



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, February 28, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for a Fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002
- 2b** Presentation and discussion of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003
- 2c** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-004
- 2d** Presentation and discussion of a Special Use Permit for a reduction in required parking on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-005
- 2e** Presentation and discussion of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-006
- 2f** Presentation and discussion of a Special Use Permit for a Food Packaging and Manufacturing use on Lot 2R, Block 1, Nystel Addition, located at 1821 John McCain Road, Case ZC22-007
- 2g** Presentation and discussion of a Zoning Change from R-MF Multi-Family Residential to PUD-R Planned Unit Development-Residential zoning district for Lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, of the Lakewood Estates, located at 1001-1029 Lakeridge Court, 4600-4613 Clearwater Court, 4701-4944 Lakewood Drive, 1000-1012 Clear Lake Court, 1001-1013

Edgewater Court, and 4700-4808 Lakeshore Court, Case ZC22-008

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards February 25, 2022 by 5:00 p.m.



Dakari Hill
Planning Technician

A quorum of the Colleyville City Council may be in attendance at this meeting.

Any matter on this agenda may, at the discretion of the governing body, be opened for public comment and discussion.

If you plan to attend this public meeting and have a disability that requires special accommodations, please advise the City Secretary at least 48 hours in advance at 817.503.1133, and reasonable accommodations will be made to assist you.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 2/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002

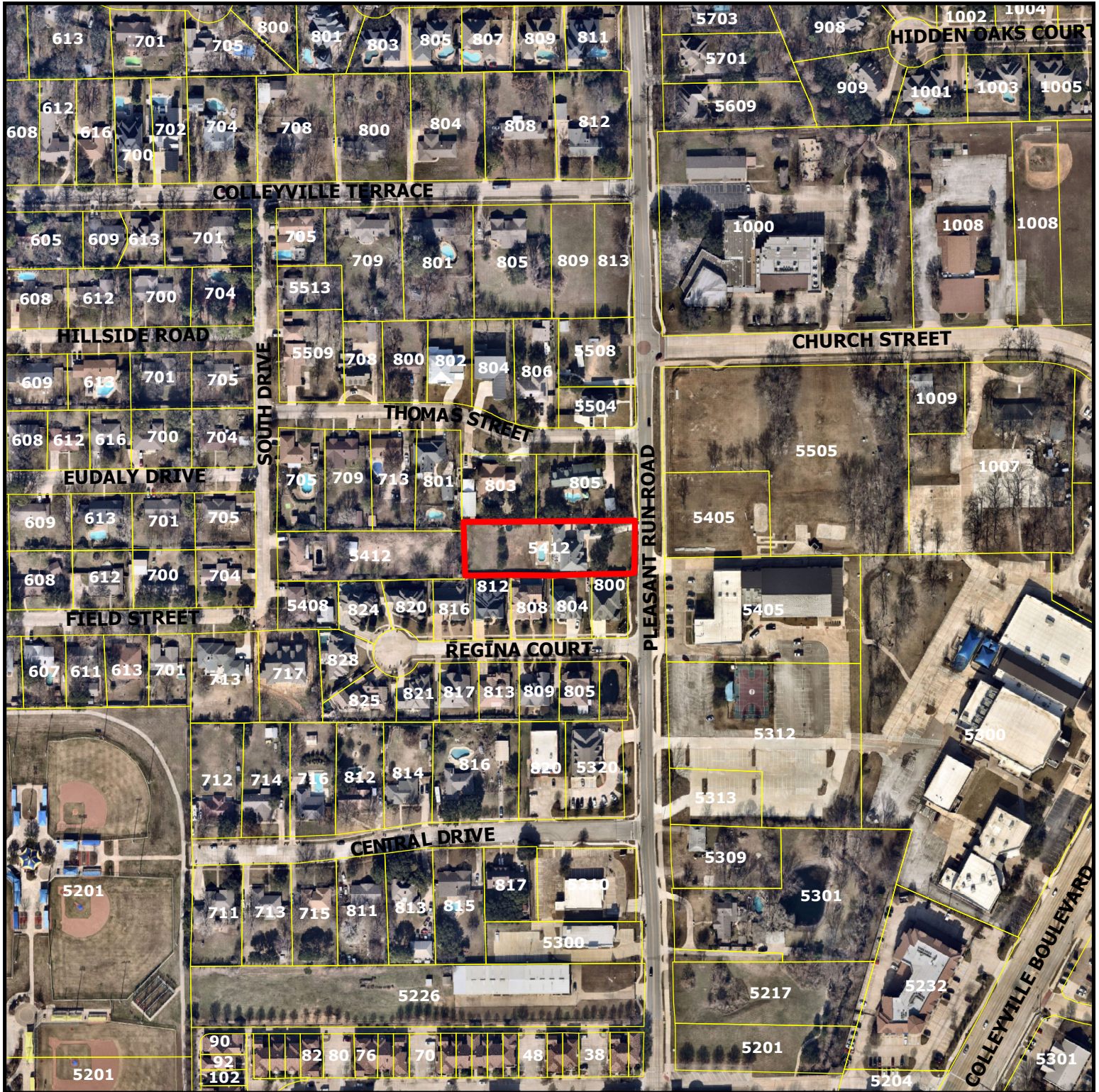
Explanation

Bruce Crandall, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence addition on Lot 1, Block 1, Brown Addition Colleyville, being approximately 0.89 acres, and zoned R-10 Single Family Residential district. The request is for the construction of a rail fence to encroach into the front yard setback and be approximately in line with adjacent fences.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. 5412 Pleasant Run - Front View
6. 5412 Pleasant Run - North View
7. 5412 Pleasant Run - South View
8. Neighboring Property Fence 1
9. Neighboring Property Fence 2
10. Fence Encroachment Agreement

Aerial Map



ZC22-002

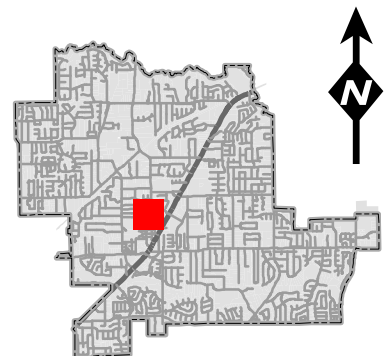
5412 Pleasant Run Road

DISCLAIMER:

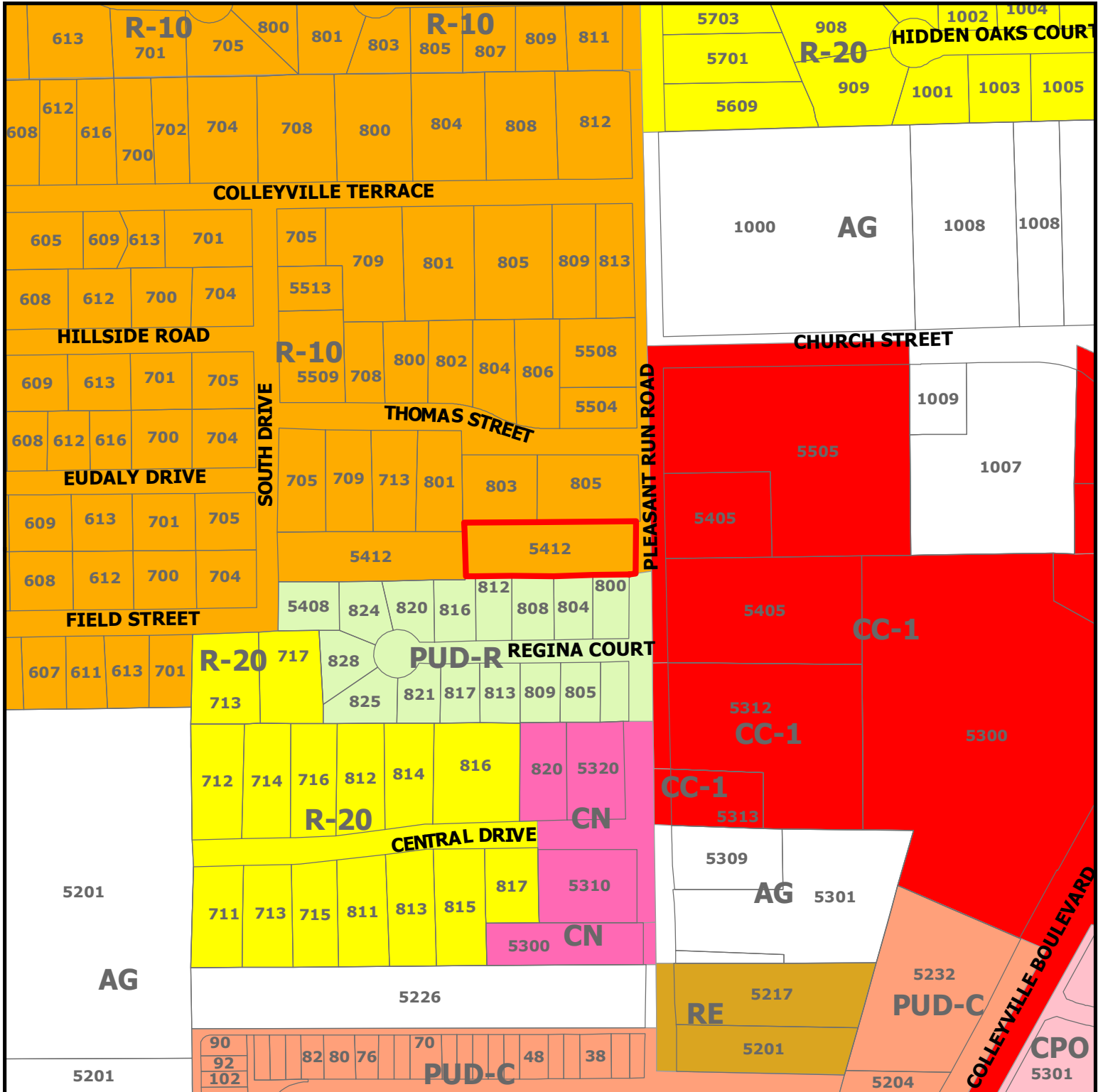
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Subject Property



Zoning Map



ZC22-002

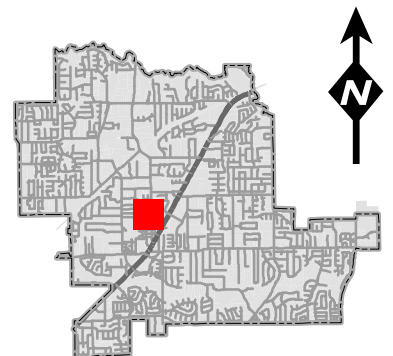
5412 Pleasant Run Road

DISCLAIMER:

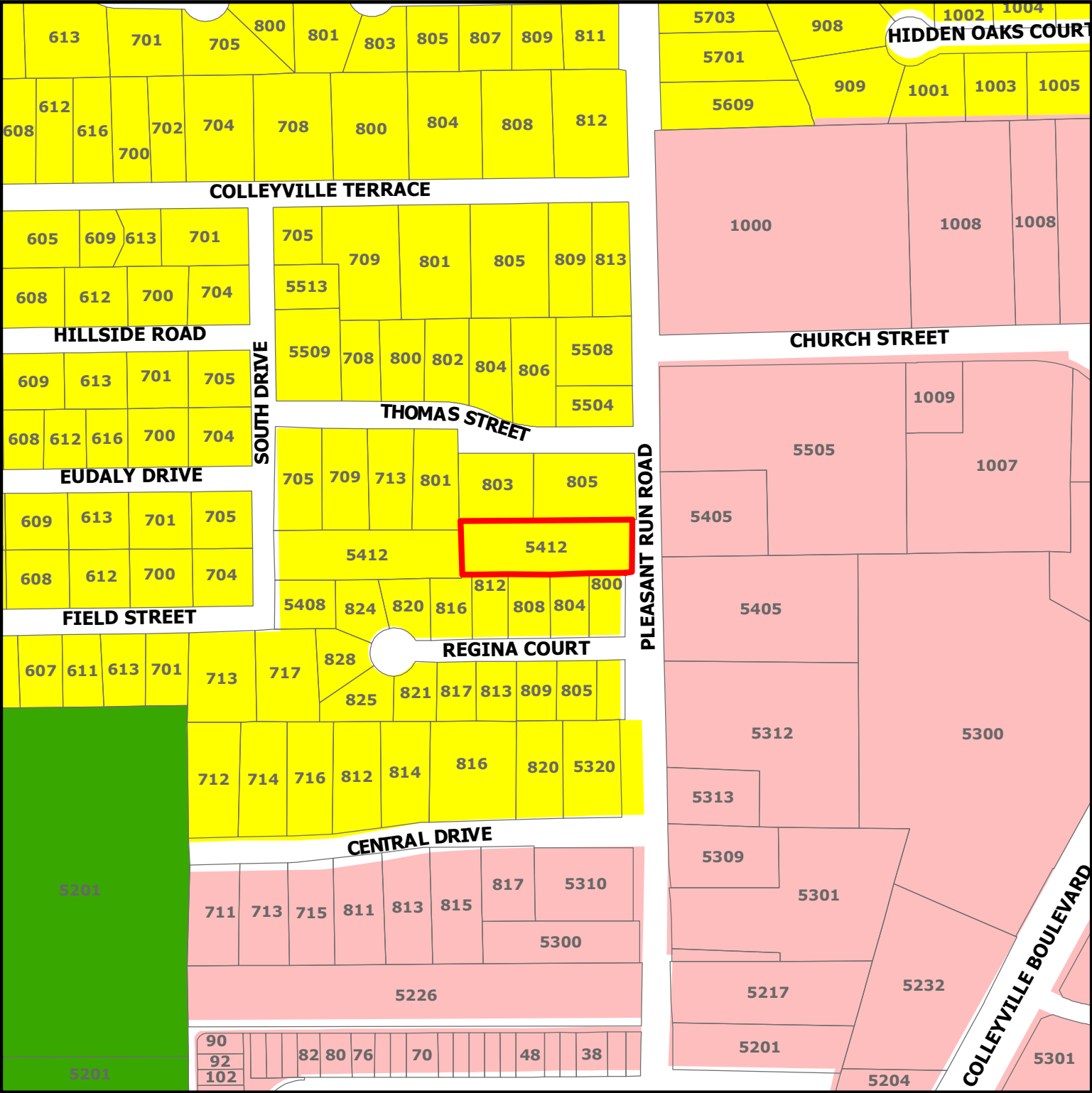
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Subject Property



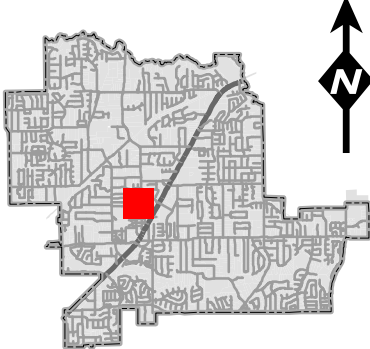
Future Land Use Map



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ZC22-002 5412 Pleasant Run Road

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



REFERENCE NO: 80270
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE: CO RATHEN TITLE OF 51-03054467-LM
PURCHASER: CRANDALL
DATE: 12-1-83

BLOCK 1
HARRELSON ADD
388-180/33
PRCT

LOT 1

BLOCK 2
SPENCER'S COLLEVILLE ESTATES
388-47/44
PITCH

5412 PLEASANT RUN ROAD

The following easements could not be located from the description contained therein:
1349/33, 1349/41, 1617/317 & 1763/81 DRYCT.

NOTE: SHIELD OVER PROPERLY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE

NOTE: BASIS OF BLADINGS FOR THIS SURVEY FROM
DATA PROVIDED BY THE RECORDED PLAT.

PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7663, Deed Records of Tarrant County, Texas.

[illegible]

ROBERT W. BRYAN, R.P.S. # 8508
6850 MANHATTAN BLVD. SUITE 31
FORT WORTH, TEXAS 76120

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CUSTOMERS WHO ARE NOT IN THE
UNITED STATES OF AMERICA













AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 5412 Pleasant Run Rd. Colleyville, TX 76034

FENCE CONTRACTOR _____

The fence contractor and property owner verify that ALL of the following conditions are understood and accepted:

- **Property Owner shall initial each item below:**
- PL Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- PL Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- PL Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- PL Fence will not be located less than 6 feet from any City-owned and operated underground utility, including without limitation, water, sewer, and storm sewer pipes currently in place, except for easement crossings
- PL Fence will not create any encroachment or obstruction of sight distance
- PL In the event the City or a utility company must perform maintenance, inspection or replacement of utility lines located with a public easement, such party shall not be liable for replacement of any fence, wall, ground cover, shrubs, trees, etc., located within a public easement

(PRINT) PROPERTY OWNER'S NAME: Bruce Crandall

PROPERTY OWNER'S SIGNATURE: Bruce Crandall

STATE OF TEXAS

COUNTY OF TARRANT

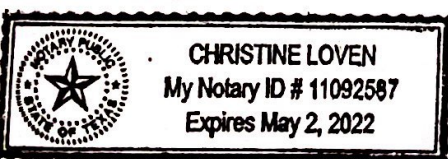
On this 25th day of August, in the year 2021, before me Christine Loven Notary Public, personally appeared BRUCE CRANDALL.

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

Christine Loven
Notary's Signature
Christine Loven
Notary's Name (print)

My commission expires: May 2, 2022





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2b

Agenda Date 2/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003

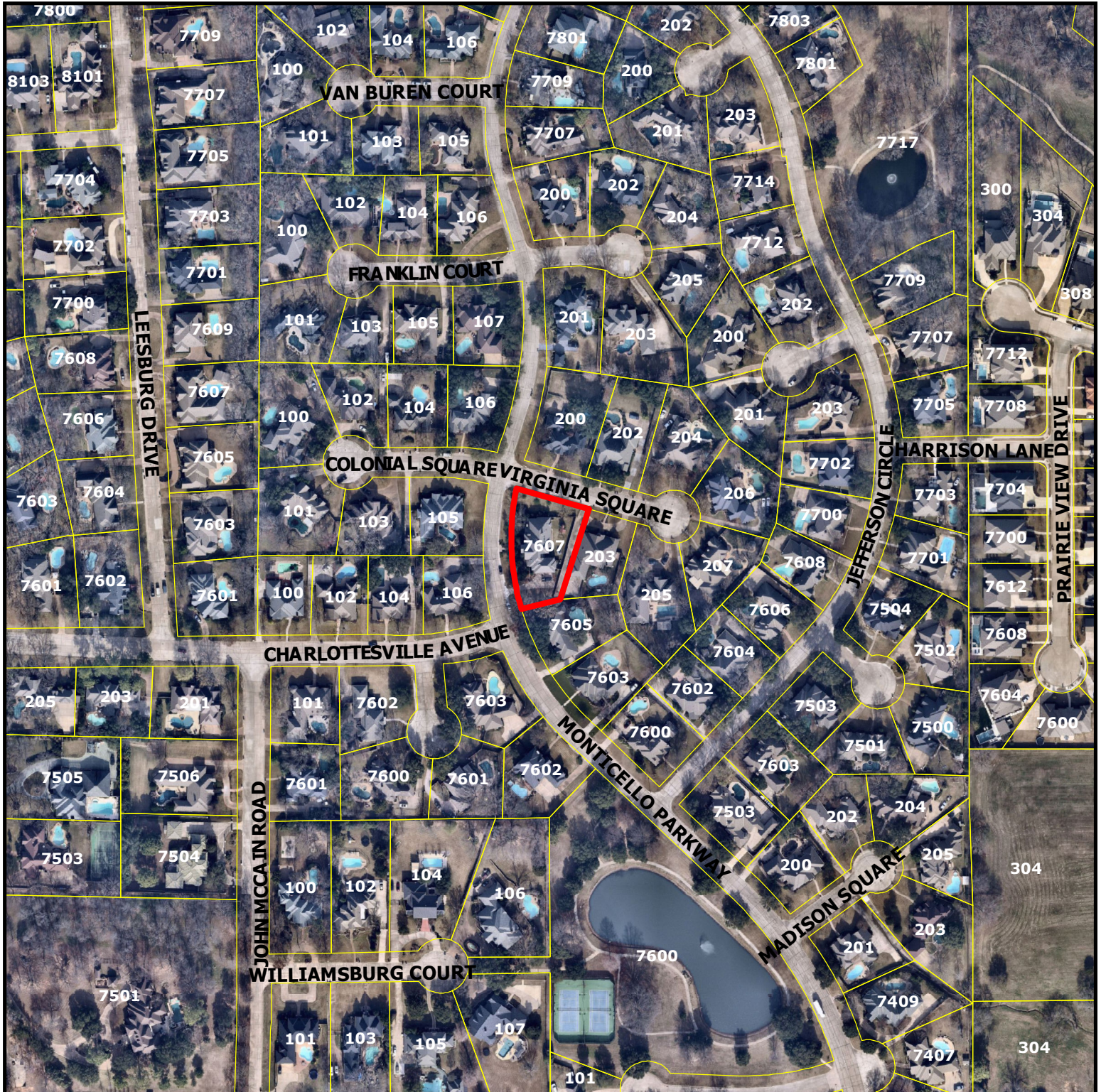
Explanation

Scott Thompson, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence addition to encroach into the front setback and the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, being approximately 0.50 acres, and zoned PUD-R Planned Unit Development-Residential. The request is for the construction of a wood and iron fence on either side of the house to encroach into the required setbacks. The property is a corner lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Fence Encroachment Affidavit

Aerial Map



ZC22-003

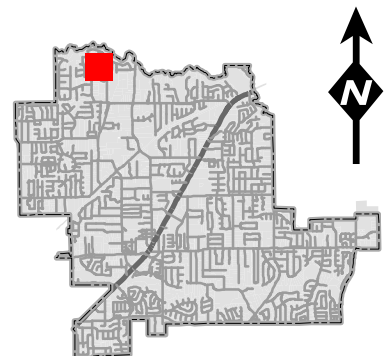
7607 Monticello Parkway

DISCLAIMER:

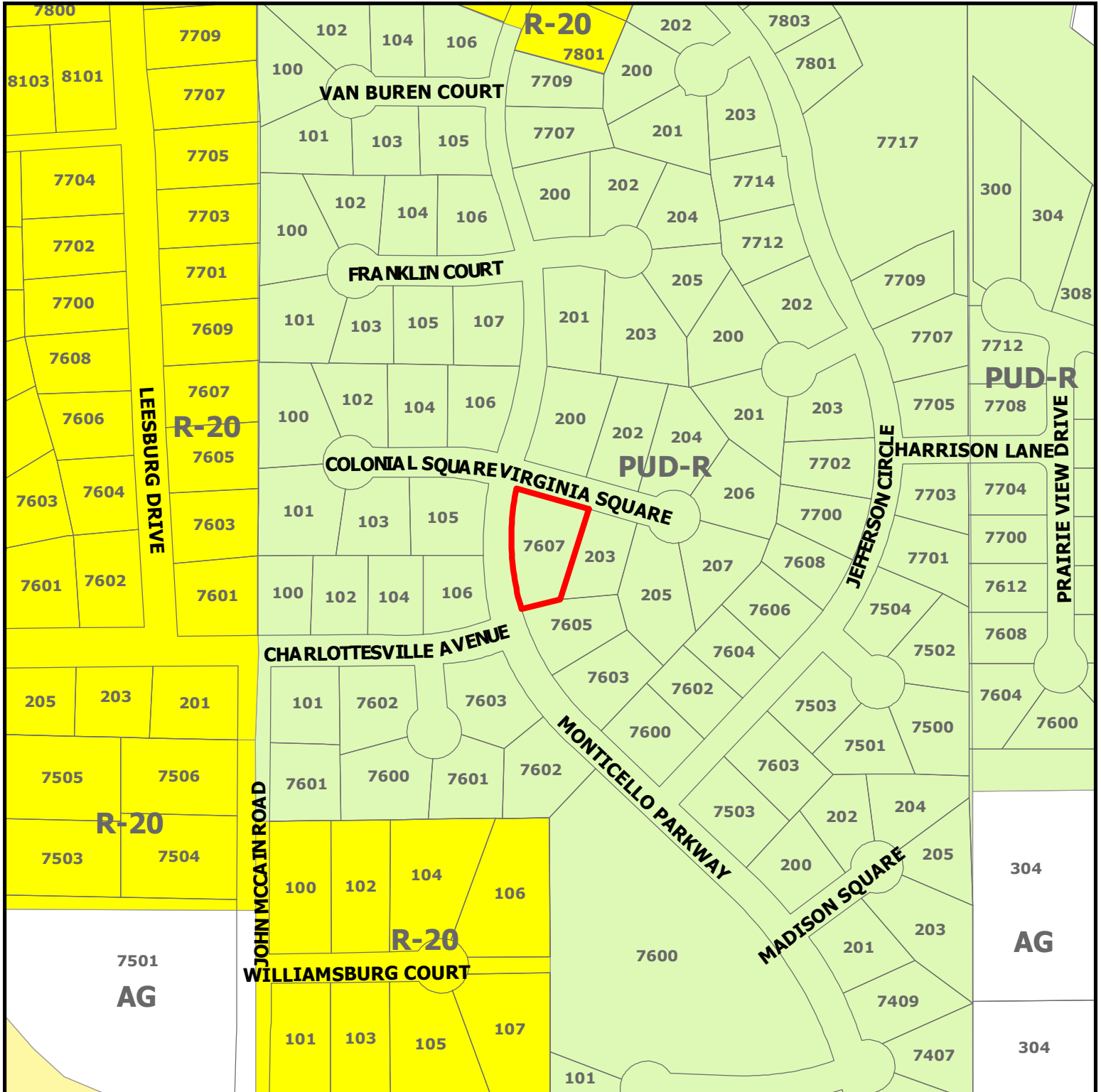
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Subject Property



Zoning Map



ZC22-003

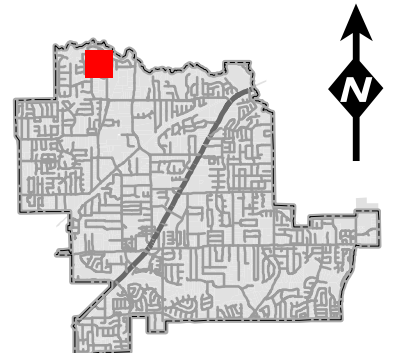
7607 Monticello Parkway

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Subject Property



Future Land Use Map



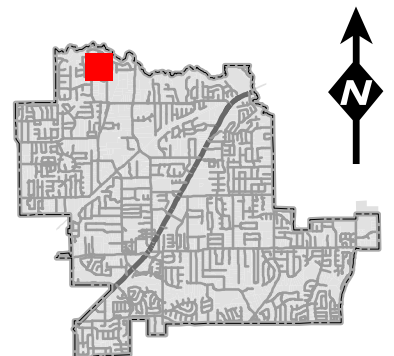
ZC22-003

7607 Monticello Parkway

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- Subject Property
- Residential
- Open Space; Parks



Special Use Permit Application

We are requesting a Special Use Permit to install a fence 15 ft from the curb to enclose the side yard on our corner lot at Monticello and Virginia. The fence will not extend beyond the front façade of our house (survey attached).

On this side yard, we have a 30 ft build line. There are corner lot homes in our Monticello neighborhood with a 15 ft side build line. These homes have a wood fence placed 15 ft from the curb to enclose their side yard.

We would like to build a pool in our back yard. In doing so, we will have no yard space for our children and family to play. Fencing this side yard will provide play space for our family.

For fencing material, we would like to install an 8 ft wood fence for privacy and security. If wood is not allowed, we would like to install a 6 ft iron fence.

We appreciate your review of our request and kindly ask for your approval of this Special Use Permit.

