



City of Colleyville City Council Agenda

City Hall
100 Main Street
Colleyville, Texas 76034
817.503.1000
www.colleyville.com

Tuesday, January 4, 2022

**WORKSESSION
5:30 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

- WS-1** Discussion of solid waste and recycling contract renewal
- WS-2** Discussion of Stars & Guitars performers
- WS-3** Discussion of the January 4, 2022, City Council regular agenda items

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: Glade Road eminent domain case for Parcel 150

Section 551.072 - Real Estate - Deliberate the purchase, exchange, lease, or value of real property for City facilities, including: Acquisition of real property along SH26

Section 551.087 - Economic Development - Discuss or deliberate regarding commercial or financial information the City has received from business prospects the City seeks to have locate, stay, or expand in the City and with which the City is conducting economic development negotiations; deliberate the offer of a financial or other incentive to a business prospect

**REGULAR MEETING
7:30 P.M.
CITY COUNCIL CHAMBERS**

INVOCATION: Pastor Josh Anderson, Colleyville Presbyterian

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4685**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4686**
 - 4a** Approval of the minutes of the regular City Council meeting of December 21, 2021
 - 4b** Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment
- 5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING**
 - 5a Ordinance O-22-2187**
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
 - 5b Ordinance O-22-2188**
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
 - 5c Ordinance O-22-2189**
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
- 6. RESOLUTION(S): READING AND PUBLIC HEARING**
 - 6a Resolution R-22-4687**
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
- 7. CITIZEN COMMENTS**

8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, JANUARY 4, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4688

9. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, December 30, 2021* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present 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 City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number WS-1

Agenda Date 1/4/2022

Type Worksession

Department City Manager

Title

Discussion of solid waste and recycling contract renewal

Explanation

This agenda item provides for an update and initial discussion of the City's contract for solid waste and recycling services with Community Waste Disposal (CWD). The current contract was for an initial term of five years ending on October 31, 2022. The contract may be extended or terminated, in which case the City must provide notice to CWD no later than six months prior to the end of the contract term. If the City does not wish to extend the contract with CWD, a Request for Proposals (RFP) would be posted in the spring.

Attachments

1. CWD Renewal Discussion

Solid Waste and Recycling Contract

City Council Worksession
January 4, 2022

Current Contract



- Current contract with Community Waste Disposal (CWD)
 - Initial term of 5 years, ending October 31, 2022
-

Residential Service:

- 2x / week garbage collection (citizen provided cart or bag)
 - Unlimited bagged trash; unlimited bundled brush
 - 4 cubic yards bulk trash or loose brush
- 1x / week recycling collection (CWD provided cart)
 - Only what is in the cart is recycled
- Door-side HHW collection, call to schedule
- Seasonal leaf recycling



Rate History



Monthly Residential Garbage and Recycling Rate (does not include HHW & taxes)

As of November 1, 2017	\$12.63
As of November 1, 2018	\$13.63
As of January 1, 2020 (delayed to January; reflects closure of DFW Landfill)	\$14.46
As of November 1, 2020	No change
As of November 1, 2021	\$16.14

Optional Next Steps



- Renew exact same contract for up to two additional three (3) year terms
- Negotiate a contract renewal which may include agreed upon changes
- Provide Notice of Contract Termination (no later than April 30, 2022)
 - Post a new Request for Proposals (RFP) this Spring
- Consider contractor provided residential garbage carts, either in negotiation with CWD or in RFP specifications

Questions and Discussion



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 1/4/2022

Type Worksession

Department Communications and Marketing

Title

Discussion of Stars & Guitars performers

Explanation

This item will provide for City Council and staff discussion of Stars & Guitars performers.

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number
Type Worksession
Department City Secretary

Agenda Date 1/4/2022

Title

Discussion of the January 4, 2022, City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
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Agenda Number 1

Agenda Date 1/4/2022

Type Executive Session

Department City Secretary

Title

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

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Attachments

RESOLUTION R-22-4685

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF JANUARY 4, 2022**

WHEREAS, following discussion in Executive Session, and in full accordance with the requirements of the Open Meetings Act, the City Council determines that the following action is in the best interests of the health, safety and welfare of the public.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF JANUARY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

RESOLUTION R-22-4686

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF JANUARY 4, 2022**

WHEREAS, City Council has taken action on certain items on the agenda under Consent Items.

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

- Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:
- a. Approval of the minutes of the Regular City Council meeting of December 21, 2021
 - b. Approval of the sale of property, seized items, found items, obsolete and non-serviceable equipment

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF JANUARY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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Tuesday, December 21, 2021

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, December 21, 2021, at 5:30 p.m.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Councilmember Kathy Wheat

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Community Development Director Ben Bryner, City Attorney Whitt Wyatt, and City Secretary Christine Loven.

WS-1 Discussion of conducting elections - Heider Garcia, Tarrant County Elections Administrator

City Secretary Christine Loven introduced Heider Garcia, Tarrant County Elections Administrator. Mr. Garcia and the City Council discussed the regulations for conducting an election, how the primaries, municipal joint elections, and general elections are conducted, the composition of the Early Voting Ballot Board, the appointment of election judges, absentee ballots, and preventing voter fraud.

Mayor Newton and the City Council thanked Mr. Garcia.

WS-2 Discussion of the December 21, 2021, City Council regular agenda items

There was no discussion of this item.

Mayor Newton adjourned the Worksession and called the Executive Session to order at 6:32 p.m.

1. EXECUTIVE SESSION - In accordance with Texas Government Code, Chapter 551, Subchapter D

Section 551.071 - Legal - Consultation with attorney on legal issues raised by items on the agenda

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There was no action taken and Mayor Newton adjourned Executive Session at 7:25 p.m.

Mayor Newton called the regular meeting of the City Council to order at 7:30 p.m. and called the roll.

ROLL CALL: Mayor Richard Newton, Mayor Pro Tem Bobby Lindamood, and Councilmembers Tammy Nakamura, George Dodson, Chuck Kelley, and Callie Rigney.

ABSENT: Councilmember Kathy Wheat

INVOCATION: Pastor Martin Richardson, Crown of Life

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-21-4682

This resolution was not needed.

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS
Announcements of civic and charitable events
Presentation of calendar events and updates
Announcements of awards and recognition

Mayor Newton and the City Council made the following announcements.

Merry Christmas to All – On behalf of the City Council and staff we would like to wish you a Merry Christmas and Happy New Year! Please be aware that City of Colleyville offices, including the Library and Senior Center, will be closed in observance of upcoming holidays. Offices will close for the Christmas holiday on December 23 and 24 and again on December 31 for the New Year's Day holiday.

Local Business Reminds us of the Reason for the Season – Scott Choi, owner of Honey Teriyaki, 4712 Colleyville Boulevard, Suite 120, will close at 3:00 p.m. on Friday, December 24, and will not reopen until January. Scott is renting a U-Haul and taking food and supplies to the center of Kentucky which has been destroyed by the most devastating tornado event in the state's history. Scott is accepting all donations until 3:00 p.m. on Christmas Eve and plans to leave early Christmas morning. Scott has long cared for our community; one example of his compassion for others was witnessed during the February storms when he provided a lot of food for the warming center. We appreciate Scott's charity and character, wish him safe travels, and thank him for his kind heart and generosity.

COVID-19 Update – Last week Tarrant County Health Department raised the COVID-19 community spread level from "moderate" to "high" indicating the virus spread could increase and case counts have risen slightly. Fortunately, hospital bed occupancy in Tarrant County by COVID-19 patients remains low at 5%. All three vaccine types and boosters available at the Colleyville Fire Department.

Green Ribbon Grant Funding Awarded – The City of Colleyville was recently informed by TxDOT that the City will be receiving grant funding as part of the Green Ribbon program. The grant award is \$172,000. The green ribbon grant program provides municipalities with funds to landscape and beautify streetscapes along TxDOT maintained thoroughfares, such as SH26. These funds will be earmarked for the south side area of SH26 between Brown Trail and Cheek-Sparger. TxDOT will be preparing the advance funding agreement that will be before Council for approval within the next couple of months.

Christmas Gift Cards –The second round of \$35 Christmas Gift Cards is in mailboxes. Residents who have not received a card should contact the City Manager's Office. A list of those businesses participating can be found on the City website. If you know of a family in need this Christmas season, we have the \$50 Colleyville Gives card. This card is provided to each of our community's houses of worship for distribution to families in need.

Sales Tax Continues Strong Run – Earlier this month, the Texas Comptroller's Office posted the latest sales tax receipts for all receipts from purchases made in October of this year. Sales tax collections came in at 19.5% over the same month last year. As October is the first month in the new fiscal year, it is exciting to report we already have a fund surplus of \$130,000. This is by far the strongest October on record for the City. October tends to be one of our small-to-mid range collection months each year, making up about 7% of total annual sales tax. This month marks the 19th consecutive month in which Colleyville has posted sales tax gains over the previous year.

Winter Ball Memories Last a Lifetime – The City of Colleyville will host our annual Winter Ball for ages 4-12. The event will be held Friday, January 28 - 7:00 - 9:00 p.m. – at the Colleyville Center. Winter Ball 2022 presents a glow-in-the-

dark themed dance for mothers and sons (or mother figures) and fathers and daughters (or father figures). Activities include a DJ, professional photos, gift bags, and lots of fun! Desserts and refreshments will also be served. Tickets go on sale January 3 and may be purchased by calling 817.503.1180 or online at ColleyvilleParksandRec.com through January 21, or until sold out. Tickets are \$25 per couple and \$10 for an additional daughter or son. Space is limited and this popular event will sell out.

Public Library Survey Underway – The Library is taking an in-depth look at what services, programs, and initiatives provided to the public are working, could be done better, or brand new ideas to solve current or on-going needs. As part of the Library's current five year planning process required by the state, the Library has launched a survey for the community to let us know your thoughts. The survey is available on the City and Library websites and will be available until mid-January. iPads are also available at the Library to complete the survey. Residents who fill out the survey with their contact information are entered into a random drawing (for ages 14 years and up) for one of two \$100 Amazon gift cards. Community members who take the survey at the Library will be entered into a weekly drawing for one of several \$35 Christmas Gift Cards being distributed by the City. Coupons will also be available for free food items at local restaurants. For more information, contact the Library at 817.503.1150.

Event/Communication Pinnacle(s) Reached in 2021 – Last year, the City of Colleyville enjoyed 45 City-sponsored events throughout the year. This amazing number of events was only made possible by the hard work of Ronni Orr and the team of volunteers who work behind the scenes. In addition to the 45 events, our communication team developed 40 informational videos. These videos were informative and educational. Each was a work of art comparable to network television production. We are fortunate to have a talented team of artists working on our behalf.

Senior Center to Close for Renovations – The Colleyville Senior Center will be under construction starting in early 2022. The renovation project is expected to take about 9-10 months; therefore, the Colleyville Senior Center will be closed all of 2022 (January - December). The project will include renovating the entire building, enlarging the entrance/lobby area, connecting the annex to the main building, and relocating the rooms to allow for more programming and simultaneous programming. In addition, the facade will receive a facelift, with new paint, stone, and additional windows. The senior center and recreation programming will relocate to the Colleyville Library and the Colleyville Center in 2022.

Children's Movie at Colleyville Public Library –The Colleyville Public Library will be showing a special screening of "Sonic, The Hedgehog". The event is free to Colleyville residents and no registration is required. The movie will begin at 2:00 p.m.; Wednesday, December 29 in the Library's large meeting rooms, located on

the second floor. Light refreshments, including the Library's famous popcorn will be provided. The Library will have chairs available for parents if they wish, and children attending are encouraged to bring blankets and pillows to watch the movie.

Notes of Appreciation – Mayor Pro Tem Lindamood wished his wife Tami a happy birthday and expressed his appreciation to Matt and Jean Tuggey, Cosmetic and Family Dentistry of North Texas, who, for the seventh year in a row, are feeding all of the first responders from December 22 through December 24, all shifts, and admin staff.

Presentation of the Texas Chapter of the American Planning Association Certificate of Achievement for the Richard R. Lillie, FAICP Planning Excellence Program to the City of Colleyville Community Development Department - Mayor Richard Newton and Community Development Director Ben Bryner

The City of Colleyville Community Development Department was awarded the Texas Chapter of the American Planning Association Certificate of Achievement for the Richard R. Lillie, FAICP Planning Excellence Program. Colleyville is one of only 34 Texas cities to receive this recognition.

This Certificate is in recognition of the professional planning standards demonstrated by the City's planning staff and the support provided by City Council, and the Planning and Zoning Commission. The City meets the Chapter's goals for increasing awareness of professional planning in meeting a variety of professional requirements.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-21-4683

4a Approval of the minutes of the regular City Council meeting of December 7, 2021

4b Approval of the First Amended Regional Municipal Court Judge Agreement

4c Approval of the selection of Craig Magnuson as Associate Judge of the City of Colleyville Municipal Court, effective January 1, 2022

Mayor Newton read Resolution R-21-4683 in its entirety.

Assistant City Manager Mark Wood presented items 4b and 4c. Regarding item 4b, Manager Wood stated this amendment only provides for the City to pay the judge from the City's internal system, which is necessary to meet the agreement terms of paying into the Texas Municipal Retirement System.

Mayor Newton stated there are no changes to the terms of the original Judge's agreement, and Manager Wood concurred.

City Manager Ducay noted item 4c allows the cities to be aware of the judge's appointment of associate judges, as provided for in the agreement.

There were no questions.

Mayor Newton opened and closed the public hearing at 7:57 p.m. as there was no one present wishing to speak.

Councilmember Nakamura made a motion to approve Resolution R-21-4683 seconded by Councilmember Dodson.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Wheat

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - November 2021

Finance Director Kyle Lester presented the November financial report, highlighting revenues and expenses in each fund as of the second month of the new fiscal year. He noted cash flow appears to be significantly behind last year's position, driven primarily by timing. There were large capital transfers to the capital improvement fund due to the surplus last year. Last year's licenses/permits and property tax revenue came in stronger than in this fiscal year, combined with contractual expenses and the interfund capital transfers which were initiated earlier this year.

Sales tax revenue for October 2021 (FY22) brought in an increase of 19.5% over October of last year. Being the only month of FY22, this puts the total YTD growth to 19.5% over FY21 as well, and makes for a total dollar gain of almost \$130,000. Statewide, Texas cities saw another month of double-digit gains for a total fiscal year increase of 16.8%, with DFW cities at 20%. Destination-based economies such as Hurst and Grapevine are continuing to post higher gains, indicating heightened in-person consumer activity.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING**6a Ordinance O-21-2182**

Consideration of a Special Use Permit for a reduction in parking on Lot 1, Block 1, Corley Subdivision, located at 5409 Colleyville Boulevard, Case ZC21-028

Mayor Newton read the caption of Ordinance O-21-2182.

Community Development Director Ben Bryner presented this item, which is a request for a reduction in parking to allow the business to operate as a restaurant. He noted at the previous meeting, City Council asked the applicant to revise the parking agreement with the bank located next door to THE Cajun Market, to have an expiration/term date. Director Bryner stated the updated agreement was included in the packet and the ordinance states the SUP will expire if the parking agreement is terminated. He also noted the ordinance provides for all the wall signs to be consolidated into one sign.

Mayor Newton asked staff if the new attachments were in the ordinance. Director Bryner stated yes.

Mayor Newton opened and closed the public hearing at 8:14 p.m. as there were no speakers.

Councilmember Kelley made a motion to approve Ordinance O-21-2182 seconded by Mayor Pro Tem Lindamood.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Wheat

Mr. Phil Tullis, the applicant and owner of THE Cajun Market, asked to speak after the vote and Council consented. Mr. Tullis thanked the City Council and staff for working with him, noted working with Community Development (Ben and Jackie) was wonderful, and it all began with Assistant City Manager Adrienne Lothery who helped him through the process.

Mr. Tullis then stated restaurant owners in Colleyville speak with one another often. He also explained Scott Choi, owner of Honey Teriyaki, had reached out to him for advice regarding donations and going to Kentucky, because of his experience in helping during the hurricane in Louisiana. Mr. Tullis said every emergency begins with a need for supplies, but quickly turns into a need for cash.

He said because of this conversation with Scott, he was able to provide leftover supplies, which may have never been used otherwise.

Mayor Newton said this is a wonderful story about our community and thanked Mr. Tullis and Mr. Choi.

6b Ordinance O-21-2183

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

Mayor Newton read the caption of Ordinance O-21-2183.

Community Development Director Ben Bryner presented this item noting several properties within the City are zoned RD Two Family Residential zoning district, and a duplex is a permitted use within this district. He stated all properties in the RD Two Family Residential district have been developed with single-family homes and this amendment to the Land Development Code would require approval of a Special Use Permit (SUP) for a duplex use to be permitted.

Councilmember Dodson asked if the single-family use would remain an allowed use in the RD Two Family Residential zoning, but would have to meet the R-20 zoning requirements. Director Bryner stated yes.

Mayor Newton opened the public hearing at 8:20 p.m.

Kathy Hadley, 204 Timberline Drive N, stated the language needed to be very exacting, because she fears this could become an issue.

Mayor Newton stated this language makes it more difficult to construct a duplex within the City.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:23 p.m.

Councilmember Dodson made a motion to approve Ordinance O-21-2183 seconded by Councilmember Nakamura.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Wheat

6c Ordinance O-21-2184

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

Mayor Newton read the caption of Ordinance O-21-2184.

Community Development Director Ben Bryner presented this amendment to the Land Development Code to allow for commercial accessory buildings and is an attempt to clarify the regulations associated with accessory buildings. Director Bryner stated at the previous meeting, the City Council agreed commercial accessory buildings should require review and approval by the City Council through the Special Use Permit (SUP) process, and the Schedule of Permitted Principal Uses chart has been modified and the language in Section 3.27 has been revised, to reflect the approval.

Mayor Newton asked City Manager Ducay if he was satisfied with the conditions. Manager Ducay stated he was and would only suggest if Council wants to make the language stronger, "as a result of an SUP" could be added to 2. The Council agreed.

Mayor Newton opened and closed the public hearing at 8:28 p.m. as there were no speakers.

Mayor Pro Tem Lindamood made a motion to approve Ordinance O-21-2184, adding to 2. ...approved "as a result of an SUP" seconded by Councilmember Rigney.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Wheat

6d Ordinance O-21-2185

Request to appeal the decision by the Planning and Zoning Commission for the 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

Mayor Newton read the caption of Ordinance O-21-2185.

Community Development Director Ben Bryner stated this item will require a super majority vote as the Planning and Zoning Commission recommended denial at their November 8, 2021, meeting by a vote of 7-0. Director Bryner stated this is a request for a Special Use Permit to allow for a CBD Store use, which is allowed in the CC-3 Highway Commercial District with an approved SUP. He reviewed the SUP Ordinance language.

Mayor Newton stated this item was discussed in detail at the last meeting, and his opinion has not changed, and he will not be voting in favor of this item. Mayor Newton stated his concerns are still the same, which is being early in process of regulations for CBD, legislative changes, and the business being successful in Colleyville.

City Manager Jerry Duway noted he researched the availability of Delta 8 in the region, and found it is sold in the area, however, there is a current court cases regarding the legalities of the sale of Delta 8.

Councilmember Dodson stated he has the same concerns and the state has not yet established rules and guidelines.

Mayor Newton opened the public hearing at 8:35 p.m.

Kathy Hadley, 204 Timberline Drive N, spoke in favor of this item and briefly discussed the health advantages of CBD use.

There were no others wishing to speak and Mayor Newton closed the public hearing at 8:39 p.m.

The applicant was not present.

Councilmember Rigney made a motion to deny Ordinance O-21-2185 seconded by Councilmember Kelley.

The motion to deny carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Wheat

6e Ordinance O-21-2186

An ordinance amending Sections 3A and 3B of the Water and Sewer Policy and Procedure manual as contained in the Code of Ordinances of the City of Colleyville, Texas, adjusting water and wastewater volumetric rates to pass through changes from the Trinity River Authority

Mayor Newton read the caption of Ordinance O-21-2186.

Finance Director Kyle Lester presented this item and gave an overview of the process for establishing rates. He noted in 2016 the Council approved a rate structure whereby all of the costs to operate the City's utilities are covered by a base rate, which makes up a customer's minimum bill for each month. In 2017, Council added a CIP charge to the base rate to pay for capital projects.

Director Lester stated the base and volumetric rates are reviewed and updated on an annual basis. The new base rates are reflected in the bills sent out in October to coincide with the City's fiscal year while the new volumetric rates are reflected in the bills sent out in January to coincide with TRA's rate change.

Director Lester stated this year's TRA calculations recommend a decrease in the water and wastewater rates, which, if approved, will be in effect starting with the January billing for December's usage as follows:

Water Rates

Lowering the current water volumetric rate from \$4.4654 to \$4.3430.

Wastewater Rates

Lowering the current wastewater volumetric rate from \$3.1650 to \$3.0663.

Councilmember Dodson stated when the City Council first looked at stabilizing the water and wastewater rates, they were told by a consultant the rates would continue to increase significantly. He is pleased with the steps this City Council has taken to control costs.

Mayor Newton opened and closed the public hearing at 8:47 p.m. as there were no speakers.

Councilmember Kelley made a motion to approve Ordinance O-21-2186 seconded by Councilmember Dodson.

The motion to approve carried by the following vote:

Ayes: 6 – Mayor Newton, Mayor Pro Tem Lindamood, Councilmembers Nakamura, Dodson, Kelley, and Rigney.

Absent: 1 – Councilmember Wheat

7. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive N, thanked the City Council for keeping Colleyville beautiful. She noted the medians and trees are beautiful, but would still

like to see some twinkle lights on the trees to have some "sparkle" as you drive through Colleyville.

Mrs. Hadley wished the Council and staff a Merry Christmas and reminded all to remember the reason for the season.

8. REPORTS

Colleyville Library Board Meeting Minutes - October 25, 2021

Planning and Zoning Commission Meeting Minutes - November 8, 2021

Sign Board of Appeals Meeting Minutes - November 9, 2021

Planning and Zoning Commission Worksession Minutes - November 22, 2021

There was no action taken on this item.

9. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, DECEMBER 21, 2021 - READING AND PUBLIC HEARING - RESOLUTION R-21-4684

This resolution was not needed.

10. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 8:53 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 4TH DAY OF JANUARY 2022.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4b
Type Resolution
Department Engineering

Agenda Date 1/4/2022

Number

Title

Approval of the sale of property, seized items, found items, obsolete, and non-serviceable equipment

Strategic Plan

2.4 Demonstrate stewardship of public resources

Explanation

Reading and Public Hearing

The City's purchasing manual requires the City Council to authorize the disposal of salvage items and obsolete, non-serviceable vehicles and equipment before property can be removed from inventory and disposed of by public auction or other approved means.

The attached Sale/Disposal List provides an itemized equipment list of items which should not be reassigned or re-purposed, have been replaced due to age, and are no longer serviceable; abandoned/found property, for which owners were not located, or property seized by the Colleyville Police Department.

In May 2010, City Council approved Resolution R-10-3230, which authorized a Professional Services Agreement with Rene Bates Auctioneers of McKinney, Texas, to conduct City auctions in an online format. Rene Bates has performed multiple auctions in the past nine years for the City of Colleyville, with little to no issues. Rene Bates charges a fee of 7.5 percent of the gross auction sales for their services.

The five year history of proceeds from the auctions are as follows:

Year	Proceeds
2017	\$ 49,195.84
2018	\$ 14,061.94
2019	\$ 21,622.80
2020	\$ 16,557.06
2021	\$ 25,831.42

Financial Impact

The financial impact of the auction will be determined by the gross proceeds of the auction minus a 7.5 percent fee charged by the auctioneer.

Recommendation

Approve

Attachments

1. January 2022 Disposal List

City of Colleyville
January 2022
Item Disposal List

Department	Photo Name/Item Number	QTY	Description of Item	Model	Serial Number	Location	Contact	Contact Phone	Contact Email
Engineering	ENG-1a, 1b, 1c	11	Picture Frames: 2 - 46x36 brown frames 1 - 40x30 1 - 36x24 4 - 37x24 poster frames 1 - 25 1/2 x 21 1/2 1 - 29x29 1 - 49x60	n/a	n/a	Pump Station - 7500 Overland Trail	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-2	2	Chairs	n/a	n/a	City Hall - 100 Main Street	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-3	1	Whirlpool Refrigerator	n/a	n/a	City Hall - 100 Main Street	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Engineering	ENG-4	1	Bookshelf (6ft x 3ft)	n/a	n/a	City Hall - 100 Main Street	Elizabeth Morris	817.503.1090	eamorris@colleyville.com
Fire	FD-1	1	Fire Rated File Cabinet	n/a	n/a	Central Fire Station - 5209 Colleyville Blvd.	Karen Weir	817.503.1401	kweir@colleyville.com
Fire	FD-2	1	Credenza	n/a	n/a	Central Fire Station - 5209 Colleyville Blvd.	Karen Weir	817.503.1401	kweir@colleyville.com
Fire	FD-3a; FD-3b	1	L-Shaped Desk in Two Pieces	n/a	n/a	Central Fire Station - 5209 Colleyville Blvd.	Karen Weir	817.503.1401	kweir@colleyville.com
Parks & Recreation	SC-1	204	MityLite Chairs (Includes 2 Chair Dollies)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-2	17	MityLite Round Folding Tables (Includes 1 Table Dolly)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-3	15	MityLite 6ft Folding Tables (Includes 1 Table Dolly)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-4	27	MityLite Folding Card Tables (Includes 1 Table Dolly)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-5	2	Serta Office Chairs	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-6	n/a	1 60" Panasonic TV w/ Stand	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-7	1	Sports Art Elliptical	E82	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-8	1	Large Receptionist Desk	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-9	1	Coffee Table & Side Table Set	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-10	1	High Table & Chairs	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-11	2	Table & Chairs	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-12	1	Plastic Storage Cabinet	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-13	1	Quartet Coat Rack	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-14	8	Book Shelves	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-15	15	Trash Can	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-16	5	Plastic Shelves (Colors Vary)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-17	1	4 Drawer Filing Cabinet	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-18	4	Stage Ape Lights	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-19	1	Maytag Gemini Double Oven	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-20	1	Maytag Quiet Series 300 Dishwasher	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-21	1	Fold Down Side Table	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-22	1	Cabinet w/ Glass Shelves	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-23	1	Office Cubical Set (Furniture only, Computer equipment not included)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-24	1	4 Piece Office Furniture Set (Furniture only, Computer equipment not included)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-25	1	Christmas Tree w/ Misc. Ornaments	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-26	1	3 Piece Office Furniture Set (Furniture only, Computer equipment not included)	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-27	1	3 Drawer Filing cabinet	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-28	3	Chairs	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-29	1	Wood Cabinet	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-30	1	True XL Series Treadmill	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com
Parks & Recreation	SC-31	1	Misc. Flooring Remnants	n/a	n/a	Colleyville Senior Center	Cody Ashton	817.503.1195	cashton@colleyville.com



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 1/4/2022

Number Ordinance O-22-2187

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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 three (3) feet into the required side yard setback to be two (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 eight (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 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 two feet 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 15 ft. 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 2 ft. from the side property line and the permitted setback is a minimum of 5 ft. This varies from the ordinance.

