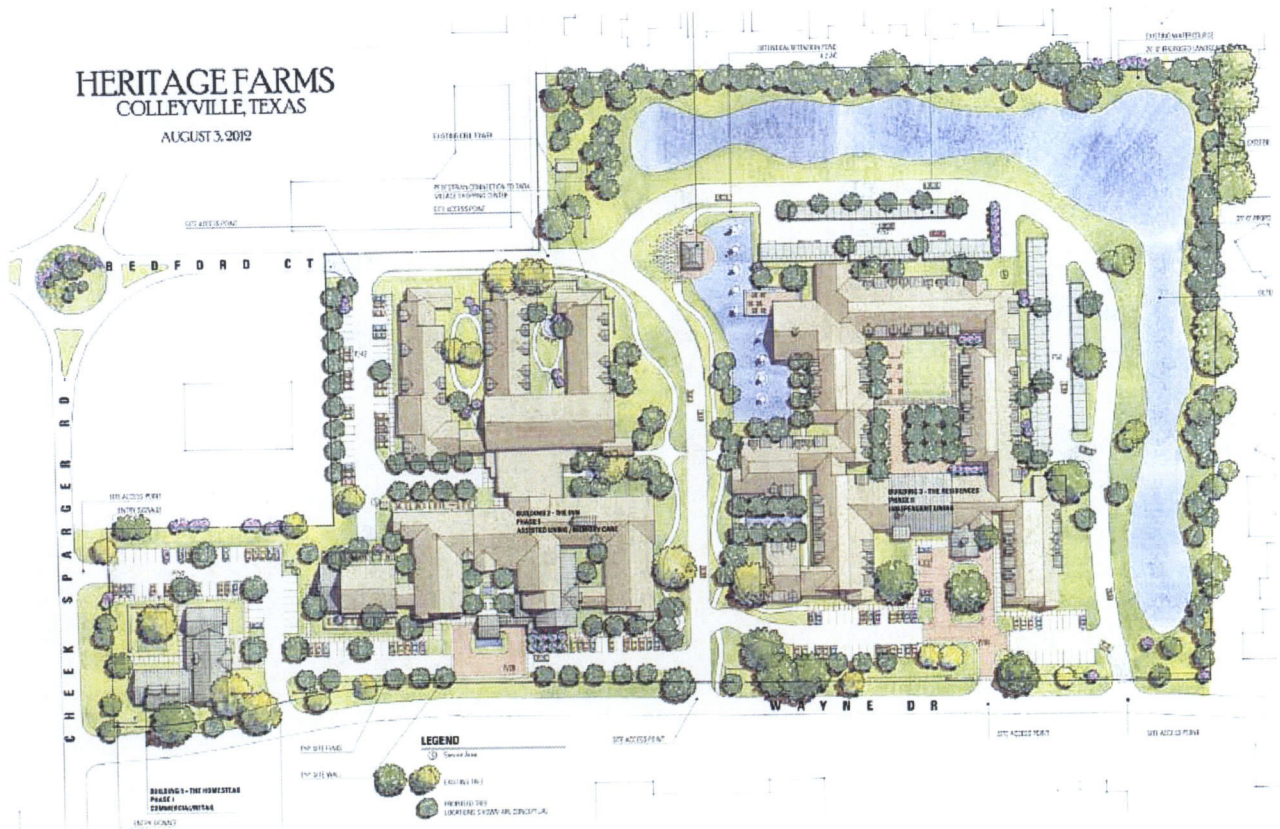
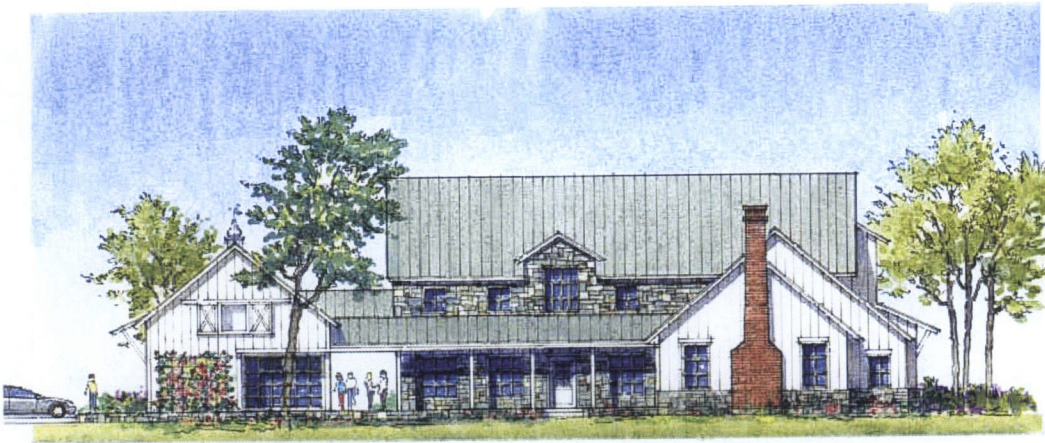


