



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, November 22, 2021
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Replat with a Plat Waiver for Lot Area and Lot Width for Lot 1, Block 1, Panno Brothers Addition, being Lot 7C, 7D1, and 7D1B, Block 1, Pleasant Oaks Estates Addition, located at 808 Beverly Drive, Case PC21-017
- 2b** Presentation and discussion of a Special Use Permit for a Residential Carport on Lot 31, Block 1, Wescoat Place Addition, located at 5916 LD Lockett Road, Case ZC21-029
- 2c** Presentation and discussion of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030
- 2d** Presentation and discussion of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Lot 1, Block 1, Howard Place Addition, located at 6113 Bransford Road, Case ZC21-031
- 2e** Presentation and discussion of a Special Use Permit for an accessory building to be closer than permitted on Lot 6, Block 1, The Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, Case ZC21-032
- 2f** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on a portion of Lot 48, Village at Colleyville Condos, located at 16 Village Lane, Suite 150, Case ZC21-033
- 2g** Presentation and discussion of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1, Abstract 798, Joseph H. Harrell Survey, located at 715 Murphy Road, Case ZC21-034

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards November 19, 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 Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 11/22/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat with a Plat Waiver for Lot Area and Lot Width for Lot 1, Block 1, Panno Brothers Addition, being Lot 7C, 7D1, and 7D1B, Block 1, Pleasant Oaks Estates Addition, located at 808 Beverly Drive, Case PC21-017

Explanation

Ryan Panno, the applicant, has submitted a request for a Replat with a plat waiver for Lot Area being 30,427 square feet and Lot Width being 140 feet. The existing zoning is R-40 Single Family Residential district. The purpose is to plat the property in order to allow for the construction of a new home.

Attachments

1. Aerial Map
2. Zoning Map
3. Boundary and Topographic Survey
4. Replat Exhibit

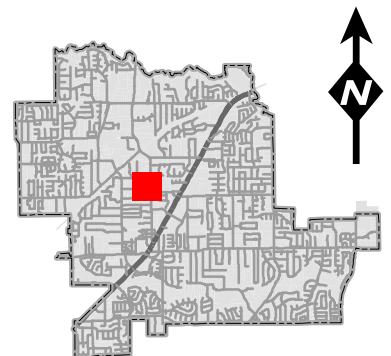
Aerial Map



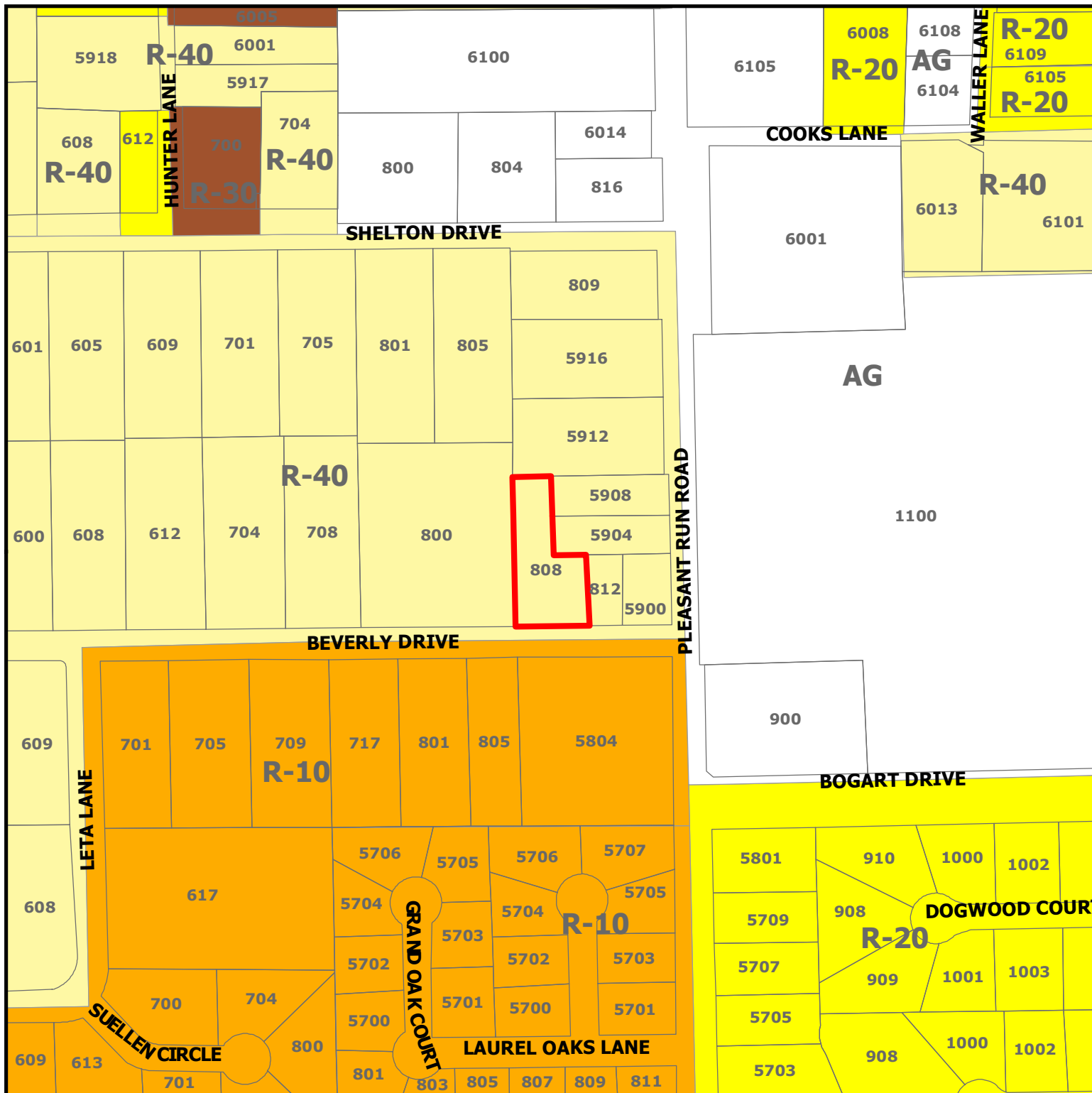
PC21-017
808 Beverly Drive

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 Subject Property



Zoning Map



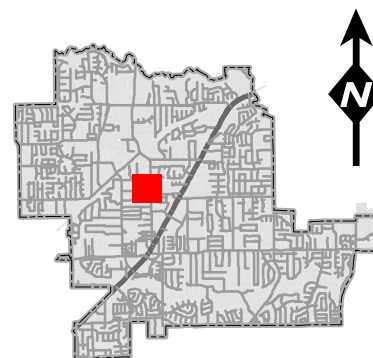
PC21-017
808 Beverly Drive

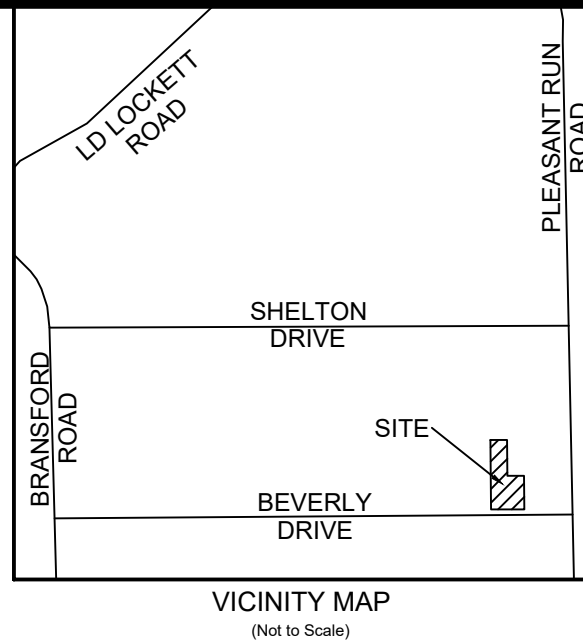
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Subject Property





WHEREAS, Lloyd Scott St. Clair and wife Young M. St. Clair are the owners of three tracts of land situated in the Peterson Survey Abstract Number 1203, Tarrant County, Texas, Tracts 1-3 described in a Warranty Deed to Lloyd Scott St. Clair and wife Young M. St. Clair, recorded in Volume 16131, Page 409 of the Official Public Records of said County, and said tracts are more particularly described by metes and bounds as follows:

THENCE North 00°31'22" West, departing said north right-of-way line and with the said common line, passing at a distance of 217.34 feet, the northwest corner of said Tract 2 and the southwest corner of said Tract 1, in all a total distance of 293.08 feet, to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set at the northwest corner of said Tract 1 and on the south line of Lot 7R3, Block 1, Pleasant Oaks Estates, as recorded in Cabinet A, Page 7925, of Plat Records of said County;

THENCE South 00°31'22" East, with said common line, passing at a distance of 75.54 feet, the southwest corner of said Kaul Tract and the northwest corner of a called 0.409 acre tract of land described in a Warranty Deed to Suneel Menon, recorded in Instrument Number D212230084 of said Official Public Records, in all a total distance of 151.48 feet, to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set, at the northwest corner of said Tract 3 and the southwest corner of said Menon Tract;

THENCE South 00°31'22" East, with said common line, a distance of 141.60 feet, to a 1/2 inch iron rebar found, at the southeast corner of said Tract 3 and the southwest corner of said Pennington Tract, on the north right-of-way line of said Beverly Drive, from which a 1/2 inch iron rebar found at the southeast corner of said Pennington Tract, bears North 89°37'40" East, a distance 70.00 feet;

THENCE South 89°37'40" West, with the common line of said Tracts 2, 3 and said north right-of-way line of Beverly Drive, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 0.699 Acres (30,427 square feet).



I hereby certify that the above and foregoing plat represents an on the ground survey conducted in September 2021 and is true and correct to the best of my knowledge.

Anthony Ray Crowl

10-13-2021

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10194203
4521 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



PETERSON PATE SURVEY, ABSTRACT NO. 1203
COLLEYVILLE, TARRANT COUNTY, TEXAS

Date: 10-5-2021	Drawn: JHR	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1
Owner: LLOYD SCOTT ST. CLAIR YOUNG M. ST. CLAIR 808 BEVERLY DRIVE COLLEYSVILLE, TX 76034	Developer: Ryan Panno 817-296-9636	ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN: 10194203 4521 FM 2181, #230-484 CORINTH, TX, 76210 (469) 850-CPLS(2757) acrowley@crowleysurveying.com		

WHEREAS, Lloyd Scott St. Clair and wife Young M. St. Clair are the owners of three tracts of land situated in the Peterson Survey, Abstract Number 1203, Tarrant County, Texas, Tracts 1-3 described in a Warranty Deed to Lloyd Scott St. Clair and wife Young M. St. Clair, recorded in Volume 16131, Page 409 of the Official Public Records of said County, and said tracts are more particularly described by metes and bounds as follows:

THENCE North 00°31'22" West, departing said north right-of-way line and with the said common line, passing at a distance of 217.34 feet, the northwest corner of said Tract 2 and the southwest corner of said Tract 1, in all a total distance of 293.08 feet, to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set at the northwest corner of said Tract 1 and on the south line of Lot 7R3, Block 1, Pleasant Oaks Estates, as recorded in Cabinet A, Page 7925, of Plat Records of said County;

THENCE North 89°37'40" East, with the common line of said Tract 1 and said Lot 7R3, a distance of 70.00 feet, to a 1/2 inch iron rebar found, at the northeast corner of said tract 1 and the west line of a called 0.404 acre tract of land described in a Warranty Deed with Vender's Lien to Sonia Kaul, recorded in Instrument Number D213232844 of said Official Public Records;

THENCE South 00°31'22" East, with said common line, passing at a distance of 75.54 feet, the southwest corner of said Kaul Tract and the northwest corner of a called 0.409 acre tract of land described in a Warranty Deed to Suneel Menon, recorded in Instrument Number D212230084 of said Official Public Records, in all a total distance of 151.48 feet, to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set, at the northwest corner of said Tract 3 and the southwest corner of said Menon Tract;

THENCE North 89°37'40" East, with the common line of said Tract 3 and said Menon Tract, a distance of 70.00 feet, to a 1/2 inch iron rebar with cap stamped "RPLS 6484" set, at the northeast corner of said Tract 3 and the northwest corner of a tract of land described in a Warranty Deed with Vender's Lien to David F. Pennington JR. & Paula Pennington, recorded in Volume 8759, Page 9777 of said Deed Records, Tarrant County, Texas;

THENCE South 00°31'22" East, with said common line, a distance of 141.60 feet, to a 1/2 inch iron rebar found, at the southeast corner of said Tract 3 and the southwest corner of said Pennington Tract, on the north right-of-way line of said Beverly Drive, from which a 1/2 inch iron rebar found at the southeast corner of said Pennington Tract, bears North 89°37'40" East, a distance 70.00 feet;

THENCE South 89°37'40" West, with the common line of said Tracts 2, 3 and said north right-of-way line of Beverly Drive, a distance of 140.00 feet to the **POINT OF BEGINNING** and containing 0.699 Acres (30,427 square feet).

OWNERS DEDICATION

Now, therefore, know all men by these presents, that LLOYD SCOT ST. CLAIR & YOUNG M. ST. CLAIR, do hereby adopt this plat designating the herein above described real property as Lot 2, Block 1, of PANNO BROTHERS ADDITION, an addition to the City of Colleyville, Tarrant County, Texas, and does hereby dedicate to the public's use the streets and easements shown thereon.

WITNESS MY HAND AT _____ TEXAS THIS THE ____ DAY OF _____, 2021.

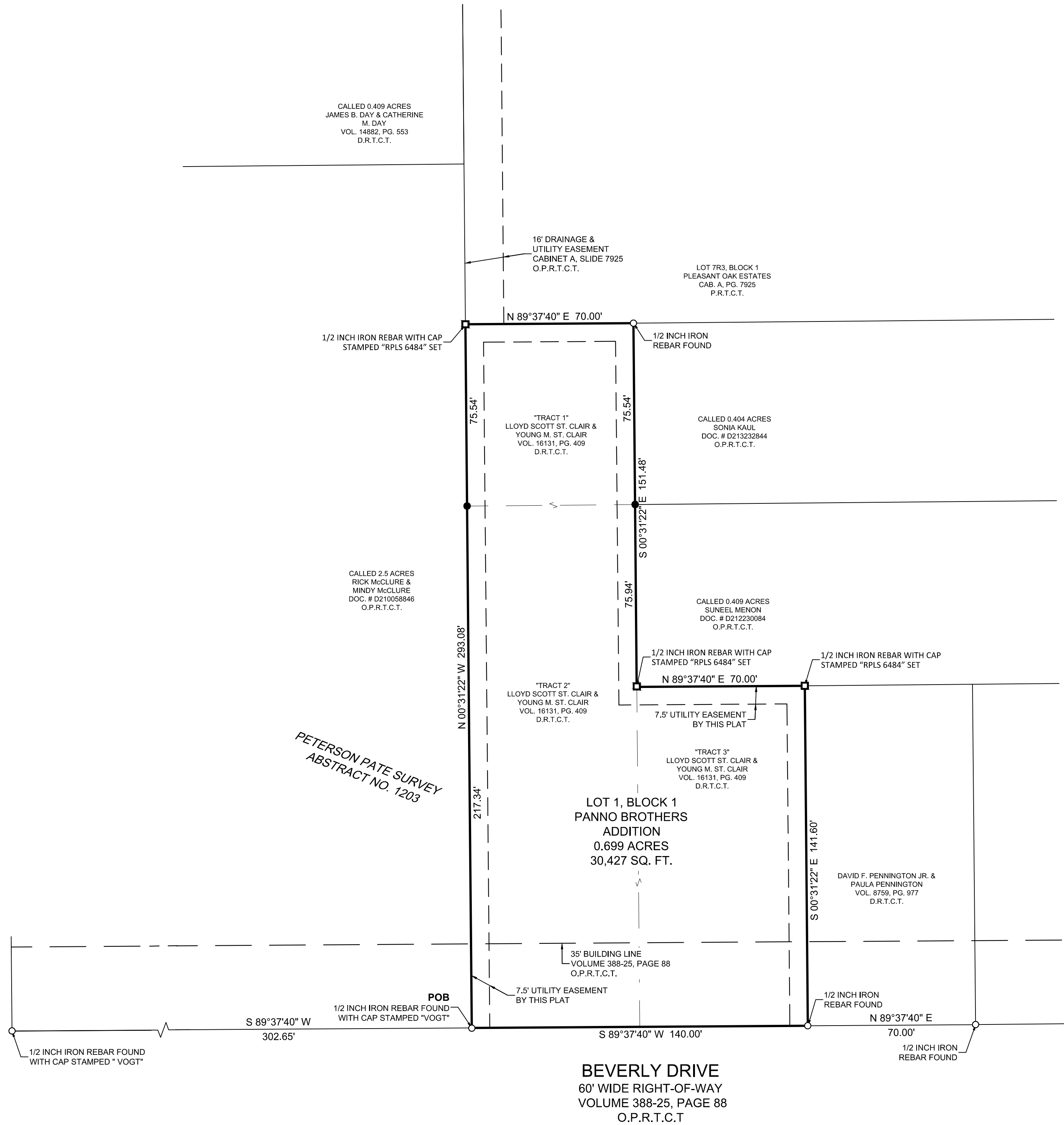
OWNER: _____

OWNER: _____

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared LLOYD SCOT ST. CLAIR & YOUNG M. ST. CLAIR, known to me to be the persons whose names are subscribed to this plat and the above foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 2021.

BY: _____



The map shows a network of roads. Bransford Road runs vertically on the left. Shelton Drive runs horizontally across the middle. Beverly Drive runs horizontally at the bottom. Pleasant Run Road runs vertically on the right. L.D. Lovett Road runs diagonally from the top left towards the center. A shaded rectangular area, labeled 'SITE' with a leader line, is located on Beverly Drive, south of Shelton Drive.

General Notes

1. I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Coleville, Tarrant County, Texas, Map Number 48439C0095K, effective date 09/25/2009 and that map indicates that this property is within Flood Zone "X" and is not within a special flood hazard area.
2. BEARINGS ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202

3. The Purpose of this Plat is to create Lot 2, Block 1 from a portion of Lot 7, Block 1, Pleasant Oaks Estate, recorded in Volume 388-25, page 88, Official Public Records, Tarrant County, Texas.

4. All existing buildings at the time of survey are to be removed.

5. City Benchmark # 64
Northing: 7010916.91, Easting: 2381156.99, Elevation 636.64

City Benchmark # 84
Northing: 7010409.46, Easting: 2383249.71, Elevation 632.72

Plat Notes

- a) **Utility Easement:** Any public utility, including the City of Colville, shall have the right to move and keep moved all or part of any building, fence, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements on the plat; and any public utility, including the City of Colville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removal all or part of its respective systems without the necessity at any time of procuring the permission of anyone.
- b) The maintenance of all easements located on the property are the responsibility of the property owner.

I hereby certify that the above and foregoing plat represents an on the ground survey conducted in September 2021 and is true and correct to the best of my knowledge.

Original signed and stamped in green ink.

This is a preliminary survey that is not to be used or relied upon as a final survey.
Anthony R. Crowley RPLS 6484

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10194203
4521 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com

Re-Plat
LOT 2, BLOCK 1
PANNO BROTHERS ADDITION
0.699 ACRES
PETERSON PATE SURVEY, ABSTRACT NO. 1203
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

Date: 10-5-2021	Drawn: JHR	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1
Owner: LLOYD SCOTT ST. CLAIR YOUNG M. ST. CLAIR 808 BEVERLY DRIVE COLLEYVILLE, TX 76034		Developer: Ryan Panno 817-296-9636		
		ANTHONY RAY CROWLEY R.P.L.S. NO. 6484 CROWLEY SURVEYING FRN:10194203 4521 FM 2181, #230-484 CORINTH, TX. 76210 (469) 850-QPLS(2757) acrowley@crowleysurveying.com		
				

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 _____
2021, to approve of this Plat.

Mayor, City of Colleville

City Secretary

Staff Approval Authority

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.

Date _____

Community Development Director

THIS PLAT RECORDED IN
DOCUMENT NUMBER: _____
DATE: _____



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2b

Agenda Date 11/22/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Residential Carport on Lot 31, Block 1, Wescoat Place Addition, located at 5916 LD Lockett Road, Case ZC21-029

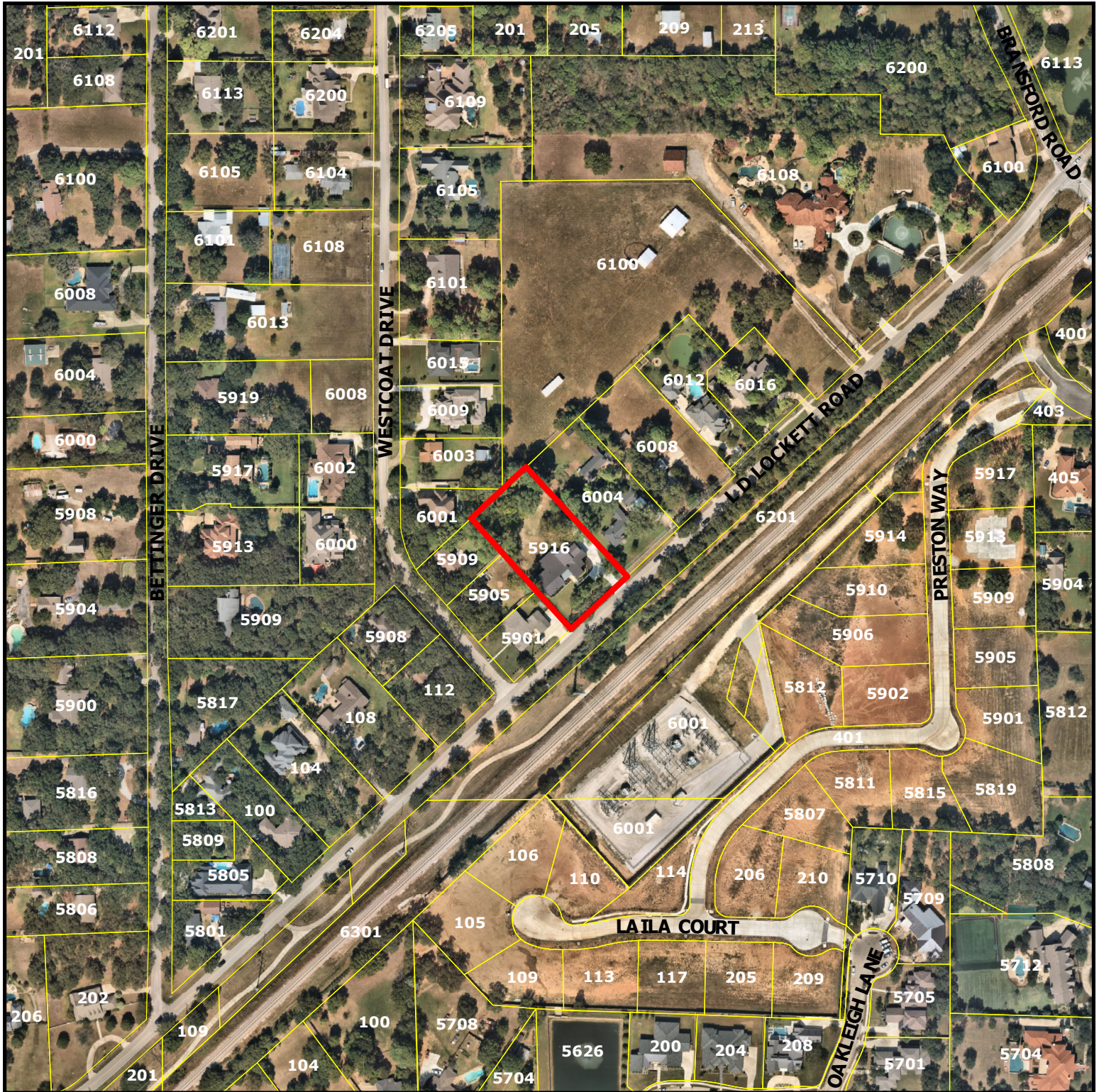
Explanation

Corey Van Trease, the applicant, has submitted a request for an SUP for a residential carport. The property is currently zoned R-40 Single Family Residential district. The purpose of the request is to allow for the construction of a carport as part of a new house construction.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Site Plan
5. Lot Grading Exhibit
6. Carport Exhibit