Thank you

Scott and Kathy Thompson
7607 Monticello Pkwy
Colleyville, TX 76034

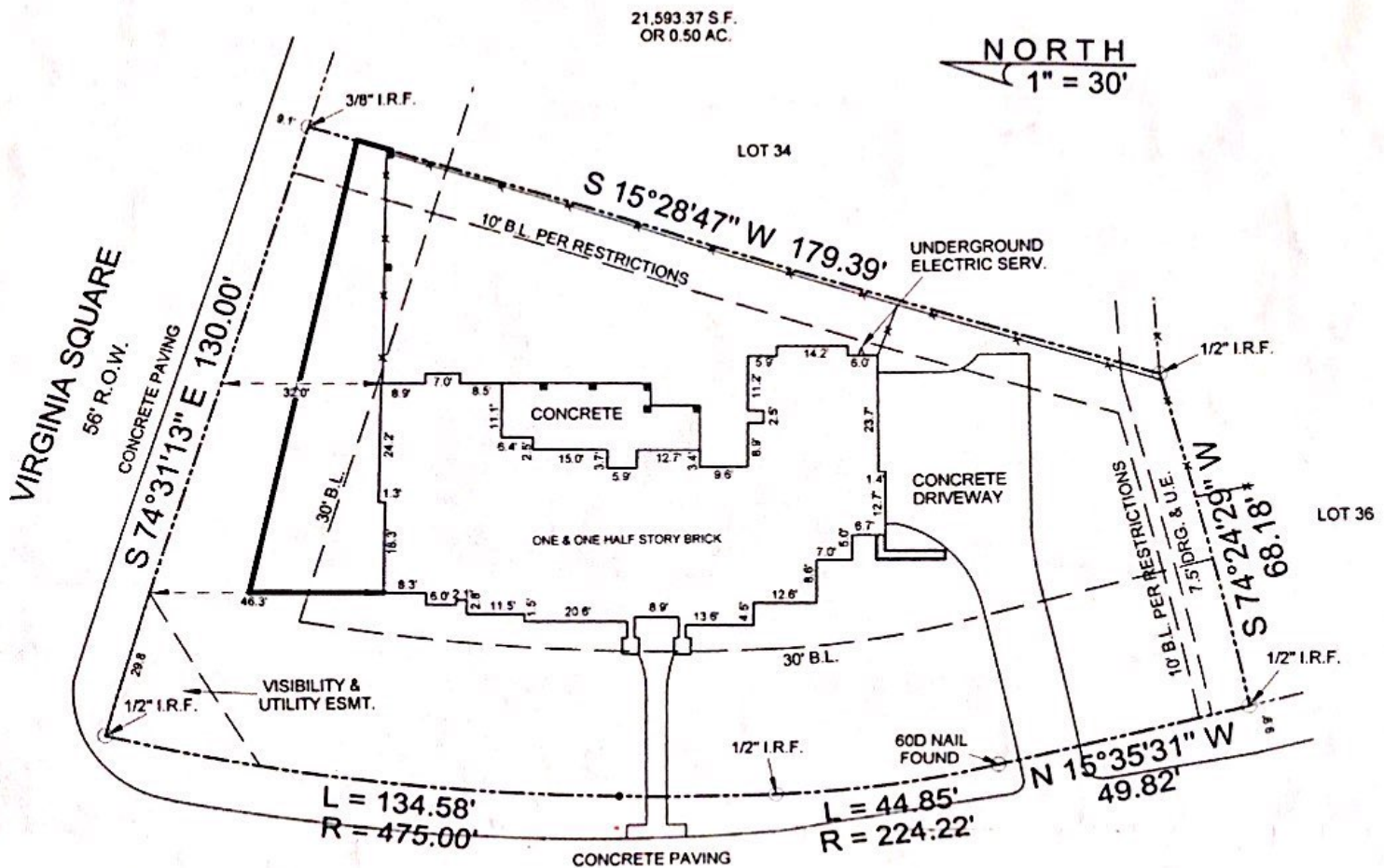
Fence Permit Application

We are requesting a fence permit to install an iron driveway gate with brick columns and connect it to a new 6 ft iron fence to enclose our side yard. Driveway gate and fence to be placed 30 ft from the curb. We have 30 ft build line. Survey attached.

Thank you

**Scott and Kathy Thompson
7607 Monticello Pkwy
Colleyville, TX 76034**

LOT 35, BLOCK 3, OF MONTICELLO ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS.

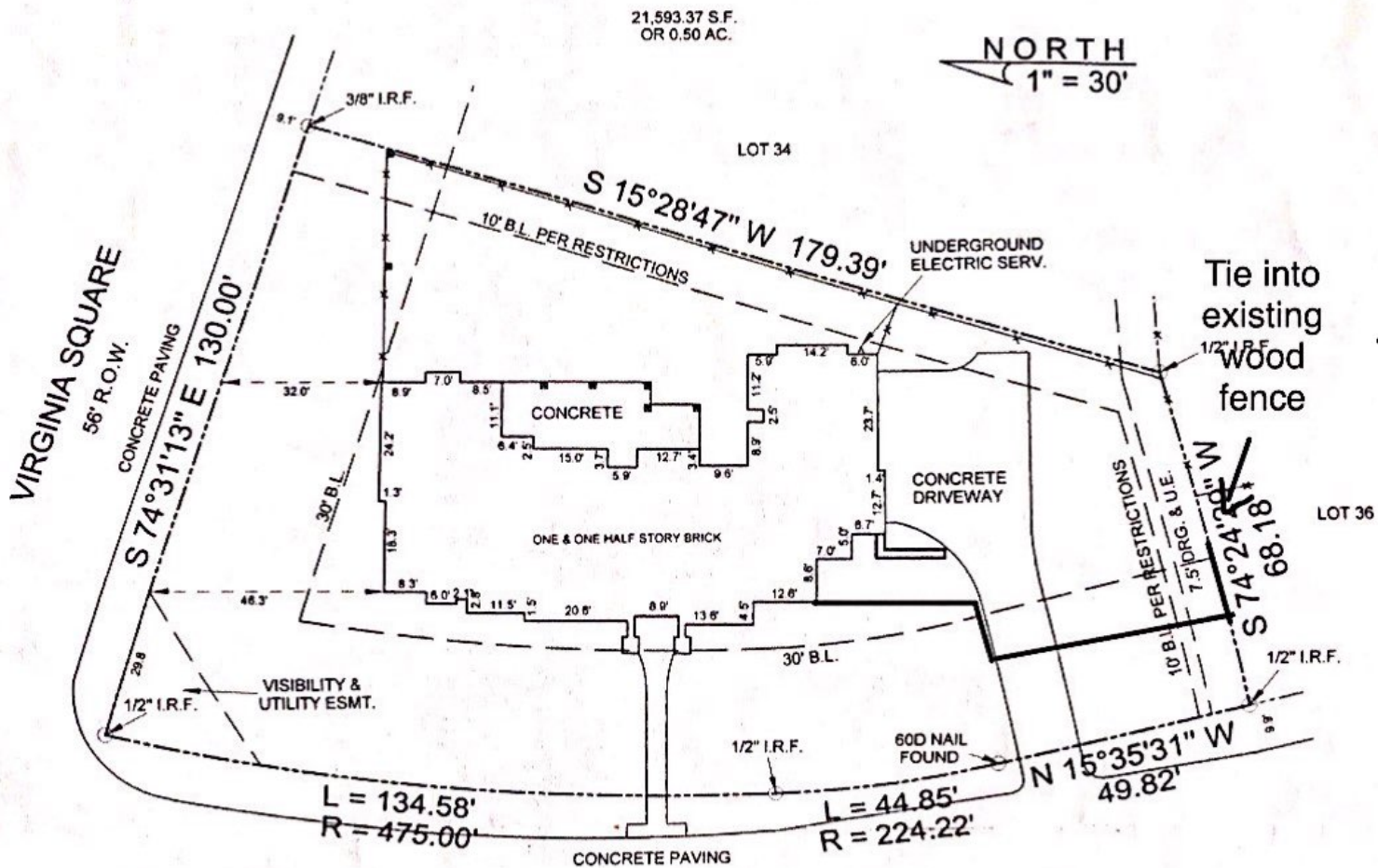


7607 MONTICELLO PARKWAY

VARIABLE WIDTH R.O.W.

Fence to be installed 15' from curb to enclose side yard at Monticello and Virginia. Fence not to extend beyond front facade of the house. Shown in dark heavy line.

LOT 35, BLOCK 3, OF MONTICELLO ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS,
ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 64, PLAT RECORDS, TARRANT COUNTY, TEXAS.



7607 MONTICELLO PARKWAY

VARIABLE WIDTH R.O.W.

Iron driveway gate with brick columns placed 30' from curb connecting to 6' iron fence to enclose side yard. Shown in dark heavy line.



AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 7607 Monticello Pkwy

FENCE CONTRACTOR Homeowner

The fence contractor and property owner verify that ALL of the following conditions are understood and accepted:

- **Property Owner shall initial each item below:**
- ☒ Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- ☒ Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- ☒ Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- ☒ Fence will not be located less than 6 feet from any City-owned and operated underground utility, including without limitation, water, sewer, and storm sewer pipes currently in place, except for easement crossings
- ☒ Fence will not create any encroachment or obstruction of sight distance
- ☒ In the event the City or a utility company must perform maintenance, inspection or replacement of utility lines located with a public easement, such party shall not be liable for replacement of any fence, wall, ground cover, shrubs, trees, etc., located within a public easement

(PRINT) PROPERTY OWNER'S NAME: Scott Thompson

PROPERTY OWNER'S SIGNATURE: [Signature]

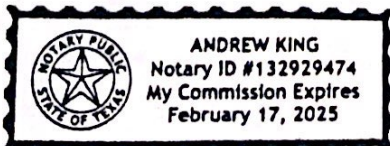
STATE OF Texas

COUNTY OF Tarrant

On this 7th day of May, in the year 2021, before me Andrew King, Notary Public, personally appeared Scott Thompson.

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.



[Signature]
Notary's Signature
Andrew King
Notary's Name (print)

My commission expires: 2/17/2025



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2c

Agenda Date 2/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-004

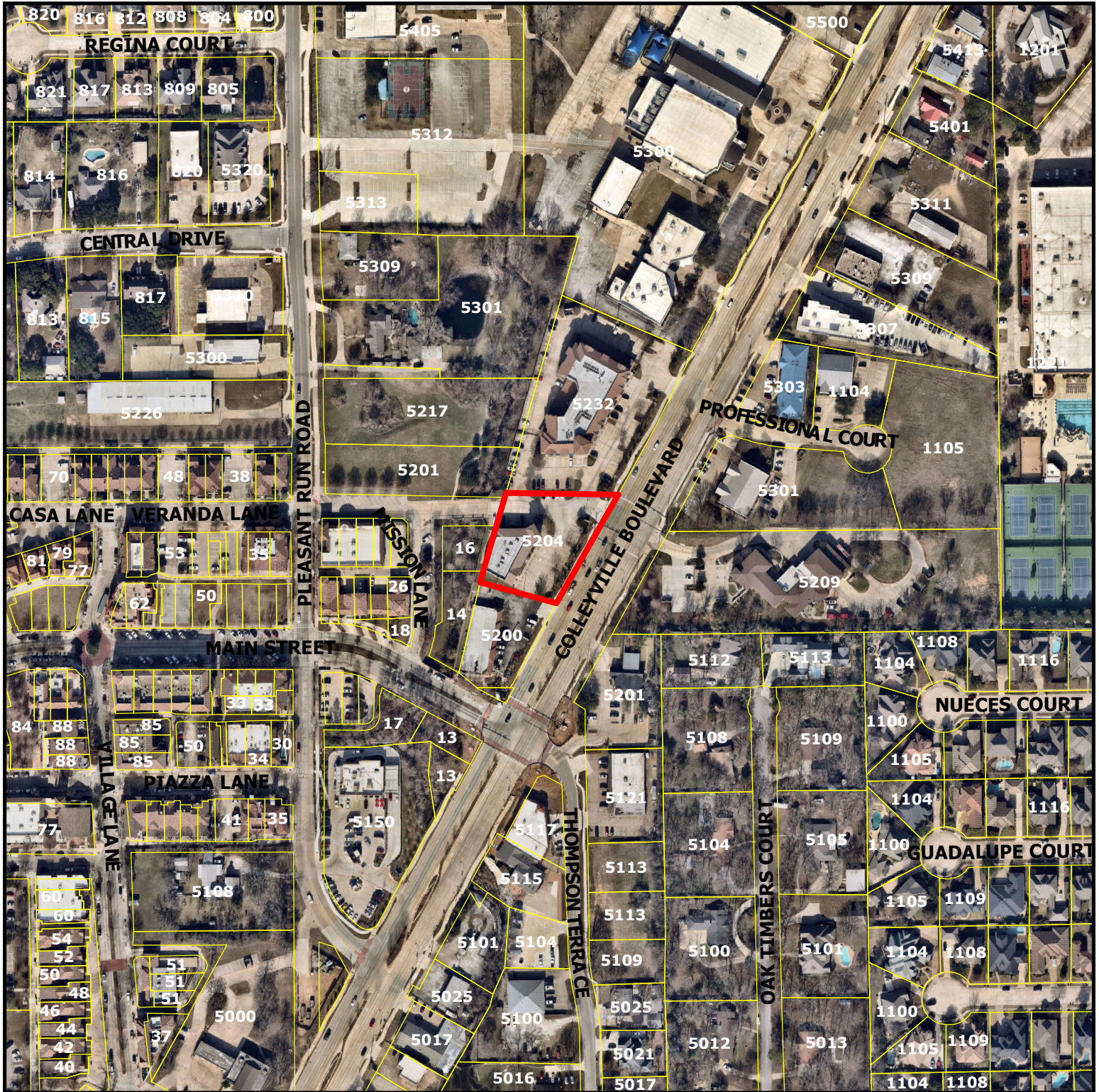
Explanation

Joe Murphy, the applicant, has submitted a request for a Special Use Permit (SUP) for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 1, Village Front Door Addition, approximately 0.86 acres, and zoned PUD-C Planned Unit Development-Commercial. The request is for the ability to sell alcohol at a new restaurant known as Los Zafiros. The site complies with all distance requirements from churches, schools, and hospitals.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site, Paving & Dimensional Control Plan
6. Elevations
7. Wall Signage
8. Conceptual Design
9. Project Schedule

Aerial Map



ZC22-004

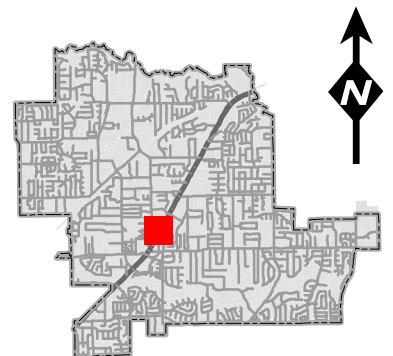
5204 Colleyville Boulevard

DISCLAIMER:

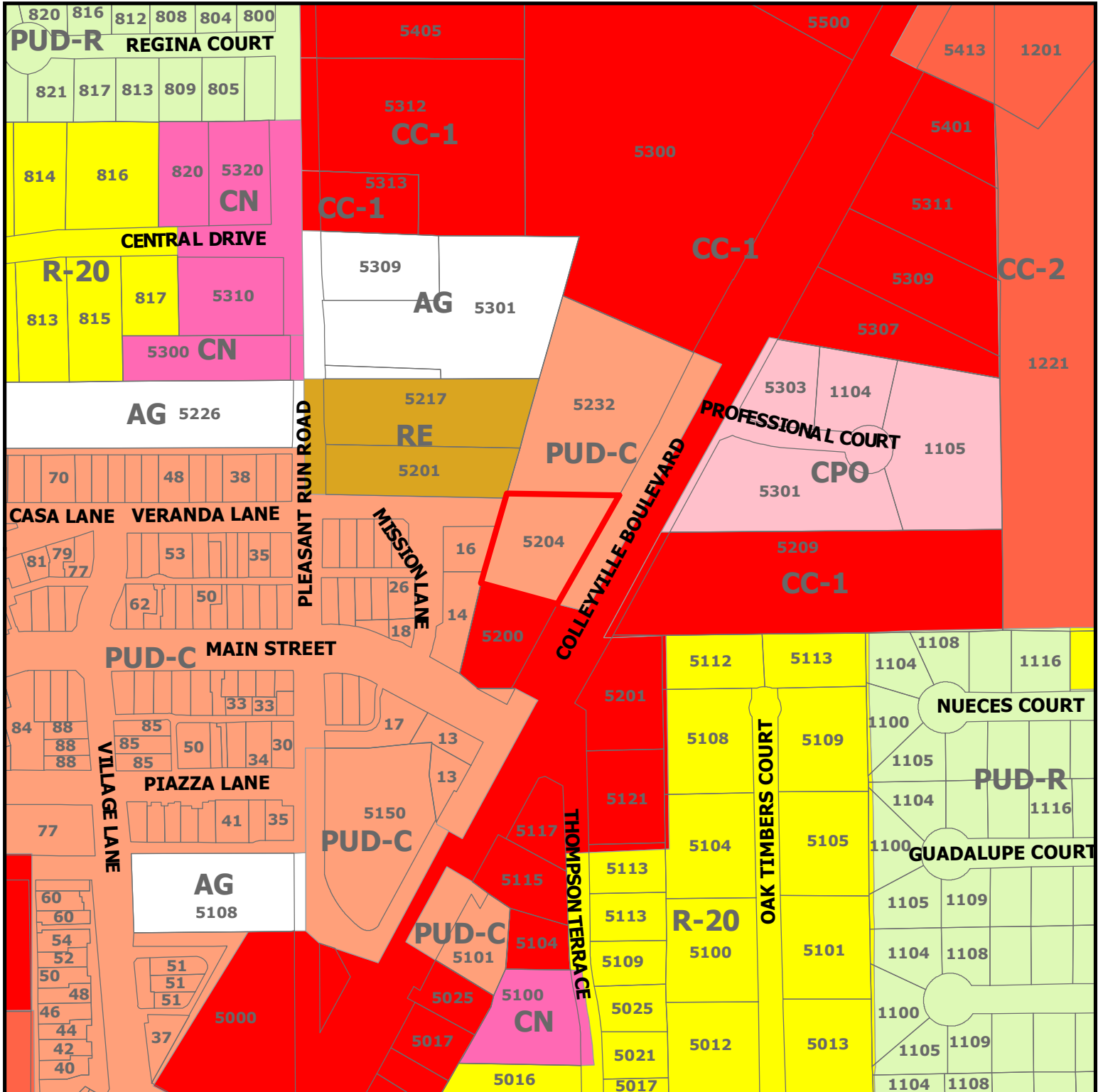
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Subject Property



Zoning Map



ZC22-004

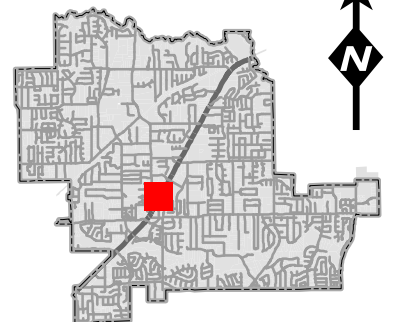
5204 Colleyville Boulevard

DISCLAIMER:

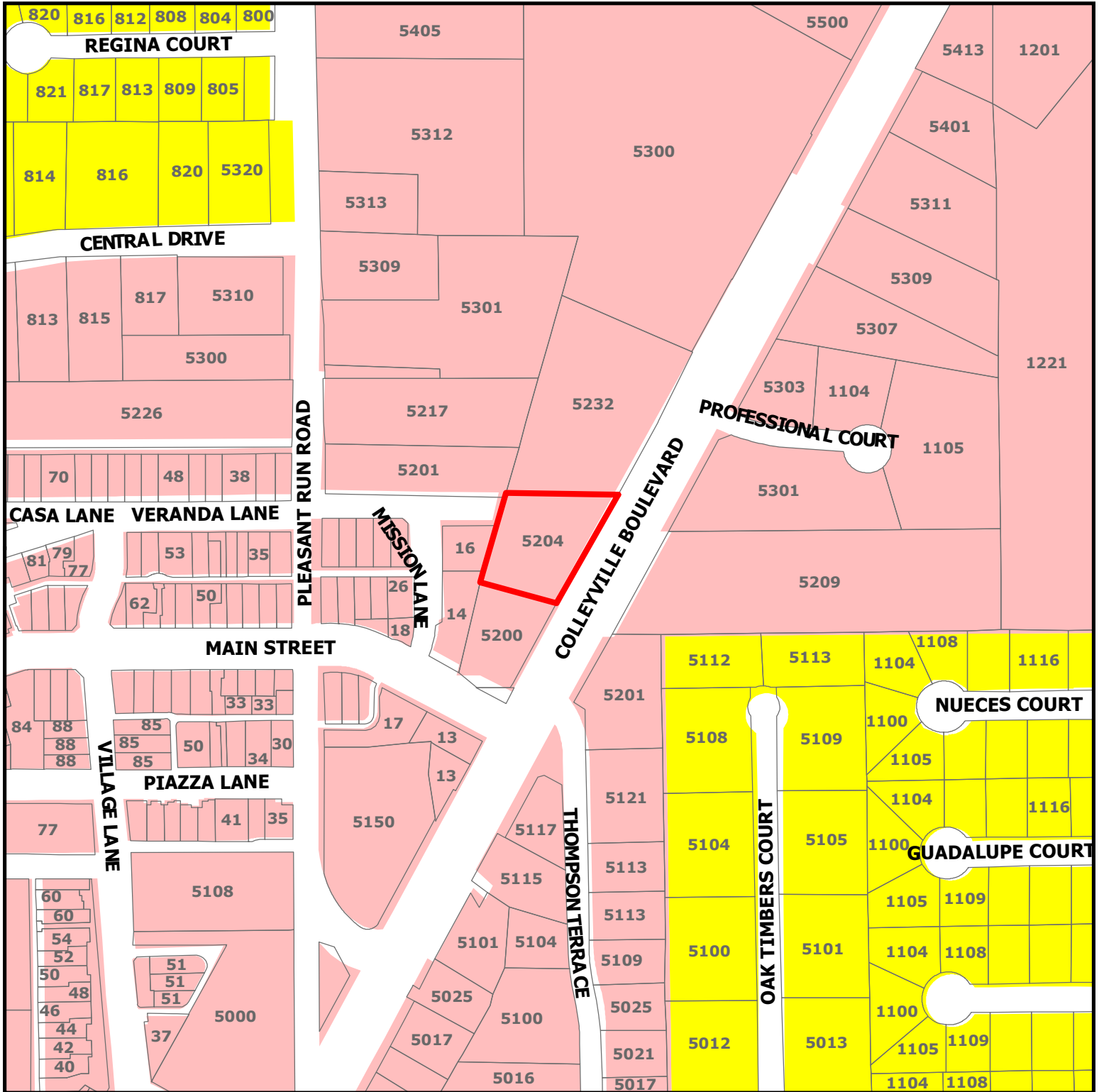
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Subject Property



Future Land Use Map



ZC22-004

5204 Colleyville Boulevard

DISCLAIMER:

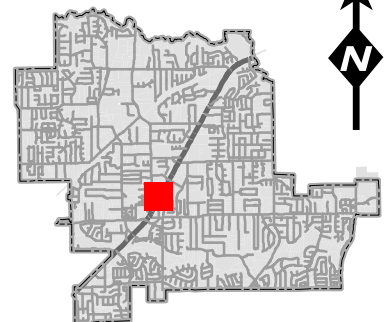
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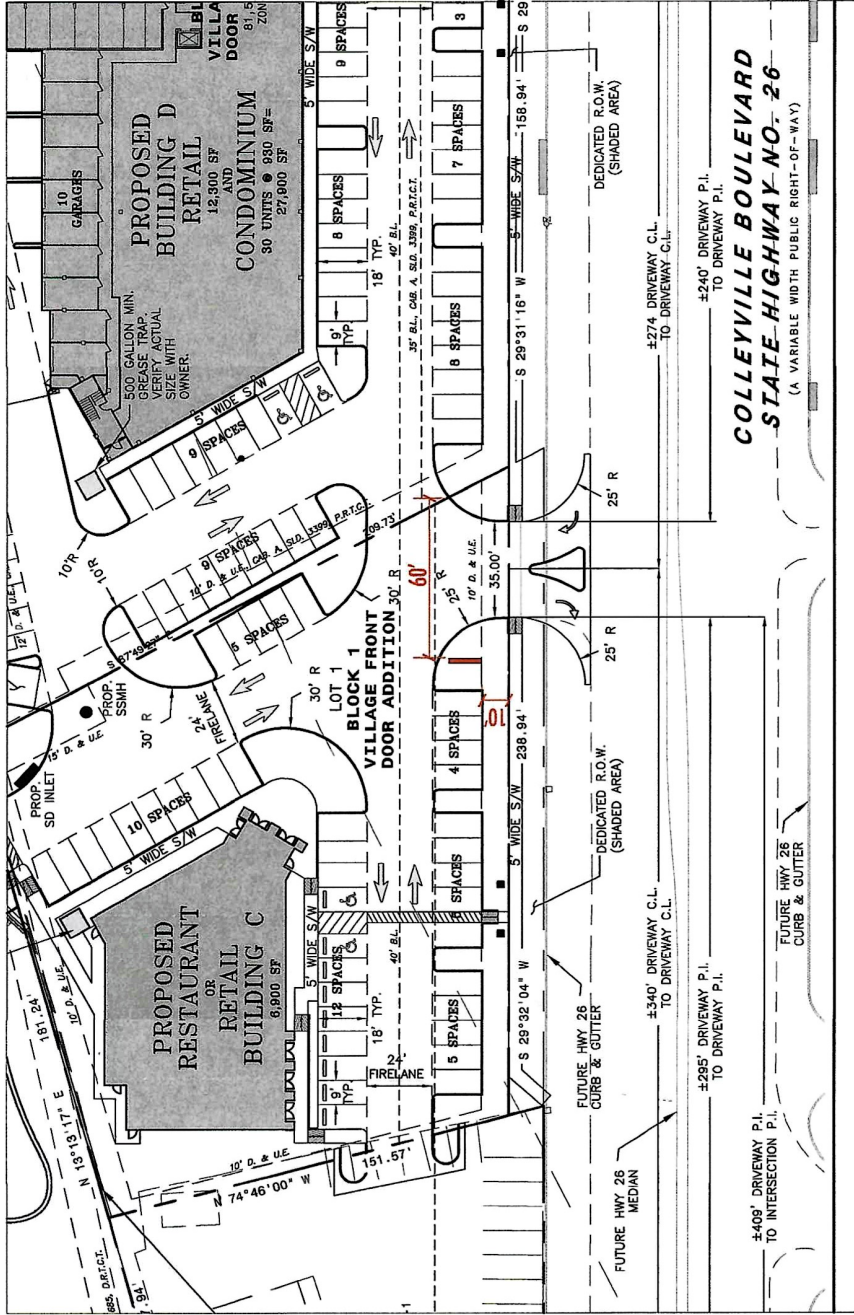


Subject Property

Residential

Colleyville Blvd Corridor





SITE PLAN
N.T.S.