Exhibit "E" – Building Elevations



scale: 1 : 16

THE HOMESTEAD at
HERITAGE FARMS

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



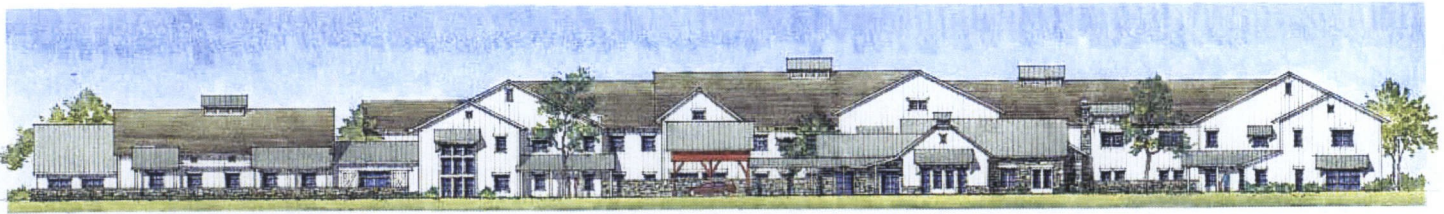
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THE HOMESTEAD at
HERITAGE FARMS

Conceptual Cheek-Sparger Elevation

All buildings not to exceed 35'-0" in height

Exhibit "E" – Building Elevations Continued



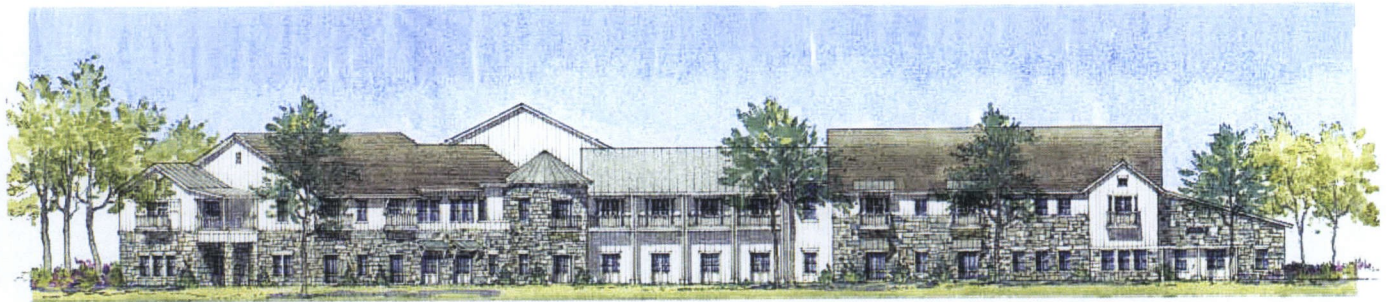
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THE INN at HERITAGE FARMS