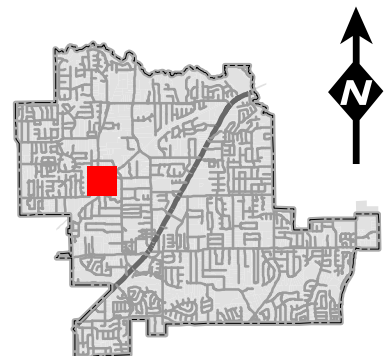
Aerial Map



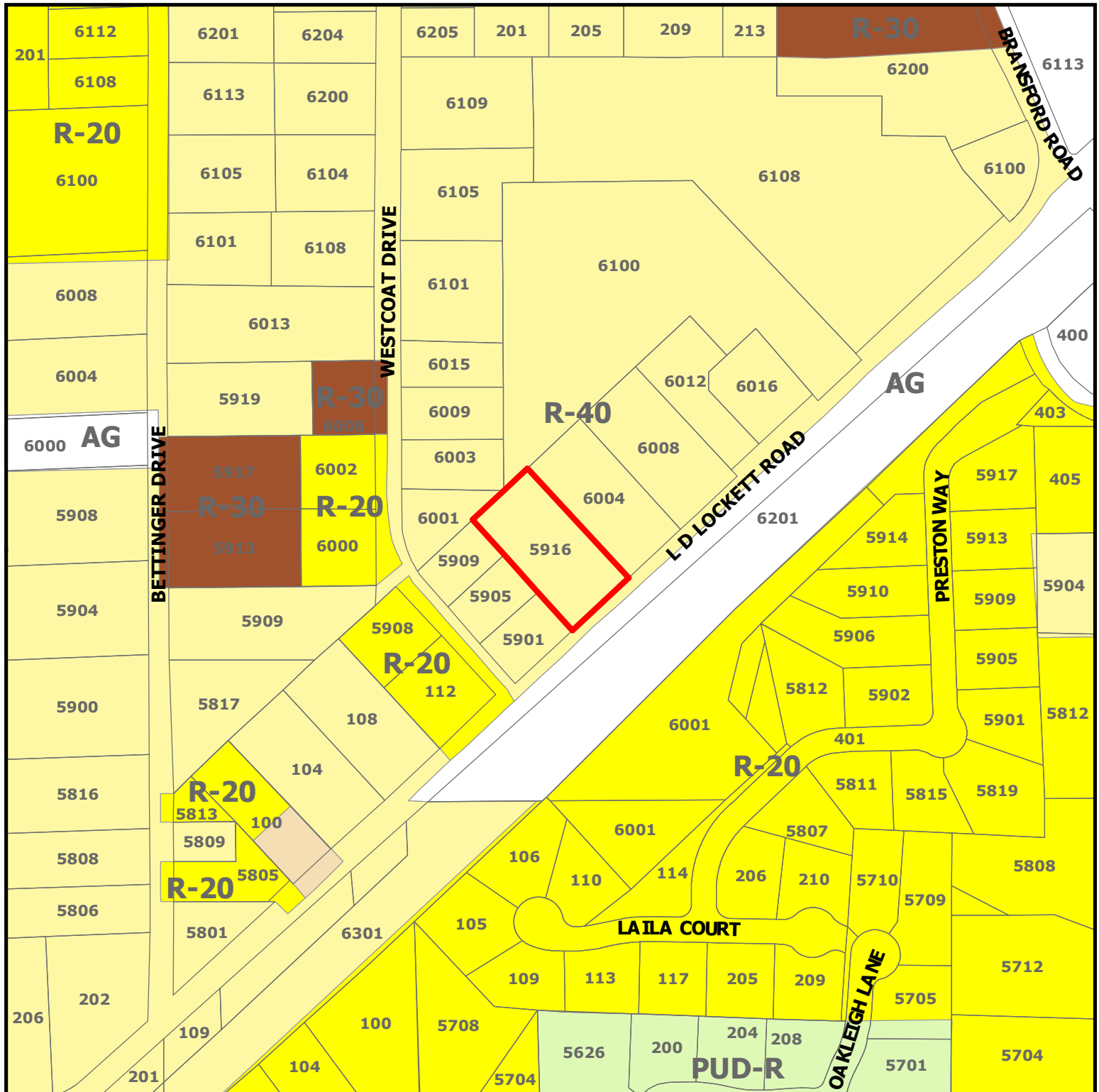
ZC21-029
5916 LD Lockett Road

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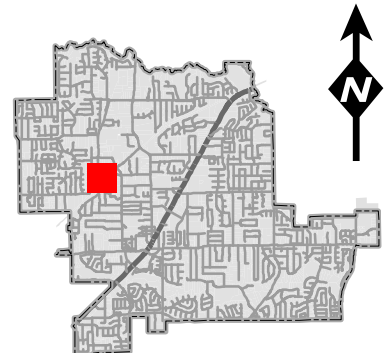
 Subject Property



Zoning Map



ZC21-029
5916 LD Lockett Road



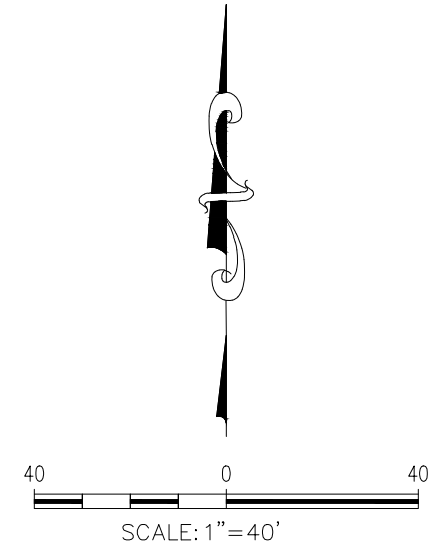
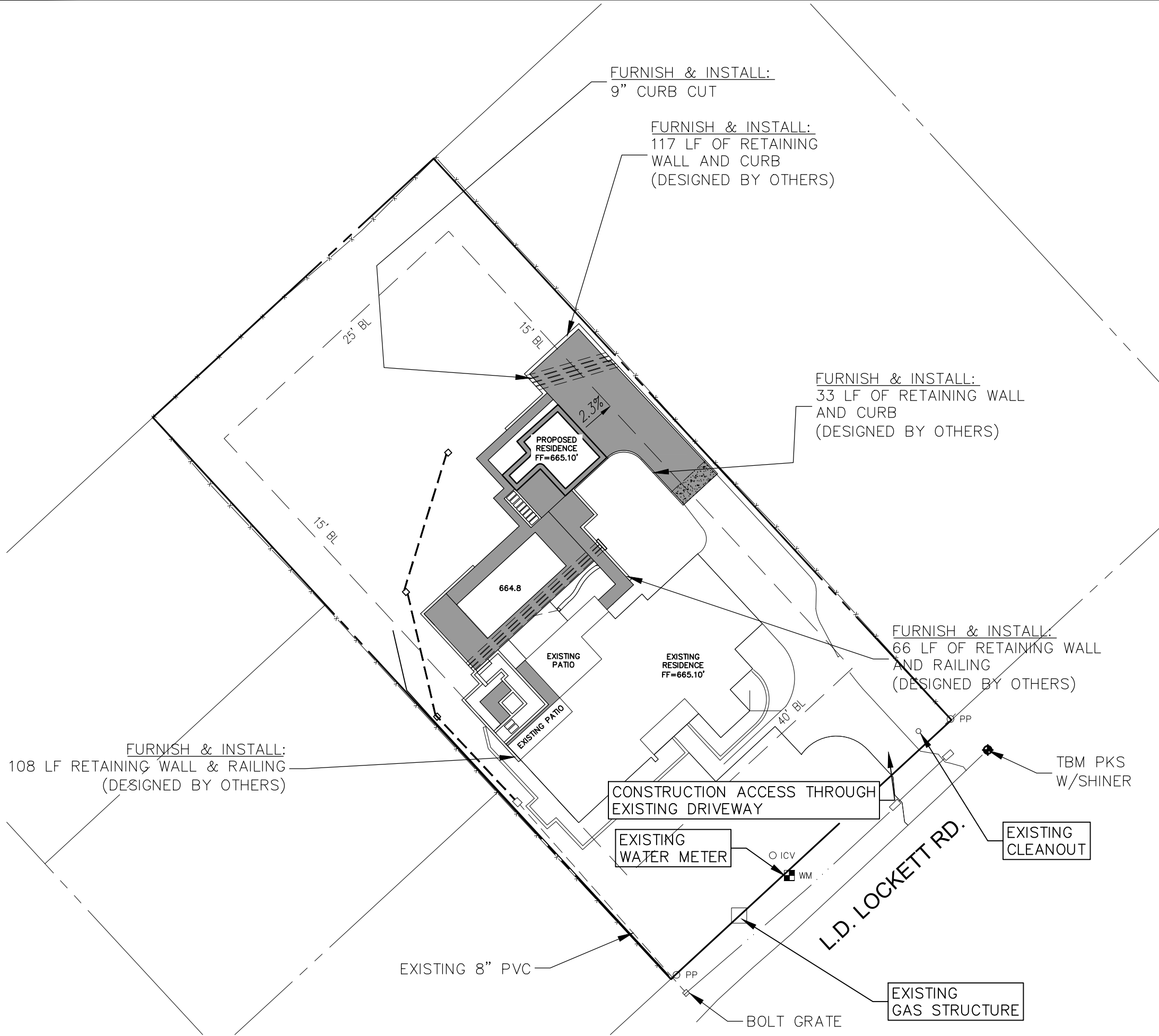
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 Subject Property

Statement of Planning Objectives

This SUP is in regards to the carport that is part of the overall home addition. The carport is to be used for additional parking.

File: Z:\Projects\CVT\CVT-19000\Drawings\PP & Const Plans\CVT19000 LGE
Plotted: 10/23/2021 10:32 AM, by John Tinsley, Saved: 10/23/2021 10:31 AM, by Jtinsley



TBM #1 - PK nail with shiner set in concrete on the northerly edge of L.D. Lockett Road, approximately 18' southeast of the eastern most corner of Lot 31.
Elev. 664.3'

GENERAL NOTES

1. FIELD SURVEY DATA RECORDED ON MAY 16, 2021.
2. MINIMUM GRADE 1.25%
3. MAXIMUM GRADE 25%
4. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS, DEPTHS AND ADJUST TO FINISHED GRADE.
5. RETAINING WALLS GREATER THAN 3' IN HEIGHT TO BE DESIGNED BY A STRUCTURAL ENGINEER.
6. REFERENCE TREE SURVEY FOR TREES TO BE REMOVED/SAVED.
7. EXISTING DRAINAGE CONDITIONS OF LOT CONSIST OF OFFSITE DRAINAGE CONVEYED THROUGH THE LOT. DUE TO EXISTING SLOPES & INFRASTRUCTURE A SIGNIFICANT AMOUNT OF AREA EXPERIENCES PONDING. THE PROPOSED IMPROVEMENTS ON THIS PLAN DO NOT ALLEVIATE THE EXISTING PONDING CONDITION.
8. CONTRACTOR SHALL COORDINATE W/ ADJACENT PROPERTY OWNERS PRIOR TO ANY OFFSITE GRADING ACTIVITIES.



MCADAMS
TBPE: 19762

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Round Rock, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



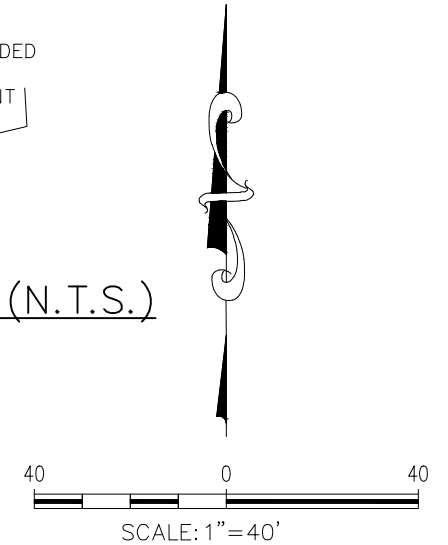
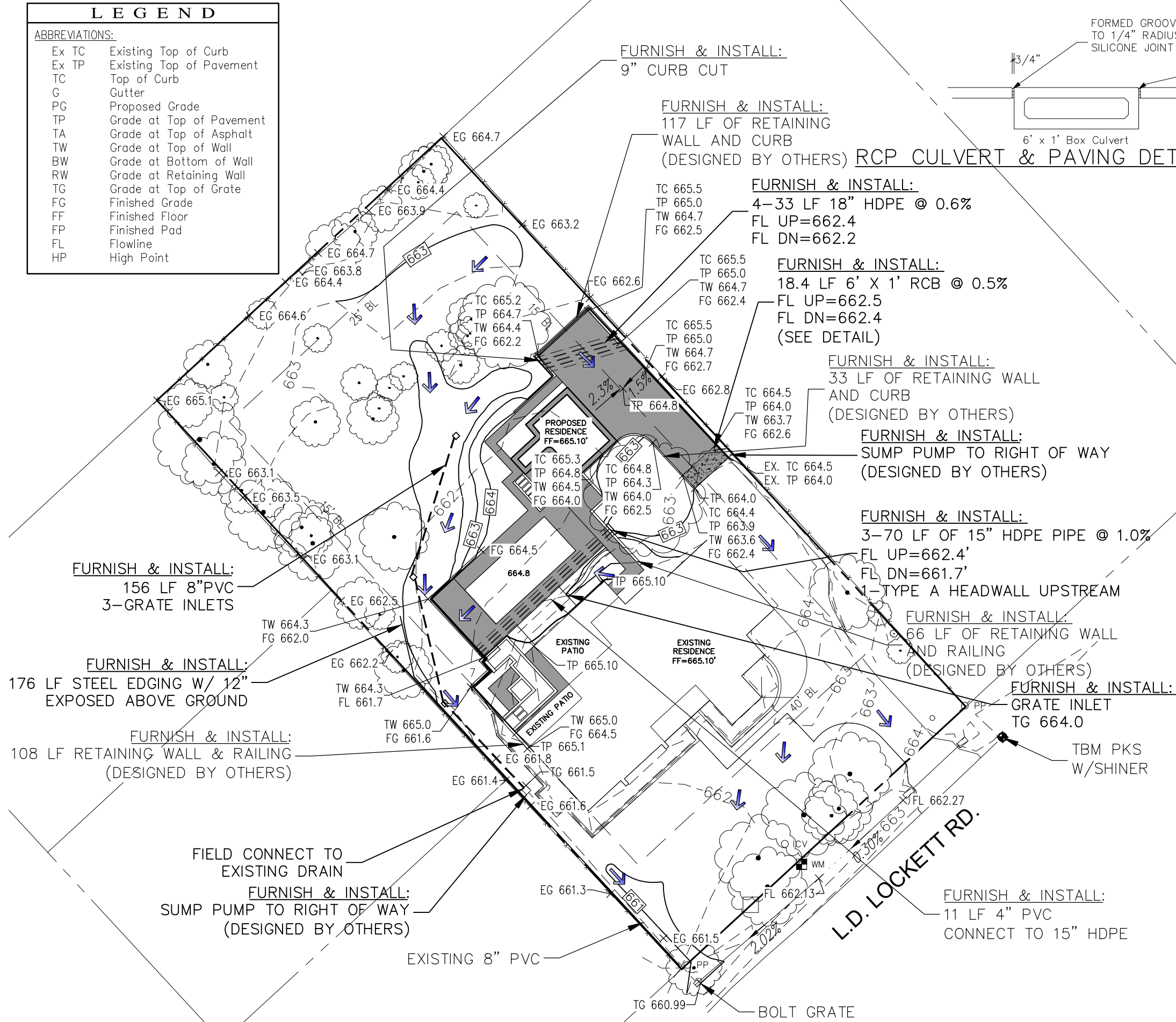
5916 L.D. LOCKETT RD.
Lot 31, Block 1
WESCAOT
1033 Acres
in the
O.C. SURVEY, ABSTRACT No. 1487
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

SITE PLAN

Drawn By: JT
Date: 10/25/2021
Scale: 1" = 40'
Revisions:

CVT-19000

File: Z:\Projects\CVT\CVT-19000\Drawings\PP & Const Plans\CVT19000 LGE
Plotted: 10/23/2021 10:30 AM, by John Tinsley, Saved: 10/22/2021 4:41 PM, by Jtinsley



- GENERAL NOTES
1. FIELD SURVEY DATA RECORDED ON MAY 16, 2021.
 2. MINIMUM GRADE 1.25%
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Justin L. Lansdowne
10/25/21

MCADAMS
TBPE: 19762

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rowlett, Texas 75082
940.240.1012
www.mcadamsco.com
TBPE: 19762 TBPLS: 10194440



5916 L.D. LOCKETT RD.
Lot 31, Block 1
WESCAOT
1033 Acres
in the
O.C. SURVEY, ABSTRACT No. 1487
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS

LOT GRADING
EXHIBIT

Drawn By: JT
Date: 10/25/2021
Scale: 1" = 40'
Revisions:

CVT-19000

EXHIBIT A - PRINCIPAL BUILDING ADDITION



NEW SQUARE FOOTAGE

Total Under Air	743 sq ft
Covered	848 sq ft
Total Square Feet	1591 sq ft

Plan
North

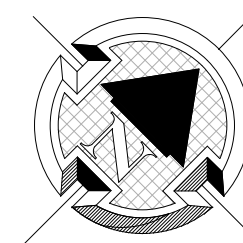
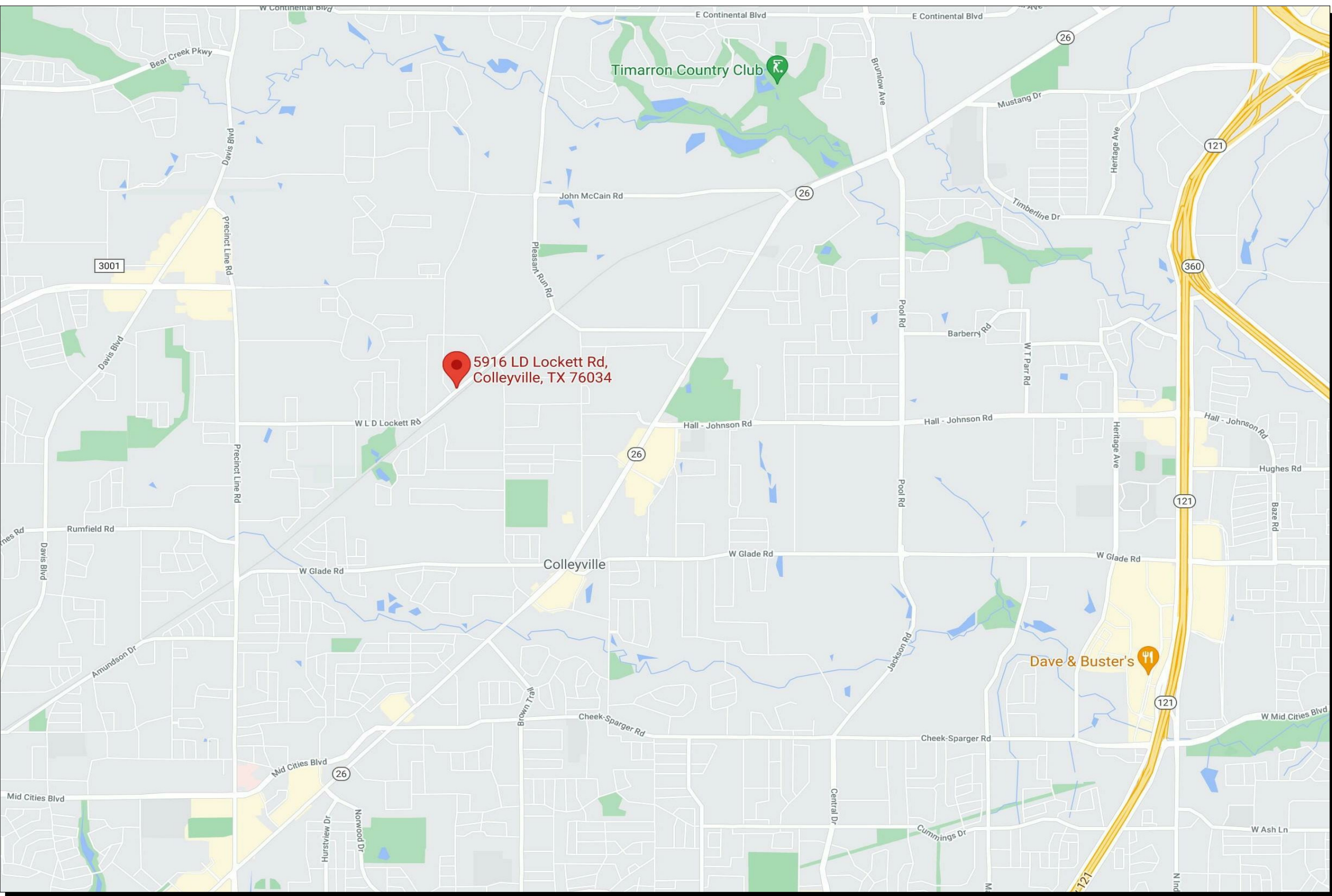
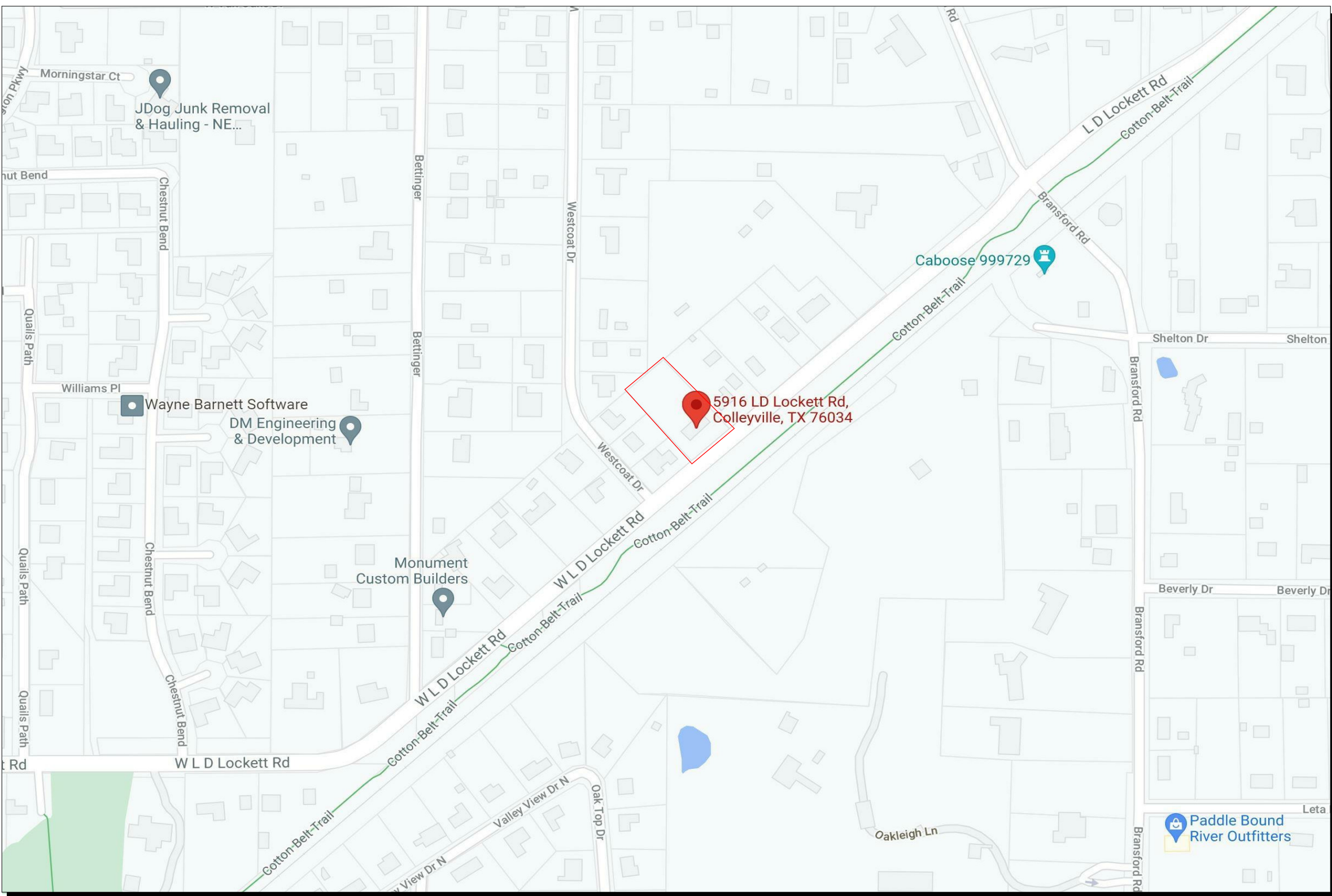


Exhibit A - Principal Building Addition

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and drawings are not to be copied in whole or in part without the written consent of Tag & Associates, LLC. No part of these plans and drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Tag & Associates, LLC. These plans and drawings are to be used for the project and site only. Any use for other projects or sites is strictly prohibited. The user of these plans and drawings must be verified and checked against the actual site conditions. If any discrepancies are found, it is to be the responsibility of the user to immediately notify the architect. The user of these plans and drawings must be verified and checked against the actual site conditions. If any discrepancies are found, it is to be the responsibility of the user to immediately notify the architect. The user of these plans and drawings must be verified and checked against the actual site conditions. If any discrepancies are found, it is to be the responsibility of the user to immediately notify the architect.



02 LARGE SITE LOCATION



01 SMALL SITE LOCATION

SHEET LIST	
Sheet Name	Sheet #
COVER SHEET	A0.00
SITE PLAN	A1.10
CONCRETE PLAN	A1.11
PRINCIPAL BUILDING ADDITION	A2.10
ELECTRICAL PLANS	A2.51
ROOF DETAILS	A2.70
ELEVATIONS	A4.01
3D ELEVATIONS	A4.03

5916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

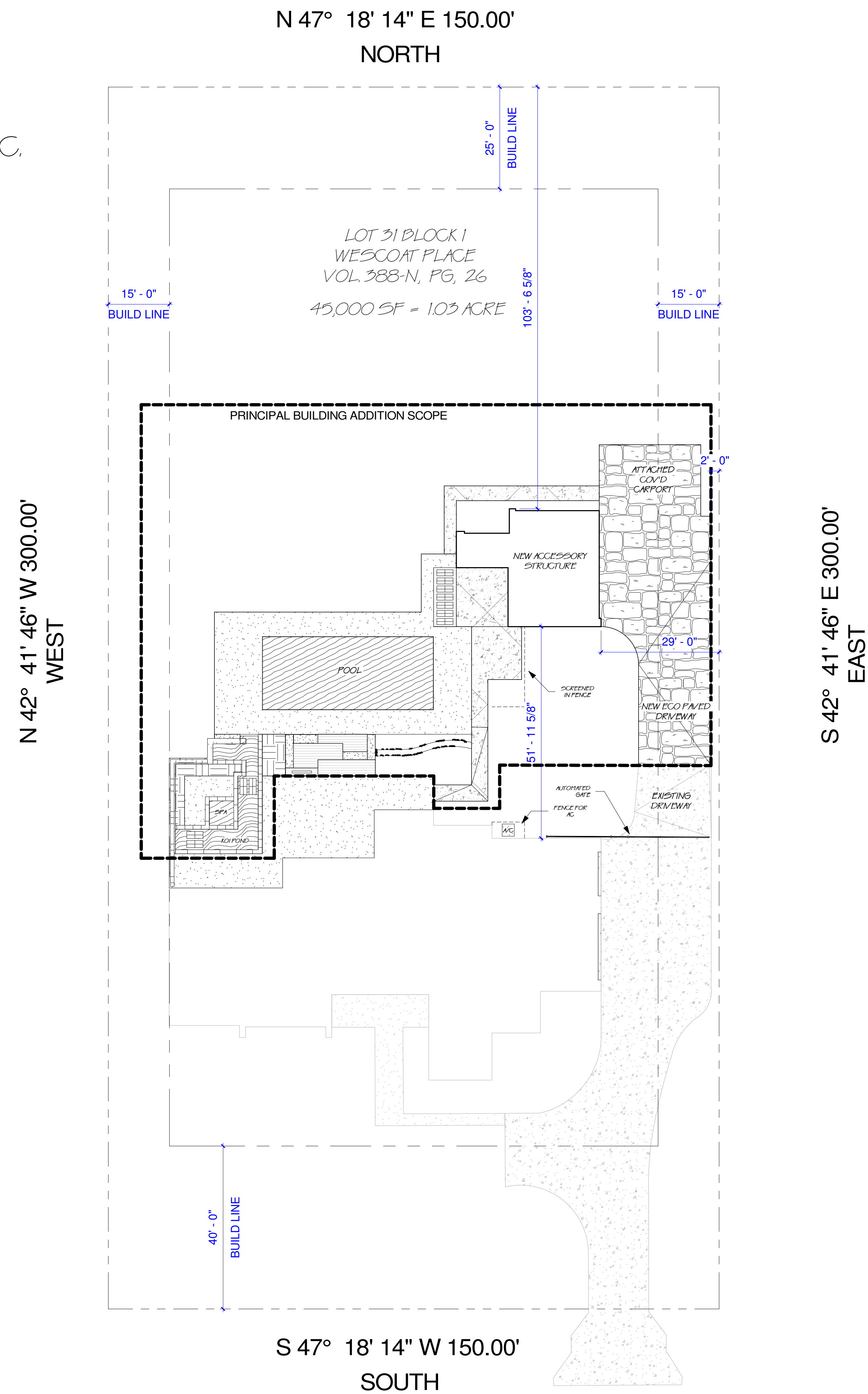
COVER SHEET

A0.00

Scale 3" = 1'-0"

SURVEY PERFORMED BY THE JOHN R MCADAMS COMPANY, INC.
111 HILLSIDE DRIVE,
LEWISVILLE, TX 75057
PH: 972.436.9712

DATED : 09.08.2020
JOB # : CVT-19000



L.D. LOCKETT RD.

01 SITE PLAN
1/16" = 1'-0"



NEW SQUARE FOOTAGE

Total Under Air **743 sq ft**

Covered **848 sq ft**

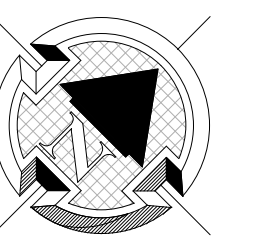
Total Square Feet **1591 sq ft**Plan
North

Exhibit A - Principal Building Addition

These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, and/or omission, if found, is to be brought immediately to the attention of the builder before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

5916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

SITE PLAN

A1.10

Scale	As indicated
-------	--------------

Covered 848 sq ft**Total Square Feet** **1591 sq ft**

Exhibit A - Principal Building Addition

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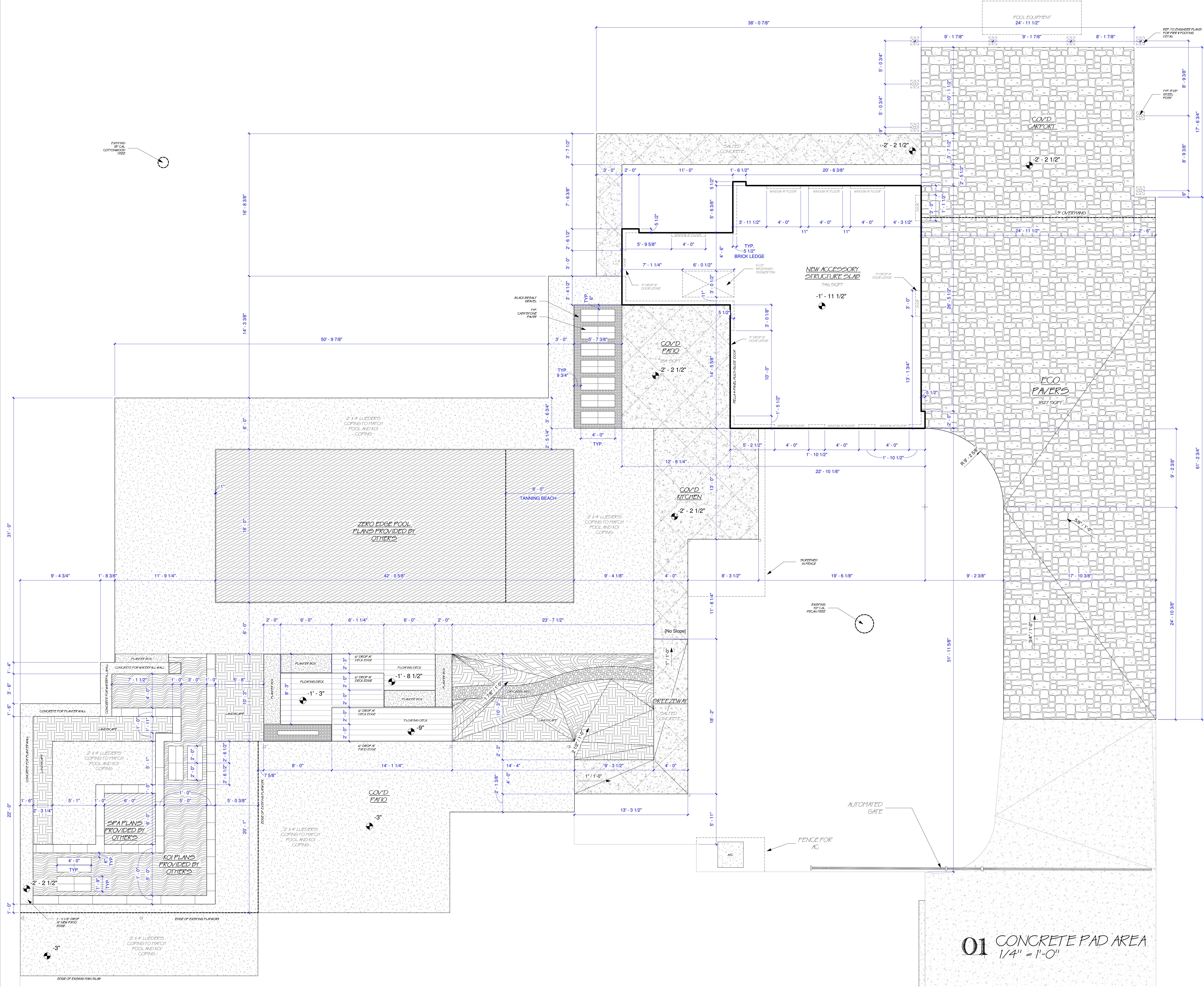
916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

CONCRETE PLAN

A.I.I.

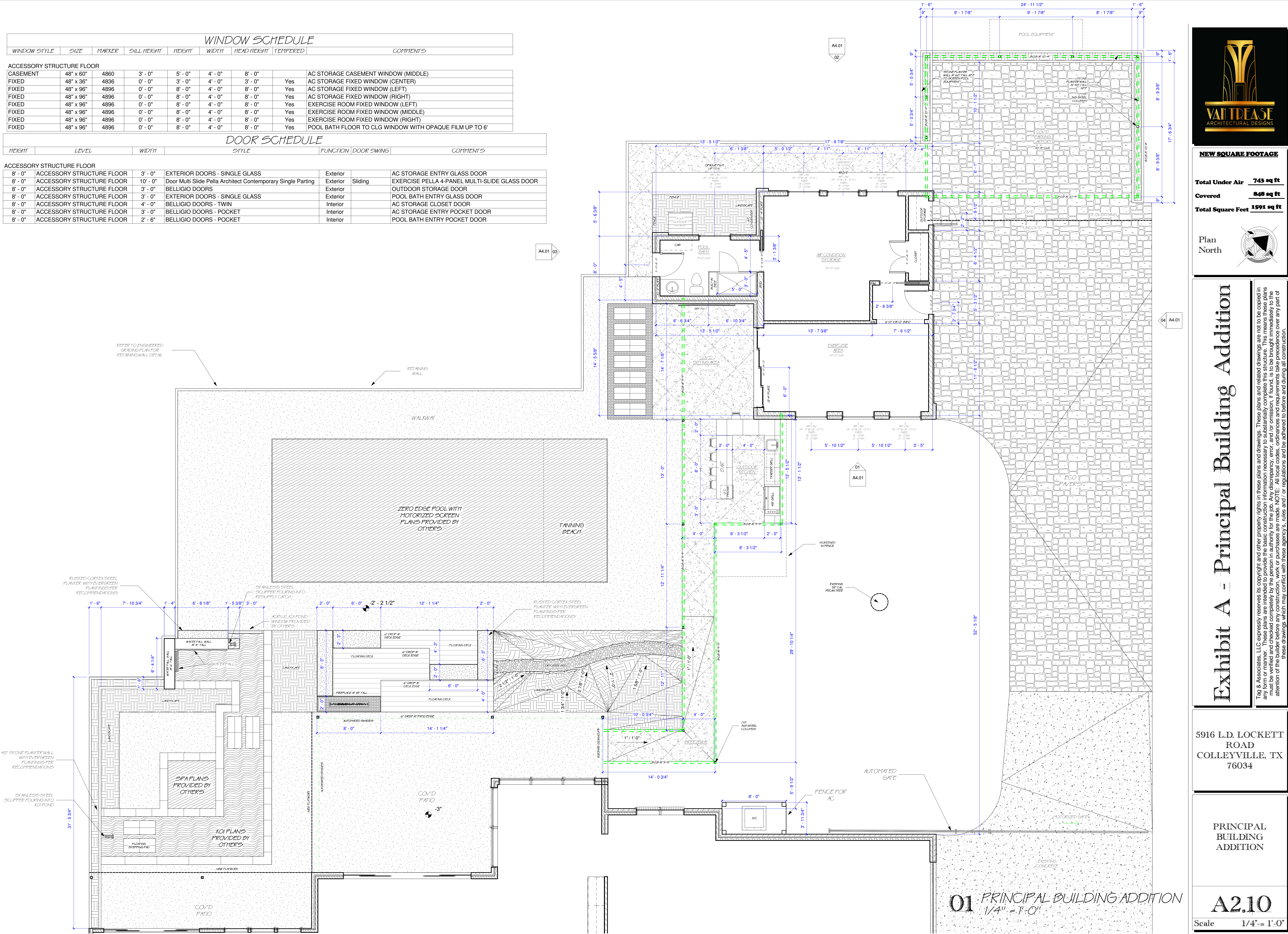
scale 1/4" = 1'-0"

10/26/2021 4:15:53 PM



WINDOW SCHEDULE									COMMENTS
WINDOW STYLE	SIZE	MARKER	SILL HEIGHT	HEIGHT	WIDTH	HEAD HEIGHT	TEMPERED		
ACCESSORY STRUCTURE FLOOR									
CASEMENT	48" x 60"	4860	3' - 0"	5' - 0"	4' - 0"	8' - 0"		AC STORAGE CASEMENT WINDOW (MIDDLE)	
FIXED	48" x 36"	4836	0' - 0"	3' - 0"	4' - 0"	3' - 0"	Yes	AC STORAGE FIXED WINDOW (CENTER)	
FIXED	48" x 96"	4896	0' - 0"	8' - 0"	4' - 0"	8' - 0"	Yes	AC STORAGE FIXED WINDOW (LEFT)	
FIXED	48" x 96"	4896	0' - 0"	8' - 0"	4' - 0"	8' - 0"	Yes	AC STORAGE FIXED WINDOW (RIGHT)	
FIXED	48" x 96"	4896	0' - 0"	8' - 0"	4' - 0"	8' - 0"	Yes	EXERCISE ROOM FIXED WINDOW (LEFT)	
FIXED	48" x 96"	4896	0' - 0"	8' - 0"	4' - 0"	8' - 0"	Yes	EXERCISE ROOM FIXED WINDOW (MIDDLE)	
FIXED	48" x 96"	4896	0' - 0"	8' - 0"	4' - 0"	8' - 0"	Yes	EXERCISE ROOM FIXED WINDOW (RIGHT)	
FIXED	48" x 96"	4896	0' - 0"	8' - 0"	4' - 0"	8' - 0"	Yes	POOL BATH FLOOR TO CLG WINDOW WITH OPAQUE FILM UP TO 6'	

DOOR SCHEDULE							COMMENTS
HEIGHT	LEVEL	WIDTH	STYLE	FUNCTION	DOOR SWING		
ACCESSORY STRUCTURE FLOOR							
8' - 0"	ACCESSORY STRUCTURE FLOOR	3' - 0"	EXTERIOR DOORS - SINGLE GLASS	Exterior			AC STORAGE ENTRY GLASS DOOR
8' - 0"	ACCESSORY STRUCTURE FLOOR	10' - 0"	Door Multi Slide Pella Architect Contemporary Single Parting	Exterior	Sliding		EXERCISE PELLA 4-PANEL MULTI-SLIDE GLASS DOOR
8' - 0"	ACCESSORY STRUCTURE FLOOR	3' - 0"	BELLIGIO DOORS	Exterior			OUTDOOR STORAGE DOOR
8' - 0"	ACCESSORY STRUCTURE FLOOR	3' - 0"	EXTERIOR DOORS - SINGLE GLASS	Exterior			POOL BATH ENTRY GLASS DOOR
8' - 0"	ACCESSORY STRUCTURE FLOOR	4' - 0"	BELLIGIO DOORS - TWIN	Interior			AC STORAGE CLOSET DOOR
8' - 0"	ACCESSORY STRUCTURE FLOOR	3' - 0"	BELLIGIO DOORS - POCKET	Interior			AC STORAGE ENTRY POCKET DOOR
8' - 0"	ACCESSORY STRUCTURE FLOOR	2' - 6"	BELLIGIO DOORS - POCKET	Interior			POOL BATH ENTRY POCKET DOOR





NEW SQUARE FOOTAGE

Total Under Air **743 sq ft**

Covered **848 sq ft**

Total Square Feet **1591 sq ft**

Plan North

Exhibit A - Principal Building Addition

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5916 L.D. LOCKETT ROAD
COLLEYVILLE, TX 76034

PRINCIPAL BUILDING ADDITION

A2.10
Scale 1/4" = 1'-0"

**Total Under Air** **743 sq**Covered **848 sq****Total Square Feet** **1591 sq**

Plan North

Exhibit A - Principal Building Addition

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916 L.D. LOCKET
ROAD
COLLEYVILLE, TX
76034

ELECTRICAL PLANS

A2.51

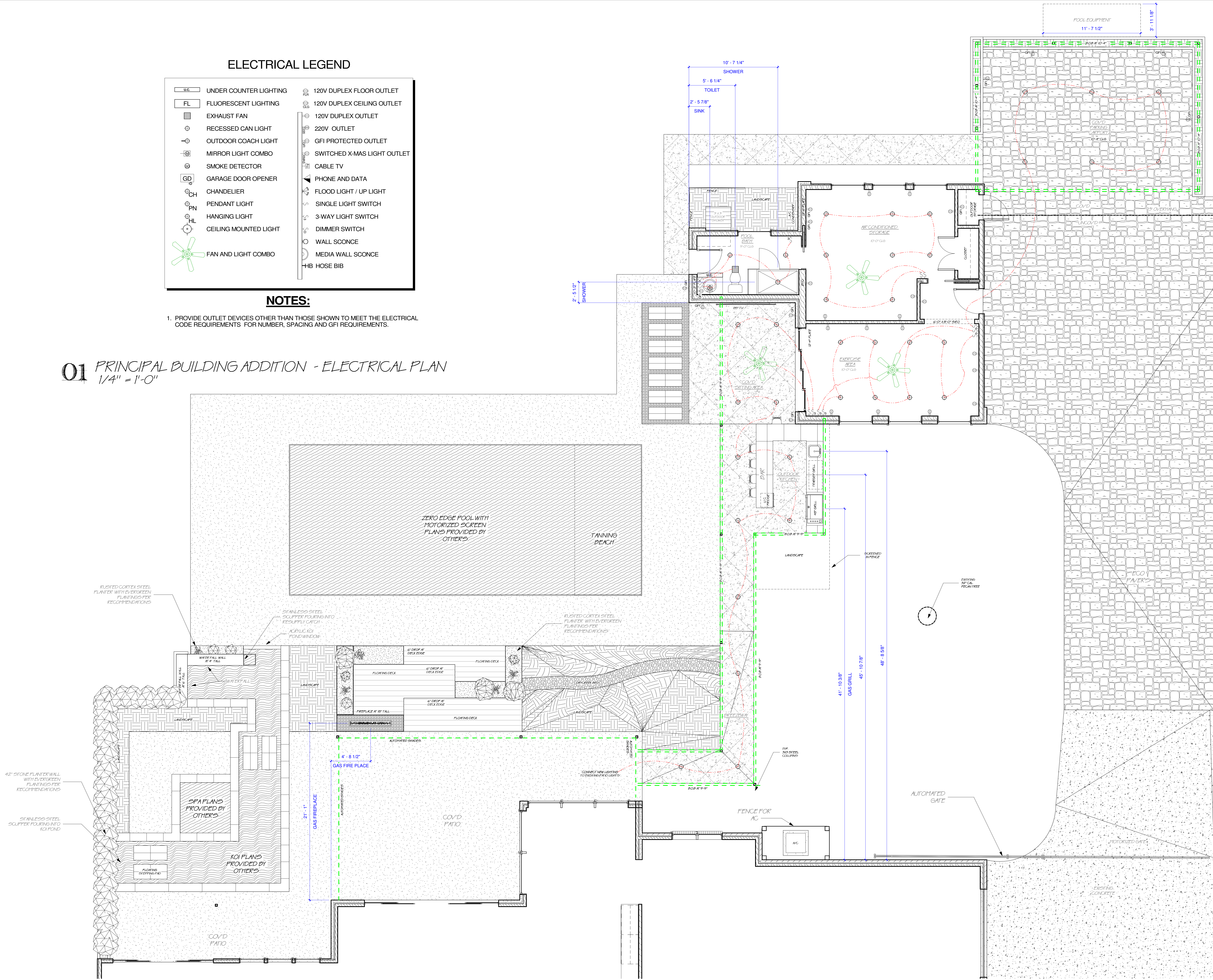
scale $1/4" = 1'$

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1. PROVIDE OUTLET DEVICES OTHER THAN THOSE SHOWN TO MEET THE ELECTRICAL CODE REQUIREMENTS FOR NUMBER, SPACING AND GFI REQUIREMENTS.

01 PRINCIPAL BUILDING ADDITION - ELECTRICAL PLAN
1/4" = 1'-0"





Total Under Air	<u>743 sq ft</u>
Covered	<u>848 sq ft</u>
Total Square Feet	<u>1591 sq ft</u>

Plan
North

Exhibit A - Principal Building Addition

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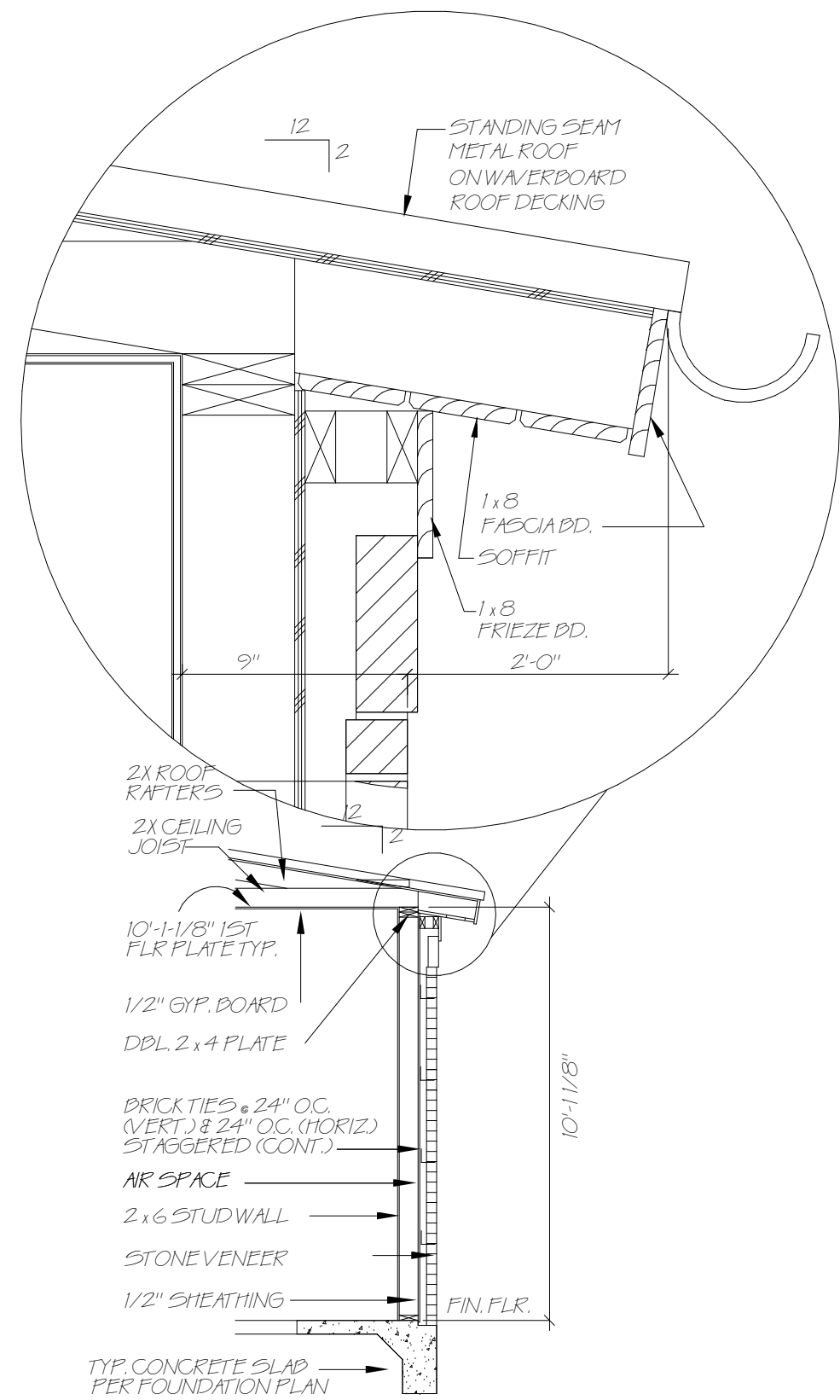
916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

ROOF DETAILS

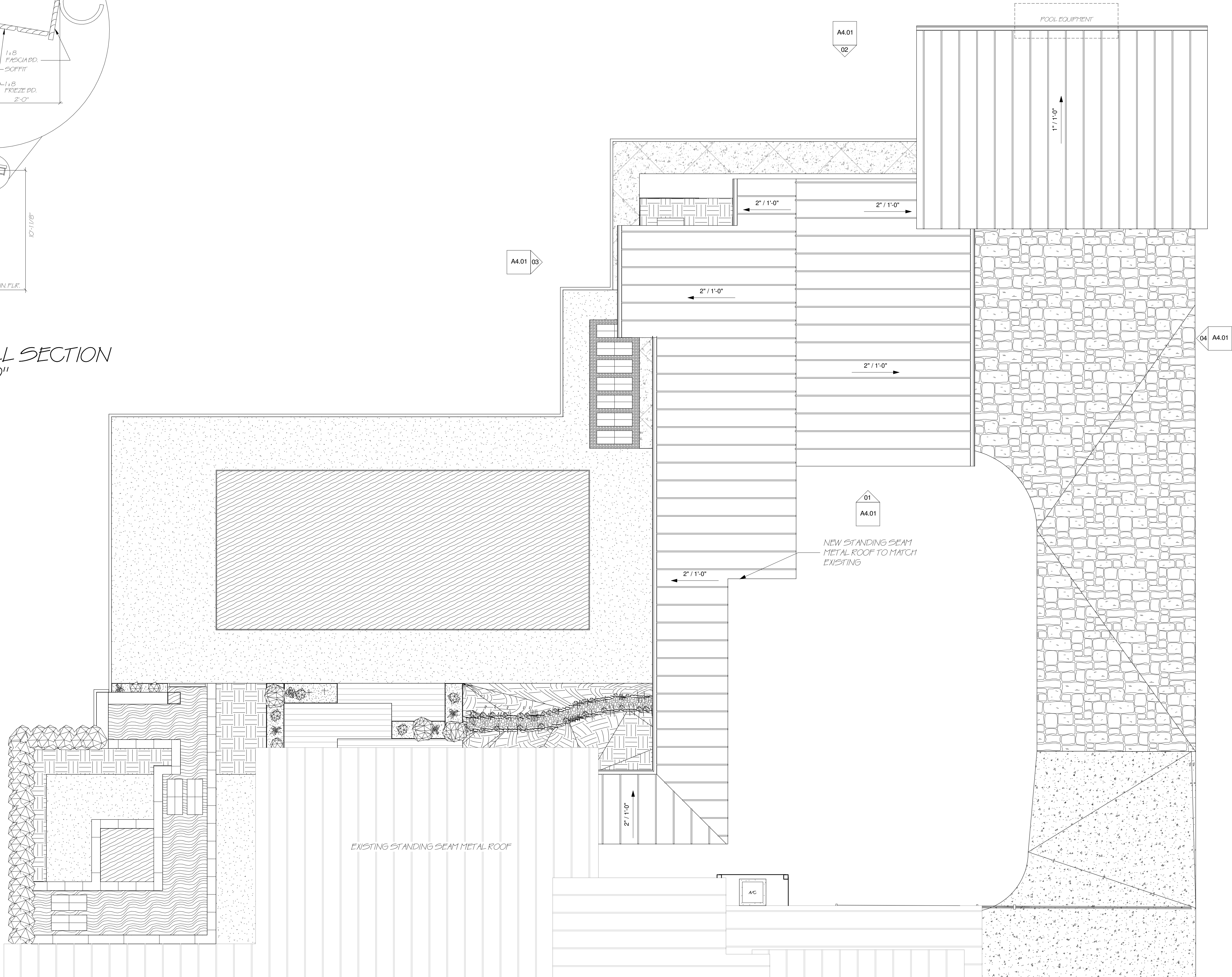
A2.70

scale	As indicated
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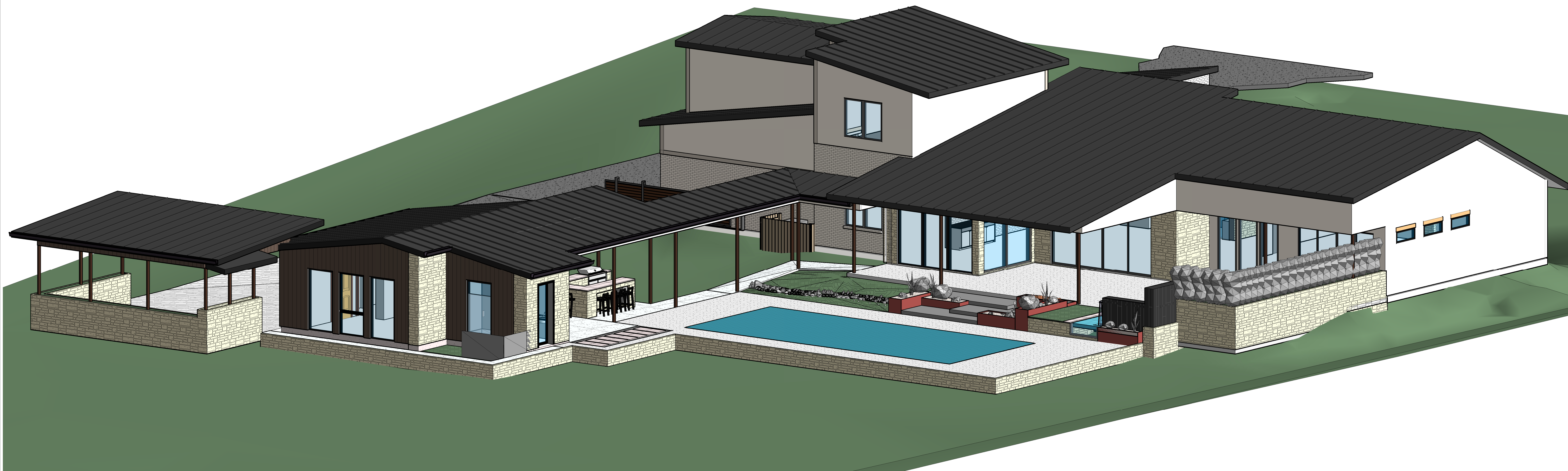
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02 TYP. WALL SECTION
1/4" = 1'-0"



01 ROOF PLAN
3/16" = 1'-0"



NEW SQUARE FOOTAGE

Total Under Air **743 sq ft**
 Covered **848 sq ft**
 Total Square Feet **1591 sq ft**

Plan
 North

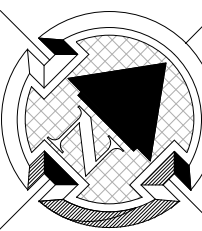


Exhibit A - Principal Building Addition

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5916 L.D. LOCKETT
 ROAD
 COLLEYVILLE, TX
 76034

3D ELEVATIONS

A4.03

Scale



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2c

Agenda Date 11/22/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Massage Therapy use on a portion of Lot 18, Village at Colleyville Condos, located at 97 Village Lane, Suite 100, Case ZC21-030

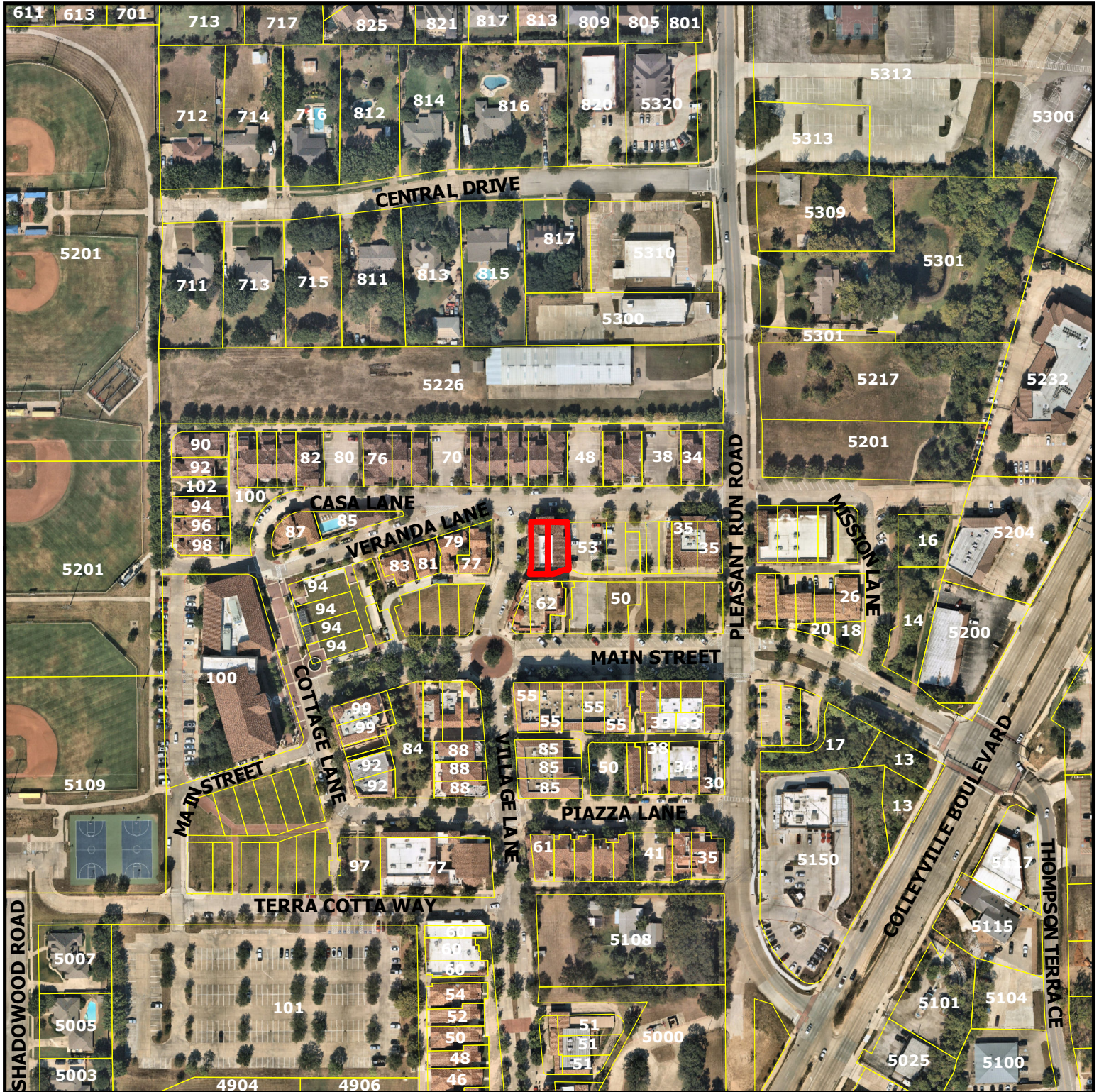
Explanation

Lacy Pepperman, the applicant, has submitted a request for an SUP for a Massage Therapy use within The Village at Colleyville. The property is zoned PUD-C Planned Unit Development - Commercial. The purpose is to allow for massage therapy services at the business of Bodymendz.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Floor Plan

Aerial Map



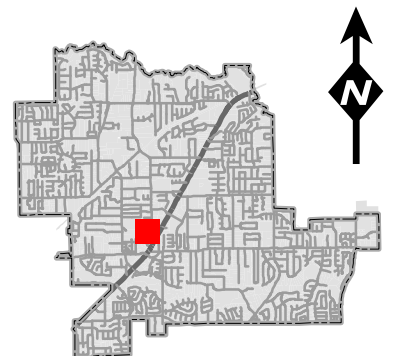
ZC21-030

97 Village Lane

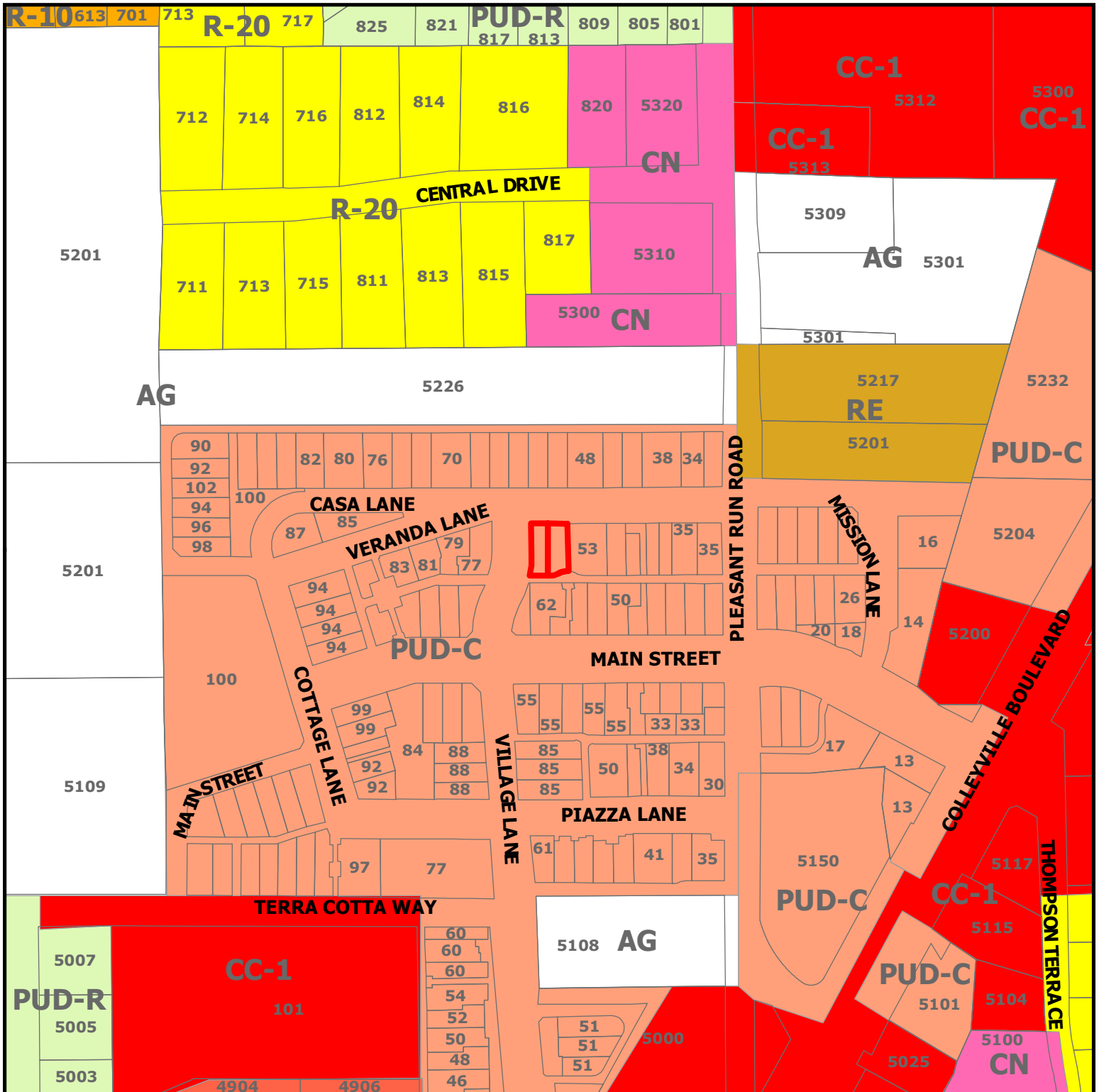
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Subject Property



Zoning Map



ZC21-030

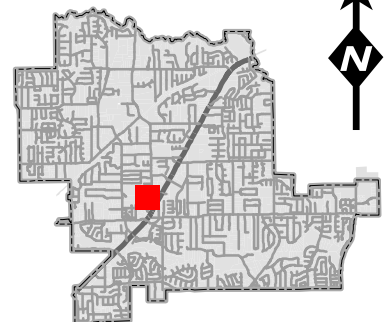
97 Village Lane

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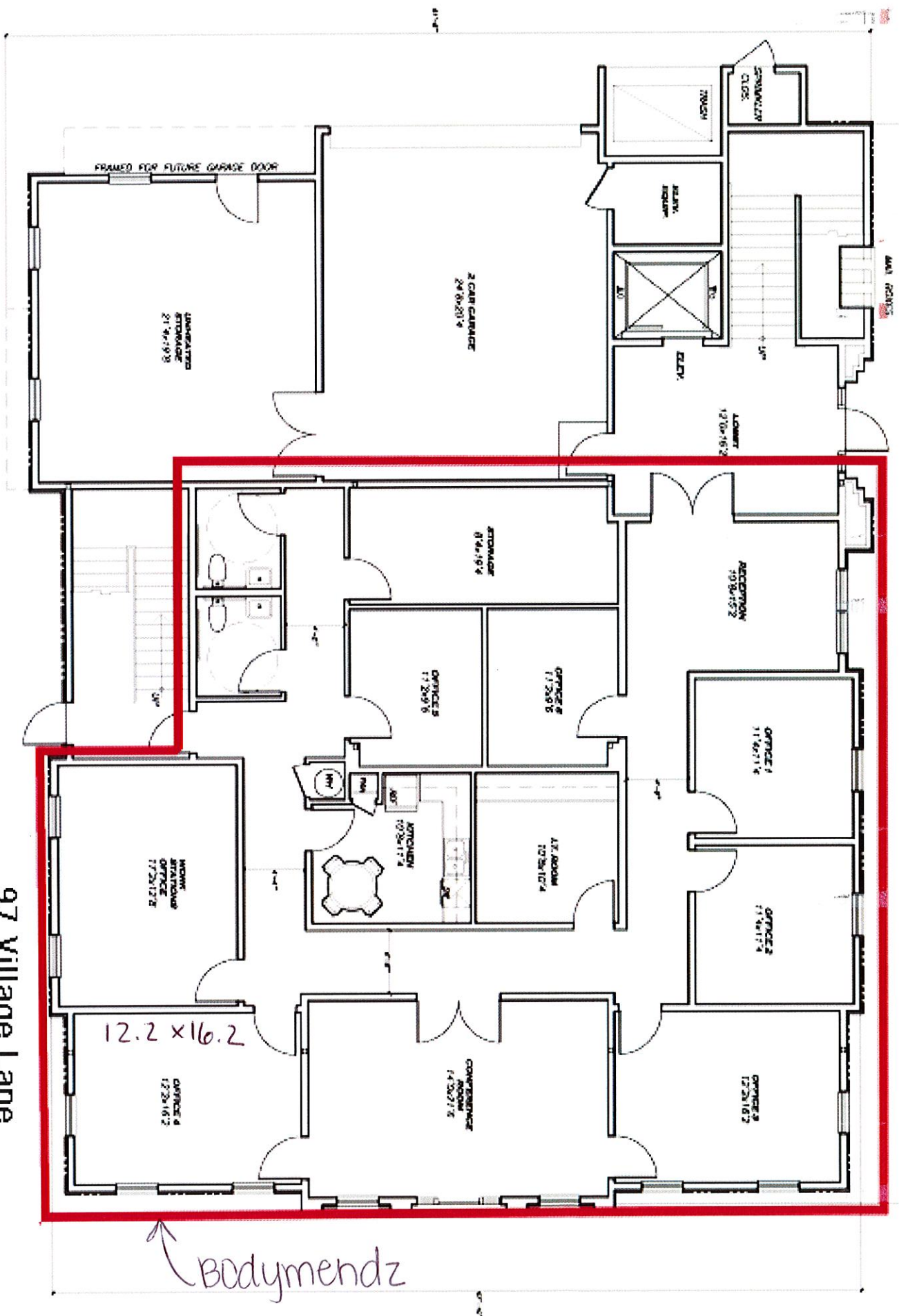


Subject Property



Bodymendz Business Plan

Bodymendz is a company that offers massage services ranging from relaxing massage to deep tissue massage. Bodymendz offers first time client specials as well as memberships and packages. The company is owned and operated by Lacy Pepperman, Licensed Massage Therapist #MT129058. The business is located at Spa on the Square at 97 Village Lane Suite 100 Colleyville, TX 76034 and Lacy rents one of the rooms within the spa. The business hours are 10am to 6pm Monday through Saturday. Lacy uses Square to create appointments, accept payment, and organize her schedule. She uses paper client intake forms and keeps records in a locked cabinet in her room. Lacy works as an independent contractor at this time for her company and does have insurance for her business. Lacy has been working in the massage industry for 4 years and was previously working for Fusion Whole Body Recovery in Colleyville for about 2 years and Massage Envy in Weatherford for 2 years.



FIRST FLOOR PLAN

97 Village Lane
Suite 100 3,152 S.F.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2d

Agenda Date 11/22/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Lot 1, Block 1, Howard Place Addition, located at 6113 Bransford Road, Case ZC21-031

Explanation

Osama Nashed, the applicant, has submitted a request for a zoning change from AG Agricultural to R-40 Single Family Residential district. The request is to rezone the property in order to allow for the construction of a new home.

Attachments

1. Aerial Map
2. Zoning Map
3. Zoning Exhibits

Aerial Map

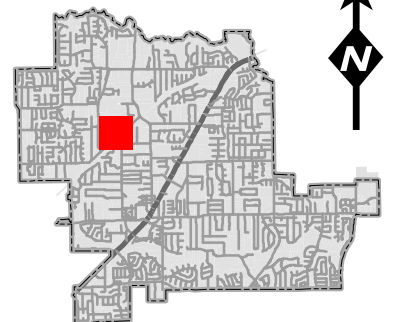


ZC21-031
6113 Bransford Road

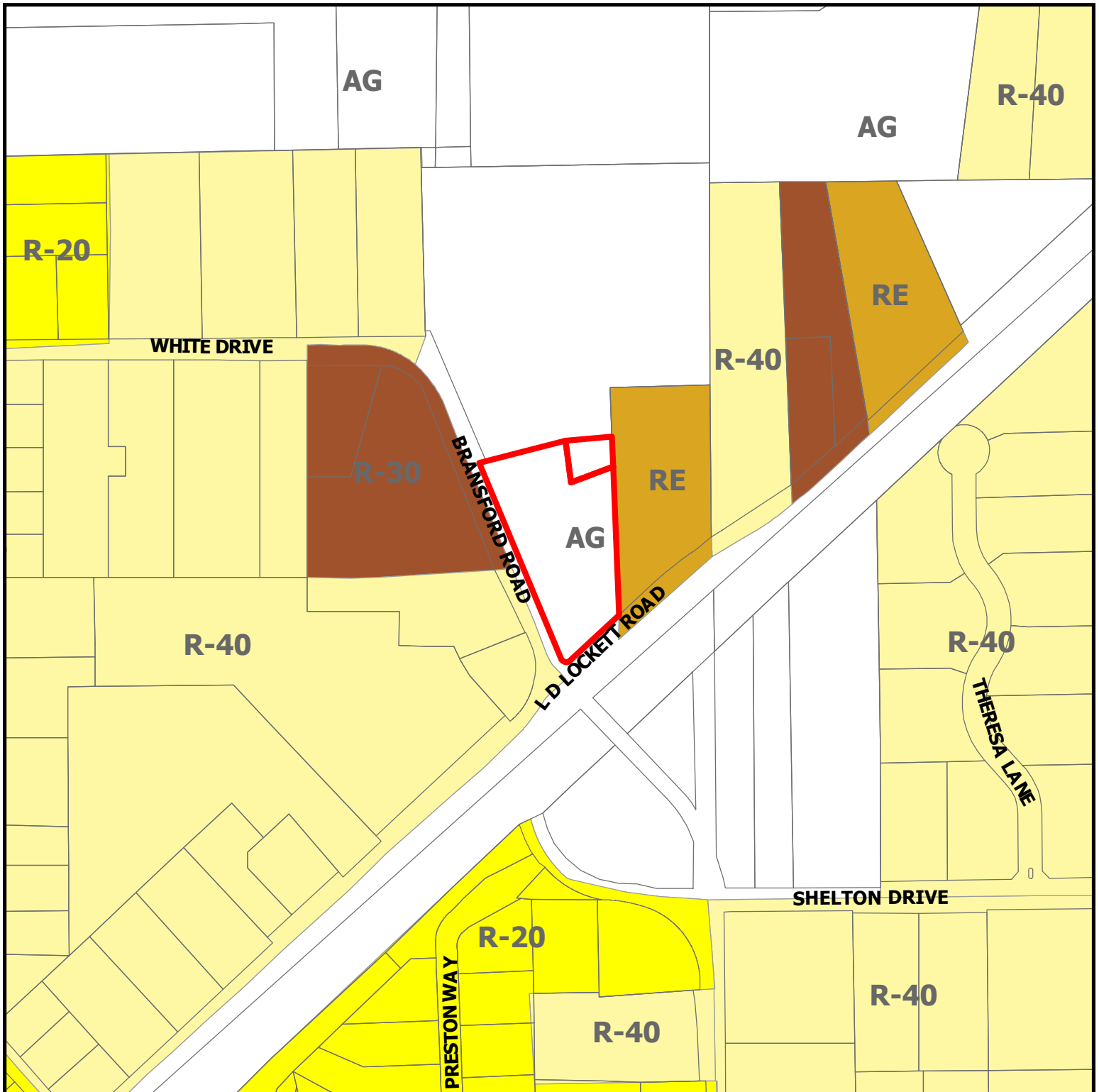
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Subject Property



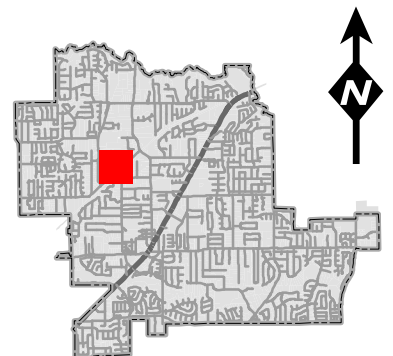
Zoning Map

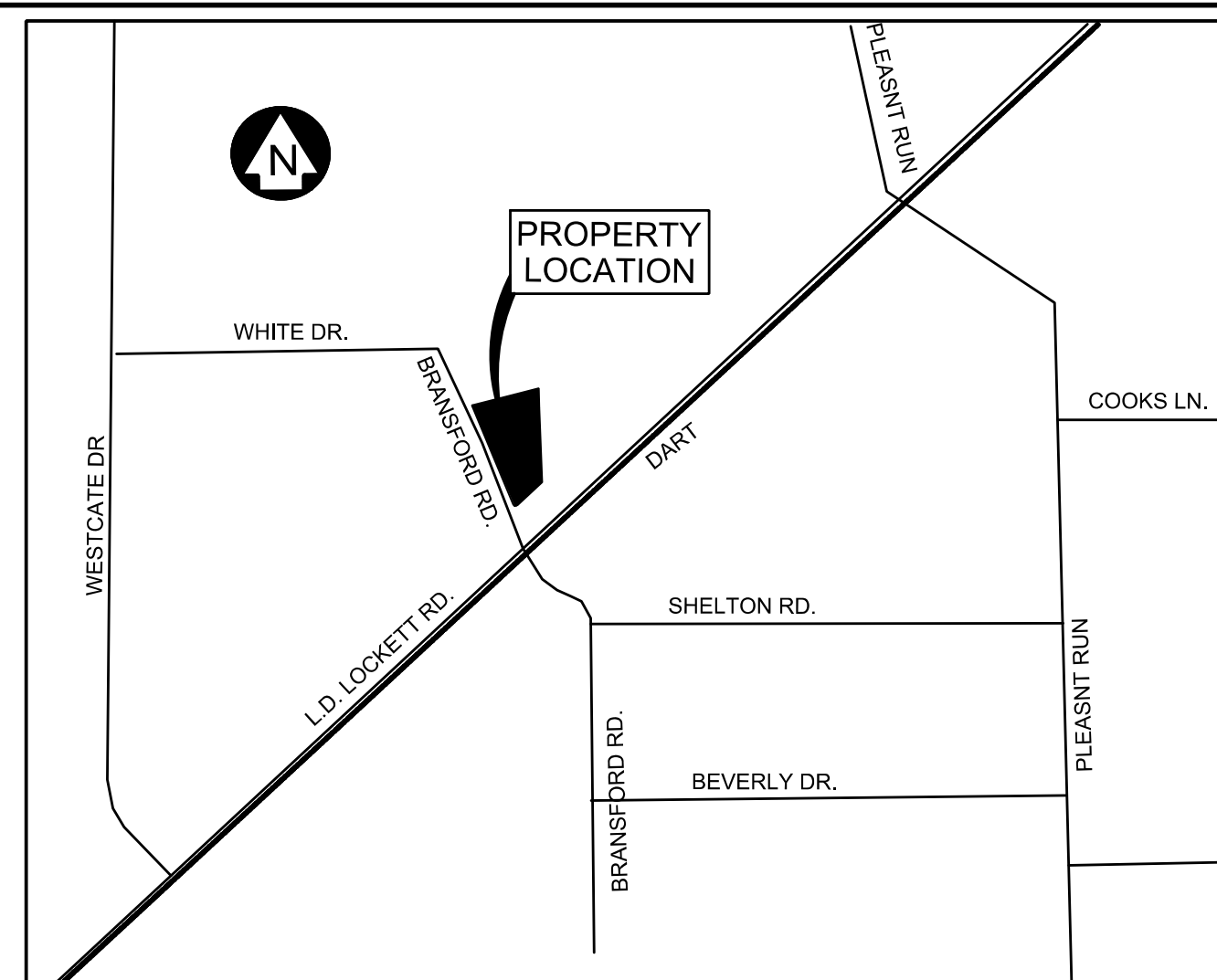
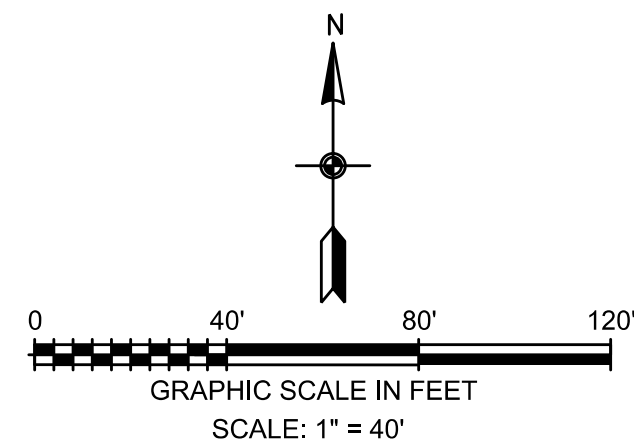
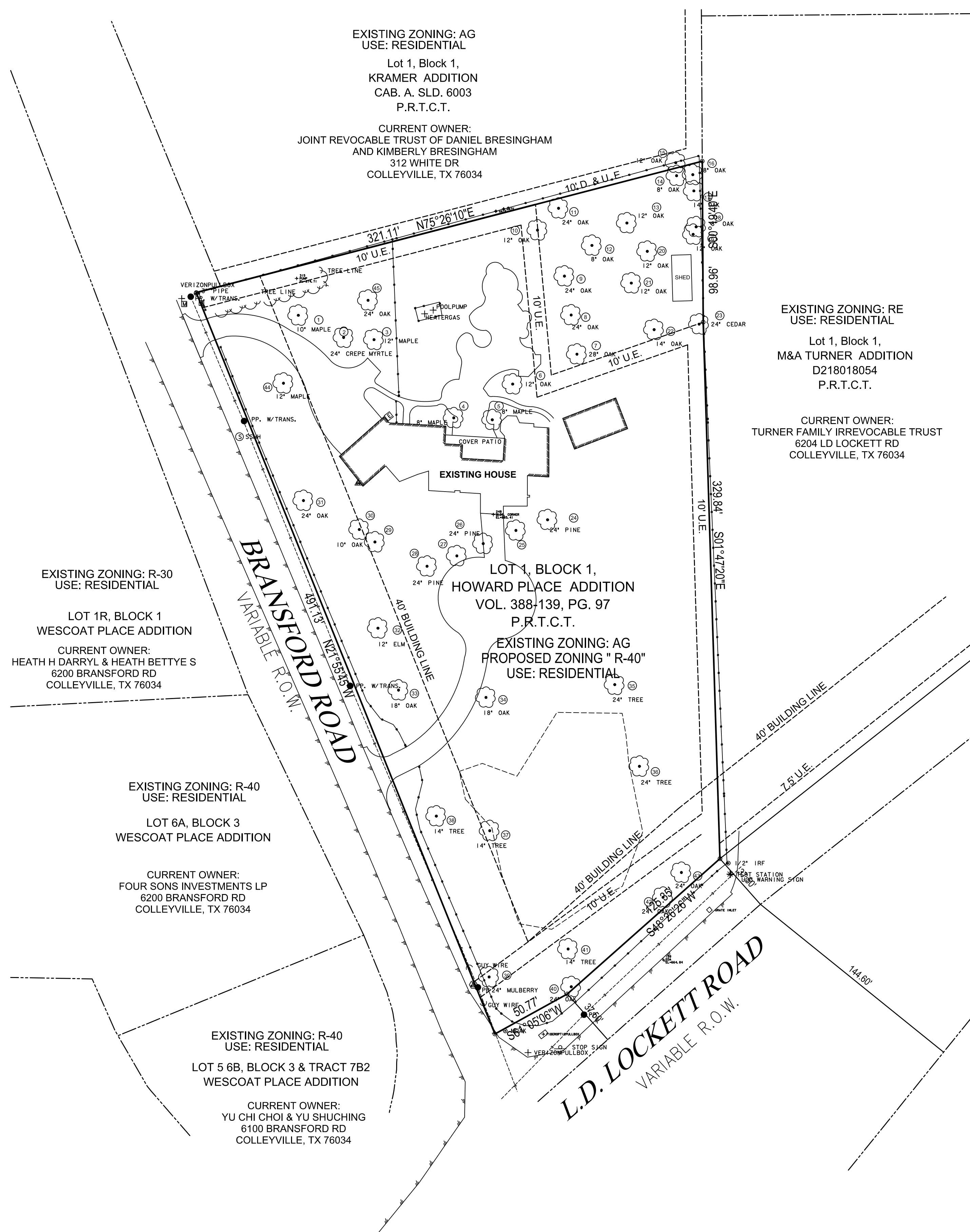


ZC21-031
6113 Bransford Road

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 Subject Property





LEGAL DESCRIPTION

DESCRIPTION FOR A TRACT OF LAND SITUATED IN THE O.C. STURM SURVEY, ABSTRACT NUMBER 1487, TARRANT COUNTY, TEXAS, BEING LOT 1, BLOCK 1, HOWARD PLACE ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-139, PAGE 97, PLAT RECORDS, TARRANT COUNTY, TEXAS AND A TRACT OF LAND DESCRIBED IN A DEED TO WILLIAM B. CADENHEAD AND WIFE, JUANITA CADENHEAD, RECORDED IN VOLUME 13475, PAGE 59, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT UNABLE TO SET, FROM WHICH A CUT 3" STEEL FENCE POST BEARS N 20°44'54" E., 0.53 FEET, BEING IN THE EASTERLY LINE OF BRANSFORD ROAD, AN EXISTING VARIABLE WIDTH RIGHT OF WAY FOR THE NORTHWEST CORNER OF HOWARD PLACE ADDITION, SAME BEING THE SOUTHWEST CORNER LOT 1, BLOCK 1, KRAMER ADDITION RECORDED IN CABINET A, SLIDE 6003, PLAT RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 75°26'10" E., AT 215.22 FEET PASSING AN "ELL" CORNER OF HOWARD PLACE ADDITION AND THE NORTHWEST CORNER OF THE CADENHEAD TRACT, IN ALL, 321.11 FEET ALONG THE COMMON LINE OF HOWARD PLACE ADDITION, THE CADENHEAD TRACT, AND KRAMER ADDITION TO A 1/2" REBAR ROD FOUND (CONTROL MONUMENT) FOR THE NORTHEAST CORNER OF THE CADENHEAD TRACT AND BEING IN THE WEST LINE OF LOT 1, BLOCK 1, M&A TURNER ADDITION RECORDED IN INSTRUMENT NUMBER 0218018054. DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE S 00°19'40" E., 98.96 FEET ALONG THE COMMON LINE OF THE CADENHEAD TRACT AND M&A TURNER ADDITION TO A 3/8" REBAR ROD FOUND FOR AN "ELL" CORNER OF HOWARD PLACE ADDITION AND THE SOUTHEAST CORNER OF THE CADENHEAD TRACT;

THENCE S 01°47'20"E., 329.84 FEET ALONG THE COMMON LINE OF HOWARD PLACE ADDITION AND M&A TURNER ADDITION TO A 1/2" CAPPED "MOAK SURV. INC." REBAR ROD FOUND IN THE NORTHWEST LINE OF L.D. LOCKETT ROAD AN EXISTING VARIABLE WIDTH RIGHT OF WAY, FOR THE SOUTHEAST CORNER OF HOWARD PLACE ADDITION.

THENCE S 48°26'26"W., 125.35 FEET ALONG THE NORTHWEST LINE OF L.D. LOCKETT ROAD TO A 1/2 CAPPED "MOAK SURV. INC." REBAR ROD FOUND:

THENCE S 61°05'06" W., 50.77 FEET ALONG THE NORTHWEST LINE OF L.D. LOCKETT ROAD TO A 1/2" 'CAPPED "MOAK SURV.INC." REBAR ROD FOUND AT THE INTERSECTION OF THE NORTHWEST LINE OF L.D. LOCKETT ROAD AND THE EASTERLY LINE OF BRANSFORD ROAD;

THENCE N 21°55'45" W. (BASIS FOR DIRECTIONAL CONTROL) 491.13 FEET ALONG THE EASTERLY LINE OF BRANSFORD ROAD TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES OF LAND MORE OR LESS.

Tree Number	Tree Size	Tree Type
1	10"	MAPLE
2	24"	CREPE MYRTLE
3	12"	MAPLE
4	8"	MAPLE
5	8"	MAPLE
6	12"	OAK
7	28"	OAK
8	24"	OAK
9	24"	OAK
10	12"	OAK
11	24"	OAK
12	8"	OAK
13	12"	OAK
14	8"	OAK
15	12"	OAK
16	8"	OAK
17	14"	OAK
18	8"	OAK
19	12"	OAK
20	12"	OAK
21	12"	OAK
22	14"	OAK
23	24"	CEDAR
24	24"	PINE
25	24"	PINE
26	24"	PINE
27	24"	PINE
28	24"	PINE
29	10"	OAK
30	10"	OAK
31	24"	OAK
32	12"	ELM
33	18"	OAK
34	18"	OAK
35	24"	TREE
36	24"	TREE
37	14"	TREE
38	14"	TREE
39	24"	MULBERRY
40	24"	OAK
41	14"	TREE
42	24"	OAK
43	24"	OAK
44	12"	MAPLE
45	24"	OAK

ACCORDING TO FEMA MAP NO. 48439C0095K, ZONE X,
DATED 9-25-2009. THE ABOVE LOT DOES NOT LIE WITHIN
THE 100 YEAR FLOOD PLAIN, AT THIS TIME.

ENGINEER/SURVEYOR
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON ROAD
COLLEYVILLE, TEXAS 76034
TEL. (817) 335-9900
FAX (817) 335-9955
F.R.N.1009080

OWNER
MORRISON TROY LYNN
6113 BRANSFORD RD
COLLEYVILLE, TX 76034

ZONING EXHIBIT
FOR ZONING CHANGE
FROM "AG" TO "R-40"

6113 BRANSFORD RD

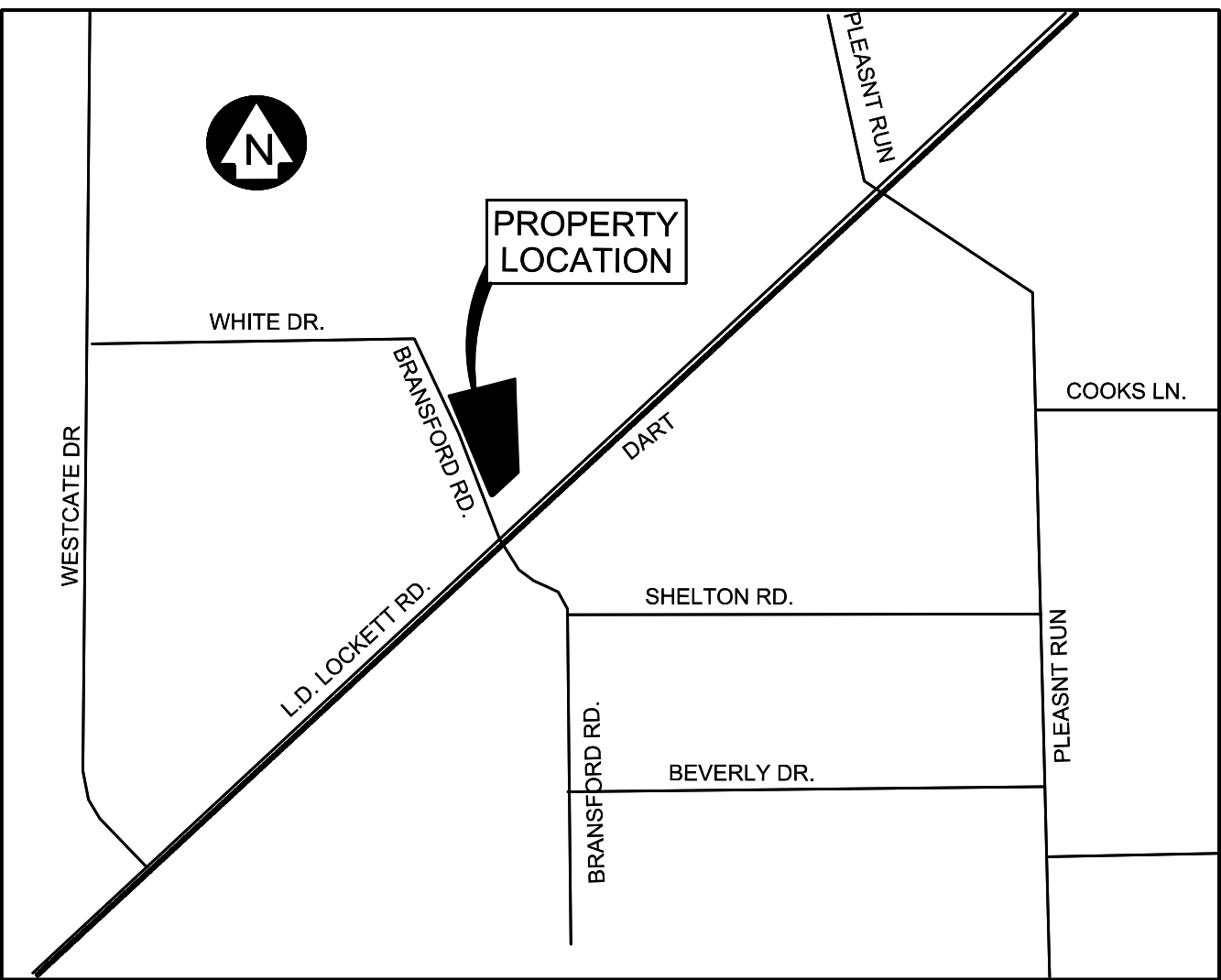
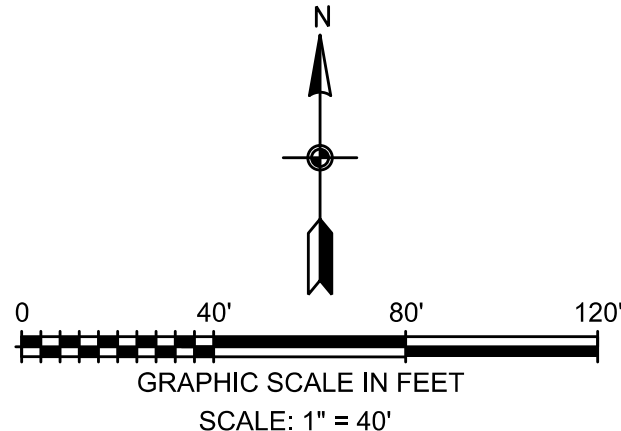
Lot 1, Block 1,
HOWARD PLACE ADDITION
IN
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
BEING 2.50 ACRES OF LAND

PREPARED NOVEMBER 2021

NO.	REVISION DESCRIPTIONS:	DATE:
DRAWING DATE: 11-10-2021	DRAWN BY: APA	CHECKED BY: OFN
		SUBMITTAL NO.: 1

ZONING EXHIBIT A
HOWARD ADDITION
6113 BRANSFORD RD LOT 1, BLOCK 1

A.N.A. PROJECT NO.: 21-0450	
CASE NO.: PC 21-0xx	
SHEET No.: 2	



VICINITY MAP
NTS

LEGAL DESCRIPTION

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ACCORDING TO FEMA MAP NO. 48439C0095K, ZONE X,
DATED 9-25-2009. THE ABOVE LOT DOES NOT LIE WITHIN
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ZONING EXHIBIT
FOR ZONING CHANGE
FROM "AG" TO "R-40"

6113 BRANSFORD RD

Lot 1, Block 1,
HOWARD PLACE ADDITION
IN
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
BEING 2.50 ACRES OF LAND

PREPARED NOVEMBER 2021

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090800

ANA
CONSULTANTS, L.L.C.
ENGINEERS + SURVEYORS

NO.	REVISION DESCRIPTIONS:		DATE:	SUBMITTAL NO.:
				1

ZONING EXHIBIT A
HOWARD ADDITION
6113 BRANSFORD RD LOT 1, BLOCK 1

A.N.A. PROJECT NO.: 21-0450
CASE NO.: PC 21-0xx
SHEET NO.: 3



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2e

Agenda Date 11/22/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for an accessory building to be closer than permitted on Lot 6, Block 1, The Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, Case ZC21-032

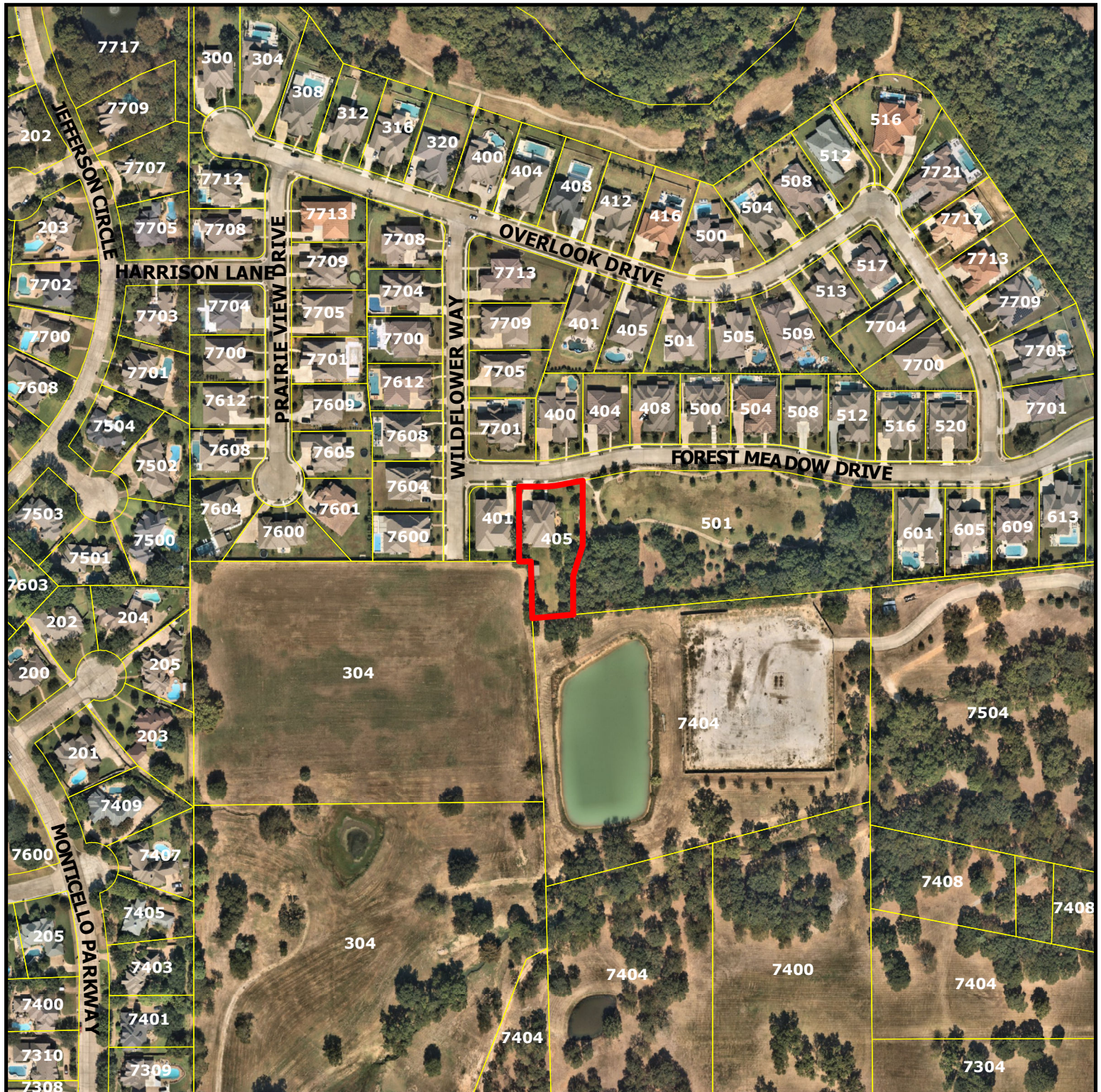
Explanation

Paul and Kathleen Socket, the applicants, have submitted a request for an SUP for an existing patio cover to remain and be closer to the side property line than permitted. The Land Development Code requires a minimum setback of 5 feet from the property line for any part of the structure. The roof overhang puts the structure much closer than the 5-foot requirement.

Attachments

1. Aerial Map
2. Zoning Map
3. Patio Cover Exhibit
4. Fire Pit Exhibit

Aerial Map



ZC21-032

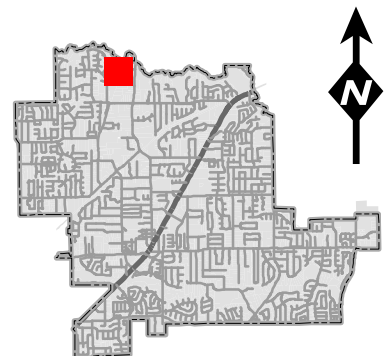
405 Forest Meadow Drive

DISCLAIMER:

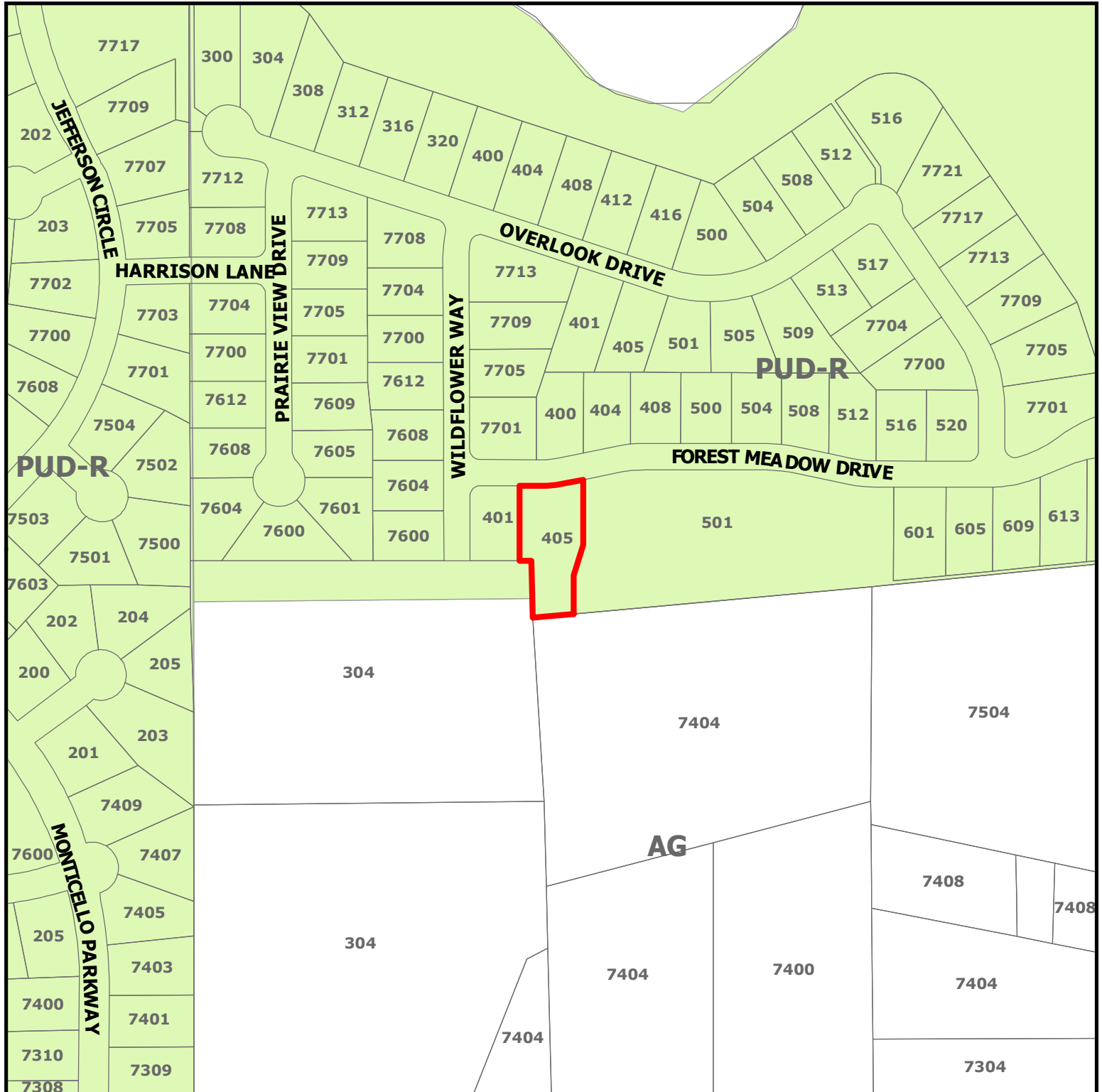
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Subject Property



Zoning Map



ZC21-032

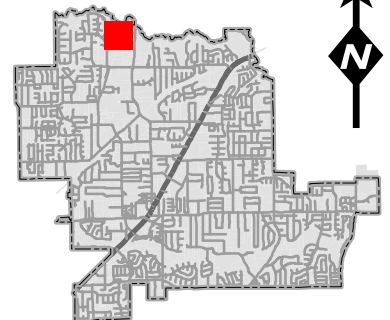
405 Forest Meadow Drive

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Subject Property



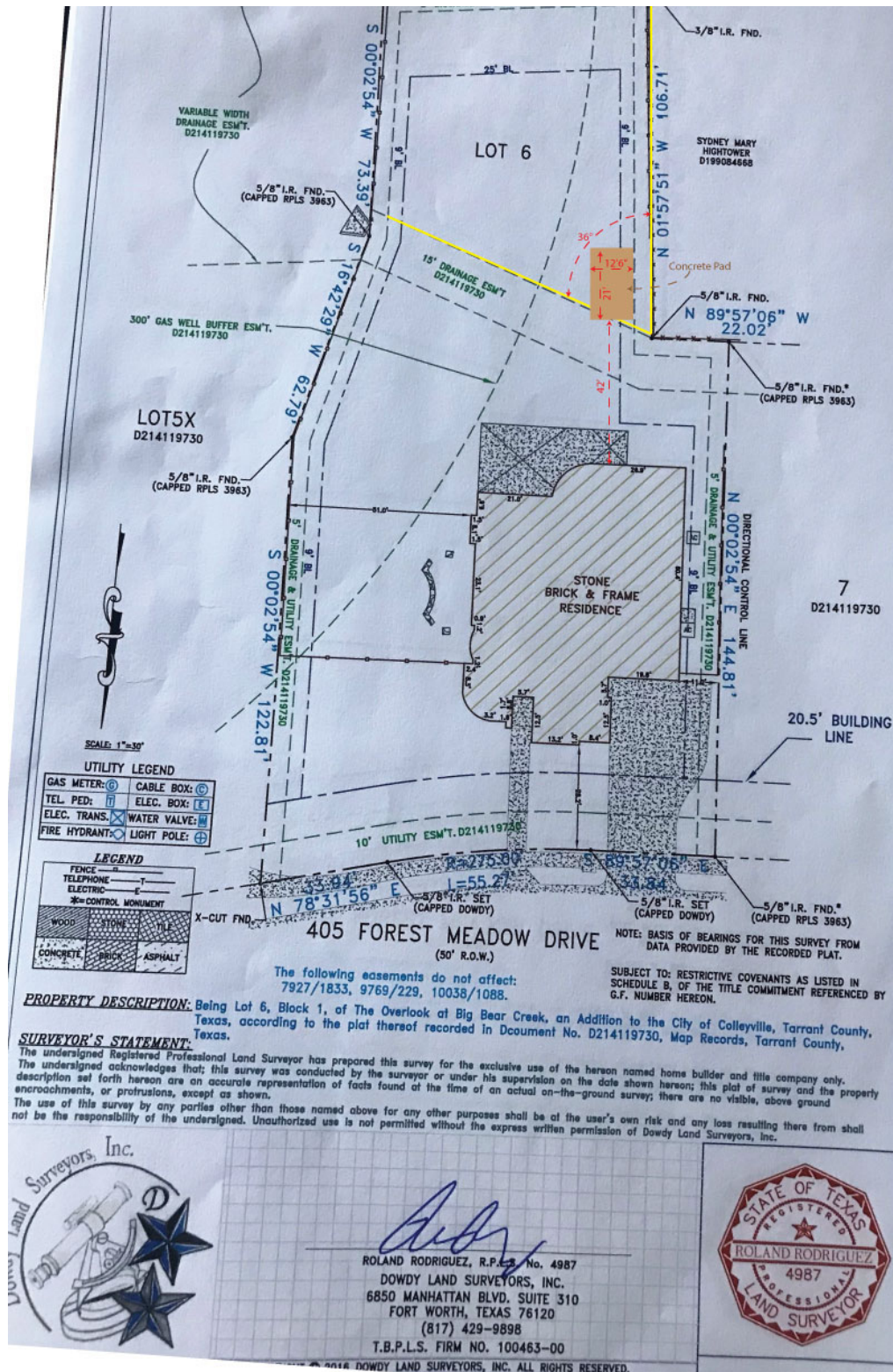
405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail

Statement of Planning Objectives

Drainage Easement

- A 15' drainage easement exists which contains a buried storm water conduit. Performance of this easement would not be affected by surface-level accessory building or flatwork construction.
- Restraining any surface level development would impair the use of valuable outdoor living opportunities.
- No special privileges would result from allowing construction of patio cover and/or firepit accessories.
- No nonconforming factors are influencing a variance to the drainage easement.

405 Forest Meadow Drive – Concrete Slab & Patio Cover Permit Application Detail



Position of existing slab & patio cover

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



Yard & Patio Cover

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



Property Marker

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



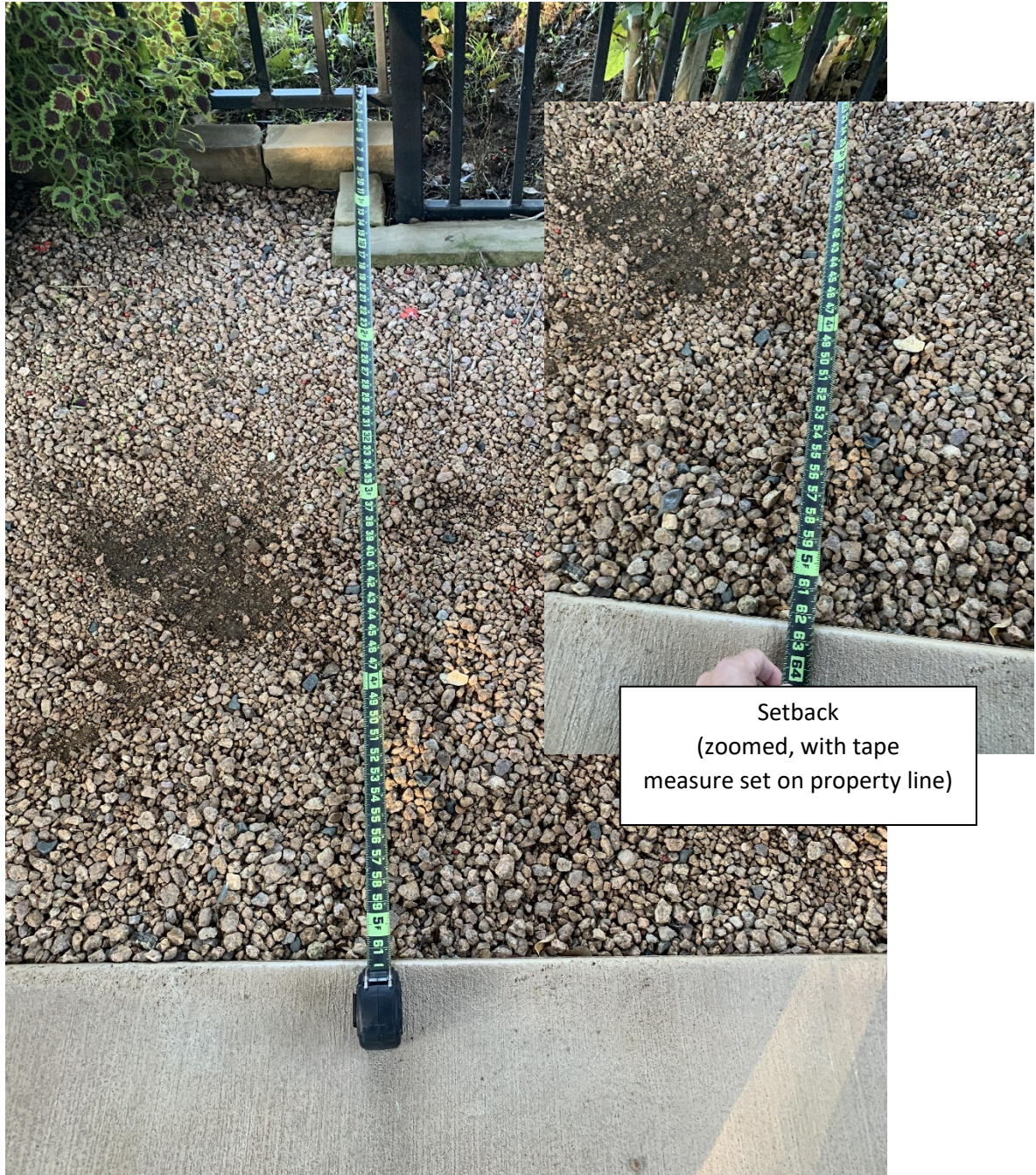
Fence Line

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



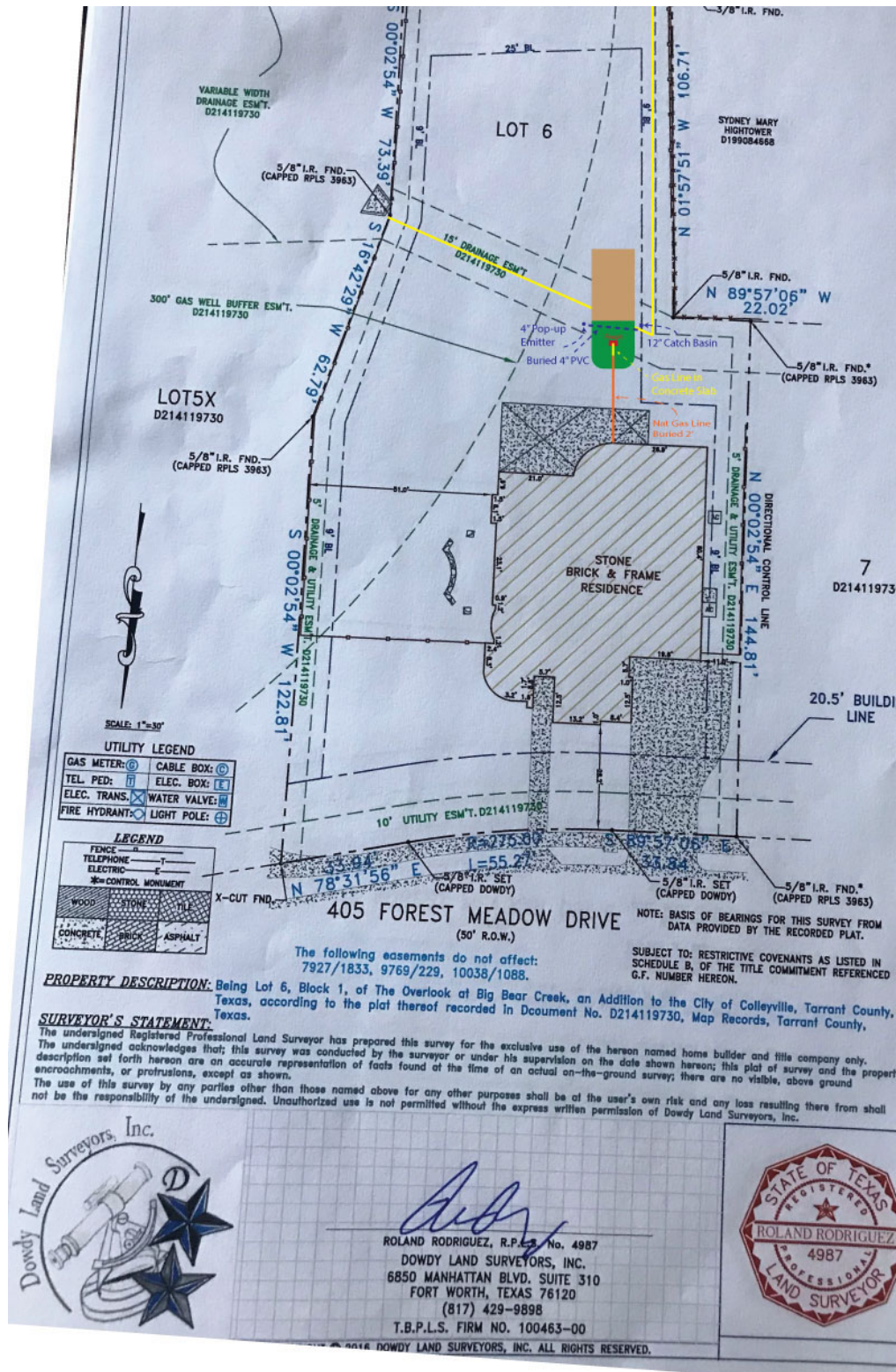
Fence Line

405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail



Slab Setback 5' 2"

405 Forest Meadow Dr– Concrete Slab & Firepit Permit Application Detail



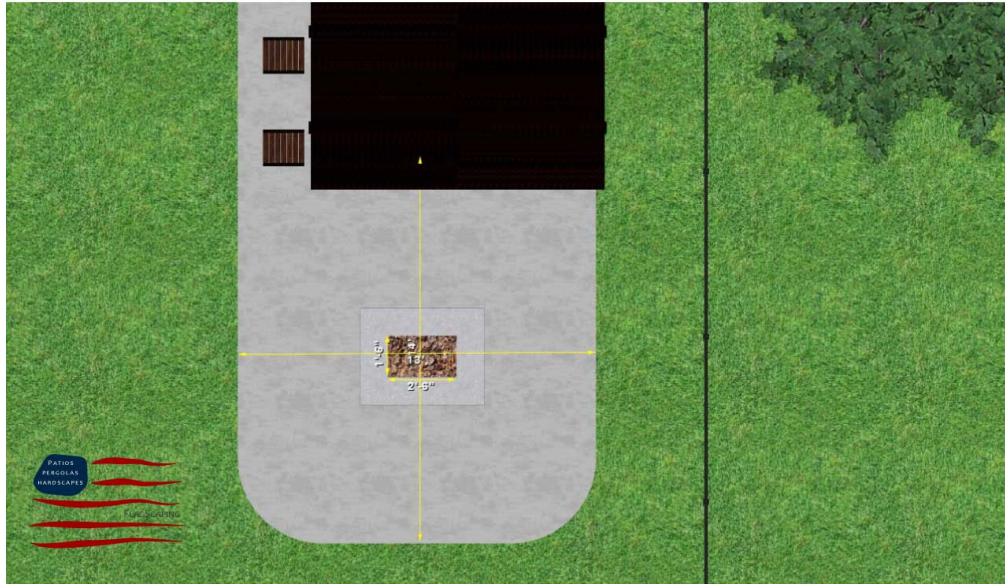
Firepit & Gas Line Placement w/
Drainage under Slab

405 Forest Meadow Dr– Concrete Slab & Firepit
Permit Application Detail



Slab & Firepit Placement

405 Forest Meadow Dr– Concrete Slab & Firepit
Permit Application Detail



Top-down



Perspective



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2f

Agenda Date 11/22/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on a portion of Lot 48, Village at Colleyville Condos, located at 16 Village Lane, Suite 150, Case ZC21-033

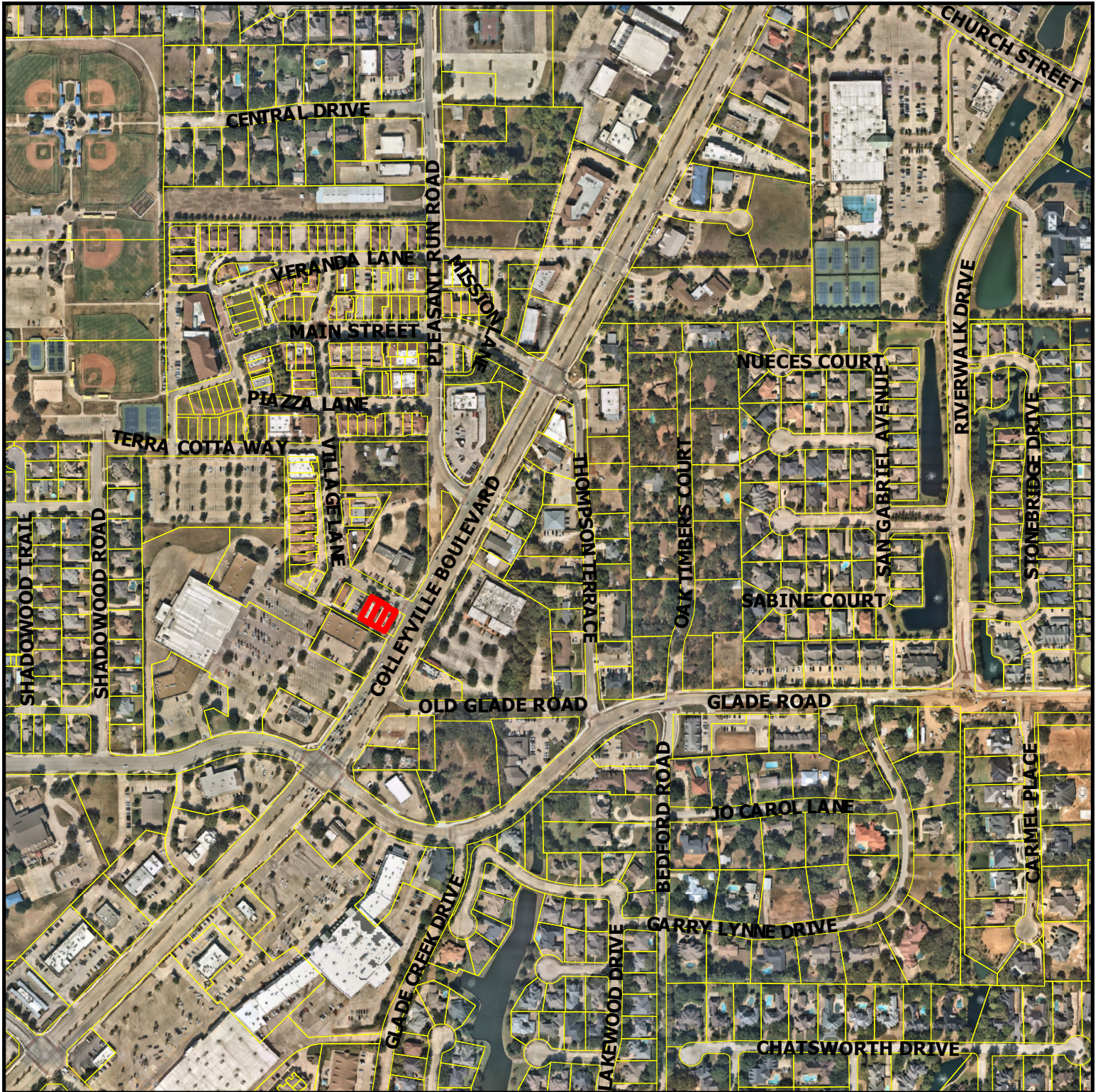
Explanation

Michael Coull, the applicant, has submitted a request for an SUP for Alcoholic Beverage Sales for On-Premise Consumption within The Village at Colleyville. The purpose is to allow for a wine bar at the proposed business called La Sangre Muerta Wine Bar.

Attachments

1. Aerial Map
2. Zoning Map
3. Statement of Planning Objectives
4. Floor Plan

Aerial Map



ZC21-033

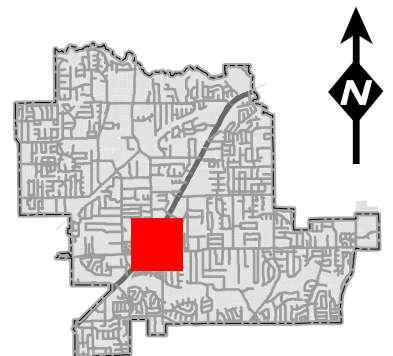
16 Village Lane, Suite 150

DISCLAIMER:

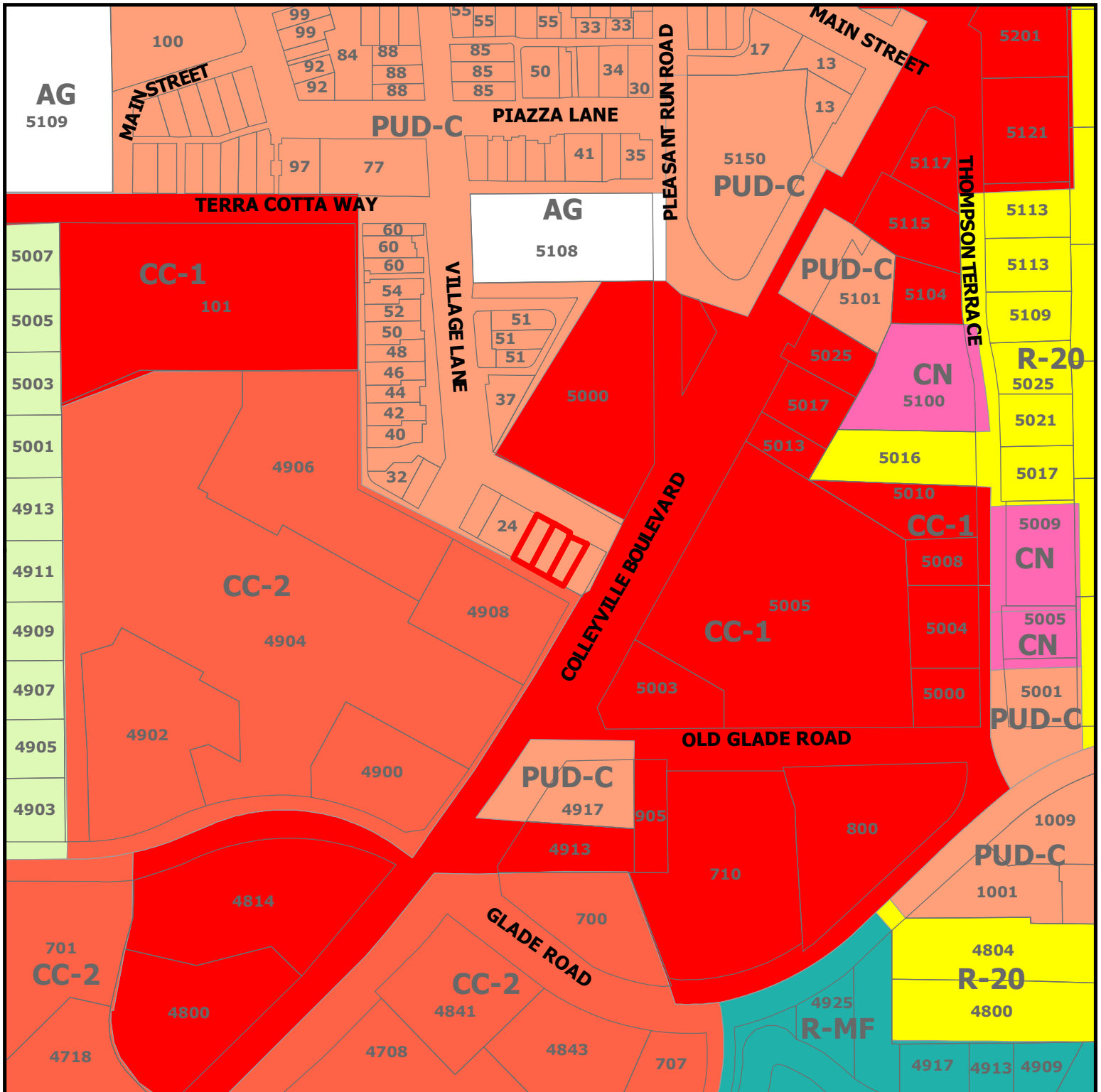
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Subject Property



Zoning Map



ZC21-033

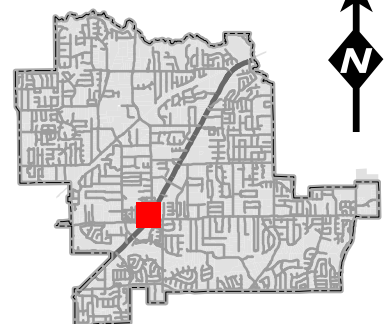
16 Village Lane, Suite 150

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Subject Property





La Sangre Muerta Wine Bar
16 Village Ln Ste 180, Colleyville, TX 76034

Business Summary for La Sangre Muerta Wine Bar

16 Village Ln Ste 180, Colleyville, TX 76034

360-720-9155

Mike@lasangremuerta.com and Kim@lasangremuerta.com

Presented to: City of Colleyville 10/7/21

La Sangre Muerta Wine Bar is a unique proposed establishment in Mid-Cities with the goal of bringing the enjoyment of wine, friends, and a fantastic atmosphere to the area that we call home. Specializing in tracking down those hard to find bottles with a price that will keep you coming back for another, we take pride in finding our guest's favorites, helping to find that perfect drink for sharing with friends or simply to unwind after a long workday. We are proud to source local ingredients that celebrate North Texas, with an ever-changing menu of baked goods, snacks, and specials provided by purveyors from all over Dallas/Fort Worth. With our developed business model and a location that lends itself to growth and access to our target demographic, all while taking advantage of the limited competition in the area...we believe La Sangre Muerta offers a unique experience in a casual setting that will sustain a long-term customer base and be a self-sustaining business for many years to come.

The wine industry in the United States has been on a steady growth curve upwards for several years, with neighborhood wine bars increasing in market share (2.2% average growth YOY between 2015-2020) significantly in the past decade owed to the change in landscape of the hospitality industry. The wine bar industry focuses on lounges and bars that focus on the sale of wine (both international and domestic product) for immediate consumption and may also offer food services and non-alcoholic options to patrons to provide a much more well-rounded experience and a general appeal.

The primary market will be centered on the Mid-Cities Region (Colleyville, Arlington, Euless, North Richland Hills, Grand Prairie, Grapevine, Etc) of Dallas/Fort Worth, with the business based in Colleyville on the major Hwy 26 track. This directly places us at the intersection of a rapidly growing area of the metroplex directly serving many growing neighborhoods and an established under-served population base. Given the population growth in the past several years, this area is poised to grow quickly after due to the influx of young families commuting to work in nearby economic hubs. With an average income of \$64,578 (median household income of \$163,509), the area can support a significant more businesses locally, primarily based around households wanting to experience entertainments without having to commute to the nearby urban centers of Dallas/Fort Worth. As such, we are marketing primarily

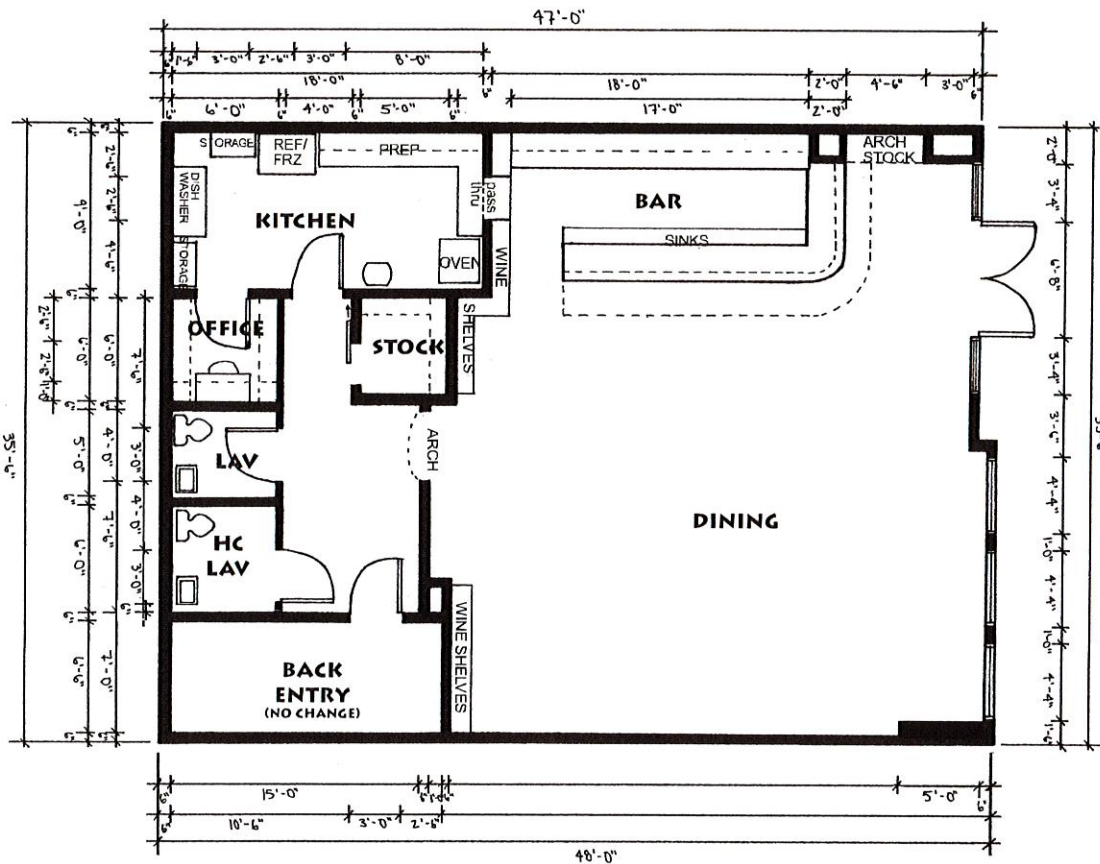
to younger families and educated professionals (Aged 25-40, College Educated, Middle Class, \$60K-\$100K Individual Income) taking advantage of this key growth demographic within our served region.

The anchor to our marketing strategy is to endear ourselves to the local neighborhood and business environment as quickly as possible through direct contact and engagement. As a growing area, we want to partner with local businesses for mutual benefit through discounts and promotions and by hosting functions to drive additional revenue. After face-to-face meetings and developing of the business partnerships, we further plan to advertise via social media and direct mailers to enable further customer awareness. Our retailing and sourcing activities will also act as additional drivers of customer traffic since any boost in sales is beneficial to the overall health of all businesses involved. Lastly, by engaging in community service and donations, the customer will choose to patronize us through the fulfillment of a desire to help their neighborhood...why not have fun while choosing to do good at the same time?

Accomplishment of planning objectives would allow for on-site consumption of wine with retail capability through purchases and monthly subscription, requiring authorization for beer/wine sales through the city of Colleyville through special use permit – this requirement is not from our actions but is fundamental to our business plan and we cannot operate without permission.



SCALE:
3/16" = 1'-0"



p 817.501.6390
Designer: Fallon Hollow
Dallas, TX
fallonhollowdesigns@gmail.com

- Key:
- Window
 - Single Door
 - Double Doors
 - Sliding Barn Door (with Lock)

PROJECT: La Sangre Muerta Wine Bar
DATE: 8/25/2021
CLIENT NAME: Mike and Kim Coull
CLIENT ADDRESS: Arlington, TX

NOTE:
Measurements drawn to scale.

BAR SEATS 10-11. DINING SEATS 60+

THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ALL CHANGES ARE TO BE APPROVED AND CONFIRMED BY A CERTIFIED CONTRACTOR FOR SAFETY. WE ARE NOT RESPONSIBLE FOR ANY DISCREPANCIES IN ARRANGEMENT. DRAWING MAY BE REVISED FOR ANY REASON. STRAIN'S PROVIDED BY BUILDER. CONSULTATION WITH A CERTIFIED BUILDER WILL NEED TO BE UNDERTAKEN PRIOR TO COMMENCEMENT OF WORK.

DRAWING:
BUILDING LAYOUT

SCALE 1" = 3/16"

DRAWING
NUMBER

2/2



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2g

Agenda Date 11/22/2021

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a zoning change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1, Abstract 798, Joseph H. Harrell Survey, located at 715 Murphy Road, Case ZC21-034

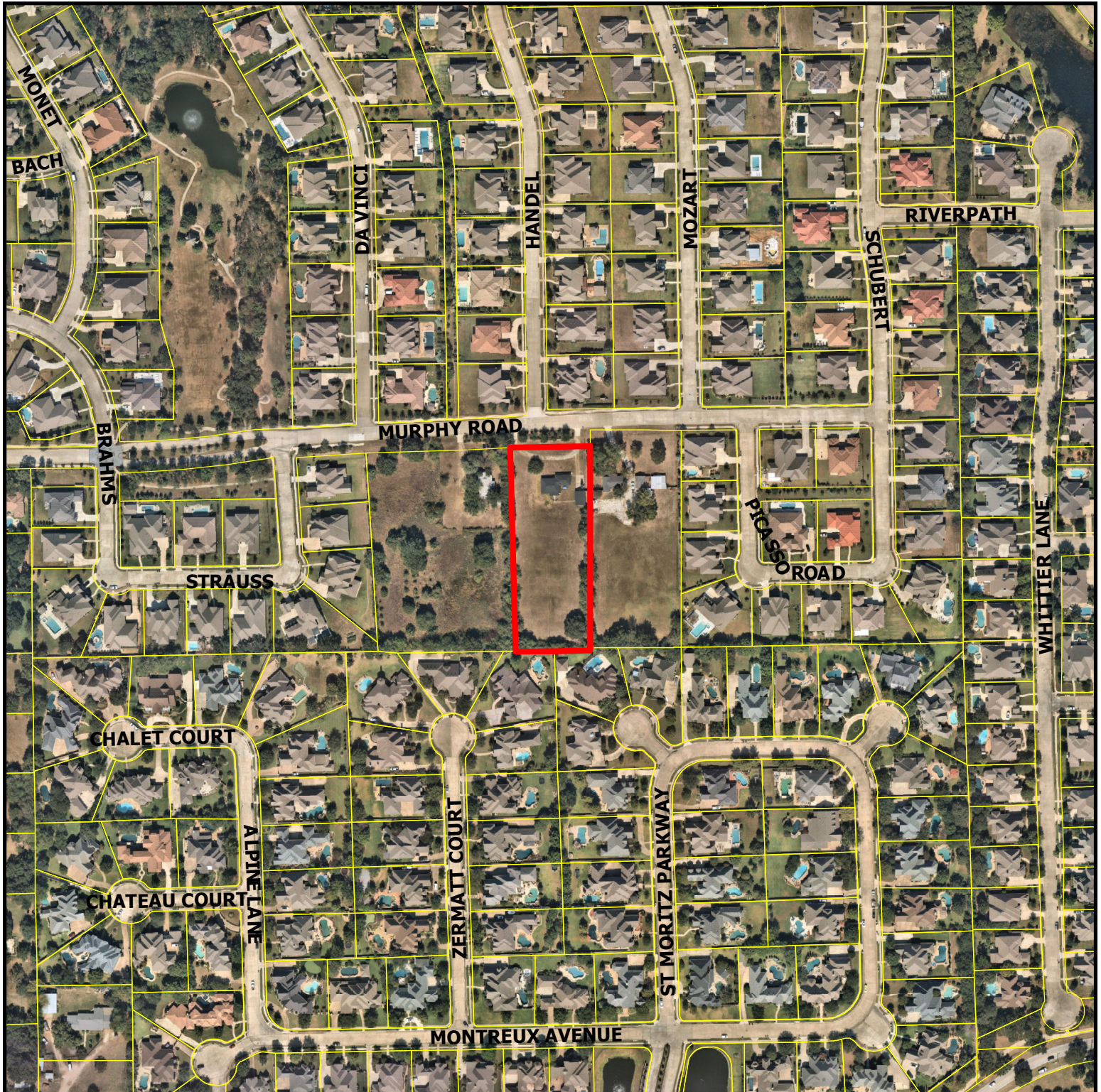
Explanation

Osama Nashed, the applicant, has submitted a request for a zoning change from AG Agricultural to R-40 Single Family Residential district in order to allow for the construction of a new single family house.

Attachments

1. Aerial Map
2. Zoning Map
3. Zoning Exhibit
4. Platting Exhibit

Aerial Map

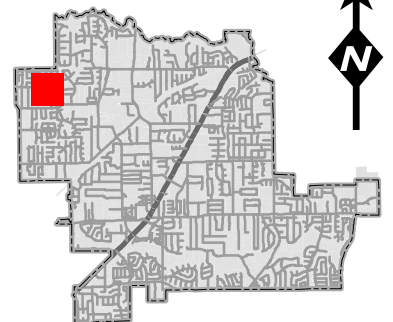


ZC21-034
715 Murphy Road

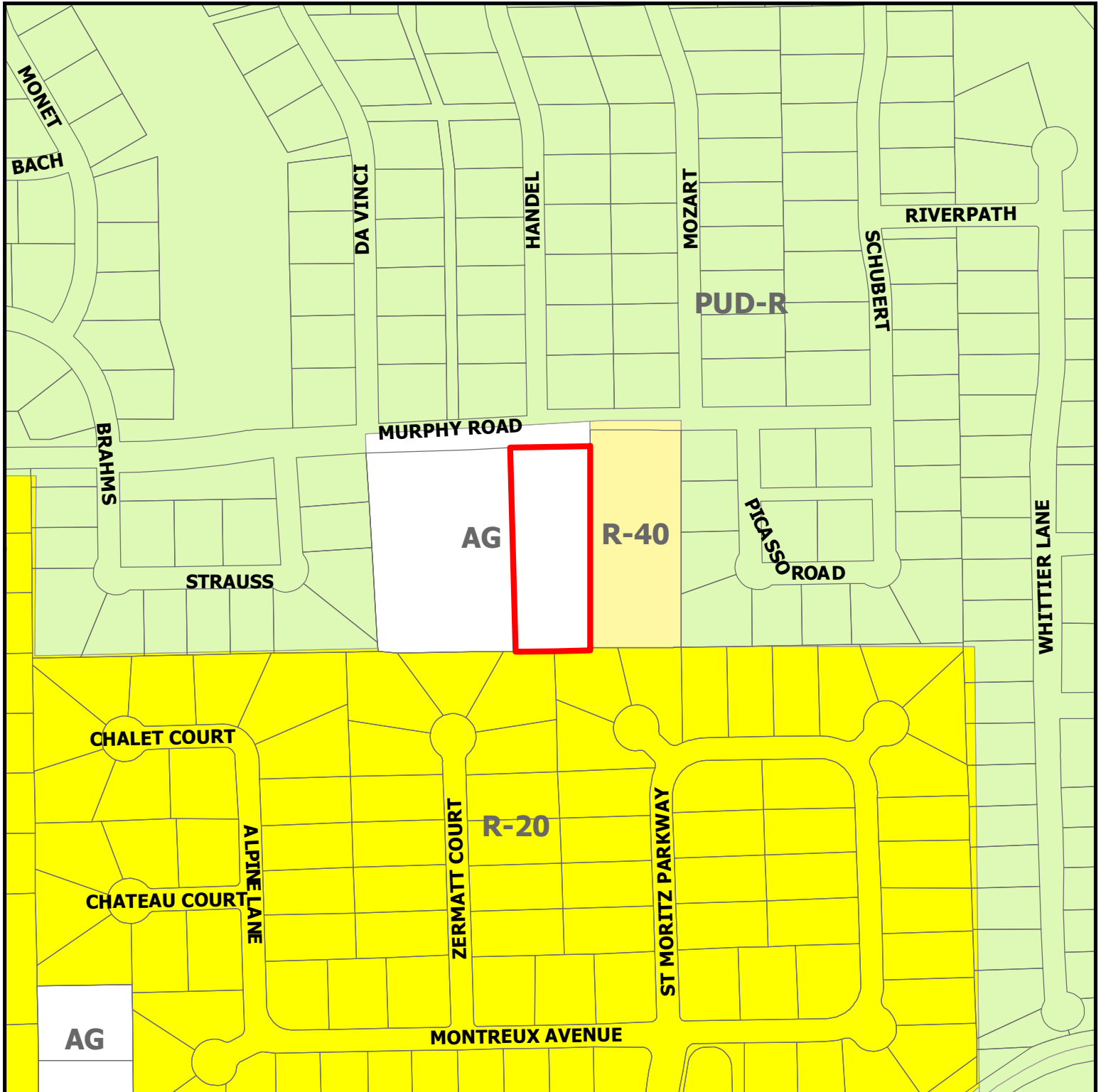
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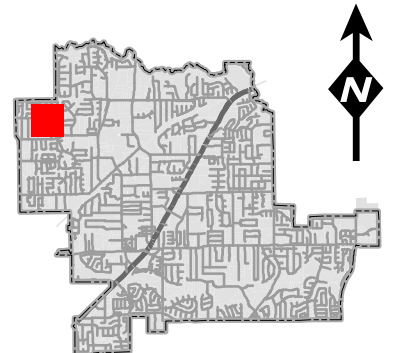
Subject Property



