



City of Colleyville City Council Agenda

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

Tuesday, April 5, 2022

**WORKSESSION
6:15 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

WS-1 Discussion of the April 5, 2022 City Council regular agenda items

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

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

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of SH26 and John McCain Road

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

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

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

INVOCATION: Pastor Dave Toney, Compass Church

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4713

3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

Announcements of civic and charitable events

Presentation of calendar events and updates

Announcements of awards and recognition

Proclamation in recognition of April being Child Abuse Prevention Month - Mayor Richard Newton and Shellie Velasco, Chief Program Officer, Alliance for Children

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4714

- 4a** Approval of the minutes of the regular City Council meeting of March 22, 2022

5. ORDINANCE(S): FIRST READING AND PUBLIC HEARING

5a Ordinance O-22-2195

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

5b Ordinance O-22-2196

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

5c Ordinance O-22-2197

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

5d Ordinance O-22-2198

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

5e Ordinance O-22-2199

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

6. TABLED ORDINANCE(S): READING AND PUBLIC HEARING**6a Ordinance O-22-2193**

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

7. CITIZEN COMMENTS**8. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 5, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4715****9. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Friday, April 1, 2022* by 5:00 p.m.

Christine Loven, TRMC
City Secretary

A quorum of any Colleyville board, commission, or committee may be present at this meeting.

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

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



City of Colleyville City Council Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number WS-1

Agenda Date 4/5/2022

Type Worksession

Department City Secretary

Title

Discussion of the April 5, 2022 City Council regular agenda items



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 1

Agenda Date 4/5/2022

Type Executive Session

Department City Secretary

Title

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

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of SH26 and John McCain Road

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RESOLUTION R-22-4713

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF APRIL 5, 2022**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 5TH DAY OF APRIL 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 3

Agenda Date 4/5/2022

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Proclamation in recognition of April being Child Abuse Prevention Month - Mayor Richard Newton and Shellie Velasco, Chief Program Officer, Alliance for Children

Attachments

RESOLUTION R-22-4714

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF APRIL 5, 2022**

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

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

Sec. 1. THAT the agenda decisions approved by City Council action under Consent Items as follows are hereby adopted:

- a. Approval of the minutes of the regular City Council Meeting of March 22, 2022

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 5TH DAY OF APRIL 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor



City of Colleyville City Council Minutes - Draft

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Tuesday, March 22, 2022

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, March 22, 2022, at 6:00 p.m.

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

ABSENT: Councilmember Tammy Nakamura

ALSO PRESENT: City Manager Jerry Ducay, Assistant City Manager Mark Wood, Assistant City Manager Adrienne Lothery, Police Chief Michael Miller, Assistant Police Chief Hillary Wreay, Fire Chief Mark Cantrell, Community Development Director Ben Bryner, City Engineer Larry Wright, City Attorney Nicole Corr, and City Secretary Christine Loven.

WS-1 Update on City trail and road projects

City Engineer Larry Wright presented this item, which was an annual update of the City's Five Year Capital Improvement Program (CIP). Engineer Wright reviewed the purpose and benefits of a CIP, and the funding for the 2022-2026 CIP.

Included in the overall review of projects were the local street maintenance program, Bransford and Bedford trails, the Glade and Cheek-Sparger Road projects, and the Jackson Bridge project.

Councilmember Kelley asked if there would be stop signs at Bluebonnet. Engineer Wright stated Glade Road would be a straight through, and there will be a stop sign on Bluebonnet.

There was general discussion regarding the landscaping on Bluebonnet and the green ribbon grant for the south portion of SH26. City Manager Ducay also noted the Five Year CIP is a continually formulating plan and formally updated annually.

WS-2 Discussion of the March 22, 2022, City Council regular agenda items

Mayor Newton noted the applicant for item 6a on the agenda, a senior living development, has withdrawn the case.

Mayor Newton then distributed his list of potential appointments to the boards, commissions, and committees on the agenda. There was no discussion.

Mayor Newton closed the Worksession at 6:22 p.m. and opened the Executive Session.

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

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

Section 551.071 - Legal - Consultation with attorney regarding contemplated and/or pending litigation, including: The Heather Nicole Bowden Trust

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the CWD Solid Waste Contract

Section 551.071 - Legal - Consultation with attorney regarding legal issues related to the potential future development of the Northern Gateway Property located at the southwest corner of SH26 and John McCain Road

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There was no action taken and Mayor Newton adjourned Executive Session at 7:16 p.m.

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

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

ABSENT: Councilmember Tammy Nakamura

INVOCATION: Pastor Lanre Sobo, Glory House

PLEDGE OF ALLEGIANCE: City Attorney Nicole Corr

2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4704

There was no discussion of this item.

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

Mayor Newton and the City Council made the following announcements:

Sales Tax Continues Strong Run – The Texas Comptroller’s Office has posted the latest sales tax receipts for March, representing all receipts from purchases made in January of this year. The most recent collection came in at 17.4% over January of FY21, making for a total dollar gain of \$411,000 through the fourth month of this fiscal year. This is the strongest January on record for the City.

Beautification Efforts Continue Across the City – Parks staff are working across the City to get landscape beds ready for the spring bloom. The SH26 medians are alive with color as we see the beautiful flowers adorn the roadway. The Glade Road/Riverwalk roundabout will soon be completed with decorative artwork including a bridge with a stone creek that runs through it, statues of children fishing and playing, and a duck family walking along the creek. An array of landscape material will be used throughout the roundabout. Medians along Glade, Church, Hall-Johnson, and Riverwalk will be refreshed, and all City facilities will see a pop of color as landscaping is prepared for the season.

Playground Coming to City Park Softball Area – Children will soon have a new play area within the City! A new community park addition including a softball themed playground, 40 ft. shade structure, and a softball themed surface is in the works for the softball complex at City Park. These improvements will be installed this spring and are part of the Parks, Recreation, and Open Space Master Plan.

Kenny Phillips Chasing Federal Funds – On tonight’s agenda is a Resolution authorizing a grant application seeking funds for reimbursement of over-time expenses and enhancement of the City’s Emergency Operations Center at the PD. Kenny Phillips, Emergency Services Coordinator, has been extremely successful in obtaining grant funds in the past. This effort centers on pursuit of funding related to personnel costs during the recent hostage/terrorist event at Congregation Beth Israel. Kenny is seeking \$38,470.41 in reimbursement under the Justice Assistance Grant Program. Additionally, Kenny is pursuing funding to upgrade the Police Department command center technology and equipment. He is pursuing \$354,289.46 for that effort.

Clean Sweep Brings Community Together – On March 5, the City held its annual Clean Sweep event but these years had a couple of twists – a new location and new clean up feature. Nine organizations and over 80 volunteers cleaned up various locations around Colleyville, which included Sparger Park, the Nature Center, and Cotton Belt Trail.

Junior Anglers/Arbor Day Event April 2 – Join us April 2 between 9 a.m. and noon for a great day of free fishing for the family at a freshly stocked pond in the Colleyville Nature Center. Prizes will be awarded for catches for children 16-and-under. Poles and bait will be available, if needed. No pre-registration required. Free trees and Arbor Day t-shirts are provided while supplies last.

Behind the Barricades, Glade Road Project Update – a new episode of our project update show *Behind the Barricades*, was filmed last week. In this episode Public Works Director Ray Silva-Reyes and Assistant City Manager Mark Wood, discuss the Glade Road project including different phases, expectations for the upcoming months, and more. A link to the video is provided on the City's web page and social media.

Recognition of the Business of the Month - Playtri Colleyville, 7171 Colleyville Boulevard, Suite 108 - Chris Swanzy, owner - Mayor Richard Newton and Assistant City Manager Mark Wood

Mayor Newton and Assistant City Manager Mark Wood welcomed Chris Swanzy, owner of Playtri Colleyville, located at 7171 Colleyville Boulevard, Suite 108, and recognized the organization as the Business of the Month.

Presentation of anniversary police badge to the City Council - Police Chief Michael Miller

Police Chief Miller presented the City Council with a 50th Anniversary Police Badge, sealed in acrylic recognizing the establishment of the department in 1972. Chief Miller stated forfeited asset funds, awarded to the department by the courts paid for the badges, no budgeted funds, and noted all officers are wearing the badge, which was designed by Assistant Police Chief Wreay. Chief Miller also noted the anniversary badge incorporates elements of a three previous badges utilized by the department.

Proclamation in recognition of April 2, 2022 as Arbor Day in Colleyville - Mayor Richard Newton and Parks and Recreation Director Lisa Escobedo

Mayor Newton recognized Parks and Recreation Director Lisa Escobedo and thanked her for all her work with the City-wide beautification, and parks and recreation programs. He then presented her with the proclamation recognizing April 2 as Arbor Day in Colleyville. This is the 24th year Colleyville has been a Tree

City USA. Mayor Newton commented that he was Mayor when Colleyville was first named Tree City USA and Rich Hendler was Parks Board Chairman.

4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4705

- 4a** Approval of the minutes of the regular City Council meeting of March 2, 2022
- 4b** Approval of a Construction Services Agreement with Stripe-A-Zone, Inc. for the FY 2022 Miscellaneous Pavement Marking Contract, in an amount not to exceed \$150,000.00, and authorizing the City Manager to execute the agreement
- 4c** Approval of a Construction Services Agreement with Texas Standard Construction, Ltd., for the Waste Water Project 5: Quails Path Project, in an amount not to exceed \$533,111.02 and a contingency amount not to exceed \$75,000.00, and authorizing the City Manager to execute the agreement

Mayor Newton read Resolution R-22-4705 in its entirety.

City Engineer Larry Wright presented items 4b and 4c.

Regarding item 4b, Councilmember Dodson asked staff if the City has utilized the contractor in the past and if their work was satisfactory. Engineer Wright stated the City has worked satisfactorily with this contractor and noted the City is utilizing an Interlocal Agreement with Grand Prairie to receive favorable pricing.

Mayor Pro Tem Lindamood stated he agrees the pricing is favorable and understands the contractor is reputable.

Regarding item 4c, Mayor Newton stated he and City Engineer Wright had a discussion earlier and noted the total amount not to exceed of \$533,111.02 includes the \$75,000 contingency and asked this be noted as an amendment in the motion to approve.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 8:01 p.m.

Councilmember Dodson made a motion to approve Resolution R-22-4705, amending 4c to read an amount not to exceed \$533,111.02, including a contingency amount not to exceed \$75,000, seconded by Councilmember Kelley.

The motion to approve carried by the following vote:

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

Absent: 1 – Councilmember Nakamura.

5. ITEMS NOT FOR CITY COUNCIL ACTION

5a Monthly Financial Report - February 2022

Finance Director Kyle Lester presented the February 2022 Financial Report. He noted through February, the General Fund has collected \$19.1 million in revenue and spent 43%, or \$10.9 million, of its budgeted expenditures. Sales tax continues to be a bright spot as well, with almost 14% growth over the previous year. Expenses are up from last year, primarily due to higher personnel costs, which was anticipated.

The City received its fourth sales tax collection (for January – two months in arrears) of the fiscal year, and it brought in a gain of 17.4% over January of last year, bringing the total YTD growth to 13.8% over FY21, and makes for a total dollar gain of over \$400,000.

Director Lester reviewed Utility Fund noting the monthly report shows the City's direct revenues have come in substantially lower than its expenses, due to an interfund transfer being processed during this month. Director Lester stated this comparison should even out over the next few months, however, because of this, all YTD surplus is made up from savings from the Trinity River Authority (TRA.)

Director Lester completed the review of the Drainage Utility and Hotel Funds, and noted the City's current debt service schedule provides for all bonded debt to be paid off by FY27.

Mayor Newton noted all five year CIPs are funded in cash and the only bond the City has outstanding cannot be paid off because it is not callable, but we do have the cash to do so if we could.

6. ORDINANCE(S): SECOND READING AND PUBLIC HEARING

6a Ordinance O-22-2192

Request to appeal the decision by the Planning and Zoning Commission for the consideration of a zoning change from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district, specifically for a senior living facility, for Lots 1 and 2, Block A, Heritage Farms, located at 913 Cheek-Sparger Road and 3808 Wayne Drive, Case ZC21-037

Mayor Newton stated the applicant has withdrawn this case.

6b Ordinance O-22-2194

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 & C RY Survey, located at 4917 Colleyville Boulevard, Case ZC22-001

Mayor Newton read the caption of Ordinance O-22-2194.

Community Development Director Ben Bryner presented this item to rezone from PUD-C Planned Unit Development-Commercial district to PUD-C Planned Unit Development-Commercial district to allow for a 1,776 sf. drive-thru iced-tea shop. Director Bryner reviewed regulations in the proposed ordinance and reviewed the slightly enhanced building elevations, which were provided by the architect.

City Manager Jerry Ducay suggested the outside picture be replaced with art, not a drink picture and noted the applicant has agreed to landscape around the monument sign. He said it would have to be in conformance to the City sign ordinance.

Mayor Newton asked for clarification regarding the "unless otherwise permitted" language in 4. Termination of the PUD-C Overlay District, a. iii. which read, "the Business operates under any name other than HTeaO, unless otherwise permitted by this ordinance." Following discussion, Mayor Newton and the City Council agreed the words unless otherwise permitted by this ordinance should be stricken from the ordinance.

Applicant Brad Williamson, 13711 Alyssum Lane, Amarillo, came forward to answer questions of the City Council. There was discussion regarding the outdoor signage. It was determined the signage cannot be digital and must be static and non-changeable, and have exterior illumination.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 8:35 p.m.

Mayor Pro Tem Lindamood made a motion to approve Ordinance O-22-2194 with the following amendments: add 2. Development of the Property c. Any wall sign shall as depicted in Exhibit "D", will be static, exterior illuminated, and approved subject to the Sign Regulations of the Land Development Code, and strike unless otherwise permitted, from 4. Termination of the PUD-C Overlay District, a. iii, seconded by Councilmember Rigney.

The motion to approve carried by the following vote:

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

Absent: 1 – Councilmember Nakamura.

7. TABLED ORDINANCE(S): READING AND PUBLIC HEARING

7a Ordinance O-22-2193

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

This item remained tabled.

8. RESOLUTION(S): READING AND PUBLIC HEARING

8a Resolution R-22-4706

Consideration of a variance to the street side yard setback for Lot 25, Block H, Brook Meadows Addition, located at 4712 Meandering Way, Case VC22-002

Mayor Newton read Resolution R-22-4706 in its entirety.

Community Development Director Ben Bryner stated the applicant is requesting a variance to allow for the addition of an elevator within the street side-yard setback and noted the existing R-20 zoning requires a minimum 30-foot setback.

Applicant Paul Sugarman, 4712 Meandering Way, thanked the Mayor and City Council for hearing the request and advised he and his family has a physical need for the elevator. He stated all possibilities for the elevator location have been considered, and this is the only location where it will work.

Mayor Newton agreed with Mr. Sugarman that he has considered all options. Mayor Newton stated he is always critical of variances, and will only agree when there are no other alternatives, and this is one of those cases.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 8:46 p.m.

Councilmember Rigney made a motion to approve Resolution R-22-4706, seconded by Councilmember Wheat.

The motion to approve carried by the following vote:

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

Absent: 1 – Councilmember Nakamura.

8b Resolution R-22-4707

Approval of a resolution accepting the annual audit for the Fiscal Year ended September 30, 2021

Mayor Newton read Resolution R-22-4707 in its entirety.

Finance Director Kyle Lester stated the Audit Committee reviewed the annual audit at the March 2, 2022 meeting. He then introduced Jennifer Ripka, partner, Weaver and Tidwell, the City's auditing firm who gave a high-level overview of the audit. Ms. Ripka stated the City received an unmodified audit opinion (Independent Auditor's Report), which is the most favorable audit opinion an entity can receive. Ms. Ripka noted there were no material weaknesses and no audit adjustments. Ms. Ripka thanked the City Council and stated Karen Hines, Kyle Lester, and their staff are good to work with and do a great job.

The Mayor and City Council thanked Ms. Ripka for the good work and exceptional recap of the City's financial status.

Mayor Newton stated he agrees with Ms. Ripka regarding City staff, noting this is the highest level of recognition the City can earn and that does not happen without staff doing an excellent job.

Councilmember Dodson stated he serves on the Audit Committee and wanted to express his appreciation for the thoroughness of the auditor. He stated the tables in the back of the audit; especially Table 11 is of value to citizen and encouraged everyone to take the time to review the audit.

Mayor Pro Tem Lindamood stated the auditors and staff has made the audit easy to read and is online so everyone can see how every penny is spent.

There was general discussion regarding the philosophy of the City Council to run the City like a small business, being able to meet the no new revenue tax for four consecutive years, the reduction of debt, and economic development director responsibilities being conducted by the City Manager and two Assistant City Managers. Mayor Newton stated there are no more highly qualified economic development directors than our staff.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 9:01 p.m.

Councilmember Kelley made a motion to approve Resolution R-22-4707, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

Absent: 1 – Councilmember Nakamura.

Mayor Newton declared a recess at 9:01 p.m. and reconvened at 9:05 p.m.

8c Resolution R-22-4708

A resolution authorizing the City Manager to apply for grant funds through the Office of the Governor and committing to providing applicable matching funds as necessary if grant is awarded

Mayor Newton read Resolution R-22-4708 in its entirety.

Fire Chief Mark Cantrell presented this item and advised the City Council the City's Emergency Management Coordinator, Kenny Phillips, has located a grant program through the Office of the Governor, which could potentially reimburse the City for overtime expenses incurred in response to the terroristic attack at Congregation Beth Israel on January 15, 2022. He stated additional grant funding might also be awarded for enhancements to the City's Emergency Operations Center. Chief Cantrell stated the funding would have to be spent by September 2022.

City Manager Jerry Ducay stated Captain Phillips retired from the City, and now works on a contract part-time basis. Manager Ducay recognized the exceptional work and grant seeking Captain Phillips is continuing even in this part-time capacity.

Mayor Pro Tem Lindamood stated City staff has been super aggressive in seeking grant opportunities, noting the City has already received over \$8 million in funding. Mayor Pro Tem Lindamood thanked staff and Commissioner Fickes.

Councilmember Dodson also noted if this grant is awarded, no City tax funds will have to be used.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 9:11 p.m.

Councilmember Wheat made a motion to approve Resolution R-22-4708, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

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

Absent: 1 – Councilmember Nakamura.

8d Resolution R-22-4709

Appointing members to the Colleyville Center Advisory Committee

Mayor Newton read Resolution R-22-4709 in its entirety appointing Judith Goodwin, Lee Koch, Fred Mills, and Alex Thomas to the Colleyville Center Advisory Committee to a term expiring March 2024.

There was no discussion.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 9:14 p.m.

Councilmember Wheat made a motion to approve Resolution R-22-4709 as read, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

Absent: 1 – Councilmember Nakamura.

8e Resolution R-22-4710

Appointing members to the Parks and Recreation Advisory Board

Mayor Newton read Resolution R-22-4710 in its entirety appointing the following to the Parks and Recreation Advisory Board. Place 1 – Robert Scott, unexpired term to March 2023 and expiring terms to March 2024 for Place 2 - Jerome Davis, Place 4 – Dustan Goodell, Place 6 – James Poettcker, and Place 8 – Joseph Stout.

There was no discussion.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 9:18 p.m.

Councilmember Wheat made a motion to approve Resolution R-22-4710 as read, seconded by Councilmember Dodson.

The motion to approve passed by the following vote:

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

Absent: 1 – Councilmember Nakamura.

8f Resolution R-22-4711

Consideration of an appointment to fill a vacancy on the Planning and Zoning Commission

Mayor Newton read Resolution R-22-4711 appointing James Linn to Place 5 filling an unexpired term to November 2023, on the Planning and Zoning Commission.

There was no discussion.

As there was no one wishing to speak, Mayor Newton opened and closed the public hearing at 9:19 p.m.

Councilmember Kelley made a motion to approve Resolution R-22-4711 as read, seconded by Councilmember Rigney.

The motion to approve passed by the following vote:

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

Absent: 1 – Councilmember Nakamura.

9. CITIZEN COMMENTS

Brandi Elder, 3500 Cambridge Court, thanked the City Council for the service and achievements, shared an inspiring quote, and announced she is running for City Council, Place 1.

10. REPORTS

Colleyville Center Advisory Committee Minutes - November 15, 2021

There was no discussion of this item.

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, MARCH 22, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4712

This resolution was not needed.

12. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:23 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 5TH DAY OF APRIL 2022.

Minutes taken and prepared by:

*Christine Loven, TRMC
City Secretary*



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 4/5/2022

Number Ordinance O-22-2195

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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 six 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 six 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 six feet from the front property line. The lot area is approximately 38,877 square feet.

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by

a vote of 4-0.

Financial Impact

There is no financial impact to the City.

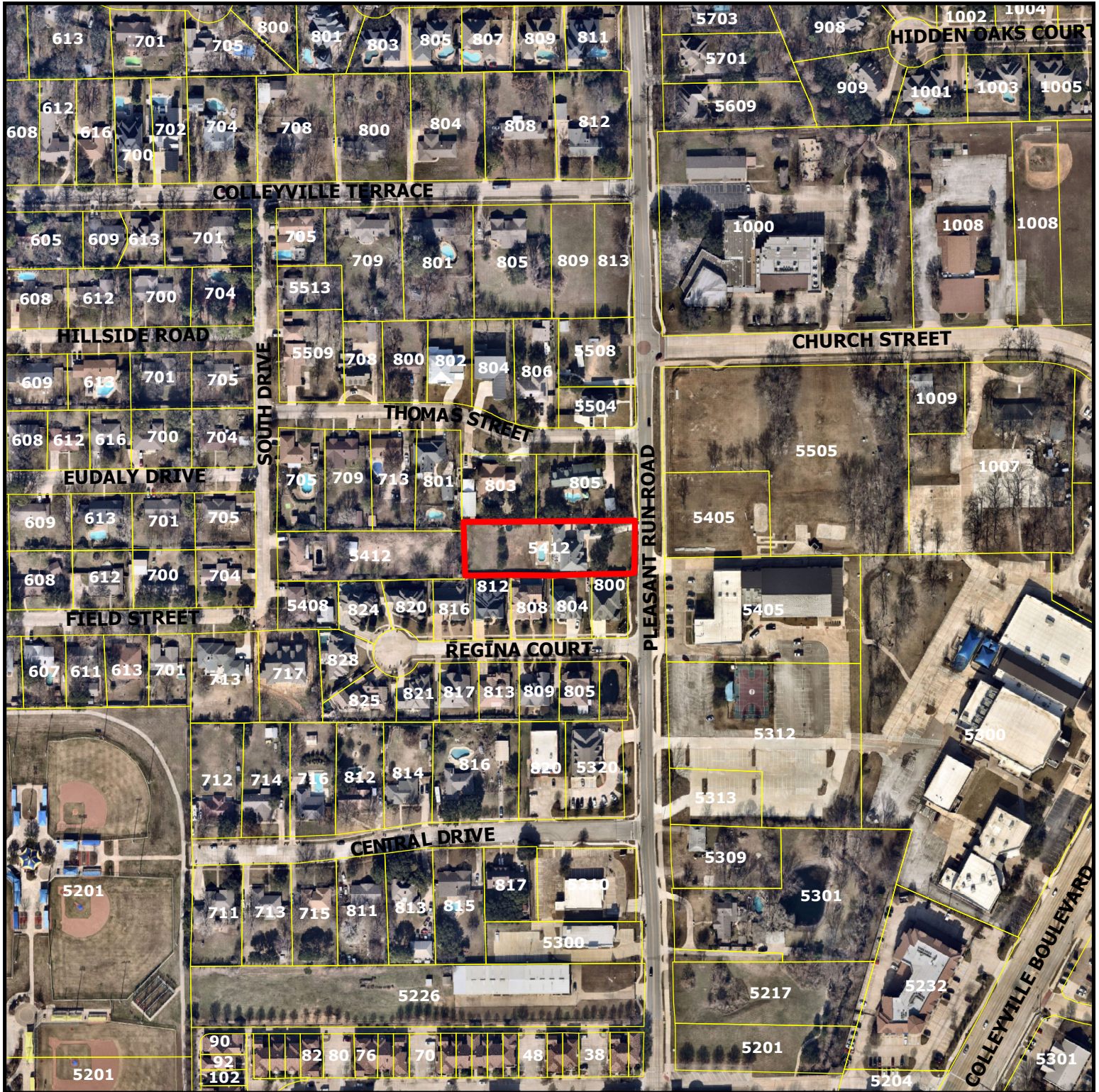
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. 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. Letter of Opposition
18. Ordinance O-22-2195

Aerial Map



ZC22-002

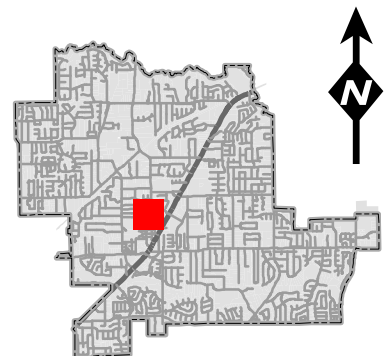
5412 Pleasant Run Road

DISCLAIMER:

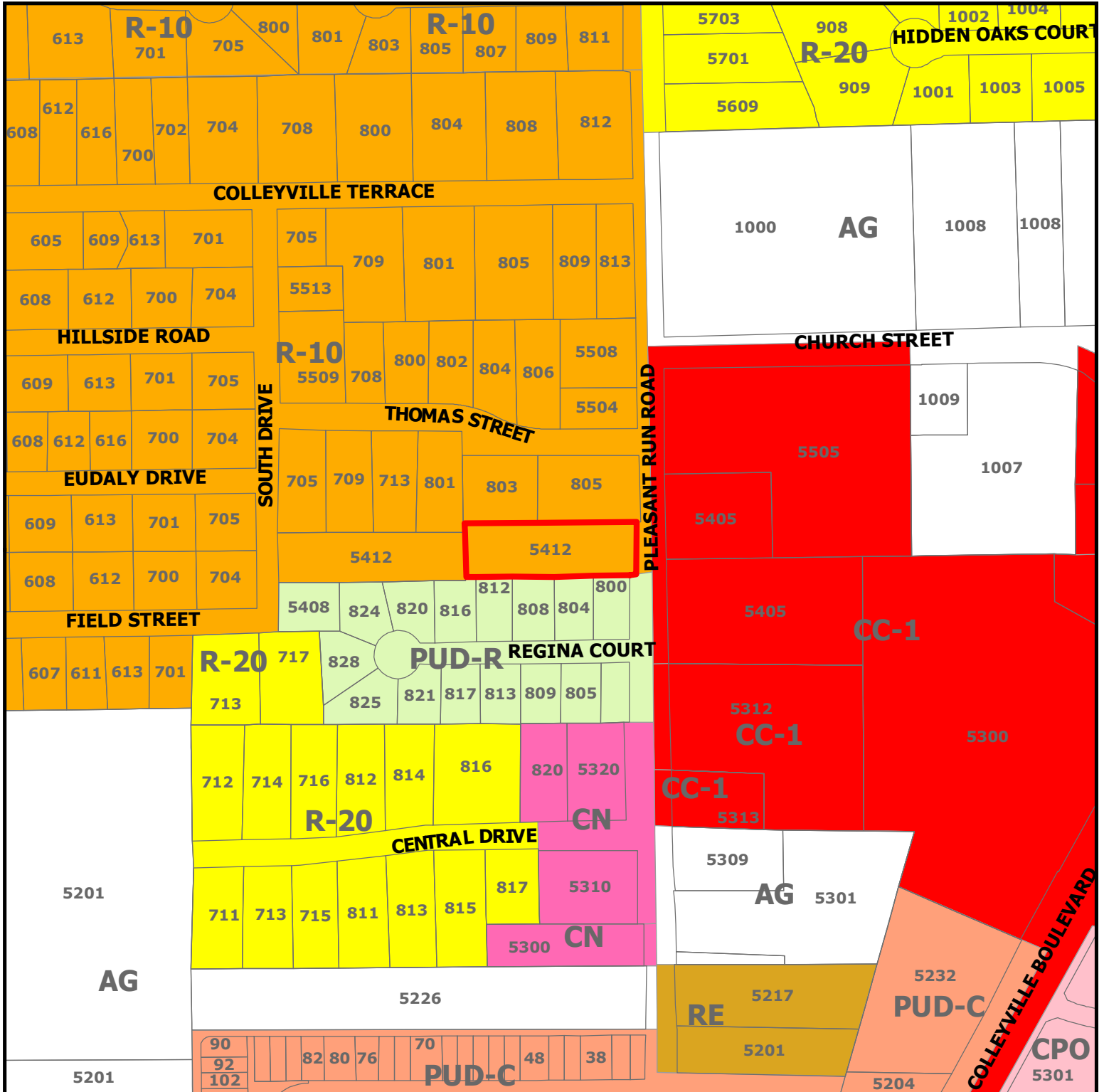
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-002

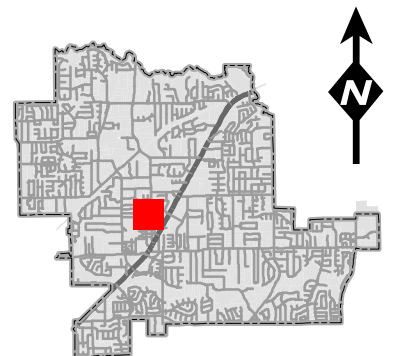
5412 Pleasant Run Road

DISCLAIMER:

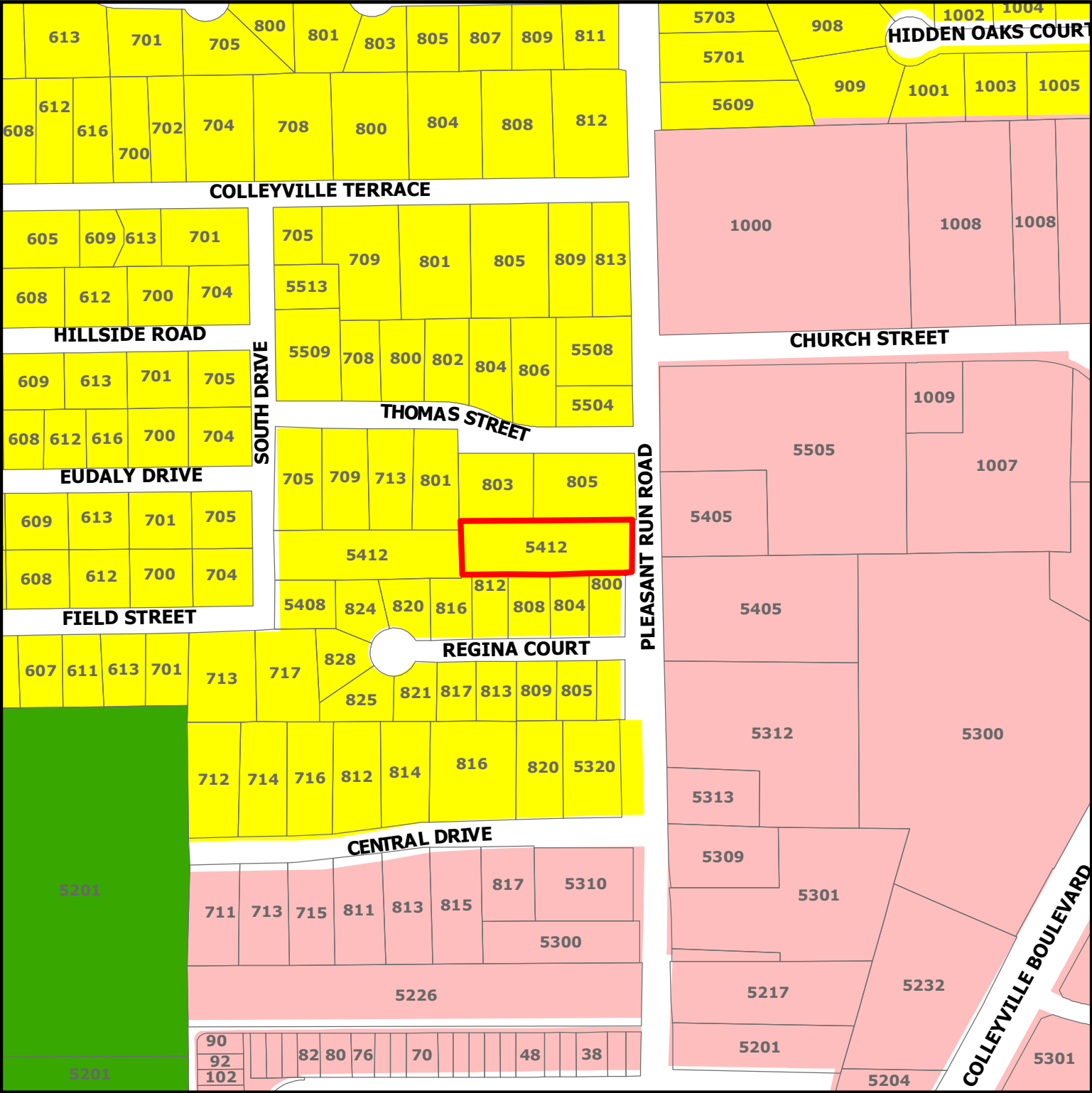
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Subject Property



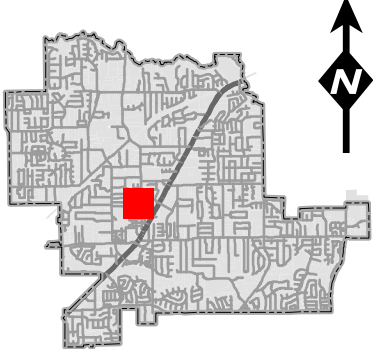
Future Land Use Map



DISCLAIMER:
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ZC22-002 5412 Pleasant Run Road

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



REFERENCE NO: 80270
LENDER: NATIONAL CITY MORTGAGE CO.
TITLE: CO RATHEN TITLE OF 51-0305467-LM
PURCHASER: CRANDALL
DATE: 12-1-83

BLOCK 1
HARRELSON ADD
388-180/33
PRCT

LOT 1

BLOCK 2
SPENCER'S COLLEYVILLE ESTATES
388-47/44

5412 PLEASANT RUN ROAD

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

NOTE: SHED OVER PROPERTY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE
AS FENCED

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

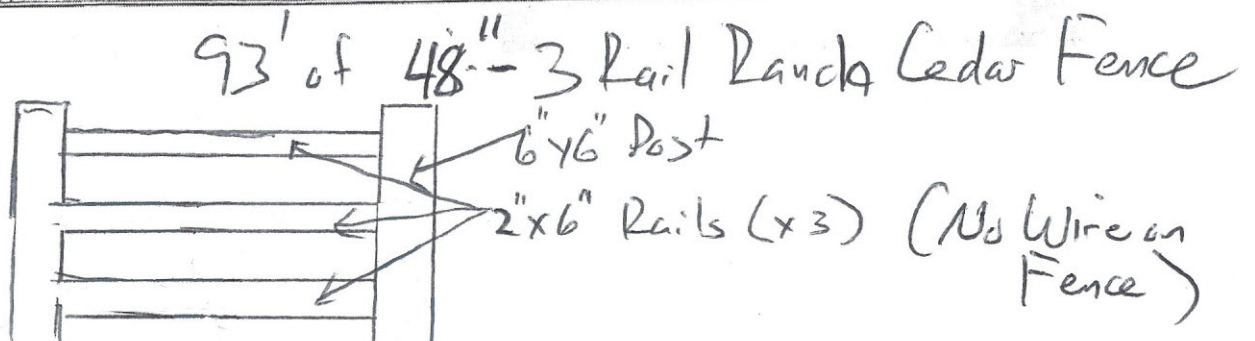
PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7663, Deed Records of Tarrant County, Texas.