Assisted Living and Memory Care

Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height



scale: 1 : 20

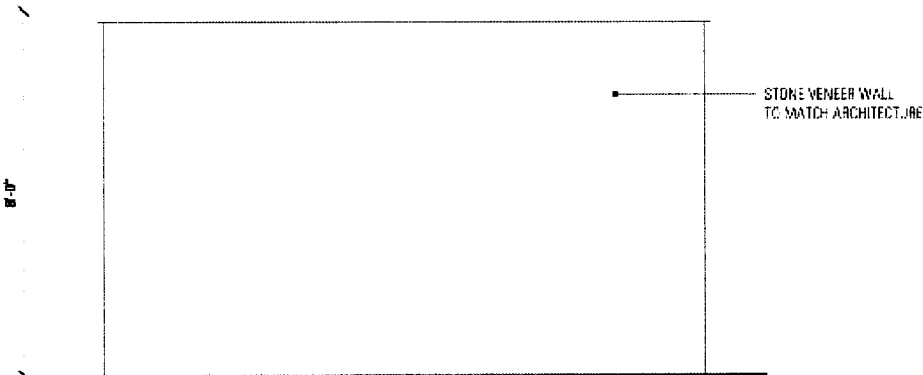
THE RESIDENCES at HERITAGE FARMS

Independent Living Residences

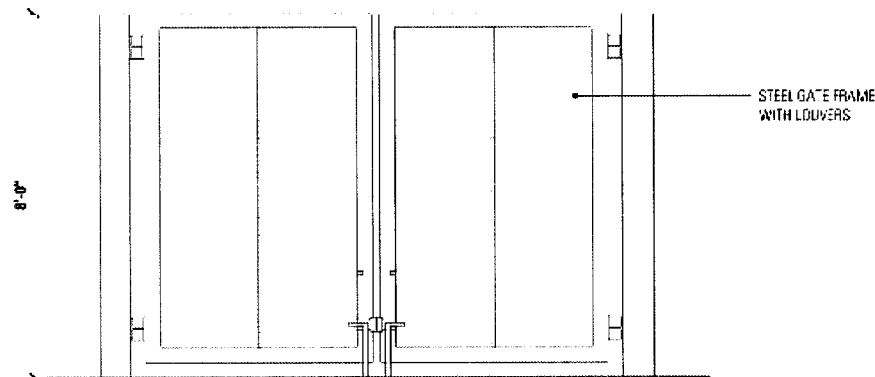
Conceptual Wayne Drive Elevation

All buildings not to exceed 35'-0" in height, with the exception
of area defined by PUD-C site plan where allows to 50'-0".

Exhibit "F" – Dumpster Enclosure Elevations



SIDE ELEVATION



FRONT ELEVATION

1 **DUMPSTER ENCLOSURE**
Scale: 1/4" = 1'

Project Comparison Matrix

Existing PD		Proposed PD
Land Size w/o cell tower	18.45 acres	18.45 acres
Ownership Type	For Profit	Not-for-Profit, Faith Based Organization
Operational Model	Rental, Fee for Service	Entrance Fee, Continuing Care Retirement Community
Other Uses	Retail/Office Use	Retirement Community Only
Levels of Care	Independent Living, Assisted Living and Memory Support	Independent Living, Assisted Living and Memory Support
Total Unit Count	281 Units	220 Units
Independent Living Units	162	164
Assisted Living Units	74	32 (Phase I: 24; Phase II: 8)
Memory Support Units	45	24 (Phase I:16; Phase II: 8)
Independent Living Unit Sizes (Range & Averages)	625 SF – 1,200 SF 903 SF Average	850 SF – 1,400 SF* 1,100 SF Average*
Number of Stories	2 1/2	2
Total Project Size	321,500 Square Feet	326,700 Square Feet*
Total Parking Spaces	282	Phase I: 367; Phase II: 33*

* Tabulations are approximate and based upon conceptual plans

Colleyville Senior Living Community PUD Text

July 24, 2019

1. GENERAL

- a. The purpose of this Planned Development is for a development of a senior housing community on the 18.45-acre tract located on the southeast corner of Cheek-Sparger Road and Wayne Drive with combination of independent living, assisted living, and memory care.
- b. This facility shall be licensed as a Type A and/or Type B Assisted Living Center by the Texas Department of Aging and Disability Services as required by the Assisted Living Facility Licensing Act. Proof of such licensing shall be required prior to the issuance of a Certificate of Occupancy for this property.
- c. This property is subject to all the regulations contained in the Land Development Code, except where amended by this Ordinance.

