



CITY OF  
**SOUTHLAKE**  
*Department of Planning & Development Services*

**STAFF REPORT**

August 10, 2015

**CASE NO:** ZA15-068

**PROJECT:** Plat Showing for Lots 2-4, G.W. Main No. 1098 Addition

**EXECUTIVE  
SUMMARY:**

On behalf of Kimball Green, LLC, Deotte Inc. is requesting approval of a Plat Showing for Lots 2-4, G. W. Main No. 1068 Addition on property described as Tract 2, George W. Main Survey, Abstract No. 1098, City of Southlake, Tarrant County, Texas, and located at 165 S. Kimball Ave., Southlake, Texas. Current Zoning: "S-P-1" Detailed Site Plan District. SPIN Neighborhood # 8.

**REQUEST:**

Deotte Inc. is requesting approval of a Plat Showing to create three platted lots in conformance with the approved S-P-1 Detailed Site Plan District zoning for CySolutions (ZA08-050) to develop three office buildings on approximately 1.68 acres. The CySolutions development was approved by City Council on September 16, 2008. The approval of the Plat Showing is subject to conformance with the underlying zoning district and right of way dedication in conformance with the Master Thoroughfare Plan.

The following variances were approved with the Zoning Change and Site Plan for CySolutions:

- Requirement That All Lots Must Front on a Street – The applicant is requesting a variance to Subdivision Ord. No. 483 Section 8.01(A) requiring that all lots must front on a public or private street. Common Access Easements will provide access to all lots.
- Stacking Depth – The required stacking depth is 75 feet. The applicant is requesting a stacking depth of ± 41 feet. (Driveway Ord. No. 634, Section 5.1)
- Driveway Spacing – The required driveway spacing on S. Kimball Ave. is 250 feet. The applicant is requesting a driveway spacing of 106 feet. (Driveway Ord. No. 634, Section 5.2.d)

**ACTION NEEDED:** Consider approval of a Plat Showing

**ATTACHMENTS:**

- (A) Background Information
- (B) Vicinity Map
- (C) Plans and Support Information – [Link to PowerPoint Presentation](#)
- (D) Plat Review Summary No. 2, dated July 31, 2015.
- (E) Full Size Plans (*for Commission and Council Members Only*)

**STAFF CONTACT:** Dennis Killough (817) 748-8072  
Richard Schell (817) 748-8602

Case No.  
ZA15-068

## BACKGROUND INFORMATION

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**OWNER:** Kimball Green, LLC

**APPLICANT:** Deotte Inc.

**PROPERTY SITUATION:** 165 S. Kimball Ave.

**LEGAL DESCRIPTION:** Tract 2, George W. Main Survey, Abstract No. 1098

**FUTURE LAND USE:** Mixed Use

**CURRENT ZONING:** "S-P-1" Detailed Site Plan District

**HISTORY:**

- The property was annexed into the City in 1956 and given the "AG" – Agricultural District Zoning Designation.
- A Zoning Change and Site Plan (ZA08-050) for CySolutions from "AG" Agricultural District to "S-P-1" Detailed Site Plan District to develop three office buildings on approximately 1.68 acres was approved by City Council on September 16, 2008.

**TRANSPORTATION  
ASSESSMENT:**

**Master Thoroughfare Plan**

The Master Thoroughfare Plan shows S. Kimball Ave. to be a four-lane divided arterial with 88 feet of right-of-way. Right-of-way must be dedicated for this road in accordance with the Master Thoroughfare Plan. The required dedication is 44' from centerline.

**PATHWAYS**

**MASTER PLAN:**

A six-foot sidewalk exists along the west side of S. Kimball Avenue. A five-foot sidewalk is required for the proposed development and shown on the approved Site Plan.

**WATER & SEWER:**

There is a 12 inch diameter waterline located on the west side of Kimball Ave to serve this development. There is an 8 inch diameter sewer line located along the east side of Kimball Ave on the south west portion of this property to serve this development.

