



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, December 13, 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 BEVILL
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - November 8, 2021
Planning and Zoning Commission Worksession Minutes - November 22, 2021

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Replat with a Plat Waiver for Lot Area, Lot Width, and Side Yard Setback 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** Consideration 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** Consideration 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** Consideration 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** Consideration 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** Consideration 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on a portion of Lot 48, Village at Colleyville Condos, located at 16 Village Lane, Suite 150, Case ZC21-033, WITHDRAWN BY APPLICANT
- 2g** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards December 10, 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 Agenda Briefing

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

Agenda Number 1a	Agenda Date 12/13/2021	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - November 8, 2021
Planning and Zoning Commission Worksession Minutes - November 22, 2021

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on November 8, 2021 and the Planning and Zoning Commission Worksession on November 22, 2021.

Recommendation

Approve

Attachments

1. November 8, 2021 P&Z Minutes
2. November 22, 2021 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, November 8, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on November 8, 2021, at 6:16 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Tim Raine, Matt Koch, Claudia Bevill, and George Bond

Absent: Sayeda Syed

Staff Present: Ben Bryner, Jacquelyn Reyff, Eddie Tangadunrat, and Dakari Hill

Also Present: Attorney, Nicole Corr

Commissioner Syed arrived after Roll Call at 6:31 p.m.

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 Meeting at 6:34 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 November 8, 2021, at 7:00 p.m.

Roll Call

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

Absent: N/A

Staff Present: Ben Bryner, Jacquelyn Reyff, Eddie Tangadunrat, and Dakari Hill

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – October 11, 2021
Planning and Zoning Commission Worksession Minutes – October 25, 2021

Commissioner Koch made a motion to approve the October 11, 2021 Planning and Zoning Commission Meeting Minutes and the October 25, 2021 Planning and Zoning Commission Worksession Minutes. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a CBD Store use on Lot 7R1A, Block 2, Andy Felps Addition, located at 4209 Colleyville Boulevard, Suite B, Case ZC21-024, TABLED FROM THE OCTOBER 11, 2021 PLANNING AND ZONING COMMISSION MEETING

Commissioner Groves made a motion to remove Case ZC21-024 from the table.
Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Steven Hz, 9655 Wharf Road, Dallas, TX came forward and briefed the Commission.

Mr. Hz answered questions of the Commission regarding the sale of Delta 8 products, the revenue generated from Delta 8 products, and the potential issue of product being mistaken as an illegal substance

The applicant, Kushal Bastakoti, 4119 Nepoli Way, Irving, TX answered

questions of the Commission regarding the sale of Delta 8 products.

The public hearing was open at 7:25 p.m.

James Ramsey, 910 Saddlebrook Drive, Colleyville, TX came forward and spoke in support of the case. Mr. Ramsey expressed the store's potential benefit to the community, the applicant's willingness to make concessions, and the ability of the applicant to provide the Commission with additional information.

With no one wishing to speak, the public hearing was closed at 7:29 p.m.

City Attorney, Nicole Corr, informed the Commission that Delta 8 is criminalized in some states and that the product has also been deemed a "Schedule 1" narcotic.

Commissioner Koch expressed concerns with the legality issues surrounding Delta 8, the lack of information regarding Delta 8, and the applicant's stance on the sale of Delta 8 changing since the last meeting.

Mr. Hz expressed to the Commission that the applicant wished for the Commission to vote on the item on the grounds that Delta 8 would not be sold in that location.

Commissioner Bond expressed his agreeance with Commissioner Koch's concerns and his viewpoint of the possible benefits of CBD.

Commissioner Syed made a motion to deny Case ZC21-024. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond

Nay: 0

2b Consideration of a Special Use Permit for a Reduction in Parking on Lot 1 Block 1, Corley Subdivision, 5409 Colleyville Boulevard, Case ZC21-028

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Phillip Tullis, 2824 Naples Drive, Hurst, TX came forward and briefed the commission.

Mr. Tullis answered questions of the Commission regarding the need for additional parking and how customers will know where to park.

The public hearing was open at 7:44 p.m.

With no one wishing to speak, the public hearing was closed at 7:44 p.m.

Staff answered questions of the Commission regarding the best methods of notifying customers about the shared parking agreement.

Commissioner Williamson made a motion to approve Case ZC21-028. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

2c Consideration of amendments to Chapter 3 of the Land Development Code for the removal of the Mobile Home Residential District, specifically amending Section 3.16 MH – Mobile Home Residential District, Section 3.24B Schedule of Permitted Principal Uses, and Section 3.24.G Schedule of District Regulations, Case GC21-012

Ben Bryner made a recommendation to the Commission that the item be tabled due to possible legal implications.

Commissioner Bevill made a motion to table Case GC21-012. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond
Nay: 0**

2d Consideration of amendments to Chapter 3 of the Land Development Code requiring a Special Use Permit for a duplex in the RD Two Family Residential district, specifically amending Section 3.24B Schedule of Permitted Principal Uses, Case GC21-013

Ben Bryner presented the item and briefed the Commission.

The public hearing was open at 7:54 p.m.

With no one wishing to speak, the public hearing was closed at 7:54 p.m.

Commissioner Syed made a motion to approve Case GC21-013. Commissioner Koch seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Syed, Raine, Koch, Bevill, and Bond

Nay: 0

- 2e** Consideration of amendments to Chapter 3 of the Land Development Code allowing commercial accessory buildings and providing regulations, specifically amending Section 3.24B Schedule of Permitted Principal Uses and Section 3.27 Accessory Buildings and Residential Carport Regulations, Case GC21-014

Ben Bryner presented the item and briefed the Commission.

Staff answered questions of the Commission regarding different standards for residential and non-residential accessory buildings, the maximum number of accessory buildings per lot, and the allowance of subdivided accessory buildings.

The public hearing was open at 8:01 p.m.

With no one wishing to speak, the public hearing was closed at 8:01 p.m.

Commissioner Williamson made a motion to approve Case GC21-014. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Koch, Bevill, and Bond

Nay: 0

3. CITIZEN COMMENTS

With no one wishing to speak, the public hearing was closed at 8:02 p.m.

4. ADJOURNMENT

The meeting adjourned at 8:03 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 Minutes

City Hall
100 Main Street
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Monday, November 22, 2021

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on November 22, 2021, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Claudia Bevill, and George Bond

Absent: Sayeda Syed and Tim Raine

Staff Present: Ben Bryner, Jacquelyn Reyff, Rob McKeown, and Dakari Hill

Chair Bevill made a general announcement regarding the resignation by Commissioner Matt Koch from the Planning and Zoning Commission.

2. WORKSESSION AGENDA ITEMS

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the disparity between the proposed lot area and width and the required lot area and width, other options besides granting a plat waivers, and the reason to maintain the current zoning.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding an existing garage on the property and the location of the proposed carport.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the business the Special Use Permit would be linked to and proof of insurance for the proposed business.

- 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, Suite 140, Case ZC21-031

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the addition being made to the property as a result of the zoning change.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the disparity between the structure's current position in relation to the property and the required distance of an accessory structure in relation to a property line, when the violation was discovered, and previous precedent in similar cases.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the parking pertained to the proposed business and the required ratio of food to drink in the zoning district the business will be located.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the potential demolition of an existing home as a result of the proposed zoning change.

3. AJOURMENT

The meeting adjourned at 6:47 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill'.

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
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Agenda Number	Agenda Date	Number
2a	12/13/2021	
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Replat with a Plat Waiver for Lot Area, Lot Width, and Side Yard Setback 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 Plat Waivers for Lot Size, Lot Width, and Side Yard Setback for Lot 1, Block 2, Panno Brothers Addition; being Tract 7C 7D1 & 7D1B, Block 1, Pleasant Oaks Addition, approximately 0.669 acres; and zoned R-40 Single Family Residential. The purpose is to plat the property in order for a new single-family home to be constructed. There are no new lots proposed.

Existing Conditions/Background: The subject property, 808 Beverly Drive, is located along the north side of the street and west of Pleasant Run Road. The property has never been platted and there is an existing home which will be demolished.

Proposed Zoning:

Request – The applicant requests to plat the property and maintain the R-40 Single Family Residential zoning district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	30,427 sf.
Minimum Lot Width	150 feet	140 feet
Minimum Lot Depth	150 feet	293 feet
Front Building Line	40 feet	
Side Building Line	15 feet	10 feet on the west side requested
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The lot size is 30,427 sf. and lot width is 140 ft. The required lot size in the R-40 district is 40,000 sf. and the required lot width is 150 ft. Plat waivers are necessary for lot size and width. The applicant has also requested a reduction in the required building setback along the western side lot line from 15 feet down to 10 feet. If the plat waivers are approved, then the lot would be brought into conformance with the Land Development Code and meet the intent of the City's Comprehensive Master

Plan.

Plat Status: The property is a portion of a previously platted lot.

DRC Review: The DRC met on November 22nd and offered the following comments to the applicant:

1. Provide the distance to the centerline of Beverly Drive.
2. The front build line for R-40 zoning is 40 ft.
3. Along the rear property line add a 16 ft. utility easement.
4. Remove the Staff Approval Signature Block.
5. Provide a purpose statement.
6. Add the northing and easting coordinates, latitude and longitude, for 2 points for tying into city monuments.

Surrounding Development: The properties to the north, east and west are zoned R-40 Single Family Residential and are improved with single-family homes. The property located to the south is zoned R-10 Single Family residential and improved with a single-family home.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Urban Forestry) 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 Replat with Plat Waivers for Lot Size and Lot Width. Staff is neutral on the request to reduce the side yard setback.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map

4. Boundary and Topographic Survey
5. Replat Exhibit
6. Notification Map
7. Notification Letter
8. Notify List
9. Draft Resolution

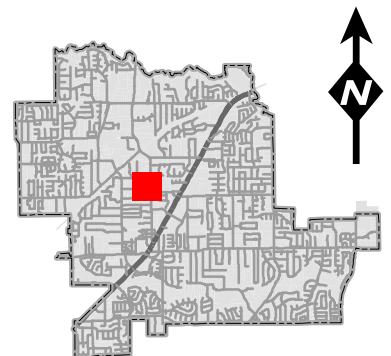
Aerial Map



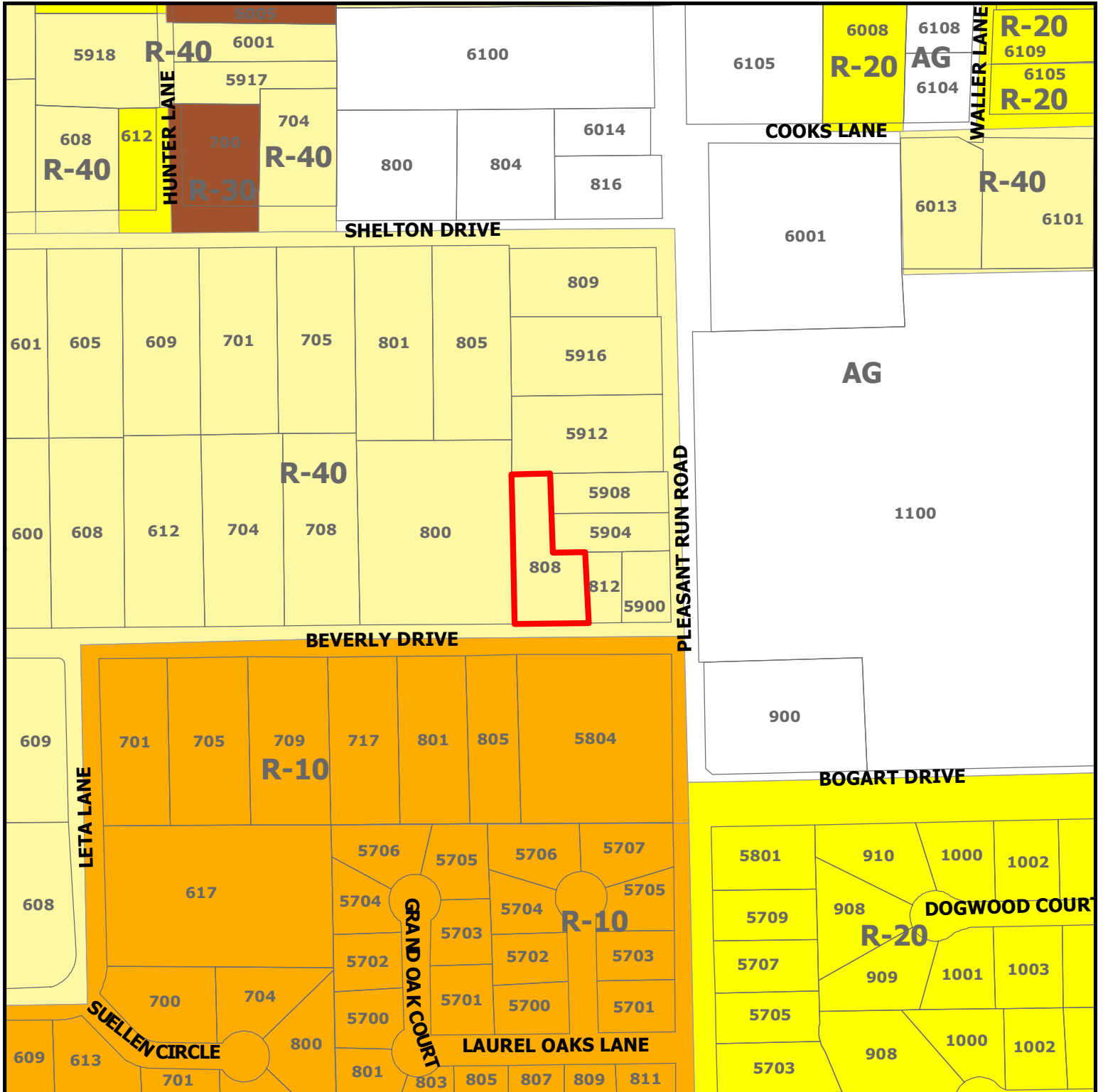
PC21-017
808 Beverly Drive

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.

 Subject Property



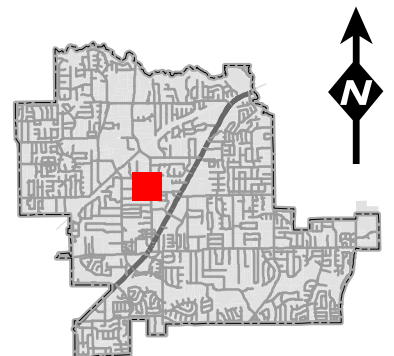
Zoning Map



PC21-017
808 Beverly Drive

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 Subject Property

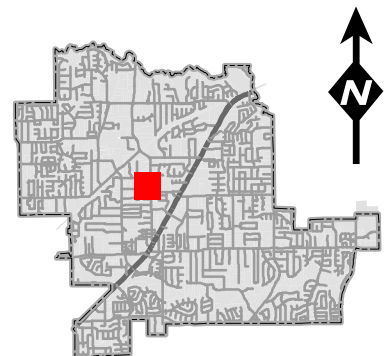


Future Land Use Map



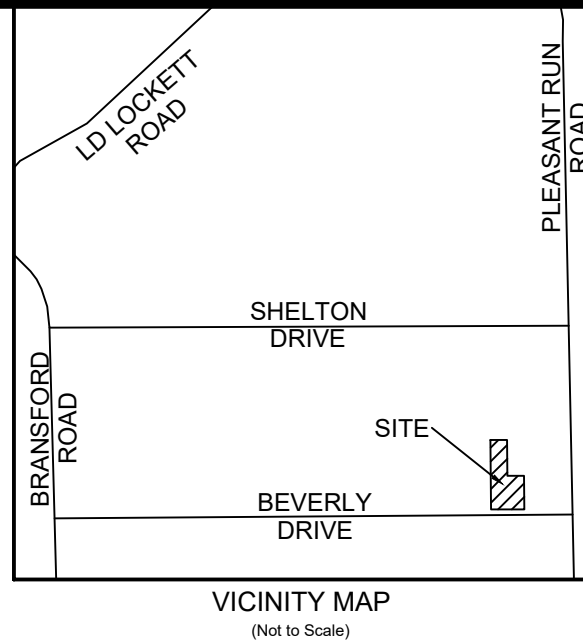
PC21-017
808 Beverly Drive

-  Subject Property
-  Residential
-  Institutional
-  Colleyville Blvd Corridor



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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		

STATE OF TEXAS
COUNTY OF TARRANT

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:

BEGINNING at a 1/2 inch iron rebar with cap stamped "Vogt" found for the southwest corner of said Tract 2 and the southeast corner of a called 2.5 acre tract of land described in a Warranty Deed to Mindy McClure, recorded in Instrument Number D210058846 of said Official Public Records, and on the north right-of-way line of Beverly Drive (60' wide), from which a 1/2 inch iron rebar with cap stamped "Vogt" found for the southwest corner of said tract of said McClure tract bears South 89°37'40" West, a distance of 302.65 feet;

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).

STATE OF TEXAS
COUNTY OF TARRANT

OWNERS DEDICATION

Now, therefore, know all men by these presents, that RYAN PANNO, does 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: _____

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared RYAN PANNO, 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: _____

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 Colleyville

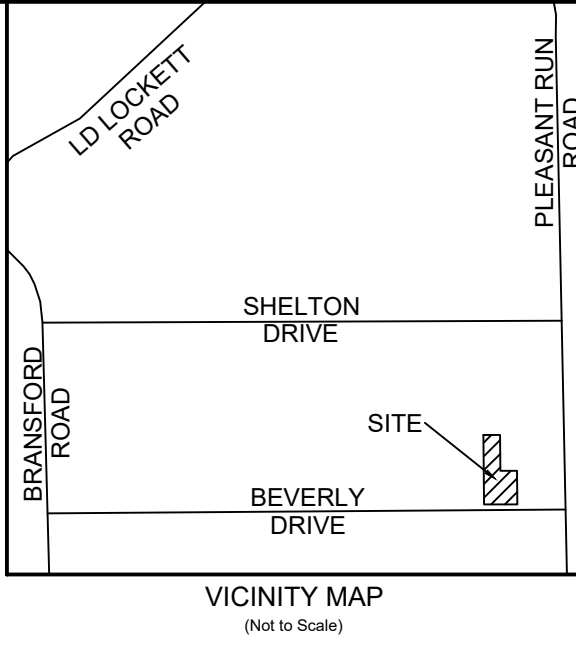
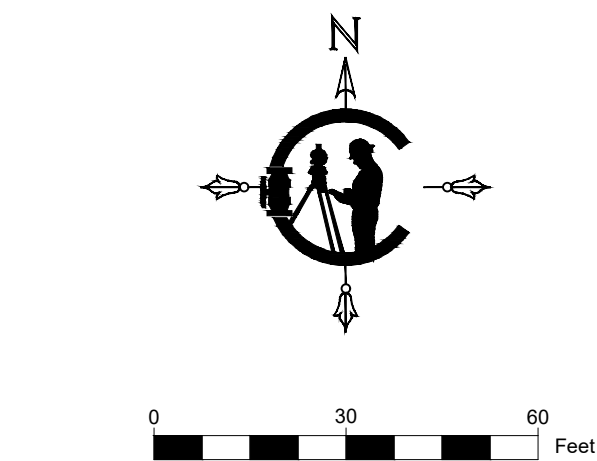
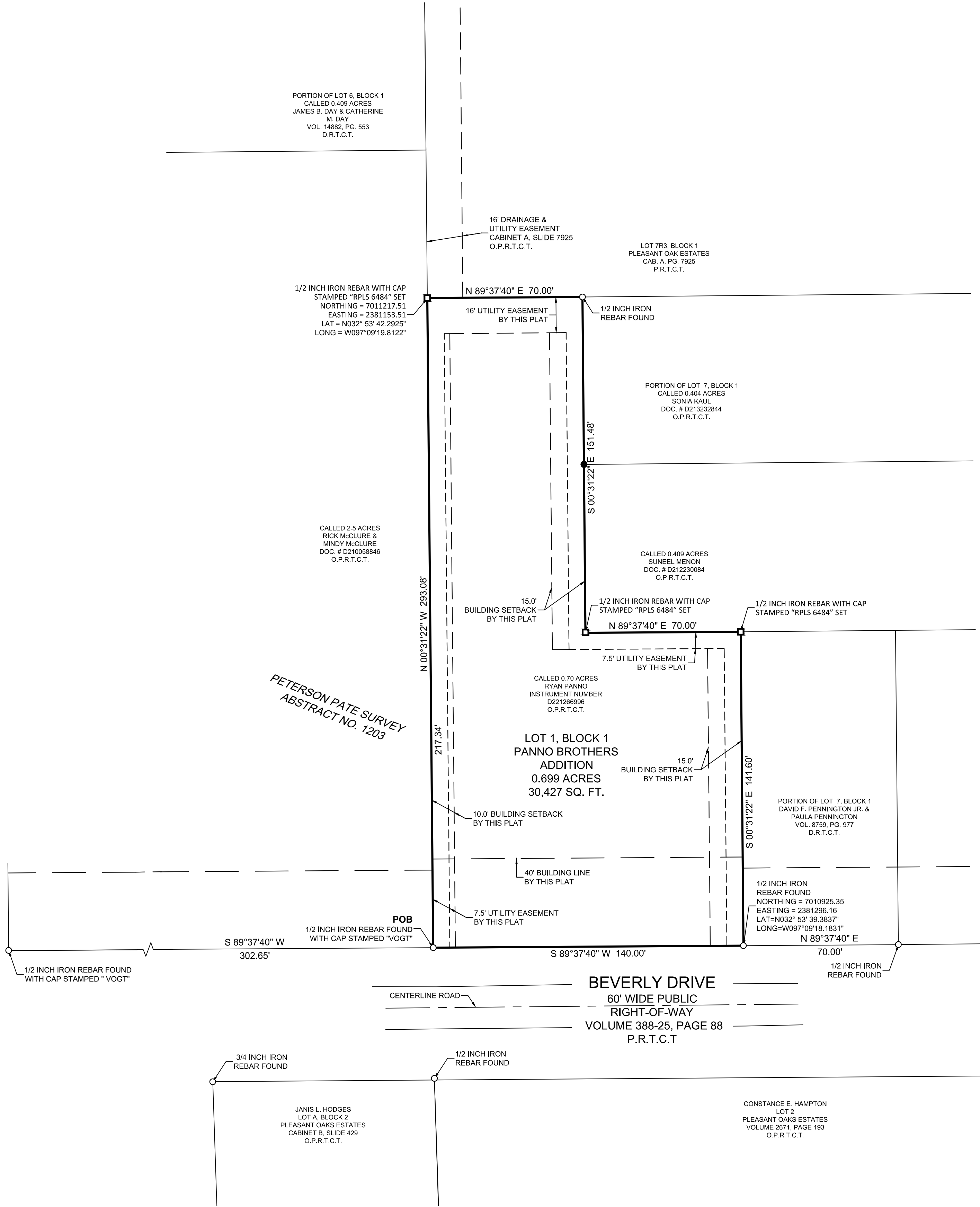
Attest:
City Secretary

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



General Notes

1. I have examined the F.E.M.A. Flood Insurance Rate Map for the City of Colleyville, 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 Colleyville, 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 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 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.

c) The purpose of this plat is to combine tracts 1-3, recorded in Volume 16131, Page 409, D.R.T.C.T.

STATE OF TEXAS
COUNTY OF TARRANT

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.

ANTHONY RAY CROWLEY R.P.L.S. NO. 6484
CROWLEY SURVEYING
FRN:10194203
4251 FM 2181, #230-484
CORINTH, TX. 76210
(469) 850-CPLS(2757)
acrowley@crowleysurveying.com



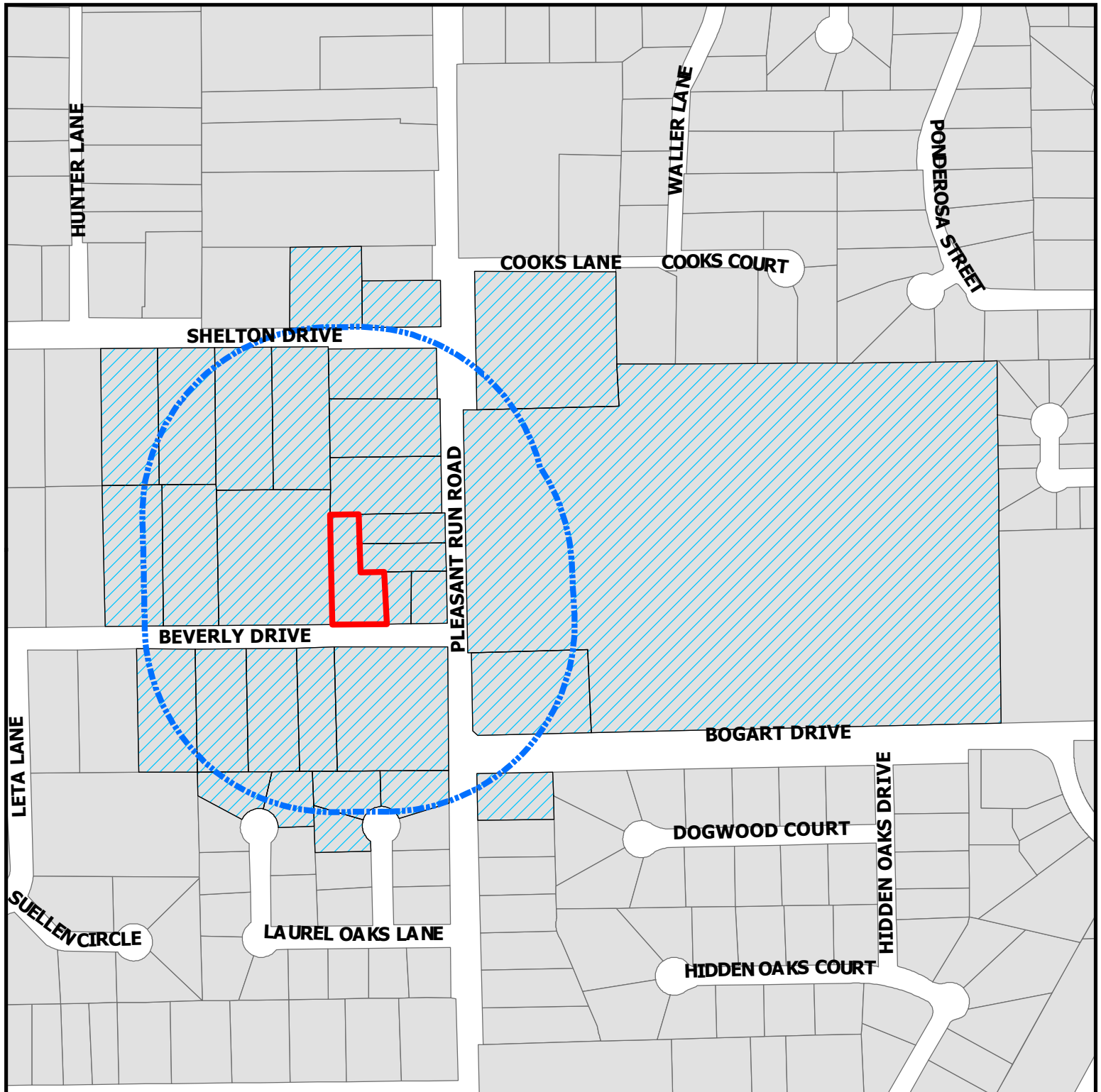
Re-Plat
LOT 1, BLOCK 1
PANNO BROTHERS ADDITION
0.699 ACRES
PETERSON PATE SURVEY, ABSTRACT NO. 1203
CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

Date: 10-5-2021	Drawn: JHR	Checked: ARC	Scale: 1" = 30'	Sheet: 1 of 1
Owner: RYAN PANNO 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-CPLS(2757) acrowley@crowleysurveying.com		



THIS PLAT RECORDED IN
DOCUMENT NUMBER: _____
DATE: _____

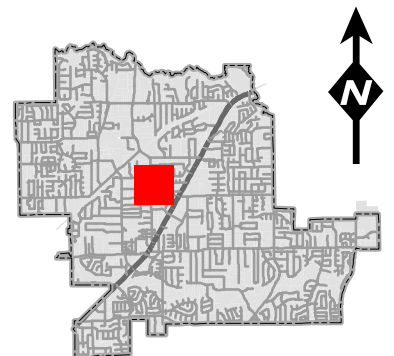
Notification Map



PC21-017
808 Beverly Drive

DISCLAIMER:
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-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 13, 2021 at 7:00 p.m.

City Council Meetings: Tuesday, January 4, 2022 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: **CORRECTION** – Consideration of a Replat with a Plat Waiver for Lot Area, Lot Width, and Side Yard Setback for Lot 1, Block 1, Panno Brothers Addition. The purpose of the request is to allow for a plat to be approved to permit the construction of a new home.

Zoning Case: PC21-017

Applicant: Ryan Panno

Owner: Ryan Panno

Location: 808 Beverly Drive

Property Description: Lot 7C, 7D1, and 7D1B, Block 1, Pleasant Oaks Estates Addition

Present Zoning: R-40 Single Family Residential

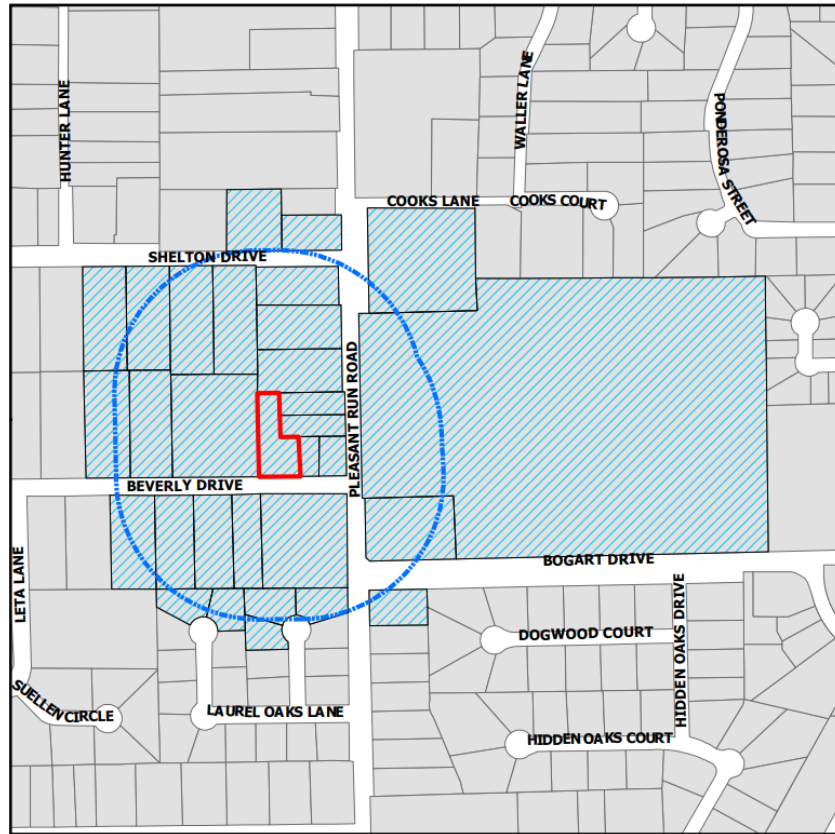
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

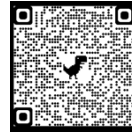
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
DELANEY, JAMES J	5801 PLEASANT RUN RD	COLLEYVILLE, TX
MCGRATH, PAUL E	709 BEVERLY DR	COLLEYVILLE, TX
GABLE, STEPHAN D	705 SHELTON DR	COLLEYVILLE, TX
MCCLURE, RICK	800 BEVERLY DR	COLLEYVILLE, TX
JONES, AUSTIN S	2600 FLAMELEAF DR	GRAPEVINE, TX
ROBBINS, JANICE W	5900 PLEASANT RUN RD	COLLEYVILLE, TX
ST CLAIR, LLOYD S	808 BEVERLY DR	COLLEYVILLE, TX
NORVILLE, MADELYN E	701 SHELTON DR	COLLEYVILLE, TX
WALLACE, ROGER A	708 BEVERLY DR	COLLEYVILLE, TX
PANNO, RYAN	809 SHELTON DR	COLLEYVILLE, TX
HASSAN FAMILY TRUST, THE	5912 PLEASANT RUN RD	COLLEYVILLE, TX
MORGAN, GERADO	5707 BENT TREE CT	COLLEYVILLE, TX
ELMS, JASON R	801 SHELTON DR	COLLEYVILLE, TX
RICKS, JEROME	816 SHELTON DR	COLLEYVILLE, TX
HODGES, JANIS L	805 BEVERLY DR	COLLEYVILLE, TX
DAVIS, BOBBY E	704 BEVERLY DR	COLLEYVILLE, TX
PLEASANT RUN BAPTIST CHURCH	6005 PLEASANT RUN RD	COLLEYVILLE, TX
MENON, SUNEEL	6204 PLEASANT RUN RD	COLLEYVILLE, TX
HAMPTON, CONSTANCE	5804 PLEASANT RUN RD	COLLEYVILLE, TX
PENNINGTON, DAVID F	812 BEVERLY DR	COLLEYVILLE, TX
DAY, JAMES B	805 SHELTON DR	COLLEYVILLE, TX
NEWTON, MICHAEL J	801 BEVERLY DR	COLLEYVILLE, TX
KAUL, SONIA	5908 PLEASANT RUN RD	COLLEYVILLE, TX
WALKER, DONNA	804 SHELTON DR	COLLEYVILLE, TX
CRUSON, GLEN A	5916 PLEASANT RUN RD	COLLEYVILLE, TX
HUNKINS, JENNIFER	717 BEVERLY DR	COLLEYVILLE, TX
GRAPEVINE, ISD	3051 IRA WOODS AVE E	GRAPEVINE, TX
KELLY, THOMAS P	5704 BENT TREE CT	COLLEYVILLE, TX
HENSON, JAMES R	5706 BENT TREE CT	COLLEYVILLE, TX
HALL, FRANK F	5705 GRAND OAK CT	COLLEYVILLE, TX
T & S HILL LIVING TRUST	5706 GRAND OAK CT	COLLEYVILLE, TX
HIDDEN OAKS ESTATES		COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LANE	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

RESOLUTION R-22-XXXX

A RESOLUTION APPROVING A REPLAT WITH PLAT WAIVERS FOR LOT SIZE, LOT WIDTH AND SIDE YARD SETBACK FOR LOT 1, BLOCK 2, PANNO BROTHERS ADDITION

WHEREAS, the Planning and Zoning Commission recommended approval of a Replat with Plat Waivers for Lot Size, Lot Width, and Side Yard Setback for Lot 1, Block 2, Panno Brothers Addition, on December 13, 2021.