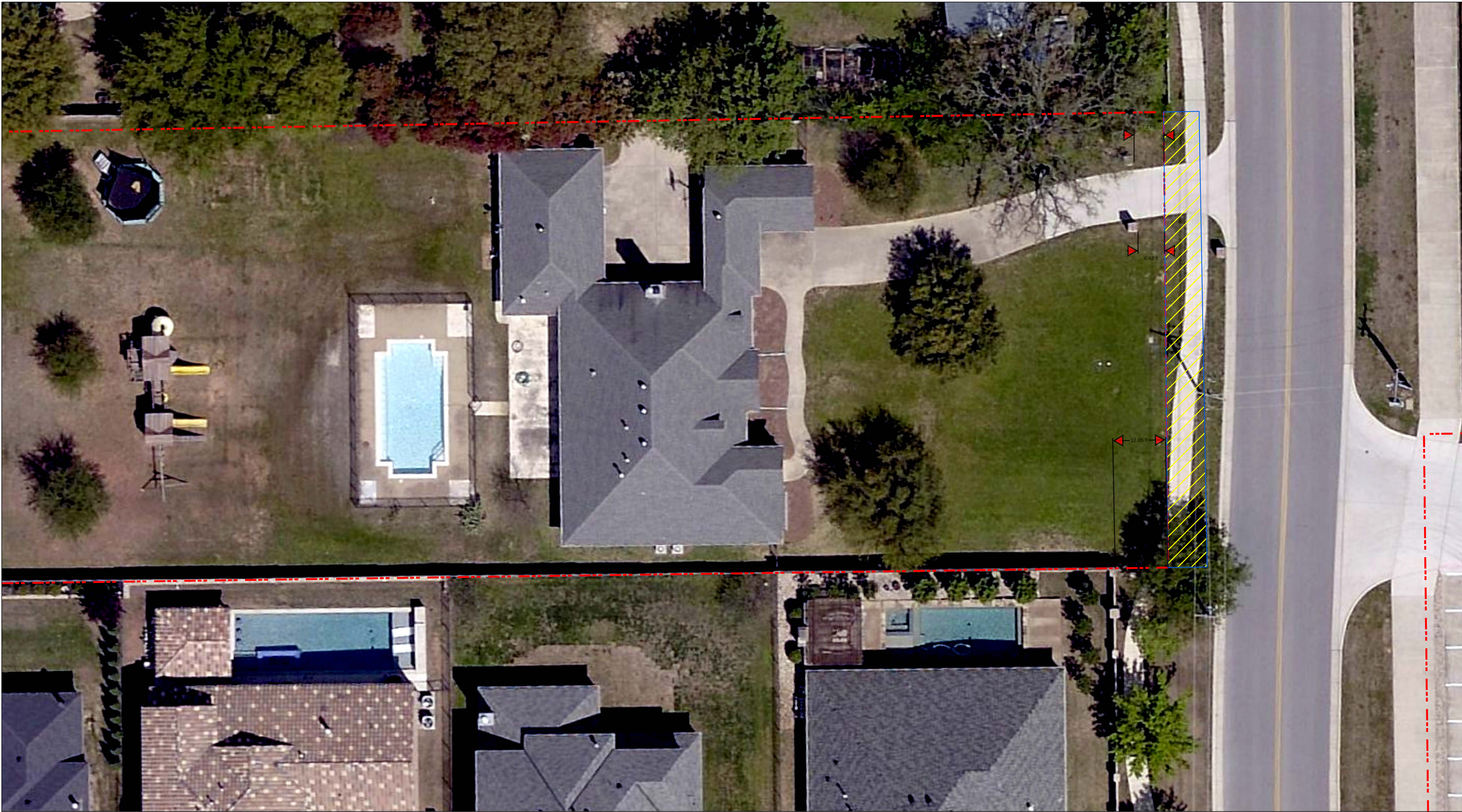
[illegible]

ROBERT W. BRYAN, R.P.S. No. 8508
6850 MANHATTAN BLVD. SUITE 31
FORT WORTH, TEXAS 76120

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THIS SERVICE IS ONLY AVAILABLE TO
CUSTOMERS WHO ARE NOT IN THE
UNITED STATES OF AMERICA





Legend

- Existing Property Boundaries
- Street ROW Dedication

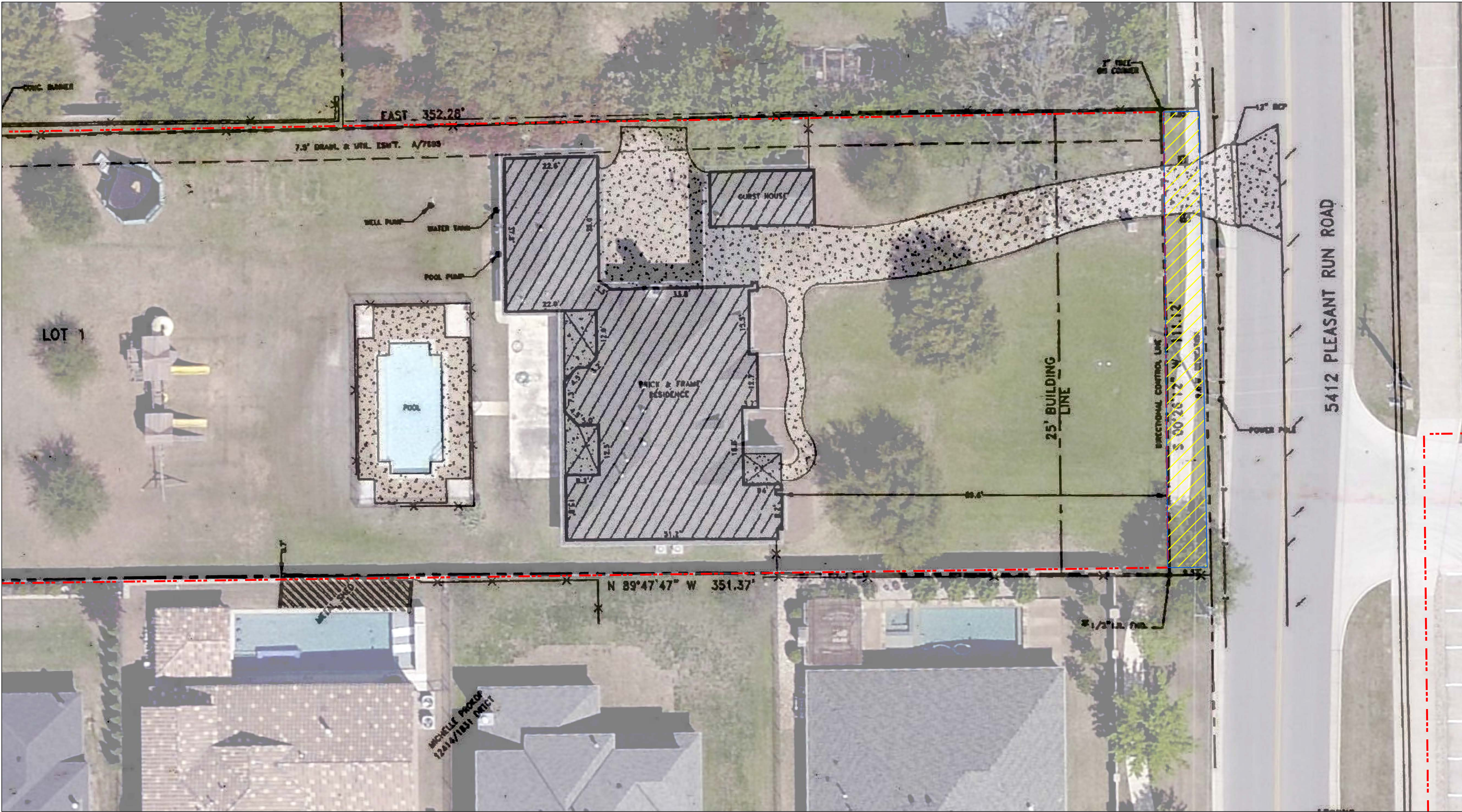


N
1 inch equals 10 feet
Scaled Page Size: 24 x 36

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

(PRINT) PROPERTY OWNER'S NAME: Bruce Crandall

PROPERTY OWNER'S SIGNATURE: Bruce Crandall

STATE OF TEXAS

COUNTY OF TARRANT

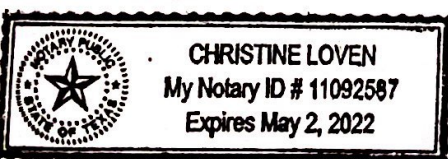
On this 25th day of August, in the year 2021, before me Christine Loven Notary Public, personally appeared BRUCE CRANDALL.

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

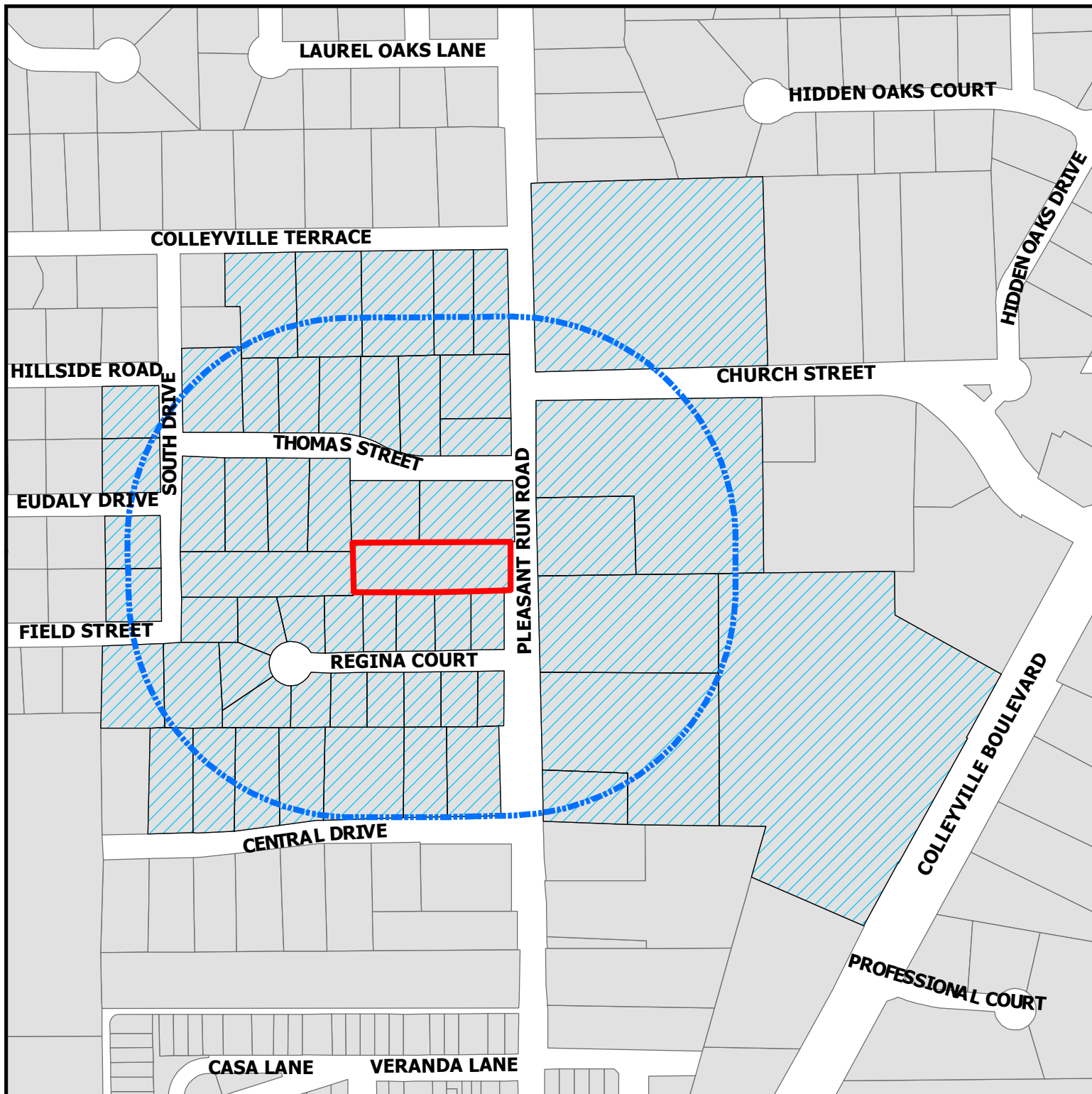
WITNESS my hand and official seal.

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

My commission expires: May 2, 2022



Notification Map



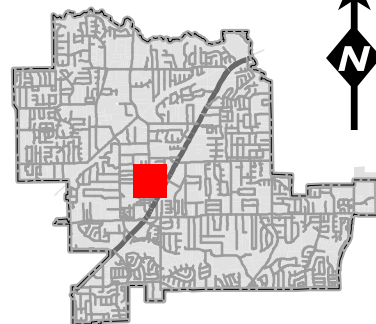
ZC22-002

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

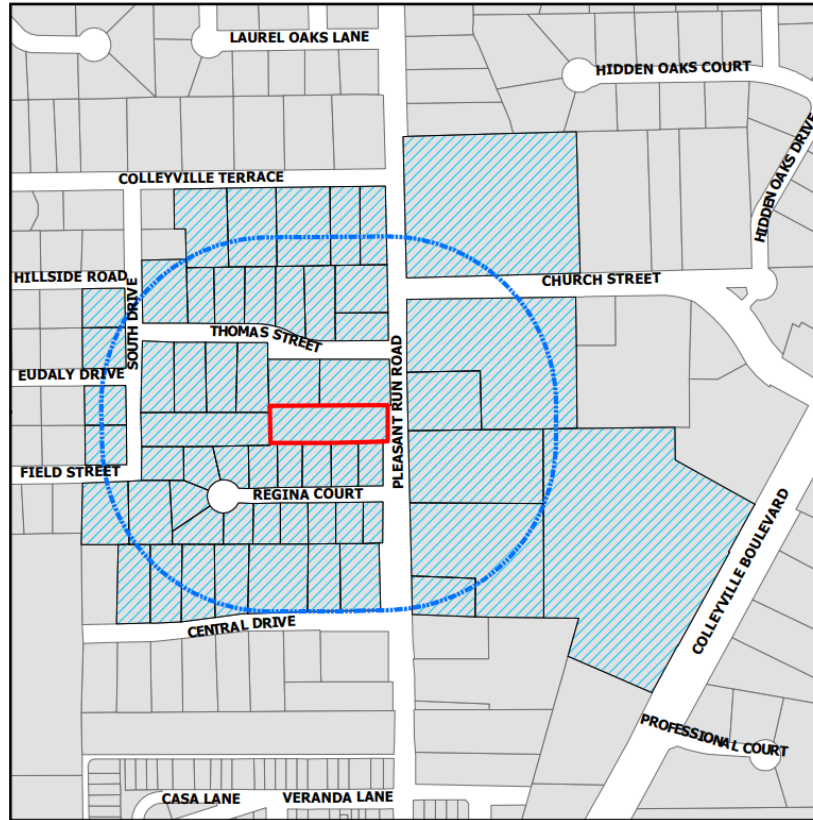
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

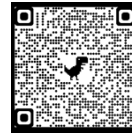
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

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

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

From: [Ben Bryner](#)
To: [Jackie Reyff](#); [Dakari Hill](#)
Subject: FW: Zoning change case #ZC22-002 on Pleasant Run
Date: Wednesday, March 16, 2022 5:08:31 PM

FYI...

From: Dee Kelley
Sent: Wednesday, March 16, 2022 12:13 PM
To: Ben Bryner <BBryner@colleyville.com>
Subject: Zoning change case #ZC22-002 on Pleasant Run

Hello. I am an owner at 705 Hillside Rd. I received a zoning change request notification for property on Pleasant Run. I have looked at the property and the surrounding fences. I would be agreeable to a wood rail fence only to the height of the fence on the property to the north of this property. If it is any higher, I will be against it.

Thank you,
Dee Kelley
[Sent from Yahoo Mail on Android](#)

ORDINANCE O-22-2195

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 six 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 ON THIS THE 19TH DAY OF APRIL 2022.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 4, George Dodson _____
Place 6, Callie Rigney _____

Mayor Pro Tem Bobby Lindamood _____
Place 3, Kathy Wheat _____
Place 5, Chuck Kelley _____

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

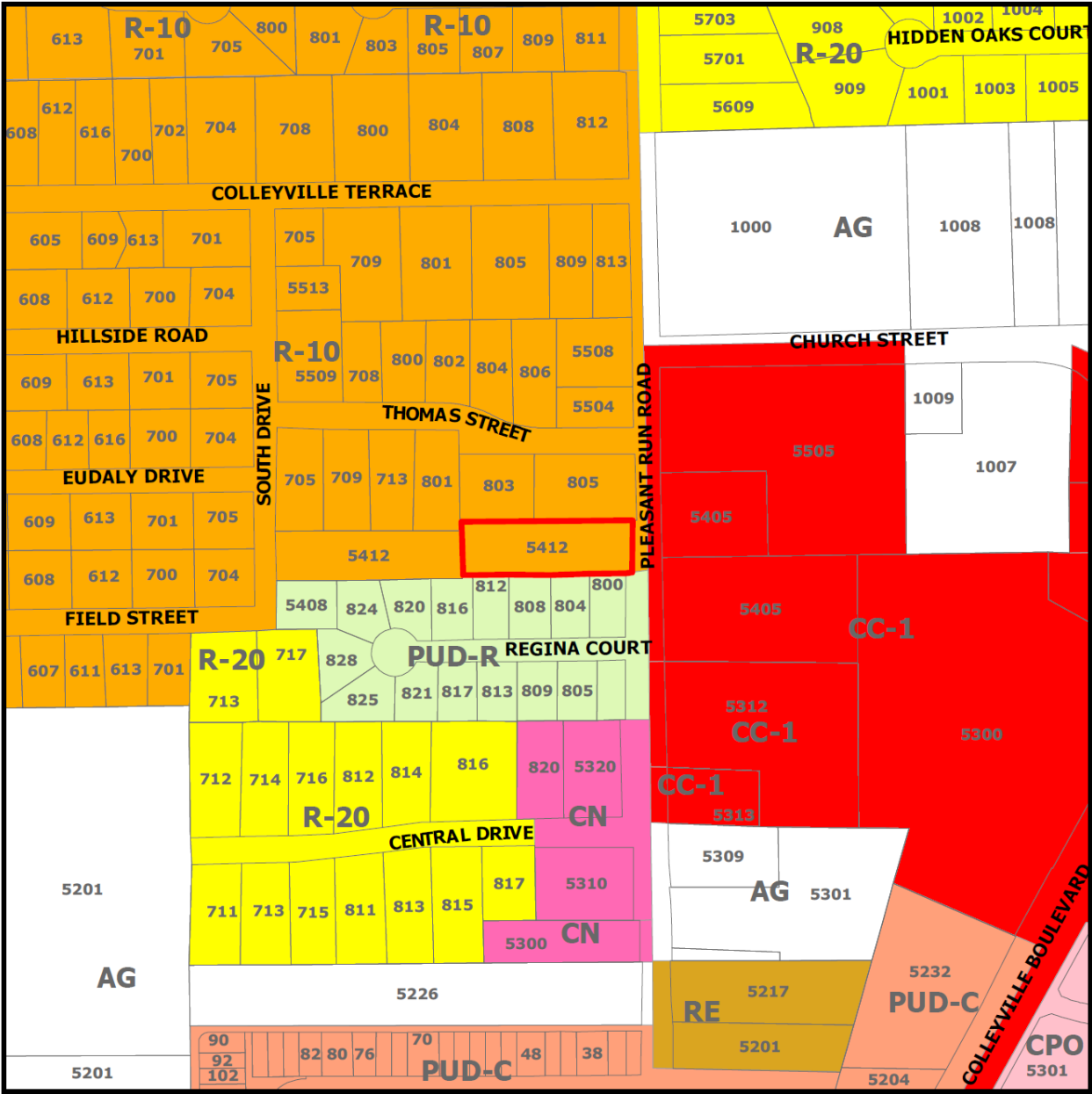
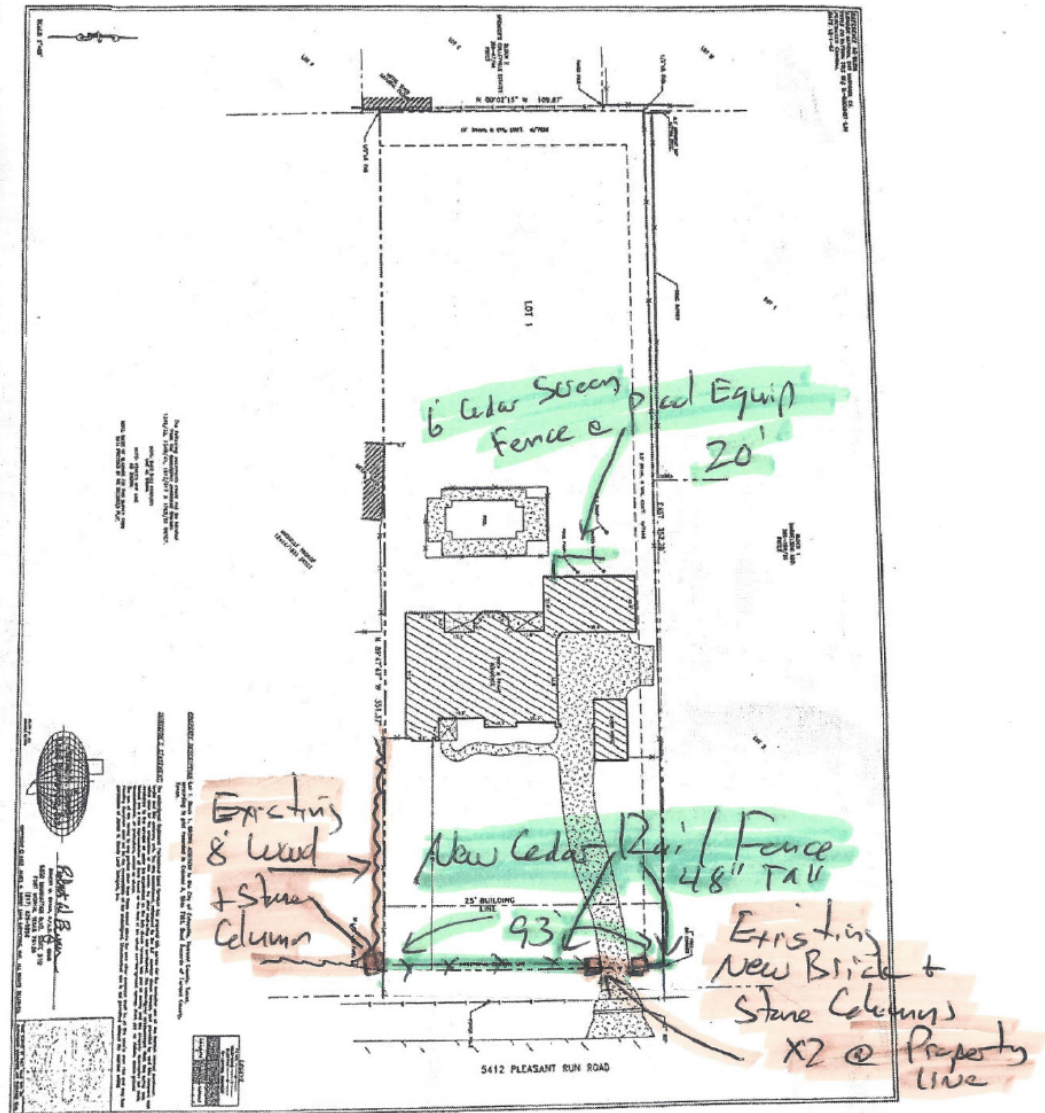
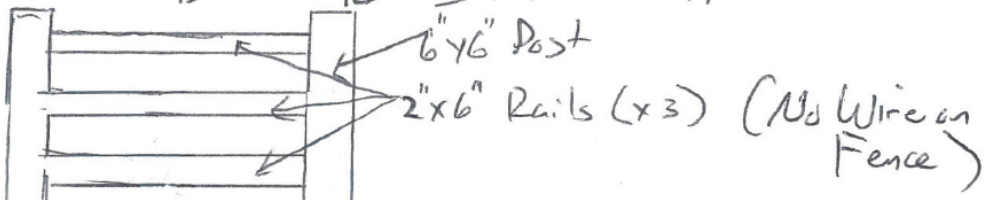
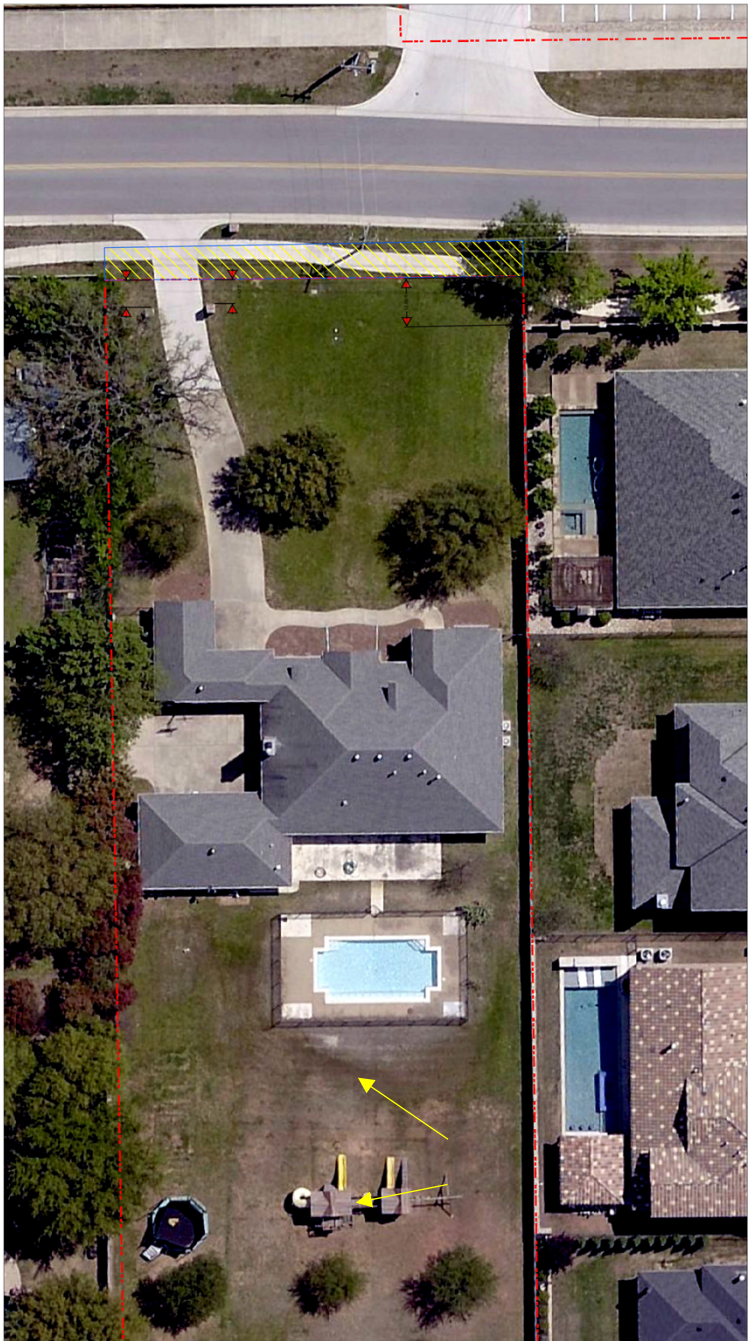


Exhibit "B" – Site Plan



93' of 48"-3 Rail Ranch Cedar Fence





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

**5412 Pleasant Run Rd
Fence Column Exhibit**

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

0 20 40 Feet

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 City Council Agenda Briefing

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

Agenda Number 5b

Agenda Date 4/5/2022

Number Ordinance O-22-2196

Type Ordinance

Department Community Development

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

Joe Murphy, representing Zafiros Mexican Grill y Cantina 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 Zafiros Mexican Grill y Cantina menu. The applicant proposes the following hours of operation as a component of the SUP request:

Sunday - Thursday: 11 a.m. to 9 p.m.
Friday and Saturday: 11 a.m. to 10 p.m.

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 SUP's 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 Lot 1, Block 1, Village Front Door Addition.

DRC Review: The DRC reviewed the request during their February 21, 2022 meeting, provided the following comments, and scheduled the case for the March 21, 2022 Planning and Zoning Commission: 1) 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 SUP to authorize the sale of alcoholic beverages for on-premises consumption for Zafiros Mexican Grill y Cantina at 5204 Colleyville Boulevard. The proposed business should not adversely affect surrounding uses.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

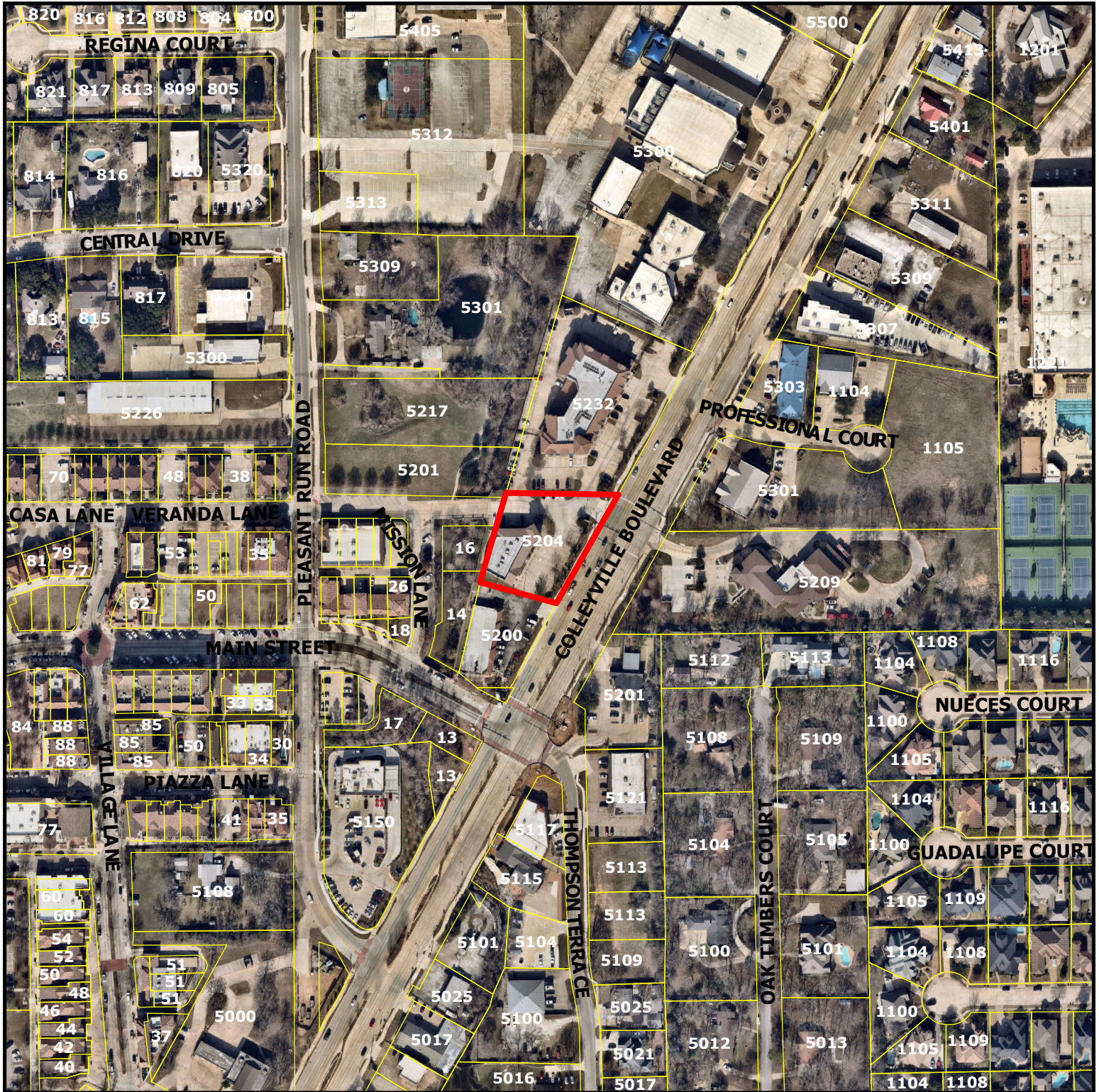
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site, Paving, and Dimensional Control Plan
6. Zafiros - New Conceptual Design
7. Conceptual Design
8. Project Schedule
9. Notification Map
10. Notification Letter
11. Notification List
12. Ordinance O-22-2196

Aerial Map



ZC22-004

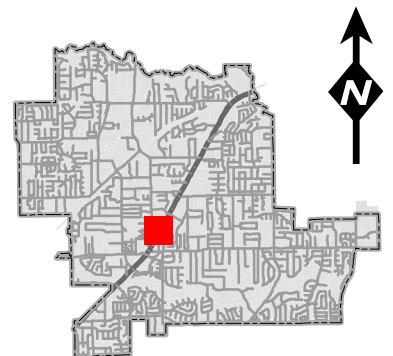
5204 Colleyville Boulevard

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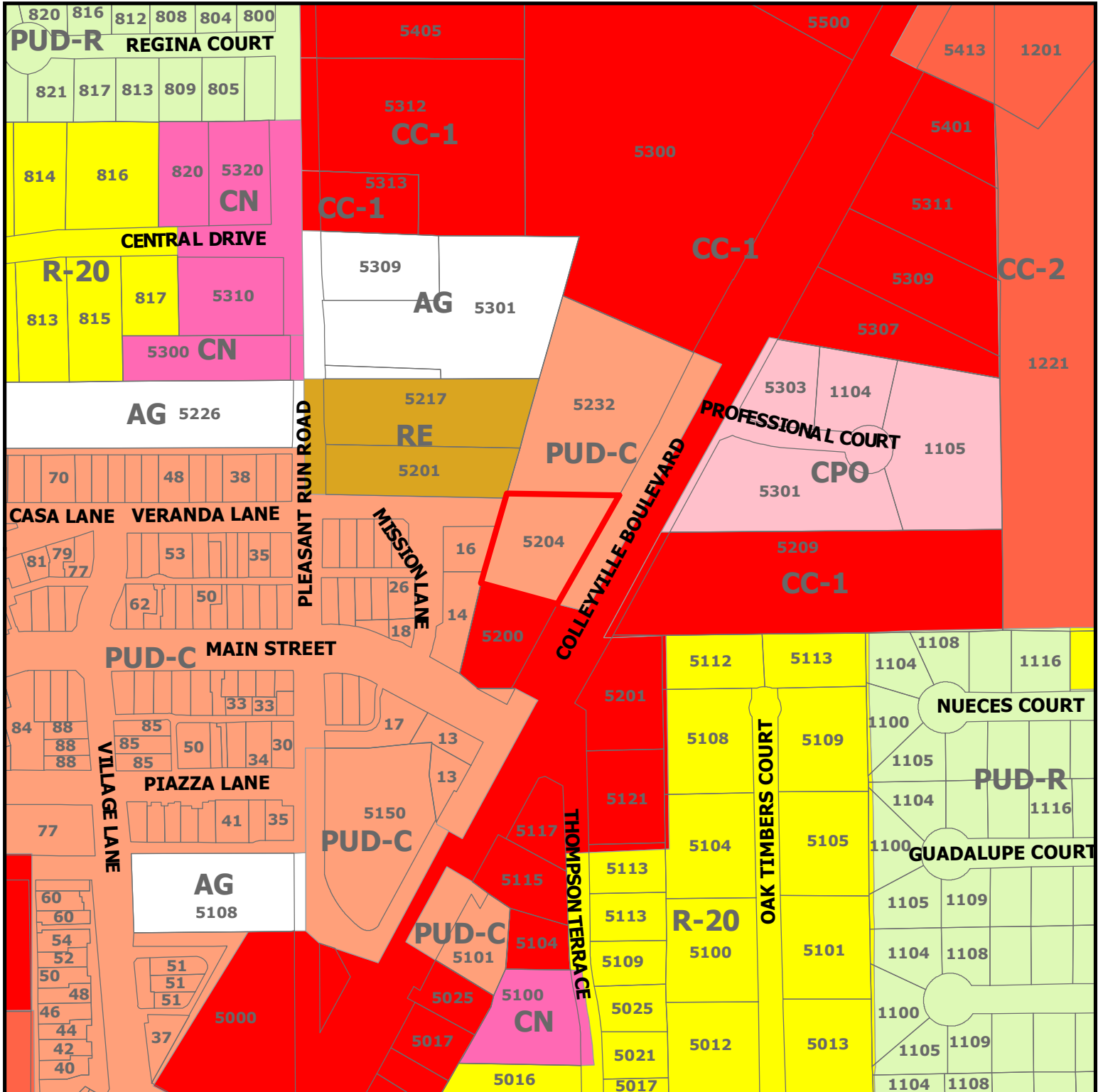
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Subject Property



Zoning Map



ZC22-004

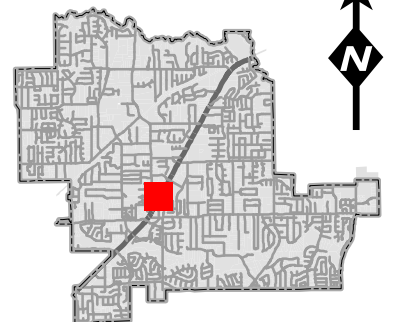
5204 Colleyville Boulevard

DISCLAIMER:

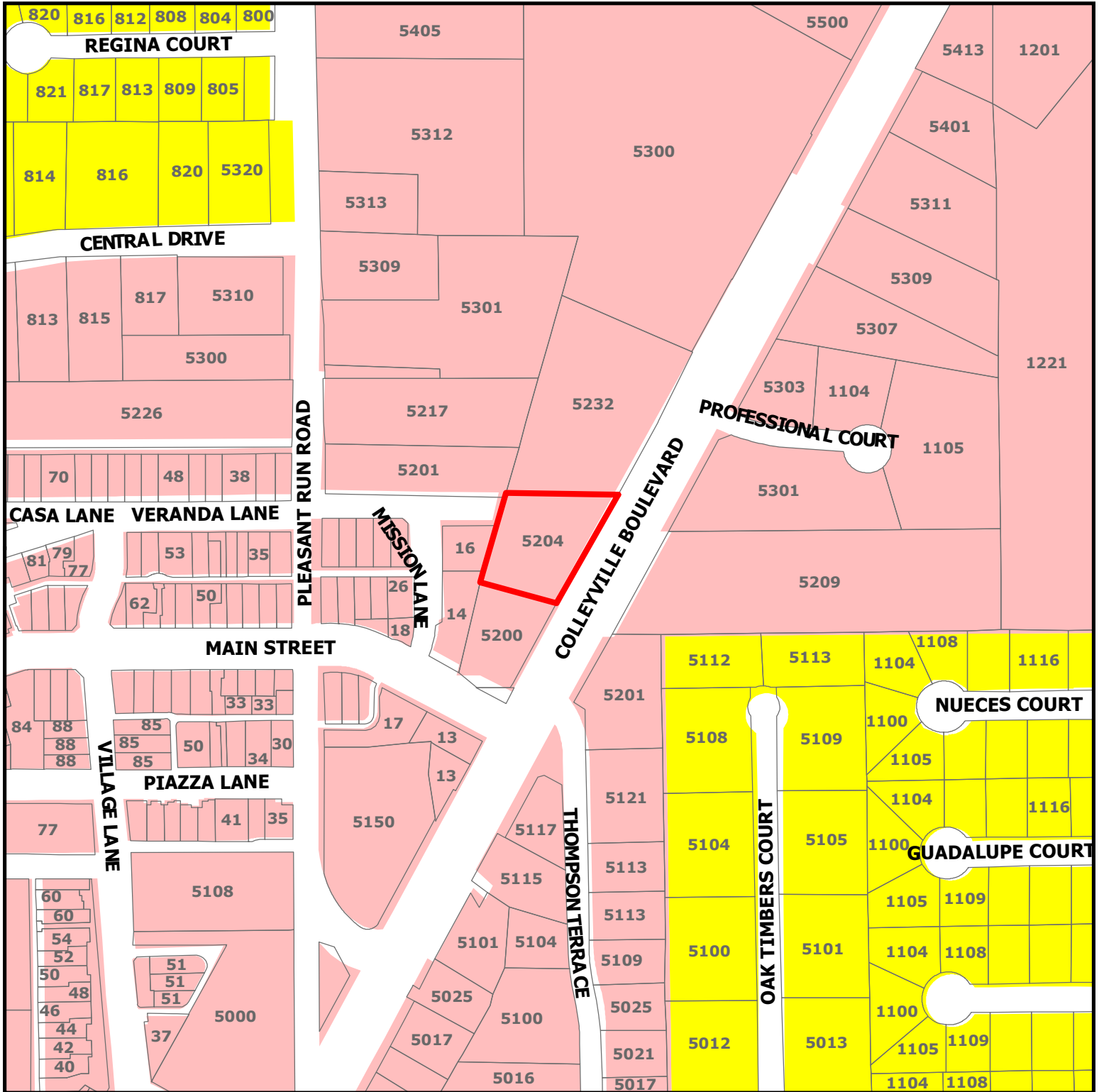
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Subject Property



Future Land Use Map



ZC22-004

5204 Colleyville Boulevard

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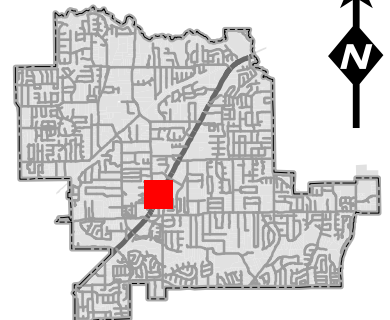
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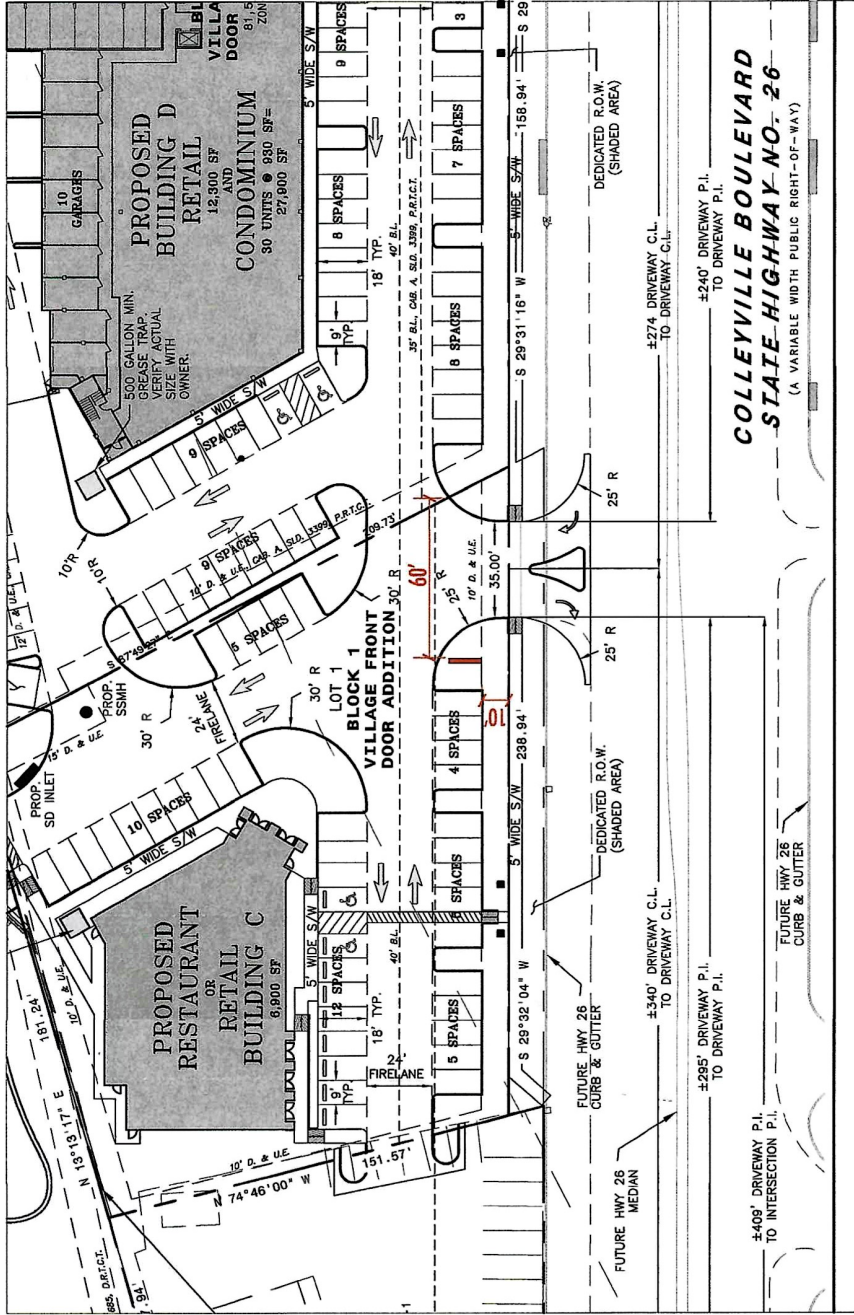


Subject Property

Residential

Colleyville Blvd Corridor





SITE PLAN
N.T.S.