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE-APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.

www.starlightsign.com



Kim Boriatric Institute
7923 E. Midway St.
Denton, TX 76208
(940) 382-8850
Fax: (940) 387-0429

CUSTOMER
N/A
ADDRESS
20631
CITY, ST.
JCR

PROJECT
Rick Sutton
PROJECT
Kristy Crep

DATE
1208-021
05 of 05
08-06-12

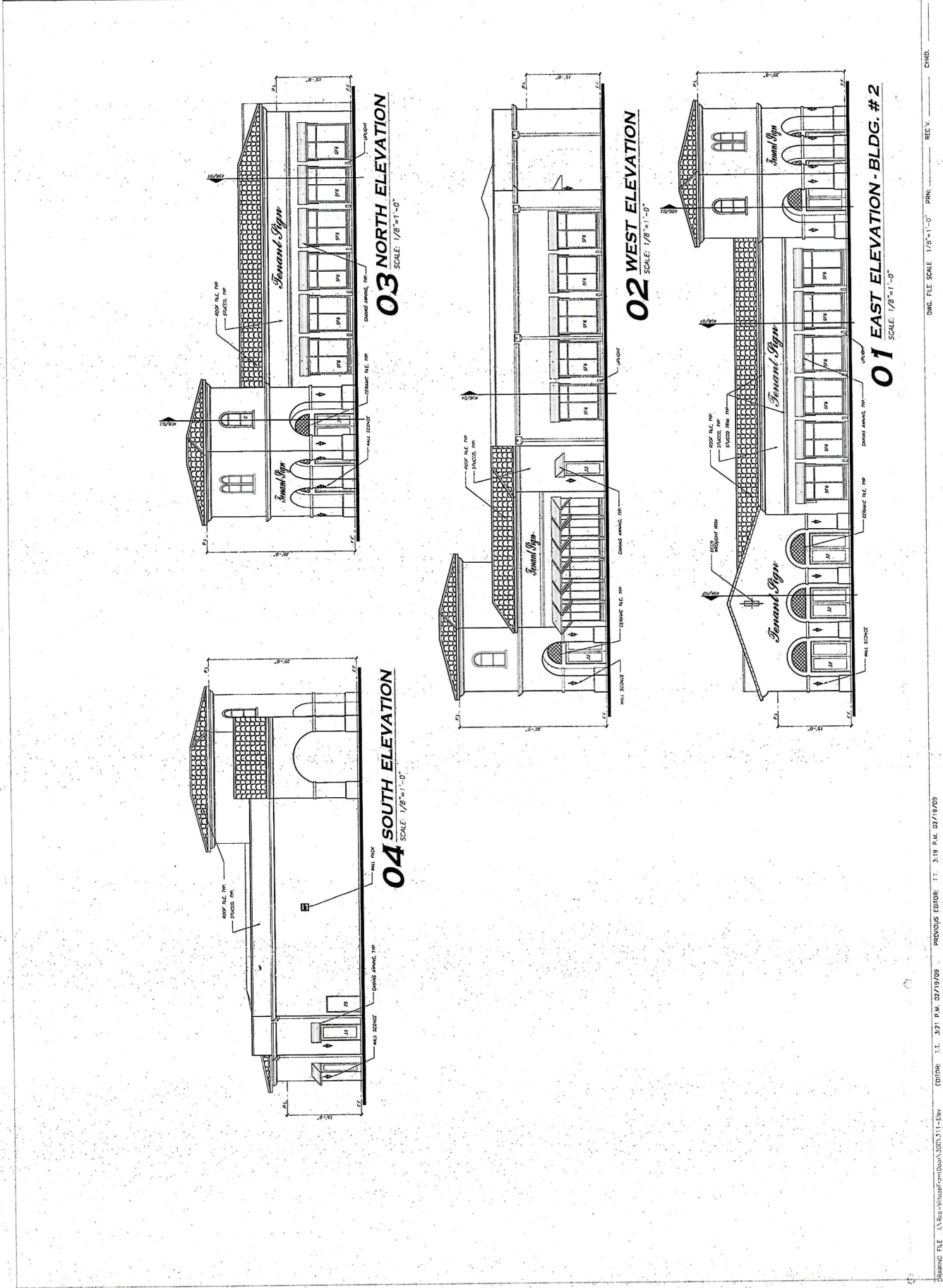
DESCRIPTION
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2. 08/27/12 N.L. CHANGED JAWBIT OF SIGN
3. 08/27/12 N.L. CHANGED JAWBIT OF SIGN

DATE
1208-021
05 of 05
08-06-12

DESCRIPTION
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2. 08/27/12 N.L. CHANGED JAWBIT OF SIGN
3. 08/27/12 N.L. CHANGED JAWBIT OF SIGN





5204



ZAFIROS
mexican grill & cantina

ZAFIROS
mexican grill & cantina

Zafiros

SCHEMATIC DESIGN

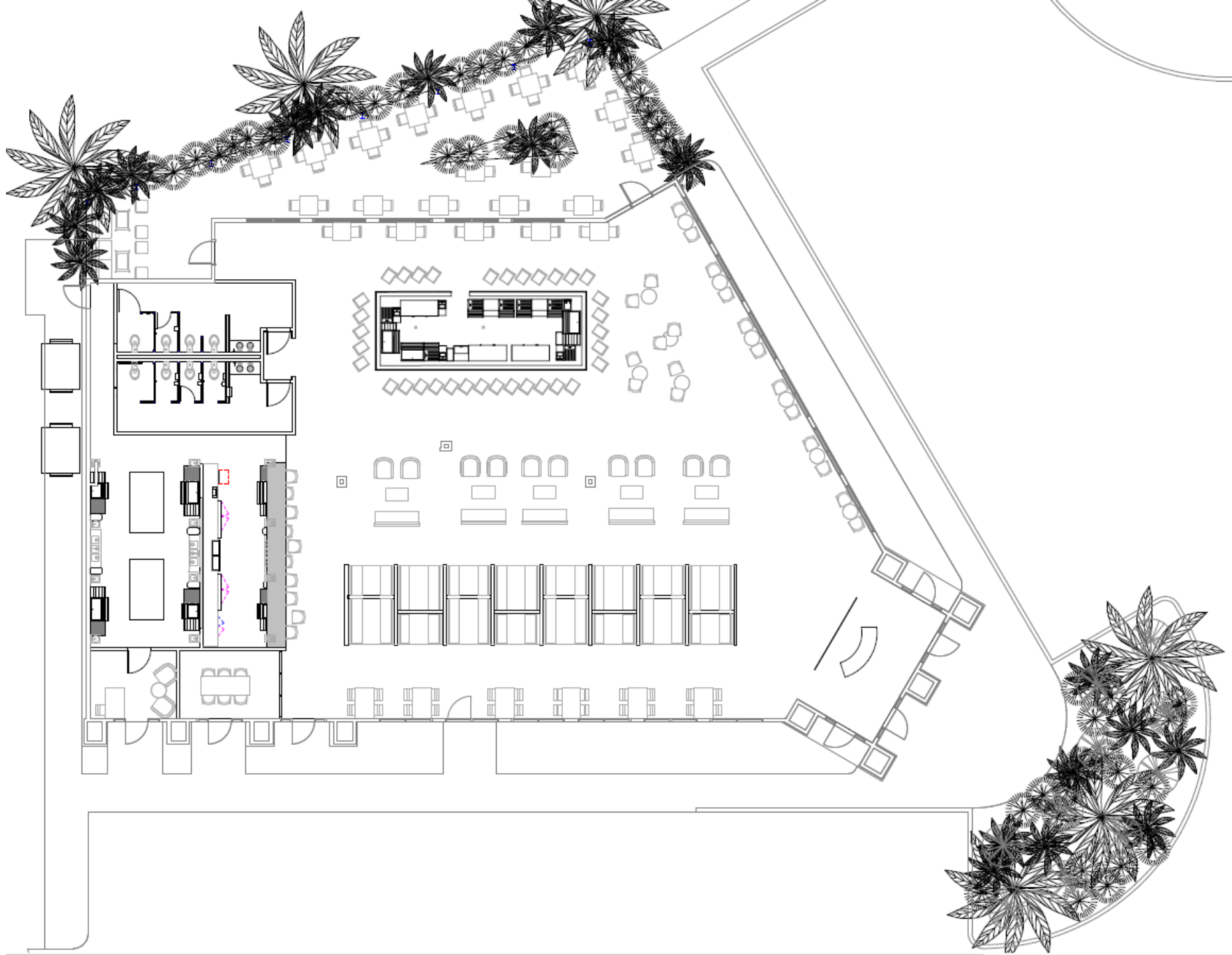


01

OVERALL CONCEPT

Ideas and inspirational images













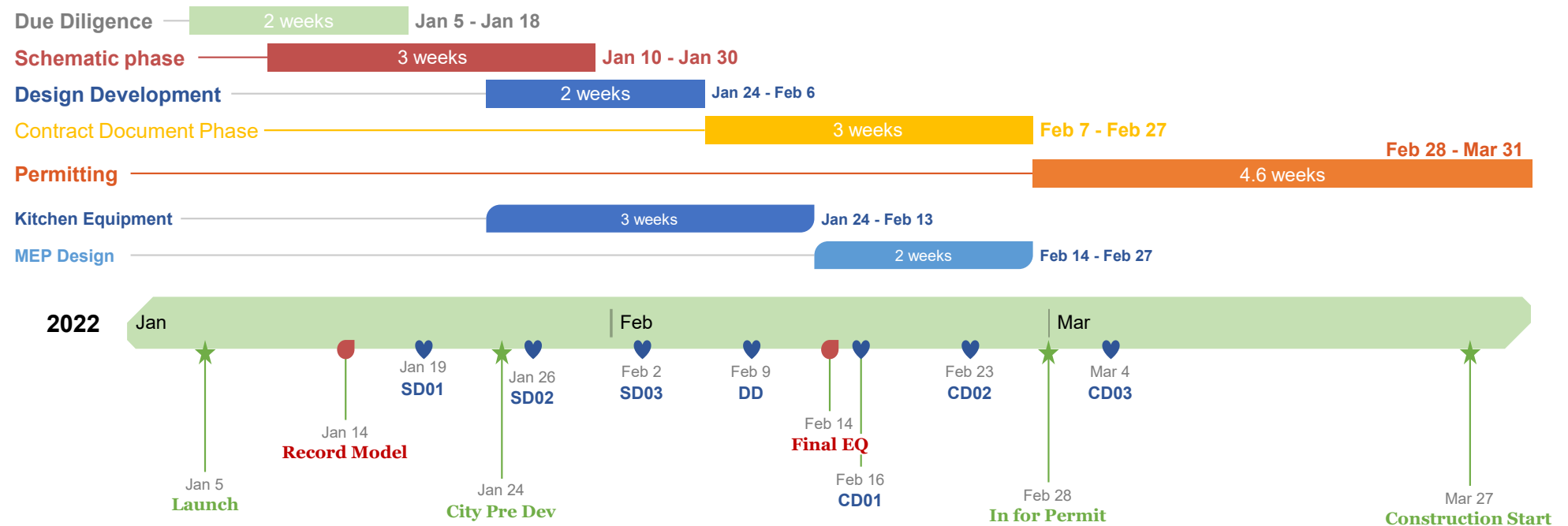








Los Zafiros



The timeline can fluctuate depending on your team's availability and the requirements from the AHJ.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 2d

Agenda Date 2/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a reduction in required parking on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-005

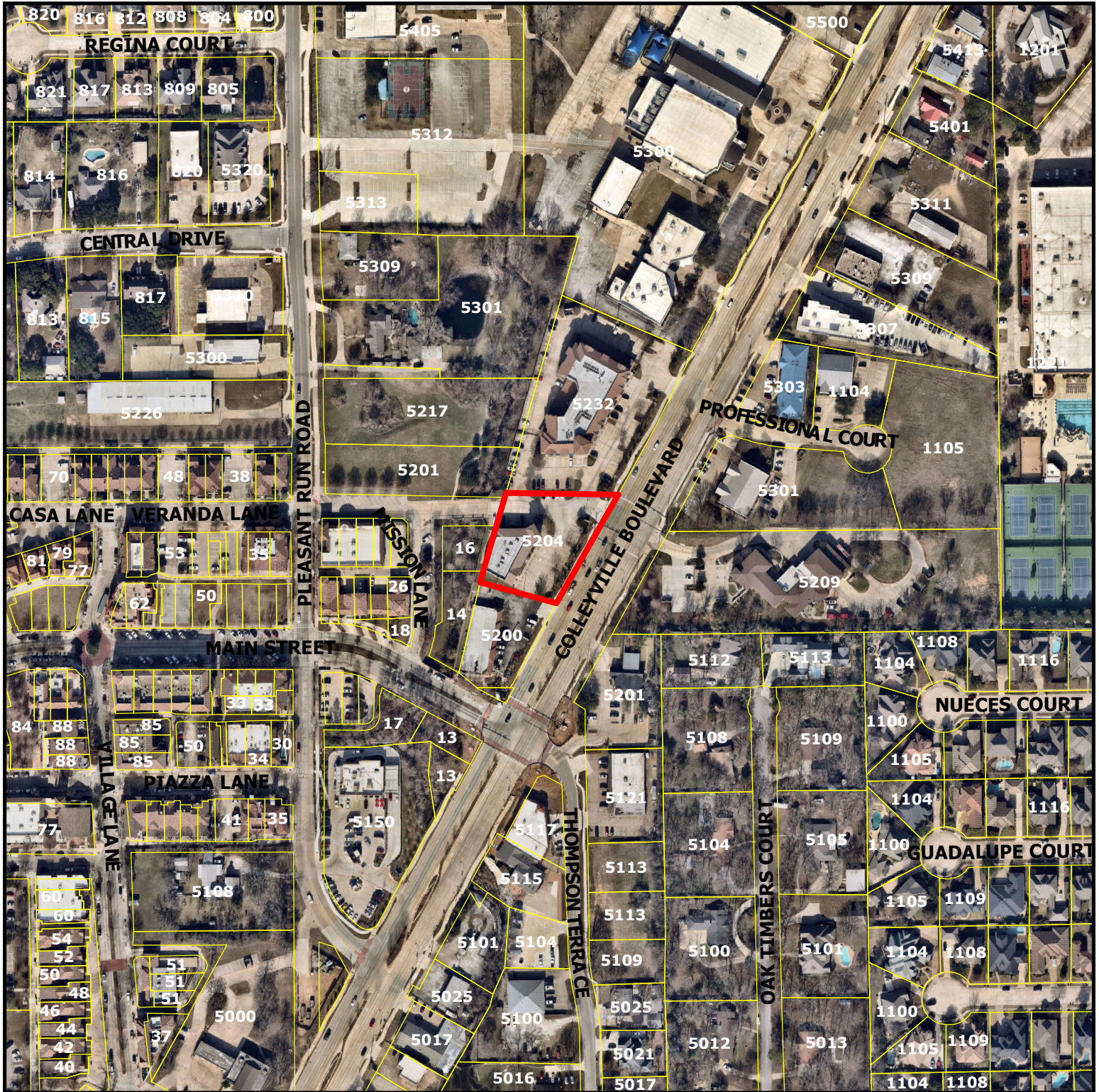
Explanation

Joe Murphy, the applicant, has submitted a request for a SUP for a reduction in required parking on Lot 1, Block 1, Village Front Door Addition, being approximately 0.86 acres, and zoned PUD-C Planned Unit Development-Commercial. The request is to operate with less than the required amount of parking per the Land Development Code for a restaurant. The property is adjacent to The Village which has public parking allowed both on-street and within public parking lots.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site, Paving & Dimensional Control Plan
6. Elevations
7. Wall Signage
8. Conceptual Design
9. Project Schedule

Aerial Map



ZC22-005

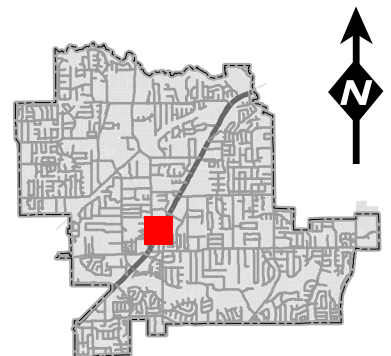
5204 Colleyville Boulevard

DISCLAIMER:

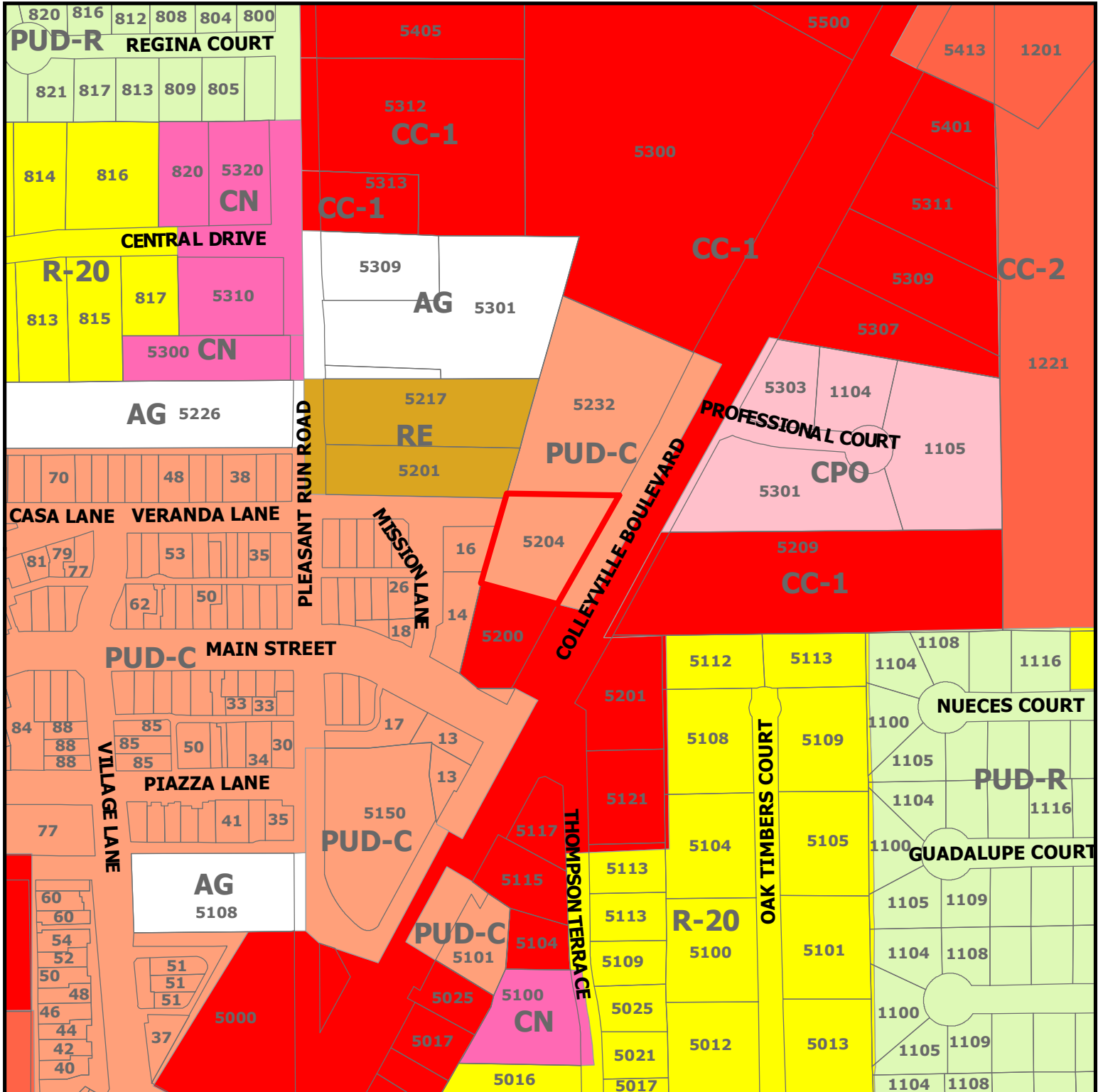
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Subject Property



Zoning Map



ZC22-005

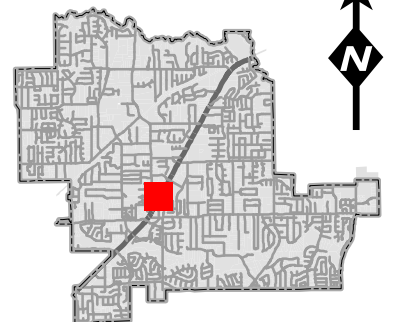
5204 Colleyville Boulevard

DISCLAIMER:

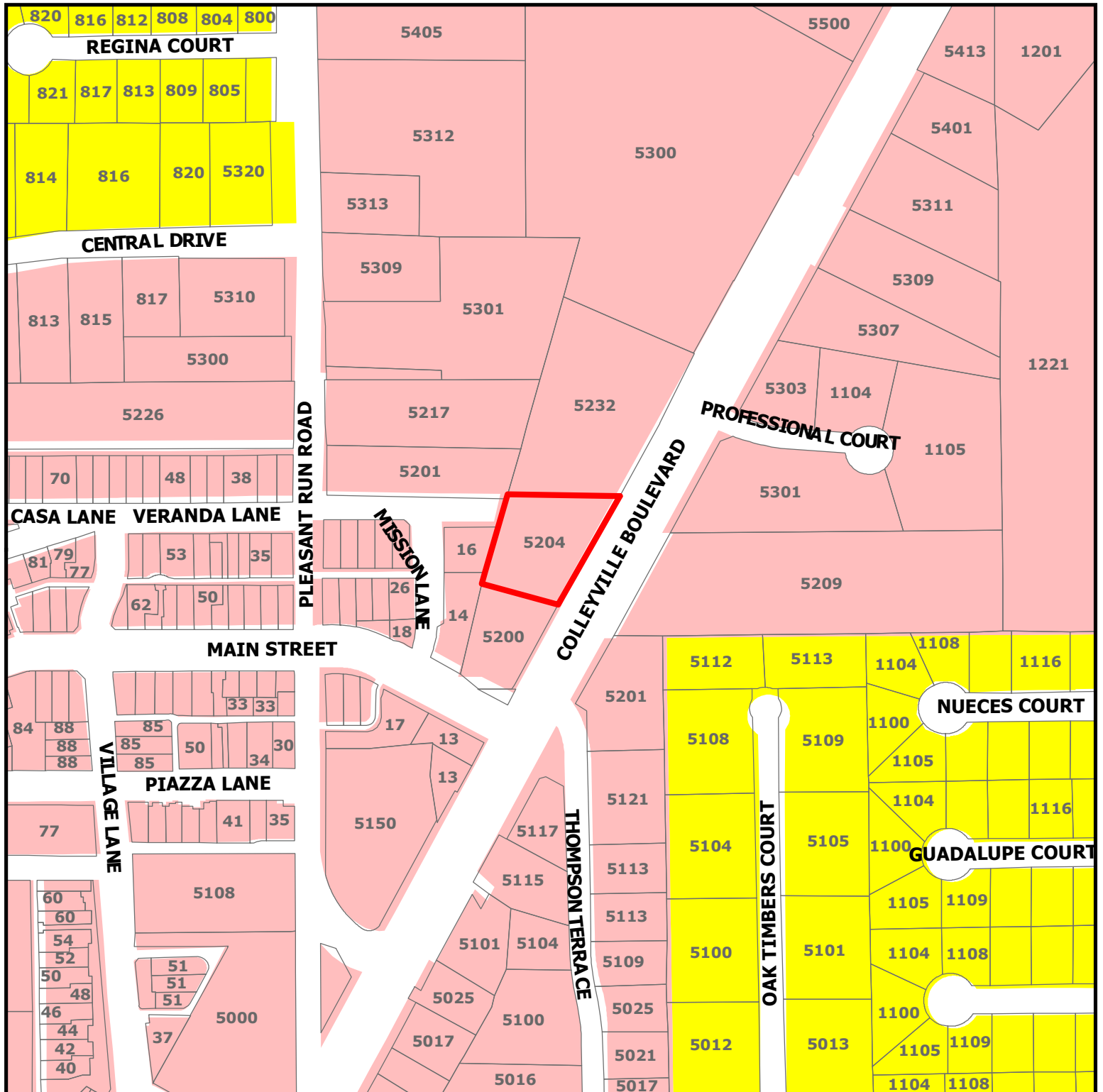
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Subject Property



Future Land Use Map



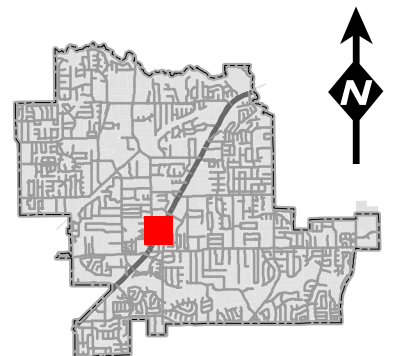
ZC22-005

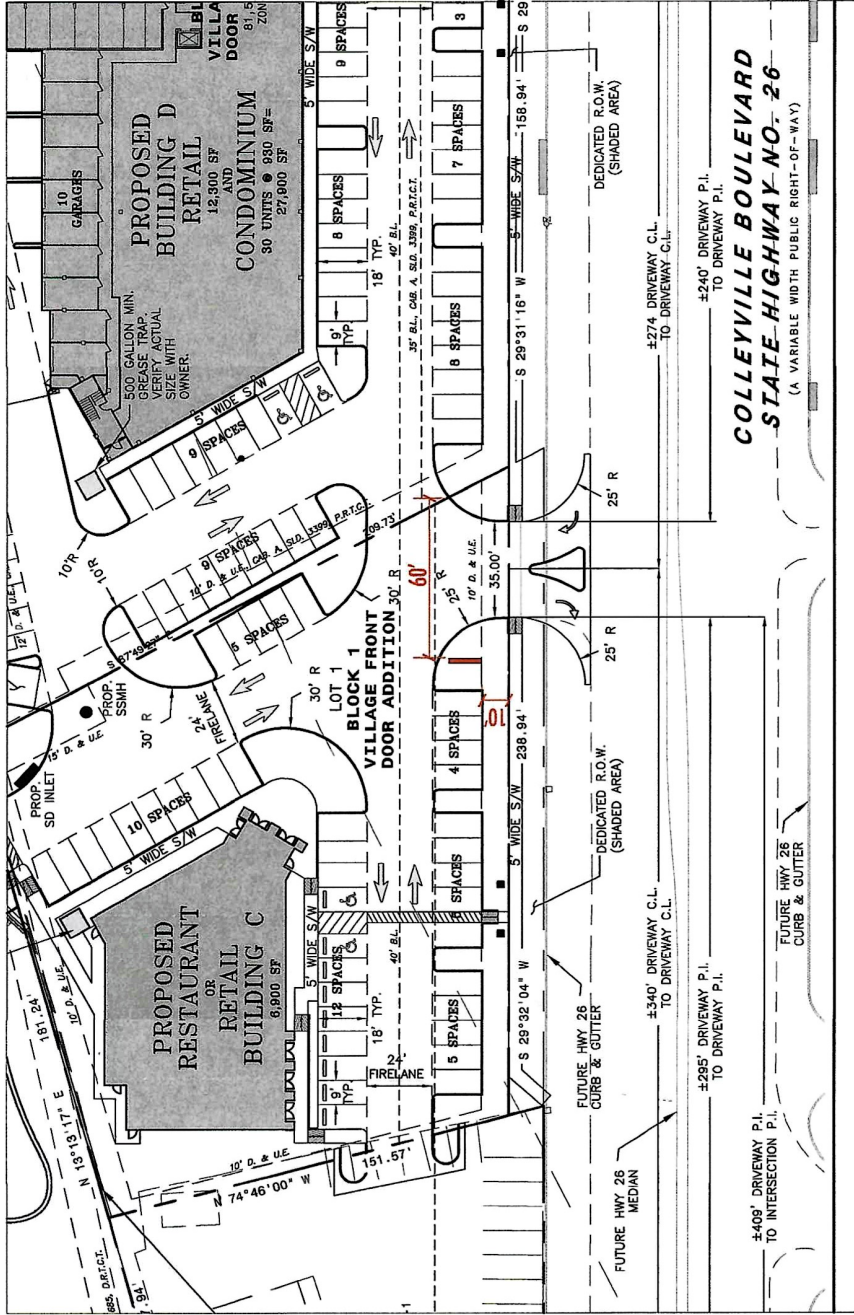
5204 Colleyville Boulevard

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- Subject Property
- Residential
- Colleyville Blvd Corridor





SITE PLAN
N.T.S.

NOTE TO FABRICATORS: ANY CHANGES MADE TO CUSTOMER SPECS MUST BE PRE-APPROVED BY PROJECT MANAGER PRIOR TO MANUFACTURING.

www.starlightsign.com



7923 E. Midway St.
Denton, TX 76208
(940) 382-8850
Fax: (940) 387-0429

StarliteSign

CUSTOMER: Kim Boriatric Institute

ADDRESS: 5204 Colleyville Blvd.

CITY, ST: Colleyville, TX

Bids are good if accepted within 30 days of proposal. This drawing is the property of Starlite Sign, which reserves all rights to its reproduction and display.

PROJECT: 1205-021

DATE: 05 of 05

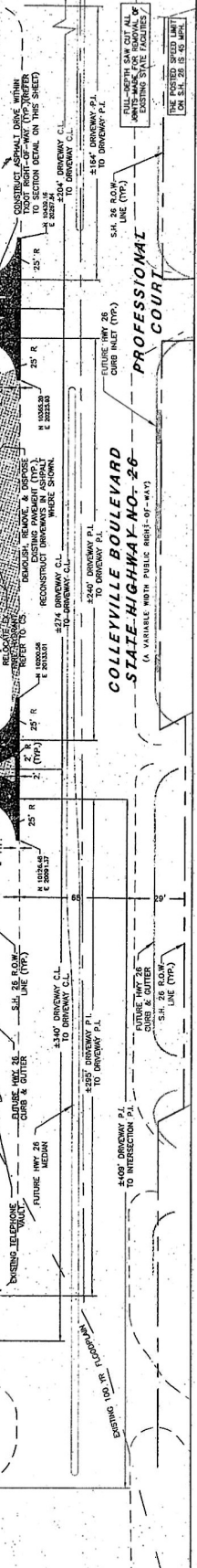
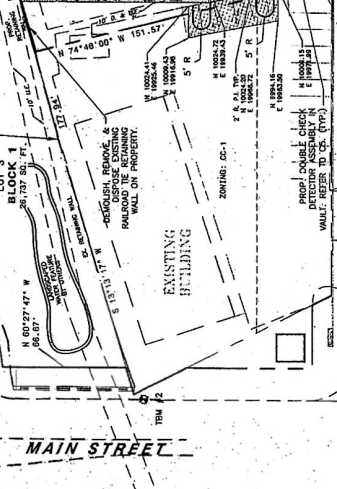
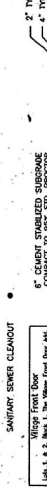
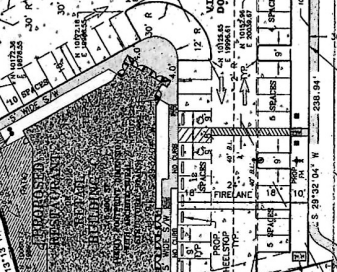
DESIGNER: JCR

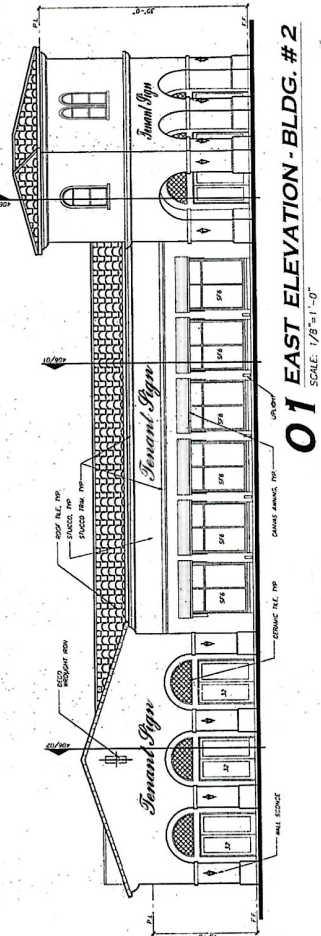
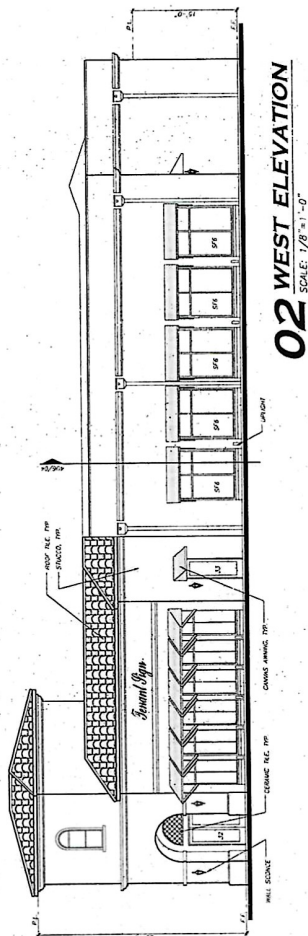
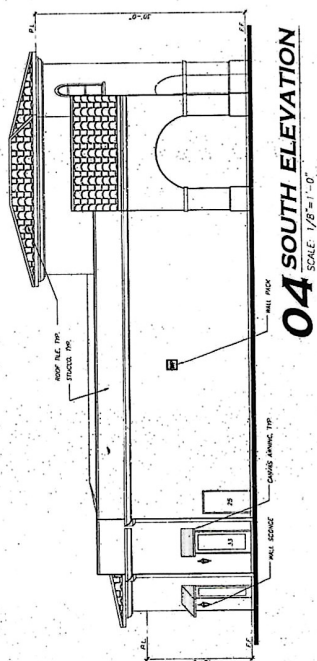
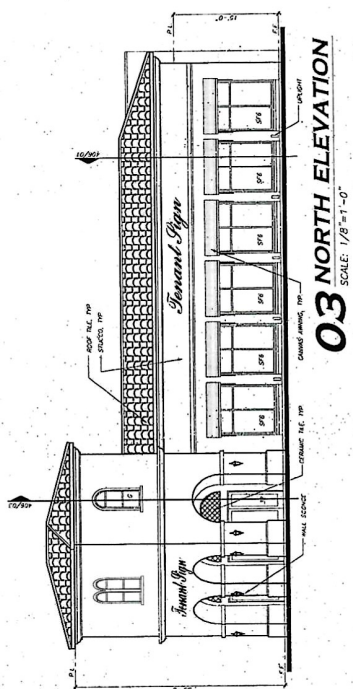
DATE: 08-06-12

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	08/27/12	JCR	CHANGES ON ALL SHEETS
2	08/27/12	JCR	CHANGED DRAIN OF SIGN
3	08/27/12	JCR	CHANGED DRAIN OF SIGN

FOR ORDINANCE 0-07-1630, LOT REQUIREMENTS AND BUILDING LINE SETBACKS ESTABLISHED BY THE CONCEPTUAL SITE PLAN, LABELED AS EXHIBIT "D", SHALL CONTROL WHERE SUCH BUILDING LINE SETBACK, IS DIFFERENT FROM THE ZONING AND DEVELOPMENT CODE.