Second 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request with the condition that the carport shall comply with the required five (5) foot setback from the side lot line at their December 13, 2021, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

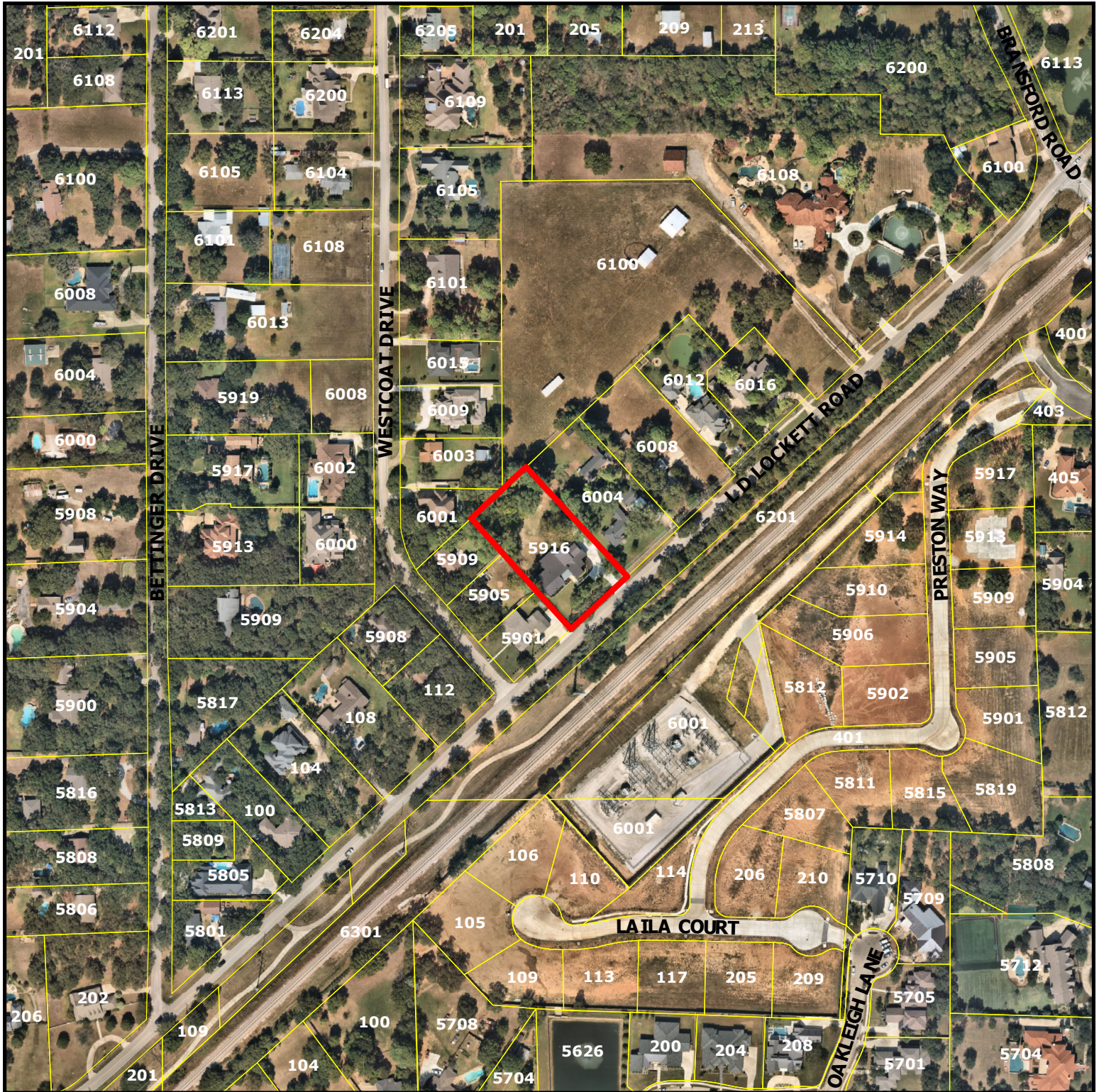
Recommendation

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. Ordinance O-22-2187

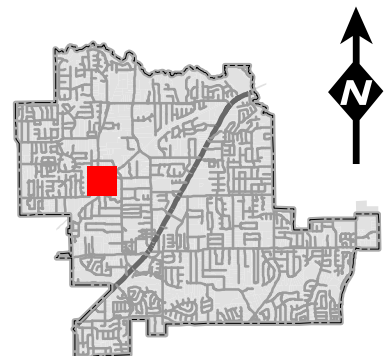
Aerial Map



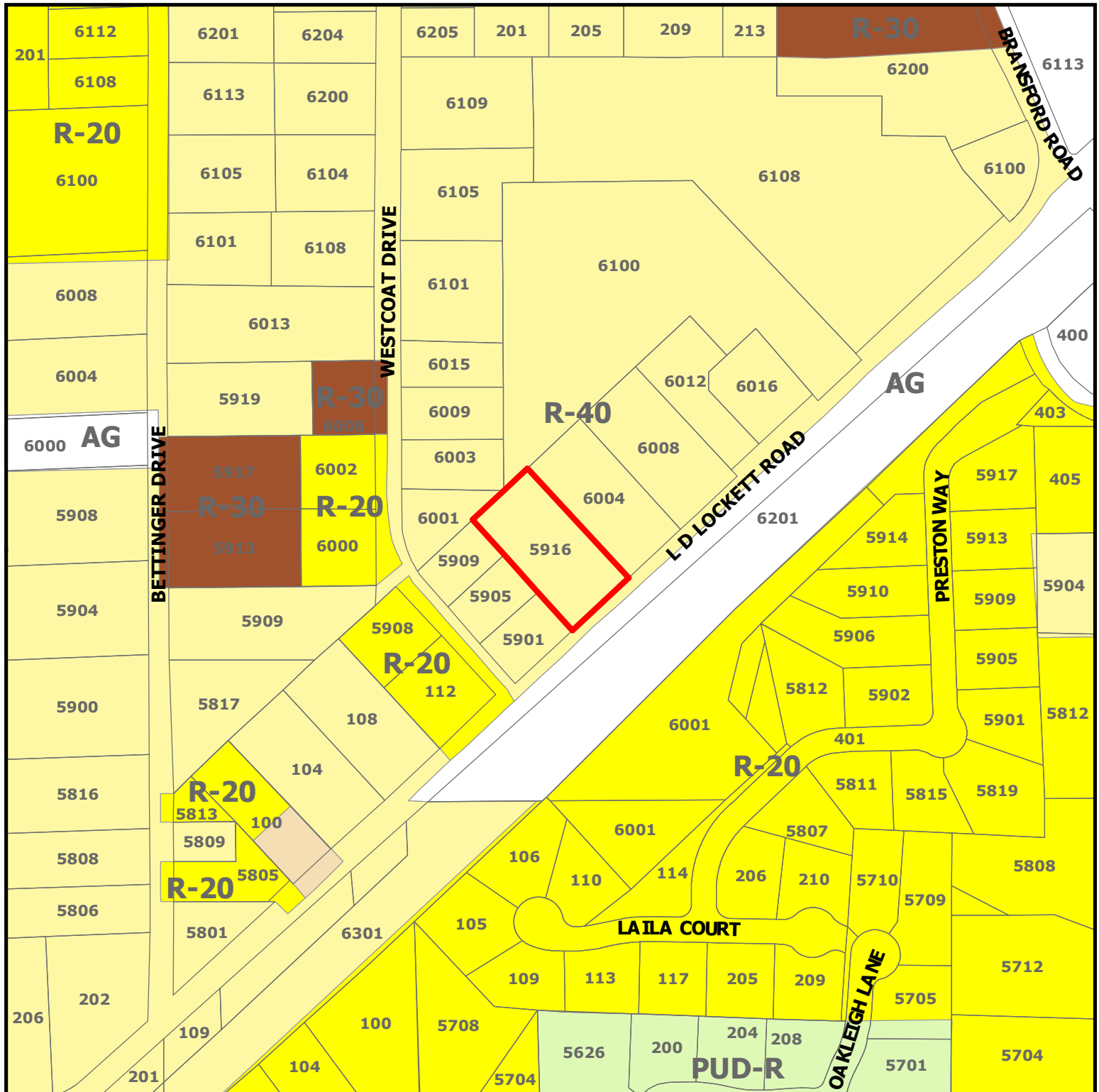
ZC21-029
5916 LD Lockett Road

DISCLAIMER:
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 Subject Property



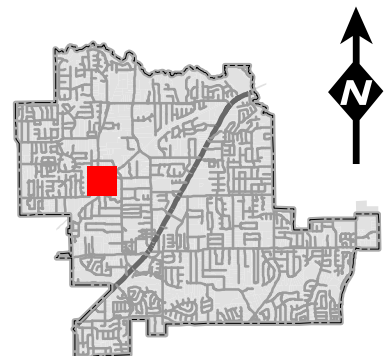
Zoning Map



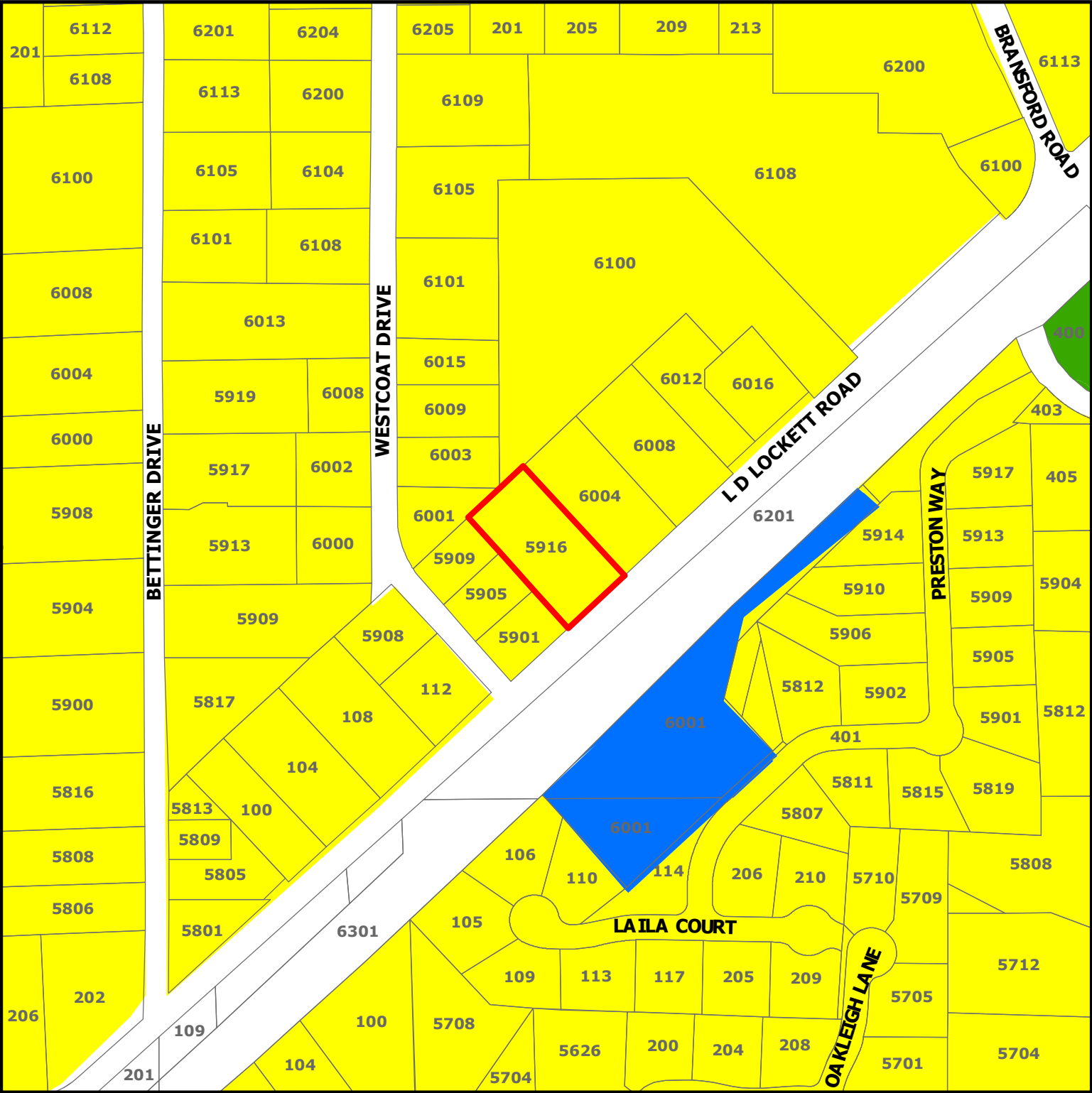
ZC21-029
5916 LD Lockett Road

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 Subject Property



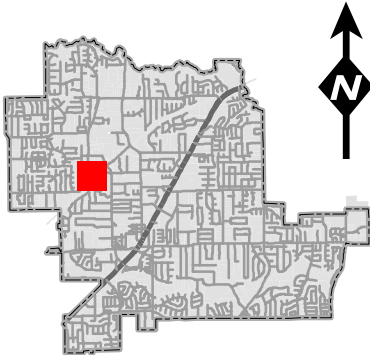
Future Land Use Map



ZC21-029

5916 LD Lockett Road

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

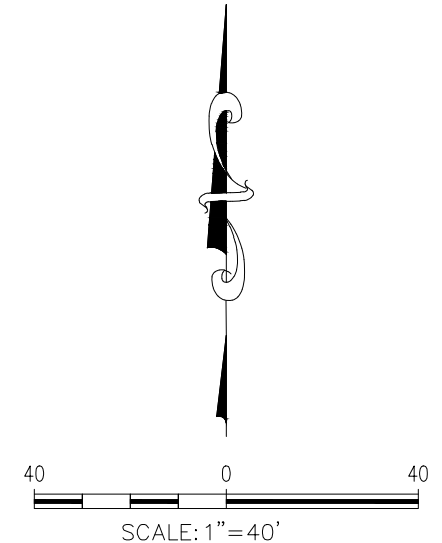
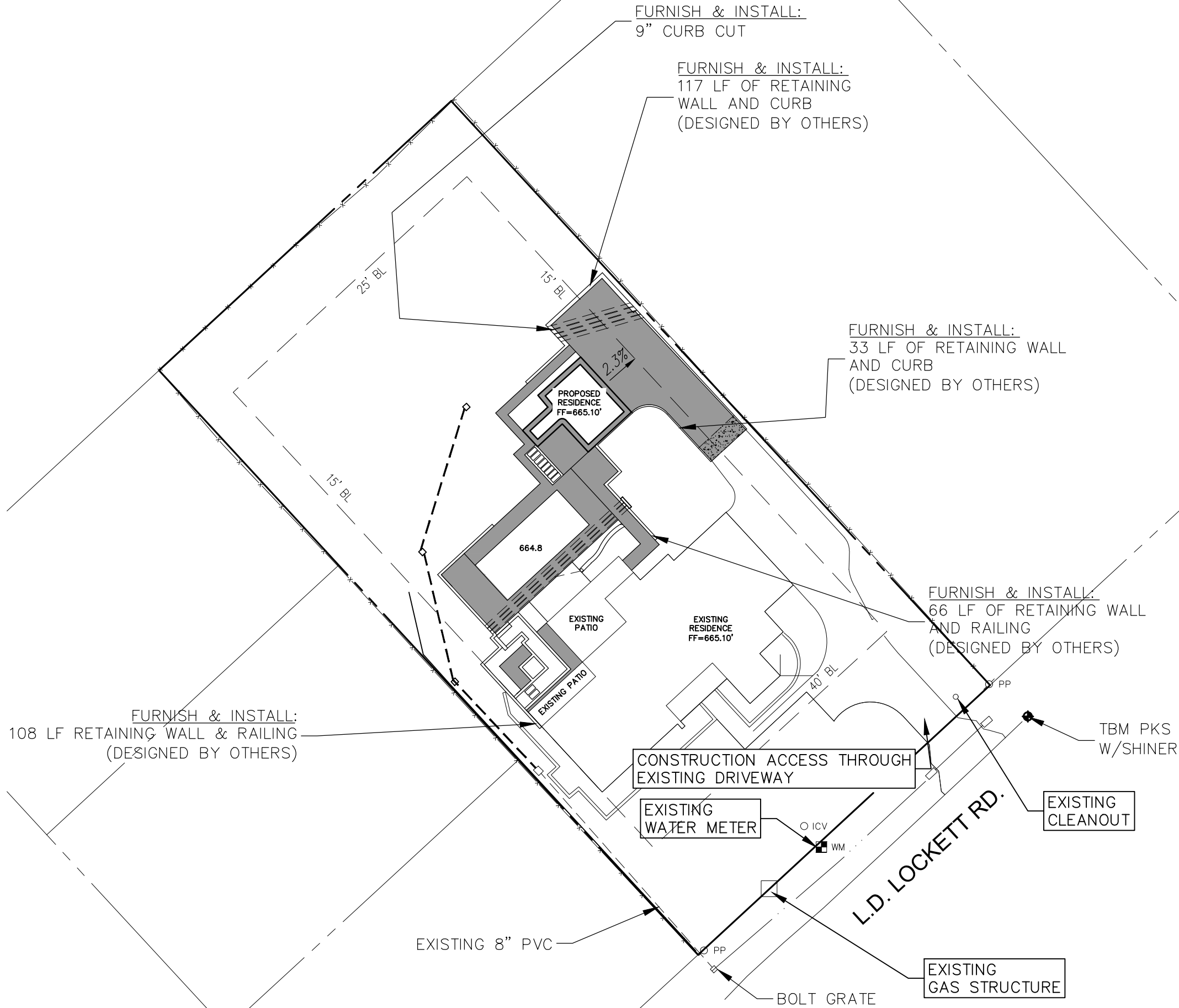


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Statement of Planning Objectives

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.



MCADAMS
TBPE: 19762

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rowlett, Texas 75082
940.240.1012
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

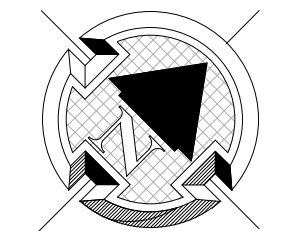
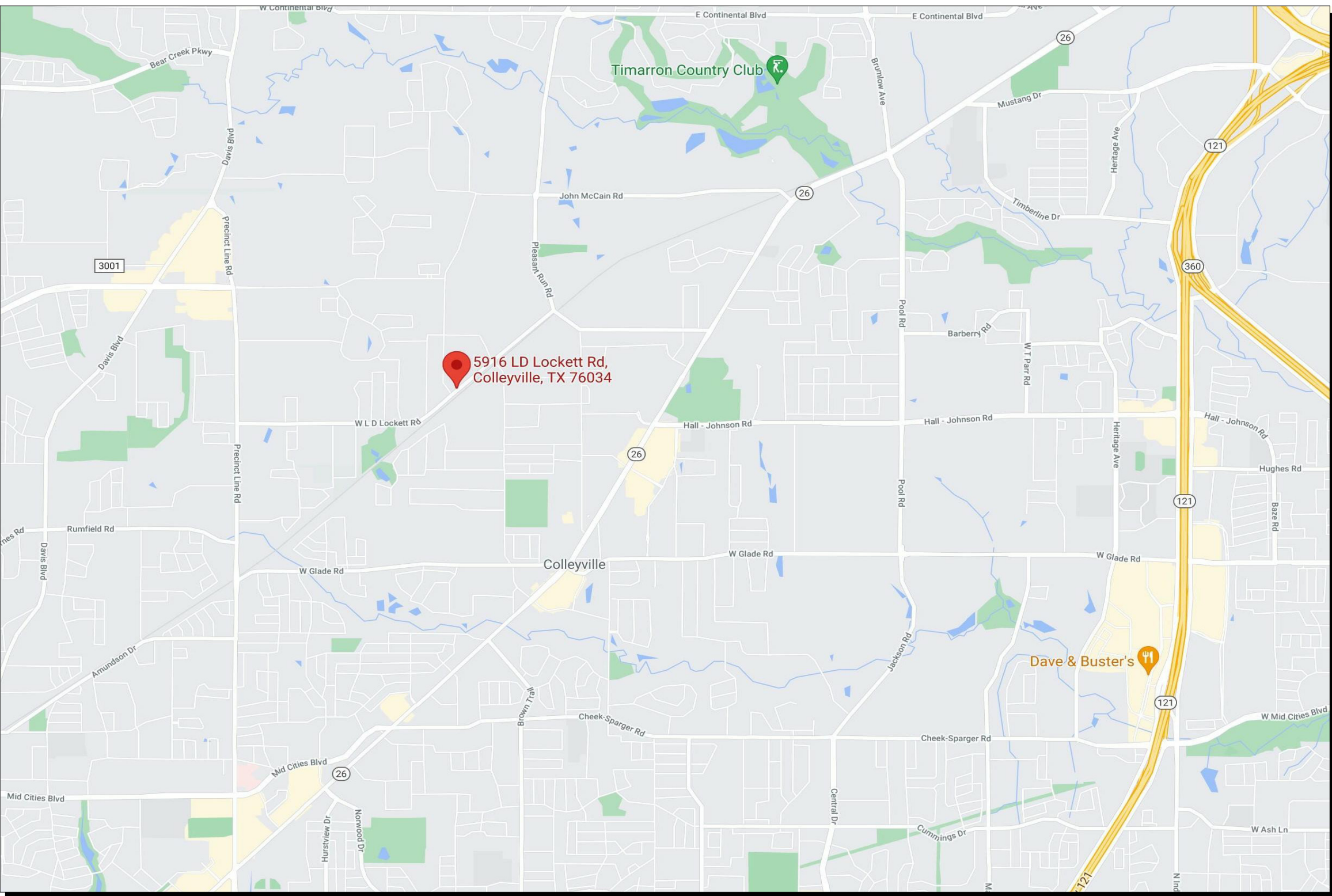
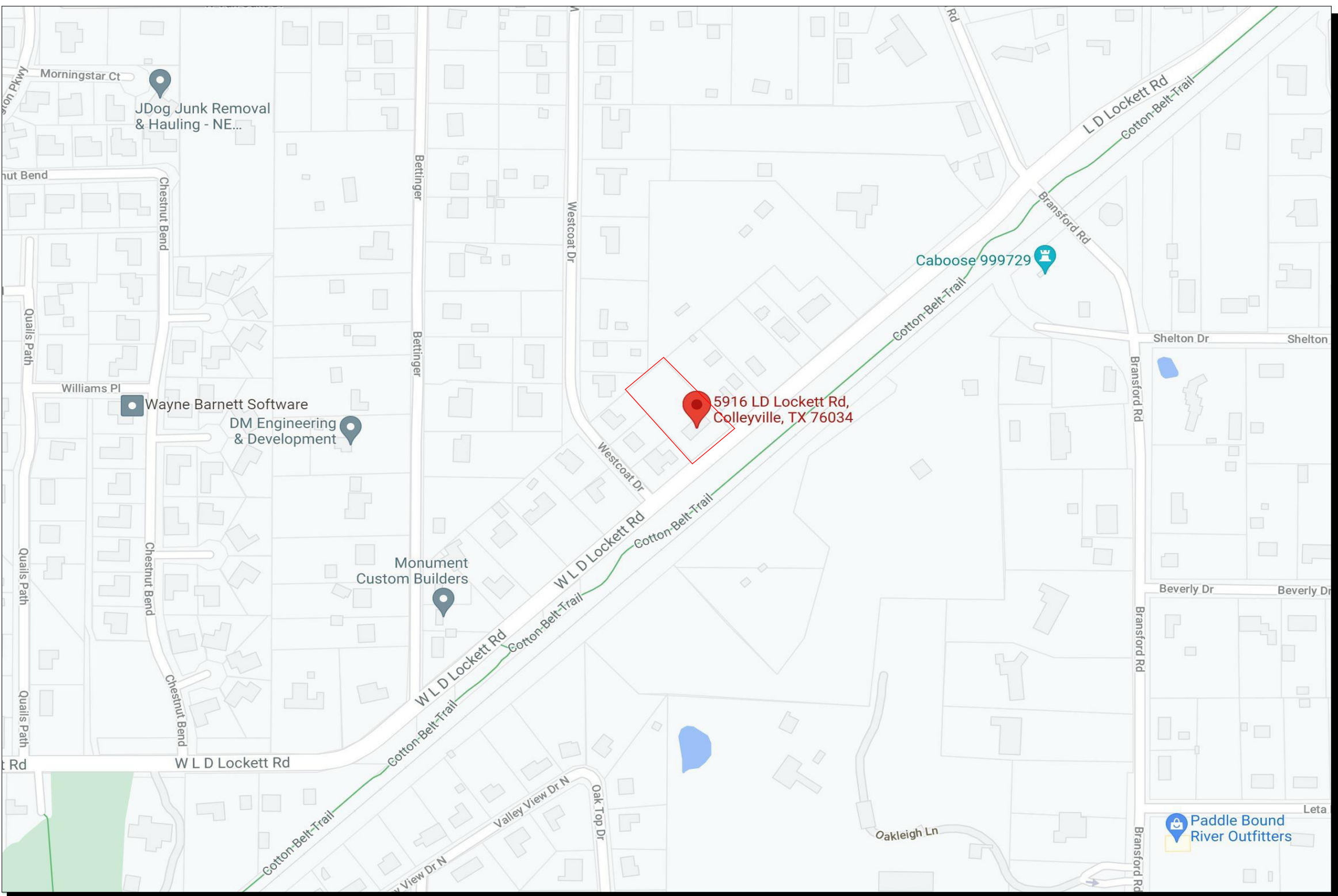


Exhibit A - Principal Building Addition

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related 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 resulting 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

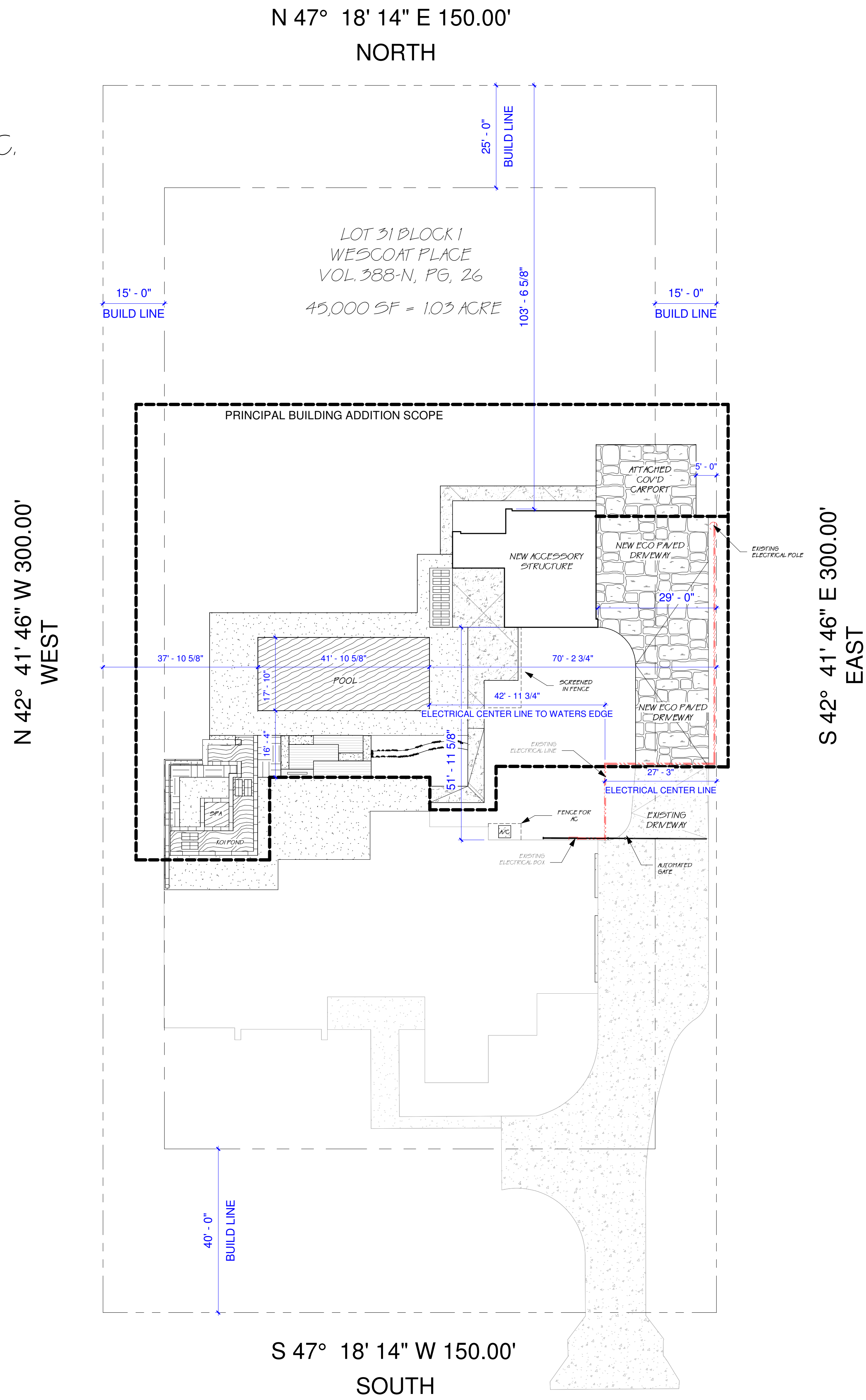
COVER SHEET

A0.00

Scale 3" = 1'-0"

