



City of Colleyville City Council Agenda

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

Tuesday, April 19, 2022

**WORKSESSION
6:00 PM
EXECUTIVE CONFERENCE ROOM
THIRD FLOOR**

CALL TO ORDER

WS-1 Update on the Bransford and Bedford Road trail projects

WS-2 Discussion of the April 19, 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 Martin Richardson, Crown of Life

PLEDGE OF ALLEGIANCE: City Attorney Whitt Wyatt

- 2. EXECUTIVE SESSION READING AND PUBLIC HEARING: CONSIDER AND TAKE ANY ACTION(S) NECESSARY RELATIVE TO ITEMS DISCUSSED IN EXECUTIVE SESSION - RESOLUTION R-22-4716**
- 3. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS**
 - Announcements of civic and charitable events**
 - Presentation of calendar events and updates**
 - Announcements of awards and recognition**
 - Business of the Month - MOOYAH Burgers, Fries & Shakes, 5156 Colleyville Boulevard, Suite 300 - Amanda Bailey, General Manager - Mayor Richard Newton and Assistant City Manager Mark Wood
 - Presentation of the Distinguished Budget Presentation Award – Mayor Richard Newton and Finance Director Kyle Lester
- 4. CONSENT: READING AND PUBLIC HEARING - RESOLUTION R-22-4717**
 - 4a** Approval of the minutes of the regular City Council meeting of April 5, 2022
 - 4b** Approval of rejecting all bids for the Water Distribution System Interconnection at Pleasant Run Road project
 - 4c** Approval of a construction contract with Digital Resources, Inc. for the Justice Center EOC and Multi-Conference Room Audio/Video System, in an amount not to exceed \$265,537 and a contingency amount not to exceed \$15,000, and authorizing the City Manager to execute the contract
- 5. ITEMS NOT FOR CITY COUNCIL ACTION**
 - 5a** Monthly Financial Report - March 2022

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

6b 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

6c 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

6d 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

6e 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

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

8. RESOLUTION(S): READING AND PUBLIC HEARING**8a Resolution R-22-4718**

Consideration of a variance to the street side yard setback for Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case VC22-001

9. CITIZEN COMMENTS

10. REPORTS

Sign Board of Appeals Minutes - December 14, 2021
Parks and Recreation Advisory Board Minutes - January 10, 2022
Planning and Zoning Commission Minutes - February 14, 2022
Planning and Zoning Commission Worksession Minutes - February 28, 2022
Planning and Zoning Commission Minutes - March 21, 2022
Planning and Zoning Commission Worksession Minutes - March 28, 2022

11. ACTION/RESOLUTION: DISCUSSION AND CONSIDERATION OF A RESOLUTION RATIFYING COUNCIL AGENDA ACTION FOR TUESDAY, APRIL 19, 2022 - READING AND PUBLIC HEARING - RESOLUTION R-22-4719**12. ADJOURNMENT**

I hereby certify this agenda was posted on City Hall bulletin boards *Thursday, April 14, 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
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Agenda Number WS-1

Agenda Date 4/19/2022

Type Worksession

Department Public Works

Title

Update on the Bransford and Bedford Road trail projects

Explanation

This item provides for discussion of trail projects along Bransford and Bedford Roads.

The Bransford Road trail project was recently advertised. Due to the lack of responsiveness of the low bidder, the discussion will review the bids and alternative methods of constructing the project.

The Bedford Road trail discussion includes approximate costs for the three previously identified alternate options for the bridge crossing at Little Bear Creek. The project consists of approximately 3,400 linear feet of 5' concrete sidewalk along Bedford Road from Glade Road to Sparger Park.

Attachments

1. Bransford and Bedford Road Trail projects update

Bransford Trail and Bedford Road at Little Bear Creek Bridge Alignment Options

City Council Worksession
April 19, 2022

Bransford Road Trail



Bransford Shared Use Path Bid Summary



Bransford Road Trail



Design Changes

- Design-Build Type Approach
- Trail Width Reduction
 - 10' to 6'
- Reduction in drainage improvements needed only to allow for 10' trail
- Elimination of various improvements needed only for 10' trail
- Estimated Construction Cost \$1.3M (SAVING \$400K+)

What is the purpose of the project?



- Provide sidewalk for pedestrian safety
- Increase access to Sparger Park



Existing Conditions

Just North of Somerset Blvd. – Looking South



At Somerset Blvd. – Looking North

Existing Conditions

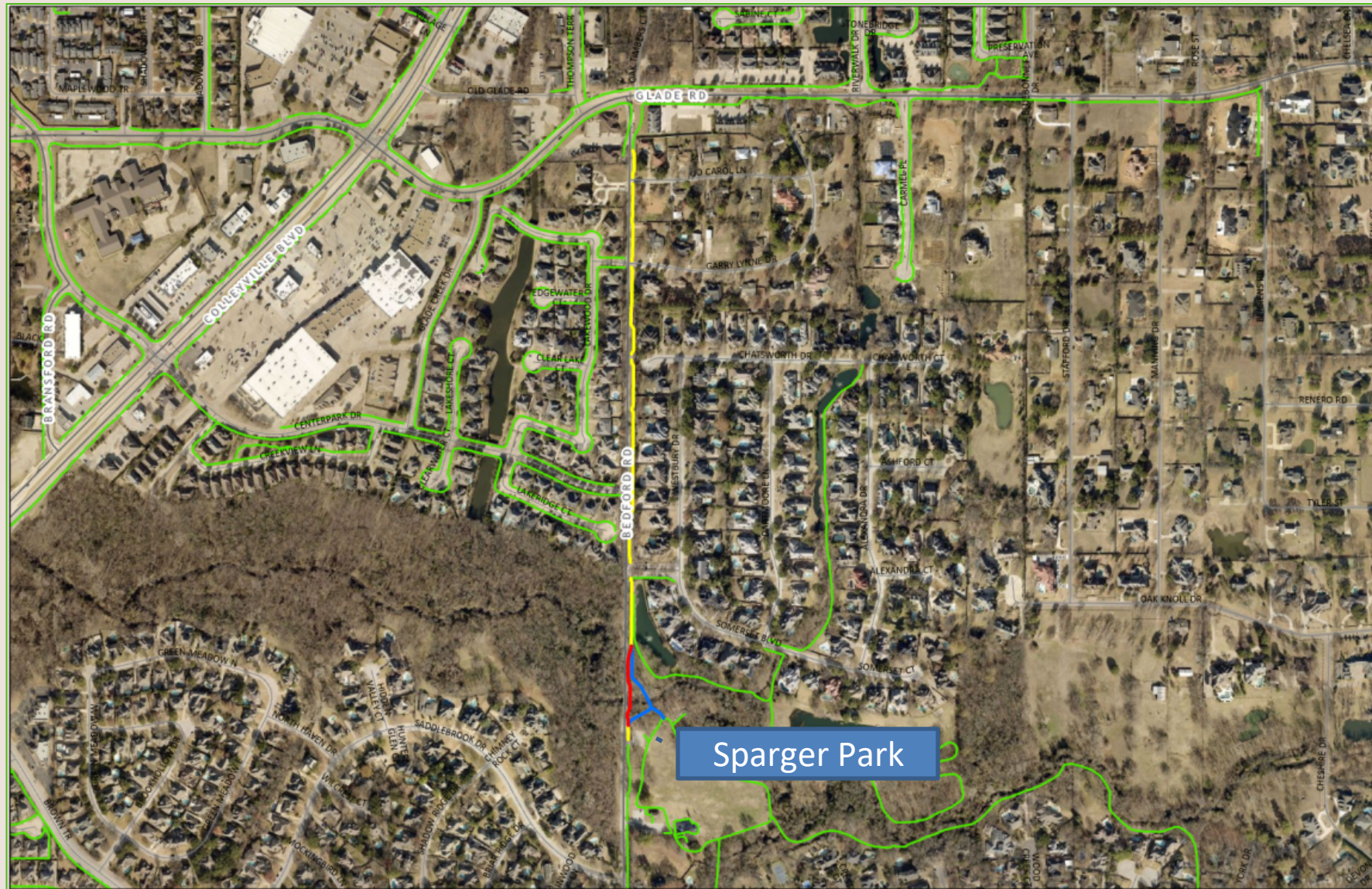


Just North of Little Bear Creek – Looking South



Sparger Park - North Lot - Looking North

Overview



Existing Public and Private Sidewalks and Trails

Proposed Trail

- Base Estimated Cost \$625K

Sparger Park Options

- Park Path
 - +\$275K
- Near Road
 - +\$315K-\$375K

Total Estimated Construction Cost

- \$900K-\$1M

Sparger Park Options



Proposed Trail
Total Estimated Cost-
\$900K-\$1M

Sparger Park Options

- Park Path
- Near Road
 - Attached
 - Separate

Sparger Park Option – Park Path



Park Path Highlights

- Option path length – 600'
- Further from road
- Unaffected by future bridge replacement
- Cuts through HOA open space (easement required)
- Shorter bridge (35'-45')
- Option estimated construction cost - \$275K

Sparger Park Option – Road Path



Road Path Highlights

- Option Path Length – 530'
- Near Road
- Longer Bridge (70'-80')
- Fully within current street Right of Way

Near Road Path Bridge Options

Attached to existing bridge

- Replaced by future bridge
- Additional structural analysis required (\$30K)
- Estimated cost \$315K

Separate Structure

- Unaffected by future bridge replacement
- Modular bridge
- Estimated cost \$375K

Sparger Park Options



Estimated Total Costs

Path / Bridge Options

- Park Path \$900K
- Near Road
 - Separate Bridge \$1M
 - Attached Bridge \$940K

Questions and Discussion



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number WS-2

Agenda Date 4/19/2022

Type Worksession

Department City Secretary

Title

Discussion of the April 19, 2022, City Council regular agenda items

Explanation

Attachments



City of Colleyville City Council Agenda Briefing

City Hall
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Agenda Number 1

Agenda Date 4/19/2022

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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Attachments

RESOLUTION R-22-4716

**A RESOLUTION APPROVING COUNCIL ACTION
REGARDING EXECUTIVE SESSION ITEMS AT THE REGULAR
CITY COUNCIL MEETING OF APRIL 19, 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 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



City of Colleyville City Council Agenda Briefing

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Agenda Number 3

Agenda Date 4/19/2022

Type Announcements, Proclamations, and Presentations

Department City Secretary

Title

Business of the Month - MOOYAH Burgers, Fries & Shakes, 5156 Colleyville Boulevard, Suite 300 - Amanda Bailey, General Manager - Mayor Richard Newton and Assistant City Manager Mark Wood

Presentation of the Distinguished Budget Presentation Award – Mayor Richard Newton and Finance Director Kyle Lester

Attachments

RESOLUTION R-22-4717

**APPROVING CITY COUNCIL ACTION UNDER CONSENT ITEMS AT
THE REGULAR CITY COUNCIL MEETING OF APRIL 19, 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 April 5, 2022
 - b. Approval of rejecting all bids for the Water Distribution System Interconnection at Pleasant Run Road project
 - c. Approval of a construction contract with Digital Resources, Inc. for the Justice Center EOC and Multi-Conference Room Audio/Video System, in an amount not to exceed \$265,537 and a contingency amount not to exceed \$15,000, and authorizing the City Manager to execute the contract

AND IT IS SO RESOLVED.

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



City of Colleyville City Council Minutes - Draft

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Tuesday, April 5, 2022

Mayor Richard Newton called the Colleyville City Council Worksession to order on Tuesday, April 5, 2022, at 6:15 p.m.

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

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

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

Mayor Newton stated item 6a is expected to remain on the table.

Councilmember Dodson asked if item 5c could be considered before item 5b as he wishes to understand the parking before hearing the request for alcohol sales.

Mayor Newton concurred and stated he would call item 5c before 5b.

There was no further discussion and Mayor Newton adjourned the Worksession at 6:18 p.m. and called the Executive Session to order.

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

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

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There was no action taken and Mayor Newton adjourned Executive Session at 7:02 p.m.

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

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

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

This resolution was not needed.

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

Mayor Newton and the City Council gave the following announcements:

Colleyville General Election Information – The City of Colleyville will conduct a General Election on Saturday, May 7 to elect a Mayor and City Councilmembers for Places 1 and 2. While the election is not until May, there are important dates to note. The last day to apply for a ballot by mail (received, not postmarked) is Wednesday, April 20. Early and Election Day voting will be conducted at Colleyville Public Library, 110 Main Street, which is one of 44 early voting sites in Tarrant County. The City Secretary's Office is responsible for conducting all City elections. For more information about this process, call the City Secretary's Office at 817.503.1130.

Fire Department – After 16 days deployed, Colleyville Fire Department is returning home from West Texas and the Eastland Complex Fire. Three pairs of personnel have staffed Medic 243 over the last few weeks standing by and

responding to the medical needs of those fighting the wildfires. The local citizens and firefighters alike have repeatedly expressed their appreciation for the part Colleyville Fire Department has played in protecting their safety during this incident. Personnel will rest up, maintain equipment, and train for the next opportunity to help as wildfire season rages on. We are proud of the men and women who serve the Colleyville Fire Department. Their service to others in need exemplifies the exceptionalism of our team!

Library Recognized with Two Awards From Texas Library Association – The Colleyville Public Library was recently notified they are the recipient of two significant and coveted awards recognizing the Library's celebrated success with their annual Summer Reading Program. The Library has received the Texas Library Association's Branding Iron Award for its 2021 Summer Reading Program, 'Glow Crazy with Reading.' Additionally, the Texas Library Association bestowed the Benefactor Award to the Glaser Family Foundation. Since 2004, the Glaser Family Foundation has provided the Library an annual \$10,000 grant used for the summer reading program and purchase of books.

Officer Caught on Camera Being Exceptional – Colleyville is known to have an exceptional Police Department. However, this week the exceptionalism was caught on camera when a citizen captured a photo of Officer Smith helping push a disabled vehicle off SH26. She wrote "Kudos to this officer! He just pushed this car across 26 to help this older gentleman get out of the busy roadway. Compassion at its finest!" Thank you Officer Smith for making a difference in our City. It is wonderful to hear such great stories about the servant hearts evident in the daily efforts of our officers.

Car Seat Checkup Event at Fire Station – Safe Kids North Texas is teaming up with the Colleyville Fire Department for a free car seat inspection event where nationally certified technicians will teach how to properly install a child car seat. This event is free.

Ballet Coming to Colleyville Plaza May 8 – For the first time ever, ballet makes a debut at the Plaza! Avant Chamber Ballet brings their exceptional live dance and chamber music production to Colleyville for this free event. Join us Sunday, May 8 from 4-5 p.m. at the City Hall Plaza. This is a great event for mom as we celebrate her special day.

Colleyville Car Show April 23 – Colleyville will hold the fourth annual spring car show on April 23 in the south lot at City Hall. If you have a vintage or cool car, truck, or bike and you would like to enter, registration is now open and the forms are available on the City website or by calling 817-503-1113. There is no fee to register. Event check-in is from 7:00 to 8:30 a.m. with the show running from 9 a.m. to noon. Awards will be presented at noon.

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

Mayor Newton welcomed Shellie Velasco, Chief Program Officer, Alliance for Children. Ms. Velasco explained Alliance for Children coordinates and locates in one place, all programs for children who are victims of violence. She thanked the Police Department, Mayor, and City Council for their support. Mayor Newton presented a proclamation recognizing April as Child Abuse Prevention Month and asked every citizen to work toward eradicating child abuse.

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

Mayor Newton read Resolution R-22-4714 in its entirety.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 7:44 p.m.

Councilmember Wheat made a motion to approve Resolution R-22-4714, seconded by Councilmember Dodson.

The motion to approve passed with the following vote:

Ayes: 7 – Mayor Newton, Mayor Pro Tem Lindamood, and Councilmembers Nakamura, Wheat, Dodson, Kelley, and Rigney.

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

Mayor Newton read the caption of Ordinance O-22-2195.

Community Development Director Ben Bryner presented this item stating the request is for a Special Use Permit (SUP) for a wooden rail fence up to 52 inches in height to encroach into the front yard setback. Director Bryner noted the property is zoned R-10 and the Land Development Code does allow the applicant to seek an SUP for a front yard fence.

Councilmember Dodson asked why the property was zoned R-10, stating he would prefer the property to have R-40 zoning. Director Bryner stated as the other properties in this area developed, the R-10 zoning was designated and if the property had R-40 zoning, an exemption would still be required.

Mayor Newton stated he has been consistent with the view a variance is only required when there are no other options available to the property owner. Mayor Newton said in this case, he believes this criteria is met by the other fences adjacent to the property, however, he would like to see the zoning on the property match the large lot size. Mayor Newton asked the applicant to come forward to answer questions of the Council.

Mayor Newton asked applicant Bruce Crandall, 5412 Pleasant Run Road, if he would be willing to rezone the property before the SUP would be approved. Mr. Crandall asked what was involved and Mayor Newton explained the zoning process, but it would take three meetings (one before the Planning and Zoning Commission in April, and two before the City Council in May), but the City would make the process easy.

Councilmember Wheat asked Mayor Newton if the City would waive the application fee. Mayor Newton stated the fee would be waived and he wants to see R-30 zoning.

Mr. Crandall agreed to move forward with the rezoning request and explained he had bought the property 20 years ago and since that time, the lots to the side and behind him had developed.

Councilmember Kelley requested when the fence is built, he would like the fence height to be consistent with the neighbors to the north.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 7:59 p.m.

This was a first reading and no action was taken.

Mayor Newton moved to item 5c at 7:59 p.m. and returned to item 5b at 8:06 p.m.

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

Mayor Newton read the caption of Ordinance O-22-2196.

Community Development Director Ben Bryner presented this item, noting the SUP for alcoholic beverage sales for on-premise consumption is for the Zafiros Mexican Grill y Cantina Restaurant, which was discussed during item 5c. Director Bryner reviewed the requirements of the Code of Ordinances and noted the location is compliant with the distance requirements of the Code of Ordinances.

Councilmember Dodson asked if fencing is required on the patio. Director Bryner stated the applicant would like to speak.

Joe Murphy, 4100 Wellington Drive, applicant, stated a wrought iron gate is required by the Texas Alcohol and Beverage Commission. Mr. Murphy stated if all goes according to plan, he hopes to open in mid to late July.

There were no other questions.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 8:11 p.m.

This was a first reading and no action was taken.

Mayor Newton moved to item 5c at 7:59 p.m. and returned to item 5b at 8:06 p.m.

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

Mayor Newton read the caption of Ordinance O-22-2197.

Community Development Director Ben Bryner presented this item, which seeks approval of a Special Use Permit to allow for a reduction in parking. Director Bryner stated Zafiros Mexican Grill y Cantina proposed to open a restaurant in the former doctor's office at the intersection of Mission Lane and Colleyville Boulevard. The parking ratio for a restaurant is one space per 100 square feet. The proposed restaurant is 6,909 square feet, which would require 69 spaces. Director Bryner noted the restaurant is adjacent to the Village which has public parking, both on-street and within public parking area.

Councilmember Dodson asked if the parking ratio calculation included the kitchen area and if the on-street parking spaces were dedicated. Director Bryner stated the kitchen is used in the calculation and the on-street spaces were not dedicated.

Mayor Pro Tem Lindamood stated he has calculated the distance from the restaurant to the nearby church is 400+ feet and believes the restaurant will be a nice addition.

There were no other questions.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 8:06 p.m.

This was a first reading and no action was taken.

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

Mayor Newton read the caption of Ordinance O-22-2198.

Community Development Director Ben Bryner presented this item, which is a request for the entire subdivision of Lakewood Estates to zone from R-MF Multi-Family Residential to PUD-R Planned Unit Development.

Mayor Newton stated this zoning request was unusual because this is an existing subdivision however, if the R-MF zoning was left in place, there is a possibility if there was redevelopment with the subdivision, a multi-family structure would be allowed on the property.

There was general discussion regarding setbacks, and restrictions for out buildings and pergolas. Councilmember Wheat stated this zoning change would not negatively impact any property. City Manager Ducay agreed and restated the purpose of the request.

Applicant Chris Hawkins, representing the Lakewood Estates HOA, gave a brief overview of the subdivision and thanked the staff and City Manager Ducay for working with him and getting this project on track.

As there was no one present wishing to speak, Mayor Newton opened and closed the public hearing at 8:24 p.m.

This was a first reading and no action was taken.

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

Mayor Newton read the caption of Ordinance O-22-2199.

Community Development Director Ben Bryner presented this item and stated the applicant had previously requested a Special Use Permit for a pergola and pool to encroach into the street-side-yard setback. With the former request, it was determined the fence currently in place, was replaced without approval or a permit and City Council determined the fence must be addressed first and tabled the SUP for the pergola and pool. Director Bryner stated this SUP is a request for an eight-foot wood fence to encroach into the street side yard setback located on the property line and approximately ten feet from the curb for Oakbriar Lane.

Councilmember Dodson asked staff if the fence is on the property line; and how far it is located from the street. Director Bryner stated the fence is on the property line and approximately 12 feet from the street. He concurred when Councilmember Dodson stated 15 feet would be in line with the house.

Mayor Newton stated in his opinion, there is no other argument; the fence should be at 15 feet, in line with the house. Mayor Newton asked Director Bryner if the pool and pergola could be located at the back of the lot. Director Bryner replied there are several trees on the lot.

Mayor Newton stated he is willing to discuss the 15 feet and asked the applicant to come forward.

Applicant Shelly Horton, 412 Briarcliff, came forward at the request of City Council. Ms. Horton explained the additional fence was erected for security of her screened in porch, noting she had a break in at her home. There was discussion between Ms. Horton and City Council regarding the legality of the fence and her interaction with City staff.

Mayor Newton and City Manager Ducay stated the fence must be dealt with, explained the rules, and noted Council must enforce the rules for all to abide by, which is to require the fence to be 15 feet off the property line, at the house build line.

Councilmember Wheat stated she felt requiring the fence to be moved is onerous on the homeowner and allowing the difference is warranted.

Mayor Pro Tem Lindamood stated agreement with Councilmember Wheat; however, he noted he is not in agreement with the pergola and pool.