5204



ZAFIROS
mexican grill & cantina

ZAFIROS
mexican grill & cantina

Zafiros

SCHEMATIC DESIGN

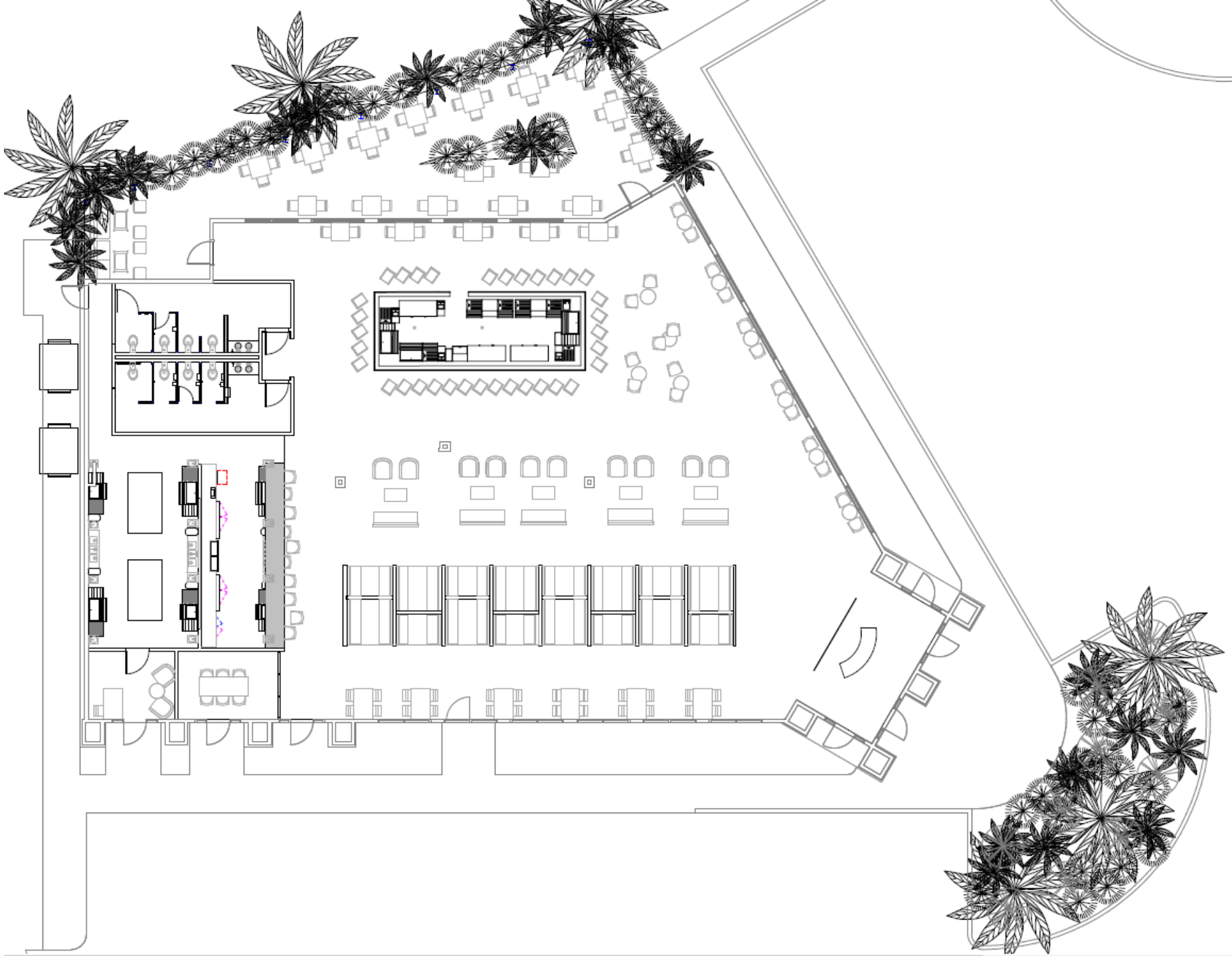


01

OVERALL CONCEPT

Ideas and inspirational images













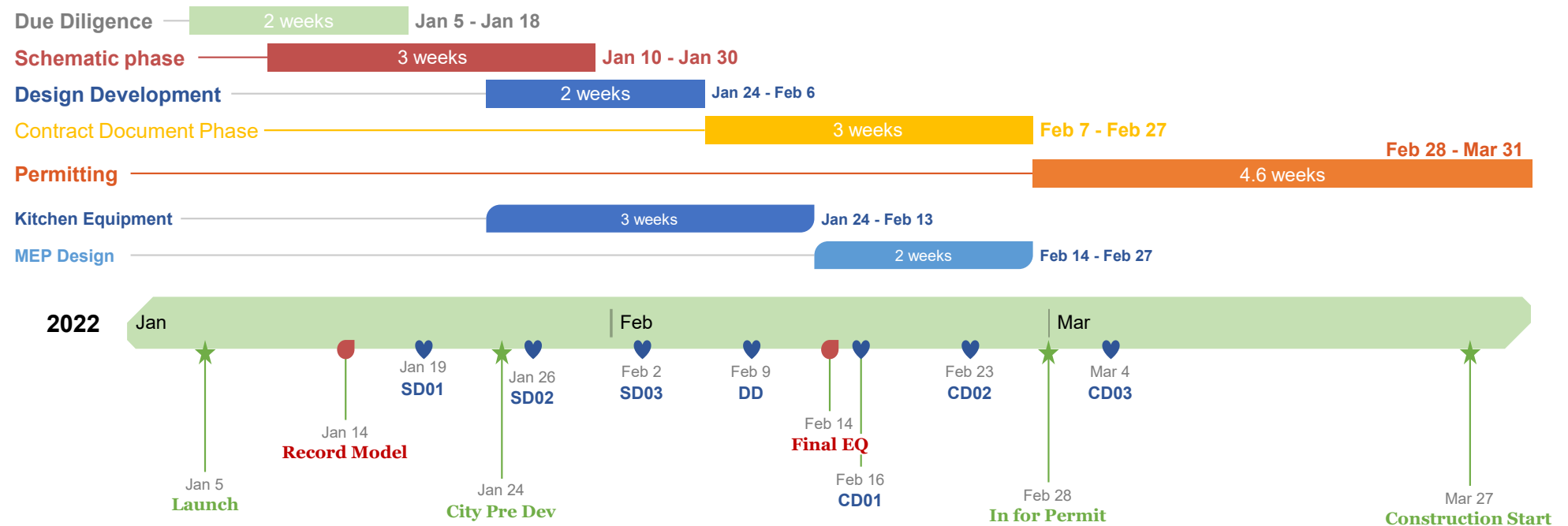








Los Zafiros



The timeline can fluctuate depending on your team's availability and the requirements from the AHJ.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2e

Agenda Date 2/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-006

Explanation

Lane Blessing, the applicant, has submitted a request for a zoning change on Lot 10R & 11R, Block 1, Andy Felps Addition, being approximately 2.33 acres, and zoned CN Neighborhood Commercial. The request is to rezone the property from the CN district to the R-20 Single Family Residential district to allow for the construction of two new homes.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat

Aerial Map



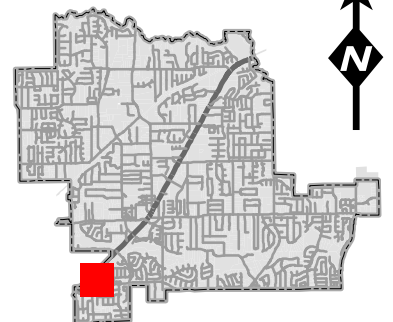
ZC22-006

125 Acuff Lane

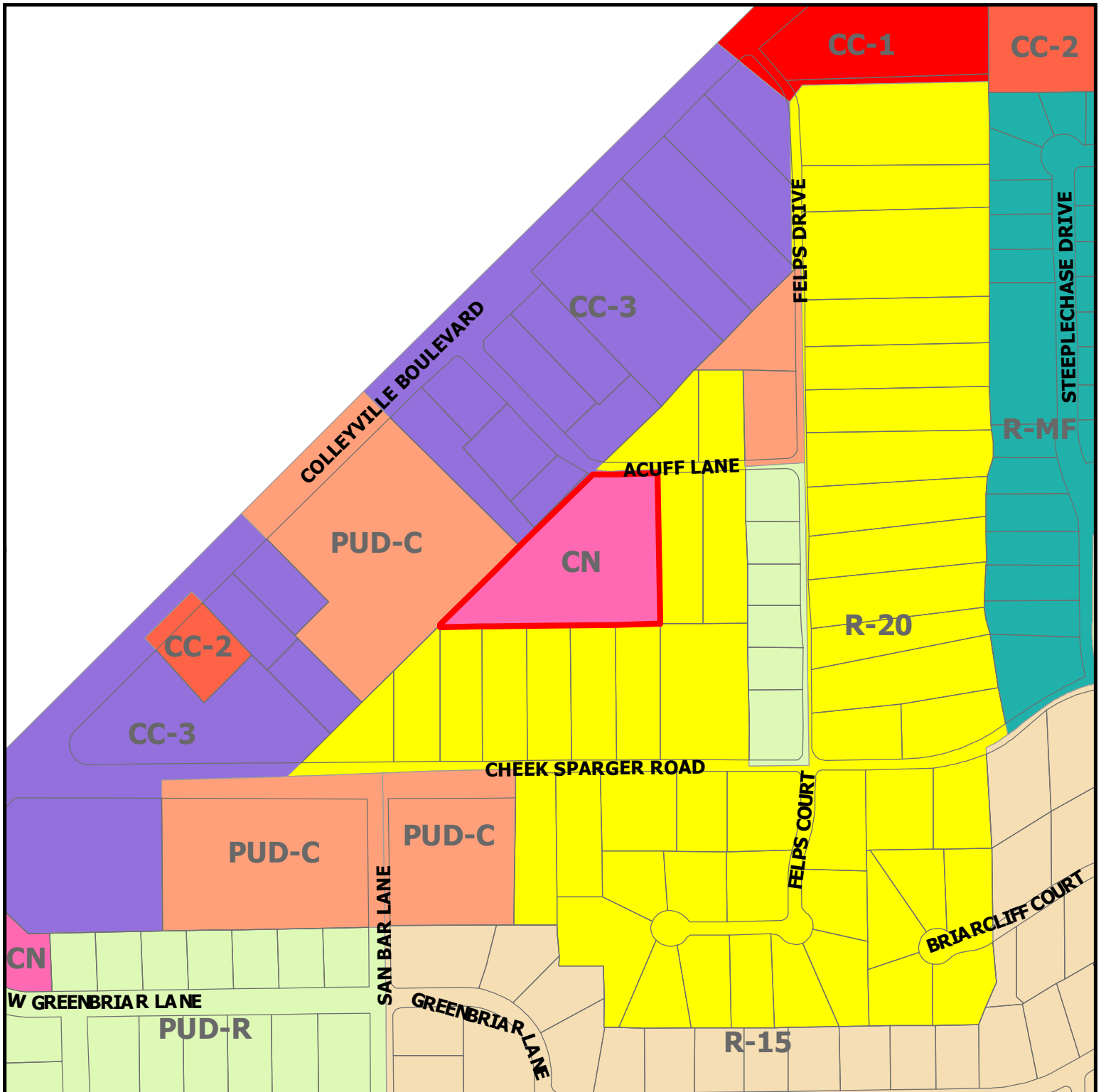
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Subject Property



Zoning Map



ZC22-006

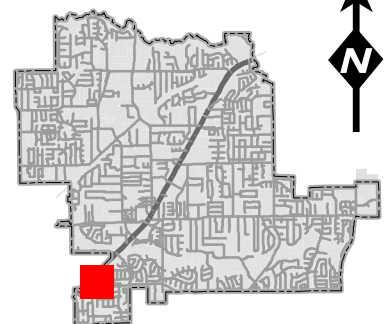
125 Acuff Lane

DISCLAIMER:

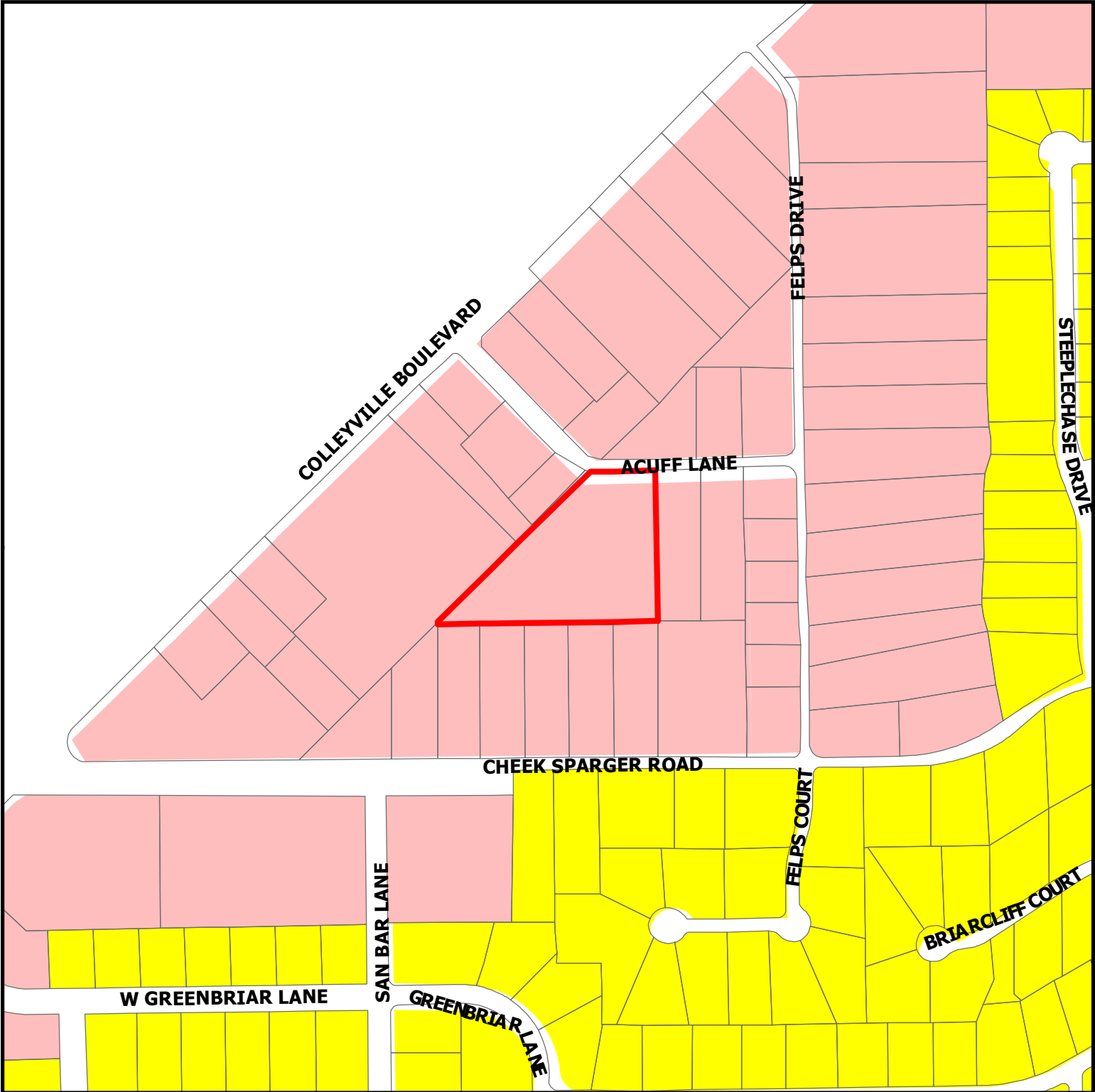
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Subject Property



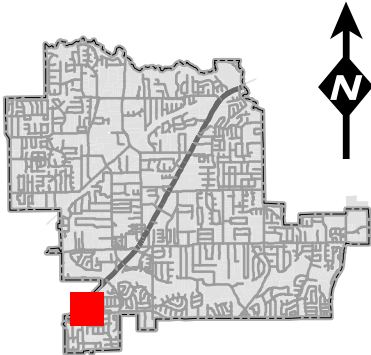
Future Land Use Map



ZC22-006
125 Acuff Lane

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



Statement of Planning Objectives

My objective in requesting this zoning change to residential is to create a place on this property for our family of 3 generations to live side by side. I have lived in Colleyville for 15 years and love the quality of life here. However, at this stage in life, I have a need to downsize from my present home, and have a desire to build a house that is environmentally-friendly. The other lot will be occupied by my daughter, my son in law, and my 3 granddaughters. I look forward to their thriving academically in the outstanding GCISD schools. I care about this community and its future, as it continues to be a city that seeks the welfare of all its citizens. Thank you for considering this zoning change.

Lane Blessing

NOV-12-74 62195 A — NO 6.00

THE STATE OF TEXAS
COUNTY OF TARRANT

Whereas, JOHN H. BALLARD, being the owner of the following described property, to wit:

Being Lot 10 and Lot 11, Block 1, ANDY FELPS ADDITION,
to the City of Colleyville, Tarrant County, Texas.

THEREFORE KNOW ALL MEN BY THESE PRESENTS

THAT I, JOHN H. BALLARD, do hereby adopt the above described property as Lot 10-R and Lot 11-R, Block 1, said addition, to the City of Colleyville, Tarrant County, Texas and being a revision of Lot 10 and Lot 11, Block 1, said addition, and do hereby dedicate to the public use forever, the streets and/or easements shown thereon.

EXECUTED this the 13th day of September, 1974.

John H. Ballard
JOHN H. BALLARD

THE STATE OF TEXAS
COUNTY OF TARRANT

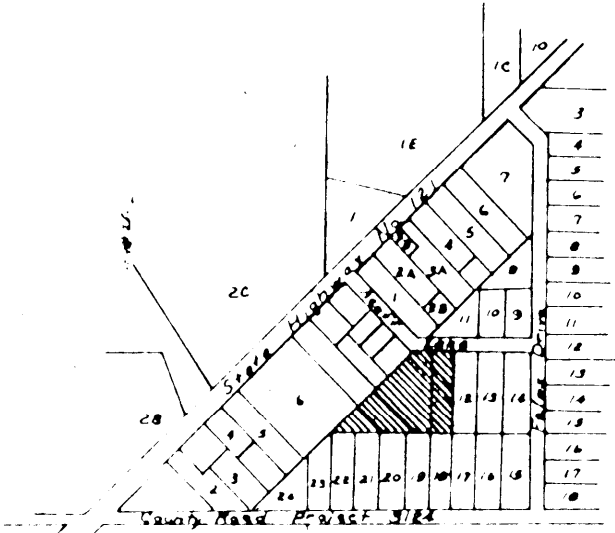
BEFORE ME, the undersigned, a NOTARY PUBLIC, in and for said COUNTY and STATE, on this day personally appeared JOHN H. BALLARD, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 13th day of September, 1974.

Erin M. Elliott
—NOTARY PUBLIC—
Erin M. Elliott

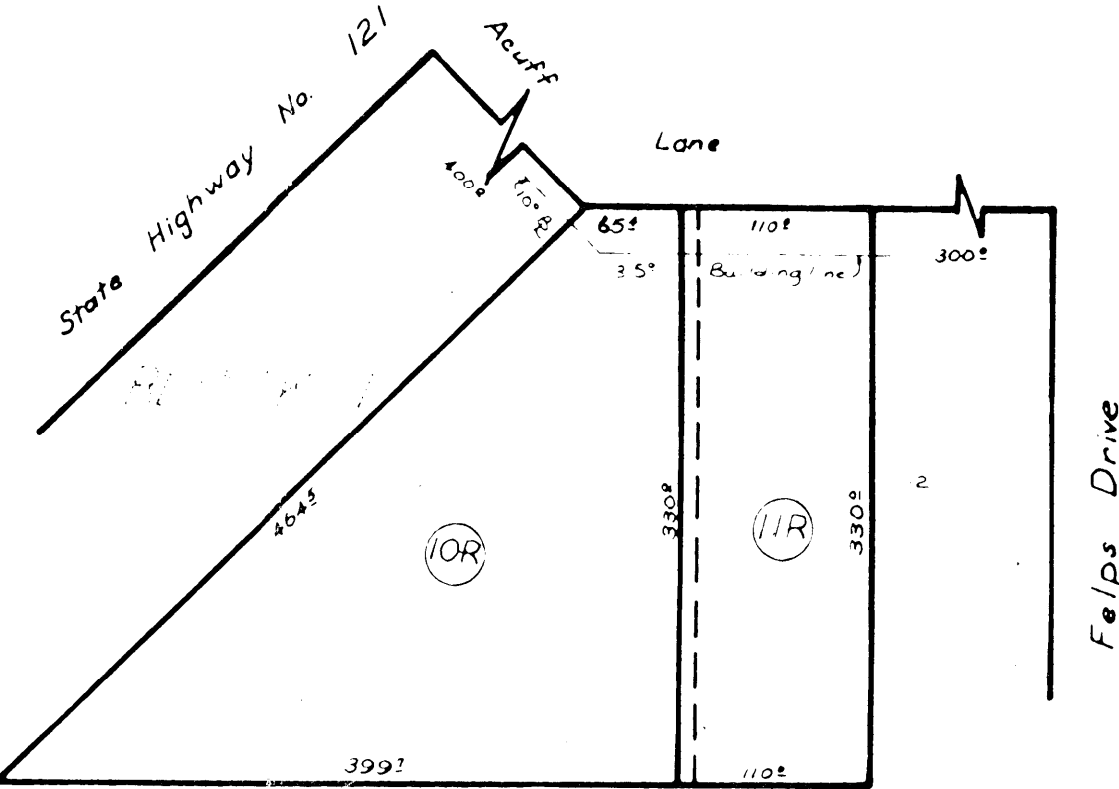
6⁰⁰ W/D



VICINITY MAP



Scale 1"=100'



Plat Showing

LOTS 10-R and 11-R, BLOCK 1
ANDY FELPS ADDITION

To The City of Colleyville, Tarrant County, Texas
Being a Portion of the John H. Duncan Survey
Being a Revision of Lots 10 and 11, Block 1, said addition

Approved: 28 October 1974

CITY OF COLLEYVILLE

Colleyville, Tarrant County, Texas

By *John M. Ramsey*
By *M. Louise Ramsey*

John H. Ballard
Pl. 1 Box 1193
Smithfield, Texas 76080

STATE OF TEXAS
COUNTY OF TARRANT
I hereby certify that this instrument was FILED on the 12th day of November 1974 at 6:00 PM in Volume 388 96 Page 17 of the Public Records of Tarrant County, Texas, as stamped herein by me.

NOV 12 1974
Erin M. Elliott
COUNTY CLERK
TARRANT COUNTY, TEXAS

Identifying this plat to be a true and accurate representation of this property as determined by plat records.