**DRAINAGE ANALYSIS:**

The drainage from this development is generally to the west and south. There is no existing storm sewer system available nearby this property.

**TREE PRESERVATION:**

A Tree Preservation Plan was approved with the S-P-1 zoning for CySolutions (ZA08-050). Approximately 48% of the site has existing tree cover. Approximately 43% of the existing tree cover area is proposed to be preserved. The preservation areas are relatively evenly spread through the site, having some preservation along the frontage, center, side yards and corners of the property.

The existing trees in the southwest corner of the development are shown as "borderline" preservation trees due to being within a drainage detention area. If a flume is provided to carry the everyday irrigation run-off, this may prevent

saturation of the root zones and may help ensure their preservation if they are not adversely affected by grading.

**PLANNING AND ZONING  
COMMISSION ACTION:**

August 6, 2015; Approved on consent (6-0) as presented.

**STAFF COMMENTS:**

Attached is Plat Review Summary No. 2, dated July 31, 2015.

The motions from the previous approvals of the associated Zoning Change and Site Plan (ZA08-050) are below:

*Planning and Zoning Commission:*

August 7, 2008; Approved (5-0) subject to Site Plan Review Summary No. 2, dated July 29, 2008; granting the requested variances.

*City Council:*

August 19, 2008; Approved to table first reading (6-0) until September 2, 2008.

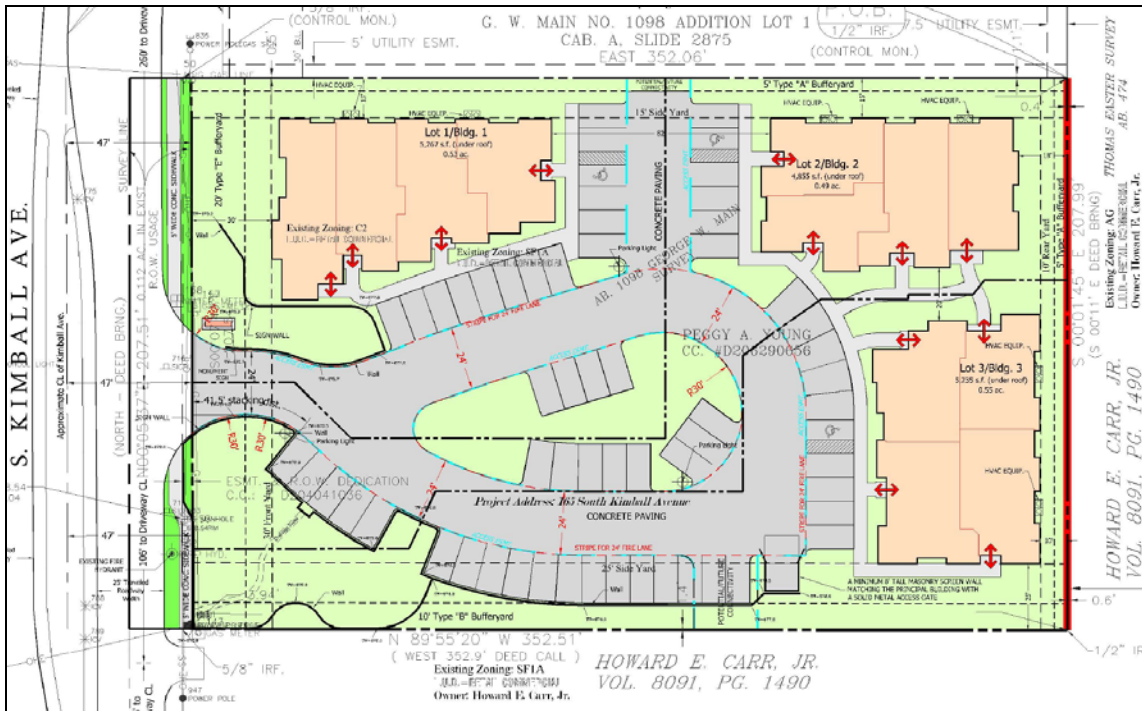
September 2, 2008; Approved first reading (6-1) subject to Site Plan Review Summary No. 2, dated July 29, 2008; granting requested variances; and, noting applicant's agreement to provide an access easement to the property to the north and provide fencing on the east property line.

