



City of Colleyville Planning and Zoning Commission Agenda

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

Tuesday, August 10, 2021

City Council Chambers

**PRE COMMISSION MEETING
6:15 P.M.
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

**LEGAL BRIEFING BY CITY ATTORNEY REGARDING PLANNING, ZONING,
PLATTING, AND LAND USE**

**REVIEW OF REGULAR AGENDA ITEMS AND DISCUSSION OF PREVIOUS
MEETING MINUTES**

**DISCUSSION OF ITEMS TO BE PLACED ON FUTURE AGENDAS AND
UPDATES ON DEVELOPMENT TRENDS, PROGRESS AND CITY COUNCIL
ACTIONS ON PAST AGENDA ITEMS**

**EXECUTIVE SESSION – In accordance with Texas Government Code
Chapter 551, Subchapter D, Section 551.071 – Legal – Consultation with
attorney on legal issues raised by public hearing or action items on the
agenda**

**7:00 P.M. - REGULAR MEETING
CALL TO ORDER AND ROLL
INVOCATION: COMMISSIONER GROVES
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

1a

Planning & Zoning Commission Minutes - June 14, 2021

2. PUBLIC HEARING AGENDA ITEMS

2a

Consideration of a Minor Plat with a plat waiver for lot width for Lot 1, Block A, Dossani Paradise Family Addition, being Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case PC21-014

2b

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to revise the building elevations, on Lot 2, Block 1, BYD Addition, located at 1109 Glade Road, Case ZC21-017

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards August 6, 2021 by 5:00 p.m.

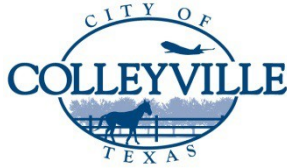


Dakari Hill
Planning Technician

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.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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817. 503.1000
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Monday, June 14, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Commission Meeting was called to order by Chair Bevill on June 14, 2021, at 6:16 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Matt Koch, Claudia Bevill, and George Bond

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Eddie Tangadunrat, Araceli Botello, and Dakari Hill. Attorney: Whitt Wyatt.

Also Present: Council Member Chuck Kelley

Tim Raine was announced as the new Commissioner for Place 4.

There was general discussion amongst Staff and the Commission regarding items to be presented this evening at the regular meeting.

Chair Bevill adjourned the Planning and Zoning Commission Worksession Meeting at 6:54 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on June 14, 2021, at 7:05 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Matt Koch, Claudia Bevill, and George Bond

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Jacquelyn Reyff, Robert McKeown, Eddie Tangadunrat, Araceli Botello, and Dakari Hill. Attorney: Whitt Wyatt.

1. SWEARING IN OF NEWLY APPOINTED MEMBERS

1a Place 4 – Tim Raine

2. ELECTION OF OFFICER

2a Election of Vice Chair

Chair Bevill nominates Commissioner Koch.

**Commissioner Syed makes a motion to approve the nomination.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

**Aye: 6 – Groves, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

3. APPROVAL OF MINUTES

3a Planning and Zoning Worksession Minutes – April 26, 2021
Planning and Zoning Commission Minutes – May 10, 2021
Planning and Zoning Commission Worksession Minutes – May 24, 2021

Commissioner Groves made a motion to approve the April 26, 2021 Planning and Zoning Worksession Minutes, May 10, 2021 Planning and Zoning Commission Minutes, and May 24, 2021 Planning and Zoning Commission Worksession Minutes. Commissioner Koch seconded the motion

The motion was carried by the following vote:

**Aye: 5 – Groves, Syed, Koch, Bevill, and Bond
Nay: 0
Abstained: 1 – Raine**

4. PUBLIC HEARING AGENDA ITEMS

4a Consideration of a zoning change from the R-20 Single Family Residential district and R-40 Single Family Residential district to the RE Single Family "Estate" Residential district for Lot 3, Block 3, Highland Acres Addition,

located at 401 Timberline Drive South, Case ZC21-013

Jacquelyn Reyff presented the item and briefed the Commission.

The applicants, Jerry and Gwen Tinkis, 401 Timberline Drive South, Colleyville, Texas, came forward and briefed the Commission.

The public hearing was open at 7:34 p.m.

Leah Dubois, 209 Timberline Drive South, came forward and spoke in opposition to the case.

John McCurdy, 400 Lloyd Circle, came forward and spoke in opposition to the case.

Jason Sinisi, 309 Timberline Drive North, came forward and spoke in opposition to the case.

Ken Owens, 308 Timberline Drive South, came forward and spoke in opposition to the case.

Dave Goodlin, 400 Timberline Drive South, came forward and spoke in opposition to the case.

Meredith Godol, 306 Lloyd Circle, came forward and spoke in support of the case.

The following citizens did not wish to speak, but would like their support recorded:

Andrea Hirdler, 316 Lloyd Circle

The following citizens did not wish to speak, but would like their opposition recorded:

Ryan Moore, 5705 Bent Tree Court

With no one wishing to speak, the public hearing was closed at 7:52 p.m.

The applicants, Jerry and Gwen Tinkis, came forward and answered questions of the Commissioners.

Jason Pape, 125 Timberline Drive South, requested the public hearing be re-opened.

The public hearing was re-opened at 8:11 p.m.

Jason Pape, 125 Timberline Drive South, came forward and spoke in support of the case.

With no one wishing to speak, the public hearing was closed at 8:13 p.m.

Commissioner Syed made a motion to deny Case ZC21-013. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 6 –Groves, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

4b Consideration of a zoning change from AG Agricultural zoning district to R-40 Single Family Residential zoning district on a portion of Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-012, TABLED FROM THE MAY 10, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Bevill requested the item be removed from the table. Commissioner Koch made a motion to remove Case ZC21-012 from the table. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

Jacquelyn Reyff presented the Case ZC21-012 and briefed the Commission.

The applicant, Armaan Dossani, 4300 Laffite Lane, came forward and briefed the Commission.

The public hearing was open at 8:23 p.m.

Kathleen Hennessey, 5013 Stonebridge Drive, came forward and spoke in opposition to the case.

With no one wishing to speak, the public hearing was closed at 8:28 p.m.

The applicant, Mr. Dossani, came forward and answered questions of the Commissioners.

**Commissioner Syed made a motion to deny Case ZC21-012.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Groves, Syed, Raine, Koch, and Bond

Nay: 1 – Bevill

4c Consideration of a Special Use Permit (SUP) for an Accessory Dwelling larger than permitted on Tract 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case ZC21-014

Jacquelyn Reyff presented the Case ZC21-014 and briefed the Commission.

The public hearing was open at 8:23 p.m.

Kathleen Hennessey, 5013 Stonebridge Drive, came forward and spoke in opposition to the case.

With no one wishing to speak, the public hearing was closed at 8:28 p.m.

**Commissioner Koch made a motion to deny Case ZC21-014.
Commissioner Raine seconded the motion**

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Koch, Bevill, and Bond

Nay: 0

4d Consideration of a zoning change from AG Agricultural district to R-40 Single Family Residential district for Tract 1L, Abstract 1619, S. C. H. Witten Survey, located at 2005 Hall Johnson Road, Case ZC21-015

Jacquelyn Reff presented the item and briefed the Commission.

The applicant, Albert Amerson, 4206 Lexington Parkway, came forward and briefed the Commission.

The public hearing was open at 9:14 p.m. With no one wishing to speak, the public hearing was closed at 9:14 p.m.

**Commissioner Koch made a motion to approve Case ZC21-015.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Koch, Bevill, and Bond
Nay: 0

4e Consideration of a zoning change from R-20 Single Family Residential district and R-30 Single Family Residential to AG Agricultural district for Lot 1, Block 1, Dotti Addition, located at 1310 Tinker Road, Case ZC21-016

Commissioner Syed recused herself from the case.

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Michael Dotti, 1310 Tinker Road, came forward and briefed the Commission.

The public hearing was open at 9:20 p.m. With no one wishing to speak, the public hearing was closed at 9:21 p.m.

The applicant, Michael Dotti, 1310 Tinker Road, came forward and answered questions of the Commissioners.

Commissioner Groves made a motion to deny Case ZC21-016.
Commissioner Raine seconded the motion

The motion was carried by the following vote:

Aye: 4 – Groves, Raine, Koch, and Bond
Nay: 1 – Bevill
Abstain: 1 – Syed

4f Consideration of a Replat for Lot 1R and Lot 3, Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC21-011

Commissioner Syed recused herself from the case.

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Michael Dotti, 1310 Tinker Road, came forward and briefed the Commission.

The public hearing was open at 9:40 p.m. With no one wishing to speak, the public hearing was closed at 9:40 p.m.

Commissioner Raine made a motion to deny Case PC21-011.

Due to a lack of a second, the motion dies.

**Chair Bevill made a motion to deny Case PC21-011.
Commissioner Koch seconded the motion.**

The motion was carried by the following vote:

Aye: 5 – Groves, Raine, Koch, Bevill, and Bond

Nay: 0

Abstain: 1 – Syed

5. CITIZEN COMMENTS

Kathleen Hennessy, 5013 Stonebridge Drive, came forward and spoke.

6. AJOURNMENT

The meeting adjourned at 9:58 p.m.

The minutes were written and prepared by:

Dakari Hill
Planning Technician

The meeting minutes were approved on _____ by a vote of ____.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2a	Agenda Date 8/10/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Minor Plat with a plat waiver for lot width for Lot 1, Block A, Dossani Paradise Family Addition, being Tracts 2D & 2D3, Abstract 233, D R Blanton Survey, located at 5209 Bluebonnet Drive, Case PC21-014

Explanation

Anwai Dossani, the applicant, has submitted a request for a Minor Plat with a Plat Waiver for lot width for Lot 1, Block 1, Dossani Paradise Family Addition; being approximately 4.3 acres; and zoned AG Agricultural. The purpose is to allow for the property to be platted for one single-family home. There are no new lots proposed.

Existing Conditions/Background: The subject property, 5209 Bluebonnet Road, resides on the east side of Bluebonnet Road north of the intersection of Bluebonnet Road and Cherry Lane. The subject property has AG zoning and is currently developed with a small home.

Proposed Zoning:

Request – The applicant requests to plat the property and retain the AG zoning. The minimum standards for the AG zoning district are as follows:

Minimum Lot Size	130,680 sf.	187,000 sf.
Minimum Lot Width	200 feet	187 feet
Minimum Lot Depth	300 feet	346 feet
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Surrounding Development: The property to the north is zoned R-20 Single-Family Residential district and is improved with a single-family home. The properties to the south are zoned R-40 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned AG Agricultural and is undeveloped. The property to the west is zoned R-20 Single-Family Residential zoning and is improved with the Colleyville Justice Center..

Analysis: The proposed lot is compatible with the AG zoning district except for the lot width being 187 feet and not the required 200 feet. The plat waiver for lot width will bring the lot into compliance and meet the intent of the City's Comprehensive Master Plan.

Plat Status: The property is unplatted and identified as Tracts 2D &@D3, DR Blanton Survey, Abstract 233.

DRC Review: The DRC met on July 20th and offered the following comments to the applicant:

1. The request is a Minor Plat with a Plat Waiver for lot width. Provide a note stating the plat waiver for lot width.
2. Provide the distance from the centerline of Bluebonnet Drive.
3. Provide easements of 7.5 feet along the side lot lines and a 16' easement along the rear lot line.
4. Remove the staff approval block and include a Planning and Zoning Commission and City Council approval block.
5. A grading and drainage plan will be required for a building permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Minor Plat with a Plat Waiver for Lot Width.