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

DATED : 09.08.2020
JOB # : CVT-19000



L.D. LOCKETT RD. 01 SITE PLAN
1/16" = 1'-0"



NEW SQUARE FOOTAGE

Total Under Air	743 sq ft
Covered	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 related drawings are not to be copied in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Tag & Associates, LLC. These plans and related drawings are to be used only for the project and site identified herein. Any other use, reproduction, or distribution of these plans and related drawings without the prior written permission of Tag & Associates, LLC is strictly prohibited. The user of these plans and related drawings must be verified and checked for accuracy by the user. Any discrepancies found must be brought immediately to the attention of the user before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

5916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

SITE PLAN

A1.10

Scale As indicated

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

Exhibit A - Principal Building Addition

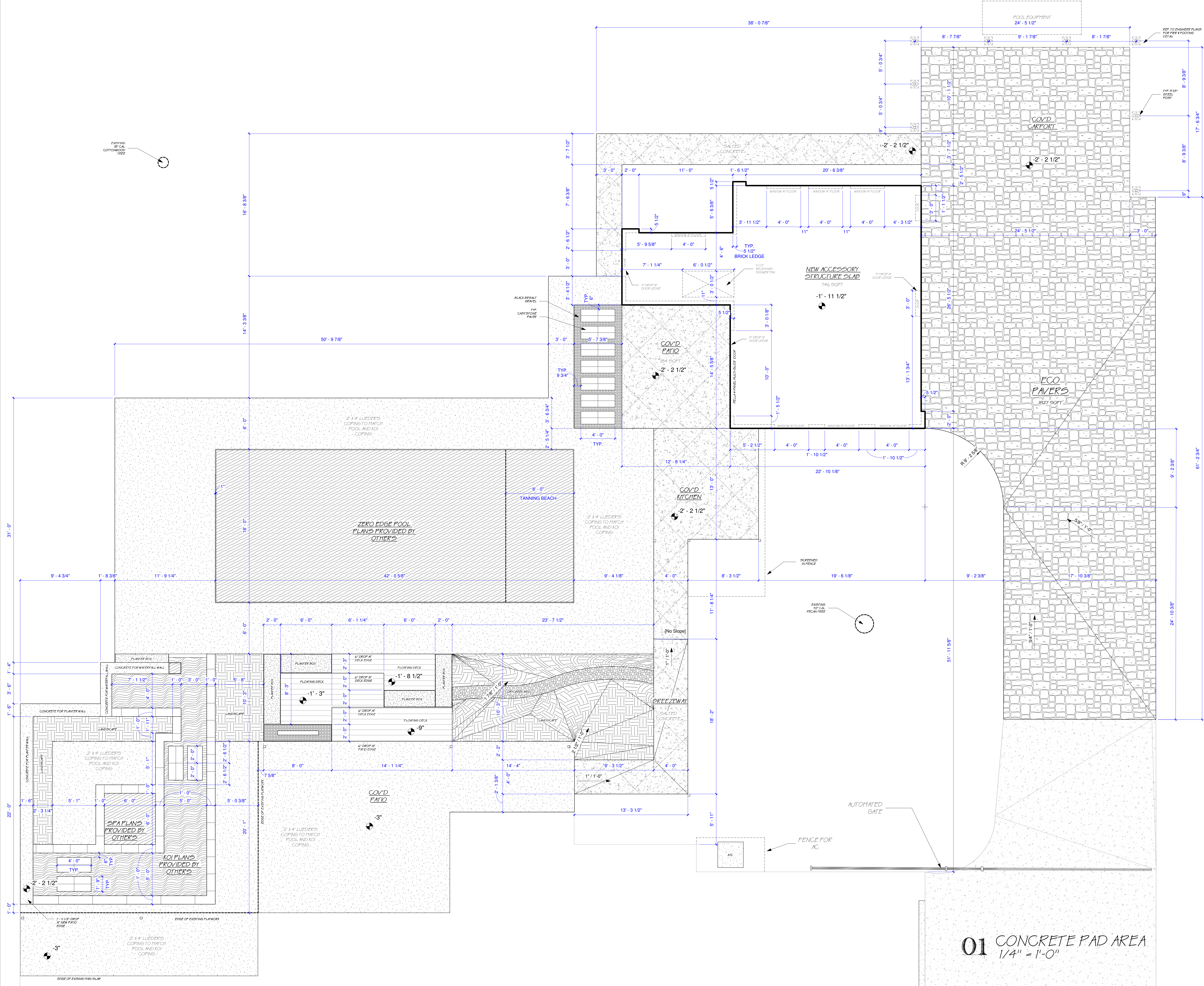
Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be viewed and checked completely by the person in authority for the project. If a mistake, omission, error, or for any reason, it found, is brought immediately to the attention of the drafter, the drafter will correct the error. If the error is not brought to the attention of the drafter, the drafter will not be responsible for any part of these drawings. These drawings which may conflict with these agency's rules and / or regulations are to be adhered to before and during all instruction.

916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

CONCRETE PLAN

All

scale	1/4" = 1'-0"
-------	--------------



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

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

**Total Square Feet** 1583 sq ft

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 are to be adhered to before and during all construction.

Scale 1/4" = 1'-0"

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

Exhibit A - Principal Building Addition

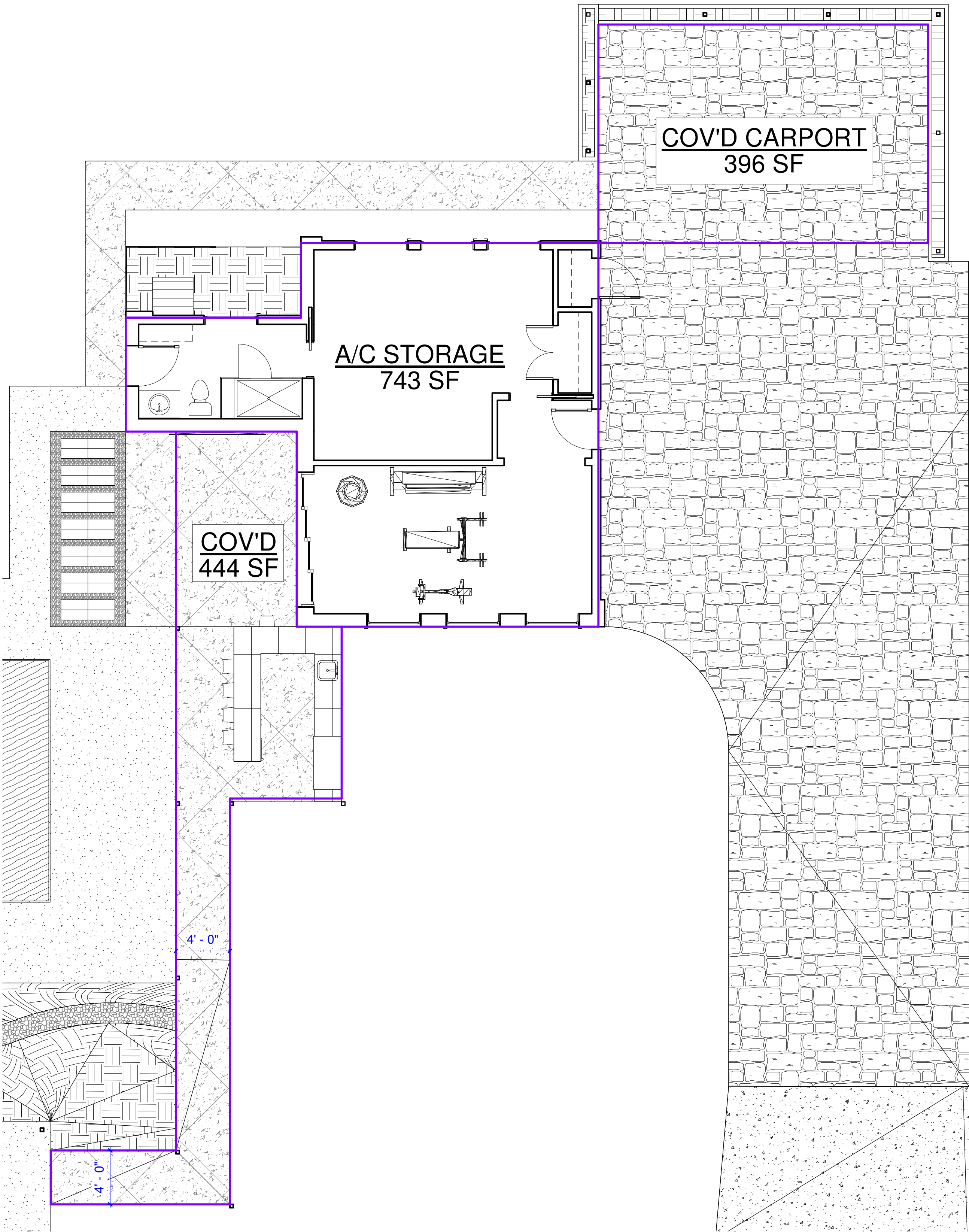
Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans are not intended to be used as the sole basis for construction. The user of these plans is responsible for obtaining all applicable local, state, and federal codes and regulations and for obtaining 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 are to be adhered to before and during all construction.

916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

AREA PLANS

A2.13

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



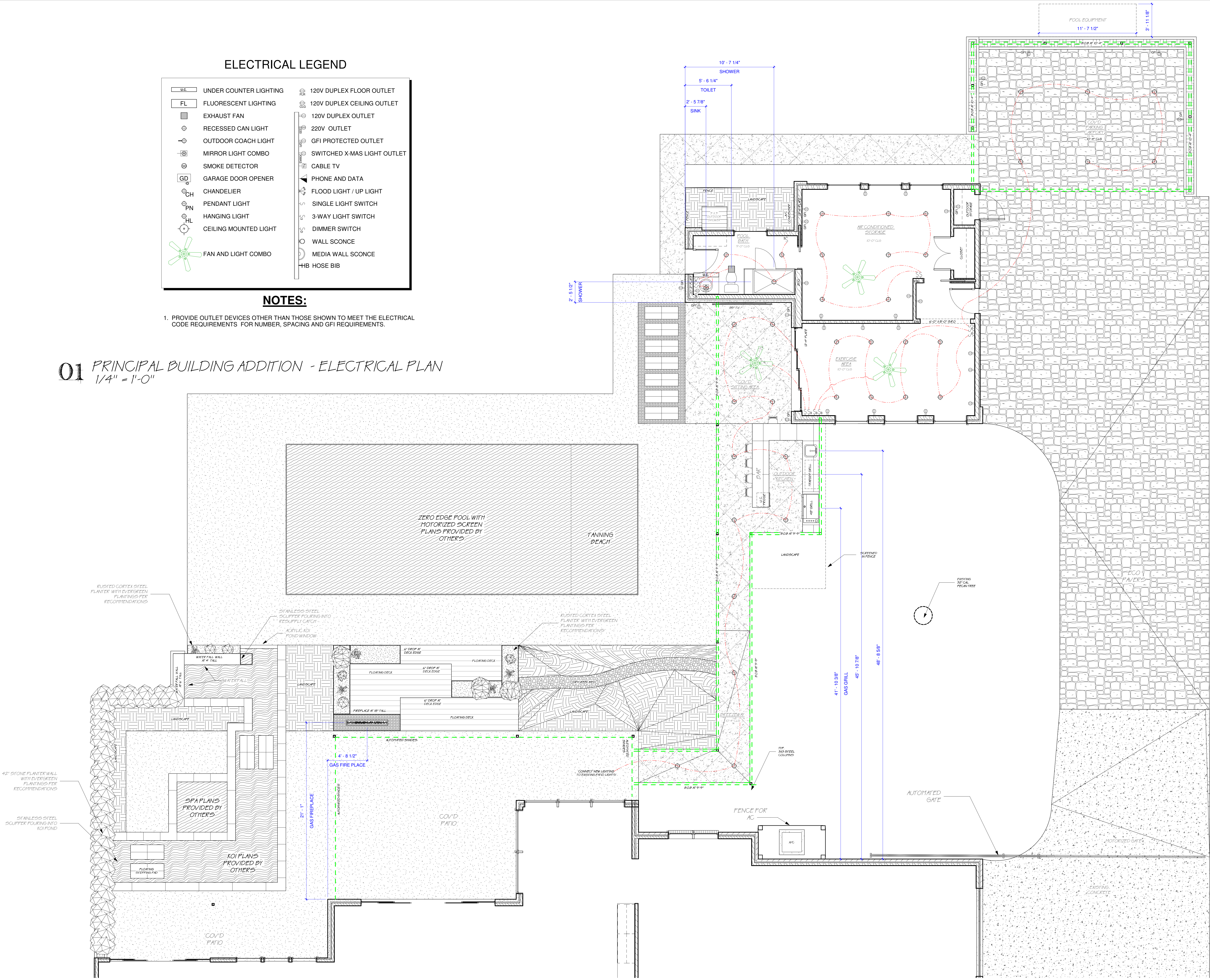
ELECTRICAL LEGEND

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

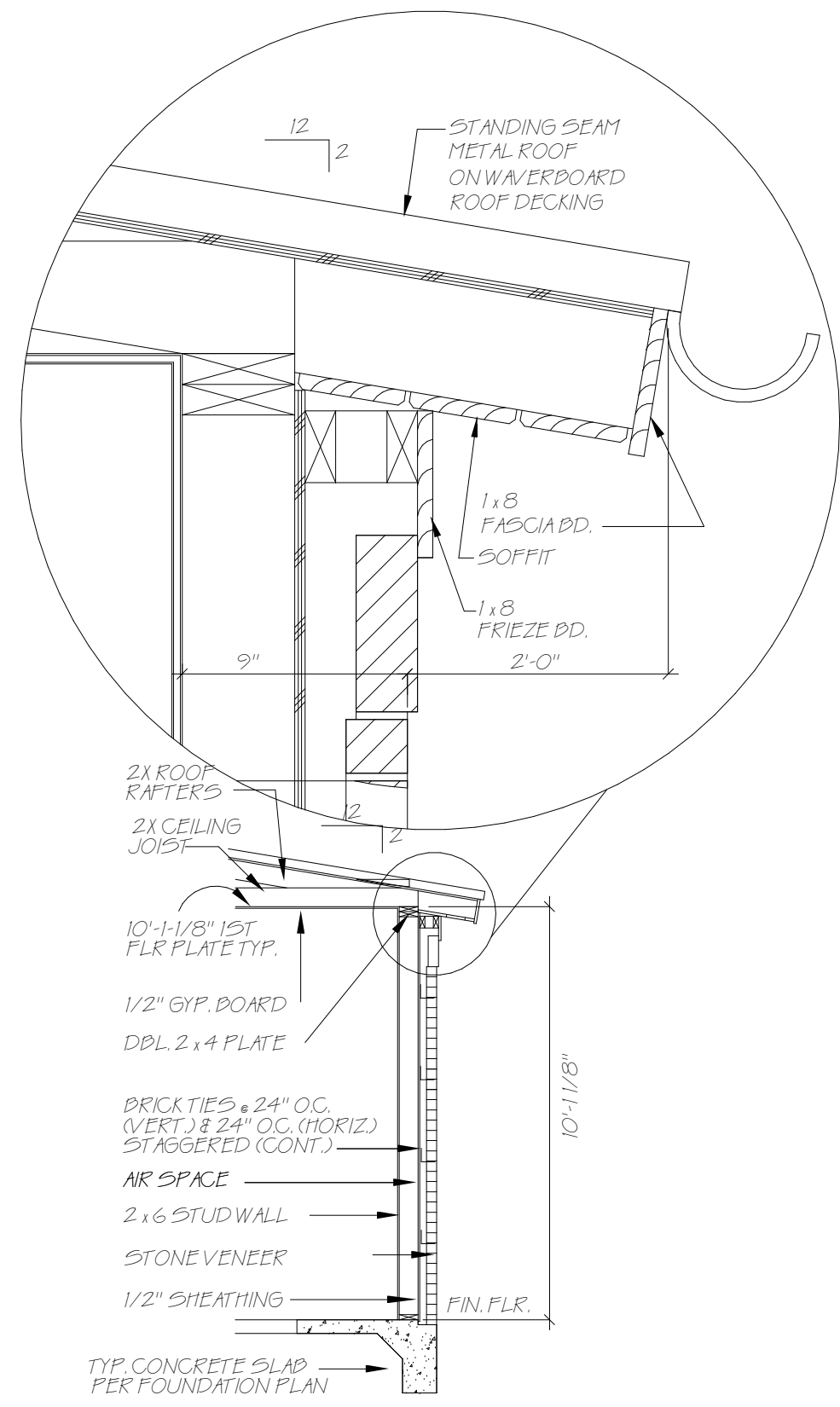
Exhibit A - Principal Building Addition

5916 L.D. LOCKETT ROAD
COLLEYVILLE, TX
76034

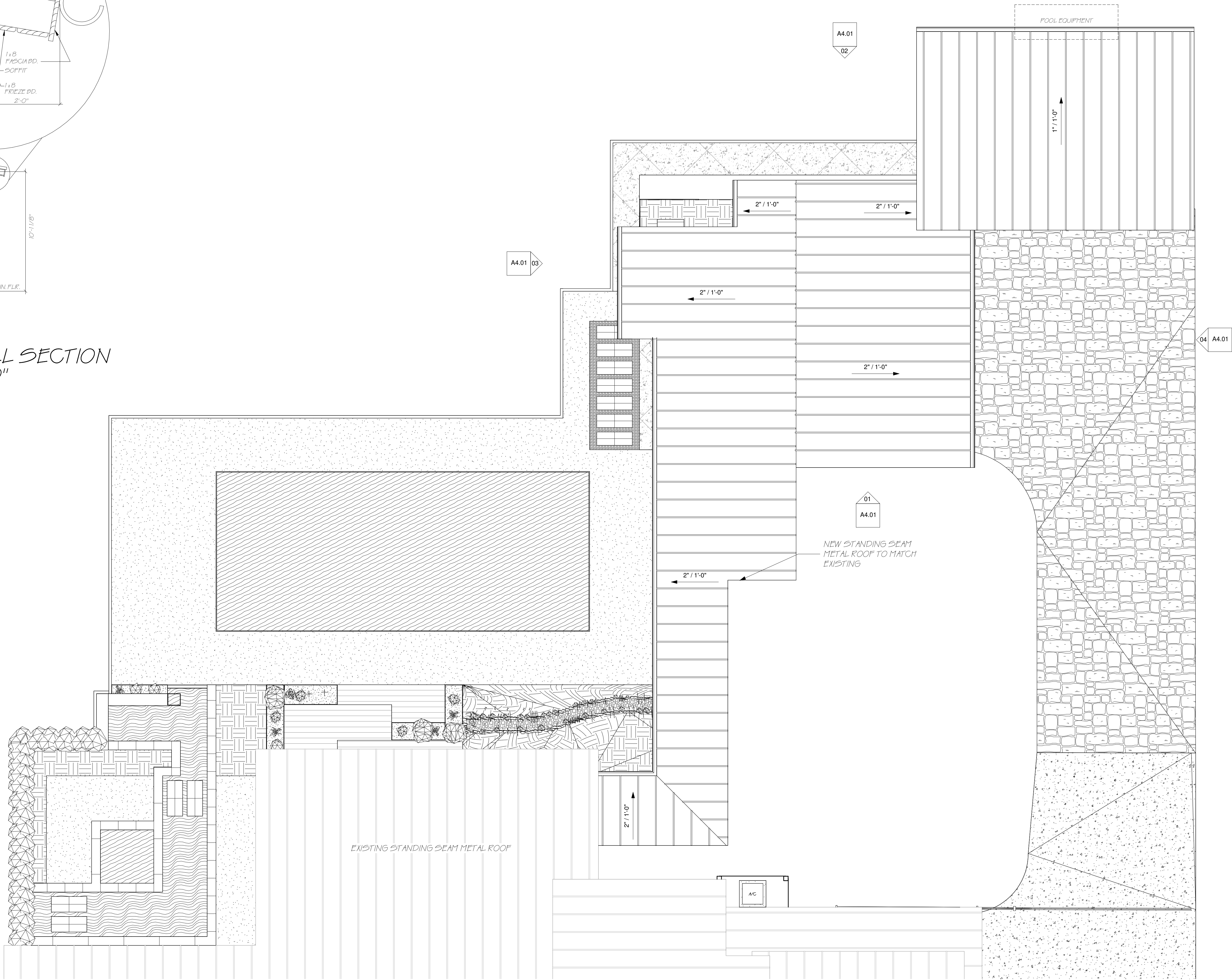
ELECTRICAL
PLANS

A2.51
Scale 1/4" = 1'-0"

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 whole or in part without the written consent of Tag & Associates, LLC. The user of these plans and drawings is to be held responsible for any and all consequences of any use of these plans and drawings. The user of these plans and drawings is to be held responsible for any and all consequences of any use of these plans and drawings. The user of these plans and drawings is to be held responsible for any and all consequences of any use of these plans and drawings.



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



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



NEW SQUARE FOOTAGE

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

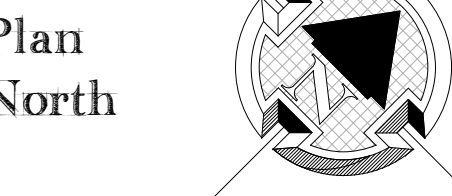


Exhibit A - Principal Building Addition

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5916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

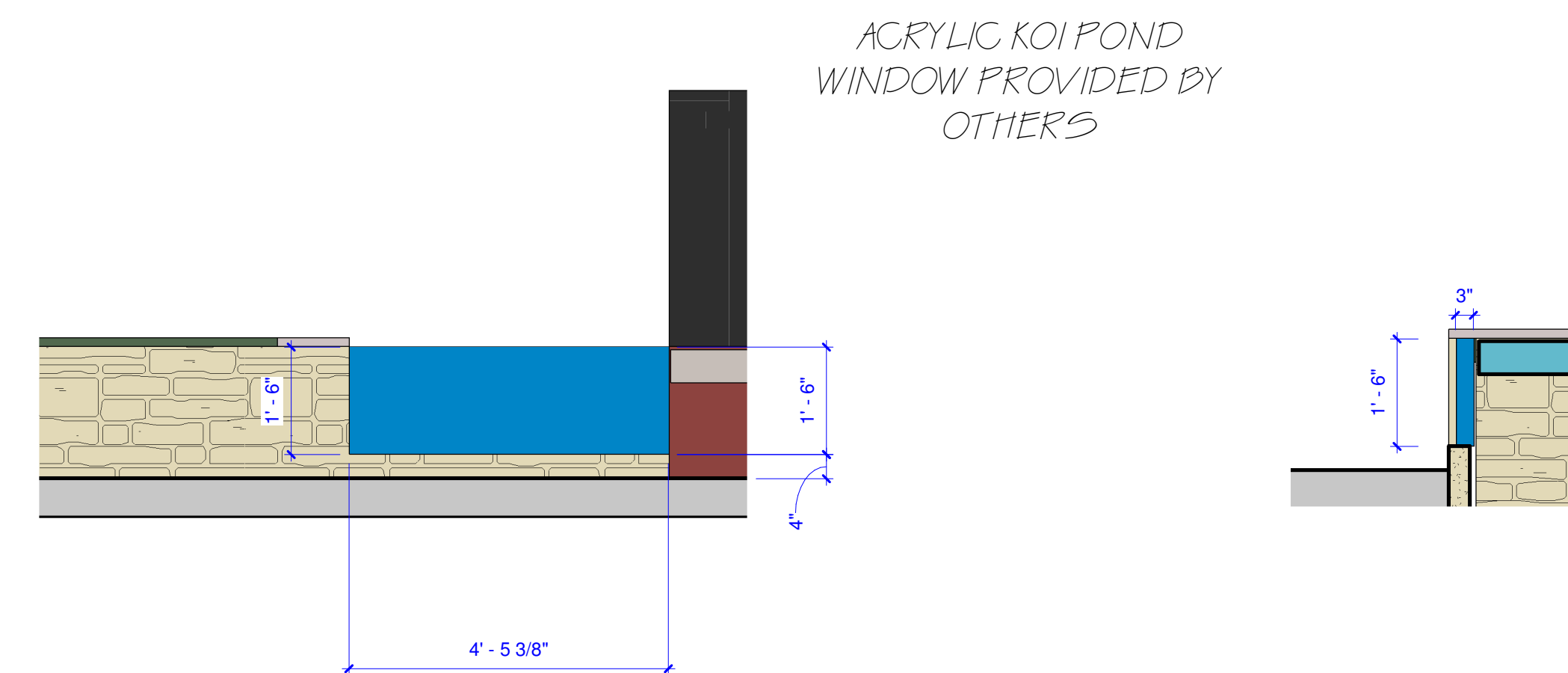
ROOF DETAILS

A2.70

Scale As indicated



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



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

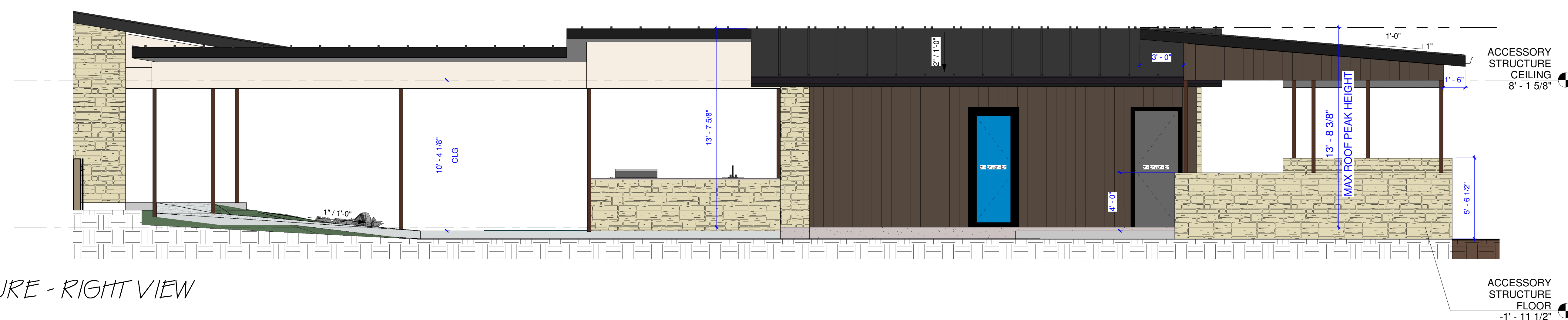
06 KOI POND WINDOW 02
1/2" = 1'-0"