September 16, 2008; Approved second reading specifically granting the requested variances, noting the applicant's agreement that the fence will have columns at 30 feet on center, and subject to Site Plan Review Summary No. 3, dated September 9, 2008.

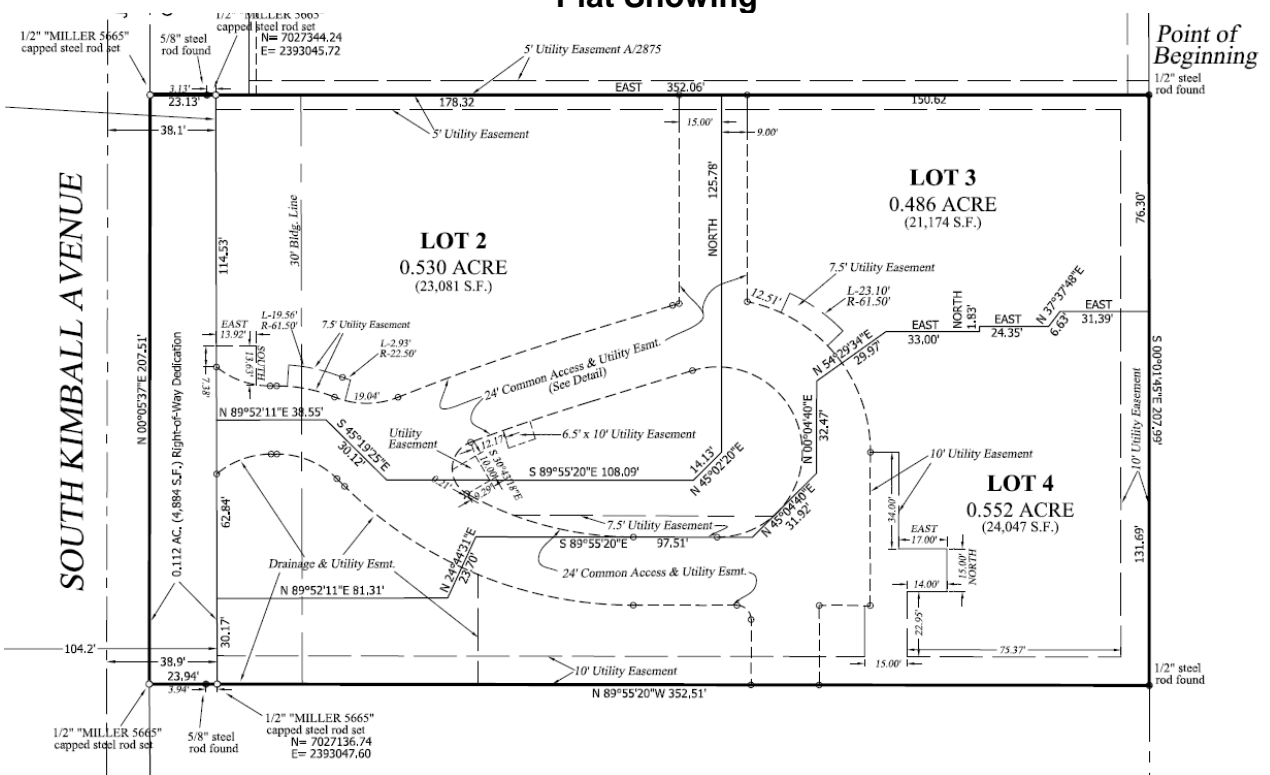


# Plans and Support Information

## Approved Site Plan for CySolutions



### Plat Showing



## PLAT REVIEW SUMMARY

Case No.: **ZA15-068**

Review No.: **Two**

Date of Review: **07/31/15**

Project Name: **Plat Showing – Lots 1-3, G, W, Main No. 1068 Addition**

**APPLICANT: Clayton Redinger**

DeOtte, Inc.