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

www.starlightsign.com



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

CUSTOMER
N/A
ADDRESS
20631
CITY, ST.
JCR

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

DESCRIPTION
1. 08/27/12 N.L. CHANGED ON ALL SIGNS
2. 08/27/12 N.L. CHANGED JAWBIT OF SIGN
3. 08/27/12 N.L. CHANGED JAWBIT OF SIGN

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









Zafiros

SCHEMATIC DESIGN

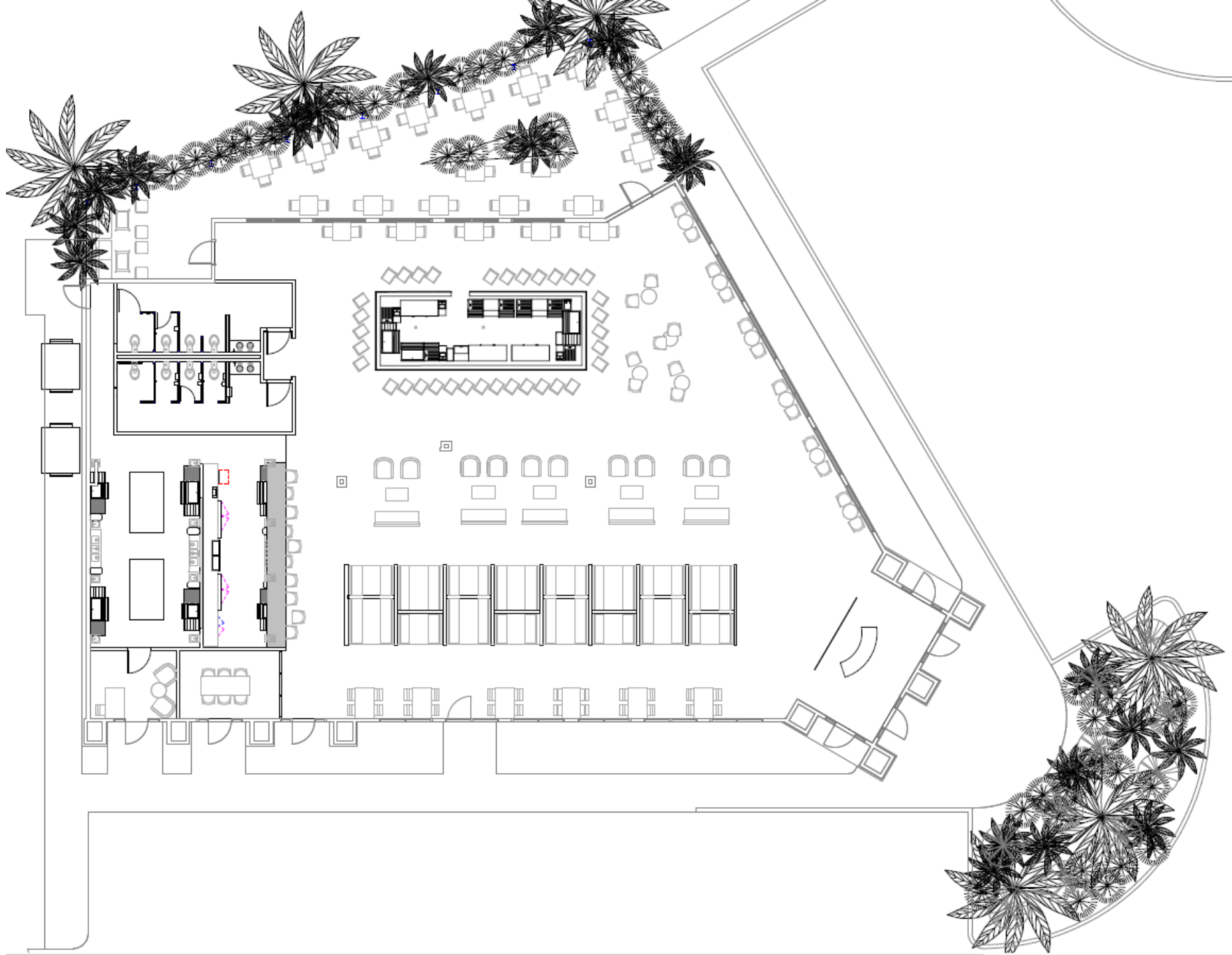


01

OVERALL CONCEPT

Ideas and inspirational images













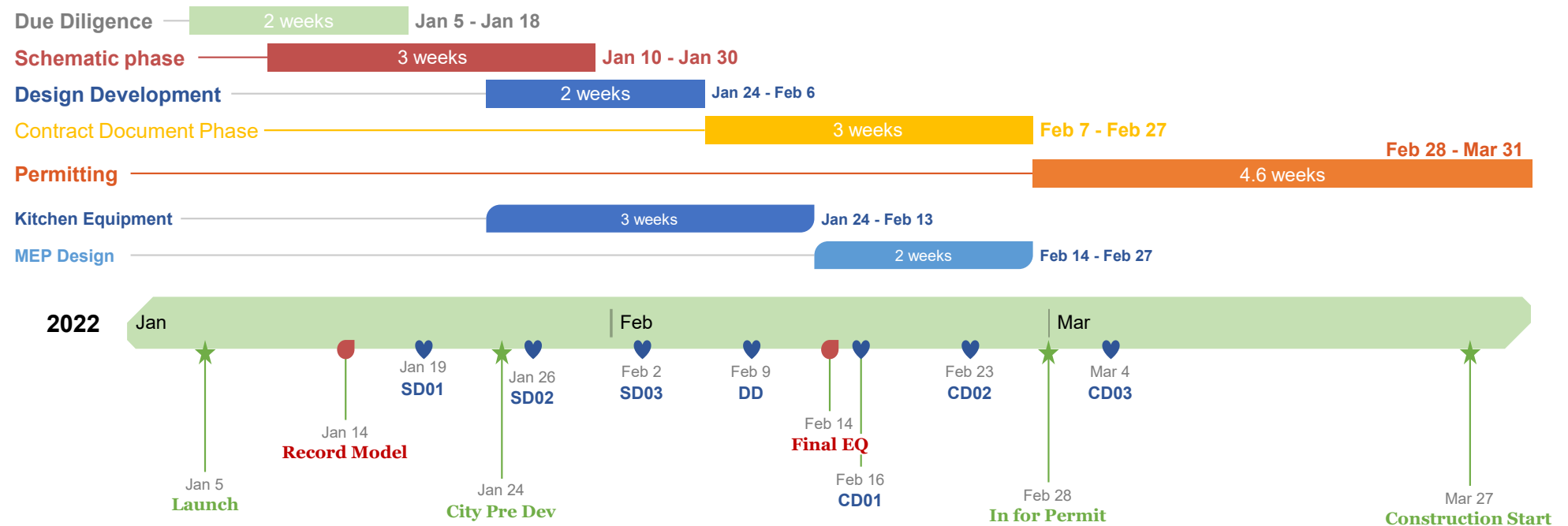






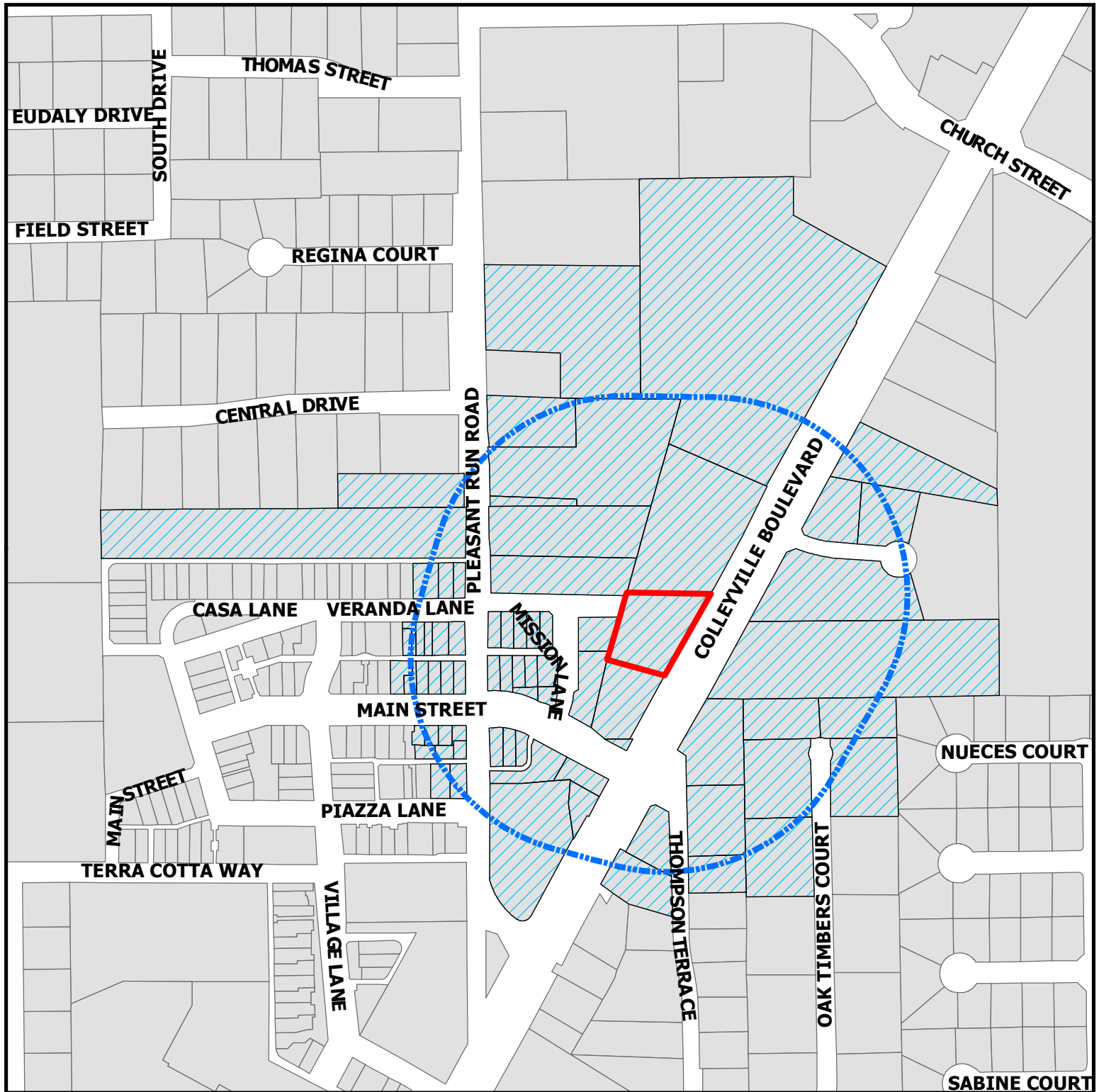


Los Zafiros



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

Notification Map

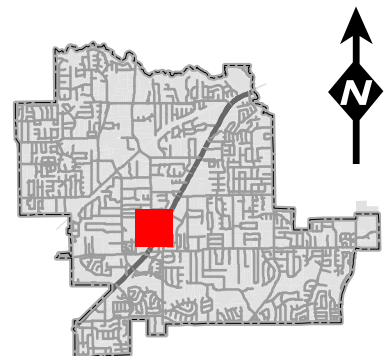


ZC22-004

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

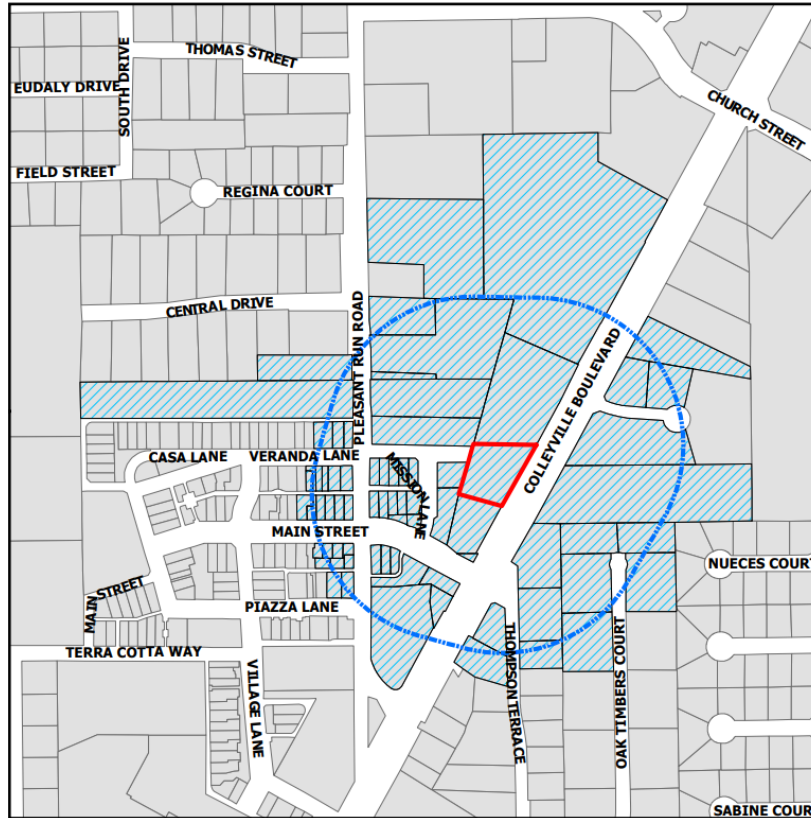
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

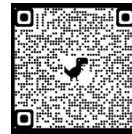
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX
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
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
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-22-2196

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 ZAFIROS MEXICAN GRILL Y CANTINA; 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 Zafiros Mexican Grill y Cantina, 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 Zafiros Mexican Grill y Cantina, 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 "Zafiros Mexican Grill y Cantina".
- 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 ON THIS THE 19TH DAY OF April 2022.

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

ATTEST:

CITY OF COLLEYVILLE

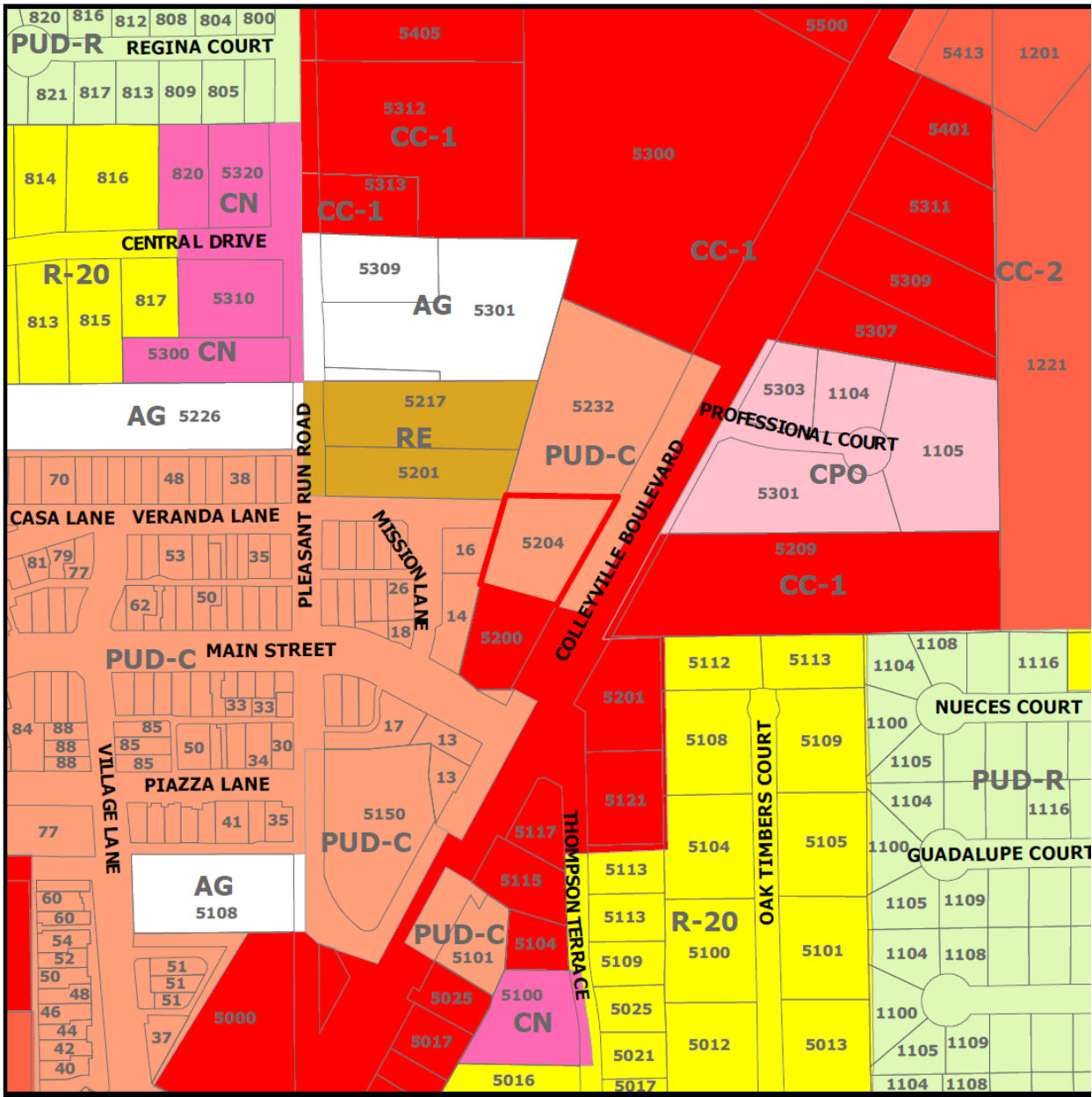
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map







City of Colleyville City Council Agenda Briefing

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

Agenda Number 5c

Agenda Date 4/5/2022

Number Ordinance O-22-2197

Type Ordinance

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

Strategic Plan

4.2 Encourage compatible commercial growth

Explanation

First Reading and Public Hearing

Joe Murphy, representing Zafiros Mexican Grill y Cantina, 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 one space per 100 SF (6,909 SF), or 69 required spaces. Currently, the provided parking for Zafiros Mexican Grill y Cantina 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 the February 21, 2022 meeting provided the following comments and scheduled the case for the March 21, 2022 Planning and Zoning Commission: 1) 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

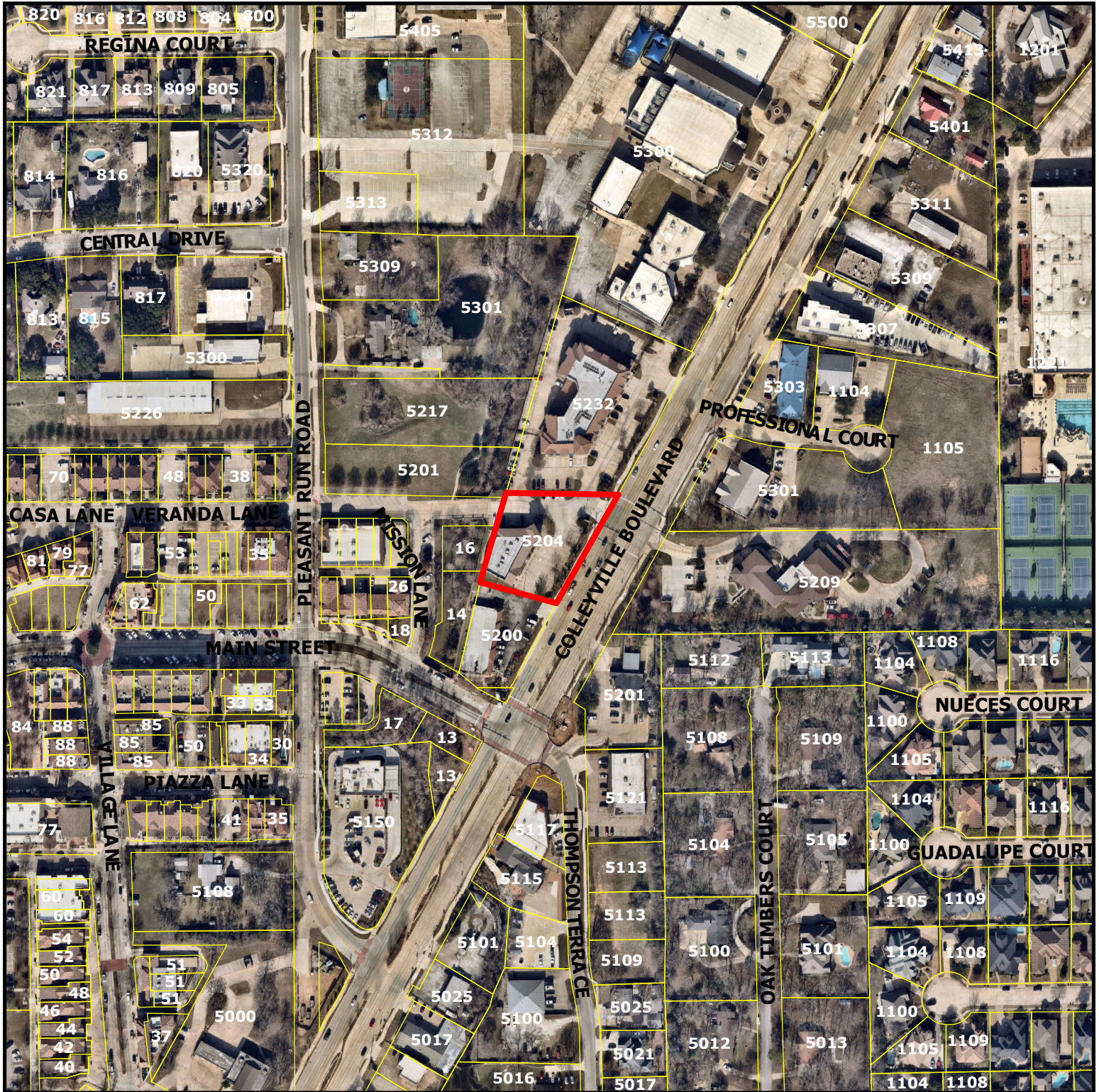
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Site, Paving, and Dimensional Control Plan
6. Project Schedule
7. Notification Map
8. Notification Letter
9. Notification List
10. Ordinance O-22-2197

Aerial Map



ZC22-005

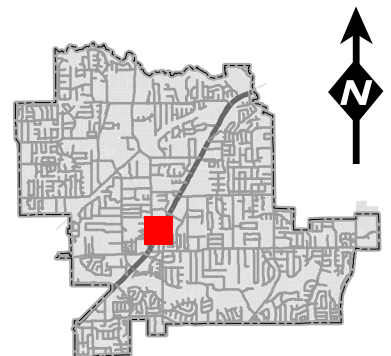
5204 Colleyville Boulevard

DISCLAIMER:

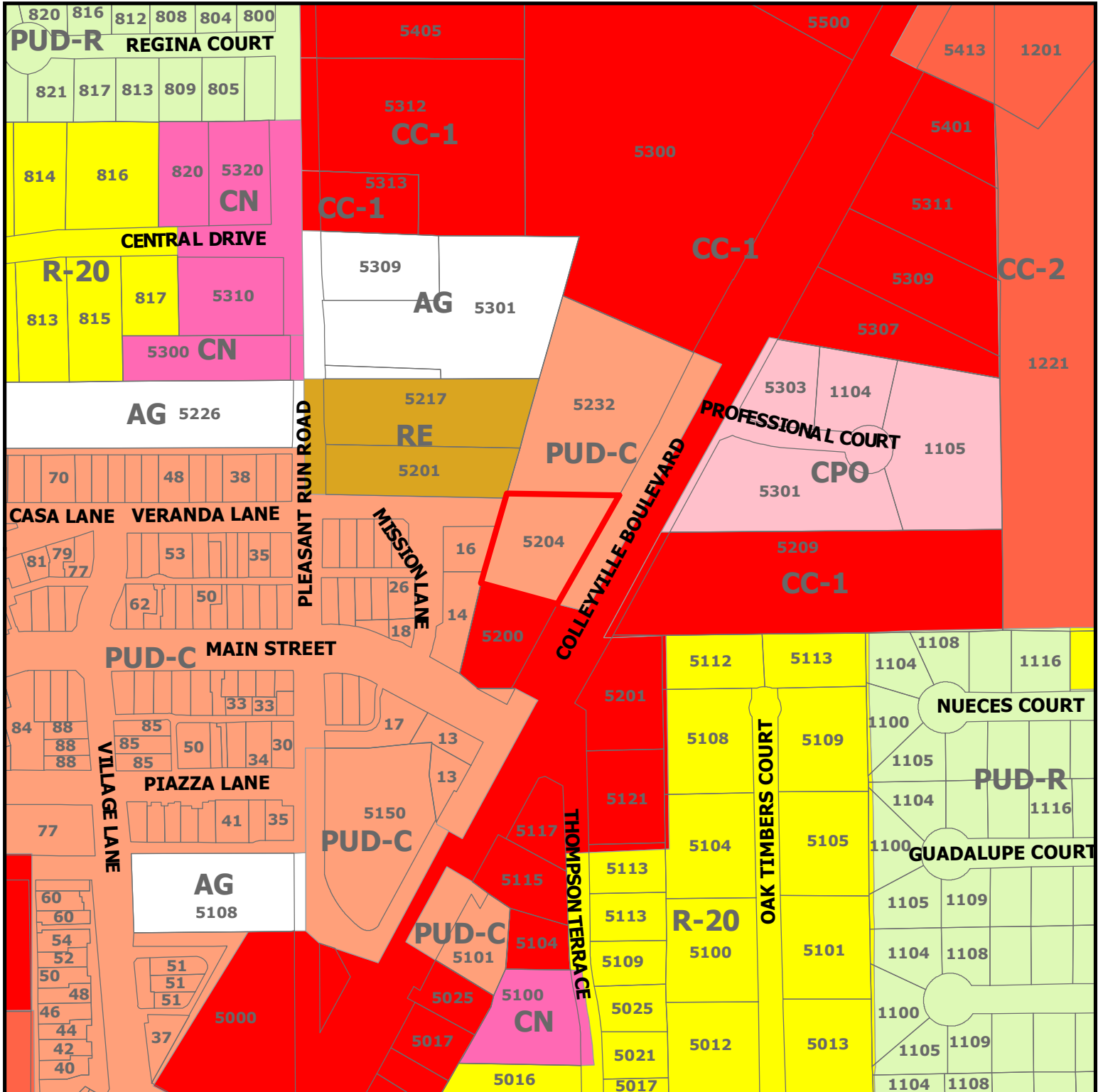
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Subject Property



Zoning Map



ZC22-005

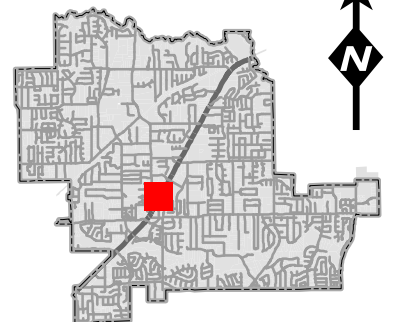
5204 Colleyville Boulevard

DISCLAIMER:

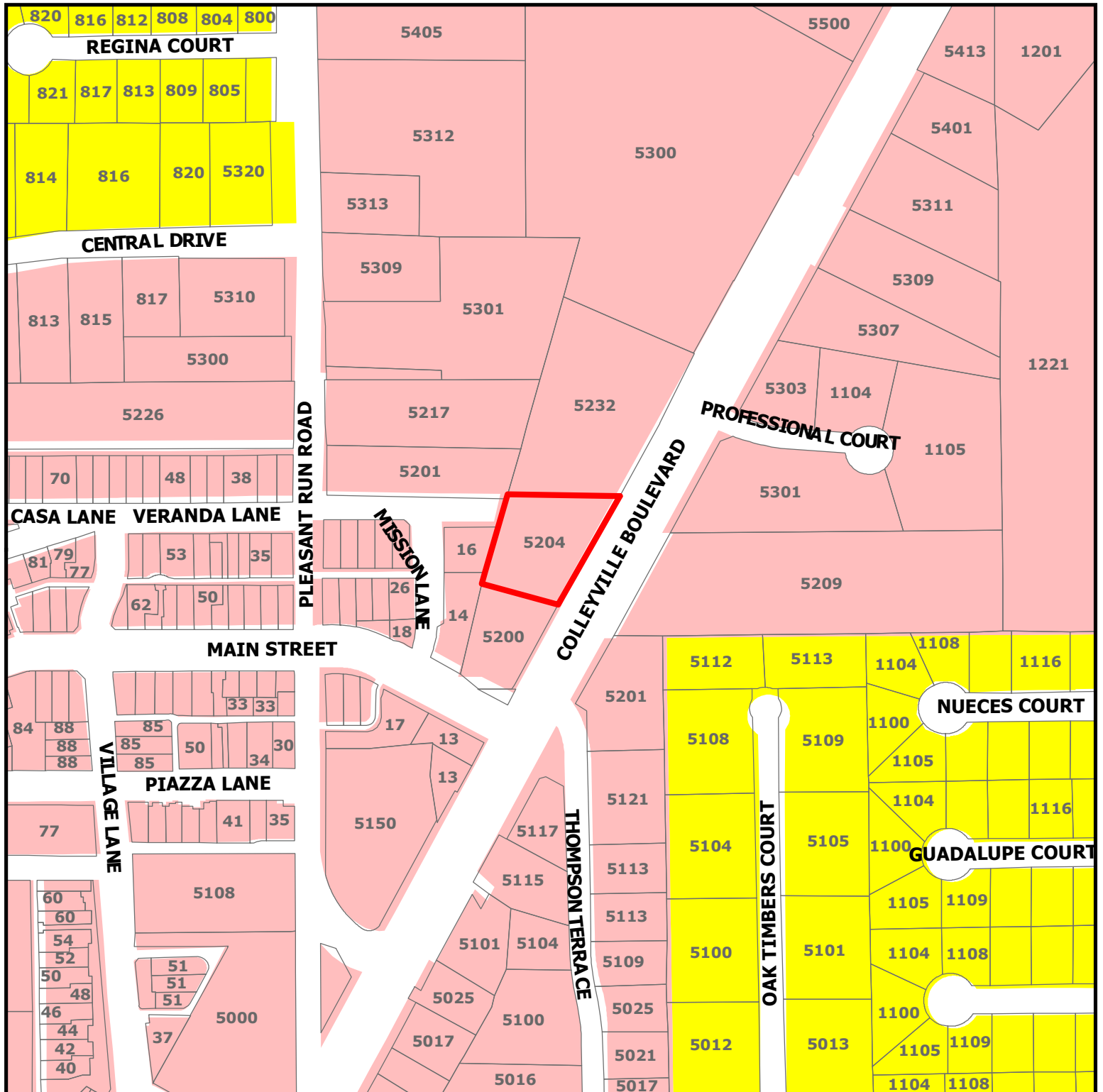
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Subject Property



Future Land Use Map



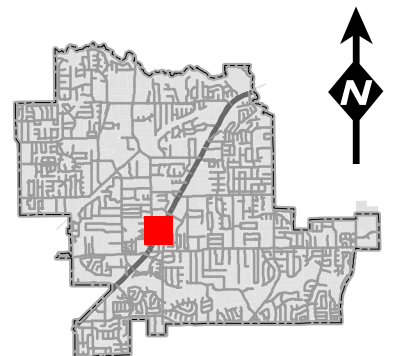
ZC22-005

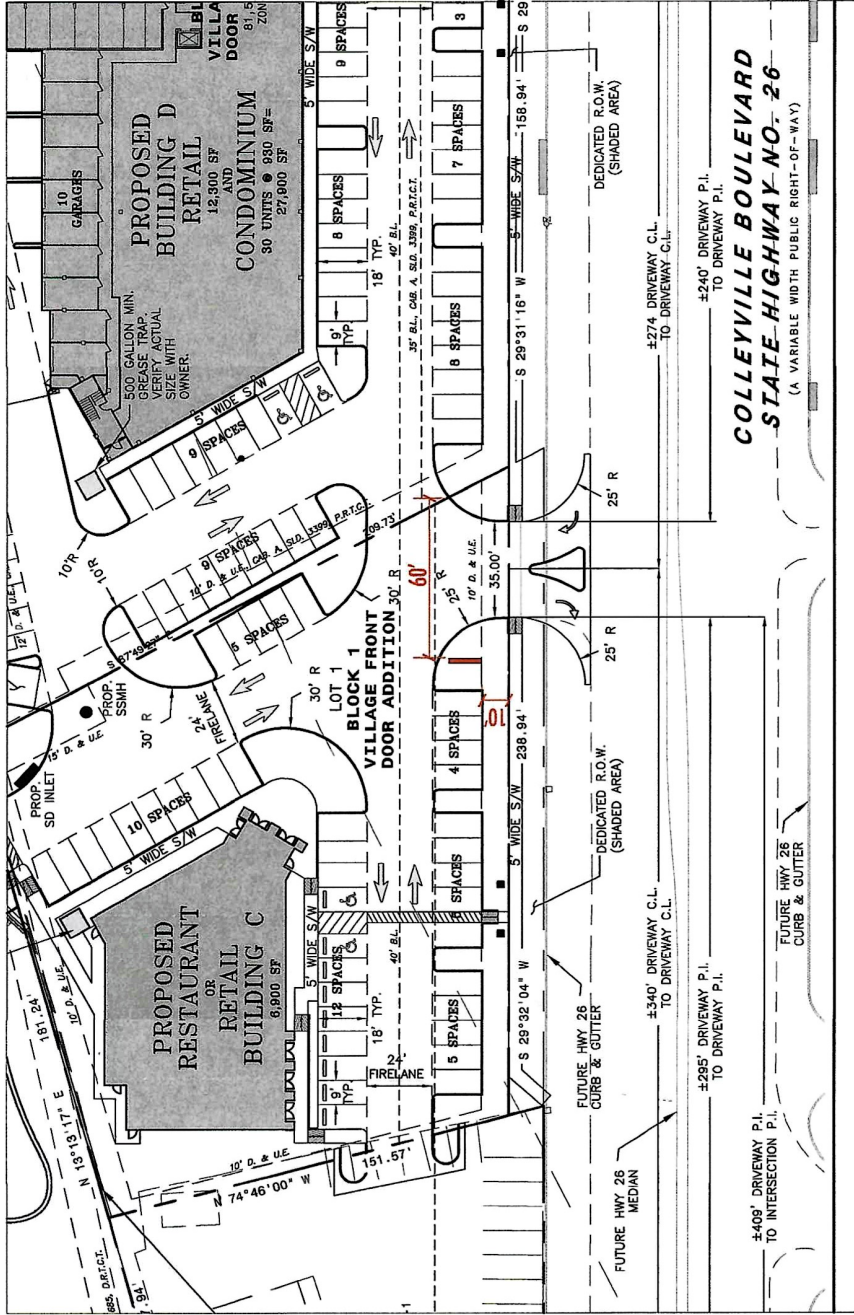
5204 Colleyville Boulevard

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- Subject Property
- Residential
- Colleyville Blvd Corridor





SITE PLAN
N.T.S.