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

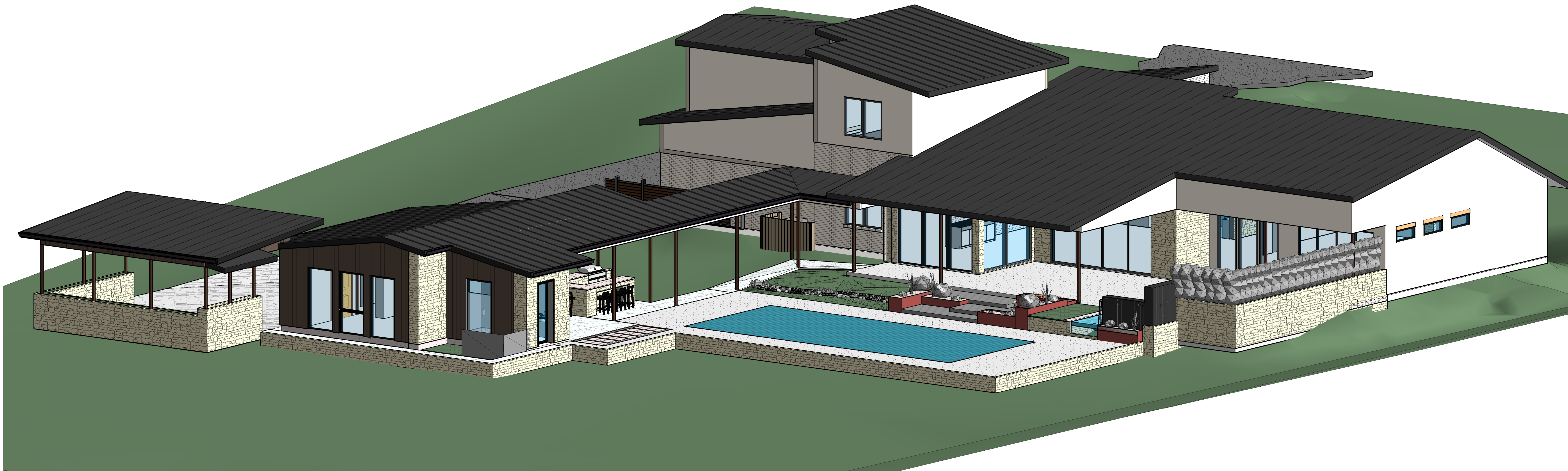
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5916 L.D. LOCKETT
ROAD
COLLEYVILLE, TX
76034

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

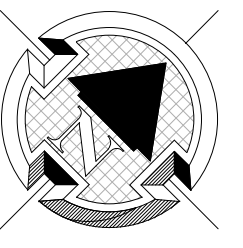


Exhibit A - Principal Building Addition

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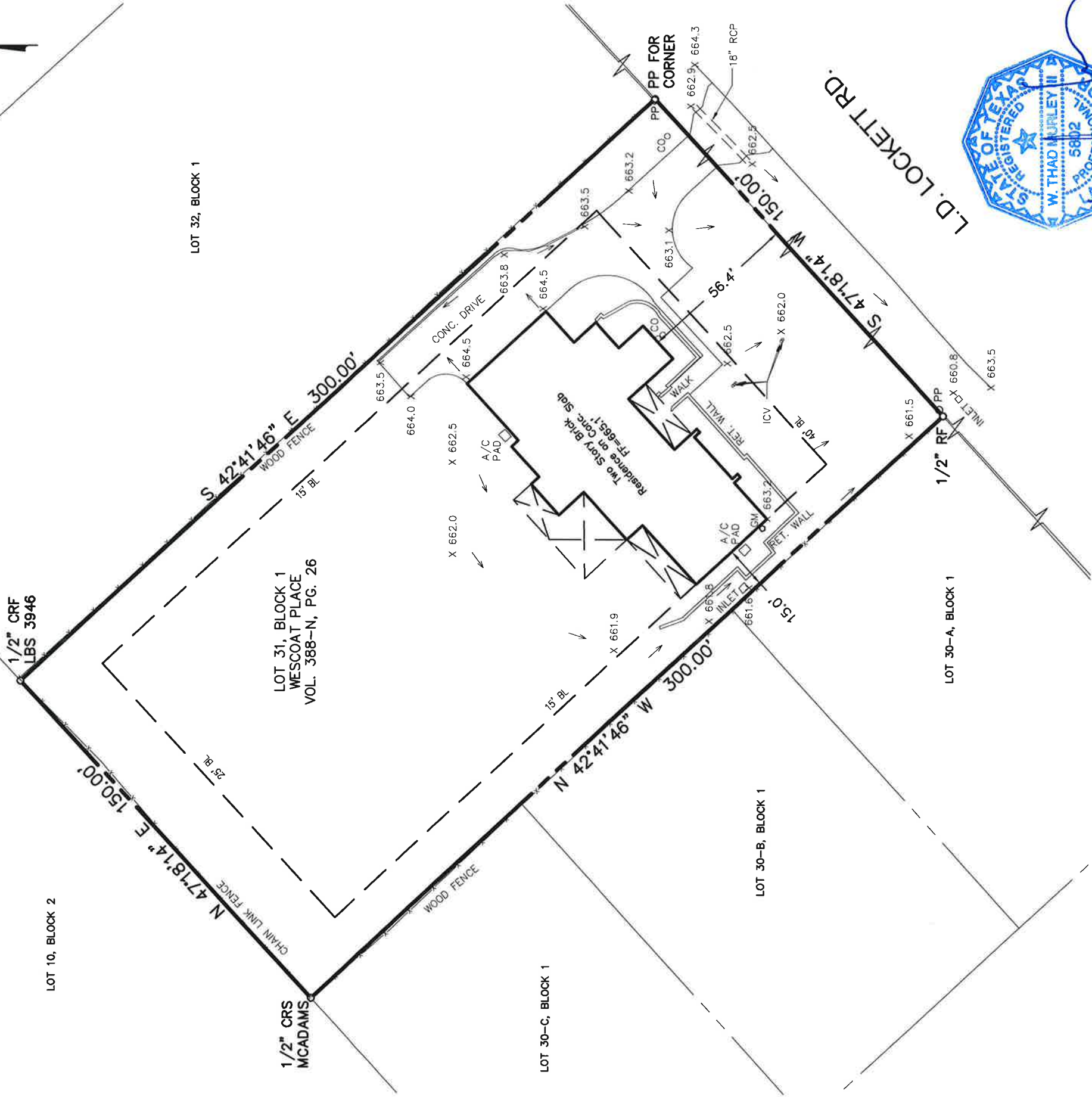
5916 L.D. LOCKETT
 ROAD
 COLLEYVILLE, TX
 76034

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)

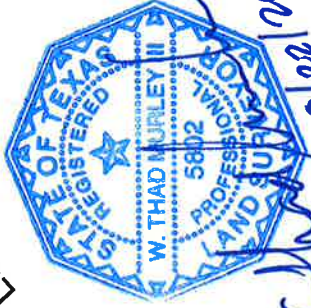
NOTES:

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.



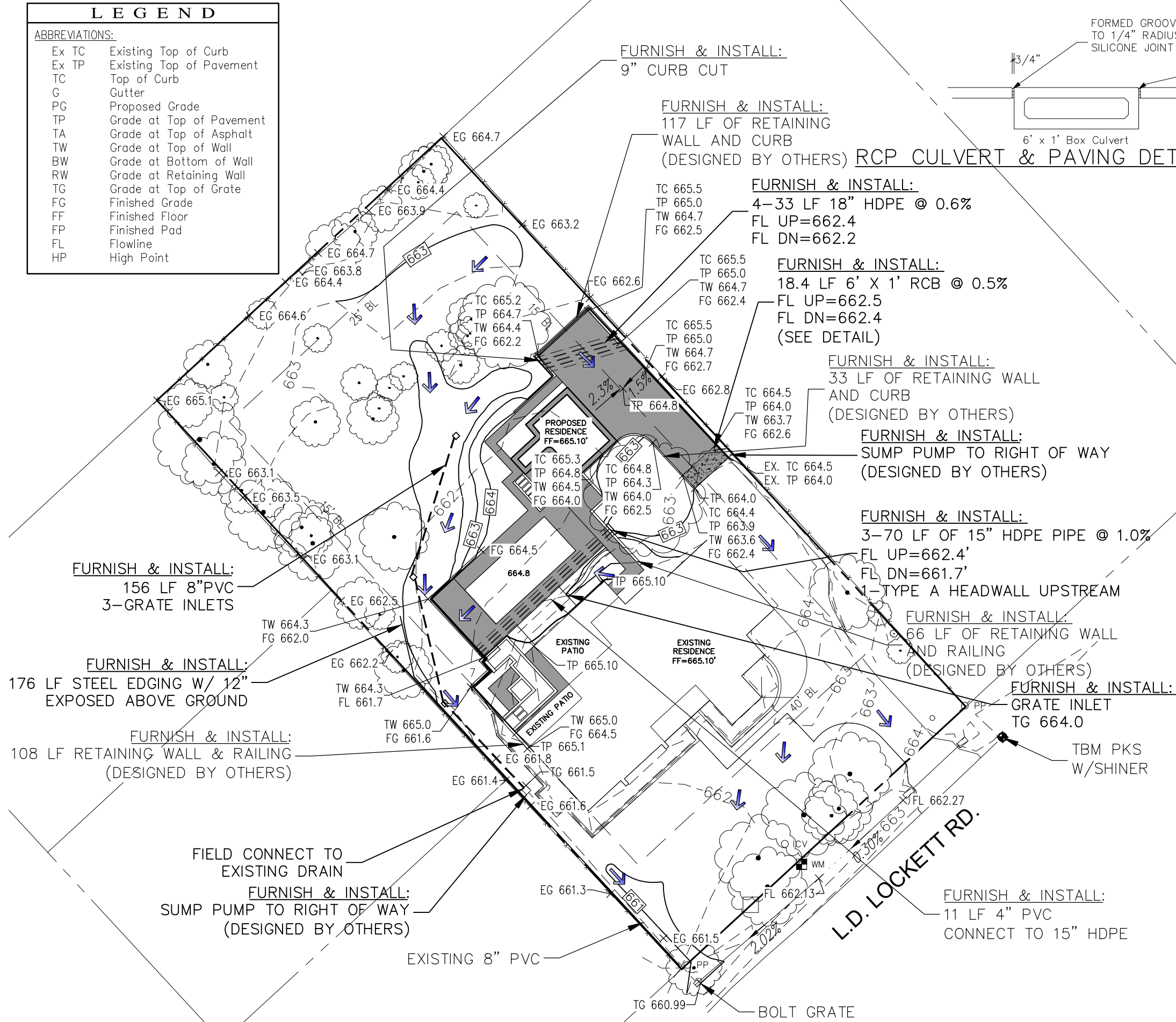
MCADAMS

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 TBP#: 10194440
www.jrma.com
www.mcadamsco.com



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

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:

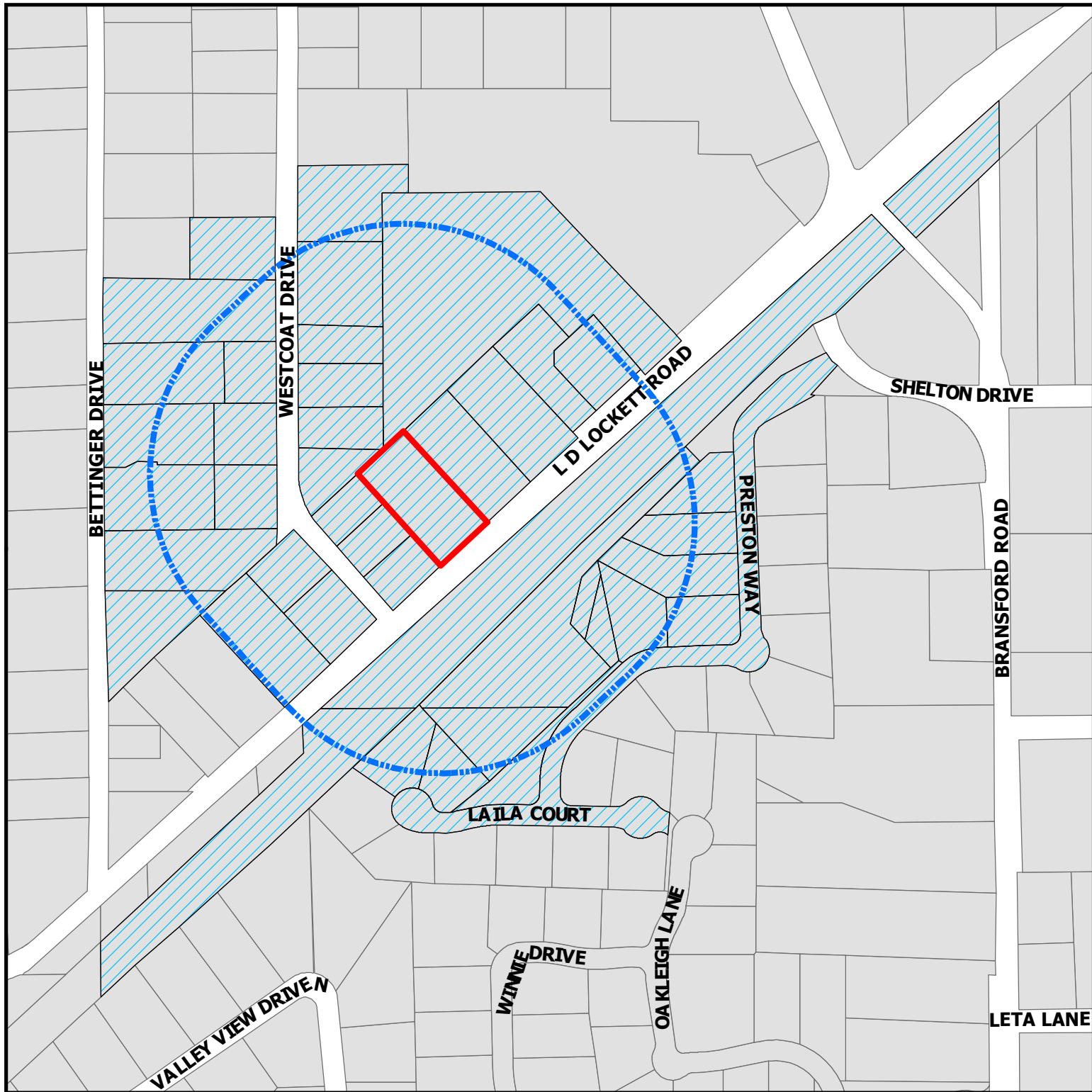
CVT-19000

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MCADAMS

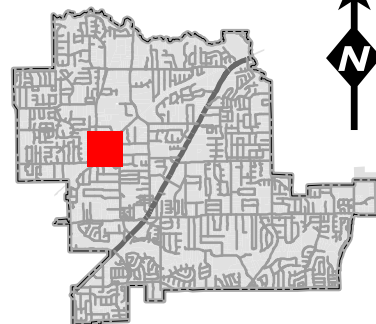
Notification Map



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

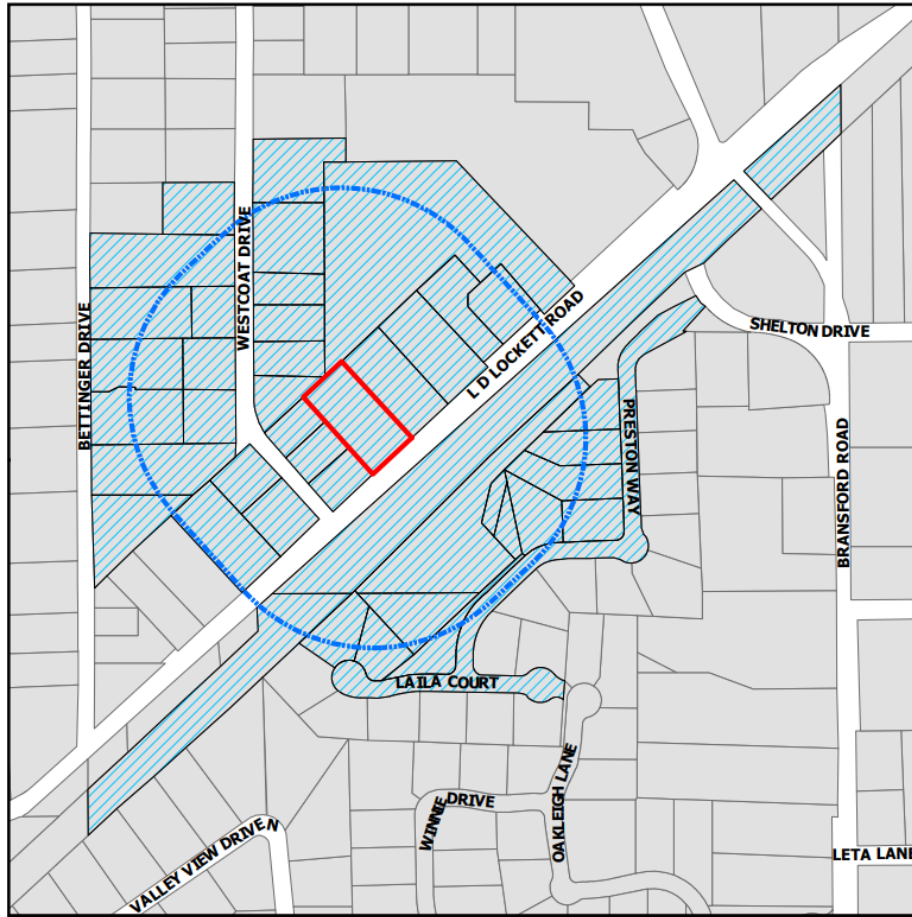
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

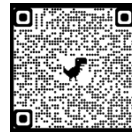
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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.

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
G & H GROUP LLC	75 MAIN ST STE 100	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-2187

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. The carport is to be five (5) feet from the east (side) 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, ON THIS THE 18TH DAY OF JANUARY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

This map illustrates a residential area with several streets and numerous lots. The streets shown include Westcoat Drive, Bettinger Drive, L.D. Lockett Road, Preston Way, Oakleigh Lane, and Laila Court. Various zoning districts are indicated by labels such as R-20, R-30, R-40, AG, and PUD-R. Lot numbers are provided for many of the parcels. A specific lot, 5916, is highlighted with a red border.

Plotted: 10/23/2021 10:32 AM, by John Tinsley; Saved: 10/23/2021 10:31 AM, by JTinsley

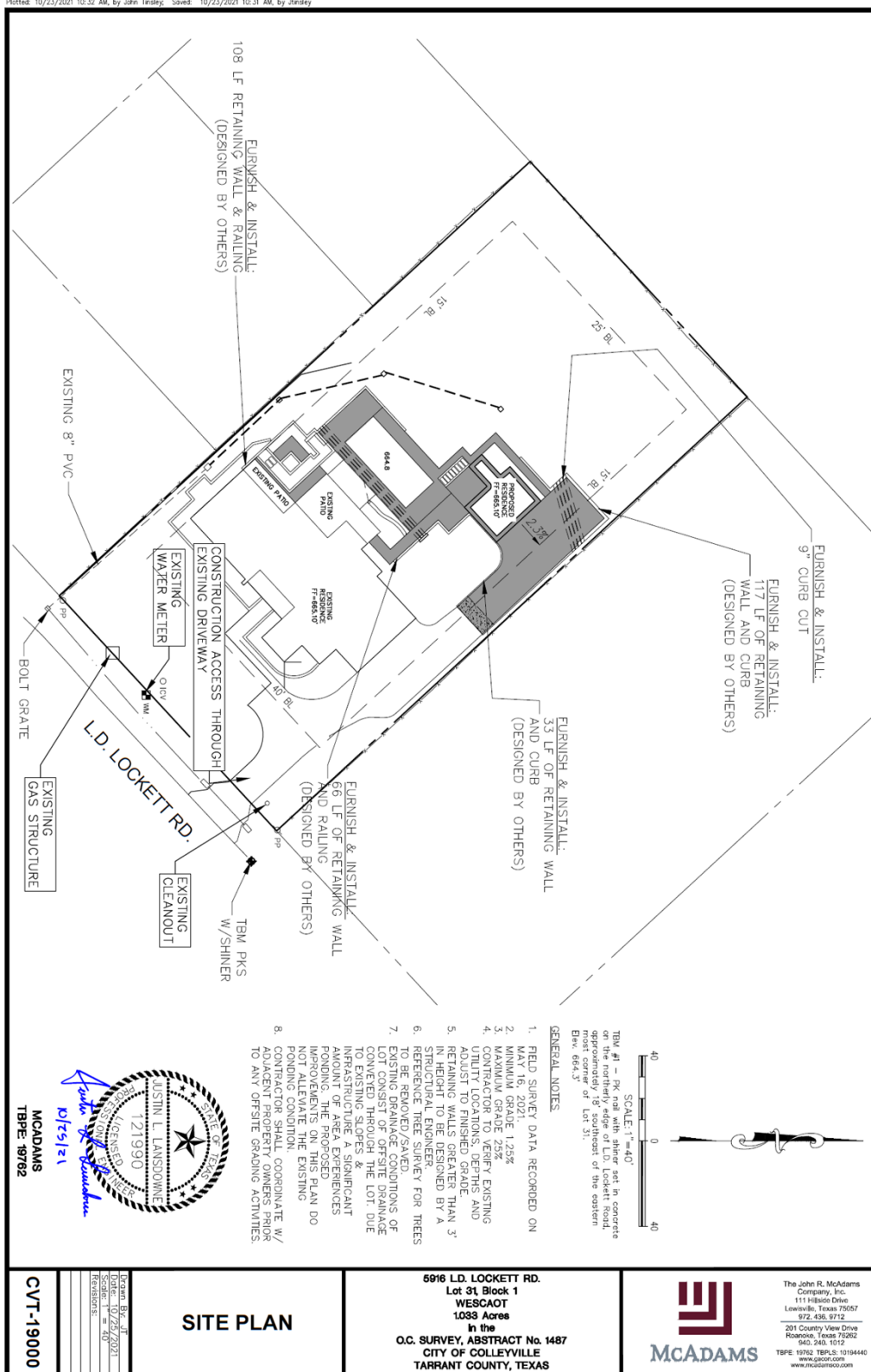


Exhibit "C" – Building Elevations



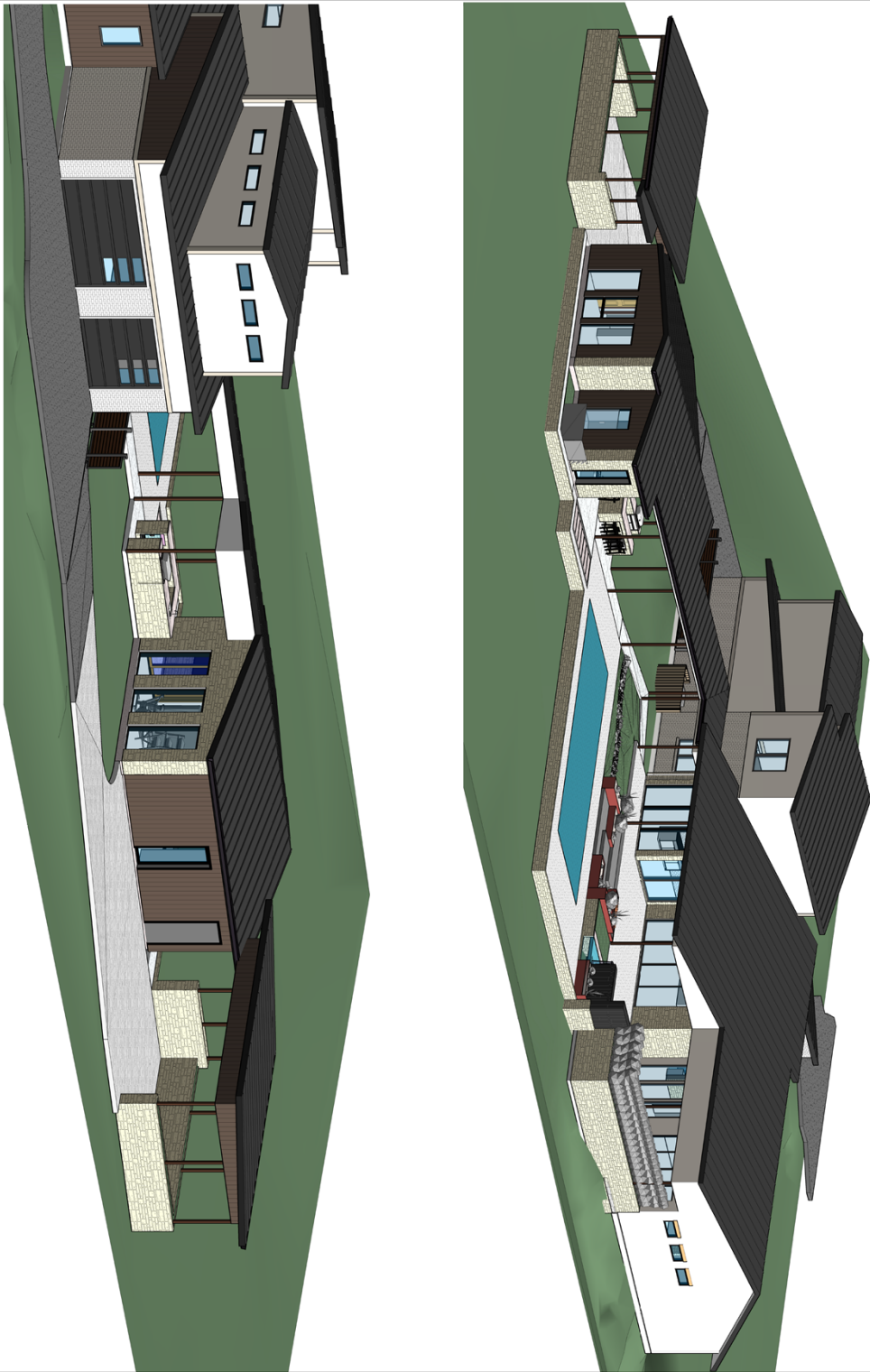


Exhibit A - Principal Building Addition

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.