420 Johnson Rd.

Keller, TX 76248

Phone: (817) 253-5727

E-mail: cr@deotte.com

**OWNER: Bill Young**

Kimball Green, LLC

6812 Fallbrook Ct.

Colleyville, TX 76034

Phone: (817) 281-3085

E-mail: bill.young@visualutions.com

CITY STAFF HAS REVIEWED THE ABOVE REFERENCED PROJECT RECEIVED BY THE CITY ON 07/20/15 AND WE OFFER THE FOLLOWING STIPULATIONS. THESE STIPULATIONS ARE HEREBY MADE CONDITIONS OF PLAT APPROVAL UNLESS SPECIFICALLY AMENDED BY THE CITY COUNCIL. IF YOU HAVE ANY QUESTIONS OR NEED FURTHER CLARIFICATION, PLEASE CONTACT RICHARD SCHELL AT (817) 748-8602.

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1. Approval of the Plat Showing is subject to conformance with the underlying zoning district and right of way dedication in conformance with the Master Thoroughfare Plan. Provide dedication in accordance with the current Master Thoroughfare Plan. S. Kimball Ave. is shown as a four-lane divided arterial with 88' of right of way. Dimension right of way dedication as 44' from centerline and also provide the full width dimension to the platted property on the west side of Kimball Ave.
2. The following variances were granted with approval of the Zoning Change and Site Plan (ZA08-050):
  - Requirement That All Lots Must Front on a Street – The applicant requested a variance to Subdivision Ord. No. 483 Section 8.01(A) requiring that all lots must front on a public or private street and was granted the variance to allow Common Access Easements to provide access to all lots.
  - Stacking Depth – The required stacking depth is 75 feet. The applicant requested and was granted a variance to allow a stacking depth of  $\pm 41$  feet. (Driveway Ord. No. 634, Section 5.1)
  - Driveway Spacing – The required driveway spacing on S. Kimball Ave. is 250 feet. The applicant requested and was granted a variance to allow a driveway spacing of  $\pm 106$  feet. (Driveway Ord. No. 634, Section 5.2.d) .
3. The following changes are needed with regard to easements:
  - a. Provide easements for water, sewer and/or drainage in compliance with approved construction plans.
  - b. Provide common access easements in accordance with the approved Concept Plan or Site Plan. The common access easement shown appears to match the location on the approved Site Plan.
  - c. A 5' sidewalk is required along S. Kimball Ave. with construction of the development. If the sidewalk cannot be located completely in the right of way, please dedicate a pedestrian access easement in any location(s) where the sidewalk crosses onto the property.

4. Provide a copy of the executed reciprocal parking, shared access and maintenance agreement prior to the plat being recorded.
5. Completely corrected preliminary water, sewer and drainage plans are required with the submittal of a final plat. Staff does not recommend approval of this plat without submittal and review of the required preliminary engineering plans.

### **Tree Conservation/Landscape Review**

E-mail: kmartin@ci.southlake.tx.us  
Keith Martin  
Landscape Administrator  
Phone: (817) 748-8229

#### Tree Preservation Comments

- \* Approximately 48% of the site has existing tree cover. Approximately 43% of the existing tree cover area is shown to be preserved on the Tree Conservation Plan that was approved with the S-P-1 Zoning Change and Site Plan for CySolutions Office Complex (ZA08-050). The preservation areas are relatively evenly spread through the site having some preservation along the frontage, center, side yards and corners of the property.
- \* Some of the existing trees in the southwest corner of the development are shown as "borderline" preservation trees due to being within a drainage detention area. If a flume is provided to carry the everyday irrigation run-off this may prevent saturation of the root zones and may help insure their preservation, if they are not adversely affected by grading.
- \* Please be aware that all existing trees shown to be preserved on the City Council approved Tree Conservation Plan must be preserved and protected during all phases and construction of the development. Alteration or removal of any of the existing trees shown to be preserved on the approved Tree Conservation Plan is a violation of the Tree Preservation Ordinance and the zoning as approved by the Southlake City Council. Please ensure that the layout of all structures, easements, utilities, structures grading, and any other structure proposed to be constructed do not conflict with existing trees intended to be preserved.