2. PERMITTED LAND USES

- a. Type "A" and Type "B" assisted living facilities are permitted with a maximum of 32 units for assisted living uses and a maximum of 24 beds for memory care uses, as depicted in Site Plan Exhibit "D".
- b. A maximum of 164 multifamily independent living units are permitted as depicted in Site Plan Exhibit "D".
- c. All residential units permitted by this PUD shall only be occupied by persons who are age 55 or older per the requirements of the United States Department of Housing and Urban Development.
- d. All accessory buildings and uses, customarily incidental to the above uses on the same lot within.

3. HOURS OF OPERATION

- a. Deliveries to the facility for food service and general delivery will be restricted to 7: 00 a.m. to 6:00 p.m. daily.

4. CONCEPTUAL PLAN AND PLATTING

- a. The development shall be generally consistent with Site Plan Exhibit" D", which shall not be considered the preliminary plat. Minor adjustments, such as building articulations, shall be permitted. Other modifications, which do not change the use or increase the density, may be approved administratively by the staff.
- b. The developer shall submit, and receive approval from the City of Colleyville, a replat in accordance with the requirements of the Land Development Code prior to development of this PUD-C.

5. BUILDINGS

- a. Building elevations shall be consistent with the elevations shown on Exhibit" E".

Colleyville Senior Living Community PUD Text

July 24, 2019

- b. All buildings allowed for this development shall not exceed two stories in height and 35 feet.
- d. There shall be a ten-foot building setback along Cheek- Sparger Road. Otherwise all building setbacks shall comply with minimum requirements of the Land Development Code.
- e. The cumulative exterior walls of the buildings in this development shall be a minimum of 50 percent masonry.
- f. All buildings shall, at a minimum, meet the provisions of Chapter 6-Building Design in the Land Development Code.

6. OPEN SPACE

- a. This development shall provide a minimum of 50 percent common open space, as shown on Site Plan Exhibit "D" and all open space areas shall be landscaped and maintained by the property owner. Open space may include detention or retention ponds.
- b. All landscaping shall comply with Chapter 4-Landscaping in the Land Development Code.

7. SIDEWALKS

- a. The sidewalk along Cheek-Sparger Road must be at least five (5) feet wide. The sidewalk along Wayne Drive and Bedford Court must be at least four (4) feet wide. The sidewalk must be installed when any new structures are built on the property.

8. PARKING AND ACCESS

- a. This development shall be allowed to have a minimum of 330 parking spaces.
- b. All parking shall be mutually accessible and available across all uses within this development.
- c. As depicted on Site Plan Exhibit "D", a 24-foot public access and fire lane easement shall be located within the development such that it connects Wayne Drive at the southern terminus of the Bedford Court right-of-way boundary. Said easement shall be included on the final plat for the subject property.

9. LIGHTING

- a. All lighting shall be directed away from adjacent residential properties. Illumination from light poles shall not exceed 0.5 foot-candles as measured from any portion of the property line.

10. FENCING

- a. An eight (8) foot cedar (or similar material) fence, , with other materials allowed as necessary to protect trees or as needed regarding other considerations, shall be constructed along the south and east property lines adjacent to the existing residential uses located in the City of Bedford.
- b. Any decorative stone walls throughout the property shall be no more than 42 inches in height.

11. SIGNAGE

- a. All monument signs shall meet the minimum requirements of the Land Development Code.

12. DUMPSTER ENCLOSURE

- a. The dumpster enclosure elevations shall be composed of masonry materials and be generally consistent with Exhibit "F".
- b. All requirements of the Land Development Code shall be met, except where amended herein.