Thomas L. Thompson

THOMAS L. THOMPSON
REGISTERED PUBLIC SURVEYOR
FIRST NATIONAL PARK BUILDING
1004 W. Euless Blvd. - Suite 110
Euless, Texas 76039
Ph 817/267-6051
Date August 30th, 1974



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2f

Agenda Date 2/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Food Packaging and Manufacturing use on Lot 2R, Block 1, Nystel Addition, located at 1821 John McCain Road, Case ZC22-007

Explanation

Yvonne Gutierrez, the applicant, has submitted a request for a Special Use Permit (SUP) for a Food Packaging and Manufacturing use on Lot 2R, Block 1, Nystel Addition, approximately 0.69 acres, and zoned ML Light Manufacturing. The request is to manufacture and package "freeze dried" food for wholesale business. This site does not allow for on-site retail sales.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Site Plan
6. Landscape Plan

Aerial Map



ZC22-007

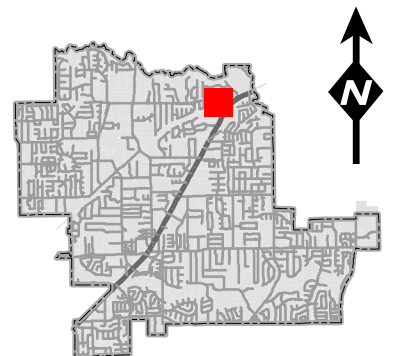
1821 John McCain Road

DISCLAIMER:

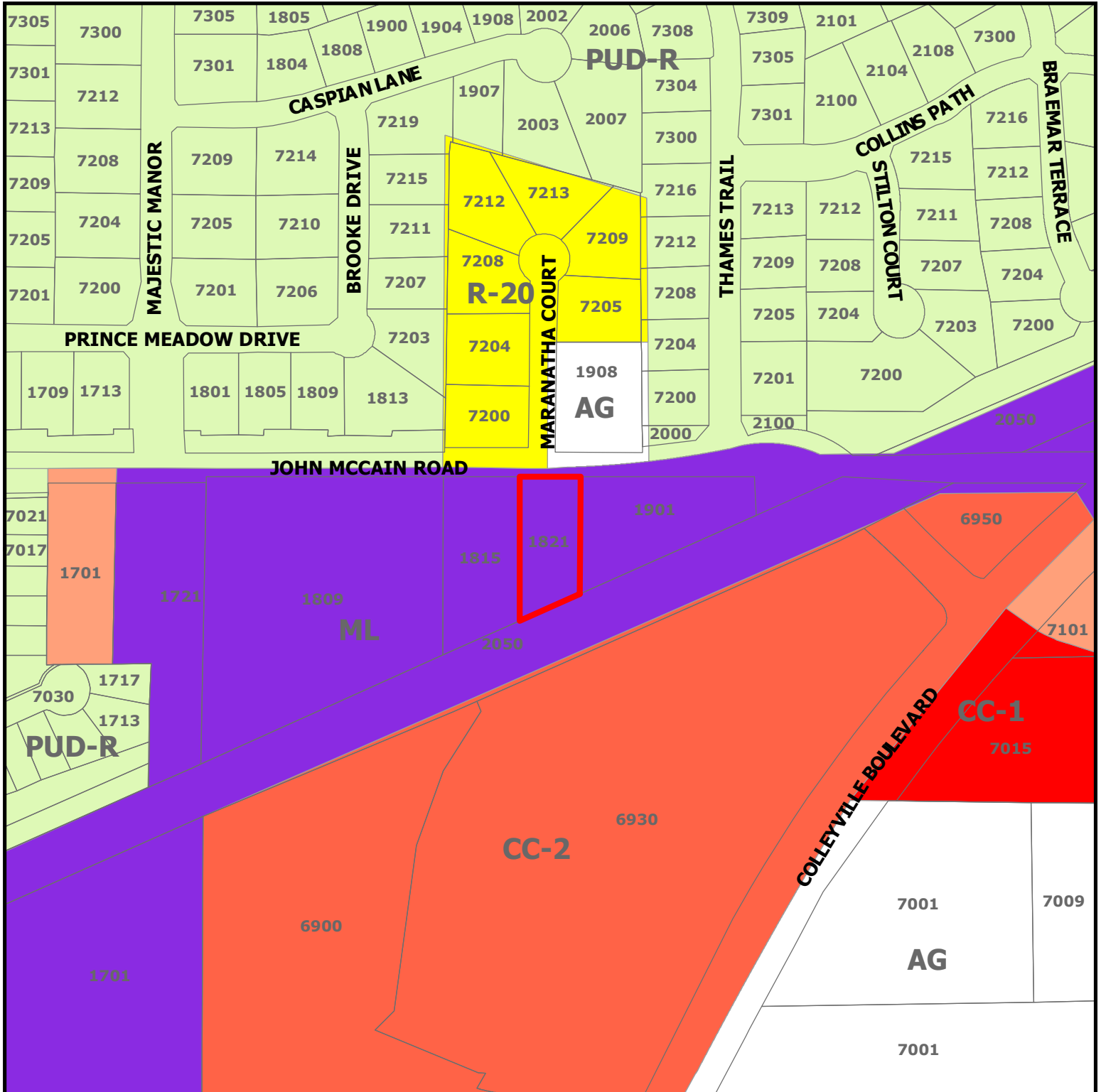
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Subject Property



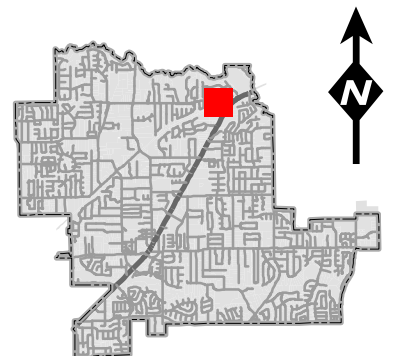
Zoning Map



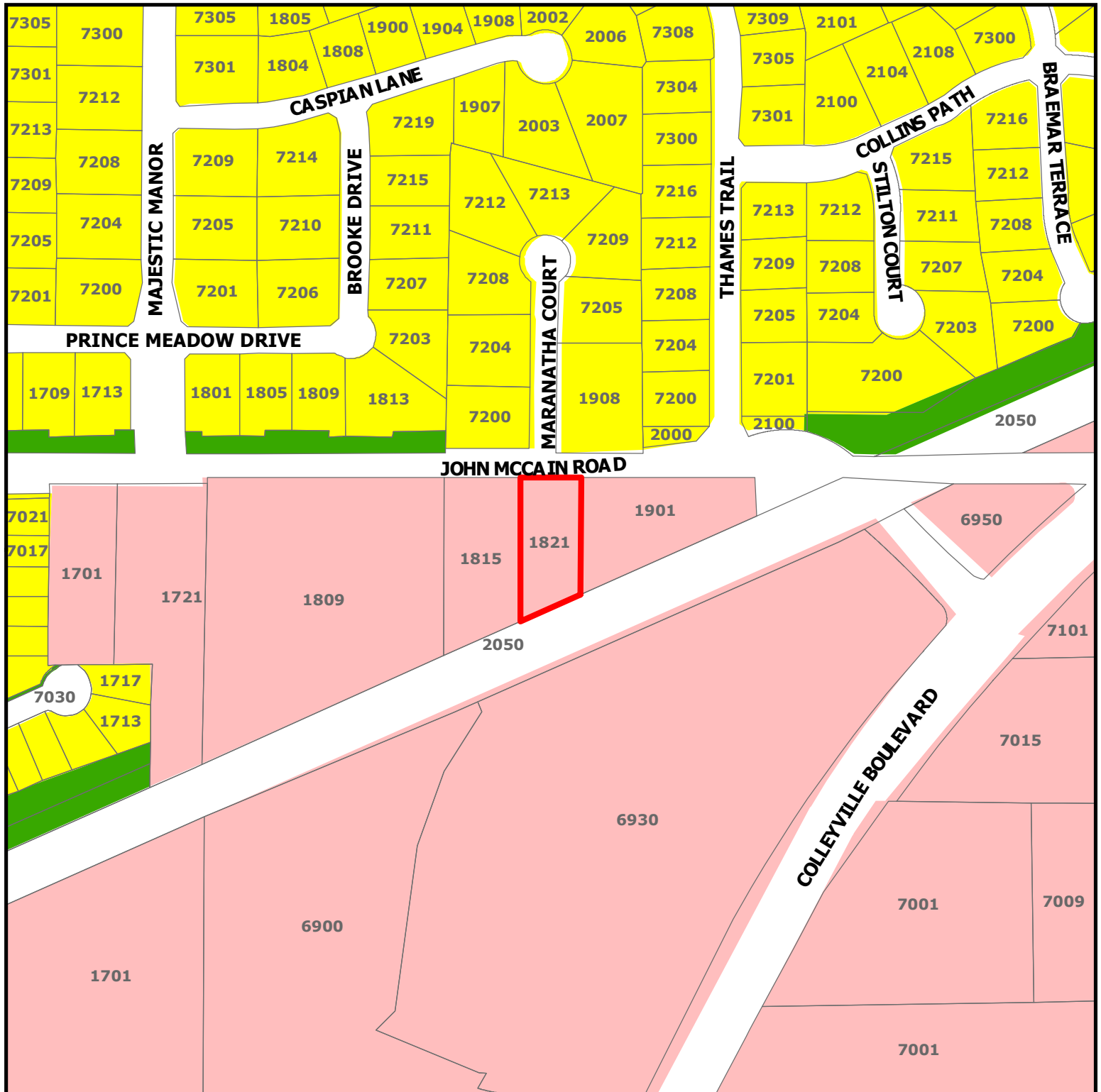
ZC22-007
1821 John McCain Road

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 Subject Property

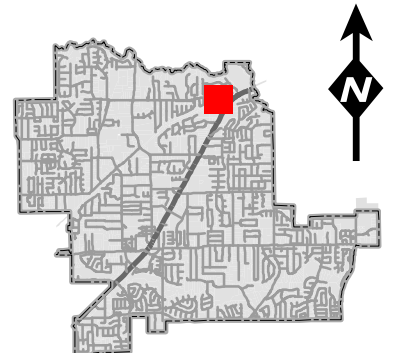


Future Land Use Map



ZC22-007
1821 John McCain Road

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



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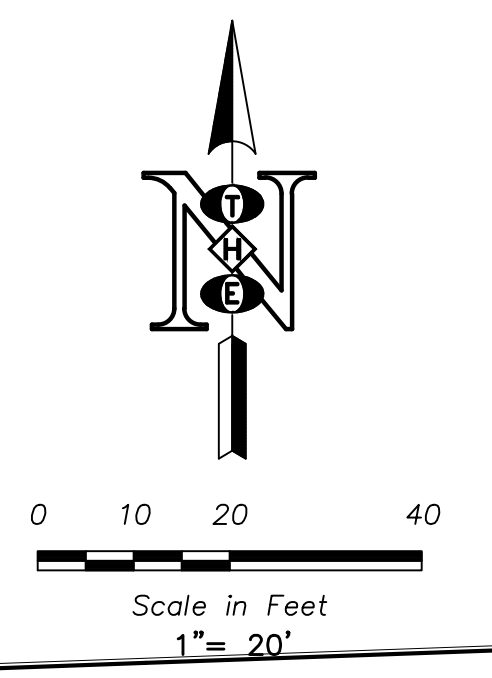
STATEMENT OF PLANNING OBJECTIVES

Blue Star, LLC was created in order to fulfill a need of the community of having a safe supply of food under any circumstances. These might be created by natural disaster scenarios or shortage of supply in the market. Our goal is to provide families with the best quality of freeze dried food products taking care that in every step of the way we guarantee the taste and natural goodness of the food they are storing. Our products are guaranteed to have a shelf life of 25 years.

The freeze drying process does not create noise nor odor within the offices we will be renting at 1821 John McCain Rd, Colleyville, TX 76034, from the Mitcham Family Trust. Our products will be sold in Farmer's Markets and through wholesale.

ZONED: R20

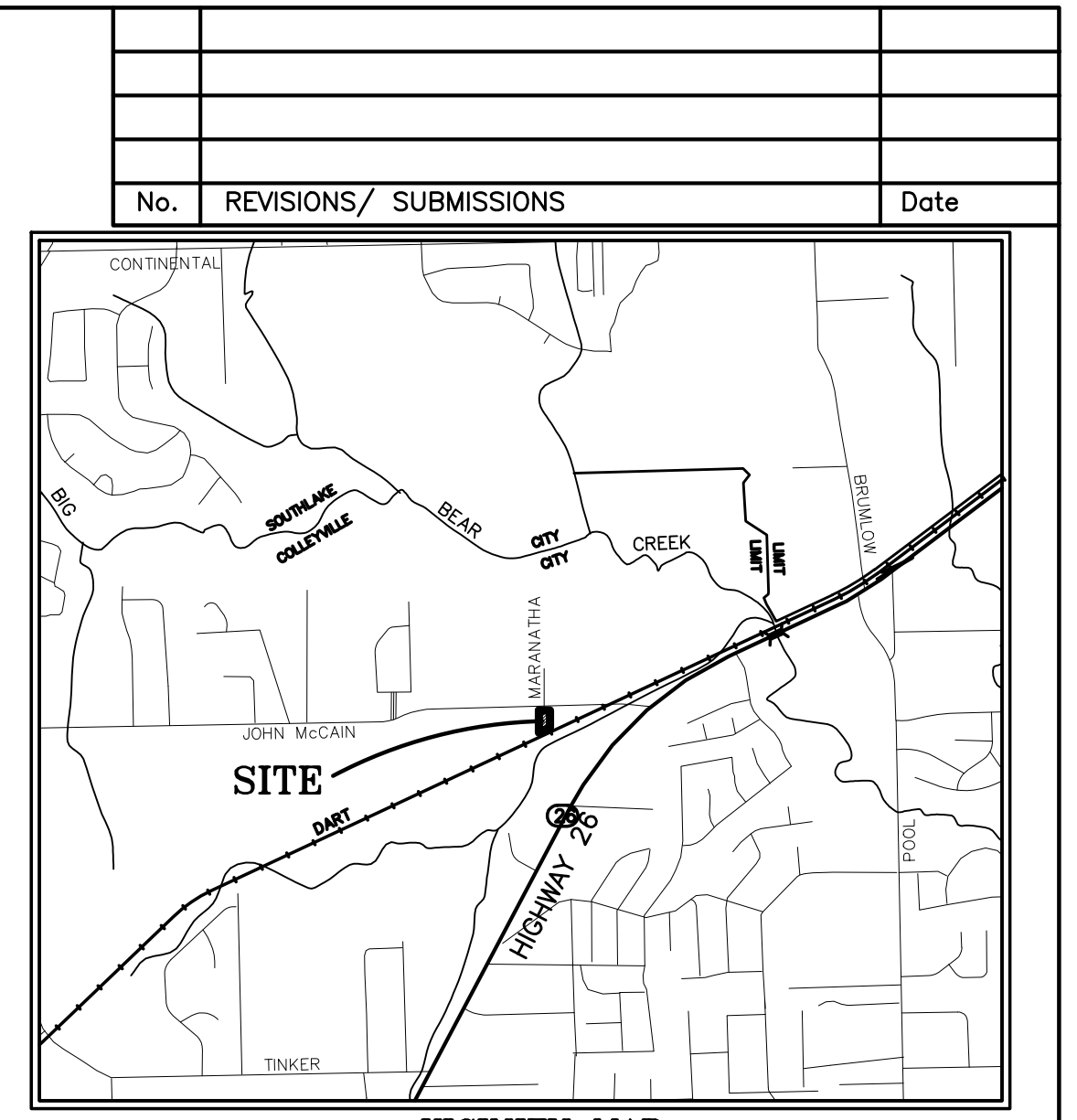
MARANATHA CT.



PAVING LEGEND

- EXISTING REINF. CONCRETE PAVEMENT
- PROPOSED PARKING LOT STALL 5" REINF. CONCRETE PVMT
- PROPOSED DUMPSTER PAD 7" REINF. CONCRETE PVMT

NOTE:
MOST OF THE FIRE LANE AND ALL OF THE DRIVEWAY APPROACH ARE EXISTING. NEW FIRE LANE AND DUMPSTER PAD ARE TO BE INSTALLED IN ACCORDANCE WITH CITY OF COLLEYVILLE STANDARD DETAILS.



JOHN McCain ROAD
(VARIABLE WIDTH R.O.W.)

EXTEND EX. 2-18" RCP DRIVEWAY CULVERT AND INSTALL 4:1 SLOPE END TREATMENT

EXTEND EX. 2-18" RCP DRIVEWAY CULVERT AND INSTALL 4:1 SLOPE END TREATMENT

FUTURE SIDEWALK BY OTHERS

LOT 1R, BLOCK 1
NYSTEL ADDITION
VOL. 388-191, PG. 37
P.R.T.C.T.

ZONED: ML

15' D.&U.E.
VOL. 13151, PG. 185
P.R.T.C.T.

15' ACCESS EASEMENT
VOL. 388-191, PG. 37
P.R.T.C.T.

ONE-STORY STRUCTURE

BUILDING NO. 2
HOSE LAY DISTANCE
336'± FROM FIRE LANE
(SPRINKLED STRUCTURE)

A & L IMPORTS

MITCHAM OFFICE/WAREHOUSE
NO. 1
6,893 TOTAL S.F.
(71± X 98±)
28,685 SQ.FT.
LOT 2R, BLOCK 1, NYSTEL ADDITION
VOL. 388-191, PG. 37 P.R.T.C.T.
0.6585 ACRE
ZONED: ML

OFFICE/WAREHOUSE
NO. 2
2,415 S.F.

ZONED: ML

LOT 3R, BLOCK 1
NYSTEL ADDITION
VOL. 388-191, PG. 37
P.R.T.C.T.

EXISTING ONE-STORY STRUCTURE

VISIONARY

FIRE LANE DISTANCE
150' FROM JOHN
McCAIN PAVEMENT

15' ACCESS EASEMENT
VOL. 388-191, PG. 37
P.R.T.C.T.

PROP. 2 DUMPSTERS
WITH GATES. ENCLOSURE
TO MATCH PROP. PHASE
1 STRUCTURE.

EXIST. DUMPSTER &
ENCLOSURE TO BE
REMOVED AND
REPLACED

5' UTILITY EASEMENT
VOL. 388-144, PG. 80
P.R.T.C.T.

10' DRAINAGE &
UTILITY EASEMENT
VOL. 388-191, PG. 37
P.R.T.C.T.

PARKING REQUIREMENTS
1 SPACE PER 300 SF - OFFICE
1 SPACE PER 1000 SF - WAREHOUSE

APPLICANT/OWNER
MITCHAM FAMILY TRUST
P.O. BOX 92834
SOUTHLAKE, TEXAS 76092
TEL(817)929-4440

CONTACT: BRIAN MITCHAM

PREPARER/ENGINEER
THOMAS HOOVER ENGINEERING, LLC
P.O. BOX 1808
KELLER, TX 76244
817/943-1350

CONTACT: THOMAS HOOVER

**PRELIMINARY
FOR INTERIM REVIEW ONLY**

By THOMAS L. HOOVER P.E.# 62493
Date 10-18-19

THOMAS HOOVER ENGINEERING, LLC
NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

ZONED: CC2

SITE DATA SUMMARY TABLE	
BUILDING NO. 1 - OFFICE/WAREHOUSE	
BUILDING SQUARE FOOTAGE	6,893 SF
PROPOSED LOT AREA (LOT 2R)	28,685 SF / 0.659 AC
BUILDING HEIGHT	25' MAX
PROPOSED OFFICE AREA	3,533 SF
PROPOSED WAREHOUSE AREA	3,360 SF
PARKING REQUIRED OFFICE	12
PARKING REQUIRED WAREHOUSE	4
PARKING PROVIDED	16
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
PROPOSED LOT COVERAGE	24.0%
BUILDING NO. 2 - OFFICE/WAREHOUSE	
BUILDING SQUARE FOOTAGE	2,415 SF
PROPOSED LOT AREA (LOT 2R)	28,685 SF / 0.659 AC
BUILDING HEIGHT	25' MAX
PROPOSED OFFICE AREA	1,106 SF
PROPOSED WAREHOUSE AREA	1,309 SF
PARKING REQUIRED OFFICE	4
PARKING REQUIRED WAREHOUSE	2
PARKING PROVIDED	5
HANDICAP PARKING REQUIRED	1
HANDICAP PARKING PROVIDED	1
PROPOSED LOT COVERAGE	8.4%
TOTAL - BUILDINGS 1 & 2	
TOTAL BUILDING SQUARE FOOTAGE	9,307 SF
PROPOSED BUILDING HEIGHT	25' MAX
PROPOSED LOT AREA (LOT 2R)	28,685 SF / 0.659 AC
PROPOSED OFFICE AREA	4,639 SF
PROPOSED WAREHOUSE AREA	4,669 SF
PARKING REQUIRED OFFICE	16
PARKING REQUIRED WAREHOUSE	5
PARKING PROVIDED	21
HANDICAP PARKING REQUIRED	2
HANDICAP PARKING PROVIDED	2
PROPOSED LOT COVERAGE	32.4%
CURRENT ZONING	ML - LIGHT MANUFACTURING
PROPOSED USE	OFFICE / WAREHOUSE
IMPERVIOUS AREA	22,520 SF (78.5%)
H THOMAS HOOVER ENGINEERING, LLC P.O. BOX 1808 KELLER, TEXAS 76244 (817) 913-1350 PH. T.B.P.E. FIRM REGISTRATION NO. 006009	
0.659 ACRES OF LAND LOT 2R, BLOCK 1 NYSTEL ADDITION IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS. 1821 JOHN McCain ROAD	
MITCHAM RENTAL, LLC SITE PLAN	
DESIGNED TLH	SCALE 1"= 20'
DRAWN SDS	DATE 10-18-19
CHECKED TLH	PROJECT NO.
	SHEET C-1 of 1

ZONED: CC2

DALLAS AREA RAPID TRANSIT RAILROAD
(FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD)
VOL. 10146, PG. 640 P.R.T.C.T.

EXIST. DUMPSTER & ENCLOSURE TO BE REMOVED AND REPLACED

PROP. 2 DUMPSTERS WITH GATES, ENCLOSURE TO MATCH PROP. PHASE 1 STRUCTURE.

VISIONARY

ZONED: ML

LOT 3R, BLOCK 1
NYSTEL ADDITION
VOL. 388-191, PG. 37
P.R.T.C.T.

EXISTING
ONE-STORY
STRUCTURE

ZONED: ML

0.6585 ACRE
28,685 SQ.FT.
LOT 2R, BLOCK 1, NYSTEL ADDITION
VOL. 388-191, PG. 37 P.R.T.C.T.
MITCHAM OFFICE/WAREHOUSE
NO. 1
6,893 TOTAL S.F.
(71± X 98±)

LOT 1R, BLOCK 1
NYSTEL ADDITION
VOL. 388-191, PG. 37
P.R.T.C.T.

ZONED: ML

ONE-STORY
STRUCTURE

PLANTLIST

SVM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
CO	CHINKAPI OAK	4	3" CAL.	10-12	5-6'	NURSERY GROWN	
CP	QUERCUS WILHEBERGIA	2	3" CAL.	10-12	5-6'	NURSERY GROWN	
CP	CHINESE PISTACHE	2	3" CAL.	10-12	5-6'	NURSERY GROWN	
NP	NEEDLEPOINT HOLLY	18	5 GAL.	26"	18"	FULL	36"oc
DB	DWARF BURFORD HOLLY	48	5 GAL.	15"	15"	FULL	30"oc
DY	DWARF YAUPOIN HOLLY	15	3 GAL.	12"	12"	FULL	24"oc
GSN	GULFSTREAM NANDINA	26	3 GAL.	12"	12"	FULL	24"oc
MFG	MEX. FEATHERGRASS	67	1 GAL.	12"	10"	FULL	18"oc
SE	STEEL EDGING	79	LIN. FT.			REF. DETAIL	

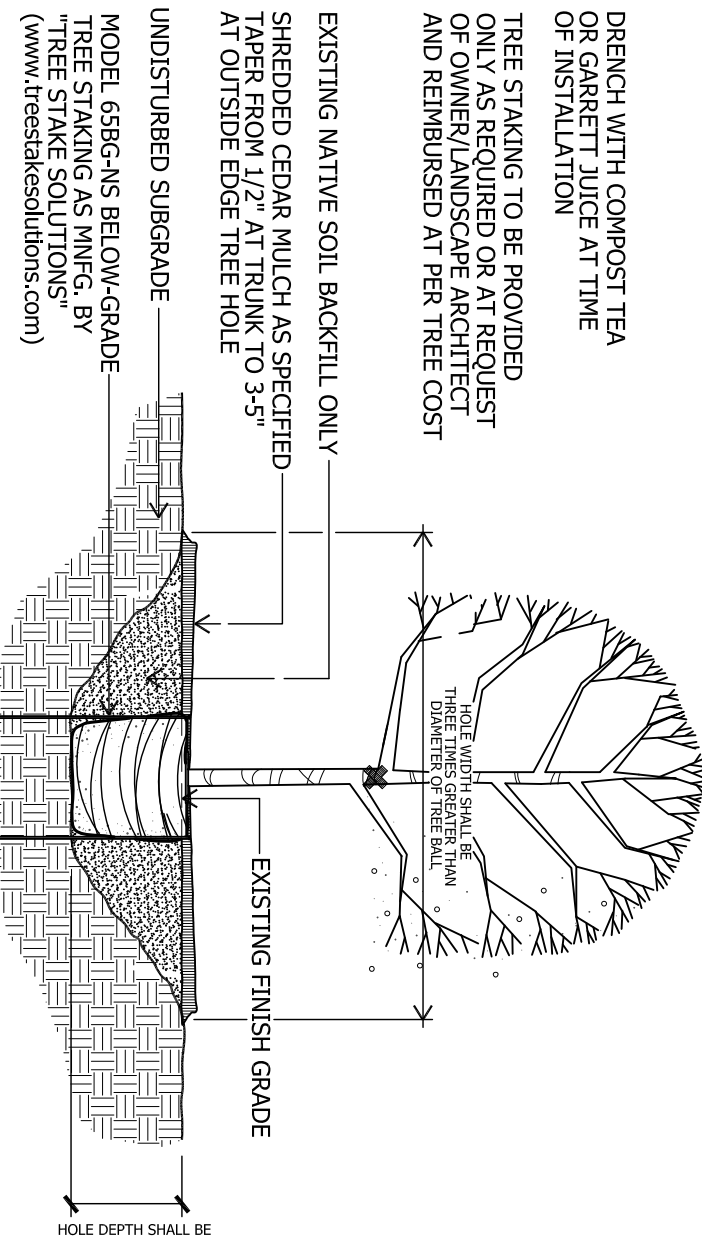
LANDSCAPE REQUIREMENTS

MINIMUM 20% SITE SHALL BE LANDSCAPE TOTAL SITE 28,685 SF (20%) REQUIRED 5,737 SF (20%) PROVIDED 6,197 SF (21.50%)

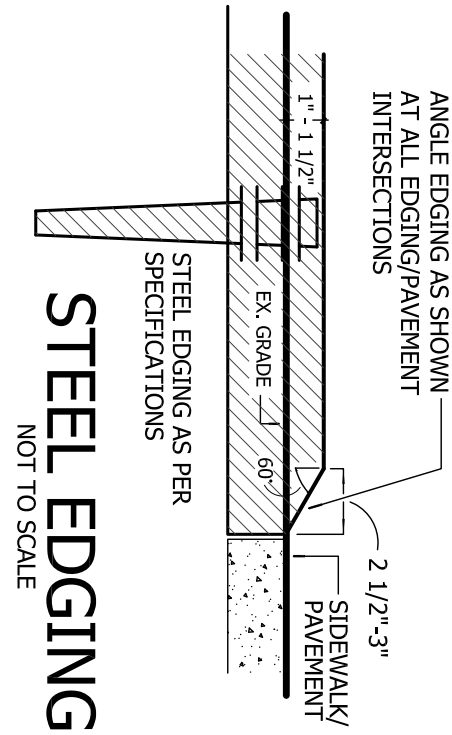
STREET FRONTAGE
1 - 3" CALIPER TREE REQUIRED PER 40 LF (JOHN MCCAIN ROAD)
129 LF = 3.23 = 4 - 3" TREES PROPOSED 40

1 - 5 GALLON SHRUBS REQUIRED PER 5 LF
129 LF = 25.8 = 26 SHRUBS REQUIRED 5
32 SHRUBS PROVIDED

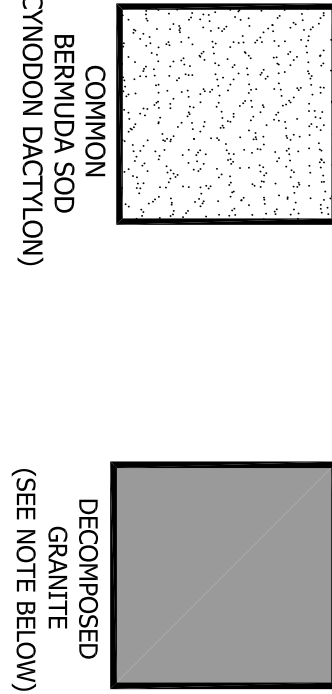
TREE PLANTING - SITE COVERAGE
28,684 sf ÷ 9,307 (bids) = 19.375 sf
19.375 x 50% = 9.689 sf TREE COVERAGE REQ.
10,000 SF TREES 2" STAKE PROVIDED
10,000 SF TREES 3" STAKE PROVIDED
2 MEDIUM TREES at 1,000 sf ea.)



TREE PLANTING



LANDSCAPE LEGEND



SOD INSTALLATION NOTES:

- ALL SUBGRADE SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO KILL EXISTING VEGETATION TO ENSURE A VEGETATION IS DEAD. TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, PROCTOR WITH DRUM OR AUTOMATIC HAND TAMBERS. GROWN IN PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE. INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
 - CONTRACTOR SHALL PROVIDE FIVE (5) 50 LBS. BAGS OF PRE-MIXED DECOMPOSED GRANITE FOR FUTURE MAINTENANCE USES.
- DECOMPOSED GRANITE INSTALLATION NOTES:
- LANDSCAPE CONTRACTOR SHALL INSPECT D.G. AREAS FOR ANY EXISTING VEGETATION AND PROVIDE BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
 - AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, PROCTOR WITH DRUM OR AUTOMATIC HAND TAMBERS. GROWN IN PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE. INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
 - SOD SHALL BE VIGOROUS, WELL-ROOTED AND SHALL BE DELIVERED AT A UNIFORM SOIL THICKNESS.
 - SOD SHALL BE LAID WITH ALTERNATING JOINTS.
 - ALL SOD SHALL BE ROLLED TO CONSISTENT SURFACE, FILLING JOINTS WITH COARSE SAND AS REQUIRED.

LANDSCAPE NOTES

- PLANT LIST FOR THIS SHEET ONLY.
- PLANT LIST TO BE USED AS A GUIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND THEIR MAINTENANCE.
- ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO KILL EXISTING VEGETATION TO ENSURE A VEGETATION IS DEAD. TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, PROCTOR WITH DRUM OR AUTOMATIC HAND TAMBERS. GROWN IN PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE. INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
- AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, PROCTOR WITH DRUM OR AUTOMATIC HAND TAMBERS. GROWN IN PLACE FOUR (4) INCHES OF DECOMPOSED GRANITE WITH "STABILIZER BINDER OVER A DRY SUB-BASE. INSTALLING IN 1" LIFTS, COMPACTED WITH AUTOMATIC HAND TAMPER.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF THE FOLLOWING:
 - VITAL EARTH COMPOST
 - BACK-TO-EARTH SOIL CONDITIONER
 - LIVING EARTH COMPOST
 - SOIL BUILDING SYSTEMS COMPOST
 - SOIL CONDITIONER WITH COMPOST
 - TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
- ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL ON THIS SHEET.
- ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM COMPLETE WITH FLEET SENSOR, RAIN STAY, AND CONTROLLER. EQUIPMENT INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM OBTAINING LICENSED UNDER ARTICLE NO. 8751 VTOS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

JOHN MCCAIN ROAD
(VARIABLE WIDTH R.O.W.)

MARANATHA CT.