### **Public Works/Engineering Review**

Om Chhetri, P.E.  
Civil Engineer  
Phone: (817) 748-8089  
E-mail: ochhetri@ci.southlake.tx.us

#### **GENERAL COMMENTS:**

1. This review is preliminary. Additional requirements may be necessary with the review of civil construction plans.
2. Show proposed sidewalks grades on the grading plans especially at the under sidewalk weir.
3. Label curb return radius for the proposed drive. Curb return radii for driveways shall be 30' minimum.
4. Fire lane radii shall be 30' minimum.

5. Label the distances to the nearest drives or street intersections in both directions from the proposed drive.
- \* Street intersections shall comply with TDLR/ADA accessibility standards.
- \* Sight distances shall comply with AASHTO guidelines on adjacent collectors and arterials.
- \* Sidewalk widths shall conform to the Southlake Pathways Plan.
- \* Use the City of Southlake GPS monuments whenever possible. Monument locations can be found in the City of Southlake website:  
<http://www.cityofsouthlake.com/index.aspx?NID=266>

**WATER COMMENTS:**

1. All water line stubs must have 2 joints past the valve with a 2" blow-off per the City's details. The 15' easement for the water at the dead end appears to encroach into the dumpster.
2. Commercial and industrial developments require fire hydrant spacing of 300' maximum for non-sprinkled buildings or 600' for sprinkled buildings.
- \* Water lines cannot cross property lines without being in an easement or right of way.
- \* The size of the water service tap must match the size of the meter. There are no reducers allowed before the meter on the public side. A one inch meter must have a one inch tap, etc.
- \* Water meters and fire hydrants shall be located in an easement or right of way.
- \* Fire lines shall be separate from service lines.

**SANITARY SEWER COMMENTS:**

1. Sanitary sewer in easements or right of way shall be constructed to City standards.

**DRAINAGE COMMENTS:**

1. Runoff coefficients (C) for existing conditions shall be 0.35. Existing structure as shown do not appear to exist now.
2. Provide calculation to verify that the existing inlet can handle all the proposed flow from site as it appears that the existing inlet contributing area would not include entire EX-2 based on the contours shown in the Drainage area Map.
3. Proposed detention ponds shall control the discharge of the 1, 10 and 100- year storm events.
4. Provide the details of the will that surrounds detention ponds.
- \* Calculations will be required to verify capacity of proposed curb inlets.
- \* Storm sewers collecting runoff from public streets shall be RCP and constructed to City standards. The proposed flume will not be allowed.
- \* Provide inlet at the end of pavement of proposed street to intercept runoff before entering



adjacent property.

- \* Property draining into a Critical Drainage Structure requires a fee to be paid prior to beginning construction.
- \* Discharge of post development runoff must have no adverse impact on downstream properties and meet the provisions of Ordinance No. 605.

**INFORMATIONAL COMMENTS:**

- \* Submit 22"x34" civil construction plans and a completed Construction Plan Checklist directly to the Public Works Administration Department for review. Please allow 15 business days for review. The plans shall conform to the most recent construction plan checklist, standard details and general notes which are located on the City's website:  
<http://www.cityofsouthlake.com/PublicWorks/engineeringdesign.asp>
- \* Submit with Civil Construction Plans a Storm Water Pollution Prevention Plan which outlines pre-construction, construction and post-construction erosion control measures.
- \* A geotechnical report will be required for all private and public roadways. The geotechnical report shall include pavement design parameters for subgrade stabilization.
- \* A right of way permit shall be obtained from the Public Works Operations Department (817) 748-8082 to connect to the City's sewer, water or storm sewer system.
- \* A Developer Agreement may be required for this development and may need to be approved by the City Council prior to any construction of public infrastructure. Construction plans for these improvements must be acceptable to Public Works prior to placing the Developer's Agreement on the City Council agenda for consideration.
- \* Any hazardous waste being discharged must be pretreated per Ordinance No. 836.