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

Sec. 1. THAT the Replat with Plat Waivers for Lot Size, Lot Width, and Side Yard Setback, for Lot 1, Block 2, Panno Brothers Addition on approximately 0.699 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 4th DAY OF JANUARY 2022.

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

[illegible]



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 12/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

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

Explanation

Corey Van Trease, the applicant, has submitted a request for a Special Use Permit (SUP) for a new carport on Lot 31, Block 1, of the Westcoat Place Addition, being approximately 1.033 acres, and zoned R-40 Single Family Residential district.

Existing Conditions/Background: The subject property, 5916 LD Lockett Road, has R-40 Single Family Residential district zoning and is located on the north side near the intersection of Westcoat Drive and LD Lockett Road. The subject property has an existing single family home.

SUP Request: The applicant is requesting approval of an SUP to allow for a new carport to be built and for it to encroach (3) feet into the required side yard setback to be 2 feet from the property line.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

“ C. Residential Carport Regulations – Carports located in zoning districts which permit single-family residential dwellings shall comply with the regulations contained in this section.

1. Approval by Special Use Permit Only: In accordance with the Special Use Permit procedures contained in this Chapter of these zoning regulations, no carport shall be built in the City of Colleyville without approval by the City Council for a Special Use Permit to construct a carport in a zoning district that permits single family residential dwellings.

2. Carport Standards: A carport shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a carport has imposed other requirements necessary in the particular case to protect the public interests.

a. Size: A carport shall not exceed 480 square feet in area. The longest dimension on a carport shall not exceed 24 feet.

b. Height: A carport shall not exceed a maximum height of 15 feet. The height shall be measured from the finished grade to the highest point of the roof.

c. Setbacks:

i. A carport located within ten (10) feet of the principal building shall comply with the front, side and rear yard setbacks of the zoning district. The distance shall be measured between the two closest points of the carport and principal building.

ii. A carport located 10 feet or more from a principal building may extend into a required side yard, provided all of the following conditions are satisfied:

(1) every part of such carport is unenclosed except for necessary structural supports;

(2) no part of the carport is less than five (5) feet from a side or rear lot line, and

(3) the carport is located completely within the rear yard area as defined in these zoning regulations.

d. Maximum Number Per Lot: one

e. Paving and Street Access: The parking area of a carport shall be paved not less than nine feet (9') by eighteen feet (18') and provide access to a public street right-of-way. Said access shall be a minimum of nine feet (9') in width and paved. All paved surfaces shall be either concrete, asphalt or pave-stone.

f. Design Criteria:

i. Roof - Carports shall have a pitched roof of at least 2:12. Flat roofs shall be prohibited.

ii. Posts - Posts shall be clad or finished of brick, stone, cedar or decorative metal, such as metal lattice. For purpose of this requirement, decorative metal shall consist of twenty-five (25) percent opaque surfaces. The dimension of each post as viewed from each primary elevation shall not be less than eight inches (8") or more than forty-eight inches (48"). Any carport with two or more elevations that exceed the 48-inch criteria shall be considered an accessory building and be regulated as such. Cedar posts shall be wrapped using masonry stone or brick from the base to at least 50% of the post height. The exposed portion of the cedar post shall be a minimum of 8 inches.

g. Adequacy of Plans and Specifications: The applicant requesting a Special Use Permit to construct a carport shall submit plans and specifications of the proposed carport for review. Said plans and specifications shall contain sufficient information to allow the City Council to determine that the proposed carport complies with these regulations and the City Council may require additional

information when necessary to clarify the applicant's request. At a minimum, the drawings shall contain a plot plan, elevation views and a description of the construction materials.

The applicant is requesting to build a new carport structure and integrate it into an accessory building addition.

Analysis: Any request for a carport is required to obtain a Special Use Permit. The proposed carport is 396 sf., 13'8" in height and is to be located 3 ft. from the side property line. The materials are to be of stone and metal.

Plat Status: The property is platted as Lot 31, Block 1, in the Westcoat Place Addition.

DRC Review: The DRC met on November 22nd and the following comments were provided to the applicant and the case was scheduled for the December 13th Commission meeting:

1. Place the height dimension on the elevation drawing. Is it below 15 ft. tall? If it is above 15ft. tall, then it varies from the ordinance.
2. What is the overall size of the carport structure? Is it 480 sq. ft. or less in size? If it is above 480 sq. ft., then it varies from the ordinance.
3. The setback as shown is only 2ft. from the side property line and the permitted setback is a minimum of 5ft. This varies from the ordinance.

2nd DRC Submittal received November 24, 2021 and the submittal answered the initial DRC questions.

Drainage: NA

Surrounding Development: The properties to the north, east and west are zoned R-40 Single Family Residential and contain single-family homes. The properties to the south (across the railroad and trail) are zoned R-20 Single Family Residential and contain single-family residential development.

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 denial of the carport due to technical non-compliance with the Land Development Code.

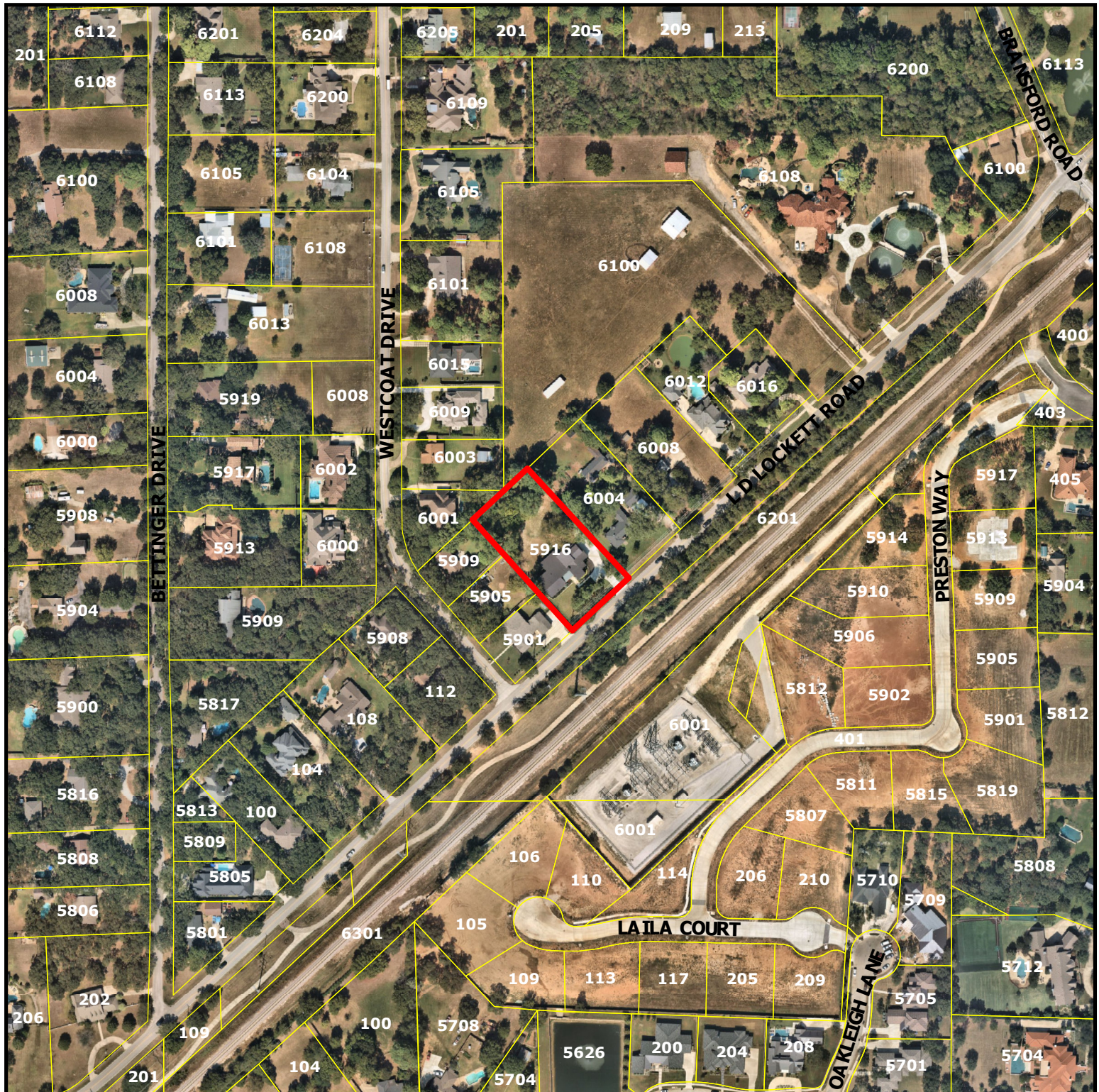
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Carport Exhibit
7. Final Drainage Survey
8. Lot Grading Exhibit
9. Notification Map
10. Notification Letter
11. Notify List
12. Draft Ordinance

Aerial Map

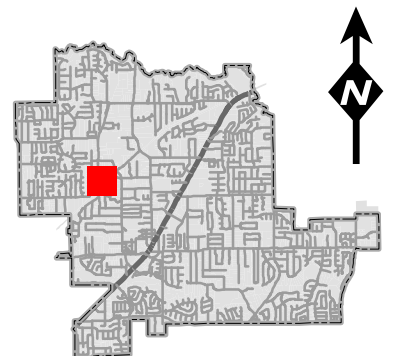


ZC21-029
5916 LD Lockett Road

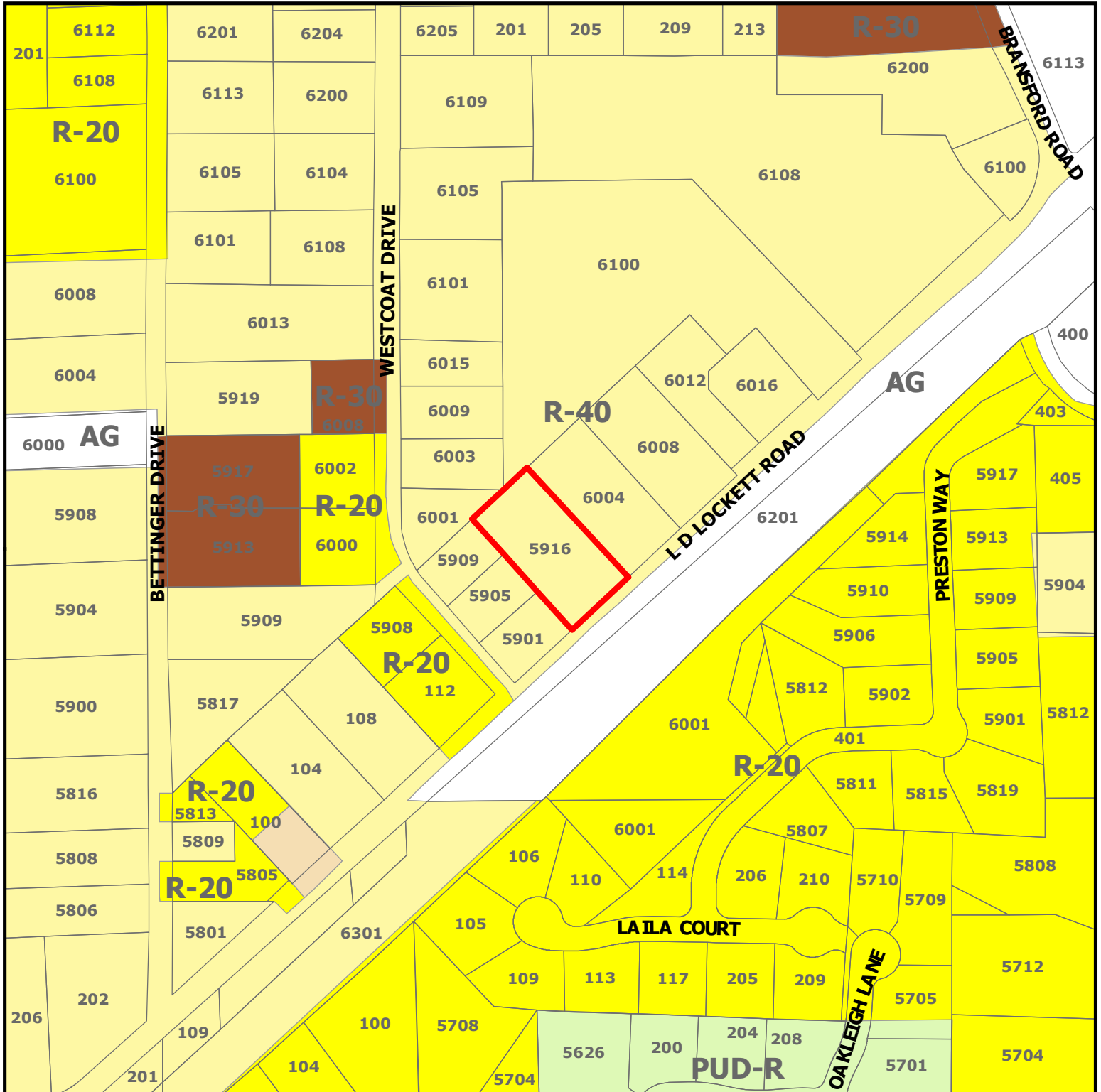
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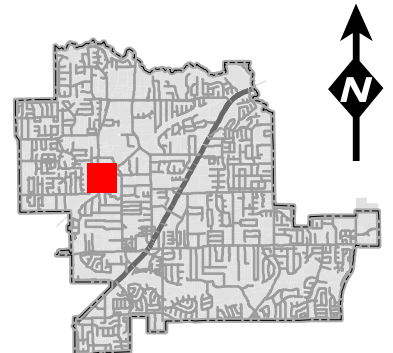
Subject Property



Zoning Map



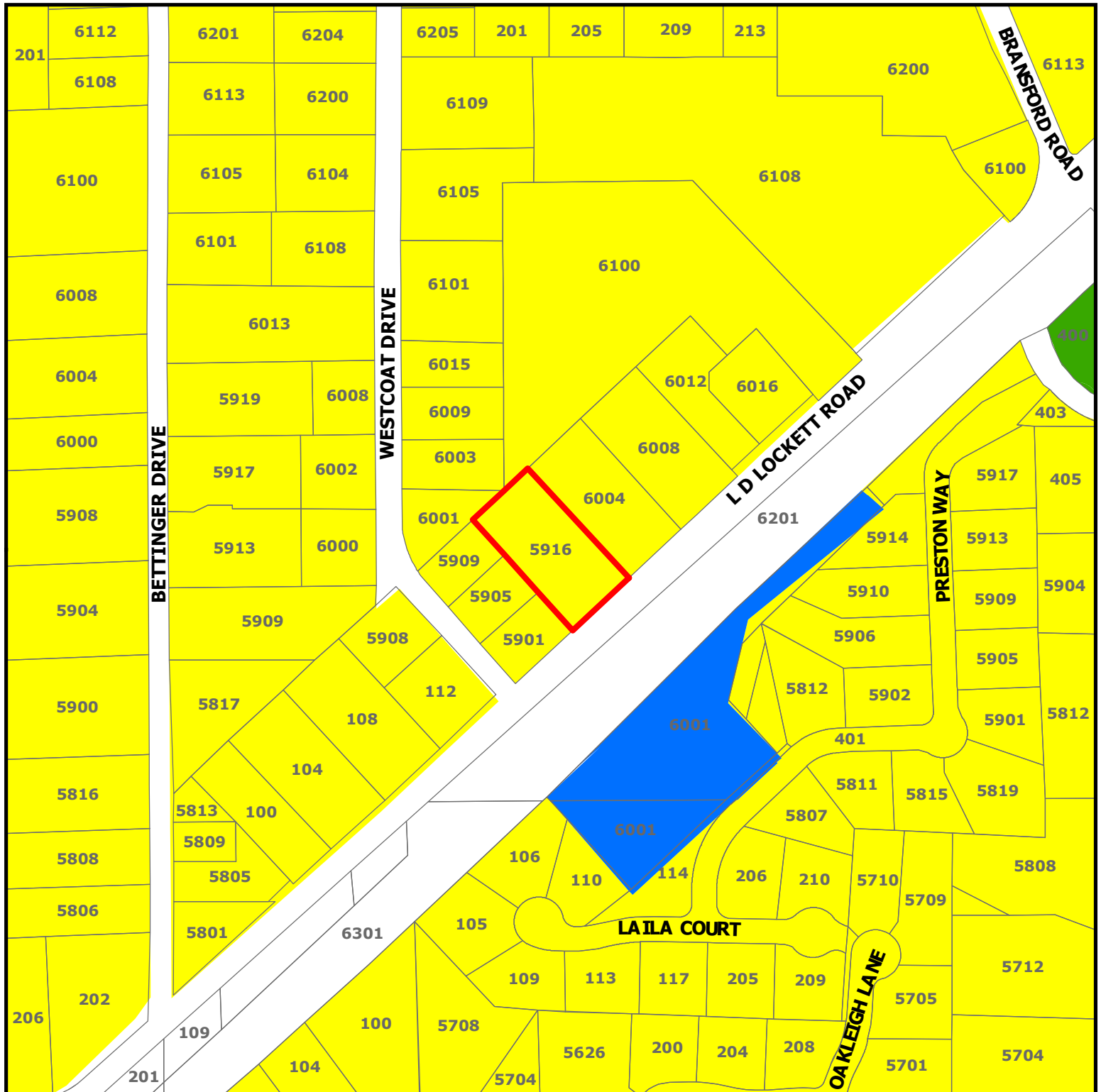
ZC21-029
5916 LD Lockett Road



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 Subject Property

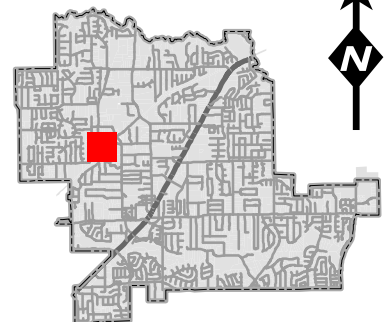
Future Land Use Map



ZC21-029

5916 LD Lockett Road

- Subject Property
- Residential
- Institutional
- Open Space; Parks

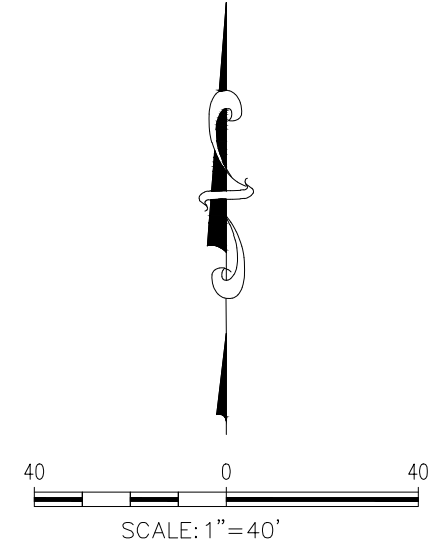
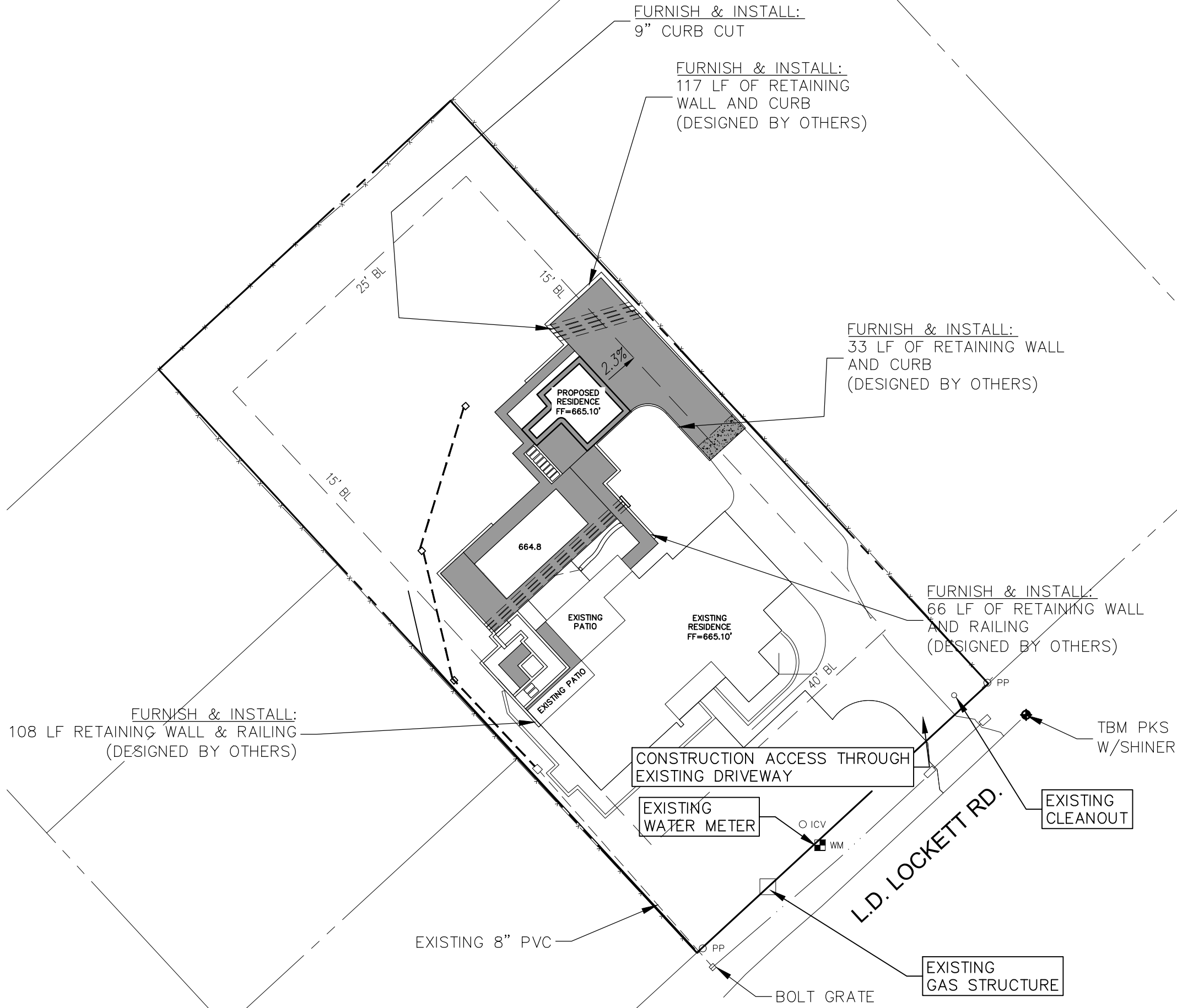


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Statement of Planning Objectives

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.



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
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

EXHIBIT A - PRINCIPAL BUILDING ADDITION





NEW SQUARE FOOTAGE

Total Under Air	743 sq ft
Covered	840 sq ft
Total Square Feet	1583 sq ft

Plan North

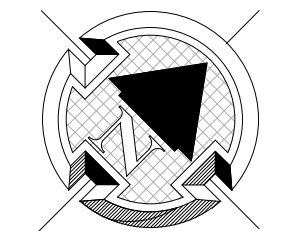
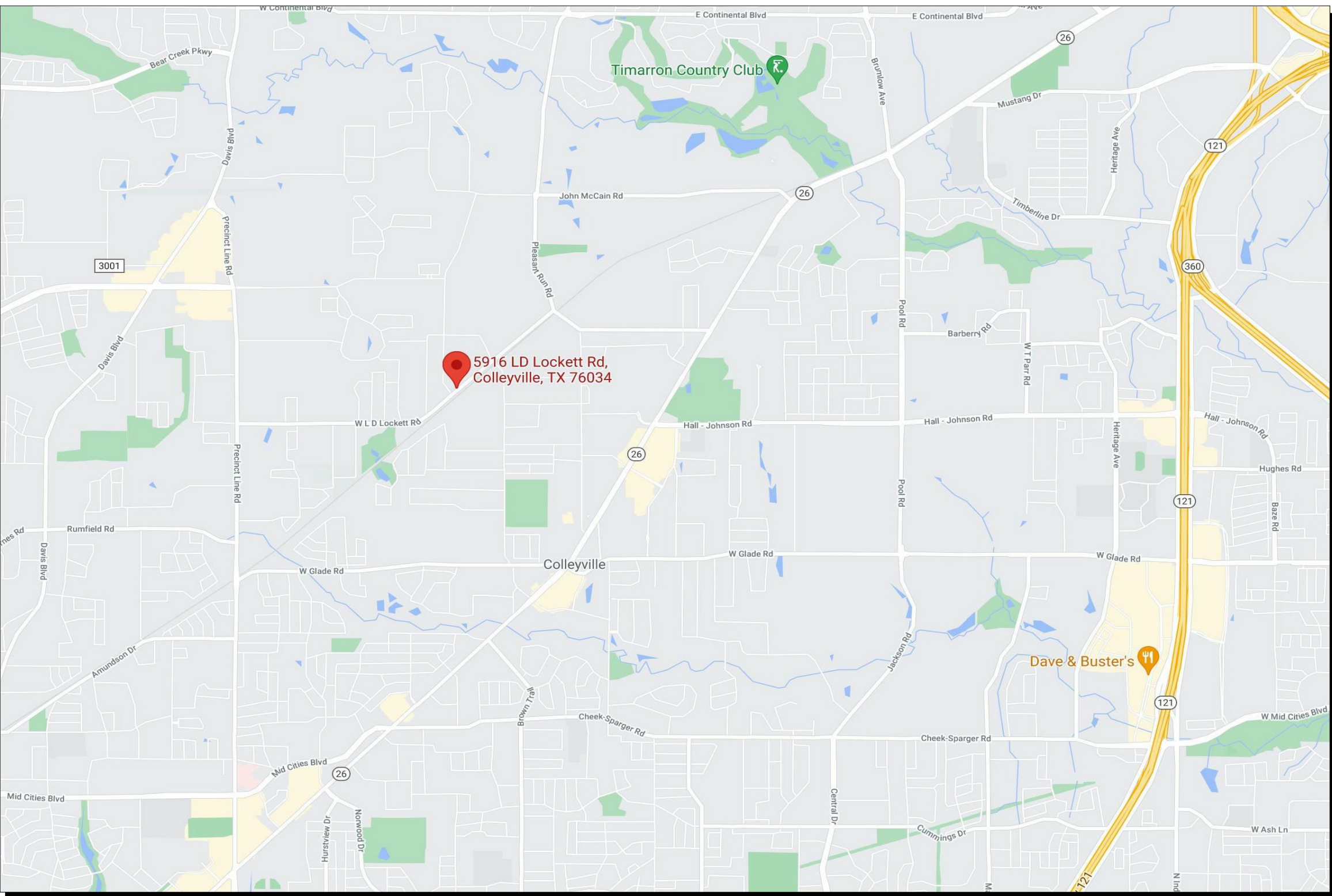
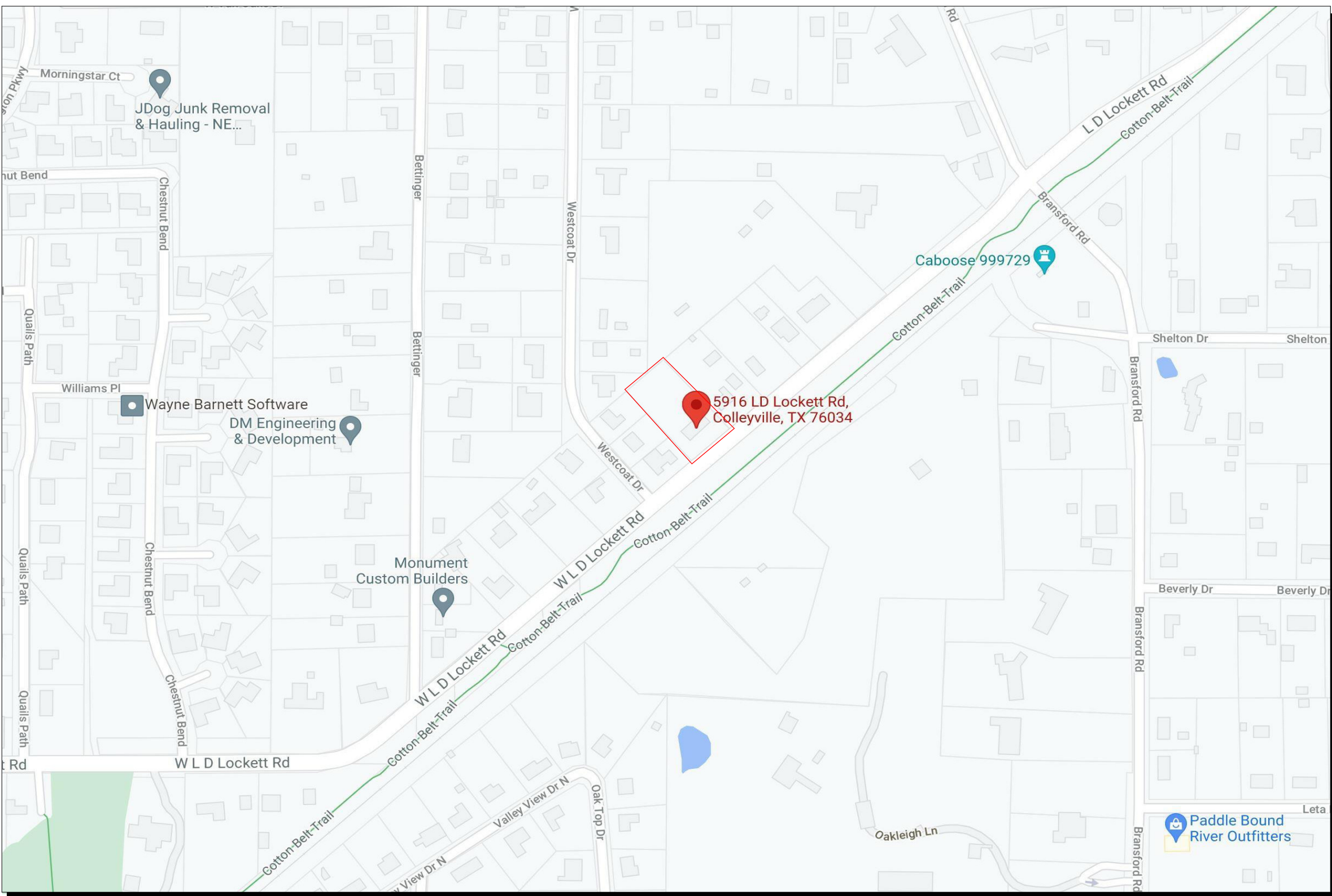


Exhibit A - Principal Building Addition

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. These plans and drawings are to be used only for the project and site identified herein. Any other use, reproduction, or distribution of these plans and drawings without the written consent of Tag & Associates, LLC is strictly prohibited. The user of these plans and drawings shall be responsible for obtaining all necessary permits and for complying with all applicable laws, codes, and regulations. The user shall indemnify and hold Tag & Associates, LLC harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or from the use of these plans and drawings. 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.



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
AREA PLANS	A2.13
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"

Plan
North

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. 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.