5916 L.D. LOCKETT
COLLEGE, TX
76034

3D ELEVATIONS

A4.03

Scale



INTERNATIONAL PROJECTS

Total Under Air 729 sq ft

Covered 460 sq ft

Total Square Feet 1189 sq ft

Plan North





City of Colleyville City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 1/4/2022

Number Ordinance O-22-2188

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at the December 13, 2021 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

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. Ordinance O-22-2188

Aerial Map

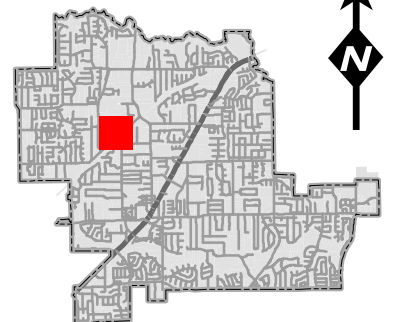


ZC21-031
6113 Bransford Road

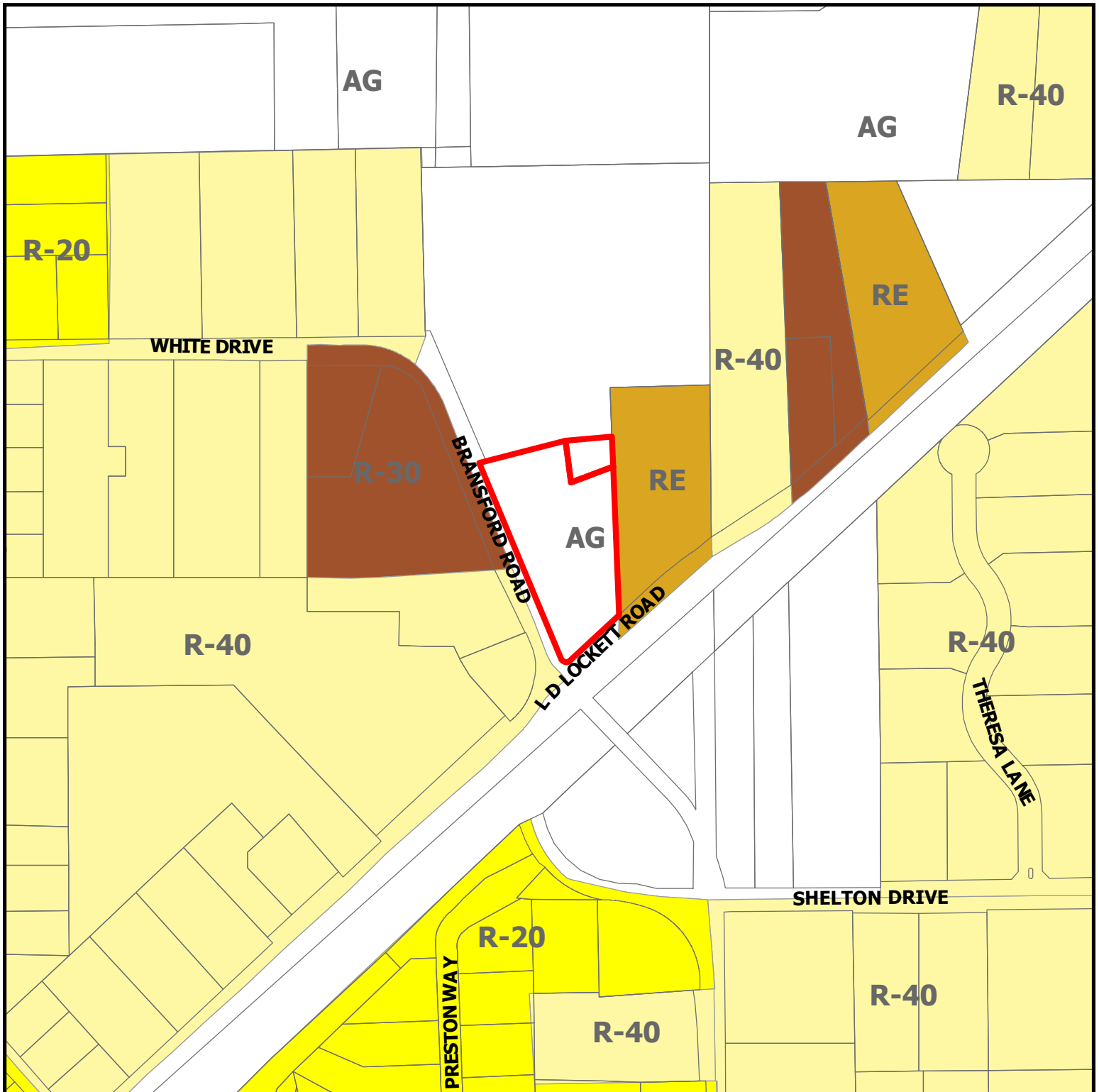
DISCLAIMER:
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Subject Property



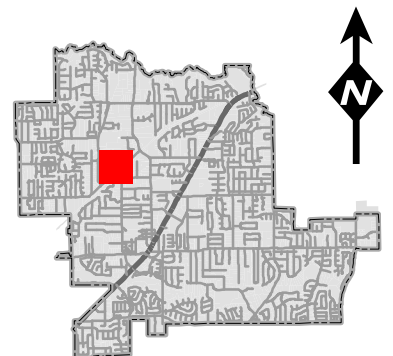
Zoning Map



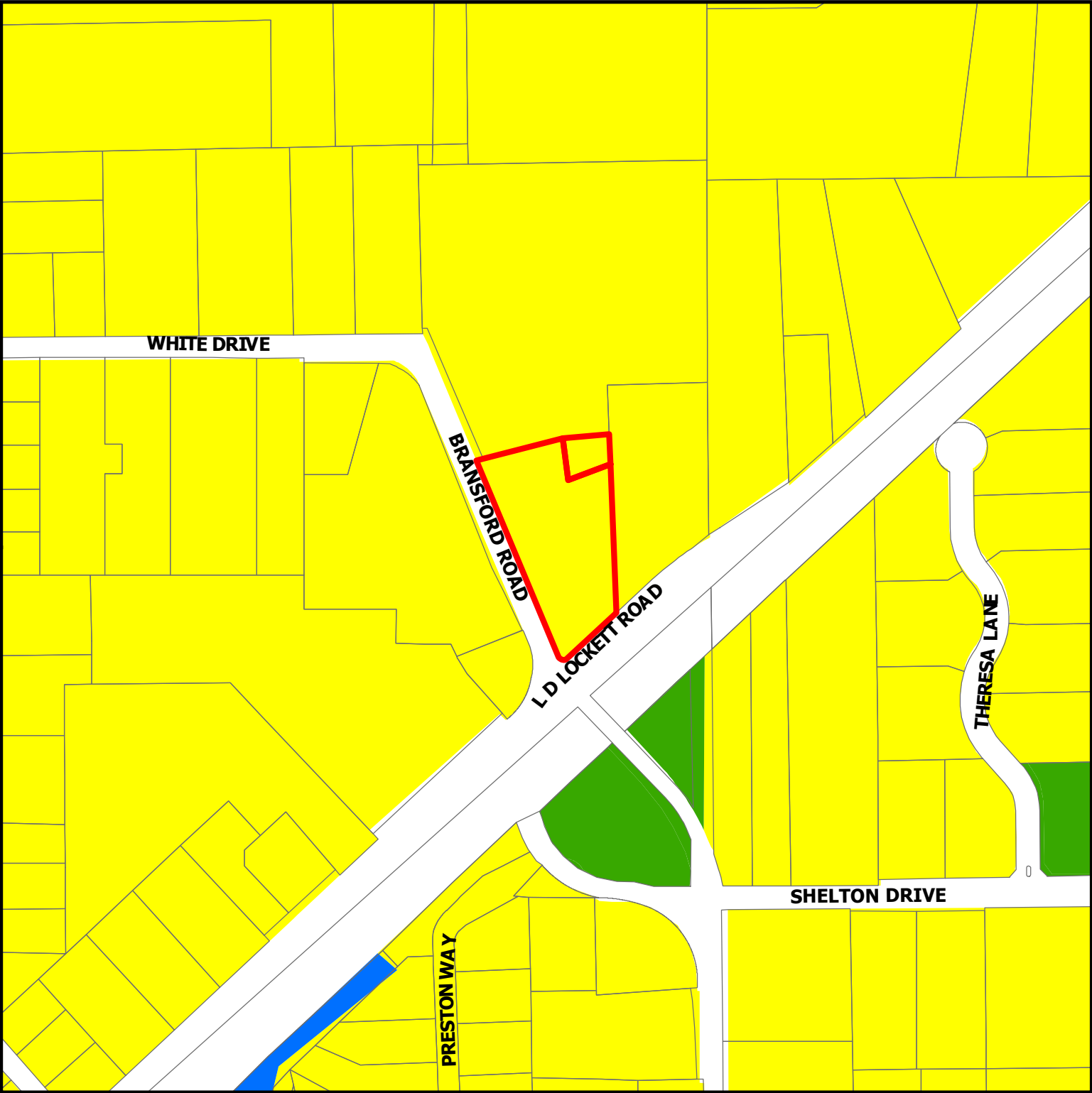
ZC21-031
6113 Bransford Road

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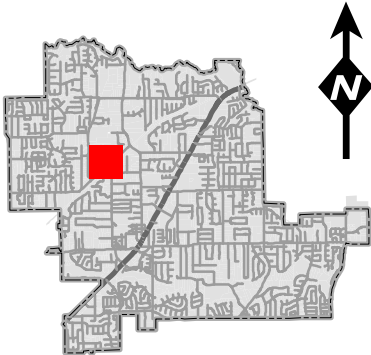
Future Land Use Map

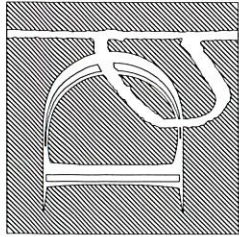
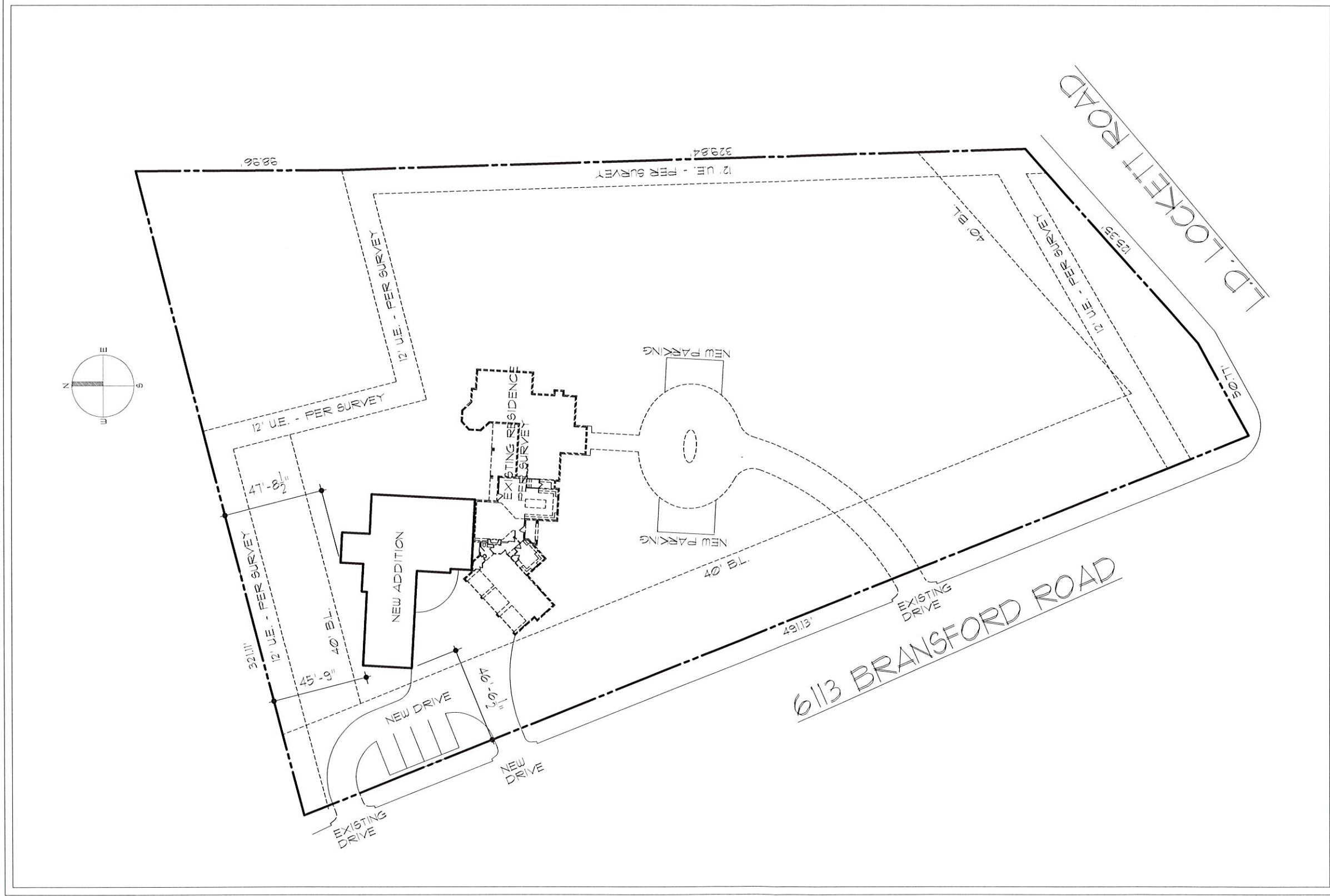


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ZC21-031
6113 Bransford Road

-  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

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

CURRENT OWNER:
TABLE TRUST OF DANIEL
AND KIMBERLY BRESINGH
312 WHITE DR
COLLEYVILLE, TX 7603

LOT 1R, BLOCK 1
WESCOAT PLACE ADDITION

CURRENT OWNER:
HEATH H DARRYL & HEATH BETTYE S
6200 BRANSFORD RD
COLLEYVILLE, TX 76034

LOT 6A, BLOCK 3
WESCOAT PLACE ADDITION

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

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

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

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

LEGAL DESCRIPTION

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

6113 BRANSFORD RD

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

PREPARED NOVEMBER 2021

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

MORRISON TROY LYNN
6113 BRANSFORD RD
COLLEYVILLE, TX 76034

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

A.N.A. CONSULTANTS, L.L.C.-
ENGINEERS AND SURVEYORS
Thompson Terrace, Coleville, TX 78034
Tel: 817.335.9900 Fax: 817.335.9955
TBPE Firm No.: 200
TBPLS Firm No.: 10090800

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

NO.	REVISION DESCRIPTIONS:	DATE:
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		SUBMITTAL NO.:

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

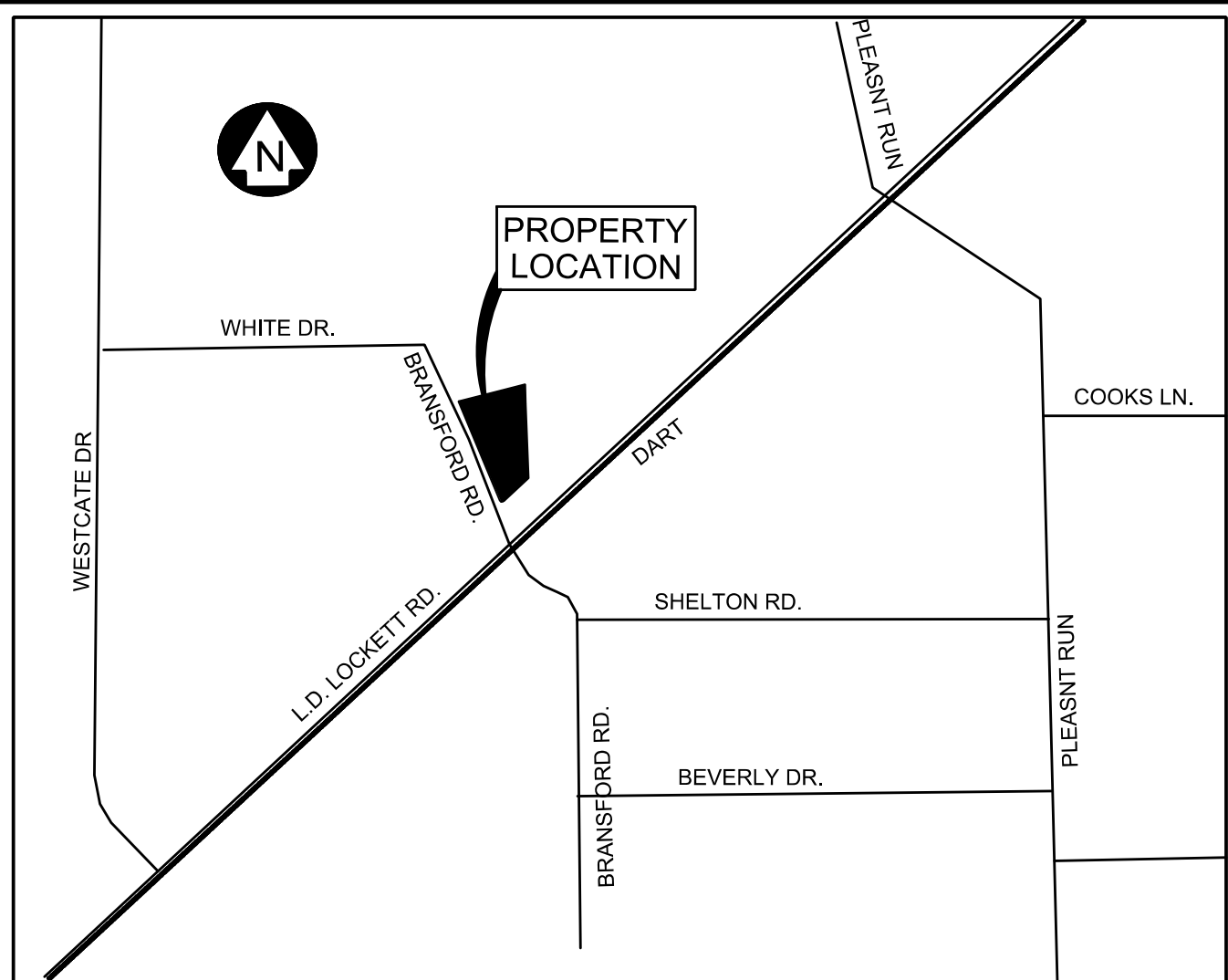
A.N.A. PROJECT NO.:
21-0450
CASE NO.:
PC 21-0xx
SHEET No.: **1**

1

0 40' 80' 120'

GRAPHIC SCALE IN FEET

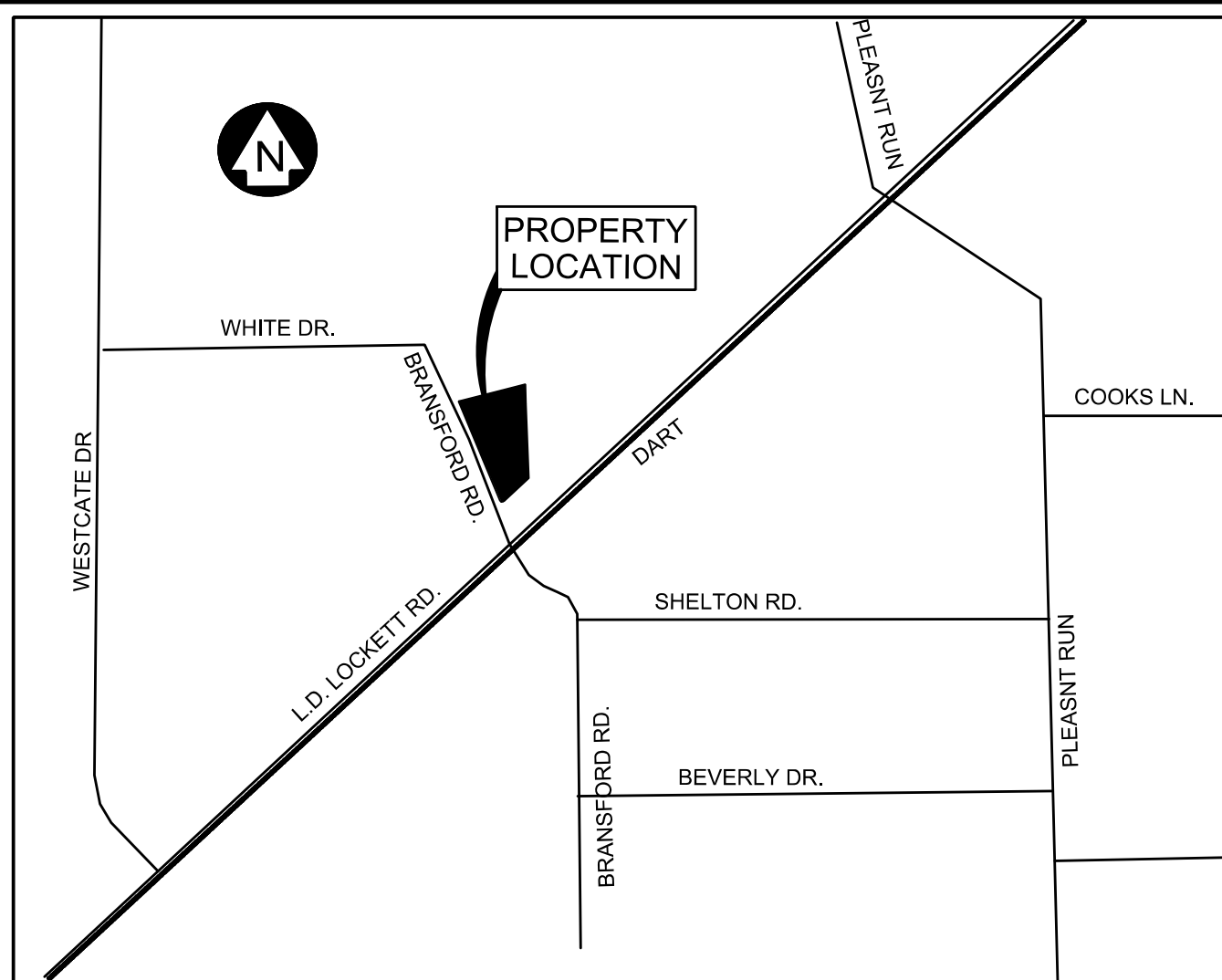
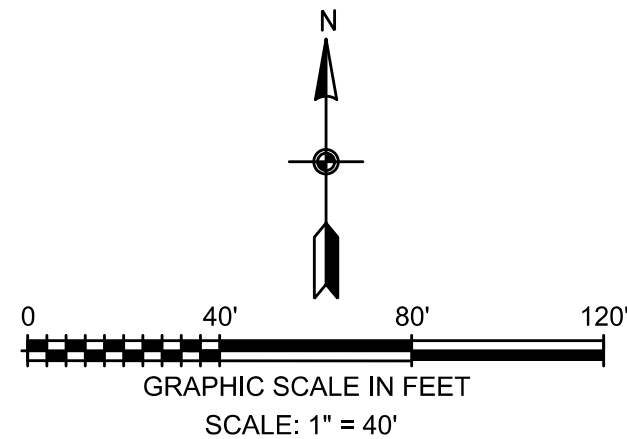
SCALE: 1" = 40'



VICINITY MAP

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11/9/2021
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Tree Number	Tree Size	Tree Type
1	10"	MAPLE
2	24"	CREPE MYRTLE
3	12"	
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"	
41	14"	TREE
42	24"	OAK
43	24"	OAK
44	12"	MAPLE
45	24"	OAK

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

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
N.A. CONSULTANTS, L.L.
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

A.N.A. CONSULTANTS, L.L.C.
ENGINEERS AND SURVEYORS
Thompson Terrace, Colleyville, TX 76034
Tel: 817.335.9900 Fax: 817.335.9955
E-MAIL: anna@anna-llc.com anna@anna-llc.com
TXBPE Firm No.: 10090800
TXBPLS Firm No.: 10090800

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

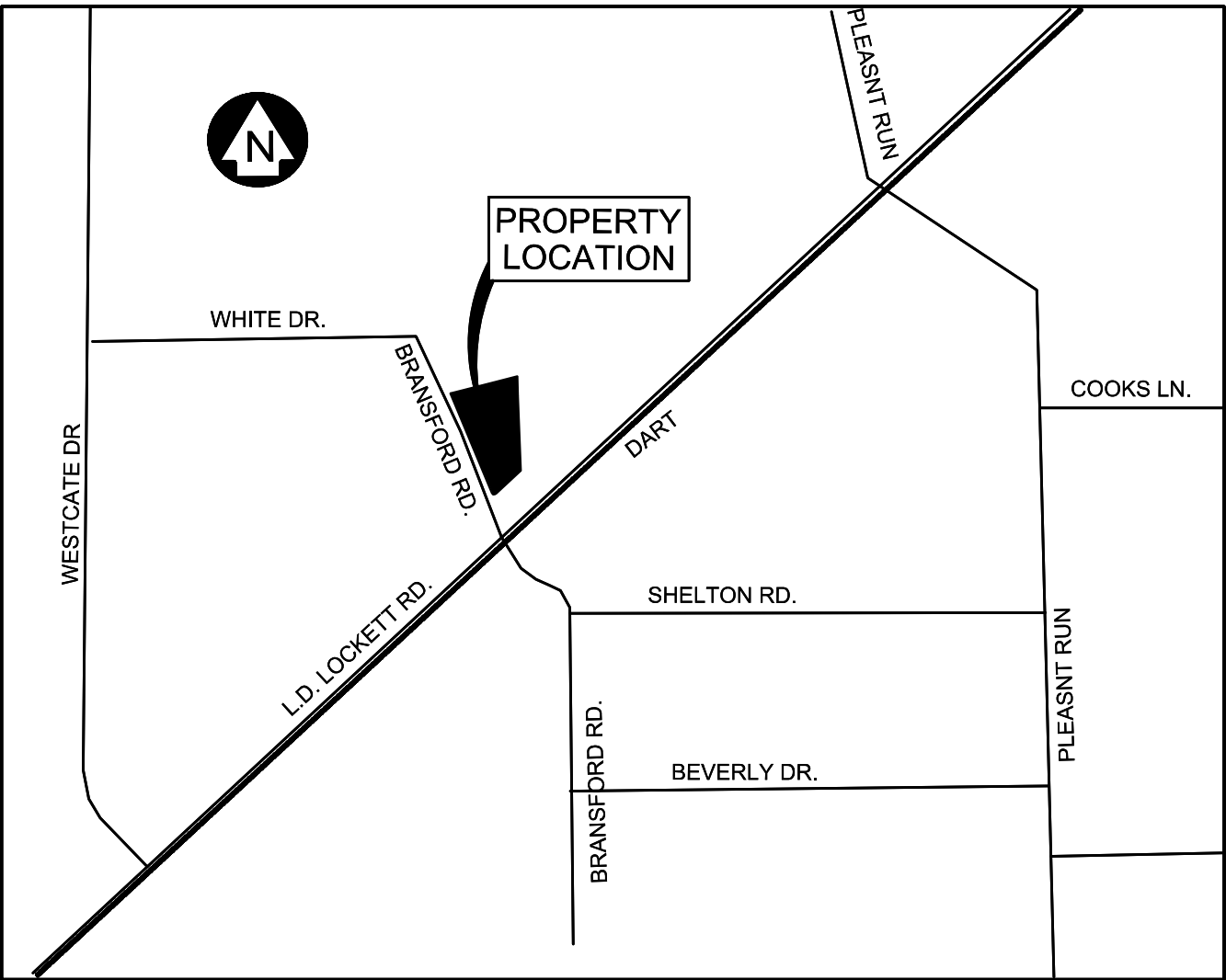
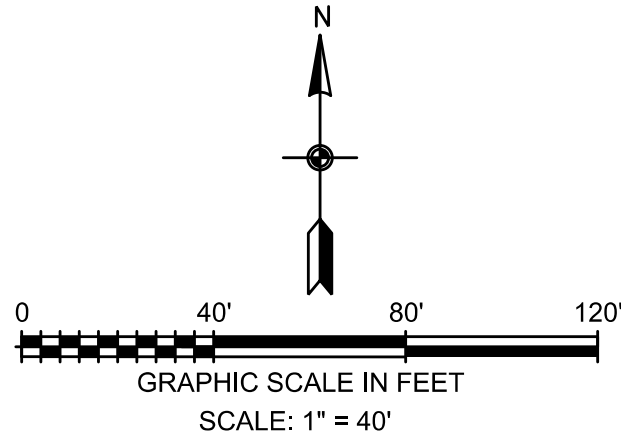
ZONING EXHIBIT A

HOWARD ADDITION

6113 BRANSFORD I
LOT 1, BLOCK 1

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

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11/9/2021
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VICINITY MAP
NTS

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OWNER

MORRISON TROY LYNN
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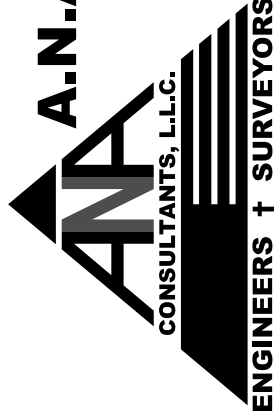
ZONING EXHIBIT
FOR ZONING CHANGE
FROM "AG" TO "R-40"