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

www.starlightsign.com



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

CUSTOMER

PROJECT NO. 20631
PROJECT NAME Rick Sutton
CITY, ST. Colleyville, TX
DESIGNER JCR
DATE 08-06-12

DATE

1208-021
05 of 05

DESCRIPTION

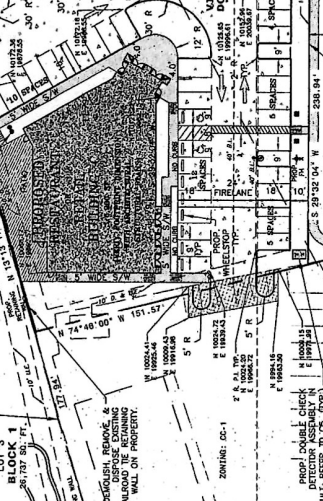
1. 08/27/12 N.T. CHANGES ON ALL SHEETS
2. 08/27/12 N.T. CHANGED JAWBIT OF SIGN
3. 08/27/12 N.T. CHANGED JAWBIT OF SIGN

DATE

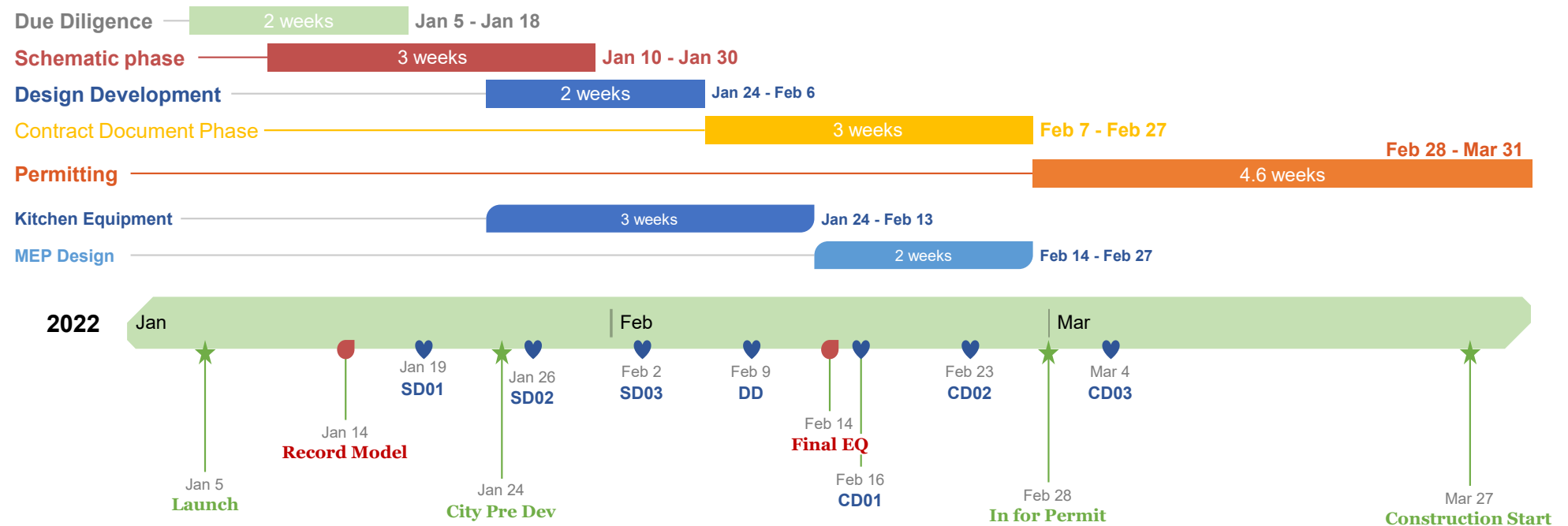
08-06-12

DESCRIPTION

1. 08/27/12 N.T. CHANGES ON ALL SHEETS
2. 08/27/12 N.T. CHANGED JAWBIT OF SIGN
3. 08/27/12 N.T. CHANGED JAWBIT OF SIGN

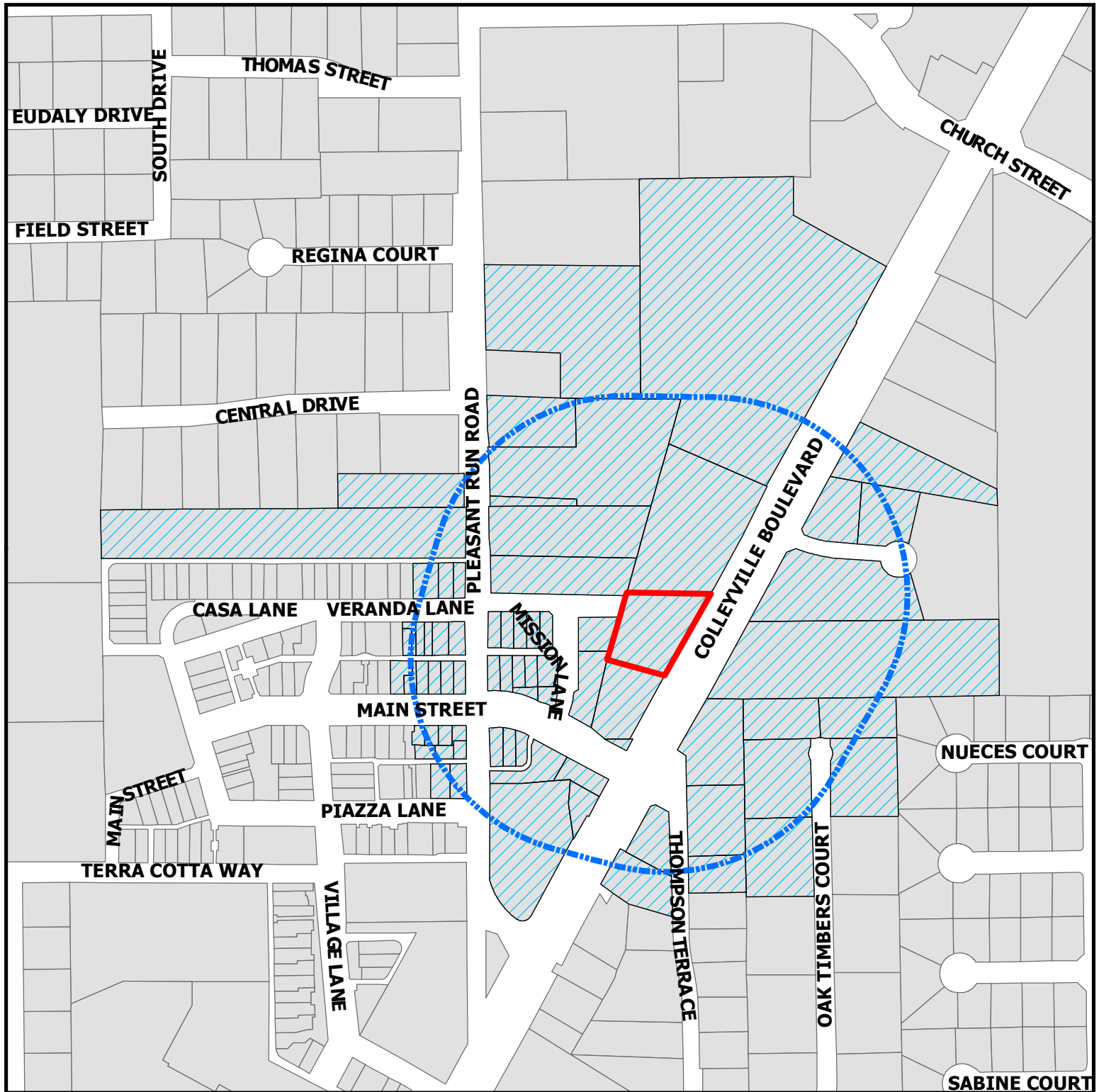
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Los Zafiros



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

Notification Map

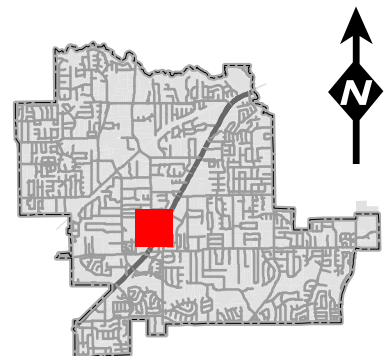


ZC22-005

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

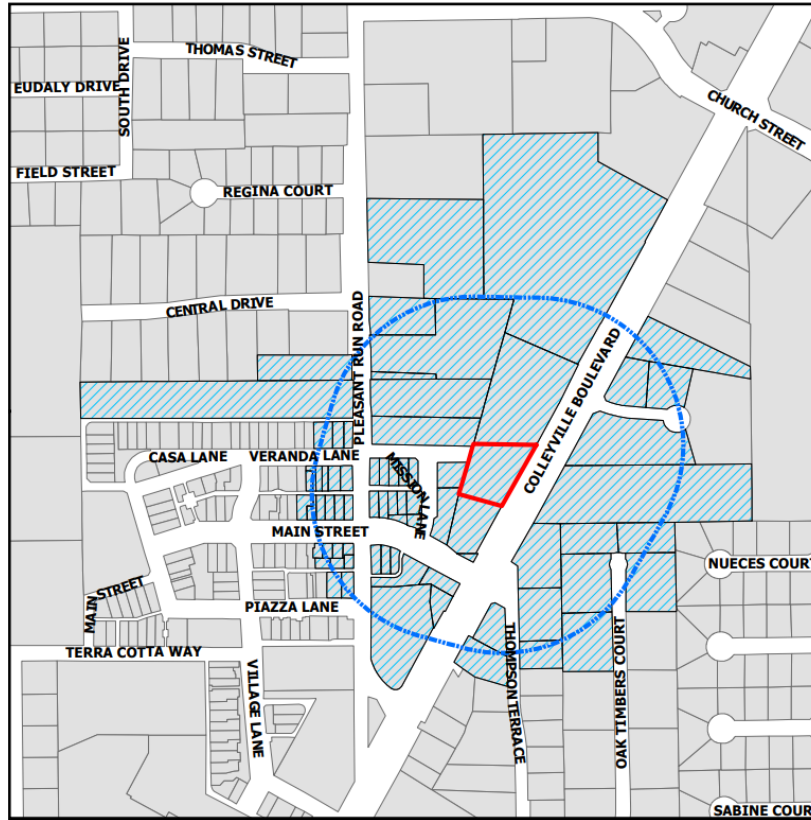
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

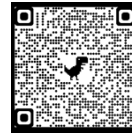
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
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
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
TAP REALTY LLC	23 MISSION LN	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
NOVAK, RICHARD	5109 OAK TIMBERS CT	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
HESLAND LLC	26 MAIN ST	COLLEYVILLE, TX
SWIGART, CAROL	5104 OAK TIMBERS CT	COLLEYVILLE, TX
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
COLLEYVILLE, CITY OF	100 MAIN ST	COLLEYVILLE, TX
SOUTH BOWIE INVESTMENT PARTNER	PO BOX 126	COLLEYVILLE, TX
VILLAGE OWNERS ASSOCIATION INC	PO BOX 650255	DALLAS, TX
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-22-2197

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 SUBDIVISION, LOCATED AT 5204 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A REDUCTION IN PARKING; 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 reduction in parking for the business known as Zafiros Mexican Grill y Cantina, Case No. ZC22-005; 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 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 Zafiros Mexican Grill y Cantina 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 "Zafiros Mexican Grill y Cantina".
- 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 ON THIS THE 19TH DAY OF APRIL 2022.

Mayor Richard Newton _____
Place 1, Tammy Nakamura _____
Place 4, George Dodson _____
Place 6, Callie Rigney _____

Mayor Pro Tem Bobby Lindamood _____
Place 3, Kathy Wheat _____
Place 5, Chuck Kelley _____

ATTEST:

CITY OF COLLEYVILLE

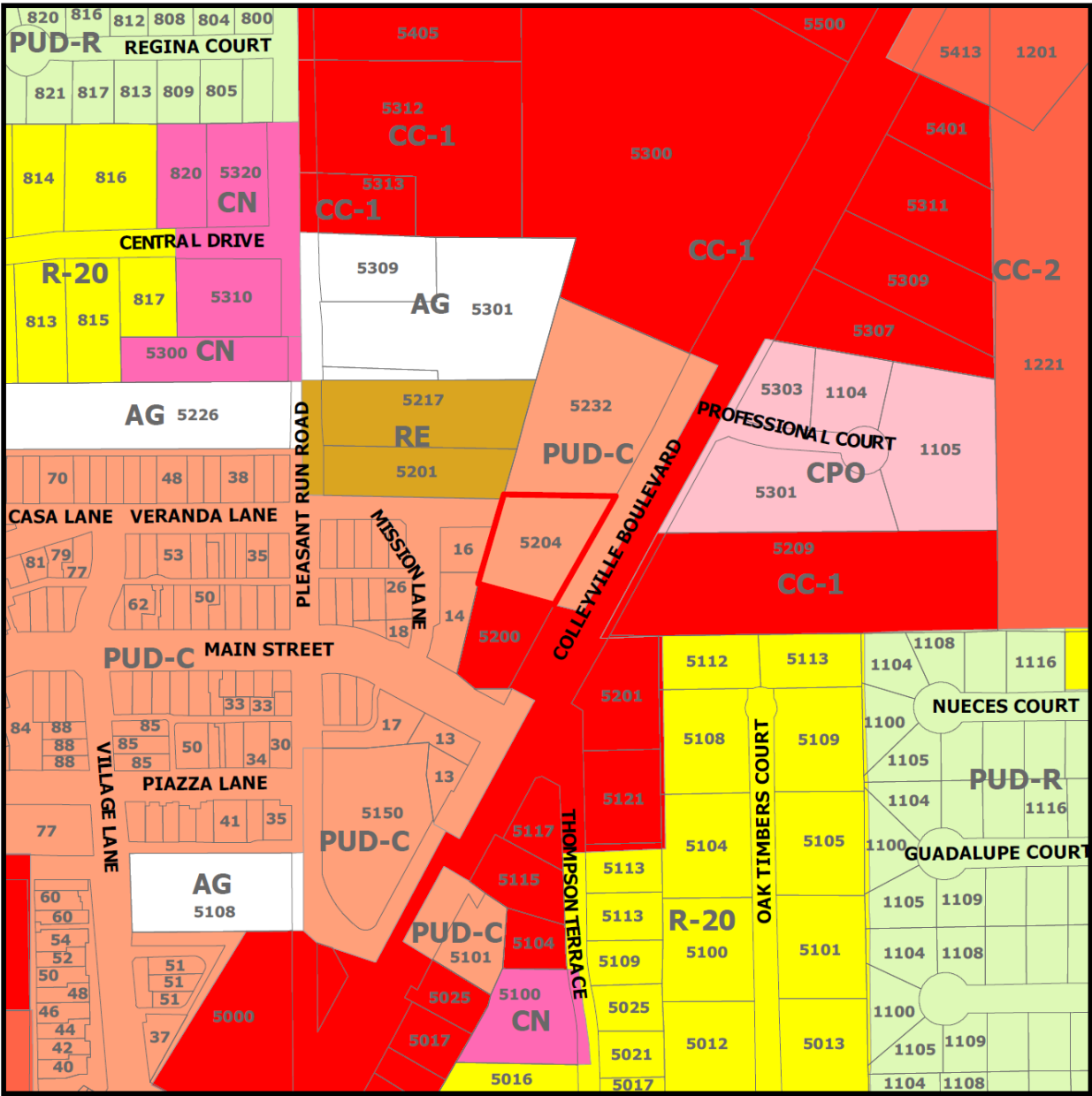
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map



[illegible]



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5d

Agenda Date 4/5/2022

Number Ordinance O-22-2198

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

Recommendation

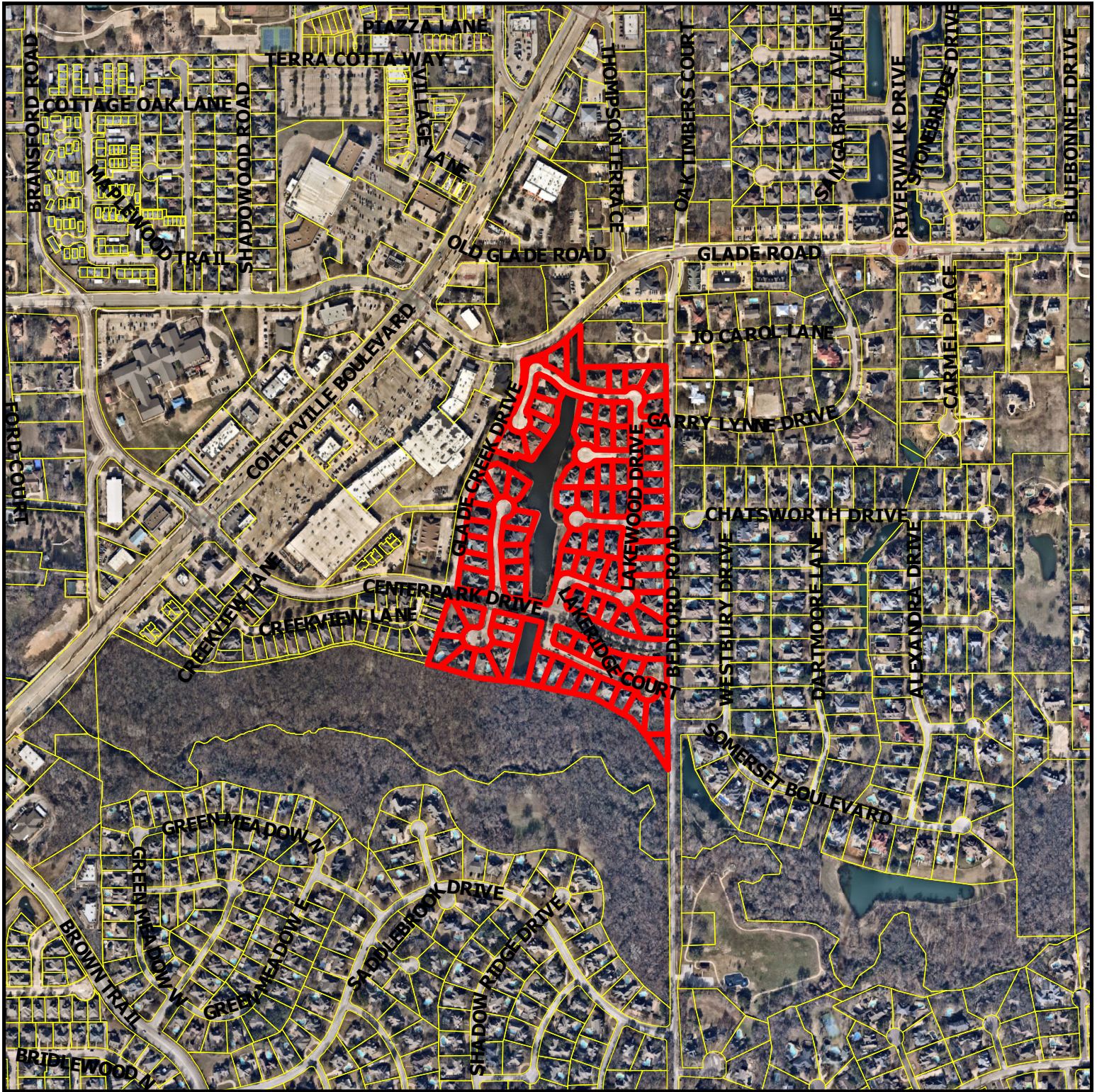
Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. HOA Letter to Members
6. Lakewood Estates Plat Exhibit 1
7. Lakewood Estates Plat Exhibit 2
8. Lakewood Estates Plat Exhibit 3
9. Lakewood Estates Plat Exhibit 4

10. Lakewood Estates Plat Exhibit 5
11. Notification Map
12. Notification Letter
13. Notification List
14. Ordinance O-22-2198

Aerial Map

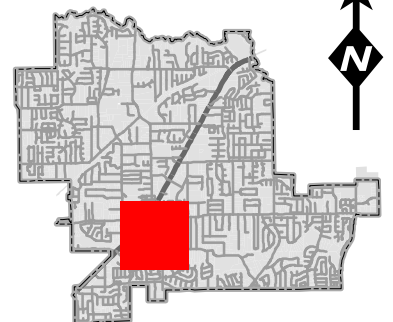


ZC22-008 Lakewood Estates

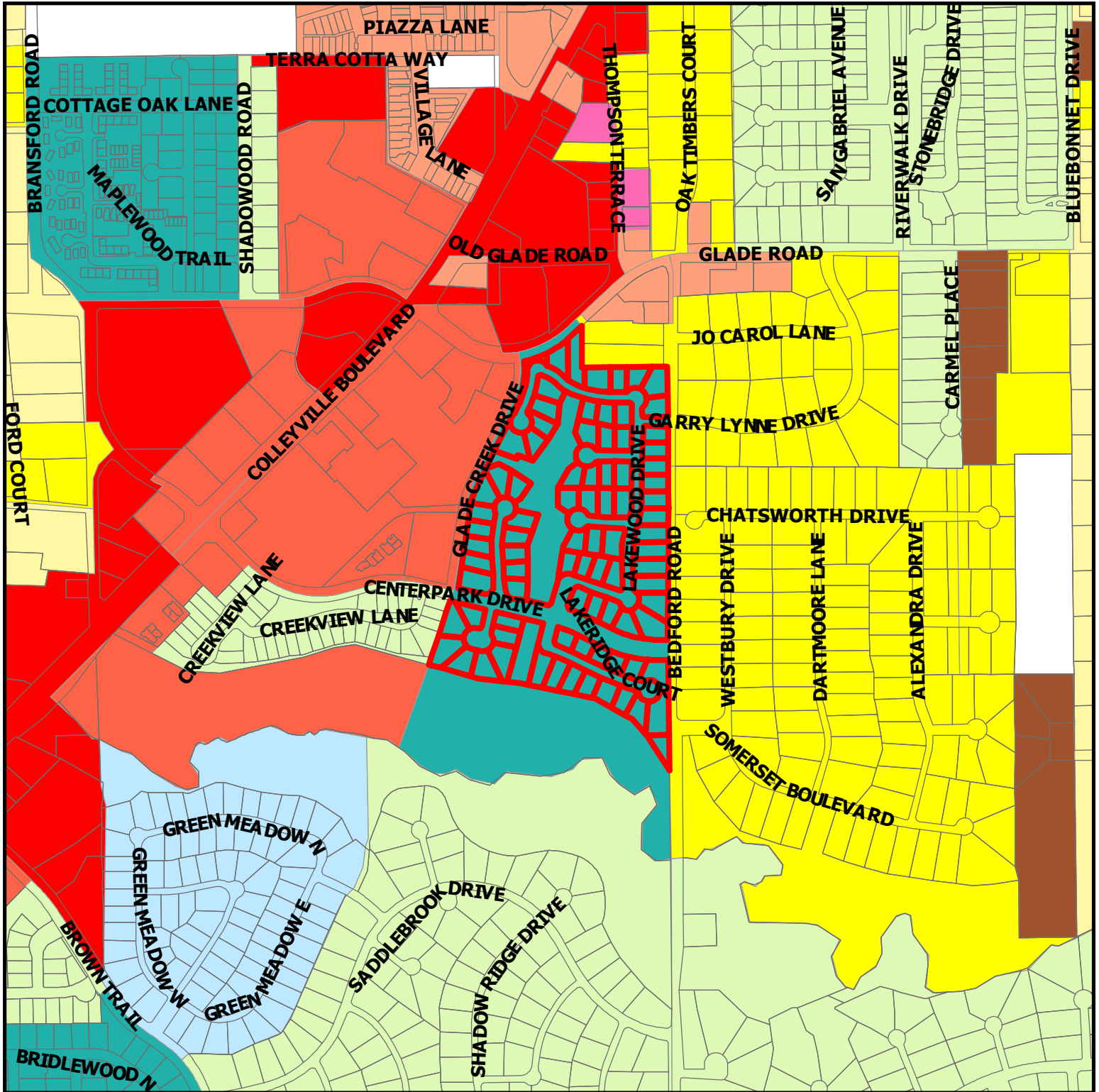
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Subject Property



Zoning Map



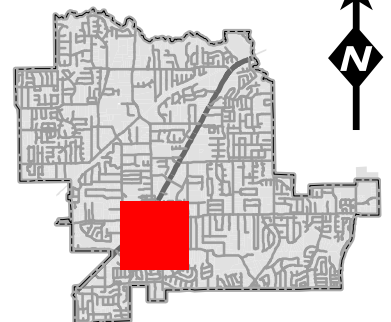
ZC22-008 Lakewood Estates

DISCLAIMER:

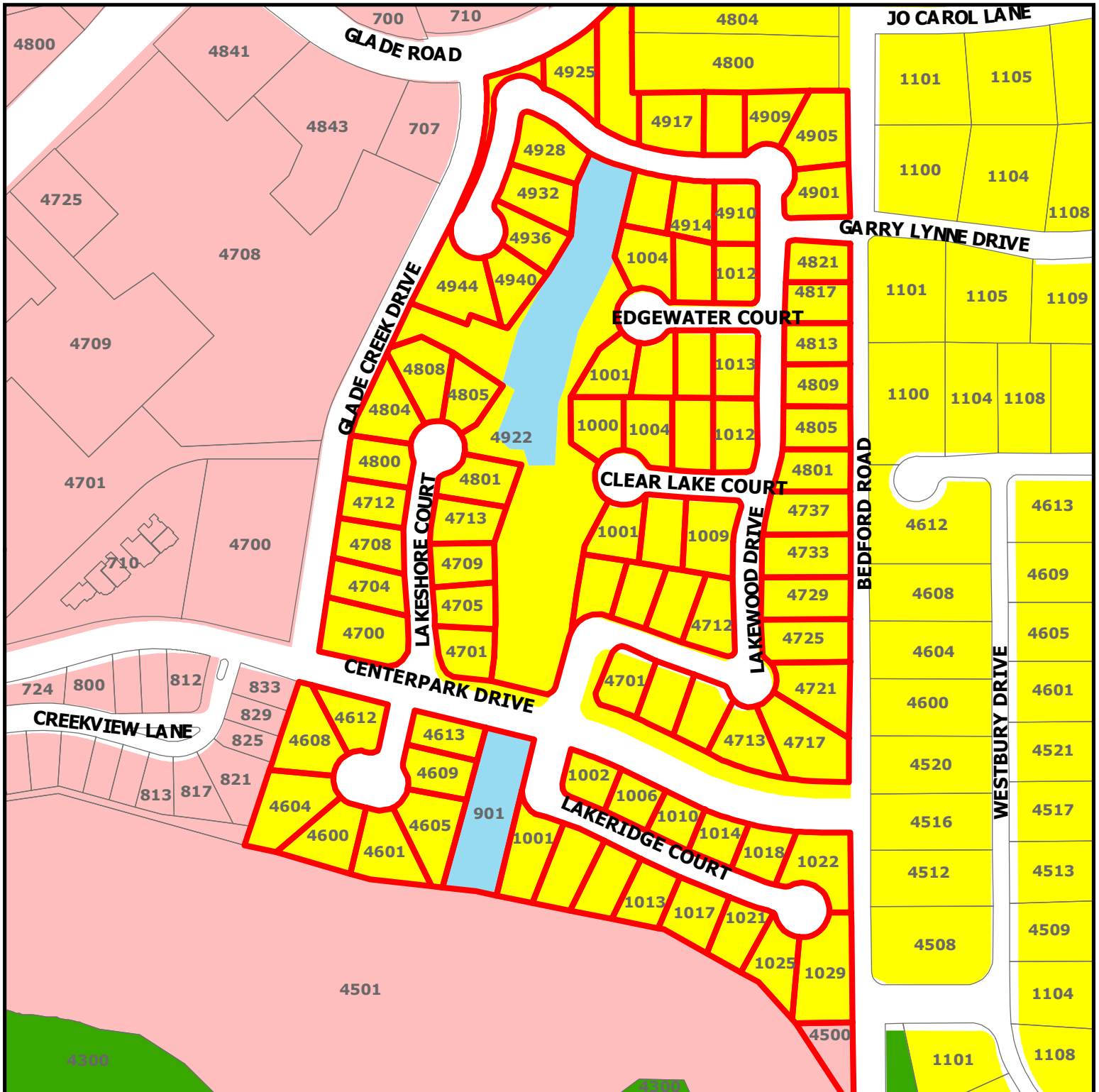
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Subject Property



Future Land Use Map



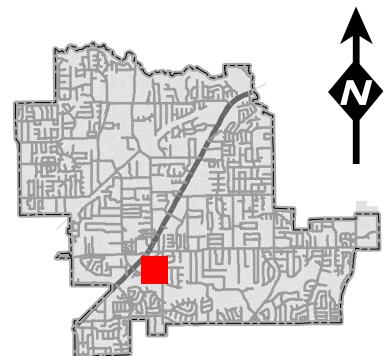
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ZC22-008

Lakewood Estates

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



HOA *Lakewood Estates*

P.O. Box 1018
Colleyville, Texas 76034

Statement of Planning Objectives

Feb. 16, 2022

To whom it may concern,

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

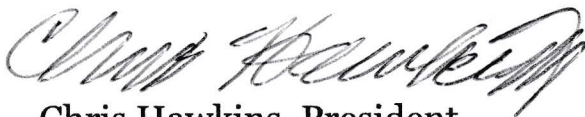
In any case, the subdivision is completely built out as a single family development. All but one lot was built on by 2000. My personal home was the last one, which I built in 2006 and my family and I moved in in June of that year.

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

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

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

Sincerely,

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

Chris Hawkins, President
HOA Lakewood Estates

From: lakeridgepropertymanagement@gmail.com,
To: lakeridgepropertymanagement@gmail.com,
Bcc: [REDACTED]
Subject: Zoning Change for HOA-Lakewood Estates
Date: Thu, Feb 17, 2022 5:48 pm

HOA Lakewood Estates

To All Members of HOA Lakewood Estates,
Feb. 17, 2022

In the next week or so you will receive a notice of zoning change for all properties in the Lakewood Estates subdivision from the current zoning of R-MF (Multi-Family) to PUD-R (Planned Urban Development- Residential). This is an issue that I have been working on with the city administration. The reason for the change is because, for reasons unknown, when Lakewood was going through the approval process for development, beginning in 1994, an appropriate zoning was never applied to the development. The property was then, and remains, zoned R-MF which is a multi-family zoning (apartments). The developer approached the city with the offer to develop the property for quality single family homes instead of apartments if lots smaller than 20,000 sq. ft. would be allowed. The idea of apartments was very unpopular so the city gladly agreed to smaller lots. A zoning change should have begun at that time, but it did not. No one who was on the city council or in the city administration who was there at that time is there any longer. Consequently, reasons for the oversight are not available.

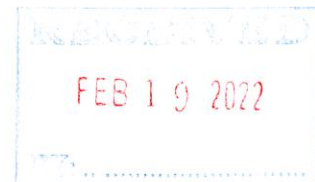
This is something I have long wanted to see corrected. The advantages will be that if a homeowner wants to add on to their home, or in the unfortunate circumstance of a rebuild from a fire or storm, the process of permitting with the city will be much simpler and will avoid the possibility of major difficulties obtaining a permit. It will also circumvent unforeseen problems that could arise from an incorrect zoning.

I want to be very clear about the following. Nothing about this zoning change will negatively affect your property rights or increase your property valuation or taxes.

This is a technical correction that should have occurred prior to the development of Lakewood Estates. It will apply a zoning designation that fits the development as it exists. Also, this will be done at no cost to our HOA as the City of Colleyville has generously agreed to forego the applicable fees which would be a few thousand dollars.

If you have any questions or concerns regarding this issue please email them to Lakeridge Property Management at lakeridgepropertymanagement@gmail.com and a reply will come quickly. You can also contact the City of Colleyville development department. The department and person to contact will be on the notice you will receive from the city.

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:

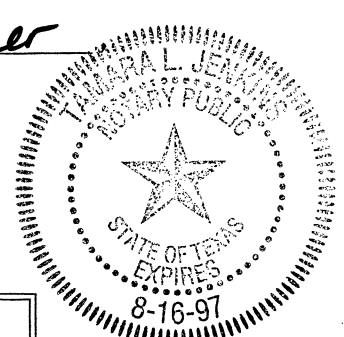
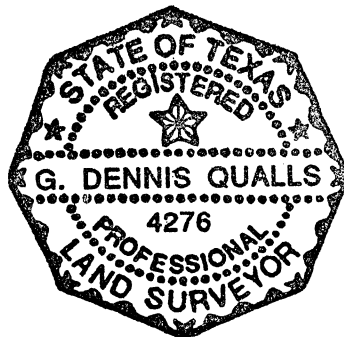
That, I, G. Dennis Qualls of RUST Lichliter/Jameson & Associates,
Inc., a Registered Professional Land Surveyor of the State of
Texas, do hereby declare that I prepared this plat from an actual
and accurate survey of the land and that the corner monuments
shown thereon were properly placed under my personal 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 24.4332 acre tract of land
described in a deed in Chandler/Control Properties, Inc. and recorded in Volume 9828,
Page 40 of the Real Property Records, Tarrant County, Texas;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT ESTATES OF VILLAGE PARK INC. does hereby adopt this plat designating the herein
above described property as LAKEWOOD ESTATES, containing Lots 1-47, Block A, Lots
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

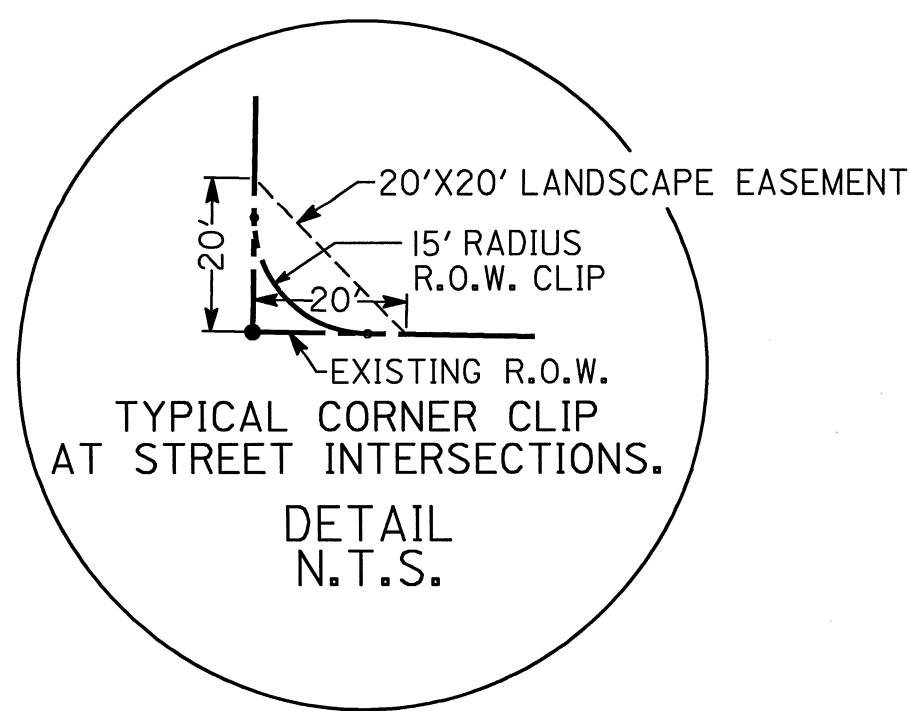
10/18/94

DATE

SECRETARY - JEAN HARRIS

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

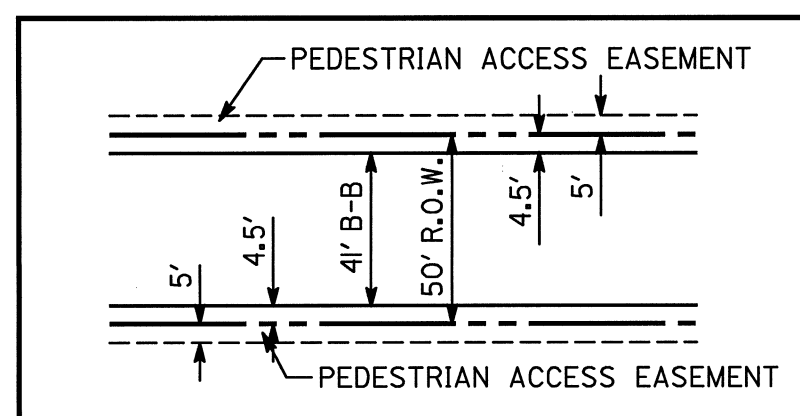
CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA
1	435.00	120.39	232.05	234.89	30°56'18"	64	890.00	55.66	111.68	111.16	07°40'25"
2	470.00	107.09	208.82	210.58	29°40'16"	65	15.00	14.74	21.02	23.30	88°59'00"
3	830.00	93.69	186.19	186.99	12°52'49"	66	560.00	90.32	178.33	179.09	18°19'29"
4	375.00	56.28	111.31	111.73	17°04'14"	67	1146.08	249.55	487.68	491.44	24°34'08"
5	425.00	112.62	217.73	220.18	29°41'00"	68	1500.00	95.34	190.30	190.43	07°16'26"
6	495.00	110.60	214.36	216.62	29°31'53"	69	965.00	37.87	75.69	75.71	04°29'43"
7	1021.08	102.35	204.05	204.27	09°10'17"	70	175.00	25.11	49.72	49.89	16°20'00"
8	360.00	45.71	90.70	90.94	14°28'26"	71	175.00	25.11	49.72	49.89	16°20'00"
9	425.00	105.90	205.67	207.73	28°08'10"	72	225.00	34.50	68.20	68.46	17°26'04"
10	15.00	12.31	19.03	20.61	78°43'36"	73	225.00	26.06	51.77	51.89	13°12'48"
11	435.00	113.70	220.02	222.43	29°17'51"	74	530.00	120.76	235.48	237.46	25°40'16"
12	15.00	14.69	21.14	23.45	89°35'00"	75	770.00	86.92	172.73	173.10	12°52'49"
13	1121.08	210.06	412.93	415.31	21°13'31"	76	15.00	16.14	21.97	24.66	94°11'24"
14	12.00	5.06	9.32	9.57	45°41'17"	77	270.00	9.88	19.74	19.74	04°11'24"
15	50.00	580.48	89.63	148.49	170°09'14"	78	50.00	47.52	68.89	76.00	87°05'19"
16	12.00	2.60	5.09	5.12	24°28'11"	79	815.00	53.63	106.86	106.99	09°58'05"
17	535.00	60.26	119.74	119.99	12°51'00"	80	685.00	25.03	50.02	50.03	04°41'00"
18	50.00	•	99.99	157.07	180°00'00"	81	250.00	21.23	42.31	42.36	09°42'30"
19	50.00	74.04	82.87	97.69	111°56'29"	82	12.00	7.59	12.83	13.53	64°37'03"
20	12.00	7.19	12.33	12.95	61°50'36"	83	50.00	•	60.95	248.62	284°53'51"
21	585.00	52.28	104.15	104.29	10°12'50"	84	12.00	4.45	8.35	8.53	40°42'22"
22	12.00	14.37	18.42	21.00	100°15'49"	85	200.00	16.24	32.37	32.40	09°16'56"
23	1171.08	165.29	327.34	328.41	16°04'04"	86	695.00	23.20	46.37	46.38	04°11'05"
24	12.00	10.85	16.10	17.64	84°14'04"	87	665.00	36.91	77.68	77.72	06°41'57"
25	12.00	12.00	16.97	18.85	90°00'00"	88	20.00	17.95	26.72	29.26	83°48'48"
26	12.00	6.03	10.78	11.18	53°21'39"	89	200.00	7.32	14.62	14.63	04°11'24"
27	50.00	•	59.68	250.21	286°43'18"	90	15.00	15.30	21.42	23.86	91°08'19"
28	12.00	6.03	10.78	11.18	53°21'39"	91	770.00	50.82	101.42	101.49	07°33'07"
29	12.00	12.00	16.97	18.85	90°00'00"	92	15.00	15.00	21.21	23.56	90°00'00"
30	150.00	21.53	42.62	42.76	16°20'00"	93	15.00	13.74	20.26	22.25	84°58'36"
31	12.00	9.06	14.46	15.52	74°05'01"	94	25.00	35.36	39.27	90°00'00"	
32	1475.00	68.91	137.67	137.72	05°20'58"	95	12.00	12.00	16.97	18.85	90°00'00"
33	12.00	6.16	10.36	11.38	54°19'44"	96	50.00	•	100.00	157.08	180°00'00"
34	50.00	•	59.69	250.20	286°42'36"	97	50.00	128.10	93.16	119.87	137°21'28"
35	12.00	5.91	10.60	10.98	52°25'40"	98	12.00	5.26	9.64	9.92	47°21'28"
36	1525.00	71.87	143.58	143.63	05°23'47"	99	25.00	35.36	39.27	90°00'00"	
37	12.00	15.90	19.16	22.18	105°54'59"	100	235.00	8.60	17.18	17.19	04°11'24"
38	200.00	28.70	56.82	57.01	16°20'00"	101	640.00	62.74	124.89	125.08	11°11'53"
39	12.00	16.95	19.99	22.91	09°23'50"	102	660.00	24.11	48.20	48.21	04°11'05"
40	990.00	31.42	62.81	62.82	03°38'09"	103	225.00	18.27	36.41	36.45	09°16'56"
41	50.00	46.95	69.95	77.48	88°46'50"	104	770.00	86.92	172.73	173.10	12°52'49"
42	15.00	13.91	20.40	22.43	85°39'42"	105	830.00	120.76	235.48	237.46	25°40'16"
43	25.00	25.00	35.36	39.27	90°00'00"	106	12.00	12.00	16.97	18.85	90°00'00"
44	250.00	38.33	75.78	76.07	17°26'04"	107	12.00	16.97	18.85	90°00'00"	
45	200.00	23.16	46.02	46.12	15°12'49"	108	12.00	4.45	8.35	8.53	40°42'22"
46	12.00	6.24	13.58	14.44	68°59'29"	109	50.00	665.94	99.72	149.59	71°24'44"
47	50.00	•	62.65	246.46	282°25'03"	110	12.00	4.45	8.35	8.53	40°42'22"
48	12.00	3.61	6.92	7.01	33°29'32"	111	800.00	106.97	209.21	210.77	24°09'07"
49	250.00	28.96	57.53	57.65	13°12'49"	112	12.00	4.95	9.15	9.39	50°19'19"
50	200.00	30.67	60.82	60.86	17°26'04"	113	50.00	783.09	99.80	150.70	172°41'39"
51	25.00	25.06	35.40	39.33	90°07'57"	114	535.00	57.74	114.81	115.03	12°19'08"
52	15.00	13.93	20.42	22.46	85°46'44"	115	12.00	4.65	8.66	8.86	42°19'31"
53	25.00	25.69	35.93	39.95	91°33'55"	116	50.00	•	60.55	249.12	289°18'19"
54	940.00	6.98	13.96	13.96	90°51'04"	117	985.00	51.79	103.18	103.31	10°07'08"
55	12.00	6.03	10.78	11.18	53°21'39"	118	12.00	14.95	18.72	21.02	24°09'07"
56	117.08	52.36	99.07	188.60	216°07'58"	119	550.00	117.61	231.23	231.84	24°09'07"
57	12.00	6.03	10.78	11.18	53°21'39"	120	15.00	13.94	20.42	22.46	85°46'36"
58	150.00	21.53	42.62	42.76	16°20'00"	121	12.00	12.00	16.97	18.85	90°00'00"
59	200.00	28.70	56.82	57.01	16°20'00"	122	12.00	16.97	18.85	90°00'00"	
60	12.00	12.46	17.29	19.30	92°10'22"	123	15.00	14.74	21.02	23.30	88°59'00"
61	117.08	52.36	99.07	188.60	216°07'58"	124	550.00	117.61	231.23	231.84	24°09'07"
62	15.00	12.46	17.29	19.30	92°10'22"	125	15.00	14.95	18.72	21.02	24°09'07"
63	15.00	15.00	21.23	23.67	90°54'58"	126	525.00	112.32	216.62	221.60	24°09'07"
64	15.00	15.00	21.23	23.67	90°54'58"	127	525.00	112.32	216.62	221.60	24°09'07"



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

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

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



GLADE CREEK DRIVE DETAIL

NOTES:

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

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

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

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

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

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

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

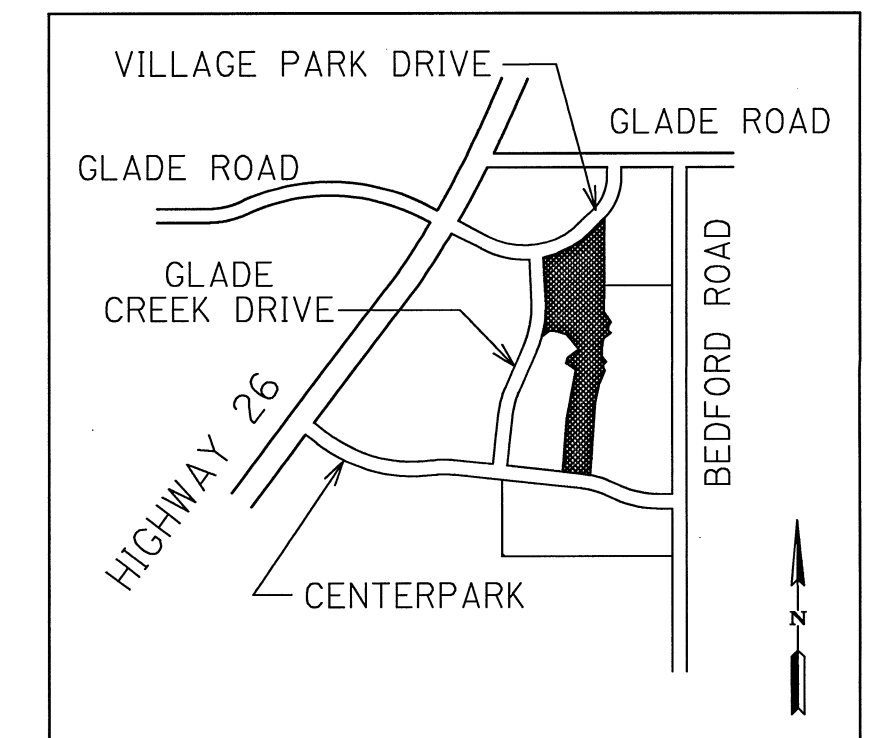
BENCHMARKS:

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

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

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

DATE: JAN. 13, 1997



LOCATION MAP - N.T.S.