SITE PLAN

scale	As indicated
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11/23/2021 4:06:22 PM



Total Under Air **743 sq ft**

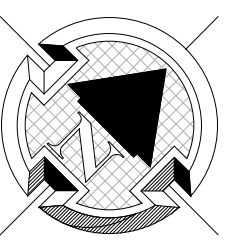
Covered 840 sq ft**Total Square Feet** **1583 sq ft**Plan
North

Exhibit A - Principal Building Addition

These drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

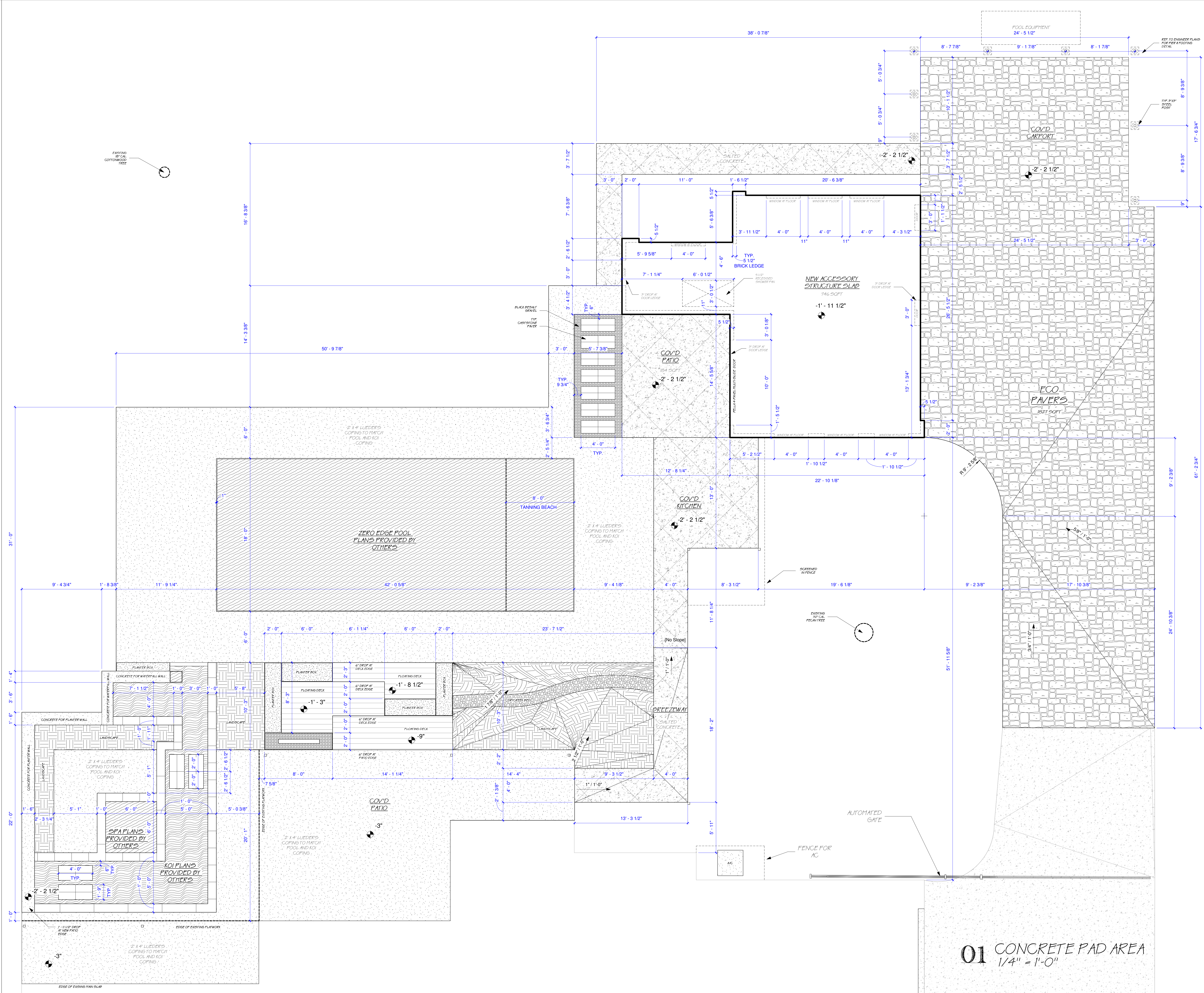
916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

CONCRETE PLAN

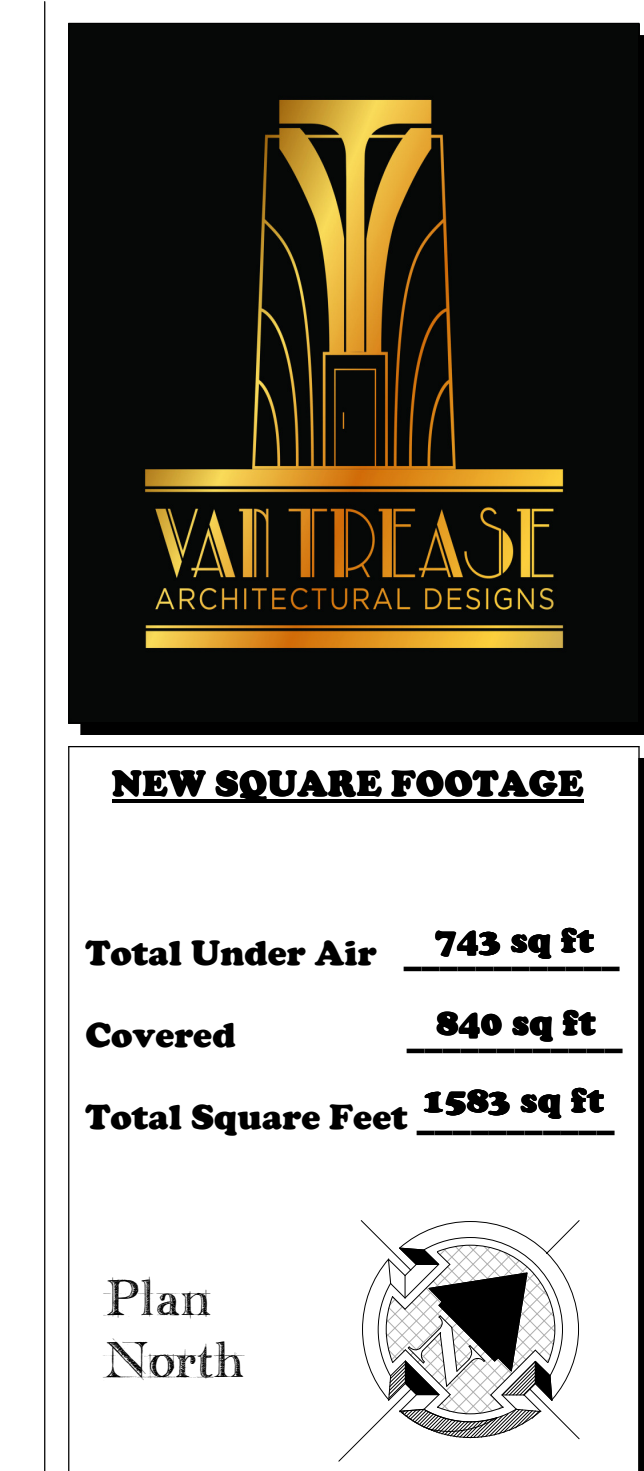
A11

scale	1/4" = 1'-0"
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11/23/2021 4:06:25 PM



DOOR SCHEDULE						
HEIGHT	LEVEL	WIDTH	STYLE	FUNCTION	DOOR SWING	COMMENTS
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



Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. 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.

PRINCIPAL
BUILDING
ADDITION

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



Total Under Air	<u>743 sq ft</u>
Covered	<u>840 sq ft</u>
Total Square Feet	<u>1583 sq ft</u>

Exhibit A - Principal Building Addition

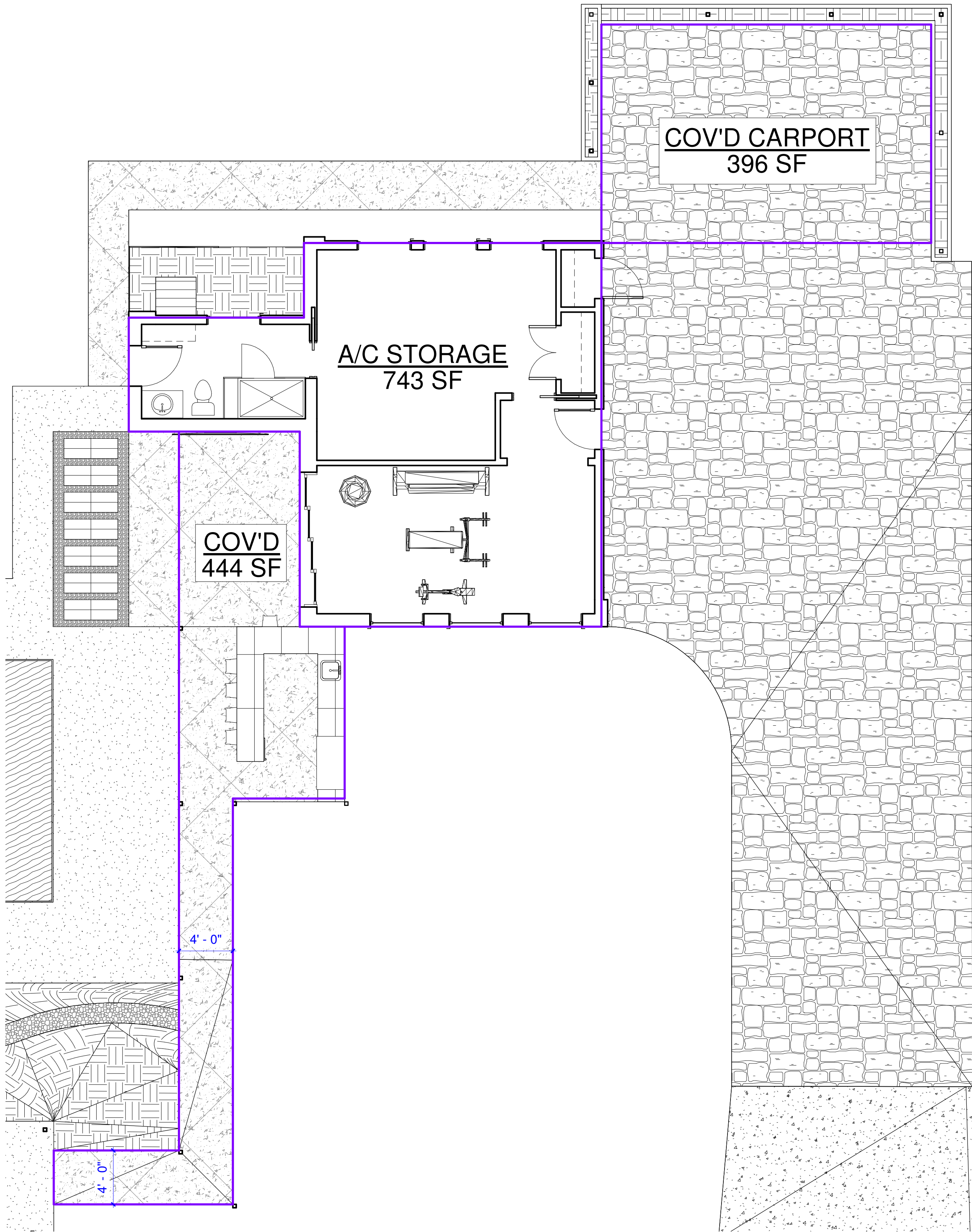
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916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

AREA PLANS

A2.13

scale	3/16"= 1'-0"
-------	--------------



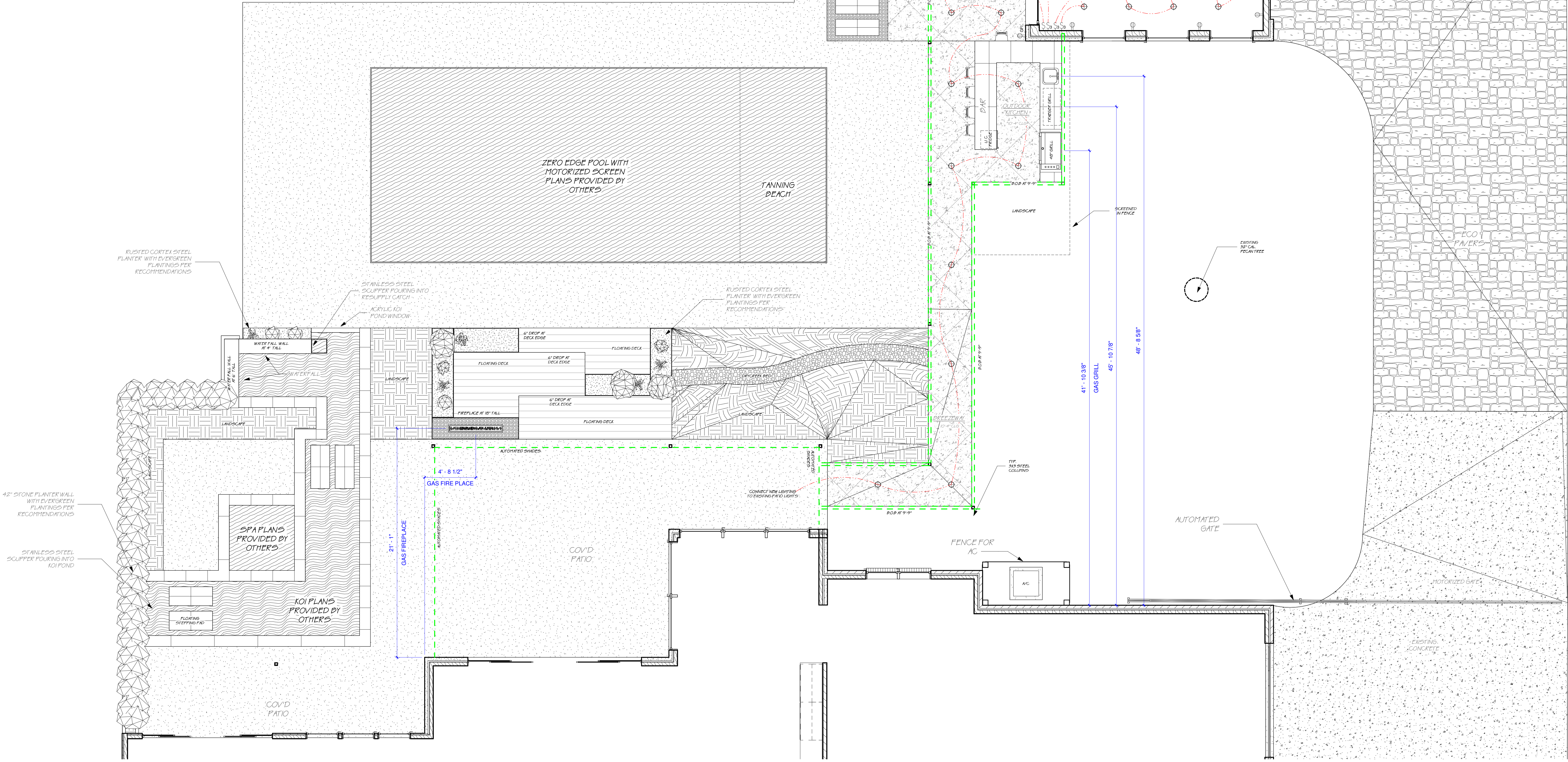
ELECTRICAL LEGEND

U.C.	UNDER COUNTER LIGHTING	120V DUPLEX FLOOR OUTLET
FL	FLUORESCENT LIGHTING	120V DUPLEX CEILING OUTLET
	EXHAUST FAN	120V DUPLEX OUTLET
	RECESSED CAN LIGHT	220V OUTLET
	OUTDOOR COACH LIGHT	GFI PROTECTED OUTLET
	MIRROR LIGHT COMBO	SWITCHED X-MAS LIGHT OUTLET
	SMOKE DETECTOR	CABLE TV
GD	GARAGE DOOR OPENER	PHONE AND DATA
CH	CHANDELIER	FLOOD LIGHT / UP LIGHT
PN	PENDANT LIGHT	SINGLE LIGHT SWITCH
HL	HANGING LIGHT	3-WAY LIGHT SWITCH
	CEILING MOUNTED LIGHT	DIMMER SWITCH
	FAN AND LIGHT COMBO	WALL SCONCE
		MEDIA WALL SCONCE
		HB HOSE BIB

NOTES:

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"



NEW SQUARE FOOTAGE

Total Under Air **743 sq ft**

Covered **840 sq ft**

Total Square Feet **1583 sq ft**

Plan North

Exhibit A - Principal Building Addition

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5916 L.D. LOCKETT ROAD
COLLEYVILLE, TX 76034

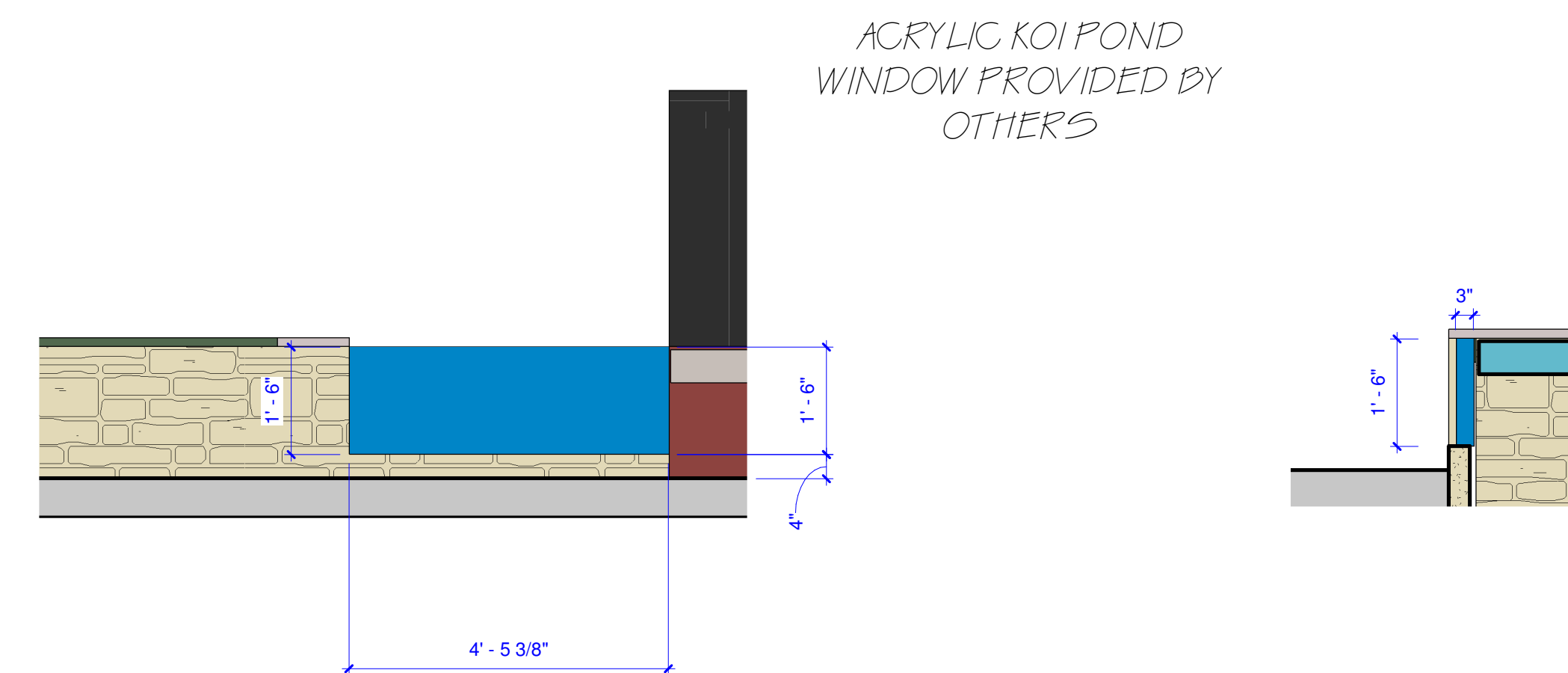
ELECTRICAL PLANS

A2.51

Scale 1/4" = 1'-0"



01 ACCESSORY STRUCTURE - FRONT VIEW
1/4" = 1'-0"

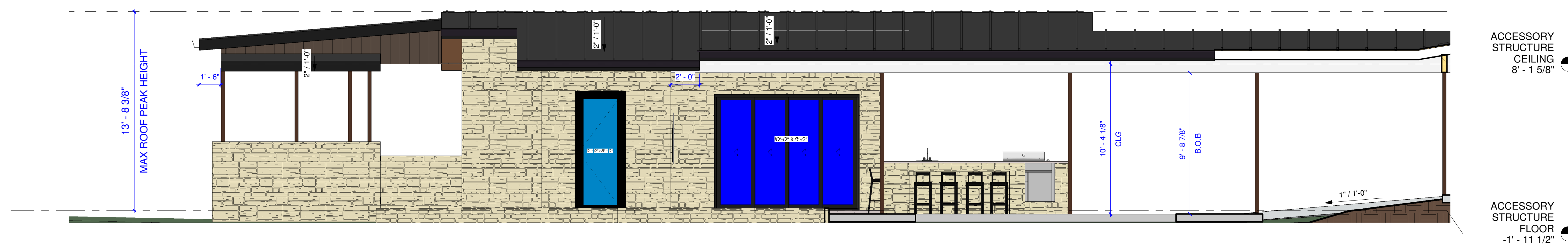


05 KOI POND WINDOW 01
1/2" = 1'-0"

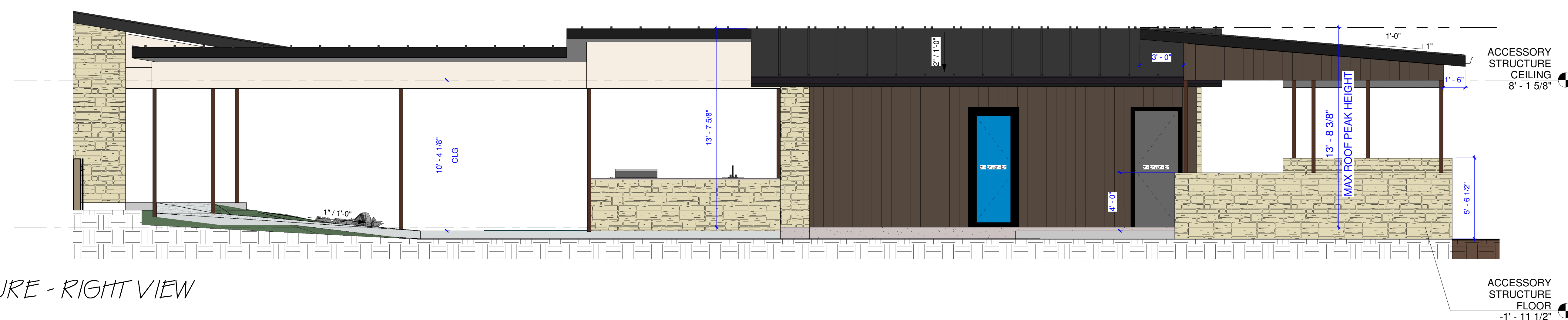
06 KOI POND WINDOW 02
1/2" = 1'-0"



02 ACCESSORY STRUCTURE - REAR VIEW
1/4" = 1'-0"



03 ACCESSORY STRUCTURE - LEFT VIEW
1/4" = 1'-0"



04 ACCESSORY STRUCTURE - RIGHT VIEW
1/4" = 1'-0"



NEW SQUARE FOOTAGE

Total Under Air **743 sq ft**
Covered **840 sq ft**
Total Square Feet **1583 sq ft**

Plan North

Exhibit A - Principal Building Addition

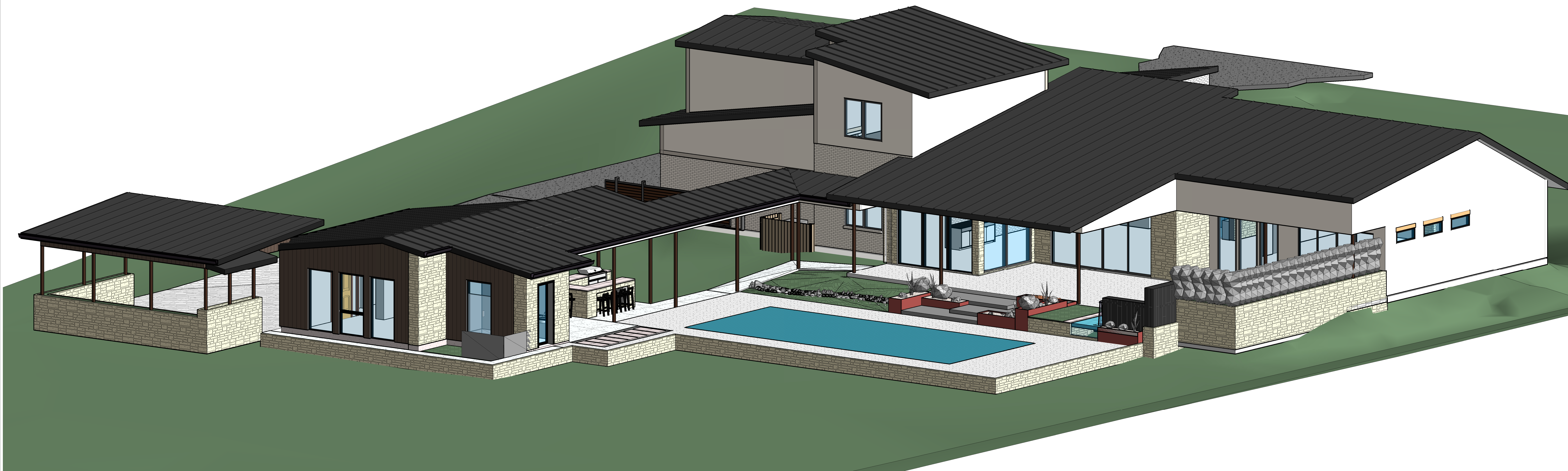
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5916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

ELEVATIONS

A4.01

Scale As indicated



NEW SQUARE FOOTAGE

Total Under Air **743 sq ft**
 Covered **840 sq ft**
 Total Square Feet **1583 sq ft**

Plan
 North

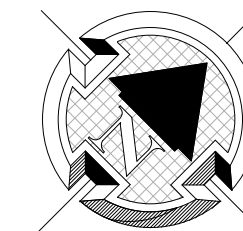


Exhibit A - Principal Building Addition

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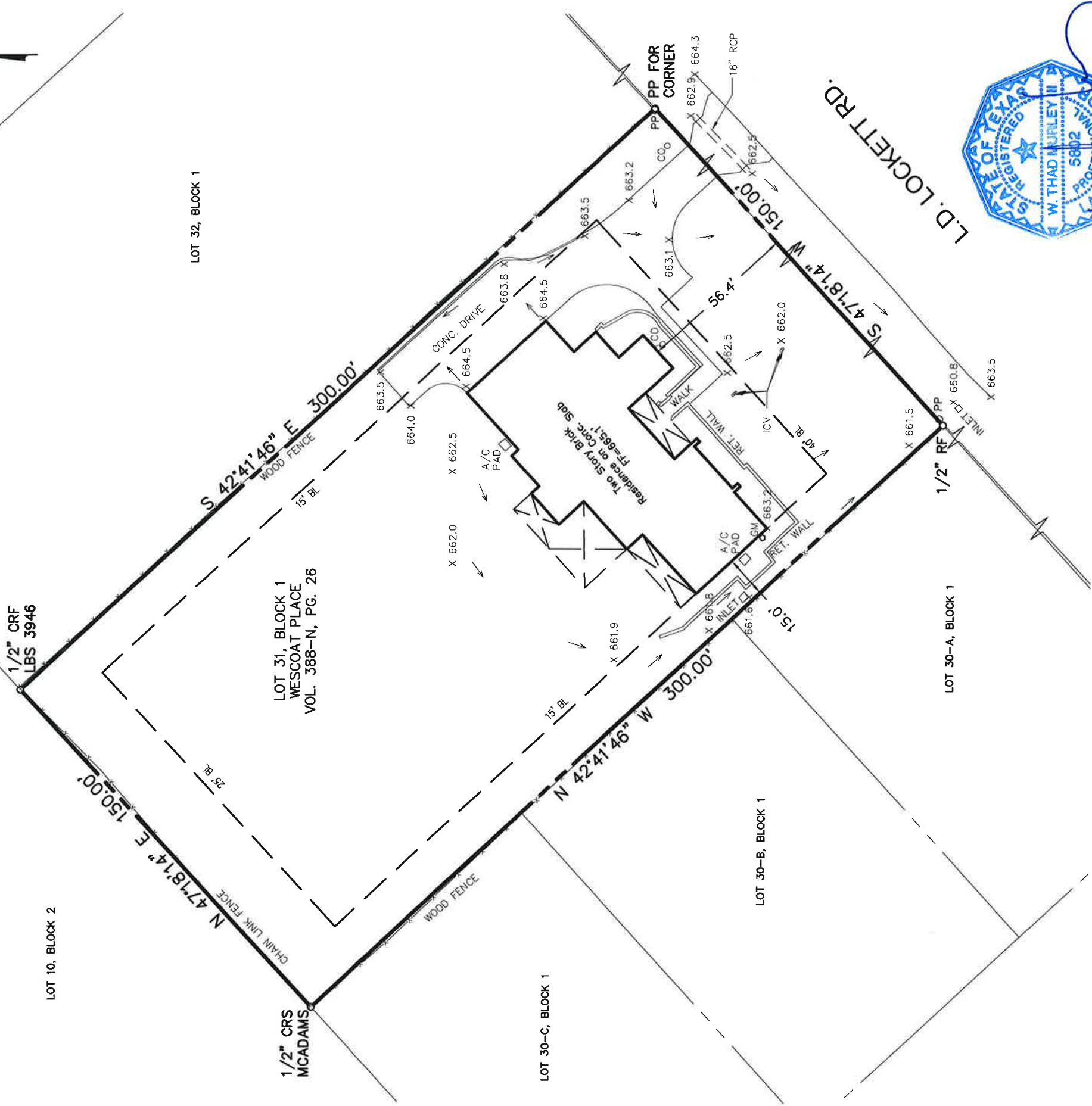
5916 L.D. LOCKETT
 ROAD
 COLLEYVILLE, TX
 76034

3D ELEVATIONS

A4.03

Scale

L E G E N D	
BL	= BUILDING LINE
CO	= CLEAN OUT
CRF	= CAPPED REBAR FOUND
GM	= GAS METER
CRS	= CAPPED REBAR SET
PP	= POWER POLE
ICV	= IRRIGATION CONTROL VALVE
RF	= REBAR FOUND



LEGAL DESCRIPTION

Being Lot 31, Block 1, Wescoat Place, an addition to the City of Colleyville, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-N, Page 26, Plat Records, Tarrant County, Texas.

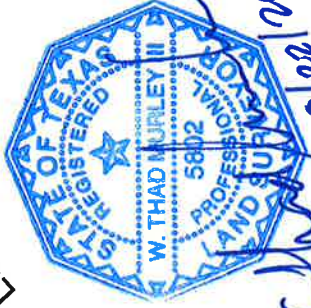
(Commonly known as 5916 L.D. Lockett Road)

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202) NAD '83.
2. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
3. No flood zone area analysis has been performed by McAdams, on the subject property.

FINAL DRAINAGE SURVEY
Lot 31, Block 1
WESCOAT PLACE

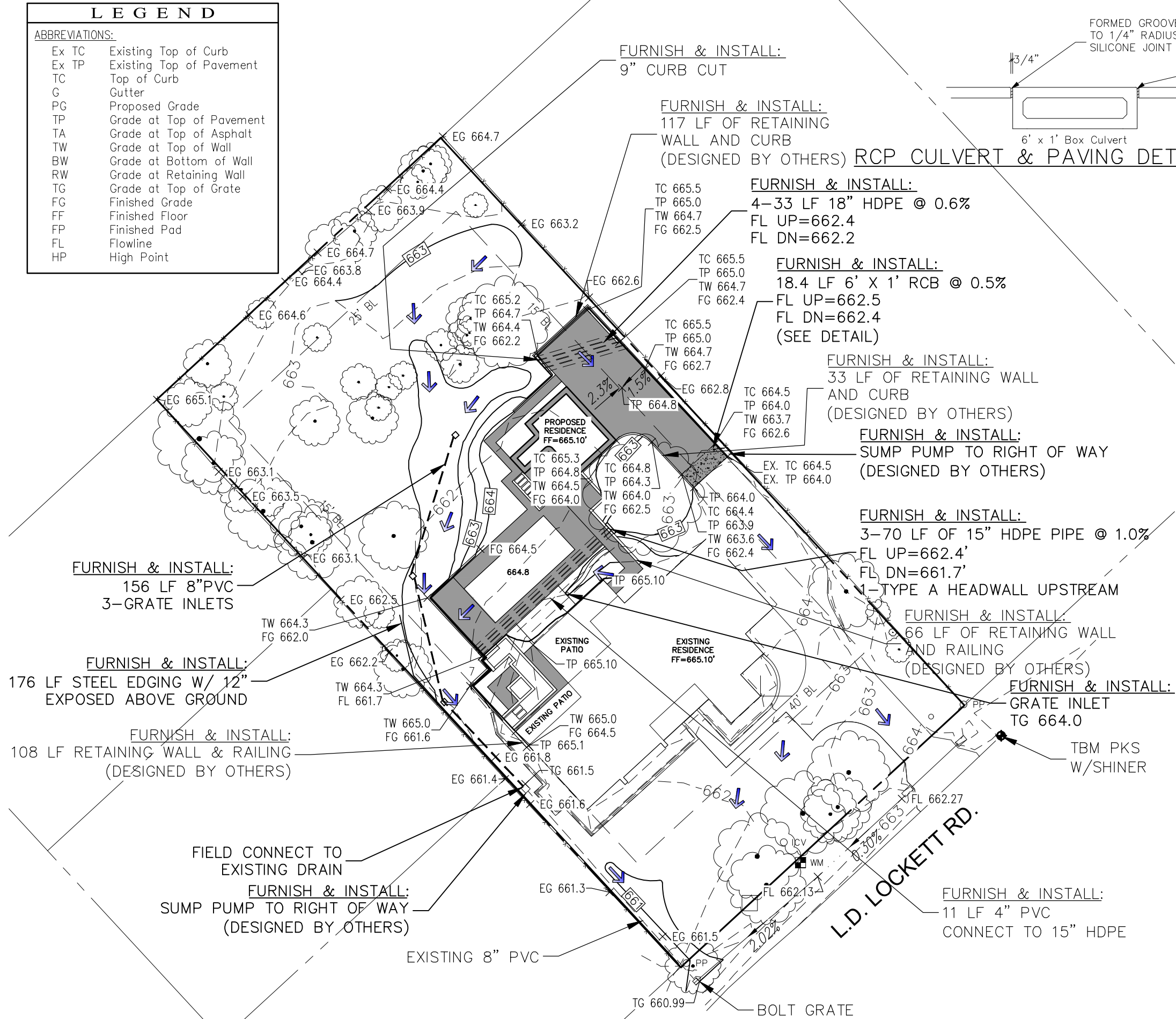
1.033 Acres
in the
OC. STRUM SURVEY, ABSTRACT NO. 1487
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



MCADAMS

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP#: 19762 TEP#: 10194440
www.jrcmco.com
www.mcadamsco.com

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



Justin L. Lansdowne
10/25/21

MCADAMS
TBPE: 19762

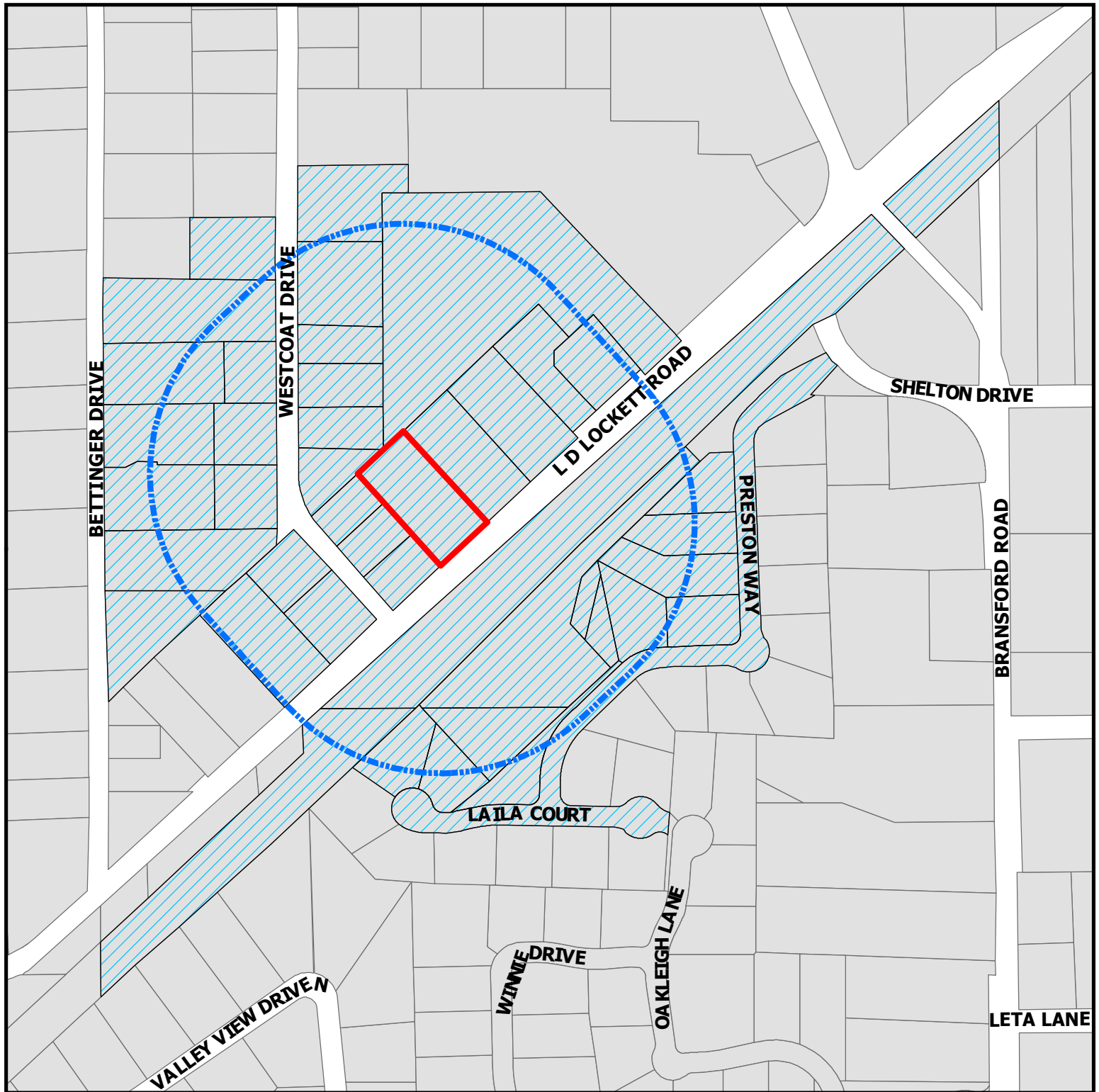
Drawn By: JT
Date: 10/25/2021
Scale: 1" = 40'
Revisions:

CVT-19000

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



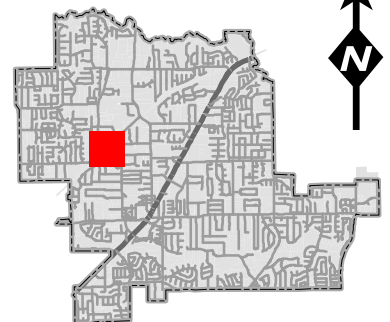
Notification Map



ZC21-029
5916 LD Lockett Road

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.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Residential Carport. The purpose is to allow for the construction of a carport as part of an addition to the existing home.