6113 BRANSFORD RD

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

PREPARED NOVEMBER 2021

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

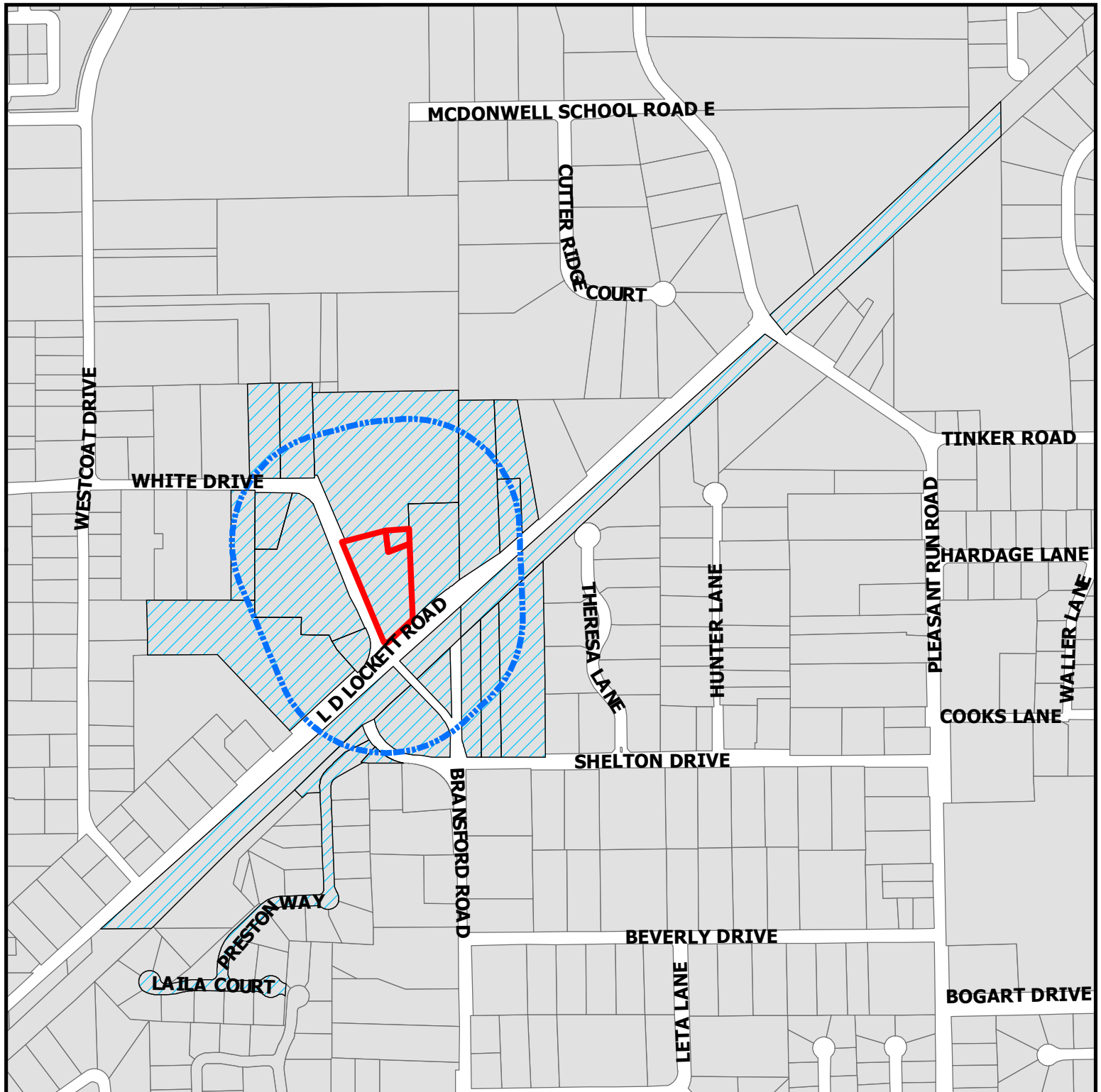


NO.	REVISION DESCRIPTIONS:		DATE:	SUBMITTAL NO.:
				1

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
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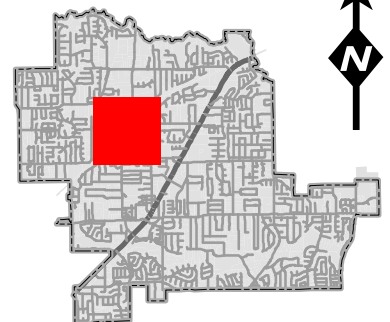
Notification Map



ZC21-031
6113 Bransford 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 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

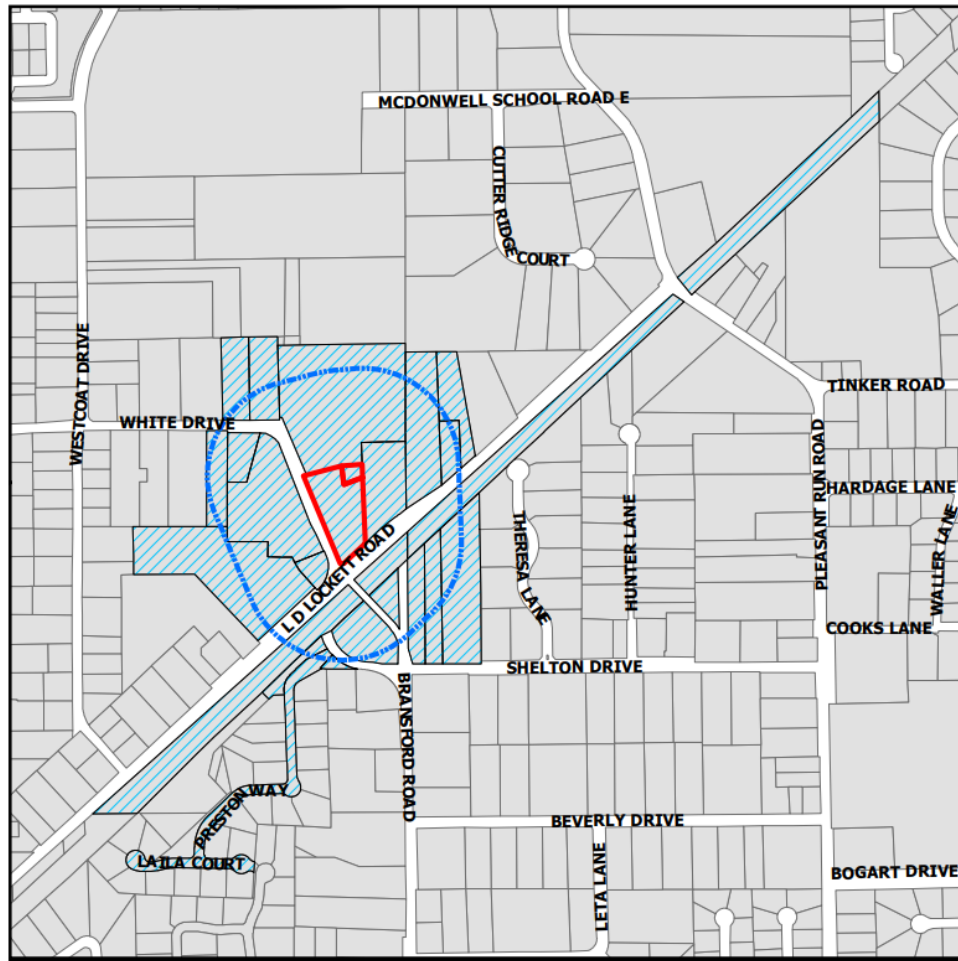
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

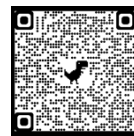
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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-22-2188

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 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" and 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, ON THIS THE 18TH DAY OF JANUARY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

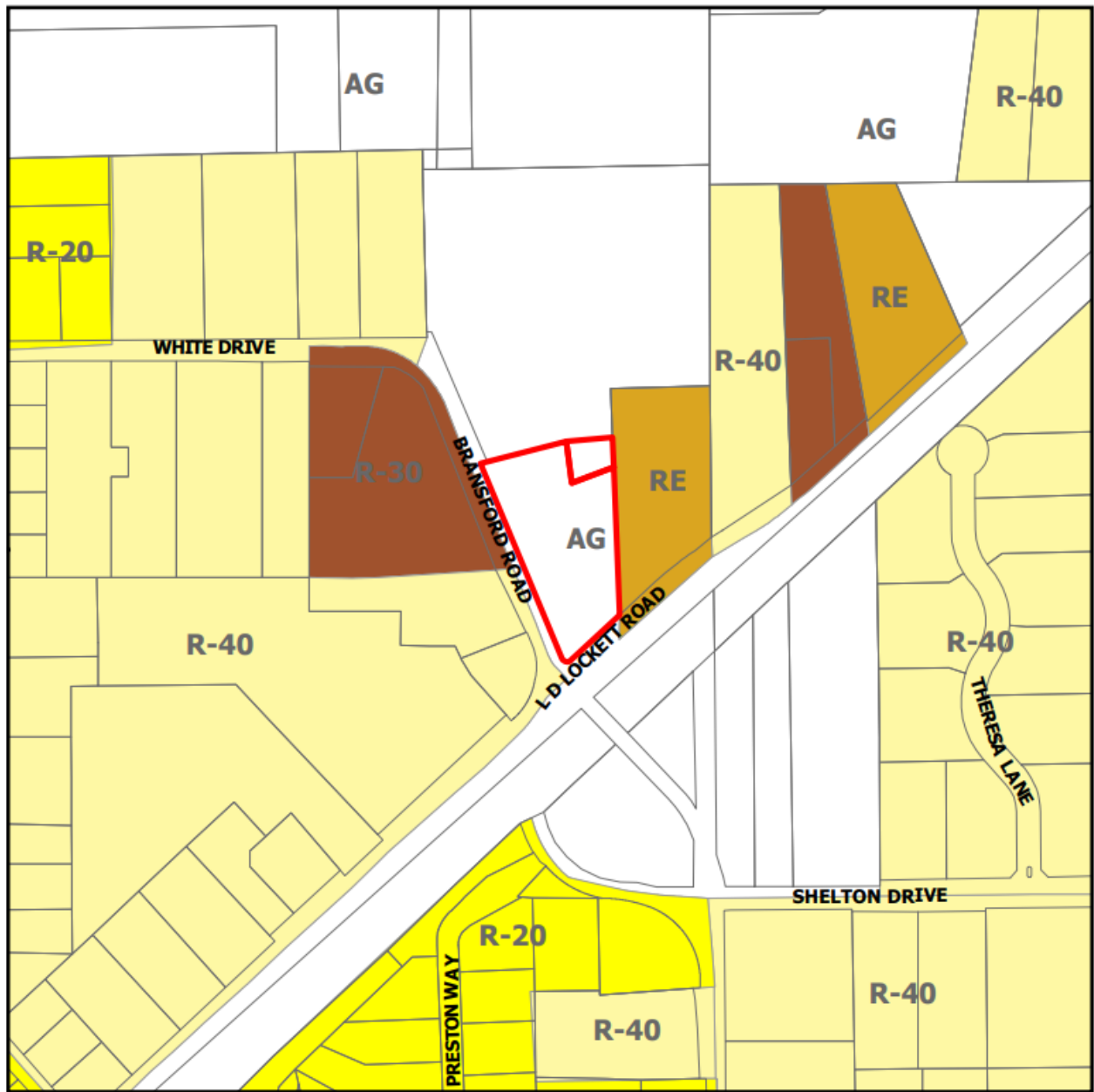


Exhibit “B”- Zoning Exhibit

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 1/4/2022

Number Ordinance O-22-2189

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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	
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 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at the December 13, 2021, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

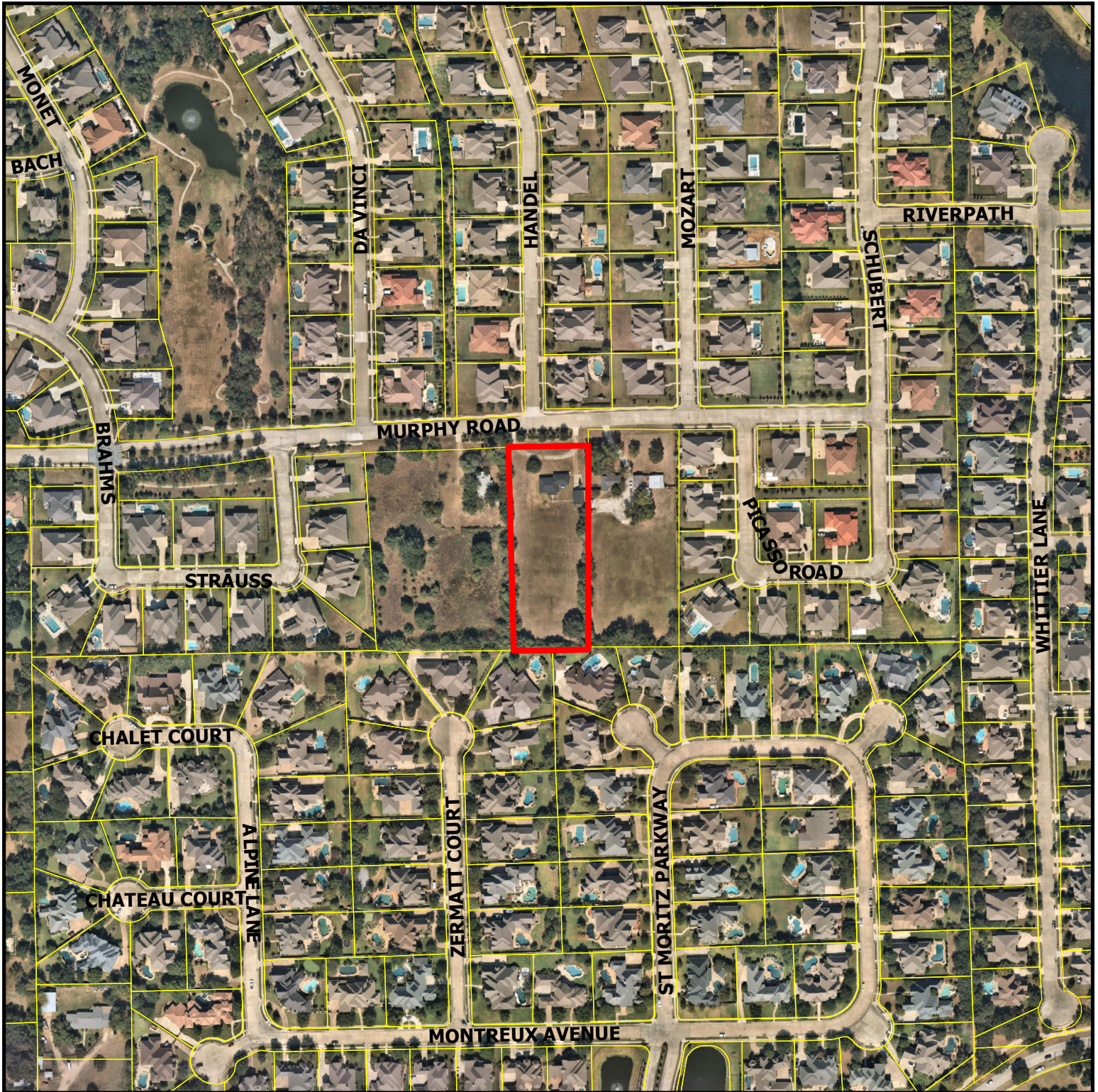
Approve

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. Ordinance O-22-2189

Aerial Map

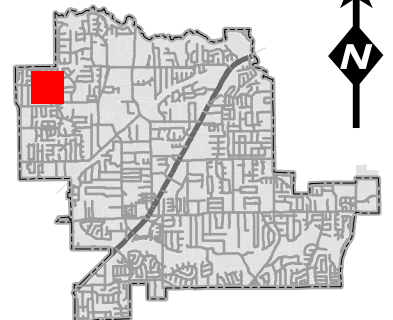


ZC21-034
715 Murphy Road

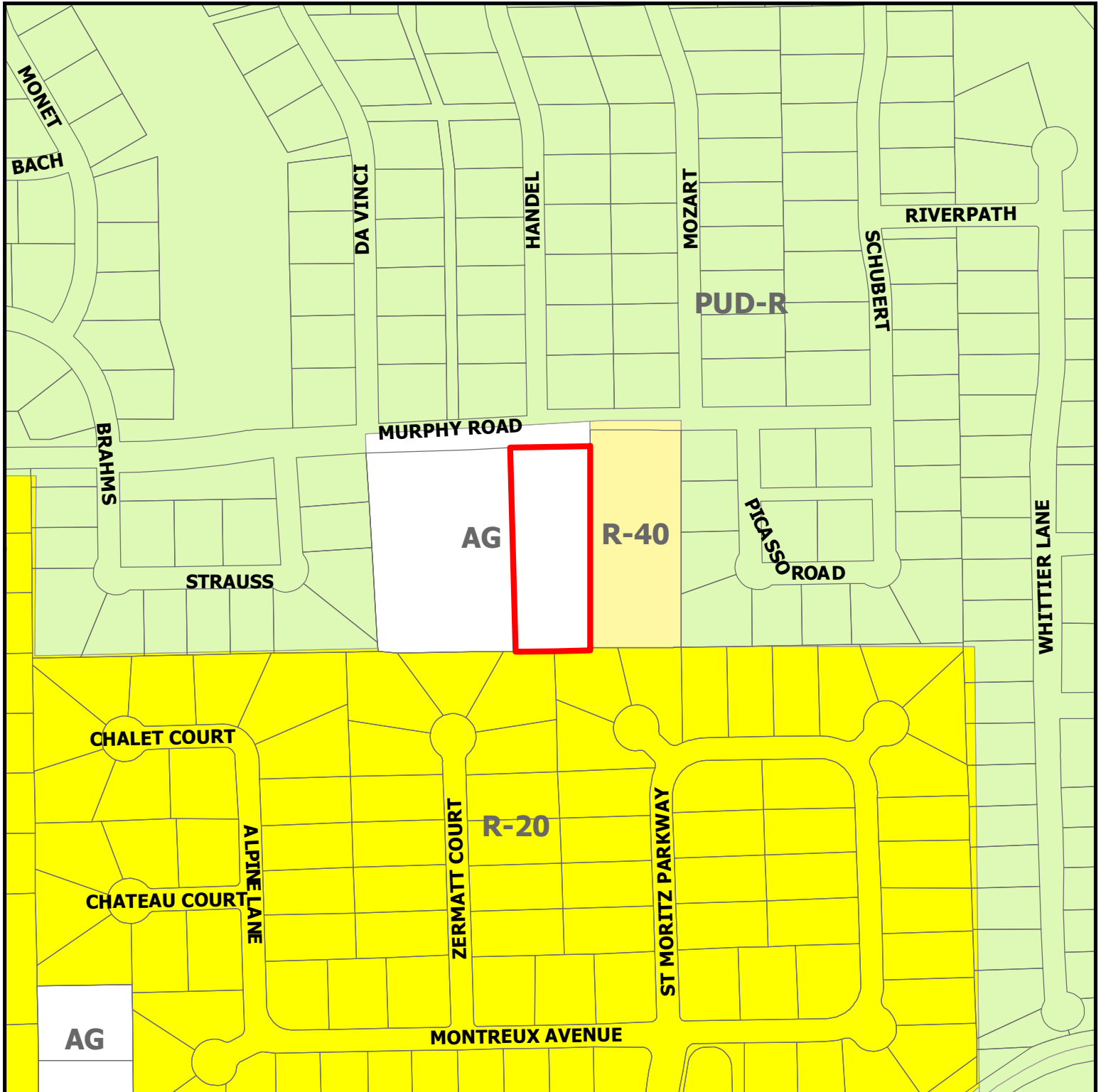
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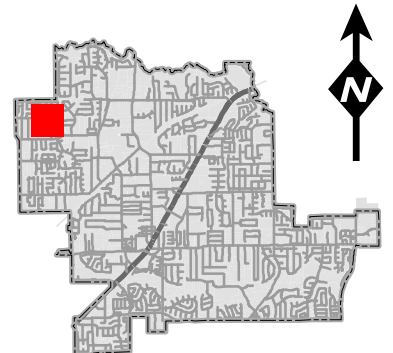
Subject Property



Zoning Map



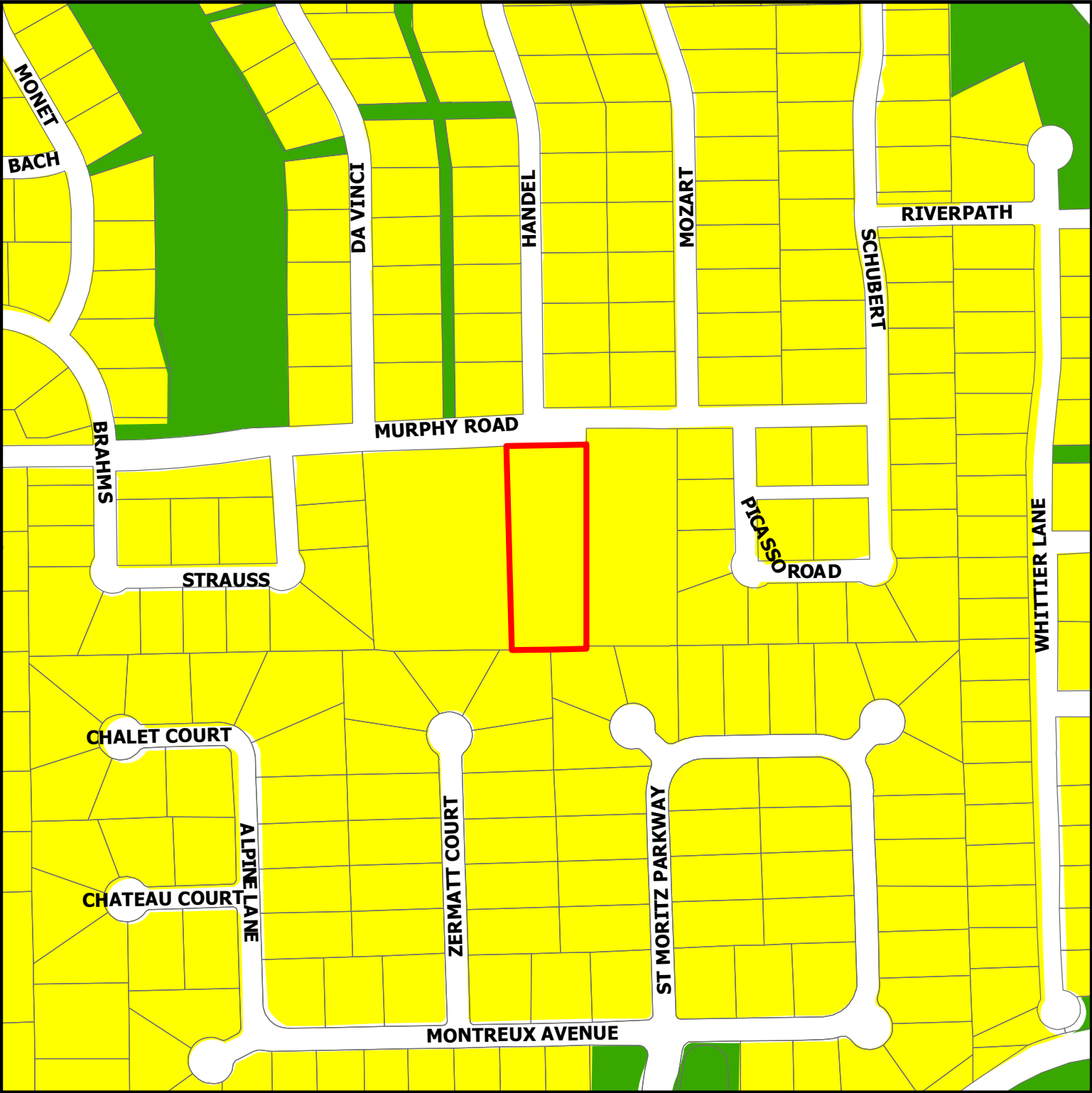
ZC21-034
715 Murphy Road



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 Subject Property

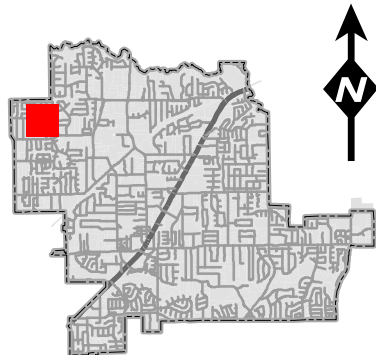
Future Land Use Map

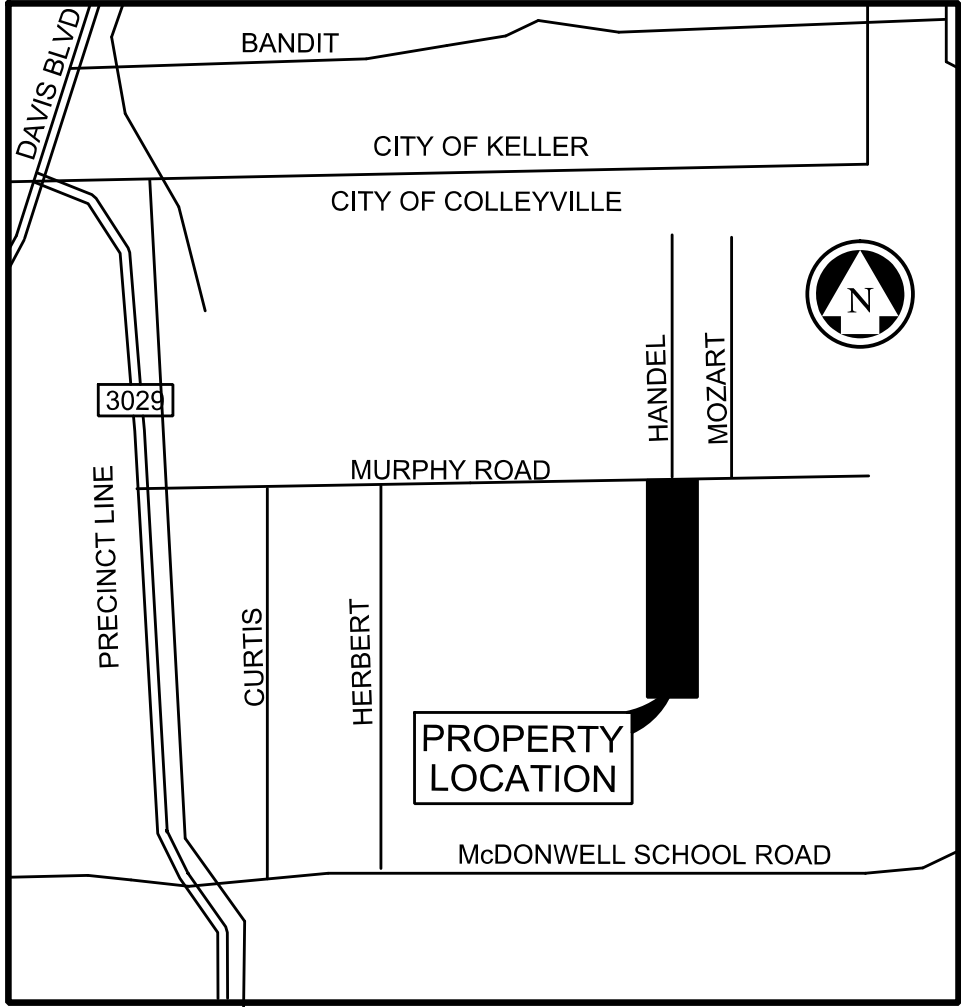
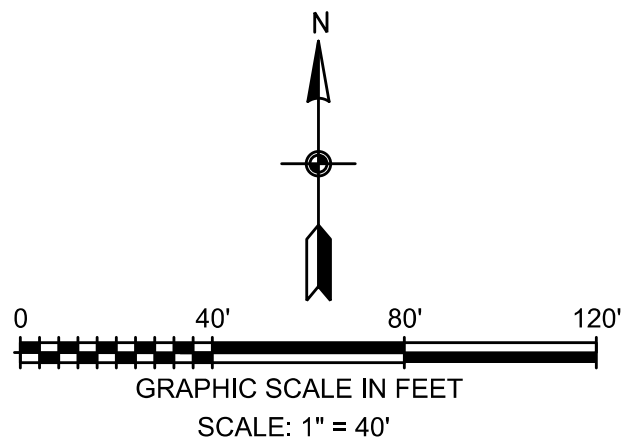


ZC21-034
715 Murphy Road

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-  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

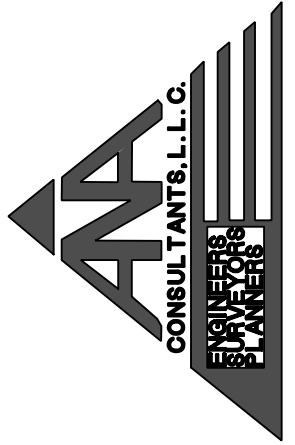
A.N.A. CONSULTANTS, L.L.C.
5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