SEE SHEET 2 FOR 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 LICHTER/JAMESON

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

LAKWOOD-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.

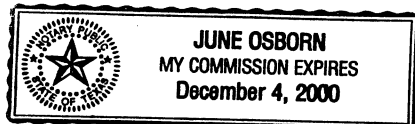
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION

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.



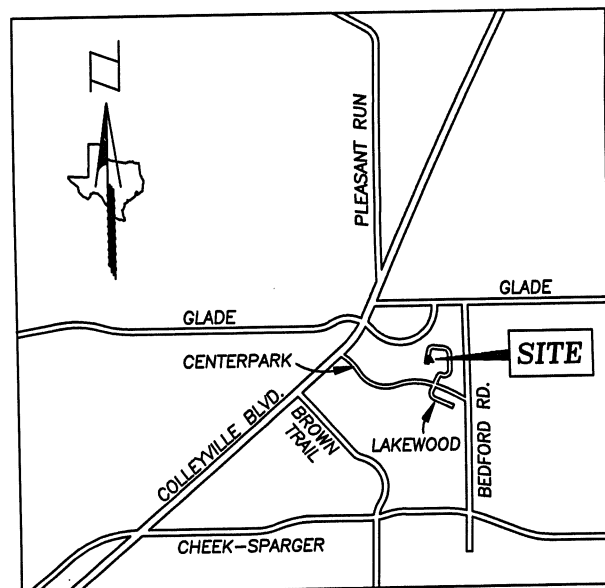
BEFORE ME, the undersigned authority on this day personally appeared Brian C. Wright, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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

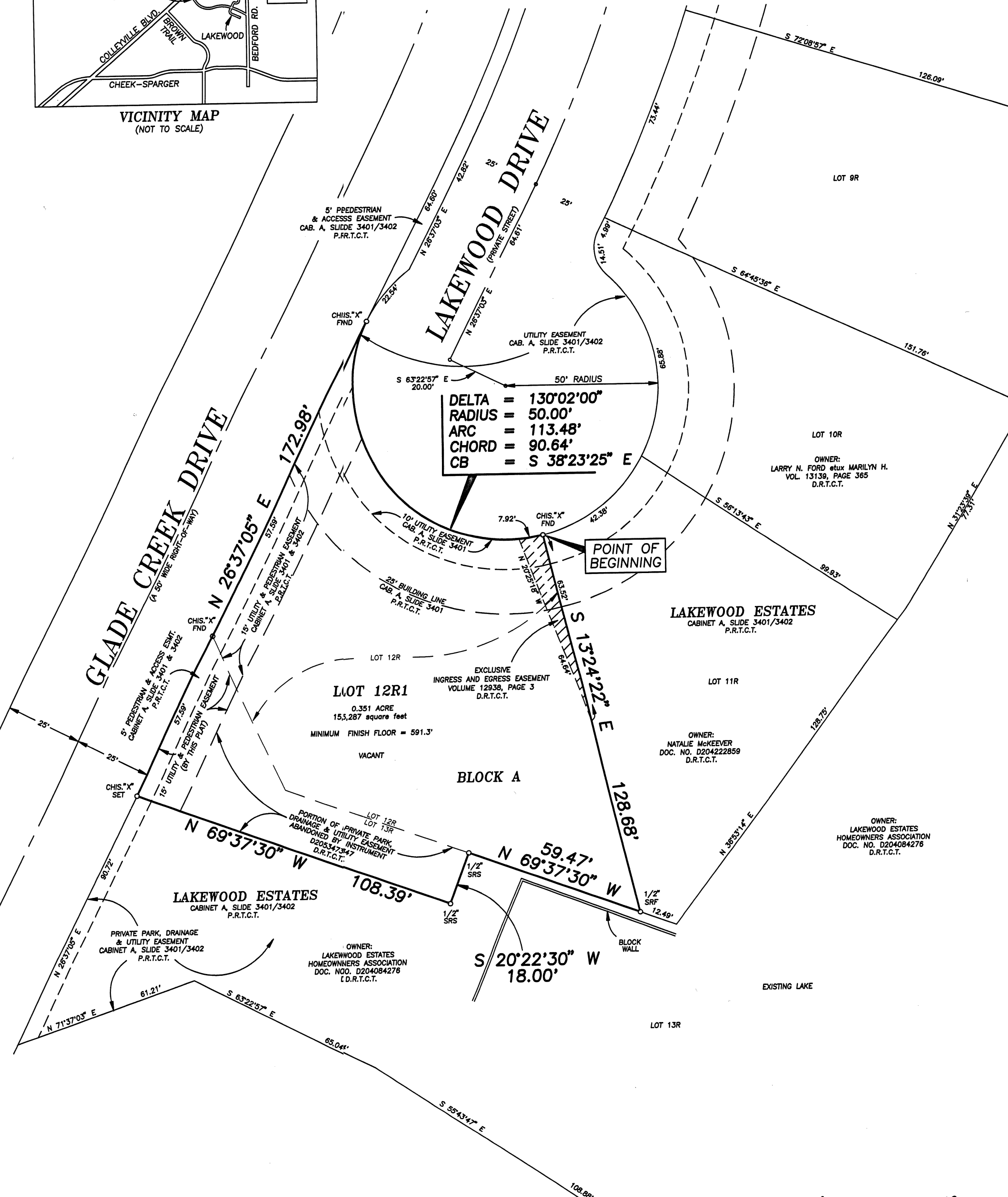
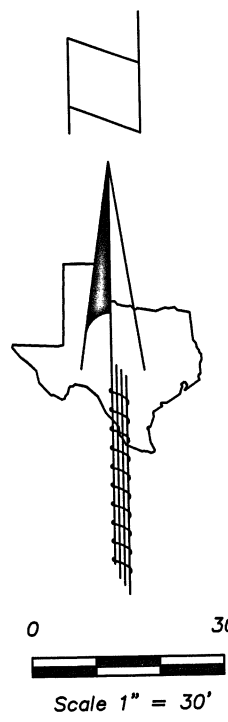
Notary Public in and for the State of Texas

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*



VICINITY MAP
(NOT TO SCALE)



STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, Chris Hawkins, LLC, a Limited Liability Corporation, is the sole owner of a 0.351 acre or 15,287 square foot tract of land situated in the T.W. Poulson Survey Abstract No. 1248, in the City of Colleyville, Tarrant County, Texas, same being all of Lot 12R and a portion of Lot 13R, in Block A of Lakewood Estates an addition to the City of Colleyville as shown on the plat recorded in Cabinet A at Slide 3401 of the Plat Records of Tarrant County, Texas, as evidenced by the Deeds recorded under Instrument Number D205249257 and D205366359 of the Deed Records of Tarrant County, Texas, and being more fully described as follows:

BEGINNING at a chiseled "X" found for corner at the north common corner between said Lot 12R and Lot 11R in Block A of said Lakewood Estates, being on the curving south right-of-way line of Lakewood Drive (this portion being a cul-d-sac with a radius of 50 feet), the center thereof bearing North 13 deg. 24 min. 22 sec. West, a distance of 50.00 feet;

THENCE South 13 deg. 24 min. 22 sec. East, departing said right-of-way line, and along the common line between said Lots 12R and 11R, a distance of 128.68 feet to a 1/2-inch steel rod found for corner on a line of Lot 13R in said Addition;

THENCE North 69 deg. 37 min. 30 sec. West, departing said Lot 11R and along the common lines between said Lots 12R and 13R, a distance of 59.47 feet to a 1/2-inch steel rod set for corner;

THENCE South 20 deg. 22 min. 30 sec. West, departing said common line, a distance of 18.00 feet to a 1/2-inch steel rod set for corner;

THENCE North 69 deg. 37 min. 30 sec. West, a distance of 108.39 feet to a chiseled "X" set for corner on the current east right-of-way line of Glade Creek Drive (a called 50 foot wide right-of-way);

THENCE North 26 deg. 37 min. 05 sec. East, along said right-of-way, at a distance of 57.59 feet passing a chiseled "X" found for corner at the west common corner between said Lots 12R and 13R, and continuing for a total distance of 172.98 feet to a chiseled "X" found for corner at the most north corner of said Lot 12R, being the beginning of a non-tangent curve to the left having a central angle of 130 deg. 02 min. 00 sec., a radius distance of 50.00 feet, a chord distance of 90.64 feet, and a chord bearing of South 38 deg. 23 min. 25 sec. East;

THENCE departing said east right-of-way line of Glade Creek Drive, and southeasterly along said non-tangent curve to the left, same being the previously mentioned south right-of-way line of Lakewood Drive, an arc distance of 113.48 feet to the POINT OF BEGINNING;

and containing 0.351 acre or 15,287 square feet of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CHRIS HAWKINS, LLC., acting by and through the undersigned its duly authorized agent does hereby adopt the hereinabove described real property as Lot 12R1, Block A, 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 11th day of January, 2006.

CHRIS HAWKINS, LLC.
Chris Hawkins
BY: Chris Hawkins-President

STAFF APPROVAL AUTHORITY
 This amending plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations.
 1/10/06
Bruce LeBeau
 Community Development Manager
Chad Barte
 Director of Public Services

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority in and for the State of Texas, on this day personally appeared Chris Hawkins, owner, 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 and in the capacity therein stated.

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

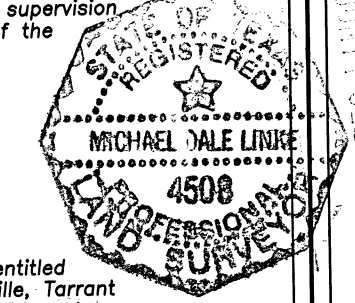
Amy Shelley
Notary Public, State of Texas.
12-2-07
My commission expires

AMY SHELLEY
MY COMMISSION EXPIRES
December 2, 2007

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, I, Michael Dale Linke of Prism Surveys, Inc., a Registered Professional Land Surveyor of the State of Texas, do hereby declare that I prepared this plat from an actual and accurate on the ground survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Colleyville, Texas.

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



NOTES:

- 1) The basis of bearings for this plat is the Replat entitled "Lakewood Estates" an addition to the City of Colleyville, Tarrant County, Texas, as recorded in Cabinet A, at Slides 3401 and 3402 of the Plat Records of Tarrant County, Texas.
- 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.
- 3) The minimum finish floor required for this Lot is 591.3 feet.
- 4) Set Back Requirements:

Front Yard:	25 feet.
Side Yard: (street side)	15 feet.
Side Yard: (interior side)	5 feet.
Rear Yard: (a)	5 feet.
(b)	10 feet.
(c)	15 feet.

(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

BEING LOT 12R AND A PORTION OF LOT 13R
IN BLOCK A OF LAKEWOOD ADDITION AN ADDITION
TO THE CITY OF COLLEYVILLE, AS
RECORDED IN CABINET A, AT SLIDE 3401
OF THE PLAT RECORDS OF TARRANT
COUNTY, TEXAS. SITUATED IN THE T.W. POULSON
SURVEY ABSTRACT NO. 1248.

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

PREPARED: DECEMBER 30, 2005

OWNER/DEVELOPER:

CHRIS HAWKINS, LLC
P.O. BOX 235
COLLEYVILLE, TEXAS 76034
(817)-875-2856
CONTACT: MR. CHRIS HAWKINS
FAX: (817) 281-4999

SURVEYOR:

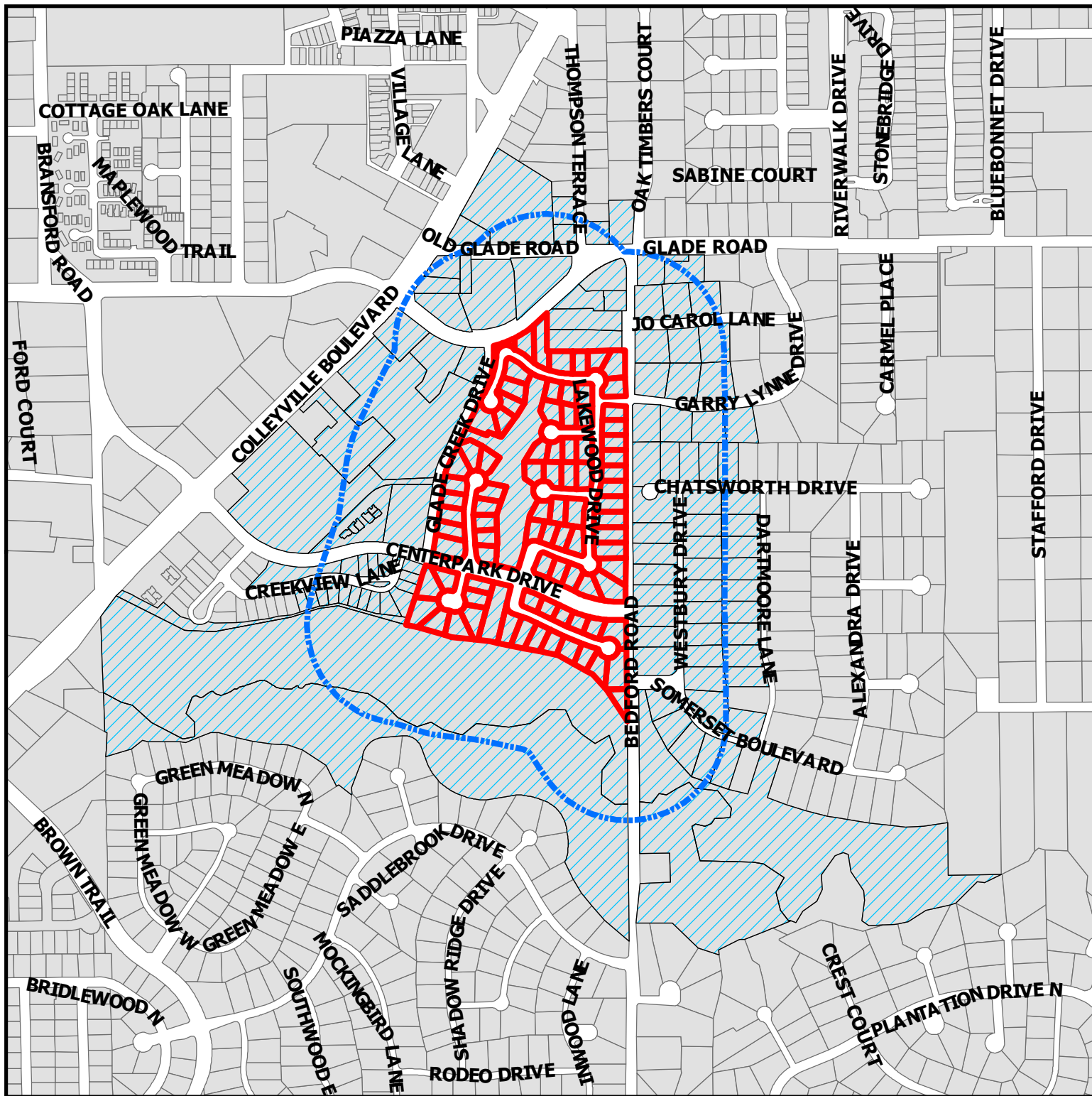
PRISM SURVEYS, INC.
COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
P.O. BOX 181553
1361 W. EULESS BOULEVARD, #112
EULESS, TEXAS 76040
(817) 540-8048

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

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

Amended Plat Lakewood Estates, Lot 12R1, Block A

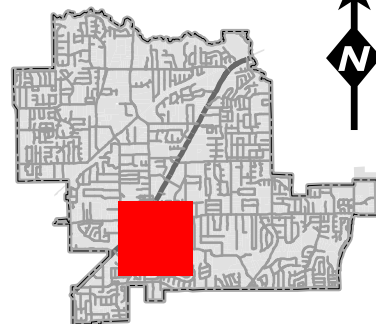
Notification Map



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

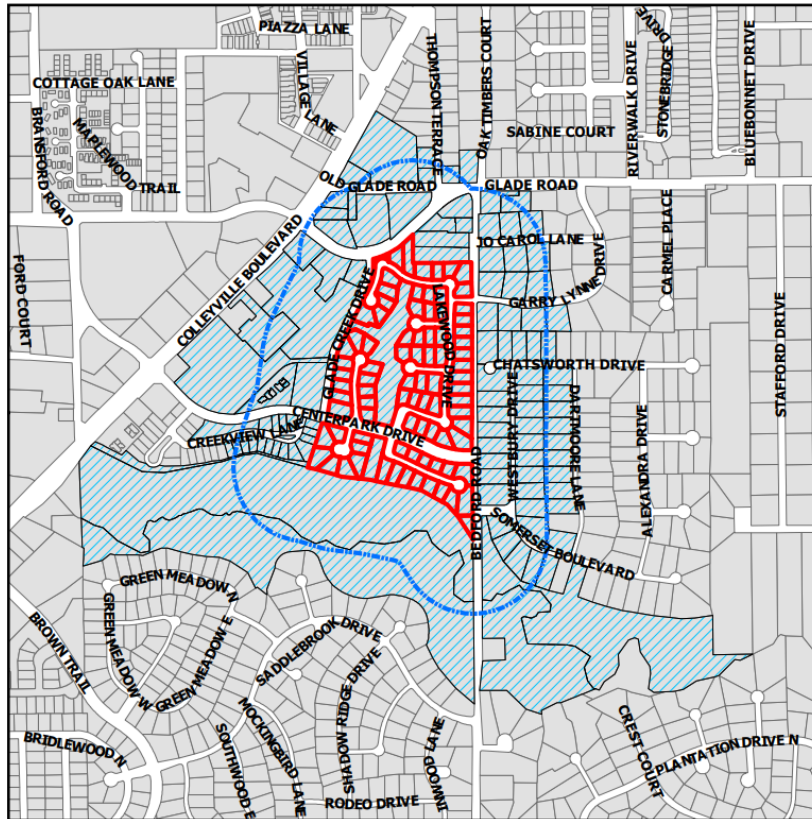
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

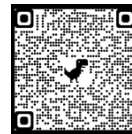
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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-22-2198

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. ZC22-008; 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 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. 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 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: five feet; no second story windows within 15 feet
- e. Street Side Setback: 15 feet
- f. Rear Yard Setback: 15 feet; no second story windows within 20 feet
- g. Maximum Lot Coverage: 50 percent
- h. Maximum 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

- a. 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. 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 ON THIS THE 19TH DAY OF APRIL 2022.

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

ATTEST:

CITY OF COLLEYVILLE

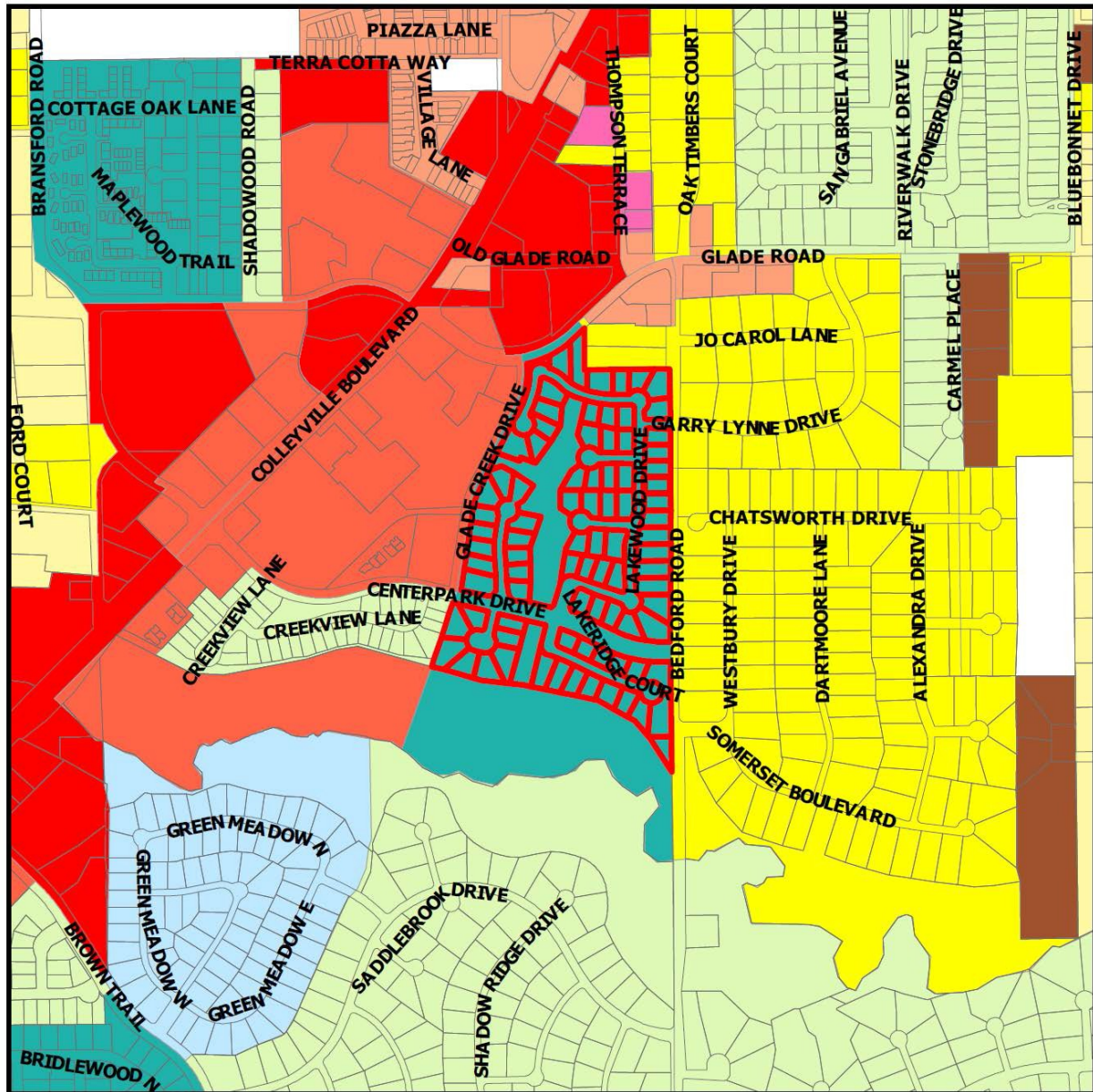
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

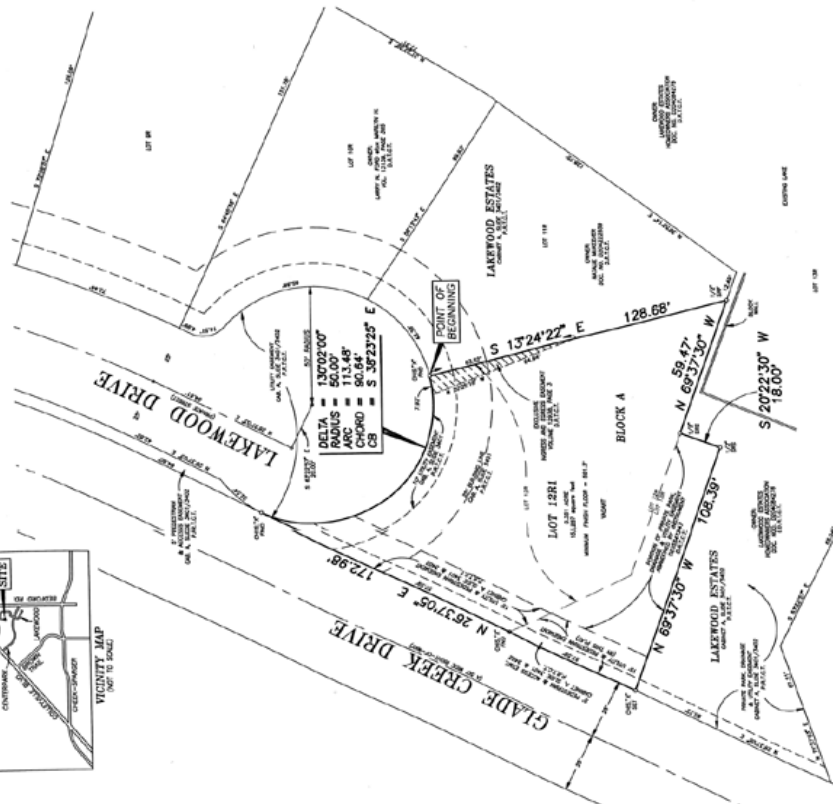
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



[illegible]



STATE OF TEXAS
COUNTY OF TARRANT

PREPARED FOR: CHRS. HARRIS, LLC, a Limited Liability Company
BY: CHRS. HARRIS, LLC, a Limited Liability Company
DATE: 12/15/06

WITNESSES MY HAND this 15th day of January, 2006.
CHRS. HARRIS, LLC, a Limited Liability Company
BY: CHRS. HARRIS, LLC, a Limited Liability Company

NOTES:
1. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.
2. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.
3. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.
4. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.

STATE OF TEXAS
COUNTY OF TARRANT

PREPARED FOR: CHRS. HARRIS, LLC, a Limited Liability Company
BY: CHRS. HARRIS, LLC, a Limited Liability Company
DATE: 12/15/06

WITNESSES MY HAND this 15th day of January, 2006.
CHRS. HARRIS, LLC, a Limited Liability Company
BY: CHRS. HARRIS, LLC, a Limited Liability Company

NOTES:
1. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.
2. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.
3. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.
4. The Lakewood Estates, Block A, is a subdivision of the Lakewood Estates, Block A, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 13, Page 1340.

OWNER/DEVELOPER:
CHRS. HARRIS, LLC
P.O. BOX 239
DALLAS, TEXAS 75244
(972) 412-2000
CONTACT: MR. CHRS. HARRIS
FAX: (972) 281-4955

SURVEYOR:
PRISM SURVEYS, INC.
10000 W. HICKORY AVE.
DALLAS, TEXAS 75244
(972) 412-2000
CONTACT: MR. CHRS. HARRIS
FAX: (972) 281-4955

PREPARED: DECEMBER 30, 2005

1 LOT-RESIDENTIAL
0.551 ACRE
ZONED "R-M"

PROJECT NO. 05-2643 DRAWN BY: MCL DATE: DECEMBER 30, 2005

Scale 1" = 30'



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5e

Agenda Date 4/5/2022

Number Ordinance O-22-2199

Type Ordinance

Department Community Development

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

First Reading and Public Hearing

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 eight 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 eight 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 eight 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 ten 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 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 eight 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 eight 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.

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their March 21, 2022 meeting by a vote of 4-1.

Financial Impact

There is no financial impact to the City.

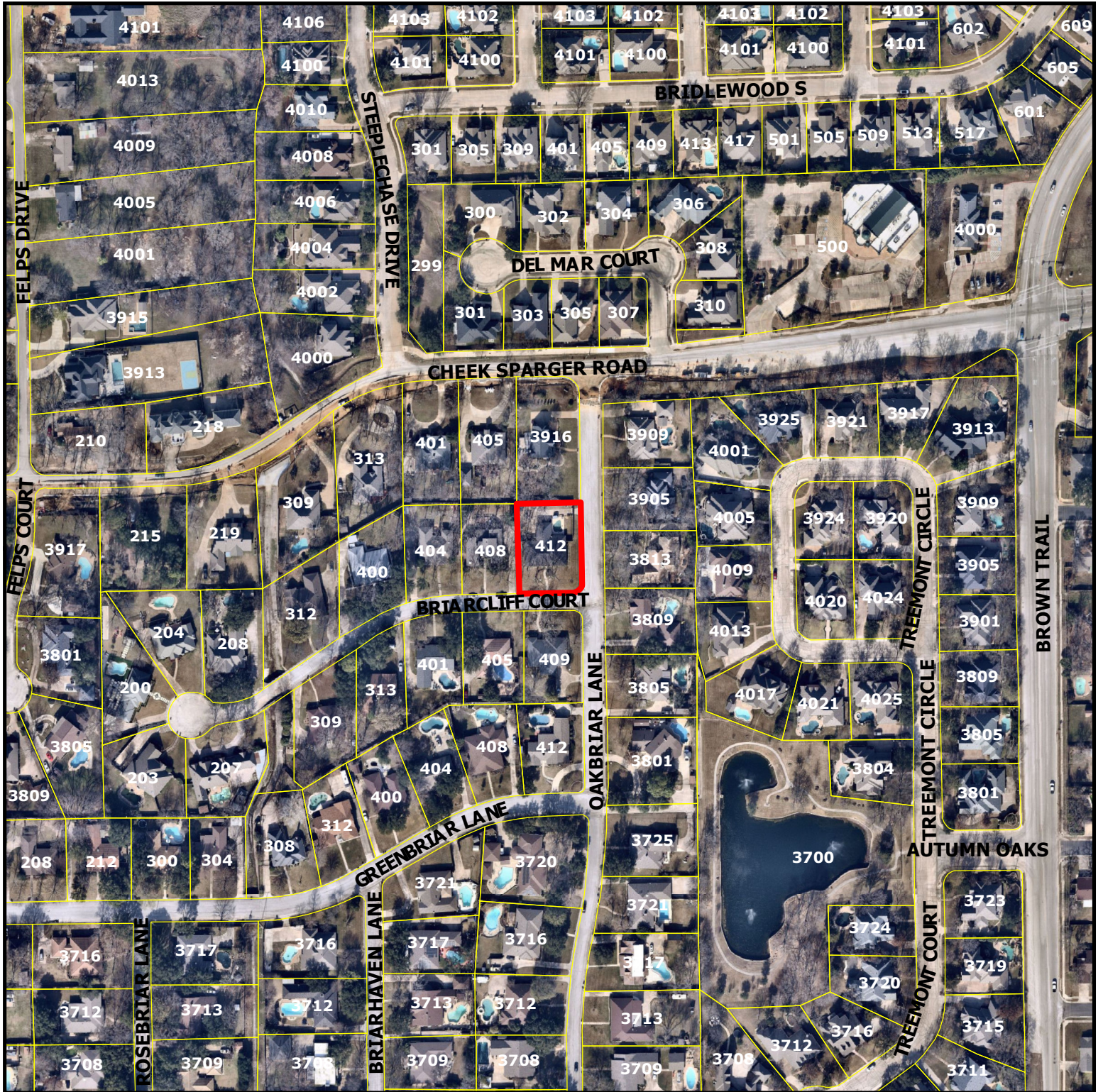
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Plat
6. Site Plan
7. Fence Aerial View
8. Fence Street View
9. Notification Map
10. Notification Letter
11. Notification List
12. Ordinance O-22-2199

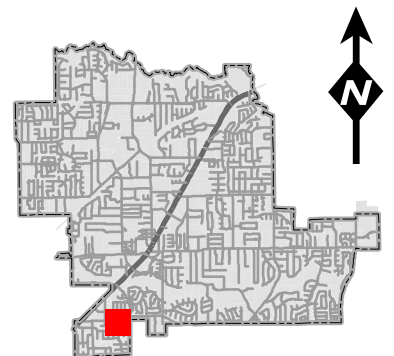
Aerial Map



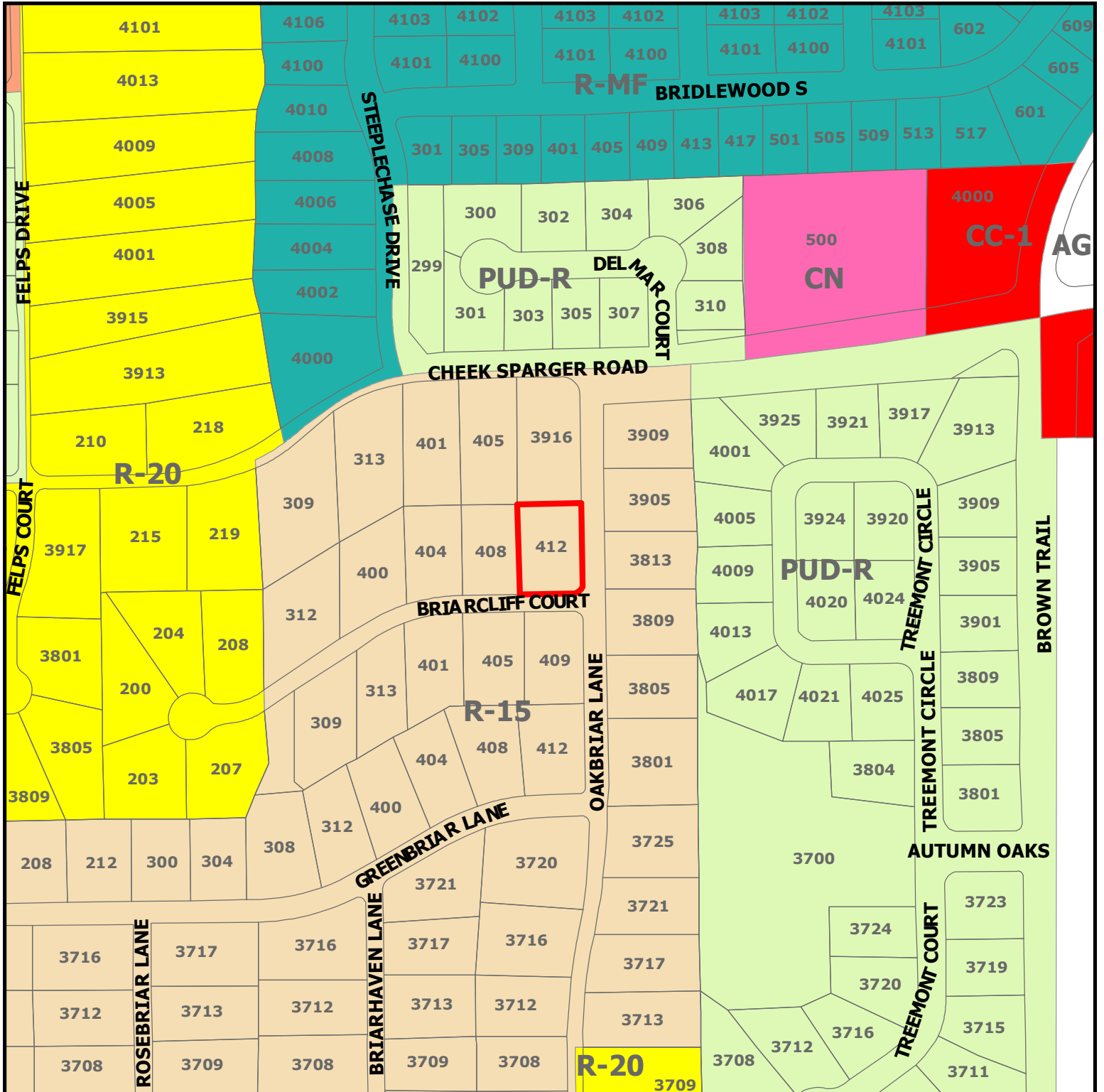
ZC22-010
412 Briarcliff Court

DISCLAIMER:
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 Subject Property



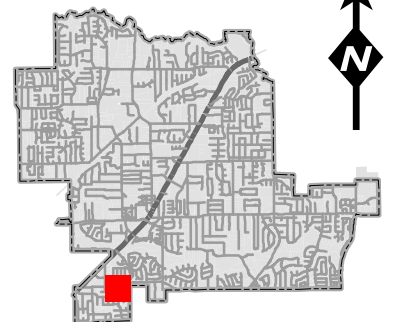
Zoning Map



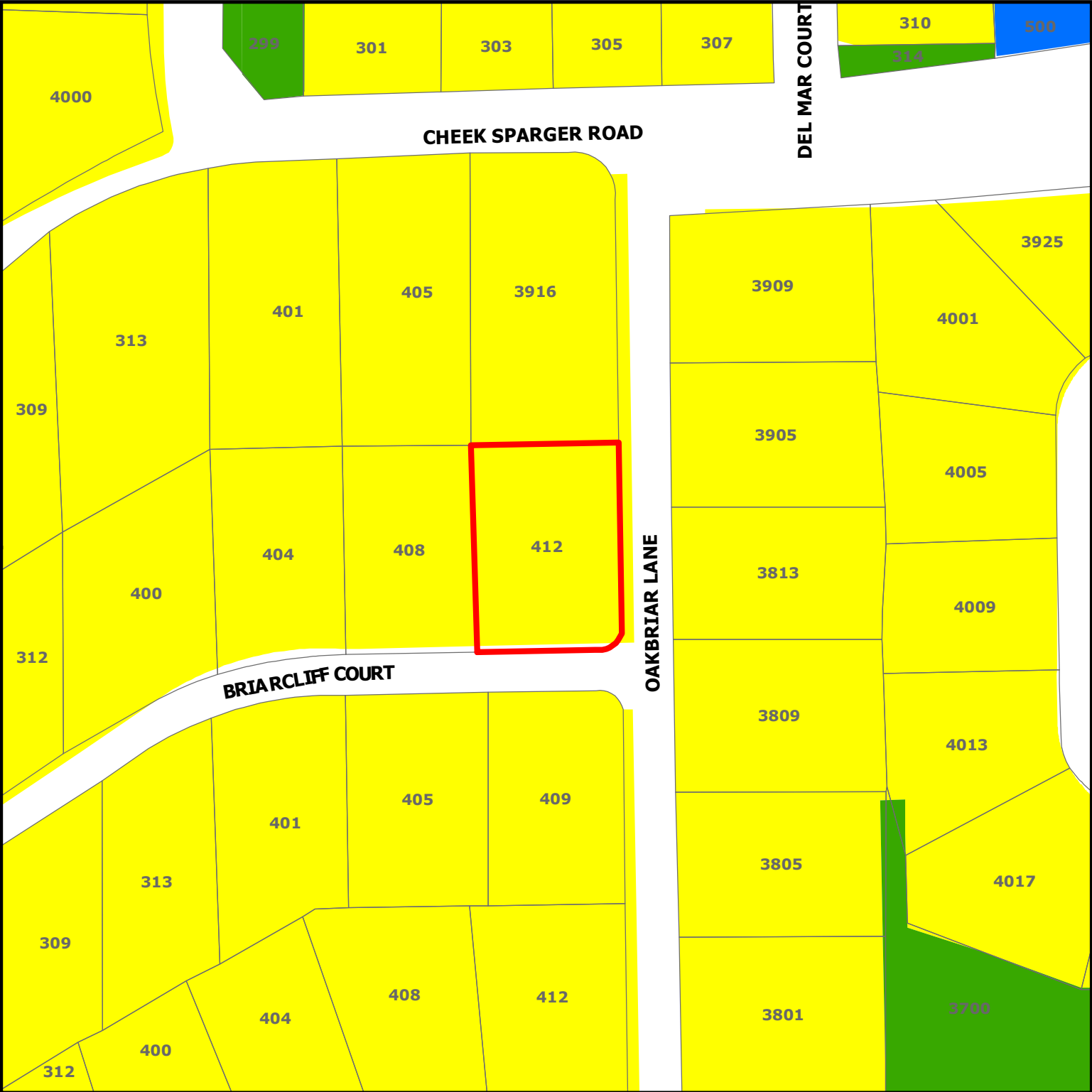
ZC22-010
412 Briarcliff Court

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 Subject Property



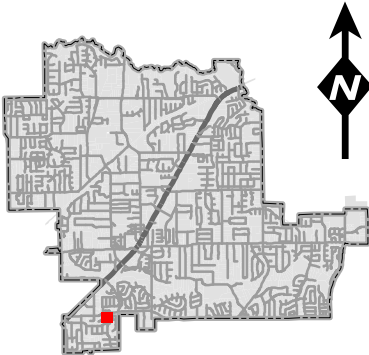
Future Land Use Map



ZC22-010

412 Briarcliff Court

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



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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.