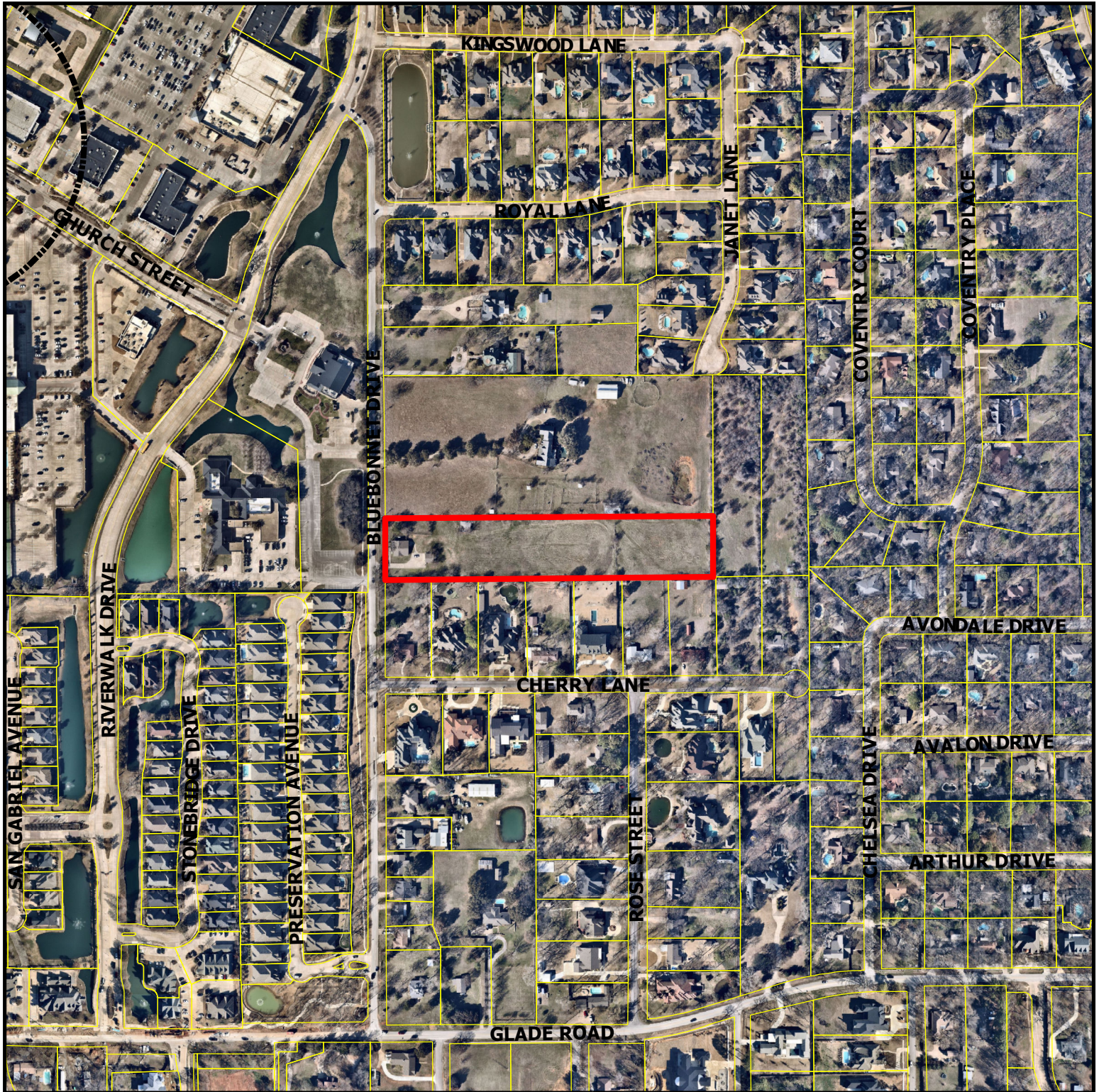
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat Exhibit
5. Notification Map
6. Notification List
7. Letter of Opposition
8. Draft Resolution

Aerial Map



PC21-014

5209 Bluebonnet Drive

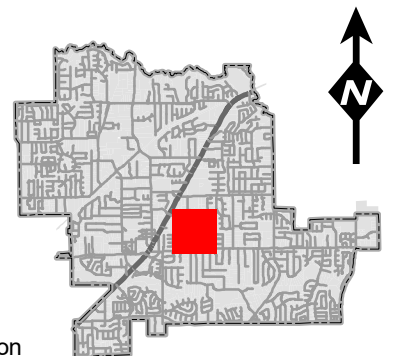
DISCLAIMER:

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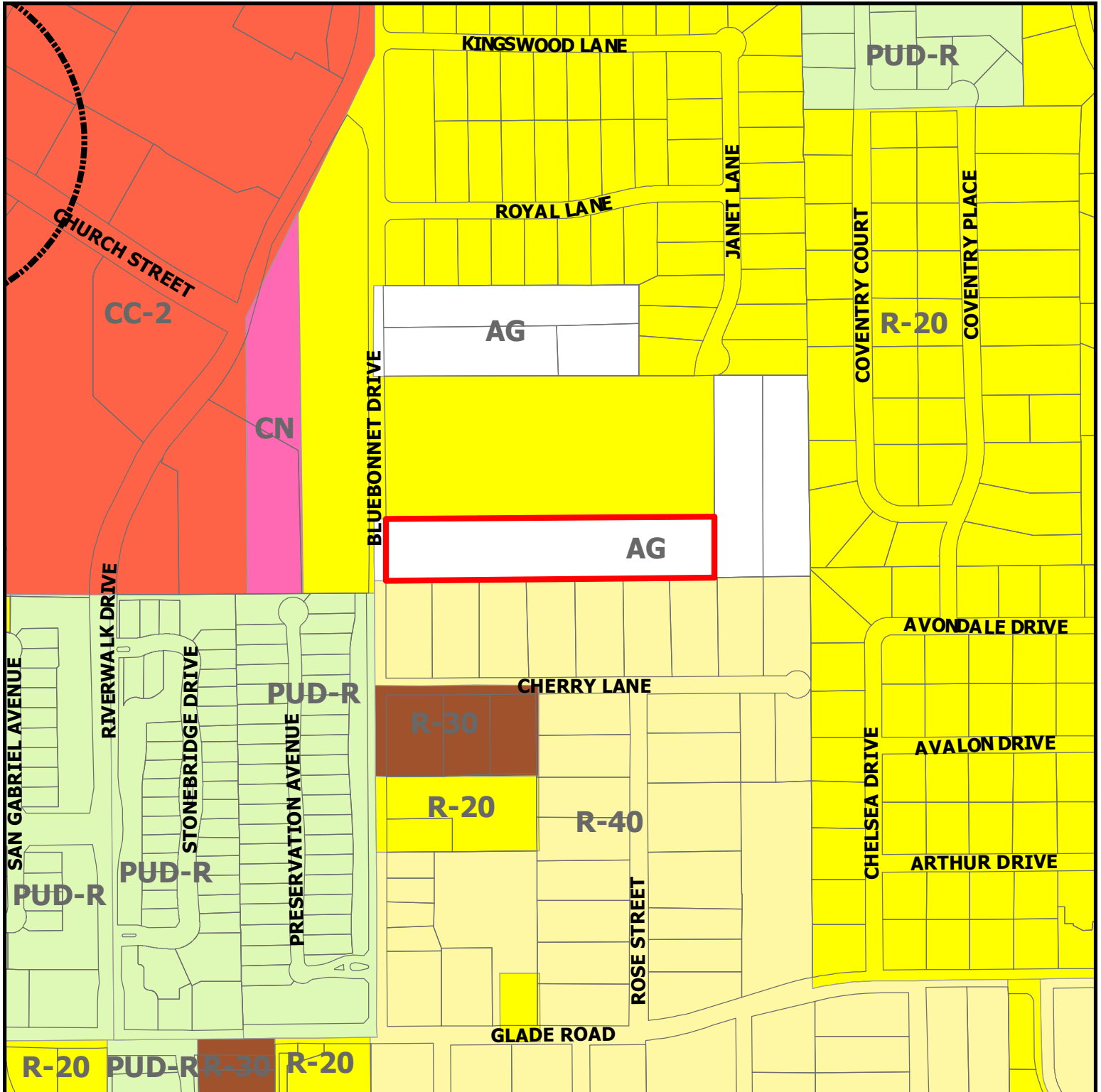


Subject Property

Sales Tax Preferred Intersection



Zoning Map



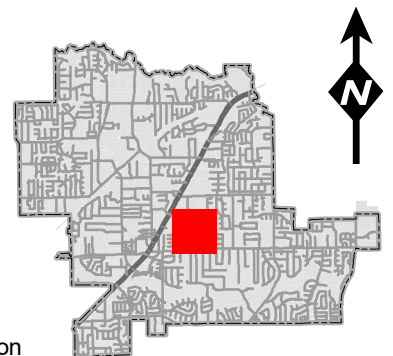
PC21-014
5209 Bluebonnet Drive

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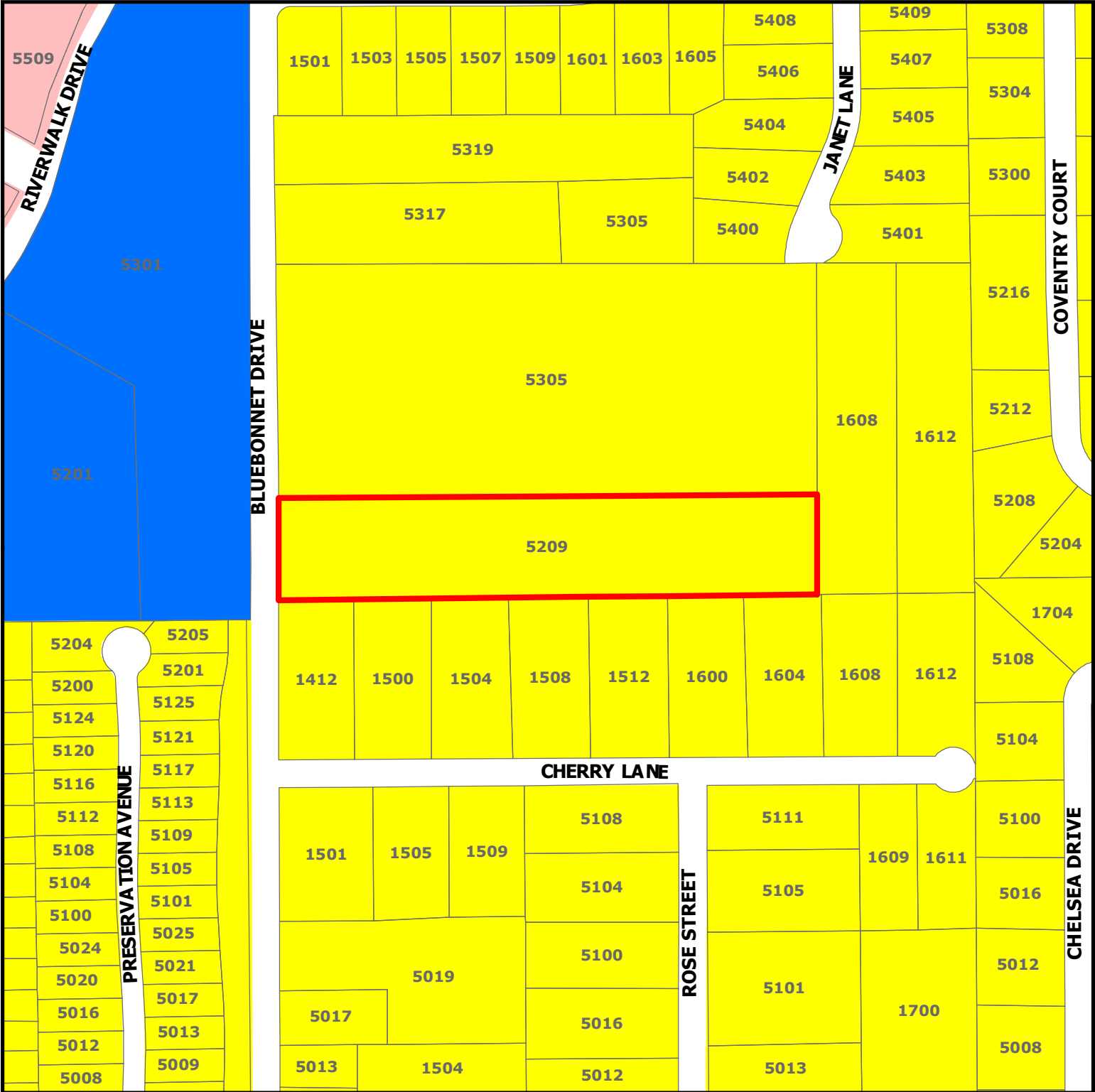