\*=Denotes informational comment.

**Fire Department Review**

Kelly Clements  
Fire Marshal  
Phone: (817) 748-8671  
E-mail: [kclements@ci.southlake.tx.us](mailto:kclements@ci.southlake.tx.us)

**GENERAL COMMENTS:**

Fire apparatus access, fire lanes, need to be an all-weather surface, asphalt or concrete, 24 feet wide and able to support the imposed loads of fire apparatus. (A minimum of 80,000 pounds GVW)

Fire lanes require a minimum 30 foot inside turn radius and a minimum 54 foot outside turn radius. (Per 2012 I.F.C. Sec. 503.2.4)

An additional fire hydrant is needed on the property due to the fire flow requirements necessary for the square footage of the buildings. (Locate along the east side of the property).

## Community Service/Parks Department Review

Peter Kao  
Construction Manager  
817-748-8607  
[pkao@ci.southlake.tx.us](mailto:pkao@ci.southlake.tx.us)

### Park Board comments or recommendations:

All applicants are required to appear before the Park Board to discuss park dedication issues if requesting fee payments or fee credits. Please contact the Community Services Department at (817) 748-8607 for further details.

### Land/park dedication requirements:

Non-residential developments must provide dedicated parks and/or open space at a ratio of one (1) acre of park land for every fifty (50) non-residential gross acres of development.

If fee payment is approved by City Council in lieu of land dedication, non-residential park dedication fees in the amount of \$2400 per gross acre x 1.68 acres= \$4032.00 will be required. Fees will be collected with the approved developer's agreement or prior to any permit being issued.

### Pathway Comments:

Pathway should be provided to each building and connect to the required 5' sidewalk on S. Kimball Ave.

===== **The following should be informational comments only** =====

- \* It appears this property lies within the 75 'LDN D/FW Regional Airport Overlay Zone, requiring construction standards in compliance with the Airport Compatible Land Use Zoning Ordinance No. 479. Additionally, the "Avigation Easement and Release" shown in Appendix 3 of the Subdivision Ordinance No. 483 should be executed on subsequent Plats to be filed in the County Plat Records.
- \* All plats filed must have an original signed and stamped Tax Certificate submitted with it from each taxing unit with jurisdiction of the real property, indicating that no delinquent taxes are owed and that taxes for the current year have been paid. After September 1st, a certificate showing that the taxes for that year are paid, but that the taxes for the upcoming year have yet to be calculated is required. (House Bills 1563 & 3101). A copy of this information may be obtained from the Tarrant County Tax Assessor/Collector's Office located at 100 E. Weatherford St. in Ft. Worth (across from the old red courthouse). There is a service charge of \$10 per account for this certificate. For more information contact the Assessor/Collector's office at 817-212-6847.
- \* Please submit a revised pdf "check print" prior to submitting the blackline mylar and paper copy with original signatures.
- \* For Tarrant County filing, original signatures and seals will be required on one **blackline** mylar and one **blackline** paper copy prior to filing the plat. The mylar and paper copies will not be accepted if any erasures or original ink, other than signatures or seals, appear on the plat.
- \* A Developers Agreement is required prior to construction of any public infrastructure. The Developer's Agreement for this addition should consider streets, drainage, park dedication requirements and fees, off-site sewer extensions, off-site drainage and utility easements and impact fees.

- \* All development must comply with the Drainage Ordinance No. 605 and the Erosion and Sediment Control Ordinance No. 946, as amended.
- \* The motions from the previous approvals of the associated Zoning Change and Site Plan (ZA08-050) are below:

Planning and Zoning Commission:

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- \* Denotes Informational Comment