Zoning Case: ZC21-029

Applicant: Corey Van Trease

Owners: Tom Allanson and Paula Selvidge

Location: 5916 LD Lockett Road

Property Description: Lot 31, Block 1, Wescoat Place Addition

Present Zoning: R-40 Single Family Residential

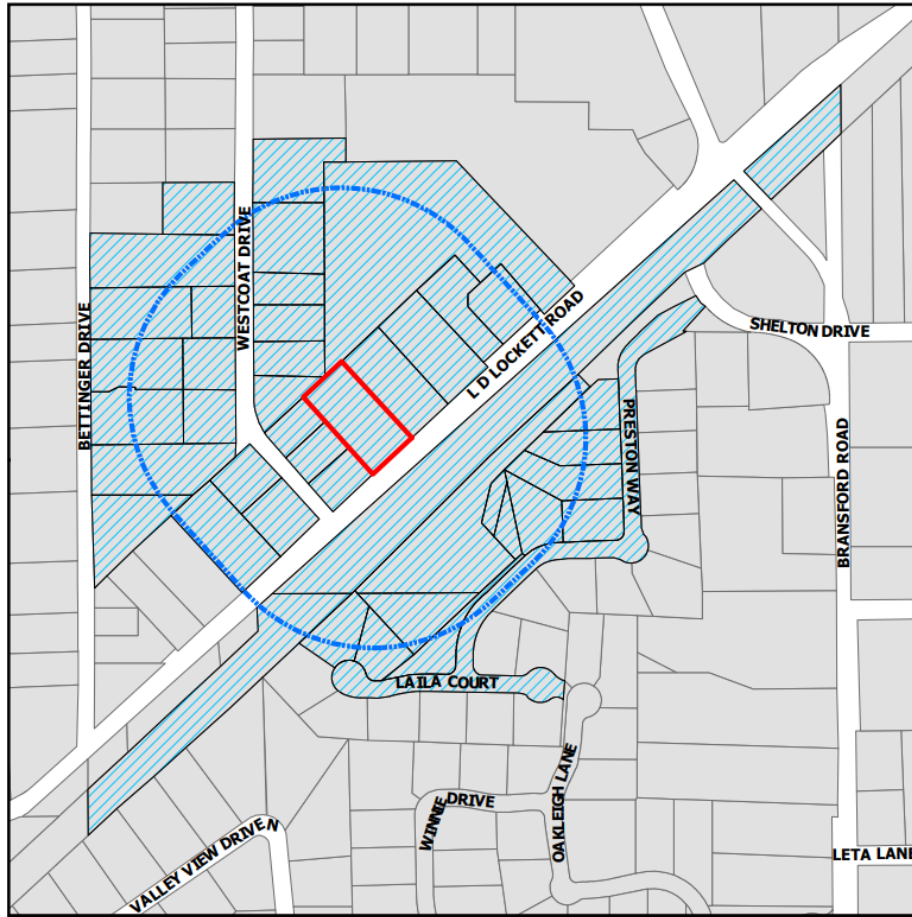
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

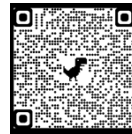
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

A handwritten signature in black ink that reads "Jacquelyn Reyff".

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
HARBIN, GARY D	5913 BETTINGER DR	COLLEYVILLE, TX
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX
COLTART, TIMOTHY	6000 WESTCOAT DR	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
ONDARZA, GEORGE	232 ROYAL VISTA DR	CEDAR HILL, TX
WALKER, RUSSELL W	5909 WESTCOAT DR	COLLEYVILLE, TX
GRAVES, JERRY W	5901 WESTCOAT DR	COLLEYVILLE, TX
PACE, JOHN C	6004 LD LOCKETT RD	COLLEYVILLE, TX
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX
VAN TREASE CONSTRUCTORS LLC	611 S MAIN ST STE 400	GRAPEVINE, TX
HALL, ANN-NITA PEARL	5905 WESTCOAT DR	COLLEYVILLE, TX
SOLIDAY, JON P	5917 BETTINGER DR	COLLEYVILLE, TX
ADAMS, MARY	6003 WESTCOAT DR	COLLEYVILLE, TX
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX
ONCOR ELECTRIC DELIVERY CO LLC	PO BOX 139100	DALLAS, TX
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX
ONCOR ELECTRIC DELIVERY COMPAN	PO BOX 139100	DALLAS, TX
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX
SEBREN, ROBBIE	6001 WESTCOAT DR	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
JESSE K BRAY LIVING TRUST	6108 LOCKETT RD	COLLEYVILLE, TX
COLLINS, JOHNNY	108 W LD LOCKETT RD	COLLEYVILLE, TX
CHILDERS, RICKY	5909 BETTINGER DR	COLLEYVILLE, TX
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX
SULLIVAN, JOHN F	5908 WESTCOAT DR	COLLEYVILLE, TX
PRICE, G	5817 BETTINGER DR	COLLEYVILLE, TX
VANKAWALA, RAJENDRA	4910 BEHRENS CT	COLLEYVILLE, TX
KAMERMAN, DELORIS	6016 LD LOCKETT RD	COLLEYVILLE, TX
KIRKHAM, KENNETH	6012 LD LOCKETT	COLLEYVILLE, TX
THORESON, JEFFRY	6009 WESTCOAT DR	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
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G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.033 ACRES, BEING LOT 31, BLOCK 1, OF THE WESCOAT PLACE ADDITION, LOCATED AT 5916 LD LOCKETT ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A RESIDENTIAL CARPORT; 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 Special Use Permit for a residential carport under Case No. ZC21-029; 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 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 authorizing a Special Use Permit for a residential carport and to encroach into the required side yard setback on 1.033 acres, being

Lot 31, Block 1, of the Wescoat Place Addition attached as Exhibit "A".

Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the carport and for the carport to encroach into the side yard setback. The carport is to be approximately (2) feet from the east property line.

b. The carport shall be generally consistent with the site plan as depicted on the attached Exhibit "B".

c. The carport shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. 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 4th day of January 2022.

The second reading and public hearing being conducted on the 18th day of January 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JANUARY 2022.

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
City Secretary

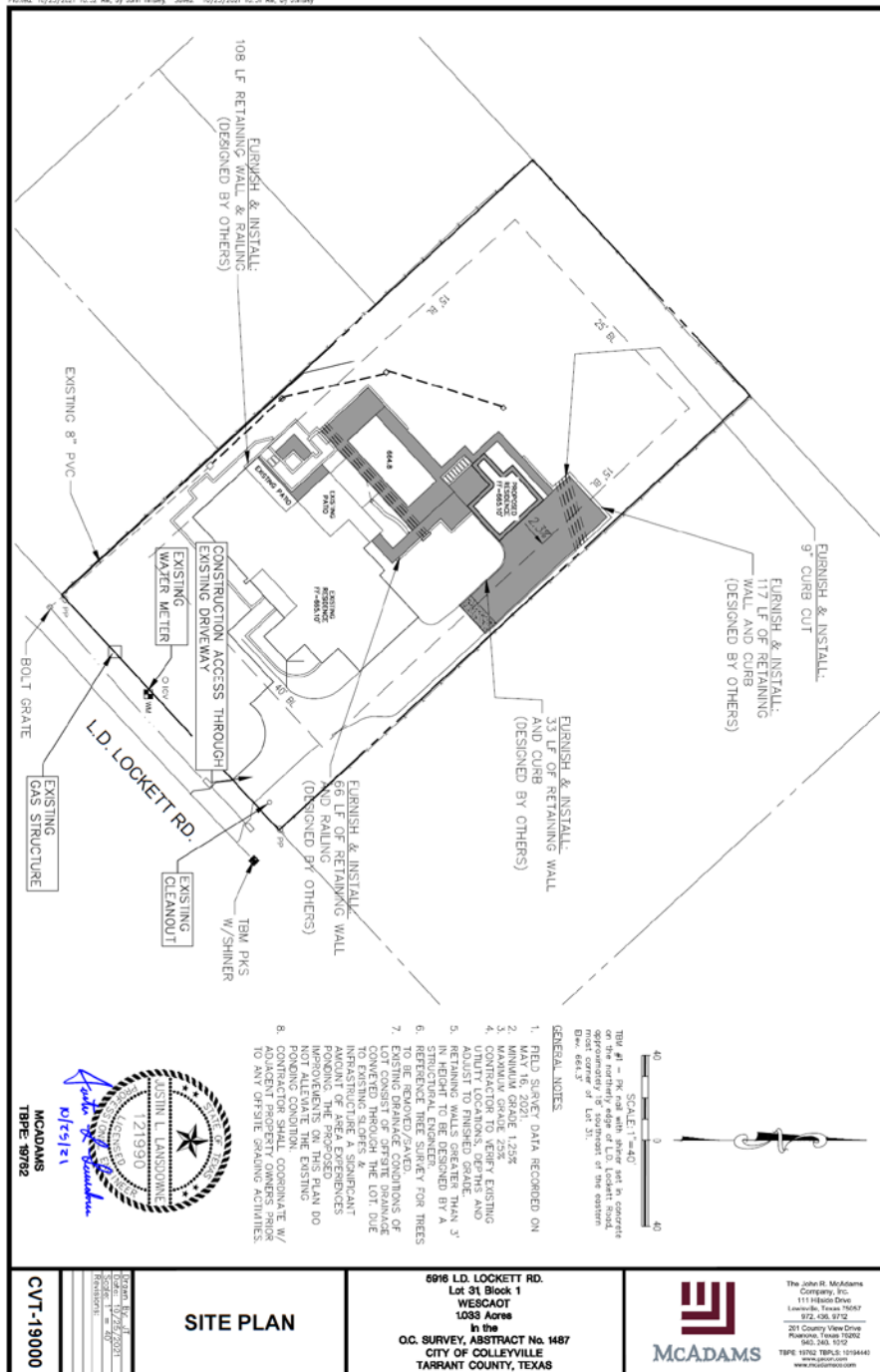
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]

Printed: 10/23/2021 10:52 AM, by John Tinsley. Saved: 10/23/2021 10:58 AM, by Jinsley



[illegible]

A4.03

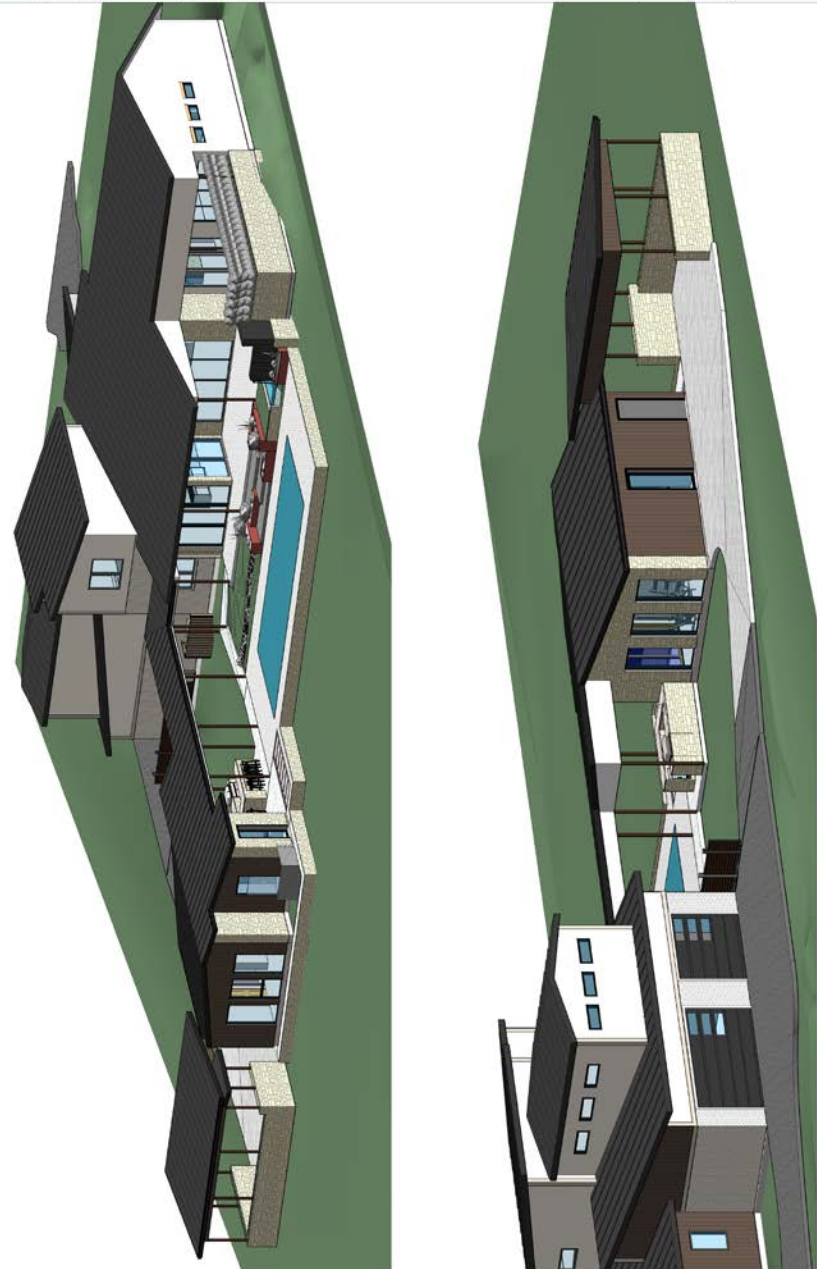
3D ELEVATIONS

5905 LD. LOCKETT
ROAD
COLLEEVILLE, TN
38024

Exhibit A - Principal Building Addition

Plan
North

3000 sq. ft.
2000 sq. ft.
1000 sq. ft.





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 12/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, of Bodymendz, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use at 97 Village Lane, Suite 100. Massage Therapy is allowed in the PUD-C Planned Unit Development - Commercial district for The Village with approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C and is located within the Village at Colleyville on the west side of Pleasant Run Road, near the intersection of Village Lane and Veranda Lane. The subject property is a platted lot and is currently developed with a multi-tenant commercial building. A day spa business currently occupies Suite 100 and they would like to incorporate massage therapy into their other services.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

- a. Shall be located not less than 300 feet from another Massage Therapy establishment.
- b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is

required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP for this location so the business may also offer massage therapy as a service. The hours of operation will be Monday-Saturday 10:00 am to 6:00 pm. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is platted as Lot 18, of the Village at Colleyville Condos.

DRC Review: The DRC reviewed the request during their November 22, 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 properties to the north, south, east and west are zoned PUD-C Planned Unit Development – Commercial and are developed as a mixed use of office, retail and residential uses.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor".

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 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 Special Use Permit (SUP) contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for Bodymendez at 97 Village Lane, Suite 100. The proposed business should not adversely affect surrounding uses.

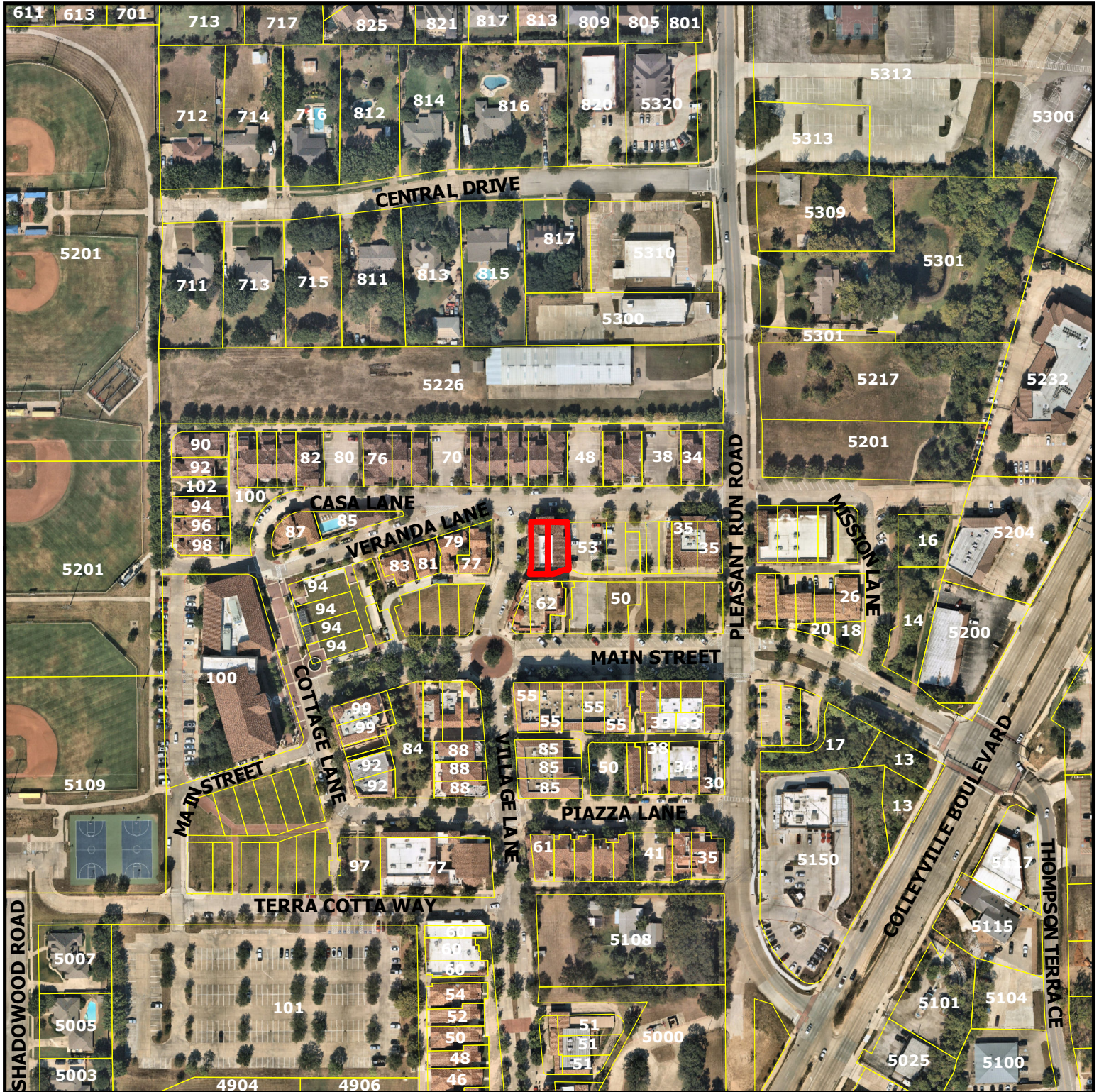
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Floor Plan
6. Notification Map
7. Notification Letter
8. Notify List
9. Letter of Opposition 1
10. Letter of Opposition 2
11. Draft Ordinance

Aerial Map



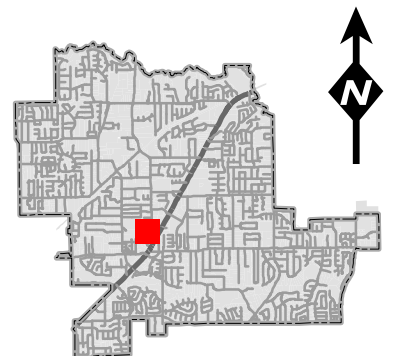
ZC21-030

97 Village Lane

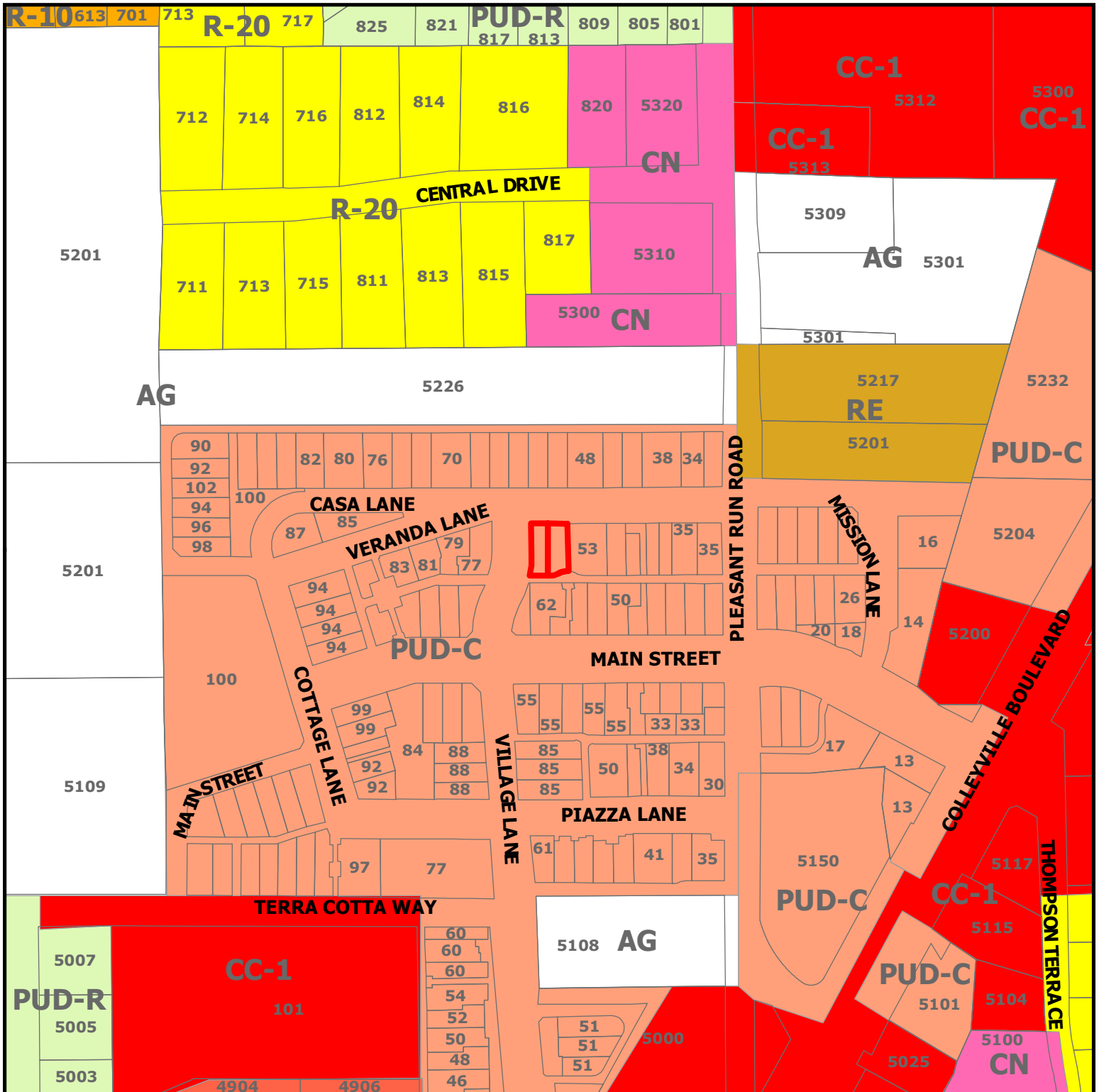
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property



Zoning Map



ZC21-030

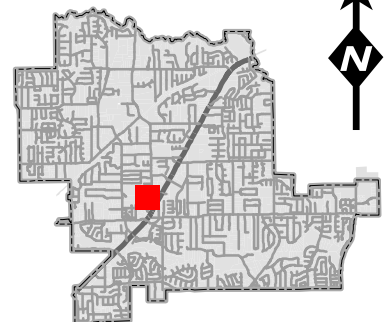
97 Village Lane

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Subject Property



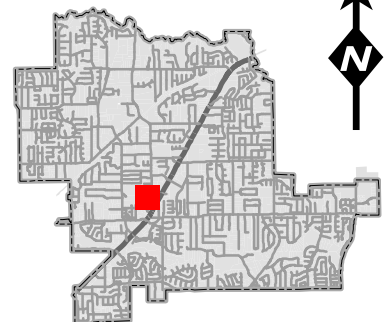
Future Land Use Map



ZC21-030

97 Village Lane

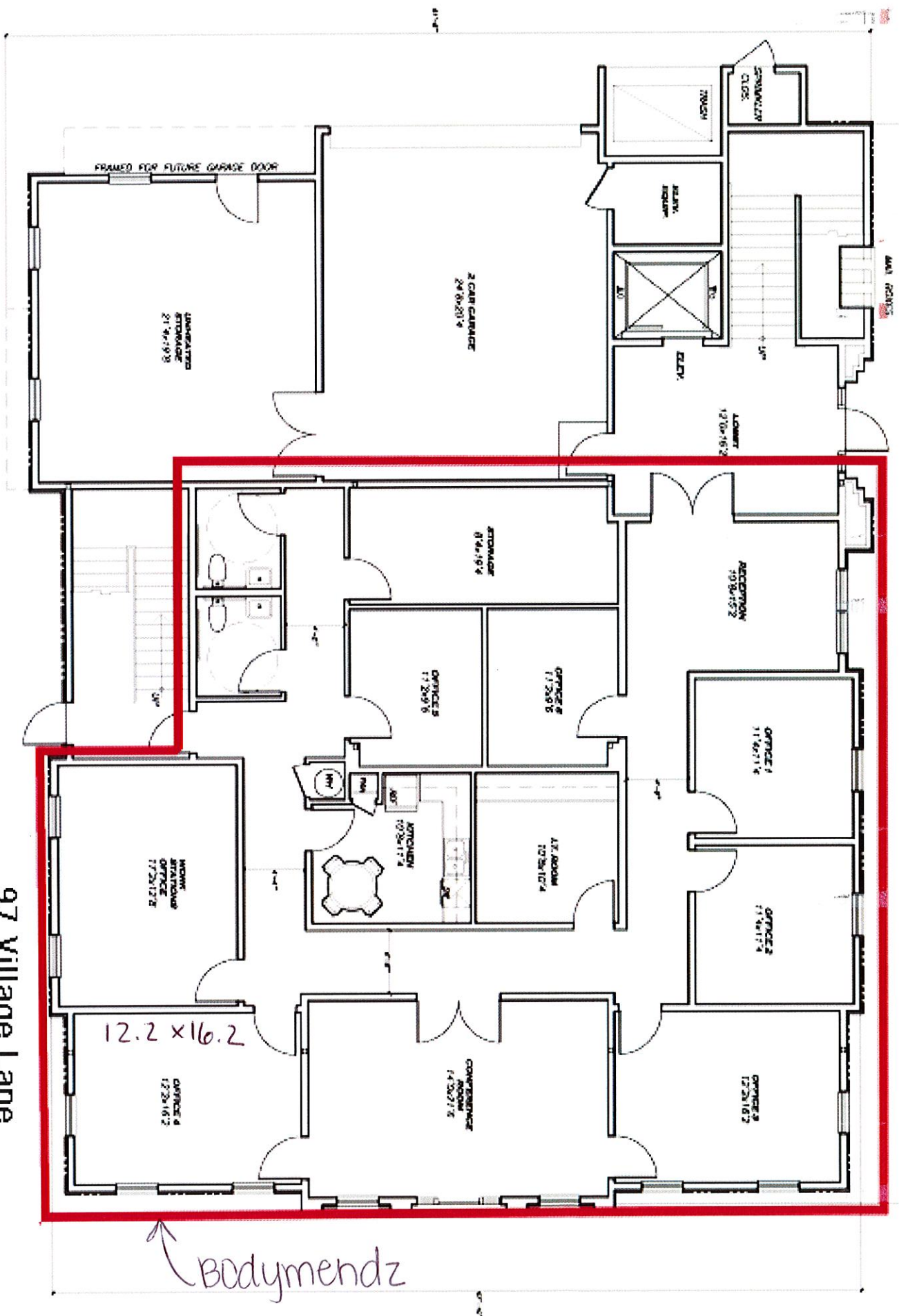
- Subject Property
- Residential
- Colleyville Blvd Corridor
- Open Space; Parks



DISCLAIMER:
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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.

Notification Map



ZC21-030

97 Village Lane

DISCLAIMER:

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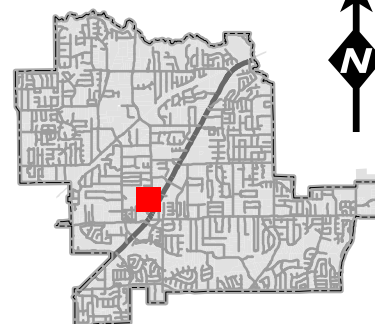
Subject Property



500ft Buffer



Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Addr»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Massage Therapy use. The purpose is to allow for massage therapy services as part of a new business, Bodymendz.

Zoning Case: ZC21-030

Applicant: Lacy Pepperman

Owner: Sabrina Prewitt

Location: 97 Village Lane, Suite 100

Property Description: Lot 18, Village at Colleyville Condos

Present Zoning: PUD-C Planned Unit Development-Commercial

This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

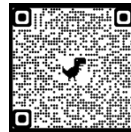
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner_Name	Owner_Addr	Owner_City
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
LAKE, WILLIAM D	51 PIAZZA LN	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
TAMLYN PROPERTIES LLC	90 CASA LN # 10	COLLEYVILLE, TX
ANDREW LIVING TRUST	64 VERANDA LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
DALEY FAMILY TRUST	37 PIAZZA LN	COLLEYVILLE, TX
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
DAVIS, RHONDA	300 CHARISMATIC DR	MIDLAND, TX
BOES, MARK	67761 S 311 WAY	WAGONER, OK
TRINITY COLLEYVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
DULANEY, BOB	98 CASA LN	COLLEYVILLE, TX
NEW, JOE	61 PIAZZA LN	COLLEYVILLE, TX
WILLIAMS, DAVID H	75 MAIN ST # 200	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
HOLTSHOUSER LONDON LIVING TRUS	74 CASA LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
ZAKHARY, ADEL	42 VERANDA LN STE 110	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX
VOLLMER, JAMES A	81 VERANDA LN UNIT 310	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
QUAKE ENTERPRISES LLC	85 VILLAGE LN STE 150	COLLEYVILLE, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
DREILING PROPERTIES LP	125 CALVERLEY PL	KELLER, TX
SCRUGGS, ALBERT	86 CASA LN	COLLEYVILLE, TX
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX
PARKER, JAMES	46 PIAZZA LN	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
GILLILAND, DOUGLAS H	9285 HUNTINGTON SQ # 100	NORTH RICHLAND HILLS, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 1567	ALLEN, TX
BURDETTE, DONNA E	77 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
FRUSHER, DONALD	35 PIAZZA LN # 38110	COLLEYVILLE, TX
ALLEN, KEVIN	55 PIAZZA LN # 210	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX

SCHMIDT, JUDITH	96 CASA LN	COLLEYVILLE, TX
GUNNIP, MATTHEW	87 CASA LN UNIT 210	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX
KREIDER, LORRAINE	79 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
TURNER, LORI	62 VERANDA LN	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
DUNAGAN, KETRINA	57 PIAZZA LN # 310	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
RILEY, WILLIAM	94 CASA LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
NIEWOLNY, DEAN	38 PIAZZA LN CONDO 37-3-10	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
NORWOOD, TODD	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
YOUNG, CLINT	811 CENTRAL DR	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
62 MAIN STREET LLC	62 MAIN ST STE 300	COLLEYVILLE, TX
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
55 MAIN HOLDINGS LLC	PO BOX 92323	SOUTHLAKE, TX
BETHEL METHODIST CHURCH OF NOR	5310 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TRINITY COLLEVILLE RE LLC	88 VILLAGE LN STE 150	COLLEYVILLE, TX
76 MAIN VOC LLC	1303 BELLEFONTE LN	COLLEYVILLE, TX
SHERWOOD, LESLIE	84 CASA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
BELL, WILLIAM M	60 VERANDA LN # 210	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
GBC CAPITAL LLC	PO BOX 121	COLLEYVILLE, TX
PITTS, REX A	66 VERANDA LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BROOKS, ADAM	83 VERANDA LN	COLLEYVILLE, TX
ZAVODNICK, TODD	76 CASA LN # 310	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
FADDEN, MARK	59 PIAZZA LN	COLLEYVILLE, TX

AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK
FULCRUM COMMERCIAL PROPERTIES	5725 HIGH POINT RD	BENBROOK, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
ATWOOD, STEVE	34 PIAZZA LN # 37	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
RRSN COLLEYVILLE REALTY LLC	12498 RIVERHILL RD	FRISCO, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX
FARRAR, NANCY KAREN	33 MAIN ST STE 200	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX
KSW HOLDING MANSFIELD LP	2606 LILLIAN MILLER PKWY	DENTON, TX
AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK
REALTY CAPITAL VILLAGE #1 LP	909 LAKE CAROLYN PKWY	IRVING, TX
COLLEYVILLE REALTY HOLDINGS	92 PIAZZA LN STE 100	COLLEYVILLE, TX
G & B COLLEYVILLE LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
PREWITT LEASING INC	97 VILLAGE LN STE 300	COLLEYVILLE, TX
WADLEY FAMILY HOLDING INC	33 MAIN ST 160	COLLEYVILLE, TX
BROWN FABIO, RITA	33 MAIN #220	COLLEYVILLE, TX
TMAAC LLC	4109 BROWN TRL	COLLEYVILLE, TX
REED, JANET LEE	33 MAIN ST UNIT 250	COLLEYVILLE, TX
PILGRIM, DEBBIE K	33 MAIN ST # 240	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 Regina Court	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

Dakari Hill

From: Jackie Reyff
Sent: Monday, December 6, 2021 9:50 AM
To: Ben Bryner; Dakari Hill
Subject: FW: Re zoning

Ben and Dakari,

A formal request of opposition for Case ZC21-030.

If you have any further questions, I may be reached by phone or email.

Jackie
Jacquelyn Reyff, AICP
Principal Planner

817.503.1056
Integrity ~ Communication ~ Excellence ~ Transparency

ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

-----Original Message-----

From: Toni Cardini <[REDACTED]>
Sent: Monday, December 6, 2021 9:34 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Re zoning

I oppose Re zoning in the village for another massage business. We have two now.

Thanks

Toni Cardini
Sent from my iPad

Dakari Hill

From: Jackie Reyff
Sent: Monday, December 6, 2021 9:50 AM
To: Ben Bryner; Dakari Hill
Subject: FW: Oppose Zoning Case ZC21-030

A second opposition for Case ZC21-030.

If you have any further questions, I may be reached by phone or email.

Jackie

Jacquelyn Reyff, AICP
Principal Planner



817.503.1056

Integrity ~ Communication ~ Excellence ~ Transparency



ATTENTION ALL PUBLIC OFFICIALS: A "Reply to All" of this e-mail could lead to violations of the Texas Open Meeting Act. Please reply only to the sender.

From: [REDACTED] <[REDACTED]>
Sent: Monday, December 6, 2021 9:38 AM
To: Jackie Reyff <JReyff@colleyville.com>
Subject: Oppose Zoning Case ZC21-030

Thank you for providing more information regarding the Special Use Permit for massage therapy use at 97 Village Lane, Suite 100, Colleyville. We have two spas in The Village that provide massages and there are two more within a mile of The Village. There have been problems with massage therapy businesses in other areas and I do not want a third one in the Village.

Please do not allow another one in The Village of Colleyville.

Thank you,

Nancy Farrar
33 Main Street, #200
Colleyville, TX 76034
817-919-1441

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.120 ACRES, BEING LOT 18, OF THE VILLAGE AT COLLEYVILLE CONDOS, LOCATED AT 97 VILLAGE LANE, SUITE 100, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS BODYMENDZ; 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 Special Use Permit for Massage Therapy for the business known as Bodymendez, Case No. ZC21-030; 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 authorizing a Special Use Permit for Massage Therapy on 0.120 acres, being Lot 18, of the Village of Colleyville Condos, located at 97 Village Lane, Suite 100, for the business known as Bodymendez, as depicted on the attached as Exhibit "A".

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 Special Use Permit shall apply to Massage Therapy.
- b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Bodymendz".
- c. The hours of operation are Monday–Saturday 10:00 am to 6:00 pm.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

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 4th day of January 2022.

The second reading and public hearing being conducted on the 18th day of January 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS
ON THIS THE 18TH DAY OF JANUARY 2022.

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
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

[illegible]





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
2d	12/13/2021	
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 on Lot 1, Block 1, Howard Place Addition, being approximately 2.358 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of an additional garage and living space attached to the existing home.

Existing Conditions/Background: The subject property, 6113 Bransford Road, resides on the north side of LD Lockett Road east of the intersection of Bransford Road and LD Lockett Road. The subject property has AG zoning and is currently developed with a home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 SF	102,714 SF
Minimum Lot Width	150 feet	±175 feet
Minimum Lot Depth	150 feet	±491 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The applicant is requesting the zoning change to be able to apply for a building permit to add an additional garage and living space to the existing home. The R-40 zoning meets all dimensional and size requirements per the Land Development Code.

Plat Status: The property is platted and is currently described as Lot 1, Block 1,

Howard Place Addition.

DRC Review: Case ZC21-031 has been scheduled with the Planning and Zoning Commission on December 13, 2021.

Drainage: NA

Surrounding Development: The property to the north is zoned AG Agricultural district and is improved with a single-family home. The properties to the south are zoned AG Agricultural district and are improved with single-family homes as well as the Cottonbelt Trail. The property to the east is zoned RE Single Family Estate Residential district and is developed with a single-family home. The property to the west is zoned R-40 Single-Family Residential zoning and is developed with a single-family home.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-40 zoning 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 recommends approval of the request.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan
5. Zoning Exhibits
6. Notification Map
7. Notification Letter
8. Notify List
9. Draft Ordinance

Aerial Map

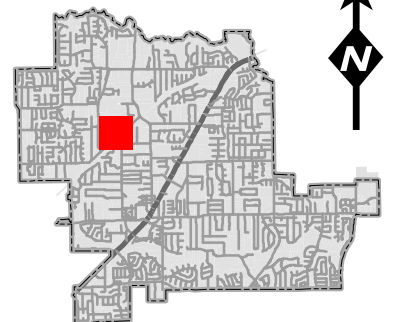


ZC21-031
6113 Bransford Road

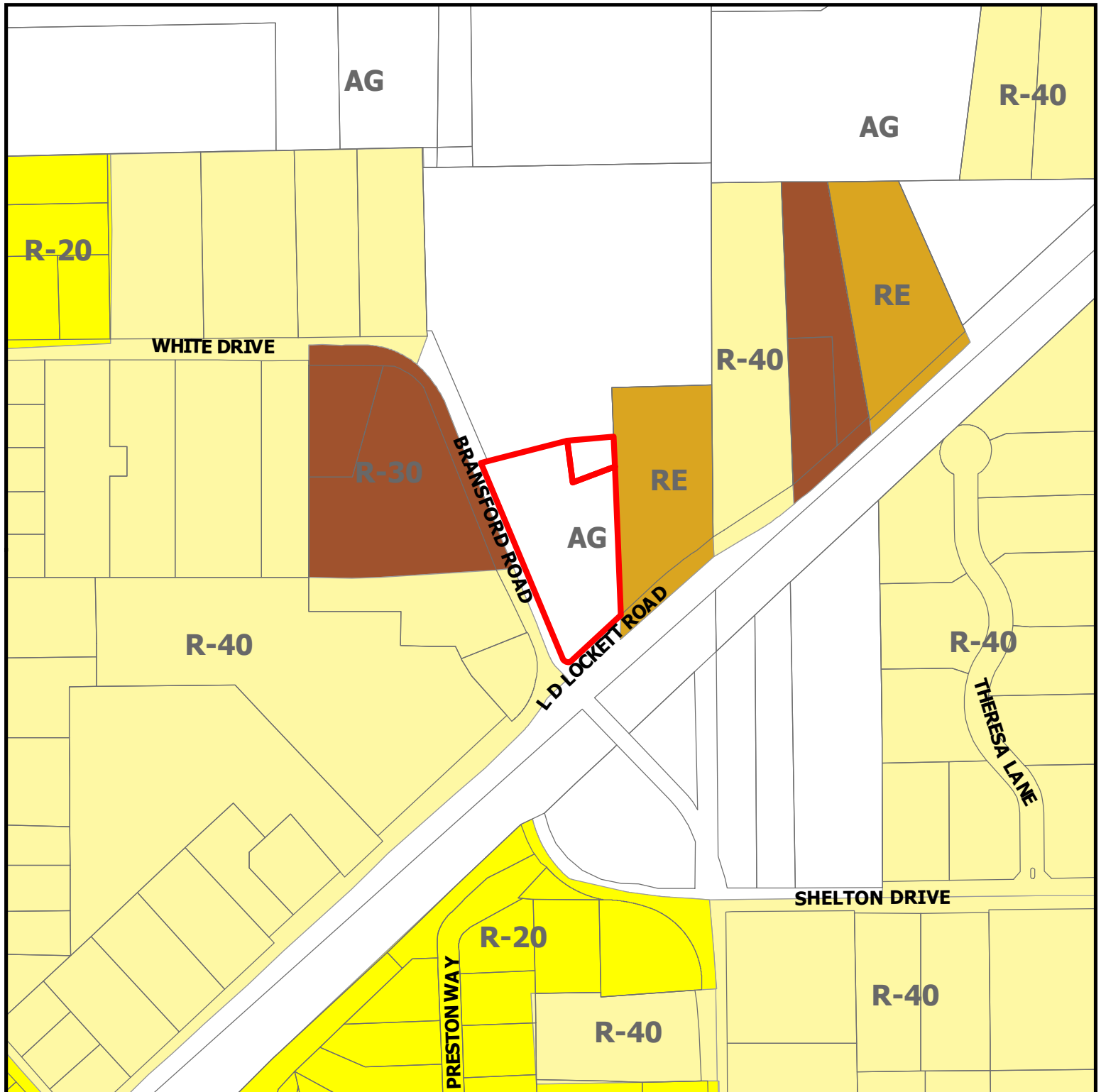
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Subject Property



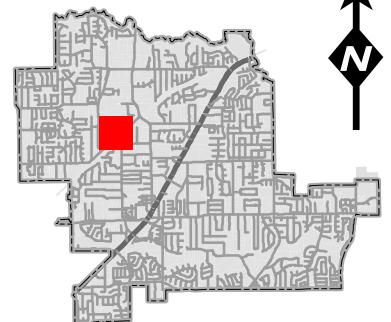
Zoning Map



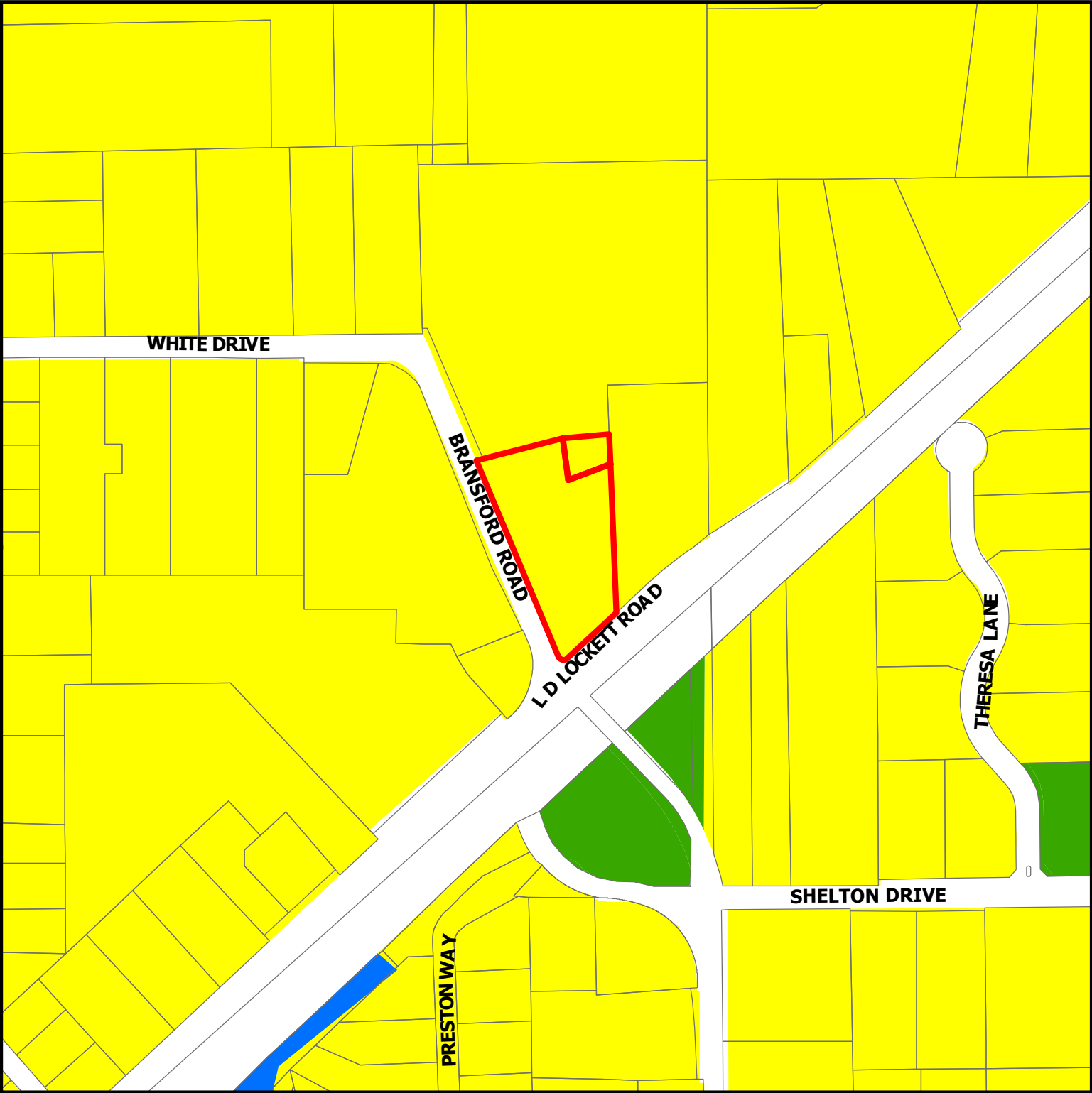
ZC21-031
6113 Bransford Road

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 Subject Property



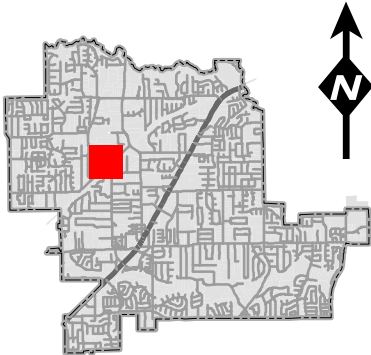
Future Land Use Map

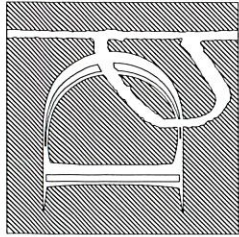
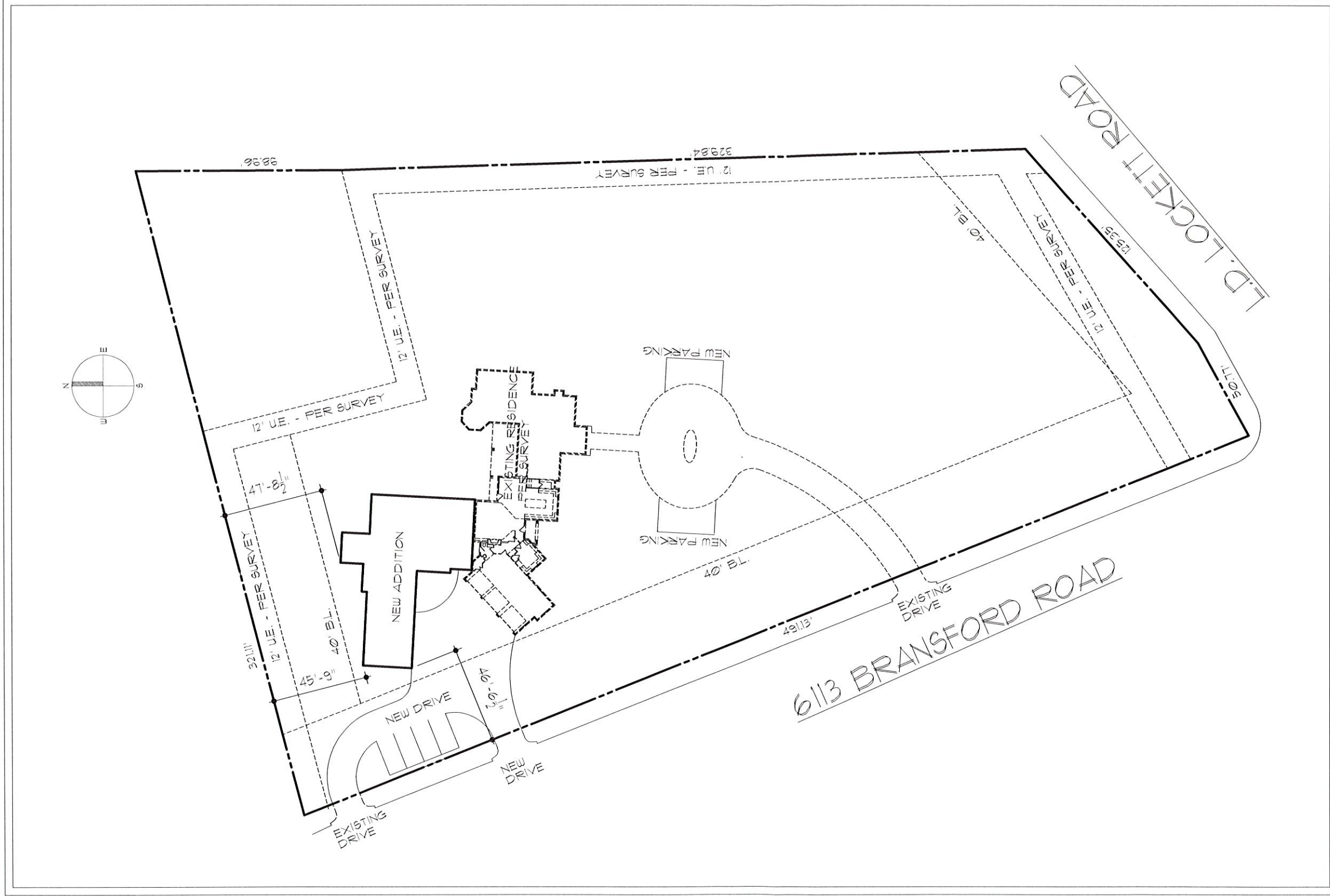


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ZC21-031
6113 Bransford Road

-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks





Distinctive Dwellings

Dwell in the possibilities

1256 Main Street Suite 277 Southlake, Texas 76092 t. 817 481 1249 f. 817 416 8773

PLOT PLAN
1"=50'
LOT 1 BLOCK 1
HOWARD PLACE ADDITION
COLLEYVILLE, TX
FRISBY FINE HOMES
MORRISON ADDITION
6-1-21

* Builder/Owner to verify and check all aspects of this site and plot plan prior to any construction 202070

EXISTING ZONING: AG
USE: RESIDENTIAL

Lot 1, Block 1,
KRAMER ADDITION
CAB. A. SLD. 6003
P.R.T.C.T.

CURRENT OWNER:
JOINT REVOCABLE TRUST OF DANIEL BRESINGHAM
AND KIMBERLY BRESINGHAM
312 WHITE DR
COLLEYVILLE, TX 76034

EXISTING ZONING: RE
USE: RESIDENTIAL

Lot 1, Block 1,
M&A TURNER ADDITION
D218018054
P.R.T.C.T.

CURRENT OWNER:
TURNER FAMILY IRREVOCABLE TRUST
6204 LD LOCKETT RD
COLLEYVILLE, TX 76034

LOT 1, BLOCK 1,
HOWARD PLACE ADDITION
VOL. 388-139, PG. 97
P.R.T.C.T.

EXISTING ZONING: AG
PROPOSED ZONING " R-40"
USE: RESIDENTIAL

EXISTING ZONING: R-30
USE: RESIDENTIAL

LOT 1R, BLOCK 1
WESCOAT PLACE ADDITION
CURRENT OWNER:
HEATH H DARRYL & HEATH BETTYE S
6200 BRANSFORD RD
COLLEYVILLE, TX 76034

EXISTING ZONING: R-40
USE: RESIDENTIAL

LOT 6A, BLOCK 3
WESCOAT PLACE ADDITION

CURRENT OWNER:
FOUR SONS INVESTMENTS LP
6200 BRANSFORD RD
COLLEYVILLE, TX 76034

EXISTING ZONING: R-40
USE: RESIDENTIAL

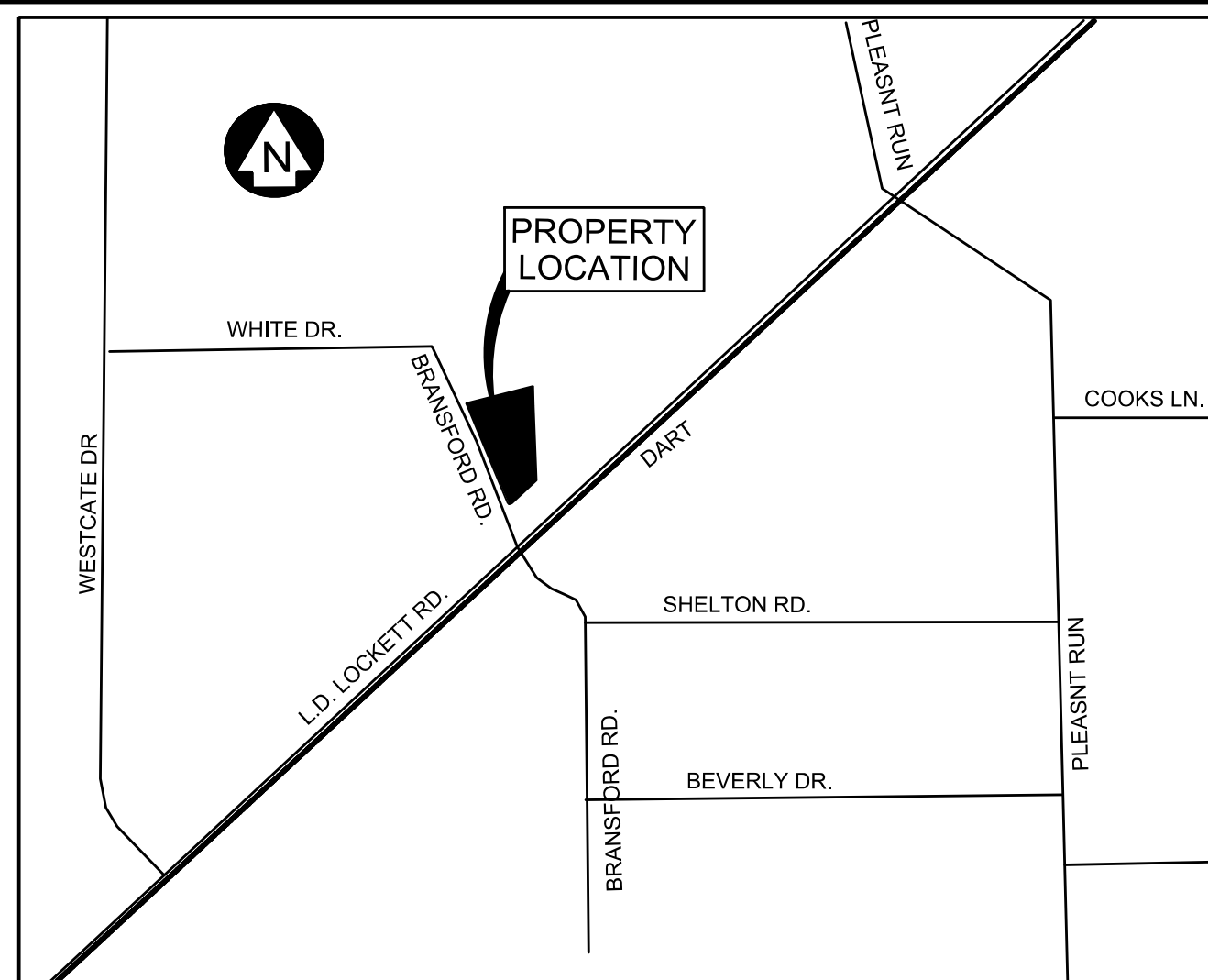
LOT 5 6B, BLOCK 3 & TRACT 7B2
WESCOAT PLACE ADDITION

CURRENT OWNER:
YU CHI CHOI & YU SHUCHING
6100 BRANSFORD RD
COLLEYVILLE, TX 76034

0 40' 80' 120'

GRAPHIC SCALE IN FEET

SCALE: 1" = 40'

VICINITY MAP
NTS

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;

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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.

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

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

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.

ANA
CONSULTANTS, L.L.C.

ANA CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
Thompson Terrace, Coleleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 20
TBPLS Firm No.: 10090900

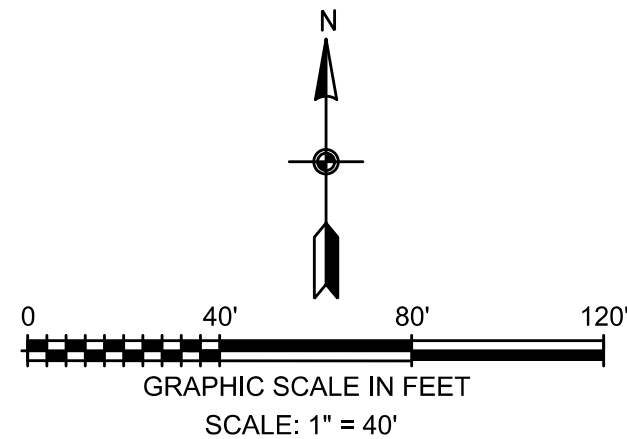
NO.	REVISION DESCRIPTIONS:		DATE:	
DRAWING DATE:	DRAWN BY:	CHECKED BY:	SUBMITTAL NO.:	

ZONING EXHIBIT A

HOWARD ADDITION

3 BRANSFORD RD
LOT 1. BLOCK 1

A.N.A. PROJECT NO.:	21-0450
CASE NO.:	PC 21-0xx
SHEET No.:	1



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:

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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
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ENGINEER/SURVEYOR
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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

[illegible]

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

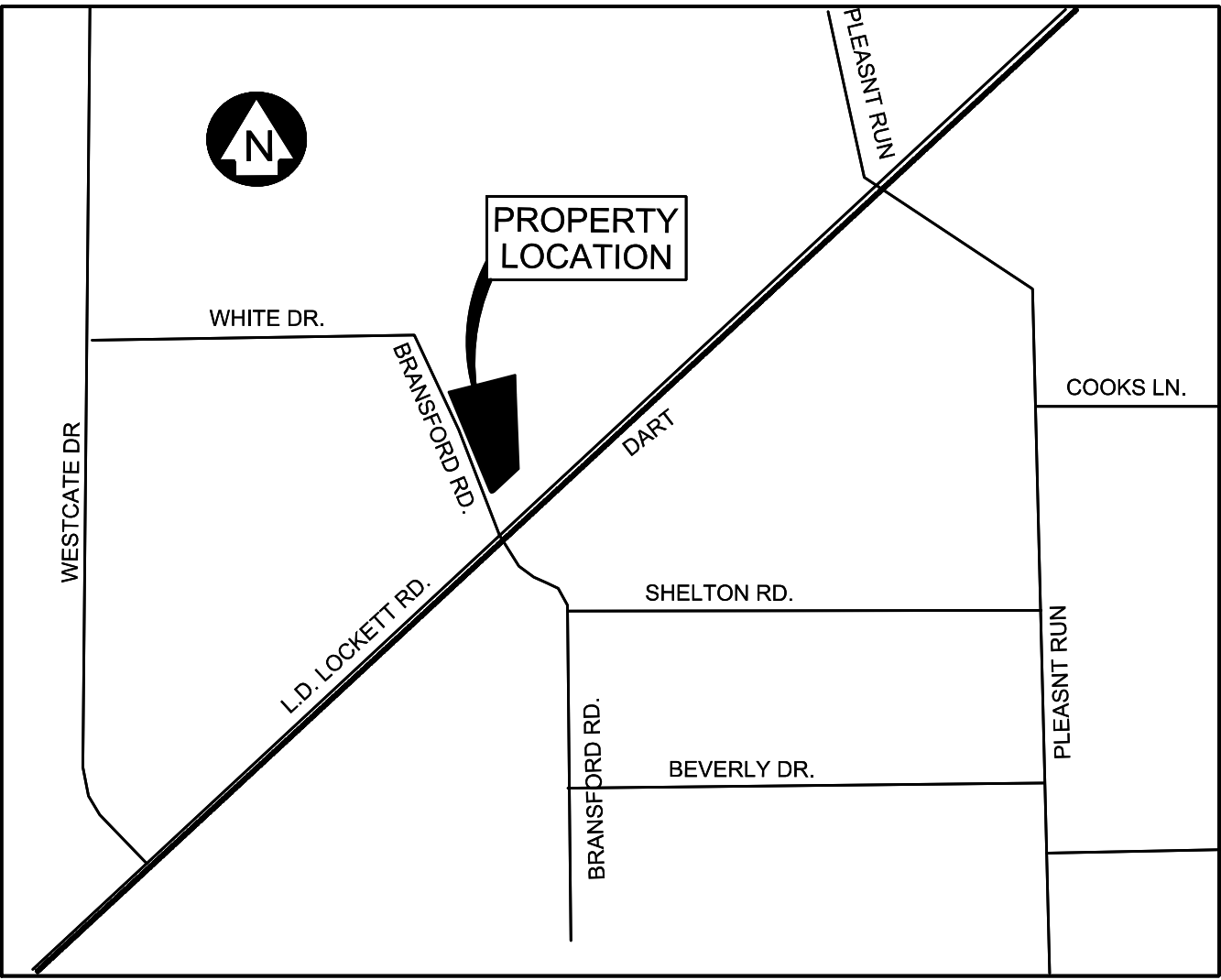
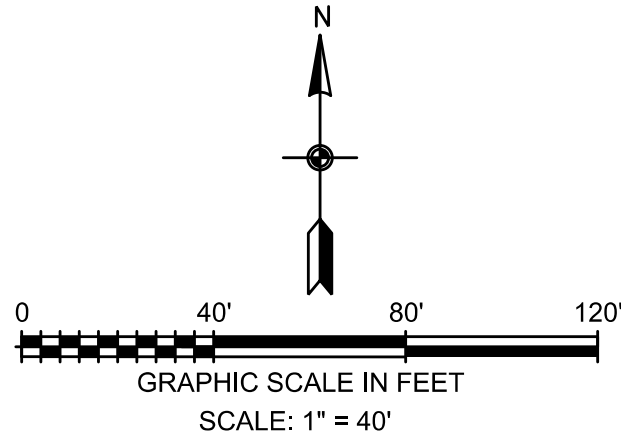
A.N.A. PROJECT NO.: 21-0450
CASE NO.: PC 21-0xx
SHEET No.: 2

ANA
CONSULTANTS, L.L.C.

ENGINEERS + SURVEYORS

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS and SURVEYORS
Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
TPE Firm No.: 20
TBPLS Firm No.: 10090900

100612 AM
11/9/2021
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VICINITY MAP
NTS

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ACCORDING TO FEMA MAP NO. 48439C0095K, ZONE X,
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OWNER
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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
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BEING 2.50 ACRES OF LAND

PREPARED NOVEMBER 2021

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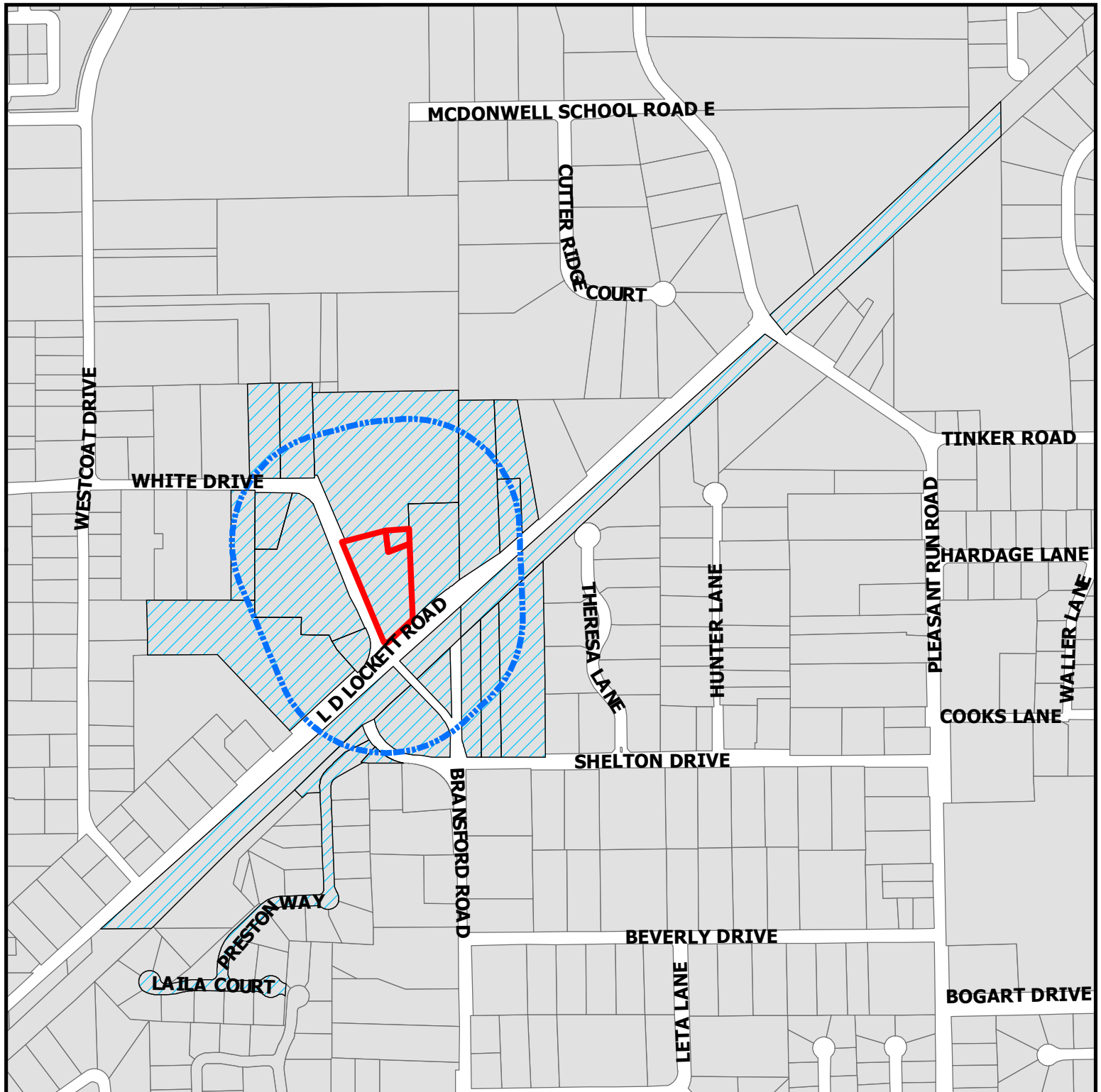
A.N.A. CONSULTANTS, L.L.C.
ENGINEERS + SURVEYORS

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

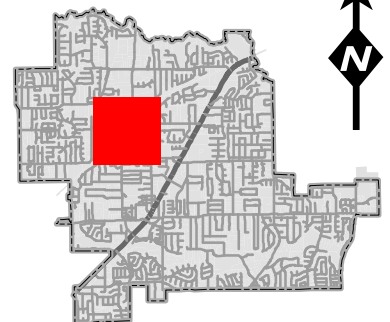
Notification Map



ZC21-031
6113 Bransford Road

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-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural district to the R-40 Single Family Residential district. The request is to rezone the property to allow for the construction of a new additional garage and living space attached to the existing home.