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

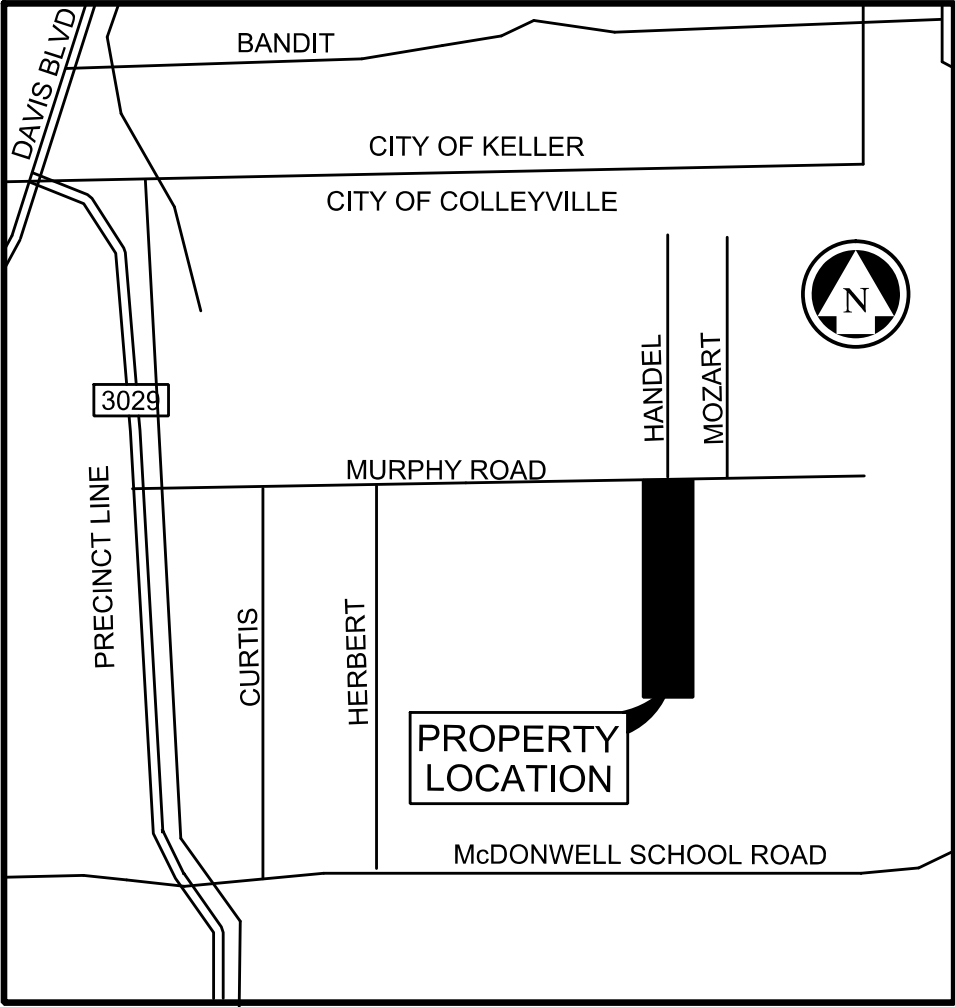
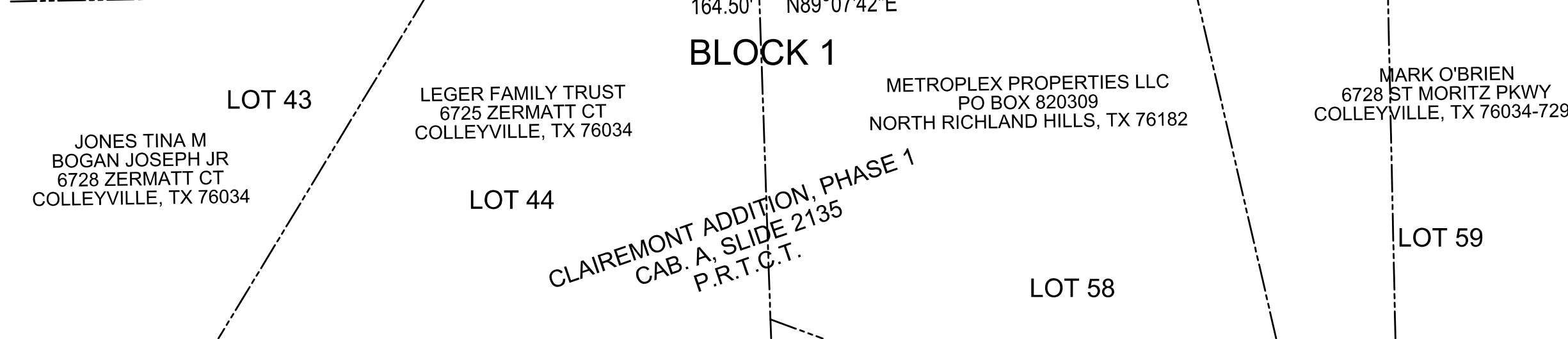
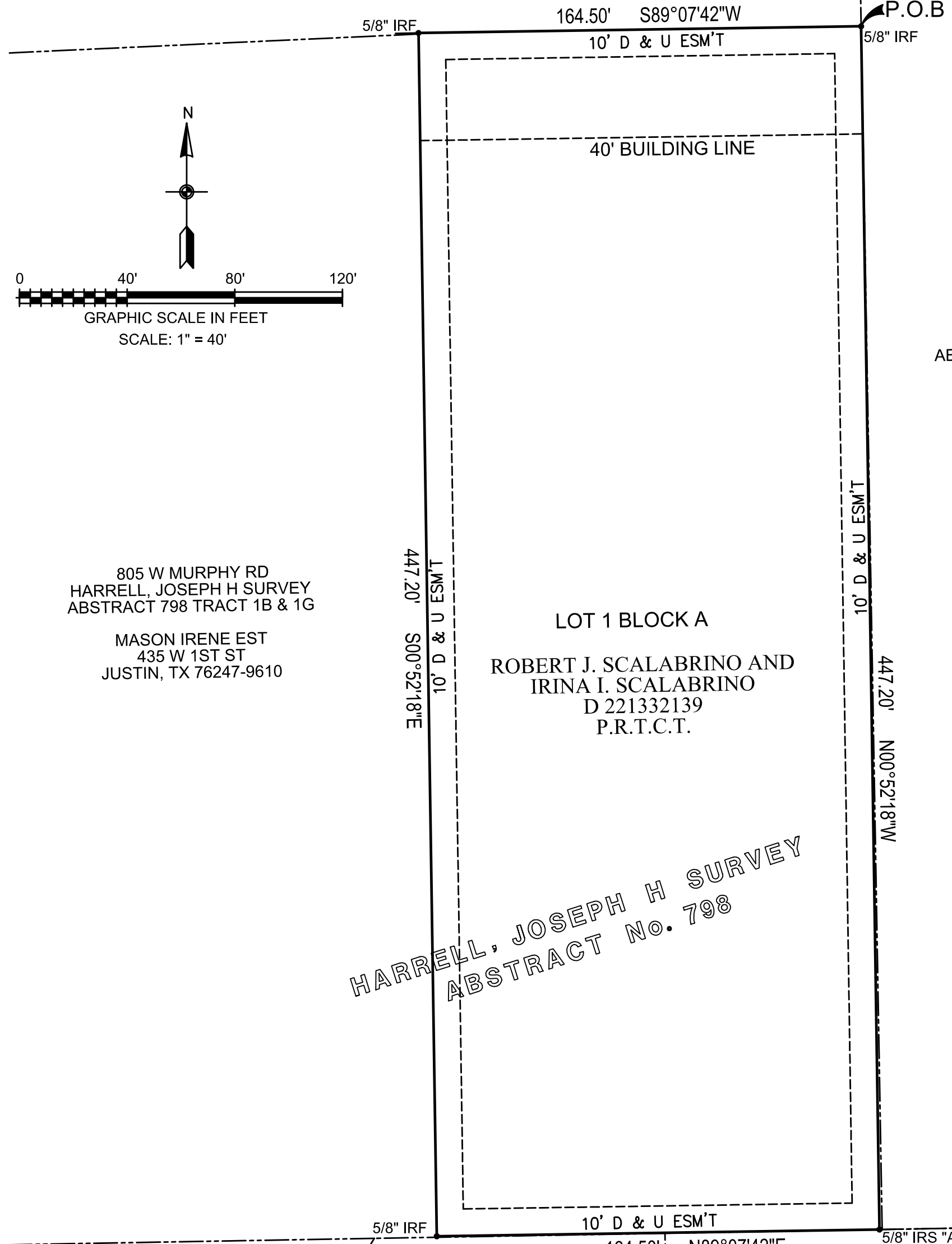
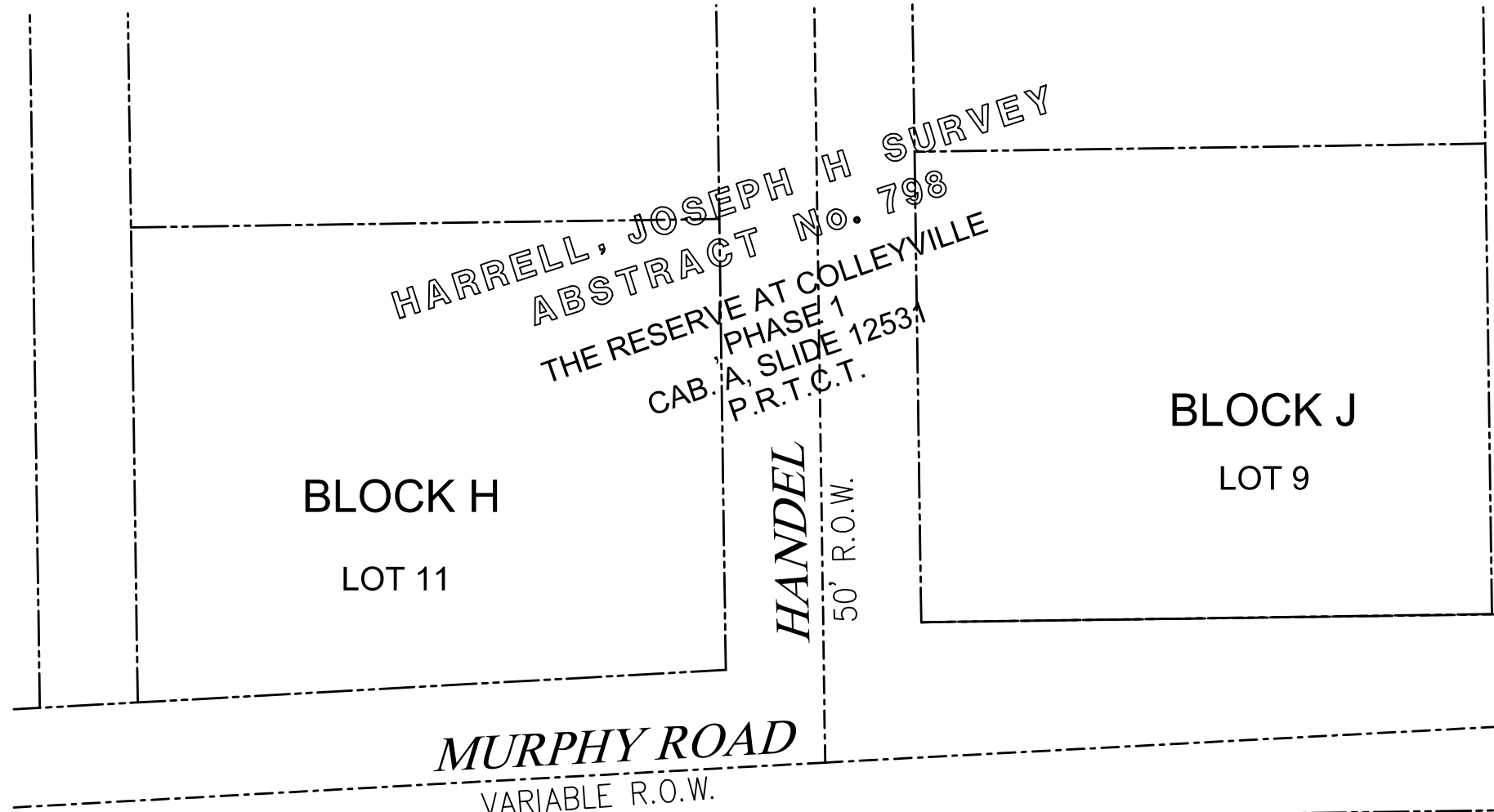


PC 21-0xx

SHEET 1 OF 1

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11/12/2021
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VICINITY MAP NTS

GENERAL NOTES

- UNLESS OTHERWISE NOTED, ALL CORNERS SHOWN HEREON ARE 5/8" IRON RODS SET WITH A CAP STAMPED "ANA".
- SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- BY GRAPHIC SCALE, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED, (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AND ZONE X (AREA WITH 0.2 PERCENT ANNUAL CHANCE FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, MAP NO. 48439C0095K, REVISED SEPTEMBER 25, 2009.
- BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM 1983 (NAD '83), TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE.
- DRAINAGE EASEMENT RESTRICTION: NO CONSTRUCTION OR FILING WITHOUT THE WRITTEN APPROVAL OF THE CITY OF COLLEYVILLE SHALL BE ALLOWED WITHIN A DRAINAGE EASEMENT, AND THEN ONLY AFTER DETAILED ENGINEERING PLANS AND STUDIES SHOW THAT NO FLOODING WILL RESULT, THAT NO OBSTRUCTION TO THE NATURAL FLOW OF WATER WILL RESULT, AND SUBJECT TO ALL OWNERS OF THE PROPERTY AFFECTED BY SUCH CONSTRUCTION BECOMING A PARTY TO THE REQUEST. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO FEET ABOVE THE 100-YEAR FLOOD ELEVATION.
- UTILITY EASEMENT: ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THE EASEMENTS SHOWN ON THE PLAT; AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF COLLEYVILLE, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS TO AND FROM AND UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

SURVEYOR'S CERTIFICATION

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

SIGNATURE

DATE



STATE OF TEXAS
COUNTY OF TARRANTS

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

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

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

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

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

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, ROBERT J. SCALABRINO AND IRINA I. SCALABRINO, OWNER, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREINBEFORE DESCRIBED PROPERTY AS LOTS 1, BLOCK A, SCALABRINO ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE FEE SIMPLE TO THE PUBLIC USE FOREVER ALL STREETS, RIGHTS-OF-WAY, AND ALLEYS SHOWN THEREON, AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON THIS PLAT FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS IN WHICH ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON ANY OF THESE EASEMENTS, AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, AND PATROLLING, WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS, AND RESOLUTIONS OF THE CITY OF COLLEYVILLE, TEXAS.

WITNESS OUR HANDS THIS _____ DAY OF _____, 2021.

OWNERS NAME

STATE OF TEXAS
COUNTY OF TARRANTS

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

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

NOTARY PUBLIC IN AND FOR TARRANT COUNTY

MY PRINTED NAME

MY COMMISSION EXPIRES:

ENGINEER / SURVEYOR

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

5000 THOMPSON TERRACE
COLLEYVILLE, TEXAS 76034

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

OWNER / DEVELOPER

ROBERT J. SCALABRINO
AND IRINA I. SCALABRINO

7013 MOZART
COLLEYVILLE, TX 76034

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

MINOR PLAT
SCALABRINO ADDITION

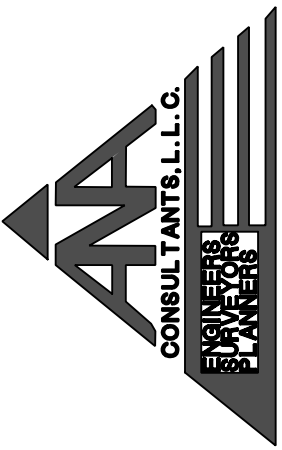
LOTS 1 BLOCK A,
AN ADDITION TO
THE CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS
BEING 1.70 ACRE OF LAND

SITUATED IN

JOSEPH HARRELL SURVEY ABSTRACT 798
COLLEYVILLE, TARRANTS COUNTY, TEXAS

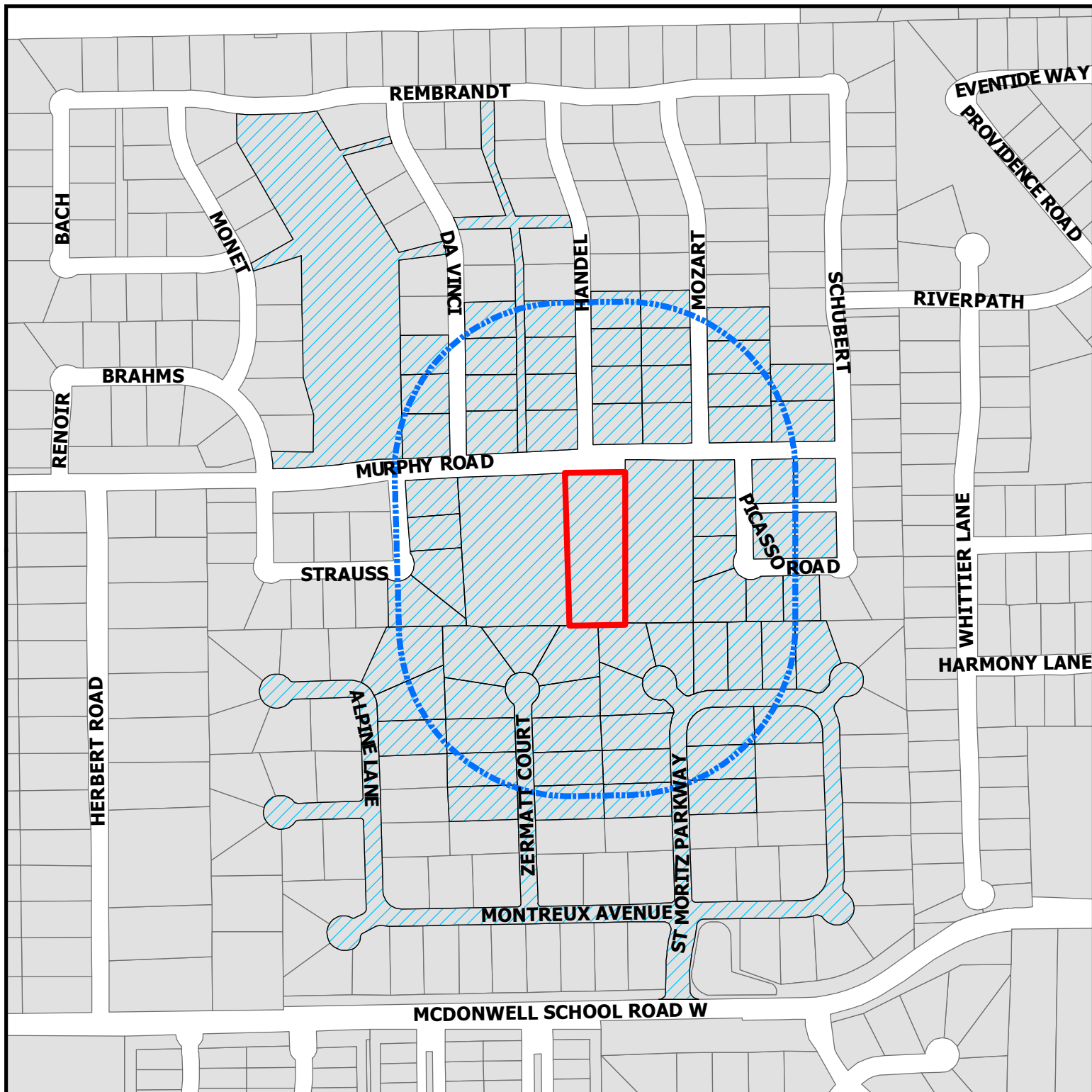
MINOR PLAT
FOR
SCALABRINO ADDITION
1 RESIDENTIAL LOT

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



SHEET 1 OF 1

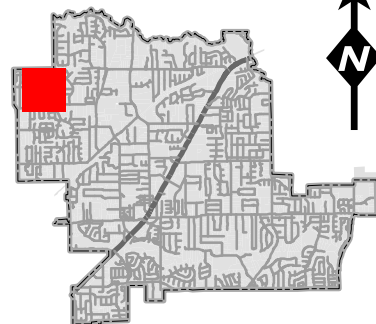
Notification Map



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

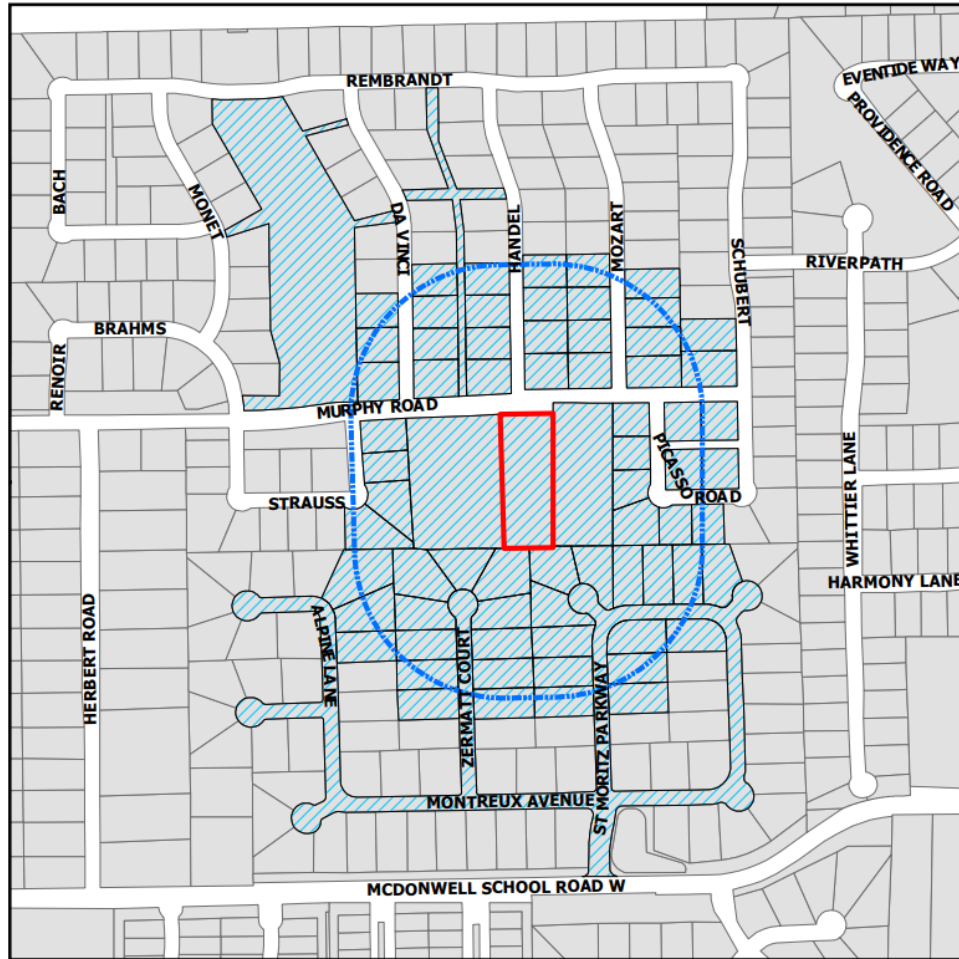
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

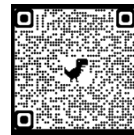
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

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-22-2189

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" and 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, ON THIS THE 18TH
DAY OF JANUARY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A"- Zoning Map

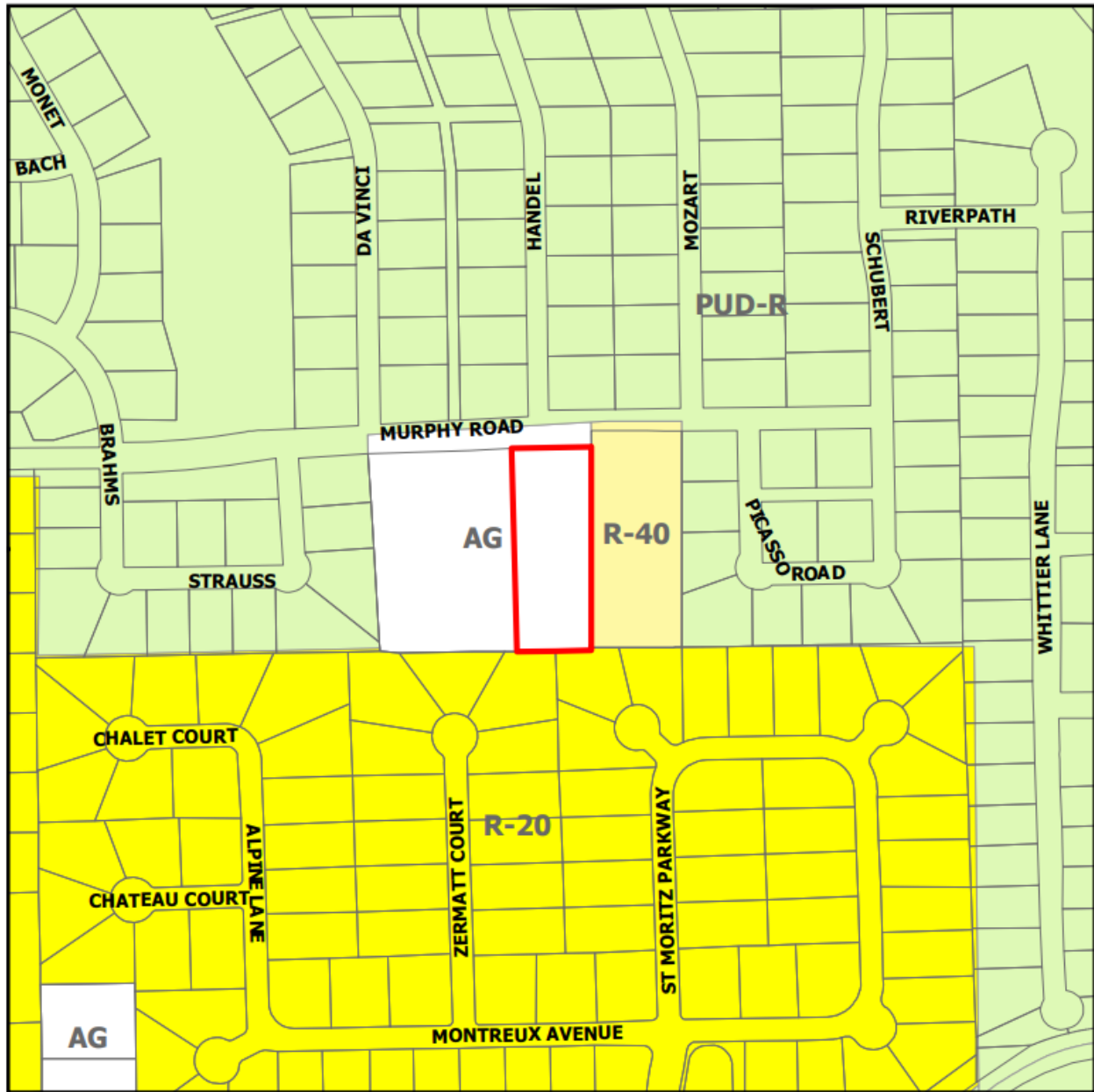


Exhibit “B”- Zoning Exhibit

[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 1/4/2022

Number Resolution R-22-4687

Type Resolution

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

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, and 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 two 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the plat with all plat waivers at the December 13, 2021, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Boundary and Topographic Survey
5. Replat Exhibit
6. Site Plan & Floor Plan
7. Notification Map
8. Notification Letter
9. Notify List
10. Resolution R-22-4687