ZONED: R20

appr. by:
drawn by:
date: 06-24-19

revisions
07-17-19
09-02-19
10-10-19



Leeming
Design Group
Landscape Architecture
4913 Rule Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-8896 leemingdesigngroup@shglobal.net

LANDSCAPE PLAN

MITCHAM RENTAL
1821 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

file name:
sheet
L-1

c:\College-Mitcham\lgy-see_Mitcham.dwg



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2g

Agenda Date 2/28/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-MF Multi-Family Residential to PUD-R Planned Unit Development-Residential zoning district for Lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, of the Lakewood Estates, located at 1001-1029 Lakeridge Court, 4600-4613 Clearwater Court, 4701-4944 Lakewood Drive, 1000-1012 Clear Lake Court, 1001-1013 Edgewater Court, and 4700-4808 Lakeshore Court, Case ZC22-008

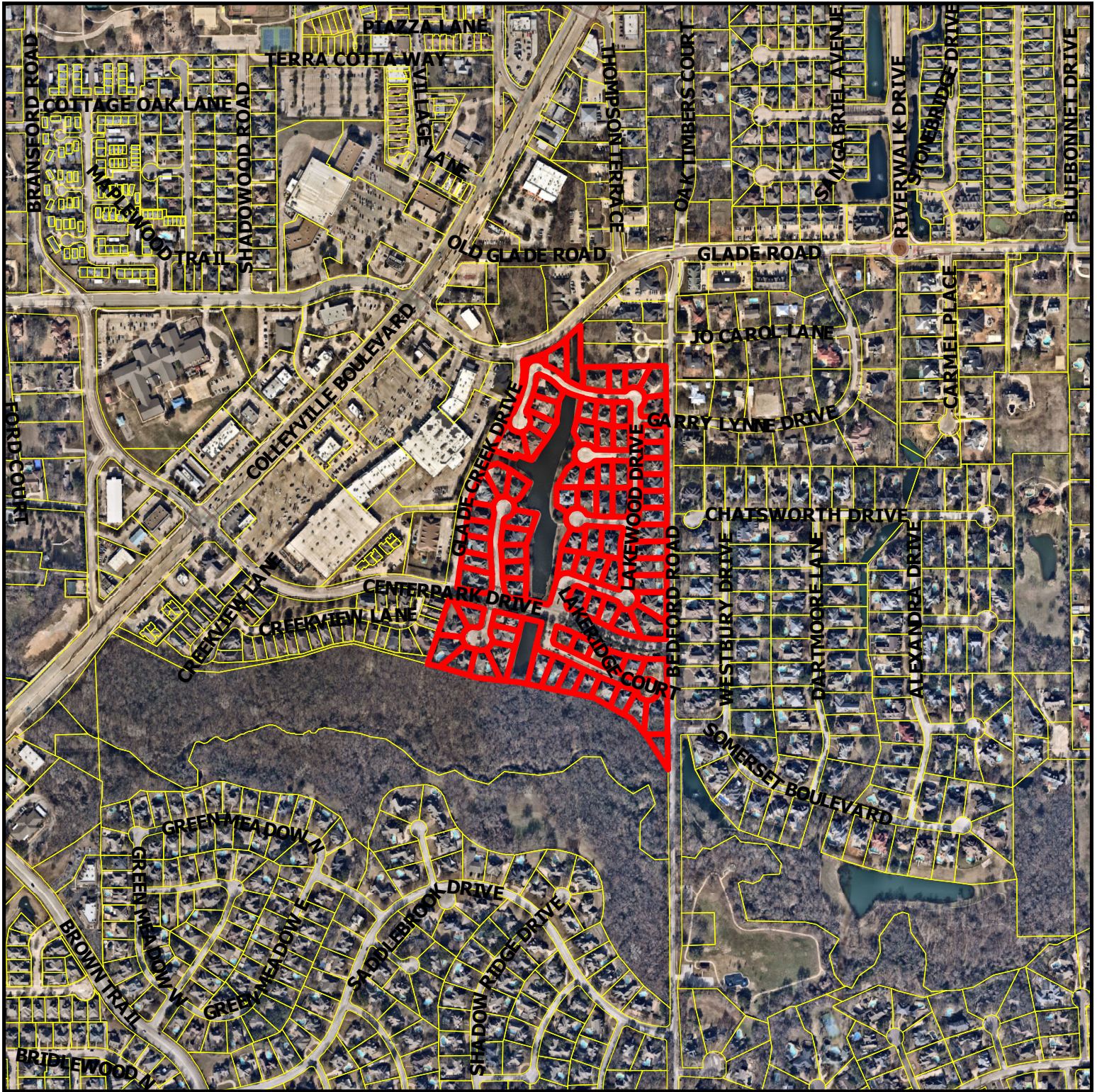
Explanation

Chris Hawkins, the applicant, has submitted a request for a zoning change for the Lakewood Estates subdivision, approximately 30.67 acres, and zoned R-MF Multi-Family Residential. The request is to rezone the property from R-MF Multi-Family Residential district to PUD-R Planned Unit Development-Residential district to allow for a zoning district consistent with the subdivision as it exists, to include regulations for setbacks, lot coverage, and open space.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Lakewood Estates Plat Exhibit 1
6. Lakewood Estates Plat Exhibit 2
7. Lakewood Estates Plat Exhibit 3
8. Lakewood Estates Plat Exhibit 4
9. Lakewood Estates Plat Exhibit 5
10. Draft Ordinance - Lakewood Rezoning

Aerial Map

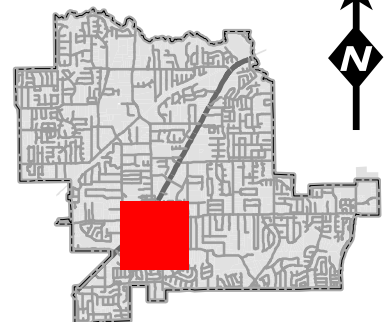


ZC22-008 Lakewood Estates

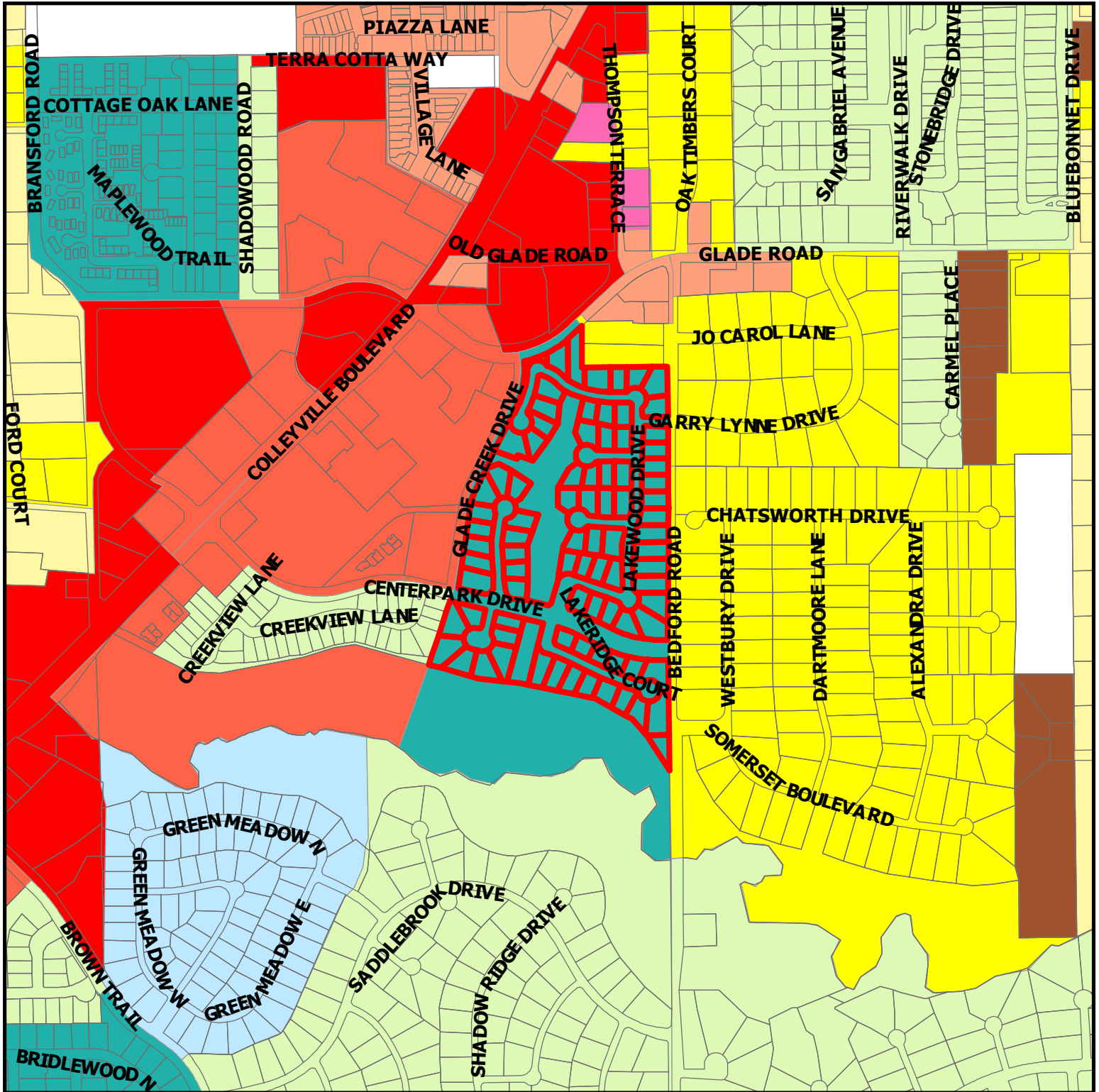
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



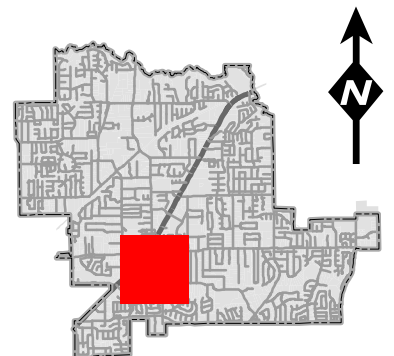
Zoning Map



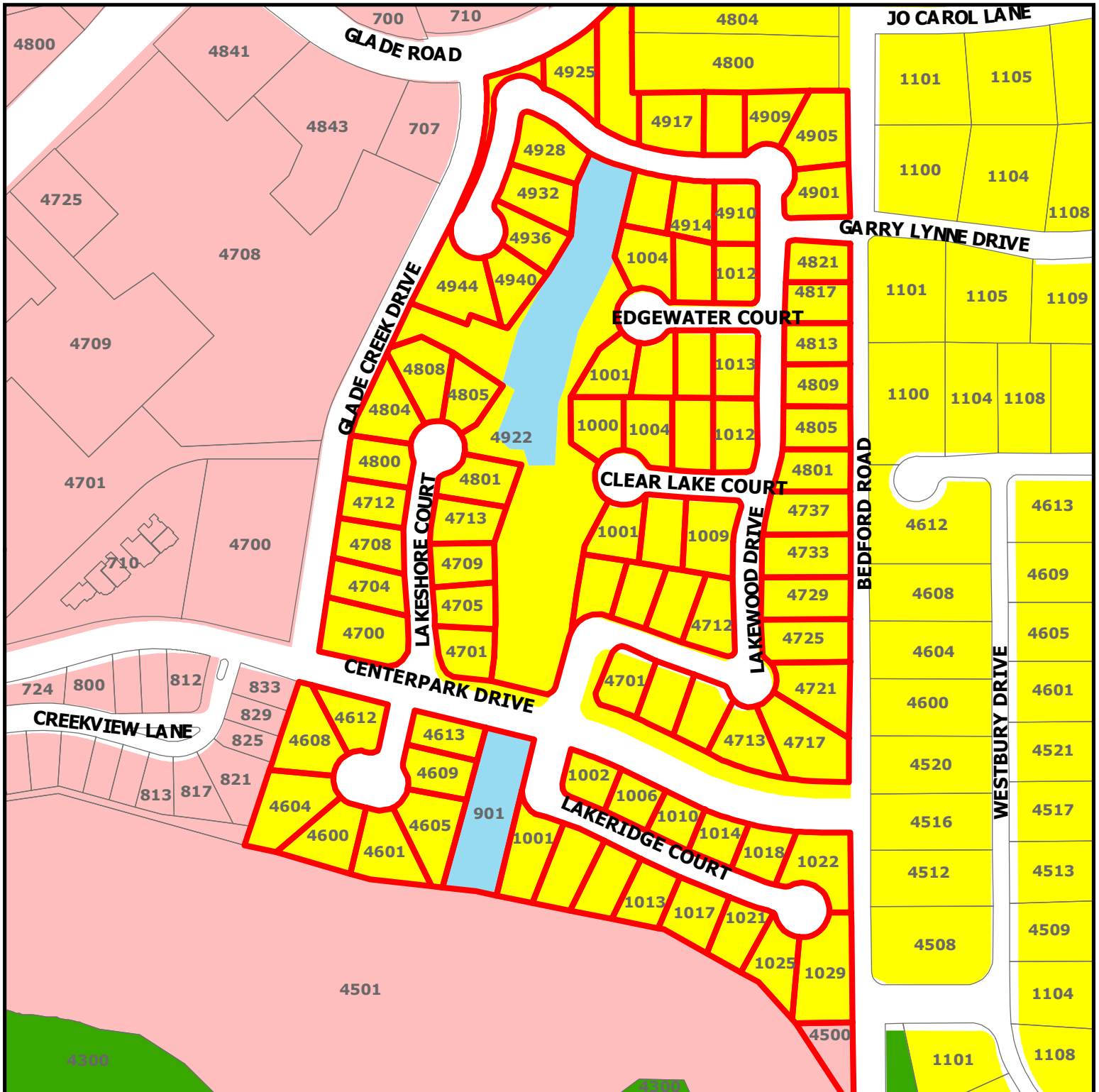
ZC22-008 Lakewood Estates

DISCLAIMER:
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 Subject Property



Future Land Use Map



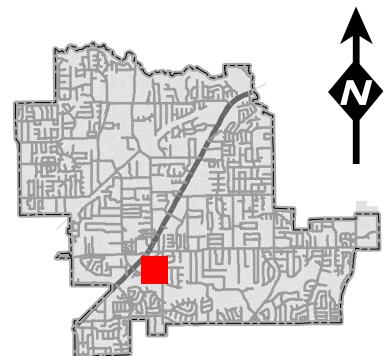
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ZC22-008

Lakewood Estates

- Subject Property**
- Residential**
- Colleyville Blvd Corridor**
- Open Space; Parks**
- Water Body**



HOA *Lakewood Estates*

P.O. Box 1018
Colleyville, Texas 76034

Statement of Planning Objectives

Feb. 16, 2022

To whom it may concern,

The Lakewood Estates subdivision in Colleyville was approved in about January of 1994 and developed over the last years of last century. Why it was not rezoned to a PUD-R during the approval process is unknown. I have even asked the mayor who signed the plat in Jan. of 1994 and she doesn't remember why it proceeded under the multi-family zoning.

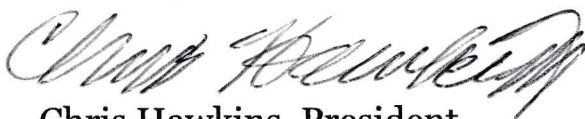
In any case, the subdivision is completely built out as a single family development. All but one lot was built on by 2000. My personal home was the last one, which I built in 2006 and my family and I moved in in June of that year.

There are no plans for any changes in Lakewood. We see this as a housekeeping issue to bring our development into a zoning consistent with the subdivision as it exists.

The changes afforded by this rezoning will only come into play on the rare occasion when someone wants to add on to their house or in a rebuild in the unfortunate circumstance of a total loss from fire or storm. A lot of my concern is the unforeseen issues of an incorrect zoning. As the saying goes, "It's the snakes you *don't* see that will bite you."

We appreciate the consideration of this application by the members of the Planning and Zoning Board as well as the City Council.

Sincerely,

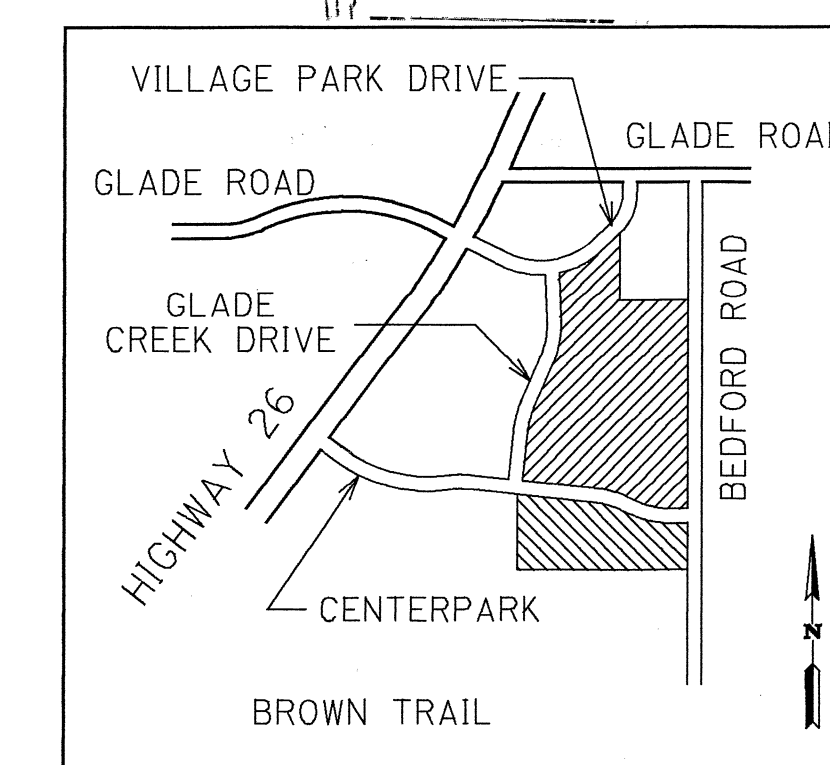
A handwritten signature in cursive script, appearing to read "Chris Hawkins".

Chris Hawkins, President
HOA Lakewood Estates

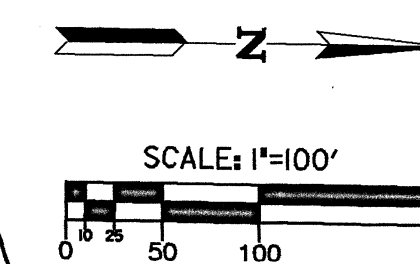
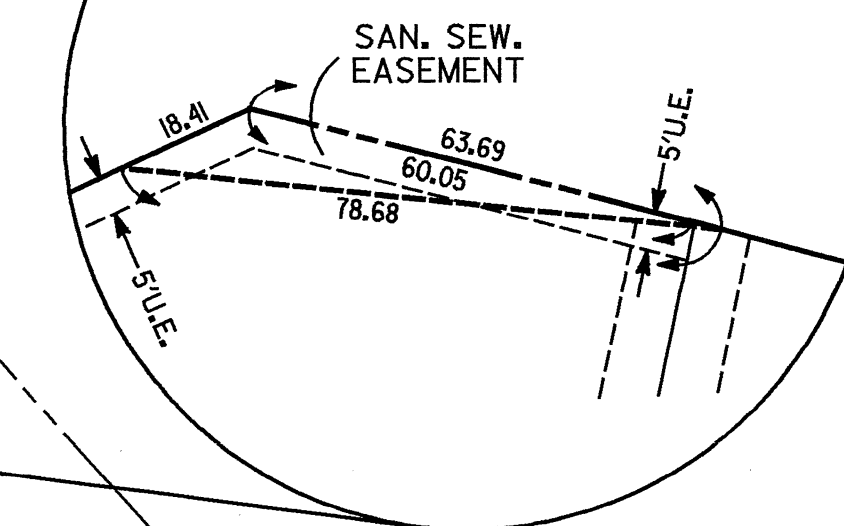
'95 FEB 17 AM 10:07

SUZANNE HENDERSON
COUNTY CLERK

117



LOCATION MAP - N.T.S.

TH SOV. SOUTHWEST, L.P.
TRACT I
(2.254 AC.)
VOL. 11103, PG. 1974
R.P.R.T.C.T.DETAIL
N.T.S.

SET BACK REQUIREMENTS

FRONT YARD.....25 FEET

SIDE YARD (STREET SIDE)15 FEET

SIDE YARD (INTERIOR SIDE)5 FEET

REAR YARD.....(1)5 FEET

REAR YARD.....(2)10 FEET

REAR YARD.....(3)15 FEET

(1) FOR RESIDENTIAL WALLS WHICH FACE A SIDE ADJACENT TO ANOTHER LOT IN THE SUBDIVISION (HAS TO HAVE NO DOORS, WINDOWS OR OTHER OPENINGS WHICH ALLOW FOR THE ENTRY OR THE PASSAGE OF LIGHT.)

(2) FOR RESIDENTIAL WALLS WITH OPENINGS FACING ANOTHER LOT IN THE SUBDIVISION.

(3) FOR LOTS ADJACENT TO A EXISTING SUBDIVISION, PERIMETER STREET OR EXISTING HOME SITE.

FINAL PLAT
OF

LAKEWOOD ESTATES

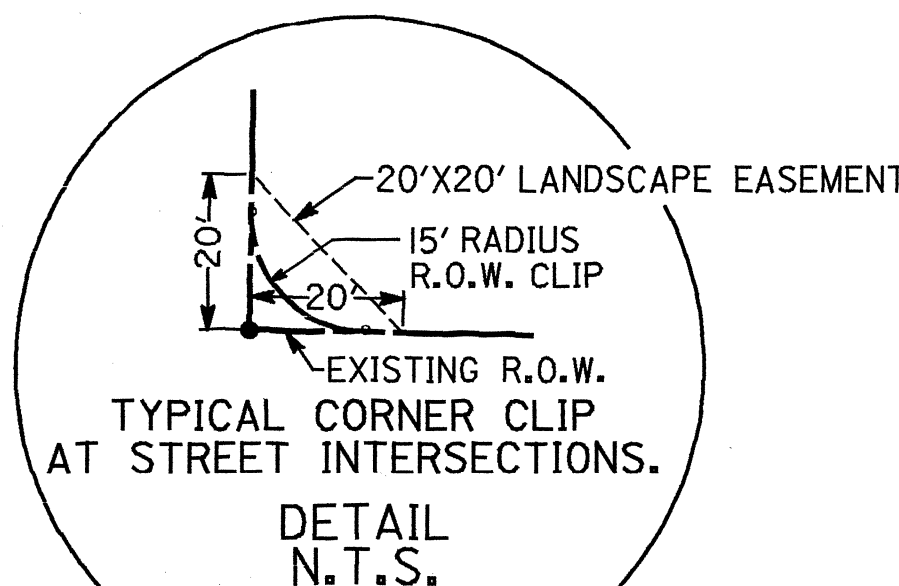
SITUATED IN THE
T.W. POULSON SURVEY, ABSTRACT No. 1248
AND THE
T.J. CHRISTIAN SURVEY, ABSTRACT No. 275CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

SHEET 1 OF 2

RUST LICHLITER/JAMESON

Environment & Infrastructure
Consulting Engineers, Scientists and Planners
1400 W. Mockingbird Lane, Suite 500, Dallas, Texas 75247-4000DATE: FEBRUARY 8, 1994
REVISED: OCTOBER 10, 1994
REVISED: OCTOBER 27, 1994

LAKEWOOD

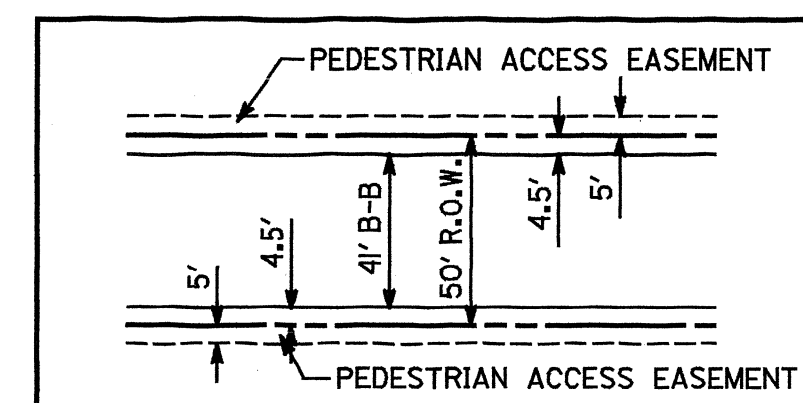
SEE SHEET 2 FOR
LINE TABLE, CURVE TABLE,
ADDITIONAL LOT DATA AND
FINISHED FLOOR ELEVATIONS

LEGEND

R.P.R.T.C.T. Real Property Records, Tarrant County, Texas
P.R.T.C.T. Plat Records, Tarrant County, Texas
B. Block Letter
IR FND. Iron Rod Found
IR SET Iron Rod Set
B.L. Building Line
U.E. Utility Easement
D.U.E. Drainage and Utility Easement
Existing FEMA floodway line
Existing 100 year floodplain

All easements along side yard lines are centered on said lines.

THOSE LOTS CURRENTLY SHOWN WITHIN THE EXISTING 100 YEAR FLOODPLAIN WILL BE REMOVED FROM THE FLOODPLAIN IN ACCORDANCE WITH THE CITY OF COLLEYVILLE FLOODPLAIN DEVELOPMENT CRITERIA WITH THE CONSTRUCTION OF THOSE IMPROVEMENTS.

SEE SHEET 2 FOR
LINE TABLE, CURVE TABLE,
ADDITIONAL LOT DATA AND
FINISHED FLOOR ELEVATIONSCHANDLER/CANTRELL PROPERTIES, INC.
(24.4332 AC.)
VOL. 9828, PG. 40,
R.P.R.T.C.T.

GLADE CREEK DRIVE DETAIL

TO BE CONVEYED TO THE
CITY OF COLLEYVILLE

S-00-58-37-W 490.76

S-00-58-37-W 808.52

S-01-23-37-W 465.46

S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

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S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

S-01-23-37-W 384.56

NOTES:

- All interior lots shall have 1/2 inch iron rods, 24 inches long, set at each lot corner and at all street Rights-of-Way, P.C.'s, P.T.'s and angle points upon completion of all paving improvements within this subdivision.
- Concrete boundary line monuments shall be placed at all perimeter subdivision property corners. These monuments will be set after all paving improvements have been completed within this subdivision.
- Bearing systems based on the deed filed June 16, 1993 in Volume 11103, Page 1974, R.P.R.T.C.T.
- The maintenance of the private open space and associated drainage improvements will be the responsibility of the Home Owners Association and not the City of Colleyville.
- Provisions of the use of the perpetual maintenance of all open space will be set forth and described in the protective covenants and deed restrictions. (The City of Colleyville is not responsible for the maintenance and upkeep of all or any portion of said open space.)

- All streets within this subdivision, excluding all existing perimeter streets and Right-of-Way dedicated for the existing perimeter streets shall be privately owned and maintained by the Home Owners Association of this development.
- All streets, though privately owned, shall be built according to construction standards as specified in the Colleyville Ordinance, Chapter 9, Section 8.
- All street construction will be inspected by the City of Colleyville construction inspectors acting through the Engineering Department, City of Colleyville, Tarrant County, Texas.
- All private streets shown include in the full width of the street an easement for Water, Sanitary Sewer, Drainage, Electrical Gas, Telephone, Cable Television and other utilities needed to serve this addition.
- Gated entry facilities will be provided and maintained at the Home Owners Association's expense. All materials and locking mechanisms of all security access gates shall be approved by the Colleyville Fire Department.

THE PRELIMINARY PLAN OF THIS ADDITION WAS APPROVED BY THE CITY COUNCIL OF COLLEYVILLE ON NOVEMBER 2, 1993.

VILLAGE PARK
TRACT V
(19.156 AC.)
VOL. 11103, PG. 1974
R.P.R.T.C.T.REPLAT OF LOT 1, BLOCK 2
VILLAGE PARK AT
COLLEYVILLE
VOL. 388-218, PG. 33
R.P.R.T.C.T.

NOTE: THOSE LOTS BACKING ONTO GLADE CREEK DRIVE SHALL HAVE A 5' PEDESTRIAN AND ACCESS EASEMENT ALONG THE REAR LOT LINE ON WHICH NO FENCE SHALL BE CONSTRUCTED. (SEE DETAIL THIS PAGE)

SEE SHEET 2 FOR
LINE TABLE, CURVE TABLE,
ADDITIONAL LOT DATA AND
FINISHED FLOOR ELEVATIONS

ALL STREET WITHIN THIS ADDITION ARE PRIVATE AS PER GENERAL NOTES

APPROVED:

Suzanne Edwards
P&Z CHAIR
01/10/94
DATECheryl Sigel
P&Z SECRETARY
01/10/94
DATECheryl Sigel
MAYOR
01/13/94
DATEJean Harris
CITY SECRETARY
01/13/94
DATE

BENCHMARKS:

B.M. #1- 1/2" CUT ON THE C.L. OF A 10' INLET 200' EAST OF THE INTERSECTION OF GLADE CREEK DRIVE AND VILLAGE PARK DRIVE ON THE SOUTH SIDE OF GLADE CREEK DRIVE ELEV.- 596.09'

B.M. #2- 1/2" CUT ON BOX CULVERT ON THE NORTH SIDE OF GLADE ROAD 400' WEST +/- OF THE INTERSECTION OF GLADE ROAD AND S.H. 26. ELEV.- 596.93'

B.M. #3- 1/2" CUT ON THE C.L. OF A 10' INLET ON THE NORTH SIDE OF CENTER PARK DRIVE 350' +/- OF THE INTERSECTION OF GLADE CREEK DRIVE. ELEV.- 585.19

TOTAL NO. OF LOTS: 83
TOTAL NO. OF ACRES: 30.67

NOTE: LOT 6, BLOCK A, AND LOT 16, BLOCK C ARE DEDICATED AS PRIVATE PARK LAND BY THIS PLAT.

LOT 7, BLOCK C TO BE CONVEYED TO THE CITY OF COLLEYVILLE.

SEE SHEET 2 FOR
LINE TABLE, CURVE TABLE,
ADDITIONAL LOT DATA AND
FINISHED FLOOR ELEVATIONSFILED: Cal. A, Slide 2124
on 02/17/95

DEVELOPER/OWNER

ESTATES OF VILLAGE PARK INC.,
A TEXAS CORPORATION
1905 INDUSTRIAL BLVD.
COLLEYVILLE, TEXAS 76034

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION
Is the sole owners of a 22,752 acre parcel of land
(Parcel) situated in the T.W. Poulson Survey, Abstract No. 1248, and the T.J. Christian
Survey, Abstract No. 275, and a 7.921 acre parcel of land (Parcel 2) situated in the T.J.
Christian Survey, said Abstract No. 275, both Parcels in the City of Colleyville, Tarrant
County, Texas, Parcel 2 being all of that certain 22,752 acre tract of land cited as Tract V,
both Parcels recorded in Volume 1103, Page 1974, of the Real Property Records of
Tarrant County, Texas, and Parcel 2 being more particularly described by
metes and bounds as follows:

PARCEL 1

BEGINNING at a 1/2 Inch Iron rod found for corner at the intersection of the westerly
right-of-way line of Bedford Road (a 60 foot right-of-way) and the northerly right-of-way
line of Center Park (a 60 foot right-of-way);

THENCE along said right-of-way line as follows:

North 89° 01' 23" West, a distance of 36.07 feet to a 1/2 Inch Iron rod found for
the beginning of a curve to the right having a radius of 470.00, a chord bearing of
North 76° 11' 55" West and a chord distance of 208.82 feet;

Along said curve to the right through a central angle of 25° 40' 16" for an arc
length of 210.58 feet to a 1/2 Inch Iron rod set for the point of tangency;

North 63° 21' 07" West, a distance of 128.36 feet to a 1/2 Inch Iron rod found for
the beginning of a curve to the left having a radius of 830.00 feet, a chord bearing
of North 69° 47' 32" West and a chord distance of 186.9 feet;

Along said curve to the left through a central angle of 12° 52' 49" for an arc length
of 186.59 feet to a 1/2 Inch Iron rod found for the point of tangency;

North 76° 13' 56" West, a distance of 439.24 feet to a 1/2 Inch Iron rod set for the
point of intersection of the East right-of-way line of Glade Creek Drive (a 50 foot
right-of-way) with the said North right-of-way line of Center Park (a 60 foot
right-of-way);

THENCE along the easterly right-of-way line of said Glade Creek Drive as follows:

North 09° 32' 49" East, a distance of 368.77 feet to a 1/2 Inch Iron rod set at the
beginning of a curve to the right having a radius of 375.00 feet, a chord bearing
of North 18° 04' 56" East and a chord distance of 111.31 feet;

Along said curve to the right through a central angle of 17° 04' 14" for an arc
length of 111.73 feet to a 1/2 Inch Iron rod set for the point of tangency;

North 26° 37' 05" East, a distance of 405.25 feet to a 1/2 Inch Iron rod found for
the beginning of a curve to the left having a radius of 425.00 feet, a chord bearing
of North 11° 46' 35" East and a chord distance of 217.73 feet;

Along said curve to the left through a central angle of 29° 41' 00" for an arc length
of 220.18 feet to a 1/2 Inch Iron rod set at the intersection of the southerly line of
Village Park Drive (a 70 feet right-of-way) with the easterly line of said Glade Creek
Drive, said Iron rod being the beginning of a non-tangent curve to the left having
a radius of 435.00 feet, a chord bearing of North 63° 30' 42" East, and a chord
distance of 232.05 feet;

Along said curve to the left along the southerly line of said Village Park Drive,
through a central angle of 30° 56' 20" for an arc length of 234.89 feet to a 1/2 Inch
Iron rod found for the point of tangency;

THENCE North 48° 02' 33" East, continuing along Village Creek Park, a distance of 89.00
feet to a 1/2 Inch Iron rod set;

THENCE South 00° 01' 36" West, along the westerly line of a tract of land conveyed to
T.J. Tutt as recorded in Volume 3268, Page 274 of the Real Property Records, Tarrant
County, Texas, a distance of 208.00 feet to a 1/2 Inch Iron rod found;

THENCE South 89° 32' 23" East, along the southerly line of said T.J. Tutt tract, a distance
of 384.56 feet to a 5/8 Inch Iron rod set on the westerly line of said Bedford Road;

THENCE South 01° 23' 37" West, along said Bedford Road, a distance of 465.46 feet to
a 1/2 Inch Iron rod found;

THENCE South 00° 58' 37" West, continuing along Bedford Road, a distance of 808.52
feet to the POINT OF BEGINNING and CONTAINING 991,089 square feet or 22,752 acres
of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

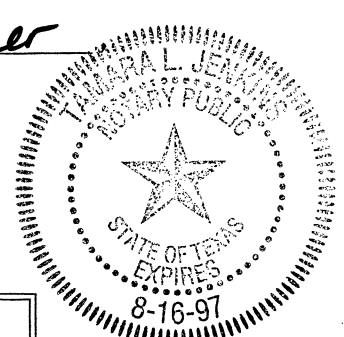
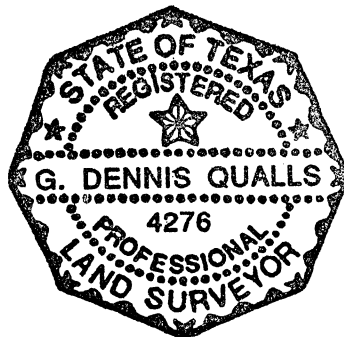
That, I, G. Dennis Qualls of RUST Lichliter/Jameson & Associates,
Inc., a Registered Professional Land Surveyor of the State of
Texas, do hereby declare that I prepared this plat from an actual
and accurate survey of the land and that the corner monuments
shown thereon were properly placed under my personal supervision
in accordance with the platting rules and regulations of the City
of Colleyville, Texas.

G. Dennis Qualls is R.P.L.S. No. 4276
Lichliter/Jameson & Associates, Inc.

BEFORE ME, the undersigned authority on this day personally appeared G.
Dennis Qualls, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28th day of October
1994.

Notary Public in and for the State of Texas



THIS PLAT HAS BEEN FILED WITH TARRANT COUNTY RECORDS OFFICE:	
CABINET:	A
SLIDE:	2125
DATE:	02/17/95

PARCEL 2

BEGINNING at a 1/2 Inch Iron rod found for corner at the intersection of the westerly
right-of-way line of Bedford Road (a 50 foot right-of-way) and the southerly right-of-way
line of Center Park (a 60 foot right-of-way);

THENCE along said westerly right-of-way line South 00° 58' 37" West a distance of 490.76
feet to a 1/2 Inch Iron rod found on the north property line of 24.432 acre tract of land
described in a deed in Chandler/Control Properties, Inc. and recorded in Volume 9828,
Page 40 of the Real Property Records, Tarrant County, Texas;

THENCE along said north property line, same being the south property line of said 19.56
acre tract as follows:

North 32° 39' 51" West, a distance of 143.52 feet to a 1/2 Inch Iron rod found for
corner;

North 41° 24' 51" West, a distance of 100.00 feet to a 1/2 Inch Iron rod set for
corner;

North 60° 24' 51" West, a distance of 200.00 feet to a 1/2 Inch Iron rod found for
corner;

North 77° 54' 51" West, a distance of 350.00 feet to a 1/2 Inch Iron rod found for
corner;

North 82° 54' 51" West, a distance of 200.00 feet to a 1/2 Inch Iron rod set for
corner;

North 73° 09' 51" West, a distance of 237.86 feet to a 1/2 Inch Iron rod found for
the southwest corner hereof;

THENCE across said 19.56 acre tract, North 18° 43' 42" East, a distance of 330.29 feet
to the said southerly right-of-way line of Center Park;

THENCE along said southerly right-of-way line of Center Park as follows:

South 76° 13' 56" East, a distance of 459.88 feet to a 1/2 Inch Iron rod found at
the beginning of a curve to the right having a radius of 770.00 feet, a chord
bearing of South 69° 47' 32" East and a chord distance of 172.73 feet;

Along said curve to the right through a central angle of 12° 52' 49" for an arc
length of 173.00 feet to a 1/2 Inch Iron rod set for the point of tangency;

South 63° 21' 07" East, a distance of 128.36 feet to a 1/2 Inch Iron rod found for
the beginning of a curve to the left having a radius of 530.00 feet, a chord bearing
of South 76° 11' 55" East and a chord distance of 235.48 feet;

Along said curve to the left through a central angle of 25° 40' 16" for an arc length
of 237.46 feet to a 1/2 Inch Iron rod set for the point of tangency;

South 89° 01' 23" East, a distance of 36.07 feet to the POINT OF BEGINNING and
CONTAINING 345,027 square feet or 7.921 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ESTATES OF VILLAGE PARK INC. does hereby adopt this plat designating the herein
above described property as LAKEWOOD ESTATES, containing Lots 1-47, Block A, Lots
1-16, Block B, and Lots 1-24, Block C, an addition to the City of Colleyville, Tarrant County,
Texas and do hereby dedicate to the public's use forever the street Rights-of-Way and
the easements shown hereon. The easements being hereby dedicated for the mutual use
of and accommodation of the City of Colleyville, and all public utilities desiring to use
the same. All and any public utility and the City of Colleyville shall have the right to remove
and keep removed all or parts of any buildings, fences, shrubs, trees, or other
improvements or growths which in any way endanger or interfere with the construction,
maintenance or efficiency of its respective systems on said easements, and the City of
Colleyville and all public utilities shall, at all times, have the full right of ingress and egress
to or from, and upon said easements for the purpose of constructing, reconstructing,
inspecting, patrolling, maintaining and adding to or removing all or parts of its respective
systems without the necessity at any time of procuring the permission of anyone. This
plat is approved subject to all platting ordinances, rules, regulations, and resolutions of
the City of Colleyville, Texas.

WITNESS MY HAND this 28th day of OCTOBER, 1994.

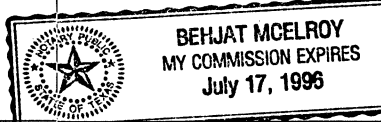
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION

By: MICHAEL D. DEES - PRESIDENT

BEFORE ME, the undersigned authority on this day personally appeared Michael D. Dees, President of
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 28 day of oct 94,
1994.

Notary Public in and for the State of Texas



Notary Public in and for the State of Texas

11-22-94

APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL OF COLLEYVILLE, TEXAS

CHAIRMAN - LUANN EDWARDS 01/10/94
DATE

SECRETARY - JAN HOESBROEN 01/13/94
DATE

MAYOR - CHRYL FELZEL 10/13/94
DATE

SECRETARY - JEAN HARRIS 10/18/94
DATE

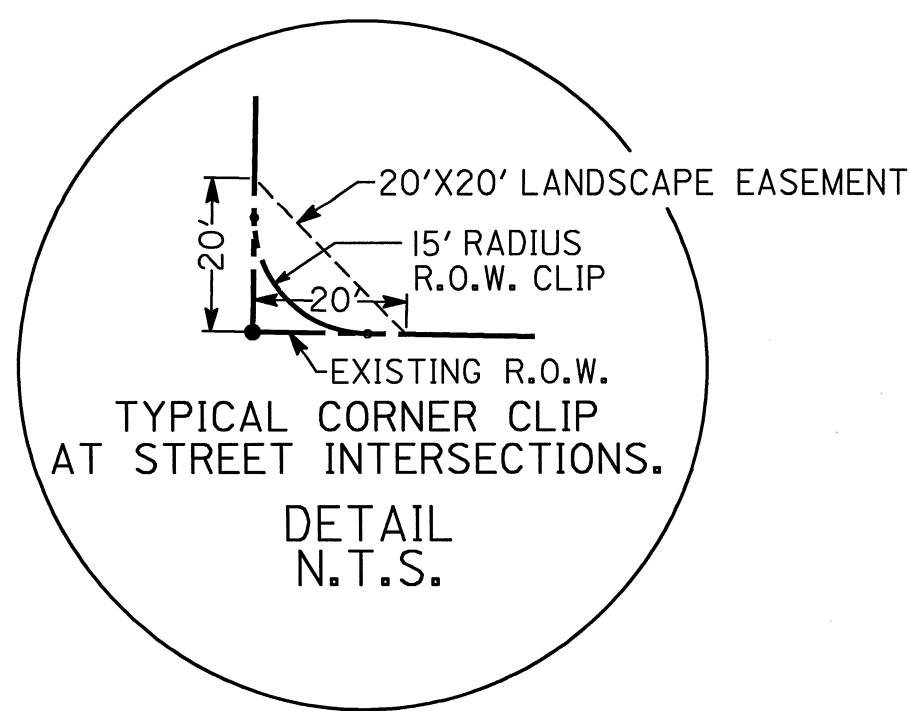
THE PRELIMINARY PLAN OF THIS ADDITION WAS APPROVED BY THE CITY COUNCIL OF
COLLEYVILLE ON NOVEMBER 2, 1993.

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	435.00	120.39	232.05	234.89	30°58'18"	N-63°30'40"-E
2	470.00	107.09	208.82	210.58	29°40'16"	N-76°11'15"-W
3	830.00	93.69	186.19	186.99	12°52'49"	N-69°47'32"-W
4	375.00	56.28	111.31	111.73	17°04'14"	N-18°04'56"-E
5	425.00	112.82	217.73	220.18	29°41'00"	N-11°46'33"-E
6	435.00	110.60	214.36	216.62	29°31'53"	N-64°42'52"-E
7	1276.00	102.35	204.05	204.27	09°10'17"	N-77°05'54"-W
8	360.00	45.71	90.70	90.94	14°28'26"	N-06°31'51"-E
9	425.00	105.90	205.67	207.79	28°08'10"	N-12°36'55"-E
10	15.00	12.91	19.03	20.61	78°43'36"	N-37°58'34"-E
11	435.00	113.70	220.02	222.43	29°17'51"	N-62°41'20"-E
12	15.00	14.89	21.14	23.45	89°35'00"	S-46°11'08"-W
13	1121.00	210.06	412.93	415.31	21°13'31"	N-78°24'36"-W
14	12.00	5.06	9.32	9.57	45°41'17"	N-44°57'12"-W
15	50.00	580.48	89.63	148.49	170°08'14"	S-72°46'05"-W
16	12.00	2.60	5.09	5.12	24°28'11"	S-00°04'28"-E
17	535.00	60.26	119.74	119.99	12°51'00"	S-18°35'09"-W
18	50.00	*	99.99	157.07	180°00'00"	S-17°26'12"-E
19	50.00	74.04	82.87	97.69	111°56'29"	N-17°18'17"-E
20	12.00	7.19	12.33	12.95	61°50'36"	N-07°44'38"-W
21	585.00	52.28	104.15	104.67	10°12'50"	N-18°04'15"-E
22	12.00	14.37	18.42	21.00	100°15'49"	N-63°05'44"-E
23	1171.00	165.29	327.34	328.41	16°04'04"	S-40°43'24"-E
24	12.00	10.85	16.10	17.64	84°14'04"	S-40°43'24"-E
25	12.00	12.00	16.97	18.85	90°00'00"	S-46°23'37"-W
26	12.00	6.03	10.78	11.18	53°21'39"	N-61°55'39"-W
27	50.00	*	69.68	250.21	286°43'18"	S-01°23'37"-W
28	12.00	6.03	10.78	11.18	53°21'39"	N-64°42'47"-E
29	12.00	12.00	16.97	18.85	90°00'00"	S-43°36'23"-E
30	150.00	21.53	42.62	42.76	16°20'00"	S-09°08'36"-E
31	12.00	9.06	14.46	15.52	74°05'01"	S-54°21'06"-W
32	1475.00	68.91	137.67	137.72	05°20'58"	N-85°55'54"-W
33	12.00	6.16	10.36	11.38	54°19'44"	N-56°05'33"-W
34	50.00	*	59.69	250.20	286°42'36"	S-07°43'02"-W
35	12.00	5.91	10.60	10.98	52°25'40"	N-70°34'34"-E
36	1525.00	71.87	143.58	143.63	05°23'47"	S-85°54'29"-E
37	12.00	15.90	19.16	22.18	105°54'59"	S-35°38'54"-E
38	200.00	28.70	56.82	57.01	16°20'00"	S-09°08'36"-W
39	12.00	16.95	19.99	22.81	109°23'50"	S-65°40'32"-W
40	990.00	31.42	62.81	62.82	03°38'09"	N-71°26'38"-W
41	50.00	46.95	69.95	77.48	88°46'50"	S-62°20'53"-W
42	15.00	13.91	20.40	22.43	85°39'42"	S-60°47'19"-W
43	25.00	25.00	35.36	39.27	90°00'00"	N-31°13'56"-W
44	250.00	38.33	75.78	76.07	17°26'04"	N-05°03'02"-E
45	200.00	23.16	46.02	46.12	15°12'49"	N-02°56'25"-E
46	12.00	6.24	13.58	14.44	68°59'29"	N-44°00'35"-E
47	50.00	*	62.65	246.46	282°25'03"	N-62°44'12"-W
48	12.00	3.61	6.92	7.01	33°29'32"	S-07°11'59"-E
49	250.00	26.96	57.53	57.65	13°12'49"	S-02°56'25"-W
50	200.00	30.67	60.82	60.86	17°26'04"	S-05°03'02"-E
51	25.00	25.06	35.40	39.33	90°07'57"	S-58°50'02"-W
52	15.00	13.93	20.42	22.46	85°46'44"	N-33°44'26"-E
53	25.00	25.69	35.83	39.95	91°33'55"	N-63°44'26"-E
54	940.00	6.98	13.96	13.96	00°51'04"	S-70°03'05"-E
55	12.00	6.03	10.78	11.18	53°21'39"	S-42°56'44"-E
56	50.00	*	36.07	188.60	216°07'08"	N-55°40'31"-E
57	12.00	6.03	10.78	11.18	53°21'39"	S-25°42'13"-W
58	150.00	21.53	42.62	42.76	16°20'00"	N-09°08'36"-E
59	200.00	28.70	56.82	57.01	16°20'00"	N-09°08'36"-E
60	12.00	12.46	17.29	19.30	92°10'22"	N-47°28'48"-E
61	1171.00	26.46	52.32	52.92	02°35'21"	S-67°43'41"-E
62	15.00	15.11	21.29	23.67	90°24'58"	S-43°46'53"-E
63	15.00	15.00	21.21	23.56	90°00'00"	S-45°58'37"-W

CURVE TABLE

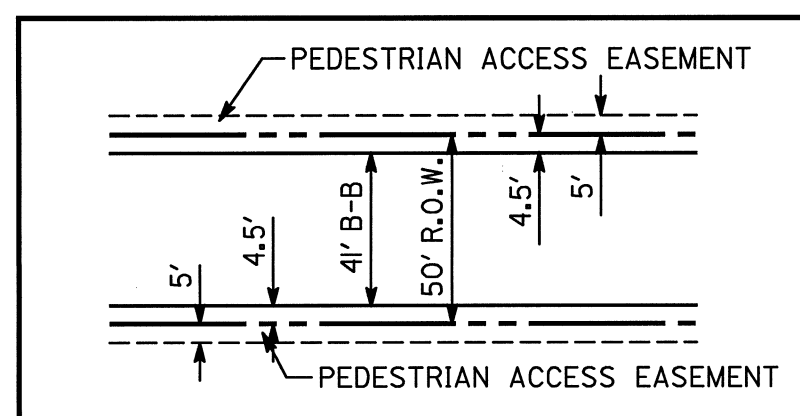
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
64	890.00	55.66	111.68	111.16	07°40'25"	N-67°11'19"-W
65	15.00	14.74	21.02	23.30	88°59'00"	N-26°32'02"-W
66	560.00	90.32	178.33	179.09	18°19'29"	N-17°21'21"-E
67	1145.00	249.55	487.68	491.44	24°34'08"	S-76°44'19"-E
68	1500.00	95.34	190.30	190.43	07°16'26"	S-84°58'10"-E
69	965.00	37.87	75.69	75.71	04°29'43"	S-71°52'25"-E
70	175.00	25.11	49.72	49.89	16°20'00"	N-09°08'36"-E
71	175.00	25.11	49.72	49.89	16°20'00"	N-09°08'36"-E
72	225.00	34.50	68.20	68.46	17°26'04"	N-05°03'02"-E
73	225.00	34.50	68.20	68.46	17°26'04"	N-05°03'02"-E
74	530.00	120.76	235.48	237.46	25°40'16"	N-76°11'15"-W
75	770.00	86.92	172.73	173.10	12°52'49"	N-69°47'32"-W
76	15.00	16.14	21.97	24.66	94°11'24"	S-29°08'14"-E
77	270.00	9.88	19.74	19.74	04°11'24"	S-15°51'46"-W
78	50.00	47.52	68.83	76.00	87°05'19"	S-29°46'34"-E
79	615.00	53.63	105.86	106.99	09°58'05"	S-68°20'09"-E
80	685.00	25.03	50.02	50.03	04°41'05"	S-65°26'40"-E
81	250.00	21.23	42.31	42.36	09°42'30"	S-72°23'27"-E
82	12.00	7.59	12.83	13.53	64°37'03"	S-44°56'11"-E
83	50.00	*	6	248.66	248.66	S-88°08'25"-E
84	12.00	4.65	8.35	8.53	40°42'22"	S-82°49'41"-E
85	200.00	16.24	32.37	32.40	09°16'56"	N-72°10'40"-W
86	835.00	23.20	46.37	46.38	04°11'05"	N-65°26'40"-E
87	665.00	38.91	77.68	77.72	06°41'47"	N-66°42'01"-W
88	200.00	17.29	33.92	33.96	09°16'56"	N-72°10'40"-W
89	200.00	17.29	33.92	33.96	09°16'56"	N-72°10'40"-W
90	200.00	17.29	33.92	33.96	09°16'56"	N-72°10'40"-W
91	15.00	15.00	21.42	23.66	91°08'19"	N-63°31'37"-E
91	770.00	50.82	101.42	101.49	07°23'37"	S-67°07'40"-E
92	15.00	15.00	21.42	23.66	90°00'00"	S-44°01'21"-E
93	15.00	15.00	21.42	23.66	90°00'00"	S-44°01'21"-E
94	25.00	25.00	35.36	35.37	90°00'00"	S-31°13'56"-E
95	12.00	12.00	16.97	18.85	90°00'00"	S-58°46'04"-W
96	50.00	*	100.00	157.08	180°00'00"	S-13°46'04"-W
97	50.00	128.10	93.16	119.87	137°21'28"	N-35°05'20"-E
98	12.00	5.26	9.64	9.92	47°21'28"	N-09°54'40"-W
99	25.00	25.00	35.36	35.37	90°00'00"	S-31°13'56"-E
100	235.00	8.60	17.18	17.19	04°11'24"	S-15°51'46"-W
101	640.00	62.74	124.89	125.08	11°11'53"	S-68°57'04"-E
102	660.00	18.11	48.20	48.21	04°11'05"	S-65°26'40"-E
103	225.00	26.27	46.41	36.45	09°16'56"	N-72°10'40"-W
104	770.00	12.73	13.12	17.10	07°23'37"	S-67°07'40"-E
105	530.00	120.76	235.48	237.46	25°40'16"	S-76°11'15"-W
106	12.00	12.00	16.97	18.85	90°00'01"	S-46°23'36"-W
107	12.00	12.00	16.97	18.85	90°00'02"	N-41°36'23"-W
108	42.00	4.45	8.35	8.53	40°42'21"	N-41°24'50"-E
109	94.00	865.94	94.00	143.88	71°24'44"	S-71°02'25"-W
110	12.00	4.45	8.35	8.53	40°42'22"	S-71°02'25"-W
111	500.00	106.97	209.21	210.77	24°09'07"	N-76°31'49"-E
112	12.00	4.95	9.15	9.39	44°50'19"	N-42°02'15"-E
113	50.00	783.09	95.80	150.70	172°45'51"	S-74°02'16"-W
114	535.00	57.74	115.02	115.03	07°19'08"	N-67°11'19"-W
115	12.00	4.65	8.66	8.66	42°19'31"	S-45°38'33"-W
116	50.00	*	60.55	249.12	285°28'15"	S-75°55'45"-E
117	585.00	51.79	103.18	103.31	10°07'08"	N-18°07'16"-E
118	12.00	14.95	18.72	21.46	102°29'18"	N-64°18'09"-E
119	550.00	117.67	230.13	231.84	24°09'07"	S-76°31'49"-E
120	15.00	13.33	20.46	23.30	88°59'00"	N-26°32'02"-W
121	12.00	12.00	16.97	18.85	90°00'00"	S-46°23'36"-E
122	12.00	12.00	16.97	18.85	90°00'00"	S-46°23'36"-E
123	15.00	14.74	21.02	23.30	88°59'00"	N-26°32'02"-W
124	560.00	100.87	198.54	199.60	20°23'17"	N-18°30'31"-E
125	525.00	112.32	215.87	221.31	24°09'07"	S-76°31'49"-E



FILED
TARRANT COUNTY TEXAS
1997 MAR 10 A 11:06
SUZANNE HENDERSON
COUNTY CLERK
BY _____

LEGEND
R.P.R.T.C.T. Real Property Records, Tarrant County, Texas
P.R.T.C.T. Plat Records, Tarrant County, Texas
(B) IR FND. Iron Rod Found
IR SET. Iron Rod Set
B.L. Building Line
U.E. Utility Easement
D.U.E. Drainage and Utility Easement
Existing 100 year floodplain
Existing FEMA floodway line
All easements along side yard lines are centered on said lines.

CHANDLER/CANTRELL PROPERTIES, INC.
(24.4332 AC.)
VOL. 9828, PG. 40,
R.P.R.T.C.T.



GLADE CREEK DRIVE DETAIL

NOTES:

- All interior lots shall have 1/2 inch iron rods, 24 inches long, set at each lot corner and at all street Rights-of-Way, P.C.'s, P.T.'s and angle points upon completion of all paving improvements within this subdivision.
- Concrete boundary line monuments shall be placed at all perimeter subdivision property corners. These monuments will be set after all paving improvements have been completed within this subdivision.
- Bearing systems based on the deed filed June 16, 1993 in Volume 11103, Page 1974, R.P.R.T.C.T.
- The maintenance of the private open space and associated drainage improvements will be the responsibility of the Home Owners Association and not the City of Colleyville.
- Provisions of the use of the perpetual maintenance of all open space will be set forth and described in the protective covenants and deed restrictions. (The City of Colleyville is not responsible for the maintenance and upkeep of all or any portion of said open space.)
- All streets within this subdivision, excluding all existing perimeter streets and Right-of-Way dedicated for the existing perimeter streets shall be privately owned by the Home Owners Association of this development.
- All streets, though privately owned, shall be built according to construction standards as specified in the Colleyville Ordinance, Chapter 9, Section 8.
- All street construction will be inspected by the City of Colleyville construction inspectors acting through the Engineering Department, City of Colleyville, Tarrant County, Texas.
- All private streets shown include in the full width of the street an easement for Water, Sanitary Sewer, Drainage, Electrical Gas, Telephone, Cable Television and other utilities needed to serve this addition.

- Gated entry facilities will be provided and maintained at the Home Owners Associations expense. All materials and locking mechanisms of all security access gates shall be approved by the Colleyville Fire Department.
- All sidewalks will be built to city standards along all perimeter (public) streets.

THE PRELIMINARY PLAN OF THIS ADDITION WAS APPROVED BY THE CITY COUNCIL OF COLLEYVILLE ON NOVEMBER 2, 1993.

APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL OF COLLEYVILLE, TEXAS - 05/13/96
CHAIRMAN _____
SECRETARY _____
MAYOR - COUNCIL APPROVED ON 05/21/96
SECRETARY _____

THIS PLAT HAS BEEN FILED WITH TARRANT COUNTY RECORDS OFFICE:	
CABINET:	A
SLIDE:	3401 / 3402
DATE:	03/10/97

TOTAL NO. OF LOTS: 9
TOTAL NO. OF ACRES: 6.4322

NOTE: LOT 6R, BLOCK A, LOT 13R, BLOCK A, AND LOT 48, BLOCK A ARE DEDICATED AS PRIVATE PARK LAND BY THIS PLAT.