13. PUBLIC IMPROVEMENTS

- a. In lieu of constructing any required perimeter street improvements, the developer shall construct the following roadway improvements: (1) improve the intersection of Cheek-Sparger Road and Bedford Road/Bedford Court such that it may result in the construction of a roundabout; (2) add a right-turn only lane to northbound Wayne Drive where it intersects Cheek-Sparger Road.
- b. Given the requirements of Section “a” above, prior to the acceptance of any plat applications as required by this ordinance, the developer shall submit a revised City/Developer Agreement (CDA) for an approval by the City Council that, at a minimum, addresses the following areas:
 - (1) Total estimated cost, scope, feasibility and traffic impact of the construction of a roundabout at Bedford Road/Court and Cheek-Sparger and a northbound right-turn lane at the intersection of Wayne Drive and Cheek-Sparger Road as determined by a registered professional engineer in the State of Texas;
 - (2) Plans and details of a schedule for reimbursement of construction costs to the developer by the City or waiver of fees;
 - (3) Clear delineation of duties and responsibilities with regard to right-of-way acquisition, construction, inspections, maintenance of all proposed public improvements.
 - (4) Any existing escrowed funds for future roadway improvements to Wayne Drive, Cheek-Sparger Road and Bedford Road/Bedford Court paid by the developers of any properties within 2,000 feet of the subject property within the preceding 15 years are hereby eligible to be applied toward the roadway improvements described above provided a written affidavit is submitted to the City of Colleyville from the developer that paid said escrow approving the use of said escrow funds for the roadway improvements described above.
 - (5) Any change to the terms of this section shall require an amendment to this ordinance.

Economic Development Plan

Economic Development Information

Colleyville Senior Living Community

July 24, 2019

Total Square Footage	311,300 SF (Subject to Final Design)
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Estimated Sales Per Square Foot	Not Applicable.
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Estimated Sales Per Year	Not Applicable.
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Estimated Ad Valorem Taxes Per Year	The applicant is a 501(c)3, not-for-profit organization serving the local senior community. It is anticipated the applicant may seek tax-exempt status for the planned community meeting state and local statutes and ordinances. However, the applicant may consider an annual Payment in Lieu of Taxes "PILOT" program to help offset any expenses related to city services required by the senior community.
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Traffic Study



MEMO

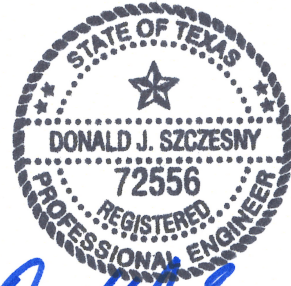
To: City of Colleyville
Larry Wright, PE
City Engineer

From: Donald J. Szczesny, PE, PTOE
Senior Discipline Lead | Associate
Dunaway Associates, L.P.

Date: June 14, 2019

Re: Trip Generation Update for MRC Colleyville Senior Living Facility

Project: B005261.001



Donald J. Szczesny
6/14/19

Introduction

This trip generation memo is being provided to the City of Colleyville as an update to the previously submitted TIS for the MRC Colleyville Senior Living Facility. The proposed facility is planned along the east side of Wayne Drive, southeast of the Wayne Drive and Cheek-Sparger Road intersection in Colleyville, Texas. The purpose of this study is to document the anticipated change in site traffic that will occur with the proposed site plan modifications shown in the **Attachment**. The proposed modifications to the development will not change the developments land use but will only include a reduction to the number and size of the units constructed for the proposed senior living facility. In order to determine the potential impacts of the new site plan, Dunaway performed a before/after trip generation comparison of the old and new site plans utilizing ITE's *Trip Generation 10th Edition*.

Previous Site Plan Trip Generation

The previous site plan included 281 units at an average of 903 SF per unit. A trip generation analysis was performed for the ITE land use 254 (Assisted Living Facility) using both occupied beds and KSF units to determine the worst-case scenario. A comparison of the trip generation for the previous site plan can be found in **Table 1**. The trip generation calculations are included as an **Attachment**.