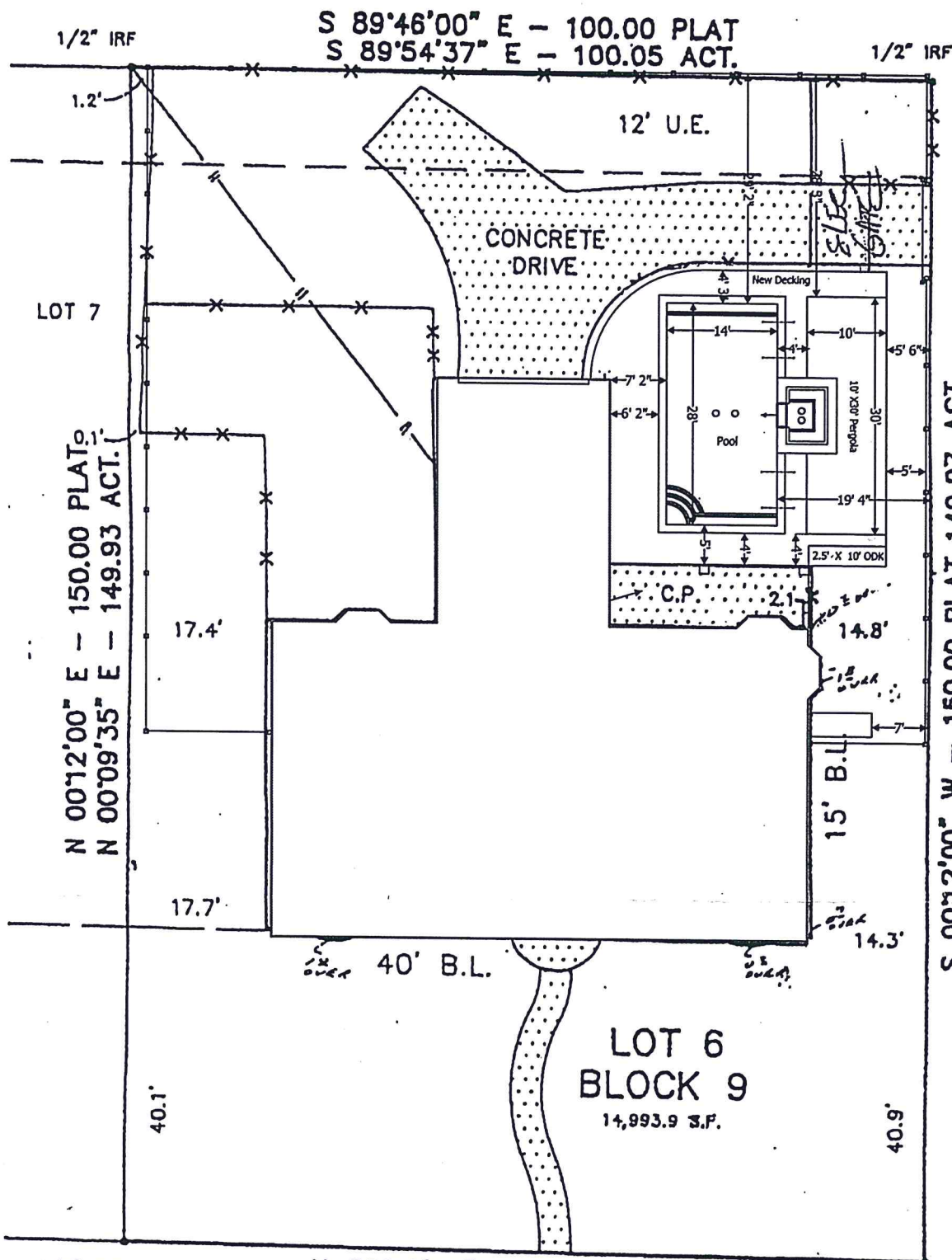
The city council members said the reasons for the side yard setback rules were for safety and aesthetics. There are no safety/visibility issues with my fence, as you can clearly see all oncoming traffic, as well as the next street to the north when stopped at the intersection of Oakbriar Ln and Briarcliff 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

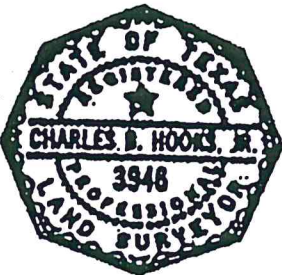


I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY THE GROUP UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, 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.

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
 - △ BOM D'ARC STAKE
 - CONCRETE MON
 - X-X- FENCE
 - .-.- POWER LINE
 - T-T- TELEPHONE LINE
 - CATV- CABLE TELEVISION
 - SHADED AREA DESIGNATES CONCRETE



93-915

DATE 05-06-93

LOYD 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.

©



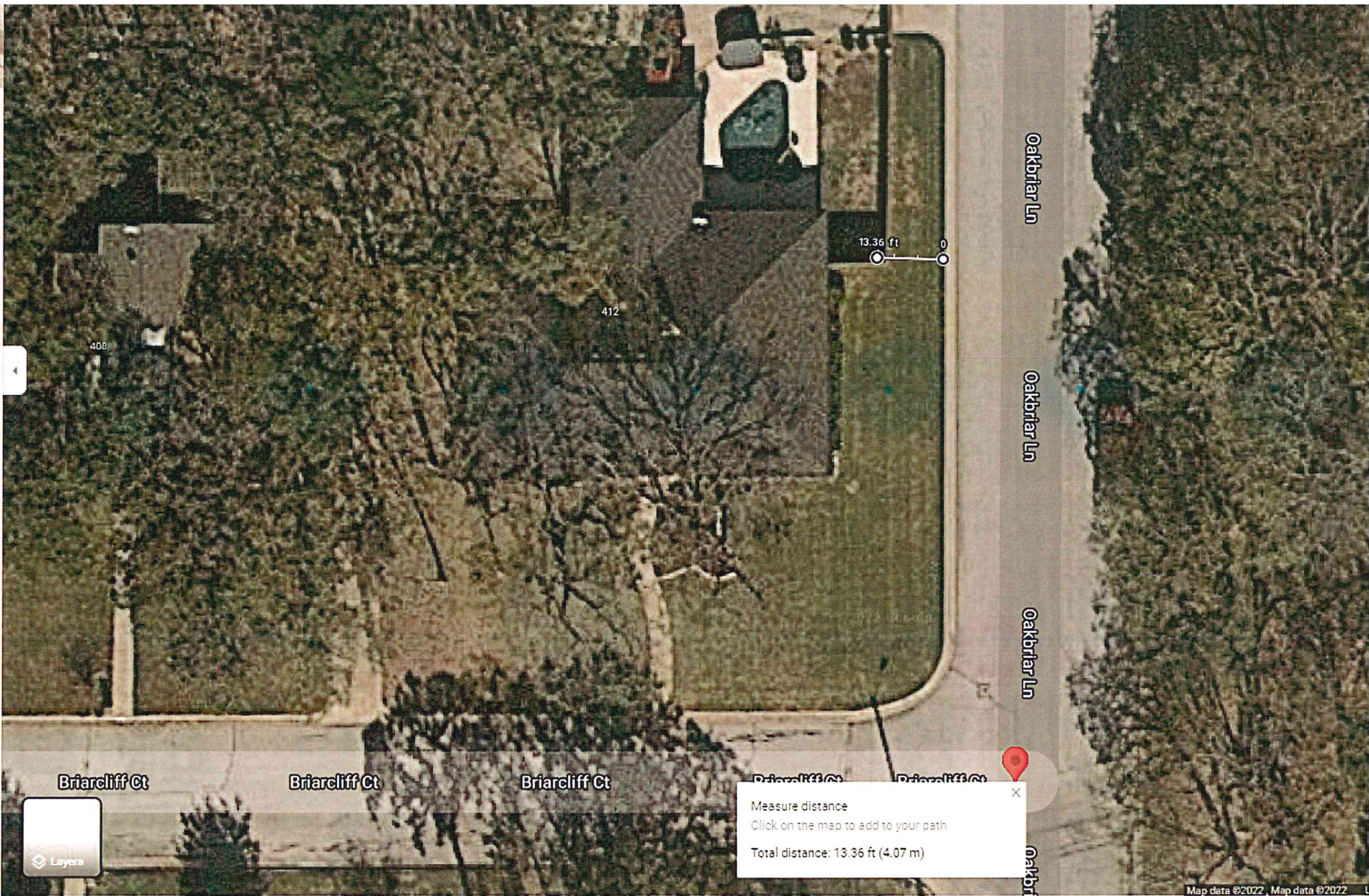
512 Briarcliff Ct

Colleyville, TX 76034

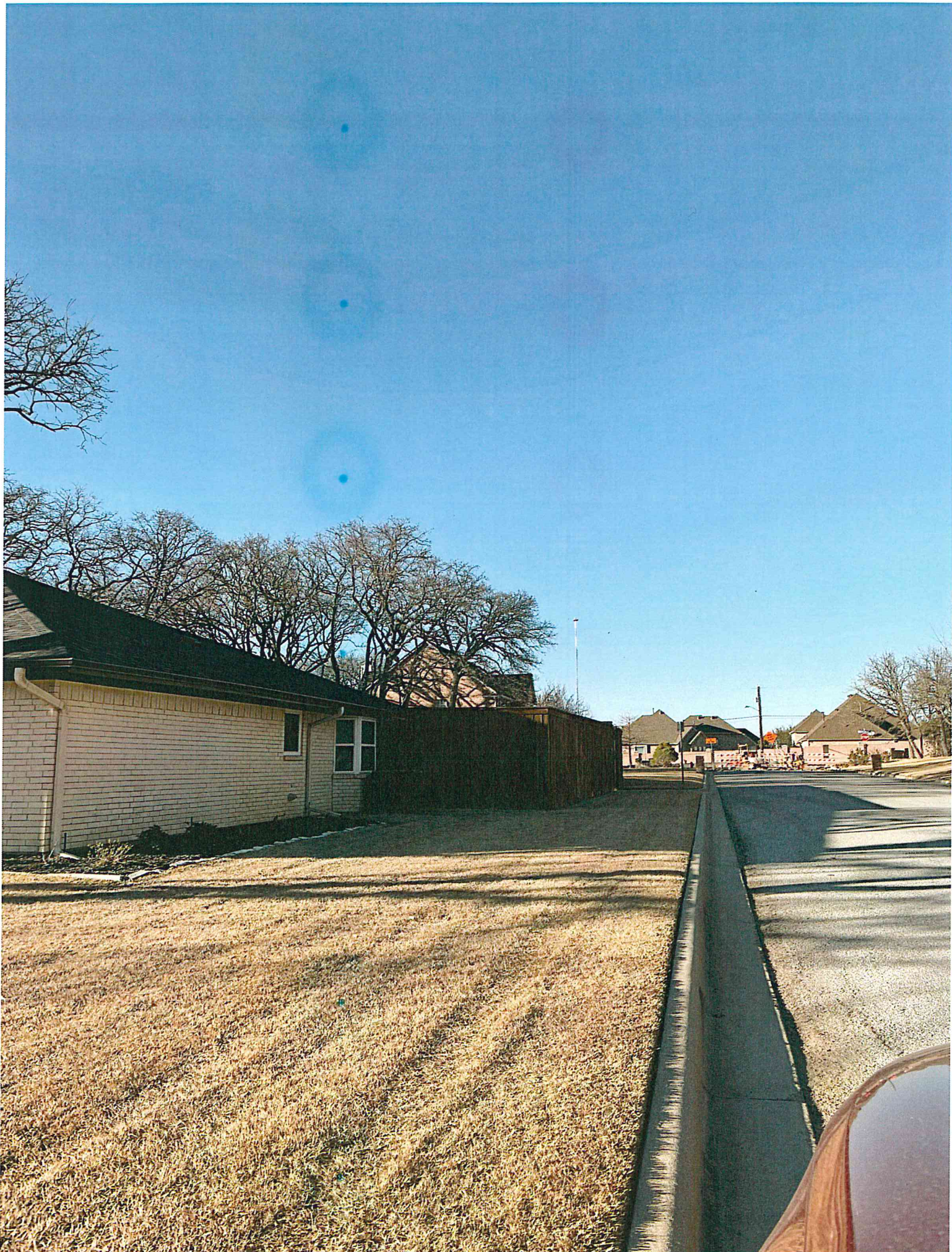
- Directions
- Save
- Nearby
- Send to your phone
- Share

- 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

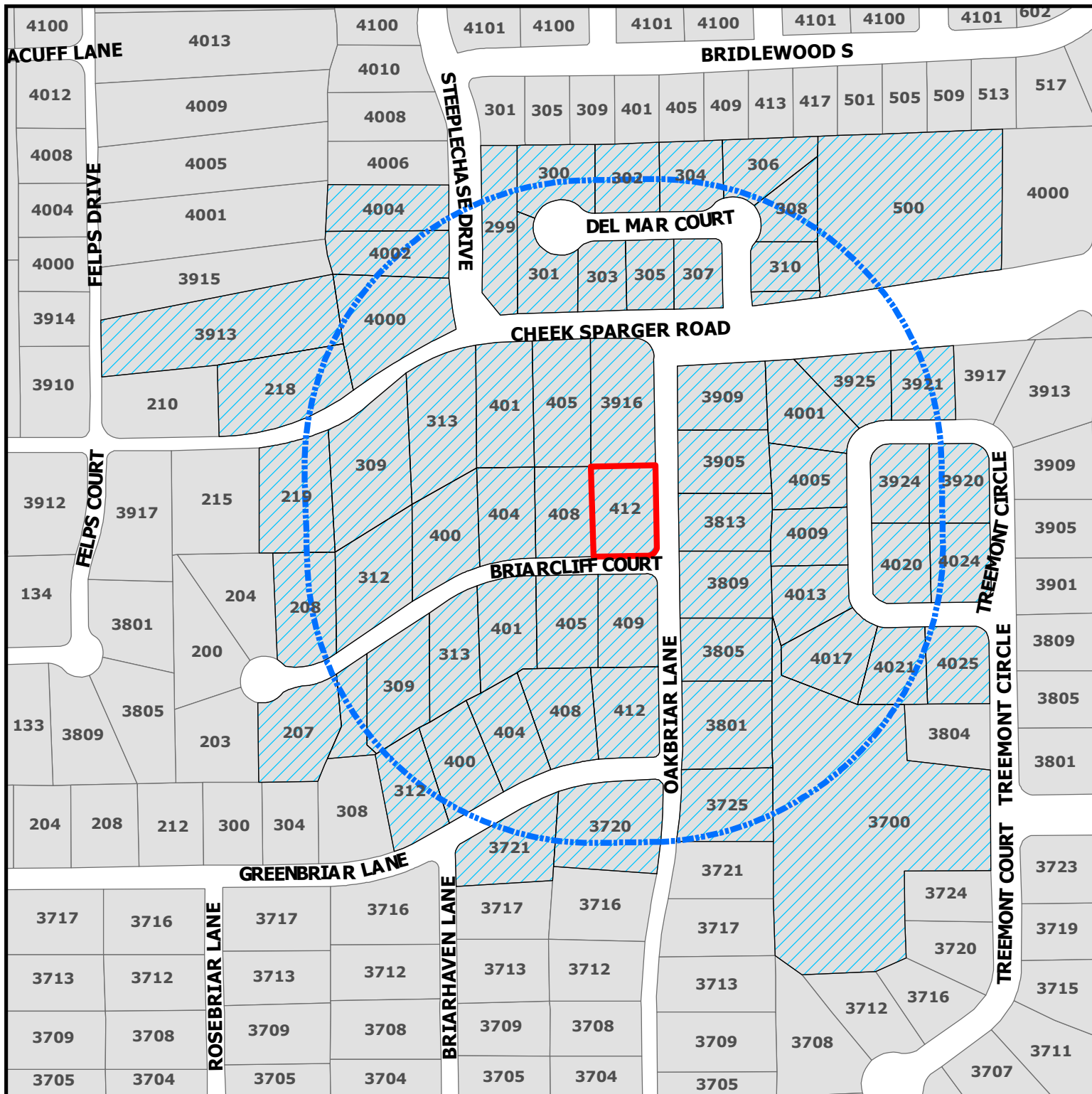
Photos







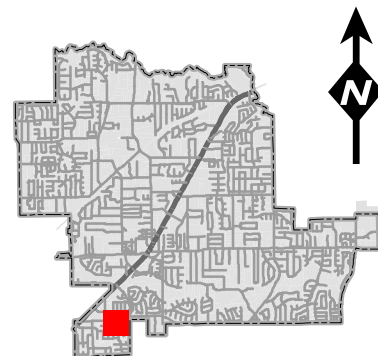
Notification Map



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

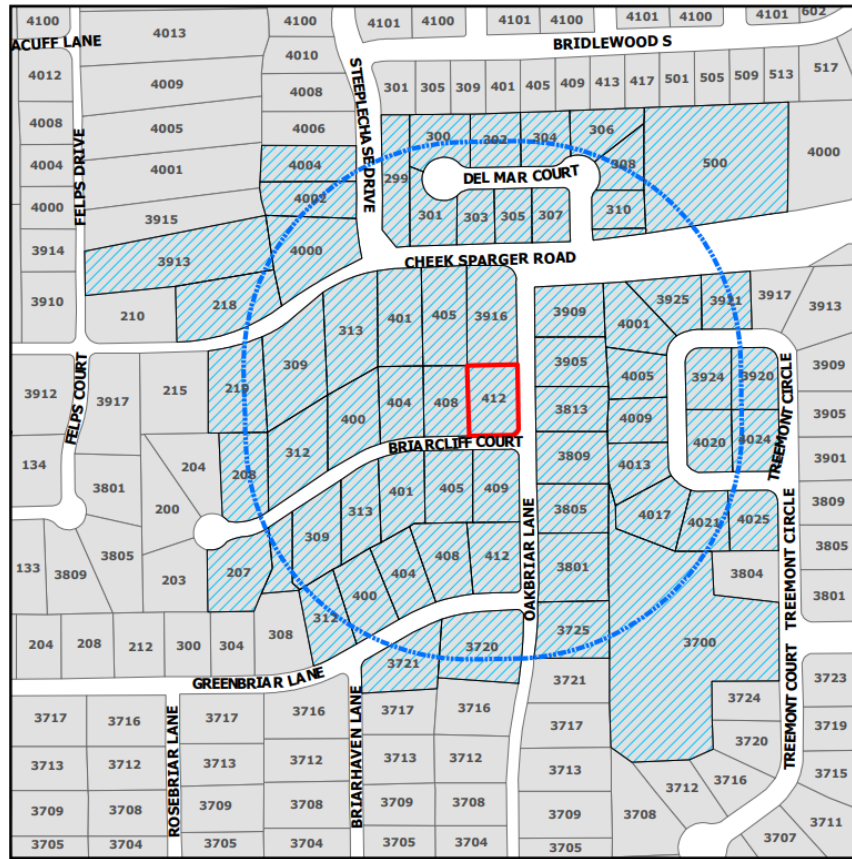
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

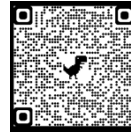
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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-22-2199

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 0.382 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 eight 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".

c. 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 ON THIS THE 19TH DAY OF APRIL 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

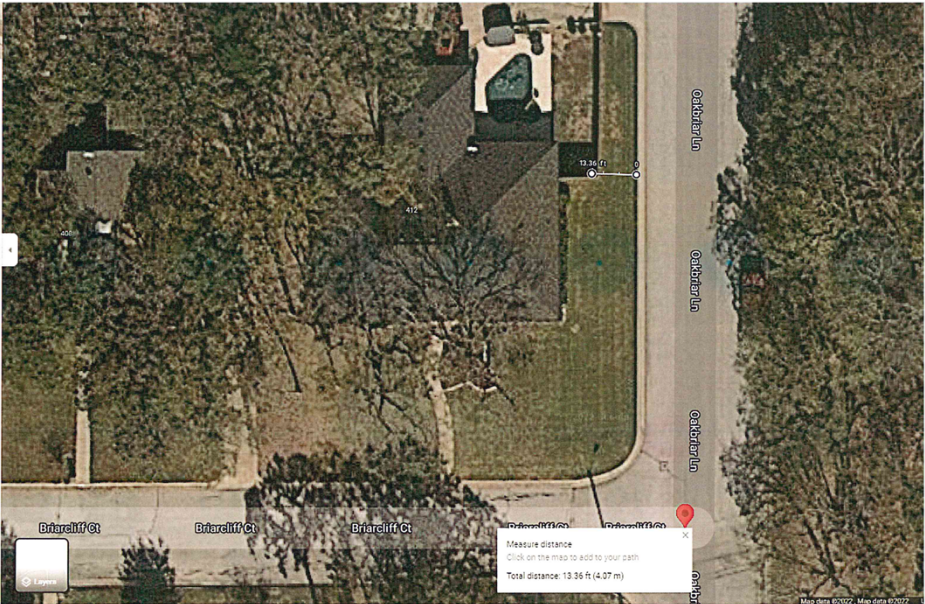
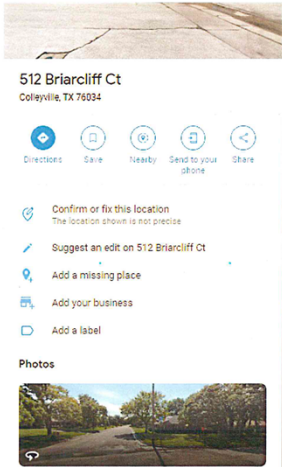
Richard Newton
Mayor

APPROVED AS TO FORM:

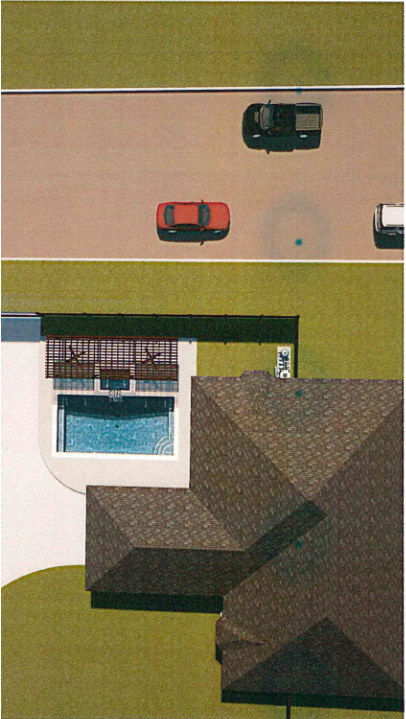
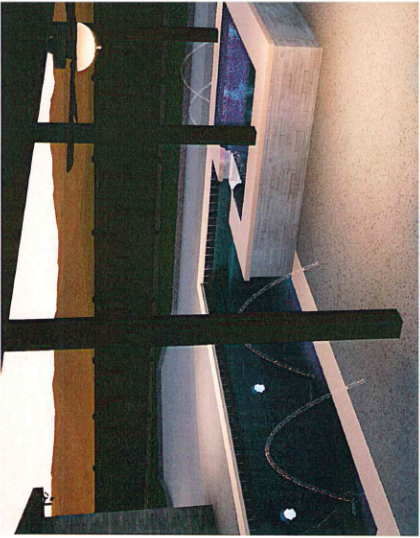
Whitt Wyatt
City Attorney

The map displays a complex residential area with various zoning districts. The highlighted lot 412 is situated in the R-15 zone, which is a single-family detached residential zone. The surrounding areas include R-20 (single-family detached), R-MF (medium-density residential), PUD-R (planned unit development), CC-1 (community center), and AG (agricultural). The map also shows the locations of several schools, including San Jose Elementary School, and the San Jose City Hall. The map is titled 'ZONING MAP' and includes a scale bar and a north arrow.

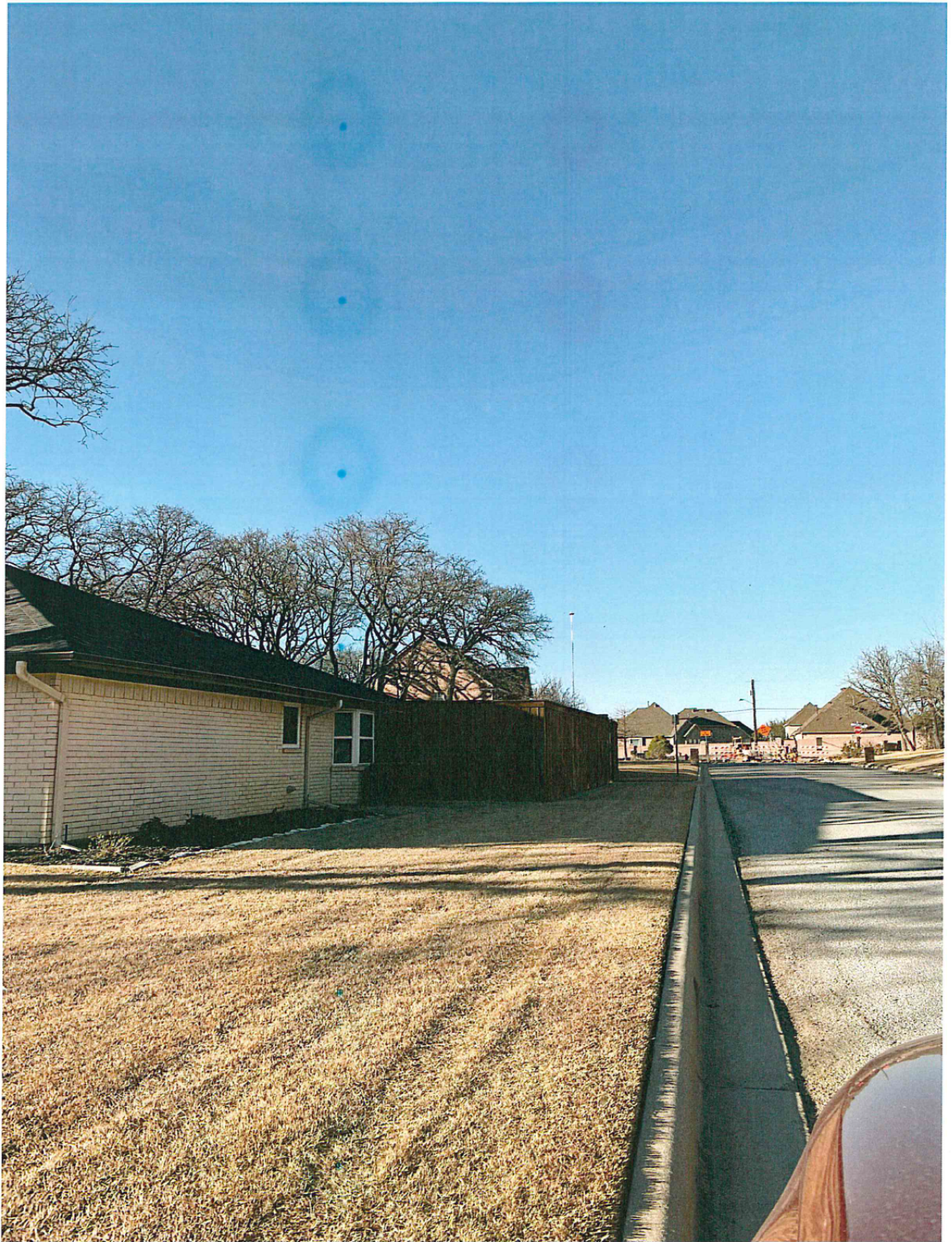
Exhibit "B" – Zoning Exhibits



DATE 05-06-93









City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 4/5/2022

Number Ordinance O-22-2193

Type Ordinance

Department Community Development

Title

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

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Second Reading and Public Hearing

The City Council tabled the item to allow for an associated Special Use Permit for a new fence to be considered at the same meeting as this request. Just prior to the meeting on March 2, 2022, it was determined that the fence along the street side property line was replaced and expanded in early 2019. A Special Use Permit is needed for approval of the new fence and staff is processing a case that will bring the item before the City Council for second reading on April 19, 2022. The applicant was present at the first reading and understands the reason for the tabling of this item.

First Reading and Public Hearing

Gene Kovach, the applicant, has submitted a request for a Special Use Permit (SUP) for an accessory building 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 a proposed patio cover to encroach into the required street side yard setback.

Existing Conditions/Background: The subject property, 412 Briarcliff Court, has R-15 zoning and is located on the north side of Briar Court west of the intersection with Oakbriar Lane. The subject property has an existing single family home. The request is for a new 300 s.f. patio cover to encroach into the street side yard setback.

SUP Request: Request – The applicant is requesting approval of an SUP to allow for a 300 s.f. patio cover to encroach into the required street side yard setback a distance of five feet from the property line.

Ordinance – Section 3.27 Accessory Buildings and Residential Carport Regulations of

the Land Development Code establishes the maximum size and number of accessory buildings to be permitted by staff on a residential lot:

"2. Maximum Size and Number of Buildings:

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

3. Setbacks:

b. No accessory building shall be erected in any required yard, as defined in Chapter 2 – Definitions, except as set forth herein.

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

The applicant is requesting to allow for a 300 s.f. patio cover to encroach into the required street side yard setback. There is a new pool being constructed in the location of a previous pool and the patio cover would serve as shade near the pool. The required setback is 30 feet. The proposed setback is five feet.

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

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

DRC Review: The DRC met on December 20th and offered the applicant the following comments:

1. The pergola encroaches into the required street side yard setback. Staff will be recommending denial of the SUP request due to technical non-compliance with the Land Development Code.

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

Planning and Zoning Commission Recommendation: The Planning and Zoning Commission recommended approval of the request at their February 14, 2022, meeting by a vote of 5-0.

Financial Impact

There is no financial impact to the City.

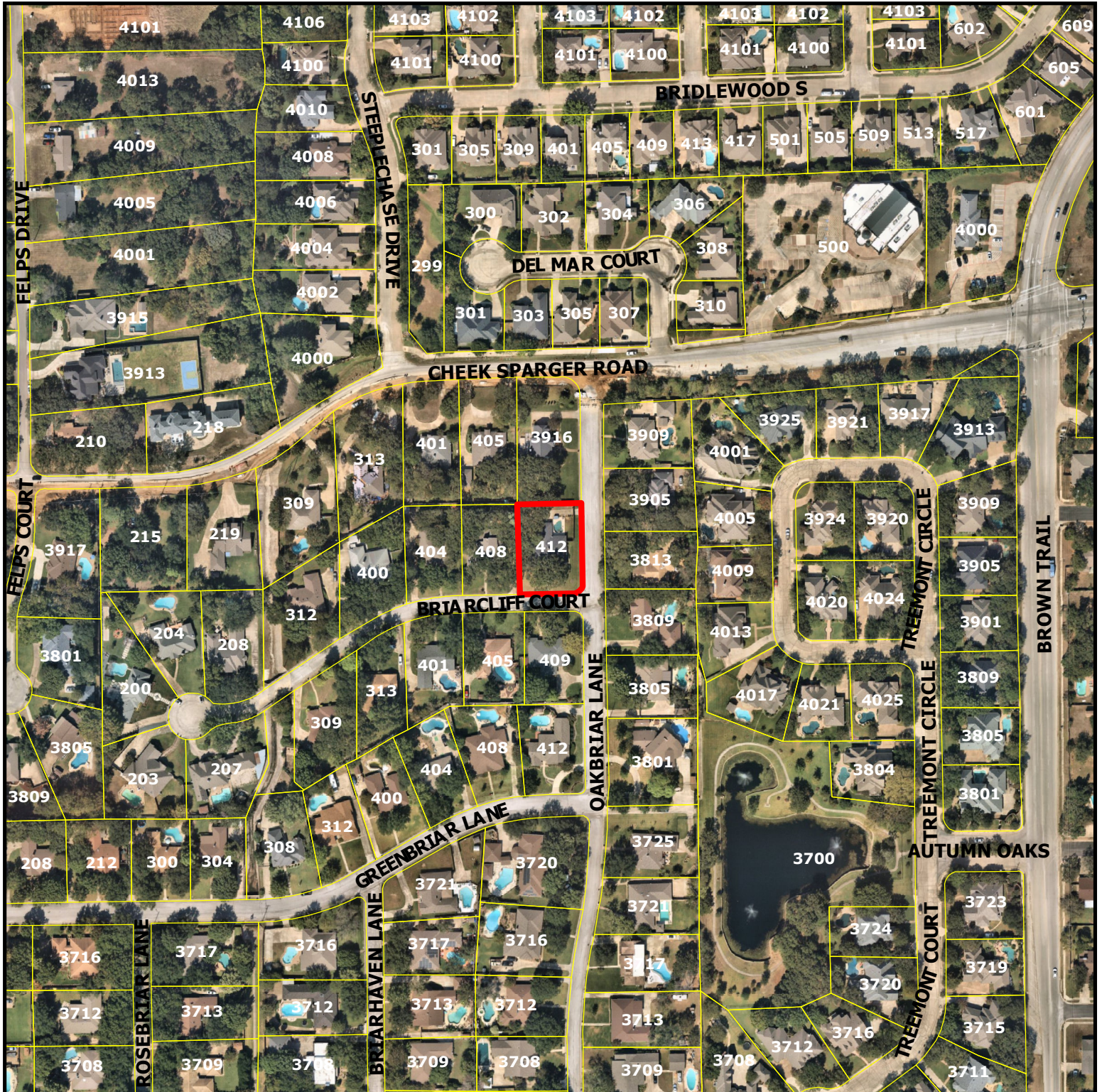
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Plat (Property)
5. Plat (Subdivision)
6. Site Plan
7. Aerial View (Property)
8. Aerial View (Neighboring Properties)
9. Fence Street View
10. Updated Pergola Design
11. Conceptual Design
12. ONCOR Approval Letter
13. Pool Barrier Certification
14. Notification Map
15. Notification Letter
16. Notification List
17. Letters of Opposition
18. Letter of Support
19. Ordinance O-22-2193

Aerial Map



ZC21-036

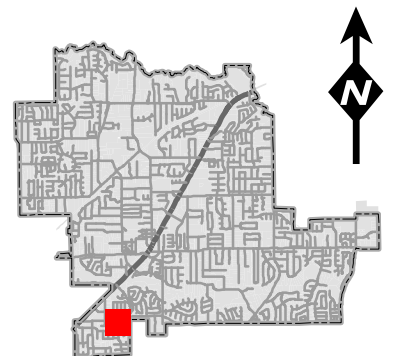
412 Briarcliff Court

DISCLAIMER:

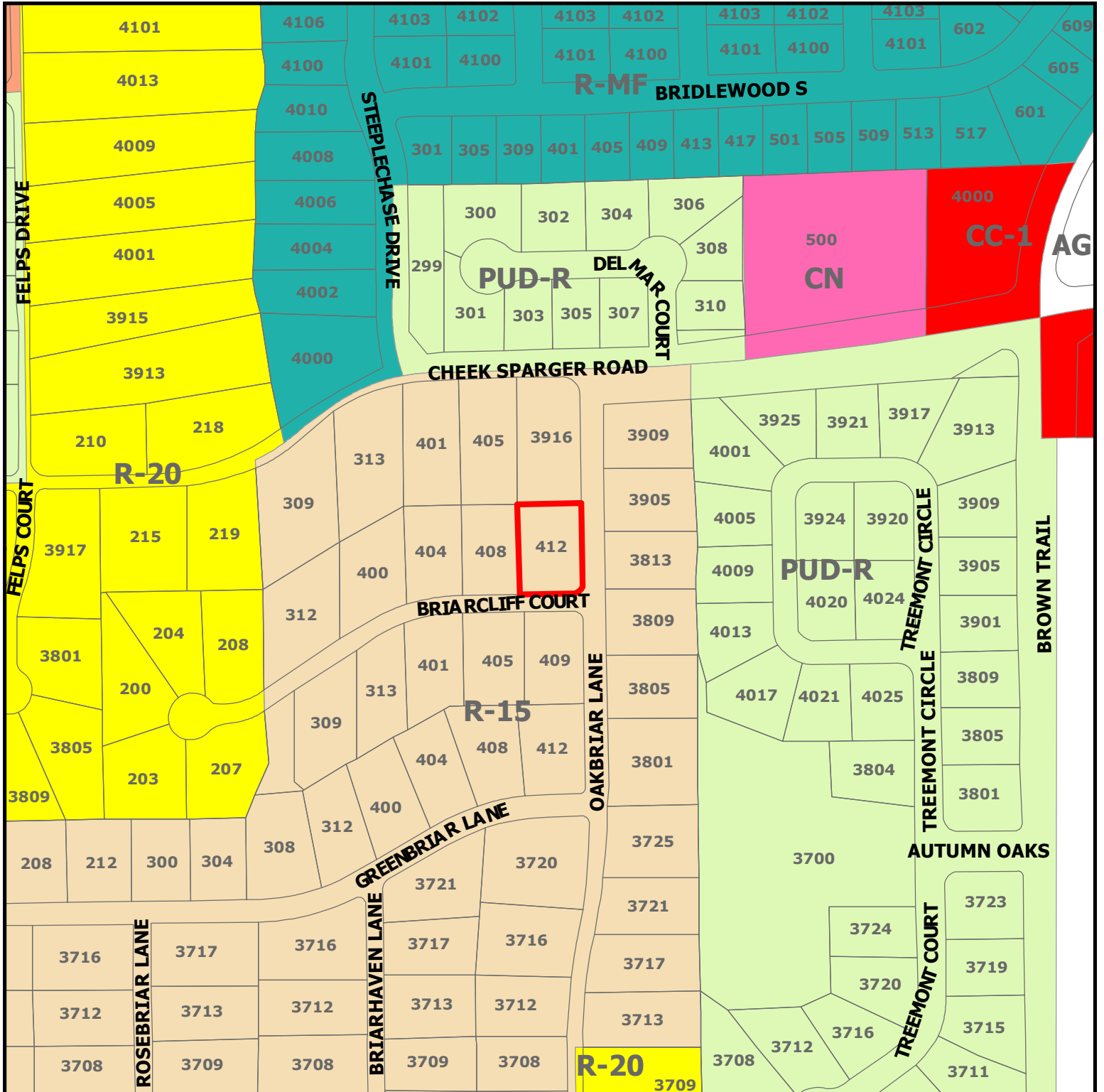
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