Zoning Map



ZC21-034
715 Murphy Road

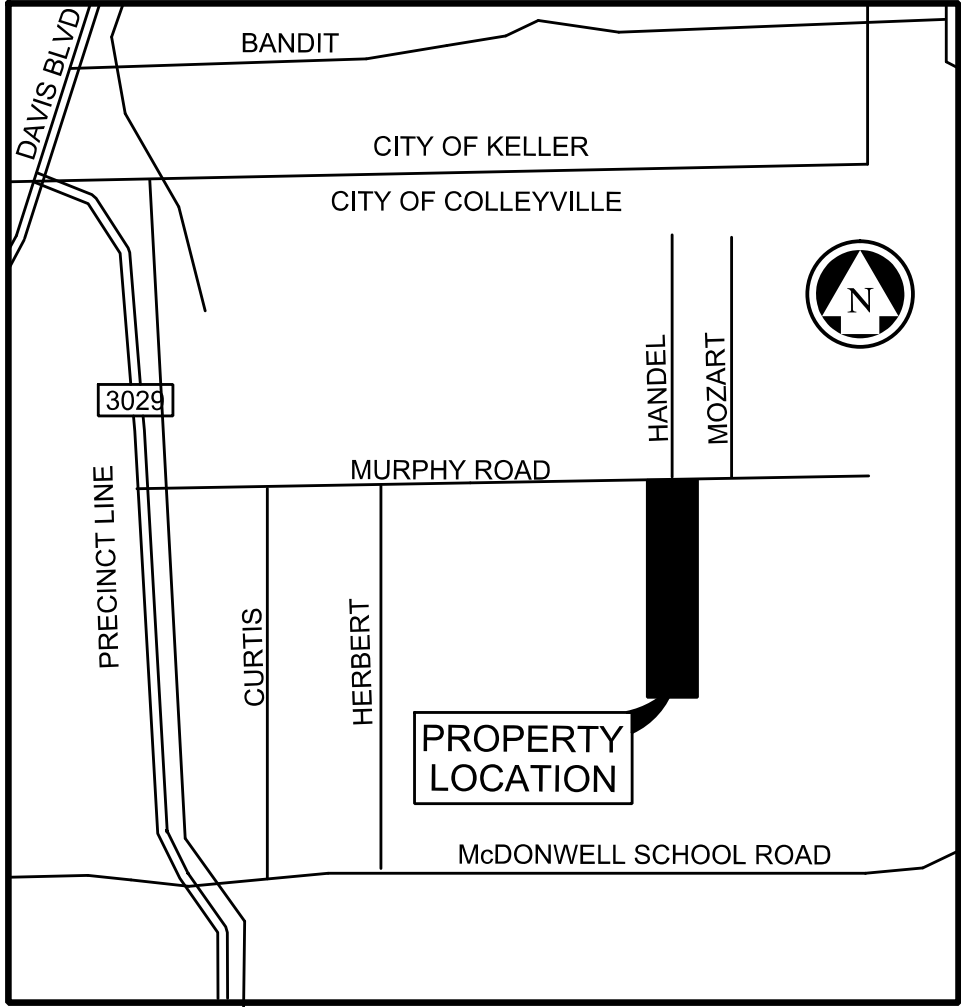
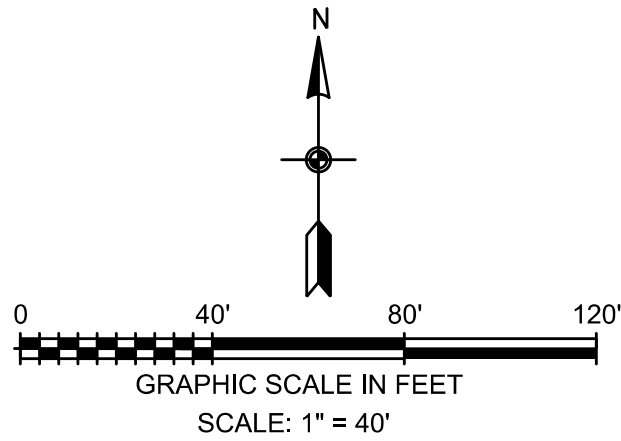


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Subject Property



VICINITY MAP
NTS

LEGAL DESCRIPTION

WHEREAS, ROBERT J. SCALABRINO AND IRINA I. SCALABRINO, IS THE OWNER OF 1.7 ACRES OF LAND OUT OF THE JOSEPH HARRELL SURVEY ABSTRACT 798 IN TARRANT COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER D221332139, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" INCH IRON PIPE FOUND AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND IN SOUTH RIGHT-OF-WAY LINE OF MURPHY ROAD (VARIABLE WIDTH RIGHT-OF-WAY) ;

THENCE SOUTH 89 DEGREES, 07 MINUTES, 42 SECONDS WEST, 164.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF 3.140 ACRE TRACT 1B & 1G, OUT OF THE JOSEPH HARRELL SURVEY, ABSTRACT 798, AS CONVEYED BY DEED RECORDED IN VOLUME 3599, PAGE 102, OF SAID DEED RECORDS;

THENCE SOUTH 00 DEGREES, 52 MINUTES, 18 SECONDS EAST, 447.20 FEET WITH THE EAST LINE OF SAID 3.14 ACRES TRACT TO A 5/8 INCH IRON ROD THE SOUTH EAST CORNER OF SAID 3.14 ACRE TRACT;

THENCE NORTH 89 DEGREES, 07 MINUTES, 42 SECONDS EAST, 164.50 FEET WITH THE SOUTH LINE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTH EAST CORNER;

THENCE NORTH 00 DEGREES, 52 MINUTES, 18 SECONDS WEST, 447.20 FEET WITH THE EASTERLY LINE OF SAID TRACT TO THE PLACE OF BEGINNING AND CONTAINING 73,564 SQUARE FEET OR 1.70 ACRES OF LAND, MORE OR LESS.

OWNER / DEVELOPER

ROBERT J. SCALABRINO
AND IRINA I. SCALABRINO

7013 MOZART
COLLEYVILLE, TX 76034

MR. ROBERT J. SCALABRINO
TEL. (609) 610-5500

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

TEL (817) 335-9900
FAX (817) 335-9955

ZONING EXHIBIT
FOR ZONING CHANGE
FROM "AG" TO "R-40"

715 MURPHY RD

IN
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS
BEING 1.70 ACRES OF LAND

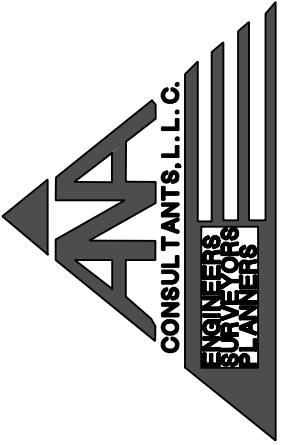
SITUATED IN

JOSEPH HARRELL SURVEY ABSTRACT 798
COLLEYVILLE, TARRANTS COUNTY, TEXAS

PREPARED NOVEMBER 2021

ZONING EXHIBIT "A"
FOR
715 MURPHY RD
1 RESIDENTIAL LOT

5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955

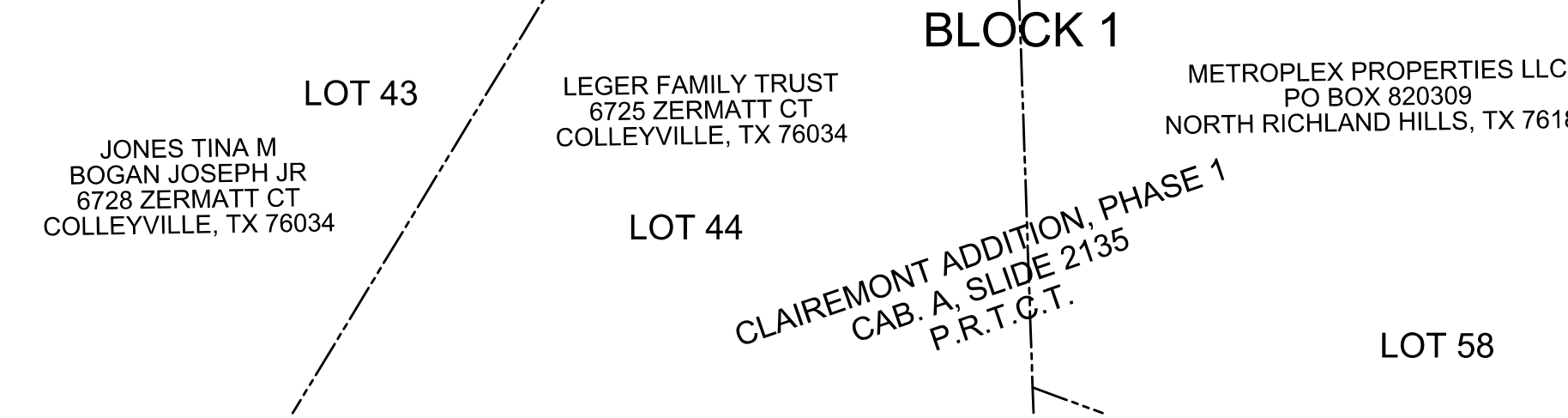
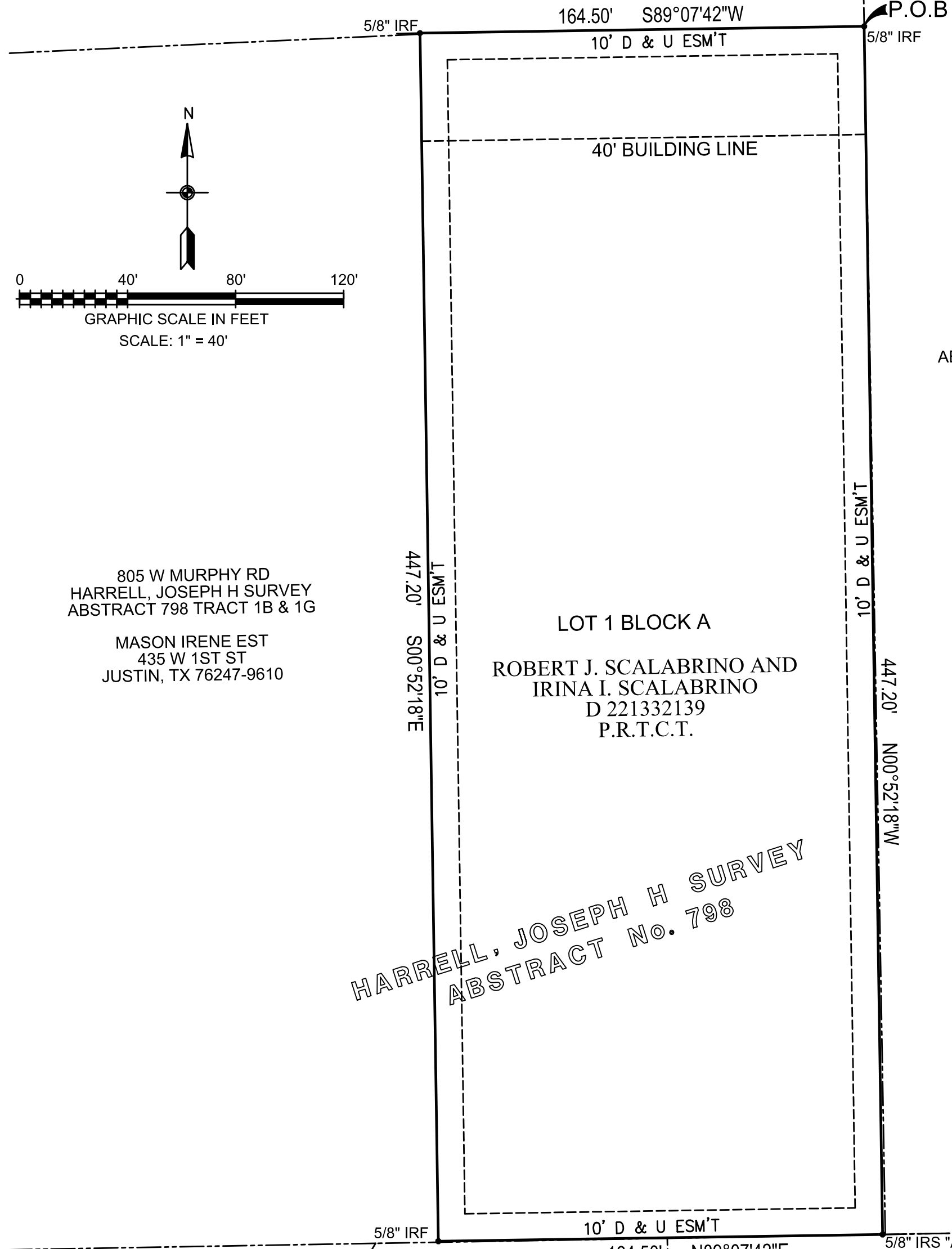
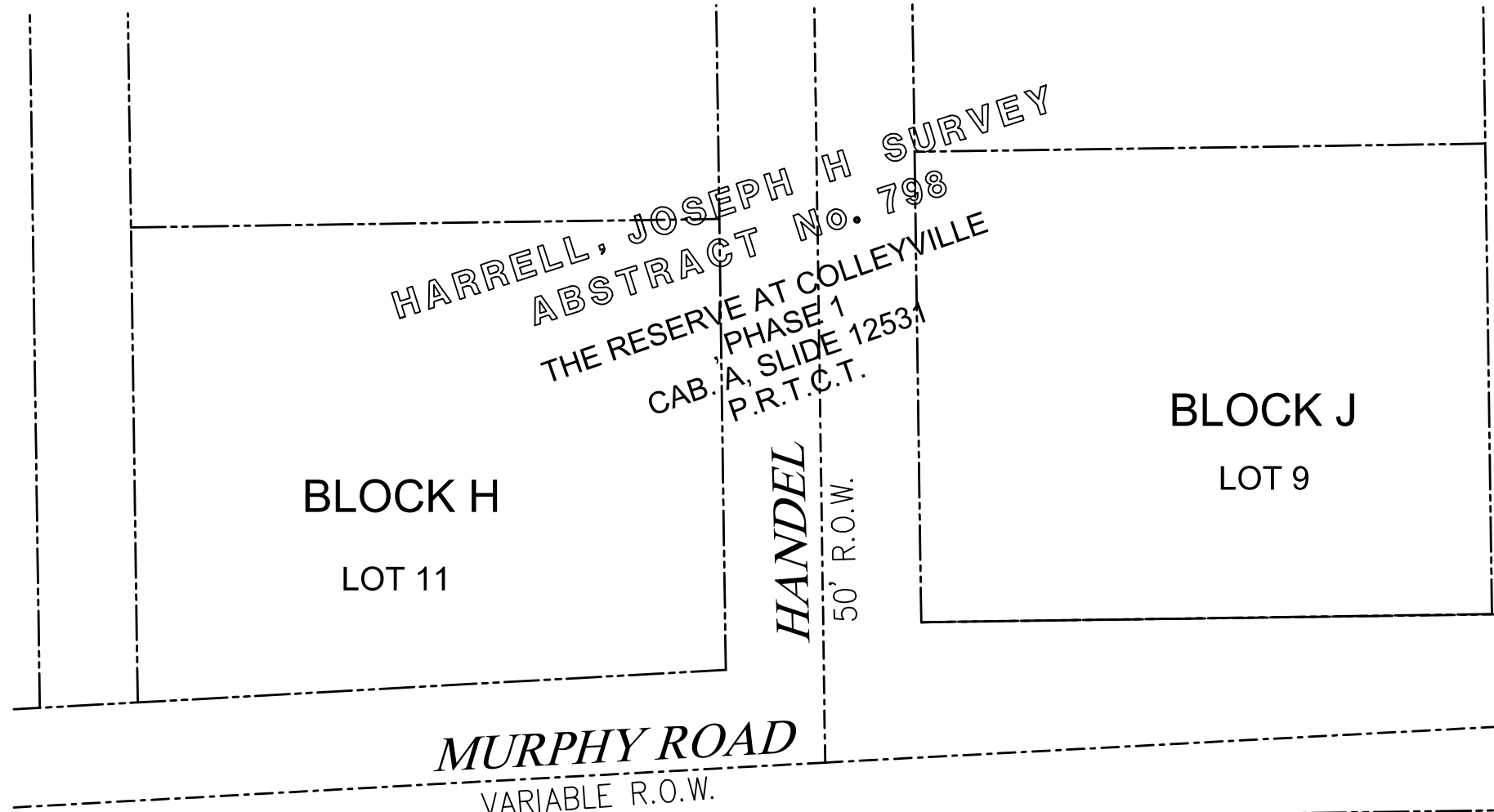


PC 21-0xx

SHEET 1 OF 1

3:51:07 PM
11/12/2021
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4:10:55 PM
11/12/2021
C:\SURVEY\Jobs\210480\210480-PLAT.dgn



GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
- 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.
- BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE X (AREA WITH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0095K, REVISED SEPTEMBER 25, 2009.
- BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
- DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILING 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.
- UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PLANNING AND ZONING COMMISSION APPROVAL

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas, voted affirmatively on this _____ day of _____, 2020, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

SURVEYOR'S CERTIFICATION

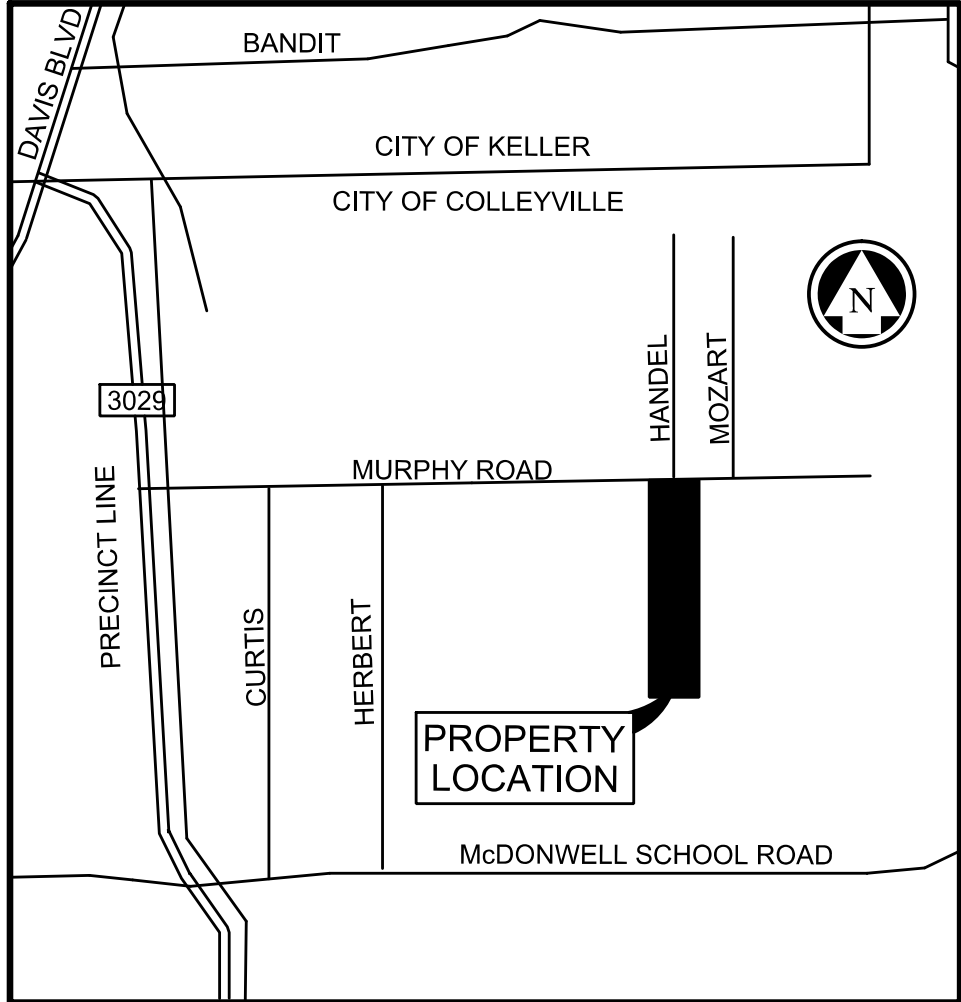
THAT I, EDWARD K. KHALIL, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND. FURTHER, THIS SURVEY CONFORMS TO THE GENERAL RULES OF PROCEDURES AND PRACTICES OF THE MOST CURRENT PROFESSIONAL LAND SURVEYING PRACTICES ACT.

SIGNATURE

DATE



VICINITY MAP
NTS



STATE OF TEXAS
COUNTY OF TARRANTS

WHEREAS, ROBERT J. SCALABRINO AND IRINA I. SCALABRINO, IS THE OWNER OF 1.7 ACRES OF LAND OUT OF THE JOSEPH HARRELL SURVEY ABSTRACT 798 IN TARRANT COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN INSTRUMENT NUMBER D221332139, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT 5/8" INCH IRON PIPE FOUND AND BEING THE NORTHEAST CORNER OF HEREIN DESCRIBED TRACT OF LAND IN SOUTH RIGHT-OF-WAY LINE OF MURPHY ROAD (VARIABLE WIDTH RIGHT-OF-WAY) ;

THENCE SOUTH 89 DEGREES, 07 MINUTES, 42 SECONDS WEST, 164.50 FEET TO A 5/8 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF 3.140 ACRE TRACT 1B & 1G OUT OF THE JOSEPH HARRELL SURVEY, ABSTRACT 798, AS CONVEYED BY DEED RECORDED IN VOLUME 3599, PAGE 102, OF SAID DEED RECORDS;

THENCE SOUTH 00 DEGREES, 52 MINUTES, 18 SECONDS EAST, 447.20 FEET WITH THE EAST LINE OF SAID 3.14 ACRES TRACT TO A 5/8 INCH IRON ROD THE SOUTH EAST CORNER OF SAID 3.14 ACRE TRACT;

THENCE NORTH 89 DEGREES, 07 MINUTES, 42 SECONDS EAST, 164.50 FEET WITH THE SOUTH LINE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "ANA" SET FOR THE SOUTH EAST CORNER;

THENCE NORTH 00 DEGREES, 52 MINUTES, 18 SECONDS WEST, 447.20 FEET WITH THE EASTERLY LINE OF SAID TRACT TO THE PLACE OF BEGINNING AND CONTAINING 73,564 SQUARE FEET OR 1.70 ACRES OF LAND, MORE OR LESS.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, ROBERT J. SCALABRINO AND IRINA I. SCALABRINO, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1, BLOCK A, SCALABRINO ADDITION, AN 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 PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

OWNERS NAME

STATE OF TEXAS
COUNTY OF TARRANTS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME

MY COMMISSION EXPIRES:

ENGINEER / SURVEYOR

A.N.A. CONSULTANTS, L.L.C.

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

TEL (817) 335-9900
FAX (817) 335-9955

OWNER / DEVELOPER

ROBERT J. SCALABRINO
AND IRINA I. SCALABRINO

7013 MOZART
COLLEYVILLE, TX 76034

MR. ROBERT J. SCALABRINO
TEL. (609) 610-5500

MINOR PLAT
SCALABRINO ADDITION

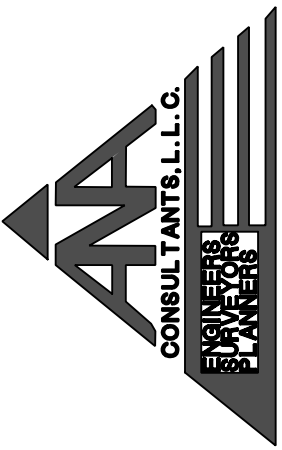
LOTS 1 BLOCK A,
AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
BEING 1.70 ACRE OF LAND

SITUATED IN

JOSEPH HARRELL SURVEY ABSTRACT 798
COLLEYVILLE, TARRANTS COUNTY, TEXAS

MINOR PLAT
FOR
SCALABRINO ADDITION
1 RESIDENTIAL LOT

5000 Thompson Terrace
Colleyville, TX. 76034
(817) 335-9900
FAX: (817) 335-9955



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