

Planning and Zoning Commission Recommendations
Destination Colleyville – Amendment
January 9, 2017

1. Revise numbers in the fourth paragraph to reflect updated net density calculations. Strike 492.7 and replace with “418.8”. Strike 0.77 square miles and replace with “0.65” square miles. (Page 14)
2. Revise the last sentence of Note: 1 to read as follows: “This reduction is made by removing right-of-ways from the acreage calculation.”(Page 15)
3. Revise number 4 in the “City Services & Facilities Chapter 7” column to read as follows: “Proactively support efforts to implement economical, efficient, and effective initiatives to improve City services.” (Page 28)
4. Revise the sixth bullet point in the call-out box to read as follows: “Mixed-use developments – 16 percent (16%) of respondents felt that mixed-use areas were definitely needed, 31 percent (31%) felt they were somewhat needed, 36 percent (36%) felt they were not needed, and 17 percent (17%) had no opinion.” (Page 38)
5. Revise the last sentence in the second paragraph by replacing “into” with “in”. (Page 68)
6. Revise the entire document by replacing all references to the term “right-of-way” with “right-of-ways” where a plural context exists.
7. Revise the second sentence in the first bullet point by replacing “Southwest” with “Southeast.” (Page 71)
8. Revise number 4 to read as follows: “Heritage Avenue and Cheek-Sparger Road intersection – work with the City of Euless and/or the City of Bedford as needed to make improvements as appropriate when necessary.” (Page 71)
9. Revise number 4 to read as follows: “...and to the west along Big Bear Creek to potentially connect to the Cottonbelt Trail along Colleyville Boulevard.” (Page 80)
10. Revise Action 6-2A by striking the words “Consider PUD-R or overlay zoning” and revising the sentence to read as follows: “Implement consistent standards for new neighborhoods.” (Page 86)
11. Revise Action 6-6 by revising the end of the second sentence to read as follows: “...and leads to higher levels of community interaction.” (Page 87)
12. Revise Action 6-10 by replacing “should” with “are required to” (Page 89)
13. Revise the sixth bullet point to read as follows: “Reflect and support the city’s objectives to be a good steward of the environment, considering the costs and benefits of environmental decisions.” (Page 95)
14. Revise the second sentence in Action 7-15 to read as follows: “This could include an assessment of the City’s land Development Code related to green building practices.” (Page 110)
15. Revise the first sentence of the first paragraph to read as follows: “Destination Colleyville proposes to maintain the residential density policies of the 2004 Colleyville Plan of 1.8 dwelling units per acre. Therefore...” (Page 115)
16. Strike the fifth paragraph in its entirety and create a new paragraph with the following sentence: “Since 1998, all subsequent Colleyville Master Plans have reinforced this density standard.” (Page 115)

17. Add an additional bullet to the “Commercial” section to read as follows: “Ensure environmental concerns are included in the Land Development Code, to limit development that may significantly harm the environment.” (Page 154)
18. Revise the seventh bullet in the “Residential” section to read as follows: “Implement consistent standards for new neighborhoods.” To reflect the recommended changes on page 86. (Page 154)
19. Revise Action 6.2A to read as follows: “Implement consistent standards for new neighborhoods.” (Page 170)
20. Add an additional action item: Action 6.11 to read as follows: “Ensure environmental concerns are included in the Land Development Code, to limit development that may significantly harm the environment.” (Page 170)
21. Staff shall review and confirm all zoning standards listed in “Table 12.1 Current Zoning Regulations” of Appendix B are accurate reflections of the current regulations. Staff is to brief the Commission should any changes be required. (Page 195)
22. The Planning and Zoning Commission supports the recommendation to remove Appendix A and B from the Comprehensive Plan and to serve as stand-alone documents. The Planning and Zoning Commission requested an action plan from Staff related to the management of the documents and subsequent updates.