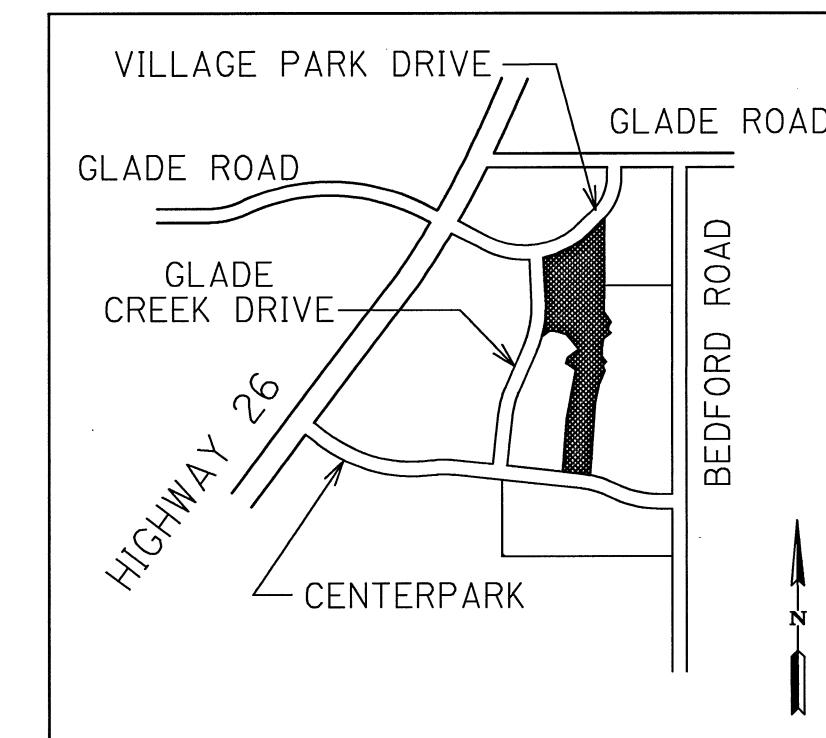
BENCHMARKS:

- B.M. #1 - 1" CUT ON THE C.L. OF A 10' INLET 200' EAST +/- OF THE INTERSECTION OF GLADE CREEK DRIVE AND VILLAGE PARK DRIVE ON THE SOUTH SIDE OF GLADE CREEK DRIVE ELEV.- 596.09'
- B.M. #2 - 1" CUT ON BOX CULVERT ON THE NORTH SIDE OF GLADE ROAD 400' WEST +/- OF THE INTERSECTION OF GLADE ROAD AND S.H. 26. ELEV.- 596.93'
- B.M. #3 - 1" CUT ON THE C.L. OF A 10' INLET ON THE NORTH SIDE OF CENTER PARK DRIVE 350' +/- OF THE INTERSECTION OF GLADE CREEK DRIVE. ELEV.- 585.19

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, ADDITIONAL LOT DATA AND FINISHED FLOOR ELEVATIONS

DEVELOPER/OWNER
ESTATES OF VILLAGE PARK INC.,
A TEXAS CORPORATION
1905 INDUSTRIAL BLVD.
COLLEYVILLE, TEXAS 76034

DATE: JAN. 13, 1997



LOCATION MAP - N.T.S.

SEE SHEET 2 FOR LINE TABLE, CURVE TABLE, ADDITIONAL LOT DATA AND FINISHED FLOOR ELEVATIONS

THOSE LOTS CURRENTLY SHOWN WITHIN THE EXISTING 100 YEAR FLOODPLAIN WILL BE REMOVED FROM THE FLOODPLAIN IN ACCORDANCE WITH THE CITY OF COLLEYVILLE FLOODPLAIN DEVELOPMENT CRITERIA WITH THE CONSTRUCTION OF THOSE IMPROVEMENTS.

SET BACK REQUIREMENTS

FRONT YARD.....25 FEET
SIDE YARD (STREET SIDE)15 FEET
SIDE YARD (INTERIOR SIDE)5 FEET
REAR YARD.....(1)5 FEET
REAR YARD.....(2)10 FEET
REAR YARD.....(3)15 FEET

- FOR RESIDENTIAL WALLS WHICH FACE A SIDE ADJACENT TO ANOTHER LOT IN THE SUBDIVISION HAS TO HAVE NO DOORS, WINDOWS OR OTHER OPENINGS WHICH ALLOWS FOR THE ENTRY OR THE PASSAGE OF LIGHT.
- FOR RESIDENTIAL WALLS WITH OPENINGS FACING ANOTHER LOT IN THE SUBDIVISION.
- FOR LOTS ADJACENT TO A EXISTING SUBDIVISION, PERIMETER STREET OR EXISTING HOME SITE.

LOTS 6R THROUGH 13R & LOT 48, BLOCK A OF LAKEWOOD ESTATES

BEING A REPLAT OF LOTS 6-13 OF BLOCK A OF LAKEWOOD ESTATES

FILED IN

CAB. A SLIDE 2/24 ON 02/17/95

SITUATED IN THE
T.W. POULSON SURVEY, ABSTRACT No. 1248
AND THE
T.J. CHRISTIAN SURVEY, ABSTRACT No. 275

CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

SHEET 1 OF 2

RUST LICHLITER/JAMESON

Environment & Infrastructure
Consulting Engineers, Scientists and Planners
1420 W. Mockingbird Lane, Suite 300, Dallas, Texas 75247-4966

LAKEWOOD-REPLAT

FILED
TARRANT COUNTY TEXAS
1997 MAR 10 A 11: 06
SUZANNE HENDERSON
COUNTY CLERK
BY _____

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, ESTATES OF VILLAGE PARK, INC., A TEXAS CORPORATION is the sole owner of 6.4322 acres of land situated in the T.W. Poulson Survey, Abstract No. 1248, City of Colleyville, Tarrant County, Texas, same being all of Lots 6 through 13, all out of Block A of the Final Plat of Lakewood Estates, on addition to the City of Colleyville, Texas recorded in Cabinet A, Slide 2124 and 2125, Tarrant County Map Records, said tract being more particularly described by metes and bounds as follows:

BEGINNING at an 1/2" Iron rod set for the Northeastly corner of said Lot 6, same being the Northwestly corner of that certain 2 acre tract of land conveyed to T.J. Tutt by Instrument of record in Volume 3268, Page 274, Tarrant County Deed Records, same also being in the Southerly line of Village Park Drive, 70 foot wide at this point;

THENCE departing said Southerly line and along the common line of said Lot 6 and said Tutt tract and the projection thereof, South 00° 01' 36" West, 301.96 feet to a 1/2" Iron rod set for corner on the Northerly line of Lakes Crossing Drive, a 50' right-of-way;

THENCE along said Northerly line 34.15 feet along the arc of a non-tangent curve to the right having a radius of 500.00 feet, a central angle of 03° 54' 48", and a chord bearing and distance of North 70° 41' 56" West, 34.14 feet to a 1/2" Iron rod set for corner;

THENCE South 21° 15' 30" West, 50.00 feet to a 1/2" Iron rod set for corner on the Southerly right-of-way line of Lakes Crossing drive;

THENCE along said south right-of-way line 44.94 feet along the arc of a non-tangent curve to the left having a radius of 550.00 feet, a central angle of 04° 40' 54", and a chord bearing and distance of South 71° 04' 59" East, 44.93 feet to a 1/2" Iron rod set for corner;

THENCE departing said Southerly right-of-way line and along the Easterly line of Lot 13 as recorded in said Final Plat the following (13) thirteen courses;

I) South 14° 32' 58" West, 166.58 feet to a 1/2" Iron rod set for corner;

2) South 25° 27' 35" East, 69.75 feet to a 1/2" Iron rod set for corner;

3) 87.70 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 100° 29' 39", and a chord bearing and distance of South 14° 17' 35" West, 76.88 feet to a 1/2" Iron rod set for corner;

4) South 54° 02' 46" West, 52.14 feet to a 1/2" Iron rod set for corner;

5) South 32° 11' 58" West, 102.50 feet to a 1/2" Iron rod set for corner;

6) South 01° 23' 37" West, 85.78 feet to a 1/2" Iron rod set for corner;

7) South 55° 54' 08" East, 65.03 feet to a 1/2" Iron rod set for corner;

8) 81.49 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 93° 22' 36", and a chord bearing and distance of South 12° 35' 26" East, 72.76 feet to a 1/2" Iron rod set for corner;

9) South 30° 43' 16" West, 95.30 feet to a 1/2" set for corner;

10) South 10° 03' 21" West, 97.25 feet to a 1/2" set for corner;

11) South 08° 31' 59" West, 64.95 feet to a 1/2" Iron rod set for corner;

12) South 17° 57' 28" West, 98.75 feet to a 1/2" Iron rod set for corner;

13) 22.47 feet along the arc of a tangent curve to the right having a radius of 15.00 feet, a central angle of 85° 48' 39", and a chord bearing and distance of South 60° 51' 47" West, 20.42 feet to a 1/2" Iron rod set for corner on the Northerly right-of-way line of Centerpark (a 60' right-of-way);

THENCE departing said Easterly line and along said Northerly line, North 76° 13' 56" West, 106.56 feet to a 1/2" Iron rod set for corner;

THENCE departing said right-of-way line and along the Westerly line of said Lot 13 the following (11) eleven courses;

I) North 13° 46' 04" East, 38.02 feet to a 1/2" Iron rod set for corner;

2) 90.94 feet along the arc of a tangent curve to the left having a radius of 360.00 feet, a central angle of 14° 28' 25", and a chord bearing and distance of North 06° 31' 51" East, 90.70 feet to a 1/2" Iron rod set for corner;

3) North 00° 42' 22" West, 124.60 feet to a 1/2" Iron rod set for corner;

4) North 19° 40' 57" East, 151.11 feet to a 1/2" Iron rod set for corner;

5) North 77° 58' 47" West, 106.40 feet to a 1/2" Iron rod set for corner;

6) 37.71 feet along the arc of a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 43° 12' 53", and a chord bearing and distance of North 09° 35' 15" West, 36.82 feet to a 1/2" Iron rod set for corner;

7) North 58° 48' 17" East, 35.11 feet to a 1/2" Iron rod set for corner;

8) North 34° 16' 13" East, 85.18 feet to a 1/2" Iron rod set for corner;

9) North 55° 43' 47" West, 108.88 feet to a 1/2" Iron rod set for corner;

10) North 63° 22' 57" West, 65.04 feet to a 1/2" Iron rod set for corner;

11) South 71° 37' 03" West, 61.21 feet to a 1/2" Iron rod set for corner in the Easterly line of Glade Creek Drive (50.00 foot right-of-way);

THENCE departing said Westerly line and along said Easterly line the following three (3) courses;

(1) North 26° 37' 05" East 328.55 feet to a 1/2" Iron rod found for the beginning of a curve;

(2) 207.73 feet along the arc of a tangent curve to the left having a radius of 425.00 feet, a central angle of 28° 00' 17" and a chord bearing and distance of North 12° 36' 54" East, 205.67 feet to a 1/2" Iron rod set for a point of reverse curvature;

(3) 20.61 feet along the arc of a tangent curve to the right having a radius of 15.00 feet, a central angle of 78° 43' 36" and a chord bearing and distance of North 37° 58' 34" East, 19.03 feet to a 1/2" Iron rod set for a point of reverse curvature in said Southerly line of Village Park Drive;

THENCE departing said Easterly line and along said Southerly line, 204.16 feet along the arc of a tangent curve to the left having a radius of 435.00 feet, a central angle of 26° 53' 26" and a chord bearing and distance of North 63° 53' 39" East, 202.29 feet to a 1/2" Iron rod found for a point of tangency;

THENCE continuing along said Southerly line, North 48° 02' 33" East, 89.00 feet to the Point of Beginning and containing 6.4322 acres, 280.88 square feet, more or less, of land area within these metes and bounds.

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	435.00	103.99	202.29	204.16	26° 53' 26"	N-63-53-39-E
2	470.00	107.09	208.82	210.58	26° 40' 18"	N-78-11-15-W
3	830.00	93.69	186.19	186.99	12° 52' 49"	N-69-47-32-W
4	375.00	56.28	111.31	111.73	17° 04' 14"	N-18-04-56-E
5	425.00	105.98	205.67	207.73	28° 00' 17"	N-12-36-54-E
6	50.00	671.39	99.72	149.65	171° 28' 54"	S-67-49-40-W
7	430.00	76.53	150.70	151.48	20° 11' 02"	S-16-31-32-W
8	50.00	42.01	91.65	244.28	279° 55' 39"	S-66-06-52-W
9	12.00	9.06	14.46	15.52	74° 05' 11"	S-10-25-31-E
10	480.00	80.58	158.94	159.67	19° 03' 34"	S-17-05-16-W
11	12.00	14.80	18.64	21.35	101° 56' 00"	S-58-31-29-W
12	200.00	39.51	77.53	78.02	22° 21' 03"	S-59-19-59-E
13	250.00	45.40	89.33	89.82	20° 35' 03"	N-58-26-59-W
14	550.00	96.31	189.73	190.68	19° 51' 51"	S-78-40-27-E
15	500.00	87.55	172.48	173.39	19° 51' 51"	S-78-40-27-E
16	200.00	36.32	71.47	71.85	20° 35' 03"	N-58-26-59-W
17	250.00	43.17	85.09	85.51	19° 35' 47"	S-57-57-21-E
18	15.00	12.30	19.03	20.61	78° 43' 36"	N-37-58-34-E
19	455.00	97.70	191.04	192.48	24° 14' 14"	S-14-29-55-W
20	225.00	69.39	132.62	134.62	34° 16' 47"	S-65-17-51-E
21	225.00	40.86	80.40	80.83	20° 35' 03"	N-58-26-59-W
22	525.00	91.93	181.11	182.02	19° 51' 51"	N-78-40-27-W
23	500.00	17.08	34.14	34.15	03° 54' 48"	N-70-41-56-W
24	250.00	25.01	49.77	49.86	11° 25' 34"	N-63-01-44-W
25	550.00	22.48	44.93	44.94	04° 40' 54"	S-71-04-59-E
26	50.00	60.11	76.88	87.70	100° 29' 39"	S-14-17-35-W
27	50.00	53.04	72.76	81.49	93° 22' 36"	S-12-35-26-E
28	15.00	13.94	20.42	22.47	85° 48' 39"	S-60-51-47-W
29	360.00	45.71	90.70	90.94	14° 28' 25"	N-06-31-51-E
30	50.00	19.80	36.82	37.71	43° 12' 53"	N-09-35-15-W

LINE TABLE

LINE	BEARING	DISTANCE
1	N-48-02-33-E	89.00
2	S-26-37-03-W	42.82
3	S-63-22-57-E	20.00
4	S-48-09-28-E	17.76
5	S-26-37-03-W	4.99
6	S-48-09-28-E	17.76
7	S-48-09-28-E	17.76

LOT SUMMARIES

BLOCK	LOT	SQ. FT.	WIDTH
A	6R	19985	92.22'
A	7R	11926	98.54'
A	8R	11458	68.75'
A	9R	11196	75.06'
A	10R	9061	71.70'
A	11R	9369	61.06'
A	12R	12517	107.12'
A	13R	159976	VARIES
A	48	3717	VARIES

BENCHMARKS:

B.M. #1 - "C" CUT ON THE C.L. OF A 10' INLET 200' EAST +/- OF THE INTERSECTION OF GLADE CREEK DRIVE AND VILLAGE PARK DRIVE ON THE SOUTH SIDE OF GLADE CREEK DRIVE ELEV.- 596.09'

B.M. #2 - "C" CUT ON BOX CULVERT ON THE NORTH SIDE OF GLADE ROAD 400' WEST +/- OF THE INTERSECTION OF GLADE ROAD AND S.H. 26. ELEV.- 596.93'

B.M. #3 - "C" CUT ON THE C.L. OF A 10' INLET ON THE NORTH SIDE OF CENTER PARK DRIVE 350' +/- OF THE INTERSECTION OF GLADE CREEK DRIVE. ELEV.- 585.19

MINIMUM FINISH FLOOR ELEVATIONS SUMMARY TABLE

LOT	BLOCK	100 YR WS ELEV	MIN. FINISH FLOOR
7R	A	593.7	595.7
8R	A	589.2	591.2
9R	A	589.2	591.2
10R	A	589.2	591.2
11R	A	589.2	591.2
12R	A	589.3	591.3

LOTS 6R THROUGH 13R & LOT 48, BLOCK A OF LAKEWOOD ESTATES

BEING A REPLAT OF LOTS 6-13 OF BLOCK A OF LAKEWOOD ESTATES

FILED IN

CAB. A SLIDE 2124 ON 02/17/95

SITUATED IN THE
T.W. POULSON SURVEY, ABSTRACT No. 1248
AND THE
T.J. CHRISTIAN SURVEY, ABSTRACT No. 275

**CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS**

SHEET 2 OF 2

RUST LICHLITER/JAMESON

Environment & Infrastructure
Consulting Engineers, Scientists and Planners
1420 W. Mockingbird Lane, Suite 300, Dallas, Texas 75247-4906

DEVELOPER/OWNER

ESTATES OF VILLAGE PARK INC.,
A TEXAS CORPORATION
1905 INDUSTRIAL BLVD.
COLLEYVILLE, TEXAS 76034

DATE: JAN. 13, 1997

\\PROJECTS\LANDDEV\VILLAGE\VP--PLAT1.DGN

LAKEWOOD REPLAT

NOW,, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

HATT ESTATES OF VILLAGE PARK, INC. does hereby adopt this plat designating the herein above described real property as Lots 6R Through 13R & Lot 48, Block A, of Lakewood Estates, an addition to the City of Colleyville, Tarrant County, Texas and do hereby dedicate to the public's use forever the street Rights-of-Way and the easements shown hereon. The easements being hereby dedicated for the mutual use of and accommodation of the City of Colleyville, and all public utilities desiring to use the same. All and any public utility and the City of Colleyville shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and the City of Colleyville and all public utilities shall, at all times, have the full right of ingress and egress to or from, and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. This plat is approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

WITNESS MY HAND this 16th day of January, 1997.

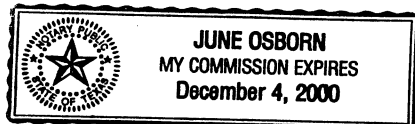
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION

Michael D. Dees
By: MICHAEL D. DEES - PRESIDENT

BEFORE ME, the undersigned authority on this day personally appeared Michael D. Dees, President of ESTATES OF VILLAGE PARK, INC., A TEXAS CORPORATION, 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 purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of January, 1997.

June Osborn
Notary Public in and for the State of Texas



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, Brian C. Wright of RUST Lichliter/Jameson & Associates, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Colleyville, Texas.

Brian C. Wright
Brian C. Wright R.P.L.S. No. 4560
Lichliter/Jameson & Associates, Inc.



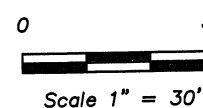
BEFORE ME, the undersigned authority on this day personally appeared Brian C. Wright, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 1997.

Notary Public in and for the State of Texas

THE PRELIMINARY PLAN OF THIS ADDITION WAS APPROVED BY THE CITY COUNCIL OF COLLEYVILLE ON NOVEMBER 2, 1993.

*filed Cab A, slides
3401/3402
on 03/10/97*



SCALE 1" = 30' PROJECT NO. 05-7646 DRAWN BY: MDL DATE: DECEMBER 30, 2005

Amended Plat Lakewood Estates, Lot 12 R^{S-2904} 1, Block A

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 30.67 ACRES ON LOTS 1-47, BLOCK A, LOTS 1-16, BLOCK B, AND LOTS 1-24, BLOCK C, OF THE LAKEWOOD ESTATES, LOCATED AT 1001-1029 LAKERIDGE COURT, 4600-4613 CLEARWATER COURT, 4701-4944 LAKEWOOD DRIVE, 1000-1012 CLEAR LAKE COURT, 1001-1013 EDGEWATER COURT, AND 4700-4808 LAKESHORE COURT FROM THE R-MF MULTI-FAMILY RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC22-xxx; and

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

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

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

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

WHEREAS, the Planning and Zoning Commission of the City of Colleyville and the City of Colleyville City Council, in compliance with the Charter of the City of Colleyville, and state law with reference to

changes to zoning classifications under the Zoning Ordinance Regulations and Zoning Map, having given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Colleyville is of the opinion that said change in zoning should be made.

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 30.67 acres on lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, of the Lakewood Estates, located at 1001-1029 Lakeridge Court, 4600-4613 Clearwater Court, 4701-4944 Lakewood Drive, 1000-1012 Clear Lake Court, 1001-1013 Edgewater Court, and 4700-4808 Lakeshore Court (collectively the "Subject Property") from the R-MF Multi-Family Residential district to the PUD-C Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is for a single-family residential development of no more than 83 single-family detached dwelling units.
- b. All development or improvement of the Subject Property shall be in conformance with the R-20 Single-Family Residential District regulations, subject only to the exceptions set forth in this Ordinance.

- c. The Subject Property is subject to all regulations contained in the Colleyville Land Development Code, except where expressly amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and arrangement of lots within the Subject Property shall be consistent with the current street layout and arrangement depicted in Exhibit "B" (Final Plat and Replat).

3. PERMITTED USES

- a. The Subject Property shall be used solely for single-family detached residences and related accessory uses and structures in conformance with R-20 Single-Family Residential District regulations, except where expressly amended by this Ordinance.
- b. The existing common open space areas as depicted in Exhibit "B".

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

The R-20 lot requirements and setbacks are herein modified as follows:

- a. Minimum Lot Size: 8,000 square feet
- b. Minimum Lot Width: 70 feet, except lots in a cul-de-sac or street turn shall be no less than 51 feet (measured at the front building line)
- c. Front Yard Setback: 25 feet
- d. Side Yard Setback: 5 feet (no second story windows within 15')
- e. Street Side Setback: 15 feet
- f. Rear Yard Setback: (15 feet and no second story windows within 20 feet) 5 feet for residential walls which face a side adjacent to another lot in the subdivision (has to have no doors, windows or other opening which allow for the entry or the passage of light);

~~10 feet for residential walls with openings facing another lot in the subdivision;~~
~~15 feet for lots adjacent to an existing subdivision, perimeter street or existing home site~~

- g. Maximum Lot Coverage: 50 percent
- h. Max. Impervious Coverage: 70 percent

The procedure outlined for Major Variances in Section 1.13.D of the Land Development Code shall apply to any request for a variance from the requirements set forth in Sections 4(a) through (h) above.

5. OPEN SPACE

- a. This Subject Property shall have not less than approximately 17.2% common open space, which shall generally be configured as shown in Exhibit "B". All open space areas shall be landscaped and maintained by the Homeowner's Association as described in the plat notes provided in Exhibit "B".

6. DEVELOPMENT PLAN

- a. Development of the Subject Property shall be consistent with the Final Plat and Replat attached in Exhibit "B".

7. PRIVATE STREETS

- b. The streets located in the subdivision shall be maintained as private streets, as shown in the Final Plat and Replat attached in Exhibit "B".

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by

a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT this Ordinance shall become effective from and after its passage and publication as may be required by law.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 5th day of April 2022.

The second reading and public hearing being conducted on the 19th day of April 2022.

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19th day of April 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

Commented [WW1]: Recommend a legend or other marking(s) that identifies the Subject Property.

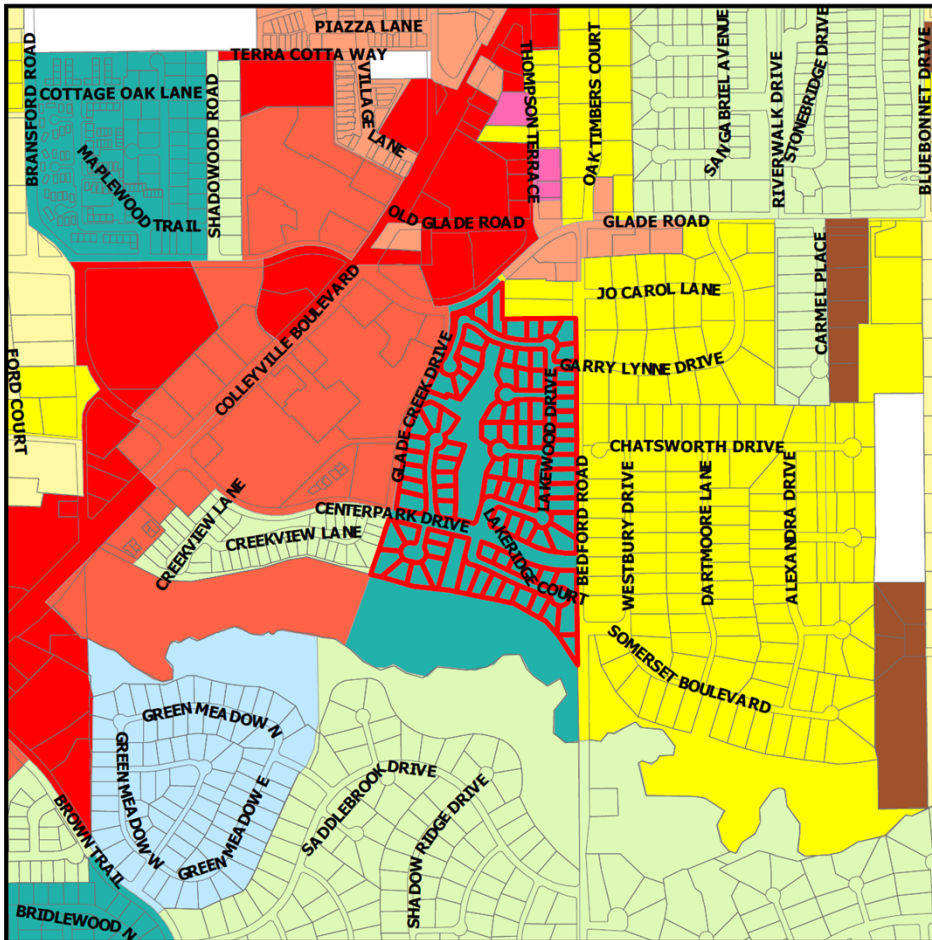
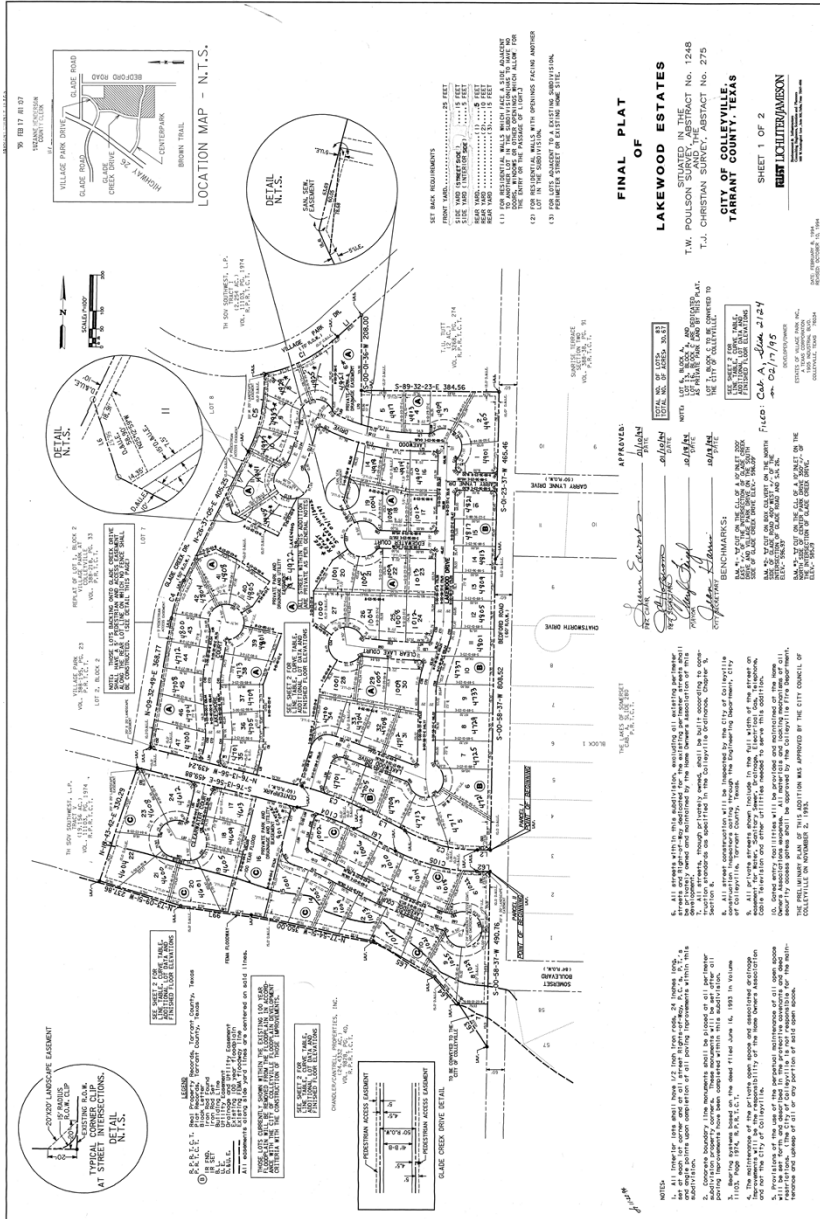


Exhibit "B" -Final Plat and Replat



FINAL PLAT OF

LAKEWOOD ESTATES

T.W. POULSON SURVEY, ABSTRACT NO. 1248
T.J. CHRISTIAN SURVEY, ABSTRACT NO. 275

CITY OF COLLEYSVILLE,
TARRANT COUNTY, TEXAS

SHEET 1 OF 2
RUST LOUTENAMSON

APPROVED:

DATE

BY

DATE

BY

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