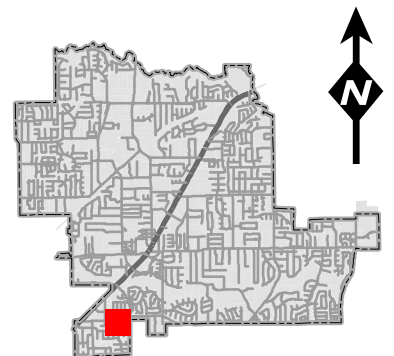
Zoning Map



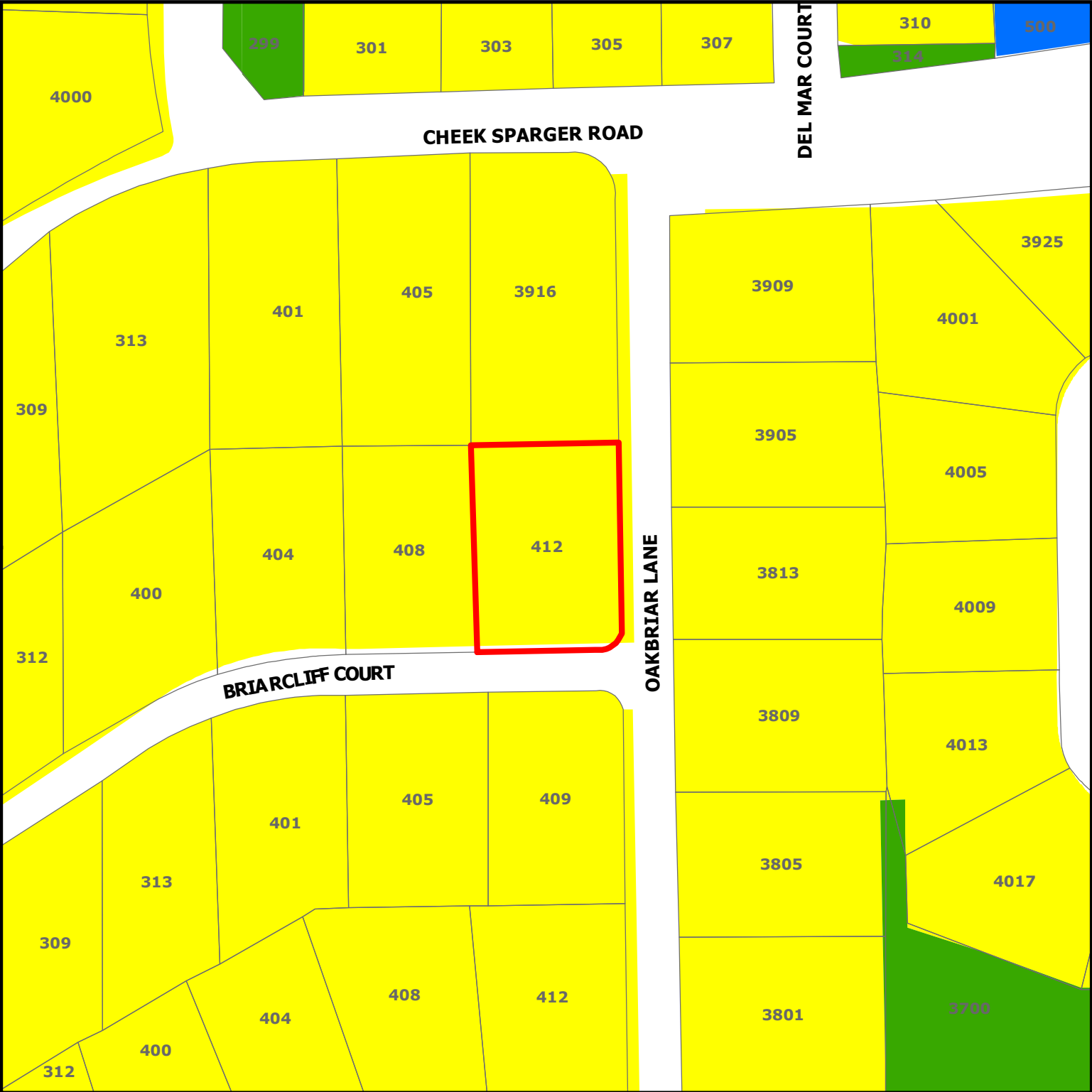
ZC21-036
412 Briarcliff Court

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 Subject Property



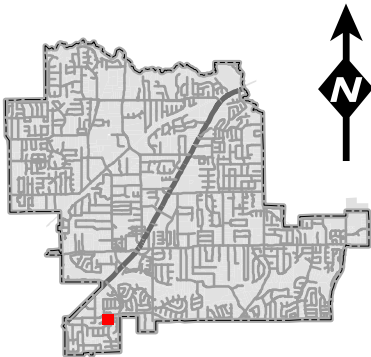
Future Land Use Map



ZC21-036

412 Briarcliff Court

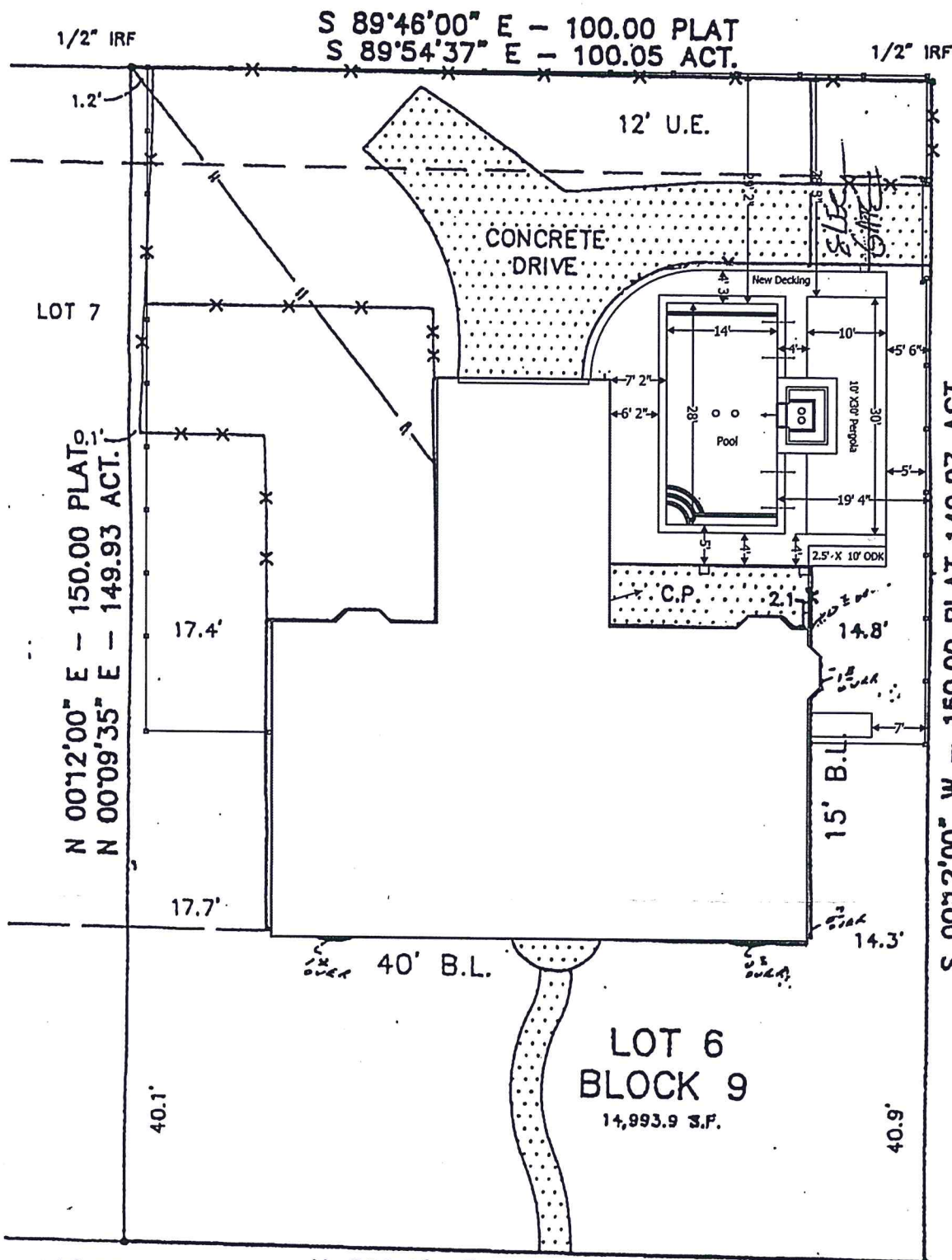
-  Subject Property
-  Residential
-  Institutional
-  Open Space; Parks



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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



OAKBRIAR LANE
 60' R.O.W. - ASPHALT PAVT.

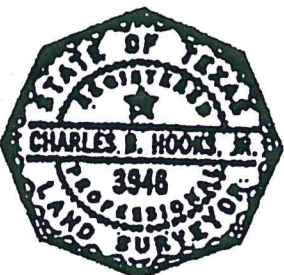
S 00°12'00" W - 150.00 PLAT 149.97 ACT.

I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR 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.

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
 - △ BOM D'ARC STAKE
 - CONCRETE MON
 - X-X- FENCE
 - .-.- POWER LINE
 - T-T- TELEPHONE LINE
 - CATV- CABLE TELEVISION
 - SHADED AREA DESIGNATES CONCRETE

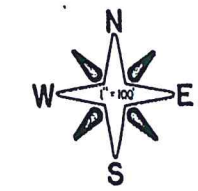
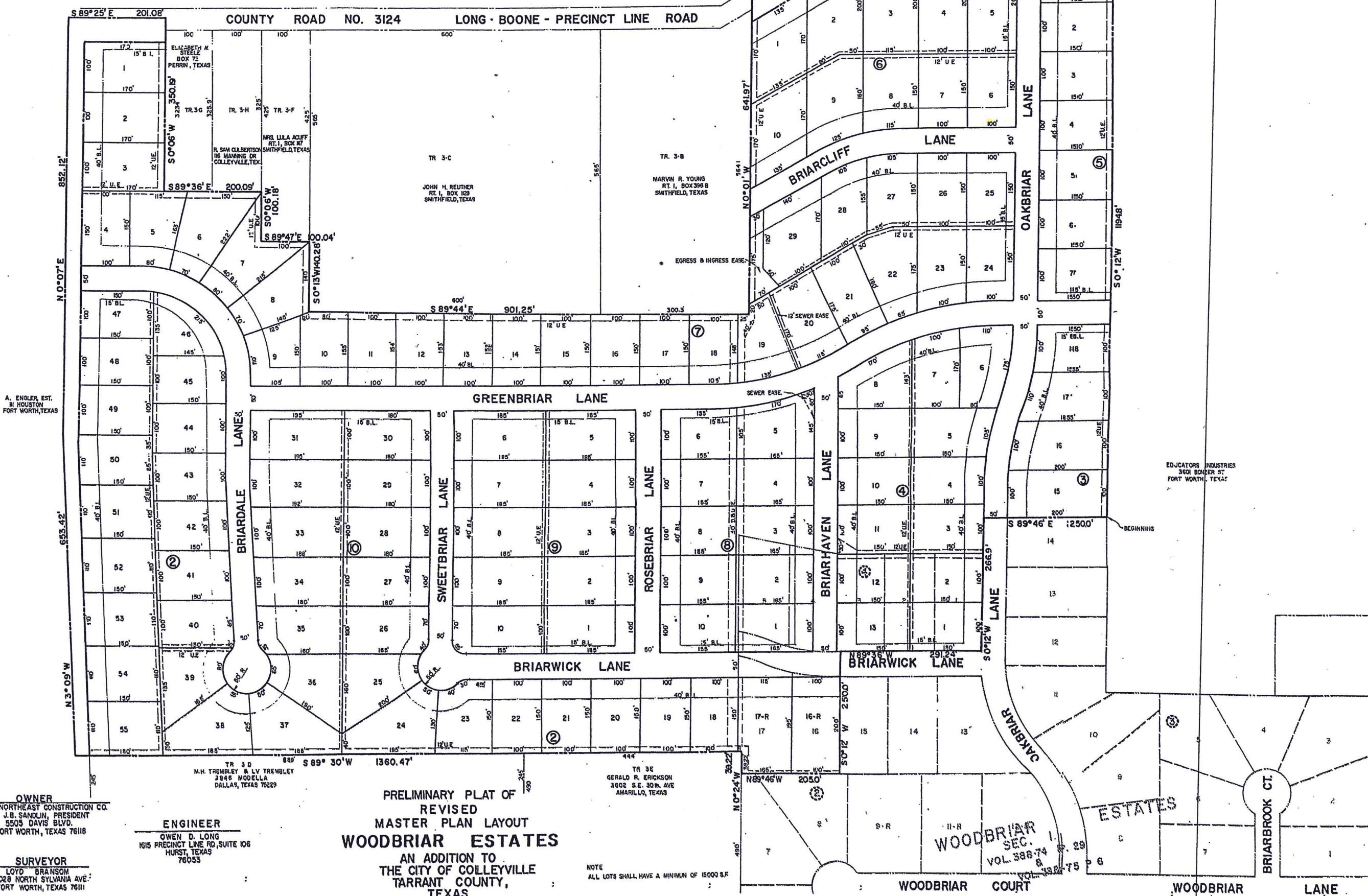


LOYD BRANSOM SURVEYORS INC.
 CHARLES B HOOKS JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1028 NORTH SYLVANIA AVE.
 FT. WORTH, TEXAS 76111
 834-3477

Charles B. Hooks Jr.

93-915

DATE 05-06-93



Owen D. Long

CITY OF COLLEYVILLE, TEXAS			
WOODBRIAR		ESTATES	
PLAT			
Job No	40	Date	AUG. 1972
Drawn by	C.F.S.	Checked by	O.D.L.
Scale	1" = 100'		
OWEN D. LONG Consulting Engineer 1615 PRECINCT LINE ROAD, SUITE 106 HURST, TEXAS 76053			

OWNER
NORTHEAST CONSTRUCTION CO.
J.B. SANDLIN, PRESIDENT
5505 DAVIS BLVD.
FORT WORTH, TEXAS 76116

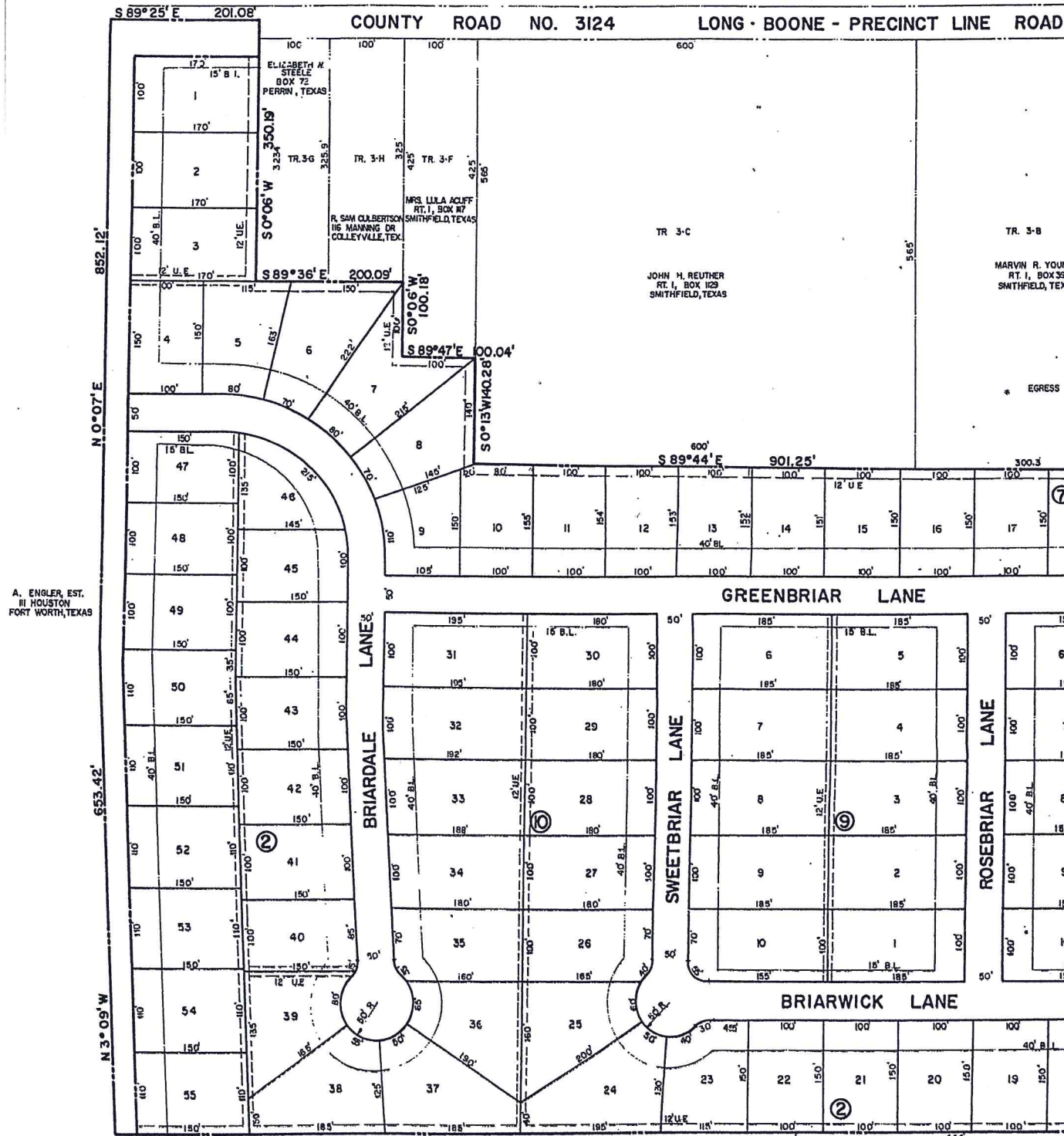
SURVEYOR
LOYD BRANSOM
028 NORTH SYLVANIA AVE.
FORT WORTH, TEXAS 76111

ENGINEER
OWEN D. LONG
1615 PRECINCT LINE RD., SUITE 106
HURST, TEXAS
76053

**PRELIMINARY PLAT OF
REVISED
MASTER PLAN LAYOUT
WOODBRIAR ESTATES**
AN ADDITION TO
THE CITY OF COLLEYVILLE
TARRANT COUNTY,
TEXAS

NOTE
ALL LOTS SHALL HAVE A MINIMUM OF 15000 S.F.

WOODBRIAR
SEC. 1
VOL. 388-74
P. 25



OWNER
NORTHEAST CONSTRUCTION CO.
J.B. SANDLIN, PRESIDENT
5505 DAVIS BLVD.
FORT WORTH, TEXAS 76118

SURVEYOR
LOYD BRANSON
28 NORTH SYLVANIA AVE.
FORT WORTH, TEXAS 76111

ENGINEER
OWEN D. LONG
1615 PRECINCT LINE RD., SUITE 106
HURST, TEXAS 76053

PRELIMINARY PLAT OF
REVISED
MASTER PLAN LAYOUT
WOODBRIAR ESTATES
AN ADDITION TO
THE CITY OF COLLEYVILLE
TARRANT COUNTY,
TEXAS

NOTE
ALL LOTS SHALL HAVE A MINIMUM OF 15000 S.F.

WOODBRIAR COURT

WOODBRIAR LANE

WOODBRIAR LANE

CITY OF COLLEYVILLE, TEXAS
WOODBRIAR ESTATES

PLAT

Job No. 40 Date AUG. 1972
Drawn by C.F.S. Checked by O.D.L.
Scale 1" = 100'

OWEN D. LONG
Consulting Engineer
1615 PRECINCT LINE ROAD, SUITE 106
HURST, TEXAS 76053

Sheet 3 of 6 Sheets



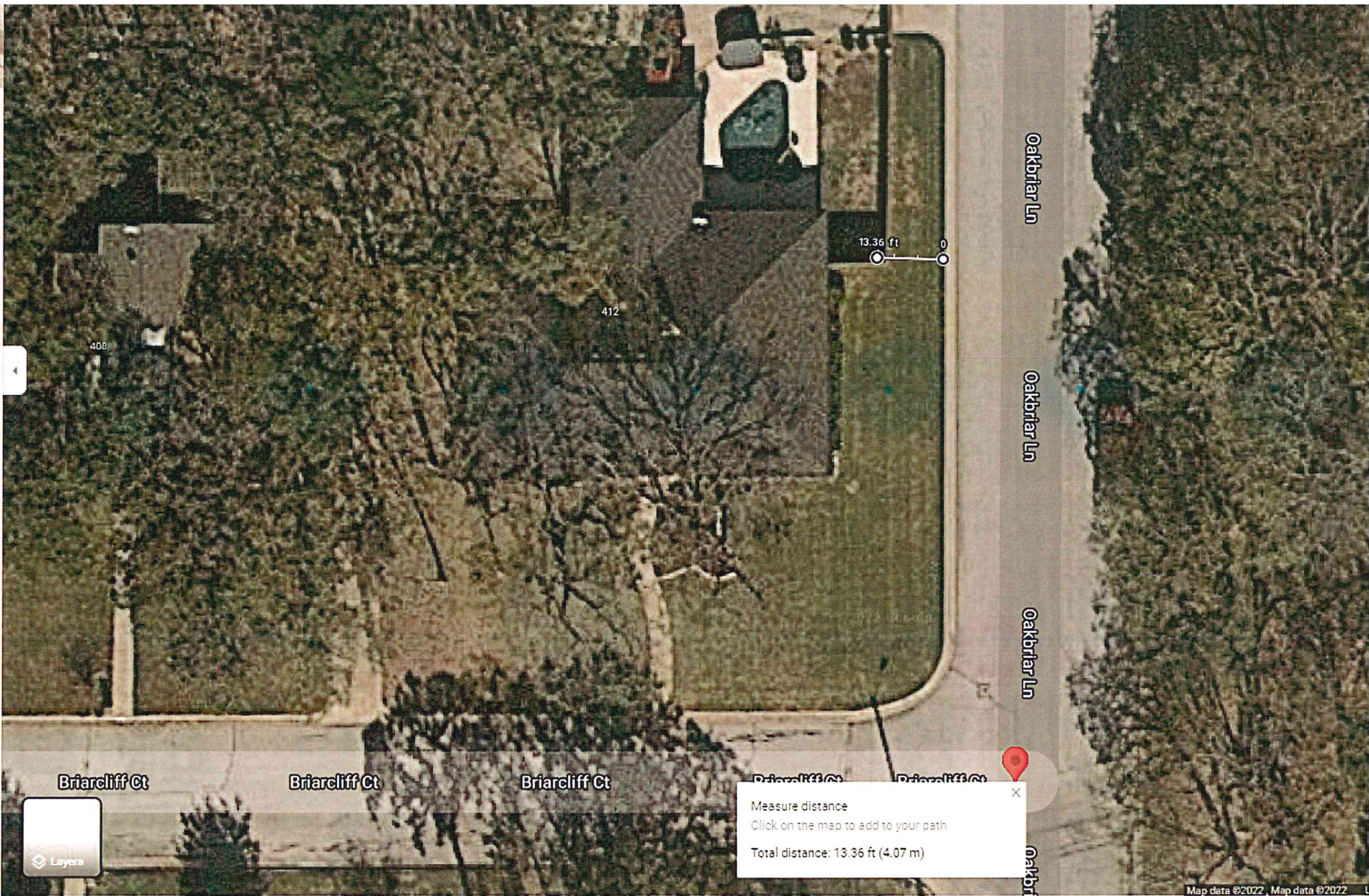
512 Briarcliff Ct

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





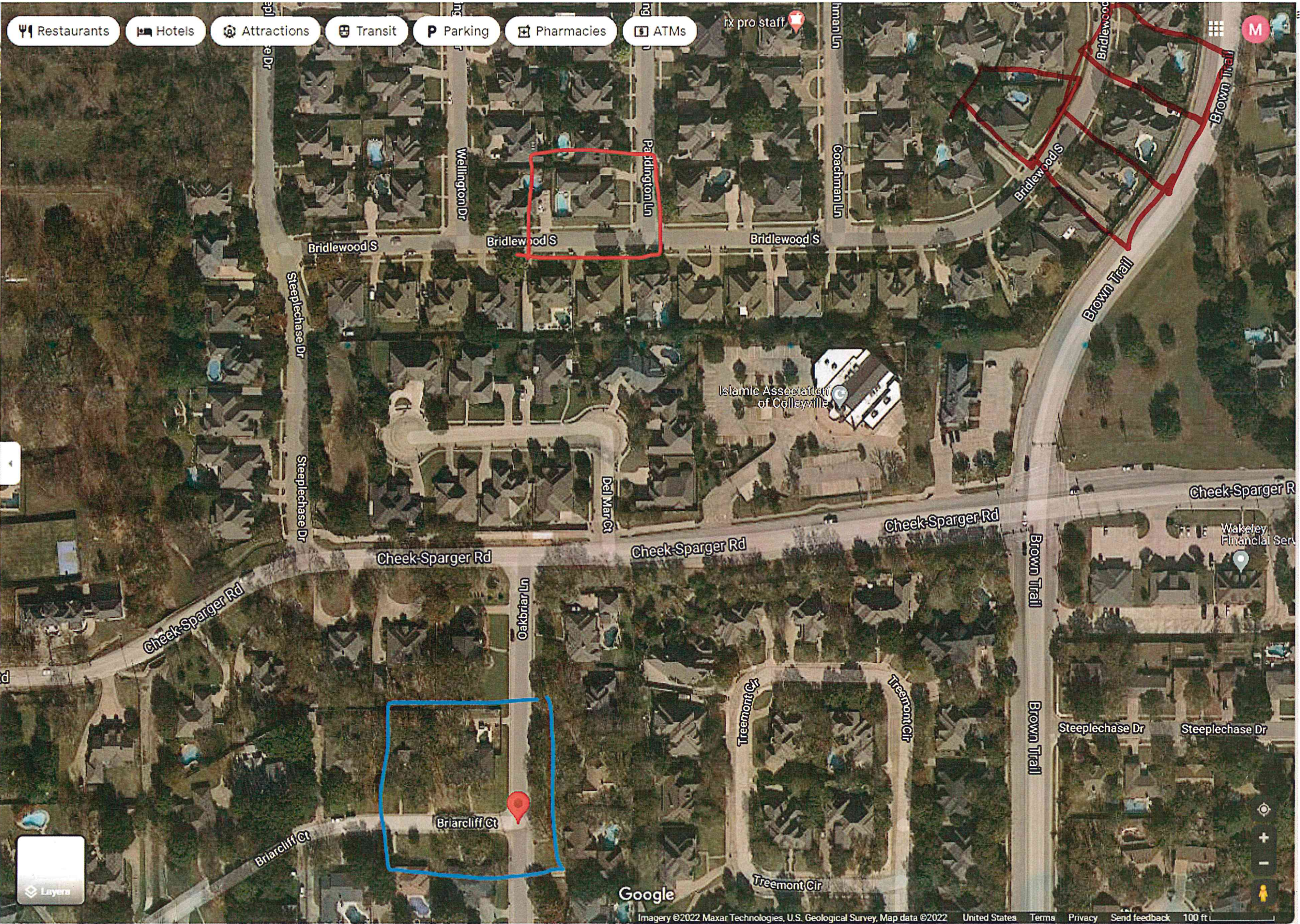
512 Briarcliff Ct

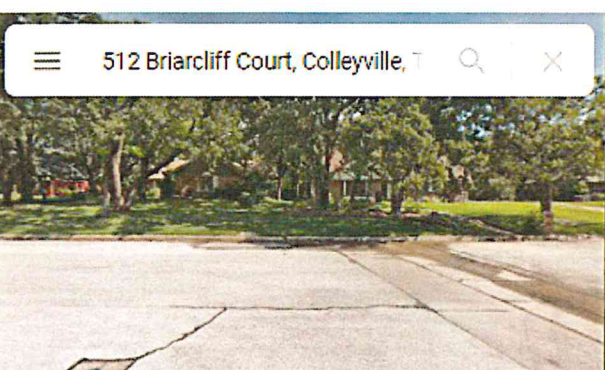
Colleyville, TX 76034

- 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
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- Add your business
- Add a label

Photos





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



Restaurants Hotels Attractions Transit Parking Pharmacies ATMs

Cheek-Sparger Rd Cheek-Sparger Rd Cheek-Sparger Rd

Briarcliff Ct Briarcliff Ct Briarcliff Ct

Greenbriar Ln Greenbriar Ln Greenbriar Ln

Oakbriar Ln Oakbriar Ln Oakbriar Ln

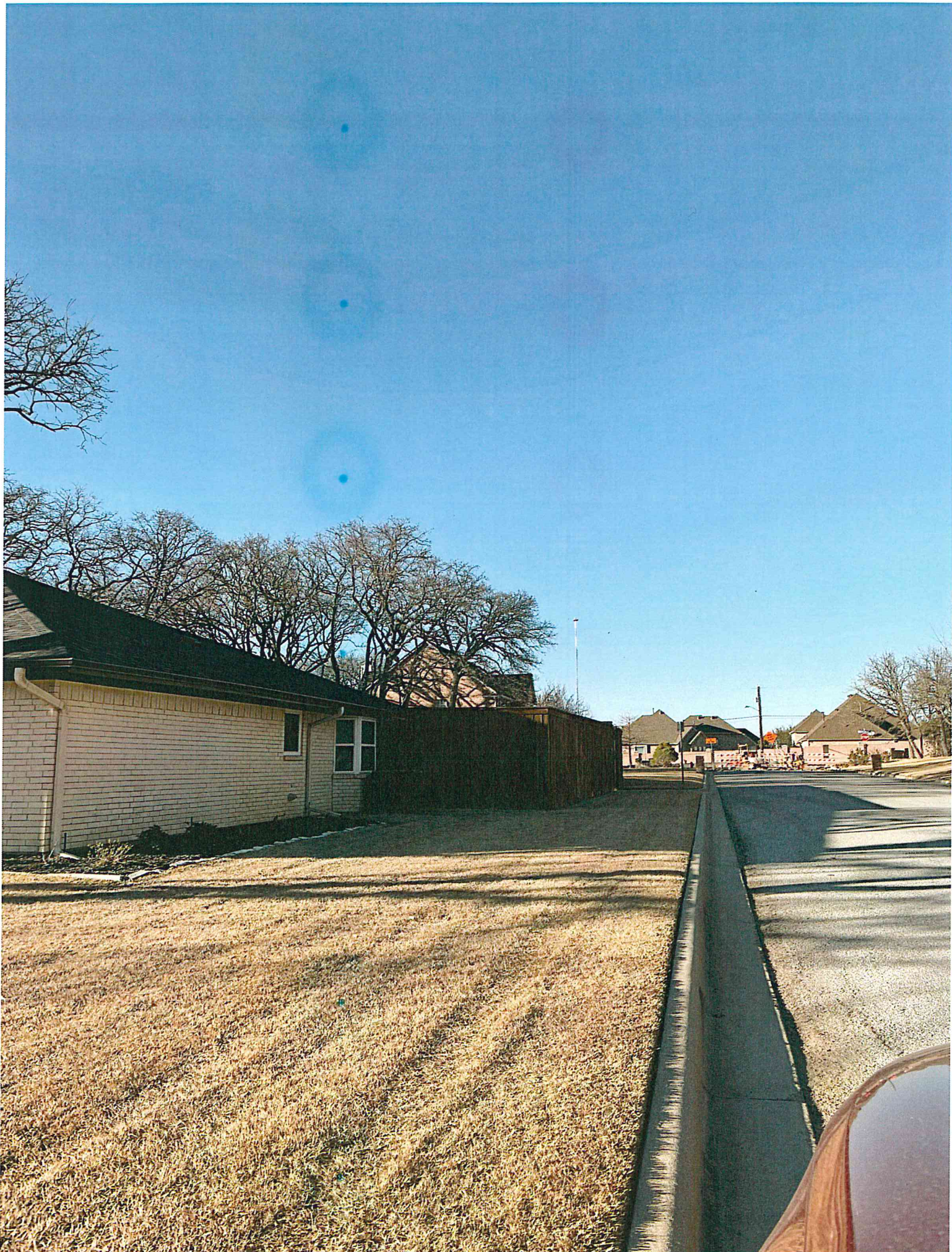
11.92 ft

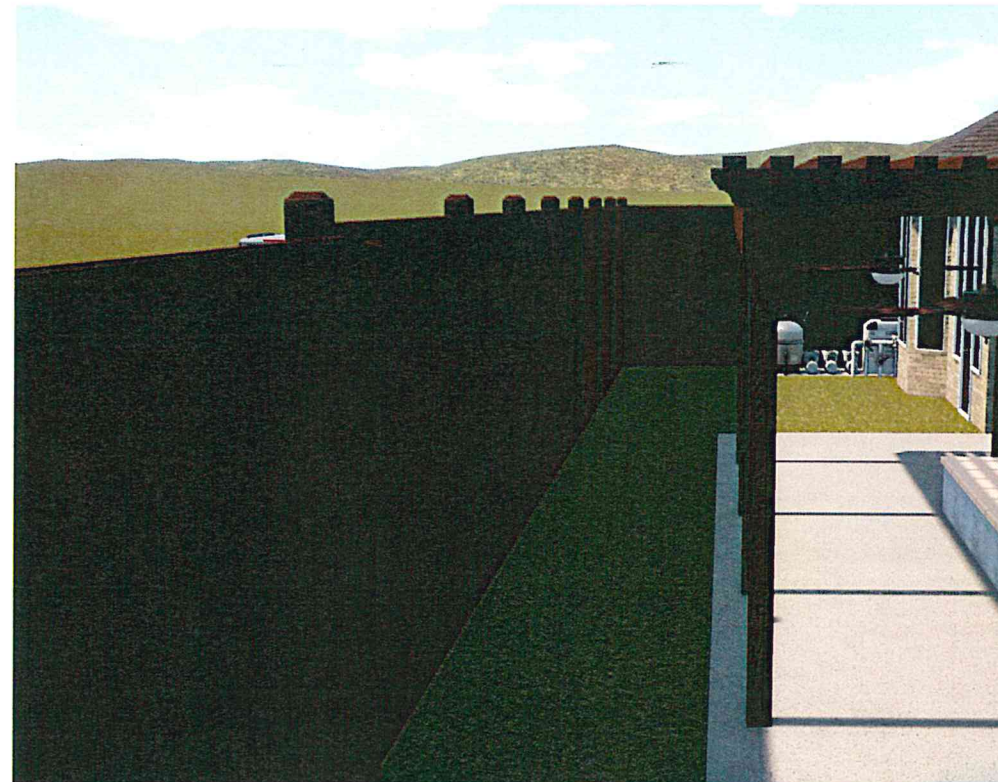
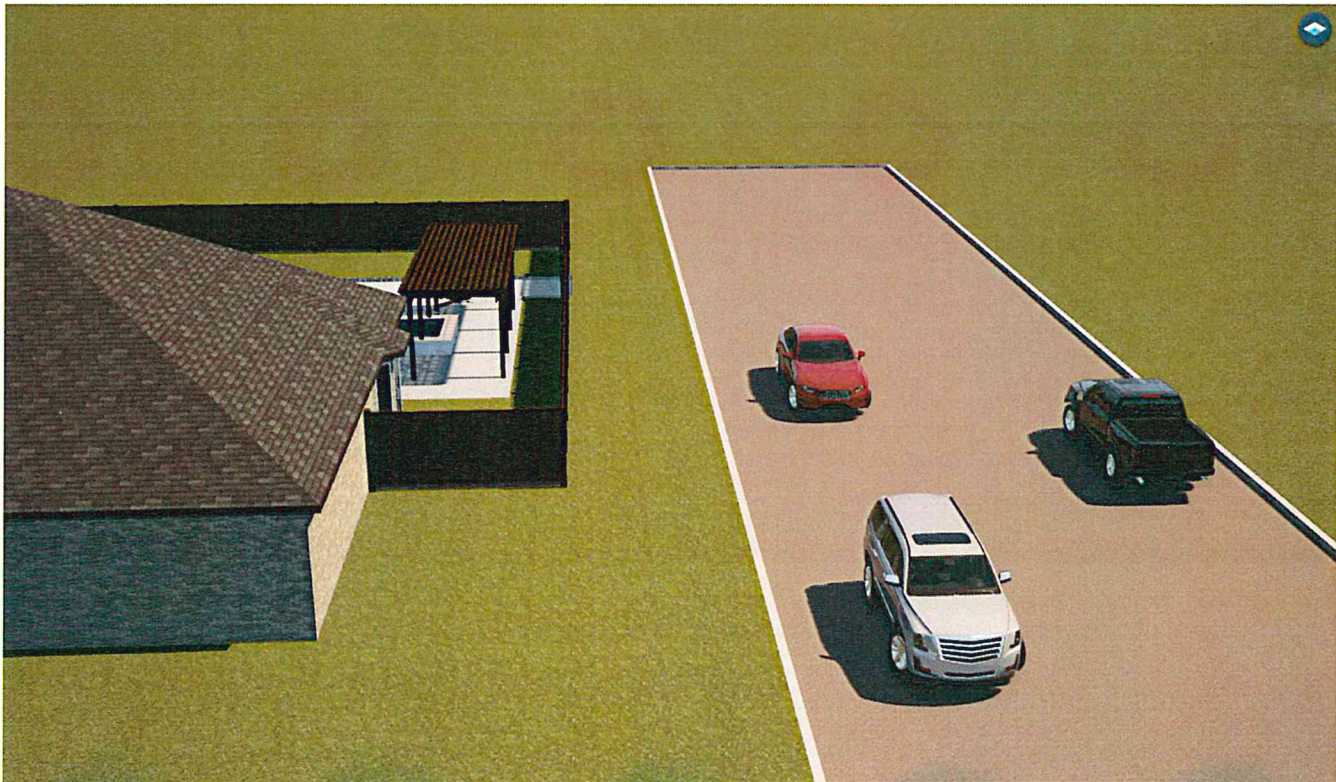
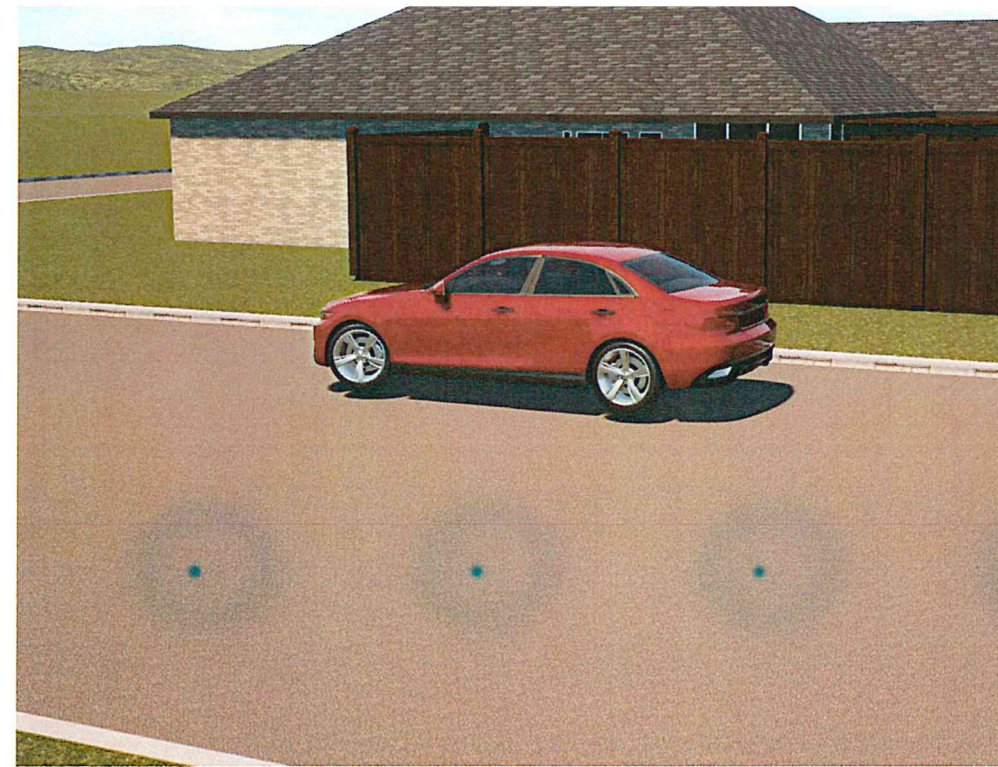
Measure distance
Click on the map to add to your path
Total distance: 11.92 ft (3.63 m)

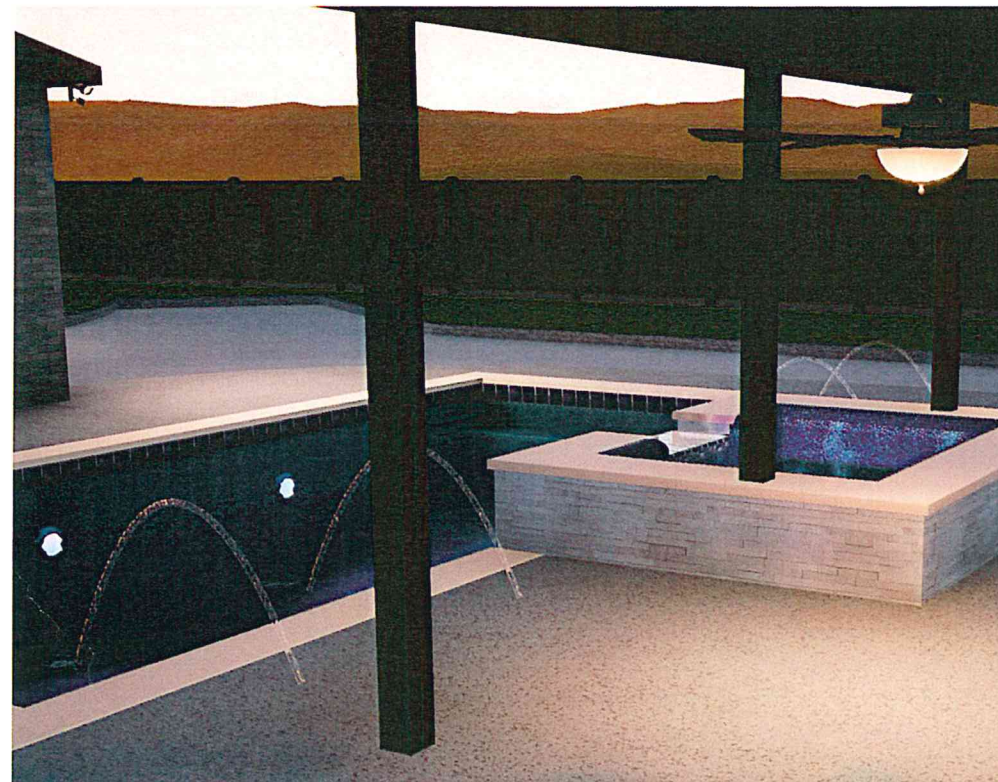
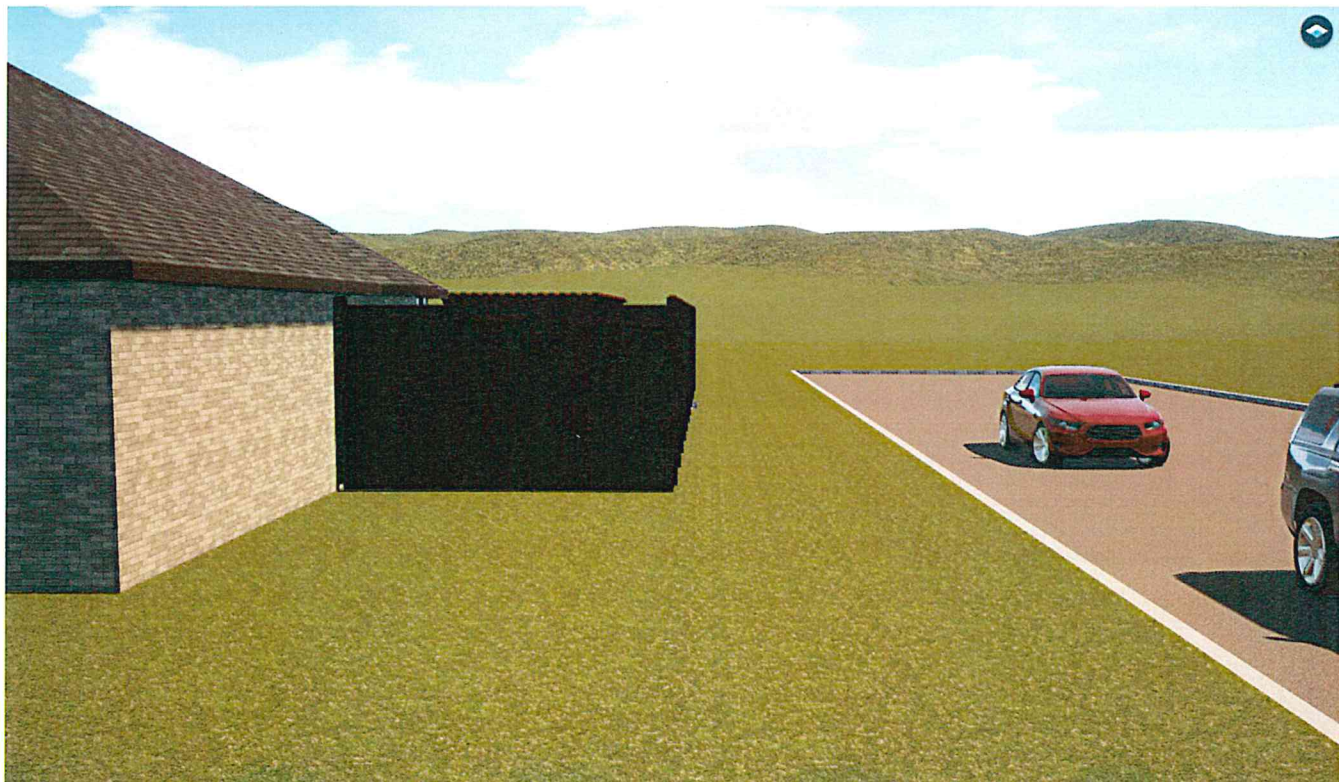
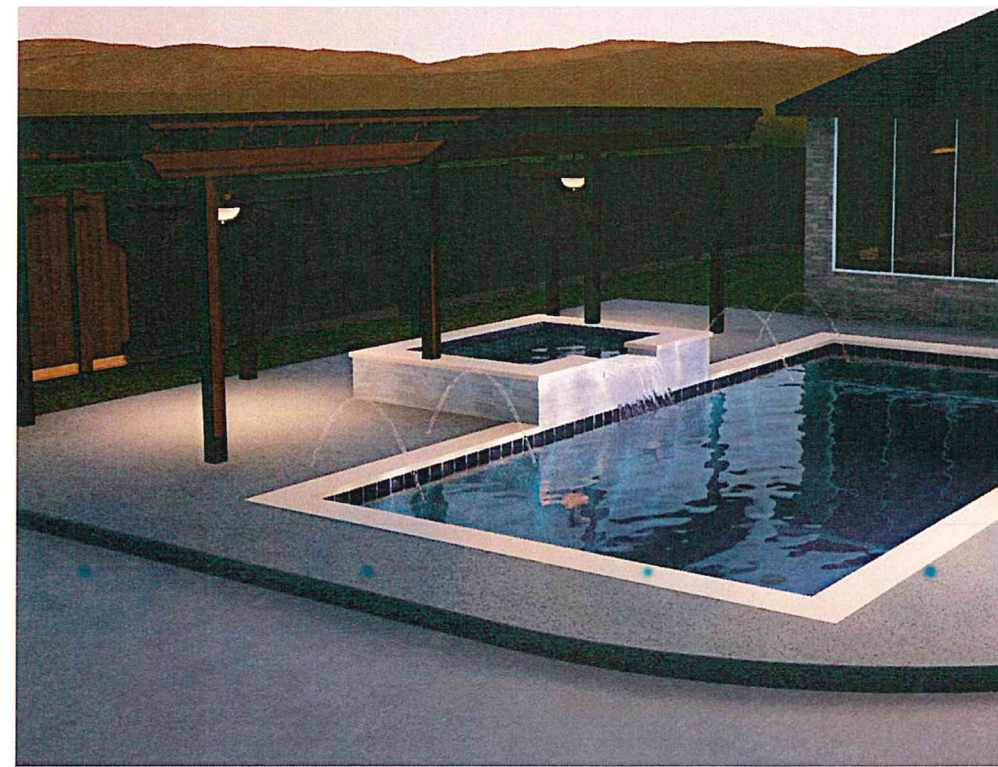
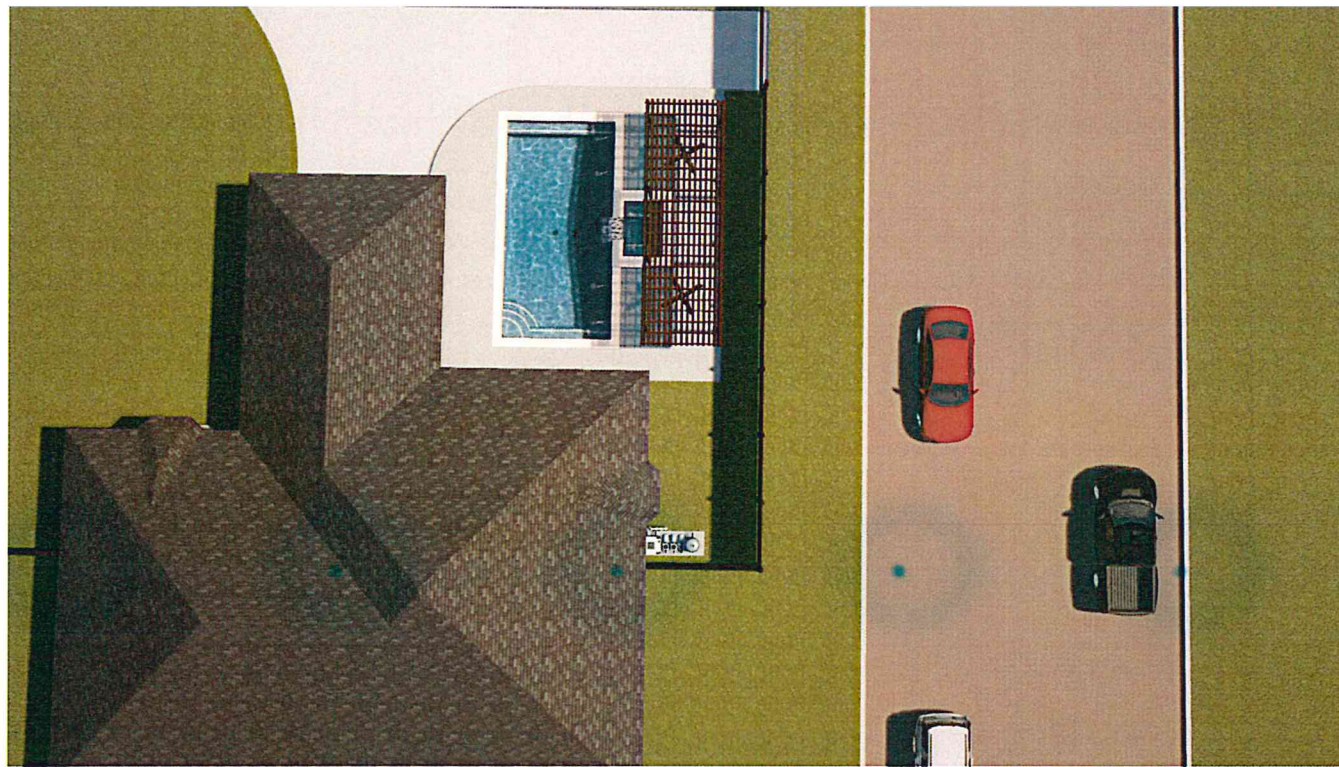
Layers

Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 United States Terms Privacy Send feedback 100 ft









**NEW POOL OR WATER FEATURE
APPROVAL REQUEST AND RELEASE**
(Version 2018.1)



Dfw custom Pool LLC ("Company") requests approval from ONCOR Electric Delivery Company ("ONCOR") of Company's plans to construct a pool or water feature ("Project") at (Address) 412 Briarcliff Court /City→ Colleyville, Tx-76034

In order for ONCOR to properly evaluate the Project, Company must attach the following to this completed document:

- Three copies of Company's construction Plans, which include the location of (1) the pool or water feature (including all decking and walkways); (2) all underground electric facilities drawn to scale and clearly marked as either direct buries or in conduit, including primary, secondary, service and street light facilities (the "Underground Facilities"); (3) the electric meter; and (4) all overhead electric facilities within thirty feet of the water's edge ((1), (2), (3) and (4) may be referred to collectively as the "Facilities"); and
- A copy of the final survey for the property ("Survey") showing the location of all property lines and easements located on the property.

In exchange for ONCOR's review and requested approval of the Construction Plans, Company certifies that:

- (a) The Underground Facilities at the Property have been located through the Texas 811;
- (b) Company has accurately represented on the Construction Plans and the Survey the location of each of the Facilities located through 811, easements, and property lines located at the Property;
- (c) ONCOR can rely on the information set forth in the Construction Plans and the Survey in considering Company's request for approval of the Construction Plans;
- (d) Company will exercise extreme caution consistent with all industry accepted standards and practices when excavation around Facilities;
- (e) Company has requested ONCOR to approve the Construction Plans for the sole purpose of obtaining any necessary municipal approvals and to resolve potential conflicts with existing electric facilities; and
- (f) Except as set forth in (g)(1), below Company agrees to indemnify, protect, defend, and hold ONCOR harmless from and against any and all damages, claims, judgments, causes of action, suits, liability, or losses ("Claims") arising out of the construction of the Project or the representations made herein by Company, including Claims arising out of the activities set forth in (g)(2), below.
- (g) In the event ONCOR incorrectly identified the location of the Underground Facilities and such identifications were relied on by Company to prepare the Construction Plans: (1) Company shall not be responsible for the damage to the Underground Facilities; but (2) Company shall be responsible for applicable costs associated with any necessary re-route of the Facilities and all costs associated with relocation of the Project regardless of the cause or reasons for such re-route or relocation.

Dfw custom Pool LLC

(Company Name)

ONCOR Approved by: _____

Date: _____



Digitally signed

by Heather

Johnson

Date:

2021.11.26

09:28:41 -06'00'

By: Sign- _____

Name: Print- _____

Eugene Kovach

Title: Owner

Phone: 817-368-2353

Date: 11-24-21

2182198594

(Texas 811 Confirmation Number)

(For electronic approval, Please send pool plans
in PDF format to: met.west@oncor.com)

Please allow 5 business days for approval and ensure the electric provider is Oncon before submitting pool plans.



POOL BARRIER CERTIFICATION

SITE ADDRESS 412 Briarcliff Ct

POOL CONTRACTOR DFW Custom Pool

This document requires that the HOMEOWNER certify that one (1) of the following protection methods has been installed. For new dwellings without a certificate of occupancy, the general contractor listed on the building permit shall sign the form.

I certify that one of the following protection devices has been installed at all doors with direct access to the pool:

☒ Doors with direct access to the pool shall be equipped with an alarm which produces an audible warning when the door and/or its screen, if present, are opened. The alarm shall be listed and labeled in accordance with UL 2017. The deactivation switch(s) shall be located at least 54 inches above the threshold of the door.

☐ Doors with direct access to the pool area shall be equipped with self-closing doors and self-latching devices. The latch must be at least 54 inches above the threshold of the door.

PRINT NAME: Shelly Horton

SIGNATURE: [Signature]

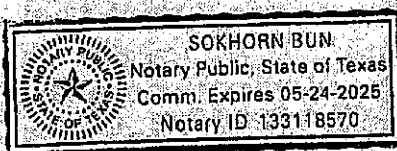
STATE OF Texas

COUNTY OF Collin

On this 29 day of 11, in the year 2021, before me SOKHORN BUN, Notary Public, personally appeared Shelly Horton

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.

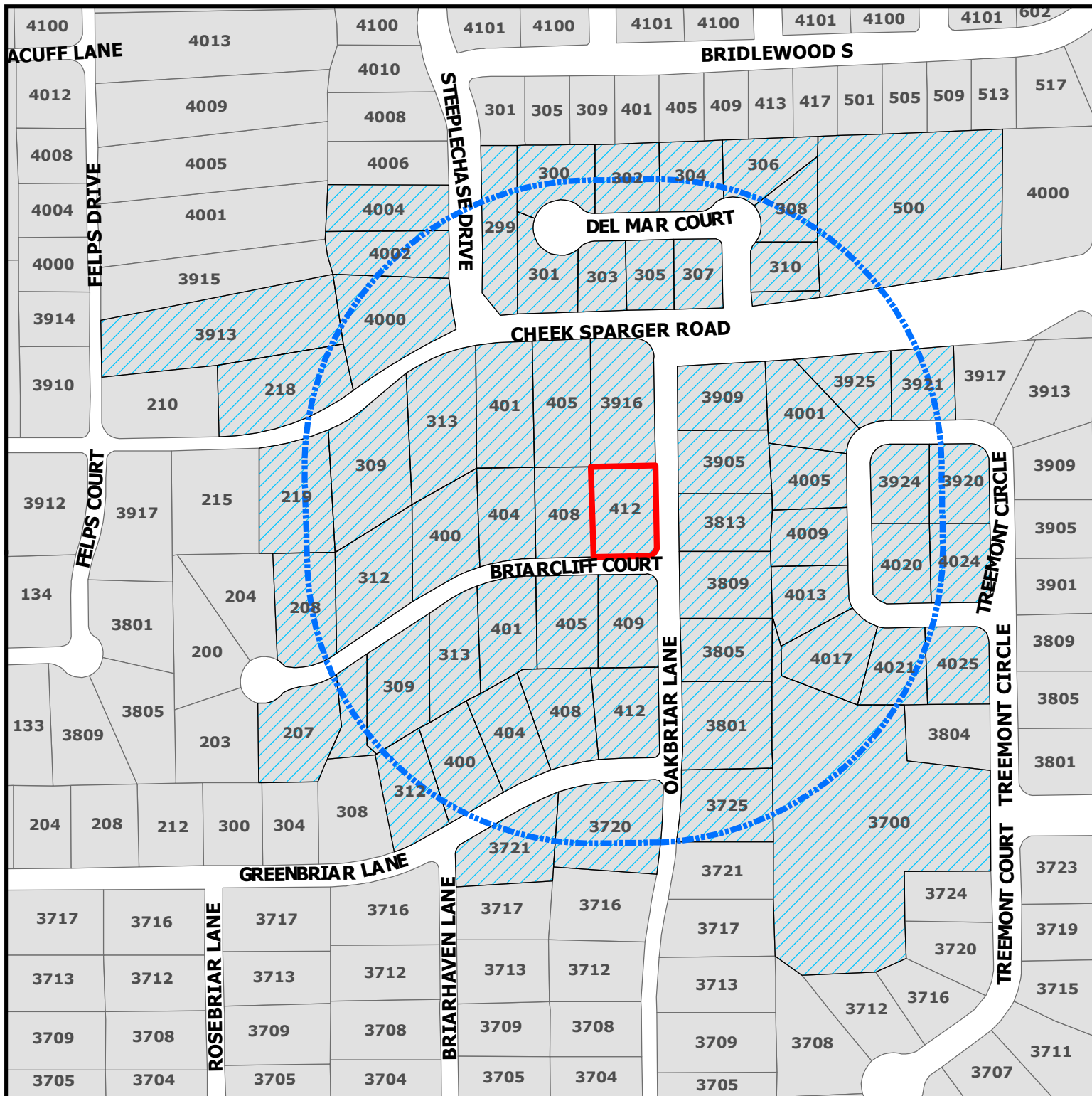


[Signature]
Notary's Signature

SOKHORN BUN
Notary's Name (print)

My commission expires: 05-24-25

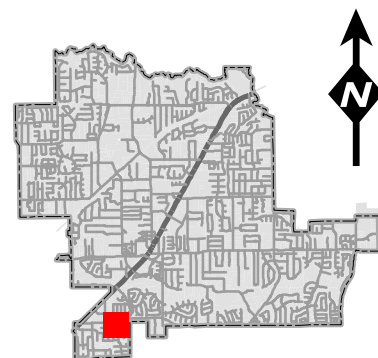
Notification Map



ZC21-036
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, January 10, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, February 1, 2022 & Tuesday, February 15, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for an Accessory Building to be closer than allowed to a property line. The purpose of the request is to allow for an accessory building to encroach into the required 30 feet 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

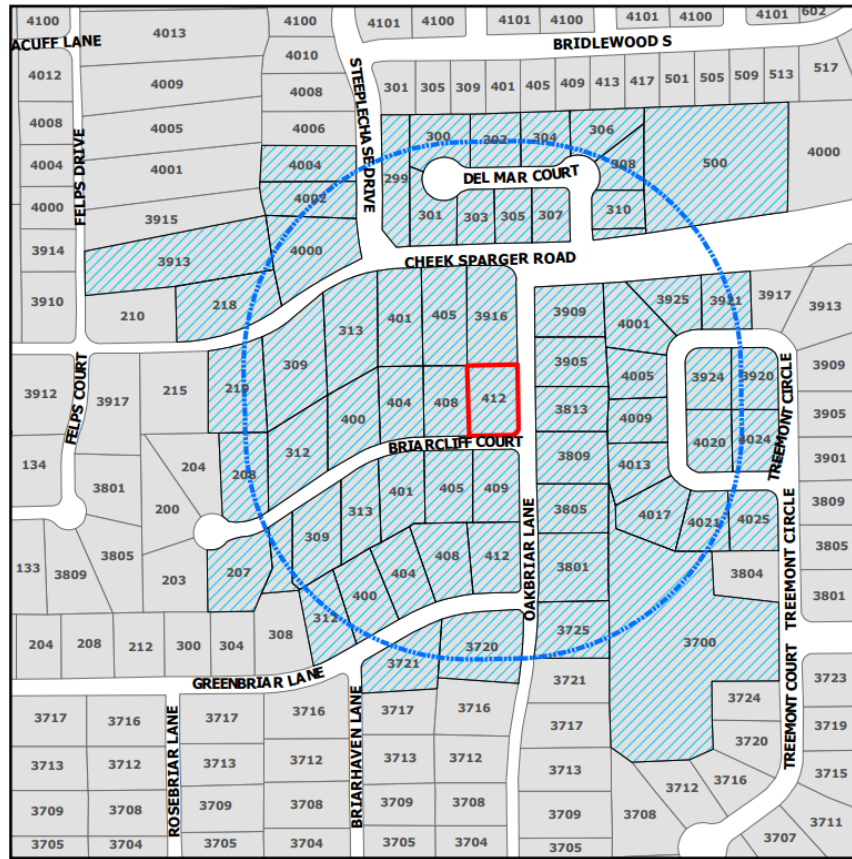
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

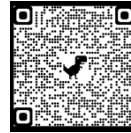
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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



Weston Realty

December 30, 2021

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

From: Lynn R. Klamt
Subject: Zoning Case: ZC21-036

Dear Sir or Madam:

In response to the public hearing, Zoning case ZC21-036, this is my written protest to any "Accessory Building" being permitted to encroach on the main through street of Oakbriar Lane in Woodbriar Estates. This protest has nothing to do with the homeowner requesting the Special Use Permit as I have never met the homeowner of 412 Briarcliff Court or interacted with them in any way. However, over the years I have sold over 500 single family residences in subdivisions throughout the Metroplex and have rarely seen an exposed add on structure or "Accessory Building" improve the appearance or value of a street or neighborhood. This certainly would include a pergola which is typically considered a back yard structure not a side yard structure and which, in this case, encroaches approximately 5' on the required 30' property set back line from Oakbriar Ln. In addition, it is structure that has a very long span of **30' in length** and runs parallel to and overlooking Oakbriar Ln. An additional concern is that, due to a pergola's typical height, it will likely rise **2'-4' above the property's existing fence**. This placement and height unfortunately will cause it to loom over Oakbriar Ln. and puts it in the "first impression" line of sight when a homeowner, visitor or home buyer first enters Woodbriar Estates. I consider this a legitimate concern as Oakbriar Ln. and Woodbriar Ln are the 2 main entrances/exits in Woodbriar Estates. On a side note, there is also a 20'+- high steel pole that has been erected in this property's yard which may or may not have been approved by the City of Colleyville.

Finally, due to the encroachment upon the required setback from Oakbriar Ln, and depending upon the final height and location of any structure another concern could be the visibility available when approaching or exiting the intersection of Briarcliff Court and Oakbriar Ln.

Respectfully,

Lynn R. Klamt
312 Briarcliff Court
cell: 817-455-1234
email: [REDACTED]

An extra 5 feet of fence along Oakbriar this close to the main entrance of the subdivision could restrict visibility for traffic coming out of Briarcliff Ct.

Ann B. Kelley
400 Briarcliff Court
Colleyville, TX 76034-8607
January 5, 2022

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

Subject: Zoning Case: ZC21-036

In response to the public hearing, Zoning case ZC21-036, this is my written protest to any "Accessory Building" being permitted to encroach on the main through street of Oakbriar Lane in Woodbriar Estates. A concern is that, due to the typical height, it will likely rise **2'-4' above the property's existing fence.** This placement and height unfortunately will cause it to loom over Oakbriar Ln. and puts it in the "first impression" line of sight when a homeowner, visitor or home buyer first enters Woodbriar Estates. I consider this a legitimate concern as Oakbriar Ln. and Woodbriar Ln are the 2 main entrances/exits in Woodbriar Estates. Also I have noticed a 20'+- high steel pole that has been erected in this property's yard which may or may not have been approved by the City of Colleyville.

Finally, due to the encroachment upon the required setback from Oakbriar Ln, and depending upon the final height and location of any structure another concern I have could be the visibility available when approaching or exiting the intersection of Briarcliff Court and Oakbriar Ln. Wonder if the owner has thought about this?

I firmly believe this change is NOT acceptable. We have lived at 400 Briarcliff Court for almost 44 years. **Thank YOU** and the City of Colleyville for keeping us informed and cared for.

Respectfully,
Ann B. Kelley



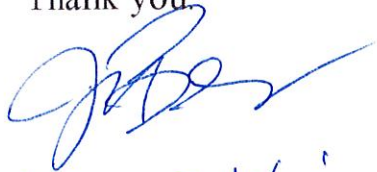
400 Briarcliff Court
Colleyville, TX 76034-8607
817-498-6611 [REDACTED]

February 7, 2022

This is in response to the zoning change notification I received from the City of Colleyville.

I am a neighbor of 412 Briarcliff Ct and the pergola in question will be in my direct view from my property and drive in and out of the neighborhood. I do not have an issue with the structure and wish to provide my support in favor of the building.

Thank you



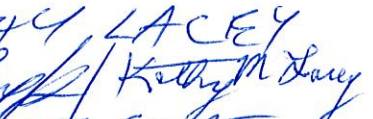
3916 Oakbriar Ln
Colleyville TX 76034

Debbie & Everett Logan
3909 Oakbriar Ln
Colleyville, TX 76034

Mark Nowell
3905 Oakbriar Lane
Colleyville Texas 76034

Ranae Walker
409 Briarcliff Ct
Colleyville TX

Suzanne Diver
3809 Oakbriar Ln
Colleyville, TX 76034

ED & KATHY LACEY
 / 
208 BRIARCLIFF COURT
COLLEYVILLE, TX 76034

Lisa Polk
3813 Oakbriar Ln
Colleyville, TX
76034

ORDINANCE O-22-2193

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 AN ACCESSORY BUILDING 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 an accessory building to encroach into the street side yard setback for a corner lot, Case No. ZC20-036; 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 0.382 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 a 300 s.f. pergola to encroach into the street side yard setback.
- b. The accessory building shall be generally consistent with the site plan and building plans as depicted on the attached Exhibit "B".
- c. The accessory building shall be generally consistent with the building elevations and floor plan as depicted on the attached Exhibit "C".
- d. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of March 2022.

The second reading and public hearing being conducted on the 22nd day of March 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS ON THIS THE 22ND DAY OF MARCH 2022.

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

ATTEST:

CITY OF COLLEYVILLE

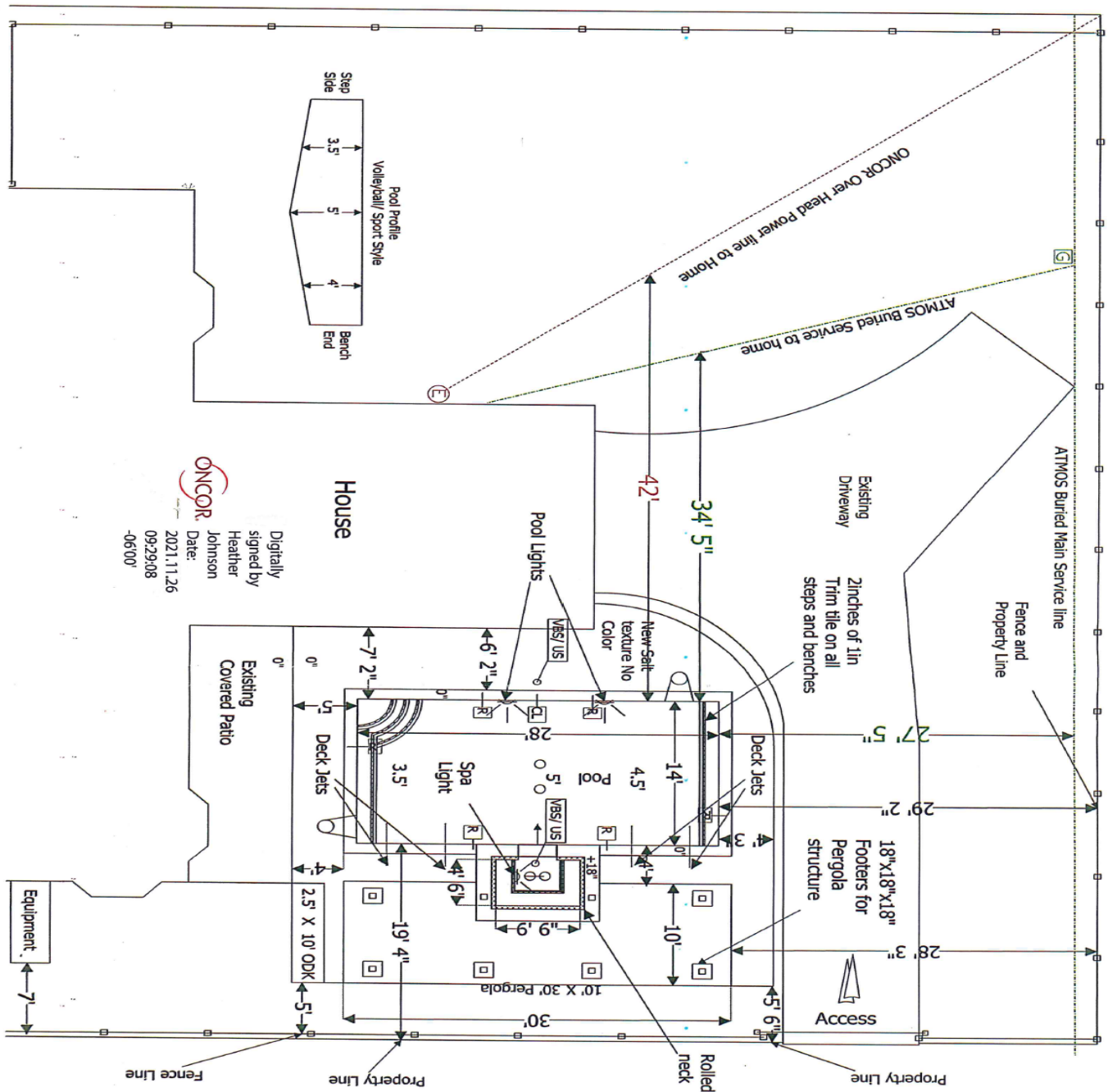
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

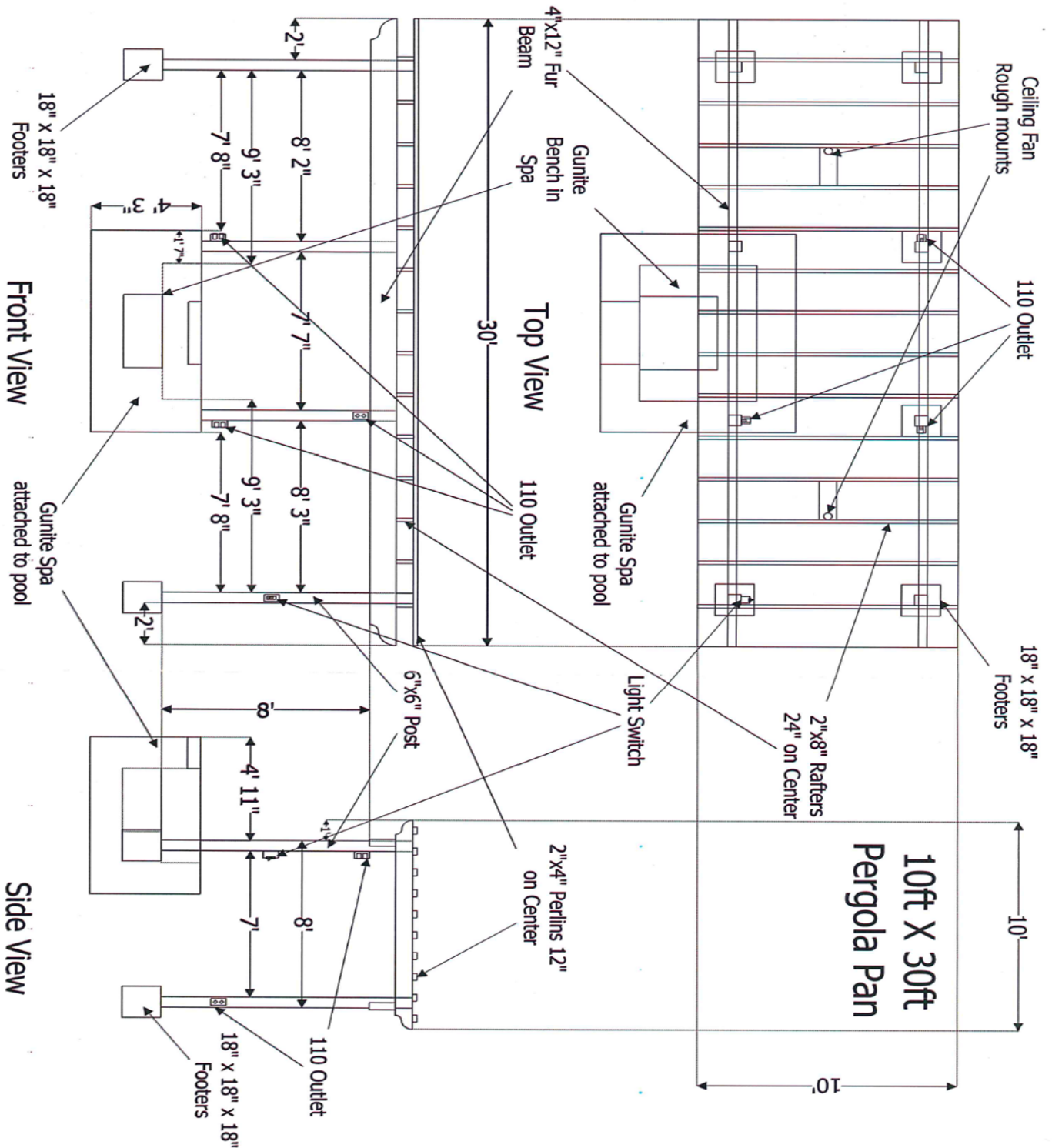
Exhibit "B" – Site Plan



Designer: Mitch Chapman	Customer Name: Shelly Horton	Length: 28ft
Address: 669 Airport Fwy	Address: 412 Briarcliff	Width: 14ft
City: Hurst	City: Colleyville	Depth: 3.5ft - 5ft - 4ft
State/Zip: Texas	State/Zip: Texas	Perimeter: Pool 841 nft Spa 26 Inft
Phone:	Phone:	Square Footage: Pool=392 Spa=42
Cell: (817)948-9257	Cell: (817)845-3537	Capacity: 1436 Gallons Total
Email: mitch@dfwcustompool.com	Email: Shellydhorton@gmail.com	Material: See Material Selections Page
Alternate Contact:	Alternate Contact:	Water Features: 4 Deck Jet with feature pump (ALERT FYI Client has their
License #:	Job #:	



Exhibit "C" - Elevation



Designer: <u>Mitch Chapman</u>	Customer Name: <u>Shelly Horton</u>	Length: <u>30ft</u>
Address: <u>669 Airport Fwy</u>	Address: <u>412 Briarcliff</u>	Width: <u>10ft</u>
City: <u>Hurst</u>	City: <u>Colleyville</u>	With PolyGal Y/N: <u>Yes</u>
State/Zip: <u>Texas</u>	State/Zip: <u>Texas</u>	Electrical: <u>1 - Switch, 3 - 110 Outlets,</u>
Phone: _____	Phone: _____	<u>2 - Fan Rough</u>
Cell: <u>(817)948-9257</u>	Cell: <u>(817)845-3537</u>	
Email: <u>mitch@dfwcustompool.com</u>	Email: <u>Shellydhorton@gmail.com</u>	Material: <u>Fur Beams and Post, with</u>
Alternate Contact: _____	Alternate Contact: _____	<u>Cedar rafters and Perlins.</u>
License #: _____	Job #: _____	<u>Ready Seal Stain</u>



RESOLUTION R-22-4715

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
APRIL 5, 2022**

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

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

Sec. 1. THAT

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF _ AYES, _ NAYS ON THIS THE 5TH DAY OF APRIL 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor