



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, March 21, 2022

City Council Chambers

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - February 14, 2022
Planning and Zoning Commission Worksession Minutes - February 28, 2022

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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** Consideration 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** Consideration 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** Consideration 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** Consideration of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felts Addition, located at 125 Acuff Lane, Case ZC22-006
- 2f** Consideration 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** Consideration 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
- 2h** Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC22-010

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards March 18, 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 Agenda Briefing

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Agenda Number 1a	Agenda Date 3/21/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - February 14, 2022
Planning and Zoning Commission Worksession Minutes - February 28, 2022

Explanation

Approval of minutes from the Planning and Zoning Commission Meeting on February 14, 2022 and the Planning and Zoning Commission Worksession on February 28, 2022

Recommendation

Approve

Attachments

1. February 14, 2022 P&Z Minutes
2. February 28, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

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100 Main Street
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Monday, February 14, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on February 14, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, and Claudia Bevill (Lawrence Williamson arrived after Roll Call)

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

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

Commissioner Williamson arrived at 6:18 p.m.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:33 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on January 10, 2022, at 7:01 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, and Claudia Bevill

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Meeting Minutes – January 10, 2022
Planning and Zoning Worksession Minutes – January 24, 2022

Commissioner Syed made a motion to approve the amended January 10, 2022 Planning and Zoning Commission Meeting Minutes and the January 24, 2022 Planning and Zoning Commission Worksession Minutes.

Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, Bevill

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for an accessory building to encroach into the Street Side Yard Setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036, TABLED FROM THE JANUARY 10, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Williamson made a motion to remove Case ZC21-036 from the table.

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Shelly Horton, 412 Briarcliff Court, Colleyville, TX, came forward and briefed the Commission.

Ms. Horton explained that she was unable to answer technical questions regarding the pergola until the developers of the project arrived.

**Commissioner Williamson made a motion to move Case ZC21-036 behind Case ZC22-001 on the agenda.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

**Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill
Nay: 0**

2b Consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a restaurant with drive-in or drive-thru service, for Tract 2C03, Abstract 206, BBB & CRY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Brad Williamson, 1322 Ranchers Legacy Trail, Fort Worth, TX came forward and briefed the Commission.

Mr. Williamson answered questions of the Commission regarding how much of the business would be operated through drive-thru, the proposed monument sign being in compliance the Land Development Code, and solutions to prevent an overflowed parking lot.

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

Michael Breen, 413 Wild Oak Lane, Euless, TX came forward and spoke in support of this case. Mr. Breen expressed that the proposed business supports local schools, partners with food banks, and has a large customer base in Colleyville.

Shelly Horton, 412 Briarcliff Court, Colleyville, TX came forward and spoke in support of this case. Ms. Horton expressed that she was in support of having the proposed business in Colleyville.

With no one wishing to speak, the public hearing was closed at 7:27 p.m.

Staff answered questions of the Commission regarding the square footage of the property.

An associate of the applicant, Timothy Rose, 480 North Sam Houston, Houston, TX came forward and answered questions of the Commission regarding the cooler that would be in the business.

Mr. Williamson answered questions of the Commission regarding how traffic would be directed during operational hours.

Commissioner Williamson made a motion to approve Case ZC22-001. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

2a Consideration of a Special Use Permit for an accessory building to encroach into the Street Side Yard Setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC21-036, TABLED FROM THE JANUARY 10, 2022 PLANNING AND ZONING COMMISSION MEETING

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Mitchell Chapman, 669 Airport Freeway, Hurst, TX, came forward and answered questions of the Commission regarding the distance of the existing fence from the street and the existing fence's height.

The public hearing was open at 7:42 p.m.

Lisa Pelk, 3813 Oakbriar Lane, Colleyville, TX came forward and spoke in support of this case. Ms. Pelk expressed that she did not have any opposition to the approval of the case.

With no one wishing to speak, the public hearing was closed at 7:45 p.m.

Ms. Horton came forward and addressed concerns regarding the opposition letters to the case.

Staff answered questions of the Commission regarding the need for a special use permit for any modification to the fence on the property.

Mr. Chapman came forward and answered questions of the Commission regarding the feasibility of bringing the pergola into compliance.

Commissioner Groves made a statement acknowledging that any improvements on the property will be a reoccurring problem.

Mr. Chapman made a statement regarding the number of homes in the subdivision that are impacted by the setback requirements.

Commissioner Raine made a motion to approve Case ZC21-036. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 5 – Groves, Williamson, Syed, Raine, and Bevill

Nay: 0

5. CITIZEN COMMENTS

Lisa Pelk, 3813 Oakbriar Lane, Colleyville, TX came forward and expressed a concern regarding the visibility of a neighbor in their home.

Mitchell Chapman, 669 Airport Freeway, Hurst, TX came forward and asked questions regarding the upcoming variance case tied to Case ZC21-036.

6. AJOURNMENT

The meeting adjourned at 8:12 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

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



City of Colleyville Planning and Zoning Commission Minutes

City Hall
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Monday, February 28, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on February 28, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Claudia Bevill, and George Bond

Absent: N/A

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITMES

- 2 a** 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the proposed fencing material and potential existing violations.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the possibility of the front fence meeting code and if a Special Use Permit was needed for each fence.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the preferred usage of the location.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding available parking throughout the village and the potential impact on the neighboring doctor's office.

- 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 Felts Addition, located at 125 Acuff Lane, Case ZC22-006

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intended future land use of the property and the potential lot width waivers needed for each lot.

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding packaging being on-site, the type of food being packaged and manufactured, and regulations on the use.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the reasoning for the rezoning and potential architectural requirements in the PUD-R.

3. AJOURMENT

The meeting adjourned at 7:26 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
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Agenda Number 2a	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 wooden rail fence up to 52 inches in height to encroach into the front yard setback on Lot 1, Block 1, Brown Addition being approximately 0.89 acres, and zoned R-10 Single-Family Residential district.

Existing Conditions/Background: The subject property, 5412 Pleasant Run Road, has R-10 zoning and is located on the west side of Pleasant Run Road and near the intersection of Church Street and Pleasant Run Road. The subject property has a single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for a wooden rail fence up to 52 inches in height within the front yard setback. The proposed fence is requested to be placed approximately 6 feet from the front property line.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

“E. Fence and Free-Standing Wall Setback Requirement:

1. Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured in place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured-in-place concrete and CMU shall contain an architectural finish.

Regulation "1" above applies in this case requiring that no fence be allowed to extend into the required front yard, which is 30 feet per the R-10 zoning. The applicant proposes to locate a wooden rail fence up to 52 inches in height to encroach into the front yard setback approximately 6 feet from the front property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements.

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing a wooden rail fence up to 52 inches in height to be located within the front yard setback . It would be setback approximately 6 feet from the front property line.

Plat Status: The property is platted as Lot 1, Block 1, Brown Addition.

DRC Review: The DRC met on February 21st and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and west are zoned R-10 and contain single-family residential development. The properties to the south are zoned PUD-R Planned Unit Development – Residential and contain single-family residential development. The properties to the east are zoned CC-1 Village retail and are improved with uses associated with First Baptist Colleyville.

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

Staff Recommendation: Staff recommends denial of the requested SUP as it does not meet the technical requirements of the Land Development Code.

Recommendation

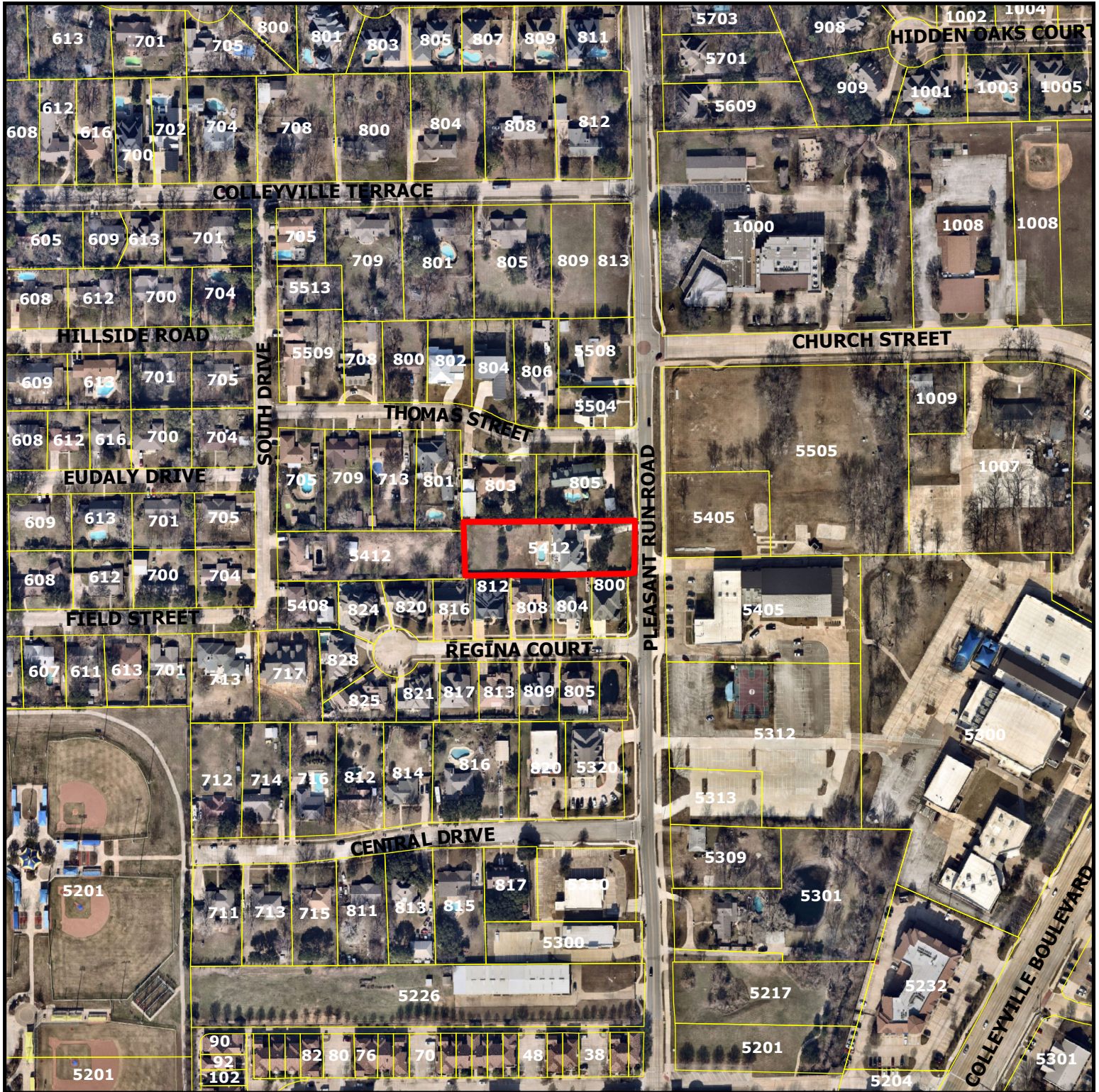
Denial

Attachments

1. Aerial Map

2. Zoning Map
3. Future Land Use Map
4. Survey
5. Fence Plan
6. Fence Column Exhibit
7. 5412 Pleasant Run - Front View
8. 5412 Pleasant Run - North View
9. 5412 Pleasant Run - South View
10. Fence Drawings
11. Neighboring Property Fence 1
12. Neighboring Property Fence 2
13. Fence Encroachment Agreement
14. Notification Map
15. Notification Letter
16. Notification List
17. Draft Ordinance

Aerial Map



ZC22-002

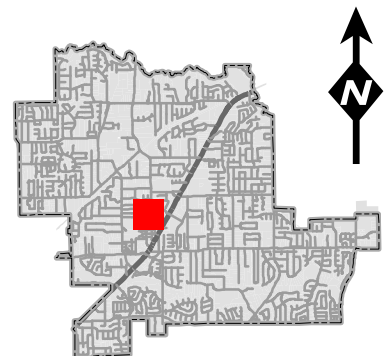
5412 Pleasant Run Road

DISCLAIMER:

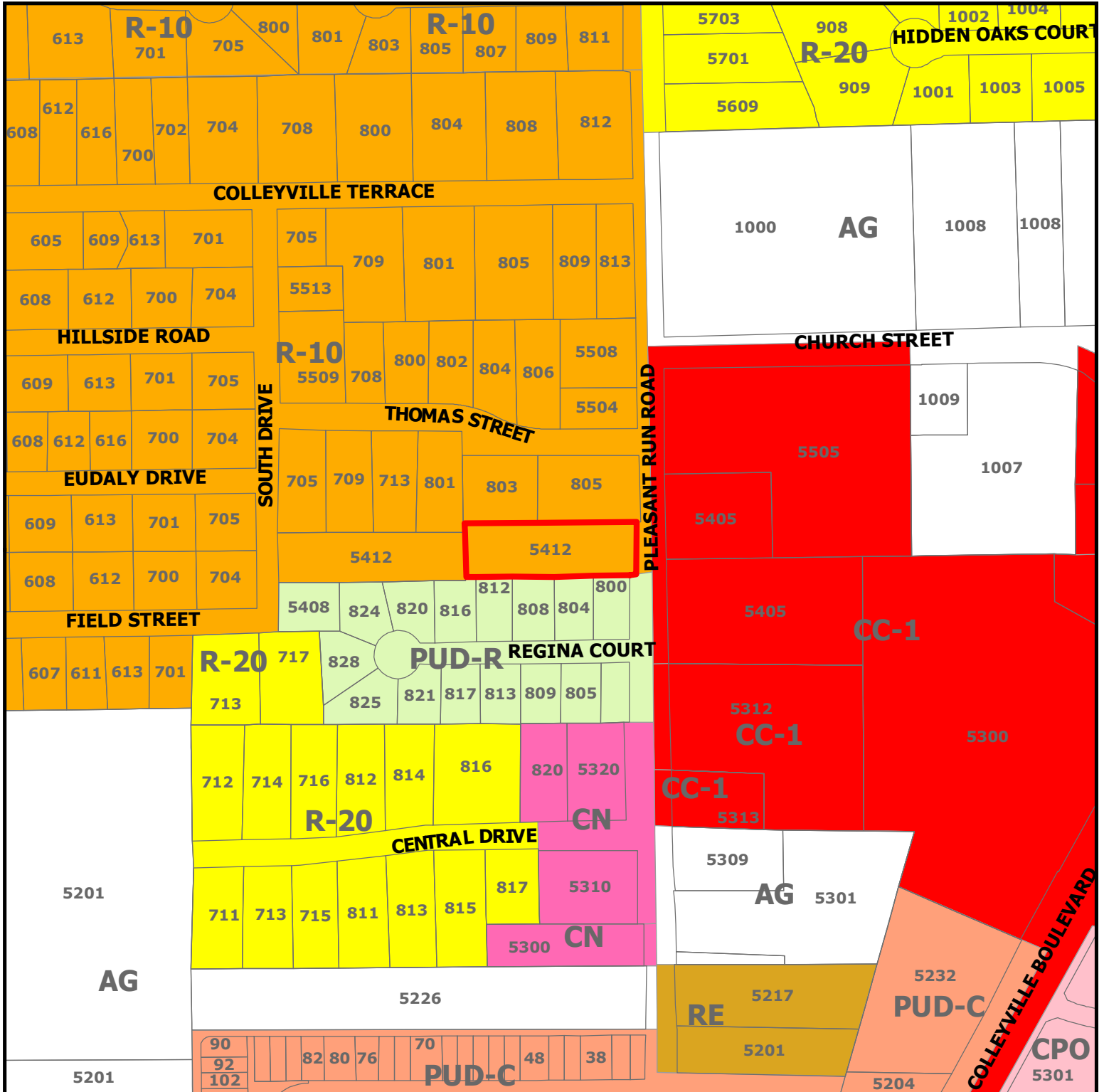
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-002

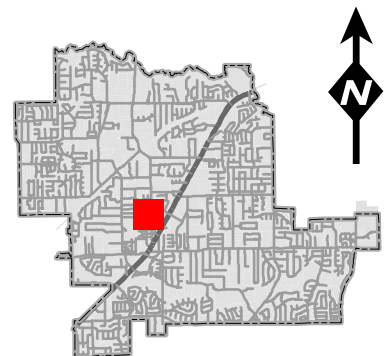
5412 Pleasant Run Road

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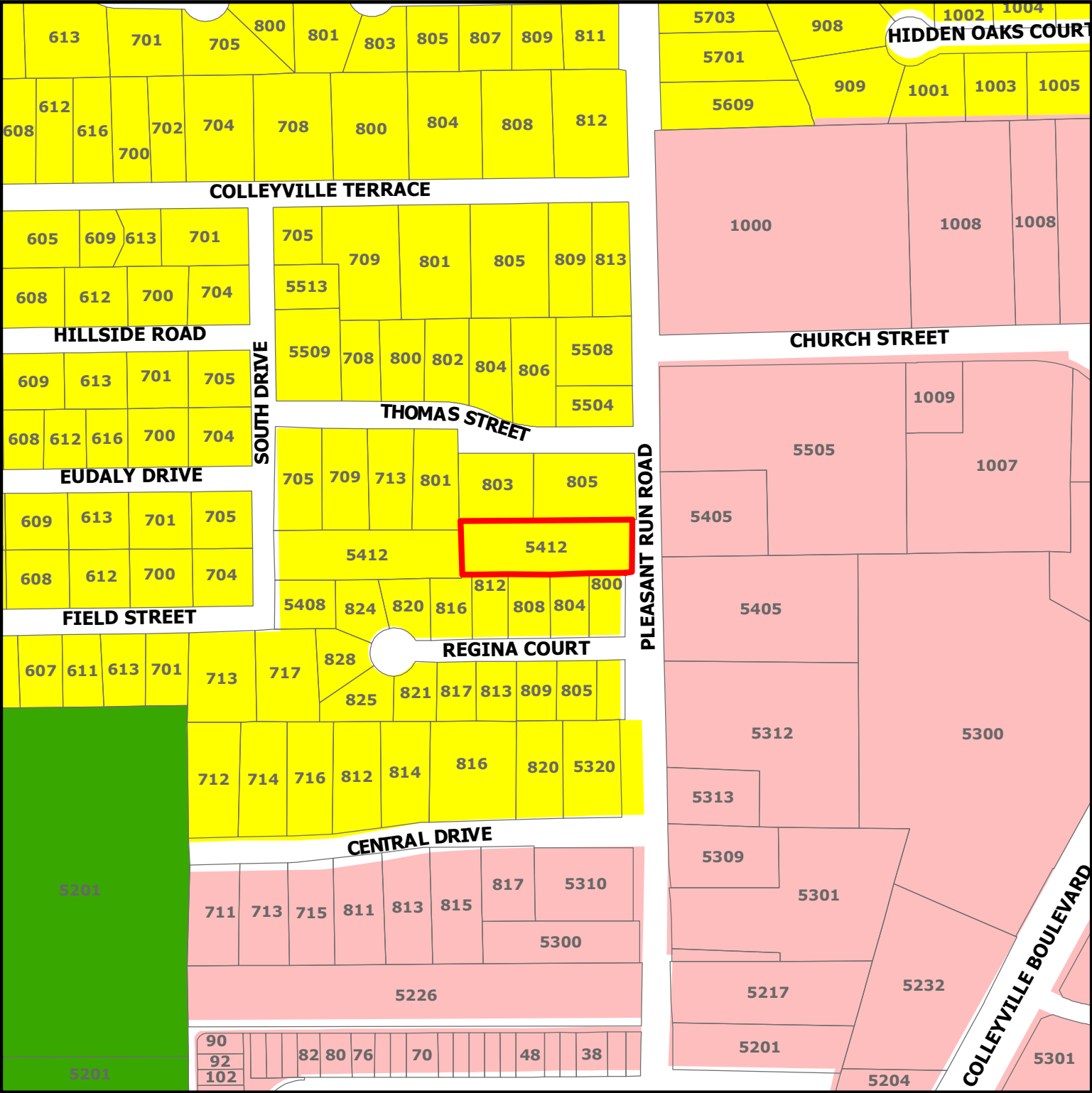
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Subject Property



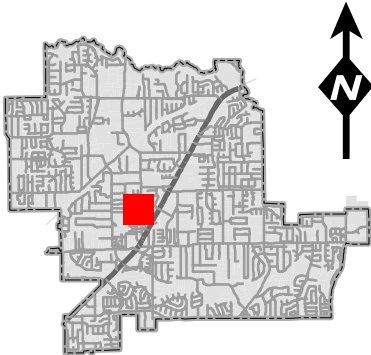
Future Land Use Map



ZC22-002

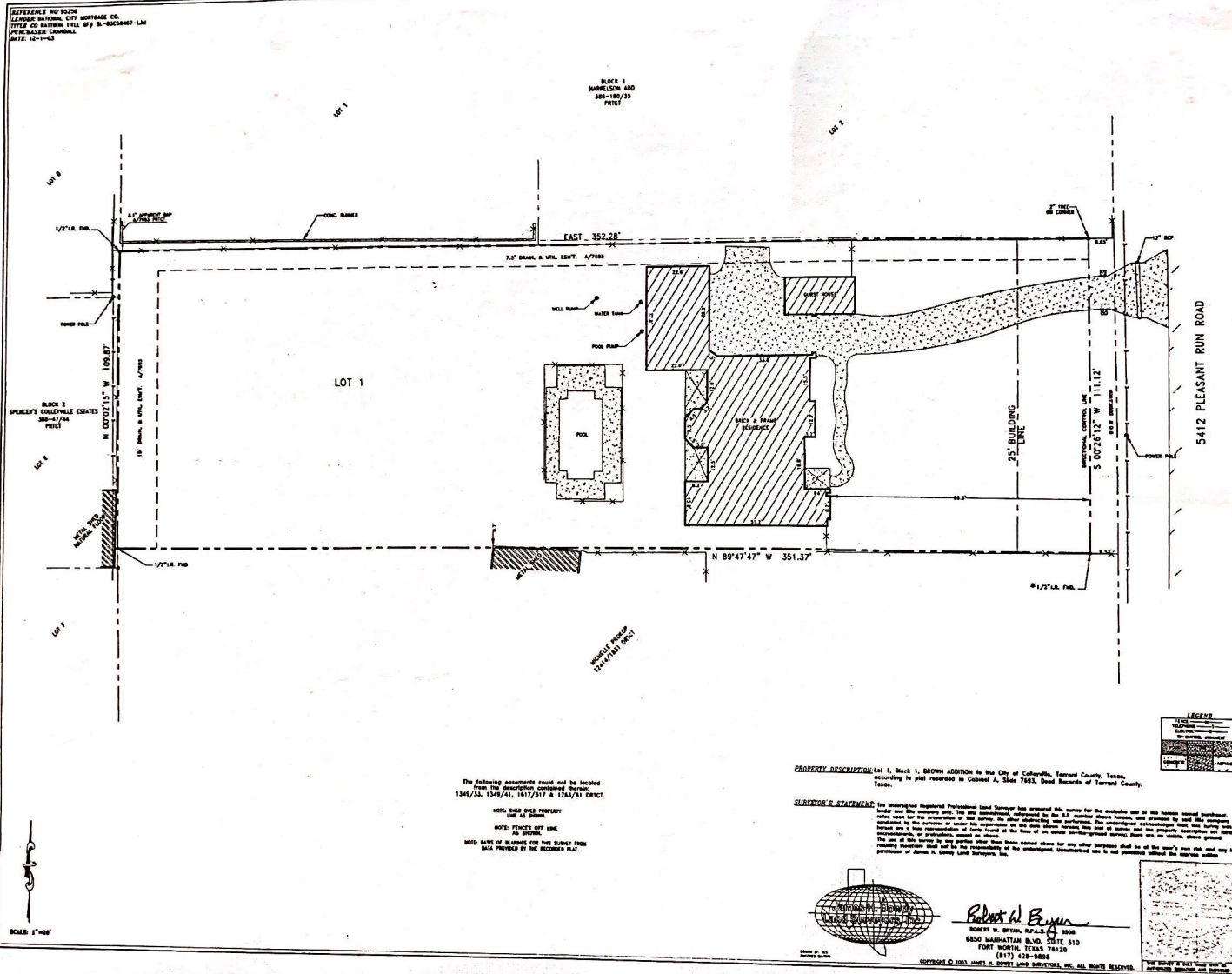
5412 Pleasant Run Road

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



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REFERENCE NO: 80270
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE CO: RATHEN TITLE OF FL 80C54467-LM
PURCHASER: CRANDALL
DATE: 12-1-83



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

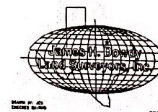
NOTE: SHIELD OVER PROPERLY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE
AS SHOWN.

NOTE: BASIS OF BLASTING 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 7693, Deed Records of Tarrant County, Texas.

SURVEYOR'S STATEMENT: The undersigned Registered Professional Land Surveyor has prepared this survey for the exclusive use of the herein named purchaser, and the conveyance only. This title commitment, referenced by the 6.7 number above herein, was obtained and provided by me to the herein named purchaser, and the herein named purchaser has acknowledged the receipt of this survey by the herein named purchaser. The herein named purchaser has acknowledged the receipt of this survey and the property description set forth in the declaration of preparation of this survey, and the herein named purchaser has acknowledged the receipt of this survey and the property description set forth in the declaration of preparation of this survey, and the herein named purchaser has acknowledged the receipt of this survey and the property description set forth in the declaration of preparation of this survey. The use of this survey by any parties other than those named above for any other purpose shall be at the user's own risk and the undersigned Surveyor shall not be responsible for the undersigned. Unsubstantiated use is not permitted without the express written permission of James H. Dwyer Land Surveyors, Inc.



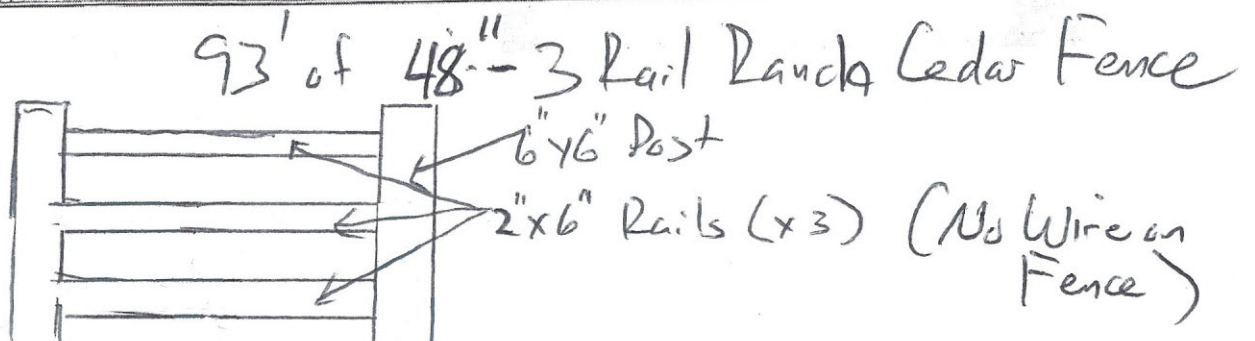
Robert W. Bryan
ROBERT W. BRYAN, R.P.S. # 8808
6850 MANHATTAN BLVD. SUITE 310
FORT WORTH, TEXAS 76120
(817) 429-8888

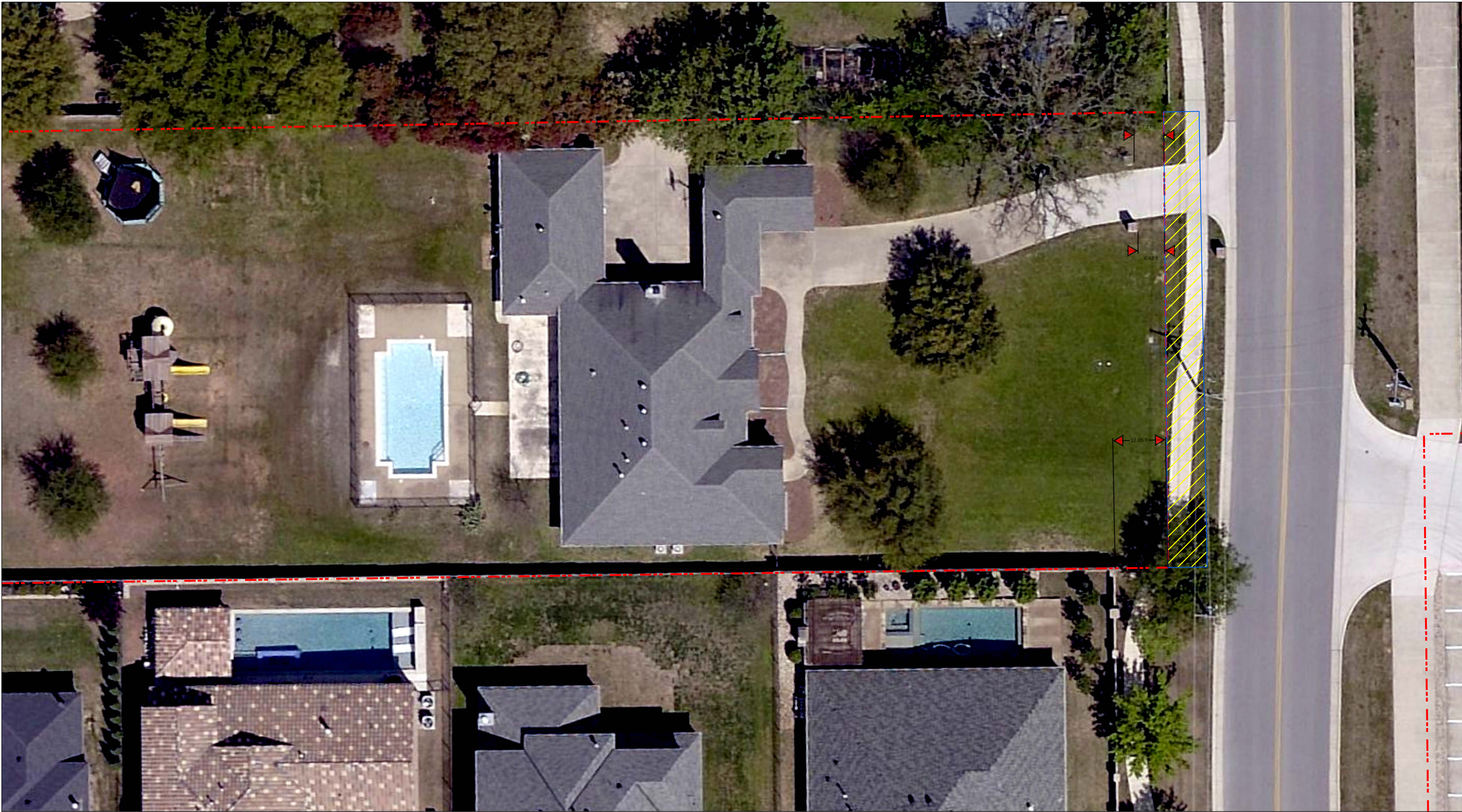
Copyright © 2003 James H. Dowd and Surveyors, Inc. All Rights Reserved.

LEGEND

1. WIRE ——— 1 ———
TELEPHONE ——— 2 ———
ELECTRIC ——— 3 ———
W-CONTROL WIRE ——— 4 ———

5. CONCRETE
6. ASPHALT





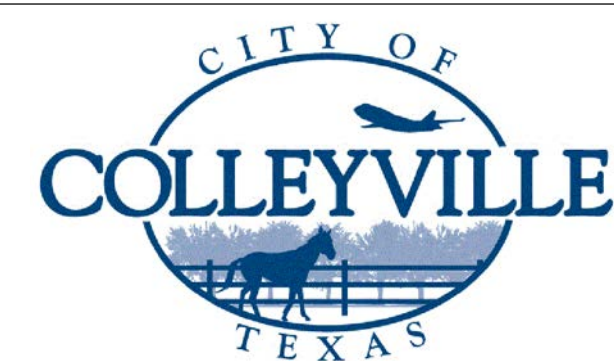
Legend

- Existing Property Boundaries
- Street ROW Dedication

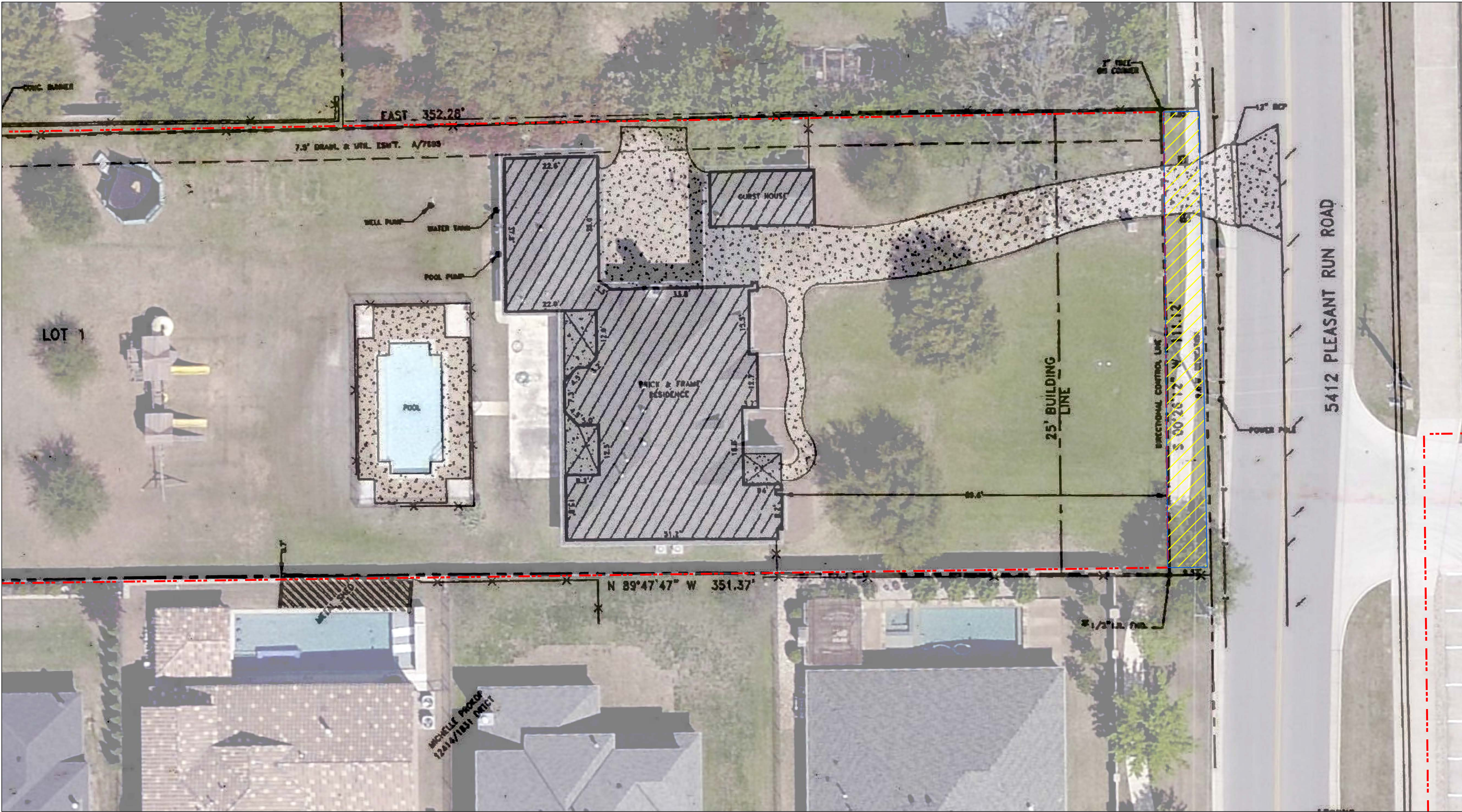


1 inch equals 10 feet
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd Fence Column Exhibit



Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville
Date: 2/22/2022



Legend

- Existing Property Boundaries
- Street ROW Dedication



1 inch equals 10 feet
Scaled Page Size: 24 x 36

5412 Pleasant Run Rd Fence Column Exhibit



Caleb Tandy, ISA Certified Arborist (TX-3710A)
Urban Forester, City of Colleyville
Date: 2/22/2022







Untitled Map

Write a description for your map.

Legend

 5412 Pleasant Run Rd



Google Earth

© 2021 Google

5.87 ft



Untitled Map

Write a description for your map.

Legend

 5412 Pleasant Run Rd



Google Earth

© 2021 Google

7.04 ft







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:
- FL Fence will not obstruct or impede access to public utilities for construction, reconstruction and maintenance by the City or authorized agent
- FL Fence will not obstruct or impede the conveyance of surface runoff in drainage swales or drainage ways
- FL Fence will not be located so as to divert or impede the normal flow of storm water from the platted drainage or utility easement
- FL 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
- FL Fence will not create any encroachment or obstruction of sight distance
- FL 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

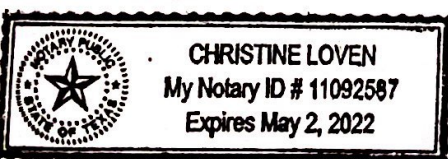
On this 25th day of August, in the year 2021, before me Christine Loven Notary Public, personally appeared BRUCE CRANDALL.

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.

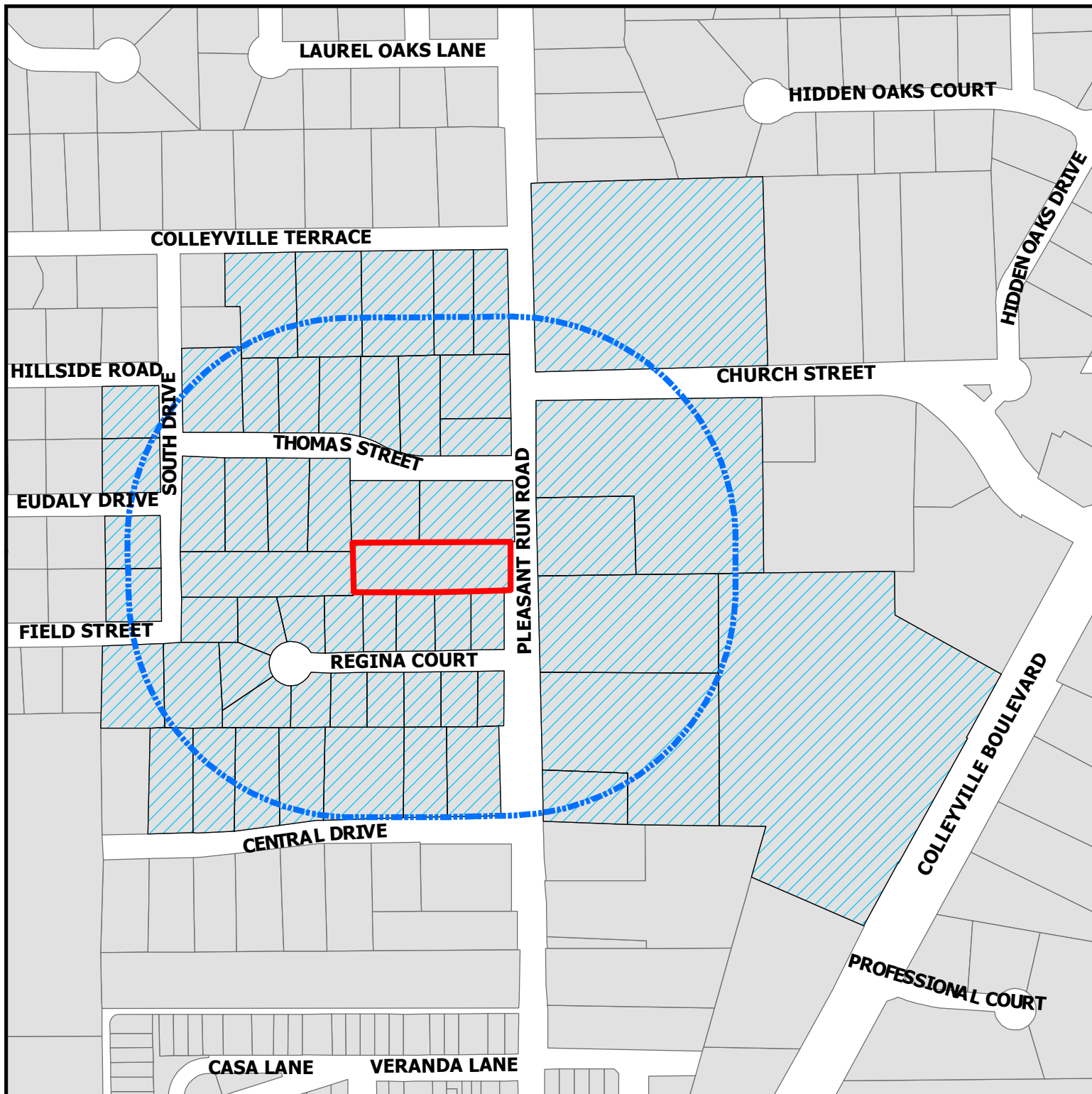
WITNESS my hand and official seal.

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

My commission expires: May 2, 2022



Notification Map

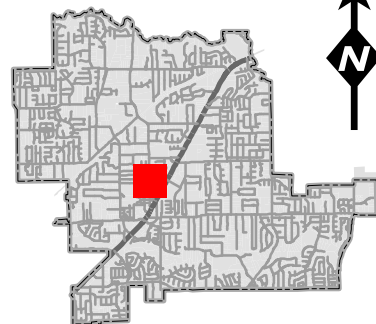


ZC22-002

5412 Pleasant Run Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to encroach into the front yard setback. The purpose of the request is to allow for a wooden rail fence to encroach into the 30-foot required front yard setback and be approximately in line with adjacent fences.

Zoning Case: ZC22-002

Applicant: Bruce Crandall

Owner: Bruce Crandall

Location: 5412 Pleasant Run Road

Property Description: Lot 1, Block 1, Brown Addition Colleyville

Present Zoning: R-10 Single Family Residential

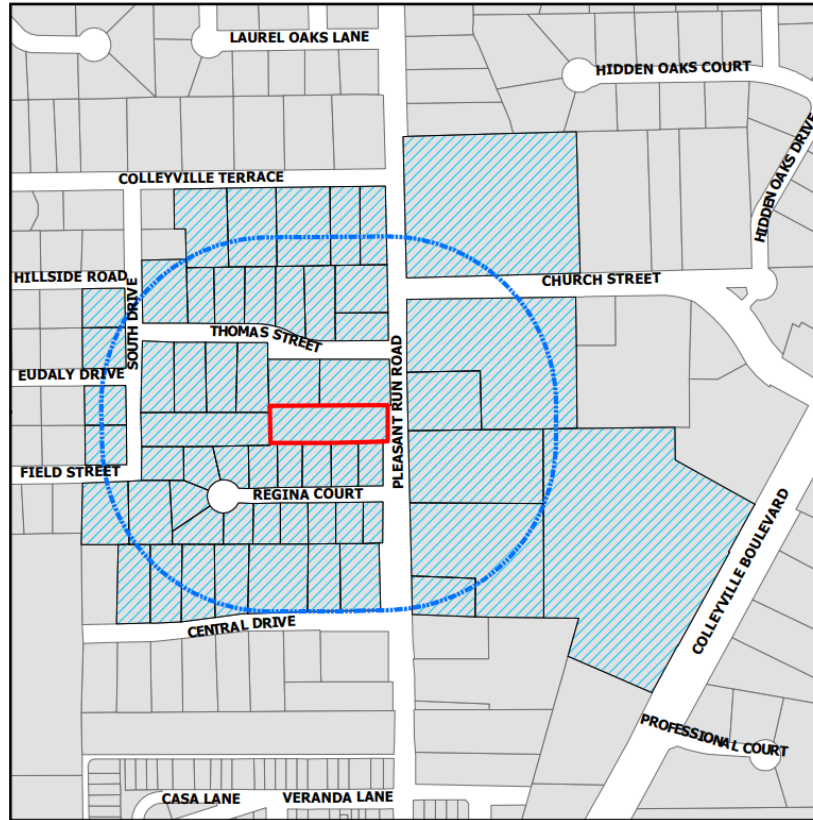
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

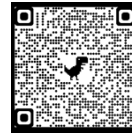
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
MITZEL, CINDY	800 REGINA CT	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KELLOGG FAMILY TRUST	824 REGINA CT	COLLEYVILLE, TX
HELM, ERIC	825 REGINA CT	COLLEYVILLE, TX
PICKENS, ROSEMARY	708 THOMAS ST	COLLEYVILLE, TX
HENIGSMITH, CECIL	705 THOMAS ST	COLLEYVILLE, TX
LAIBLY, CATHEY	704 EUDALY DR	COLLEYVILLE, TX
WELCH, DONALD	713 FIELD ST	COLLEYVILLE, TX
CARDINI, CHRISTOPHER	821 REGINA CT	COLLEYVILLE, TX
ROEMING, BRANTON F	805 THOMAS ST	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS LLC	PO BOX 1132	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
KIM & DEBORAH SHELTON TRUST	813 REGINA CT	COLLEYVILLE, TX
MOORE, KAREN JEAN	PO BOX 694	COLLEYVILLE, TX
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX
KELLEY, CHARLES S	705 HILLSIDE RD	COLLEYVILLE, TX
WILLIAMSON, PENNY S	713 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
CHACKO, RAIBU	817 REGINA CT	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
TUMPAK, SCOTT	809 REGINA CT	COLLEYVILLE, TX
DUKE, JAMES	812 CENTURY DR	COLLEYVILLE, TX
MILLER, JEFFREY D	801 COLLEYVILLE TERR	COLLEYVILLE, TX
GARRETT, RUSSELL W	820 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
BARNES, MICHAEL	812 REGINA CT	COLLEYVILLE, TX
MOFFETT, JESSE	806 THOMAS ST	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
HASELTINE, MARILYN L	704 FIELD ST	COLLEYVILLE, TX
MISKO, SUSAN R	716 CENTRAL DR	COLLEYVILLE, TX
BRANDON, PHYLLIS M	PO BOX 455	COLLEYVILLE, TX
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX
HARRIS, FRANK H	5509 SOUTH DR	COLLEYVILLE, TX
GRIFFIN, TIMOTHY S	828 REGINA CT	COLLEYVILLE, TX
WILLIAMSON, LAWRENCE	709 THOMAS ST	COLLEYVILLE, TX
JOHNSTON, NICHOLAS	705 EUDALY DR	COLLEYVILLE, TX
MCDONALD, CEACY SAMANTHA	814 CENTRAL DR	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
JENNINGS, ALLISON	905 COLLEYVILLE TERR	COLLEYVILLE, TX
BELL, MICHAEL W	816 REGINA CT	COLLEYVILLE, TX
MITCHELL, JEWELL O	800 THOMAS ST	COLLEYVILLE, TX
CRANDALL, BRUCE	5412 PLEASANT RUN RD	COLLEYVILLE, TX
LONG, MATTHEW	805 REGINA CT	COLLEYVILLE, TX
SHRESTHA, NEENA	804 THOMAS ST	COLLEYVILLE, TX
WARNER, RICHARD D	5408 SOUTH DR	COLLEYVILLE, TX
GREENBERG, MICHELLE	804 REGINA CT	COLLEYVILLE, TX
INGRAM, TERESA	808 REGINA CT	COLLEYVILLE, TX
FIRST UNITED METH COLLEYVILLE	5601 PLEASANT RUN RD	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
GRACIA, MACEDONIO	803 THOMAS ST	COLLEYVILLE, TX
FLUEGEL, KYLE	801 THOMAS ST	COLLEYVILLE, TX
REYNOLDS, GILES	714 CENTRAL DR	COLLEYVILLE, TX

FAZAL, JASIM	802 THOMAS ST	COLLEYVILLE, TX
KENNER, ASHLEY	717 FIELD ST	COLLEYVILLE, TX
HOFFMAN ROBERT JAMES JR	5504 PLEASANT RUN RD	COLLEYVILLE, TX
HIDDEN OAKS ESTATES		COLLEYVILLE, TX
LAUREL OAKS ESTATES	809 LAUREL OAKS LANE	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 REGINA COURT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.89 ACRES, ON LOT 1, BLOCK 1, BROWN ADDITION, LOCATED AT 5412 PLEASANT RUN ROAD BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO ENCROACH INTO THE REQUIRED FRONT YARD SETBACK; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a wooden rail fence up to 52 inches in height fence to encroach into the front yard setback for a lot under Case No. ZC21-007; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a fence to encroach into the front yard setback for a lot on 0.89 acres, being Lot 1 Block 1, Brown Addition, located at 5412 Pleasant Run Road, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to a wooden rail fence up to 52 inches in height to encroach into the front yard setback being approximately a 6-foot setback from the front property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS 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

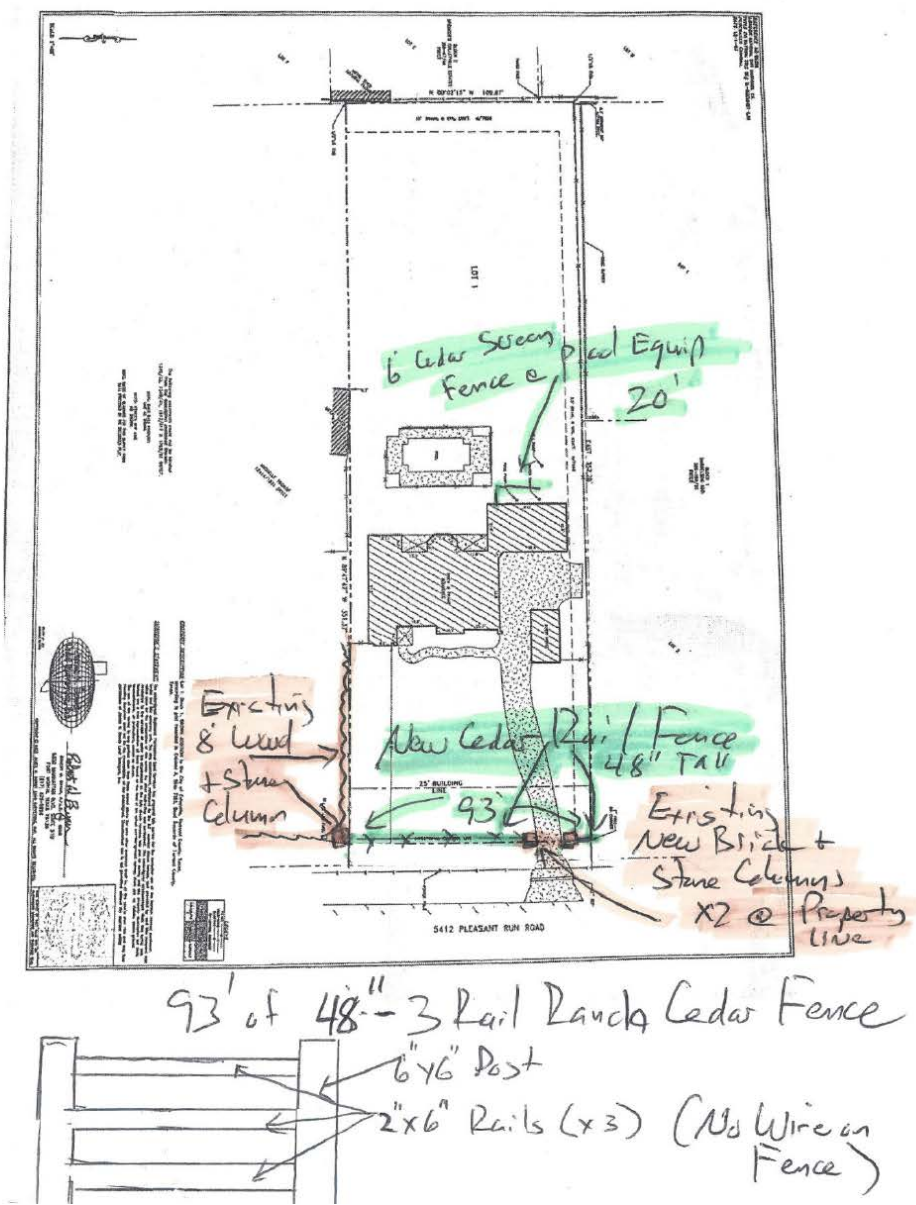
Richard Newton
Mayor

APPROVED AS TO FORM:

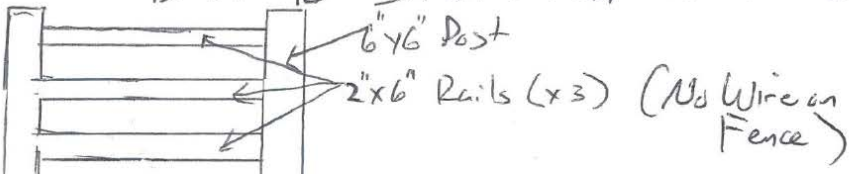
Whitt Wyatt
City Attorney

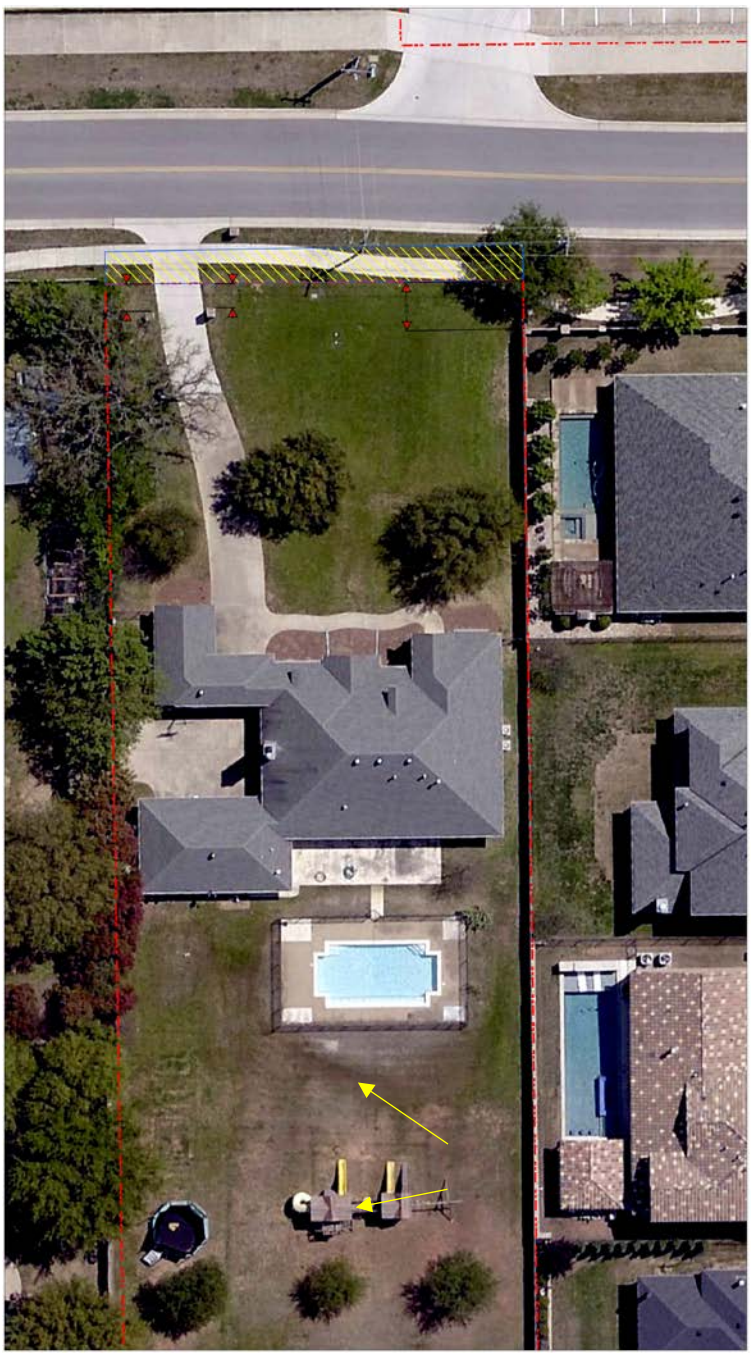
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Exhibit "B" – Site Plan



93' of 48"- 3 Rail Ranch Cedar Fence





CITY OF COLLEYVILLE
Caleb Tandy, ISA Certified Arborist (TX-37104)
Urban Forester, City of Colleyville
Date: 2/22/2022

**5412 Pleasant Run Rd
Fence Column Exhibit**



- Legend**
- Existing Property Boundaries
 - Street ROW Dedication



Untitled Map
Write a description for your map.

Legend
5412 Pleasant Run Rd

Google Earth
© 2021 Google



5.87 ft



Untitled Map

Write a description for your map.

Legend

📍 5412 Pleasant Run Rd

Google Earth

© 2021 Google

7.04 ft





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 Fences to encroach into the required front and street side yard setbacks. The purpose of the request is to allow for a 6-foot iron fence to encroach into the front yard setback and an 8-foot wood privacy fence to encroach into 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 district.

Existing Conditions/Background: The subject property, 7607 Monticello Parkway, has PUD-R zoning and is located on the southwest corner at the intersection of Virginia Square and Monticello Parkway. The subject property has a single-family residence.

SUP Request: The applicant is requesting approval of an SUP to allow for the construction of a 6-foot iron fence with a gate to encroach into the required front yard setback being 20 feet from the property line. Additionally, they are requesting an 8-foot wood fence to encroach into the required street side yard setback being approximately a 6-foot setback from the street side property line. The property is located on a corner lot.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot.

“E. Fence and Free-Standing Wall Setback Requirement:

1. Front Yards: No fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.
2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than

twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulations "1" and "2" above apply in this case requiring that no fence, taller than 30 inches, be allowed to extend into either the front yard setback or the street side yard setback, which is 30 feet per the PUD-R zoning. The applicant proposes to locate a 6-foot wrought iron fence and gate to encroach into the front yard setback and an 8-foot wood fence to encroach into the street side yard setback. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing a six-foot wrought-iron fence and gate to be located within the front yard setback being 20 feet from the property line and an 8-foot wood fence to be located within the street side yard setback being approximately a 6-foot setback from the street side property line.

Plat Status: The property is platted as Lot 35, Block 3, in the Monticello Addition Colleyville.

DRC Review: The DRC met on March 22nd and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, south, east and west are zoned PUD-R Planned Unit Development – Residential and contain single-family residential development.

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

Staff Recommendation: Staff recommends denial of the requested SUP for both fences as it does not meet the technical requirements of the Land Development Code.

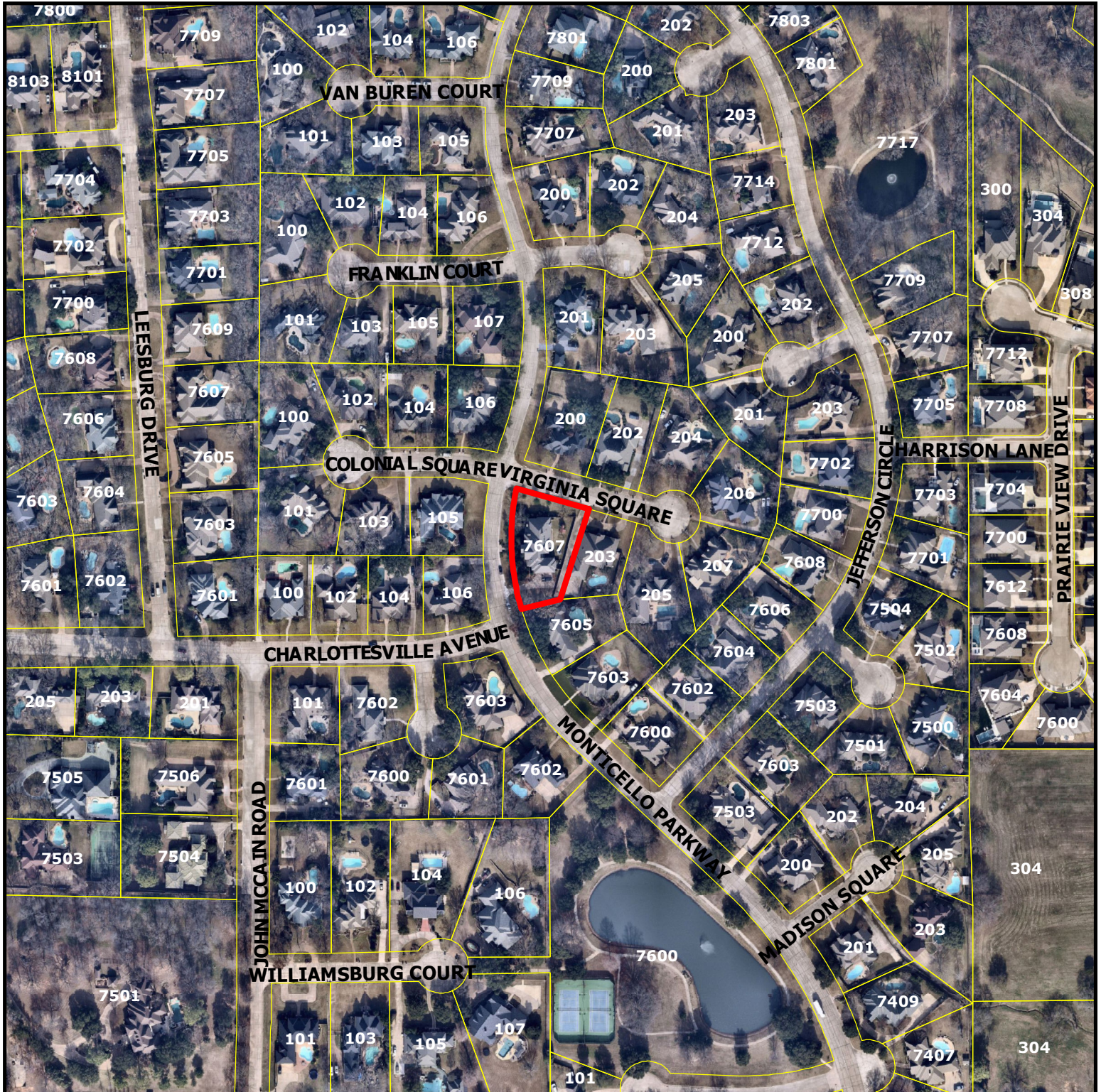
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Fence Encroachment Affidavit
7. Notification Map
8. Notification Letter
9. Notification List
10. Draft Ordinance

Aerial Map



ZC22-003

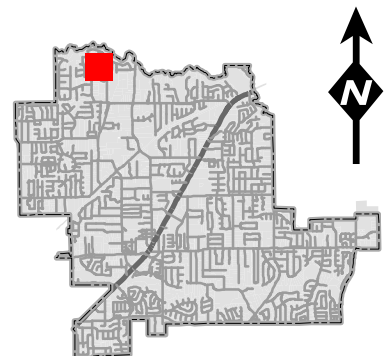
7607 Monticello Parkway

DISCLAIMER:

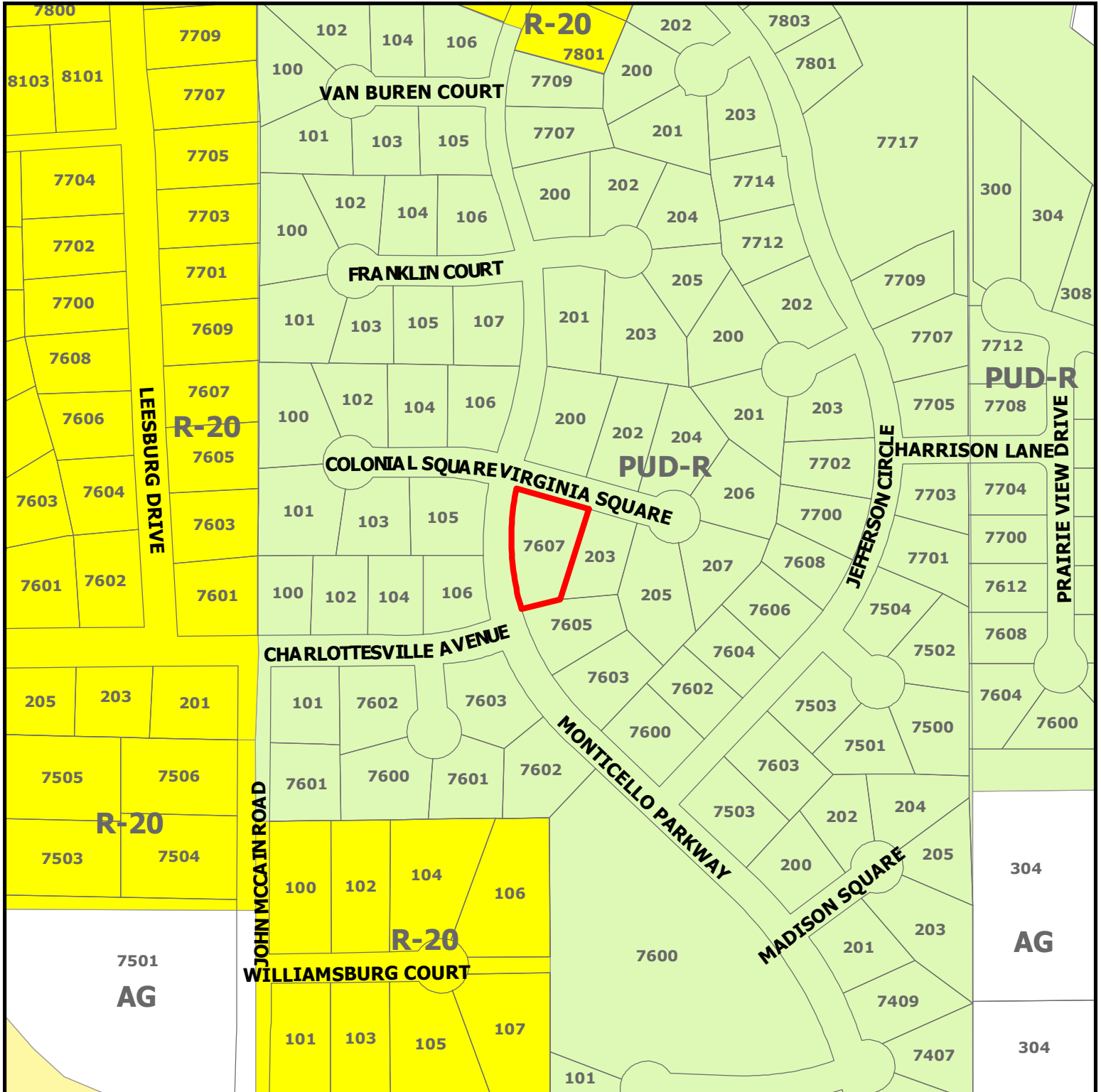
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Subject Property



Zoning Map



ZC22-003

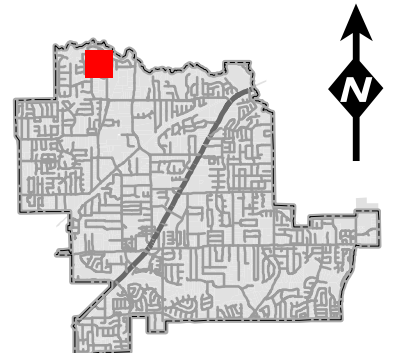
7607 Monticello Parkway

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Subject Property



Future Land Use Map

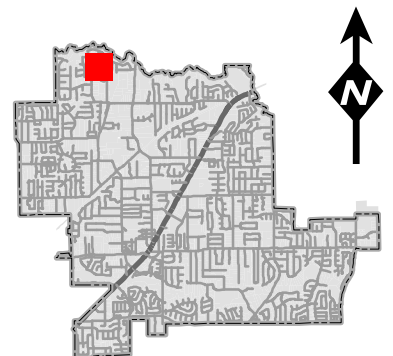


ZC22-003

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

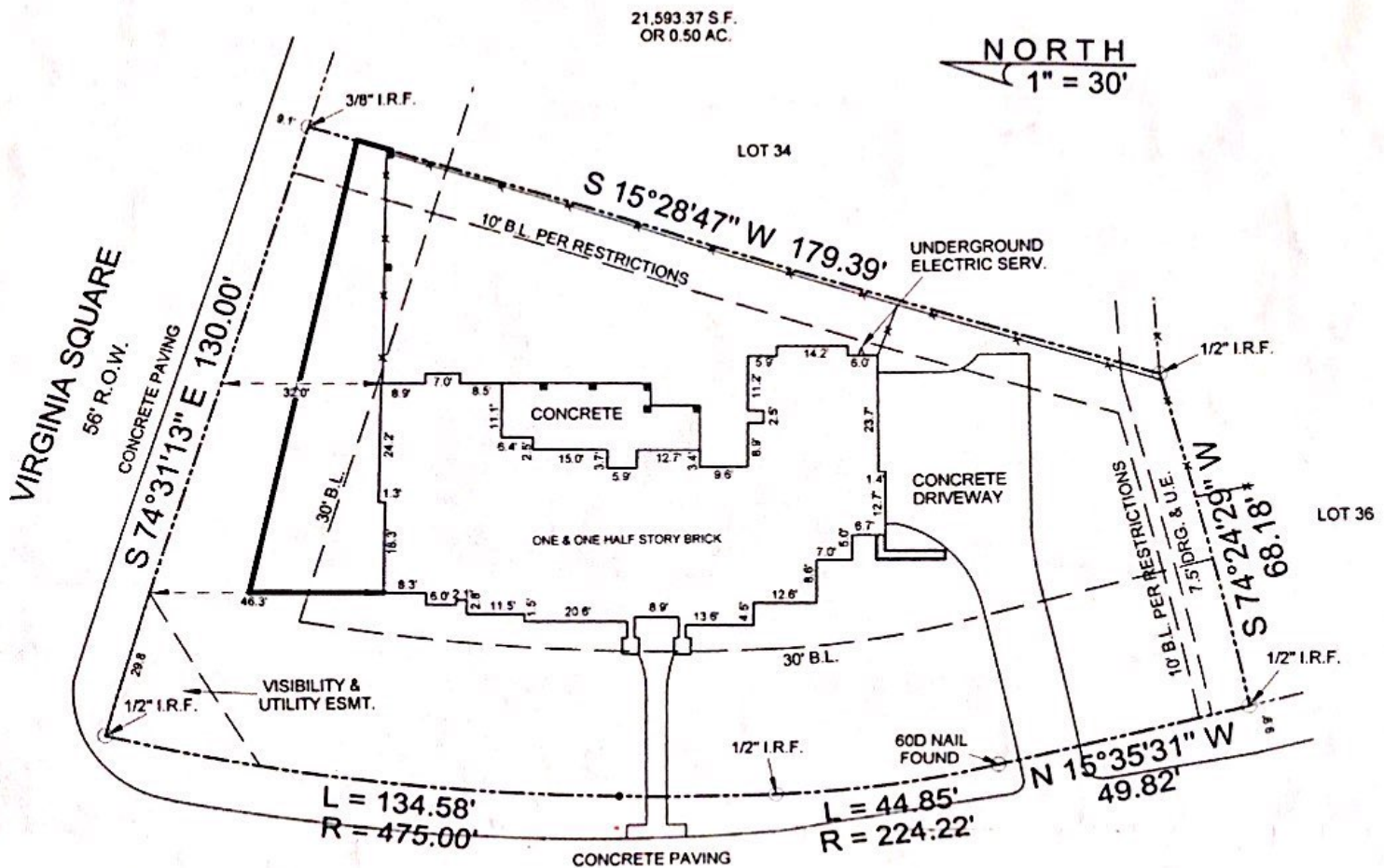
Fence Permit Application

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.

[illegible]

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]

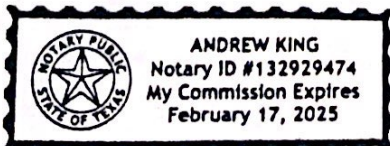
STATE OF Texas

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.

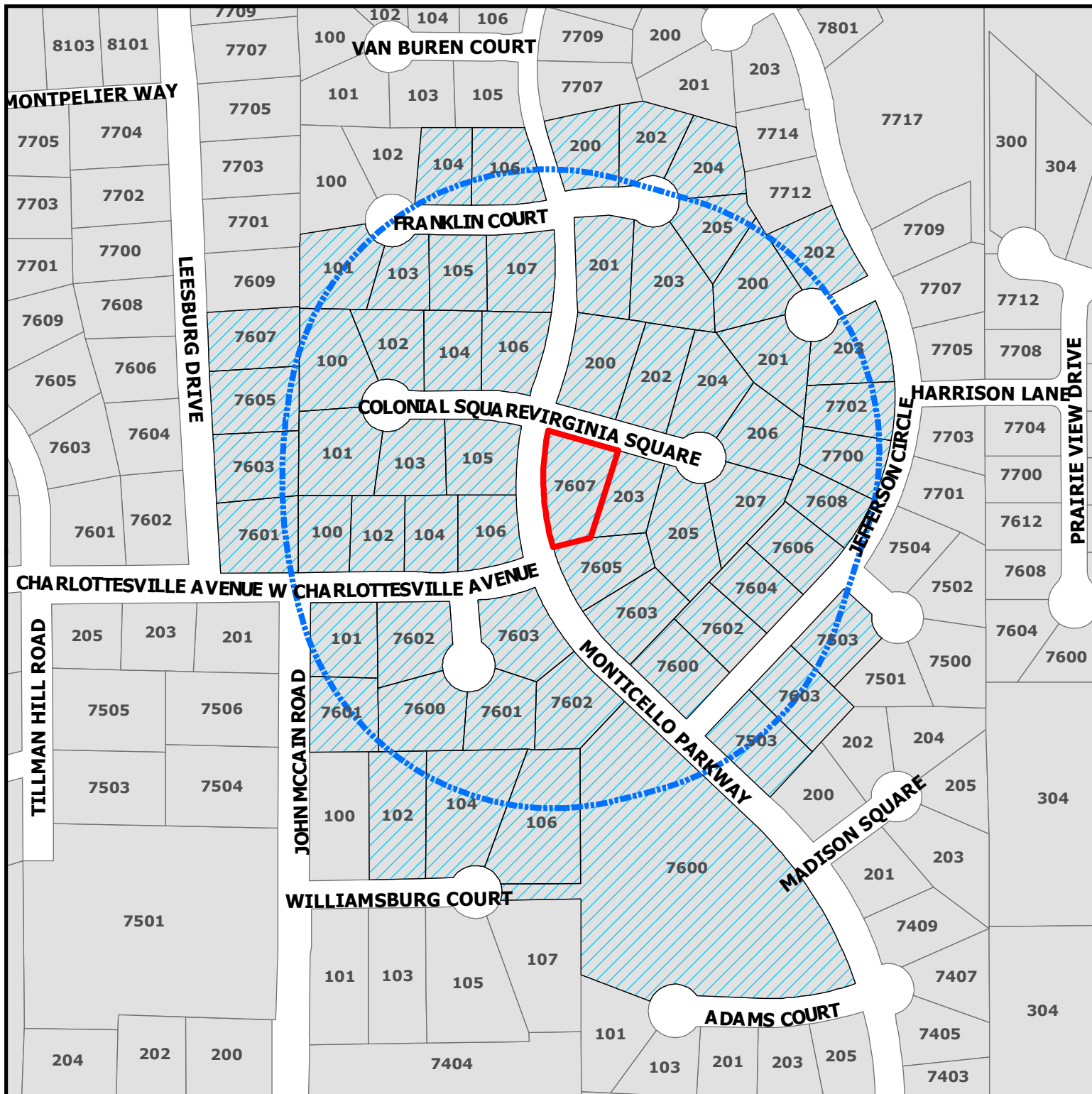
WITNESS my hand and official seal.



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

My commission expires: 2/17/2025

Notification Map

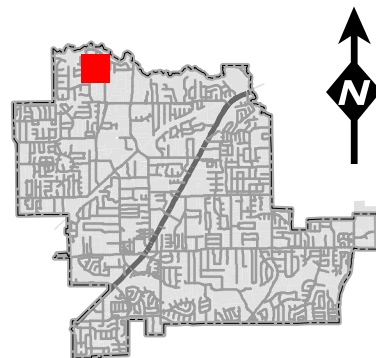


ZC22-003

7607 Monticello Parkway

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
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3rd floor of City Hall, 100 Main Street, Colleyville, Texas

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Zoning Case: ZC22-003

Applicant: Scott Thompson

Owner: Scott Thompson

Location: 7607 Monticello Parkway

Property Description: Lot 35, Block 3, Monticello Addition Colleyville

Present Zoning: PUD-R Planned Unit Development-Residential

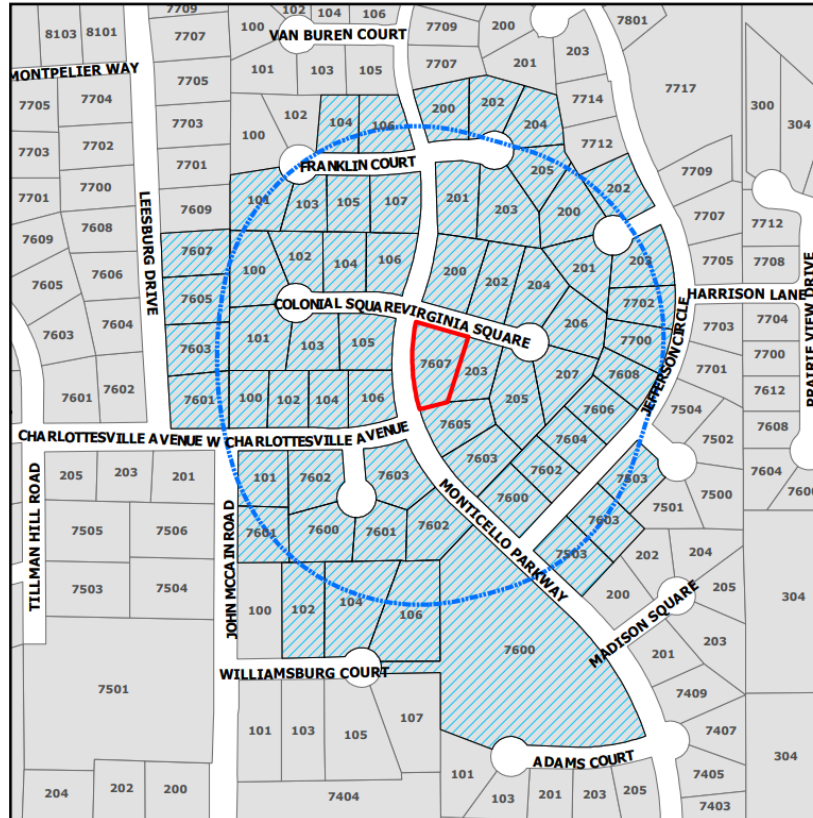
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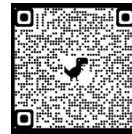
**Community Development Department
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NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
SALOMAKI FAMILY TRUST	7601 LEESBURG DR	COLLEYVILLE, TX
EVANS, RICHARD	101 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
NIX, BARRY	102 WILLIAMSBURG CT	COLLEYVILLE, TX
RODRIGUEZ, MICHELLE	101 FRANKLIN CT	COLLEYVILLE, TX
ADAMS, DAVID S	200 HANCOCK CT	COLLEYVILLE, TX
VANCE, CHRISTINA	104 COLONIAL SQ	COLLEYVILLE, TX
HENKE, DAVID	7603 LEESBURG DR	COLLEYVILLE, TX
SALT SPRING ISLAND LIVING TRUS	7503 MONTICELLO PKWY	COLLEYVILLE, TX
WILLIAMSON, LAUREN	7602 JEFFERSON CIR	COLLEYVILLE, TX
SCHEFFERT, C	7607 LEESBURG DR	COLLEYVILLE, TX
KUBO, WESLEY	204 HANCOCK CT	COLLEYVILLE, TX
JANKA, RONALD	202 VIRGINIA SQ	COLLEYVILLE, TX
KEITH, KEVIN M	205 HANCOCK CT	COLLEYVILLE, TX
BERRY, JOSEPH D	104 FRANKLIN CT	COLLEYVILLE, TX
DICKSON, JAMES S	205 VIRGINIA SQ	COLLEYVILLE, TX
MELCHER, TIMOTHY	102 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
GRIECO FAMILY REVOCABLE TRUST	201 HANCOCK CT	COLLEYVILLE, TX
TERRILL, EDWARD	7603 JEFFERSON CIR	COLLEYVILLE, TX
VENTURA, PAOLA MELO	104 WILLIAMSBURG CT	COLLEYVILLE, TX
SPISAK, JAMES B	105 FRANKLIN CT	COLLEYVILLE, TX
BENNETT, AARON B	7608 JEFFERSON CIR	COLLEYVILLE, TX
ECKART, EDWARD W	204 VIRGINIA SQ	COLLEYVILLE, TX
TRIMMER, CHRISTI	7601 JOHN MCCAIN RD	COLLEYVILLE, TX
HORVATH, STEPHEN	207 VIRGINIA SQ	COLLEYVILLE, TX
WARD, EMILY	7606 JEFFERSON CIR	COLLEYVILLE, TX
NADEAU, JAMES	7605 LEESBURG DR	COLLEYVILLE, TX
WINTER, STEPHEN M	7600 JEFFERSON CIR	COLLEYVILLE, TX
LEDDY, KEVIN R	100 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
ROEDEL, HANNES K	7602 MONTICELLO PKWY	COLLEYVILLE, TX
BARDO, ROBERT ALLEN	203 VIRGINIA SQ	COLLEYVILLE, TX
FITZPATRICK, MICHAEL J	7604 JEFFERSON CIR	COLLEYVILLE, TX
MONTICELLO HOMEOWNERS ASSN	PO BOX 254	COLLEYVILLE, TX
LAMB, DAVID	7603 LINCOLN CT	COLLEYVILLE, TX
TRAVIS, RODNEY	7600 LINCOLN CT	COLLEYVILLE, TX
FAGAN, LAWRENCE	203 ROCHELLE CT	COLLEYVILLE, TX
KOWAL, MICHAEL T	104 CHARLOTTESVILLE AVE	COLLEYVILLE, TX
WILLIAMS, ROGER	7503 MONROE CT	COLLEYVILLE, TX
GAULT, LUCY MARIA	7602 LINCOLN CT	COLLEYVILLE, TX
BRASWELL, JAMES L	106 WILLIAMSBURG CT	COLLEYVILLE, TX
PENNINGTON, THOMAS S	200 VIRGINIA SQ	COLLEYVILLE, TX
LYKKEN, MATTHEW A	102 COLONIAL SQ	COLLEYVILLE, TX
EVATT, TRACY E	200 ROCHELLE CT	COLLEYVILLE, TX
SAKAKEENY LIVING TRUST	100 COLONIAL SQ	COLLEYVILLE, TX
SHRIVER, ELIZABETH C	106 FRANKLIN CT	COLLEYVILLE, TX
HEINS, SHELLY	202 HANCOCK CT	COLLEYVILLE, TX
BLACKWELDER, GARY	103 COLONIAL SQ	COLLEYVILLE, TX
VESTAL, DEBORAH E	106 COLONIAL SQ	COLLEYVILLE, TX
DREW AND KAREN BYELICK FAMILY	7700 JEFFERSON CIR	COLLEYVILLE, TX
HAMPTON, ANTHONY C	206 VIRGINIA SQ	COLLEYVILLE, TX
ERICKSON, STEVEN C	7601 LINCOLN CT	COLLEYVILLE, TX
CHLAD, RONALD J	203 HANCOCK CT	COLLEYVILLE, TX
BURKE, JACK JOE EST	3609 WEXFORD CT	COLLEYVILLE, TX
MONK, MICHAEL P	201 ROCHELLE CT	COLLEYVILLE, TX
FORGASH, PAUL	7603 MONTICELLO PKWY	COLLEYVILLE, TX

PETREE, RANDY L	7605 MONTICELLO PKWY	COLLEYVILLE, TX
MATHEWS, THOMAS C	107 FRANKLIN CT	COLLEYVILLE, TX
YATES, ROBERT	202 ROCHELLE CT	COLLEYVILLE, TX
FERREIRA, LISA	101 COLONIAL SQUARE	COLLEYVILLE, TX
LEE, JOHN H	103 FRANKLIN CT	COLLEYVILLE, TX
THE HD&S MASON TRUST	7702 JEFFERSON CIR	COLLEYVILLE, TX
THOMPSON, KATHY	7607 MONTICELLO PKWY	COLLEYVILLE, TX
ANDERSON, SHELLEY	105 COLONIAL SQUARE	COLLEYVILLE, TX
MONTICELLO ADDITION-COLLEYVLL	P.O. BOX 254	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.50 ACRES, ON LOT 35, BLOCK 3, MONTICELLO ADDITION, LOCATED AT 7607 MONTICELLO PARKWAY BY AUTHORIZING A SPECIAL USE PERMIT FOR FENCES THAT ENCROACH INTO THE FRONT AND STREET SIDE YARD SETBACK LINES FOR A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for fences that encroach into the front and street side yard setbacks for a corner lot under Case No. ZC22-003; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for fences to encroach into the front and street side yard setback lines for a corner lot on 0.50 acres, being Lot 35 Block 3, Monticello Addition, located at 7640 Monticello Parkway, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to an 8-foot wood fence to encroach into the street side yard setback for a corner lot and be allowed in line with the corner of the house being approximately a 6-foot setback from the street side property line.
- b. The Special Use Permit shall apply to a 6-foot iron fence with gate to encroach into the required front yard setback by approximately 10 feet being 20 feet from the property line.
- c. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS 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

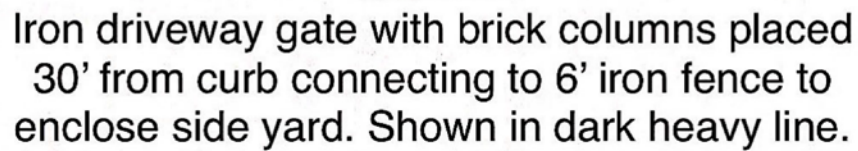
Richard Newton
Mayor

APPROVED AS TO FORM:

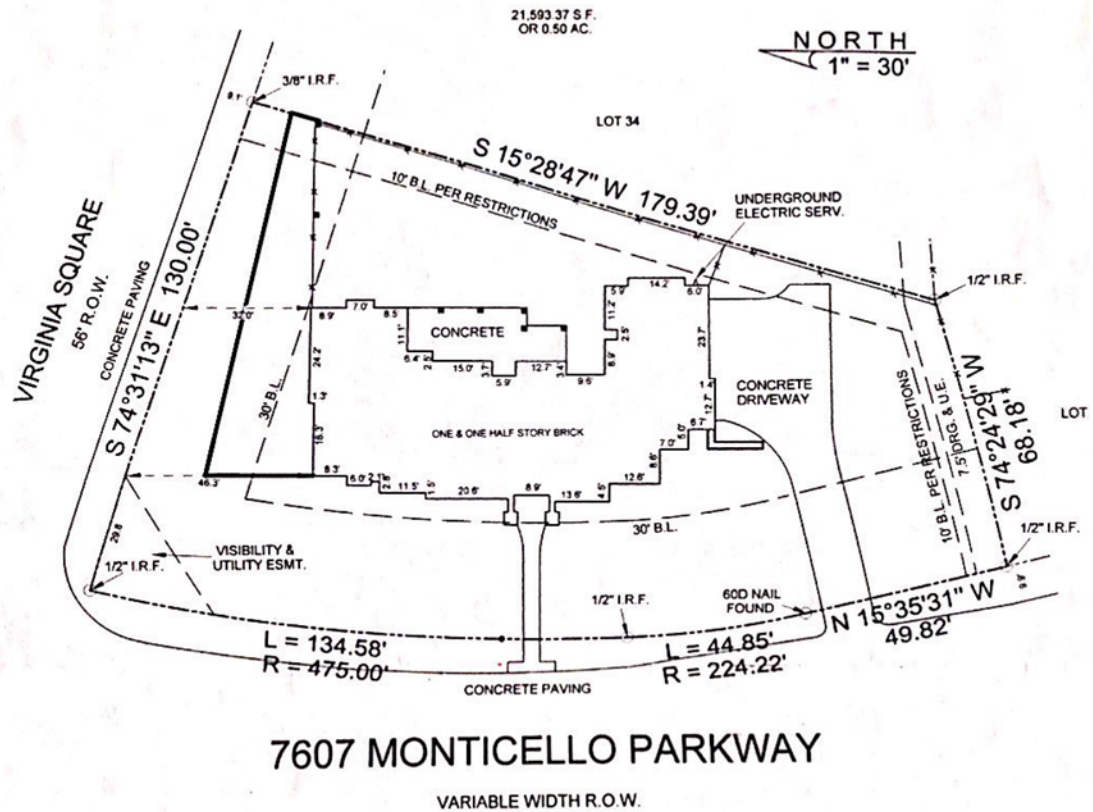
Whitt Wyatt
City Attorney

[illegible]

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.



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



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.



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

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

Explanation

Joe Murphy, of Los Zafiros Restaurant, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 5204 Colleyville Boulevard. Alcoholic beverage sales for on-premise consumption are allowed in the PUD-C Planned Unit Development - Commercial district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C and generally located on the west side of Colleyville Boulevard, at the intersection of Colleyville Boulevard and Mission Lane. The subject property is a platted lot and is currently developed with a commercial building. The proposed location of the restaurant was previously occupied by a doctor's office.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow alcoholic beverage sales for on-premise consumption in conjunction with a new restaurant at this location. The applicant is requesting to sell and serve alcohol as part of the Los Zafiros menu. The applicant proposes the following hours of operation as a component of the SUP request:

Sunday - Thursday: 11 am to 9 pm
Saturday & Sunday: 11 am to 10 pm

Ordinance – There are four components of procedure that a business must complete to sell and serve alcohol for on-premises consumption in Colleyville: (1) a Special Use Permit (SUP) approval by the City Council for alcohol sales (on-premises consumption); (2) submission of draft Texas Alcoholic Beverage Commission (TABC) License paperwork to the City Secretary's Office for review and approval; (3) submission of completed TABC License paperwork to the TABC; and (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

-Section 3.25 of the Land Development Code states that an SUP is to “allow a use not normally allowed in a zoning district which could be of benefit in a particular case to the general welfare, provided adequate development standards, and special requirements are imposed to protect surrounding uses or to preserve the character of the neighborhood.” Language is typically added for SUPs to automatically expire upon the abandonment of the business, change in the use, a change in ownership, or upon termination of the Certificate of Occupancy.

-Section 6-3 of the Code of Ordinances requires businesses that serve alcoholic beverages to be located at least 300 feet from a church, school, or public hospital. The distance is measured from property line to property line for schools, and from front door to front door along the street front property lines for churches and hospitals.

-Section 6-5 of the Code of Ordinances which states that the restaurant’s alcohol sales must be incidental and secondary to the sale of food for human consumption (further clarified in the Code as non-alcohol and food sales must comprise at least 40 percent of gross receipts).

Analysis: The requested location is in compliance with the distance requirements of the Code of Ordinances, and the applicant is proposing to comply with the 40/60 incidental sales requirements as stated above. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

Plat Status: The property is a platted property as Lot 1 Block 1, Village Front Door Addition.

DRC Review: The DRC reviewed the request during their February 21st, 2022 meeting provided the following comments and scheduled the case for the March 21, 2022 Planning and Zoning Commission. Please provide your hours of operation.

On February 22, 2022, the hours of operation were provided to staff.

Drainage: NA

Surrounding Development: The property to the north is zoned PUD-C Planned Unit Development – Commercial and improved with healthcare and condominium uses. The property to the south is zoned CC-1 Shopping Center and is improved with multi-tenant commercial. The property to the west is zoned PUD-C Planned Unit Development - Commercial and is improved with mixed uses of office and retail. The property to the east is zoned CC-1 Shopping Center and has been improved as Colleyville Fire Station 1.

Comprehensive Plan: The City’s comprehensive plan, Destination Colleyville, identifies the subject property as part of the “Colleyville Boulevard Corridor” and located within a Sales Tax Preferred Intersection.

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for Los Zafiros at 5204 Colleyville Boulevard. The proposed business should not adversely affect surrounding uses.

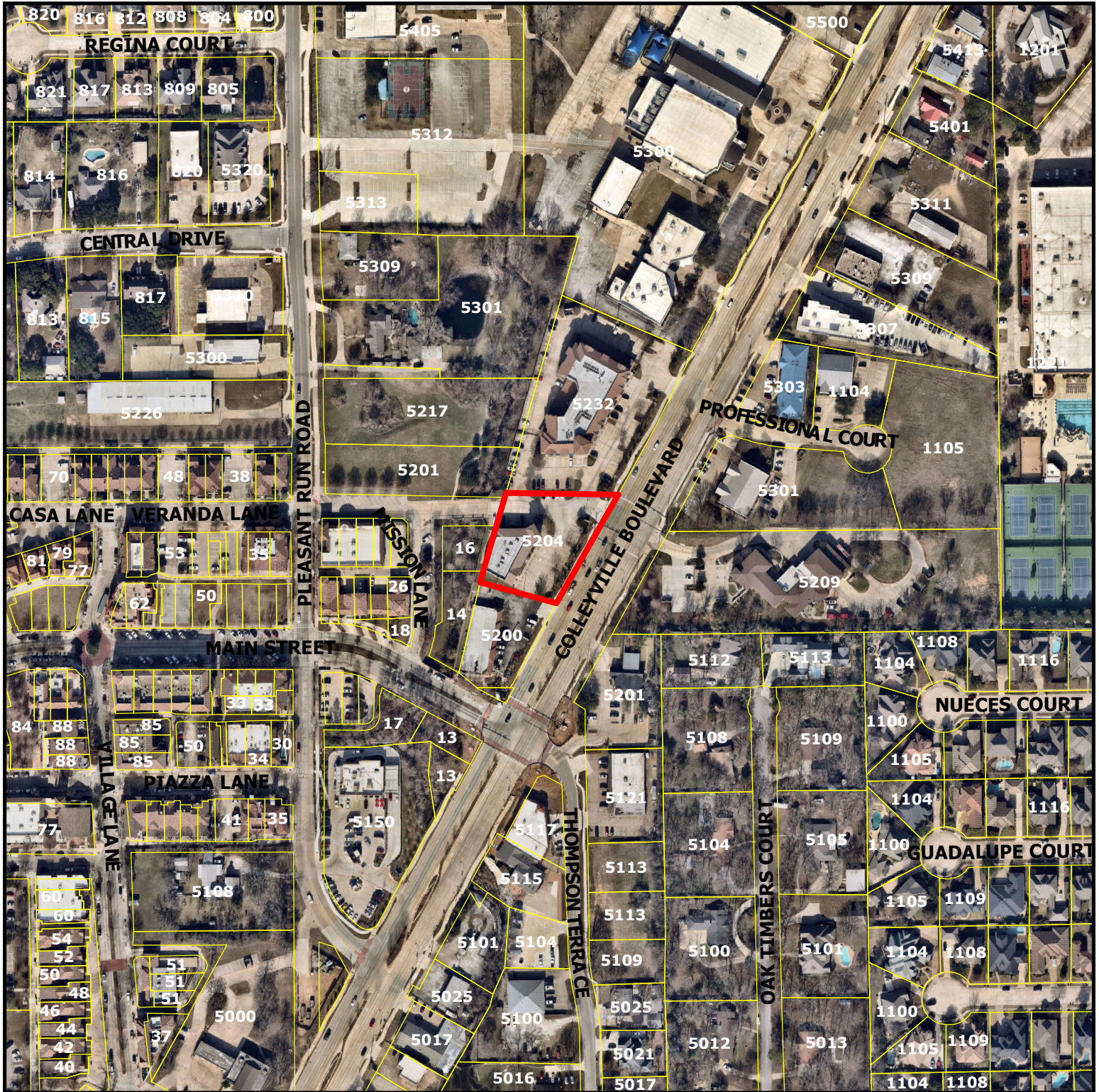
Recommendation

Approve

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
10. Notification Map
11. Notification Letter
12. Notification List
13. Draft Ordinance

Aerial Map



ZC22-004

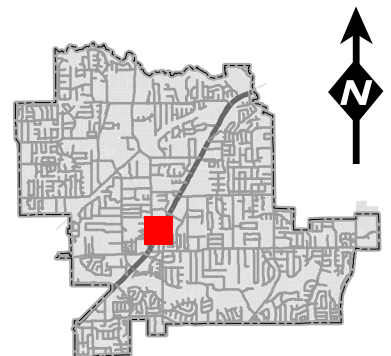
5204 Colleyville Boulevard

DISCLAIMER:

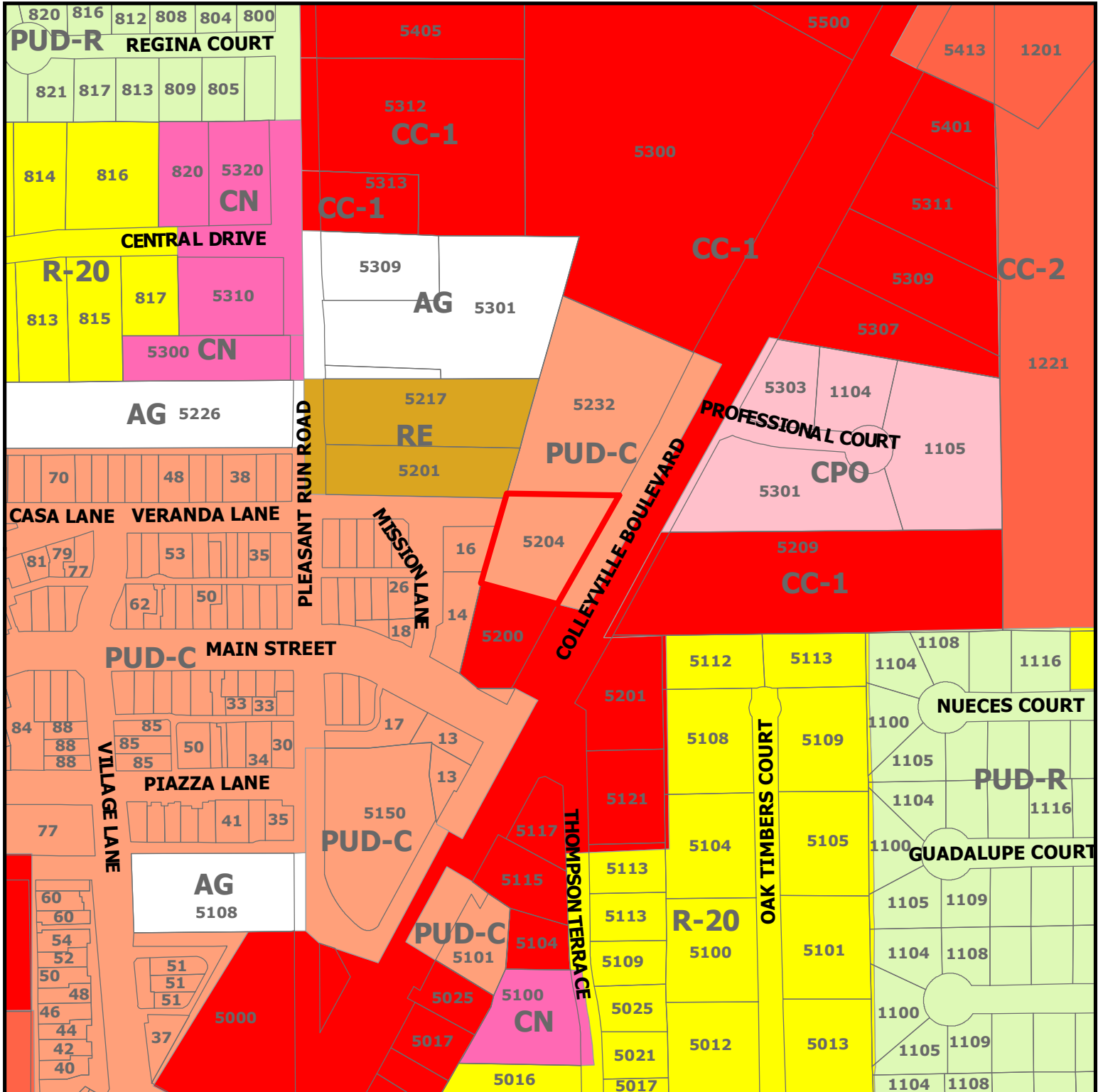
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-004

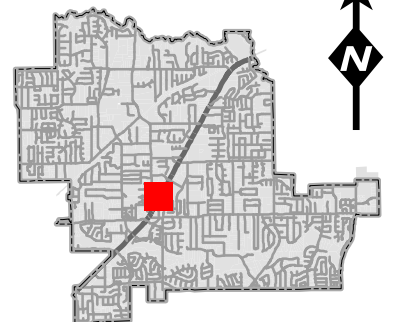
5204 Colleyville Boulevard

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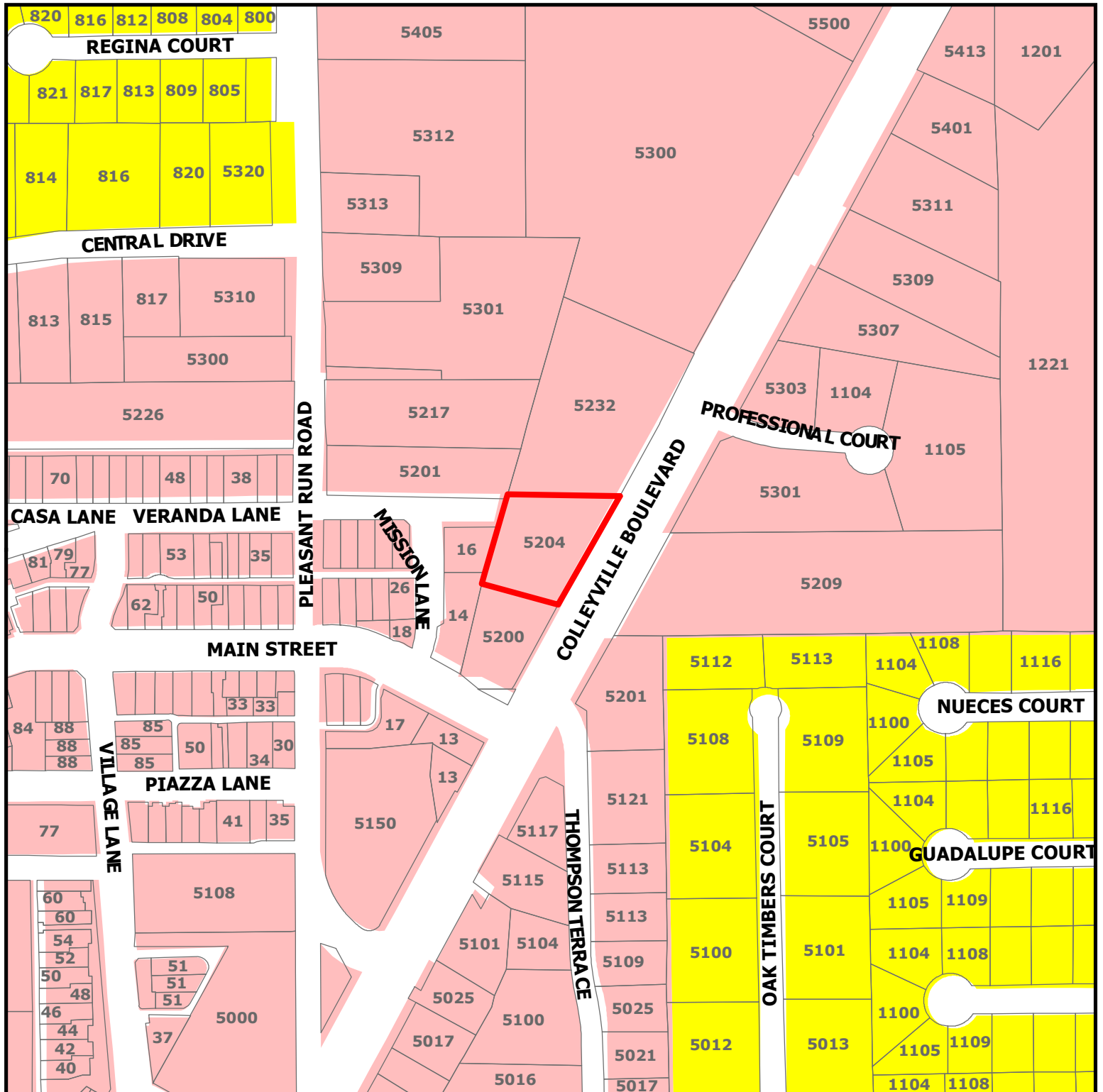
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Subject Property



Future Land Use Map



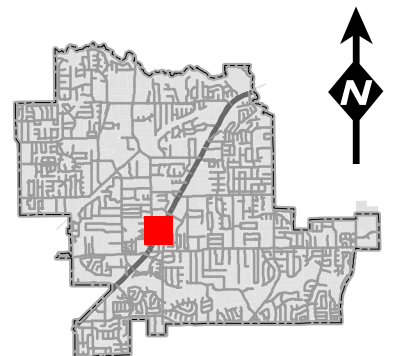
ZC22-004

5204 Colleyville Boulevard

DISCLAIMER:

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- Subject Property
- Residential
- Colleyville Blvd Corridor

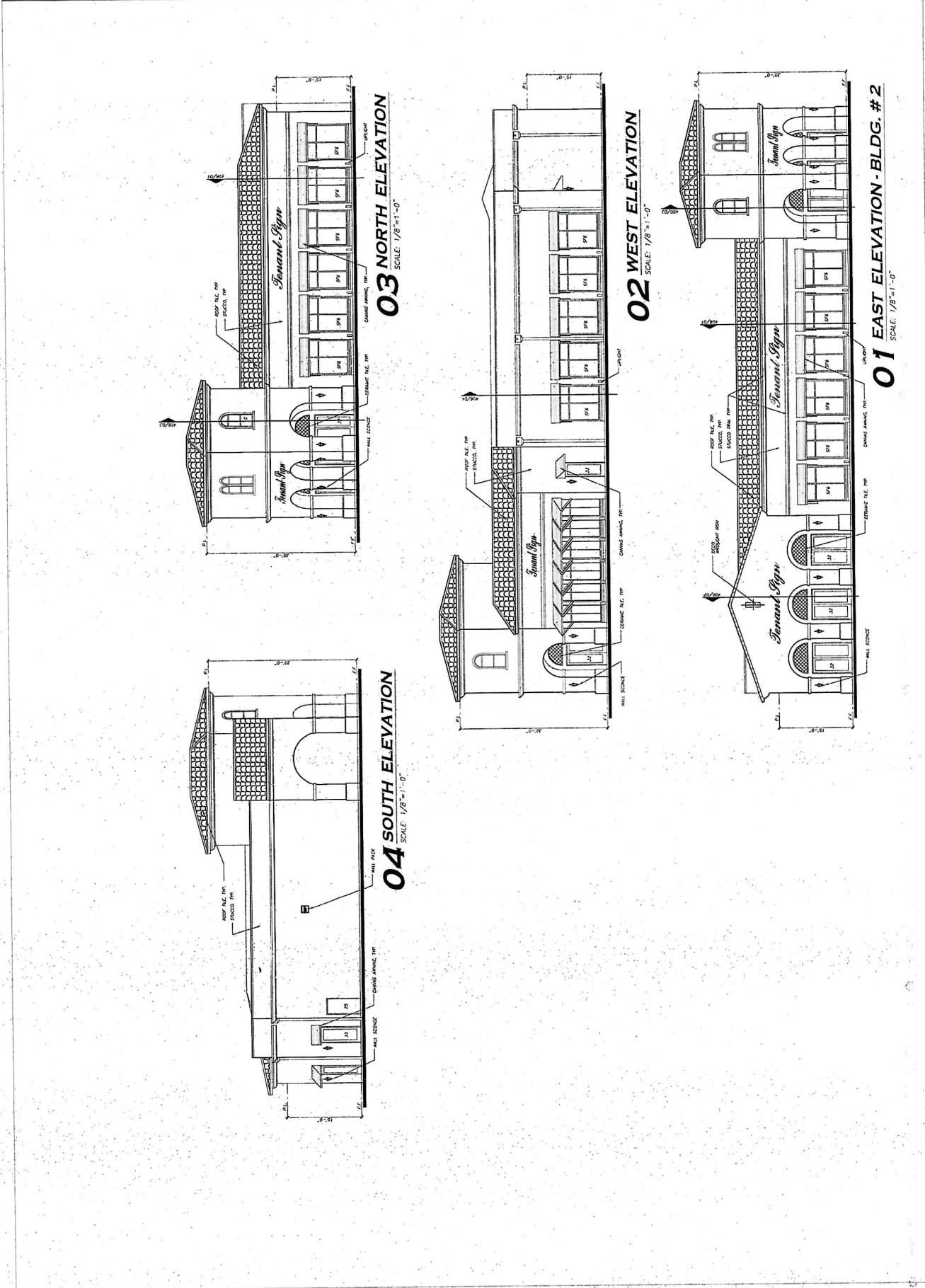




www.starlightesign.com

StarliteSign^{LP}
(940) 382-8850
Fax: (940) 387-0429

CUSTOMER	N/A	THE S&P	INDEX	R NCL	DATE	BY	DESCRIPTION
Kim Barotric Institute				1	JR		
		ACC CASH	1208-021	2			
LOCATION:		PAY JCR		3			
5204 Colleyville Blvd.	Rick Sutton	20631	05 of 05	1			
		PMT MARK		2	08/22/12	NL CHANGED ON NL SHRS	
				3	08/22/12	NL CHANGED AMOUNT OF SHN	
CITY ST	Kristy Crep	DECISIONREP		1			
Colleyville, TX	JCR		08-06-12	1			
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5204



ZAFIROS
mexican grill & cantina

ZAFIROS
mexican grill & cantina

Zafiros

SCHEMATIC DESIGN

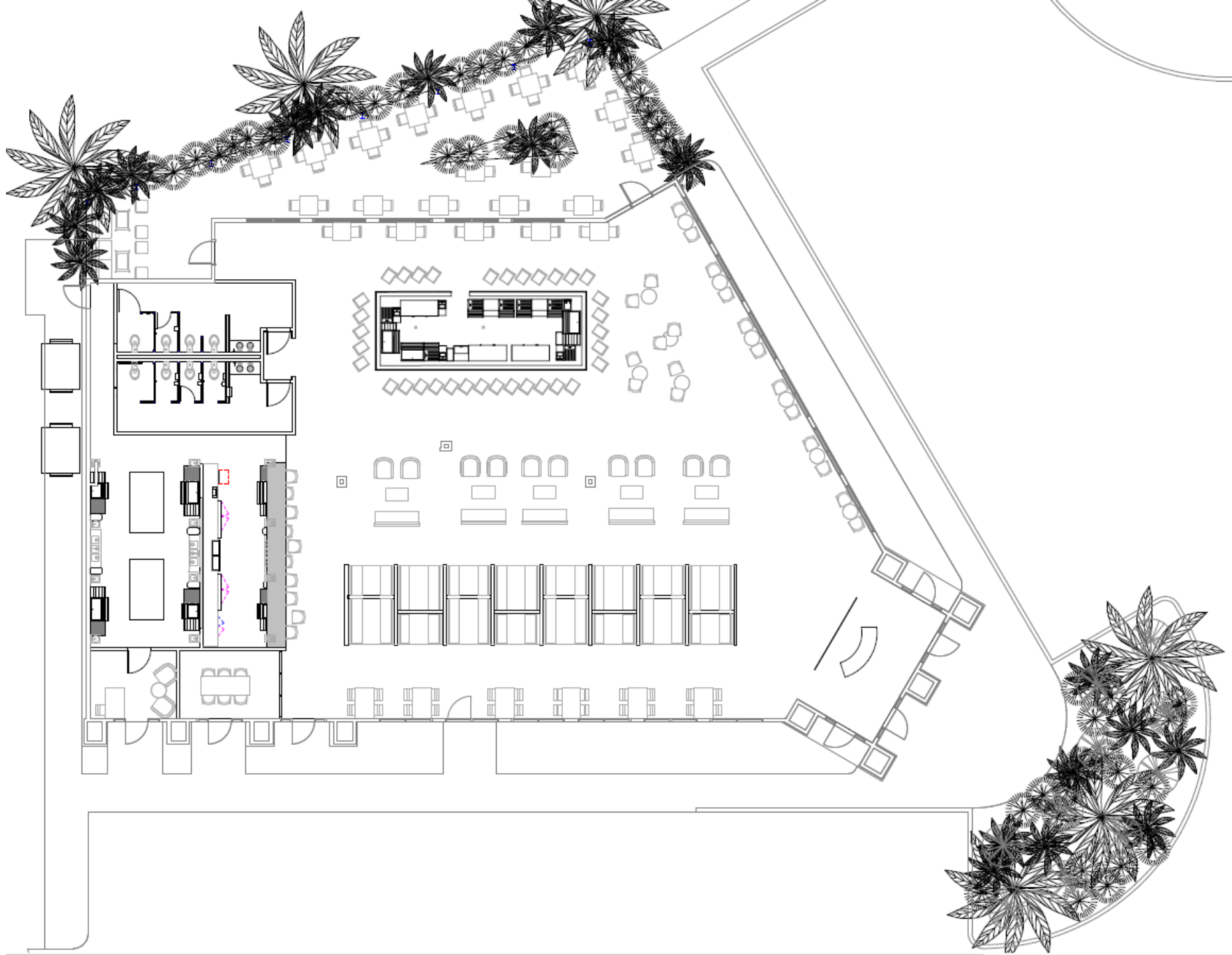


01

OVERALL CONCEPT

Ideas and inspirational images













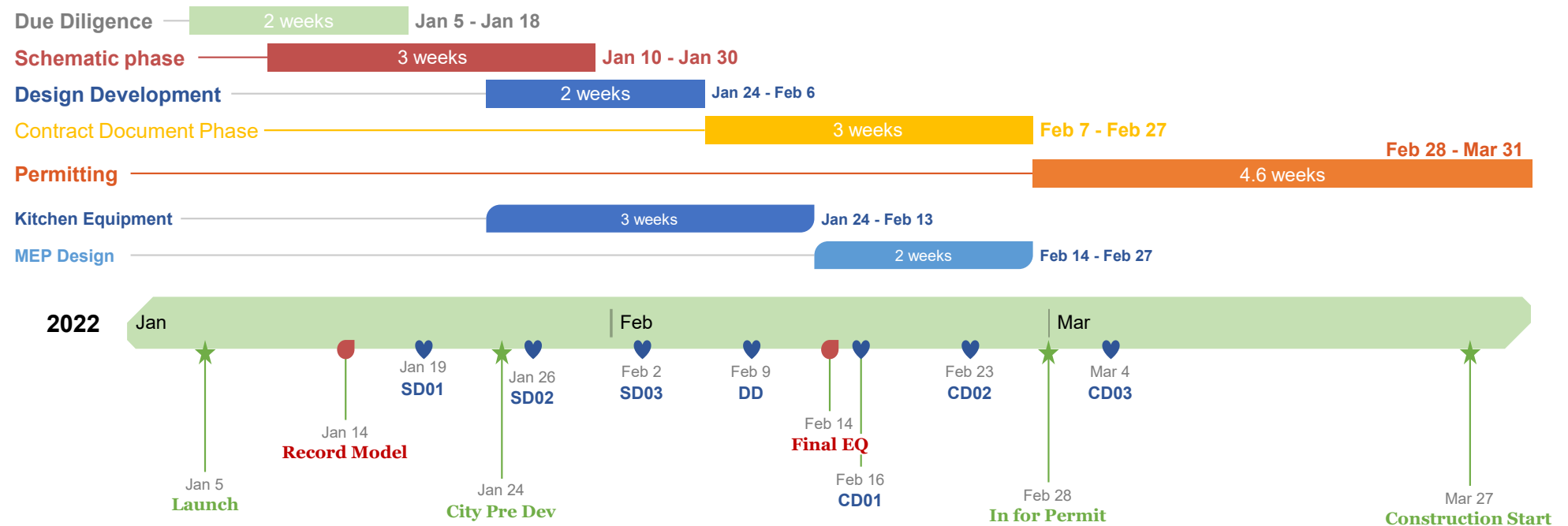






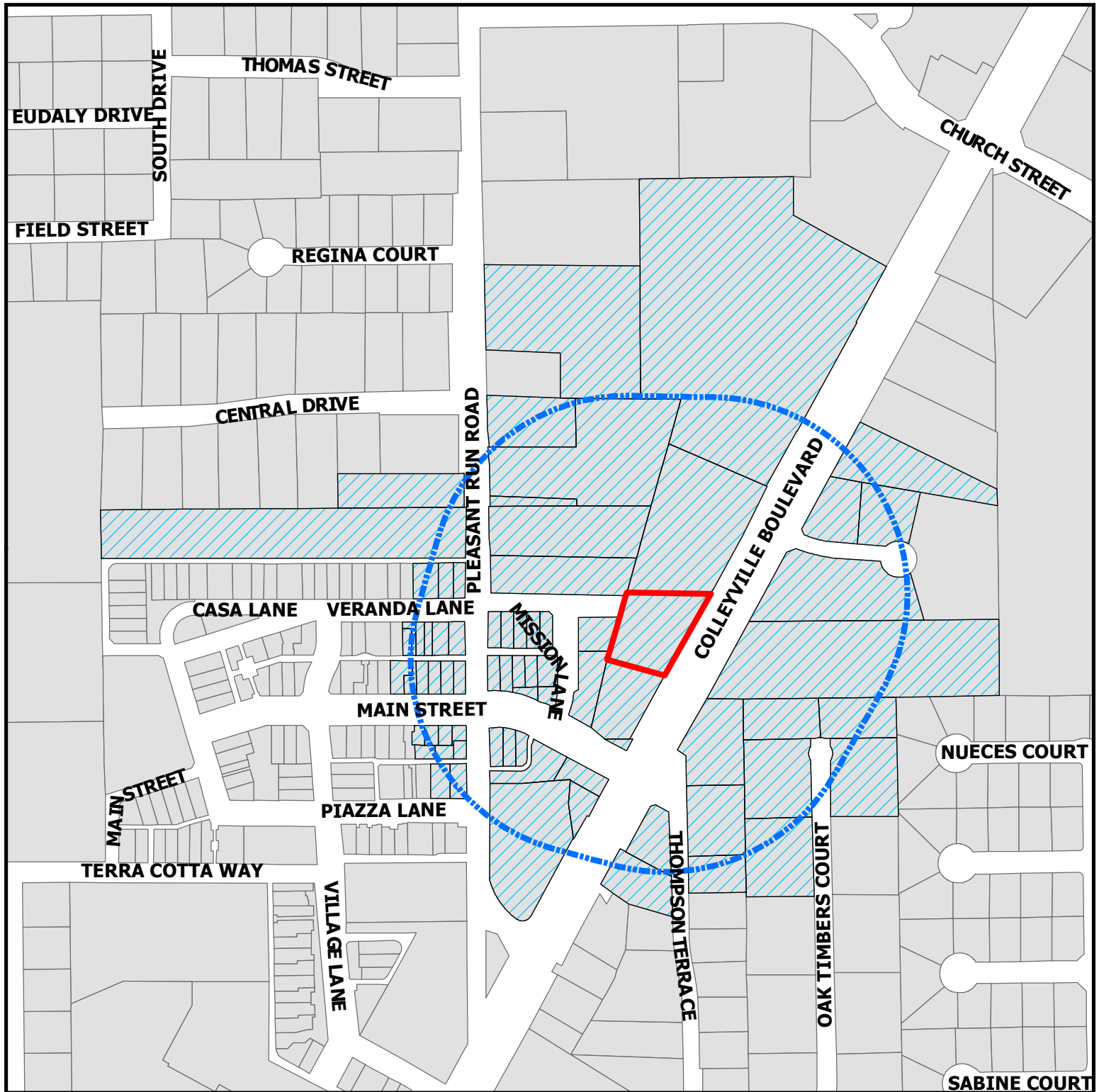


Los Zafiros



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

Notification Map



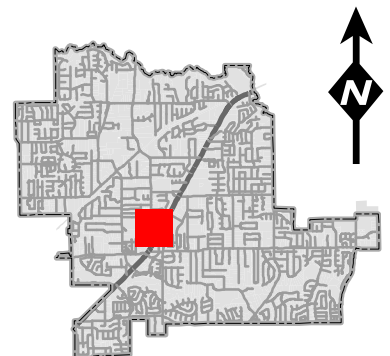
ZC22-004

5204 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption. The purpose is to allow for the on-premise consumption of alcohol for a new restaurant business, Los Zafiros.

Zoning Case: ZC22-004

Applicant: Joe Murphy

Owner: DDK Real Estate Investments LLC

Location: 5204 Colleyville Boulevard

Property Description: Lot 1, Block 1, Village Front Door Addition

Present Zoning: PUD-C Planned Unit Development-Commercial

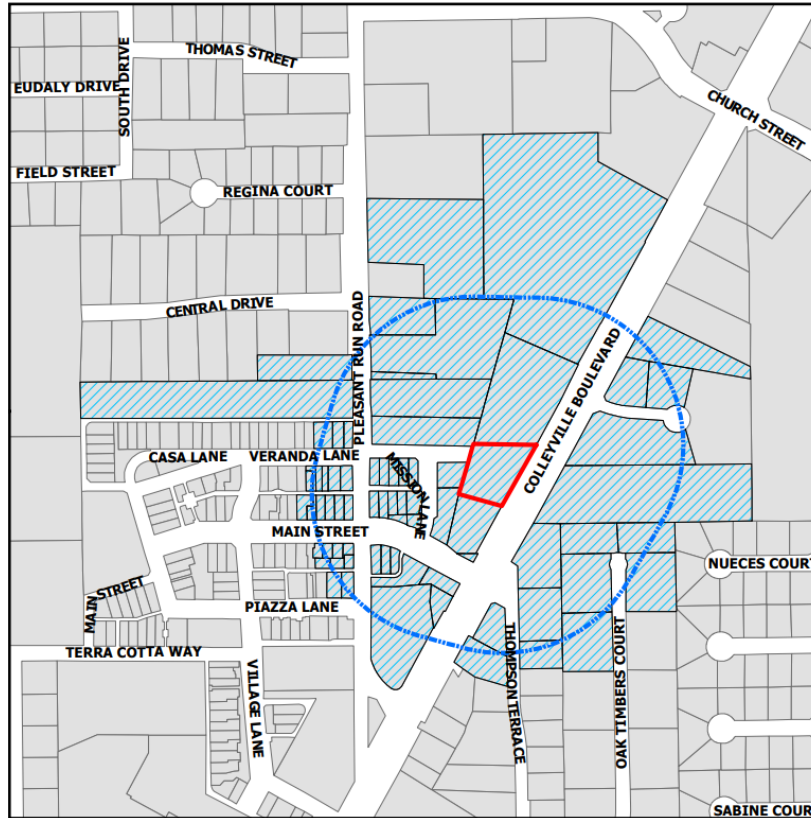
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

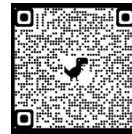
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BOES, MARK	67761 S 311 WAY	WAGONER, OK
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE MONTICELLO PRTNS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
KIPTON ANDERSON INVESTMENTS LL	5303 COLLEYVILLE BLVD STE B	COLLEYVILLE, TX
GIBSON, NORMAN C EST	113 TIMBERLINE DR S	COLLEYVILLE, TX
GIBSON, NORMAN C EST	113 TIMBERLINE DR S	COLLEYVILLE, TX
SUNDER HOLDINGS LLC	11464 HARRY HINES BLVD	DALLAS, TX
FEGAN, DENNIS JOHN	1303 BELLEFONTE LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
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NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX
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D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SIDES, JOSEPH D	2911 COMPTON RD	NASHVILLE, TN
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
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DDK REAL ESTATE INV LLC	229 ODESSA DR	HASLET, TX
JRSR PROPERTIES LLC	5303 COLLEYVILLE BLVD STE A	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
AMDE VENTURES LLC	116247 S LOUISVILLE AVE	TULSA, OK
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.86 ACRES, BEING LOT 1, BLOCK 1, OF THE VILLAGE FRONT DOOR ADDITION, LOCATED AT 5204 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION FOR THE BUSINESS KNOWN AS LOS ZAFIROS; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for the Sale of Alcoholic Beverages for On-Premise Consumption for the business known as Los Zafiros, Case No. ZC22-004; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for the Sale of alcoholic Beverages for On-Premise Consumption on 0.86 acres, being Lot 1, Block 1, of the Village Front Door Addition, located at 5204 Colleyville

Boulevard, for the business known as Los Zafiros, as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The Special Use Permit shall apply to the sale of alcoholic beverages for on-premise consumption in conjunction with a restaurant use only.
 - b. The name of the business authorized for on-premise consumption by this Special Use Permit shall be called "Los Zafiros".
 - c. The hours of operation shall be as follows:
 - Sunday – Thursday 11:00 AM – 9:00 PM
 - Friday – Saturday 11:00 AM – 10:00 PM
 - d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
 - e. All requirements of the Land Development Code shall be met, except where amended herein.
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS 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

The map displays the following zoning districts and their locations:

- CC-1:** Located in the upper left, upper center, and lower right areas.
- CC-2:** Located on the far right side.
- PUD-C:** Located in the center and lower center areas.
- R-20:** Located in the upper left and lower center areas.
- PUD-R:** Located in the upper left and lower right areas.
- AG:** Located in the upper left, center, and lower left areas.
- CPO:** Located in the center-right area.

Streets shown include Central Drive, Pleasant Run Road, Casa Lane, Veranda Lane, Main Street, Village Lane, Piazza Lane, Mission Lane, Colleyville Boulevard, Thompson Terrace, Oak Timbers Court, Nueces Court, and Guadalupe Court. Lot numbers are visible throughout the map.





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, of Los Zafiros, has submitted a request for a Special Use Permit (SUP) to allow for a reduction in parking at 5402 Colleyville Boulevard. A reduction in parking is allowed in the PUD-C Planned Unit Development – Commercial zoning district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned PUD-C and generally located on the west side of Colleyville Boulevard, at the intersection of Colleyville Boulevard and Mission Lane. The subject property is a platted lot and is currently developed with a commercial building. The proposed location of the restaurant was previously occupied by a doctor's office.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a reduction in parking at this location for restaurant use.

Ordinance – Land Development Code, Chapter 3, Section 3.29 Parking Requirements I. Supplemental Parking Space Requirements:

5. A reduction may be authorized after approval of a Special Use Permit by the City Council when associated with new development or a significant change in use of an existing building or site. A parking analysis report justifying the reduction shall be provided as part of the request for parking reduction.

Analysis: The applicant is requesting an SUP for a reduction in parking for restaurant use. The parking ratio for a restaurant is 1 space per 100 SF (6,909 SF), or 69 required spaces. Currently, the provided parking for Los Zafiros is 41 spaces. There will be 193 seats inside the restaurant, which makes it an A2 Occupancy. The occupant load is determined by architectural plans, which are submitted at the time of applying for the building permit. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood.

The property is adjacent to the Village which has public parking, both on-street and within public parking lots.

DRC Review: The DRC reviewed the request during their February 21st, 2022 meeting provided the following comments and scheduled the case for the March 21, 2022 Planning and Zoning Commission. Please provide your hours of operation.

On February 22, 2022, the hours of operation were provided to staff.

Drainage: NA

Surrounding Development: The property to the north is zoned PUD-C Planned Unit Development – Residential and improved with healthcare and condominium uses. The property to the south is zoned CC-1 Shopping Center and is improved with multi-tenant commercial. The property to the west is zoned PUD-C Planned Unit Development - Commercial and is improved with mixed uses of office and retail. The property to the east is zoned CC-1 Shopping Center and is improved as Colleyville Fire Station 1.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property as "Colleyville Boulevard Corridor" and located within a Sales Tax Preferred Intersection. The City Council reaffirmed the desire for this property to have sales tax generating uses in 2021.

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

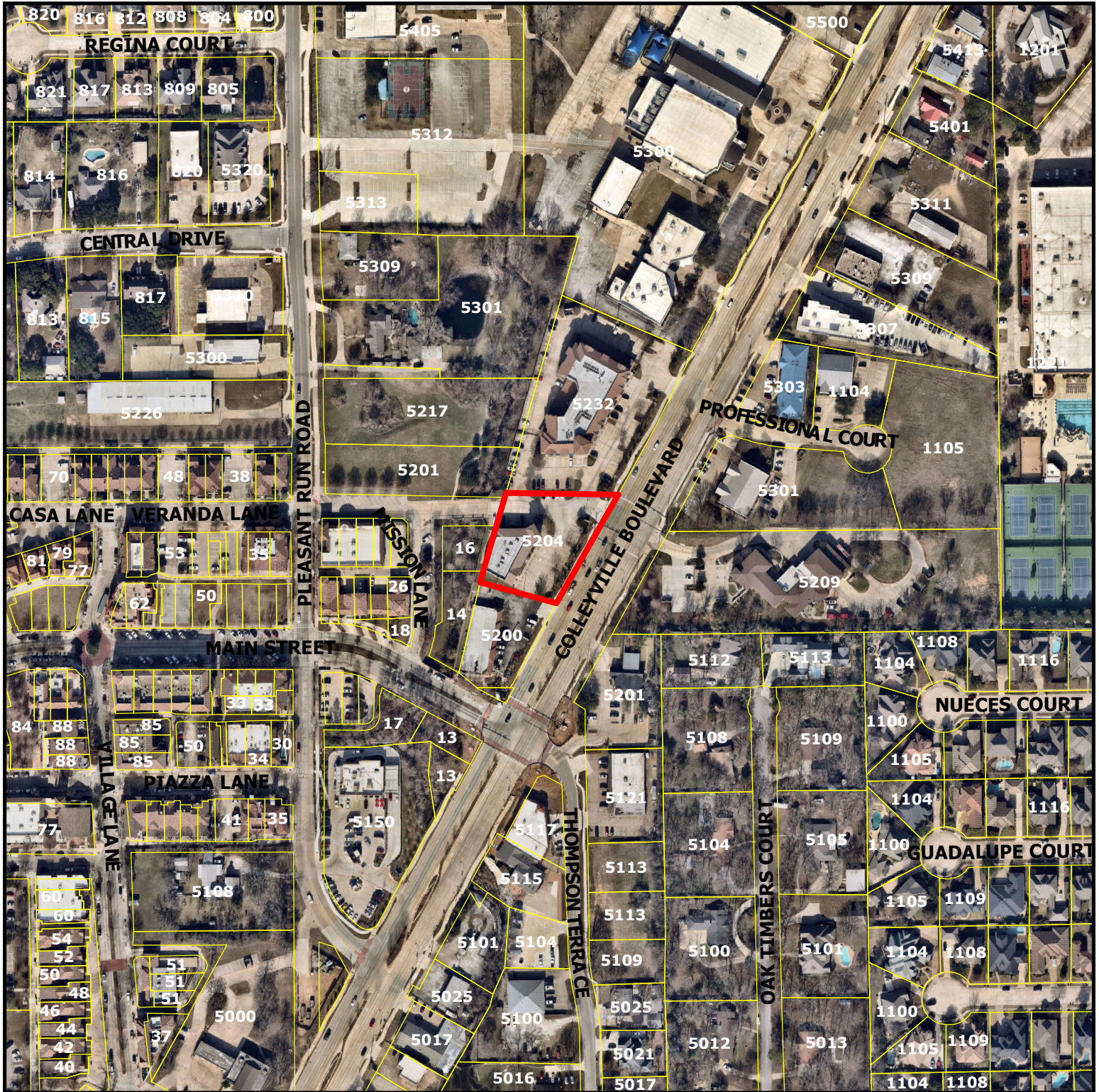
None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site, Paving & Dimensional Control Plan
6. Project Schedule
7. Notification Map
8. Notification Letter
9. Notification List

10. Draft Ordinance

Aerial Map



ZC22-005

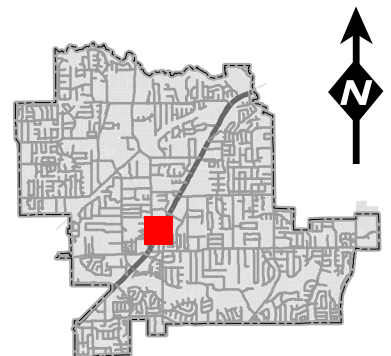
5204 Colleyville Boulevard

DISCLAIMER:

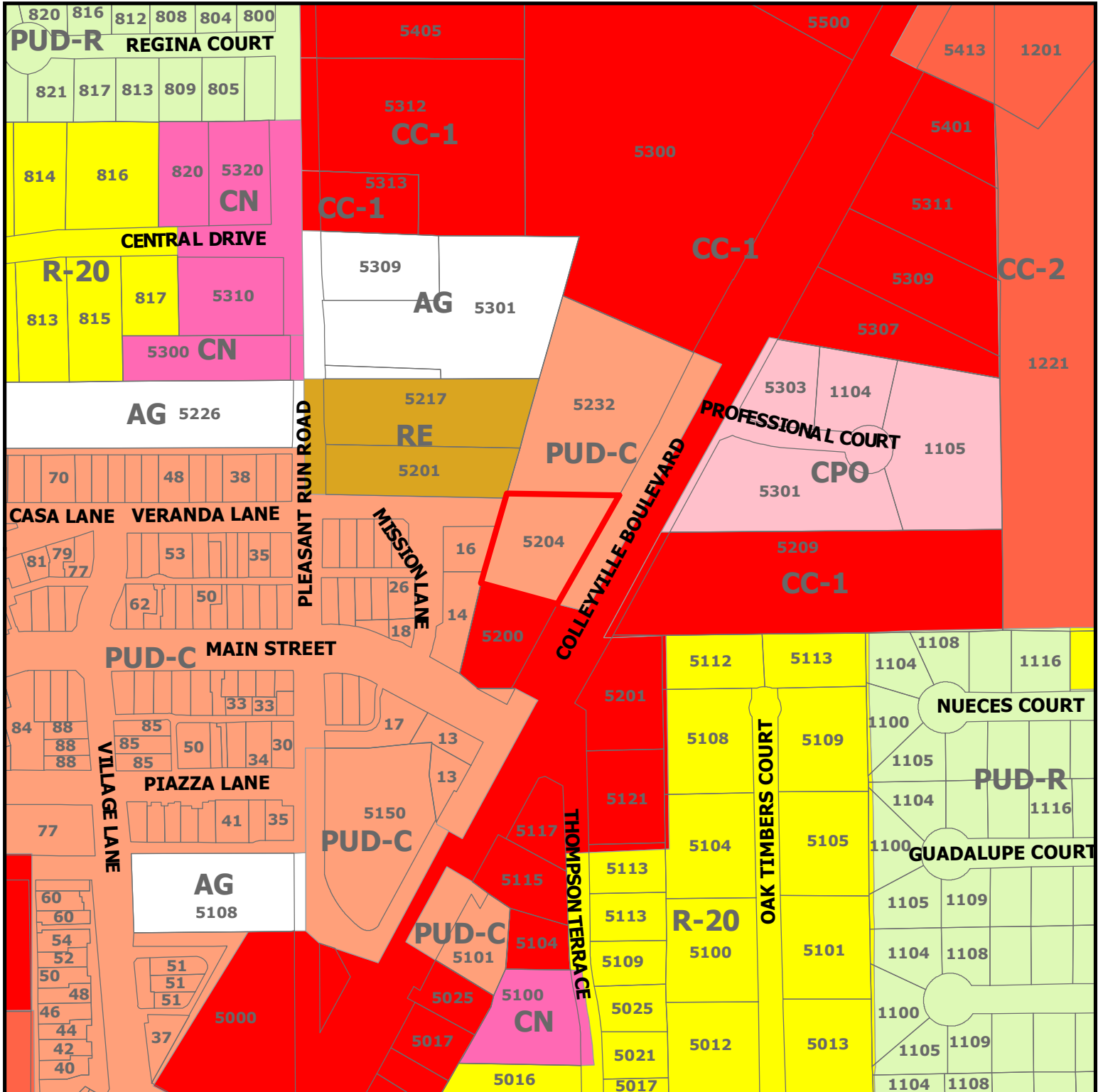
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-005

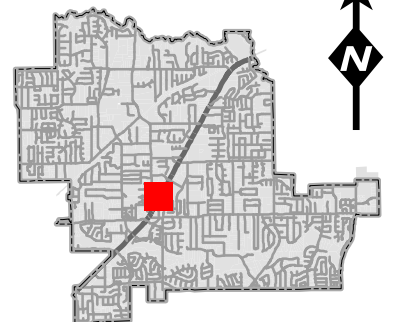
5204 Colleyville Boulevard

DISCLAIMER:

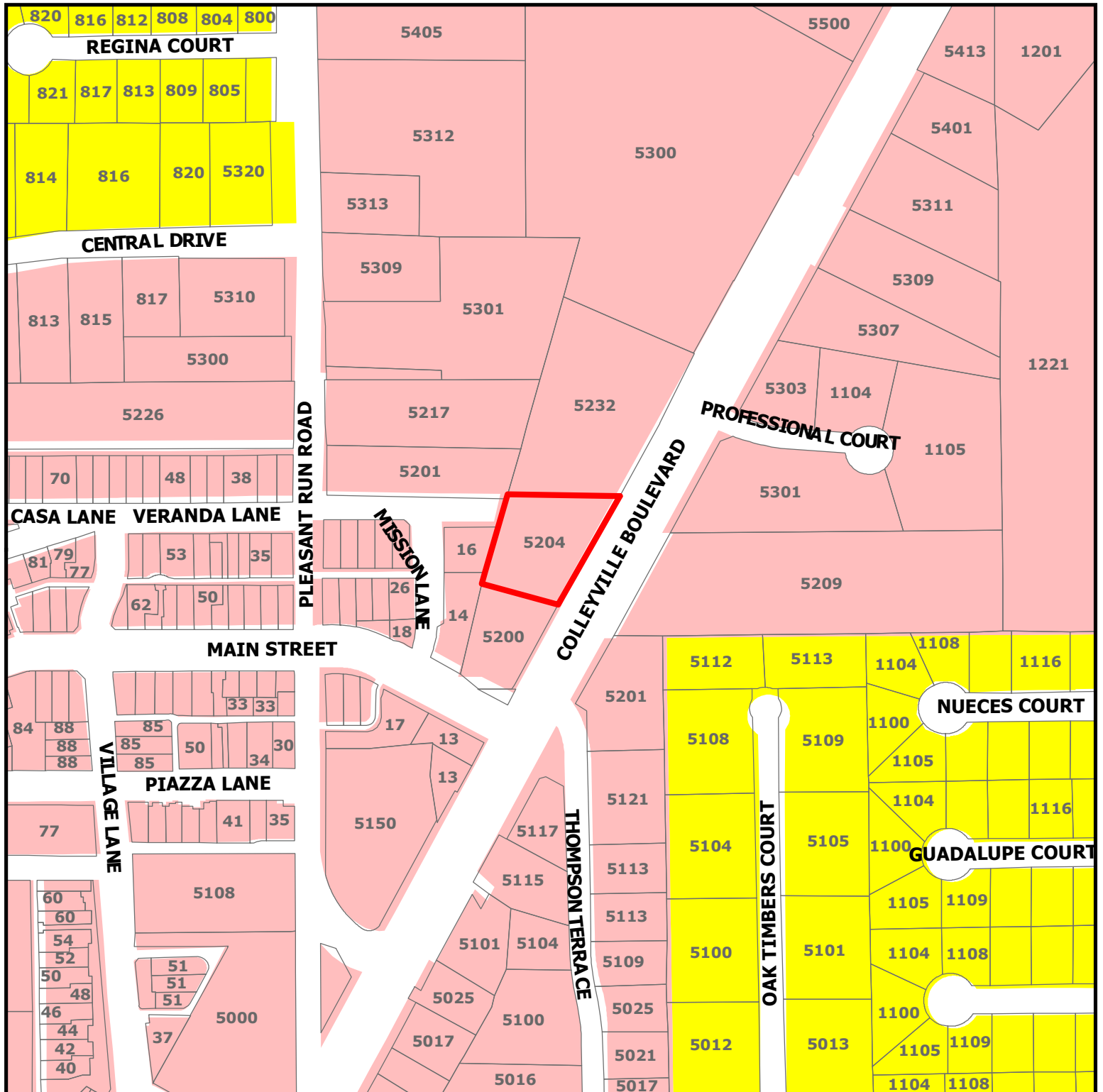
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Subject Property



Future Land Use Map

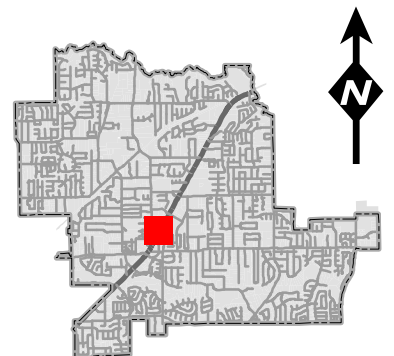


ZC22-005

5204 Colleyville Boulevard

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- Subject Property
- Residential
- Colleyville Blvd Corridor



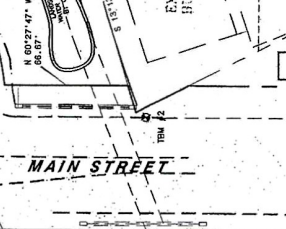
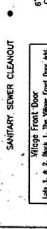
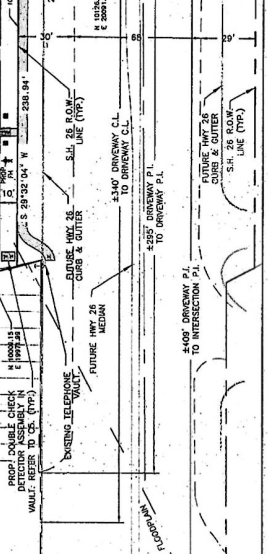
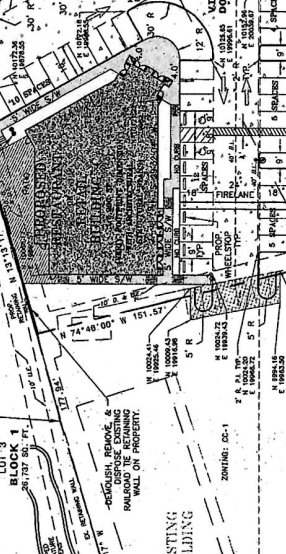


www.starlightesign.com

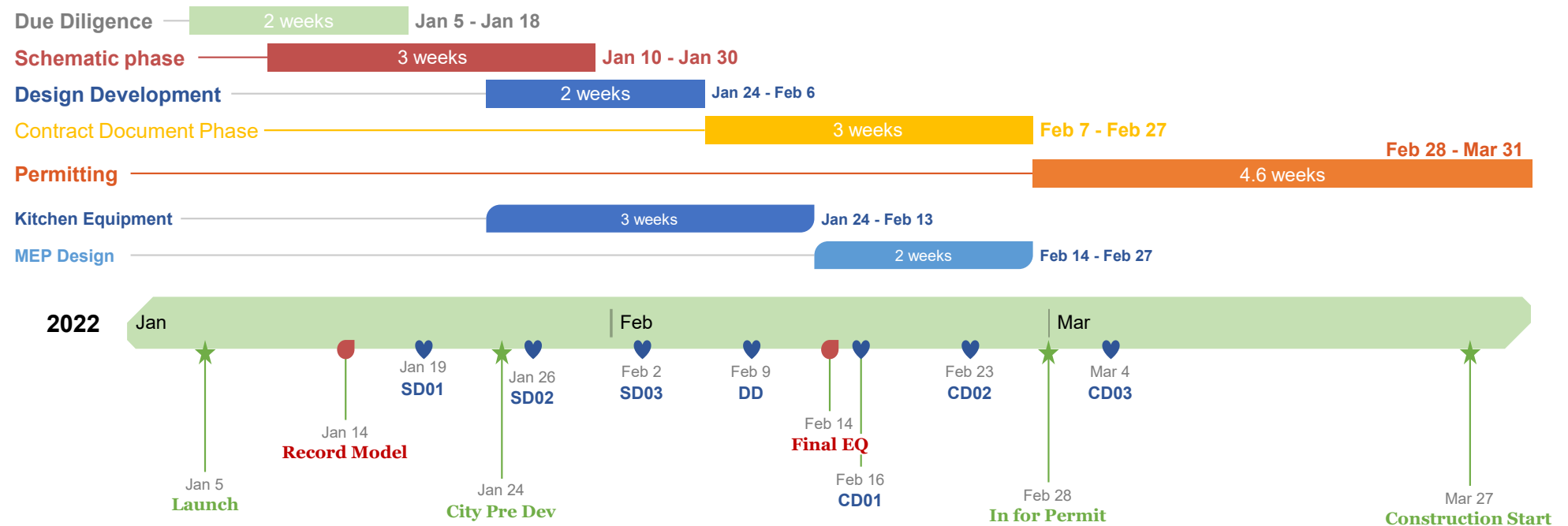
StarliteSign^{LP}
(940) 382-8850 Fax: (940) 387-0429

CUSTOMER	N/A	TRA. Q3 17	INDEX	R. NO.	DATE BY	DESCRIPTION
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R ORDINANCE 0-07-1630, LOT REQUIREMENTS AND BUILDING LINE SETBACKS ESTABLISHED BY THE CONCEPTUAL ZONING MAP, Labeled AS EXHIBIT "B", SHALL CONTROL WHERE SUCH BUILDING LINE SETBACKS IS DIFFERENT FROM THE ZONING MAP AND DEVELOPMENT CODE.

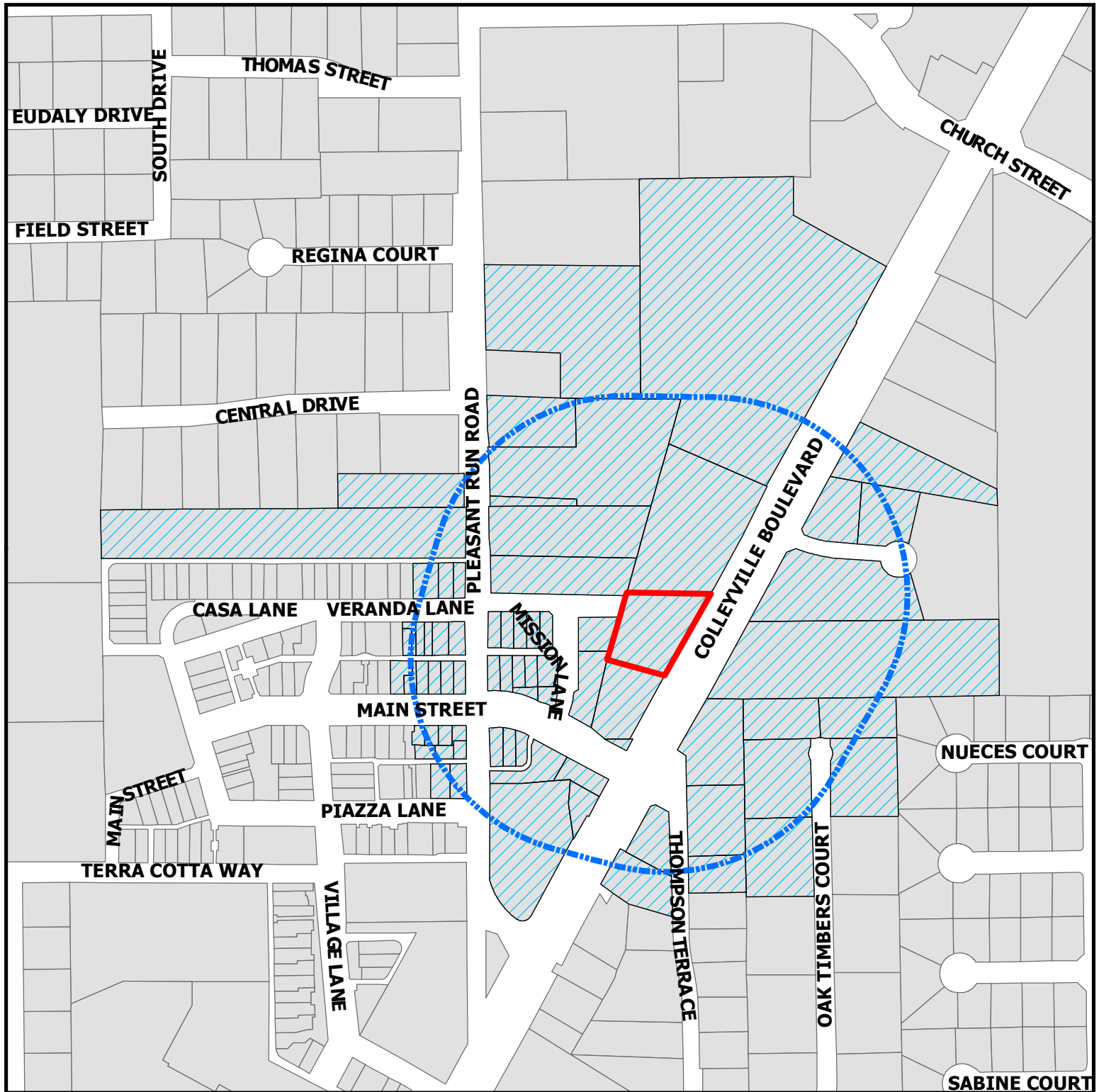


Los Zafiros



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

Notification Map

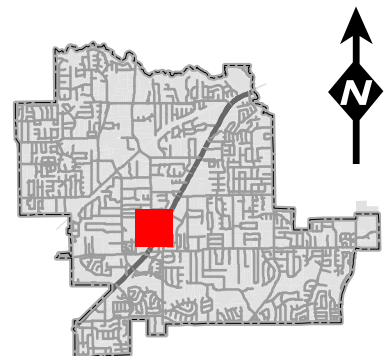


ZC22-005

5204 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a reduction in parking. The purpose is to allow a new restaurant business, Los Zafiros, 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, both on-street and within public parking lots.

Zoning Case: ZC22-005

Applicant: Joe Murphy

Owner: DDK Real Estate Investments LLC

Location: 5204 Colleyville Boulevard

Property Description: Lot 1, Block 1, Village Front Door Addition

Present Zoning: PUD-C Planned Unit Development-Commercial

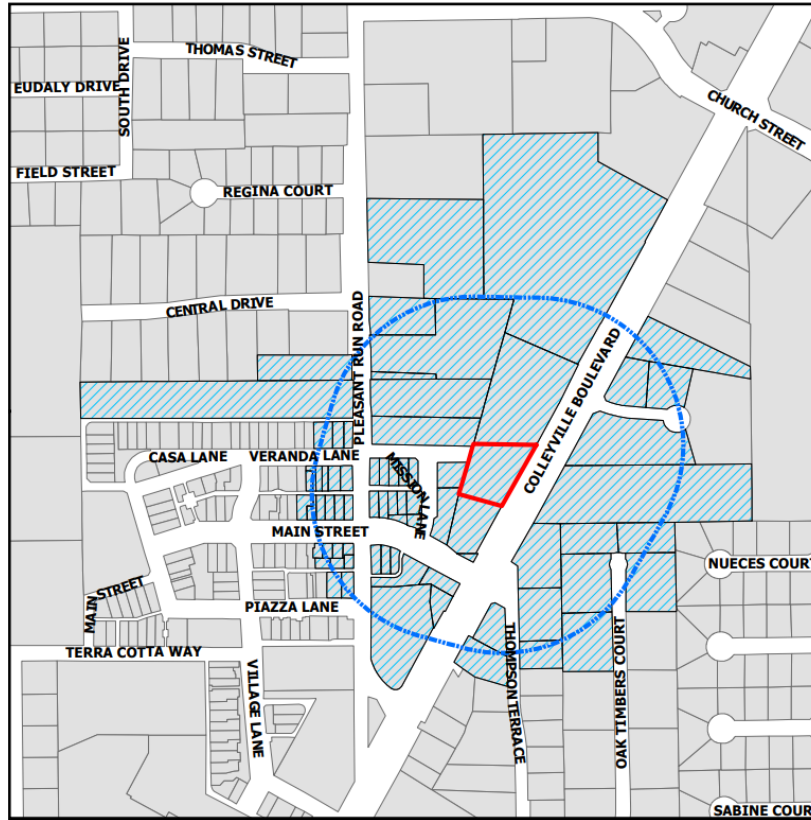
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

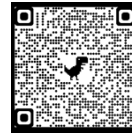
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
HAMM, DAVID A	6109 EQUESTRIAN CT	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BOES, MARK	67761 S 311 WAY	WAGONER, OK
SC VILLAGE MAIN STREET LLC	500 E 4TH ST STE 175	FORT WORTH, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
REDEEMED CHRISTIAN CHURCH OF G	PO BOX 391	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
HART, KAY LYNN FOSTER	5301 PLEASANT RUN RD	COLLEYVILLE, TX
VILLAGE MONTICELLO PRTNS LTD	1024 S GREENVILLE AVE STE 230	ALLEN, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
GIFFORD, T	33 MAIN ST #260	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
BAJRAM & RUZDI INVESTMENTS LLC	4701 MILL CREEK RD	COLLEYVILLE, TX
FIRST BAPTIST CH COLLEYVILLE	5405 PLEASANT RUN RD	COLLEYVILLE, TX
ROGERS, J ANDREW	201 MAIN ST STE 2500	FORT WORTH, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
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NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEYVILLE, TEXAS:

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a reduction in parking on 0.86 acres, being Lot 1, Block 1, of the Village Front Door Addition, located at 5204 Colleyville Boulevard, for the business known as Los Zafiros as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to a reduction in parking from 69 spaces to 41 spaces.
- b. The name of the business authorized for a reduction in parking by this Special Use Permit shall be called "Los Zafiros".
- c. The hours of operation shall be as follows:
Sunday – Thursday 11:00 AM – 9:00 PM
Friday – Saturday 11:00 AM – 10:00 PM
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS 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

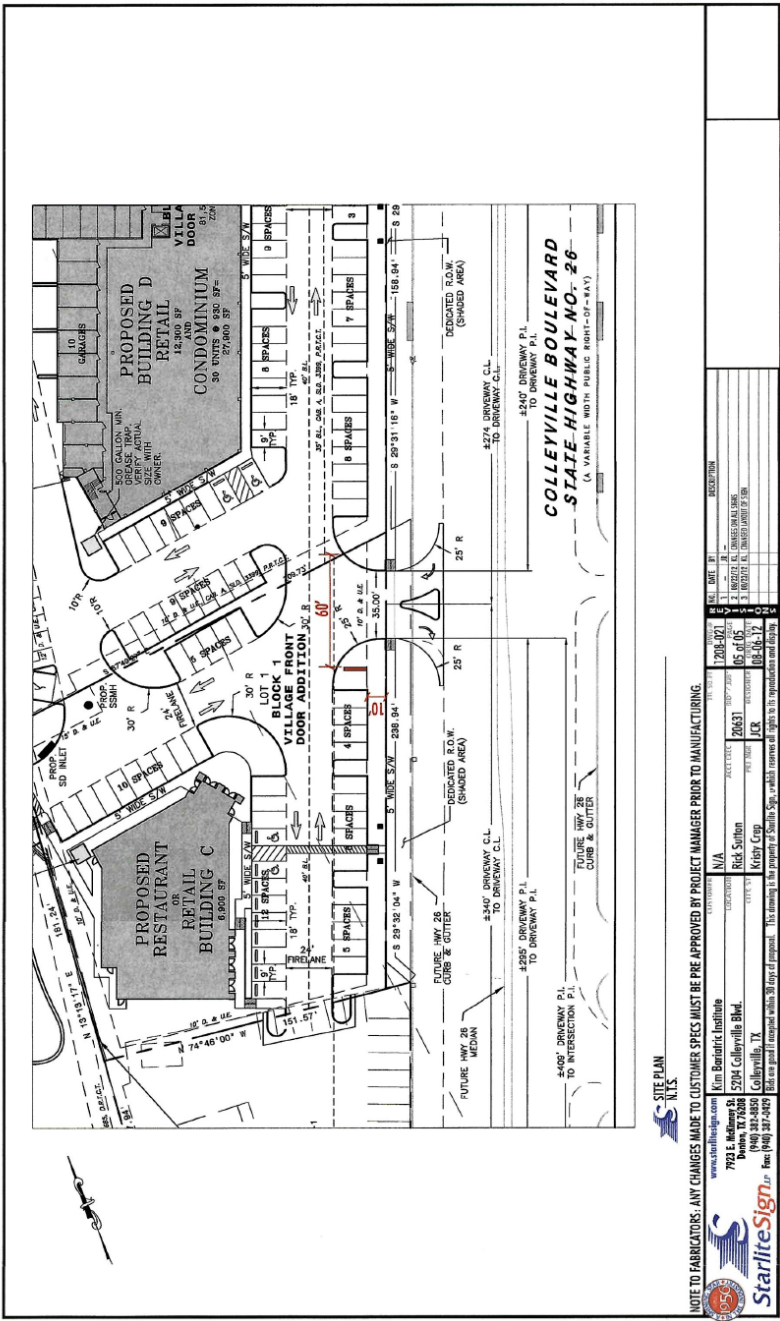
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

The map displays a complex network of streets and zoning districts. Key streets include Central Drive, Pleasant Run Road, Mission Lane, Colleyville Boulevard, Thompson Terrace, Oak Timbers Court, Guadalupe Court, and Nueces Court. The map is divided into several large areas, each with a specific zoning designation. The PUD-R (light green) areas are located in the top left and bottom right. The PUD-C (light orange) areas are located in the top center and bottom center. The CC-1 (red) areas are located in the top right and bottom right. The CC-2 (orange) area is located in the top right. The AG (white) areas are located in the top left and bottom left. The RE (yellow) area is located in the top center. The R-20 (yellow) areas are located in the bottom center and bottom right. The CN (pink) areas are located in the top left and bottom center. The CPO (light pink) area is located in the top right. The map also shows numerous residential lots with their respective lot numbers and street names like Casa Lane, Veranda Lane, Main Street, Piazza Lane, and Village Lane.

Exhibit "B" – Site Plan





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 Lots 10R and 11R, Block 1, Andy Felps Addition, being approximately 2.33 acres, and zoned CN Neighborhood Commercial. The purpose is to rezone from the CN Neighborhood Commercial district to the R-20 Single-Family Residential district for two new single-family homes. There are no new lots proposed.

Existing Conditions/Background: The subject property is located along Acuff Lane east of the intersection of Colleyville Boulevard and Acuff Lane. Both lots are platted and the lot located to the east has an existing home.

Proposed Zoning:

Request – The applicant requests to rezone the property from CN to the R-20 district. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	125 feet
Front Building Line	30 feet
Side Building Line	10 feet
Rear Building Line	25 feet
Max. Lot Coverage	30%
Max. Impervious Coverage	60%

Analysis: The current size of the property does comply with all the minimum standards of the R-20 Single Family Residential zoning. The Land Development Code has a provision for smaller lot widths on street curves. The property has been platted as two lots since 1974.

Plat Status: The property is platted as Lots 10R & 11R, Block 1, Andy Felps Addition.

DRC Review: The DRC reviewed the request during their February 21, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east and south are zoned R-20 Single Family Residential and are improved with single-family homes and accessory buildings. The properties located to the west are zoned CC-3 Highway Commercial and PUD-C Planned Unit Development - Commercial and are improved with commercial uses.

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

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

Staff Recommendation: Staff is neutral on this request.

Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat
6. Notification Map
7. Notification Letter
8. Notification List
9. Draft Ordinance

Aerial Map



ZC22-006

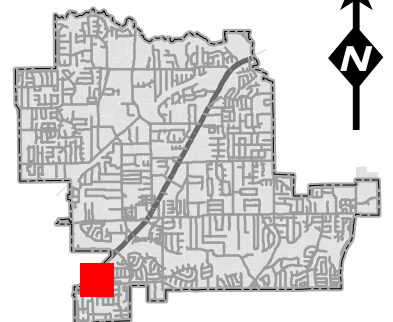
125 Acuff Lane

DISCLAIMER:

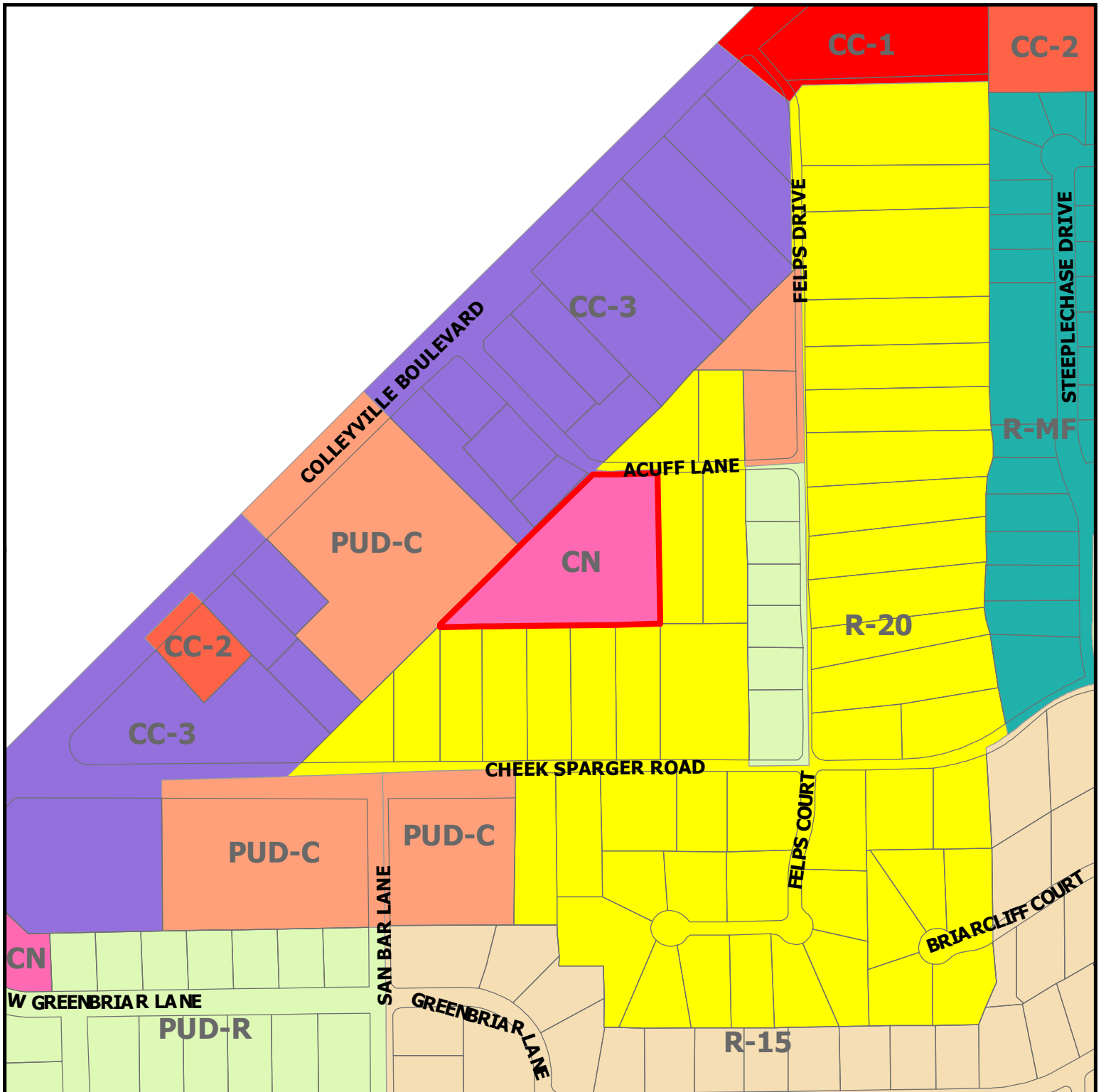
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-006

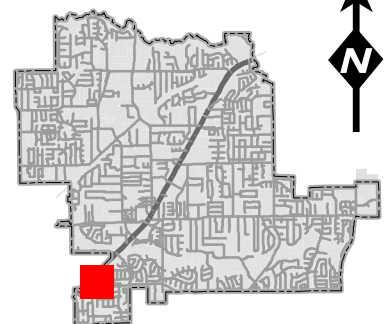
125 Acuff Lane

DISCLAIMER:

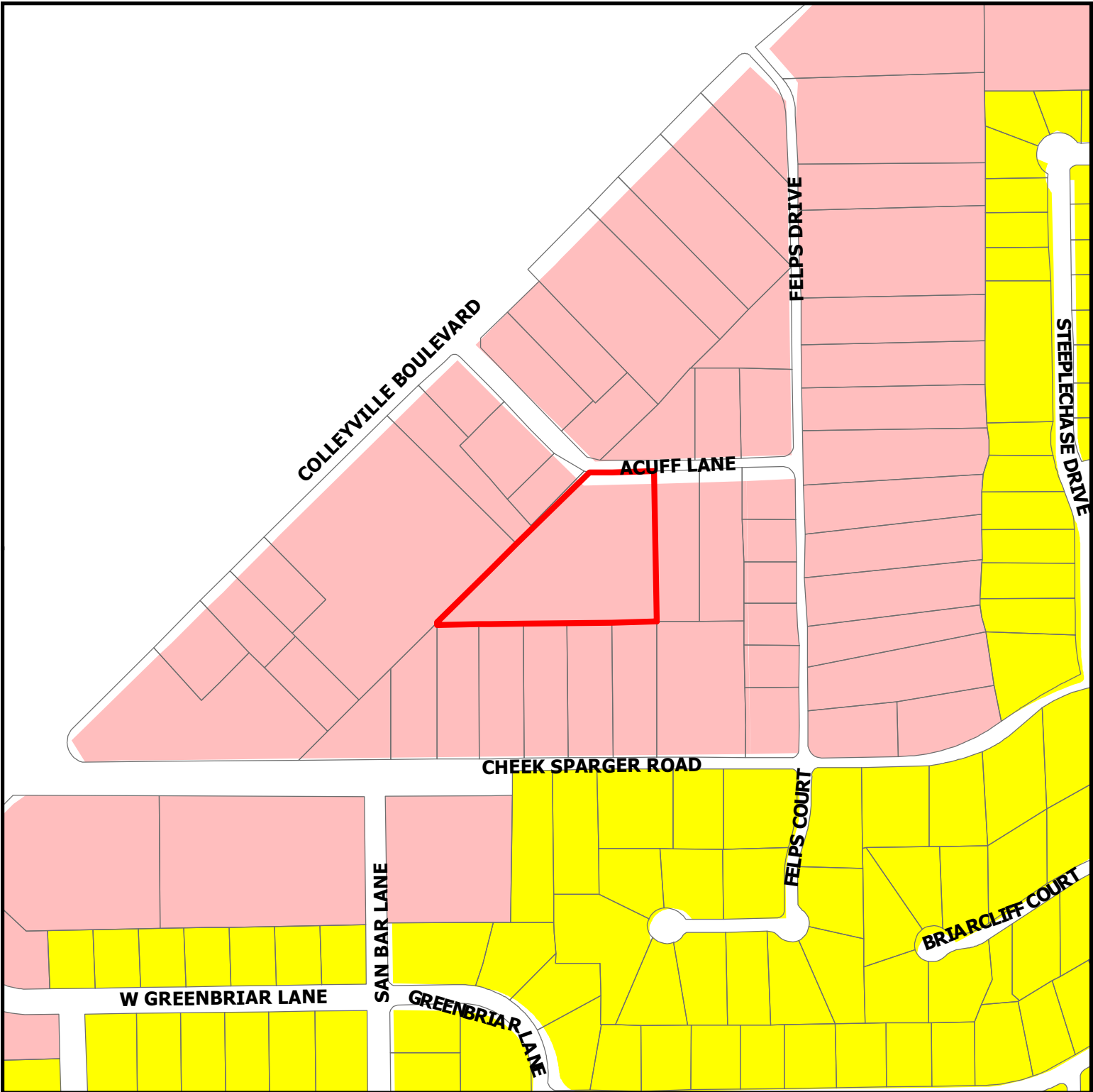
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Subject Property



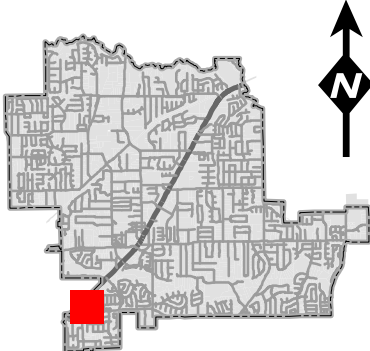
Future Land Use Map



ZC22-006
125 Acuff Lane

DISCLAIMER:
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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

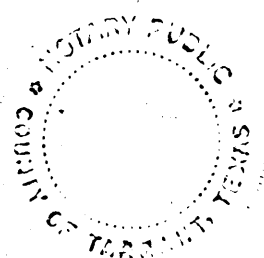
THE STATE OF TEXAS
COUNTY OF TARRANT

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.

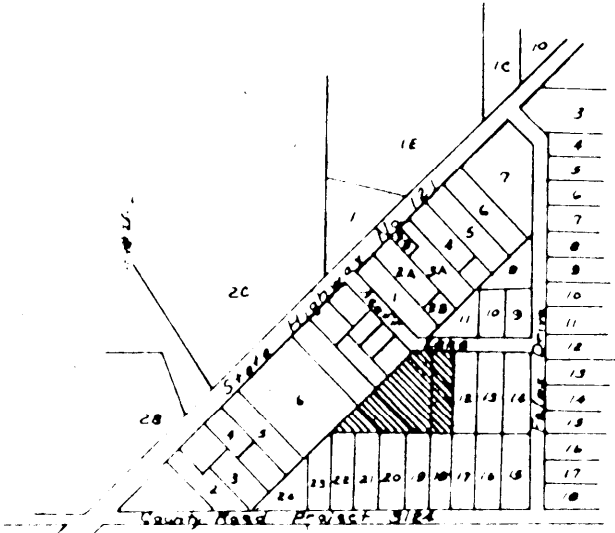
GIVEN UNDER MY HAND AND SEAL OF OFFICE

This the 13th day of September, 1974.

Erin M. Elliott
-NOTARY PUBLIC-
Erin M. Elliott



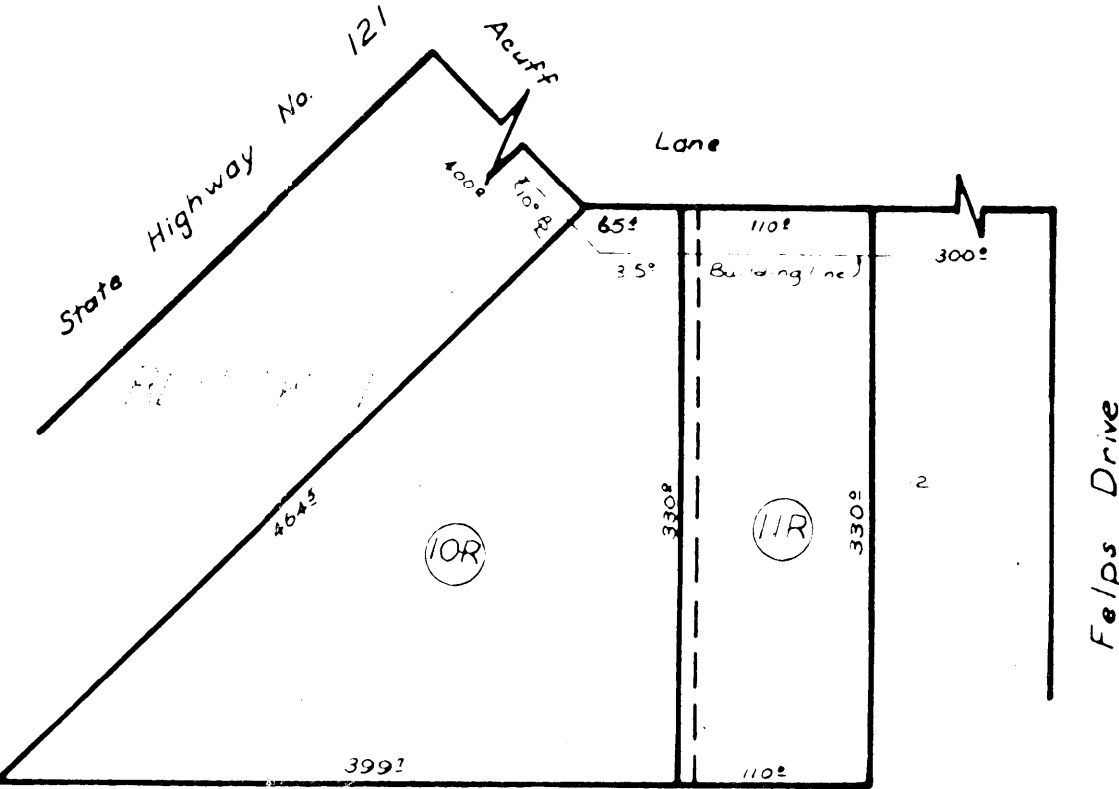
6⁰⁰ W/D



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 hereon by me.

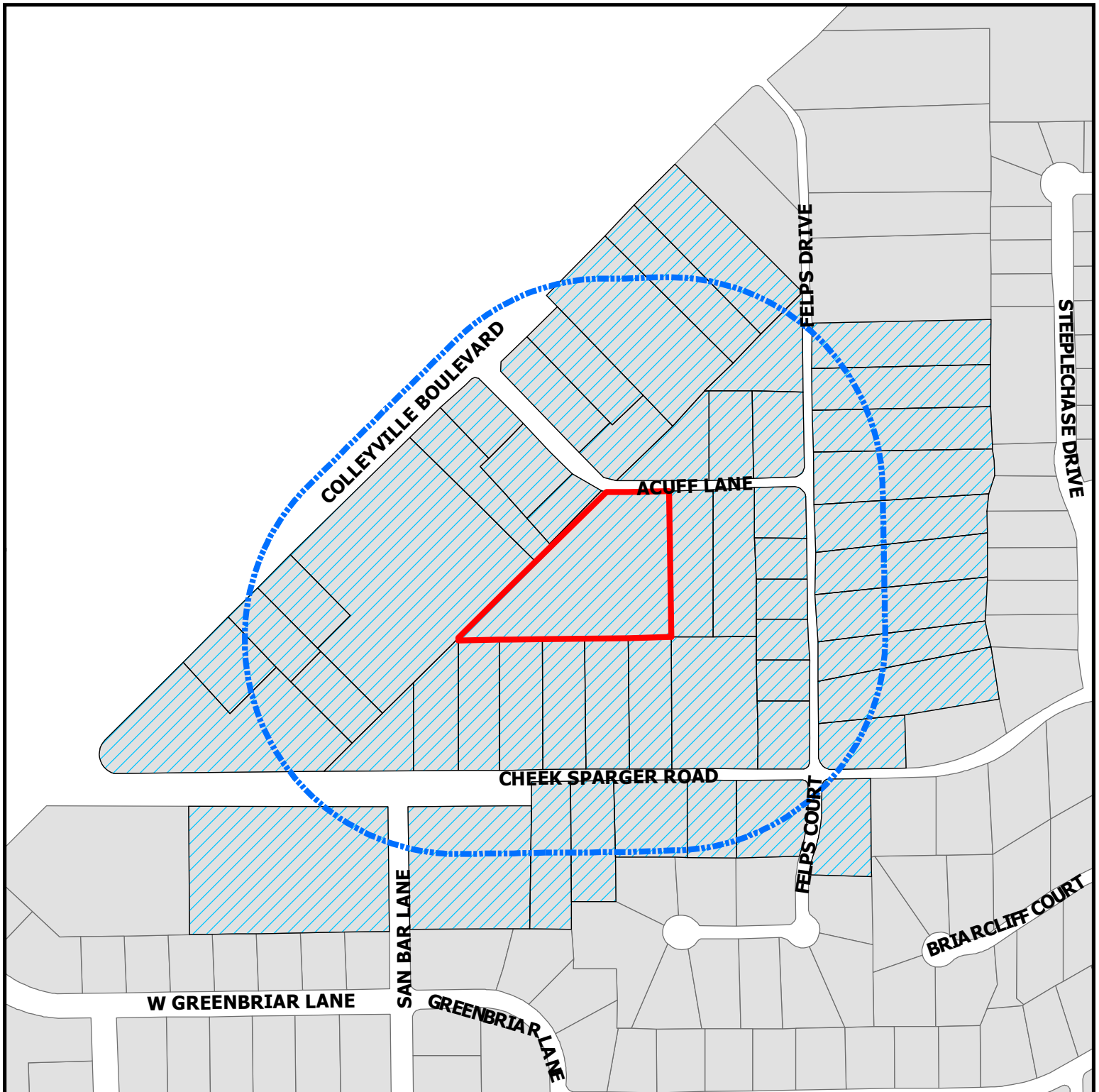
NOV 12 1974
Erin M. Elliott
COUNTY CLERK
TARRANT COUNTY, TEXAS

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



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

Notification Map

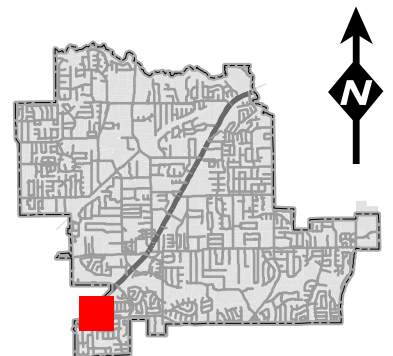


ZC22-006

125 Acuff Lane

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the CN Neighborhood Commercial district to the R-20 Single Family Residential district. The request is to rezone the property to allow for the construction of two new homes.

Zoning Case: ZC22-006

Applicant: Lane Blessing

Owners: Jeffrey and Mimi Byerly

Location: 125 Acuff Lane

Property Description: Lots 10R & 11R, Block 1, Andy Felps Addition

Present Zoning: CN Neighborhood Commercial

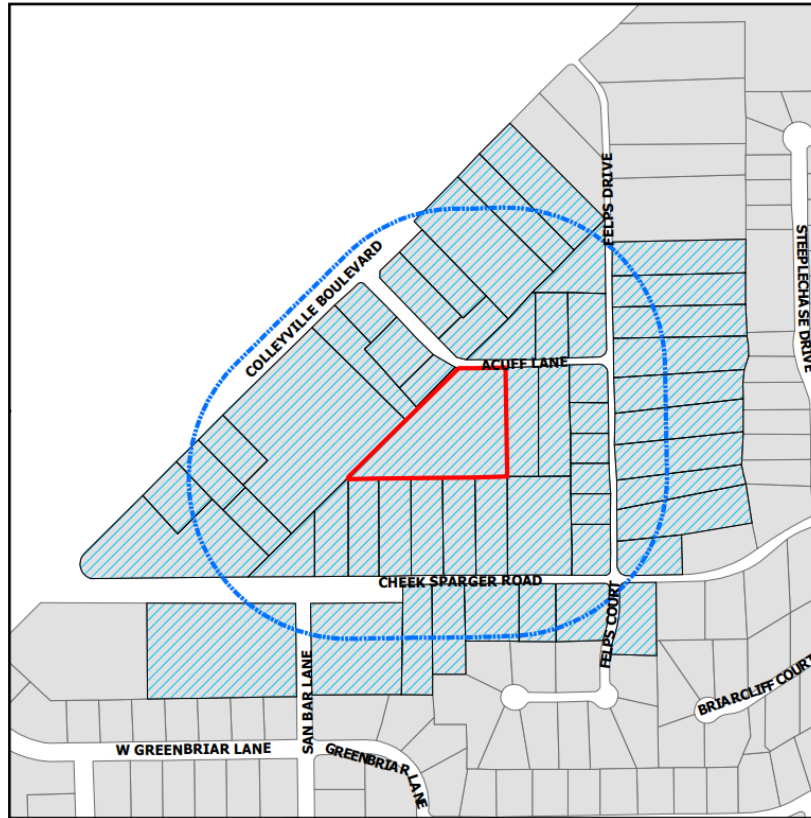
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

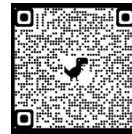
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
AUTO WASH DEPOT CENTERS	2400 E COMMERCIAL BLVD #901	FORT LAUDERDALE, FL
PHAN, KHANH D	108 SILVERWOOD RANCH	SHENANDOAH, TX
STAR SELF STOR OF COLLEYVILLE	5605 TYLER ST	PEARLAND, TX
DIFONZO, DANIEL	218 W WALL ST	GRAPEVINE, TX
ULERY, RICHARD G	123 CHEEK SPARGER RD	COLLEYVILLE, TX
DUONG, TRANG	10268 CHARISSGLEN CIR	LITTLETON, CO
HINKLE-MORRISON, MICHAEL	4012 FELPS DR	COLLEYVILLE, TX
A & S COLLEYVILLE LLC	11445 EMERALD ST STE 112	DALLAS, TX
MANDATO, DAVID A	4109 FELPS DR	COLLEYVILLE, TX
WILKS, EARLEEN FAY	132 ACUFF LN	COLLEYVILLE, TX
BYERLY, MIMI	7109 PEBBLE HILL DR	COLLEYVILLE, TX
BEVILL JAMES REVOCABLE LIVING	119 CHEEK SPARGER RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BRAND, NETA FAY	121 CHEEK SPARGER RD	COLLEYVILLE, TX
PEREZ, VICTOR A	4008 FELPS DR	COLLEYVILLE, TX
MAYO, LESLIE	4000 FELPS DR	COLLEYVILLE, TX
J-W 777 REVOCABLE FAMILY TRUST	4109 PADDINGTON LN	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
NOEL, SUSAN L	4005 FELPS DR	COLLEYVILLE, TX
EPCM REALTY INC	2008 N 1 35	CARROLLTON, TX
CITY OF COLLEYVILLE	100 MAIN ST	COLLEYVILLE, TX
FRENCH, JAMES E	PO BOX 550	TIOGA, TX
HAHN, EDWARD	7500 WINDSWEPT TR	COLLEYVILLE, TX
FLYNN, ANGELA	3912 FELPS CT	COLLEYVILLE, TX
BAUGHMAN, MICHAEL	3914 FELPS CT	COLLEYVILLE, TX
VELASQUEZ, DAISY	1869 CHRIS CRAFT DR	GRAPEVINE, TX
SKOOG, FREDERICK H	127 CHEEK SPARGER RD	COLLEYVILLE, TX
EVANS, TONI	112 CHEEK SPARGER RD	COLLEYVILLE, TX
HOWELL, DEAN G	104 CHEEK SPARGER RD	COLLEYVILLE, TX
MOTLEY, TRAVIS	3913 FELPS DR	COLLEYVILLE, TX
4FD PROPERTIES LLC	4100 FELPS DR STE A	COLLEYVILLE, TX
KERBOW, GARY D	210 CHEEK SPARGER RD	COLLEYVILLE, TX
4205 COLLEYVILLE LLC	PO BOX 92565	SOUTHLAKE, TX
LAPRELLE, CHAD	133 ACUFF LN	COLLEYVILLE, TX
LINDSEY, VICKI	129 ACUFF LN	COLLEYVILLE, TX
MCDOWELL, TOMMY N	128 CHEEK SPARGER RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
CALLAHAN, JIMMY	PO BOX 430	YANTIS, TX
FIRST CV LLC	6871 FOUR SIXES RANCH RD	N. RICHLAND HILLS, TX
UHLENHAKER, RONNIE R	PO BOX 1705	COLLEYVILLE, TX
ACHA, CHRISTINE	7656 RIDGELINE DR	DUBLIN, CA
BOTEJU, PRABATH S	501 THORN WOOD DR	EULESS, TX
JARRELL, JOHN	4004 FELPS DR	COLLEYVILLE, TX
HIBERNIA NATIONAL BANK	275 BROADHOLLOW RD	MELVILLE, NY
BURNS, EDWARD H	7713 LEXUS DR	FORT WORTH, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BRATTON, BILLY W	4009 FELPS DR	COLLEYVILLE, TX
KNIGHT, STEVEN C	PO BOX 1707	COLLEYVILLE, TX
REVOCABLE PFEIFFER ENSEY RESID	3915 FELPS DR	COLLEYVILLE, TX
CORPORATION, ALARDIN	1721 WOODHILL LN	BEDFORD, TX
T MARIE MAULDIN LLC	PO BOX 584	COLLEYVILLE, TX
LATT PROPERTIES INC	3701 CLIFFWOOD DR	COLLEYVILLE, TX

CROMBIE, PHILLIP EST
WOODBRIAR ESTATES ADDITION
WOODBRIAR ESTATES WEST ADDN
BRIDLEWOOD ESTATES
WOODBRIAR NORTH ADDITION
GRAPEVINE COLLEYVILLE ISD

128 ACUFF LN
3700 SWEETBRIAR
3700 SWEETBRIAR
4110 COACHMAN
3700 SWEETBRIAR
3051 IRA E WOODS AVE

COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
COLLEYVILLE, TX
GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 2.33 ACRES BEING, LOTS 10R & 11R, BLOCK 1, IN THE ANDY FELPS ADDITION, LOCATED AT 125 ACUFF LANE, FROM THE CN NEIGHBORHOOD COMMERCIAL TO THE R-20 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from CN Neighborhood Commercial to R-20 Single Family Residential district for Case No. ZC22-006; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from CN Neighborhood Commercial to R-20 Single-Family Residential district on 2.33 acres, being Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane Road as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS 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:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

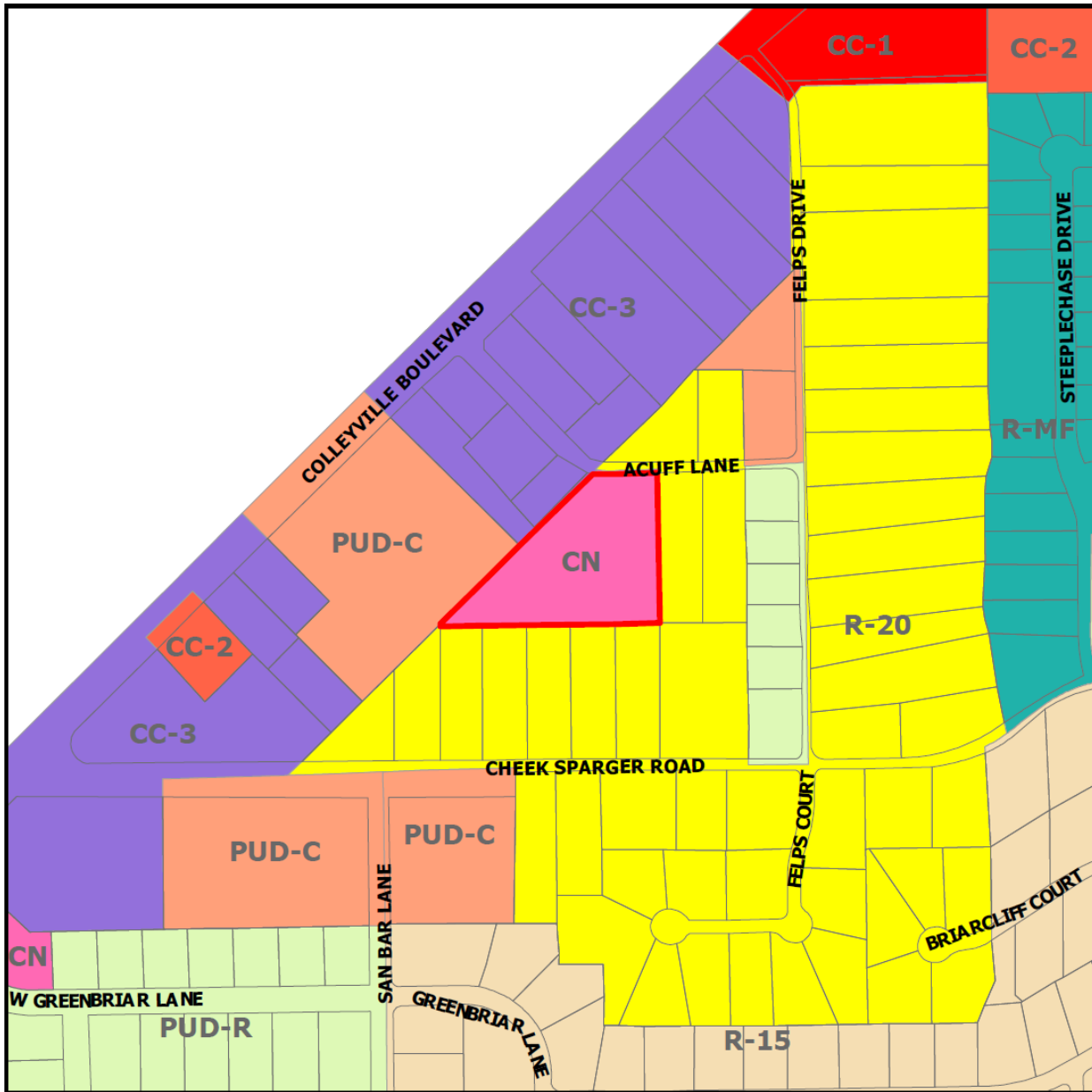
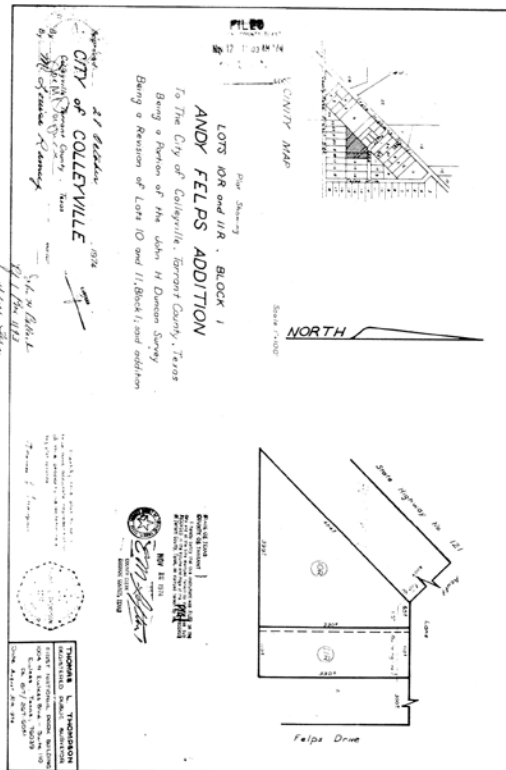


Exhibit "B"- Zoning Exhibit

PLAT RECORD VOLUME 388 96 17

50128 42199 1-N 400



THE STATE OF TEXAS
COUNTY OF TARRANT

I, [Signature], County Clerk of Tarrant County, Texas, do hereby certify that the foregoing is a true and correct copy of the original plat of the Andy Felps Addition, as the same appears in the records of the County Clerk of Tarrant County, Texas.

Witness my hand and the seal of said County, this 17th day of [Month], 19[Year].

[Signature]
County Clerk



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2f	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, of Blue Star, LLC, has submitted a request for a Special Use Permit (SUP) to allow for a Food Packaging and Manufacturing use at 1821 John McCain Road. Food Packaging and Manufacturing is allowed in the ML Light Manufacturing district with the approval of an SUP.

Existing Conditions/Background: The subject property is zoned ML and is located on the south side of John McCain Road, west of the intersection of Colleyville Boulevard and John McCain Road. The subject property is a platted lot and currently developed with two commercial buildings.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a Food Packaging and Manufacturing use at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.24.B Schedule of Permitted Principal Uses:

Food Packaging and Manufacturing - ML District - S

Analysis: The applicant is requesting the SUP for this location to operate a business that freeze dries food. The hours of operation will be Monday-Friday from 8:30 am to 5:30 pm and Saturdays from 8:00 am to 12:00 pm. Approval of an SUP at this location for this user should not adversely impact surrounding uses or the character of the neighborhood. The use of the property does not require a grease trap, so there is no special disposal process required. According to the applicant, the process does not generate considerable amounts of waste and the residue left by the freeze drying process of vegetables and fruits can be disposed of in the dumpster.

Plat Status: The property is platted as Lot 2R, Block 1, Nystel Addition.

DRC Review: The DRC reviewed the request during their February 21, 2022 meeting

and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting. It also provided the following comment: Provide the hours of operation.

On February 28, 2022, the applicant provided the hours of operation.

Drainage: NA

Surrounding Development: The properties to the east and west are zoned ML Light Manufacturing district and are developed as light manufacturing uses. The properties to the north are zoned R-20 Single Family Residential and AG Agricultural districts and are developed as residential. The property to the south is zoned CC-2 Shopping Center district is owned by the City of Colleyville and not developed.

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize a Food Packaging and Manufacturing use for Blue Star, LLC at 1821 John McCain Road. The proposed business should not adversely affect surrounding uses.

Recommendation

Approve

Attachments

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

Aerial Map



ZC22-007

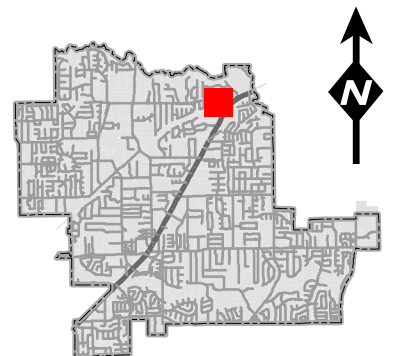
1821 John McCain Road

DISCLAIMER:

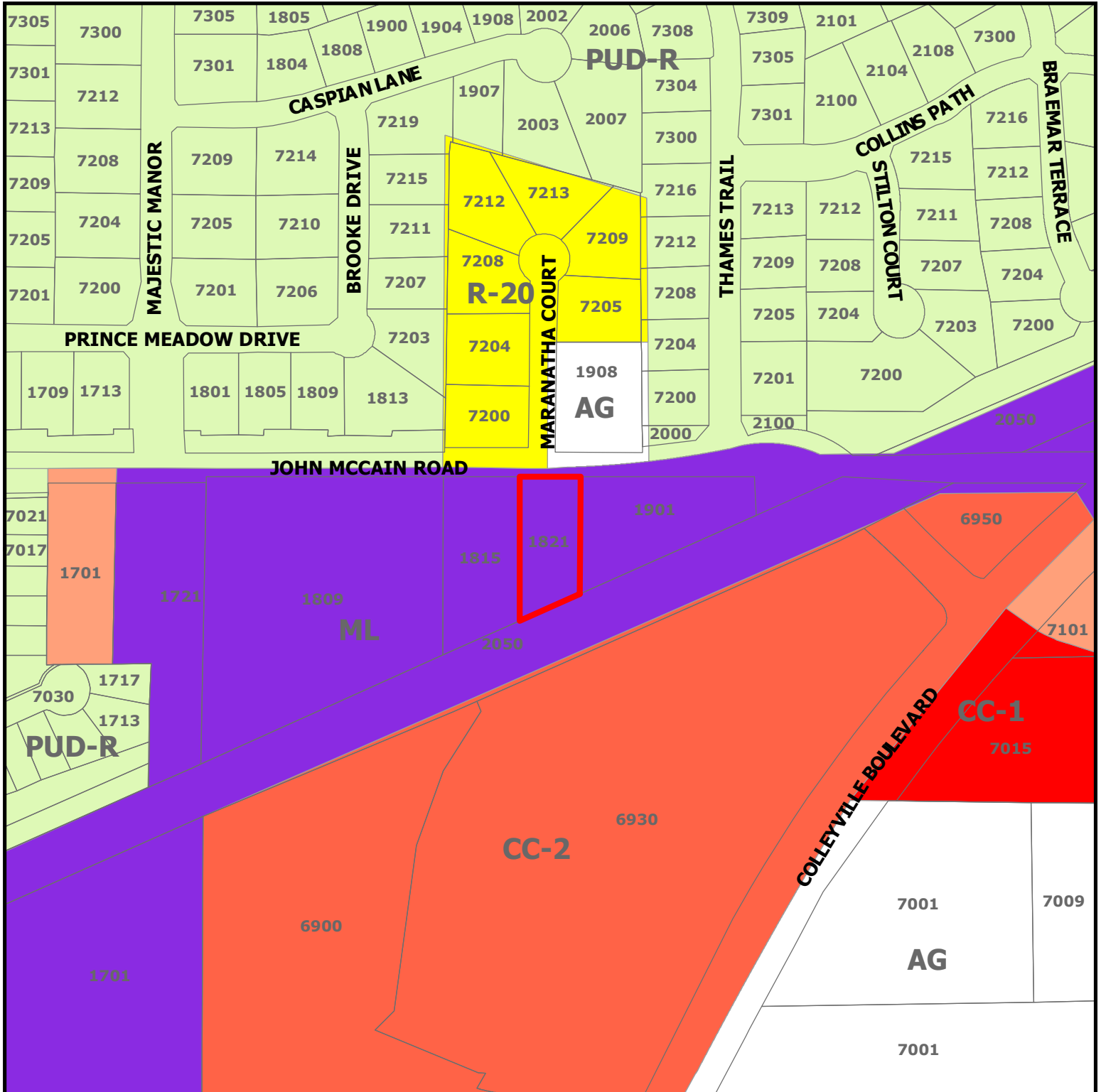
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Subject Property



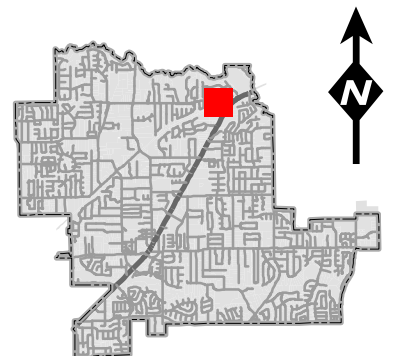
Zoning Map



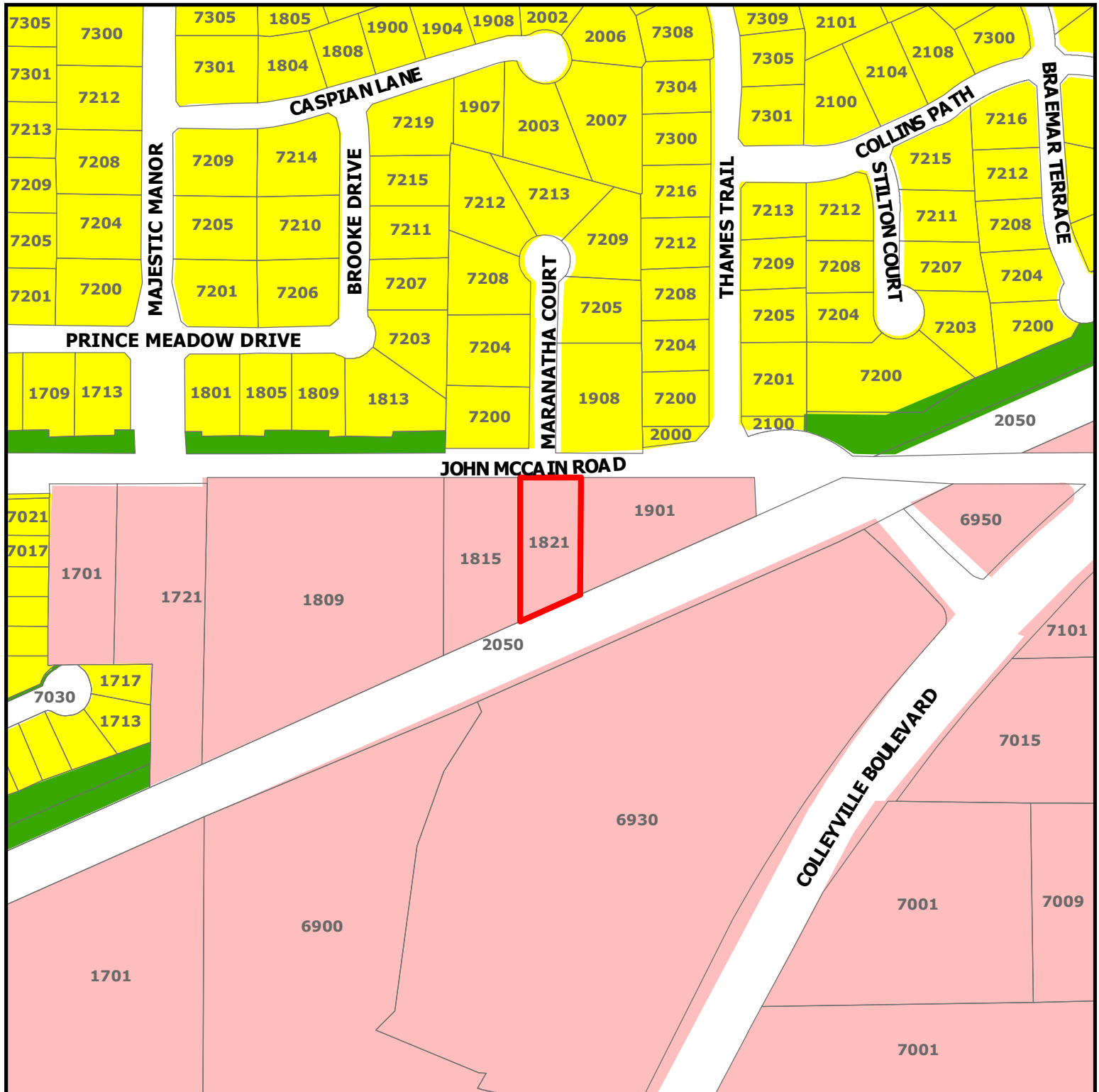
ZC22-007
1821 John McCain Road

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 Subject Property

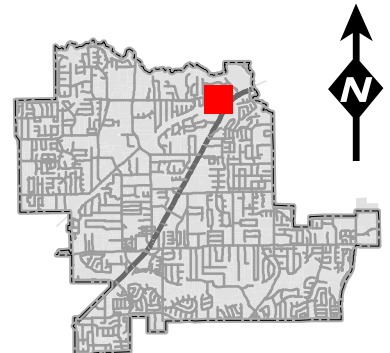


Future Land Use Map



ZC22-007
1821 John McCain Road

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



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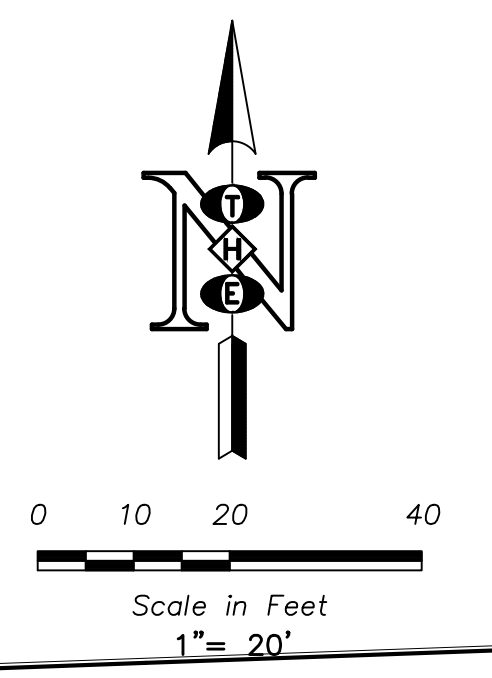
STATEMENT OF PLANNING OBJECTIVES

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

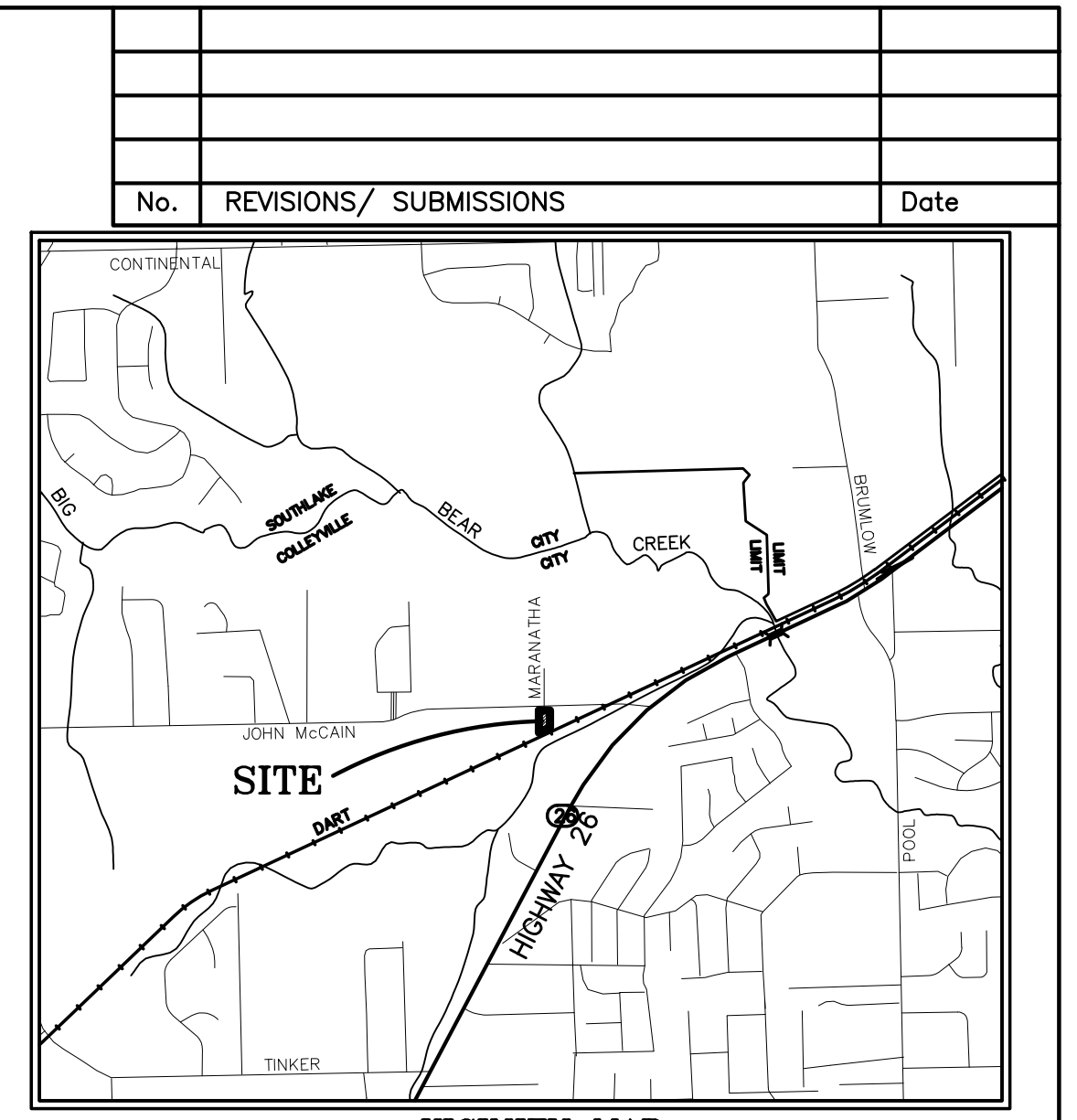
MARANATHA CT.



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.



VICINITY MAP
SCALE: 1"=2000'

SITE DATA SUMMARY TABLE

SITE PLAN FOR MITCHAM RENTAL	
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%)

- 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

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'	PROJECT NO.	SHEET C-1 of
DRAWN	SDS	DATE	10-18-19		
CHECKED	TLH				

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

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

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

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

PROP. 10'
SIDEWALK

EX. CONC.

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

FUTURE SIDEWALK
BY OTHERS

SITE BM#50
"X" CUT IN CONC
ELEV.=588.00'

18" RCP
FL(IN) W=585.98'
FL(OUT) E=585.44'

18" RCP
FL(IN) W=585.94'
FL(OUT) E=585.47'

N 89°52'00" E 293.66'

N 89°52'00" E 129.00'

10.5'
N 89°52'00" E

6 SPACES
@ 9.0'

4 SPACES
@ 9.0'

4' SIDEWALK w/rail

54' R FIRE

30' R FIRE

10' GREENBELT EASEMENT
VOL. 388-191, PG. 37
P.R.T.C.T.

54' R FIRE

30' R FIRE

3' R

3' R

3' R

3' R

3' R

3' R

3' R

3' R

24'

27.0'

16'

AWNING
(typ)

4.0'

40' B.L.

4.0'

14.67'

16.4'

7.5' of 15' Access Easmt.

4.5'

BFR

BFR

4.5'

14.67'

2.84'

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

3 SPACES
@ 9.0'

2 SPACES
@ 9.0'

14.67'

16.4'

9'

18'

18'

18'

18'

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18'

3' R

3' R

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ZONED: CC2

DALLAS AREA RAPID TRANSIT RAILROAD
(FORMERLY ST. LOUIS AND SOUTHWESTERN RAILROAD)
EX. CONC. SIDEWALK
S 65°20'00" W 141.61'
S 00°08'00" E 193.15'

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	

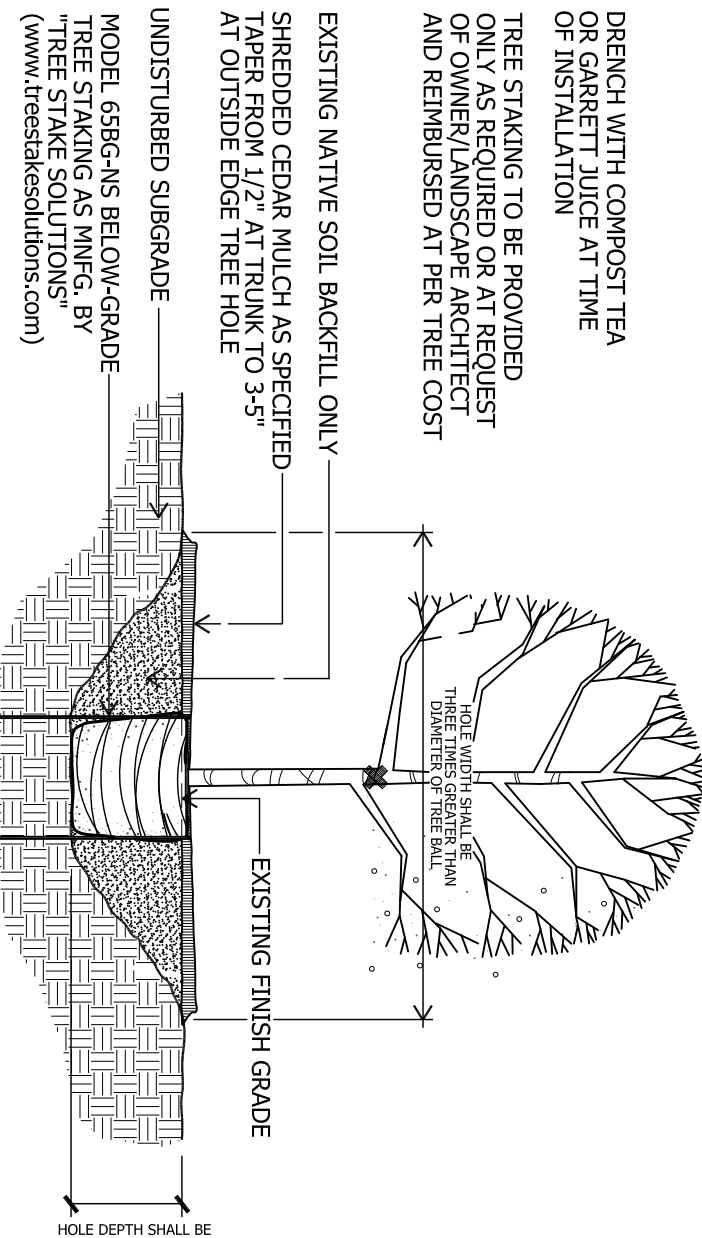
LANDSCAPE REQUIREMENTS

MINIMUM 20% SITE SHALL BE LANDSCAPE
TOTAL SITE 28,685 SF (20%)
REQUIRED 5,737 SF (20%)
PROVIDED 6,187 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

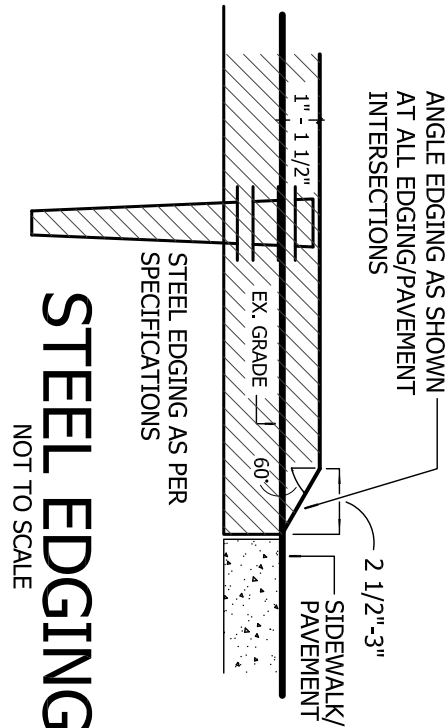
1 - 5 GALLON SHRUBS REQUIRED PER 5 LF
129 LF = 25.8 = 26 SHRUBS REQUIRED
5 32 SHRUBS PROVIDED

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.)

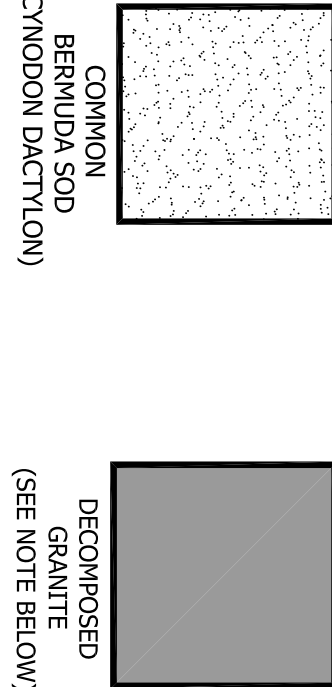


TREE PLANTING

SHADE TREE - 3" CAL. and smaller
NOT TO SCALE



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, STONES, CLODS AND DEBRIS.
 - 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.
- 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 INSTAL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE GRANITE.
 - 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.

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 ALL PLANTING DETAILS.
- 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, STONES, CLODS AND DEBRIS.
- 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 INSTAL FILTER FABRIC OVER ENTIRE AREA TO RECEIVE GRANITE.
- AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A MINIMUM 2" DEPTH SHREDDED.
- APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF 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 SHALL BE INSTALLED AND OPERATING PRIOR TO THE END OF THE PROJECT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM HOLDING A LICENSE UNDER ARTICLE NO. 8751 VTOS (LICENSED IRRIGATORS ACT), S.B. NO. 259.

MITCHAM RENTAL
1821 JOHN MCCAIN ROAD
COLLEYVILLE, TEXAS

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

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

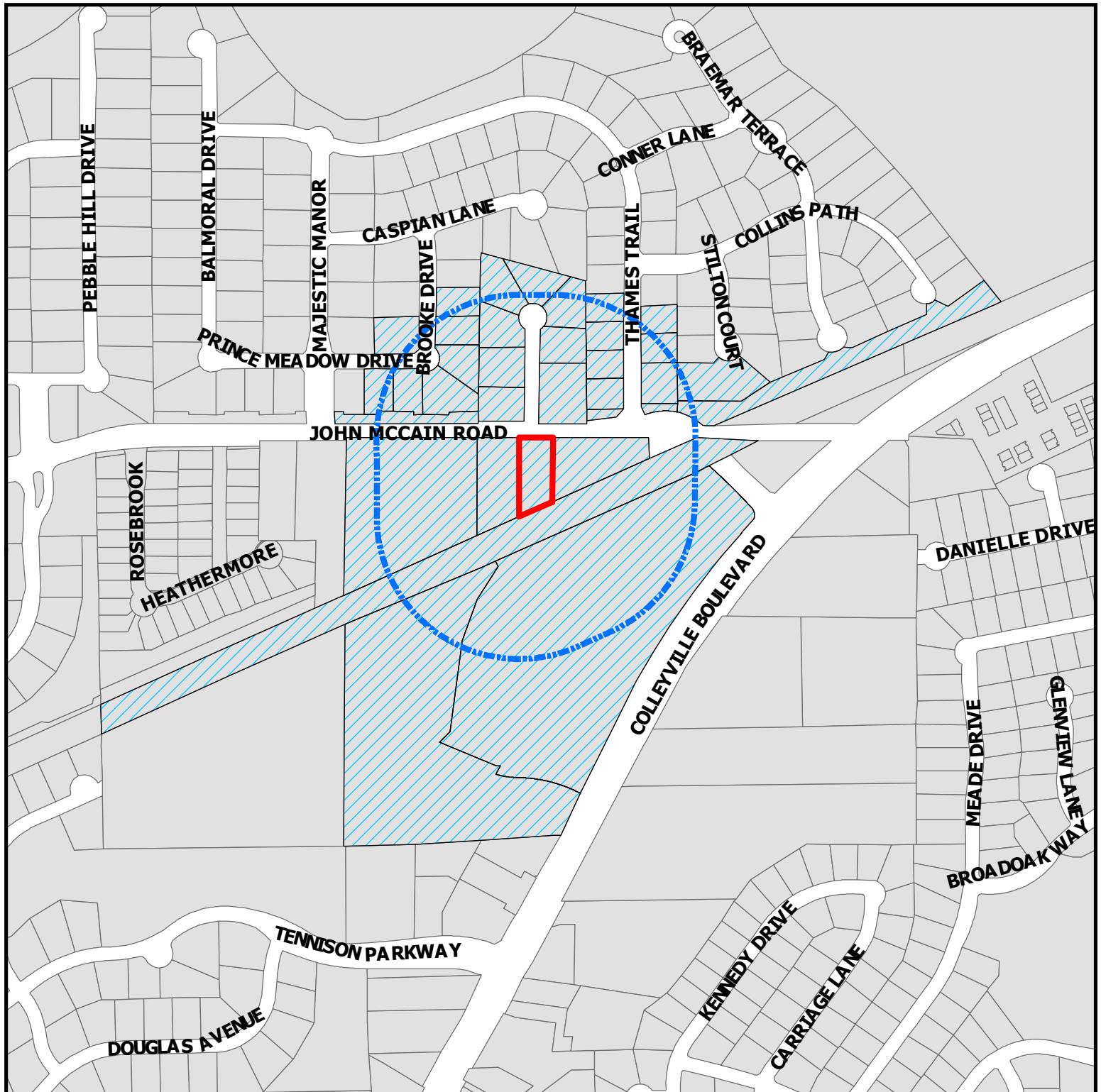


Leeming
Design Group
Landscape Architecture
4913 Rule Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-8896 leemingdesigngroup@shglobal.net

LANDSCAPE PLAN

file name:
sheet
L-1

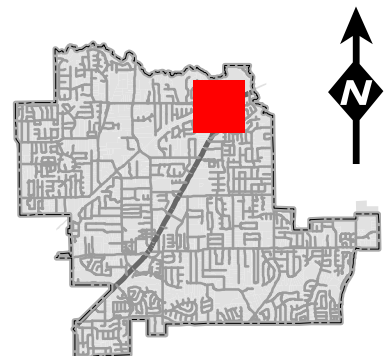
Notification Map



ZC22-007
1821 John McCain Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Food Packaging and Manufacturing use. The request is to manufacture and package “freeze dried” food for wholesale business. This site does not allow for on-site retail sales.

Zoning Case: ZC22-007

Applicant: Yvonne Gutierrez

Owner: Mitcham Family Trust

Location: 1821 John McCain Road

Property Description: Lots 2R, Block 1, Nystel Addition

Present Zoning: ML Light Manufacturing

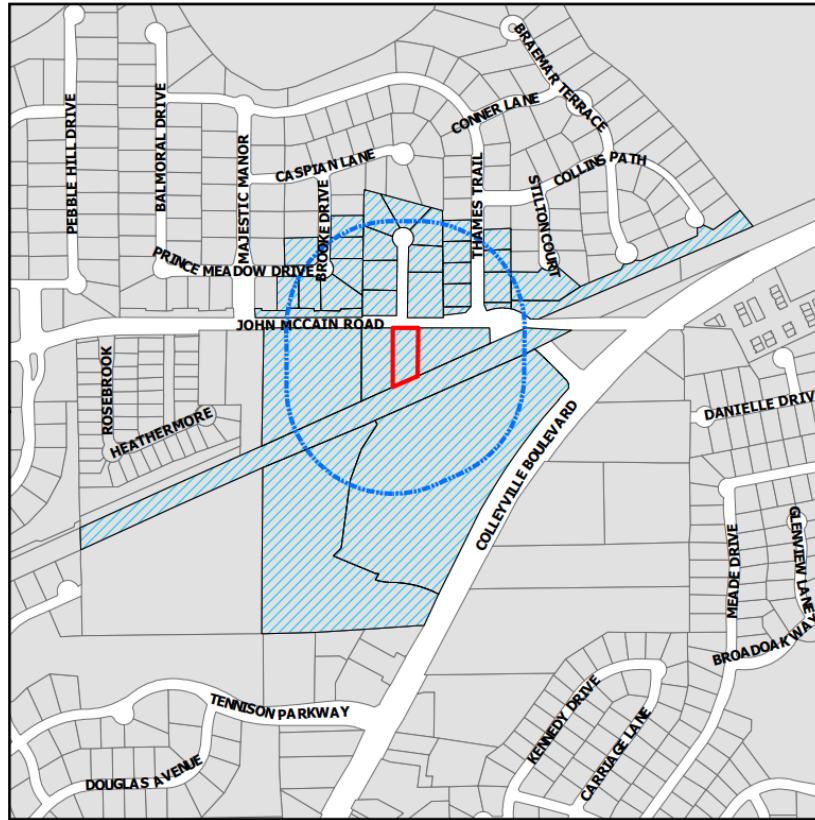
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

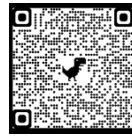
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
NORONA, ERIC	7207 BROOK DR	COLLEYVILLE, TX
MITCHAM FAMILY TRUST	4936 COLLINWOOD AVE STE 200	FORT WORTH, TX
MDP MANAGEMENT TRUST	501 ASHWOOD LN	MCKINNEY, TX
HILL, KELLEY B	7209 THAMES TR	COLLEYVILLE, TX
TIMARRON OWNERS ASSN INC	700 WENTWOOD DR	SOUTHLAKE, TX
JOHNSON, BRENTON W	7208 THAMES TRL	COLLEYVILLE, TX
CARSE, JARED	7204 MARANATHA CT	COLLEYVILLE, TX
JOHNSTON, MARINA	7205 THAMES TRL	COLLEYVILLE, TX
BURKE, ELIZABETH	7213 MARANATHA CT	COLLEYVILLE, TX
PARSHALL, ERIN	7205 MARANATHA CT	COLLEYVILLE, TX
KLOTZ, STEPHEN	7203 BROOKE DR	COLLEYVILLE, TX
COLEMAN, MATTHEW	7212 MARANATHA CT	COLLEYVILLE, TX
CIKOTA, LEON D	1805 PRINCE MEADOW DR	COLLEYVILLE, TX
MCCUTCHEN, KEVIN	7206 BROOKE DR	COLLEYVILLE, TX
NINIOS, LOUIS P	7201 THAMES TR	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
TURNER, C ALLEN	1908 JOHN MCCAIN RD	COLLEYVILLE, TX
GARDNER, ANDREW	1815 JOHN MCCAIN RD	COLLEYVILLE, TX
DEES, JOHN	7200 MARANATHA CT	COLLEYVILLE, TX
O'KEEFE, RYAN	7204 THAMES TRL	COLLEYVILLE, TX
JIWANI, SHEHZAD	7212 THAMES TRL	COLLEYVILLE, TX
CRENSHAW, JERRY R	7211 BROOKE DR	COLLEYVILLE, TX
RENDER, RICHARD E	7200 THAMES TR	COLLEYVILLE, TX
NEL'S DREAM LLC	1809 JOHN MCCAIN RD	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
ANDERSON, DAVID	1813 PRINCE MEADOW DR	COLLEYVILLE, TX
TIMARRON OWNERS ASSN INC	700 WENTWOOD DR	SOUTHLAKE, TX
BAUM, JASON	1809 PRINCE MEADOW DR	COLLEYVILLE, TX
STANFORD, JACKIE W	2208 OAK CIR	FRANKLIN, TN
BERRY, DAVID H	7209 MARANATHA CT	COLLEYVILLE, TX
REGIONAL RAIL ROW CO	PO BOX 660163	DALLAS, TX
TIMARRON OWNERS ASSN INC	700 WENTWOOD DR	SOUTHLAKE, TX
TIMARRON-CASCADES AT TIMARRON	700 WENTWOOD DR	SOUTHLAKE, TX
VILLAS AT CALDWELLS CREEK, THE	P.O. BOX 293	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.69 ACRES, BEING LOT 1, BLOCK 2R, OF THE NYSTEL ADDITION, LOCATED AT 1821 JOHN MCCAIN ROAD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A FOOD PACKAGING AND MANUFACTURING USE FOR THE BUSINESS KNOWN AS BLUE STAR LLC; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for Food Packaging and Manufacturing for the business known as Blue Star, LLC Case No. ZC22-007; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for Food Packaging and Manufacturing on 0.69 acres, being Lot 1, Block 2R, of the Nystel Addition, located at 1821 John McCain Road, for the business known as Blue Star, LLC, as depicted on the attached as Exhibit "A".

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

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

1. GENERAL

- a. The Special Use Permit shall apply to Food Packaging and Manufacturing.
- b. The name of the business authorized for Food Packaging and Manufacturing by this Special Use Permit shall be called "Blue Star, LLC".
- c. The hours of operation are Monday–Friday 8:30 am to 5:30 pm and Saturdays 8:00 am to 12:00 pm.
- d. The Special Use Permit shall automatically expire upon the abandonment of the business, change in use, a change in ownership or upon the expiration or termination of the Certificate of Occupancy.
- e. All requirements of the Land Development Code shall be met, except where amended herein.

Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS 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

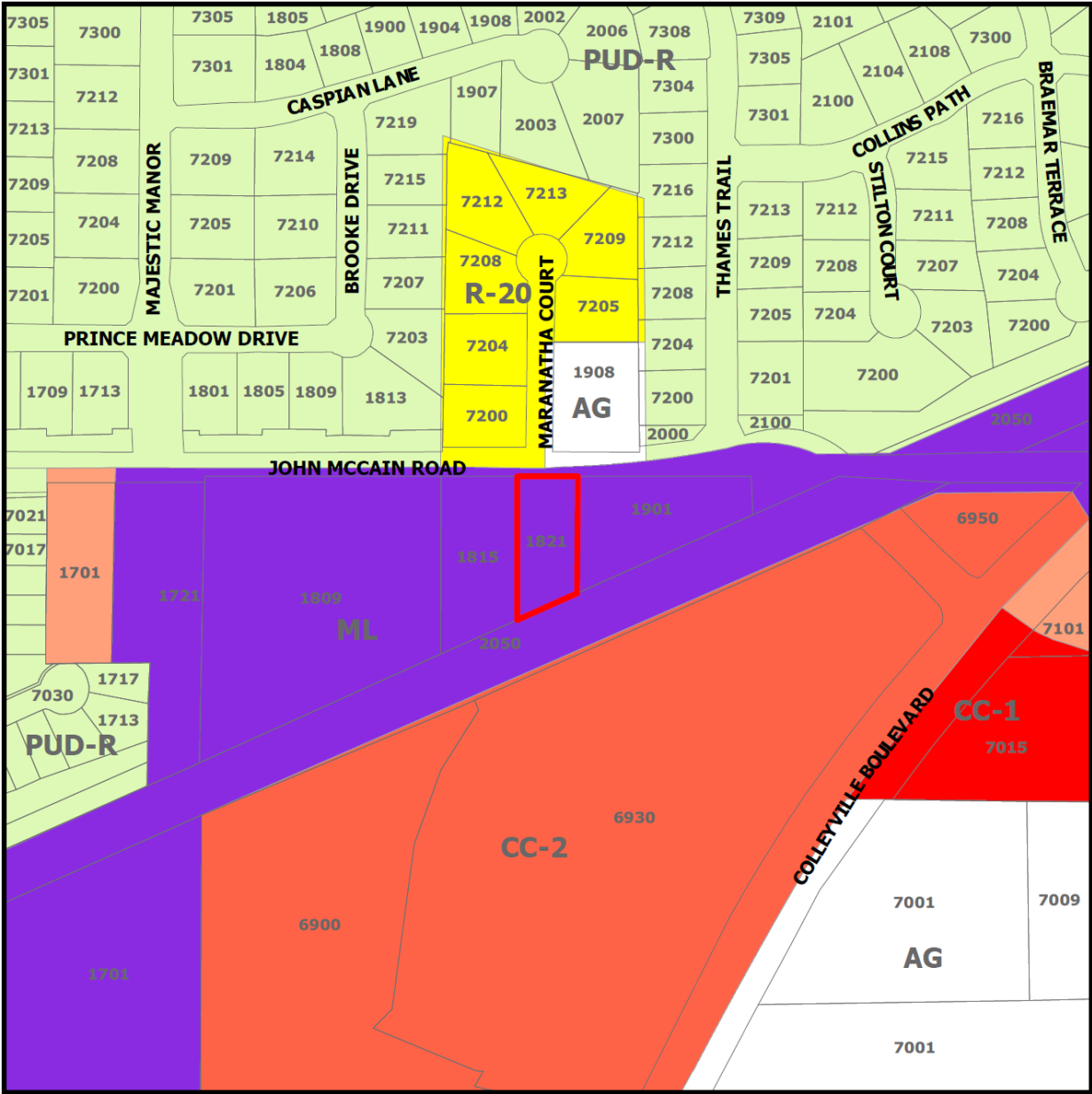
Christine Loven, TRMC
City Secretary

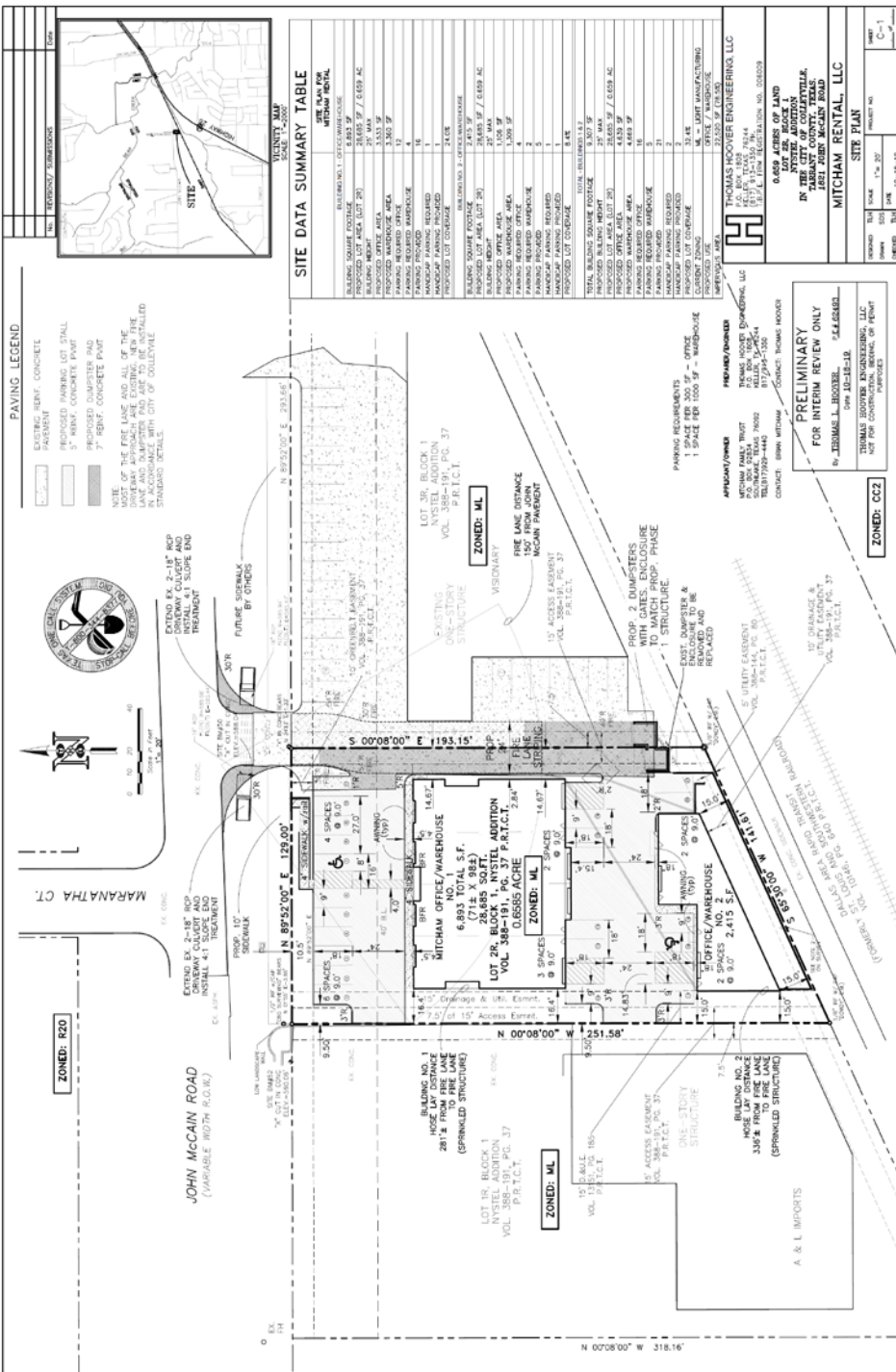
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map







City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2g	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 from R-MF Multi-Family Residential to PUD-R Planned Unit Development – Residential or the Lakewood Estates Subdivision, being approximately 30.67 acres. The purpose of the PUD-R ordinance is to allow for a zoning district consistent with the subdivision as it exists, to include regulations for setbacks, lot coverage, and open space.

Existing Conditions/Background: The subject property consists of 83 lots in an established single-family subdivision.

Proposed Amendment:

Request – The applicant requests to change the zoning from R-MF to a PUD-R Ordinance.

Analysis: The requested rezoning is to allow for the existing Lakewood Estates Subdivision to have a consistent zoning district as it exists. This change would have an impact on the properties in the rare occasions when a property owner wants to add on to their home or if they need to rebuild in the unfortunate circumstance of a total loss from a fire or storm.

Plat Status: The property is platted as Lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, of The Lakewood Estates.

DRC Review: The DRC reviewed the request during their February 21, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north have R-20 Single-Family Residential zoning and have developed with residential structures. The properties to the east have R-20 Single Family Residential zoning and are improved with residential structures. The properties to the west are zoned CC-2 Shopping Center district and PUD-R Planned Unit Development – Residential and are improved with a pre-school, commercial structures, and single-family homes. The property to the south has R-MF Multi-Family residential and is undeveloped.

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

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

Staff Recommendation: Staff recommends approval of this request.

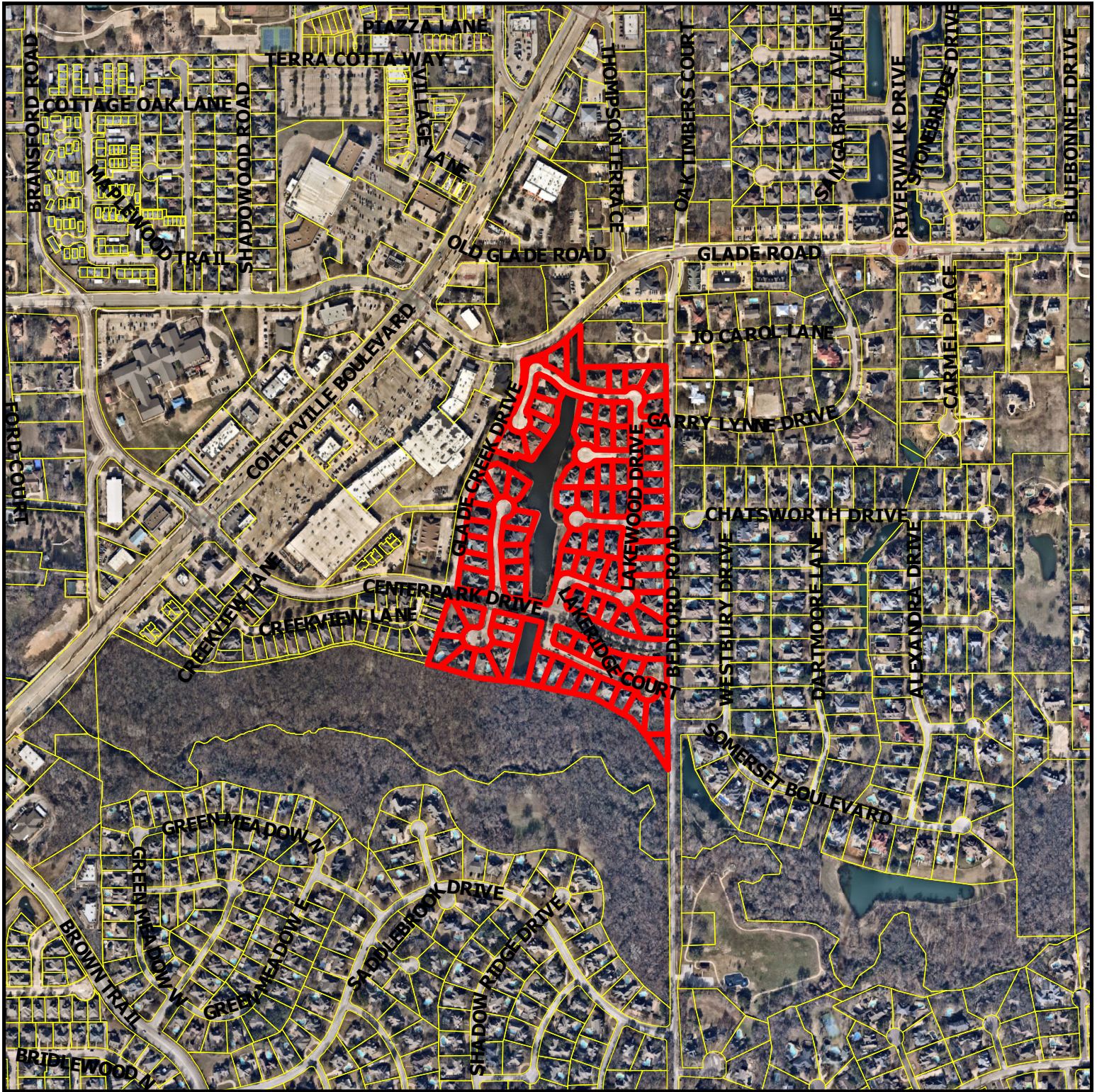
Recommendation

Approve

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. Notification Map
11. Notification Letter
12. Notification List
13. Draft Ordinance

Aerial Map

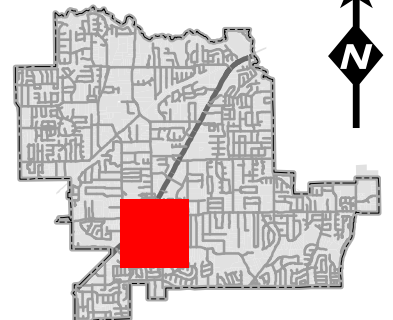


ZC22-008 Lakewood Estates

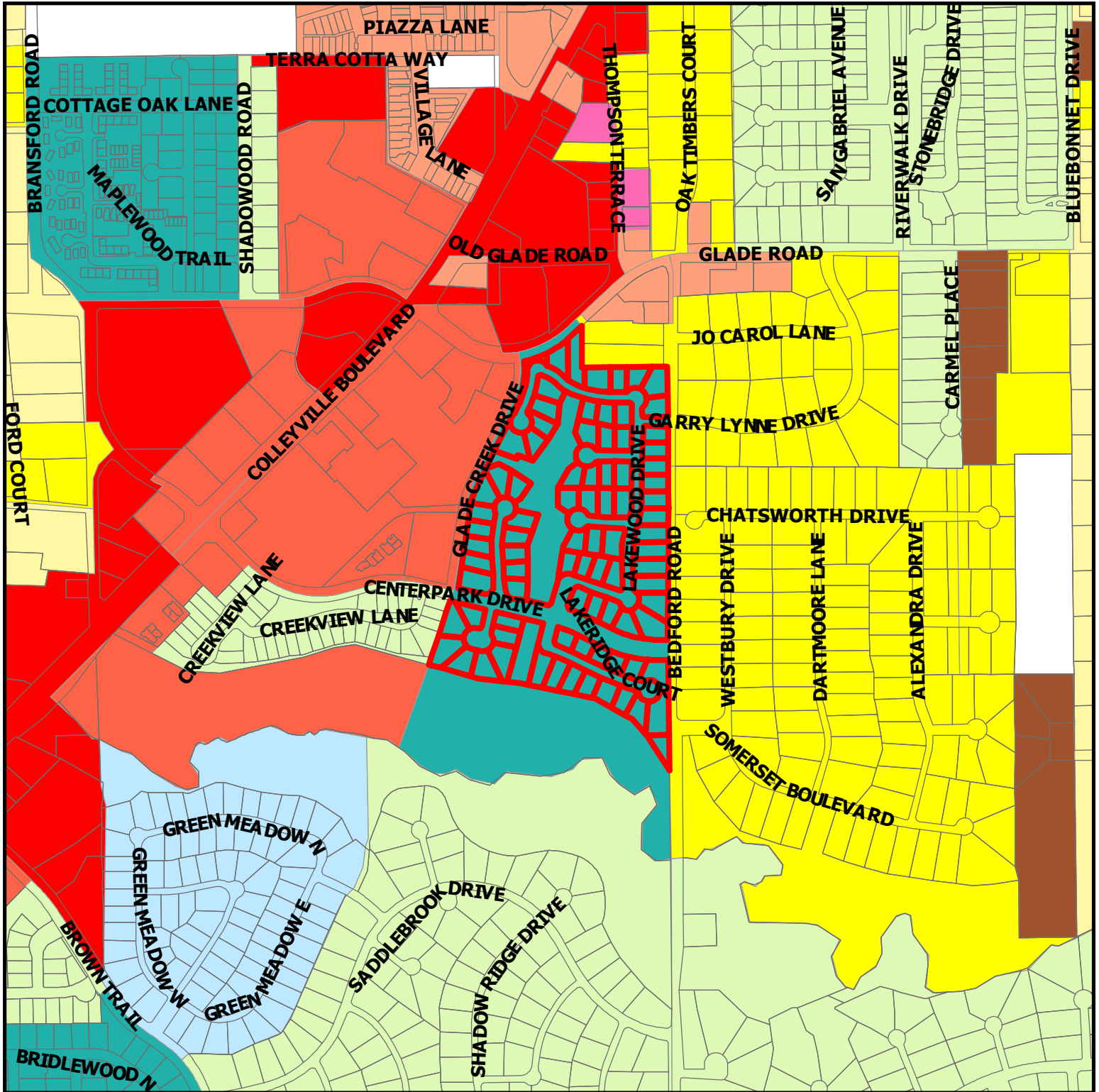
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



Subject Property



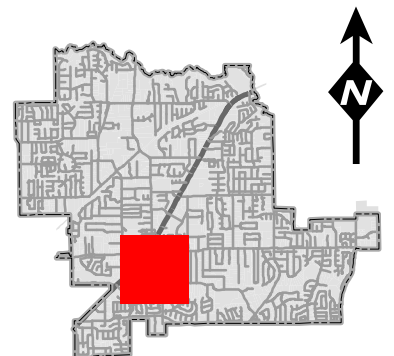
Zoning Map



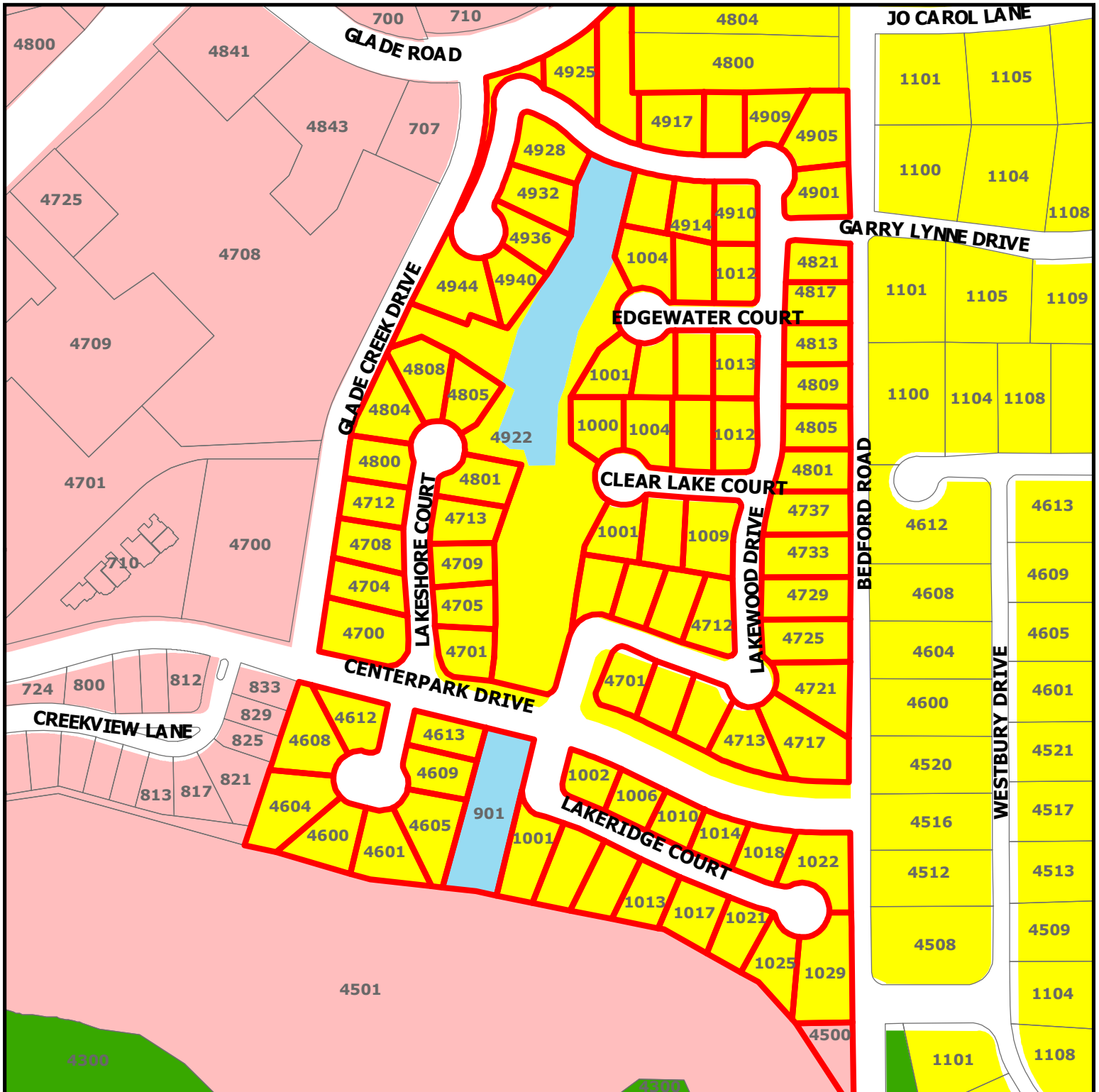
ZC22-008 Lakewood Estates

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 Subject Property



Future Land Use Map



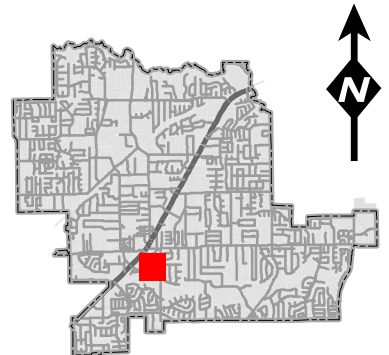
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ZC22-008

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.

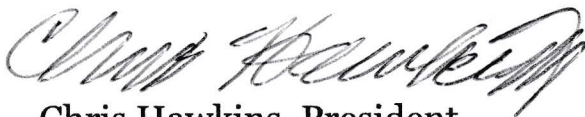
In any case, the subdivision is completely built out as a single family development. All but one lot was built on by 2000. My personal home was the last one, which I built in 2006 and my family and I moved in in June of that year.

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

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:

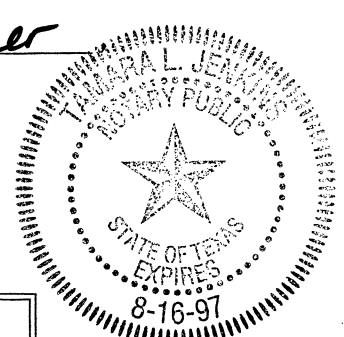
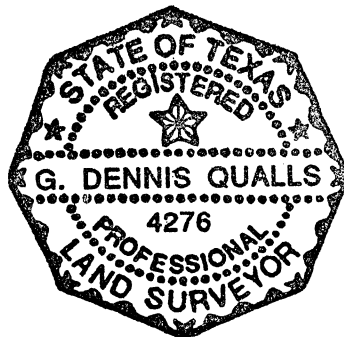
That, I, G. Dennis Qualls of RUST Lichliter/Jameson & Associates,
Inc., a Registered Professional Land Surveyor of the State of
Texas, do hereby declare that I prepared this plat from an actual
and accurate survey of the land and that the corner monuments
shown thereon were properly placed under my personal 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 19,156
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 19,156 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
116, 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

* see replat
CRB-A, Suite 3401/3402
03/10/97

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

CHAIRMAN - LUANN EDWARDS

01/10/94

DATE

01/13/94

DATE

10/13/94

DATE

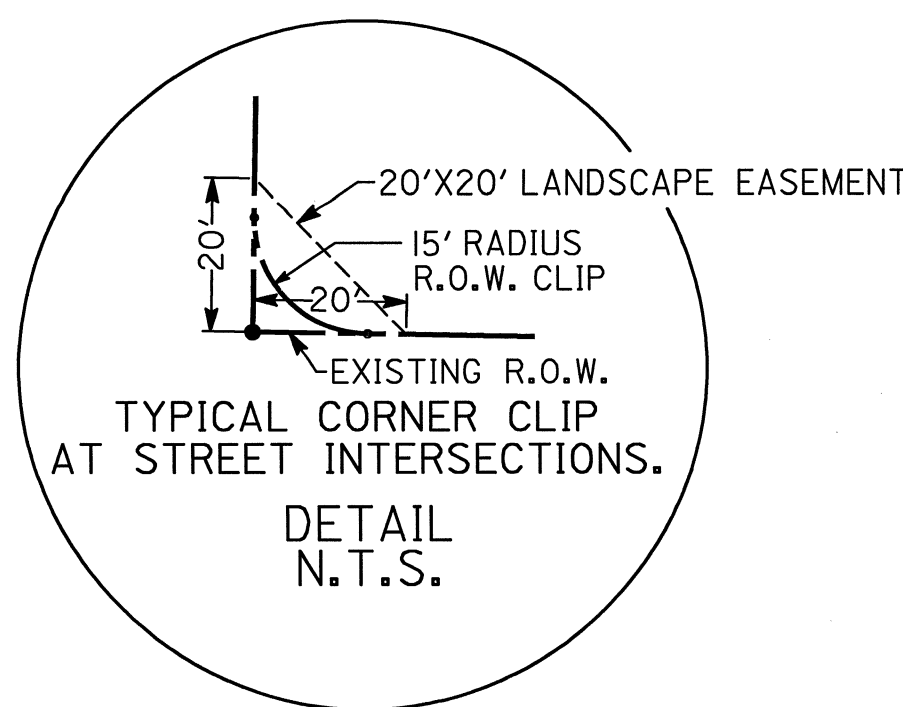
10/18/94

DATE

SECRETARY - JEAN HARRIS

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

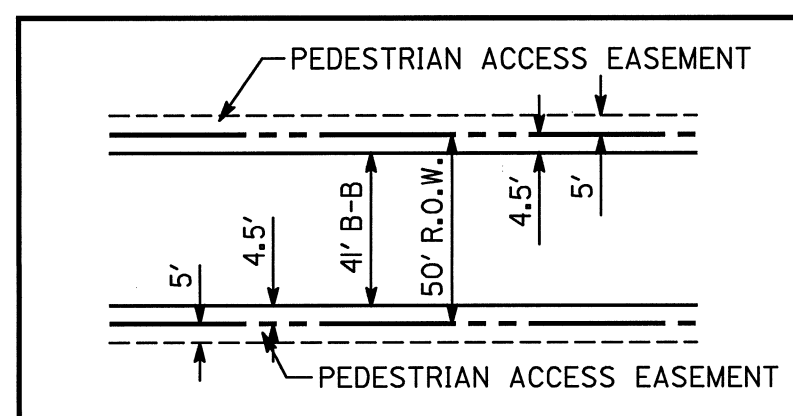
CURVE TABLE							CURVE TABLE							
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING	CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING	
1	435.00	120.39	232.05	234.89	30°56'18"	N-63°30'40"E	64	890.00	55.66	111.08	111.16	111°49'59"	N-57°11'49"E	
2	470.00	107.09	208.82	210.58	29°40'16"	N-69°47'32"W	65	15.00	14.74	21.02	23.30	89°59'00"	N-26°32'02"W	
3	830.00	93.69	186.19	186.99	12°52'49"	N-69°47'32"W	66	560.00	90.32	178.33	179.09	18°19'25"	N-17°27'21"E	
4	375.00	56.28	111.31	111.73	17°04'14"	N-18°04'56"E	67	1146.08	249.55	487.68	491.44	24°34'05"	S-76°44'19"E	
5	425.00	112.62	217.73	220.18	29°41'00"	N-11°46'33"E	68	1500.00	95.34	190.30	190.43	07°16'26"	S-84°58°10"E	
6	495.00	110.60	214.36	216.62	29°31'53"	N-64°42'52"E	69	965.00	37.87	75.69	75.71	04°29'43"	N-71°58°26"E	
7	1021.08	102.35	204.05	204.27	09°10'17"	N-77°05'54"W	70	175.00	25.11	49.72	49.89	12°29'43"	N-09°39°36"E	
8	360.00	45.71	90.70	90.94	14°28'26"	N-06°31'51"E	71	175.00	25.11	49.72	49.89	16°20'00"	N-01°52°36"E	
9	425.00	105.90	205.67	207.79	28°08'10"	N-12°36'55"E	72	225.00	34.50	68.20	68.46	17°26'04"	N-09°03°02"E	
10	15.00	12.31	19.03	20.61	78°43'36"	N-37°58'34"E	73	225.00	26.06	51.77	51.89	13°12'48"	N-02°56°25"E	
11	435.00	113.70	220.02	222.43	29°17'51"	N-62°41'20"E	74	530.00	120.76	235.48	237.46	29°40'16"	N-78°11°15"W	
12	15.00	14.89	21.14	23.45	89°35'00"	S-46°11°08"W	75	770.00	86.92	172.73	173.10	12°52'49"	N-09°39°36"E	
13	1121.08	210.06	412.93	415.31	21°13'31"	N-78°24'36"W	76	15.00	16.14	21.97	24.66	91°11'24"	S-29°08°14"E	
14	12.00	5.06	9.32	9.57	45°41'17"	N-44°57°12"W	77	270.00	9.88	19.74	19.74	04°11'24"	S-15°51°46"W	
15	50.00	580.48	89.63	148.49	170°09°14"	S-72°46°05"W	78	50.00	47.52	68.69	76.00	07°26'15"	S-29°46°34"E	
16	12.00	2.60	5.09	5.12	24°28'11"	S-00°04°26"E	79	815.00	53.63	106.86	106.99	09°58'05"	S-68°20°09"E	
17	535.00	60.25	119.74	119.99	12°51'00"	S-18°35°09"W	80	685.00	25.03	50.02	50.03	04°11'05"	S-65°26°09"E	
18	50.00	•	99.99	157.07	180°00'00"	S-17°26°12"E	81	250.00	21.23	42.31	42.36	09°42'30"	S-72°23°27"E	
19	50.00	74.04	82.87	97.69	111°56'29"	N-17°18°17"E	82	12.00	7.59	12.83	13.53	64°37'00"	S-44°56°11"E	
20	12.00	7.19	12.33	12.95	61°50'36"	N-07°44°38"W	83	50.00	•	60.95	248.62	248.63	S-59°53°1"	N-24°55°25"E
21	585.00	52.28	104.15	104.29	10°12°50"	N-18°04°15"E	84	12.00	4.45	8.35	8.53	40°42'22"	S-82°49°41"W	
22	12.00	14.37	18.42	21.00	100°15°49"	N-63°05°44"E	85	200.00	16.24	32.37	32.40	09°16°56"	N-72°10°40"W	
23	1171.08	165.29	327.34	328.41	16°04°04"	S-74°48°24"E	86	695.00	23.20	46.37	46.38	04°11°05"	N-65°46°42"E	
24	12.00	10.85	16.10	17.64	84°14°04"	S-40°43°24"E	87	665.00	36.91	77.68	77.72	06°45°00"	N-65°46°42"E	
25	12.00	12.00	16.97	18.85	90°00°00"	S-46°23°37"W	88	20.00	17.95	26.72	29.26	28°49°58"	N-68°08°26"E	
26	12.00	6.03	10.78	11.18	53°21°39"	N-61°55°35"W	89	200.00	7.32	14.62	14.63	04°11°24"	N-15°51°45"E	
27	50.00	•	69.68	250.21	286°43°18"	S-01°23°37"W	90	15.00	15.30	21.42	23.86	91°08°19"	N-63°31°51"E	
28	12.00	6.03	10.78	11.18	53°21°39"	N-64°42°47"E	91	770.00	86.92	172.73	173.10	12°52'49"	N-09°39°36"E	
29	12.00	12.00	16.97	18.85	90°00°00"	S-43°36°23"E	92	15.00	15.00	21.21	23.56	90°00°00"	S-44°01°21"E	
30	150.00	21.53	42.62	42.76	16°20°00"	S-09°08°36"E	93	15.00	13.74	20.26	22.25	64°58°00"	N-61°51°46"E	
31	12.00	9.06	14.46	15.52	74°05°01"	S-54°21°06"W	94	25.00	35.36	39.27	90°00°00"	N-71°58°26"E		
32	1475.00	68.91	137.67	137.72	05°20°58"	N-85°05°54"W	95	12.00	16.97	18.85	90°00°00"	S-46°16°04"W		
33	12.00	6.16	10.36	11.38	54°19°44"	N-56°05°33"W	96	50.00	•	100.00	157.08	180°00°00"	S-13°46°04"W	
34	50.00	•	69.68	250.20	286°42°36"	S-07°43°02"W	97	50.00	128.10	93.16	119.87	31°21°28"	N-35°05°20"W	
35	12.00	5.91	10.60	10.98	52°25°40"	N-70°34°34"E	98	12.00	5.26	9.64	9.92	47°21°28"	N-09°54°40"E	
36	1525.00	71.87	143.58	143.63	05°23°47"	S-85°54°29"E	99	25.00	35.36	39.27	90°00°00"	N-58°48°05"E		
37	12.00	15.90	19.16	22.18	105°54°59"	S-35°38°54"E	100	235.00	8.60	17.18	17.19	04°11'24"	N-09°39°36"E	
38	200.00	28.70	56.82	57.01	16°20°00"	S-09°08°36"W	101	640.00	62.74	124.89	125.08	11°11'55"	S-68°57°04"E	
39	12.00	16.95	19.99	22.81	05°23°50"	S-65°40°32"W	102	660.00	24.11	48.20	48.21	04°11°05"	S-65°26°09"E	
40	990.00	31.42	62.81	62.82	03°38°09"	N-71°26°38"W	103	225.00	18.27	36.41	36.45	09°16°56"	S-72°10°40"W	
41	50.00	46.95	69.95	77.48	88°46°50"	S-62°20°53"W	104	770.00	86.92	172.73	173.10	12°52°49"	S-69°47°32"E	
42	15.00	13.91	20.40	22.43	85°39°42"	S-60°47°19"W	105	830.00	120.76	235.48	237.46	29°40'16"	N-78°11°15"E	
43	25.00	25.00	35.36	39.27	90°00°00"	N-31°13°56"W	106	12.00	16.97	18.85	90°00°00"	S-72°23°27"E		
44	250.00	38.33	75.78	75.78	17°26°04"	N-05°03°02"E	107	12.00	16.97	18.85	90°00°00"	N-78°11°15"E		
45	200.00	23.16	46.02	46.12	15°12°49"	N-02°56°25"E	108	12.00	4.45	8.35	8.53	40°42°21"	N-21°44°50"E	
46	12.00	6.24	13.58	14.44	68°59°29"	N-44°00°35"E	109	50.00	665.94	99.72	149.59	171°24°24"	N-43°36°23"E	
47	50.00	•	62.65	246.46	282°25°03"	N-62°44°12"W	110	12.00	4.45	8.35	8.53	40°42°22"	N-01°52°26"W	
48	12.00	3.61	6.92	7.01	33°29°32"	S-07°11°59"E	111	800.00	106.97	209.21	210.77	24°34°05"	N-78°11°15"E	
49	250.00	28.96	57.53	57.65	13°12°49"	S-02°56°25"W	112	12.00	4.95	9.15	9.39	44°50°19"	N-42°02°05"E	
50	200.00	30.67	60.82	60.86	17°26°04"	S-05°03°02"E	113	50.00	783.09	99.80	150.70	172°41°35"	S-74°02°16"E	
51	25.00	25.06	35.40	39.33	90°07°57"	S-58°50°02"W	114	535.00	57.74	114.81	115.03	12°19°08"	S-18°19°13"W	
52	15.00	13.93	20.42	22.46	85°46°44"	N-33°20°33"W	115	12.00	4.65	8.66	8.86	42°19°31"	S-45°38°33"W	
53	25.00	25.69	35.83	39.95	91°33°55"	N-63°34°26"E	116	50.00	•	60.55	243.12	289°18°15"	S-75°95°49"E	
54	940.00	6.98	13.96	13.96	00°51°04"	S-20°03°05"E	117	985.00	51.79	103.18	103.31	10°07°08"	N-18°07°08"E	
55	12.00	6.03	10.78	11.18	53°21°39"	N-64°42°47"E	118	12.00	14.95	18.72	21.02	24°34°05"	N-78°11°15"E	
56	11708.00	24.46	52.92	53.67	188°60°58"	N-55°40°31"E	119	550.00	117.61	231.23	231.84	24°09°07"	S-76°31°49"E	
57	12.00	6.03	10.78	11.18	53°21°39"	N-25°42°13"W	120	15.00	13.94	20.42	22.46	85°46°36"	S-60°51°46"W	
58	150.00	21.53	42.62	42.76	16°20°00"	N-09°08°36"E	121	12.00	12.00	16.97	18.85	90°00°00"	N-46°23°38"E	
59	200.00	28.70	56.82	57.01	16°20°00"	N-09°08°36"E	122	12.00	16.97	18.85	90°00°00"	S-43°36°23"E		
60	12.00	12.46	17.29	19.30	92°10°22"	N-47°28°48"E	123	15.00	14.74	21.02	23.30	89°59°00"	N-26°32°02"E	
61	11708.00	24.46	52.92	53.67	188°60°58"	N-55°40°31"E	124	550.00	117.61	231.23	231.84	24°09°07"	S-76°31°49"E	
62	15.00	13.91	20.42	22.46	85°46°44"	N-33°20°33"W	125	525.00	112.32	216.92	221.60	24°34°05"	N-78°11°15"E	
63	15.00	15.00	21.21	23.56	90°00°00"	S-45°48°53"W								



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.

10. 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.

11. 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'

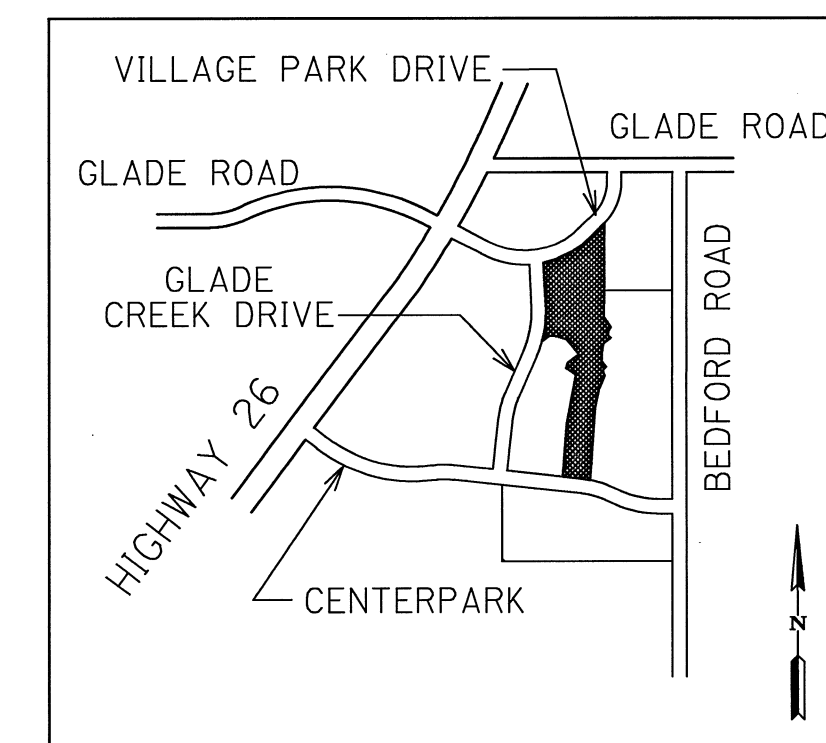
B.M. #2 - 1" CUT ON BOX CULVERT ON THE NORTH SIDE OF GLADE ROAD 400' WEST +/- OF THE INTERSECTION OF GLADE ROAD AND S.H. 26. ELEV.- 596.93'

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	8.06	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.

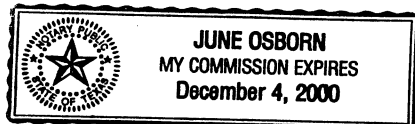
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION

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.



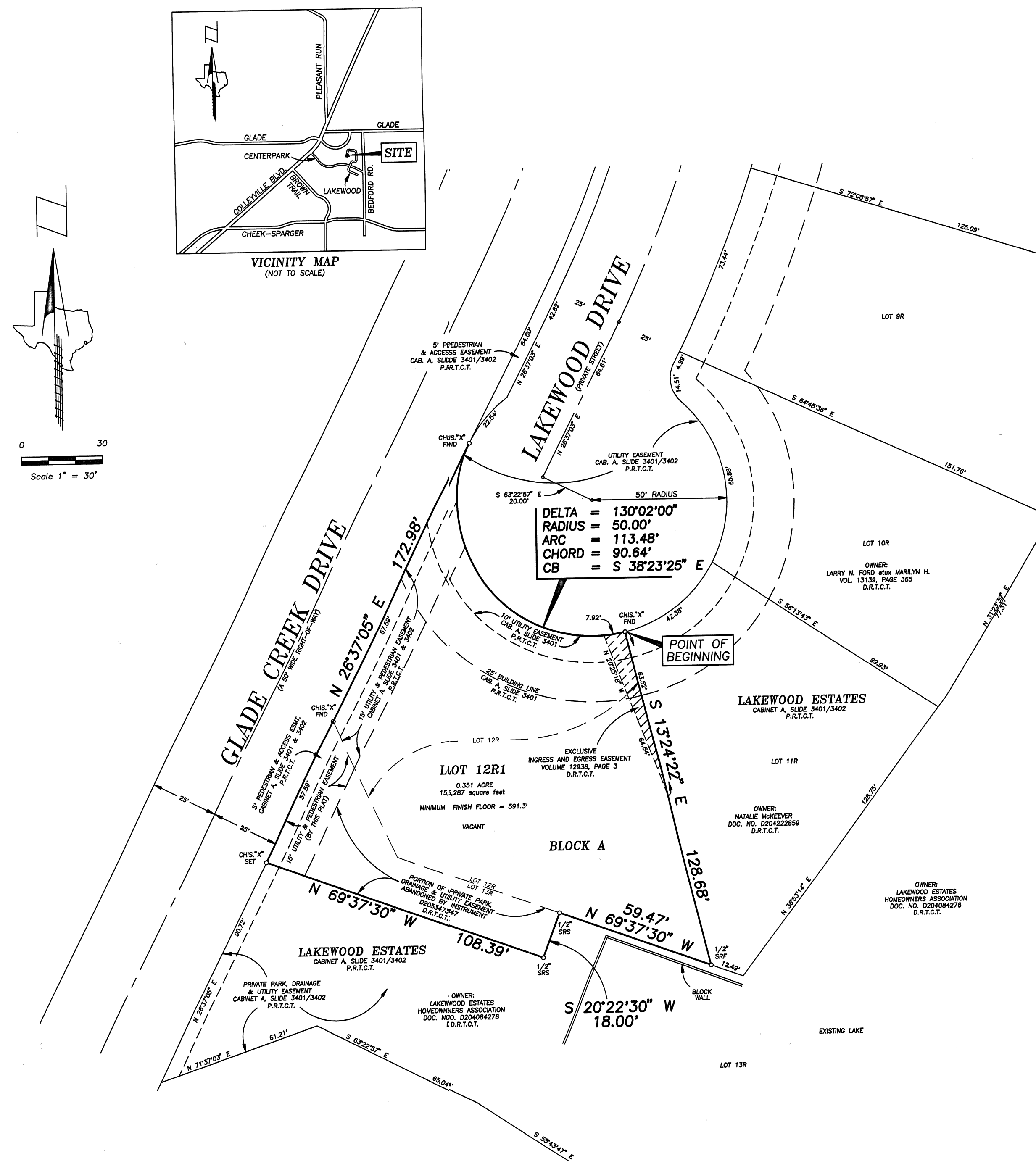
BEFORE ME, the undersigned authority on this day personally appeared Brian C. Wright, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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*



This plat filed in Cabinet b, Slide #3079, Date: 1/13/06

STATE OF TEXAS
COUNTY OF TARRANT

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th
DAY OF Jan. 2006.

12-2-07
My commission expires

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

Michael Dale Linke
Michael Dale Linke
Registered Professional Land Surveyor No. 4508

NOTES:

2) Lakewood Drive as shown hereon is a private street, maintained by the Home Owners Association. The City of Colleyville is not responsible for the maintenance and upkeep of any portion thereof.

4) Set Back Requirements:

- (a) 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.
- (b) For residential walls with openings facing another Lot in the subdivision.
- (c) For Lots adjacent to an existing subdivision, perimeter street or existing home site.

5) The purpose of this plat is to incorporate a 0.640 acre portion of the adjacent private park, drainage and utility easement into Lot 12R, Block A of Lakewood Estates.

AMENDED PLAT
LOT 12R1, BLOCK A
LAKEWOOD ESTATES

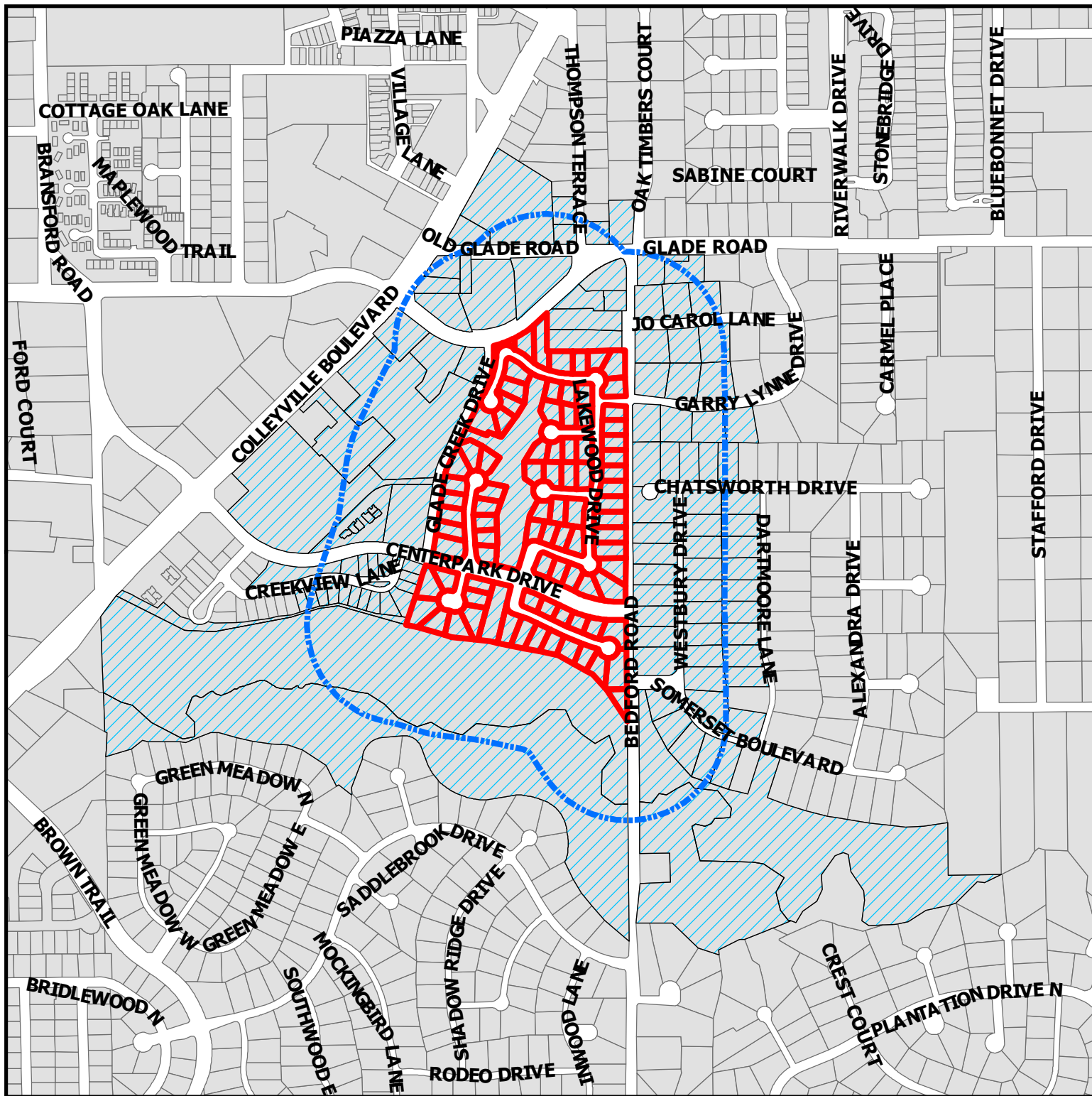
1 LOT-RESIDENTIAL
0.351 ACRE
ZONED "R-MF"

OWNER/DEVELOPER:

PRISM SURVEYS, INC.

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

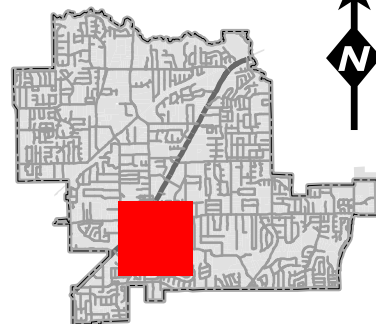
Notification Map



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
-  500ft Buffer
-  Properties within 500ft





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-MF Multi-Family Residential district to the PUD-R Planned Unit Development-Residential district. The request is to rezone the subdivision to allow for a zoning district consistent with the subdivision as it exists, to include regulations for setbacks, lot coverage, and open space.

Zoning Case: ZC22-008

Applicant: HOA Lakewood Estates

Owner: HOA Lakewood Estates

Location: 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

Property Description: Lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, Lakewood Estates

Present Zoning: R-MF Multi-Family Residential

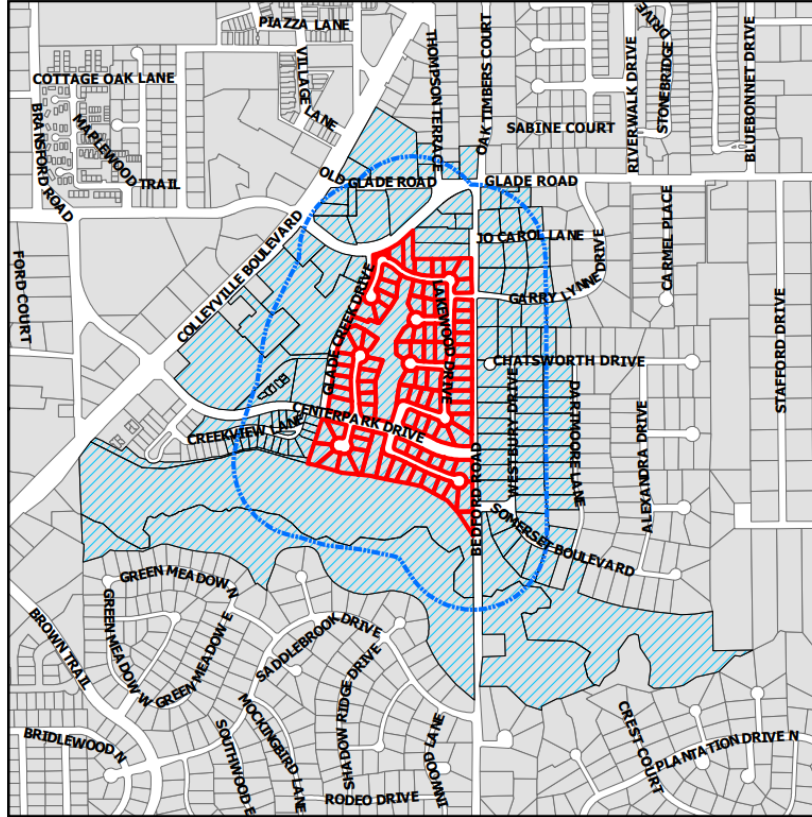
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

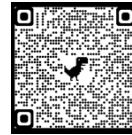
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
HILL, JUDY	808 CREEKVIEW LN	COLLEYVILLE, TX
HOA - LAKEWOOD ESTATES	6707 BRENTWOOD STR RD	FORT WORTH, TX
THOMAS BARRY AND ELAINE FAMILY	800 CREEKVIEW LN	COLLEYVILLE, TX
GEARY, DANIEL B	4601 CLEARWATER CT	COLLEYVILLE, TX
WILSON, EDWIN E	817 CREEKVIEW LN	COLLEYVILLE, TX
MASON, JOHN	4516 DARTMOORE LN	COLLEYVILLE, TX
MILLER, ANGELA	1010 LAKERIDGE CT	COLLEYVILLE, TX
RAMOVIE, ELVIS	4516 WESTBURY DR	COLLEYVILLE, TX
POSLICK, MARTIN A	4932 LAKEWOOD DR	COLLEYVILLE, TX
GLADE RD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX
CRUMPLER, JOHN K	725 CREEKVIEW LN	COLLEYVILLE, TX
DONATO, MARIO	4612 CLEARWATER CT	COLLEYVILLE, TX
MILLER, MATTHEW	4604 CLEARWATER CT	COLLEYVILLE, TX
WALKER, ELISABETH	825 CREEKVIEW LN	COLLEYVILLE, TX
SAMUEL, JAYARAJAN	4613 WESTBURY DR	COLLEYVILLE, TX
FERNEY, DAVID	4520 DARTMOORE LN	COLLEYVILLE, TX
O'BRIEN, PETE	609 CHEEK SPARGER RD STE 120	COLLEYVILLE, TX
HARRIS, JOHN	4808 LAKESHORE CT	COLLEYVILLE, TX
FERGUSON, JAMES C	1006 LAKERIDGE CT	COLLEYVILLE, TX
MILLER, ROBERT T	4600 CLEARWATER CT	COLLEYVILLE, TX
AIKENS, THOMAS R	4500 DARTMOORE LN	COLLEYVILLE, TX
PATEL, MANISH	4600 WESTBURY DR	COLLEYVILLE, TX
LAMBDEN, RICHARD	4513 WESTBURY DR	COLLEYVILLE, TX
THE RUPE FAMILY TRUST	4901 LAKEWOOD DR	COLLEYVILLE, TX
TALKINGTON, MARY ALICE	4708 LAKESHORE CT	COLLEYVILLE, TX
LORENZEN, MIKE	1105 JO CAROL ST	COLLEYVILLE, TX
ISAAC, ANGIE	4609 CLEARWATER CT	COLLEYVILLE, TX
SMALL, MARVIN B	4613 CLEARWATER CT	COLLEYVILLE, TX
MORGAN, MARK	4704 LAKESORE CT	COLLEYVILLE, TX
STITTS, ANDREA A	4713 LAKESHORE CT	COLLEYVILLE, TX
GLADE ROAD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX
GANDHI, KANTI	4612 DARTMOORE LN	COLLEYVILLE, TX
ESPINOSA, ROBERTO	801 CREEKVIEW LN	COLLEYVILLE, TX
HOA OF CAMBRIDGE PLACE INC	3500 MAPLE AVE STE 1165	DALLAS, TX
FOX TRAIL TRUST	4512 WESTBURY DR	COLLEYVILLE, TX
UNELL, DEONNA	4940 LAKEWOOD DR	COLLEYVILLE, TX
MILLER, HARRY M	4805 LAKESHORE CT	COLLEYVILLE, TX
Y2KITCHEN PROPERTIES LLC	4500 DARTMOORE LN	COLLEYVILLE, TX
FATIMA, SANIA	4801 LAKESHORE CT	COLLEYVILLE, TX
PITTMAN, BOBBY G	4913 LAKEWOOD DR	COLLEYVILLE, TX
ELROD, RYAN	4705 LAKESHORE CT	COLLEYVILLE, TX
RAPHAEL LEASING LLC	PO BOX 820895	N. RICHLAND HILLS, TX
SIDDIQUE, AARON	4709 LAKESHORE CT	COLLEYVILLE, TX
INDUKURI, RAJU	4616 DARTMOORE LN	COLLEYVILLE, TX
HAAKE, JACK	4609 WESTBURY DR	COLLEYVILLE, TX
SCHULTE, JAMES	1109 SOMERSET BLVD	COLLEYVILLE, TX
STAID, STEPHEN A	1113 SOMERSET BLVD	COLLEYVILLE, TX
OTT, JEFFREY	4605 WESTBURY DR	COLLEYVILLE, TX
HOLLOWAY, CHRISTOPHER	1001 LAKERIDGE CT	COLLEYVILLE, TX
SHERMAN JOHN & PAMELA WOOD TRU	1014 LAKERIDGE CT	COLLEYVILLE, TX
RICE, MOLLY	1109 JO CAROL ST	COLLEYVILLE, TX
GEARY, JAMES	4800 LAKESHORE CT	COLLEYVILLE, TX
CANNON, CAREY W	1104 GARRY LYNNE DR	COLLEYVILLE, TX

AVIA PROPERTIES LLC	714 CENTERPARK DR STE 140	COLLEYVILLE, TX
DICKSON, JASON K	1117 SOMERSET BLVD	COLLEYVILLE, TX
WOLLIN, RICHARD A	4600 DARTMOORE LN	COLLEYVILLE, TX
HAFTER, LANCE E	4608 WESTBURY DR	COLLEYVILLE, TX
BONEY, TRAVIS	4925 LAKEWOOD DR	COLLEYVILLE, TX
JOHNSTON, AMANDA LOUISE	1100 GARRY LYNNE DR	COLLEYVILLE, TX
KOLLE, ANGELLE	804 CREEKVIEW LN	COLLEYVILLE, TX
RAY, BEVERLY C	4206 CHRISMAC WAY	COLLEYVILLE, TX
HENDRICKSON, HOLLEY	1804 GLENBROOK CT	BEDFORD, TX
SPANN, CAROLYN K	1017 LAKERIDGE CT	COLLEYVILLE, TX
NAMY, STEVE	4520 WESTBURY DR	COLLEYVILLE, TX
HERNANDEZ, JENNIFER	1104 SOMERSET BLVD	COLLEYVILLE, TX
COCANOUGH ASSET NO 3 LTD	6851 NE LOOP 820 STE 200	N. RICHLAND HILLS, TX
OWEN, GEOFFREY R	809 CREEKVIEW LN	COLLEYVILLE, TX
BROWN, DAVID E	4509 WESTBURY DR	COLLEYVILLE, TX
VEERA, SUCHITRA	4512 DARTMOORE LN	COLLEYVILLE, TX
NAIL, JAMES R	4608 DARTMOORE LN	COLLEYVILLE, TX
O'ROURKE PATRICK AND MICHELLE	4508 DARTMOORE LN	COLLEYVILLE, TX
MCGOVERN FAMILY TRUST	1018 LAKERIDGE CT	COLLEYVILLE, TX
NEEL, STEVEN J	4700 LAKESHORE CT	COLLEYVILLE, TX
Y2KITCHEN PROPERTIES LLC	5003 COLLEYVILLE BLVD	COLLEYVILLE, TX
ACROPOLIS INC	15233 VENTURA BLVD SUITE 1160	SHERMAN OAKS, CA
EVANS, ROBERT	1002 LAKERIDGE CT	COLLEYVILLE, TX
CHO, AARON	2877 NOTTINGHAM DR	ROANOKE, TX
ESCOBAR, ROSA	4804 BEDFORD RD	COLLEYVILLE, TX
WAYNE, ANDREW	1009 LAKERIDGE CT	COLLEYVILLE, TX
LI, WEN	729 CREEKVIEW LN	COLLEYVILLE, TX
BENNETT, JAMES	4917 LAKEWOOD DR	COLLEYVILLE, TX
THOMPSON, JOHN E	5017 MONTCLAIR DR	COLLEYVILLE, TX
MORSE FAMILY TRUST	821 CREEKVIEW LN	COLLEYVILLE, TX
ZINGER, CHARLES	833 CREEKVIEW LN	COLLEYVILLE, TX
NOBLIT, DON	PO BOX 820895	FORT WORTH, TX
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX
PAINE, DANIEL	4712 LAKESHORE CT	COLLEYVILLE, TX
VARIN, ADRIAN	4909 LAKEWOOD DR	COLLEYVILLE, TX
DELGADO, MARK ETAL	5000 THOMPSON TERR	COLLEYVILLE, TX
TAYLOR, STEPHANIE	4604 WESTBURY DR	COLLEYVILLE, TX
CULVER, DAVID K	813 CREEKVIEW LN	COLLEYVILLE, TX
KING, JEFFREY	1005 LAKERIDGE CT	COLLEYVILLE, TX
DUTTON DAVID AND CAROL LIVING	12909 ANDUIN AVE	OKLAHOMA CITY, OK
BREWER, THOMAS	1105 SOMERSET BLVD	COLLEYVILLE, TX
TEAGUE DANIEL AND MARY FAMILY	733 CREEKVIEW LN	COLLEYVILLE, TX
MCCORD, STEVEN A	4601 WESTBURY DR	COLLEYVILLE, TX
HOA - LAKEWOOD ESTATES	12700 PARK CTRL DR STE 600	DALLAS, TX
SEHAT, MAJID	4800 BEDFORD RD	COLLEYVILLE, TX
REYES, STEVE	4905 LAKEWOOD DR	COLLEYVILLE, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
ROQUE, ANA	4804 LAKESHORE CT	COLLEYVILLE, TX
MORGAN, ROBERT S	1021 LAKERIDGE CT	COLLEYVILLE, TX
MILLER, JAY S	1025 LAKERIDGE CT	COLLEYVILLE, TX
FRENCH, DIRON T	4612 WESTBURY DR	COLLEYVILLE, TX
HOA OF CAMBRIDGE PLACE INC	3500 MAPLE AVE STE 1165	DALLAS, TX
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
BOWDEN, WILLIAM	4928 LAKEWOOD DR	COLLEYVILLE, TX

STOVALL, JIMMY	4713 LAKEWOOD DR	COLLEYVILLE, TX
DAVIS, ADRIAN	4729 LAKEWOOD DR	COLLEYVILLE, TX
RIZKALLA, SHERIF	4733 LAKEWOOD DR	COLLEYVILLE, TX
SCOTT, ANN	4801 LAKEWOOD DR	COLLEYVILLE, TX
WYNN, CHAD	4725 LAKEWOOD DR	COLLEYVILLE, TX
WISEMAN, KATHLEEN	4704 LAKEWOOD DR	COLLEYVILLE, TX
SAVAGE, JONATHAN G	4805 LAKEWOOD DR	COLLEYVILLE, TX
HENDRICKS, CHAS	4918 LAKEWOOD DR	COLLEYVILLE, TX
SUGAR MADELINE C FAMILY TRUST	4712 LAKEWOOD DR	COLLEYVILLE, TX
MCMAHON, DANIEL J	1008 EDGEWATER CT	COLLEYVILLE, TX
YOUNG, ALAN	1000 CLEAR LAKE CT	COLLEYVILLE, TX
THE CHD 2016 IRREVOCABLE TRUST	1050 CONNECTICUT AVE STE 1100	WASHINGTON, DC
CULLEY REVOCABLE TRUST	4737 LAKEWOOD DR	COLLEYVILLE, TX
ZACHARY, LARRY J	1013 EDGEWATER CT	COLLEYVILLE, TX
WALTERS CHARLOTTE M FAMILY TRU	4708 LAKEWOOD DR	COLLEYVILLE, TX
YOUNGER, WANDA LEORA	4817 LAKEWOOD DR	COLLEYVILLE, TX
BLUM, JENNIFER	4914 LAKEWOOD DR	COLLEYVILLE, TX
KAREGEANNES, HARRY G	1004 EDGEWATER CT	COLLEYVILLE, TX
SALEMIZADEH, A	1005 EDGEWATER CT	COLLEYVILLE, TX
DIORENZO, ANTHONY	1112 CHATSWORTH DR	COLLEYVILLE, TX
VIERKANT, JENNIFER	1113 GARRY LYNNE DR	COLLEYVILLE, TX
SCHMIDT, THOMAS H	1100 CHATSWORTH CT W	COLLEYVILLE, TX
WADE, CARL	1108 CHATSWORTH CT W	COLLEYVILLE, TX
LEVI, DWIGHT CARL	1105 GARRY LYNNE DR	COLLEYVILLE, TX
SCHULTHEIS, TERI L	1109 GARRY LYNNE DR	COLLEYVILLE, TX
BELL, DAVID	1116 CHATSWORTH DR	COLLEYVILLE, TX
BARTON, LUCAS	1104 CHATSWORTH CT W	COLLEYVILLE, TX
CHERESO, ANTHONY J	1101 GARRY LYNNE DR	COLLEYVILLE, TX
PETERSON, BARBARA LISA	1104 JO CAROL ST	COLLEYVILLE, TX
WALKER, RION	1108 JO CAROL ST	COLLEYVILLE, TX
A&H FT WORTH INVESTMENTS LLC	PO BOX 2082	COLLEYVILLE, TX
ADVENIAT REGNUM TUUM, LLC.	1105 GLADE RD STE 100	COLLEYVILLE, TX
VELNOSKY, CHELSIE	1100 JO CAROL ST	COLLEYVILLE, TX
TARA PLANTATION ADDITION	P.O. Box 565	COLLEYVILLE, TX
LAKEWOOD ESTATES	213 MILL CROSSING WEST	COLLEYVILLE, TX
SADDLEBROOK ADDITION	P.O. BOX 382	COLLEYVILLE, TX
RIVERWALK AT COLLEYVILLE	P.O. BOX 1031	COLLEYVILLE, TX
LAKES OF SOMERSET	1104 CHATSWORTH COURT WEST	COLLEYVILLE, TX
CAMBRIDGE PLACE - COLLEYVILLE	821 CREEKVIEW LANE	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 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-R 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 |
| 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

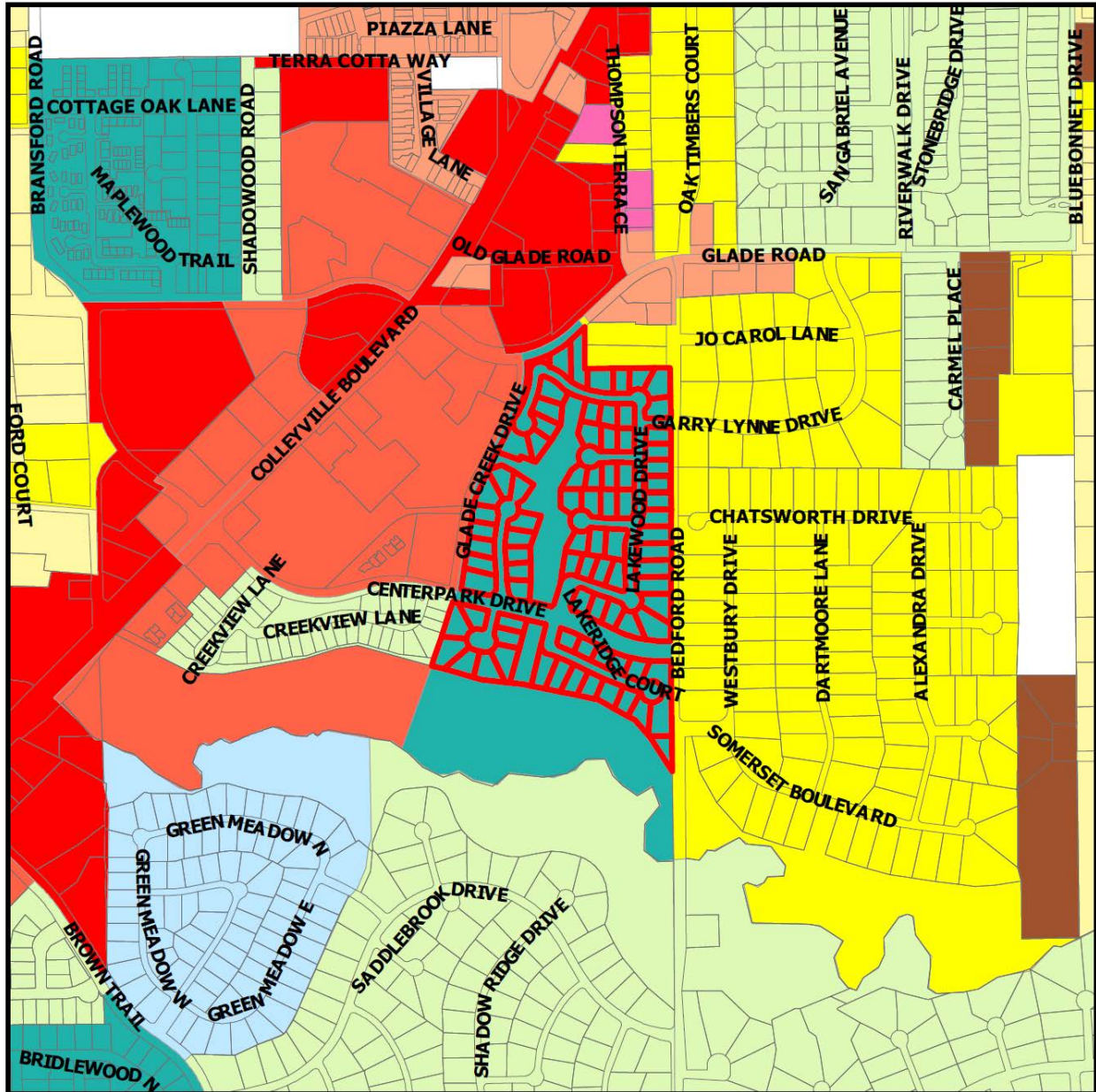
Christine Loven, TRMC
City Secretary

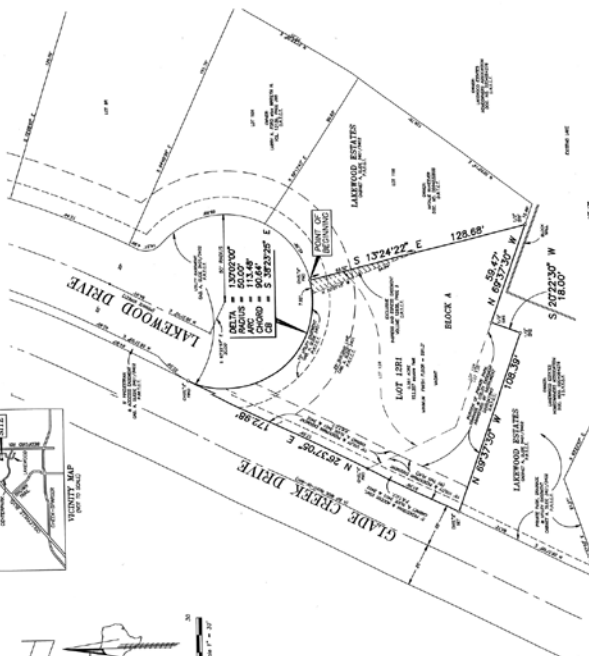
Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map





SECTION 17, T.10N., R.10E., S.10E., CO. 10, TEXAS

BEFORE ME, the undersigned authority, on this 11th day of May, 2005, personally appeared **DAVID L. BROWN**, 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.

My commission expires 11/11/06.

David L. Brown
Notary Public in and for the State of Texas

STAFF APPROVAL AUTHORITY

David L. Brown
Notary Public in and for the State of Texas

AMENDED PLAT
LOT 1281, BLOCK A
LAKEWOOD ESTATES

BEING LOT 1281 AND A PORTION OF LOT 1282
IN BLOCK A OF LAKEWOOD ADDITION AN ADDITION
TO THE CITY OF DALLAS, TEXAS, AS SHOWN ON
RECORDS IN COUNTY AT SLIDE 3401
OF THE PLAT BECOMES OF TARRANT
COUNTY, TEXAS SITUATED IN THE T.W. POULSON
SURTET ABSTRACT NO. 1406.

1 LOT-RESIDENTIAL
0.351 ACRES
ZONED R-40F

PREPARED: OCTOBER 20, 2005

SERVITOR:
PRISM SURVEYS, INC.
2500 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75204
TEL: 214-343-1111
FAX: 214-343-1112

THIS PLAT FILED IN COUNTY D... DATE 10/20/05 BY 106106



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2h	Agenda Date 3/21/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC22-010

Explanation

Eugene Kovach, the applicant, has submitted a request for a Special Use Permit (SUP) for a fence to encroach into the required street side yard setback on Lot 6, Block 9, of the Woodbriar Estates Addition, being approximately 0.382 acres, and zoned R-15 Single Family Residential district. The purpose is to allow an 8-foot wood fence to encroach into the street side yard setback located on the property line.

Existing Conditions/Background: The subject property, 412 Briarcliff Court, has R-15 zoning and is located on the northwest corner of Briarcliff Court and Oakbriar Lane. The subject property has an existing single family home. The request is for an 8-foot wood fence to encroach into the street side yard setback located on the property line.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a 8 foot existing wooden fence to be located on the property line. It is located within the corner street side yard setback. The proposed fence is approximately 10 feet from the curb for Oakbriar Lane.

Ordinance – Section 3.26 Fences, Free Standing Walls, and Screening Materials Regulations of the Land Development Code establishes the maximum size and location of fencing to be permitted by staff on a residential lot:

E. Fence and Free-Standing Wall Setback Requirement:

2. Corner Side Yards: Except where allowed elsewhere in this chapter, no fence or free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

Regulation "2" above applies in this case requiring that no fence be allowed to extend into the street side yard, which is 30 feet per the R-15 zoning. The applicant proposes

to have an 8-foot wood fence to encroach into the street side yard setback located on the property line. The Land Development Code provides the opportunity to request an SUP to modify from the requirements:

Special Use Permit Provision: Any request for a building permit for a fence/wall which does not meet the criteria in this Section shall only be authorized after approval of a Special Use Permit by the City Council using the procedures contained elsewhere in this Land Development Code.

Analysis: Any request for a residential fence which differs from the Land Development Code shall only be authorized after approval of a Special Use Permit by the City Council. The applicant is proposing the 8-foot wood fence to be on the property line because it encloses the pool. The applicant previously requested a pergola to encroach into the required street side yard setback and the pergola request is scheduled with the City Council.

Plat Status: The property is platted as Lot 6, Block 9 in the Woodbriar Estates Addition.

DRC Review: Case ZC22-010 has been scheduled with the Planning and Zoning Commission on March 21st and City Council on April 5th and 19th.

Drainage: NA

Surrounding Development: The properties to the north, south, east, and west are zoned R-15 Single Family Residential and contain single-family residential development.

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

Staff Recommendation: Staff recommends denial of the fence due to technical non-compliance with the Land Development Code. The Land Development Code allows for fences, which do not meet the Land Development Code criteria to seek an SUP.

Recommendation

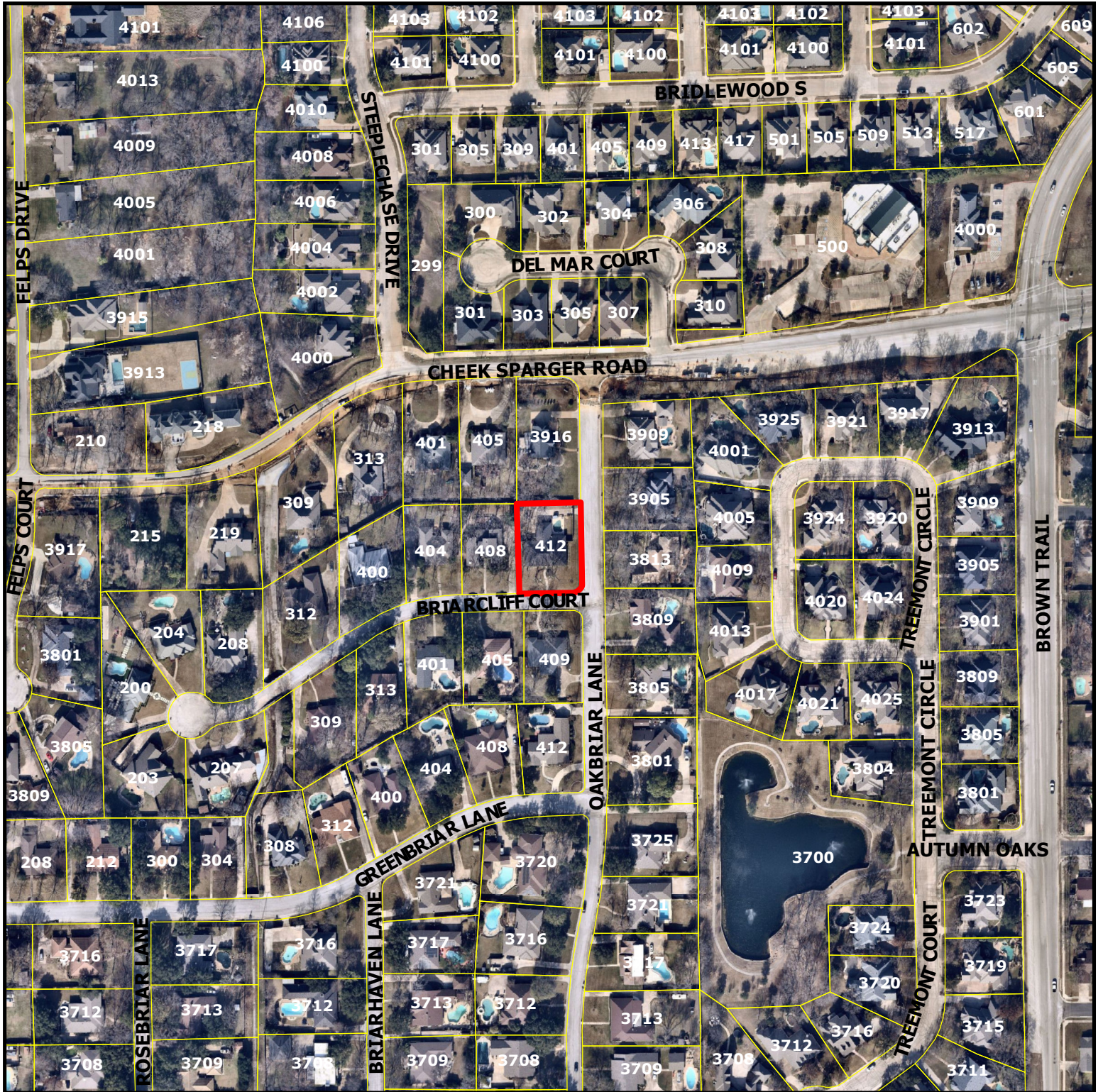
Denial

Attachments

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

4. Statement of Planning Objectives
5. Plat
6. Site Plan
7. Fence Aerial View
8. Fence Street View
9. Notification Map
10. Notification Letter
11. Notification List
12. Draft Ordinance

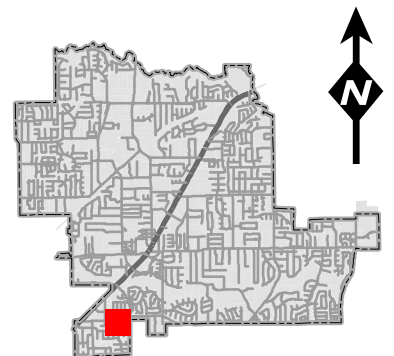
Aerial Map



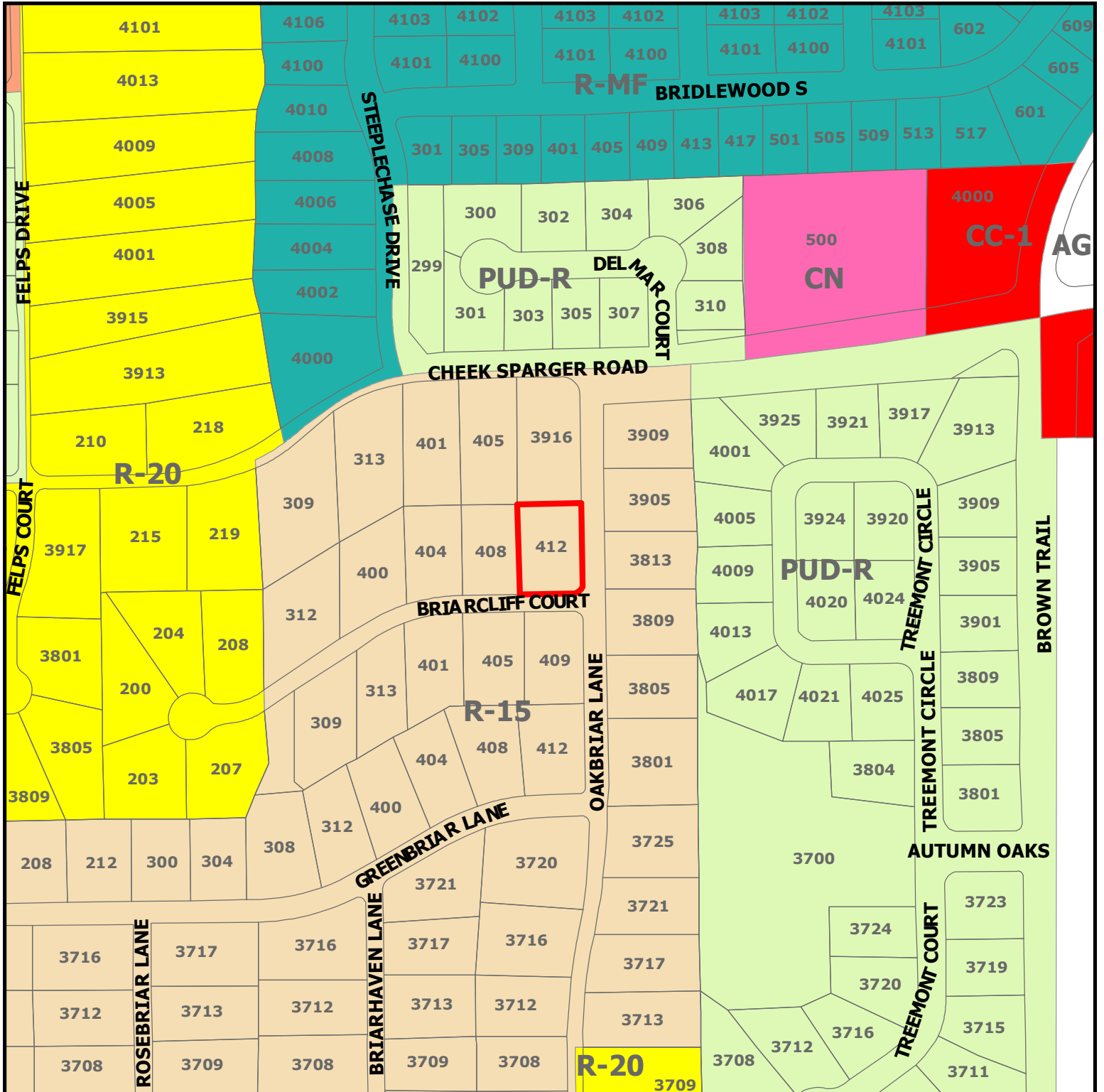
ZC22-010
412 Briarcliff Court

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



ZC22-010

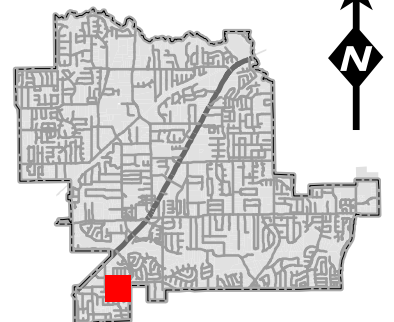
412 Briarcliff Court

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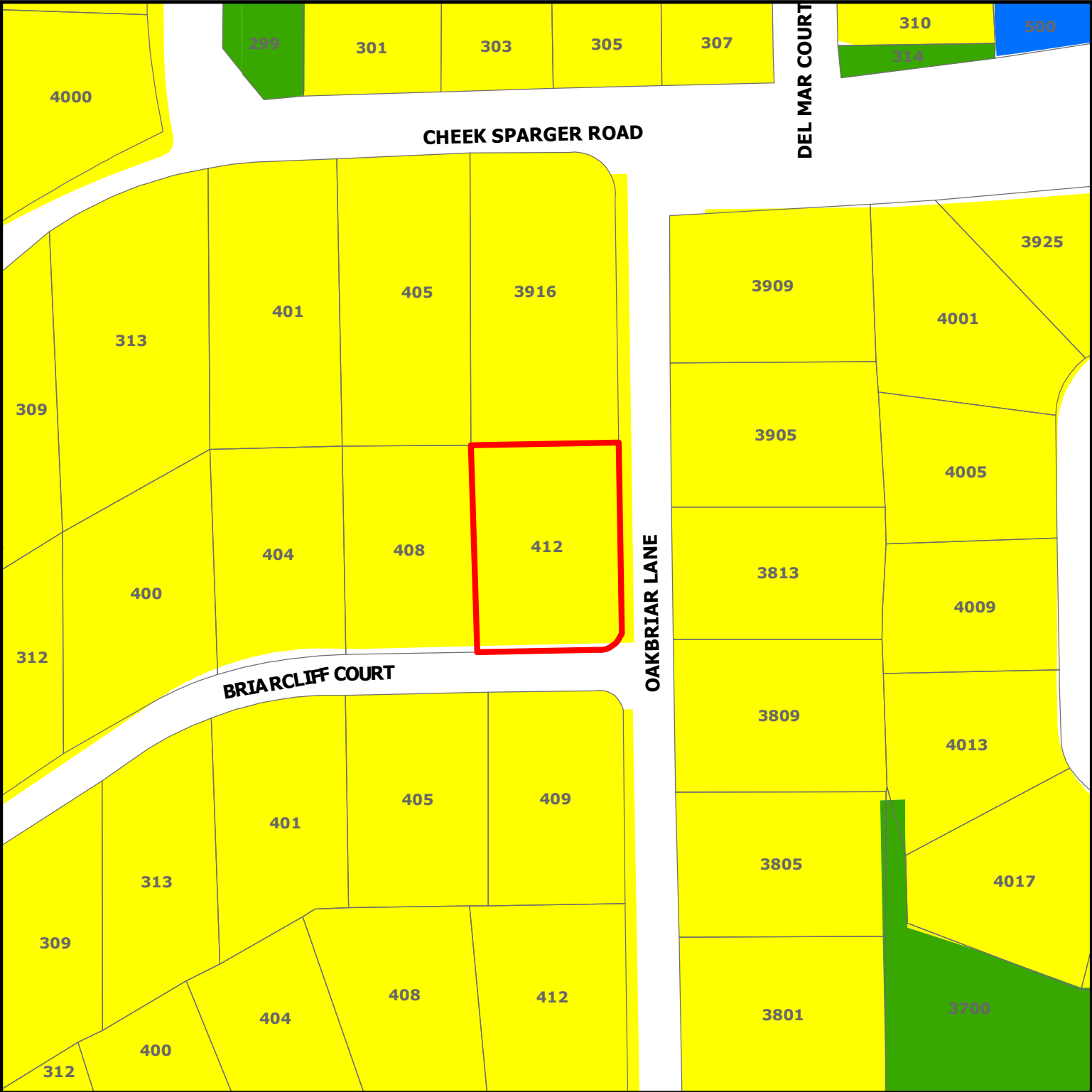
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Subject Property



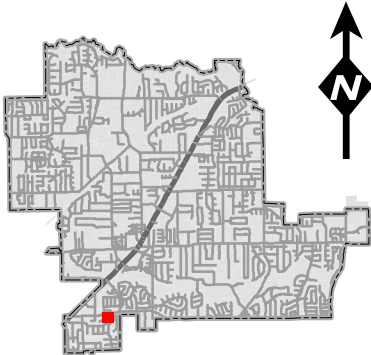
Future Land Use Map



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ZC22-010 412 Briarcliff Court

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



SUP Request

Regarding the fence SUP request, I am asking to keep the fence I currently have on my property. It is along my property line on the east, north, and west sides, and towards the back of my house on the south facing side.

This fence has been in place for 3-4 years without any issues. I started the process for requesting a SUP and variance permit for a pergola and pool. When I started the applications for those, I asked, specifically, if my fence would be an issue and if I would have to change it. I was told by the city representative that I would not have to change it. Now, when I should be talking to city council about the other two permits, I was told I would need to go through this process and ask for permission for the fence I have.

When I purchased this home, the fence was older and dilapidated. It was beginning to fall down. The night I moved in, someone tried breaking in, after jumping the previous 6 foot fence. I didn't feel safe, so I had an 8 foot fence built. It is much more aesthetically pleasing and updated. The backer rails are now on the inside of the fence, facing my house, and no longer outward facing. The fence is now board-on-board, which provides more privacy. The finished fence has a much more updated look and finish than the previous one. I've had several compliments from my neighbors and no complaints. And it provides me with a sense of safety due to the height and not having the outward facing backer rails.

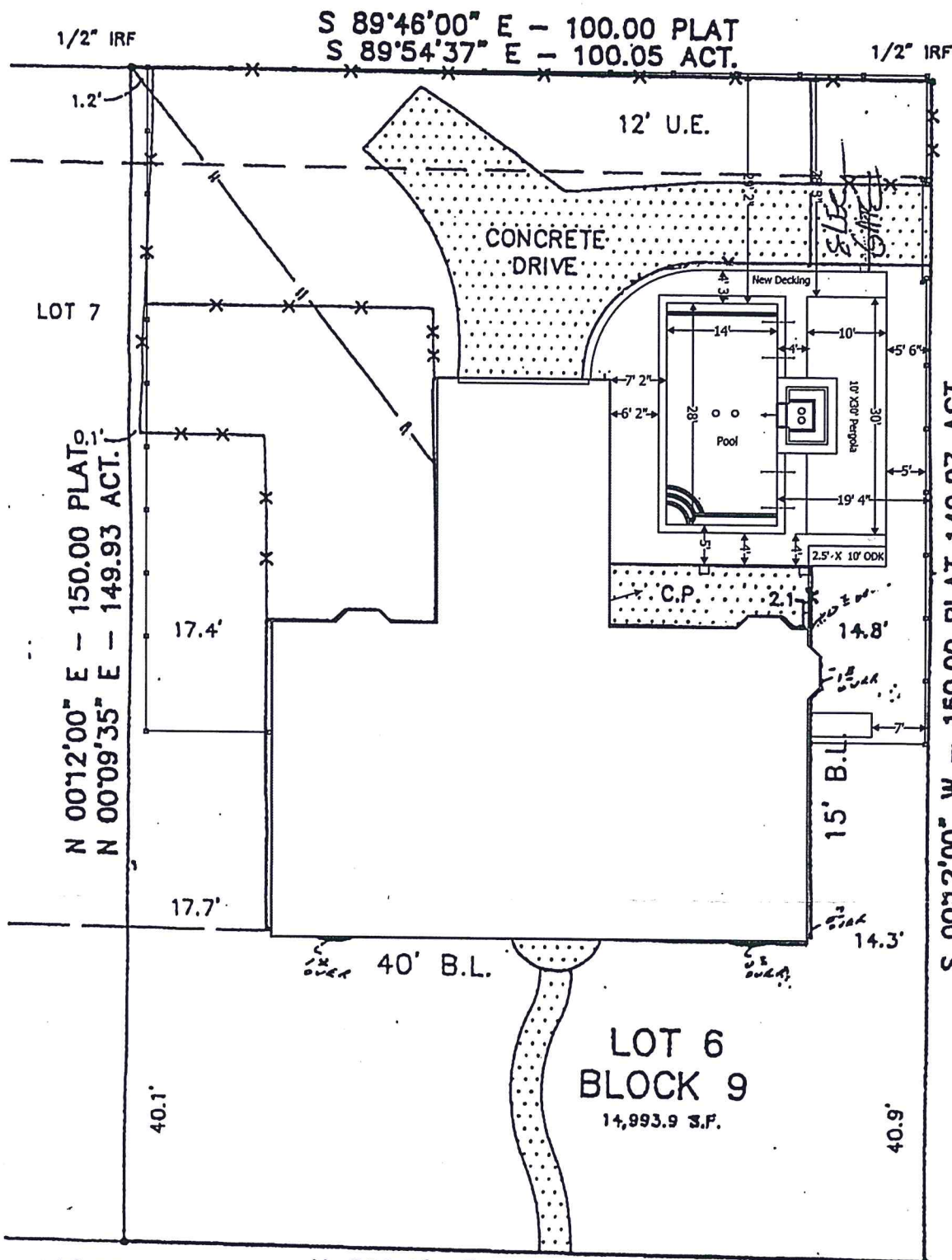
The city council members said the reasons for the side yard setback rules were for safety and aesthetics. There are no safety/visibility issues with my fence, as you can clearly see all oncoming traffic, as well as the next street to the north when stopped at the intersection of Oakbriar Ln and Briarcliff Ct. While aesthetics are subjective, the new fence is much more aesthetically pleasing and updated than the previous fence. My home is near the entrance of the neighborhood, and it updated the appearance when it was built.

Thank you for your consideration.

Shelly Horton

ACCORDING TO FEMA MAP PANEL 480590 00103, ZONE C, DATED 12-1-82
THE ABOVE LOT DOES NOT APPEAR TO BE WITHIN THE 100-YEAR FLOOD PLAIN AT THIS TIME.

LOT 5



I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUNDS UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, RIGHT-OF-WAYS, EASEMENTS AND OTHER MATTERS OF RECORD WHICH AFFECT THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OR LAPPING OR IMPROVEMENTS, EASEMENTS OR RIGHT-OF-WAYS EXCEPT AS SHOWN HEREON.

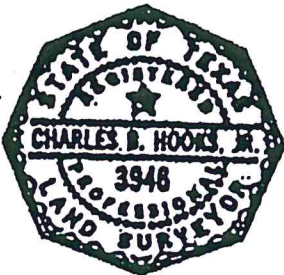
412 BRIARCLIFF LANE

50' R.O.W. - 31' ASPHALT

PLAT OF
LOT 6, IN BLOCK 9, OF WOODBRIAR ESTATES, SECTION THREE, AN
ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME
388-98, PAGE 40, MAP RECORDS, TARRANT COUNTY, TEXAS;

SCALE 1" = 20'

- LEGEND
- IRON PIN
 - IRON PIPE
 - △ BOX D'ARC STAKE
 - CONCRETE MON
 - X-X- FENCE
 - .-.- POWER LINE
 - T-T- TELEPHONE LINE
 - CATV- CABLE TELEVISION
 - SHADED AREA DESIGNATES CONCRETE



LOD BRANSOM SURVEYORS INC.
CHARLES B HOOKS JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
1028 NORTH SYLVANIA AVE.
FT. WORTH, TEXAS 76111
834-3477

Charles B. Hooks, Jr.

93-915

DATE 05-06-93



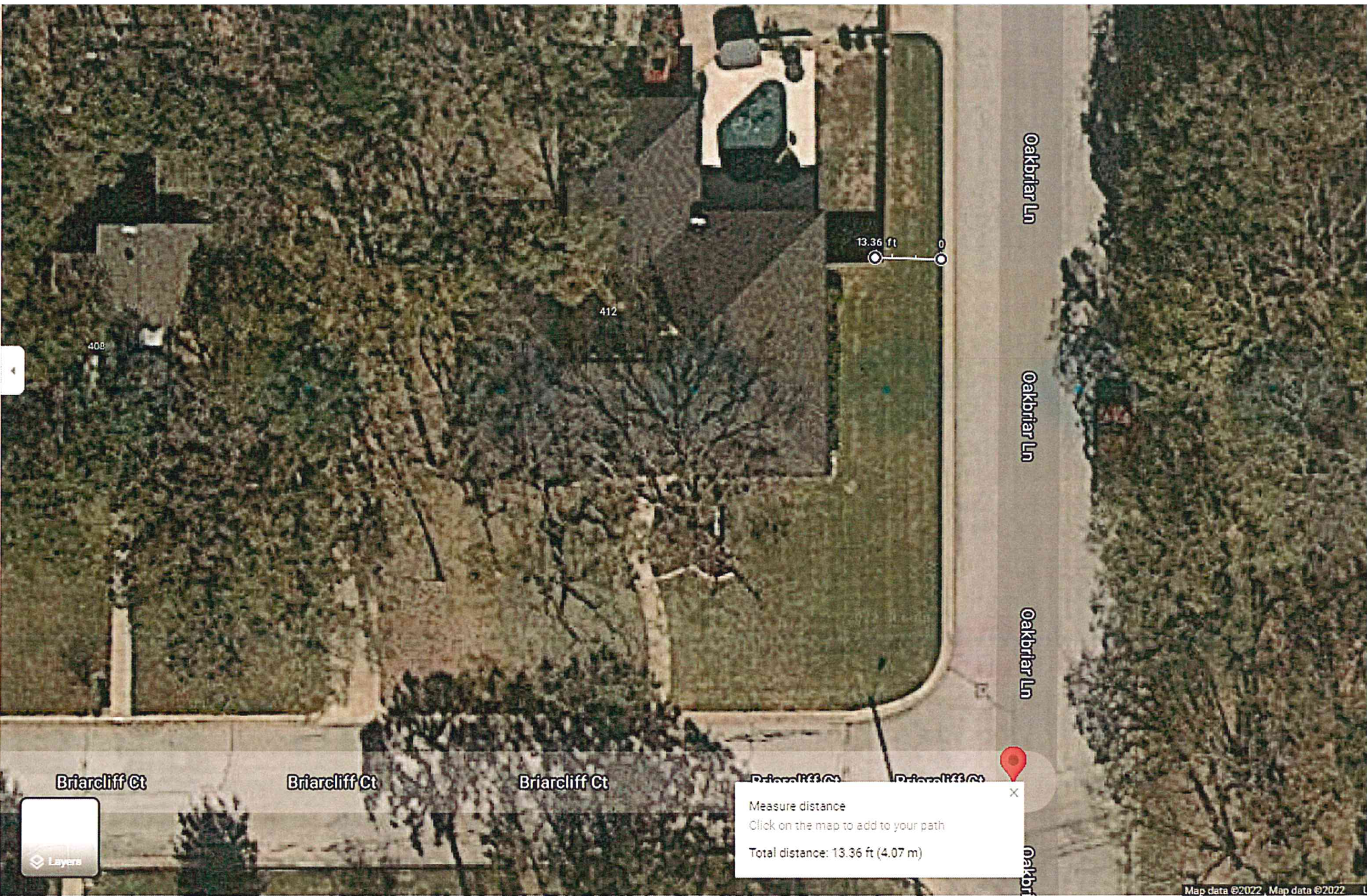
512 Briarcliff Ct

Colleyville, TX 76034

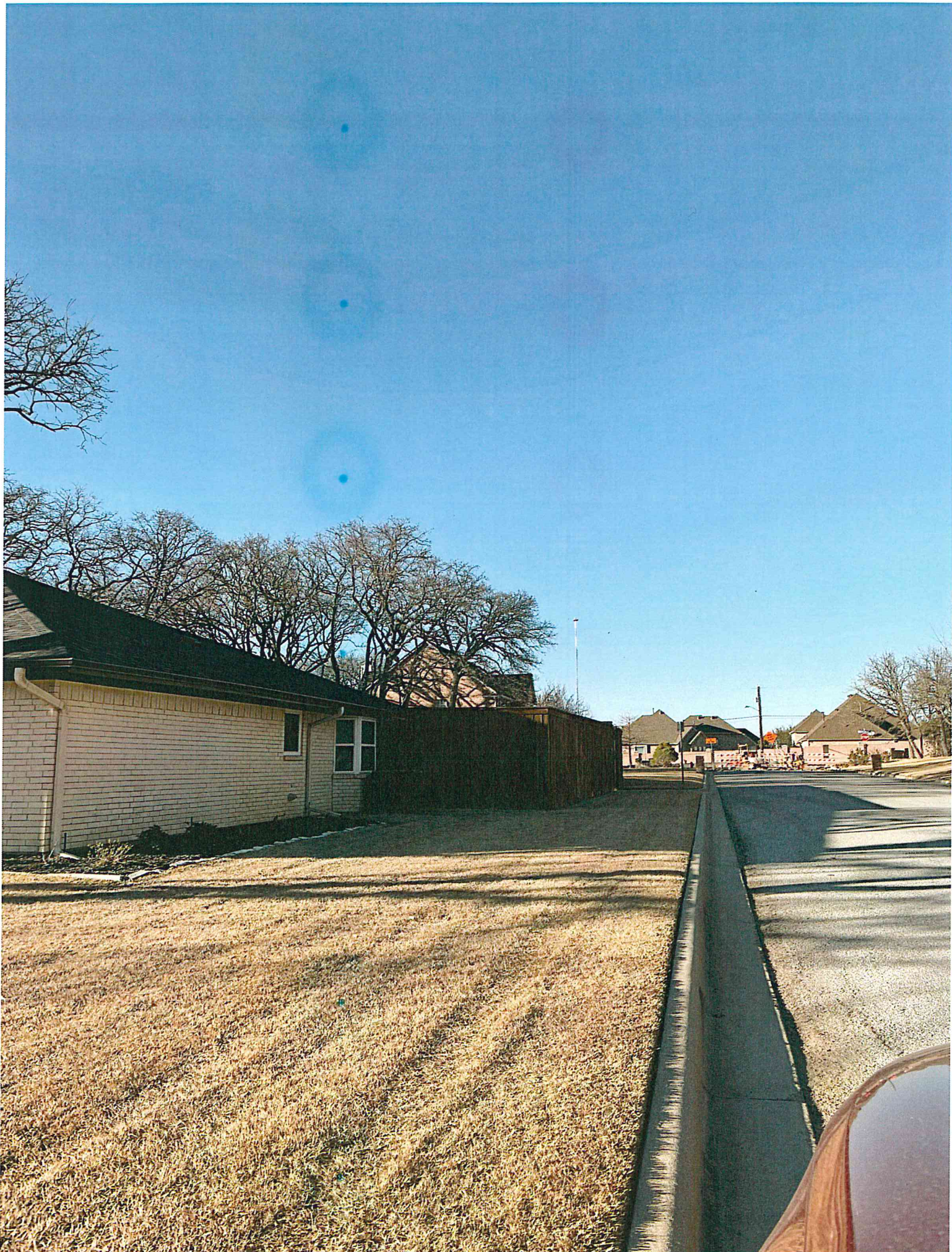
- Directions
- Save
- Nearby
- Send to your phone
- Share

- Confirm or fix this location
The location shown is not precise
- Suggest an edit on 512 Briarcliff Ct
- Add a missing place
- Add your business
- Add a label

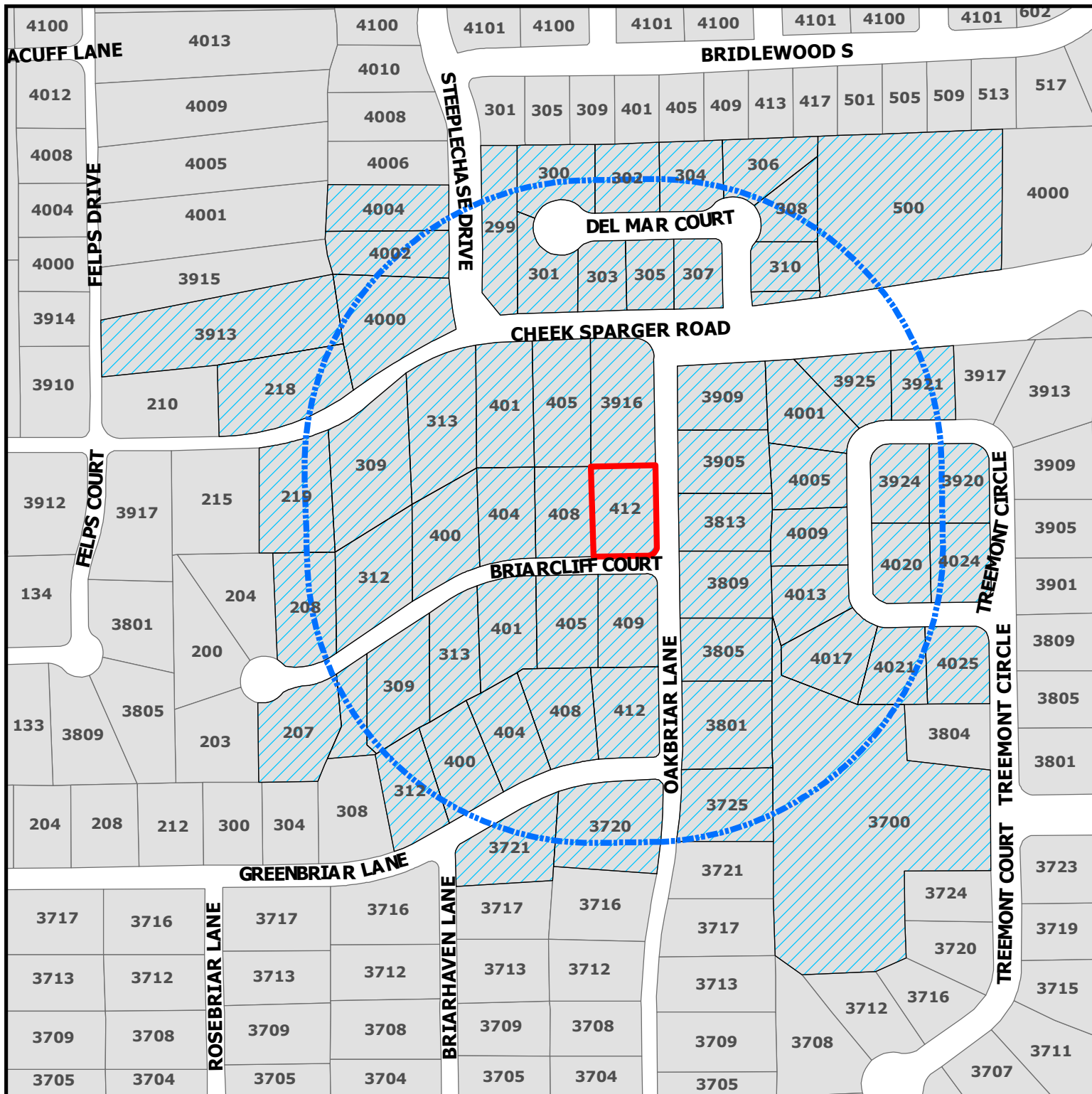
Photos







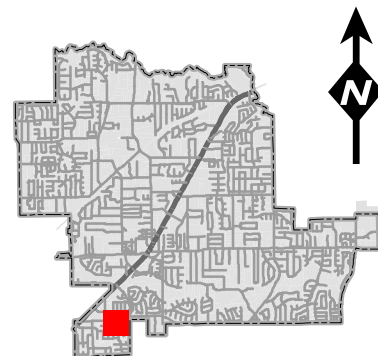
Notification Map



ZC22-010
412 Briarcliff Court

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, April 5, 2022 & Tuesday, April 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback. The purpose of the request is to allow for an existing wooden fence to encroach into the 30-foot required street side yard setback.

Zoning Case: ZC21-036

Applicant: Gene Kovach

Owner: Shelly Horton

Location: 412 Briarcliff Court

Property Description: Lot 6, Block 9, Woodbriar Estates Addition

Present Zoning: R-15 Single Family Residential

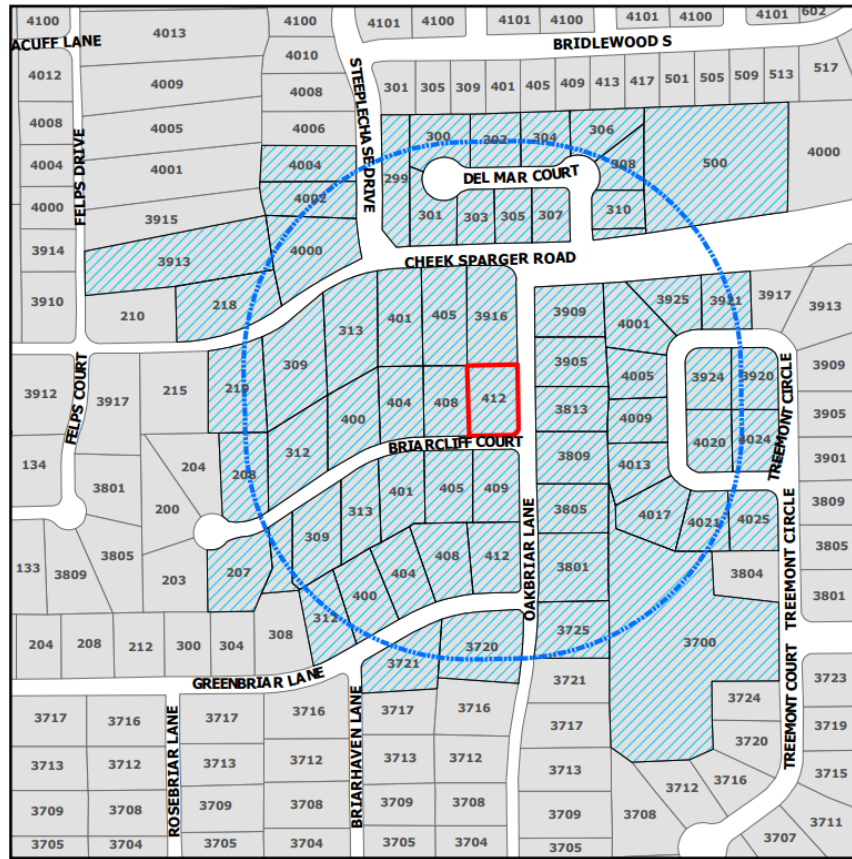
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

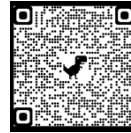
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
GREENHAW, JOE E	4020 TREEMONT CIR	COLLEYVILLE, TX
SCHECHINGER, SHERRI	4025 TREEMONT CIR	COLLEYVILLE, TX
SEWELL, LILA J	310 DEL MAR CT	COLLEYVILLE, TX
CEKUTA, CHRISTOPHER	309 BRIARCLIFF CT	COLLEYVILLE, TX
VARDELL, WAYNE	4001 TREEMONT CIR	COLLEYVILLE, TX
JONES, DAN W	404 GREENBRIAR LN	COLLEYVILLE, TX
MATHIS, SABRA A	219 CHEEK SPARGER RD	COLLEYVILLE, TX
EVANS, JON R	313 BRIARCLIFF CT	COLLEYVILLE, TX
SAGMAN, MAZIN	303 DEL MAR CT	COLLEYVILLE, TX
ROWE, THOMAS	4004 STEEPLE CHASE DR	COLLEYVILLE, TX
ROMERO, MATTHEW	4009 TREEMONT CIR	COLLEYVILLE, TX
FREMAUX, EDWARD	4005 TREMONT CIR	COLLEYVILLE, TX
TRIMARCHI, MARK	4024 TREEMONT CIR	COLLEYVILLE, TX
THOMPSON, CHRISTI	401 CHEEK SPARGER RD	COLLEYVILLE, TX
HORTON, SHELLY	412 BRIARCLIFF CT	COLLEYVILLE, TX
BURNS, ROBERT H	4013 TREEMONT CIR	COLLEYVILLE, TX
SANDERS, GARY	3924 TREEMONT CIR	COLLEYVILLE, TX
KLAMT, LYNN RAY	312 BRIARCLIFF CT	COLLEYVILLE, TX
LOGAN, EVERETT	3909 OAKBRIAR LN	COLLEYVILLE, TX
BEAVER, JAMES A	3916 OAKBRIAR LN	COLLEYVILLE, TX
GORE, LINDA	PO BOX 1828	COLLEYVILLE, TX
SCHLECH FRANCES C REVOCABLE TR	305 DEL MAR CT	COLLEYVILLE, TX
ROBERTS, SHONNA K	3721 BRIARHAVEN LN	COLLEYVILLE, TX
CAMPBELL, CANDACE	3601 SAN BAR LN	COLLEYVILLE, TX
MIRIAM P BROYLES REVOCABLE TRU	8213 SANDHILL CRANE DR	FORT WORTH, TX
COSTON, ROGER A	4017 TREEMONT CIR	COLLEYVILLE, TX
ANDERSON, JOHN	3921 TREEMONT CIR	COLLEYVILLE, TX
LACEY, EDWARD	208 BRIARCLIFF CT	COLLEYVILLE, TX
POLK, LISA	3813 OAKBRIAR LN	COLLEYVILLE, TX
HINSON, DANA Y	412 GREENBRIAR LN	COLLEYVILLE, TX
BAUGUS, MITCHELL	401 BRIARCLIFF CT	COLLEYVILLE, TX
WALKER, RANCE LEE ANN	409 BRIARCLIFF CT	COLLEYVILLE, TX
BUDRI, AZIZ K	400 GREENBRIAR LN	COLLEYVILLE, TX
GIAMANCO, TIFFANY	301 DEL MAR CT	COLLEYVILLE, TX
CALDWELL, AL J	4021 TREEMONT CIR	COLLEYVILLE, TX
THE ROTH FAMILY LIVING TRUST	405 BRIARCLIFF CT	COLLEYVILLE, TX
NOEL, RUSSELL	3805 OAKBRIAR LN	COLLEYVILLE, TX
MARINO, ROBERT A	3725 OAKBRIAR LN	COLLEYVILLE, TX
HOPPER, NORMAN E	405 CHEEK SPARGER RD	COLLEYVILLE, TX
MOTLEY, TRAVIS	3913 FELPS DR	COLLEYVILLE, TX
NOWELL, KIMBERLY M.	3905 OAKBRIAR LN	COLLEYVILLE, TX
BOYD, JAMES M	408 BRIARCLIFF CT	COLLEYVILLE, TX
DE SARNO, ROGER B	302 DEL MAR CT	COLLEYVILLE, TX
NORTHEAST CONSTR CO INC	5137 DAVIS BLVD	NORTH RICHLAND HILLS, TX
KELLEY, J ROLAND	400 BRIARCLIFF CT	COLLEYVILLE, TX
VILLAS DEL MAR HOA INC	300 DEL MAR CT	COLLEYVILLE, TX
HEDGES, DAVID J	3801 OAKBRIAR LN	COLLEYVILLE, TX
TABORSKY, ANNA	408 GREENBRIAR LN	COLLEYVILLE, TX
THOMAS, STEVE R	312 GREENBRIAR LN	COLLEYVILLE, TX
DEANGELO, DANIEL	3920 TREEMONT CIR	COLLEYVILLE, TX
DIVER, MICHAEL	3809 OAKBRIAR LN	COLLEYVILLE, TX
NORDELL, RYAN M	4002 STEEPLECHASE DR	COLLEYVILLE, TX
SAUNDERS, JOHN	4104 TRAIL BEND CT	COLLEYVILLE, TX
HUGHEY, PAUL	309 CHEEK SPARGER RD	COLLEYVILLE, TX

WOOD OF COLLEYVILLE HOA	4025 TREEMONT CIR	COLLEYVILLE, TX
CHARTIER, MELISSA	218 CHEEK SPARGER RD	COLLEYVILLE, TX
MILLER, ROSS	404 BRIARCLIFF CT	COLLEYVILLE, TX
EASTABROOK, MICHAEL K	300 DEL MAR CT	COLLEYVILLE, TX
ALDERETE, WESLEY	3925 TREEMONT CIR	COLLEYVILLE, TX
SCHWEIKHARD, WILLIAM	4000 STEEPLECHASE DR	COLLEYVILLE, TX
GARMAN, DONALD J	3720 OAKBRIAR LN	COLLEYVILLE, TX
ISLAMIC ASSOC OF MID CITIES	500 CHEEK SPARGER	COLLEYVILLE, TX
VILLAS DEL MAR HOA INC	300 DEL MAR CT	COLLEYVILLE, TX
MARTIN, GLORIA M	306 DEL MAR CT	COLLEYVILLE, TX
LORIA, LEONARD P	304 DEL MAR CT	COLLEYVILLE, TX
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
BRIDLEWOOD ESTATES	4110 COACHMAN	COLLEYVILLE, TX
WOODS OF COLLEYVILLE ADDN, THE	4024 TREEMONT CIRCLE	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.382 ACRES, BEING LOT 6, BLOCK 9, OF WOODBRIAR ESTATES ADDITION LOCATED AT 412 BRIARCLIFF COURT, BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO ENCROACH INTO THE STREET SIDE YARD SETBACK ON A CORNER LOT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a fence to encroach into the street side yard setback for a corner lot, Case No. ZC22-010; and

WHEREAS, the City of Colleyville deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to amend the City's zoning ordinance; and

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

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

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

- Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.
- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit to encroach into the street side yard setback for a corner

lot on lot on 0.724 acres, being Lot 6, Block 9, of Woodbriar Estates Addition, located at 412 Briarcliff Court, as depicted on the attached as Exhibit "A".

Sec. 3. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.

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

1. GENERAL

a. The Special Use Permit shall apply to an 8-foot wood fence to encroach into the street side yard setback and be located on the property line.

b. The Fence shall be generally consistent with the zoning exhibits as depicted on the attached Exhibit "B".

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

Sec. 5. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.

Sec. 6. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

Sec. 7. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

Sec. 8. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS 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

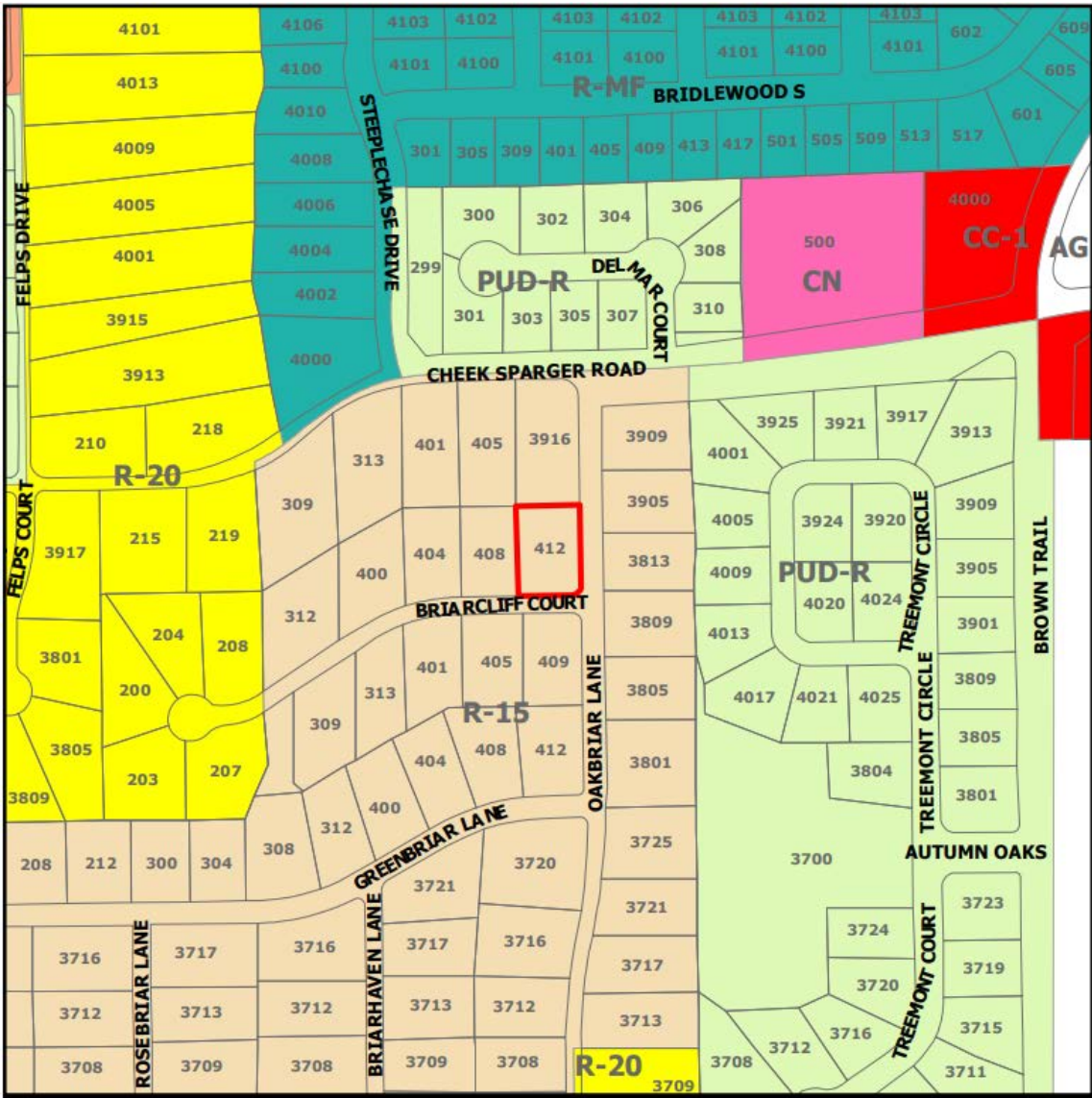


Exhibit "B" – Zoning Exhibits



512 Briarcliff Ct

Coleville, TX 76934

Directions

Save

Report

Send to your phone

Confirm or fix this location

This location doesn't exist or is incorrect

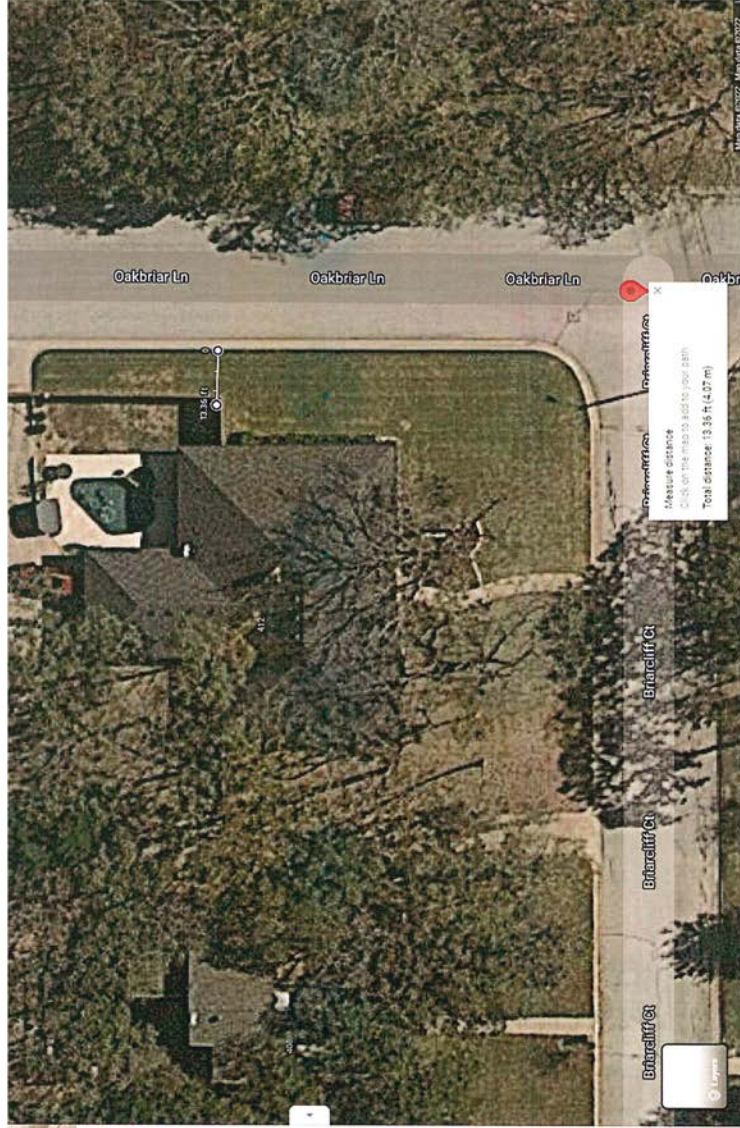
Suggest an edit on 512 Briarcliff Ct

Add a missing place

Add your business

Add a label

Photos



DATE 05-06-93