Subject Property

Sales Tax Preferred Intersection



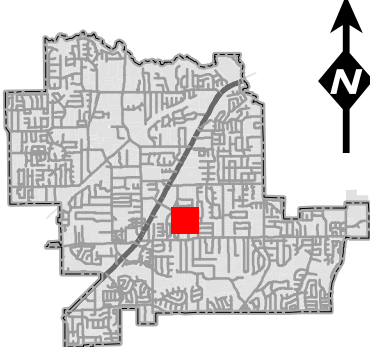
Future Land Use Map



PC21-014

5209 Bluebonnet Drive

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



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OWNER'S DEDICATION

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS **ANWAR DOSSANI**, are the owner's of a 4.298 acre tract of land situated in the **D. R. BLANTON SURVEY, ABSTRACT NUMBER 233**, in the City of Colleyville, Tarrant County, Texas, being all of that certain tract of land described in a deed to Anwar Dossani, recorded in Document Number D221209124, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the common corner of said Dossani tract, and Lot 1, Block 1, Crisp Addition, an addition in the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-157, Page 20, Plat Records, Tarrant County, Texas, being the southeast corner of an 8 foot wide right-of-way dedication, as shown on said Crisp Addition, said point being in the east right-of-way line of Bluebonnet Drive (a variable width public right-of-way);

THENCE N 89°41'47" E, along the common line of said Dossani tract, and said Crisp Addition, a distance of 1000.04 feet to a 1/2 inch iron rod found for the common corner of said Bora tract, and said Crisp Addition, and being in the west line of a tract of land described in a deed to Raymond H. Rogers, and Nancy Rogers, recorded in Volume 42448, Page 527, Deed Records, Tarrant County, Texas;

THENCE S 00°20'42" E, along the common line of said Dossani tract, and said Rogers tract, a distance of 186.79 feet to a 1/2 inch capped iron rod with cap stamped "MOAKBURYINC" found for the common corner of said Dossani tract, and said Rogers tract, said point being in the north line of Community Home Addition, an addition in the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-R, Page 40, Plat Records, Tarrant County, Texas;

THENCE S 89°40'02" W, along the common line of said Dossani tract, and said Community Home Addition, passing a 1/2 inch iron rod found at a distance of 284.52 feet, and 0.43 feet right, passing a 1/2 inch iron rod found at a distance of 711.75 feet, and 0.30 left, passing the northwest corner of said Community Home Addition, and continuing a total distance of 1001.57 feet to a 1 inch iron pipe found for the northwest corner of a 5 foot right-of-way dedication, as shown on said Community Home Addition, said point being in the east right-of-way line of said Bluebonnet Drive;

THENCE N 00°07'24" E, along the west line of said Dossani tract, and along the east right-of-way line of said Bluebonnet Drive, a distance of 187.31 feet to the **POINT OF BEGINNING** and containing 187,199 square feet or 4.298 acres of land more or less.

OWNER'S CERTIFICATE

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **ANWAR DOSSANI**, the Owner, does hereby adopt this plat designating the hereinbefore described property as **LOT 1, BLOCK 1, DOSSANI PARADISE FAMILY ADDITION**, and addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____, day of _____, 2021

ANWAR DOSSANI

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared **ANWAR DOSSANI**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2021.

Notary Public in and for
The State of Texas

My Commission expires: _____

PURPOSE OF PLAT
The purpose of this plat is to develop the 4.298 acre tract of land into a Residential subdivision.

MINOR PLAT
LOT 1, BLOCK A
DOSSANI PARADISE FAMILY ADDITION
AN ADDITION TO THE CITY OF COLLEYVILLE
BEING 4.298 ACRES
SITUATED IN
D.R. BLANTON SURVEY, ABSTRACT NO. 233
CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS
JULY 13, 2021

"THIS PLAT WAS FILED IN DOCUMENT NO. _____ DATE _____"

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NO PART OF THIS DRAWING MAY BE REPRODUCED BY
PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED,
PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER
SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE
SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL
SIGNATURE ARE NOT VALID.

(1) NOTES: The basis of bearings for this survey is the Texas State Plane
Coordinate System Gird, North Central Zone (4202), North American Datum
1983 (NAD83).
(2) (CM) = Controlling monument.
(3) Unless otherwise noted, subject property is affected by any and all notes,
details, easements and other matters that are shown on or as part of the
recorded plat and/or as part of the title commitment provided.



JN 21-204-P

GF #

DATE: 7/7/21

OWNER:

ANWAR DOSSAQNI
520 E. NORTHWEST HIGHWAY, SUITE 100
GRAPEVINE, TEXAS 76051

STEPHEN FARMER & DIANNE FARMER
VOL 10124, PG 1138
D.R.T.C.T.

LOT 1, BLOCK 1
CRISP ADDITION
VOL 388-157, PG 20
P.R.T.C.T.

(PLAT CALL S89°50'00"W 999.97')
N 89°41'47" E 1000.04'
(DEED CALL N 89°53'21" E 1000.35')

LOT 1, BLOCK 1
187,199 SQ. FT. OR
4.298 ACRES

ANWAR DOSSANI
DOC NO D221209124
D.R.T.C.T.

D. R. BLANTON SURVEY
ABSTRACT NO. 233

(DEED CALL S 89°51'18" W 1002.34')

427.23'
S 89°40'02" W 1001.57'
(PLAT CALL 142.5')

(PLAT CALL 142.5')

(PLAT CALL 142.5')

(PLAT CALL 142.5')

LOT 1
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

LOT 2
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

LOT 3
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

LOT 4
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

LOT 5
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

LOT 6
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

LOT 7
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

LOT 8
COMMUNITY HOME ADDITION
VOL 388-R, PG 40
P.R.T.C.T.

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 of this Plat.

Mayor, City of Colleyville

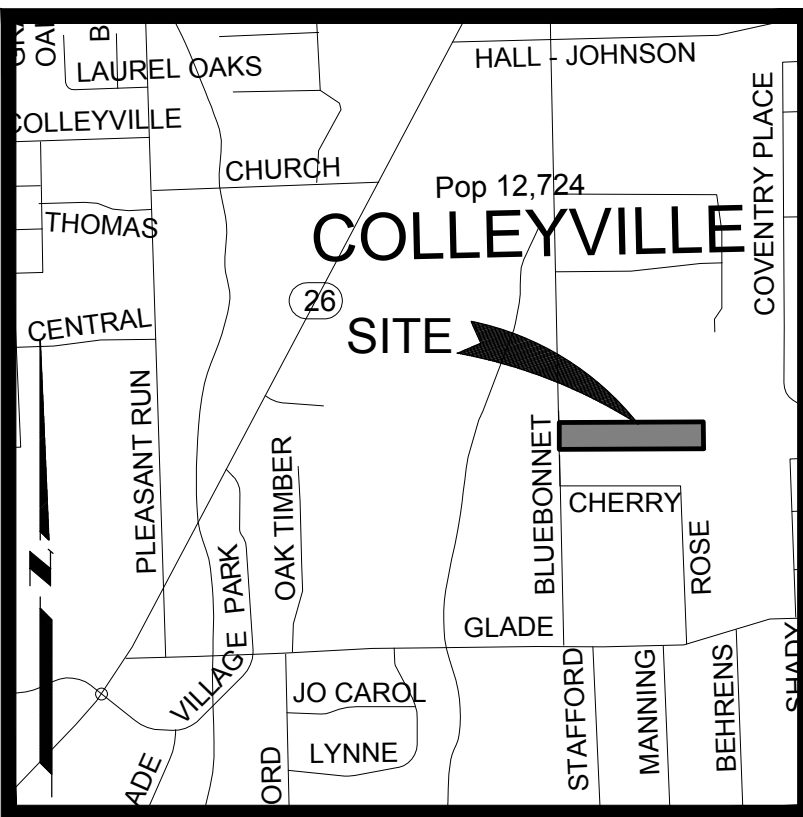
Attest: City Secretary

NOTES

- Unless otherwise noted, all corners shown hereon are 1/2" iron rods set with a cap stamped "BLUESTAR SURVEYING".
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State platting statutes and is subject to fines and withholding of utilities and building permits.
- According to the Flood Insurance Rate Map No. 48439C0095K, published by the Federal Emergency Management Agency, dated: September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- Drainage Easement Restriction: No construction or filling, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- This minor pait will require a plat waiver to lot width.

ABBREVIATIONS

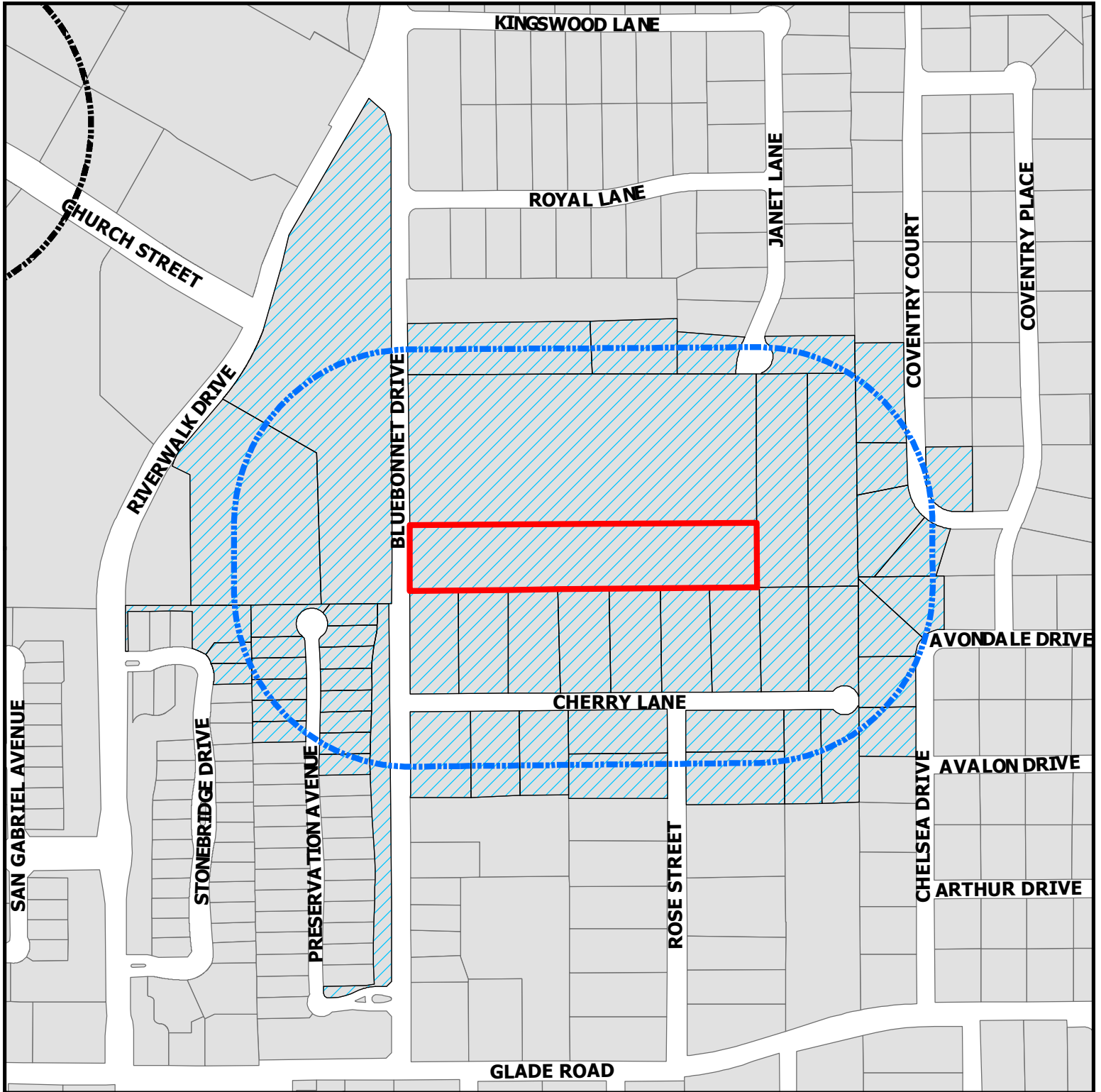
D.R.T.C.T.	DEED RECORDS OF TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TARRANT COUNTY, TEXAS
VOL.	VOLUME
PG.	PAGE
DOC. NO.	DOCUMENT NUMBER
CAB.	CABINET
D.E.	DRAINAGE EASEMENT
V.E.	VISIBILITY EASEMENT



LOCATION MAP

N.T.S.