Zoning Case: ZC21-031

Applicant: Osama Nashed

Owner: Morrison Troy Lynn

Location: 6113 Bransford Road

Property Description: Lot 1, Block 1, Howard Place Addition

Present Zoning: AG Agricultural

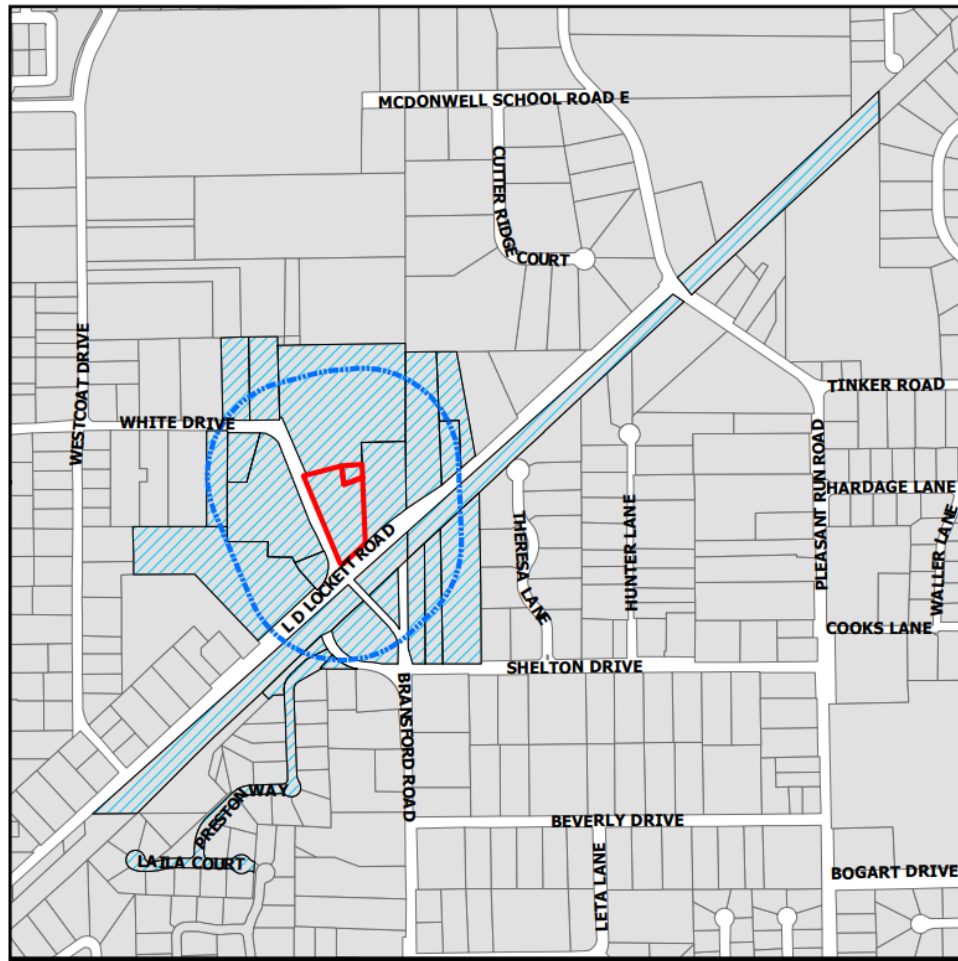
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

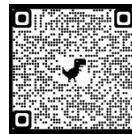
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
JOINT REVOCABLE TRUST OF DANIE	312 WHITE DR	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
JESSE K BRAY LIVING TRUST	6108 LOCKETT RD	COLLEYVILLE, TX
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 L D LOCKETT RD	COLLEYVILLE, TX
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX
JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX
MORRISON, TROY	6113 BRANSFORD RD	COLLEYVILLE, TX
MORRISON, TROY	6113 BRANSFORD RD	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN	401 W LD LOCKETT RD	COLLEYVILLE, TX
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX
DOODY, KEVIN	401 W L D LOCKETT RD	COLLEYVILLE, TX
DOODY, KEVIN	401 W L D LOCKETT RD	COLLEYVILLE, TX
YU, CHI CHOI	6100 BRANSFORD RD	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
TURNER FAMILY IRREVOCABLE TRUS	6204 LD LOCKETT RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE COURT	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LANE	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 2.358 ACRES, BEING LOT 1, BLOCK 1, HOWARD PLACE ADDITION, LOCATED AT 6113 BRANSFORD ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL 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 change in zoning on 2.358 acres, being Lot 1, Block 1, Howard Place Addition, located at 6113 Bransford Road, from AG Agricultural district to R-40 Single-Family Residential district under Case No. ZC21-031; 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 authorizing a change in the zoning on 2.358 acres, being Lot 1, Block 1, Howard Place Addition, from AG Agricultural district to R-40 Single-Family Residential district as depicted on the attached as Exhibit "A".

- 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. As depicted in the attached Exhibit "A" & Exhibit "B".
- 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 4th day of January 2022.

The second reading and public hearing being conducted on the 18th day of January 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JANUARY 2022.

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

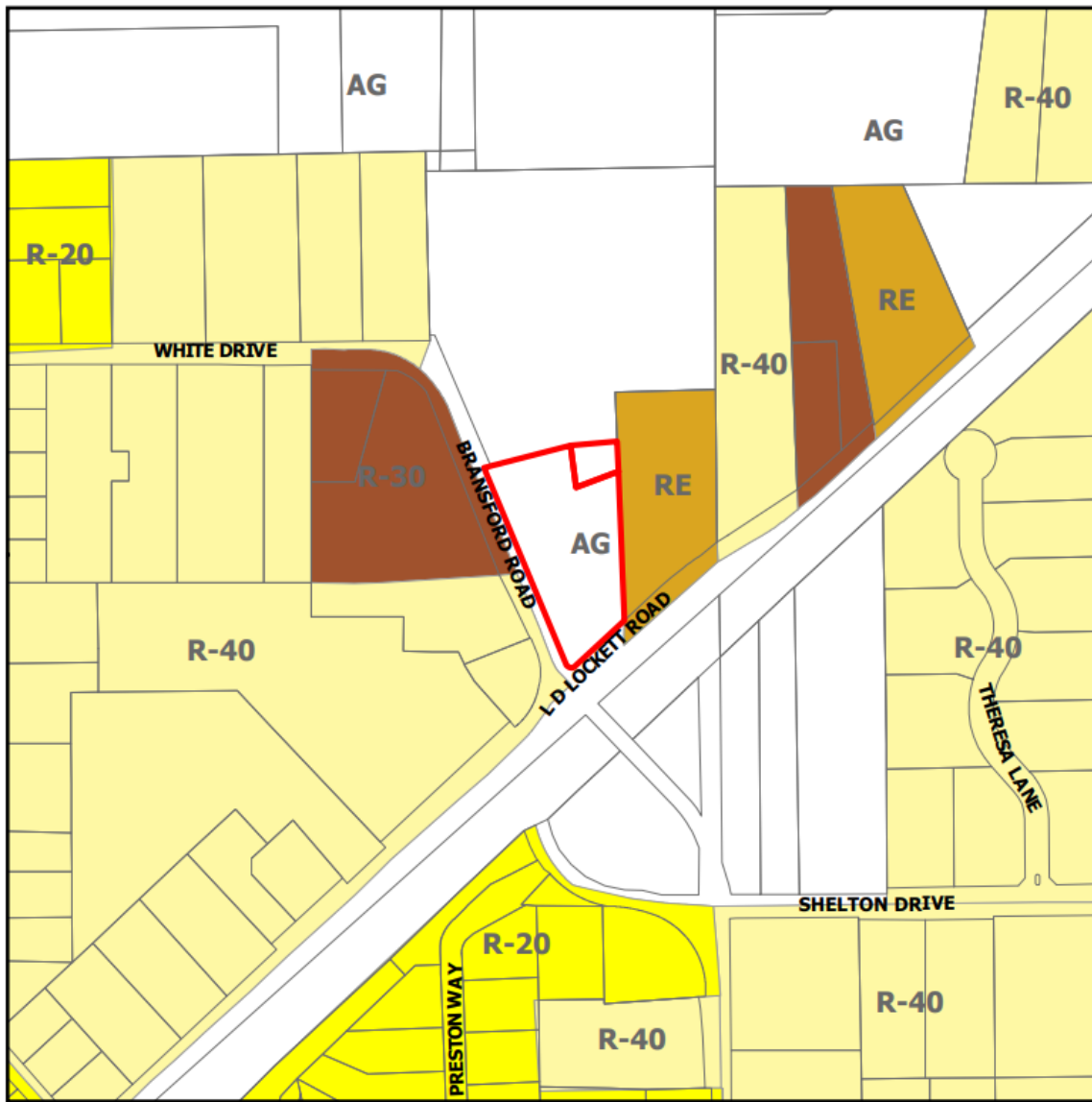
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 12/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 owners, have submitted a request for a Special Use Permit (SUP) for an accessory building to encroach into the required side yard setback on Lot 6, Block 1, of The Overlook at Big Bear Creek, being approximately 0.602 acres, and zoned PUD-R Planned Unit Development – Residential district. The purpose is to allow for an existing patio cover to remain.

Existing Conditions/Background: The subject property, 405 Forest Meadow Drive, has PUD-R zoning and is located on the south side of Forest Meadow Drive west of the intersection with Pleasant Run Road. The subject property has an existing single family home. The request is for an existing 265 s.f. patio cover to remain approximately 1 foot from the side property line.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 265 s.f. patio cover to remain approximately 1 foot away from the side property line.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

2. Maximum Size and Number of Buildings:

a. The maximum number of accessory buildings allowed per lot shall be three (3) buildings. In addition, the combined square footage of all accessory buildings shall not exceed four percent (4%) of the aggregate area of the lot. Exemption: Lots containing a minimum of 80,000 square feet shall be exempt from the requirement for the maximum number of accessory buildings.

3. Setbacks:

d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

6. Special Use Permit Provision: Any request for a building permit for an accessory building which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code. The applicant is requesting to allow for an existing 265 s.f. patio cover built without a building permit to remain in its current location. The structure currently sits within 1 foot from the property line. Specifically, the overhang of the roof structure is encroaching within the required 5 ft. side yard setback. The placement of the structure also places it over a 30' active storm drain.

Analysis: Any request for an accessory building encroaching into the required side yard setback shall only be authorized after approval of a Special Use Permit by the City Council.

Plat Status: The property is platted as Lot 6, Block 1 in the Overlook at Big Bear Creek.

DRC Review: The DRC met on November 22nd and offered the applicant the following comments:

1. The patio cover was not a permitted structure. It is encroaching on a 30' active storm drain easement and in the future may need to be removed. In addition, the required setback for the structure is deficient.

Drainage: NA

Surrounding Development: The properties to the north, east, and west are zoned PUD-R Planned Unit Development – Residential and contain single-family residential development. The property to the south is zoned AG Agricultural and is a gas well site.

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 denial of the patio cover due to technical non-compliance with the Land Development Code. The Land Development Code allows for an accessory building which does not meet the Land Development Code criteria to seek an SUP.

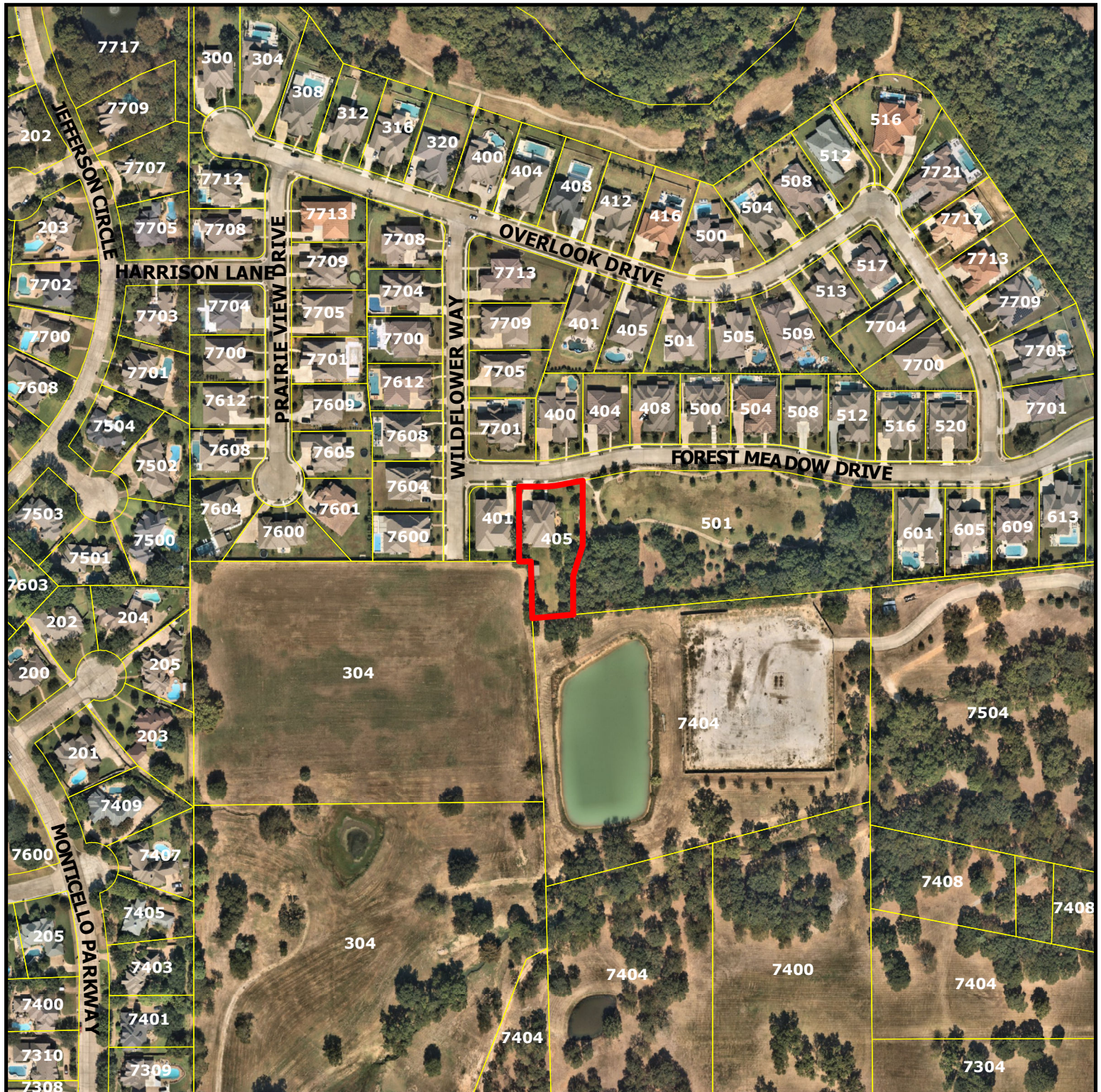
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Patio Cover Exhibit
5. Fire Pit Exhibit
6. Notification Map
7. Notification Letter
8. Notify List
9. Draft Ordinance

Aerial Map



ZC21-032

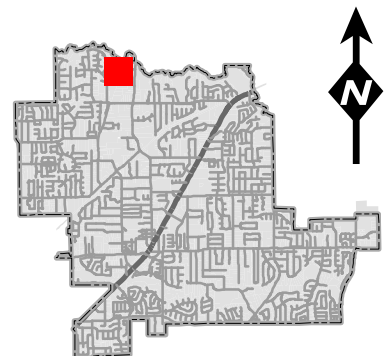
405 Forest Meadow Drive

DISCLAIMER:

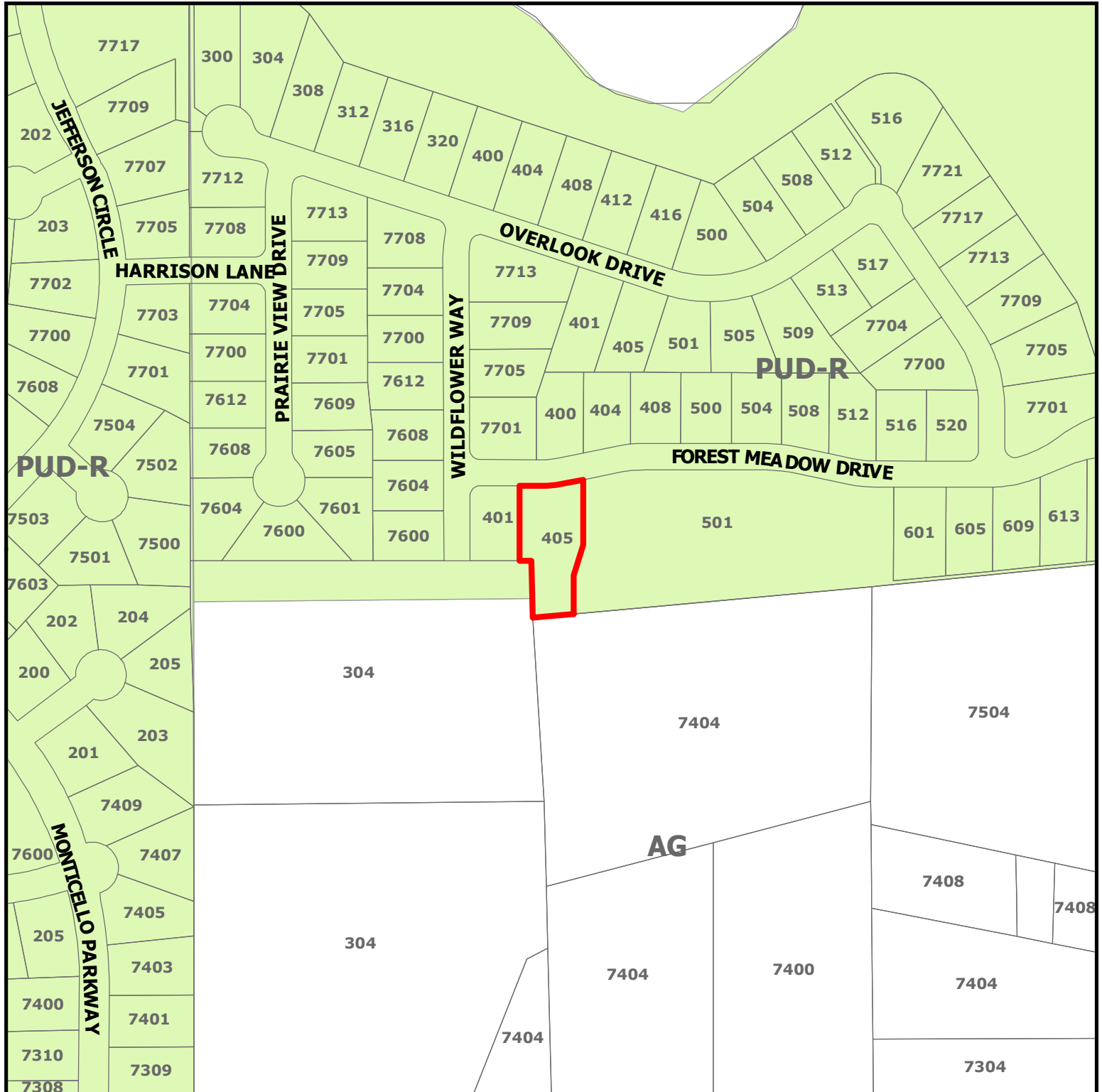
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which may exist.



Subject Property



Zoning Map



ZC21-032

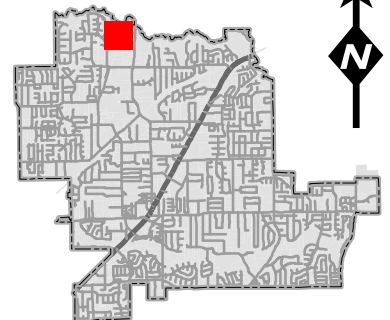
405 Forest Meadow Drive

DISCLAIMER:

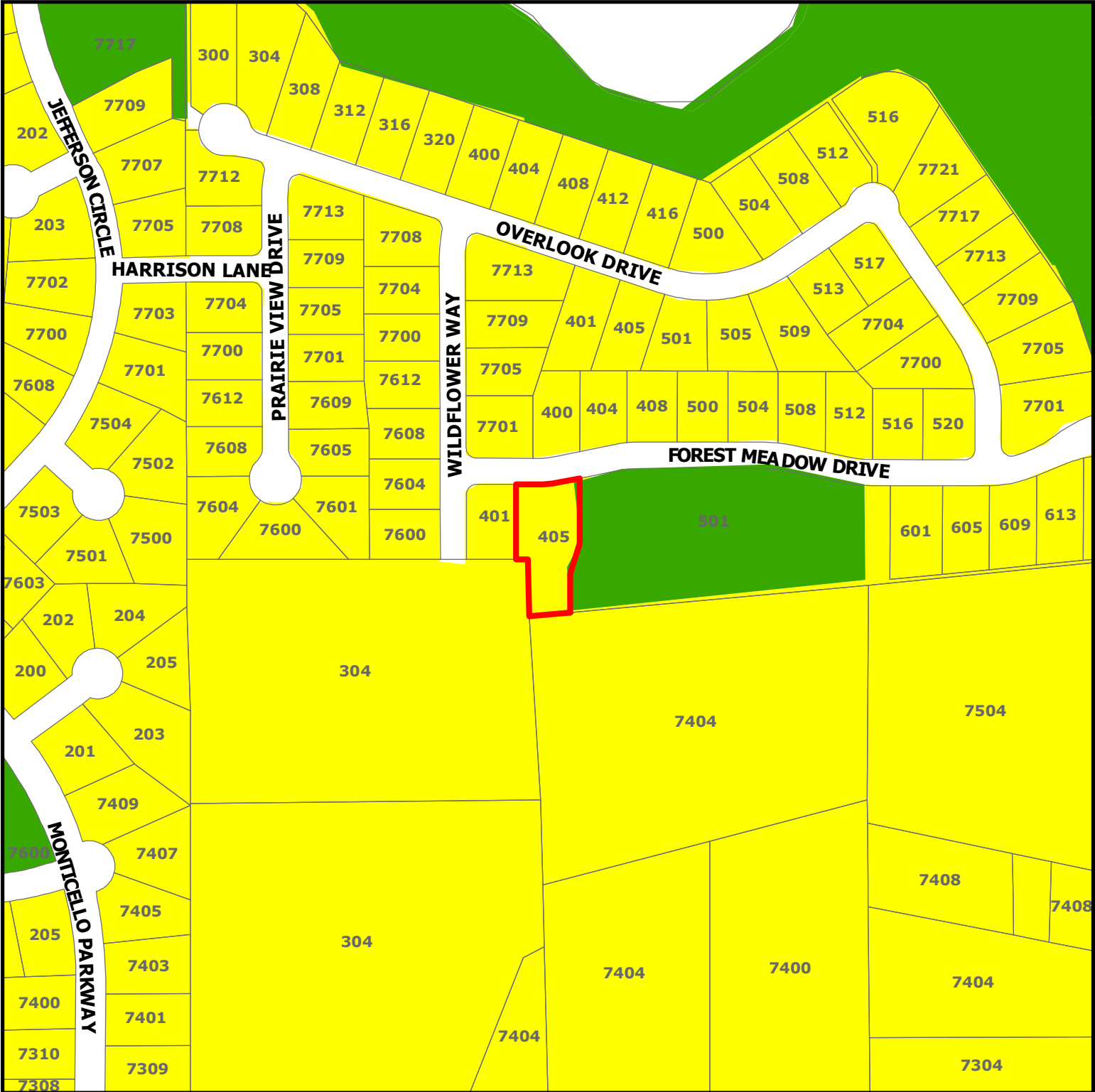
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Subject Property



Future Land Use Map

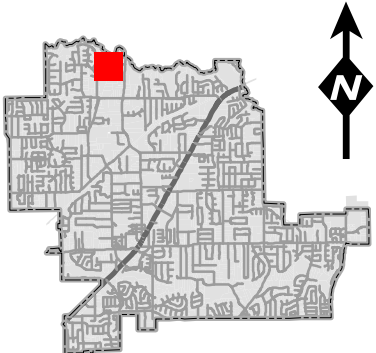


ZC21-032

405 Forest Meadow Drive

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-  Subject Property
-  Residential
-  Open Space; Parks



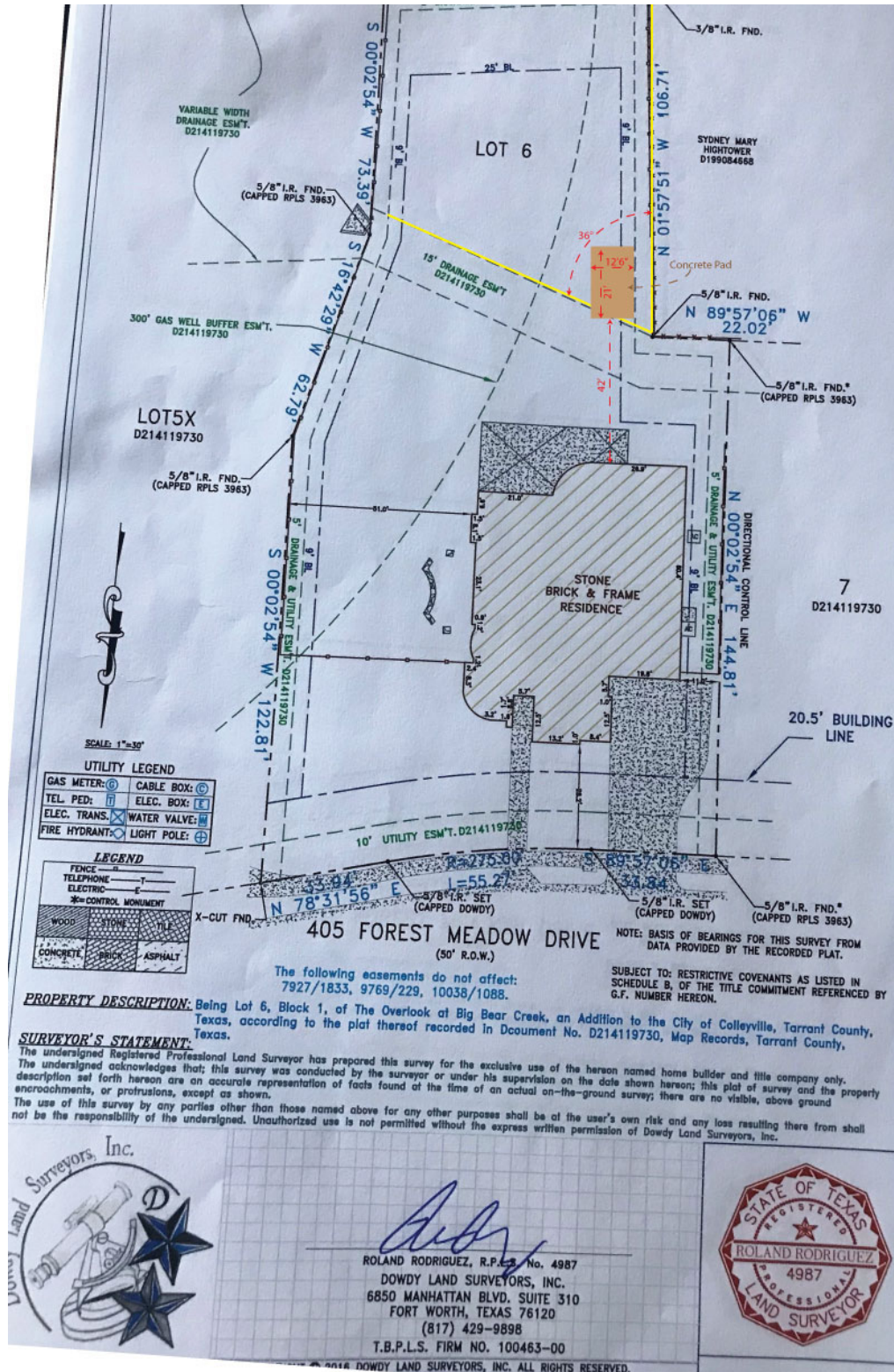
405 Forest Meadow Drive – Concrete Slab & Patio Cover
Permit Application Detail

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



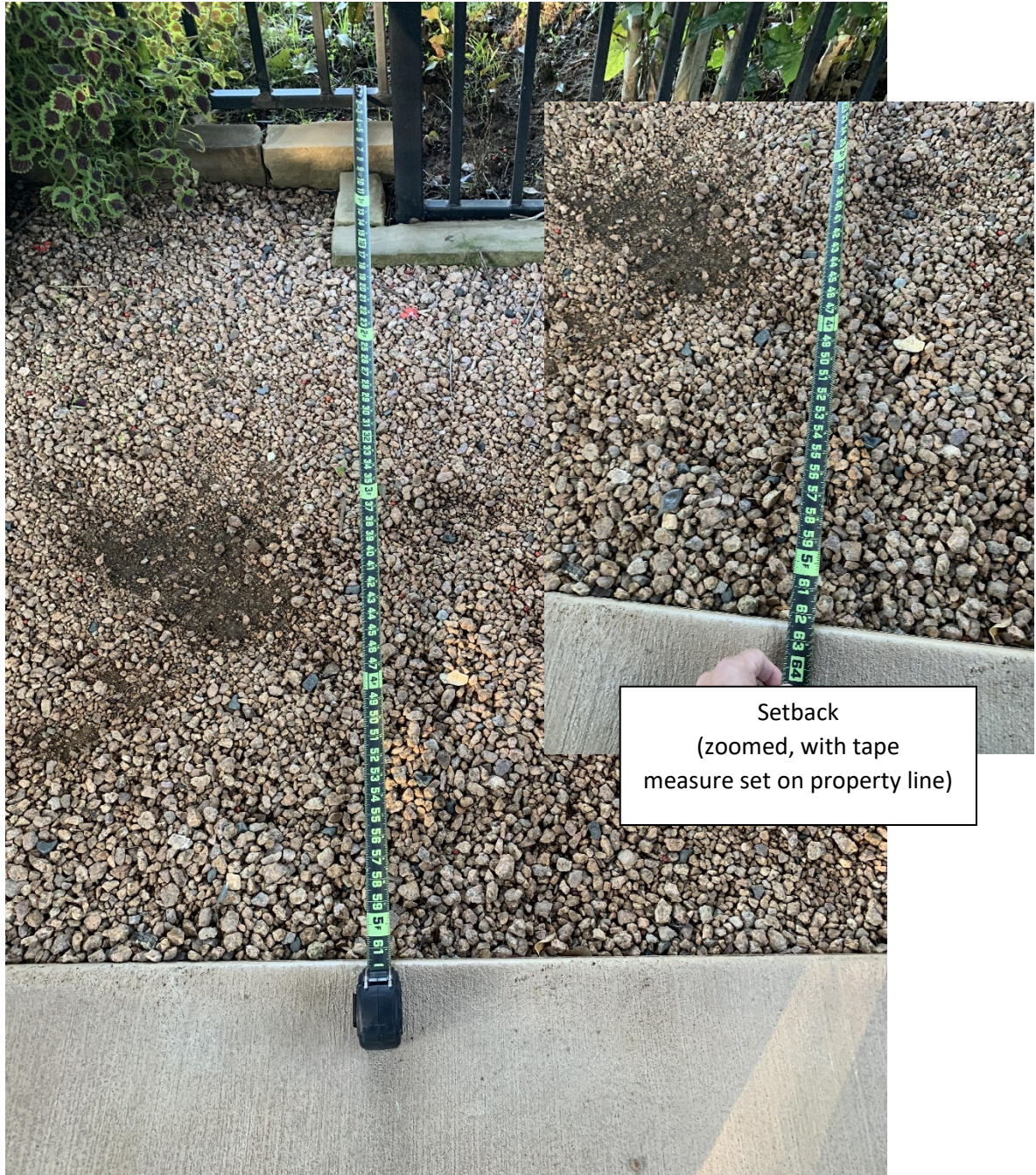
Fence Line

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



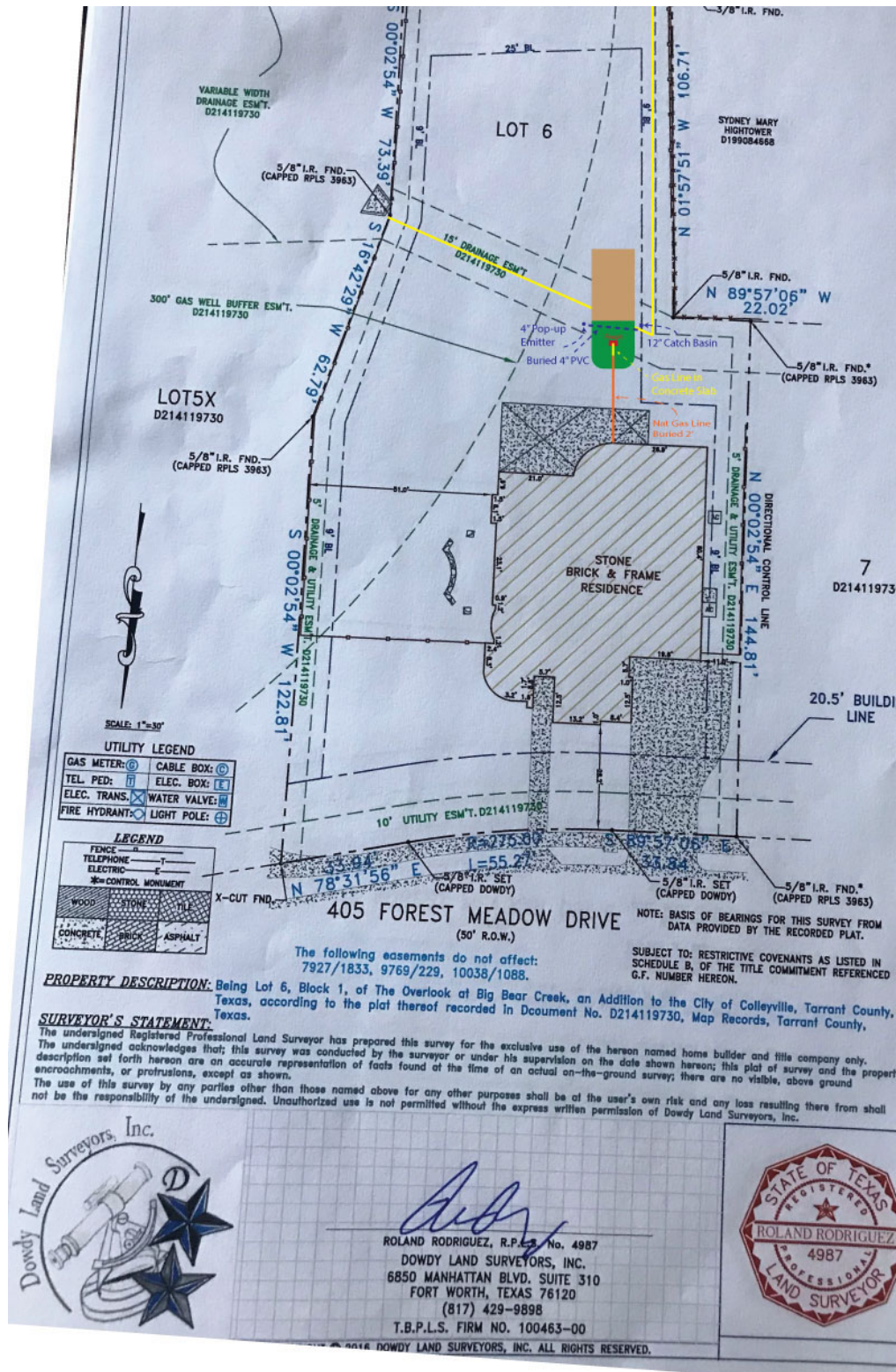
Fence Line

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



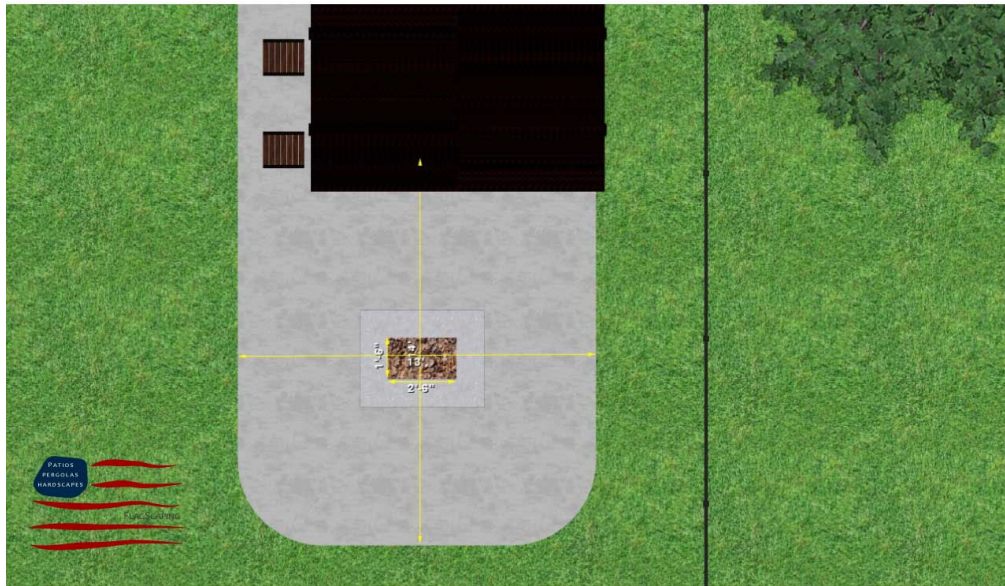
Firepit & Gas Line Placement w/
Drainage under Slab

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



Slab & Firepit Placement

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

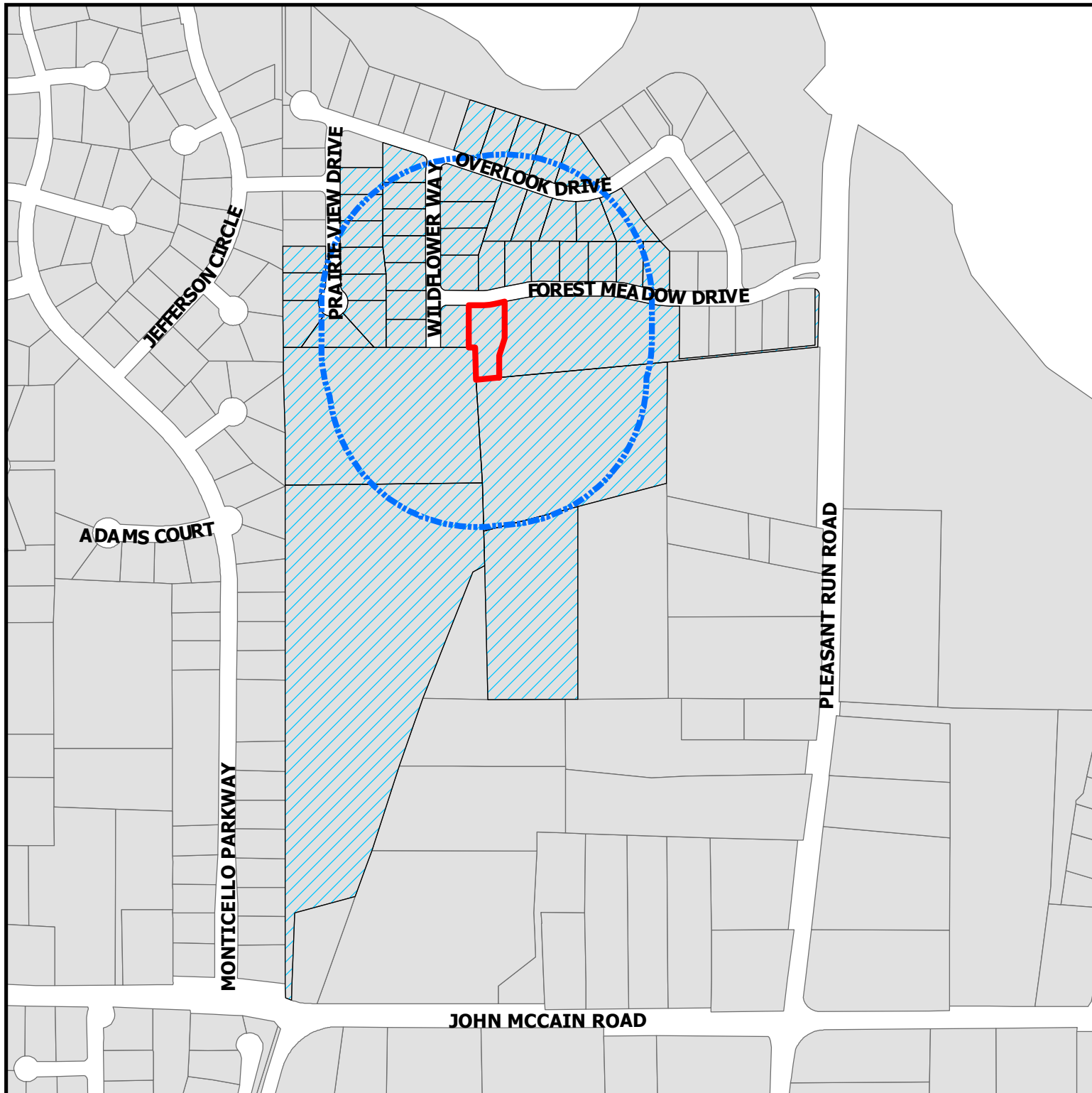


Top-down



Perspective

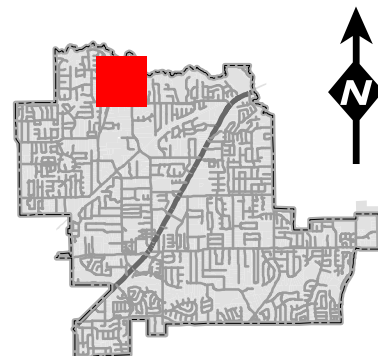
Notification Map



ZC21-032
405 Forest Meadow Drive

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.

-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to be closer than allowed to a property line. The purpose of the request is to allow for the existing accessory building to be closer than the required 5 ft. to the side property line.

Zoning Case: ZC21-032

Applicants: Paul & Kathleen Socket

Owners: Paul & Kathleen Socket

Location: 405 Forest Meadow Drive

Property Description: Lot 6, Block 1, The Overlook at Big Bear Creek

Present Zoning: PUD-R Planned Unit Development-Residential

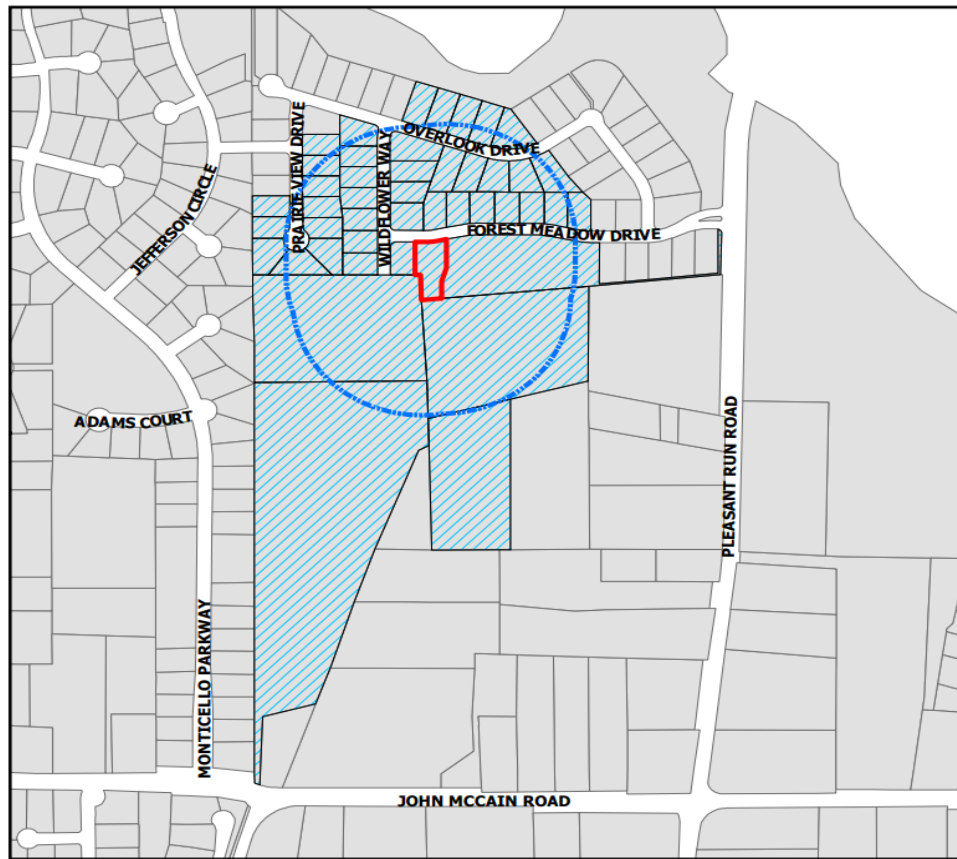
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

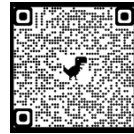
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

A handwritten signature in black ink that reads "Jacquelyn Reyff".

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
STEWART, BETTY	412 OVERLOOK DR	COLLEYVILLE, TX
SESSION, NANCY	PO BOX 1376	COLLEYVILLE, TX
CUNNINGHAM ELMA JEAN	7612 PRAIRIE VIEW DR	COLLEYVILLE, TX
THORNTON, PATSY RUTH	7705 PRAIRIE VIEW DR	COLLEYVILLE, TX
TRINITY CHRISTIAN CENTER	2442 MICHELLE DR	TUSTIN, CA
SHORI, BALRAJ	400 FOREST MEADOW DR	COLLEYVILLE, TX
MINHAS, NAVEEN	508 FOREST MEADOW DR	COLLEYVILLE, TX
ZALDIVAR, ISRAEL	7600 WILDFLOWER WAY	COLLEYVILLE, TX
CARR, SARA	7608 PRAIRIE VIEW DR	COLLEYVILLE, TX
SAVANNAH LIVING TRUST	7604 PRAIRIE VIEW DR	COLLEYVILLE, TX
BHAIDANI, HUSSAIN	500 OVERLOOK DR	COLLEYVILLE, TX
GOERNER, DONALD	7709 WILDFLOWER WAY	COLLEYVILLE, TX
SIMPSON, KATHERINE	7709 PRAIRIE VIEW DR	COLLEYVILLE, TX
FLOYD, JULIE	7704 WILDFLOWER WAY	COLLEYVILLE, TX
HENRY, GARY	505 OVERLOOK DR	COLLEYVILLE, TX
COUNTS, ALYSSA	501 OVERLOOK DR	COLLEYVILLE, TX
2018 M.S. AFSHINPOUR-KHALEDI R	404 FOREST MEADOW DR	COLLEYVILLE, TX
NIYOGI, PARTHA	7604 WILDFLOWER WAY	COLLEYVILLE, TX
NAJAFI, POONEH	7705 WILDFLOWER WAY	COLLEYVILLE, TX
STECKLEIN, BERNARD	500 FOREST MEADOW DR	COLLEYVILLE, TX
BROWDER, KRAG	416 OVERLOOK DR	COLLEYVILLE, TX
PICHON, ALLEN	7600 PRAIRIE VIEW DR	COLLEYVILLE, TX
PANERI, MICHAEL	512 FOREST MEADOW DR	COLLEYVILLE, TX
TRINITY CHRIS CTR SANTA ANA	2442 MICHELLE DR	TUSTIN, CA
DOAN, VU	7701 PRAIRIE VIEW DR	COLLEYVILLE, TX
JOSEPH, JUBY A	7601 PRAIRIE VIEW DR	COLLEYVILLE, TX
SOCKET, PAUL	405 FOREST MEADOW DR	COLLEYVILLE, TX
MANLEY GRANDCHILDRENS TRUST	401 FOREST MEADOW CIR	COLLEYVILLE, TX
MCCARTHY, GERARD	504 FOREST MEADOW DR	COLLEYVILLE, TX
SCHAULIN, RICHARD	408 FOREST MEADOW DR	COLLEYVILLE, TX
KINDRICK, STEPHEN	401 OVERLOOK DR	COLLEYVILLE, TX
STONE, KENT D	7612 WILDFLOWER WAY	COLLEYVILLE, TX
THORNHILL, RICHARD	404 OVERLOOK DR	COLLEYVILLE, TX
GILL FAMILY TRUST	7708 WILDFLOWER WAY	COLLEYVILLE, TX
BISHOP, JEFFREY	405 OVERLOOK DR	COLLEYVILLE, TX
CONRAD, RONNIE L	408 OVERLOOK DR	COLLEYVILLE, TX
DEVINE, VICKI	509 OVERLOOK DR	COLLEYVILLE, TX
EVANS, MICHAEL	7609 PRAIRIE VIEW DR	COLLEYVILLE, TX
NGUYEN FAMILY REVOCABLE LIVING	7701 WILDFLOWER WAY	COLLEYVILLE, TX
TRINITY CHRISTIAN CENTER OF SA	304 JOHN MCCAIN RD	COLLEYVILLE, TX
TRINITY CHRISTIAN CENTER OF SA	304 JOHN MCCAIN RD	COLLEYVILLE, TX
THE OVERLOOK RESIDENTIAL COMMU	2557 SW GRAPEVINE PKWY SUITE 1	GRAPEVINE, TX
HASHEESH, ABDUL	7700 WILDFLOWER WAY	COLLEYVILLE, TX
MOODY, DEBBIE	7608 WILDFLOWER WAY	COLLEYVILLE, TX
JONES, KENNETH	7713 WILDFLOWER WAY	COLLEYVILLE, TX
MONTICELLO ADDITION-COLLEYVLE	P.O. BOX 254	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.602 ACRES, BEING LOT 6, BLOCK 1, OF THE OVERLOOK AT BEAR CREEK, LOCATED AT 405 FOREST MEADOW DRIVE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO BE CLOSER THAN PERMITTED TO A PROPERTY LINE; 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 Special Use Permit for an accessory building to be closer than permitted to a property line, Case No. ZC20-032; 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 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 authorizing a Special Use Permit for an accessory building to be closer than permitted to a property line on lot on 0.602 acres, being Lot 6, Block 1, of The

Overlook at Big Bear Creek, located at 405 Forest Meadow Drive, as depicted on the attached as Exhibit "A".

Sec. 3. 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. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

a. The Special Use Permit shall apply to the existing 265 s.f. accessory building to be closer than permitted to the side yard setback.

b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".

c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".

d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 5. 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. 6. 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. 7. 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. 8. 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 4th day of January 2022.

The second reading and public hearing being conducted on the 18th day of January 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JANUARY 2022.

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
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

This is a detailed plat map of a portion of the City of St. Louis, Missouri. The map shows several streets and numerous lots. The streets include Jefferson Circle, Harrison Lane, Prairie View Drive, Wildflower Way, Overlook Drive, Forest Meadow Drive, and Monticello Parkway. The lots are numbered, and the map is divided into areas labeled PUD-R and AG. A specific lot, 405, is highlighted with a red border.

Streets and Lot Numbers:

- Jefferson Circle:** 202, 203, 7702, 7700, 7608, 7504, 7502, 7503, 7501, 7603, 202, 204, 200, 201, 7409, 7407, 7600, 205, 7405, 7403, 7401, 7310, 7308, 7309.
- Harrison Lane:** 7717, 7709, 7707, 7705, 7708, 7712, 7713, 7709, 7708, 7704, 7705, 7701, 7612, 7609, 7608, 7605, 7604, 7600, 7601.
- Prairie View Drive:** 300, 304, 308, 312, 316, 320, 400, 404, 408, 412, 416, 500, 504, 508, 512, 516, 7721, 7717, 7713, 7709, 7705, 7701, 7612, 7609, 7608, 7605, 7604, 7600, 7601.
- Wildflower Way:** 7713, 7709, 7705, 7701, 7612, 7609, 7608, 7605, 7604, 7600, 7601.
- Overlook Drive:** 7713, 7709, 7705, 7701, 401, 405, 501, 505, 509, 7704, 7700, 7701, 516, 520, 601, 605, 609, 613.
- Forest Meadow Drive:** 501, 601, 605, 609, 613.
- Monticello Parkway:** 7404, 7400, 7408, 7404, 7304.

Highlighted Lot: 405

Other Labels: PUD-R, AG.

Exhibit "B" – Site Plan

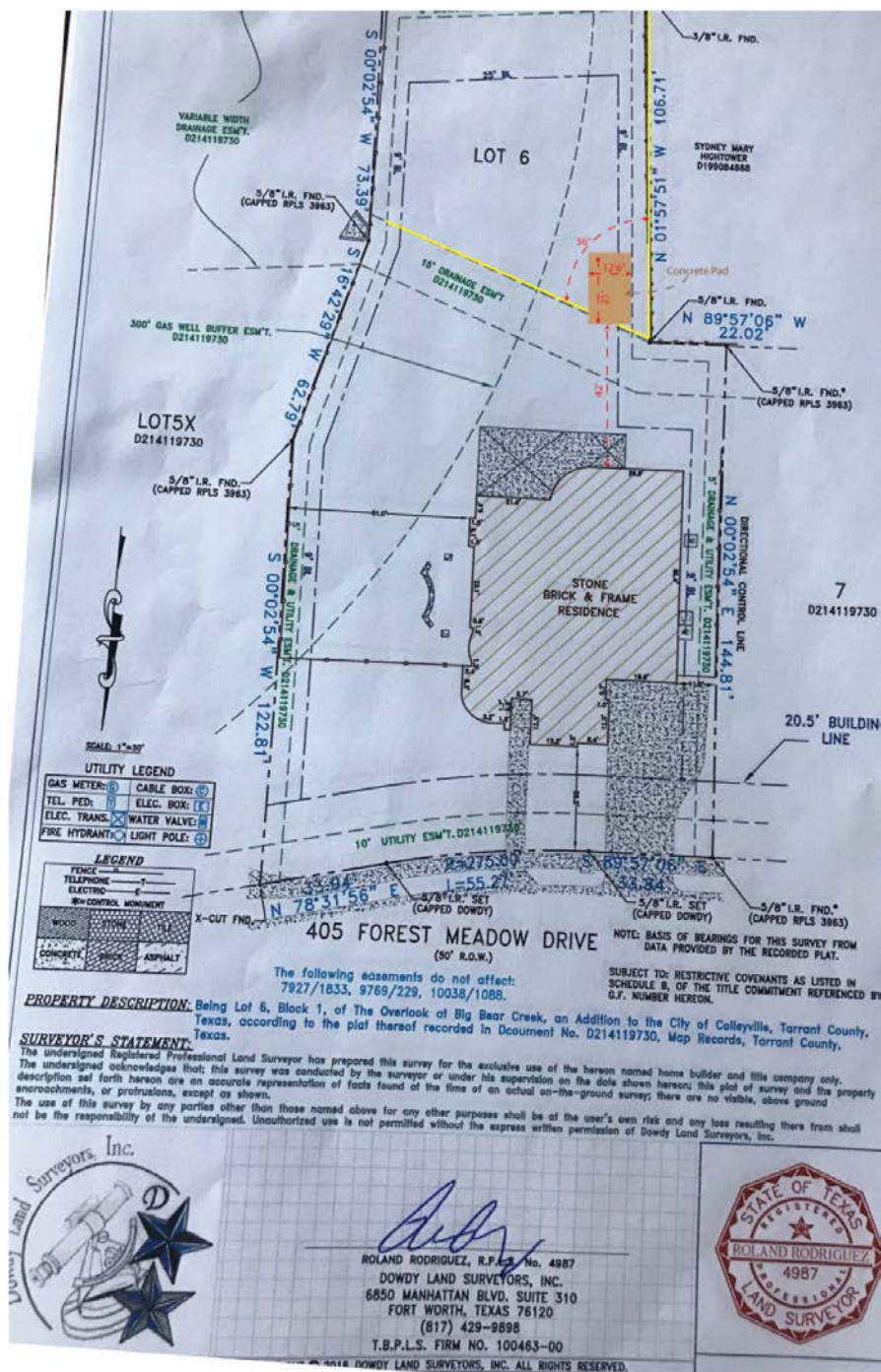


Exhibit “C” – Elevation



Yard & Patio Cover



Fence Line



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2f	Agenda Date 12/13/2021	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, WITHDRAWN BY APPLICANT

Explanation

Recommendation

Attachments



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
2g	12/13/2021	
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 on Tract 1, Abstract 798, Joseph H. Harrell Survey, being approximately 1.7 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district to allow for construction of a new single-family residential home.

Existing Conditions/Background: The subject property, 715 Murphy Road, resides on the south side of Murphy Road east of the intersection of Murphy Road and Herbert Road. The subject property has AG zoning and is currently developed with a small home.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning on the property. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 SF	74,052 SF
Minimum Lot Width	150 feet	±164 feet
Minimum Lot Depth	150 feet	±447 feet
Front Building Line	40 feet	
tSide Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The applicant is requesting the zoning change to allow for the construction of a new single-family home. The property meets the dimensional requirements for R-40 zoning and is working through the platting process to be platted as a single-lot Minor Plat.

Plat Status: The property is unplatted and is currently described as Tract 2D & 2D3,

Abstract 233 DR Blanton Survey. A Minor Plat has been applied for and is working through the process.

DRC Review: The DRC met on November 22nd and determined Case ZC21-034 may be scheduled with the Planning and Zoning Commission on December 13, 2021.

Drainage: NA

Surrounding Development: The properties to the north are zoned PUD-R Planned Unit Development - Residential district and are improved with single-family homes. The properties to the south are zoned R-20 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned R-40 Single Family Residential and is developed with a single-family home. The property to the west is zoned AG Agricultural district and is improved with a single-family home.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-40 zoning 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 recommends approval of this request.

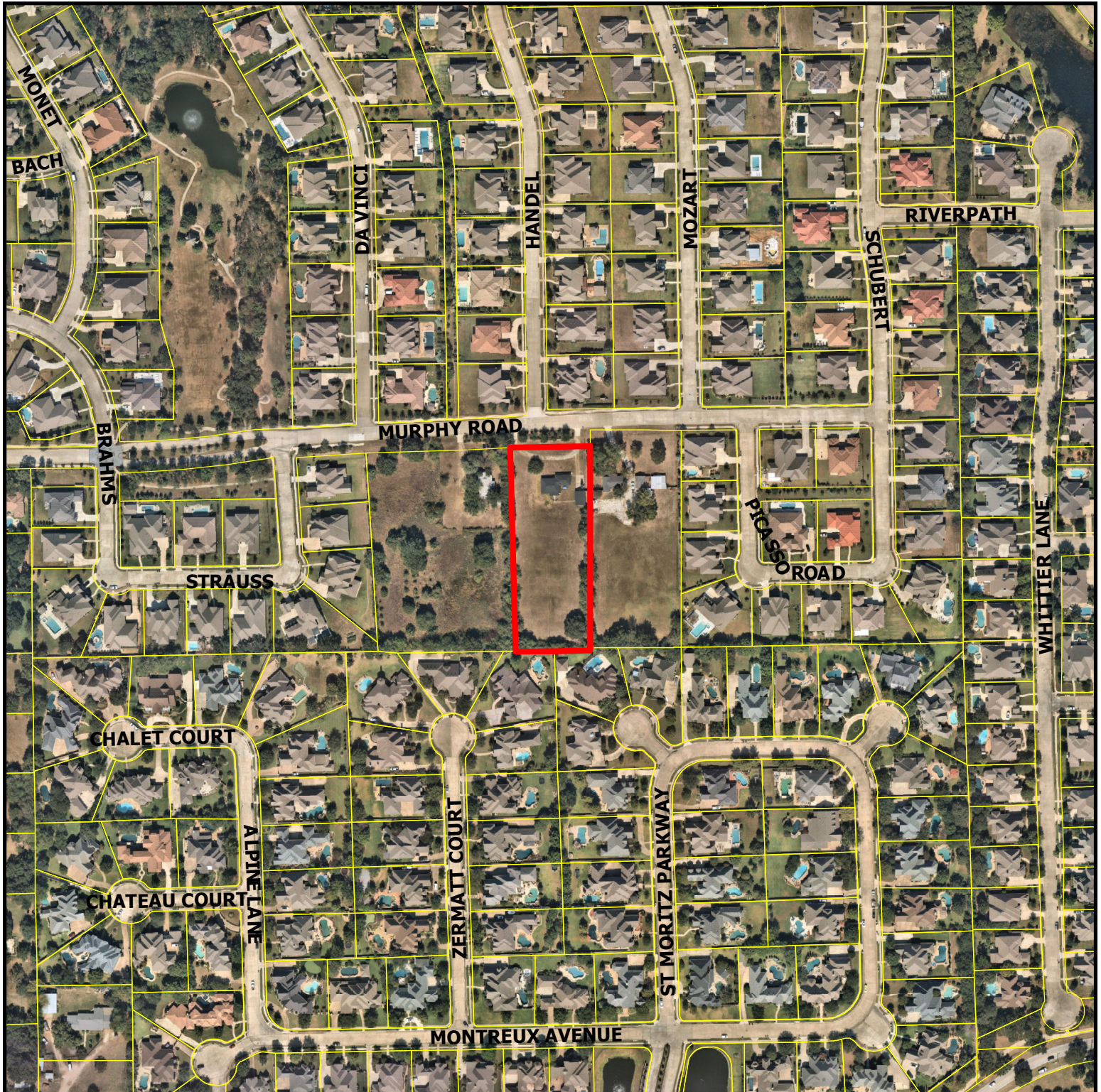
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Zoning Exhibit
5. Minor Plat
6. Notification Map
7. Notification Letter
8. Notify List
9. Draft Ordinance

Aerial Map

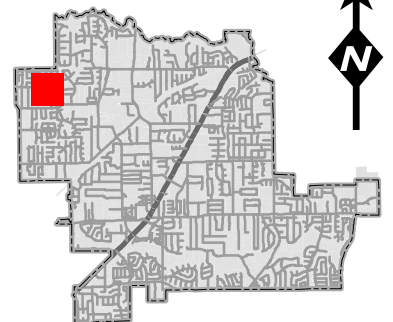


ZC21-034
715 Murphy Road

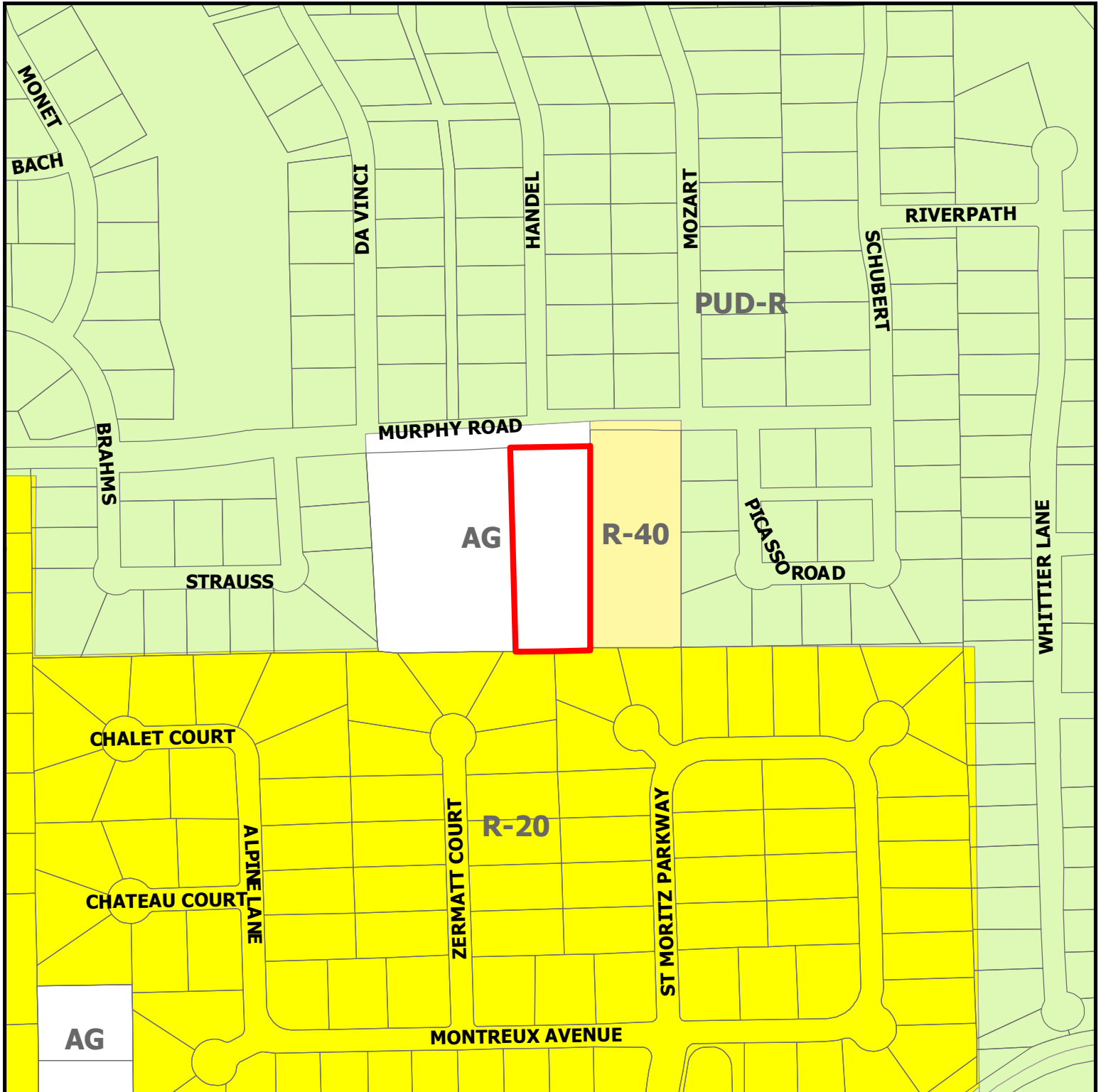
DISCLAIMER:
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Subject Property



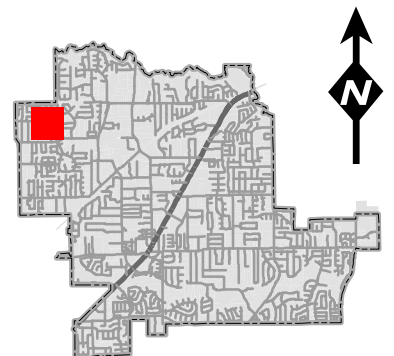
Zoning Map



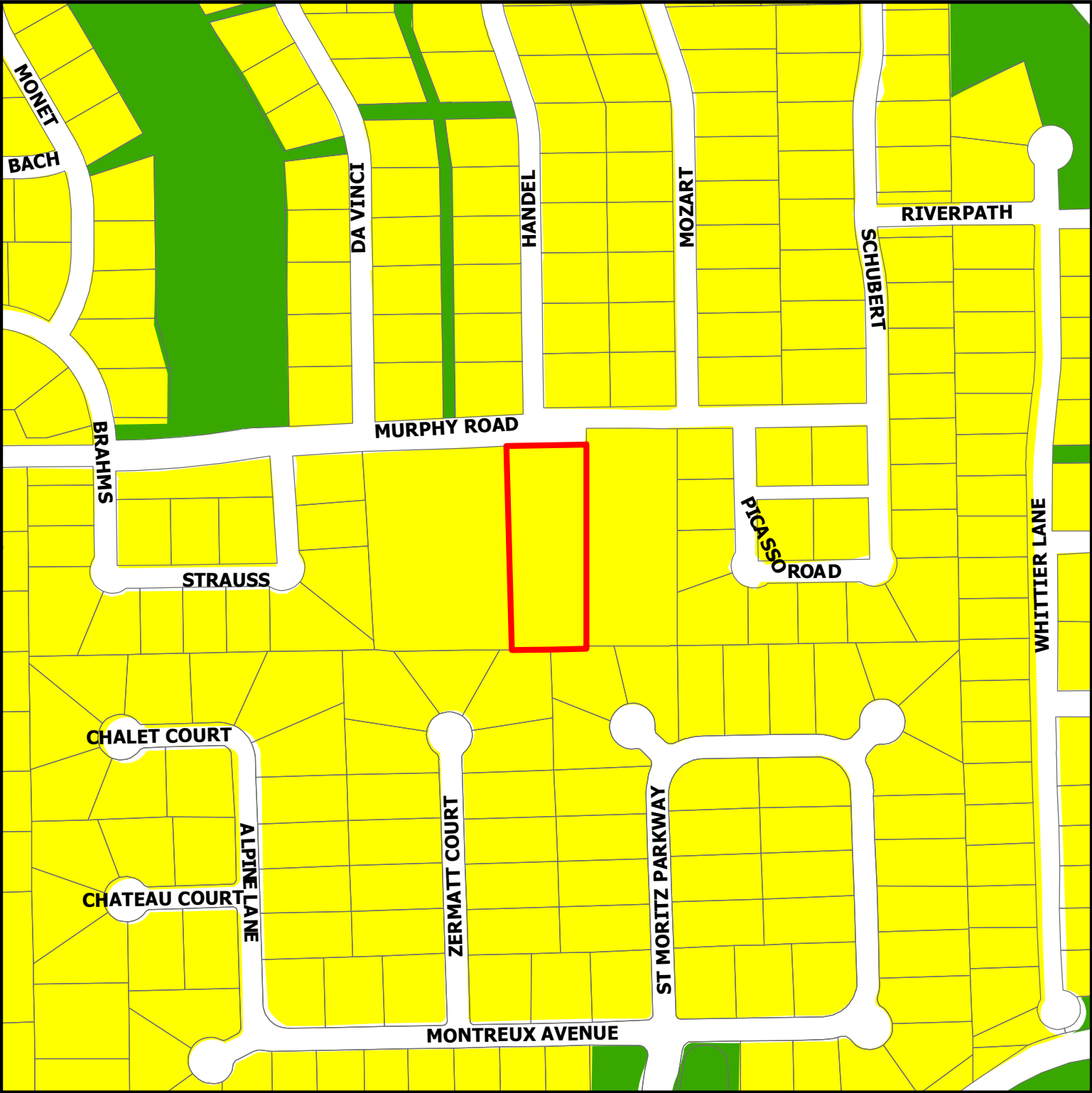
ZC21-034
715 Murphy Road

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 Subject Property



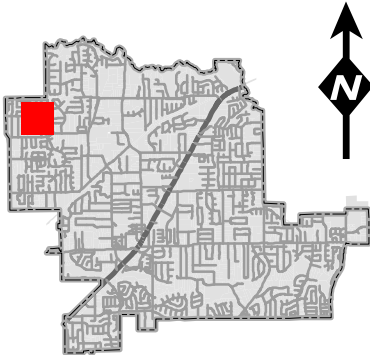
Future Land Use Map

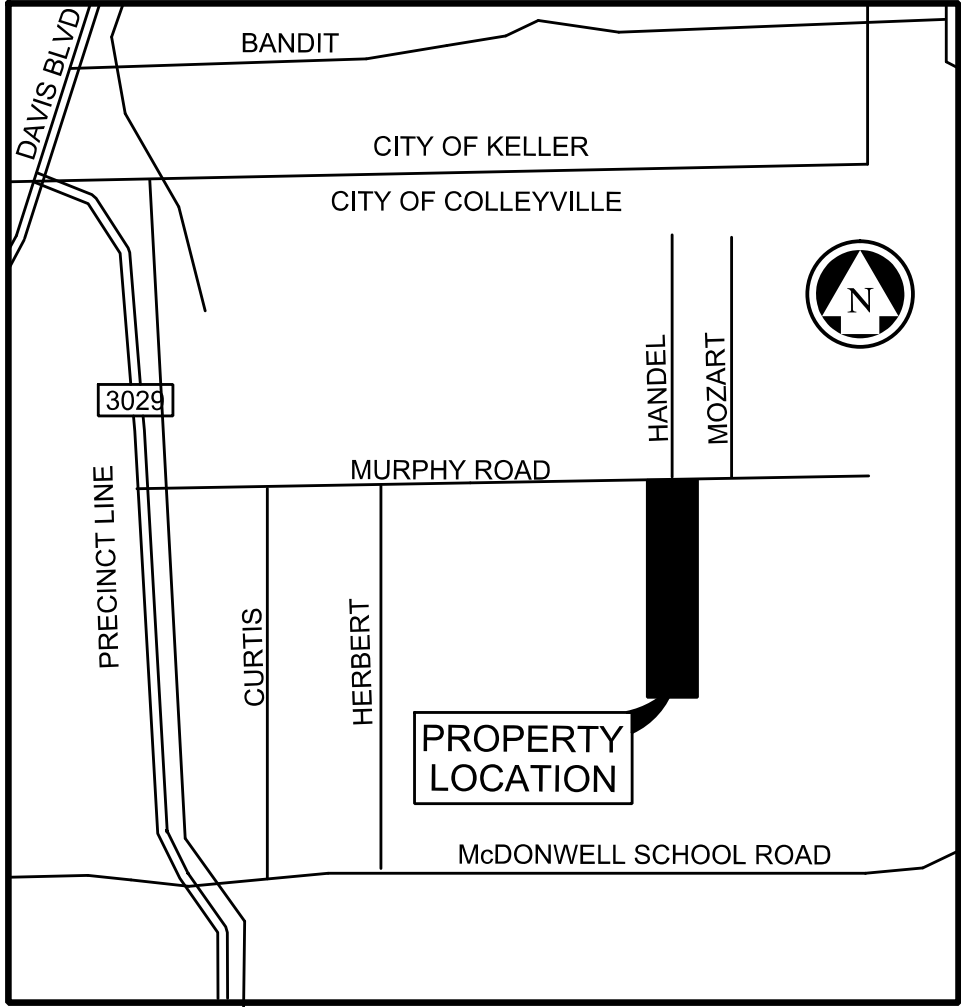
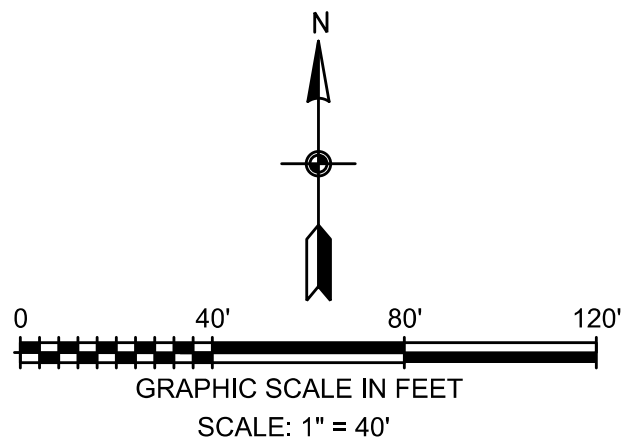


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ZC21-034
715 Murphy Road

-  Subject Property
-  Residential
-  Open Space; Parks





VICINITY MAP
NTS

LEGAL DESCRIPTION

WHEREAS, ROBERT J. SCALABRINO AND IRINA I. SCALABRINO, IS THE OWNER OF 1.7 ACRES OFLAND 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

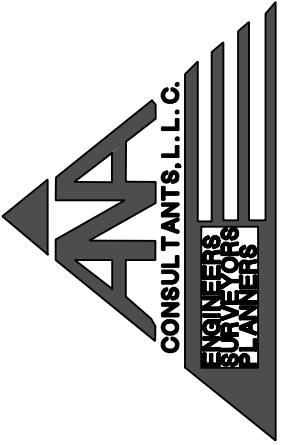
SITUATED IN

JOSEPH HARRELL SURVEY ABSTRACT 798
COLLEYVILLE, TARRANTS COUNTY, TEXAS

PREPARED NOVEMBER 2021

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

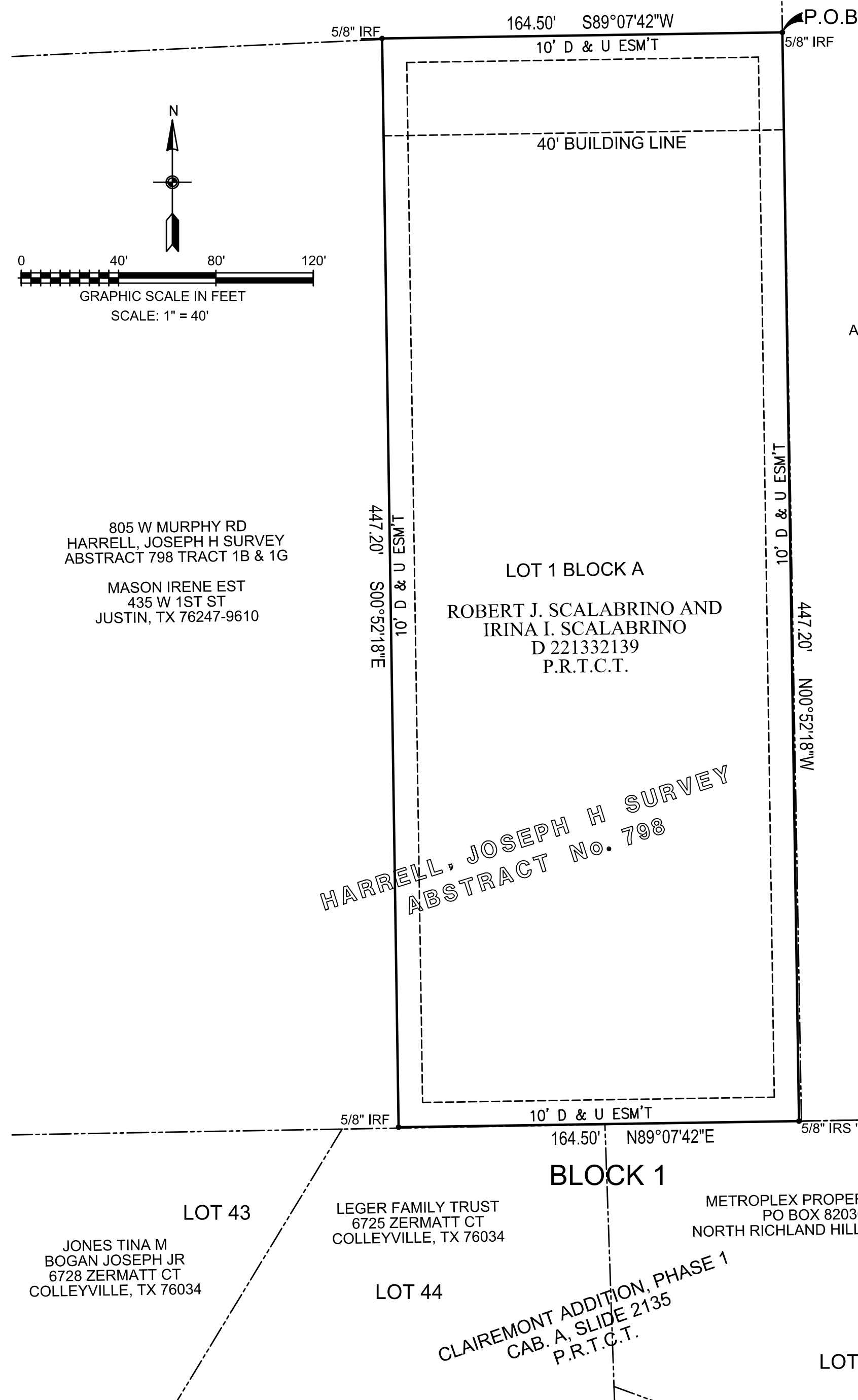
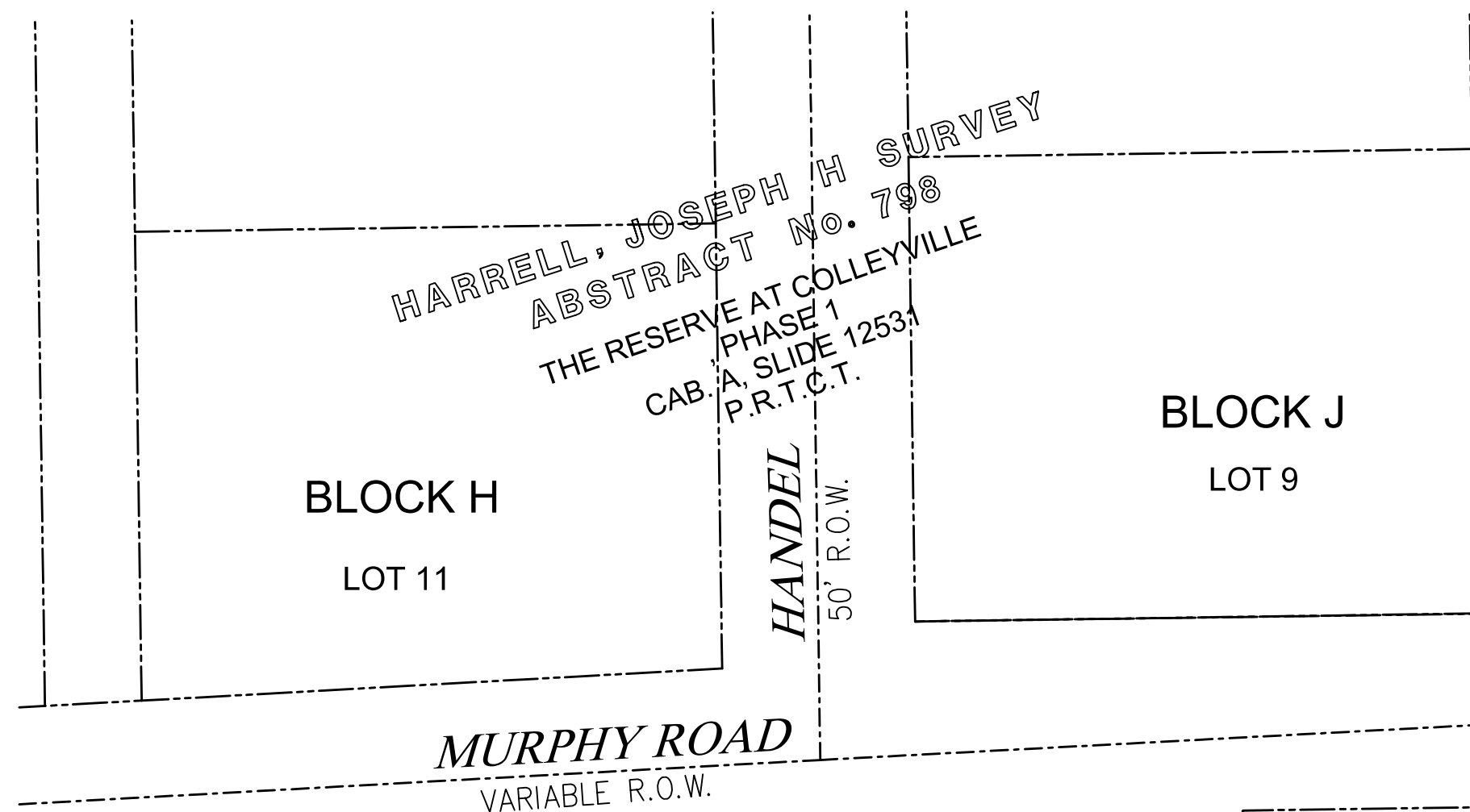
5000 Thompson Terrace
Colleyville, TX.76034
(817)335-9900
FAX:(817)335-9955



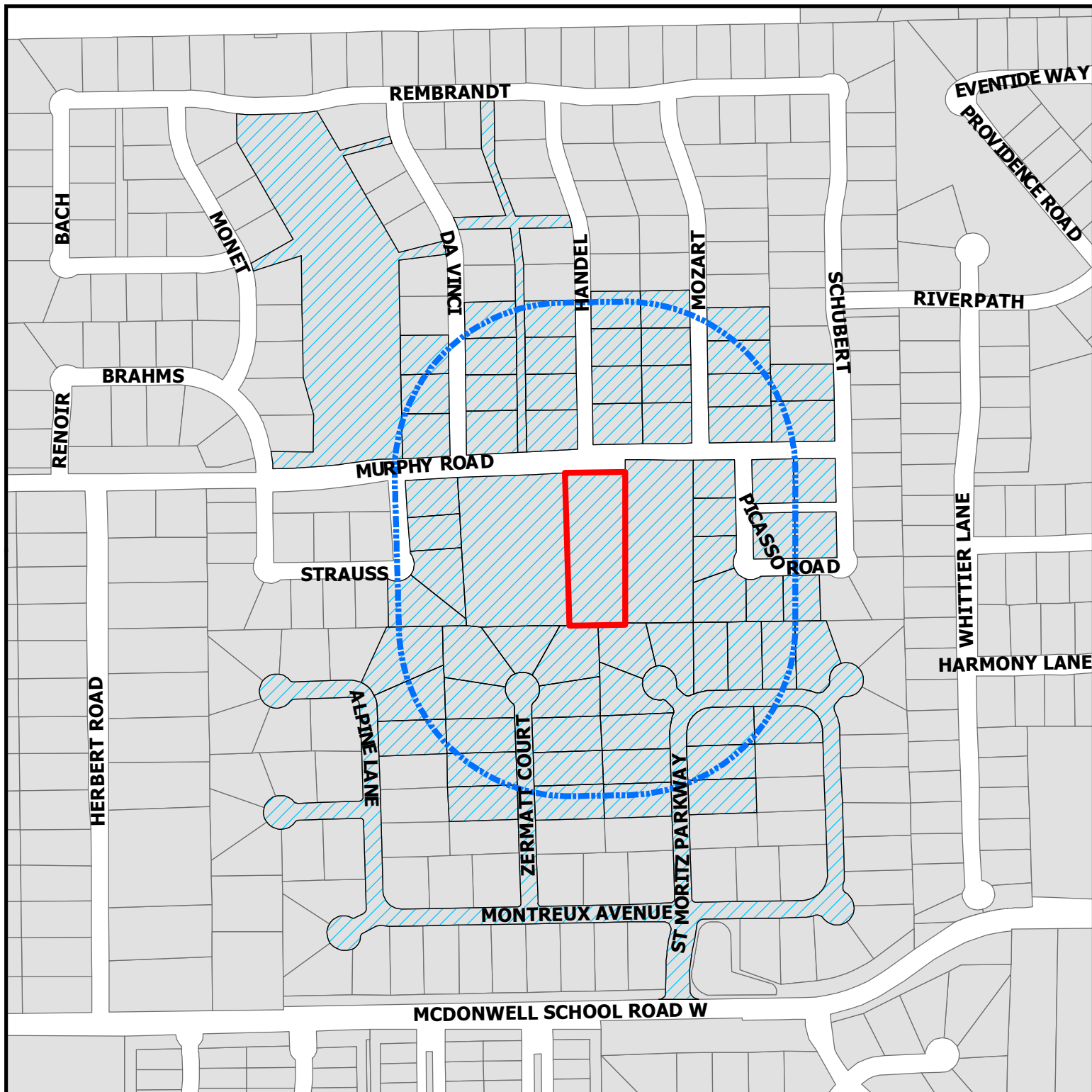
PC 21-0xx

SHEET 1 OF 1

3:51:07 PM
11/12/2021
C:\SURVEY\JOB\210480\210480_PLOT.dgn



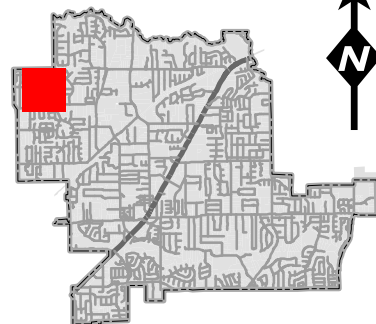
Notification Map



ZC21-034
715 Murphy Road

DISCLAIMER:
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-  Subject Property
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

The City of Colleyville has scheduled public hearings concerning the below referenced request on the following dates and location:

Planning and Zoning Commission Meeting: Monday, December 13, 2021 at 7:00 p.m.
City Council Meetings: Tuesday, January 4, 2022 & Tuesday, January 18, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural district to the R-40 Single Family Residential district. The request is to rezone the property to allow for the construction of a new home.

Zoning Case: ZC21-034

Applicant: Osama Nashed

Owner: Robert Scalabrino

Location: 715 Murphy Road

Property Description: Tract 1, Abstract 798, Joseph H. Harrell Survey

Present Zoning: AG Agricultural

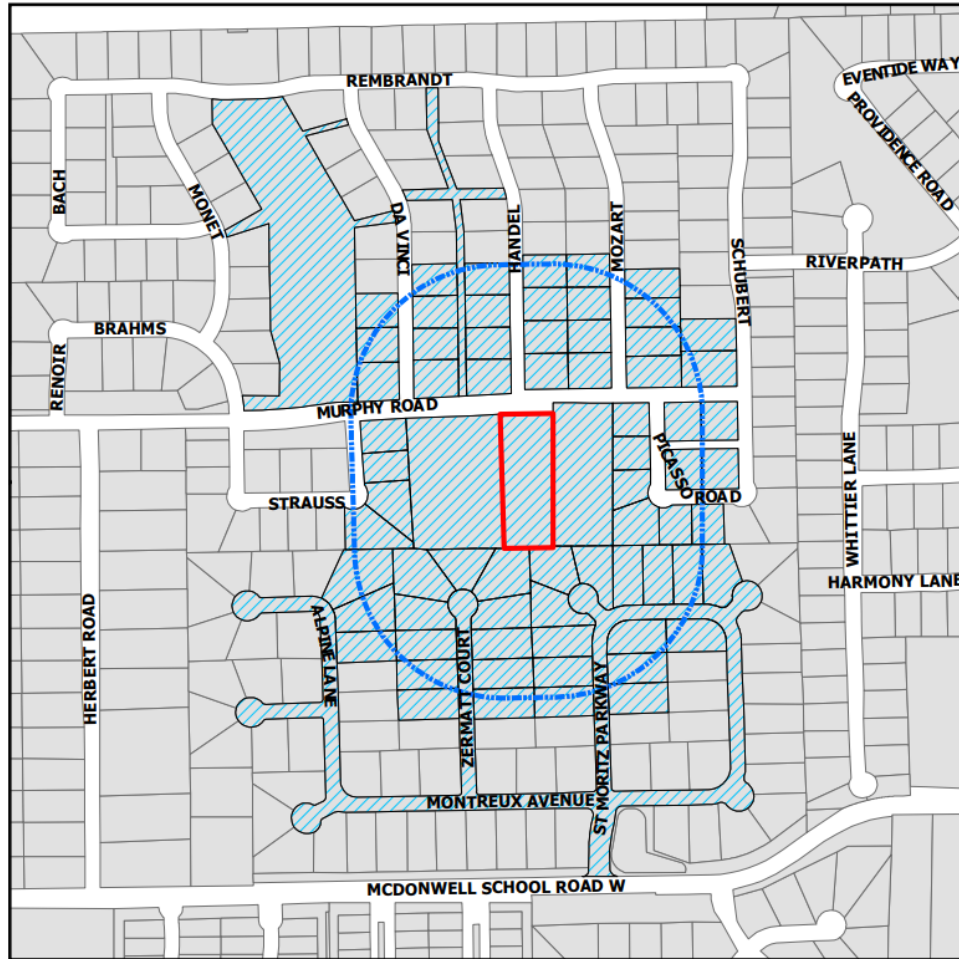
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a final action on the request. Denial of the proposal by the Commission is final, unless the applicant submits a written notice of appeal within 10 days from the date of action by the Commission. If appealed, the request will be placed on the next available City Council agenda as listed above. Rezoning requests, zoning amendments and conditions recommended by the Commission for approval by the City Council may be more restrictive than those described in this notice.

All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments prior to the public hearing, to the address below:

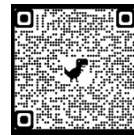
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

If the property owners of 20% or more of the land within the 200 foot notification area file a written protest prior to the public hearing, State law provides that the approval of the zoning change request shall require the approval of a super majority vote by City Council.

NOTICE OF PUBLIC HEARING



The application is on file for public examination in the Community Development Department at 100 Main Street, Colleyville, Texas 76034. A brief project description can be found online on the Agenda Packet and Active Development Case map (please use your phone's camera to scan QR code below):



For additional information, please contact the Community Development Department at 817.503.1056. Please reference the zoning case number when requesting information.

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BOYD, ELIZABETH	613 PICASSO	COLLEYVILLE, TX
FORREST O. MOORE III AND LAURA	6720 ZERMATT CT	COLLEYVILLE, TX
MILLER, VAN	6712 ZERMATT CT	COLLEYVILLE, TX
BABIONE REVOCABLE TRUST	6713 ST MORITZ PKWY	COLLEYVILLE, TX
RAMIREZ, PETER B	6916 HANDEL	COLLEYVILLE, TX
JONES, TINA	6728 ZERMATT CT	COLLEYVILLE, TX
SUNWALL, KALEB M	6716 ST MORITZ PKWY	COLLEYVILLE, TX
DEPTULA, JOHN P	6904 DA VINCI	COLLEYVILLE, TX
ROBINSON, PAUL R	6909 DA VINCI	COLLEYVILLE, TX
METROPLEX PROPERTIES LLC	PO BOX 820309	NORTH RICHLAND HILLS, TX
STEVENS, BARRY	900 CANYON OAK	EULESS, TX
SMEDS, GARY	6740 ST MORITZ PKWY	COLLEYVILLE, TX
SCHOTT, THOMAS	6812 PICASSO	COLLEYVILLE, TX
WALKER, GRADY	6712 ST MORITE PKWY	COLLEYVILLE, TX
LEFHOLZ, K J	6912 HANDEL	COLLEYVILLE, TX
FAIRLESS, JUSTIN	6917 DA VINCI	COLLEYVILLE, TX
REGIN, MARTINA	608 PICASSO	COLLEYVILLE, TX
MAHALE, POONAM	609 MURPHY	COLLEYVILLE, TX
LAGON, ROBERT M	6725 ALPINE LN	COLLEYVILLE, TX
SIEVERS, SEAN	617 PICASSO	COLLEYVILLE, TX
SHATTO, BRIAN	6732 ST MORITZ PKWY	COLLEYVILLE, TX
NARINIAN, ARMEN	6721 ZERMATT CT	COLLEYVILLE, TX
BACHMANN, MATTHEW	6717 ZERMATT CT	COLLEYVILLE, TX
MCGREW, SHARON KAY	715 W MURPHY RD	COLLEYVILLE, TX
MCQUARTERS, QUINTON L	6904 HANDEL	COLLEYVILLE, TX
SILVERMAN, LINDA JOYCE	6744 ST MORITZ PKWY	COLLEYVILLE, TX
KISER, KEITH E	6713 ZERMATT CT	COLLEYVILLE, TX
MURALI, BALA	6913 DA VINCI	COLLEYVILLE, TX
O'BRIEN, MARK	6728 ST MORITZ PKWY	COLLEYVILLE, TX
ARMIGO, JORGE	6908 DA VINCI	COLLEYVILLE, TX
CLAIREMONT HA INC	8528 DAVIS BLVD STE 134-172	NORTH RICHLAND HILLS, TX
MCINTIRE, DEBRA D	6716 ZERMATT CT	COLLEYVILLE, TX
VEMIREDY, HARICHANDANA	6908 HANDEL	COLLEYVILLE, TX
HART, HEATH	6708 ST MORITZ PKWY	COLLEYVILLE, TX
RITTERBUSCH LIVING TRUST	6721 ALPINE LN	COLLEYVILLE, TX
LEGER FAMILY TRUST	6725 ZERMATT CT	COLLEYVILLE, TX
WEDDLE, JEFFREY	6724 ZERMATT CT	COLLEYVILLE, TX
TRAN, MYLINH	605 MURPHY RD	COLLEYVILLE, TX
CANIZARO, JEFFREY W	6736 ST MORITZ PKWY	COLLEYVILLE, TX
KADOKO, ROBERT	621 PICASSO	COLLEYVILLE, TX
ANDREWS, JIJI	6808 PICASSO	COLLEYVILLE, TX
RESERVE AT COLLEYVILLE RESIDEN	2557 SW GRAPEVINE PKWY	GRAPEVINE, TX
POWELL, ROBERT	6905 DA VINCI	COLLEYVILLE, TX
OTT, BRIAN	6804 PICASSO	COLLEYVILLE, TX
REDALEN, RICHARD	6709 ST MORITZ PKWY	COLLEYVILLE, TX
PAULSON, MARK K	6709 ZERMATT CT	COLLEYVILLE, TX
BEACH, SCOTT D	6912 DA VINCI	COLLEYVILLE, TX
THOMSON, DAVID	604 PICASSO	COLLEYVILLE, TX
RESERVE AT COLLEYVILLE RESIDEN	2557 SW GRAPEVINE PKWY	GRAPEVINE, TX
YEGANEHJOO, KARIM	6720 ST MORITZ PKWY	COLLEYVILLE, TX
CARTER, JUDY K	6757 ST MORITZ PKWY	COLLEYVILLE, TX
KIER, EVERETT	6717 ST MORITZ PKWY	COLLEYVILLE, TX
GIRGIS, SILAS	6708 ZERMATT CT	COLLEYVILLE, TX
FLEIGLE, DANIEL H	PO BOX 573	COLLEYVILLE, TX

MOORE, SEAN	6912 MOZART	COLLEYVILLE, TX
MEADOWS, CHRISTINE M	6905 HANDEL	COLLEYVILLE, TX
GONDALIYA, RAJNIKANT	6908 MOZART	COLLEYVILLE, TX
MAUNG, WAI	6916 MOZART	COLLEYVILLE, TX
DEININGER, CHRISTOPHER G	6913 HANDEL	COLLEYVILLE, TX
THOMPSON, RONALD D	6909 HANDEL	COLLEYVILLE, TX
WALLER, HENRY	6904 MOZART	COLLEYVILLE, TX
MICKLE, CLINTON	6917 HANDEL	COLLEYVILLE, TX
FOWLER, STEVE	6909 MOZART	COLLEYVILLE, TX
FOMER, MARGARET A	6904 SCHUBERT	COLLEYVILLE, TX
TRAN, LOAN	6913 MOZART	COLLEYVILLE, TX
DAYER, HECTOR F	6908 SCHUBERT RD	COLLEYVILLE, TX
DAIGLE, KELLEY	6917 MOZART	COLLEYVILLE, TX
FOUT, KIMBERLY	6905 MOZART	COLLEYVILLE, TX
HARVEY, STEVEN	6805 STRAUSS	COLLEYVILLE, TX
BAMGBELU, OLUKAYODE	6813 STRAUSS	COLLEYVILLE, TX
GATAMANENI, UMA	701 STRAUSS	COLLEYVILLE, TX
MASON, IRENE EST	435 W 1ST ST	JUSTIN, TX
STARK, CHRISTINE	6809 STRAUSS	COLLEYVILLE, TX
CLAIREMONT ADDITION	8528 DAVIS BLVD SUITE 172	NORTH RICHLAND HILLS, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 1.7 ACRES, BEING TRACT 1, ABSTRACT 798, JOSEPH H HARRELL SURVEY, LOCATED AT 715 MURPHY ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 SINGLE FAMILY RESIDENTIAL 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 change in zoning on 1.7 acres, being Tract 1, Abstract 798, Joseph H Harrell Survey, located at 715 Murphy Road, from AG Agricultural district to R-40 Single-Family Residential district under Case No. ZC21-034; 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 authorizing a change in the zoning on 1.7 acres, being Tract 1, Abstract 798, Joseph H Harrell Survey, from AG Agricultural district to R-40 Single-Family Residential district as depicted on the attached as Exhibit "A".

- 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. As depicted in the attached Exhibit "A" & Exhibit "B".
- 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 4th day of January 2022.

The second reading and public hearing being conducted on the 18th day of January 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 18TH DAY OF JANUARY 2022.

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

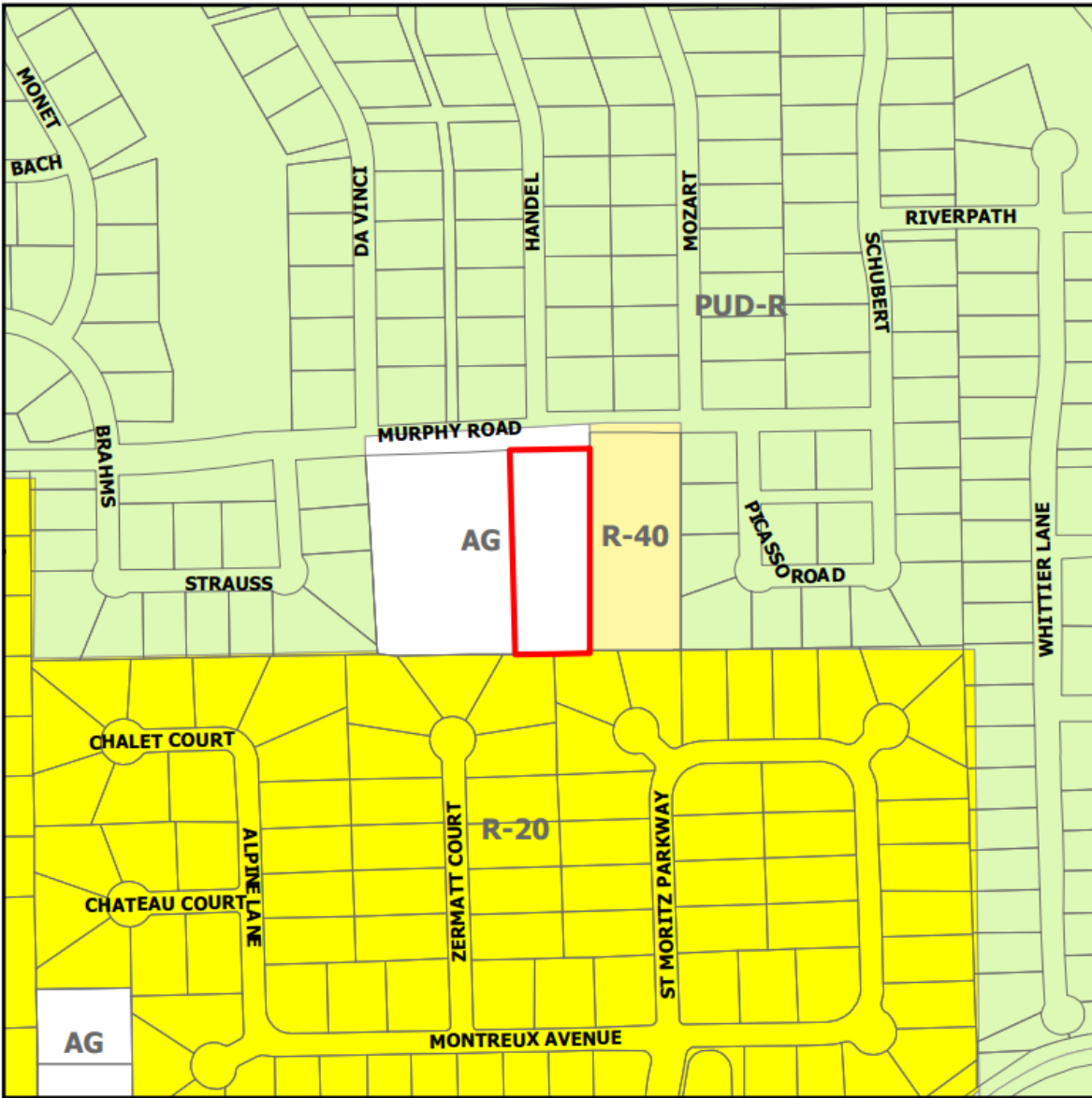
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]