Table 1. Summary of Previous Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	281 Occ. Beds	1,163	34	16	41	41
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Note: The worst case for the previous site uses KSF for ITE Assisted Living (254).						



Traffic Study

Trip Generation Update for MRC Colleyville Senior Living Facility

June 14, 2019

Page 2

Proposed Site Plan Trip Generation

The modified site plan includes 220 units at an average of 1,100 SF per unit. A trip generation analysis was performed for the ITE land use 254 (Assisted Living Facility) using both occupied beds and KSF units to determine the worst-case scenario. A comparison of the trip generation for the proposed site plan can be found in **Table 2**.

Table 2. Summary of Proposed Site Plan Trip Generation

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Assisted Living 254	220 Occ. Beds	911	27	13	32	32
Assisted Living 254	242 KSF	1,014	74	21	35	81
Note: The worst case for the proposed site uses KSF for ITE Assisted Living (254).						

Trip Generation Comparison (Before / After Analysis)

In order to capture the potential impact of the proposed development, the critical trip generation for the previous site plan and proposed site plan were compared to determine the net change in trips generated by the site due to the proposed site plan modification. As seen in **Table 3**, the proposed changes to the site plan will cause a net reduction in trips generated throughout the roadway network. The reduction of trips due to the proposed modifications equate to 49 daily, 4 AM peak hour, and 6 PM peak hour trips.

Table 3. Trip Generation Comparison

Description/ITE Code	Qty.	Daily	AM		PM	
			Enter	Exit	Enter	Exit
Previous Site Plan						
Assisted Living 254	253.7 KSF	1,063	77	22	37	85
Proposed Site Plan						
Assisted Living 254	242 KSF	1,014	74	21	35	81
Delta (Proposed - Previous)		-49	-3	-1	-2	-4
Note: The proposed modifications cause a net reduction in generated trips from the previous site plan.						

Conclusion

Based on the results of the analysis, the new proposed site plan will reduce the number of trips generated by the site. It is Dunaway's recommendation to allow the proposed changes from the previously approved site plan.

TNB/djs

G:\Production\4000\005200\5261\001\Civil\Traffic\19-0531 MRC Colleyville Senior Living Facility.docx

Attachments:

MRC Colleyville Senior Living Concept
Trip Generation Calculations



550 Bailey Avenue, Suite 400 ≡ Fort Worth, Texas 76107 ≡ Tel: 817.335.1121 ≡ Dunawayassociates.com

Traffic Study



MRC Colleyville Senior Living
colleyville, texas

Weekend Trip Generation

30-May-19

ITE Trip Generation Rates - 10th Edition
Pass-by rates from ITE Trip Generation Handbook - 3rd Edition

Traffic Study

Instructions: Enter Expected Unit Volumes into Column 'M'

												SYNCHRO INPTUT 1		SYNCHRO INPTUT 2		SYNCHRO INPTUT 1		SYNCHRO INPTUT 2													
Description/ITE Code	Units	ITE Vehicle Trip Generation Rates										Units	Expected Units	Total Generated Trips						Unadjusted Volume		Pass-By Volume		Unadjusted Volume		Pass-By Volume		New Volume Added		New Volume Added	
		(Peak Hour of Adjacent Street)					(Peak Hour of Generator)							Daily	AM Hour	PM Hour	AM Pass-By	PM Pass-By	AM In	AM Out	AM In	AM Out	PM In	PM Out	AM In	AM Out	PM In	PM Out			
		Weekday	AM	PM	AM Pass-By	PM Pass-By	AM In	AM Out	PM In	PM Out																					
Assisted Living 254 (Before)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	281.0	1,163	51	81	0	0	34	16	0	0	41	41	0	0	34	16	41	41		
Assisted Living 254 (Before)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	253.7	1,063	99	122	0	0	77	22	0	0	37	85	0	0	77	22	37	85		
Assisted Living 254 (After)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	220.0	911	40	64	0	0	27	13	0	0	32	32	0	0	27	13	32	32		
Assisted Living 254 (After)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	242.0	1,014	94	116	0	0	74	21	0	0	35	81	0	0	74	21	35	81		
Comparison (After - Before)																															
Assisted Living 254 (After)	Occ. Beds	4.14	0.18	0.29			68%	32%	50%	50%	Occ. Beds	-61.0	(253)	(11)	(18)	0	0	(7)	(4)	0	0	(9)	(9)	0	0	(7)	(4)	(9)	(9)		
Assisted Living 254 (After)	KSF ²	4.19	0.39	0.48			78%	22%	30%	70%	KSF2	-11.7	(49)	(5)	(6)	0	0	(4)	(1)	0	0	(2)	(4)	0	0	(4)	(1)	(2)	(4)		

(Peak hour of Adjacent Street)
(Peak Hour of Generator)

*The Total Pass-By Trips will be Distributed: 50% IN / 50 % OUT

NA = Not Available KSF²= Units of 1,000 square feet
DU = Dwelling Unit Fuel Position = the number of vehicles that could be fueled simultaneously
Occ.Room = Occupied Room

30-May-19



Table 3.24.B- - Schedule of Permitted Principal Uses

Land Use Classification	Residential District									Non-Residential Districts						Special Land Use Standards or Section Ref.	Parking Group
	AG	RE	R40	R30	R20	R15	RD	RMF	MH	CPO	CN	CC1	CC2	CC3	ML		
A. RESIDENTIAL ACCOMODATION USES																	
Single Family Detached Dwelling	P	P	P	P	P	P	P	P	P							6	3
Duplex – Attached Dwelling							P	S								6	2
Townhome – Attached Dwellings								S								6	4
Multi-family – Attached Dwellings								S								6	4
HUD Code Manufactured Housing									P							6	2
Assisted Living Facilities	PUD only																17
Bed and Breakfast Lodging	S	S	S	S	S	S	S	S								1,6	18
Private (HOA) Recreational Facilities		P	P	P	P	P	P	P	P								5
B. ACCESSORY USES																	
Accessory Building	P	P	P	P	P	P	P	P	P							Sec. 3.27	n.a.
Carport	S	S	S	S	S	S	S	S	S							Sec. 3.27.C	n.a.
Home Occupations Uses	P	P	P	P	P	P	P	P	P							6	n.a.
Accessory Dwelling	P	P	S	S	S										S	11	1
C. AGRICULTURAL USES																	
Commercial equestrian boarding stable and school	P	S															25
Crop Farming	P	P															n.a.
Livestock raising and breeding	P	P														8	n.a.
Private horse stables for domestic use	P	P	P	S	S												n.a.
Roadside produce stands (year round)	S	S															n.a.
D. UTILITY USES																	
Electrical Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		21
Public Utility Supply and Storage Yards	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		24

Section 3.27 Accessory Buildings and Residential Carport Regulations

The following regulations shall govern the location, size and use of accessory buildings:

A. Accessory Buildings Located in Residential Zoning Districts (O-00-1223 / 07/18/00)

1. *Permit Required:*

- a. A building permit shall be required for any accessory building which exceeds one hundred and twenty (120) square feet. However, all accessory buildings containing 120 square feet or less shall comply with the height and setback requirements of this Section. An accessory building shall only be allowed as an incidental structure to a principle building unless the accessory building is located in the Agricultural District.
- b. For the purpose of this Section, the term accessory building shall include detached residential garages, pool houses, accessory dwellings, gazebos, cabanas, or other shade structures. **Exception:** structures for specific use as playground assemblies and/or playhouses shall be exempt provided that minimum five (5) feet setbacks from property lines are maintained.

2. *Maximum Size and Number of Buildings:*

- a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.
- b. Accessory dwellings allowed by the Land Development Code shall be limited in size to be no more than the most restrictive of the following:
 1. Fifty percent (50%) of the primary structure;
 2. The maximum allowed square footage for accessory buildings on the lot; or
 3. No more than twelve hundred (1,200) square feet
- c. For the purpose of this Section, the size of an accessory building shall be the square footage of each floor, mezzanine, covered porch, or shade structure.
- d. An application to exceed the total square footage authorized above may be approved as a Special Use Permit (SUP).
- e. An existing accessory building may be remodeled or expanded provided the combined square footage of all accessory buildings does not exceed the maximum square footage allowed. However, a legally-existing accessory building which exceeds the maximum square footage allowed may be remodeled or replaced with a new accessory building, but not expanded or increased in height.
- f. There shall be no physical connection between accessory buildings and a minimum separation of three (3) feet between accessory buildings.

3. *Setbacks:*

- a. No accessory building shall be allowed, erected, or located forward of the front façade of the primary dwelling. **Exemption:** Lots containing a minimum of 80,000 square feet shall be exempt from this requirement.
- b. No accessory building shall be erected in any required yard, as defined in *Chapter 2 – Definitions*, except as set forth herein.
- b~~c~~. Attached accessory buildings – Accessory buildings erected ten (10) feet or closer to the principal building shall be considered attached, and shall comply with the setback lines established for the

Commented [BB1]: Remove exemption?

applicable zoning district. For the purpose of this regulation, the distance between buildings shall be measured between the nearest wall surfaces. **Exception:** Open structures (open on at least 2 ¾ sides), such as patio covers, shall be allowed to extend into the required rear yard setback a maximum of 10 feet.

ed. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

4. Maximum Height: No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45° angle to the allowed height of the primary building zoning district. For clarification, structures shall be measured at grade and shall not exceed the maximum height of the zoning district.
5. Permitted Uses: The use of an accessory building shall be consistent with the permitted uses of the applicable zoning district, ~~except, no~~ No accessory building shall be used for dwelling purposes (the act of occupying a structure – with or without a kitchen) other than for an accessory dwelling, where permitted by the district regulations or Special Use Permit. No accessory building or accessory dwelling shall be rented.
6. Special Use Permit Provision: Any request for a building permit for an accessory building 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.

Commented [BB2]: Breakdown by size of lot?

B. For Accessory Buildings Located in Non-residential Zoning Districts

1. No accessory building shall be erected in any required yard area except as set forth by this section.
2. No accessory building shall be erected within ten (10) feet of any other building unless such accessory building is used as a commercial kiosk, in which case such commercial kiosk cannot be located within fifty (50) feet of another building.
3. Commercial kiosks as accessory uses and/or buildings may be located within approved nonresidential districts subject to the following conditions:
 - a. Maximum size of two hundred-fifty (250) square feet.
 - b. No inside sales or service or drive in sales or service; walk-up and/or drive-up service permitted.
 - c. Exterior walls shall be of at least seventy-five percent (75%) masonry, glass, or other equivalent material, provided metal material does not exceed twenty-five percent (25%) of the exterior walls.
 - d. Located within required setbacks and in conformance with this section.
 - e. Located in such a manner as to not impede, impair or endanger vehicular traffic on the property where the kiosk is located and for vehicular traffic ingressing from and egressing to public rights-of-way.
 - f. Submission of an acceptable site plan shall be required for consideration of the issuance of a building permit unless a current valid Certificate of Occupancy exists.
 - g. Limited to one (1) kiosk per platted plot.

C. Residential Carport Regulations – Carports located in zoning districts which permit single family residential dwellings shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval

by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. *Carport Standards:* A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

- a. *Size:* A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.
- b. *Height:* A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.
- c. *Setbacks:*
 - i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.
 - ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:
 - (1) every part of such carport is unenclosed except for necessary structural supports;
 - (2) no part of the carport is less than five (5) feet from a side or rear lot line, and
 - (3) the carport is located completely within the rear yard area as defined in these zoning regulations.
- d. *Maximum Number Per Lot:* one
- e. *Paving and Street Access:*

The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

- f. *Design Criteria:*
 - i. *Roof* - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.
 - ii. *Posts* - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.
- g. *Adequacy of Plans and Specifications:*

The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.