Notification Map



PC21-014

5209 Bluebonnet Drive



Subject Property



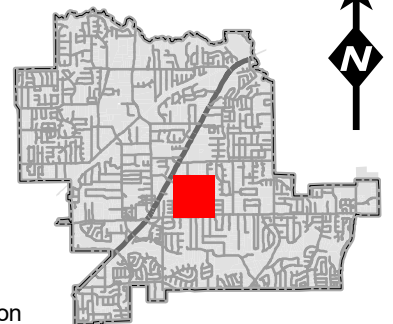
500ft Buffer



Properties within 500ft



Sales Tax Preferred Intersection



DISCLAIMER:
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OBJECTID	Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
1	ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
2	PHILLIPS, DEAN F	PO BOX 610411	DALLAS, TX	75261	1604 CHERRY LN
3	HERRON, DAVID	5105 ROSE ST	COLLEYVILLE, TX	76034	5105 ROSE ST
4	PALANZA, DOMINICK	1500 CHERRY LN	COLLEYVILLE, TX	76034	1500 CHERRY LN
5	SCULLIN, STEPHEN K	5124 PRESERVATION AVE	COLLEYVILLE, TX	76034	5124 PRESERVATION AVE
6	MANTZEL, WILLIAM	5112 PRESERVATION AVE	COLLEYVILLE, TX	76034	5112 PRESERVATION AVE
7	ROGERS, JAMES L	5208 COVENTRY CT	COLLEYVILLE, TX	76034	5208 COVENTRY CT
8	FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
9	ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
10	CUFFE, JOHN	5105 PRESERVATION AVE	COLLEYVILLE, TX	76034	5105 PRESERVATION AVE
11	SPEIGHT, MATT	1504 CHERRY LN	COLLEYVILLE, TX	76034	1504 CHERRY LN
12	RICHARDS FAMILY TRUST,THE	5212 CONVENTRY CT	COLLEYVILLE, TX	76034	5212 COVENTRY CT
13	PERRY, STAN	5111 ROSE ST	COLLEYVILLE, TX	76034	5111 ROSE ST
14	SMITH, NANCY	5121 PRESERVATION AVE	COLLEYVILLE, TX	76034	5121 PRESERVATION AVE
15	DAMERON, RAY	1600 CHERRY LN	COLLEYVILLE, TX	76034	1600 CHERRY LN
16	WALLACE LINDA K REVOCABLE TRUS	5113 PRESERVATION AVE	COLLEYVILLE, TX	76034	5113 PRESERVATION AVE
17	STAMP, FRANK	5401 JANET LN	COLLEYVILLE, TX	76034	5401 JANET LN
18	COBB, JESSE G	1508 CHERRY LN	COLLEYVILLE, TX	76034	1508 CHERRY LN
19	K&M FAMILY TRUST	5400 JANET LN	COLLEYVILLE, TX	76034	5400 JANET LN
20	MILLER, TRACY S	5108 CHELSEA DR	COLLEYVILLE, TX	76034	5108 CHELSEA DR
21	VANDERGRIF, JOAN	5317 BLUEBONNET DR	COLLEYVILLE, TX	76034	5317 BLUEBONNET DR
22	FRYER, AVA	5129 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5129 STONEBRIDGE DR
23	WOODCOCK, DAVID	1512 CHERRY LN	COLLEYVILLE, TX	76034	1512 CHERRY LN
24	BROOKS, TRAVIS M	5120 PRESERVATION AVE	COLLEYVILLE, TX	76034	5120 PRESERVATION AVE
25	ZHANG, LIWEI	5109 PRESERVATION AVE	COLLEYVILLE, TX	76034	5109 PRESERVATION AVE
26	BORRA, VIJAYA	826 MANGO CT	COPPELL, TX	75019	5209 BLUEBONNET DR
27	PRESERVATION HOA INC	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019	5204 PRESERVATION AVE
28	BURAL, LYNN	5104 CHELSEA DR	COLLEYVILLE, TX	76034	5104 CHELSEA DR
29	EMERSON-ENNIS, JUDITH	5216 COVENTRY CT	COLLEYVILLE, TX	76034	5216 COVENTRY CT
30	BRIDGES, WARREN	5117 PRESERVATION AVE	COLLEYVILLE, TX	76034	5117 PRESERVATION AVE
31	HICKEY, BRIAN DOUGLAS	5100 CHELSEA DR	COLLEYVILLE, TX	76034	5100 CHELSEA DR
32	FARMER, STEPHEN	5305 BLUEBONNET DR	COLLEYVILLE, TX	76034	5305 BLUEBONNET DR
33	COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5301 RIVERWALK DR
34	MADDOX, RICHARD L	5116 PRESERVATION AVE	COLLEYVILLE, TX	76034	5116 PRESERVATION AVE
35	GLENN, MARY	5125 PRESERVATION AVE	COLLEYVILLE, TX	76034	5125 PRESERVATION AVE
36	THE BRIDGES @ RIVERWALK HOA	PO BOX 1183	COLLEYVILLE, TX	76034	5112 STONEBRIDGE DR
37	DOUGLASS, GEORGE W	1412 CHERRY LN	COLLEYVILLE, TX	76034	1412 CHERRY LN
38	COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX	76034	5201 RIVERWALK DR
39	PRESERVATION HOA INC	106 N DENTON TAP RD # 210-375	COPPELL, TX	75019	1400 BLUEBONNET DR
40	CURRY, KENNETH C	5125 STONEBRIDGE DR	COLLEYVILLE, TX	76034	5125 STONEBRIDGE DR
41	EVERETT, ROY	5205 COVENTRY CT	COLLEYVILLE, TX	76034	5205 COVENTRY CT
42	DAVIS, KEITH	5200 PRESERVATION AVE	COLLEYVILLE, TX	76034	5200 PRESERVATION AVE
43	ROGERS, NANCY	1612 CHERRY LN	COLLEYVILLE, TX	76034	1608 CHERRY LN
44	TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1609 CHERRY LN
45	ROGERS, NANCY JO	1612 CHERRY LN	COLLEYVILLE, TX	76034	1612 CHERRY LN
46	DONEPUDI, SREECHANDRA	1501 CHERRY LN	COLLEYVILLE, TX	76034	1501 CHERRY LN
47	DUNN, MARC P	1704 AVONDALE DR	COLLEYVILLE, TX	76034	1704 AVONDALE DR
48	EMBRY, STEVEN	5201 PRESERVATION AVE	COLLEYVILLE, TX	76034	5201 PRESERVATION AVE
49	STEWART, LARRY	1509 CHERRY AVE	COLLEYVILLE, TX	76034	1509 CHERRY LN
50	MADAR, ALEXANDER	1505 CHERRY LN	COLLEYVILLE, TX	76034	1505 CHERRY LN
51	WILLIAMS, JAMES R	407 COUNTRY PL	COLLEYVILLE, TX	76034	5108 ROSE ST
52	CLARK, HARRY P	5104 ROSE ST	COLLEYVILLE, TX	76034	5104 ROSE ST
53	APTE, SHIREESH	5204 COVENTRY CT	COLLEYVILLE, TX	76034	5204 COVENTRY CT
54	WILKINS, ERIC	5205 PRESERVATION AVE	COLLEYVILLE, TX	76034	5205 PRESERVATION AVE
55	TRAVIS, COLIN	1609 CHERRY LN	COLLEYVILLE, TX	76034	1611 CHERRY LN
56	CHELSEA PARK ADDITION	1816 Avondale Drive	COLLEYVILLE, TX	76034	COURTESY NOTICE
57	RIVERWALK AT COLLEYVILLE	P.O. Box 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
58	BRIDGES AT RIVERWALK ADDITION	P.O. Box 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
59	PRESERVATION	106 N Denton Tap Road #210-375	COPPELL, TX	75019	COURTESY NOTICE
60	KINGSWOOD ESTATES-COLLEYVILLE	P.O. Box 978	COLLEYVILLE, TX	76034	COURTESY NOTICE
61	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED

1. **Where are the new drawings?:** that illustrate the dwellings, proposed drainage plan, and accessory buildings?

This applicants previous proposal drawings included a

1. guest house
 2. proposed 2nd dwelling
 3. A long concrete driveway
2. The granting of this Plat Waiver request has huge adverse implications for the current flag lots that exist in Colleyville. This includes setting long-term precedents with potential adverse affects on property owners, values, zoning, and urban planning. These adverse affects are unknown, as the applicant has not clearly defined what the purpose of this waiver is for.

This can potentially nullify some sections of the city development code for flag lots.

3. Clearly, the burden of proof of adequate planning must be provided by the applicant.
4. We expect a full proposal by the applicant to be provided to the general public of Colleyville in the future.

We unanimously are opposed to this plat waiver, and document the signatures: that this plat waiver request be denied.

Signatures of most adversely affected property owners follows:

Signatures

Name	Bobbi Douglas
Address	1412 Cherry Lane Collegeville
Signature	Bobbi Douglas

Name	Nancy J. Rogers
Address	1608 + 1622 Cherry Ln Collegeville, TX, 76034
Signature	Nancy J. Rogers

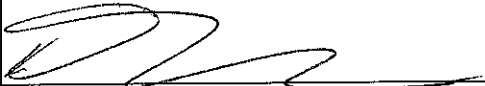
Name	Joe & Jesse Cobb
Address	1508 Cherry Ln
Signature	Joe & Jesse Cobb

Name	Dean & Sara Phillips
Address	1604 Cherry
Signature	Dean & Sara Phillips

Formal Protest against Case # PC21-014

Dated: 7-28-21

Signatures for Zoning change denial

Name	David & Kristi Woodcock
Address	1512 Cherry Lane Colleyville TX
Signature	 

Name	
Address	
Signature	

Name	
Address	
Signature	

Name	
Address	
Signature	

RESOLUTION R-21-XXXX

**A RESOLUTION APPROVING A MINOR PLAT FOR LOT 1, BLOCK 1,
DOSSANI PARADISE FAMILY ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Minor Plat for Lot 1, Block 1, Dossani Paradise Family Addition, on August 10, 2021.

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

Sec. 1. THAT the Replat, for Lot 1, Block 1, Dossani Paradise Family Addition on approximately 4.3 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved with the following condition:

1. A Plat Waiver for lot width is approved at approximately 187 feet.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 7th DAY OF SEPTEMBER 2021.

Mayor Richard Newton
Place 1, Tammy Nakamura
Place 3, Kathy Wheat
Place 4, George Dodson

_____	Mayor Pro Tem Bobby Lindamood	_____
_____	Place 5, Chuck Kelley	_____
_____	Place 6, Callie Rigney	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

DOSSANI PARADISE FAMILY ADDITION
LOT 1, BLOCK A
ANDERSON COUNTY, TEXAS

NOTES

1. Unless otherwise noted, all corner points shown herein shall be as they appear on the plat of the Survey.
2. Surveying of this plat is subject to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes.
3. According to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes.
4. The plat is subject to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes.
5. The plat is subject to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes.

SELF-APPROVED AUTHORITY
 This plat is subject to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes, and to the Texas Surveying Act, Chapter 131, of the Texas Civil Statutes.

COMMUNITY DEVELOPMENT DIRECTOR

 DATE: _____



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 8/10/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of an amendment to the PUD-C Planned Unit Development-Commercial district, specifically to revise the building elevations, on Lot 2, Block 1, BYD Addition, located at 1109 Glade Road, Case ZC21-017

Explanation

Doug Skomer, the applicant, has submitted a request for an amendment to the existing PUD-C Planned Unit Development – Commercial ordinance for the Bayley Yandell development, being approximately 0.57 acres. The purpose is to amend the PUD-C's ordinance in order to allow for new building elevations for a new 5,716 s.f. office building. No other amendments are proposed.

Existing Conditions/Background: The subject property consists of a remaining open lot for construction of a new office building. This property was part of a larger garden office development, which was approved by City Council in October of 2014.

Proposed Amendment:

Request – The applicant requests to change the PUD Ordinance to allow for new building elevations for a new 5,716 s.f. office building.

Analysis: The requested PUD-C amendment is for an updated elevation exhibit. The previous ordinance was approved in 2014. The applicant desires for the 5,716 s.f. office building to have a more architecturally transitional appearance as opposed to the garden office appearance. To change the building elevations from the PUD-C ordinance requires an amendment to Ordinance O-14-1927.

Plat Status: The property is platted as Lot 2, Block 1, of the BYD Addition.

DRC Review: The DRC reviewed the request during their July 20, 2021 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The property to the north and south have R-20 Single Family Residential zoning and have mostly developed with residential structures. However, there are several office buildings close by on the north side of Glade Road.

The properties to the east and west have PUD-C zoning and are improved with office buildings.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for commercial development. The proposed change to the PUD-C ordinance does not conflict with any portion of the comprehensive plan.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 1,000 feet of the subject property regarding this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the *Fort Worth Star-Telegram* as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

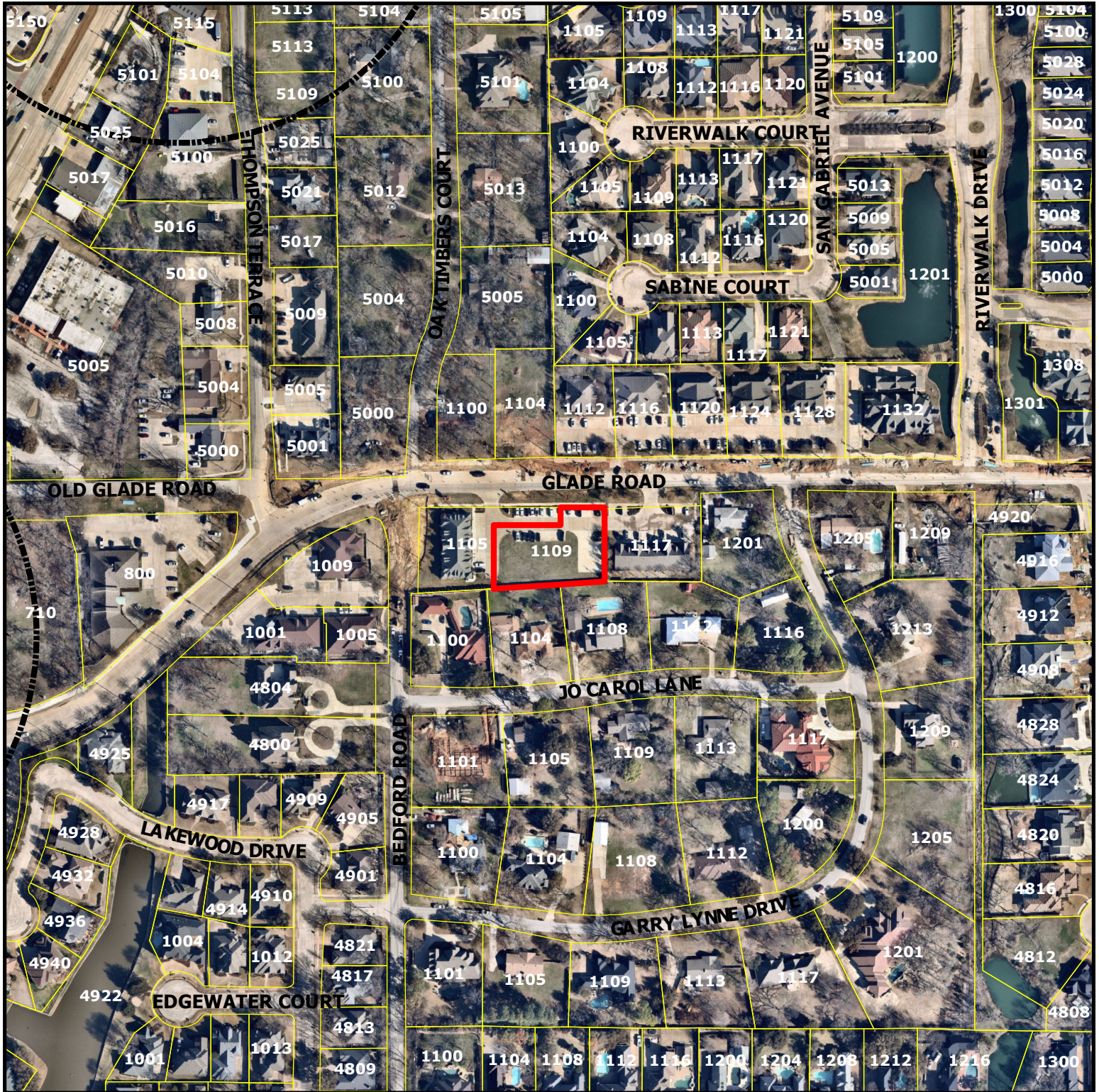
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Elevation Exhibit
5. Ordinance O-14-1927
6. Notification Map
7. Notification List
8. Draft Ordinance

Aerial Map



ZC21-017

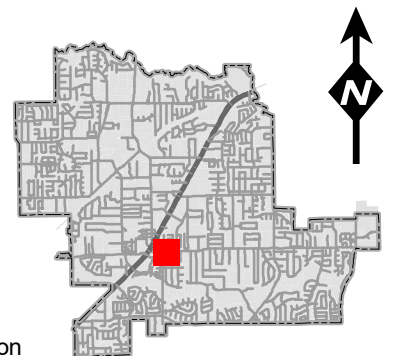
1109 Glade Road

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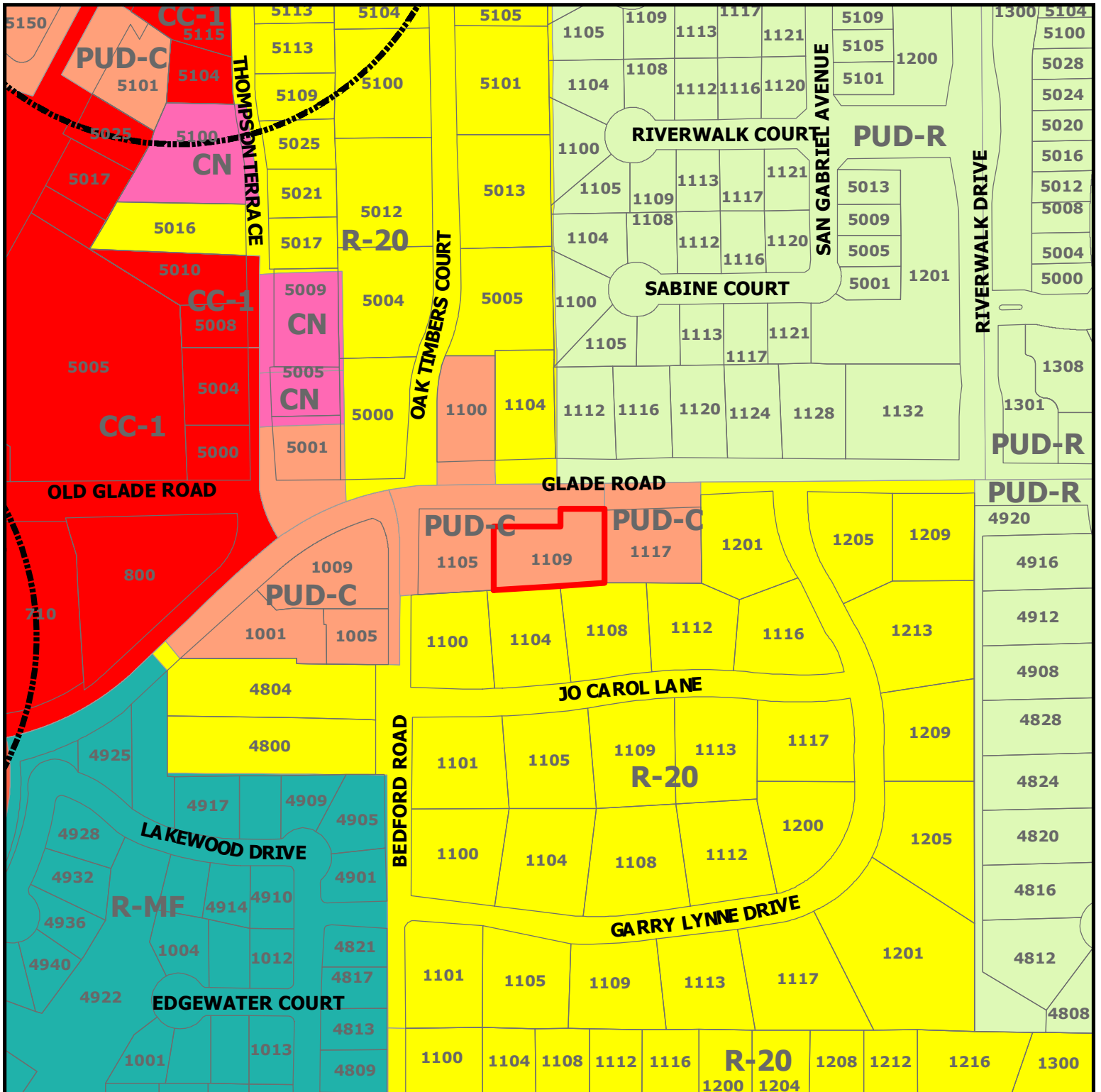


Subject Property

Sales Tax Preferred Intersection



Zoning Map



ZC21-017

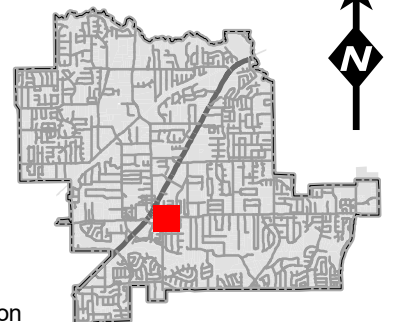
1109 Glade Road

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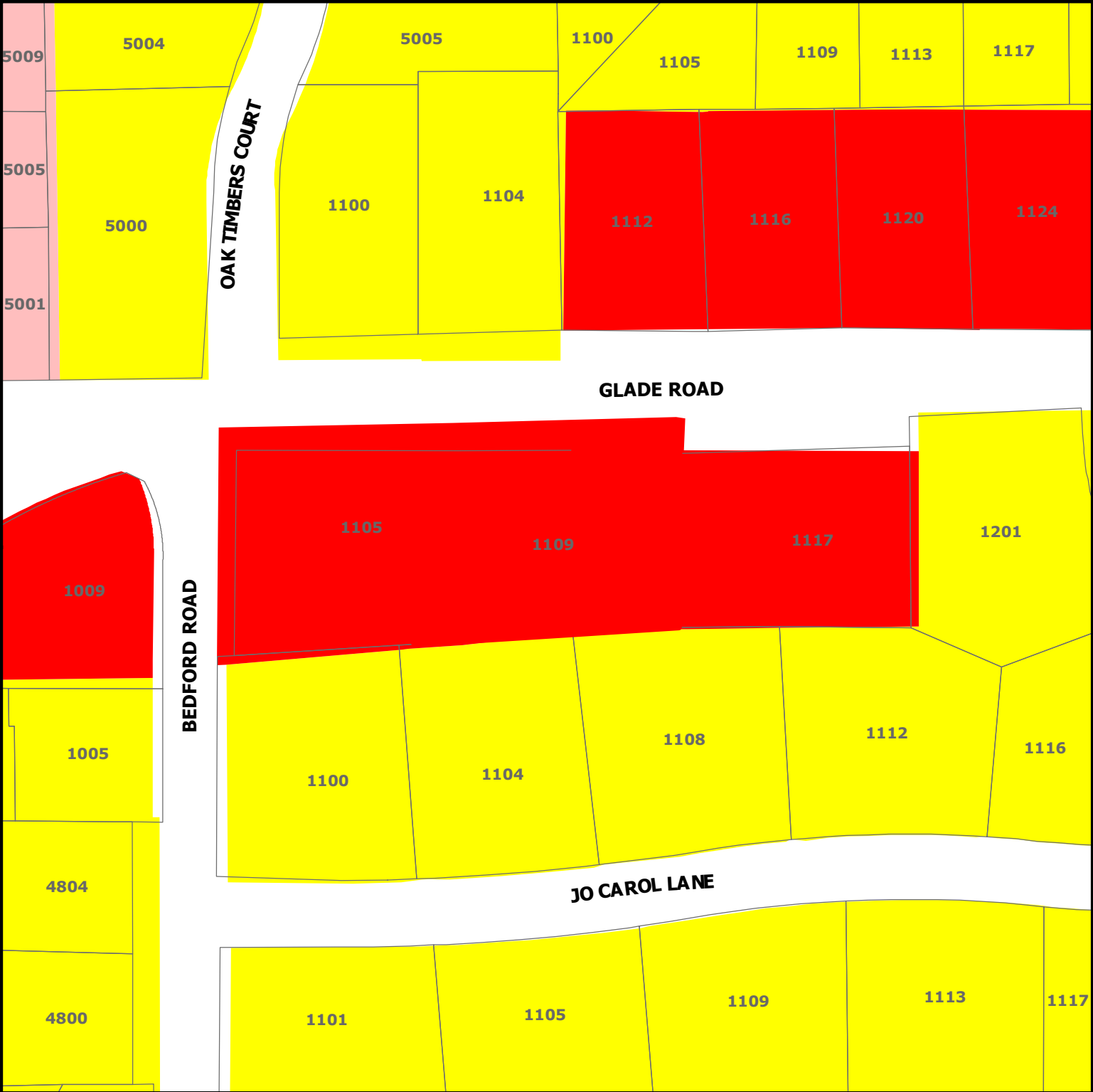


Subject Property

Sales Tax Preferred Intersection



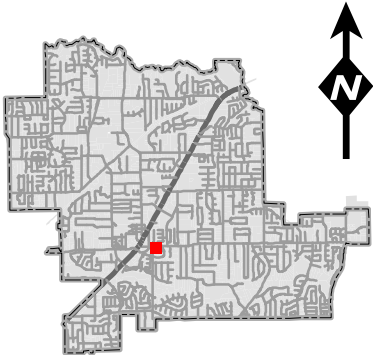
Future Land Use Map

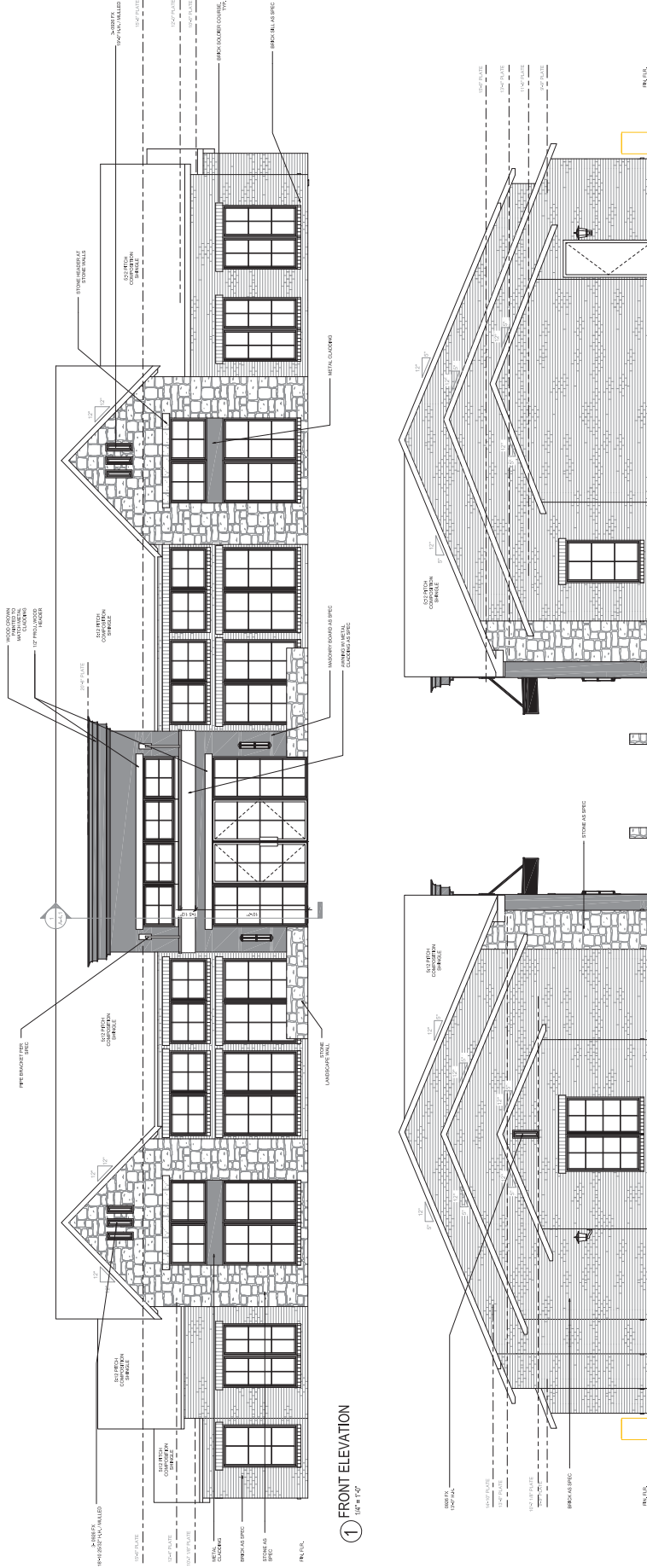


ZC21-017 1109 Glade Road

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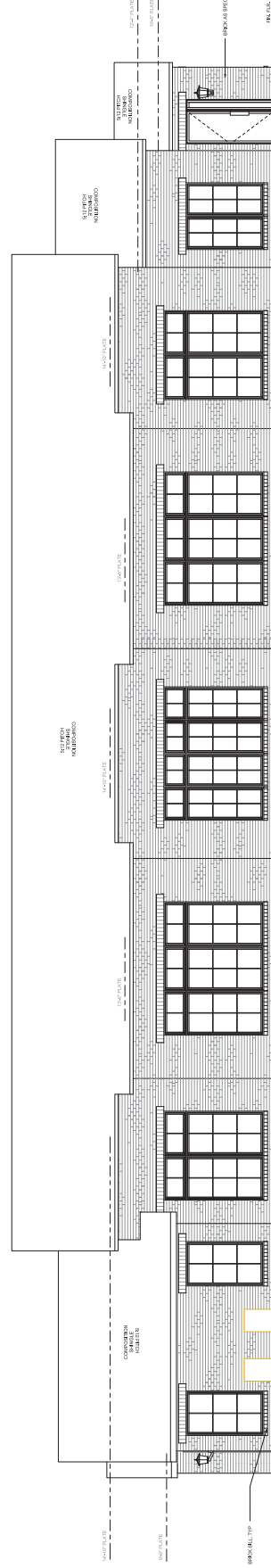
-  Subject Property
-  Residential
-  Commercial
-  Colleyville Blvd Corridor





② LEFT ELEVATION
1/4" = 1'-0"

③ RIGHT ELEVATION
1/4" = 1'-0"



④ REAR ELEVATION
1/4" = 1'-0"

NOTE:

1. SECOND FLOOR PLATE HEIGHTS BASED OFF OF 16"

BRICK SOFT		STONE SOFT		METAL CLADDING SOFT	
FRONT	606 SF	FRONT	732 SF	FRONT	429 SF
LEFT	602 SF	Grand total	732 SF	Grand total	429 SF
REAR	1217 SF				
RIGHT	598 SF				
Grand total	2943 SF				

FRONT MASONRY %		LEFT MASONRY %	REAR MASONRY %	RIGHT MASONRY %
MASONRY	84%	MASONRY	100%	MASONRY
METAL CLAD	15%			
STUCCO	1%			

OVERALL PERCENTAGES	
Masonry - Brick	41%
Masonry - Brick Walnscol	3%
Masonry - Random Stone	10%
Metal - Stud Layer	41%
Siding	6%

ORDINANCE O-14-1927

AMENDING THE ZONING ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, BY AMENDING THE OFFICIAL ZONING MAP AND CHANGING THE ZONING ON 1.36 ACRES ON LOTS 1 AND 2, BLOCK 1, SUNRISE TERRACE ADDITION, FROM THE R-20-SINGLE FAMILY RESIDENTIAL ZONING DISTRICT TO THE PUD-C-PLANNED UNIT DEVELOPMENT COMMERCIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC14-009; and

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

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

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

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and State Law with reference to changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners

generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1.36 acres on Lots 1 and 2, Block 2, Sunrise Terrace Addition, from the R-20-Single Family Residential zoning district to the PUD-C-Planned Unit Development Commercial zoning district, as depicted in the attached Exhibit "A".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. Permitted uses shall be limited to Professional and General Office as permitted by the CPO-Professional Office Commercial District.
- b. The proposed development is subject to all the regulations contained in the Land Development Code, except as amended by this ordinance.
- c. Prior to the issuance of any building permit, a replat of the subject properties shall be submitted, approved and filed with the Tarrant County Clerk.

2. BUILDING AND SITE COMPLIANCE PROVISIONS

- a. All new buildings must comply with the provisions of

Chapter 6-Commercial Building Design in the Land Development Code.

- b. All landscaping shall meet the minimum requirements of Chapter 4-Landscaping and Buffering in the Land Development Code.
- c. The 40-foot front yard setback shall be reduced to 10 feet.
- d. The rear yard setback shall be reduced to 20 feet.
- e. This development, including the use of land and the layout of the buildings on the property shall be generally consistent with Exhibit "B" and "D".
- f. The building elevations shall be generally consistent with Exhibit "C".
- g. The driveway approach connecting to Glade Road may be located no closer than 145 feet, measured from centerline to centerline, from the potential realigned intersection of Bedford Road and Glade Road as shown on Exhibit "B". The final approval of said driveway location and determination of approved turning movements within said driveway approach shall be made by the City Engineer prior to the final approval and construction of said driveway.

Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that

portion so decided to be invalid or unconstitutional.

Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

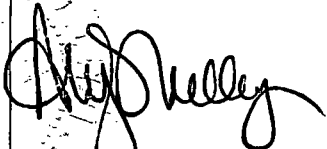
The first reading and public hearing being conducted on the 19th day of August 2014.

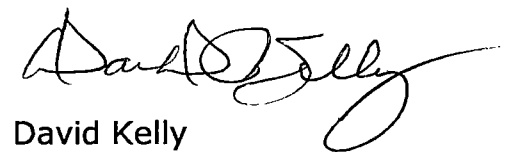
The second reading and public hearing being conducted on the 21st day of October 2014.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 21st day of October 2014.