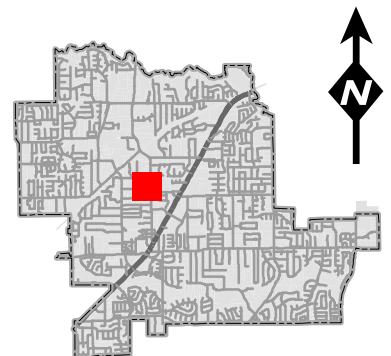
Aerial Map



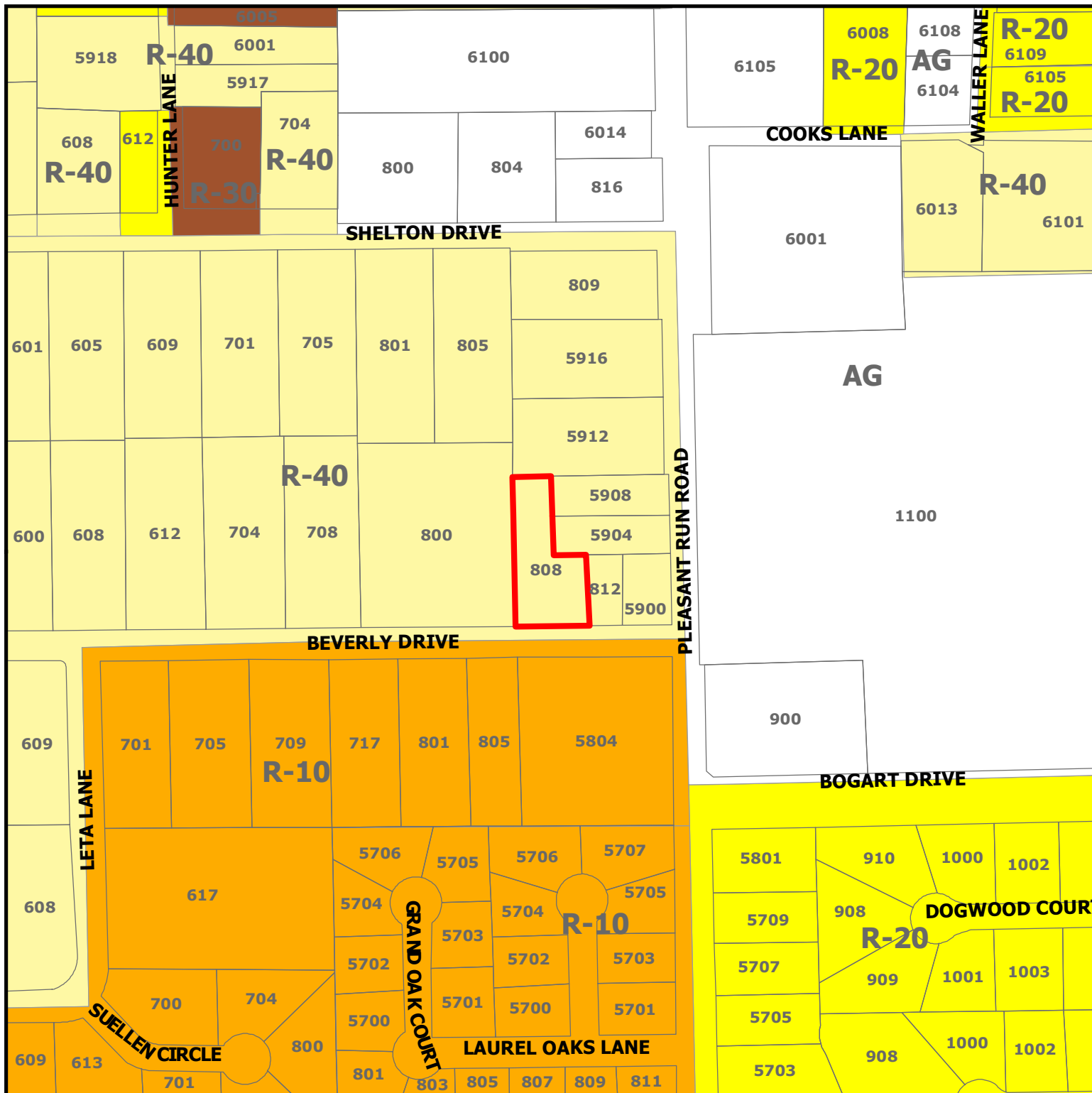
PC21-017
808 Beverly Drive

DISCLAIMER:
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 Subject Property



Zoning Map



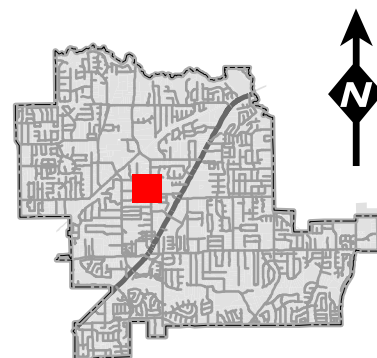
PC21-017
808 Beverly Drive

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Subject Property

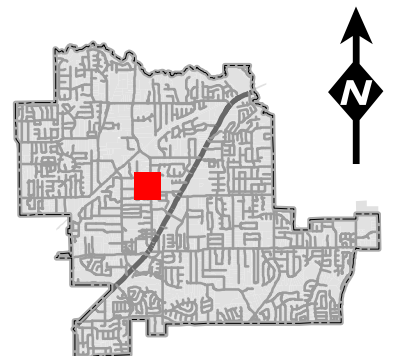


Future Land Use Map



PC21-017
808 Beverly Drive

- Subject Property
- Residential
- Institutional
- Colleyville Blvd Corridor



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LEGAL DESCRIPTION

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;

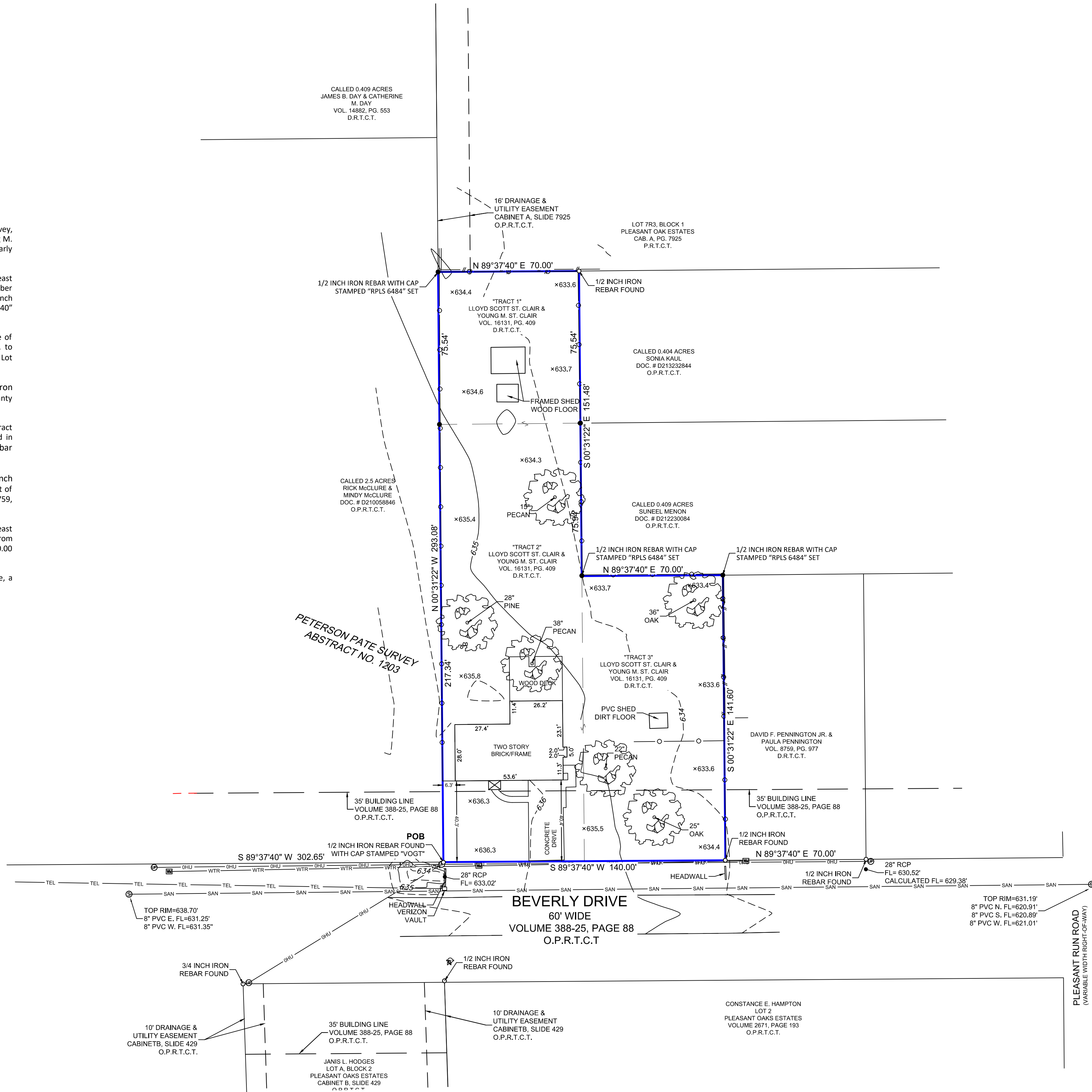
THENCE North 89°37'40" East, with the common line of said Tract 1 and said Lot 7R3, a distance of 70.00 feet, to a 1/2 inch iron rebar found, at the northeast corner of said tract 1 and the west line of a called 0.404 acre tract of land described in a Warranty Deed with Vender's Lien to Sonia Kaul, recorded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



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 food hazard area.

2. BEARINGS ARE BASED ON U. S. STATE PLANE NAD 1983 COORDINATES, TEXAS NORTH CENTRAL ZONE - 4202

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

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

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 R. Crowley
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

10-13-2021



BOUNDARY AND
TOPOGRAPHIC SURVEY

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 806 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		

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

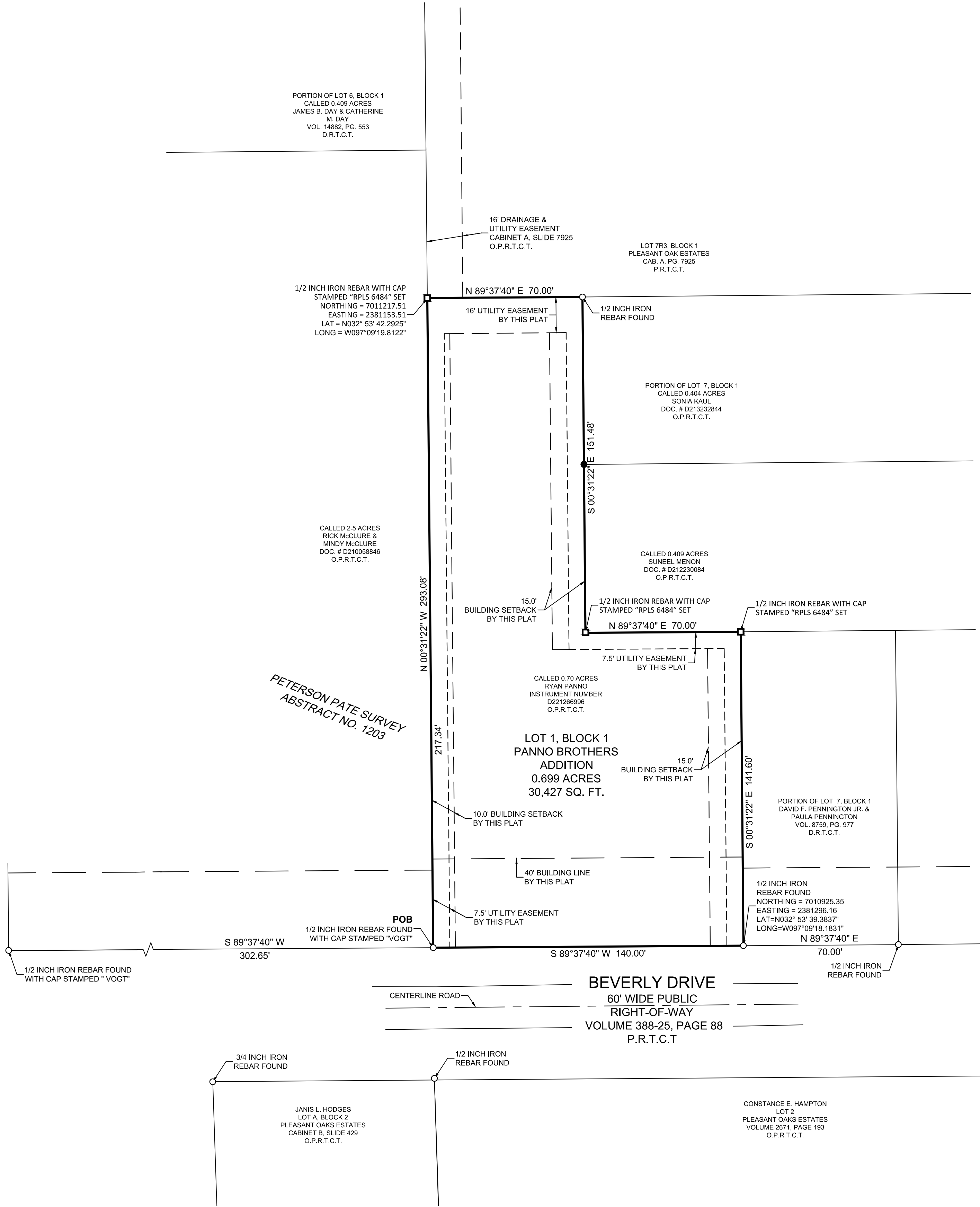
Attest:
City Secretary

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		



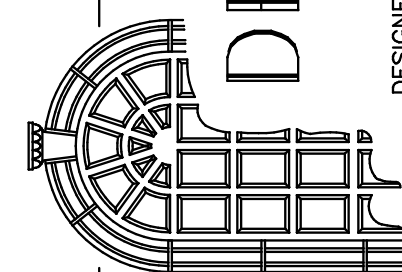
THIS PLAT RECORDED IN
DOCUMENT NUMBER: _____
DATE: _____



NOTE: 1. FRONT YARD WALKWAY, REAR PATIO, DRIVEWAYS, AND CIRCLE DRIVE WHEN INDICATED REFLECT A CONCEPT FROM DESIGN ONE. EXACT SHAPE AND SIZE TO BE DETERMINED BY BUILDER OR OWNER.

2. RESTRICTIONS OF PRIVATE DEED FILED AT COUNTY OFFICE SHALL BE THE RESPONSIBILITY OF BUILDER OR OWNER.

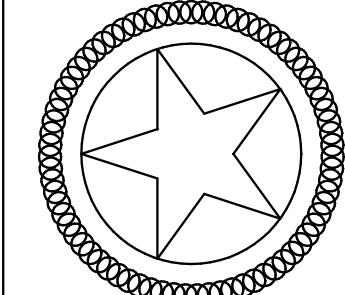
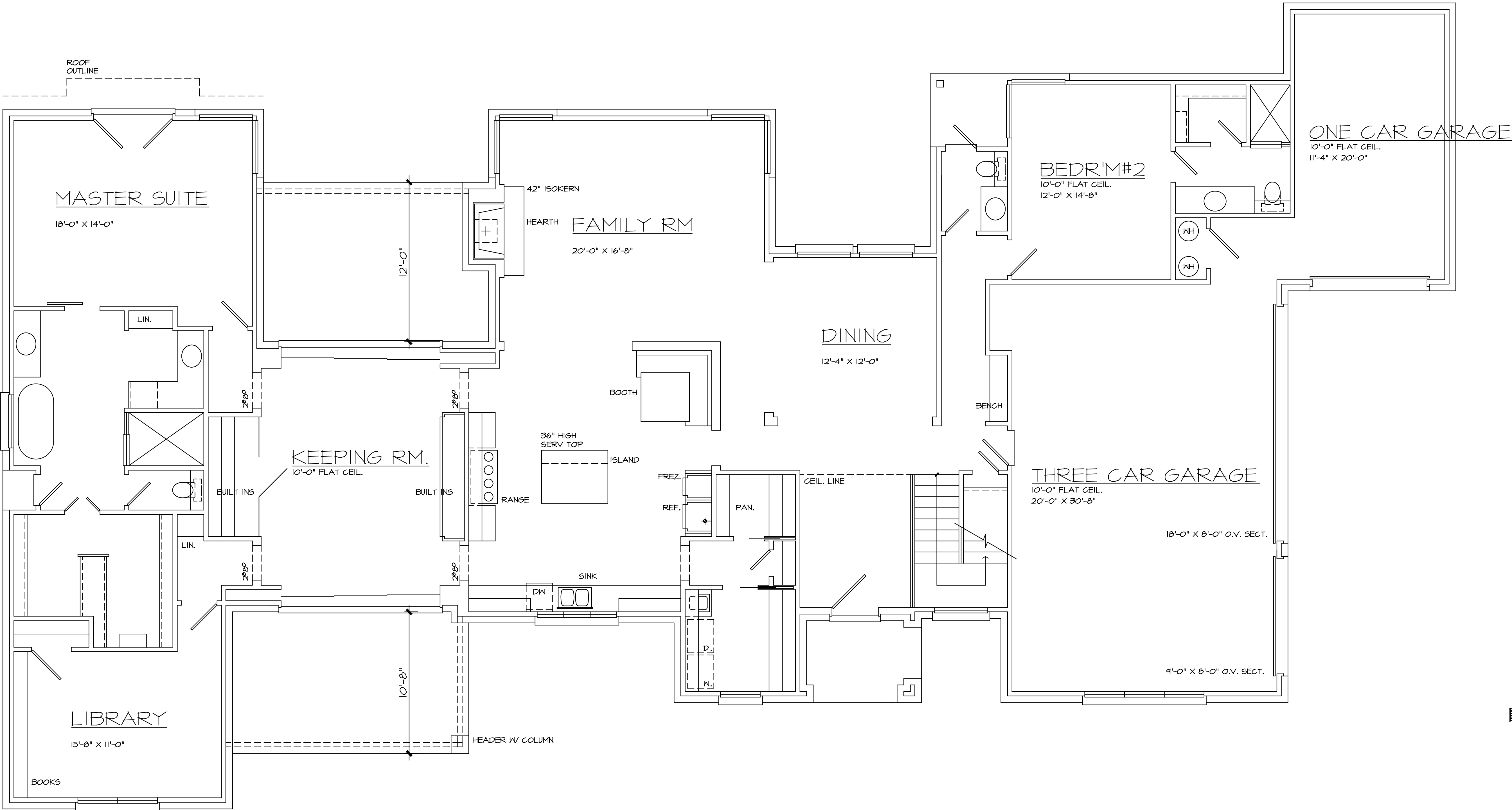
3. ALL SITE DIMENSIONS, BEARINGS, EASEMENTS, SETBACK REQUIREMENTS, AND HOUSE LOCATION TO BE VERIFIED BY REGISTERED PROFESSIONAL SURVEYOR, PRIVATE DEED, AND PER LOCAL CODES PRIOR TO ANY CONSTRUCTION. ANY AND ALL DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF BUILDER AND OR DESIGN ONE.



1

NOTES

1. AS SPEC. BY LOCAL CODES 2" X 6" WALLS MAY BE REQUIRED FOR ROOMS THAT EXCEED CERTAIN CEIL. HEIGHTS OR SOMETIMES 2" X 6" EXTERIOR WALLS SPEC. BY BUILDER OR OWNER. AS ALWAYS REPRESENTED ON PLANS BY DESIGN ONE 2" X 4" STUD WALLS ARE INDICATED. WHERE 2" X 6" ARE SPEC. APPLY AS IN FIELD APPLICATION.
2. VERIFY ALL APPLICATIONS FOR GAS WH. COOKTOP, DRYER, FIREPLACE, OUTSIDE GRILL, EXTERIOR COACH LTS. ECT. LOCATIONS TO BE SPEC. BY BUILDER OR OWNER.



THESE PLANS ARE INTENDED TO PROVIDE THE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY COMPLETE THIS STRUCTURE. THIS MEANS THESE PLANS MUST BE VERIFIED AND ADJUSTED TO THE ACTUAL CONDITIONS OF THE JOB. ANY DISCREPANCY, ERROR AND/OR OMISSION, IF FOUND, IS TO BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE DESIGNER. THE DESIGNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY AND ALL CONSTRUCTION AND REQUIREMENTS TAKE PRECEDENCE OVER ANY PART OF THESE DRAWINGS WHICH MAY CONFLICT WITH THESE AGREEMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONSTRUCTION REQUIREMENTS AND BE ADVISED TO BEFORE AND DURING CONSTRUCTION. DO NOT SCALE THESE DRAWINGS.

AREAS
FIRST FLOOR
SECOND FLOOR
TOTAL HOUSE PROPER
GARAGE
COVERED
TOTAL UNDER ROOF

AREAS

DESIGN ONE & ASSOCIATES
PLANNER
17000 DALLAS PARKWAY SUITE 225 DALLAS TEXAS 75240-0551

REVISIONS

02021 BY DESIGN ONE & ASSOC.
ALL RIGHTS RESERVED
THE ARRANGEMENTS DEPICTED HEREIN ARE THE SOLE PROPERTY OF DESIGN ONE AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION
COMP. JOB NO. 21146

JOB NO.

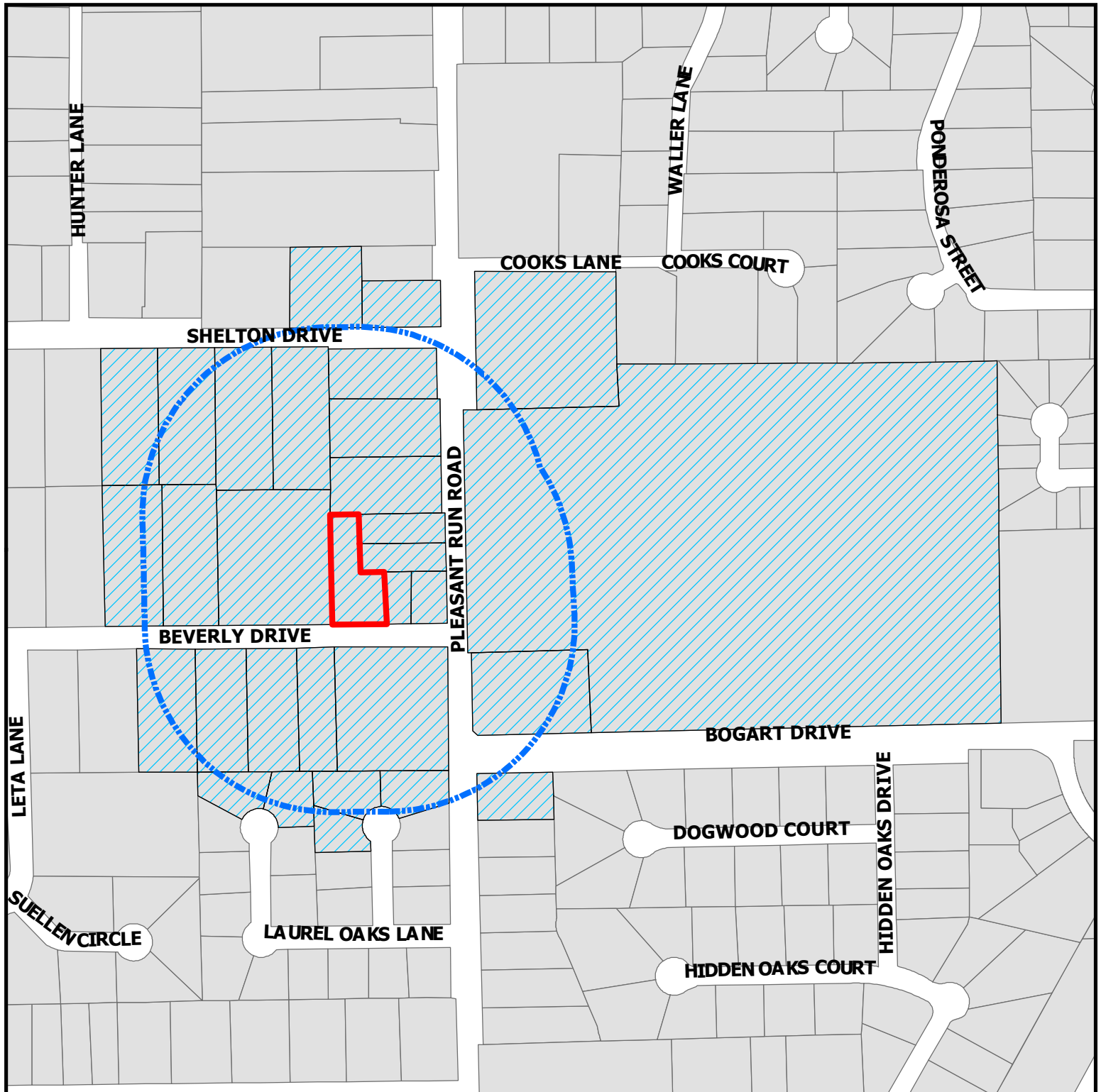
SHEET NO. 3

FIRST FLOOR PLAN

NOTE: MECHANICAL & WH TYPE AND LOCATION AS SPEC. BY CONTRACTOR

SCALE: 1/4" = 1'-0"

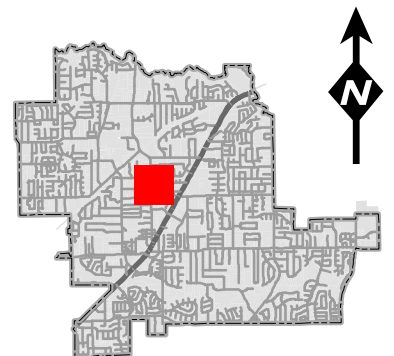
Notification Map



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
-  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

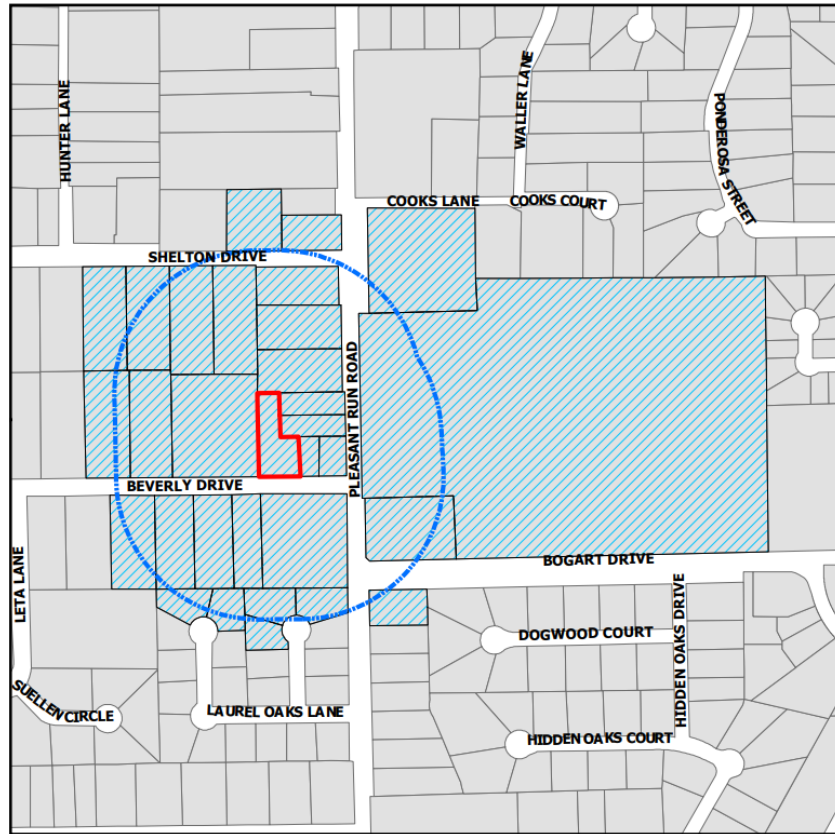
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a 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:

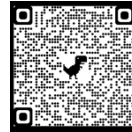
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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-22-4687

**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, 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]

RESOLUTION R-22-4688

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
JANUARY 4, 2022**

WHEREAS, City Council has taken action on certain items on the agenda under Business.

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 4TH DAY OF
JANUARY 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor