



CITY OF
SOUTHLAKE

Department of Planning & Development Services

STAFF REPORT

November 13, 2015

CASE NO: ZA15-129

PROJECT: Specific Use Permit for a Temporary Sales Facility

**EXECUTIVE
SUMMARY:**

Toll Brothers, Inc. is requesting approval of a specific use permit for a temporary sales facility on Lot 28, Block A, Southlake Glen (f.k.a. Gateway Lakes) on property currently described as Lot 1, Block 3, Gateway Church – 114 Campus, an addition to the City of Southlake, Tarrant County, Texas, generally located at 2000 E. Kirkwood Boulevard and specifically located at 909 Glen Lakes Drive, Southlake, Texas. The current zoning is TZD – Transition Zoning District. SPIN Neighborhood #4.

**REQUEST
DETAILS:**

Toll Brothers, Inc. is requesting approval of a specific use permit for an approximately 528 square foot temporary sales facility that will provide offices for sales personnel at a new 39-lot single family residential subdivision for an approximate period from December 2015 through June 2016. The intent is to remove the temporary sales facility as soon as the model home on the adjacent lot is completed. The applicant proposes to comply with all requirements of the specific use permit.

ACTION NEEDED: **1. Conduct public hearing**
2. Consider approval of specific use permit

ATTACHMENTS: (A) Background Information – [LINK TO PRESENTATION](#)
(B) Vicinity Map
(C) Plans and Support Information
(D) Surrounding Property Owners Map & Responses

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BACKGROUND INFORMATION

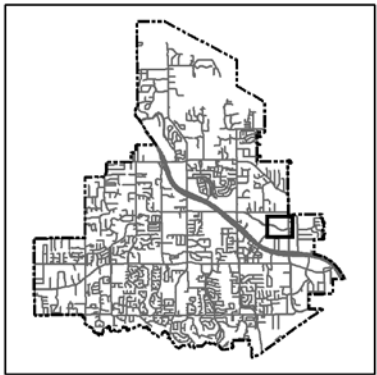
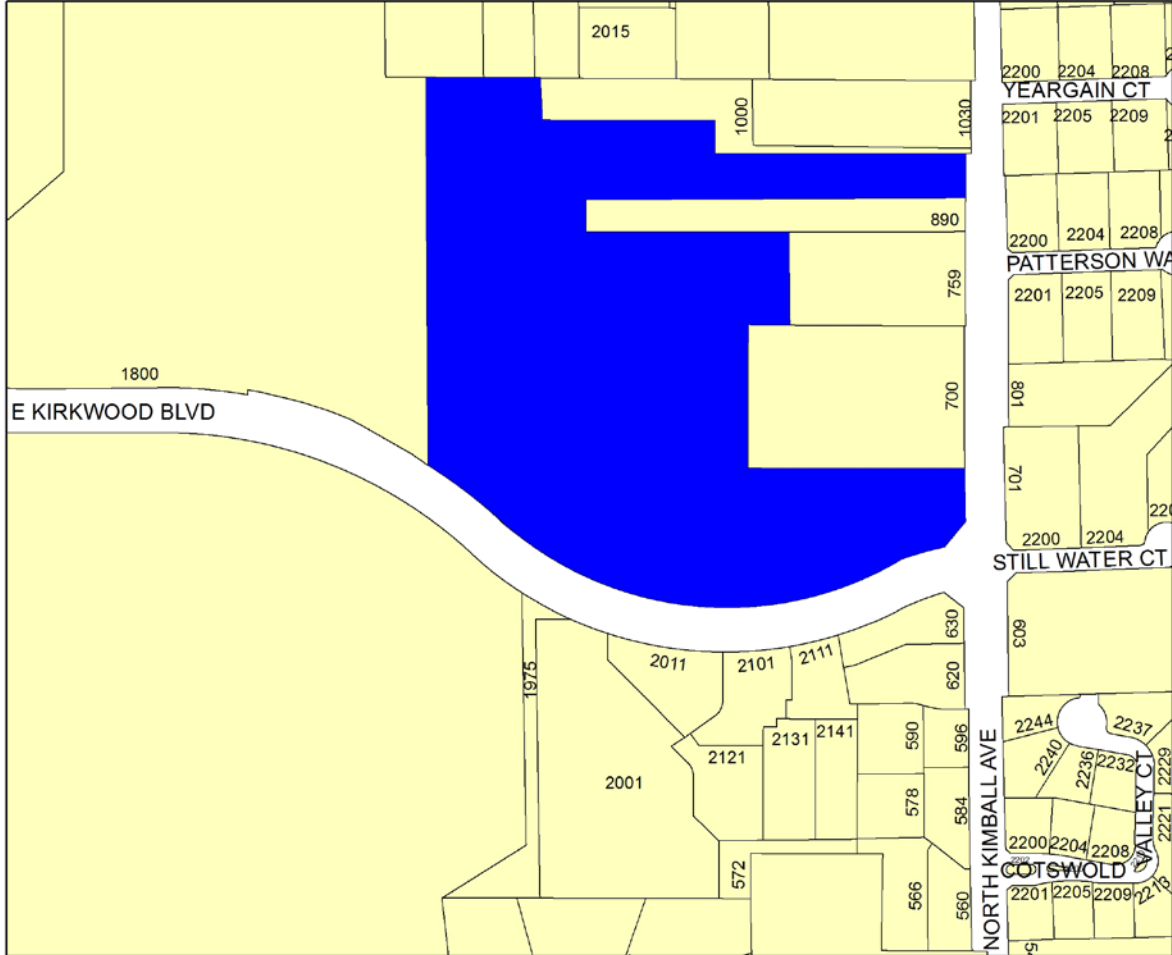
APPLICANT:	Toll Brothers, Inc.
PROPERTY SITUATION:	2000 E. Kirkwood Blvd. (once platted – 909 Glen Lakes Drive)
LEGAL DESCRIPTION:	currently described as Lot 1, Block 3, Gateway Church – 114 Campus (once platted – Lot 28, Block A, Southlake Glen)
LAND USE CATEGORY:	Mixed Use with an Employment Center Residential Optional Overlay designation.
CURRENT ZONING:	TZD – Transition Zoning District
HISTORY:	<ul style="list-style-type: none">- A Plat was approved by City Council on April 15, 1986 for the Hanna Addition under <i>Planning Case ZA86-009</i>.- On June 17, 1997 the City Council approved zoning for “NR-PUD” Non-Residential Planned Unit Development District and a Concept Plan.- On August 21, 2007 the City Council approved a Zoning Change and Concept Plan for Gateway Church – SH 114 Campus under <i>Planning Case ZA05-112</i>.- On December 3, 2013 the City Council approved a Zoning Change and Development Plan for Gateway Lakes (Ordinance No. 480-648) under <i>Planning Case ZA13-084</i>.- On December 3, 2013 the City Council approved a Land Use Plan Amendment (Ordinance No. 1077) for the Hanna Addition from Low Density & Medium Density Residential to Mixed Use under <i>Planning Case CP13-005</i>.- On December 3, 2013 the City Council approved a Preliminary Plat for Gateway Lakes under <i>Planning Case ZA13-088</i>.- On June 17, 2014 the City Council approved a Plat Revision for Gateway Lakes under <i>Planning Case ZA14-042</i>.- On June 2, 2015 the City Council approved a Plat Extension for the previously approved Plat Revision under <i>Planning Case ZA14-042</i> for a one-year period, to expire June 17, 2016.
STAFF COMMENTS:	<p>The City Council shall consider the following in determining whether to grant a Specific Use Permit for a temporary construction and/or sales facility according to the Comprehensive Zoning Ordinance No. 480, Section 45.18, as amended:</p> <ol style="list-style-type: none">1) The City Council may grant a specific use permit to increase the maximum parameters set forth for temporary construction facilities by

Section 34 of this ordinance and may grant a specific use permit to allow temporary sales facilities subject to the following standards:

- (a) Temporary facilities must be at least two hundred (200) feet from any occupied residence.
- (b) Temporary facilities must be skirted on the front and sides.
- (c) Temporary facilities must provide foundation landscape planting consisting of one (1) five-gallon shrub per four (4) linear feet around skirting (excluding entrances).
- (d) Each temporary facility shall have at least two (2) paved parking places (two (2) deep, tandem parking is not permitted).
- (e) Temporary facilities may also be subject to other requirements as deemed necessary in order to promote public health, safety, welfare and aesthetics.

Vicinity Map

2000 E. Kirkwood Blvd.



ZA15-129

Specific Use Permit

Southlake Glen

(Formerly Gateway Lakes)

0 90 180 360
Feet

Letter from the Applicant

Toll Brothers, Inc. Request for a Special Use Permit – Southlake Glen

Toll Brothers is asking permission to place a temporary sales trailer on Lot 28, Block A, of Southlake Glen Phase I – 909 Glen Lake Drive. We ask permission to do so for primarily 2 reasons: 1.) to establish an on-site marketing and sales presence to increase traffic and sales and grow the community and 2.) to have a temporary office for our sales staff while we construct our model home. It is vital to our business to be able to work with prospective clients on-site in the Southlake Glen community.

Toll Brothers anticipates occupying this temporary sales trailer only while we are in the process of building our model home, which will be constructed on the adjacent lot to the north. The typical build time for our model homes are between 5 to 7 months without any foreseeable issues. Obviously, we are anxious to have a permanent place to reside during our tenure in Southlake Glen, so we will work to expedite the process without sacrificing the quality of the model home. If we had an approval today, I would anticipate a delivery date of between April - June of 2016.

It is our intent to abide by any and all regulations set forth by the City of Southlake with regard to this matter. Toll Brothers looks forward to a continuing relationship with the City of Southlake and its governing bodies.

Timeframe for Specific Use Permit

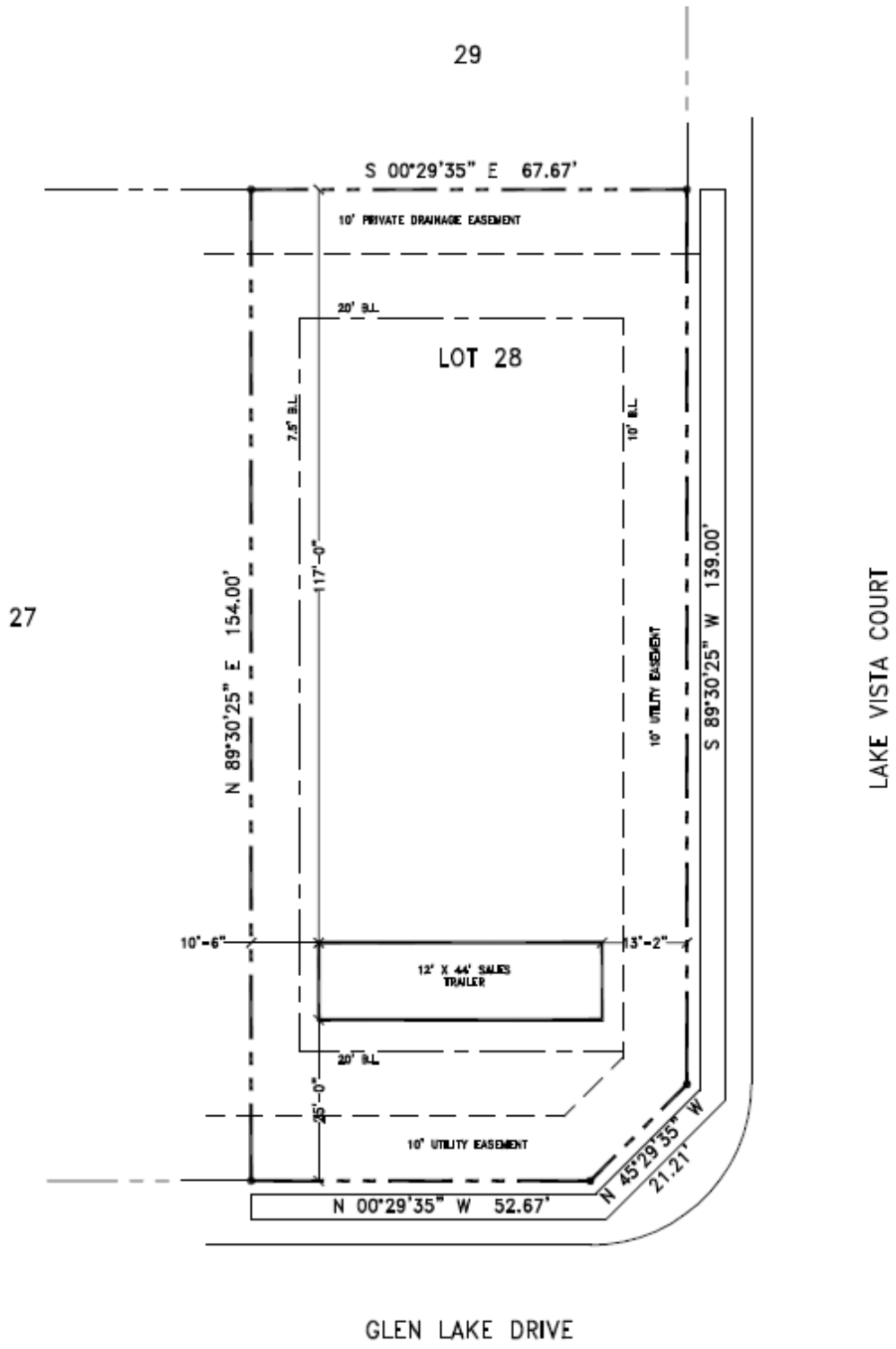
Assuming that Toll Brothers request for a temporary sales trailer on Lot 28, Block A, Phase I of Southlake Glen – 909 Glen Lake Drive, is approved at the December 1st City Council Meeting, we shall commence placement of said trailer no later than Monday, December 7th, 2015.