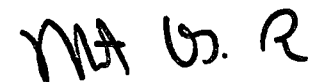
ATTEST:

CITY OF COLLEYVILLE


Amy Shelley, TRMC
City Secretary

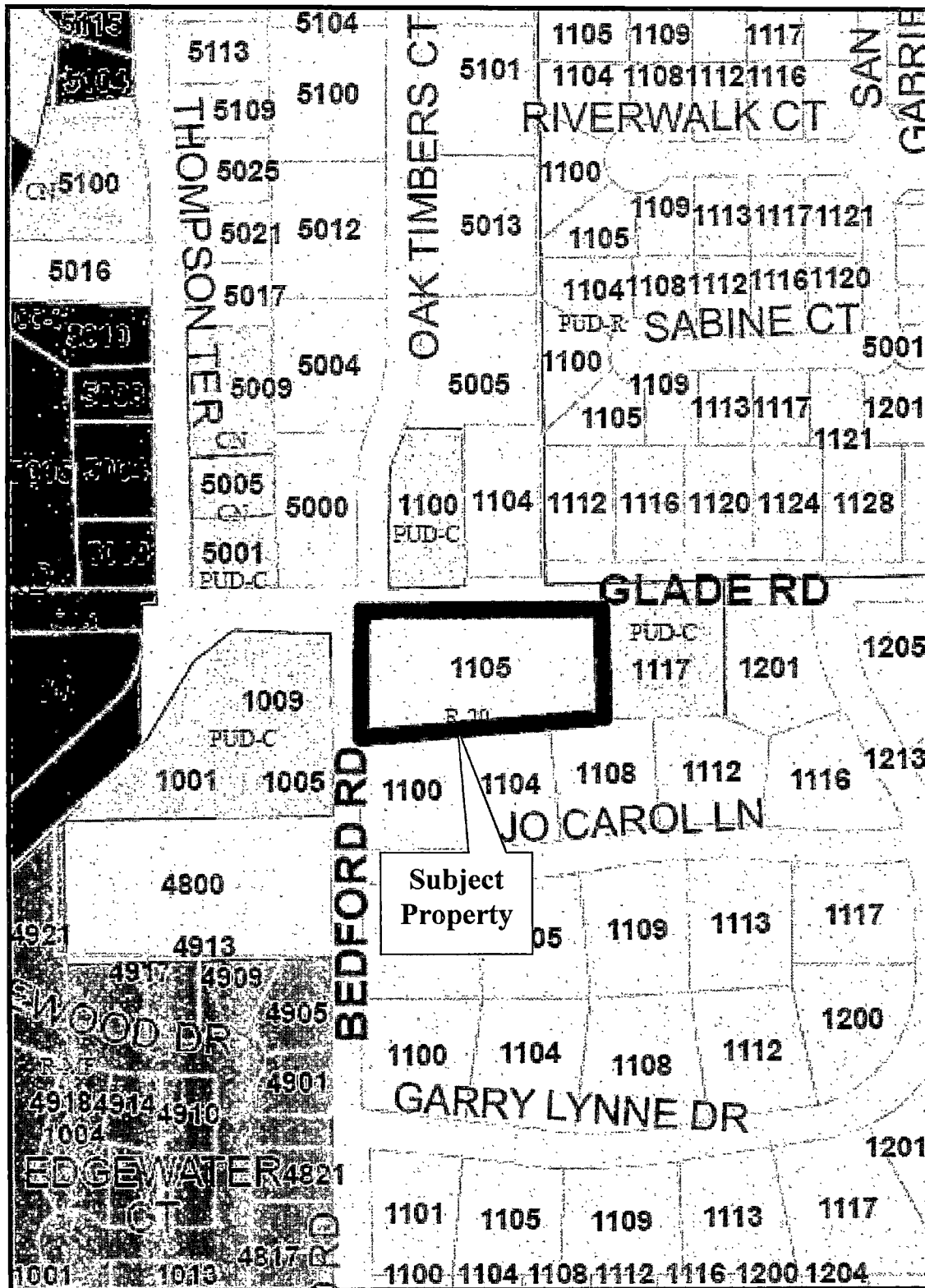

David Kelly
Mayor

APPROVED AS TO FORM AND LEGALITY:



Matthew C. G. Boyle
City Attorney

Exhibit "A" – Location and Zoning Map



[illegible]

Exhibit B – Conceptual Site Plan

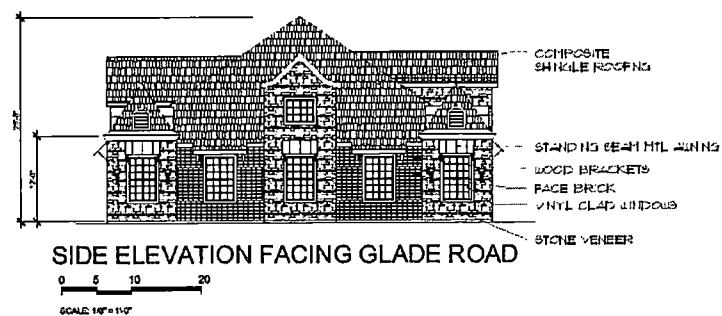
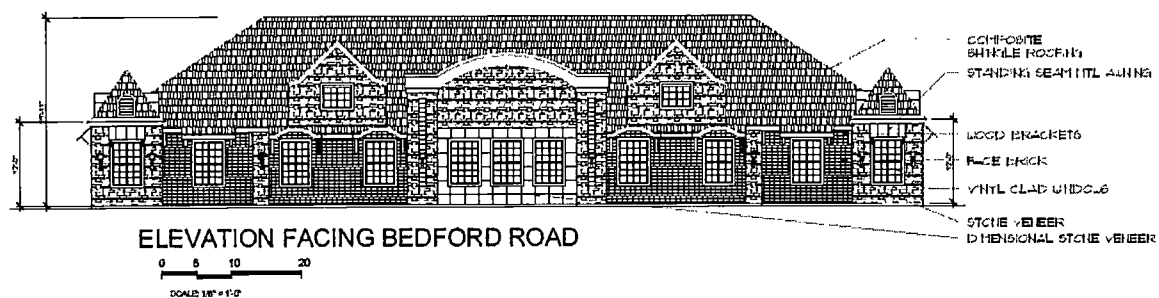


Exhibit D - Statement of Planning Objectives



October 7, 2014

Revised Statement of Planning Objectives
1105 Glade Road
Southeast corner of Glade Rd and Bedford Rd

The proposed tract is approximately 1.36 acres at the corner of Bedford Road and Glade Road. We propose to rezone the property from the current R-20 classification to a PUD-C district with the use for the site being commercial office. The development objective is to provide two premier garden office buildings as a cohesive complex and relevant to the adjoining uses on Glade Rd. These buildings are to be of top quality finishes inside and out. The exteriors are to be constructed of masonry materials including stone, brick, stucco and wood. Both buildings will be a mirror of each other and will be just less than 6,000 Sq. ft. each.

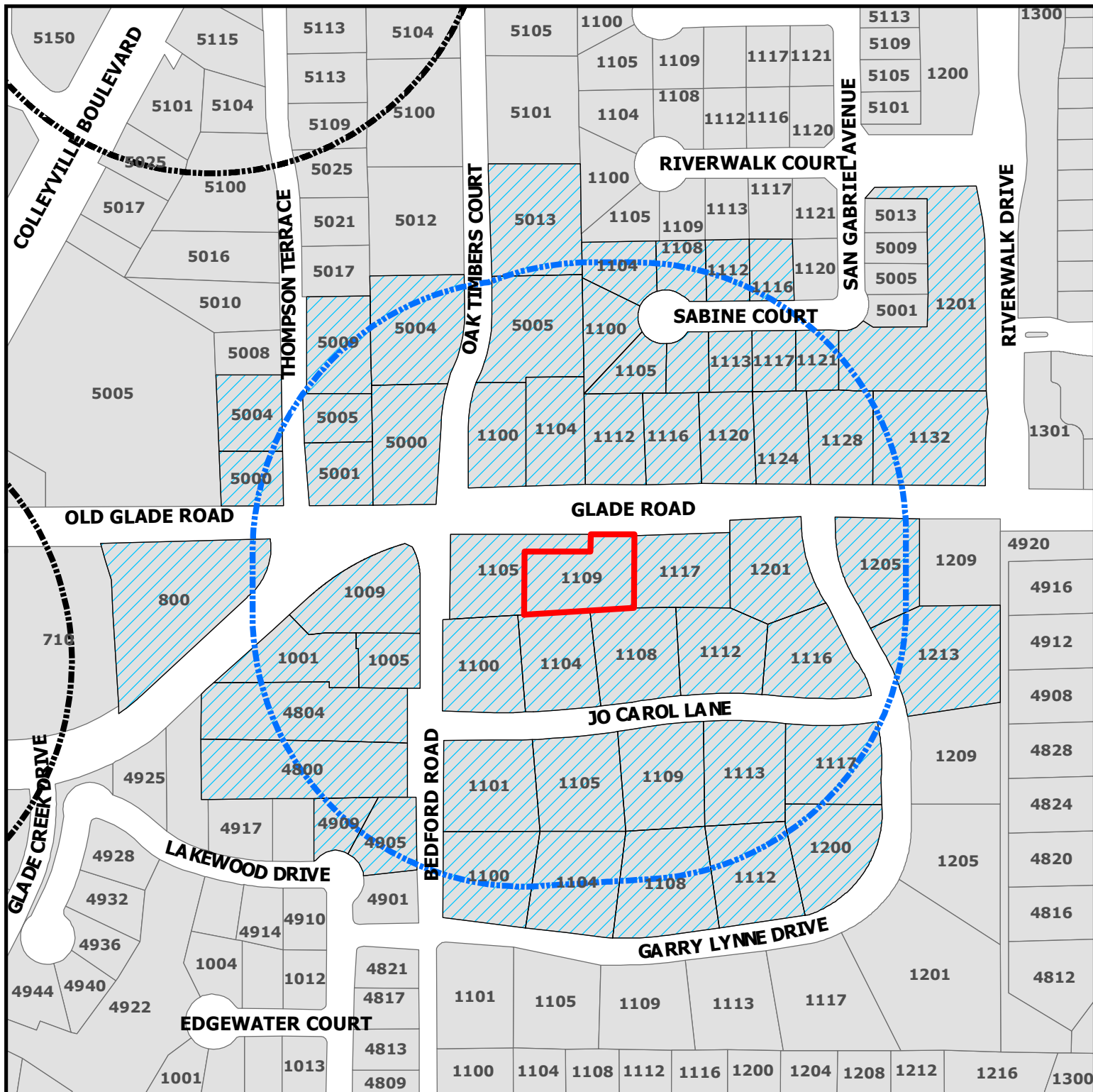
At the rear, a masonry screen wall and landscape buffer will be provided per the unified development code and city ordinances. We will insure that our landscape plan meets all requirements and codes as outlined by the city.

Bayley Yandell Development and Graham Hart Home Builder will occupy one building with all remaining space being leased out.

Sincerely,

Peter Slover

Notification Map



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.