It is our intention to remove the temporary sales trailer on or before June 30, 2016. Once we can obtain a certificate of occupancy, we will relocate our sales staff to the model home at 913 Lakeside Terrace. At that point, we will remove the temporary trailer and revert the lot back to dirt.

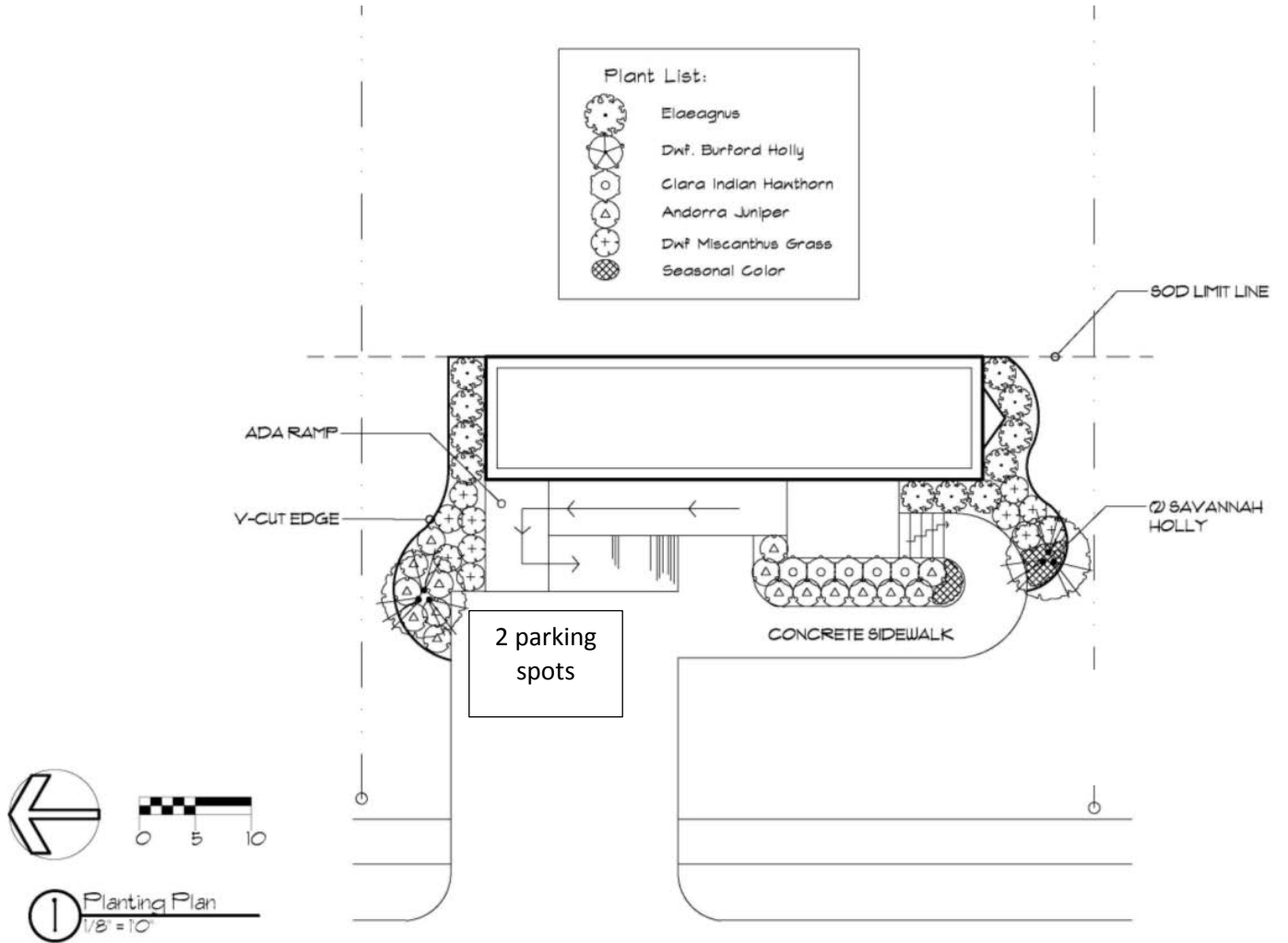
Temporary Sales Facility Location



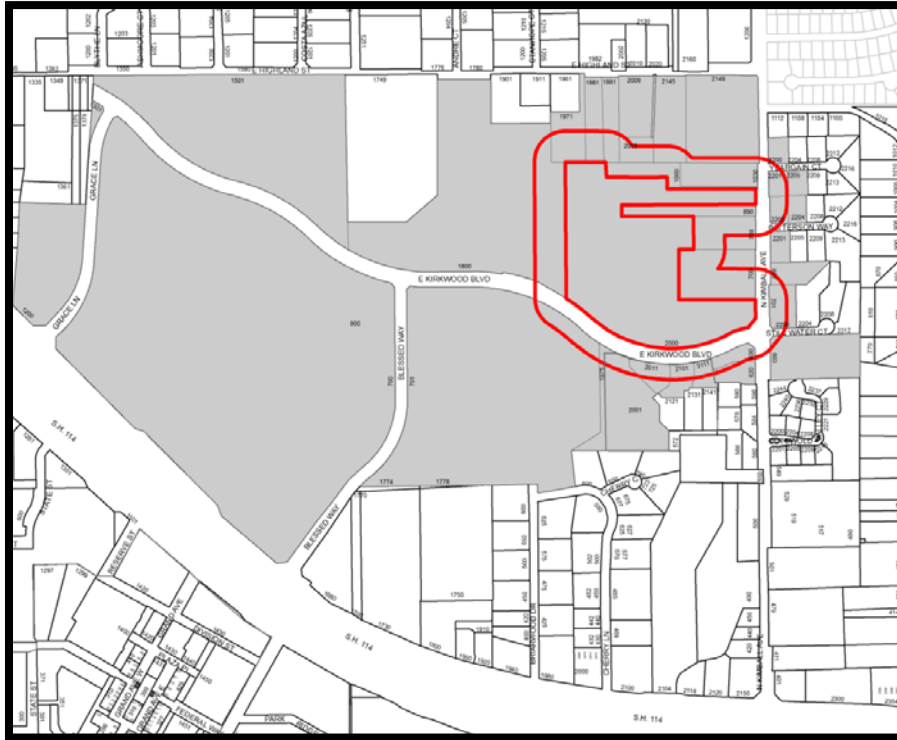
Plot Plan



Landscape Plan



Surrounding Property Owners



	Owner	Zoning	Address	Acreage	Response
1.	CHOWDHURY, FAROQUE ALAM	SF20A	2200 YEARGAIN CT	0.50	NR
2.	DATTA, FALGUNI	SF20A	2205 YEARGAIN CT	0.47	NR
3.	WOOMER, SCOTT	SF20A	2201 YEARGAIN CT	0.46	NR
4.	GILDENBLATT, TOM	SF20A	2204 PATTERSON WAY	0.47	NR
5.	GILDENBLATT, TOM	SF20A	2200 PATTERSON WAY	0.47	NR
6.	SHEHADEH, IYAD H	SF20A	2201 PATTERSON WAY	0.57	NR
7.	VU, JOHN	SF20A	801 N KIMBALL AVE	1.02	NR
8.	JPC REALTY LTD	SF20A	2200 STILL WATER CT	1.09	NR
9.	GATEWAY CHURCH	NRPUD	1301 E KIRKWOOD BLVD	0.23	NR
10.	GATEWAY CHURCH	NRPUD	700 BLESSED WAY	82.01	NR
11.	O'HARE, TIMOTHY	SF2	1971 E HIGHLAND ST	1.84	NR
12.	STEGALL, MOLLY	TZD	890 N KIMBALL AVE	1.50	NR
13.	GATEWAY CHURCH	NRPUD	1501 E HIGHLAND ST	22.52	NR
14.	CARROLL, ISD	SP1	1800 E KIRKWOOD BLVD	24.43	NR
15.	WILLIAMS, XAVIER D	SF1-A	2009 E HIGHLAND ST	1.97	NR
16.	GATEWAY CHURCH	NRPUD	701 BLESSED WAY	34.29	NR
17.	HILLMAN, LUTHER L	AG	603 N KIMBALL AVE	3.71	NR
18.	HUNING, ERIC	SF1-A	2145 E HIGHLAND ST	2.61	NR
19.	HUNING, ERIC A	AG	2015 E HIGHLAND ST	0.81	NR
20.	TRANSPORT WORKERS UNION, #513	O1	759 N KIMBALL AVE	1.95	NR
21.	GATEWAY CHURCH	NRPUD	700 N KIMBALL AVE	3.66	NR
22.	KIMBALL LAKES III SOUTHLAKE LL	SP1	630 N KIMBALL AVE	0.58	NR
23.	GATEWAY CHURCH	SP1	1200 E SH 114	6.78	NR
24.	PATTERSON, BURTON	AG	2149 E HIGHLAND ST	6.06	NR
25.	CADG GATEWAY LAKES LLC	TZD	1000 N KIMBALL AVE	1.37	NR

26.	PATTERSON, BURTON H	AG	1030 N KIMBALL AVE	1.72	NR
27.	COOK, STEVEN E	SF1-A	1981 E HIGHLAND ST	1.42	NR
28.	HUFFMAN, JOHN R	SF1-A	1991 E HIGHLAND ST	1.30	NR
29.	CADG GATEWAY LAKES LLC	TZD	2000 E KIRKWOOD BLVD	20.94	NR
30.	KIMBALL LAKES III SOUTHLAKE LL	SP1	2111 E KIRKWOOD BLVD	0.52	NR
31.	SOUTHLAKE AL HOLDINGS LLC	NRPUD	1975 E KIRKWOOD BLVD	0.77	NR
32.	SOUTHLAKE AL HOLDINGS LLC	SP1	2001 E KIRKWOOD BLVD	4.41	NR
33.	KIMBALL LAKES III SOUTHLAKE LL	SP1	2011 E KIRKWOOD BLVD	0.83	NR
34.	KIMBALL LAKES III SOUTHLAKE LL	SP1	2101 E KIRKWOOD BLVD	0.77	NR
35.	KIMBALL LAKES III SOUTHLAKE LL	SP1	620 N KIMBALL AVE	0.77	NR

Responses: F: In Favor O: Opposed To U: Undecided NR: No Response

Notices Sent: Thirty-five (35)
Responses Received: None