ZC21-017

1109 Glade Road



Subject Property



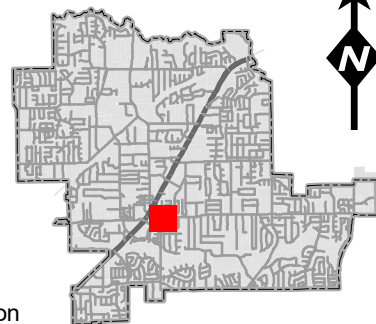
500ft Buffer



Properties within 500ft



Sales Tax Preferred Intersection



OBJECTID	Owner Name	Owner Address	Owner City	Owner Zip	Situs Address
1	GLADE RIVER LLC	11511 ROSSER RD	DALLAS, TX	75229	1124 GLADE RD
2	LANGELIER MANAGEMENT LLC	8155 WESTWIND CT	NORTH RICHLAND HILLS, TX	76180	1112 GLADE RD
3	GLADE RD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX	76034	1005 GLADE RD
4	O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX	76034	5004 THOMPSON TERR
5	COLLINS, JANET M	5013 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5013 OAK TIMBERS CT
6	LORENZEN, MIKE	1105 JO CAROL ST	COLLEYVILLE, TX	76034	1105 JO CAROL LN
7	EDGELL, BETTY R	1112 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1112 GARRY LYNNE DR
8	FREEMAN, BECKY A	1112 JO CAROL ST	COLLEYVILLE, TX	76034	1112 JO CAROL LN
9					1001 GLADE RD
10	QUENICHET, JOHN WAYNE	5005 OAK TIMBERS CT	COLLEYVILLE, TX	76034	5005 OAK TIMBERS CT
11	GLADE ROAD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX	76034	1009 GLADE RD
12	KING FISHER LTD	1132 GLADE RD	COLLEYVILLE, TX	76034	1132 GLADE RD
13	GLADE RIVER III LLC	11511 ROSSER RD	DALLAS, TX	75229	1104 GLADE RD
14	WALKER, DAVID	1112 SABINE CT	COLLEYVILLE, TX	76034	1112 SABINE CT
15	RAJU FAMILY TRUST	3816 APPLETON LN	FLOWER MOUND, TX	75022	5004 OAK TIMBERS CT
16	THOMPSON BENJAMIN ETUX YEE-PIN	1100 GLADE RD	COLLEYVILLE, TX	76034	1100 GLADE RD
17	RICE, MOLLY	1109 JO CAROL ST	COLLEYVILLE, TX	76034	1109 JO CAROL LN
18	CANNON, CAREY W	1104 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1104 GARRY LYNNE DR
19	JOHNSTON, AMANDA LOUISE	1100 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1100 GARRY LYNNE DR
20	HENDRICKSON, HOLLEY	1804 GLENBROOK CT	BEDFORD, TX	76021	1108 GARRY LYNNE DR
21	GLADE RIVER IV LP	11511 ROSSER RD	DALLAS, TX	75229	1120 GLADE RD
22	ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5001 THOMPSON TERR
23	CHO, AARON	2877 NOTTINGHAM DR	ROANOKE, TX	76262	1101 JO CAROL LN
24	ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX	76034	4804 BEDFORD RD
25	MONTANO, THOMAS B	1100 SABINE CT	COLLEYVILLE, TX	76034	1100 SABINE CT
26	VARIN, ADRIAN	4909 LAKEWOOD DR	COLLEYVILLE, TX	76034	4909 LAKEWOOD DR
27	DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX	76034	5000 THOMPSON TERR
28	FOWLER, BARBARA	1113 JO CAROL ST	COLLEYVILLE, TX	76034	1113 JO CAROL LN
29	JAYARAMAN, KARUNAKARAN	1117 SABINE CT	COLLEYVILLE, TX	76034	1117 SABINE CT
30	JENKINS, DOROTHY MARIE	1200 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1200 GARRY LYNNE DR
31	ZHANG, PENGCHENG	1104 SABINE CT	COLLEYVILLE, TX	76034	1104 SABINE CT
32	DONAHOE, DUSTIN	1116 SABINE CT	COLLEYVILLE, TX	76034	1116 SABINE CT
33	SEHAT, MAJID	4800 BEDFORD RD	COLLEYVILLE, TX	76034	4800 BEDFORD RD
34	REYES, STEVE	4905 LAKEWOOD DR	COLLEYVILLE, TX	76034	4905 LAKEWOOD DR
35	ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA	91403	5005 THOMPSON TERR
36	GLADE RIVER II LLC	11511 ROSSER RD	DALLAS, TX	75229	1128 GLADE RD
37	SAREEN, RAJEEV	1121 SABINE CT	COLLEYVILLE, TX	76034	1121 SABINE CT
38	GRISIO, TERANCE R	3505 MEADOWLARK LN	COLLEYVILLE, TX	76034	1205 GLADE RD
39	NOBEL SOURCE COMPANY LLC	640 S HILL ST STE 341	LOS ANGELES, CA	90014	800 GLADE RD
40	SHALLWANI, ABDUL HAMEED	1105 SABINE CT	COLLEYVILLE, TX	76034	1105 SABINE CT
41	MERCER FAMILY PROPERTIES LLC	725 N FIELDER RD STE B	ARLINGTON, TX	76012	1116 GLADE RD
42	YANG, CHI-HUI LEO	1108 SABINE CT	COLLEYVILLE, TX	76034	1108 SABINE CT
43	CSSG HOLDINGS LLC	12409 DIDO VISTA CT	FORT WORTH, TX	76179	5009 THOMPSON TERR
44	RIVERWALK AT COLLEYVILLE HOA	1112 RIVERWALK CT	COLLEYVILLE, TX	76034	1201 RIVERWALK CT
45	NANJI REVOCABLE TRUST	1109 SABINE CT	COLLEYVILLE, TX	76034	1109 SABINE CT
46	RIKA, AMZA	1201 GLADE RD	COLLEYVILLE, TX	76034	1201 GLADE RD
47	RODGERS, CONRAD B	1213 GARRY LYNNE DR	COLLEYVILLE, TX	76034	1213 GARRY LYNNE DR
48	MAHMOOD, TALAT	12928 CONIFER LN	EULESS, TX	76040	1117 JO CAROL LN
49	KING, DALE L	PO BOX 371	COLLEYVILLE, TX	76034	5000 OAK TIMBERS CT
50	MAGANA, MARIO	1113 SABINE CT	COLLEYVILLE, TX	76034	1113 SABINE CT
51	EDGELL, KEITH A	1116 JO CAROL ST	COLLEYVILLE, TX	76034	1116 JO CAROL LN
52	PREMIER OFFICE EQUITIES	1117 GLADE RD STE 140	COLLEYVILLE, TX	76034	1117 GLADE RD
53	PETERSON, BARBARA LISA	1104 JO CAROL ST	COLLEYVILLE, TX	76034	1104 JO CAROL LN
54	TRACHIER, STEVE	1108 JO CAROL ST	COLLEYVILLE, TX	76034	1108 JO CAROL LN
55	A&H FT WORTH INVESTMENTS LLC	PO BOX 2082	COLLEYVILLE, TX	76034	1105 GLADE RD
56	ADVENIAT REGNUM TUUM, LLC.	1105 GLADE RD STE 100	COLLEYVILLE, TX	76034	1109 GLADE RD
57	VELNOSKY, CHELSIE	1100 JO CAROL ST	COLLEYVILLE, TX	76034	1100 JO CAROL LN
58	LAKEWOOD ESTATES	213 Mill Crossing West	COLLEYVILLE, TX	76034	COURTESY NOTICE
59	RIVERWALK AT COLLEYVILLE	P.O. Box 1031	COLLEYVILLE, TX	76034	COURTESY NOTICE
60	BRIDGES AT RIVERWALK ADDITION	P.O. Box 1183	COLLEYVILLE, TX	76034	COURTESY NOTICE
61	LAKES OF SOMERSET	1104 Chatsworth Court West	COLLEYVILLE, TX	76034	COURTESY NOTICE
62	CARMEL PLACE ESTATES	4816 Carmel Place	COLLEYVILLE, TX	76034	COURTESY NOTICE
63	GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX	76051	STATE REQUIRED

ORDINANCE O-21-XXXX

AMENDING ORDINANCE O-14-1927 CONDITIONS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council approved Ordinance O-14-1927 on October 21, 2014 to grant a rezoning request from the R-20 Single Family Residential district to the PUD-R Planned Unit Development – Commercial district on 1.36 acres located at 1005 & 1009 Glade Road, under Case ZC-14-009; and

WHEREAS, the applicant has requested an amendment to Ordinance O-14-1927 to amend Section 2.f. to allow for new building elevations; 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 amend the City's zoning ordinance; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration to, among other things, the character of the City's zoning 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 City Council is of the opinion that the change in zoning provided for herein should be made, in compliance with the City Charter, and state law with reference to changes to zoning classifications under the City's zoning ordinance and zoning map, having given the requisite notices required by law and having held public hearings affording all interested persons and property owners a full and fair opportunity to be heard.

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 1005 & 1009 Glade Road Planned Unit Development-Commercial Zoning District, as depicted in the attached Exhibit "B".

Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. General

a. The following amendments to Ordinance O-14-1927 are hereby authorized:

i. Section 2.f. of Ordinance O-14-1927 is hereby amended to allow for new building elevations.

Sec. 4. 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. 5. 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. 6. 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. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 7th day of September 2021.

The second reading and public hearing being conducted on the 21st day of September 2021.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 21st DAY OF SEPTEMBER 2021.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
Assistant City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt L. Wyatt
City Attorney

Exhibit "A"- Zoning Map

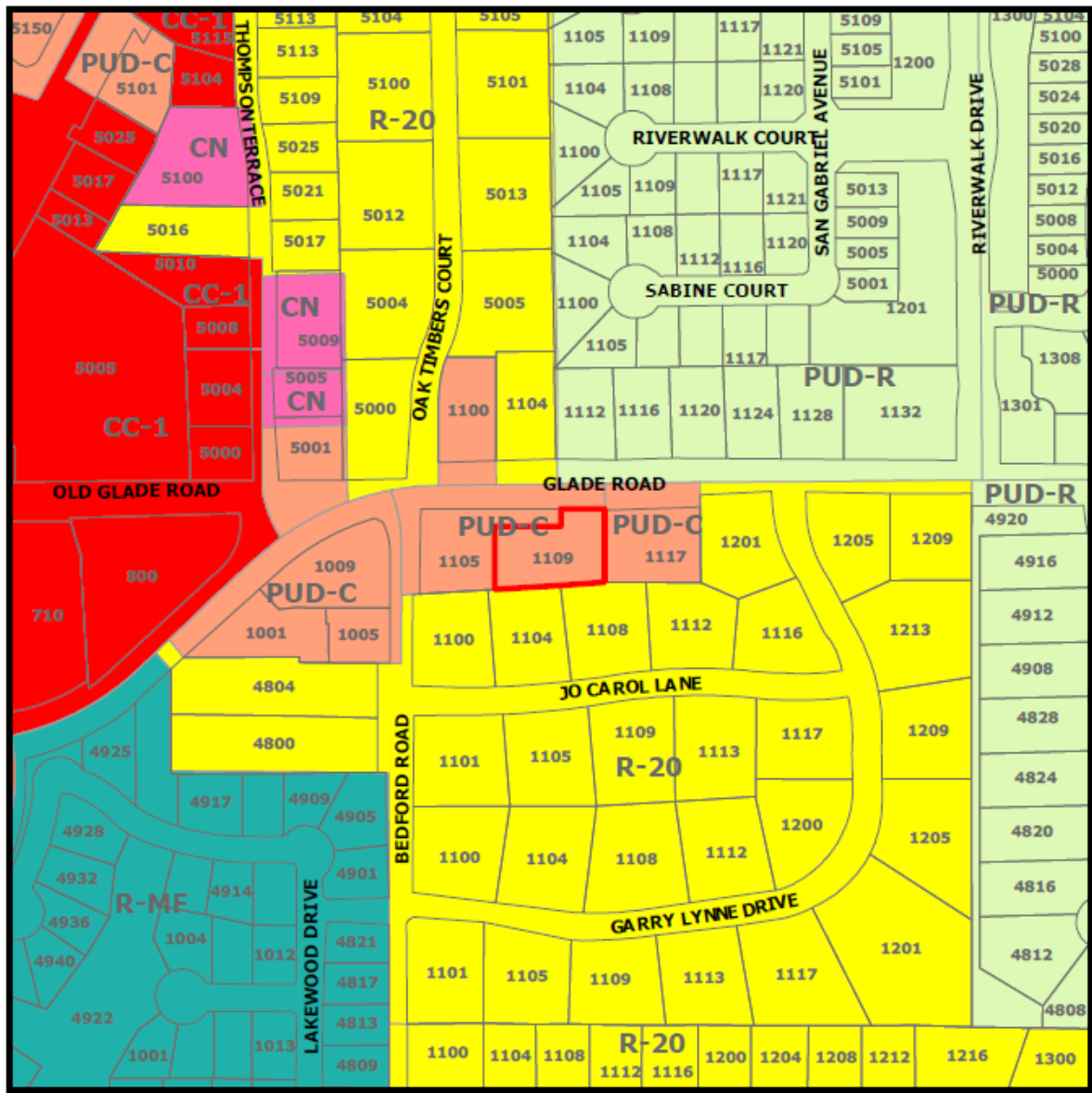


Exhibit "B"- Building Elevations