Mayor Newton opened the public hearing at 8:56 p.m.

Lisa Polk, 3813 Oak Briar Lane, spoke in favor of this item, stated Ms. Horton is a good neighbor, and she has worked continuously to improve her property. Ms. Polk stated she felt City Council was being difficult as the fence has always been in the same location.

There were no others wishing to speak and Mayor Newton closed the public hearing at 9:08 p.m..

This was a first reading and no action was taken.

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

This item remained tabled.

7. CITIZEN COMMENTS

Kathy Hadley, 204 Timberline Drive N, thanked the Mayor and City Council for Colleyville being a Tree City USA, providing transparency in local government, and regarding her concerns with the vacant property on her street.

George Bond, 3104 St. Albans Circle, discussed his volunteerism in Colleyville since 2015, noting he has served on the Historical Preservation Committee and the Planning and Zoning Commission. He stated he is running for City Council and a Republican Club Forum April 6, with the candidates for all local seats being invited.

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

This resolution was not needed.

9. ADJOURNMENT

There being no further business before the City Council, Mayor Newton adjourned the meeting without objection by the City Council at 9:26 p.m.

APPROVED BY A VOTE OF _ AYES, _ NAYS, ON THIS THE 19TH 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 4b
Type Resolution
Department Engineering

Agenda Date 4/19/2022

Number

Title

Approval of rejecting all bids for the Water Distribution System Interconnection at Pleasant Run Road project

Strategic Plan

3.2 Ensure regular repair and replacement of water and wastewater facilities

Explanation

Reading and Public Hearing

The Water Distribution System Interconnection at Pleasant Run Road project involves installation of an interconnection mag meter, valves, and appurtenances associated with the interconnection of Colleyville and Southlake's water distribution systems, as well as construction of approximately 620 linear feet of 12 inch water line to connect existing portions of water line.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on January 16, January 23, January 30, and February 6, 2022. The notice to bidders and bid packet were posted on CivCast for free downloading and distributed to the Dodge Lead Center, BlueBook Building and Construction Network, and Construct Connect, which includes ISqFt, CMD, CDC, and Bid Clerk. The project had 62 plan holders, of which were one architect, three engineers, 18 general contractors, 12 sub-contractors, six manufacturers, five others, five plan rooms, and 12 suppliers. The City received two sealed bids, which were opened and publicly read aloud on March 1, 2022.

The low bidder base bid amount of \$801,270, exceeds Baird, Hampton & Brown's estimate of \$380,000, and the City's existing budget of \$300,000 which was established for the project. As a result, it is respectfully requested that City Council approve the rejection of all bids submitted.

Financial Impact

There is no financial impact to the City.

Recommendation

Approve

Attachments

1. Pleasant Run Inner Connection Bid Tab

Bid Tabulation
Water Distribution System Interconnection at Pleasant Run Road
ID: ENG-2022-002

Item	Description	Unit	QTY	ATKINS BROS.		Canary Construction, Inc.	
				Unit Price	Total	Unit Price	Total
Public Water Improvements (Colleyville)							
1	Provide and Maintain Project Sign	EA	1	\$750.00	\$750.00	\$1,200.00	\$1,200.00
2	Develop, implement, and maintain Traffic Control Measures	MO	1	\$5,500.00	\$5,500.00	\$4,500.00	\$4,500.00
3	Develop, implement, and maintain Erosion Control Measures/ SW3P	MO	1	\$1,000.00	\$1,000.00	\$4,500.00	\$4,500.00
4	Provide and Maintain Water Line Trench Safety	LF	175	\$1.00	\$175.00	\$5.00	\$875.00
5	Provide and Install 12" DR 18 Class 150 PVC Water Line (including trenching, embedment, pipe, and backfill)	LF	175	\$225.00	\$39,375.00	\$345.00	\$60,375.00
6	Provide and Install 12" DR 14 Class 200 Fusible PVC Water Line or PVC with Certa Lok Joints (constructed by Horizontal Directional Drilling)	LF	130	\$375.00	\$48,750.00	\$600.00	\$78,000.00
7	Provide and Install 12" Epoxy Coated & Lined Steel Water Line	LF	86	\$550.00	\$47,300.00	\$950.00	\$81,700.00
8	Provide and Install 24" Welded Steel Casing Pipe, Spacers, and Coating	LF	74	\$400.00	\$29,600.00	\$850.00	\$62,900.00
9	Provide and Install 24" Split Steel Casing Pipe, Spacers, and Coating	LF	3	\$600.00	\$1,800.00	\$6,500.00	\$19,500.00
10	Provide and Install Concrete Casing Pipe Support Pedestal	EA	1	\$7,900.00	\$7,900.00	\$5,500.00	\$5,500.00
11	Provide and Install Pipe Cradle and Slide Plate	EA	3	\$4,200.00	\$12,600.00	\$5,500.00	\$16,500.00
12	Provide and Install Pipe Shoe Clamp and Base Plate	EA	1	\$3,900.00	\$3,900.00	\$5,500.00	\$5,500.00
13	Provide and Install Cast Iron/Ductile Iron Fittings	TON	1	\$20,000.00	\$10,000.00	\$9,000.00	\$4,500.00
14	Remove Plug and Connect to Existing Water Line	EA	3	\$11,500.00	\$34,500.00	\$6,000.00	\$18,000.00
15	Provide and Install 6' Decorative Metal Fence	LF	87	\$150.00	\$13,050.00	\$265.00	\$23,055.00
16	Perform As-Built Survey: GPS Survey Water Valves, Bends, Tees, and Hydrants and provide GIS compatible electronic deliverable	LS	1	\$15,000.00	\$15,000.00	\$3,500.00	\$3,500.00
17	Provide and Install 6" Thick Top Soil Backfill in Parkway	CY	40	\$50.00	\$2,000.00	\$190.00	\$7,600.00
18	Provide and Install Solid Sod in Parkway	SY	195	\$50.00	\$9,750.00	\$20.00	\$3,900.00
Sub Totals					\$282,950.00		\$401,605.00
Public Water Improvements (Southlake)							
19	Provide and Maintain Project Sign	EA	1	\$750.00	\$750.00	\$550.00	\$550.00
20	Construct Reinforced Concrete Drive Approach	SF	215	\$175.00	\$37,625.00	\$75.00	\$16,125.00
Sub Totals					\$38,375.00		\$16,675.00
Public Water Improvements (Colleyville & Southlake)							
21	Mobilization and Bonds in accordance with Specification A-4.19	LS	1	\$15,000.00	\$15,000.00	\$25,000.00	\$25,000.00
22	Develop, implement, and maintain Traffic Control Measures	MO	1	\$5,500.00	\$5,500.00	\$4,500.00	\$4,500.00
23	Develop, implement, and maintain Erosion Control Measures/ SW3P	MO	1	\$2,500.00	\$2,500.00	\$4,500.00	\$4,500.00
24	Provide and Maintain Water Line Trench Safety	LF	34	\$5.00	\$170.00	\$5.00	\$170.00
25	Provide and Install 12" DR 18 Class 150 PVC Water Line (including trenching, embedment, pipe, and backfill)	LF	34	\$175.00	\$5,950.00	\$345.00	\$11,730.00
26	Provide and Install 12" DR 14 Class 200 Fusible PVC Water Line or PVC with Certa Lok Joints (constructed by Horizontal Directional Drilling)	LF	100	\$375.00	\$37,500.00	\$600.00	\$60,000.00
27	Provide and Install 12" Epoxy Coated & Lined Steel Water Line	LF	85	\$425.00	\$36,125.00	\$950.00	\$80,750.00
28	Provide and Install 24" Welded Steel Casing Pipe, Spacers, and Coating	LF	65	\$400.00	\$26,000.00	\$850.00	\$55,250.00
29	Provide and Install 24" Split Steel Casing Pipe, Spacers, and Coating	LF	13	\$400.00	\$5,200.00	\$6,500.00	\$84,500.00
30	Provide and Install Concrete Casing Pipe Support Pedestal	EA	1	\$10,000.00	\$10,000.00	\$5,500.00	\$5,500.00
31	Provide and Install Pipe Cradle and Slide Plate	EA	3	\$7,000.00	\$21,000.00	\$5,500.00	\$16,500.00
32	Provide and Install Pipe Shoe Clamp and Base Plate	EA	1	\$5,000.00	\$5,000.00	\$5,500.00	\$5,500.00
33	Provide and Install Automatic Air Release and Vacuum Valve	EA	1	\$20,000.00	\$20,000.00	\$34,200.00	\$34,200.00
34	Provide and Install 6" Blowoff Valve with Manhole	EA	1	\$20,000.00	\$20,000.00	\$45,000.00	\$45,000.00
35	Provide and Install 12" Gate Valve	EA	3	\$4,000.00	\$12,000.00	\$3,500.00	\$10,500.00
36	Provide and Install 8" Gate Valve	EA	1	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
37	Provide and Install Cast Iron/Ductile Iron Fittings	TON	1	\$15,000.00	\$15,000.00	\$9,000.00	\$9,000.00
38	Provide and Install ModMAG M5000 Meter and Processor	EA	1	\$150,000.00	\$150,000.00	\$45,000.00	\$45,000.00
39	Remove Plug and Connect to Existing Water Line	EA	1	\$5,000.00	\$5,000.00	\$6,500.00	\$6,500.00
40	Provide and Install 6" Bollard	EA	3	\$5,000.00	\$15,000.00	\$500.00	\$1,500.00
41	Provide and Install 6' Decorative Metal Fence	LF	88	\$200.00	\$17,600.00	\$265.00	\$23,320.00
42	Perform As-Built Survey: GPS Survey Water Valves, Bends, Tees, and Hydrants and provide GIS compatible electronic deliverable	LS	1	\$20,000.00	\$20,000.00	\$4,500.00	\$4,500.00
43	Provide and Install 6" Thick Top Soil Backfill in Parkway	CY	10	\$50.00	\$500.00	\$195.00	\$1,950.00
44	Provide and Install Solid Sod in Parkway	SY	38	\$50.00	\$1,900.00	\$25.00	\$950.00
45	Owners Contingency	LS	1	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Sub Totals					\$479,945.00		\$568,820.00
Grand Total					\$801,270.00		\$987,100.00



City of Colleyville City Council Agenda Briefing

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

Agenda Number 4c

Agenda Date 4/19/2022

Number

Type Resolution

Department Information Services

Title

Approval of a construction contract with Digital Resources, Inc. for the Justice Center EOC and Multi-Conference Room Audio/Video System, in an amount not to exceed \$265,537 and a contingency amount not to exceed \$15,000, and authorizing the City Manager to execute the contract

Strategic Plan

1.4 Communicate thoroughly and strategically

Explanation

Reading and Public Hearing

The City's Emergency Management Coordinator, Kenny Phillips, 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, and provide additional grant funding for enhancements to the City's Emergency Operations Center (EOC) located at the Justice Center. At the March 22, 2022 meeting, City Council approved Resolution R-22-4708, authorizing the City Manager to move forward with submission of the grant applicant (Grant #4532201), and acknowledged the deadline to spend the funds if awarded is September 2022. This item approves the construction contract for enhancements to the EOC and a multi-conference room AV system, in anticipation of utilizing the funds from the grant by the September deadline.

The project specifications were created in collaboration with the City's Police, Fire, Emergency Management, and Information Technology departments. When completed, this project will provide the City with a high quality "turn-key" digital audio/video emergency operations and multi-conference room system that will be used by the Police Department and all emergency operations personnel for real-time communication, presentations, collaboration, and recording of events.

Public notification of the invitation for bids was advertised in the *Fort Worth Star-Telegram* on March 27, and April 3, 2022. The request for proposals was posted on CivCast for free downloading. Additionally, staff directly notified a list of local contractors who may be interested in the bid opportunity. The project had 14 plan holders, of which were one general contractor, two manufacturers, one other, four plan rooms, four sub-contractors, and two suppliers.

The City received two electronically sealed bids, which were opened and publicly read aloud via teleconference on April 12, 2022. Staff recommends approval of a construction contract with the low bidder and current City vendor, Digital Resources. The bid of \$265,537.00 by Digital Resources includes a \$5,000 contingency. However, staff believes this project requires an additional contingency amount of \$15,000 to ensure all enhancements can be completed in a timely manner, and is seeking approval of the additional contingency amount, which will be staff controlled.

Financial Impact

The funding source for this project is a potential grant (Grant #4532201) from the State of Texas Office of the Governor.

Form 1295 - Acknowledged by City

Recommendation

Approve

Attachments

1. Contract Services Agreement with Digital Resources Inc.
2. 1295 Form

CONTRACT SERVICES AGREEMENT
Justice Center Emergency Operations Center & Multi-Conference
Room Audio/Video System
Bid # CVJ-2022-001

This Contract Services Agreement (“Agreement”) is made by and between the **City of Colleyville, Texas** (“City”), and **Digital Resources, Inc.** (“Contractor”) (each a “party” and collectively the “parties”), acting by and through their respective authorized representatives.

RECITALS

WHEREAS, City desires to engage Contractor to perform certain work and services, hereinafter referred to only as "services", as further specified in the Scope of Services defined in Section 1 of this Agreement; and

WHEREAS, Contractor has expressed a willingness to perform said services in conformance with this Agreement.

NOW, THEREFORE, for and in consideration of the covenants and promises made one to the other herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Scope of Services

Upon issuance of a written notice to proceed by City, Contractor agrees to provide to City the necessary services, labor, materials, equipment and supplies to perform the installation of the video and audio equipment, production and presentation system for the Justice Center Emergency Operation Center (EOC) and Multi- Conference room (the “Project”), such services being further described in **Exhibit A** (“Scope of Services”), and in conformance the Contract Documents.

Section 2. Term of Agreement

The term of this Agreement shall begin on the last date of execution hereof (the “Effective Date”) and shall continue until Contractor completes the services required herein to the satisfaction of City and has been paid in full by City, unless sooner terminated in conformance with this Agreement.

Section 3. Contract Documents

This Agreement is a part of the “Contract Documents”, which include:

- (1) This Agreement, including all exhibits and addenda hereto;
- (2) City’s Request for Proposal Bid # CVJ-2022-001 (“Bid Packet”);
- (3) City’s written notice(s) to proceed to the Contractor;
- (4) Properly authorized change orders;
- (5) Contractor’s entire Bid Proposal (“Proposal” and/or “Response”); and
- (6) Any other materials distributed by the City that relate to the services.

In the event there exists a conflict between any term, provision and/or interpretation of the Contract Documents, the documents shall take precedent and control in the order listed above in this section. If discrepancies are found that may impact the services, it shall be the Contractor’s obligation to seek

clarification as to which requirements or provisions control before undertaking any work on that component of the services. Should the Contractor fail or refuse to seek a clarification of such conflicting or inconsistent requirements or provisions prior to any work on that component of the services, the Contractor shall be solely responsible for the costs and expenses - including additional time - necessary to cure, repair and/or correct that component of the services.

Section 4. Contractor's Obligations

(a) Performance of Services. Contractor shall furnish and pay for all labor, tools, materials, equipment, supplies, transportation and management necessary to perform the services. To the extent reasonably necessary, Contractor may engage the services of any agents, assistants, or other persons that Contractor may deem proper to assist in the performance of the services under this Agreement; provided, that Contractor shall be responsible for all costs related thereto, except as expressly authorized in writing in advance by City.

(b) Standard of Care. Contractor shall perform the services with the skill and care ordinarily provided by competent Contractors practicing in the same or similar locality and under the same or similar circumstances and Contractor licenses. Contractor shall be responsible for the Contractor quality, technical accuracy, and the coordination of all services under this Agreement. Contractor shall, without additional compensation, correct or revise any errors or deficiencies in the services. Contractor shall further make, without expense to City, such revisions to the services as may be required to meet the needs of City and which are within the Scope of Services.

(c) Additional Services. Should City require additional services not included under this Agreement, Contractor shall make reasonable effort to provide such additional services at mutually agreed charges or rates, and within the time schedule prescribed by City; and without decreasing the effectiveness of the performance of services required under this Agreement.

(d) No Waiver of City's Rights. Neither City's review, approval/acceptance of, nor payment for any of the services required under this Agreement, shall be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement, and Contractor shall be and remain liable to City in accordance with applicable law for all damages to City caused by Contractor's negligent performance of any of the services furnished under this Agreement.

(e) Independent Contractor. It is understood and agreed by and between the parties that Contractor, while performing under this Agreement, is acting independently, and that City assumes no responsibility or liabilities to any third party in connection with Contractor's actions. All services to be performed by Contractor pursuant to this Agreement shall be in the capacity of an independent contractor, and not as an agent or employee of City. Contractor shall supervise the performance of its services and shall be entitled to control the manner and means by which its services are to be performed, subject to the terms of this Agreement. There is no intended third-party beneficiary to this Agreement.

(f) Inspection of Records. Contractor grants City and its designees the right to audit, examine or inspect, at City's election, all of Contractor's Records relating to the performance of services under this Agreement, during the term of the Agreement and any retention period herein. City's audit, examination or inspection of Contractor's Records may be performed by a City designee, which may include its internal auditors or an outside representative engaged by City. Contractor agrees to retain Contractor's Records for a minimum of four (4) years following termination of the Agreement, unless there is an ongoing dispute under the contract; then, such retention period shall extend until final resolution of the dispute. "Contractor's Records" shall include any and all information, materials and data of every kind and character

generated as a result of the services under this Agreement. City agrees that it will exercise its right to audit, examine or inspect Contractor's Records only during regular business hours. Contractor agrees to allow City and its designees access to all of Contractor's Records, Contractor's facilities and the current or former employees of Contractor, deemed necessary by City or its designee(s), to perform such audit, inspection or examination.

(g) Confidential Information. Contractor agrees it will notify City in writing if it considers specific information to be confidential or proprietary trade secrets and will use its best efforts to clearly mark all such information as "Confidential" and/or "Proprietary – Trade Secret" at the time it is delivered or made accessible to City. City acknowledges that all such designated information is considered by Contractor to be confidential and the exclusive property of Contractor. Notwithstanding the foregoing, Contractor acknowledges that this Agreement, and all services performed hereunder, are subject to the legal requirements of the Texas Public Information Act and that City will have no obligation to protect or otherwise limit disclosure of any confidential or proprietary information if Contractor has not notified City of such designation in conformance with this section. Contractor agrees and covenants to protect any and all proprietary rights of City in any materials provided to Contractor. Additionally, any materials provided to Contractor by City shall not be released to any third party without the consent of City and shall be returned intact to City upon termination or completion of this Agreement or if instructed to do so by City. In the event City delivers to Contractor information that it has expressly marked "Confidential" or has notified Contractor is confidential or is the proprietary information of a third-party, Contractor agrees it shall not disclose to anyone directly or indirectly during the term of this Agreement or at any time thereafter, any such information, nor shall it use any such information for any purpose other than in connection with Contractor's performance of the services under this Agreement. Contractor shall further, at its own expense, defend all suits or proceedings instituted against City and pay any award of damages or loss resulting from an injunction, against City, insofar as the same are based on any claim that materials or services provided under this Agreement constitute an infringement of any patent, trade secret, trademark, copyright or other intellectual property rights.

(h) Certification of No Conflicts. Contractor hereby warrants to the City that Contractor has made full disclosure in writing of any existing or potential conflicts of interest related to Contractor's services under this Agreement. In the event that any conflicts of interest arise after the Effective Date of this Agreement, Contractor hereby agrees immediately to make full disclosure to the City in writing.

Section 5. Performance Schedule

(a) Time for Performance. Contractor shall perform all services as provided for under this Agreement in a proper, efficient, timely, and Contractor manner in accordance with City's requirements. In the event Contractor's performance of this Agreement is delayed or interfered with by acts of the City or others, Contractor may request an extension of time in conformance with this Section 5 for the performance of same as hereinafter provided but shall not be entitled to any increase in fee or price, or to damages or additional compensation as a consequence of such delays.

(b) Extensions; Written Request Required. No allowance of any extension of time, for any cause whatever (including an event of Force Majeure as defined herein below), shall be claimed or made to Contractor, unless Contractor shall have made written request upon City for such extension within forty-eight (48) hours after the cause for such extension occurred, and unless City and Contractor have agreed in writing upon the allowance of additional time to be made.

Section 6. Payment.

(a) Compensation; Method of Payment. City agrees to pay Contractor for all services authorized in writing and properly performed by Contractor in conformance with **Exhibit A** and the Contract Documents, in a total amount not to exceed Two Hundred Eight Thousand Five Hundred and Seventy-Three Dollars (\$280,573) ("Contract Price"), subject to additions or deletions for changes or extras agreed upon in writing. Unless otherwise provided herein, payment to Contractor shall be monthly based on the Contractor's monthly progress report and detailed monthly itemized statement for services that shows the names of the Contractor's employees, agents, Contractors performing the services, the time worked, the actual services performed, and the rates charged for such services, in a form reasonably acceptable to City. City shall pay such monthly statements within thirty (30) days after receipt and City verification of the services.

(b) Deductions. City may deduct from any amounts due or to become due to Contractor any sum or sums owing by Contractor to City. In the event of any breach by Contractor of any provision or obligation of this Agreement, or in the event of the assertion by other parties of any claim or lien against City, or City's premises, arising out of Contractor's performance of this Agreement, City shall have the right to retain out of any payments due or to become due to Contractor an amount sufficient to completely protect City from any and all reasonably anticipated loss, damage or expense therefrom, until the breach, claim or lien has been satisfactorily remedied or adjusted by Contractor.

Section 7. Default; Force Majeure

(a) Default; Notice to Cure. A party shall be deemed in default under this Agreement if the party is in breach of a material provision of this Agreement and said breach is not cured within ten (10) days written notice of default by the other party. In the event the breaching party has notified the other party in writing that it is diligently working to cure the breach and has provided reasonable evidence in support of the same, the breaching party shall not be deemed in default until the thirtieth (30th) day following the non-breaching party's notice of default.

(b) Default by Contractor. In addition to default under Section 7(a) above, Contractor shall be in default under this Agreement if Contractor fails to comply or becomes disabled and unable to comply with the provisions of this Agreement related to Contractor's performance of the services, including the quality or character of the services or time of performance for any material component of the services. If such default is not corrected within ten (10) days from the date of City's written notice to Contractor regarding the same, City may, at its sole discretion without prejudice to any other right or remedy:

- (i) Terminate this Agreement and be relieved of the payment of any further consideration to Contractor except for all services determined by City to be satisfactorily completed prior to termination. Payment for services satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of Contractor to and from meetings called by City at which Contractor is required to attend, but shall not include any loss of profit of Contractor. In the event of such termination, City may proceed to complete the services in any manner deemed proper by City, either by the use of its own forces or by re-subletting to others; or
- (ii) City may, without terminating this Agreement or taking over the services, furnish the necessary labor, materials, equipment, supplies and/or assistance necessary to remedy the situation, at the expense of Contractor.

(c) Force Majeure. To the extent either party of this Agreement shall be wholly or partially prevented from the performance of any obligation or duty placed on such party by reason of or through work strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, court judgment, or a government restriction, quarantine or mandatory closure order enacted in response to a pandemic or other public health crises, or other specific cause reasonably beyond the parties control and not attributable to its malfeasance, neglect or nonfeasance (each an event of “Force Majeure”), the time for performance of such obligation (other than a payment obligation) may be extended for a period equal to the time lost by reason such event, provided, that the party complies with the provisions of this section. Specifically, the party asserting Force Majeure (i) shall give prompt notice to the other party of the prevention of performance as soon as the asserting party is reasonably aware of such prevention, and (ii) has the burden of demonstrating (A) how and why their performance was so prevented, (B) the period of time during which they were so prevented from performing (which under the facts may be equal to, or shorter or longer than, the duration of the Force Majeure event itself), and (C) that the party used commercially reasonable efforts to mitigate and/or eliminate such prevention and resumed performance under this Agreement as soon as reasonably practicable.

Section 7. Termination; Suspension

(a) Termination Upon Default. Either party may terminate this Agreement upon written notice if the other party is in default of this Agreement, subject to the defaulting party’s right to cure in conformance with the terms of this Agreement.

(b) Termination by City. City shall be entitled to terminate this Agreement, with or without cause, by providing thirty (30) days prior written notice to Contractor.

(c) Termination Following Request for Modification. Should City require a modification of this Agreement with Contractor, and in the event City and Contractor fail to agree upon a modification to this Agreement, City shall have the option of terminating this Agreement and Contractor's services hereunder at no additional cost other than the payment to Contractor, in accordance with the terms of this Agreement, for the services reasonably determined by City to be properly performed by Contractor prior to such termination date.

(d) Suspension. City reserves the right to suspend this Agreement for the convenience of City by issuing a written notice of suspension which shall describe City’s reason(s) for the suspension and the expected duration of the suspension. Such expected duration shall, in no way, guarantee what the total number of days of suspension shall occur. Such suspension shall take effect immediately upon Contractor’s receipt of said notice. Should such suspension extend past the expected duration identified by City in its latest notice of suspension, Contractor shall have the right to terminate this Agreement if Contractor if (i) Contractor provides not less than thirty (30) days prior written notice to City requesting to recommence the services, and (ii) City does not recommence the services within the time requested.

Section 8. Insurance

Contractor shall during the term hereof maintain in full force and effect all policies of insurance reasonably required by City. Contractor’s obligation to provide acceptable certificates of insurance is a material condition of this Agreement, and services under this Agreement shall not commence until certificates of insurance have been received, reviewed, and accepted by City. The minimum coverages and limits of liability for the policies of insurance required under this Agreement are maintained by and accessible through the City’s purchasing department.

Section 9. Indemnification; Notice.

CITY SHALL NOT BE LIABLE FOR ANY LOSS, DAMAGE, OR INJURY OF ANY KIND OR CHARACTER TO ANY PERSON OR PROPERTY ARISING FROM THE SERVICES OF CONTRACTOR PURSUANT TO THIS AGREEMENT. CONTRACTOR HEREBY WAIVES ALL CLAIMS AGAINST CITY, ITS OFFICERS, AGENTS AND EMPLOYEES (COLLECTIVELY REFERRED TO IN THIS SECTION AS “CITY INDEMNITEES”) FOR DAMAGE TO ANY PROPERTY OR INJURY TO, OR DEATH OF, ANY PERSON ARISING AT ANY TIME AND FROM ANY CAUSE OTHER THAN THE NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CITY INDEMNITEES. CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS THE CITY INDEMNITEES FROM AND AGAINST ANY AND ALL LIABILITIES, DAMAGES, CLAIMS, SUITS, COSTS (INCLUDING COURT COSTS, REASONABLE ATTORNEYS’ FEES AND COSTS OF INVESTIGATION) AND ACTIONS OF ANY KIND BY REASON OF INJURY TO OR DEATH OF ANY PERSON OR DAMAGE TO OR LOSS OF PROPERTY TO THE EXTENT CAUSED BY THE NEGLIGENT PERFORMANCE OF SERVICES UNDER THIS AGREEMENT OR BY REASON OF ANY NEGLIGENT ACT OR OMISSION ON THE PART OF CONTRACTOR, ITS OFFICERS, DIRECTORS, SERVANTS, EMPLOYEES, REPRESENTATIVES, CONSULTANTS, LICENSEES, SUCCESSORS OR PERMITTED ASSIGNS (EXCEPT WHEN SUCH LIABILITY, CLAIMS, SUITS, COSTS, INJURIES, DEATHS OR DAMAGES ARISE FROM OR ARE ATTRIBUTED TO THE NEGLIGENCE OR WILFUL MISCONDUCT OF A CITY INDEMNITEE, IN WHOLE OR IN PART, IN WHICH CASE CONTRACTOR SHALL INDEMNIFY THE CITY INDEMNITEE TO THE EXTENT OR PROPORTION OF NEGLIGENCE ATTRIBUTED TO CONTRACTOR, ITS OFFICERS, AGENTS, OR EMPLOYEES AS DETERMINED BY A COURT OR OTHER FORUM OF COMPETENT JURISDICTION).

Notices of Claim. Contractor shall promptly advise City in writing of any claim or demand against the City, related to or arising out of Contractor’s acts or omissions under this Agreement and shall see to the investigation and defense of such claims or demand at Contractor’s sole cost and expense; provided, that City, at its option and at its own expense, may participate in such defense without relieving Contractor of any of its obligations hereunder. Contractor’s obligations under this section shall not be limited to the limits of coverage of insurance maintained or required to be maintained by Contractor under this Agreement.

THE PROVISIONS OF THIS SECTION SHALL SURVIVE TERMINATION OF THIS AGREEMENT FOR A PERIOD OF FOUR (4) YEARS.

Section 10. Notice.

All notices required by this Agreement shall be in writing and addressed to the parties at the addresses set forth on the first page of this Agreement (or to such other address that may be designated by the receiving party from time to time in accordance with this section). All notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), or e-mail of a PDF document (with confirmation of transmission) or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (a) upon receipt by the receiving party, and (b) if the party giving the notice has complied with the requirements of this section.

Section 11. Verifications by Contractor

Contractor's execution of this Agreement shall serve as its formal acknowledgement and written verification that:

(a) if the requirements of Subchapter J, Chapter 552, Government Code, apply to this Agreement and Contractor agrees that the Agreement can be terminated if Contractor knowingly or intentionally fails to comply with a requirement of that subchapter;

(b) pursuant to Texas Government Code Chapter 2270, that Contractor's organization does not presently boycott Israel and will not boycott Israel during the term of this Agreement; and

(c) pursuant to Texas Government Code Chapter 2251, that Contractor's organization does not current discriminate against firearm and ammunition industries and will not for the term of the contract. Discriminating means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with the firearm or ammunition industry or with a person or entity doing business in the firearm or ammunition industry, but does not include an action made for ordinary business purposes.

Section 12. Miscellaneous

(a) Contractor shall not assign or sublet this Agreement, in whole or in part, without the prior written consent of City. (b) Contractor shall comply with all federal, state, county and municipal laws, ordinances, resolutions, regulations, rules, and orders applicable to the services under this Agreement. (c) The laws of the State of Texas shall govern this Agreement; and venue for any action concerning this Agreement shall be in the state district courts of Tarrant County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said courts. (d) This Agreement contains the entire understanding of the parties with respect to the subject matter hereof and there are no oral understandings, statements or stipulations bearing upon the meaning or effect of this Agreement which have not been incorporated herein. (e) The exhibits attached hereto, if any, are incorporated herein and made a part hereof for all purposes. (f) Unless expressly provided otherwise herein, this Agreement may only be modified, amended, supplemented or waived by a mutual written agreement of the parties. (g) In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in it. (h) Any of the representations and obligations of the parties, as well as any rights and benefits of the parties pertaining to a period of time following the termination of this Agreement shall survive termination. (i) This Agreement may be executed by the parties in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute one and the same instrument. Each counterpart may consist of any number of copies hereof each signed by less than all, but together signed by all of the parties. (j) Each party represents that it has full capacity and authority to grant all rights and assume all obligations granted and assumed under this Agreement. (k) Subject to the provisions regarding assignment, this Agreement shall be binding on and inure to the benefit of the parties to it and their respective heirs, executors, administrators, legal representatives, successors and assigns.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement as of the Effective Date.

For City:

For Contractor:

CITY OF COLLEYVILLE, TEXAS

DIGITAL RESOURCES, INC.

By: _____
Jerry Ducay, City Manager

By: _____
Wendy Bock, President

Date: _____

Date: _____

Notice Address:

Notice Address:

City of Colleyville
Attn: Jerry Ducay, City Manager
100 Main Street
Colleyville, Texas 76034
E: jducay@colleyville.com

Digital Resource, Inc.
Attn: Wendy Bock, President
2107 Greenbriar Drive, Suite B
Southlake, Texas 76092
E: _____

EXHIBIT A
SCOPE OF SERVICES

(attached and being a part of the Contract Documents)



Leading AV Design and Integration



City of Colleyville RFP # CVJ-2022-001

Justice Center EOC and Multi-Conference Room Audio/Video System

Nanette Cook and Jay Cubberly

DRI-2300

PROPOSAL

DRI-2300

Presented By:

Digital Resources Inc

2107 Greenbriar Drive
Suite B
Southlake, TX 76092 US
(817) 481-9300
www.digitalresources.com

**HUB / Woman Owned Business ID: 49129**

Justice Center EOC & Multi-Conference Room Audio/Video System RFP3CVJ-2022-001

City of Colleyville**Chris Peña**

cpena@colleyville.com

100 S Main St
Colleyville, TX 76034
817-503-1011

Sales Rep: Nanette Cook

Valid For: 30 Days

Revision: 0

Date: 4/12/2022

Terms: Net 30

Co-Op

Certificate #: 1731596678200

TIPS Contract #: 190703

Contract Expiration Date: 09/30/2022

Contact Type: Video and Audio Equipment,
Production. and Presentation Svstems

Emergency Operations Center (EOC)**Emergency Operations Center (EOC): Displays**

1	Sony Professional 100" 3840x2160 4K LED Bravia Display 24/7 - Black	\$15,543.00	\$15,543.00
4	Sony Professional 55" 3840 x 2160 4K HDR LED Display 16/7, 1yr warranty	\$873.00	\$3,492.00
1	Sony Professional WUXGA 5000 Lumen Laser 3LCD Projector - White	\$2,963.00	\$2,963.00
1	Da-Lite ADVANTAGE TNSD 133D DM	\$4,197.00	\$4,197.00

Justice Center EOC & Multi-Conference Room Audio/Video System RFP3CVJ-2022-001

Project No : DRI-2300

Rev. 0

4/12/2022

Page 1 of 13

Emergency Operations Center (EOC): Displays: Mounts

1	CHIEF EXTRA LARGE STATIC WALL MOUNT	\$887.00	\$887.00
4	CHIEF SINGLE CEILING MOUNT LARGE BLACK	\$347.00	\$1,388.00
1	CHIEF RPMA245 CEILING MOUNT KIT W / LOCK	\$243.00	\$243.00
4	CHIEF CMA-100 COLUMN/FLAT CEILING MT	\$297.00	\$1,188.00

Emergency Operations Center (EOC): Encoders/Decoders

15	ZeeVee ZyPer4K-XS HDMI 2.0 input Encoder, with IP streaming via 10Gbit/copper. PoE. Supports HDMI and analog audio input. USB supported with between ZyPer4K XS/XR devices. Includes power supply. Compatible with any ZyPer4K Decoder. Cables not included.	\$1,407.00	\$21,105.00
8	ZeeVee ZyPer4K-XS HDMI 2.0 output Decoder, accepts IP streaming via 10Gbit/copper. PoE. Supports HDMI and analog audio output. USB supported with between ZyPer4K XS/XR devices. Includes power supply. Compatible with any ZyPer4K Encoder. Cables not included	\$1,407.00	\$11,256.00
13	ZeeVee ZyPer4K Decoder Fanless Bracket is a custom wall/desk/display mount bracket for ZyPer4K fanless decoder (Z4KDECF3Q and Z4KDECC3Q). Supports standard VESA parameters for mounting directly to rear of a display. 100x100, 100x200 and 200x200 VESA hole mounts are supported.	\$63.00	\$819.00
2	ZeeVee ZyPer4K-XS Rack Mount Filler Plate Standard is used to cover unused slots in a ZyPer4K-XS Rack Mount Kit.	\$23.00	\$46.00
2	ZeeVee ZyPer4K-XS Rack Mount Kit. Holds up to 8 ZyPer4K-XS Encoders/Decoders in standard 6RU space. Includes rack assembly and 8 carrier units.	\$577.00	\$1,154.00

Emergency Operations Center (EOC): Camera's

2	QSC 12x Optical Zoom 80° Horizontal Field of View, PTZ Network Camera, PoE, with HDMI and SDI output. Includes PTZ-WMB1 wall mount bracket	EXHIBIT A -SCOPE OF SERVICES	\$3,355.00	\$6,710.00
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Emergency Operations Center (EOC): Audio

1	QSC Integrated Core with eight I/O card slots, 256 x 256 networked audio channels, dual redundant media LAN ports, one Auxiliary LAN port, 16 configurable GPIO, 64 next-generation AEC processors, 2RU. Can also be configured via software as an I/O-Frame offering 128 x 128 networked audio channels. Rear		\$10,999.00	\$10,999.00
1	QSC Q-SYS Core 510 Scripting Engine Software License, Perpetual.		\$757.00	\$757.00
1	QSC Q-SYS Core 510 UCI Deployment Software License, Perpetual.		\$423.00	\$423.00
1	QSC SPA series 2-channel power amplifier, 60W/channel, 250W/70V		\$513.00	\$513.00
1	QSC Q-SYS Software-based Dante 64x64 Channel License, Perpetual		\$1,303.00	\$1,303.00
1	QSC AV-to-USB bridge		\$1,513.00	\$1,513.00
4	QSC 6.5" Two-way ceiling speaker, 70/100V transformer with 8? bypass, 110° conical coverage, includes C-ring and rails for blind mount installation. Priced individually but must be purchased in pairs.		\$117.00	\$468.00
1	Shure 24" Ceiling array microphone with DSP utilities - white finish		\$4,147.00	\$4,147.00

Emergency Operations Center (EOC): Touchpanels/Control System

2	QSC Tabletop Touch Screen Controller Mounting Accessory 10" - Black		\$1,382.00	\$2,764.00
1	QSC Tabletop Touch Screen Desk Mount Adapter		\$329.00	\$329.00
2	Global Cache Network Adapter, 2 serial, 3 relay, 6 IR		\$343.00	\$686.00

Emergency Operations Center (EOC): Network

1	Netgear 2RU 12-slot 2RU empty switch without PSU capable of supporting 48 SFP+ ports and supporting up to 96-port 10GBASE-T copper (RJ-45) with first 48 ports capable of PoE+, 96-port 10GBASE-X fiber (SFP+), 24-port 40GBASE-X fiber (QSFP+), or a combination.	EXHIBIT A -SCOPE OF SERVICES	\$5,883.00	\$5,883.00
1	Netgear Expansion Module is a Port Card with 8-port 100M/1G/2.5G/5G/10GBASE-T PoE+, Fits into one front slot of M4300-96X Modular Managed Switch. - Expansion module - 1/2.5/5/10GBase-T (PoE+) x 8		\$953.00	\$953.00
1	ZeeVee Modular 1,200W AC Power Supply Unit is for M4300-96X (PoE applications), C15 connector for 110V-240V AC power input, Up to 1200W output power at 110/220V AC in, Two slots available in M4300-96X for PSU units, 1440 W PoE Budget with 2 x APS1200W shared PSUs.		\$703.00	\$703.00
1	ZeeVee ZyPer4K Management Platform (MP) 48 Licenses is a LINUX appliance (NUC) with API and intuitive graphic user interface for management of ZyPer4K Encoders and Decoders. Includes power supply and licenses for up to 48 Encoder/Decoders.		\$5,957.00	\$5,957.00

Emergency Operations Center (EOC): Wired Video Inputs

2	Atlona 1x HDMI and 1x USB-C HDBaseT Wall Transmitter with 4K receiver Kit		\$987.00	\$1,974.00
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Emergency Operations Center (EOC): Wireless Video

2	Barco Commercial Wireless Conferencing Media Center - Medium Room		\$2,373.00	\$4,746.00
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Emergency Operations Center (EOC): Audio Video Recorders

1	AJA Video Systems H.264 Streaming and recording stand-alone appliance		\$1,383.00	\$1,383.00
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Emergency Operations Center (EOC): Cables, Connectors and Hardware

1	Cables, Connectors and Installation Hardware Cables, Connectors and Installation Hardware		\$4,605.00	\$4,605.00
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Emergency Operations Center (EOC): Equipment Racks

1	Middle Atlantic 40SP/25D CONFIG AV RACK	EXHIBIT A -SCOPE OF SERVICES	\$1,947.00	\$1,947.00
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Emergency Operations Center (EOC): Power

2	Middle Atlantic UPS STD 2200VA		\$1,127.00	\$2,254.00
2	Middle Atlantic 9OUT,15A,RCKMNT POWER CEN		\$137.00	\$274.00

Emergency Operations Center (EOC): Professional Services

1	Engineering, Programming and Integration Services Engineering, Programming and Integration Services		\$18,723.00	\$18,723.00
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Emergency Operations Center (EOC): Owner Furnished Equipment

1	Owner Furnished		\$0.00	\$0.00
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Emergency Operations Center (EOC): Owner Furnished Equipment: Computers

5	Owner Furnished Owner Furnished Laptop		\$0.00	\$0.00
2	Owner Furnished Owner Furnished Laptop		\$0.00	\$0.00

Emergency Operations Center (EOC): Owner Furnished Equipment: TV Tuners

5	Owner Furnished Cable TV Box		\$0.00	\$0.00
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Chief's Conference Room

Chief's Conference Room

1	Owner Furnished Owner Furnished Laptop		\$0.00	\$0.00
1	Owner Furnished Owner Furnished Laptop		\$0.00	\$0.00

Chief's Conference Room: Displays

2	Sony 65" 3840 x 2160 4K HDR LED Display 16/7, 1yr warranty		\$1,057.00	\$2,114.00
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1	Sony Professional	EXHIBIT A -SCOPE OF SERVICES	\$873.00	\$873.00
		55" 3840 x 2160 4K HDR LED Display 16/7, 1yr warranty		
1	Newline		\$8,763.00	\$8,763.00
		86" 4K Multi-Touch display w/USB Type C + 4k Camera & OPS		

Chief's Conference Room: Displays: Mounts

1	Newline		\$103.00	\$103.00
		650/700/750/800/860/X5/X7 Wall Mount		
3	CHIEF		\$157.00	\$471.00
		Hinged design tilt wall mount		

Chief's Conference Room: Encoders/Decoders

6	ZeeVee		\$1,407.00	\$8,442.00
		ZyPer4K-XS HDMI 2.0 input Encoder, with IP streaming via 10Gbit/copper. PoE. Supports HDMI and analog audio input. USB supported with between ZyPer4K XS/XR devices. Includes power supply. Compatible with any ZyPer4K Decoder. Cables not included.		
4	ZeeVee		\$1,407.00	\$5,628.00
		ZyPer4K-XS HDMI 2.0 output Decoder, accepts IP streaming via 10Gbit/copper. PoE. Supports HDMI and analog audio output. USB supported with between ZyPer4K XS/XR devices. Includes power supply. Compatible with any ZyPer4K Encoder. Cables not included		

Chief's Conference Room: Camera's

1	QSC		\$3,353.00	\$3,353.00
		12x Optical Zoom 80° Horizontal Field of View, PTZ Network Camera, PoE, with HDMI and SDI output. Includes PTZ-WMB1 wall mount bracket		

Chief's Conference Room: Audio

1	QSC		\$173.00	\$173.00
		Q-SYS Core 8 Flex, Core Nano, NV-32-H (Core Capable). Scripting Engine Software License, Perpetual.		
1	QSC		\$513.00	\$513.00
		SPA series 2-channel power amplifier, 60W/channel, 250W/70V		
1	QSC		\$2,927.00	\$2,927.00
		Processor,Core 8 FLEX-NA,100-240V,		

1	QSC AV-to-USB bridge	EXHIBIT A -SCOPE OF SERVICES	\$1,513.00	\$1,513.00
4	QSC 6.5" Two-way pendant speaker, 70/100v transformer with 16? bypass, 135° conical DMT coverage, Includes cable and fastener for suspended Installation. Available in white.		\$283.00	\$1,132.00
2	Shure Linear Array Mic, Black, 4 Feet		\$2,627.00	\$5,254.00
Chief's Conference Room: Touchpanels/Control System				
1	QSC 8" Wall Mounted Touch Screen Controller		\$1,357.00	\$1,357.00
Chief's Conference Room: Wired Video Inputs				
1	C2G HDBaseT HDMI + USB Cat5 Extension Kit		\$1,213.00	\$1,213.00
Chief's Conference Room: Wireless Video				
1	Barco Commercial Wireless Conferencing Media Center - Medium Room		\$2,373.00	\$2,373.00
Chief's Conference Room: Cables, Connectors and Hardware				
1	Cables, Connectors and Installation Hardware Cables, Connectors and Installation Hardware		\$3,375.00	\$3,375.00
Chief's Conference Room: Equipment Racks				
1	Middle Atlantic 12SP27D MOBILE F RACK GE		\$817.00	\$817.00
Chief's Conference Room: Power				
1	Middle Atlantic 9OUT,15A,RCKMNT POWER CEN		\$137.00	\$137.00
1	Middle Atlantic UPS, 1000VA/750W, INT.OUTLET CNTRL & NIC, 2SP, BLACK		\$1,597.00	\$1,597.00
Chief's Conference Room: Professional Services				

1	Engineering, Programming and Integration Services Engineering, Programming and Integration Services	\$9,376.00	\$9,376.00
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Chief's Conference Room: Owner Furnished Equipment: Computers

1	Owner Furnished Owner Furnished Laptop	\$0.00	\$0.00
1	Owner Furnished Owner Furnished Laptop	\$0.00	\$0.00

Chief's Conference Room: Owner Furnished Equipment: TV Tuners

1	Owner Furnished Cable TV Drop OWNER FURNISHED	\$0.00	\$0.00
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Police Brief Room

Police Briefing Room

1	Owner Furnished Owner Furnished Laptop	\$0.00	\$0.00
1	Owner Furnished Owner Furnished Laptop	\$0.00	\$0.00

Police Briefing Room: Displays

2	Sony 65" 3840 x 2160 4K HDR LED Display 16/7, 1yr warranty	\$1,057.00	\$2,114.00
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Police Briefing Room: Displays: Mounts

2	CHIEF Hinged design tilt wall mount	\$157.00	\$314.00
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Police Briefing Room: Encoders/Decoders

6	ZeeVee ZyPer4K-XS HDMI 2.0 input Encoder, with IP streaming via 10Gbit/copper. PoE. Supports HDMI and analog audio input. USB supported with between ZyPer4K XS/XR devices. Includes power supply. Compatible with any ZyPer4K Decoder. Cables not included.	\$1,407.00	\$8,442.00
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2	ZeeVee	EXHIBIT A -SCOPE OF SERVICES	\$1,407.00	\$2,814.00
	ZyPer4K-XS HDMI 2.0 output Decoder, accepts IP streaming via 10Gbit/copper. PoE. Supports HDMI and analog audio output. USB supported with between ZyPer4K XS/XR devices. Includes power supply. Compatible with any ZyPer4K Encoder. Cables not included			

Police Briefing Room: Camera's

2	QSC		\$3,553.00	\$6,906.00
	12x Optical Zoom 80° Horizontal Field of View, PTZ Network Camera, PoE, with HDMI and SDI output. Includes PTZ-WMB1 wall mount bracket			

Police Briefing Room: Audio

1	QSC		\$513.00	\$513.00
	SPA series 2-channel power amplifier, 60W/channel, 250W/70V			
1	QSC		\$1,513.00	\$1,513.00
	AV-to-USB bridge			
4	QSC		\$117.00	\$468.00
	6.5" Two-way ceiling speaker, 70/100V transformer with 8? bypass, 110° conical coverage, includes C-ring and rails for blind mount installation. Priced individually but must be purchased in pairs.			

Police Briefing Room: Recording

1	Tascam		\$538.00	\$538.00
	A compact, full-featured multi-format professional Blu-ray player offering DVD/CD, SD card and USB flash memory playback.			

Police Briefing Room: Wired Video Inputs

2	Atlona		\$617.00	\$1,234.00
	4K/Ultra high definition HDMI over HDBaseT TX/RX with control and power over ethernet			

Police Briefing Room: Wireless Video

1	Barco Commercial		\$2,373.00	\$2,373.00
	Wireless Conferencing Media Center - Medium Room			

Police Briefing Room: Cables, Connectors and Hardware

1	Cables, Connectors and Installation Hardware Cables, Connectors and Installation Hardware	EXHIBIT A- SCOPE OF SERVICES \$3,375.00	\$3,375.00
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Police Briefing Room: Equipment Racks

1	Middle Atlantic 12SP27D MOBILE F RACK GE	\$817.00	\$817.00
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Police Briefing Room: Power

1	Middle Atlantic 9OUT,15A,RCKMNT POWER CEN	\$137.00	\$137.00
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1	Middle Atlantic RKMNT UPS, 1000VA/750W, NTRWK INTERFACE CARD, 2SP(3-1/2"), BLK	\$1,493.00	\$1,493.00
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Police Briefing Room: Professional Services

1	Engineering, Programming and Integration Services Engineering, Programming and Integration Services	\$5,114.00	\$5,114.00
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Police Briefing Room: Owner Furnished Equipment: Computers

1	Owner Furnished Owner Furnished Laptop	\$0.00	\$0.00
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1	Owner Furnished Owner Furnished Laptop	\$0.00	\$0.00
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Project Management

Police Briefing Room: Audio

1	Shure 24" Ceiling array microphone with DSP utilities - white finish	\$4,147.00	\$4,147.00
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Police Briefing Room: Touchpanels/Control System

1	QSC 8" Wall Mounted Touch Screen Controller	\$1,357.00	\$1,357.00
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Project Management

1	DRI Project Management	\$5,263.00	\$5,263.00
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Training**Training**

1	DRI	\$0.00	\$0.00
	System Training Two Half day- Four hours Limit 5 class Limit		

Shipping**Shipping**

1	DRI	\$5,806.00	\$5,806.00
	Shipping		

Project Contingency**Project Contingency**

1	Contingency	\$5,000.00	\$5,000.00
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Project Subtotal:		\$265,537.00	
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Equipment:	\$232,269.00
Labor:	\$33,268.00
Grand Total:	\$265,537.00

Scope of Work:**EXHIBIT A -SCOPE OF SERVICES**

Justice Center Scope Of Work (SOW) Digital Resources (DRI) will provide a state of the art digital Audio & Video emergency operations and multi-conference room system that will be used by the City Police Department and all emergency operation personnel for real time communication, presentations, collaboration, and recording of events.

DRI will be upgrading to current technology that utilizes digital capabilities as well as the ability to be expanded as necessary without a complete system replacement in the future. Upgrades will include three rooms, EOC, Police Chiefs Conference room, and the Police Briefing Room.

All three of these spaces must be utilized separately or combined with two-way audio and video communications between the rooms.

DRI meets all specifications and/or requirements as shown in this RFP.

DRI will follow the schedule timeline. Due to equipment delays it's best to get the PO submitted ASAP.

Deadline for proposal submissions April 12, 2022 1:00 p.m.

CDT City Council Award April 19, 2022

Notice to Proceed (Anticipated)

May 2, 2022 Anticipated Completion Date September 1, 2022

Work Delays:

This proposal for installation work has been estimated by working in a continuous manner, free from debris from other trades or delays preventing work during normal business hours. If DRI work under this proposal is interrupted by no fault of DRI, then a Minimum \$500 per incident rescheduling fee will apply. DRI will make every effort to accommodate where applicable.

Warranty:

Digital Resources certified system installation work carries a 1 year on-site workmanship guarantee. All new equipment provided will have a 1 year minimum manufacturer warranty. DRI will provide free telephone support and will have a 48 hour response on service requests. Warranty service will cover the repair or replacement of equipment that is equal to or equivalent loaner equipment where applicable. Any product defects and or failures will be subject to the specific manufacturer's warranty repair or replacement policy, which may or may not include the cost of on-site service labor. If the field engineer/technician determines that the defect is not relative to failed physical workmanship of the installation provided by DRI, standard service rates may be applied and billed accordingly. On-site labor to inspect, trouble shoot, remove and install faulty equipment is not included under the warranty and is subject to standard DRI service rates. All freight charges to return warranty repairs and/or returns will be billed accordingly.

Digital Resources strives to offer excellent service and support. Please consult with our company representative for information on additional service level agreement options.

Reference Quote # DRI-2300**Client PO#:** _____ **Print Name:** _____ **Title:** _____**Client:** **Chris Peña****Date**

Customer Approval:

Please sign above as an authorized agent, approving the products and services proposed. By signing OR emailing your approval, you agree to Digital Resources standard terms and conditions, along with the conditions set forth as written in this proposal. Partial shipments will be shipped and invoiced unless noted otherwise. Taxes and shipping charges will be invoiced separately. Final scope of work and engineering may provide for a change in fees or services which you agree to upon approving this order.

*** Purchase will be taxable according to state / local tax laws for point of delivery. Unless information is completed below.*

NO _____ Tax ID # _____ (A Sales Tax Exempt Form Must Be On File)

Email To: orders@digitalresources.com**Thank you for your business!**

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
CERTIFICATION OF FILING****1 Name of business entity filing form, and the city, state and country of the business entity's place of business.**

Digital Resources Inc
Southlake, TX United States

Certificate Number:
2022-871038

Date Filed:
04/08/2022

Date Acknowledged:
04/12/2022

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

CVJ-2022-001
Justice Center EOC and Multi-Conference Room Audio/Video System

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.**6 UNSWORN DECLARATION**

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

Signature of authorized agent of contracting business entity
(Declarant)

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY CERTIFICATION OF FILING

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.

Digital Resources Inc
Southlake, TX United States

Certificate Number:
2022-871038

Date Filed:
04/08/2022

Date Acknowledged:

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.

City of Colleyville

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.

CVJ-2022-001
Justice Center EOC and Multi-Conference Room Audio/Video System

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.



6 UNSWORN DECLARATION

My name is Wendy Bock, and my date of birth is 08/05/1967.

My address is 2107 Greenbriar Dr. Suite B, Southlake, TX, 76092, USA.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Tarrant County, State of TX, on the 12 day of April, 2022.
(month) (year)



Signature of authorized agent of contracting business entity
(Declarant)



City of Colleyville City Council Agenda Briefing

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

Agenda Number 5a

Agenda Date 4/19/2022

Number 5

Type Report

Department Finance

Title

Monthly Financial Report - March 2022

Explanation

General Fund

Through March, the General Fund has collected \$21 million in revenue and spent 51%, or \$12.8 million, of its budgeted expenditures. From a cash-flow standpoint, the General Fund is about \$400,000 ahead of 2021, driven primarily by the higher revenue from Franchise Taxes, ambulance revenues, and insurance/settlement payments recorded as miscellaneous revenue. Sales tax continues to be a bright spot as well, with almost 14% growth over the previous year. Expenses are up from last year, although this is mostly due to the City's quarterly animal control payment to Keller happening a little earlier this year than last.

Sales tax revenue

Colleyville received its fifth collection of the fiscal year, and it brought in a gain of 8.4% over February of last year. This strong showing puts the total YTD growth to 12.8% over FY21, and makes for a total dollar gain of over \$460,000. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 20%, with DFW cities at 22.4%. Destination-based economies such as Hurst and Grapevine are continuing to post higher gains, indicating heightened in-person consumer activity.

Utility Fund

Through the sixth month of the fiscal year, the Utility Fund has collected 37% of its budgeted revenue and spent 32% of its budgeted expenditures, yielding more than double the surplus compared to the previous year. This is due in part to the suspension of late fees and penalties in FY21. Due to an interfund transfer being processed last month, the City's direct revenues are reflected as lower than its expenses. This is as anticipated for such a budgeted transfer, and this comparison should continue to even out over the next few reports. YTD surplus is made up from savings from the Trinity River Authority (T.R.A.). December marked the first month of the T.R.A.'s new fiscal year, and we can expect regular monthly billing based on customer usage through the end of FY22. As is the case with every fiscal year, any savings will go directly into the

City's cash-funded capital improvement program to prevent any future debt issues as well as reduce any needed rate increases in the coming year.

Drainage Fund

To date, the Drainage Utility Fund has received 50% of its budgeted revenue and spent 41% of its expenditures. This fund's cash flow is stronger than the previous year, with a surplus of \$228,000, led by lower spending on debt service. The fund paid off its remaining municipal revenue bond in FY21, resulting in annual savings of almost \$130,000. Some savings are also due to one vacancy here. As for revenue, the fund is on track to collect over one million dollars in fee revenue through the end of the fiscal year. As with other operating funds, any year-end surplus in this fund will be moved to the Drainage Capital Fund for use on the City's Capital Improvement Plan.

Hotel Fund

COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund is making a comeback. While revenue still isn't quite as strong as we've seen prior to COVID, it has nevertheless tripled from FY21. Last year's ending fund balance came to \$245,000, and the current balance is sitting at just over \$170,000. Costs funded include personnel related directly to advertising the City as well as Colleyville Center costs and some special events. The cash position through March of this year has improved significantly over last year.

Debt Service Fund

Being predominately funded through property taxes, the Debt Service Fund has received most of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of the March figures, the fund is running a deficit of about \$151,000 after its first scheduled bond payment and some lease payments this year. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$194,000 this year. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.

Attachments

1. April 2022 - Monthly Financial Report Presentation
2. March 2022 MFR

5a- Items not for council action



Monthly Financial Report March 2022

City Council Meeting
April 19, 2022

General Fund

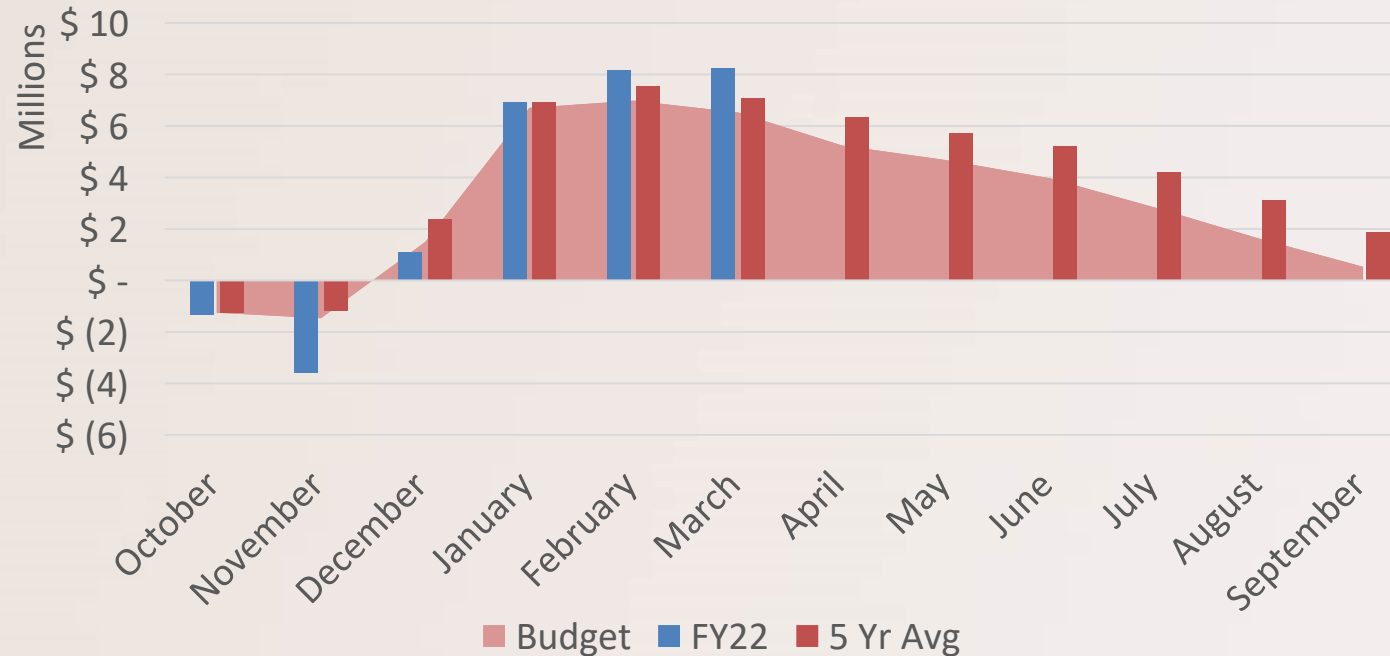


General Fund

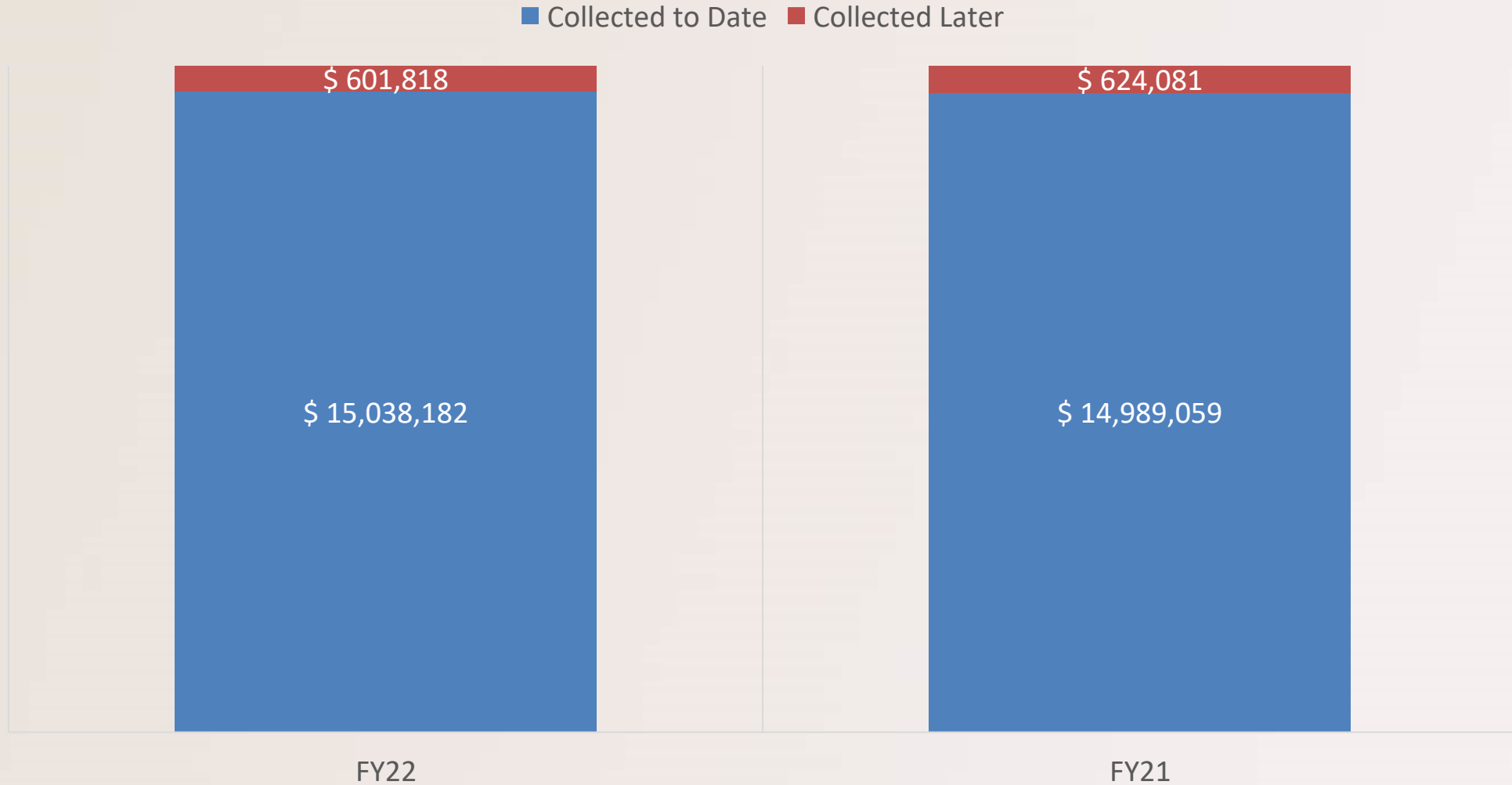
	FY22 Budget		FY22 YTD		% of Budget	FY21 YTD		FY21 % of Budget
Revenues	\$	25,659,689	\$	21,031,116	82%	\$	19,958,402	79%
Expenditures	\$	25,130,144	\$	12,782,696	51%	\$	12,111,769	46%
	\$	529,545	\$	8,248,420		\$	7,846,633	

*50% of the year is completed

General Fund Cash Flow



Property Tax Highlight

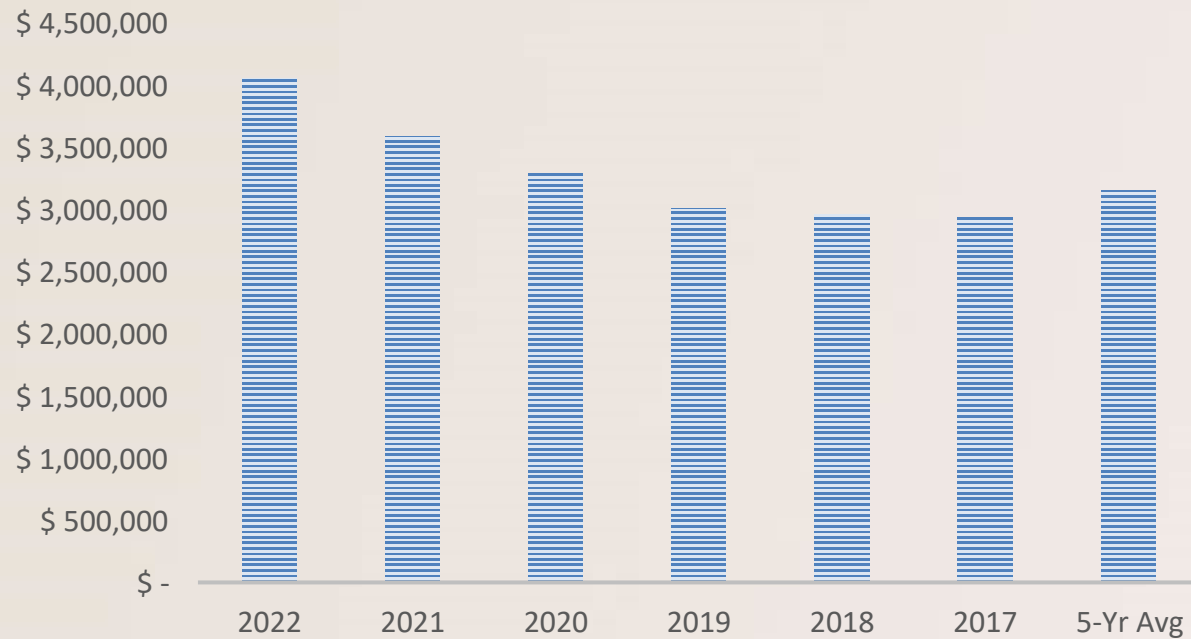


Sales Tax Highlight



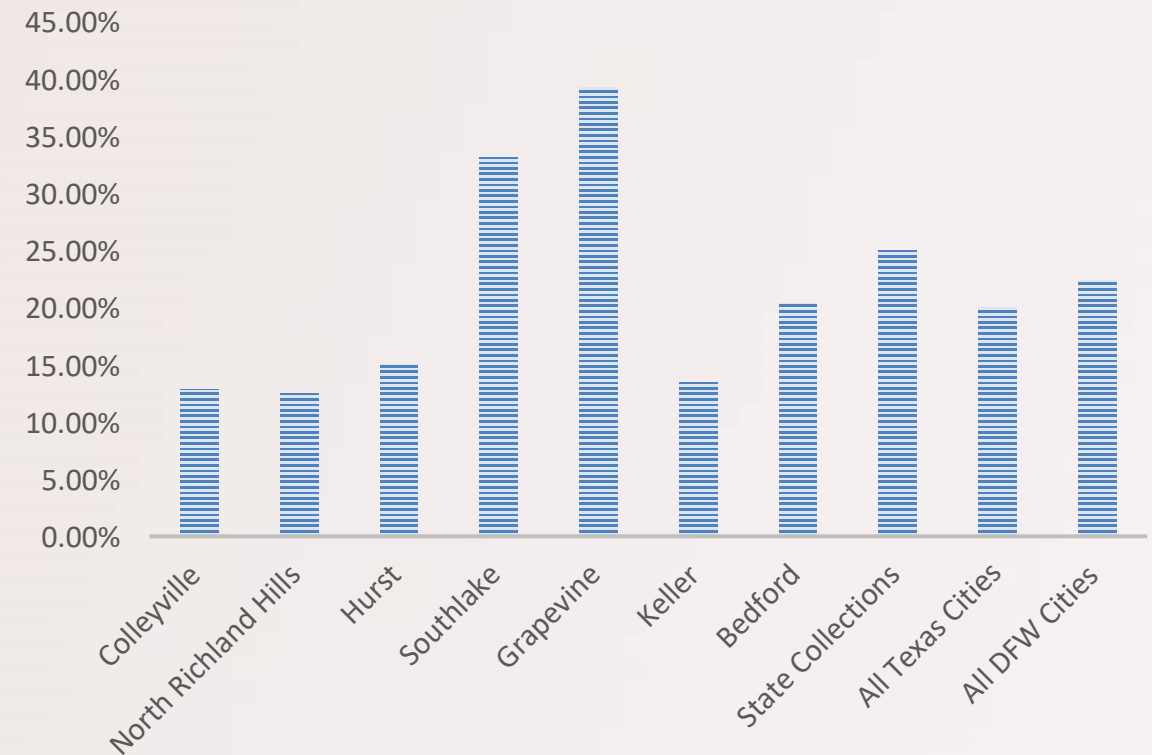
FY22 YTD Receipts compared to Previous Years

TOTAL FY22 SALES TAX RECEIPTS (COMPARISON)



City/State Comparisons

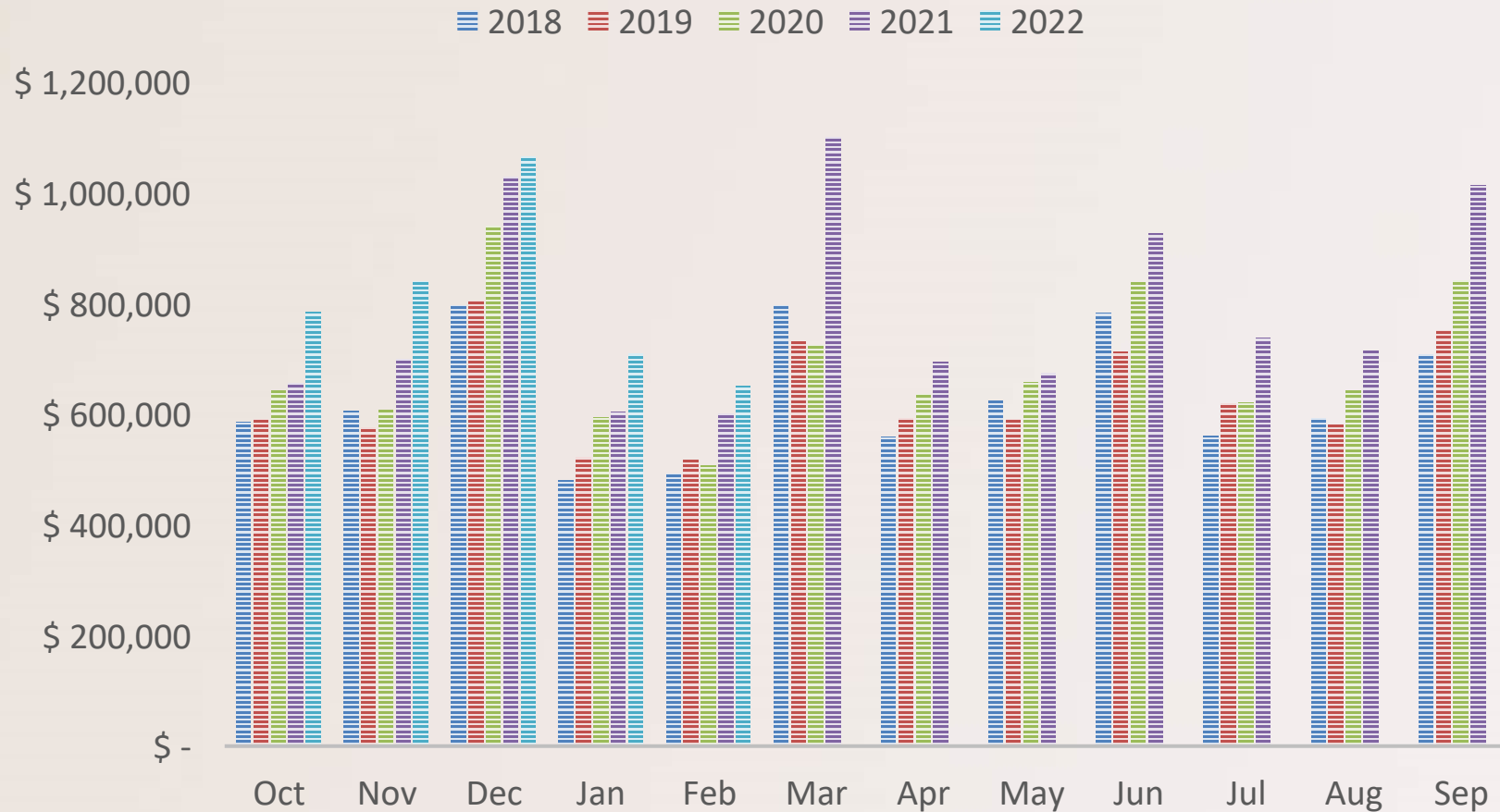
CITY/STATE COMPARISONS



Sales Tax Highlight



MONTH OVER MONTH COLLECTIONS



Utility Fund



Utility Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	\$ 18,088,176	\$ 7,796,483	43%	\$ 7,181,350	41%
Expenditures	\$ 18,088,176	\$ 6,896,372	38%	\$ 6,774,627	39%
	\$ -	\$ 900,111		\$ 406,723	

*50% of the year is completed

TRA Revs/Exps		
	FY22 Budget	FY22 YTD
Revenues	\$ 14,359,032	\$ 5,979,932
Expenditures	\$ 13,909,032	\$ 4,977,861
	\$ 450,000	\$ 1,002,071

City Revs/Exps		
	FY22 Budget	FY22 YTD
Revenues	\$ 3,729,144	\$ 1,816,551
Expenditures	\$ 3,729,144	\$ 1,918,511
	\$ -	\$ (101,960)

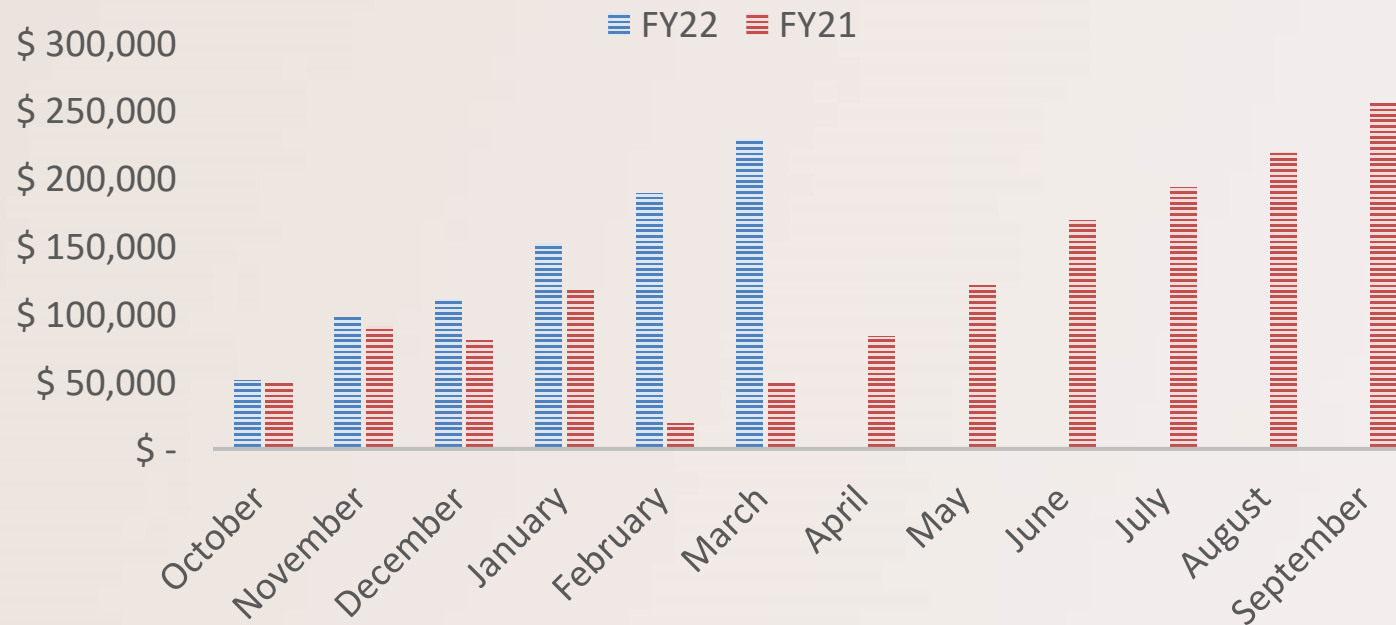
Drainage Fund



Drainage Fund					
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21 % of Budget
Revenues	\$ 1,030,868	\$ 510,451	50%	\$ 441,824	45%
Expenditures	\$ 694,205	\$ 282,469	41%	\$ 457,447	56%
	\$ 336,663	\$ 227,982		\$ (15,623)	

*50% of the year is completed

FY22 VS. FY21 CASH FLOW



Hotel Fund

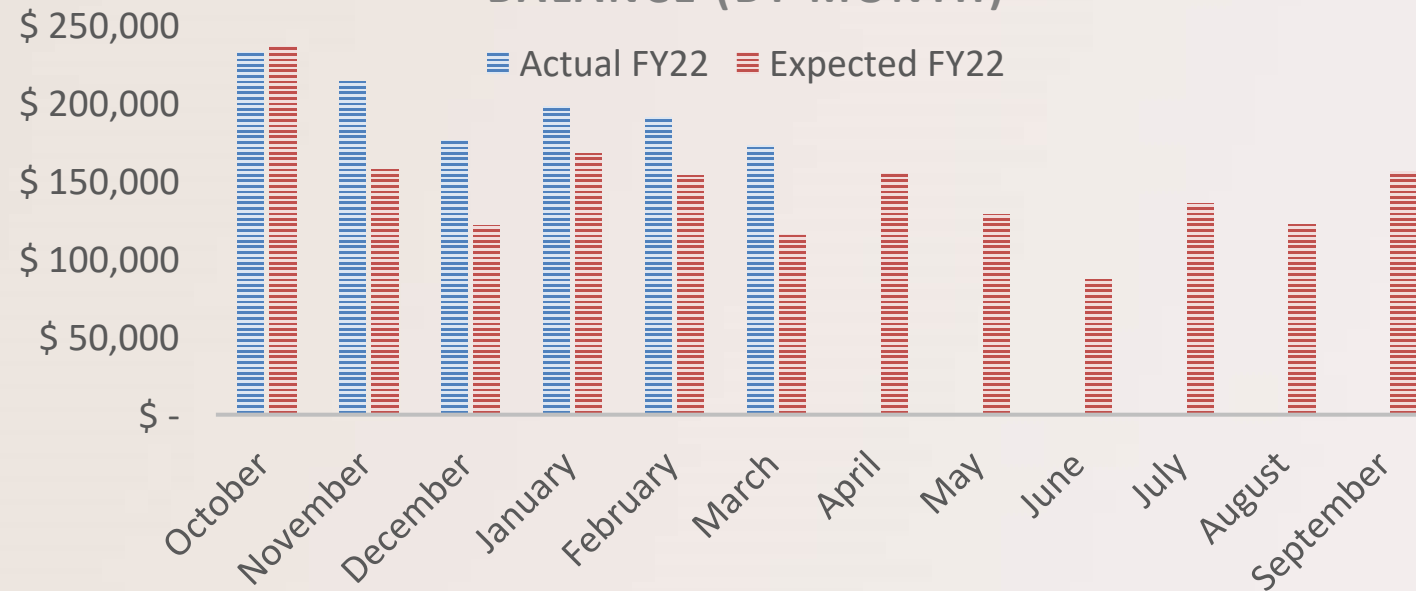


Hotel Fund

	FY22 Budget		FY22 YTD		% of Budget	FY21 YTD
Revenues	\$	252,500	\$	47,877	19%	\$ 15,964
Expenditures	\$	247,822	\$	121,315	49%	\$ 182,005
	\$	4,678	\$	(73,438)		\$ (166,042)

*50% of the year
is completed

EXPECTED FUND BALANCE VS. ACTUAL FUND BALANCE (BY MONTH)



Debt Service Fund



Debt Service Fund						
	FY22 Budget		FY22 YTD		% of Budget	
Revenues	\$	627,500	\$	594,678	95%	\$ 772,843
Expenditures	\$	821,898	\$	745,485	91%	\$ 661,708
	\$	(194,398)	\$	(150,807)		\$ 111,135

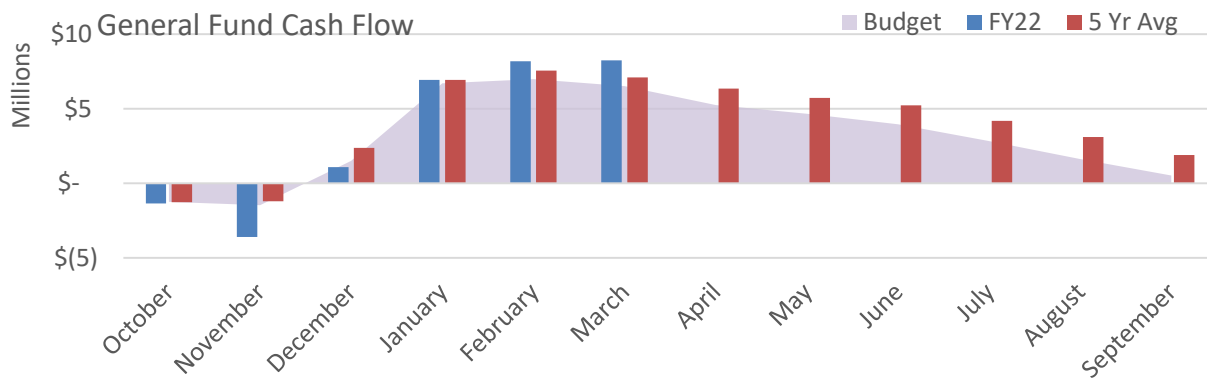
*50% of the year is completed



Monthly Financial Report - March 2022

				% of year Completed	50%
General Fund				% of Budget Spent	51%
	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 25,659,689	\$ 21,031,116	82%	\$ 19,958,402	79%
Expenditures	\$ 25,130,144	\$ 12,782,696	51%	\$ 12,111,769	46%
	\$ 529,545	\$ 8,248,420		\$ 7,846,633	

Through March, the General Fund has collected \$21m in revenue and spent 51%, or \$12.8m, of its budgeted expenditures. From a cash-flow standpoint, the General Fund is about \$400,000 ahead of 2021, driven primarily by the higher revenue from Franchise Taxes, ambulance revenues and insurance/settlement payments recorded as miscellaneous revenue. Sales tax continues to be a bright spot as well, with almost 14% growth over the previous year. Expenses are up from last year, although this is mostly due to the City's quarterly animal control payment to Keller happening a little earlier this year than last.



General Fund Highlights

Revenue (FY22/FY21)

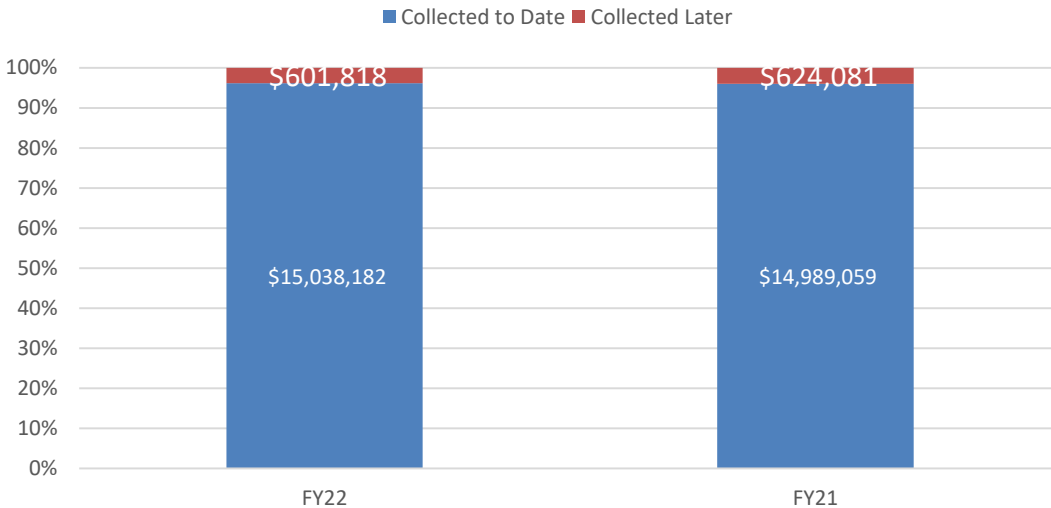
Property Tax	+ \$49k	Sales Tax	+ \$212k	Franchise Tax	+ \$152k
Licenses	+ \$14k	Other Revenue	+ \$639k	Total Rev	+ \$1,066k

Expenditures (FY22/21)

Personnel	+ \$251k	Contractual	+ \$388k	Supplies	+ \$51k
Capital	-\$19k	Transfers	\$ 0k	Total Exp	+ \$671k

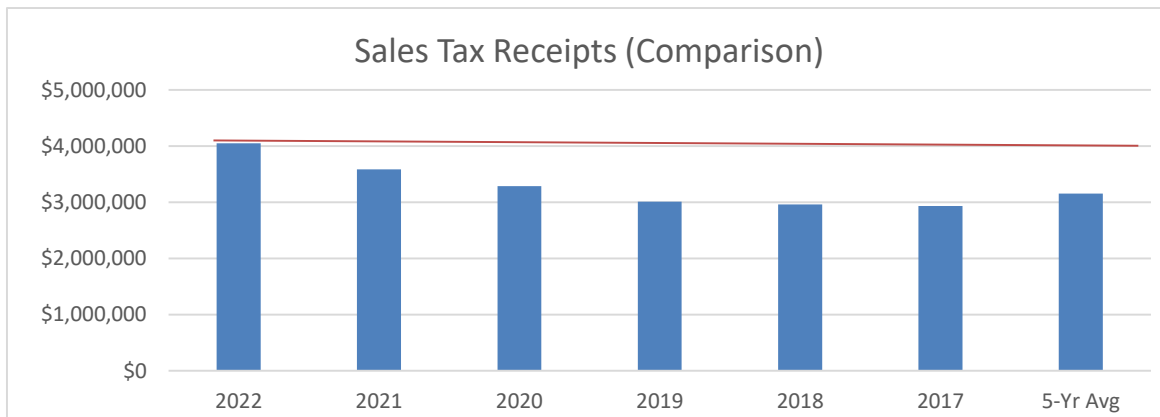
Monthly Financial Report - March 2022

Revenue Highlight: Property Tax



Colleyville is planning to receive \$15.64m in General Fund property tax this year, which makes for a small increase over actual FY21 property tax receipts. It should be noted that this increase comes from taxes off of new property, as opposed to increased taxes on existing property inside the City. As with last fiscal year, Colleyville's FY22 budget has been balanced using the no-new-revenue tax rate.

Revenue Highlight: Sales Tax



MTD Increase		YTD Increase	
↑	8.3%	↑	12.8%

Colleyville received its fifth collection of the fiscal year, and it brought in a gain of 8.4% over February of last year. This strong showing puts our total YTD growth to 12.8% over FY21, and makes for a total dollar gain of over \$460,000. Statewide, Texas cities saw another month of double digit gains for a total fiscal year increase of 20%, with DFW cities at 22.4%. Destination-based economies such as Hurst and Grapevine are continuing to post higher gains, indicating heightened in-person consumer activity.

Monthly Financial Report - March 2022

Water/Sewer Utility Fund % of year Completed 50%
 % of Budget Spent 38%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 18,088,176	\$ 7,796,483	43%	\$ 7,181,350	41%
Expenditures	\$ 18,088,176	\$ 6,896,372	38%	\$ 6,774,627	39%
	\$ -	\$ 900,111		\$ 406,723	

Breakout of City's revenues/expenses from those related to the Trinity River Authority:

*TRA Revenue/Expense Summary			City Revenue/Expense Summary		
	FY22 Budget	FY22 YTD		FY22 Budget	FY22 YTD
Revs	\$ 14,359,032	\$ 5,979,932	Revs	\$ 3,729,144	\$ 1,816,551
Exps	\$ 13,909,032	\$ 4,977,861	Exps	\$ 3,729,144	\$ 1,918,511
Net	\$ 450,000	\$ 1,002,071	Net	\$ -	\$ (101,960)

Through the sixth month of the fiscal year, the Utility Fund has collected 37% of its budgeted revenue and spent 32% of its budgeted expenditures, yielding more than double the surplus as we saw this time in the previous year. This is due in part to the suspension of late fees and penalties in FY21. As summary below shows, the City's direct revenues have come in substantially lower than its expenses, due to an interfund transfer being processed last month. This is nonetheless an improved position over last month, and this comparison should continue even out over the next few reports. Because of this, all of our YTD surplus is made up from savings from the Trinity River Authority (T.R.A.). December marked the first month of the T.R.A.'s new fiscal year, and we can expect regular monthly billing based on customer usage through the end of FY22. As is the case with every fiscal year, any savings will go directly into the City's cash-funded capital improvement program to prevent any future debt issues as well as reduce any needed rate increases in the coming year.

Utility Operation Highlights

Avg Customer Count

FY22/FY21



0.0%

YTD Rainfall (Inches)

FY22/FY21

-1.33

Expenditures (FY22/21)

Mostly TRA costs ↓

Personnel	+ \$6k	Contractual	+ \$84k	Supplies	-\$6k
Capital	+ \$16k	Transfers	+ \$23k	Total Exp	+ \$122k

Colleyville's rate structure enables the City to more easily manage years of varying water consumption from year-to-year. The majority of the City's rate is comprised of a direct pass-through to TRA for water costs. Funding for the City's operational costs come from a fixed monthly charge to customers based on meter size. The goal of this fund is to break-even at the end of the year.

Monthly Financial Report - March 2022

Drainage Utility Fund

% of year Completed

50%

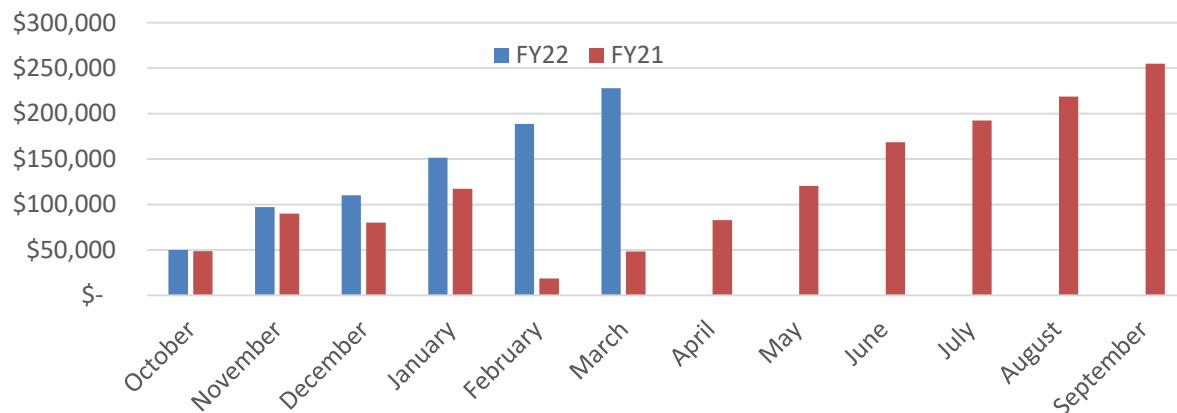
% of Budget Spent

41%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$1,030,868	\$ 510,451	50%	\$ 441,824	45%
Expenditures	\$ 694,205	\$ 282,469	41%	\$ 457,447	56%
	\$ 336,663	\$ 227,982		\$ (15,623)	

To date, the Drainage Utility Fund has received 50% of its budgeted revenue and spent 41% of its expenditures. This fund's cash flow is stronger than the previous year, with a surplus of \$228,000, led by lower spending on debt service. The fund paid off its remaining municipal revenue bond in FY21, resulting in annual savings of almost \$130,000. Some savings are also due to one vacancy here. As for revenue, the Fund is on track to collect over one million dollars in fee revenue through the end of the fiscal year. As with our other operating funds, any year-end surplus in this fund will be moved to the Drainage Capital Fund for use on the City's capital improvement plan.

FY22 vs. FY21 Cash Flow



Drainage Fund Operation Highlights

Revenue - Drainage Fees

FY22/FY21 0.1%

FY22/5-Yr Avg 2.0%

Expenditures (FY22/21)

Personnel	-\$31k
Supplies	-\$20k
Debt Service	-\$126k

Note: this fund's debt service is has been retired as of fiscal year 2021.

Contractual	+\$3k
Capital/Xfers	\$0k
Total Exp.	-\$175k

Monthly Financial Report - March 2022

Hotel Tax Fund

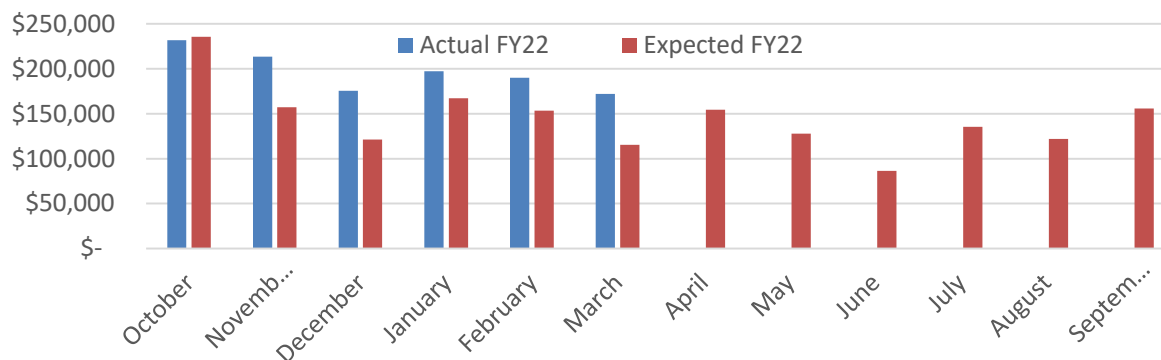
% of year Completed 50%

% of Budget Spent 49%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD
Revenues	\$ 252,500	\$ 47,877	19%	\$ 15,964
Expenditures*	\$ 247,822	\$ 121,315	49%	\$ 182,005
	\$ 4,678	\$ (73,438)		\$ (166,042)

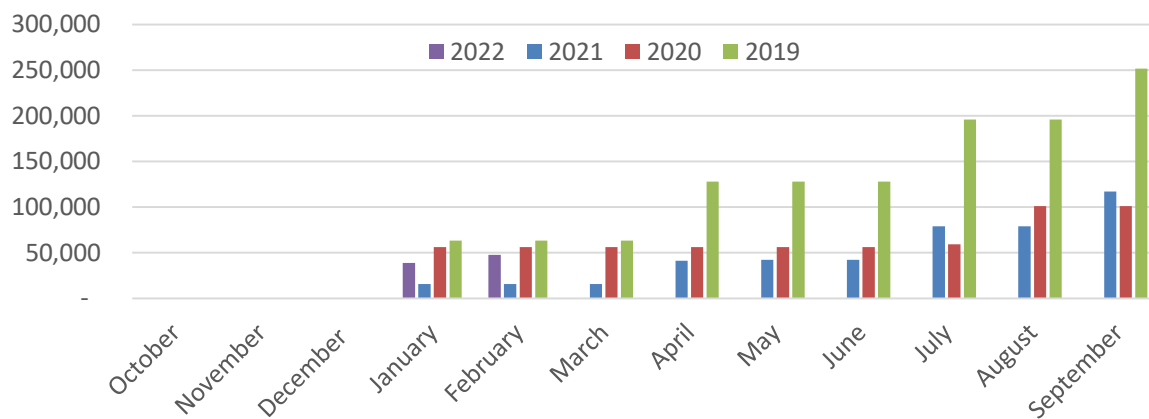
COVID-related economic disruptions obviously took a toll on any travel-related revenues in the last few years, but the Hotel Occupancy Tax Fund has kept a strong fund balance. Fortunately, travel activities are on the rise and revenue in this fund is making a comeback. While our revenue still isn't quite as strong as we've seen prior to COVID, it has nevertheless tripled from FY21. Last year's ending fund balance came to \$245,000, and the current balance is sitting at just over \$170,000. Costs funded out of here include personnel related directly to advertising the city as well as Colleyville Center costs and some special events. The cash position through March of this year has improved significantly over last year.

Expected Fund Balance vs. Actual Fund Balance (by month)



Hotel Tax Performance

FY22 Revenue vs. History



Monthly Financial Report - March 2022

Debt Service Fund % of year Completed 50%
 % of Budget Spent 91%

	FY22 Budget	FY22 YTD	% of Budget	FY21 YTD	FY21% of Budget
Revenues	\$ 627,500	\$ 594,678	95%	\$ 772,843	99%
Expenditures*	\$ 821,898	\$ 745,485	91%	\$ 661,708	81%
	\$ (194,398)	\$ (150,807)		\$ 111,135	

Being predominately funded through property taxes, the Debt Service fund has received most of its revenue this year. Cash-flow for this fund is very predictable, as most revenues are recognized in December/January and debt service payments occur twice annually, with lease payments also occurring throughout the year. As of the March figures, the fund is running a deficit of about \$151,000 after its first scheduled bond payment and some lease payments this year. It should be noted that our updated property tax forms necessitate a planned spend down of fund balance by \$194,000 this year. With Colleyville's current debt service schedule, all bonded debt is on track to be paid off by FY27.



For any questions or comments regarding this report, please contact:

Kyle Lester
 Finance Director
 City of Colleyville, TX
klester@colleyville.com
 817-503-1014



City of Colleyville City Council Agenda Briefing

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

Agenda Number 6a

Agenda Date 4/19/2022

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

Second Reading and Public Hearing

The applicant was present at the first reading and answered questions pertaining to the fence request. The City Council asked the applicant to consider a change of zoning to the R-30 Single Family Residential district. The zoning change request is scheduled for the May 9, 2022, Planning and Zoning Commission meeting.

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.

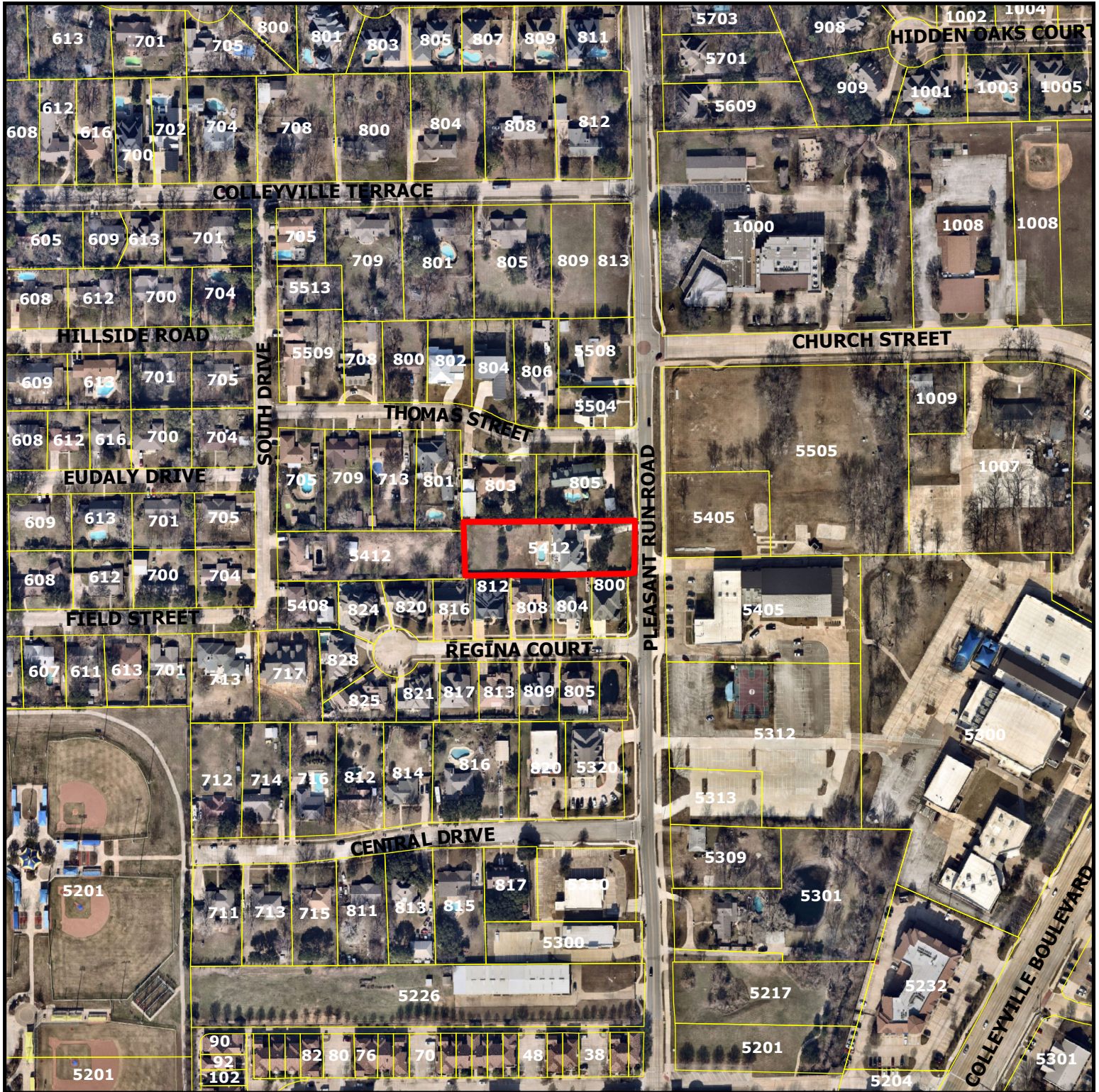
Recommendation

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. Example Fence Exhibit
12. Fence Encroachment Agreement
13. Notification Map
14. Notification Letter
15. Notification List
16. Letter of Opposition
17. Ordinance O-22-2195

Aerial Map



ZC22-002

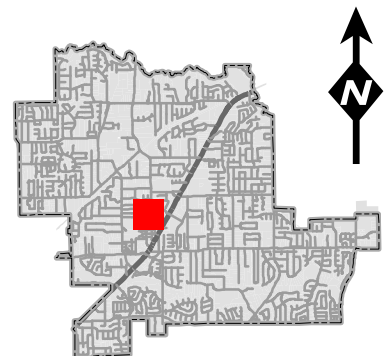
5412 Pleasant Run Road

DISCLAIMER:

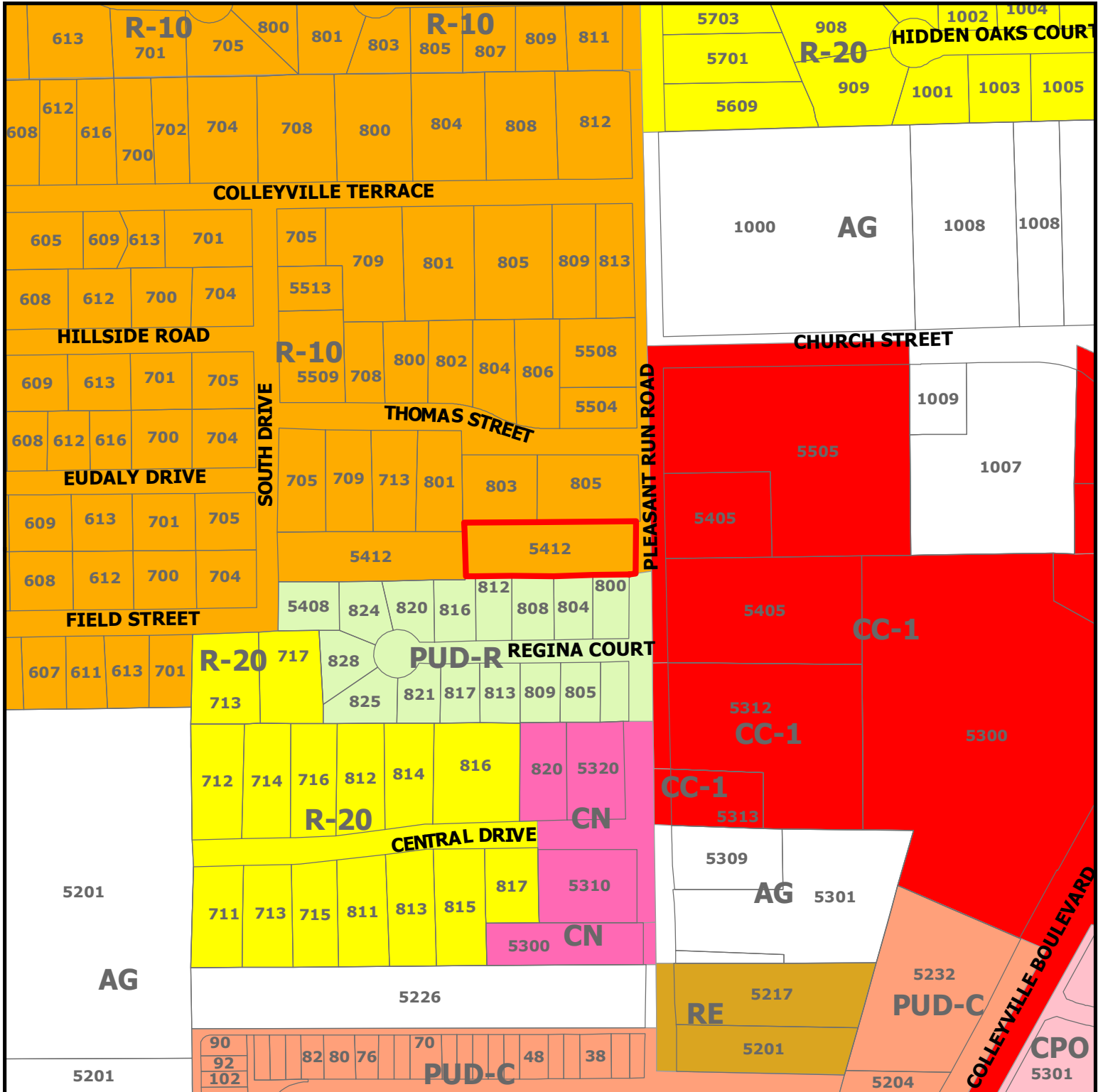
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-002

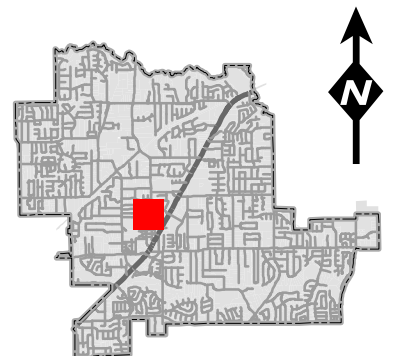
5412 Pleasant Run Road

DISCLAIMER:

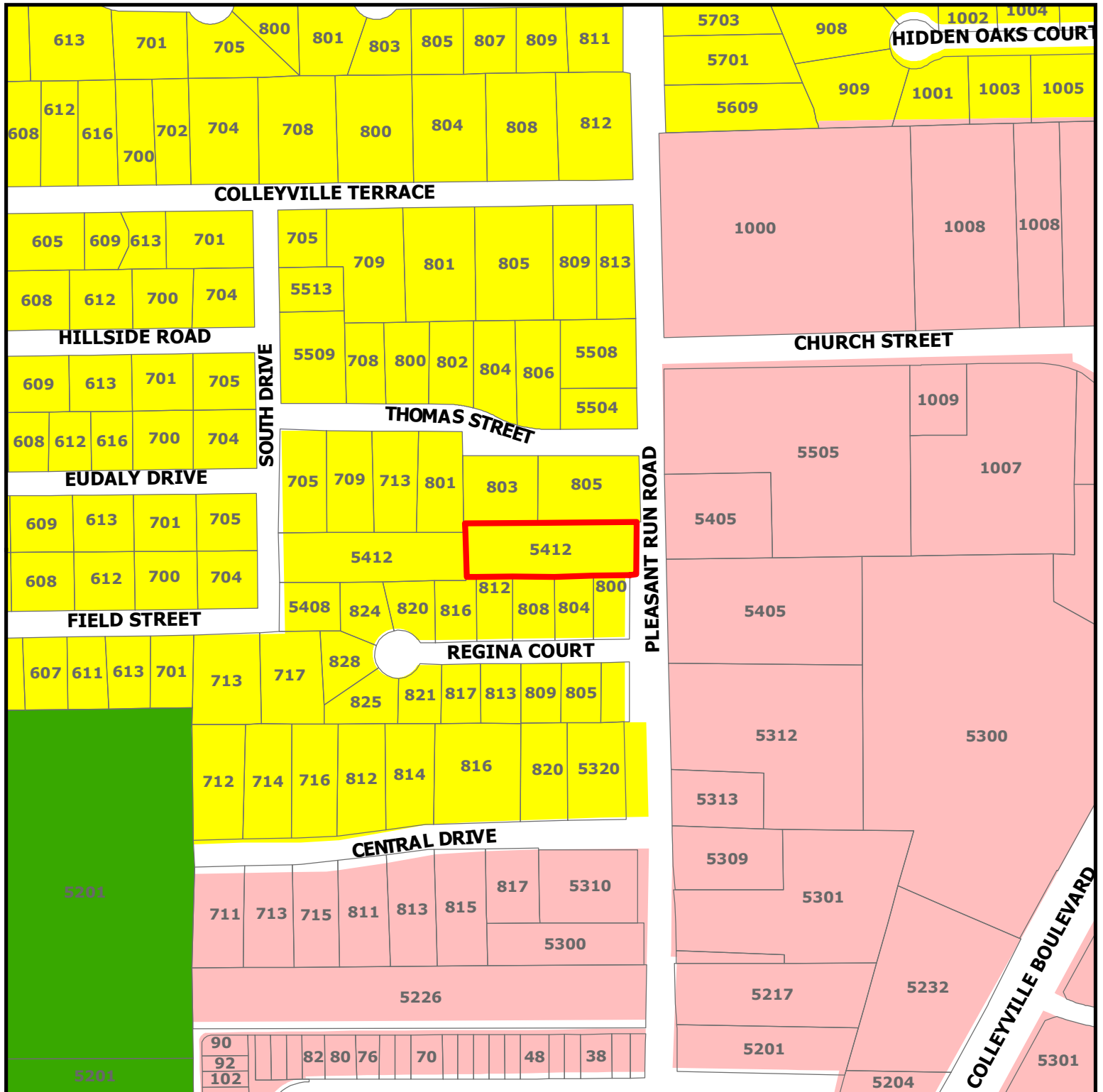
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Subject Property



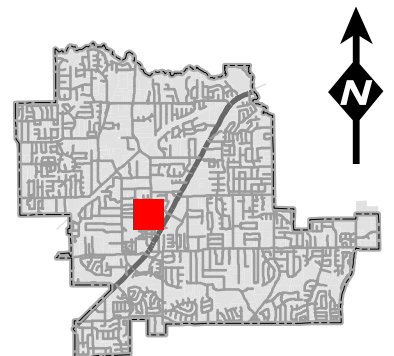
Future Land Use Map



ZC22-002

5412 Pleasant Run Road

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



DISCLAIMER:

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

BLOCK 1
HARRELSON ADD
388-180/33
PRCT

LOT 1

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

5412 PLEASANT RUN ROAD

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

NOTE: SHED OVER PROPERTY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE
AS FENCED

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

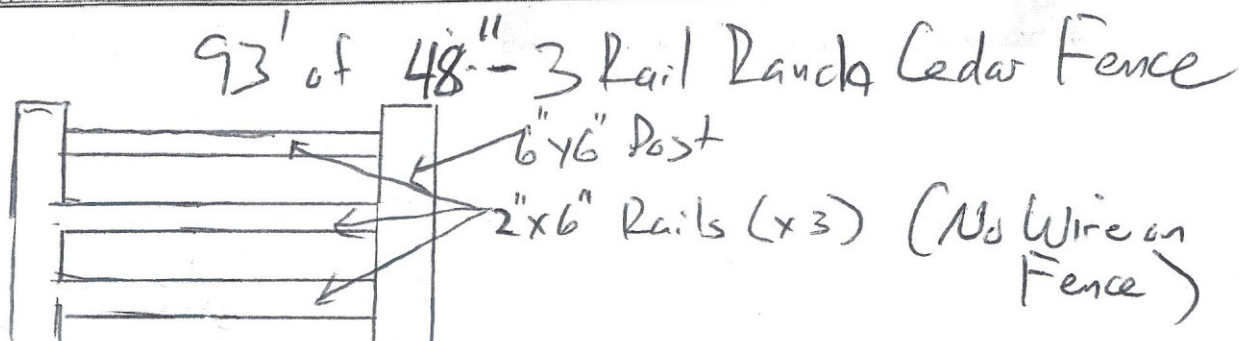
PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7663, Deed Records of Tarrant County, Texas.

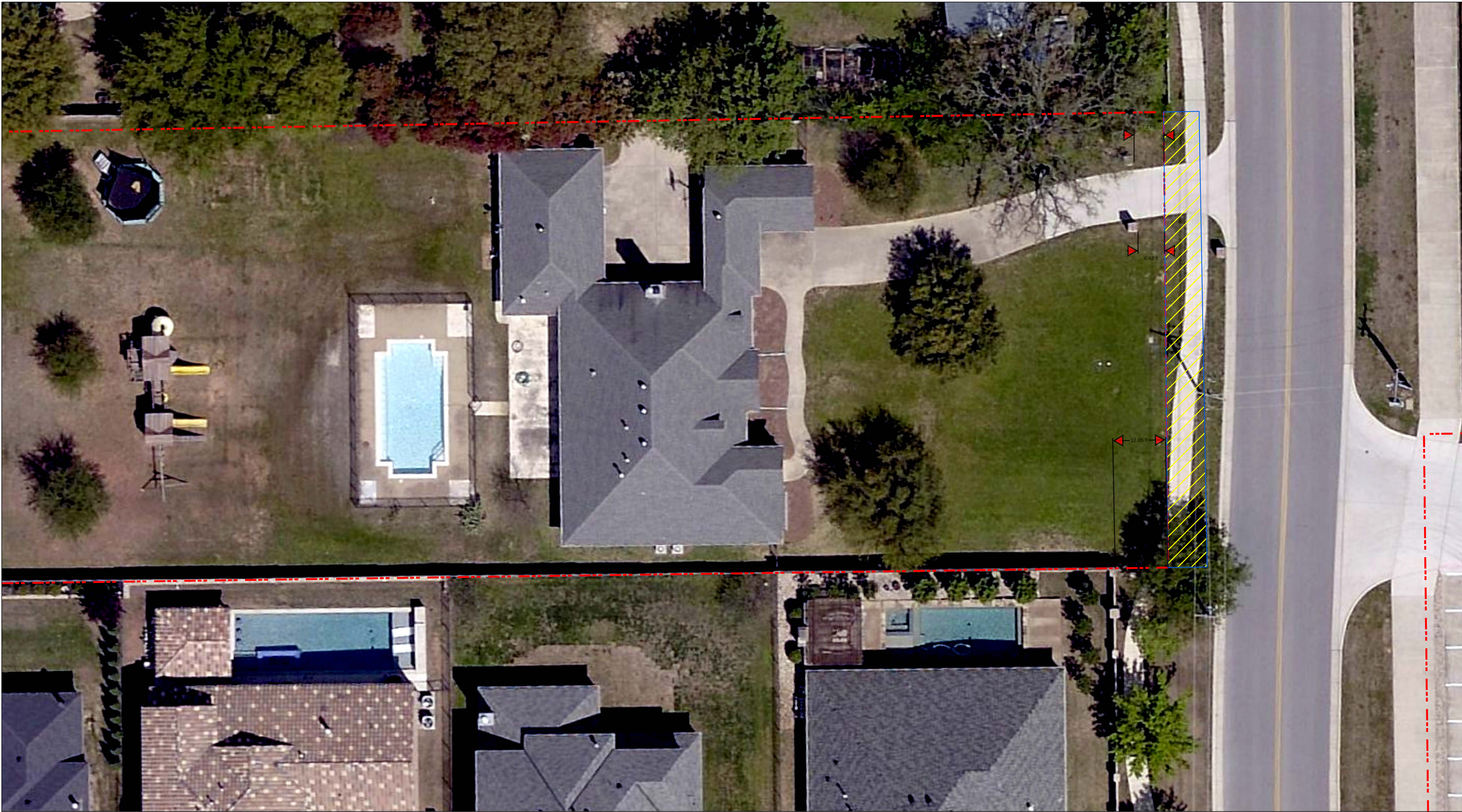
[illegible]

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

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THIS SERVICE IS ONLY AVAILABLE TO
CUSTOMERS WHO HAVE A CREDIT RATING





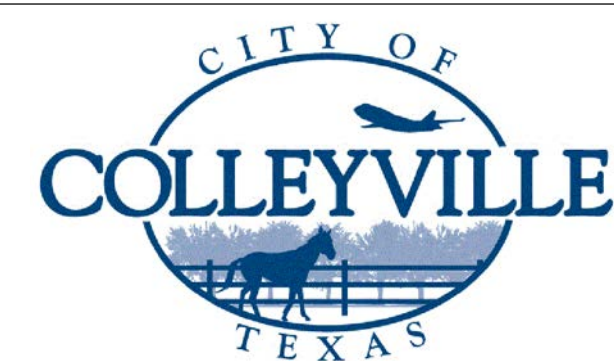
Legend

- Existing Property Boundaries
- Street ROW Dedication

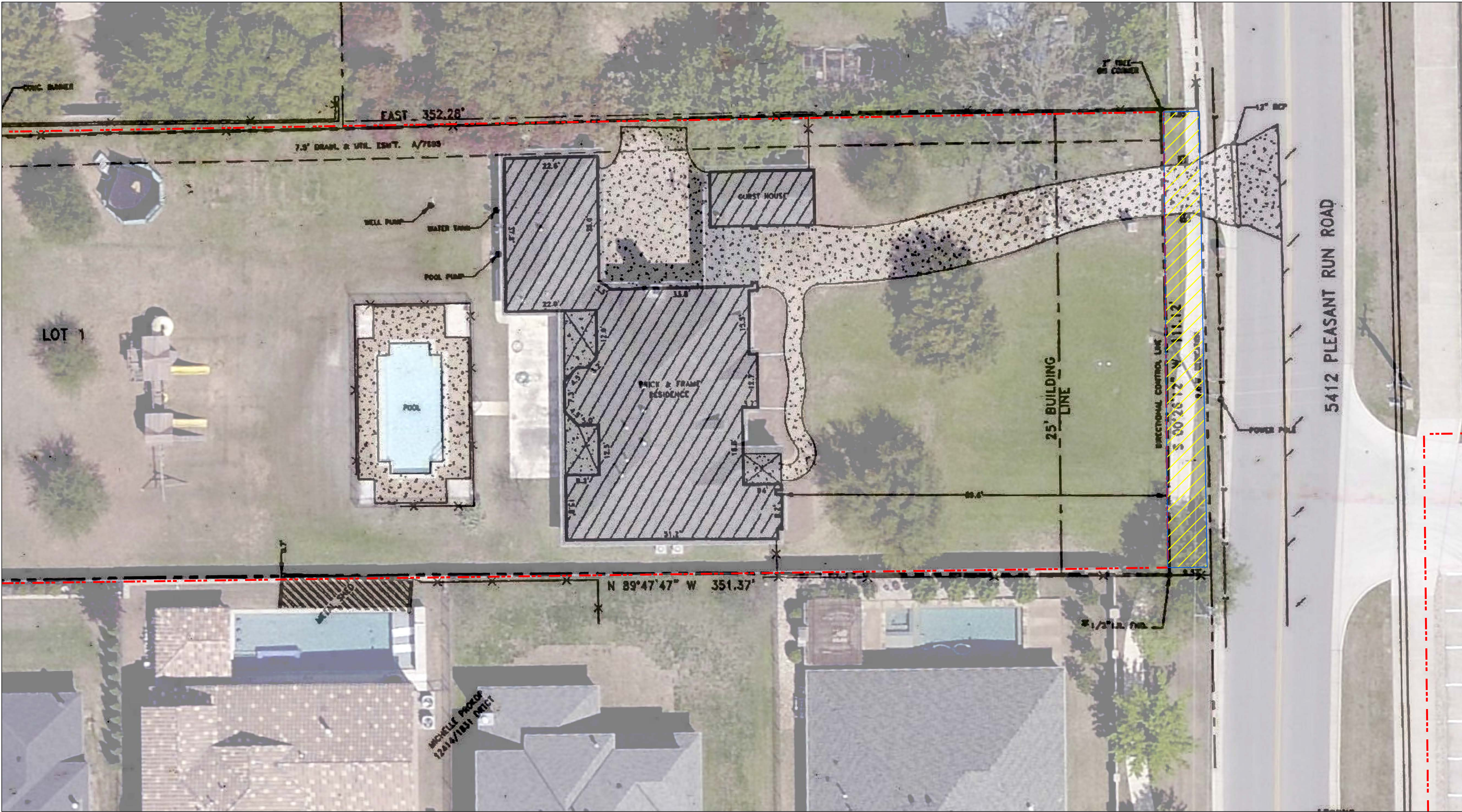


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1 inch equals 10 feet
Scaled Page Size: 24 x 36

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



B&S
FENCE CO.
401-251-1111

B&S
FENCE CO.
401-251-1111



AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 5412 Pleasant Run Rd. Colleyville, TX 76034

FENCE CONTRACTOR _____

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

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

(PRINT) PROPERTY OWNER'S NAME: Bruce Cranda II

PROPERTY OWNER'S SIGNATURE: Bruce Cranda II

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.

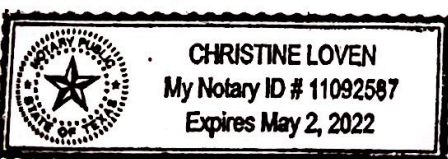
Christine Loven

Notary's Signature

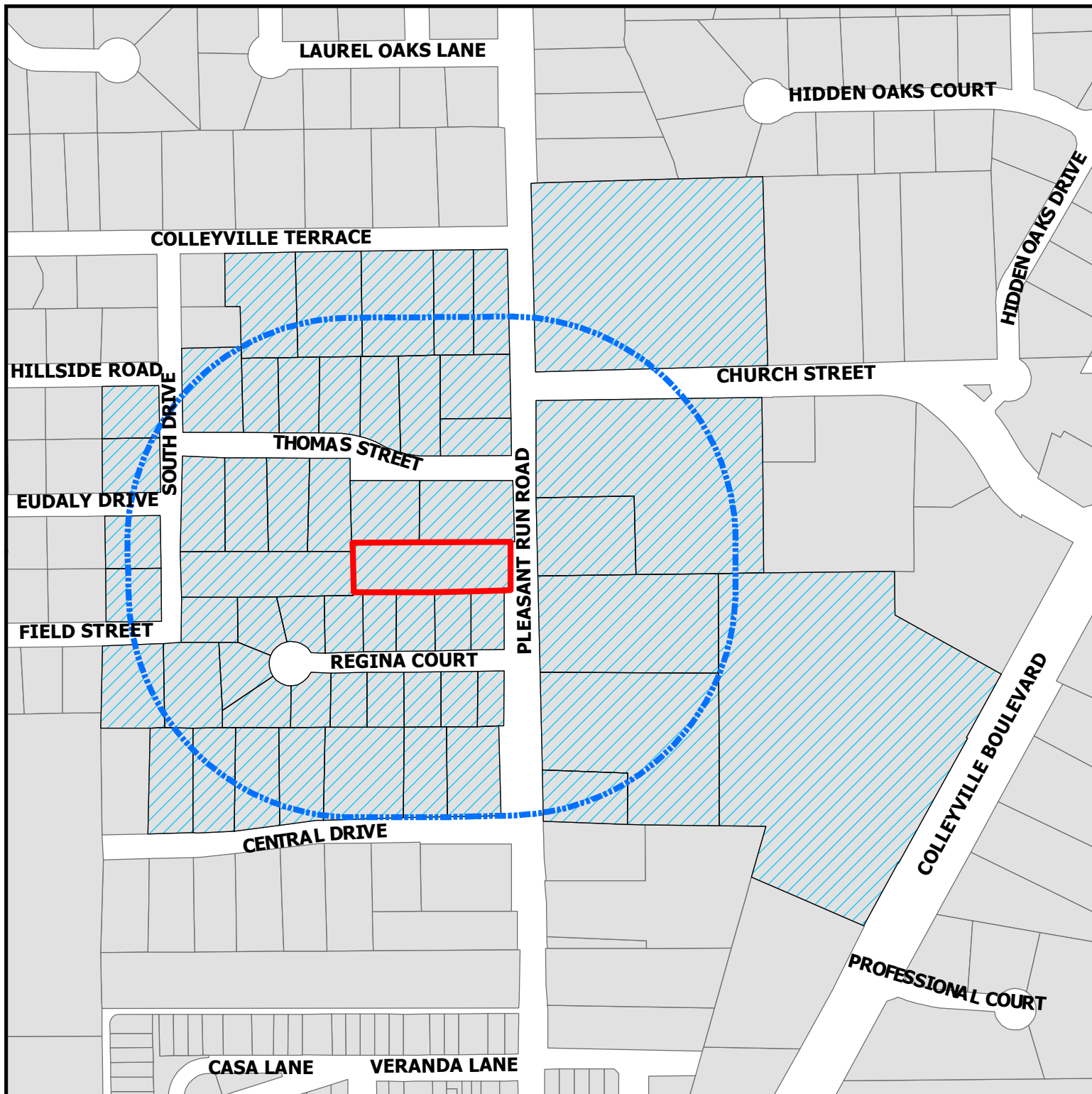
Christine Loven

Notary's Name (print)

My commission expires: May 2, 2022



Notification Map

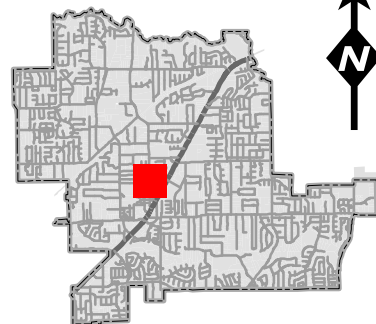


ZC22-002

5412 Pleasant Run Road

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

Zoning Case: ZC22-002

Applicant: Bruce Crandall

Owner: Bruce Crandall

Location: 5412 Pleasant Run Road

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

Present Zoning: R-10 Single Family Residential

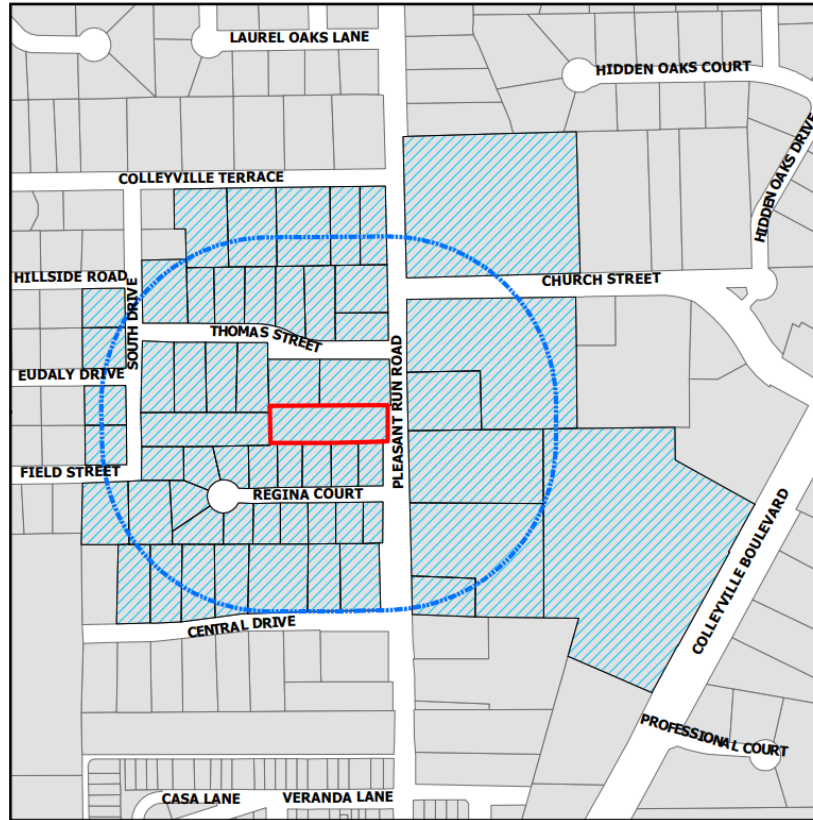
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

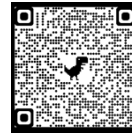
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

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

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

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

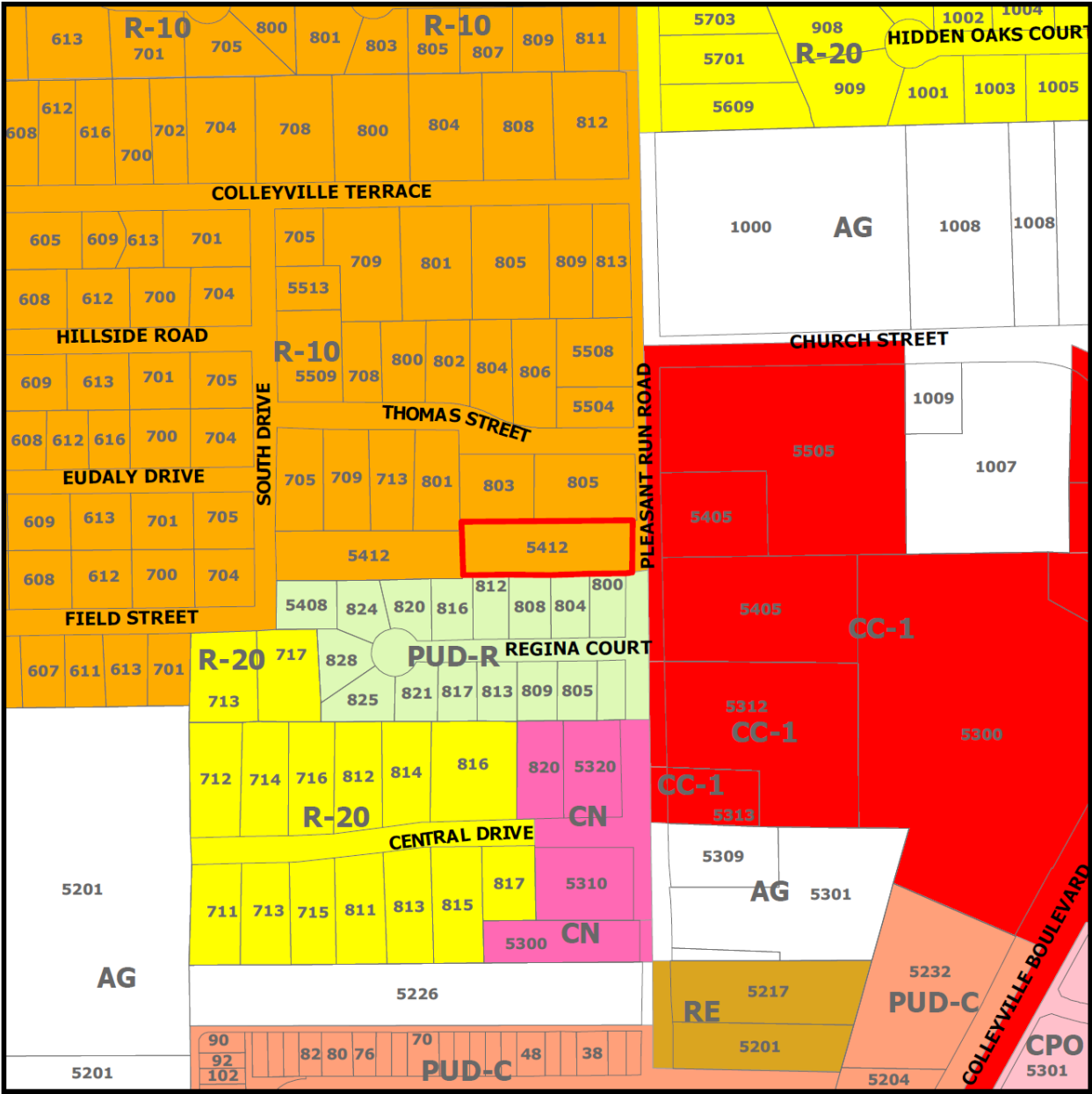
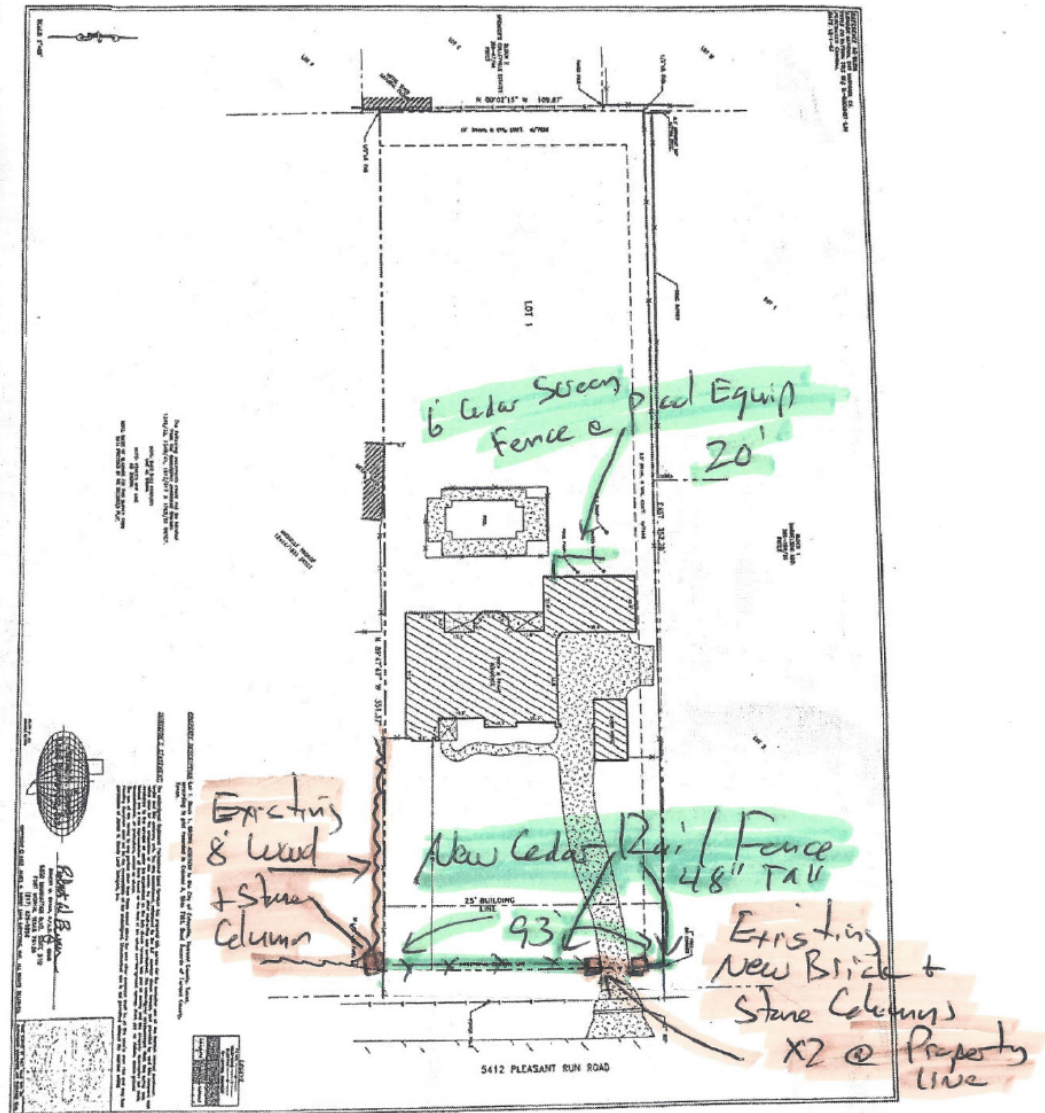
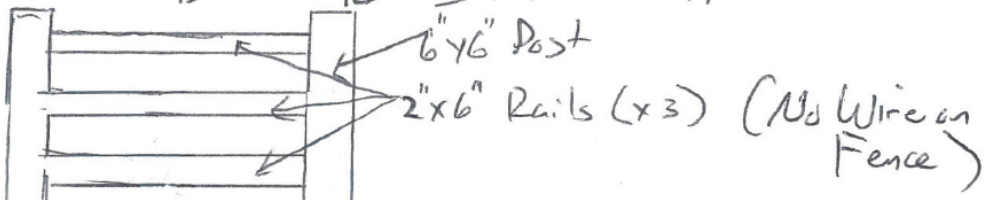
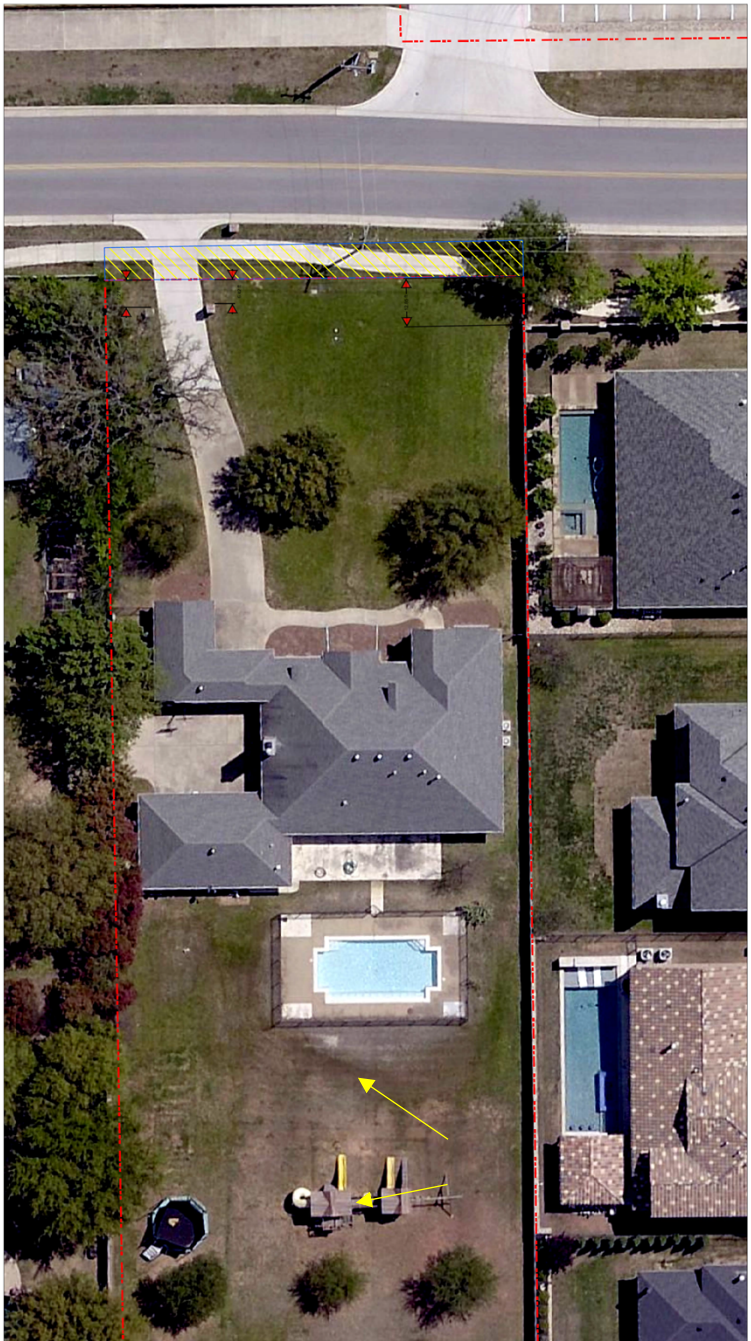


Exhibit "B" – Site Plan



93' of 48"-3 Rail Ranch Cedar Fence



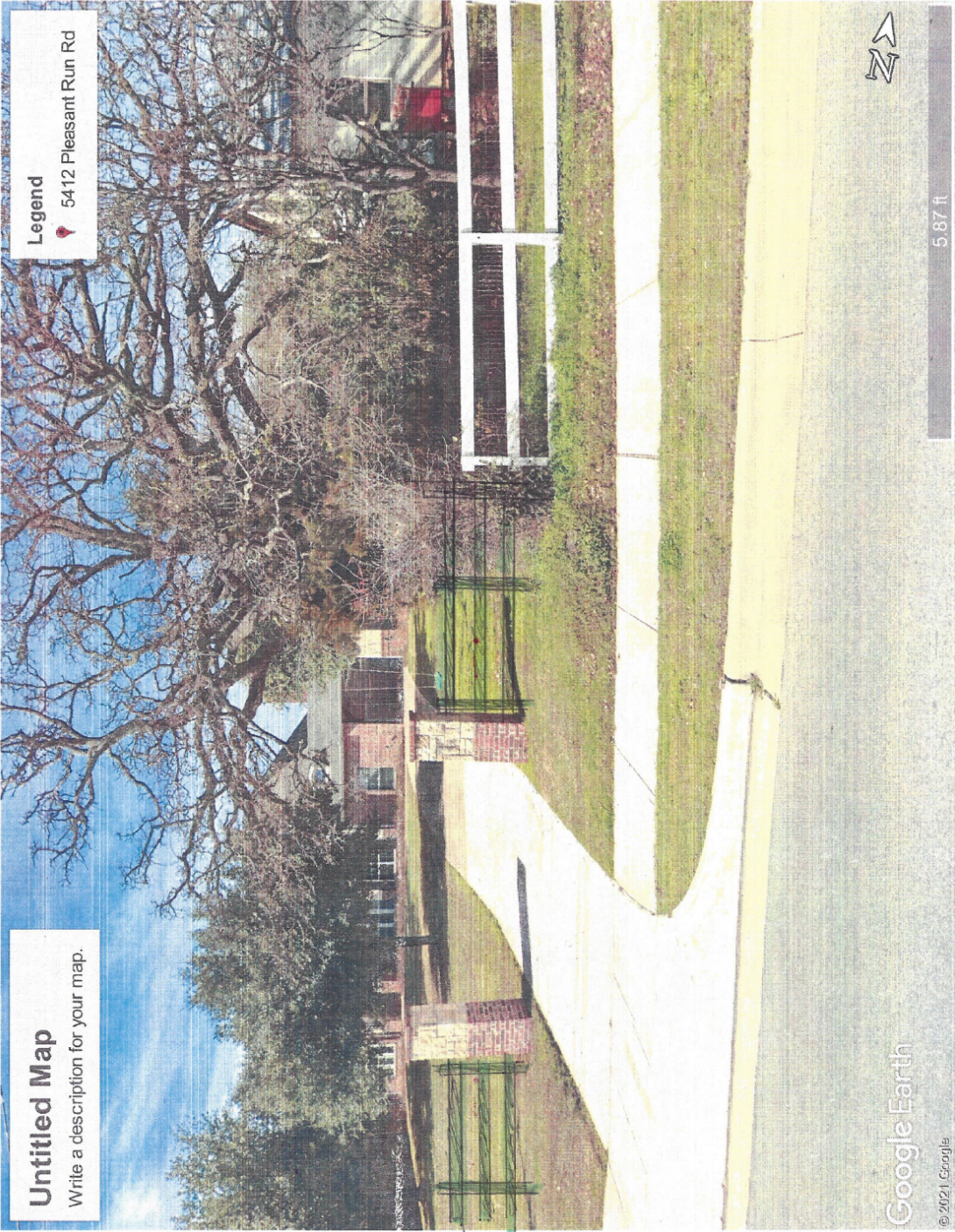


**5412 Pleasant Run Rd
Fence Column Exhibit**


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



Legend
📍 5412 Pleasant Run Rd

Untitled Map
Write a description for your map.

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 6b

Agenda Date 4/19/2022

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

Second Reading and Public Hearing

The applicant was present at the first reading and answered questions pertaining to the restaurant.

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.

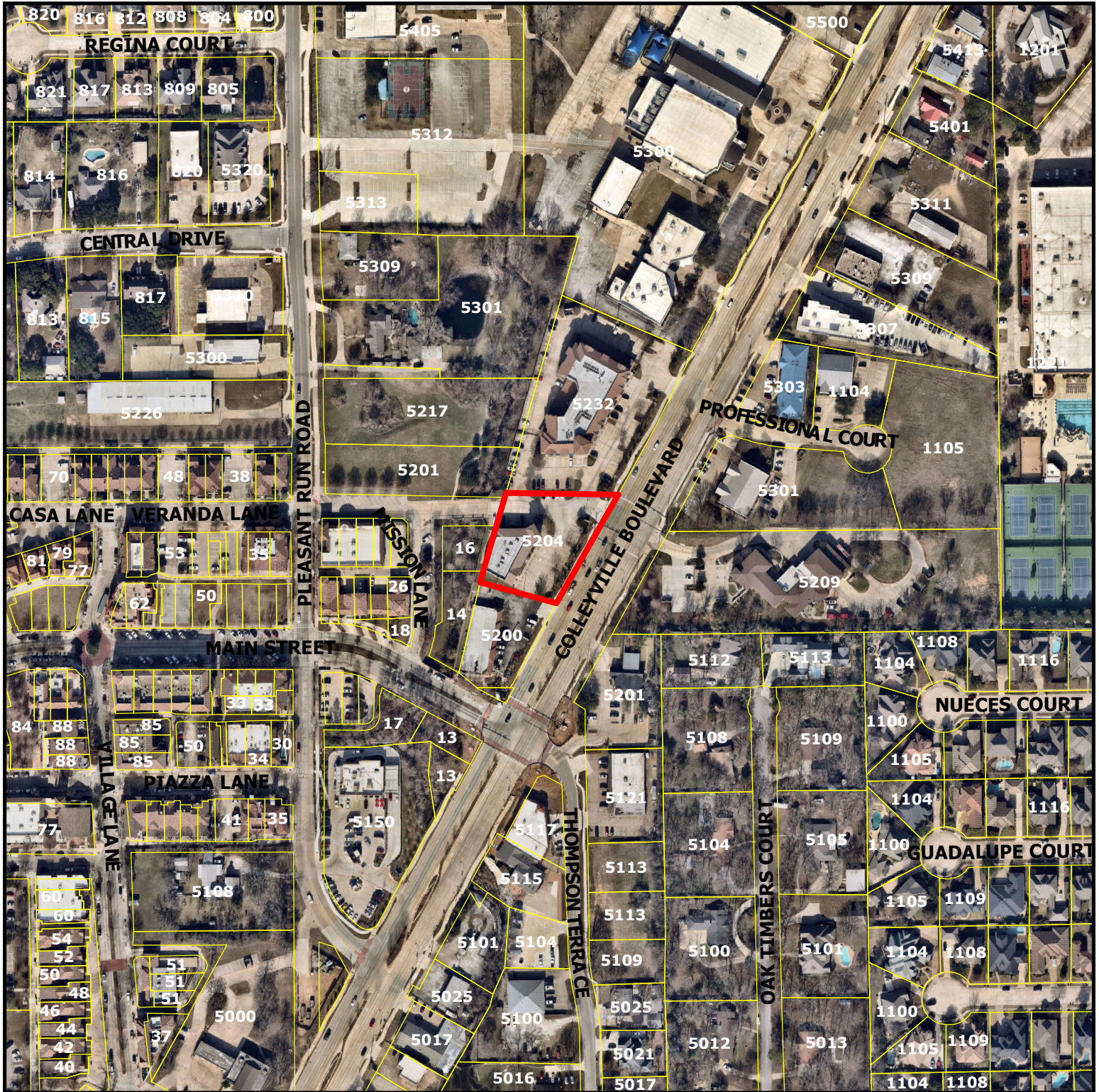
Recommendation

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

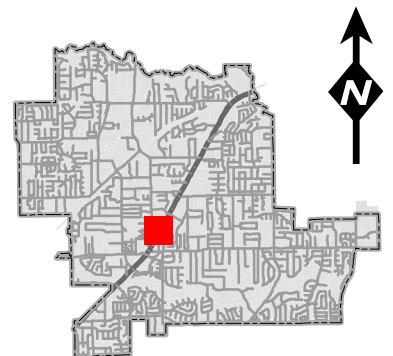
5204 Colleyville Boulevard

DISCLAIMER:

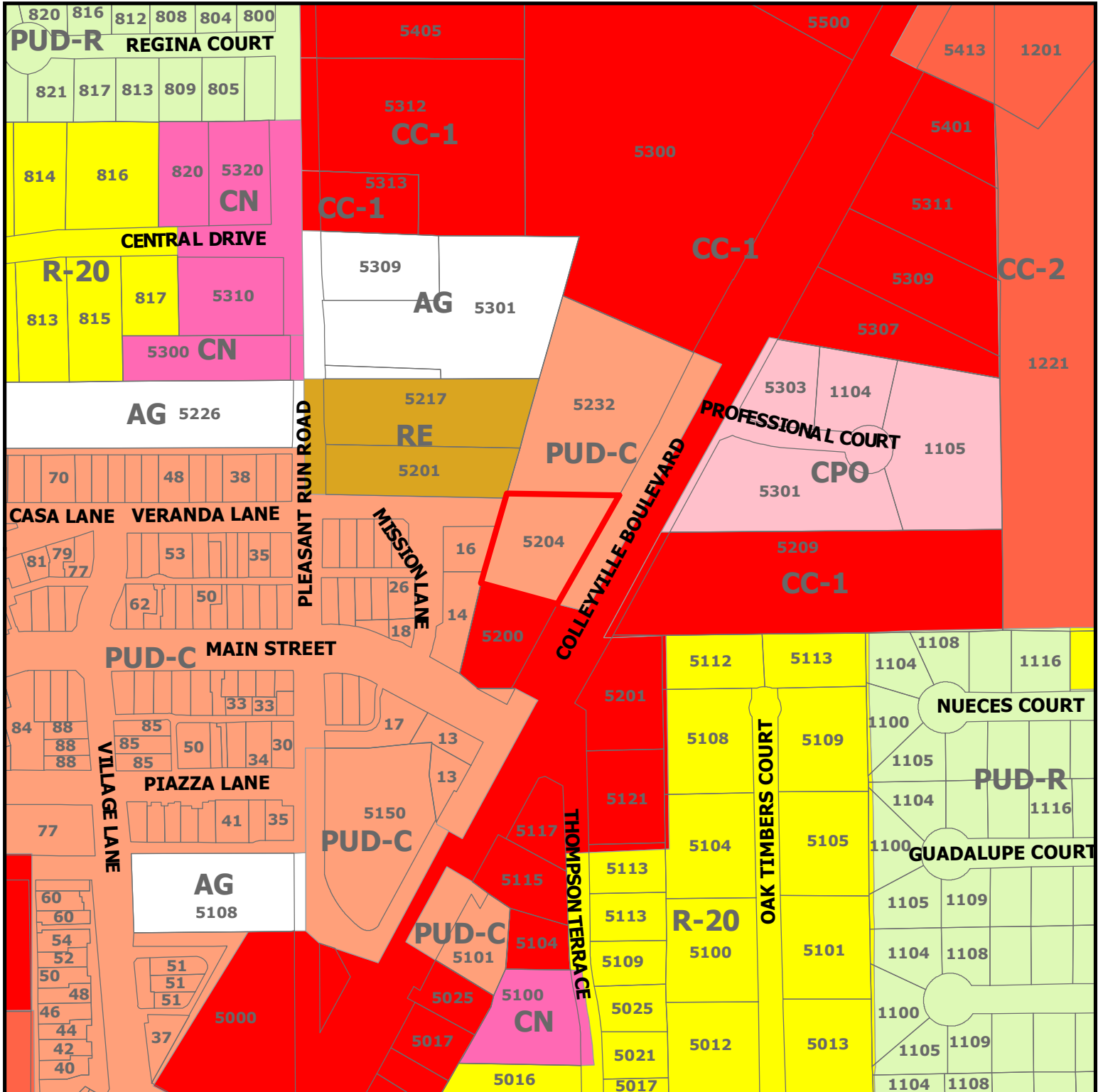
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Subject Property



Zoning Map



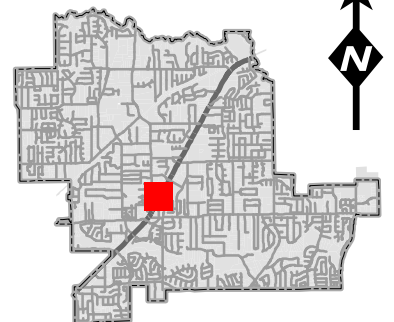
ZC22-004
5204 Colleyville Boulevard

DISCLAIMER:

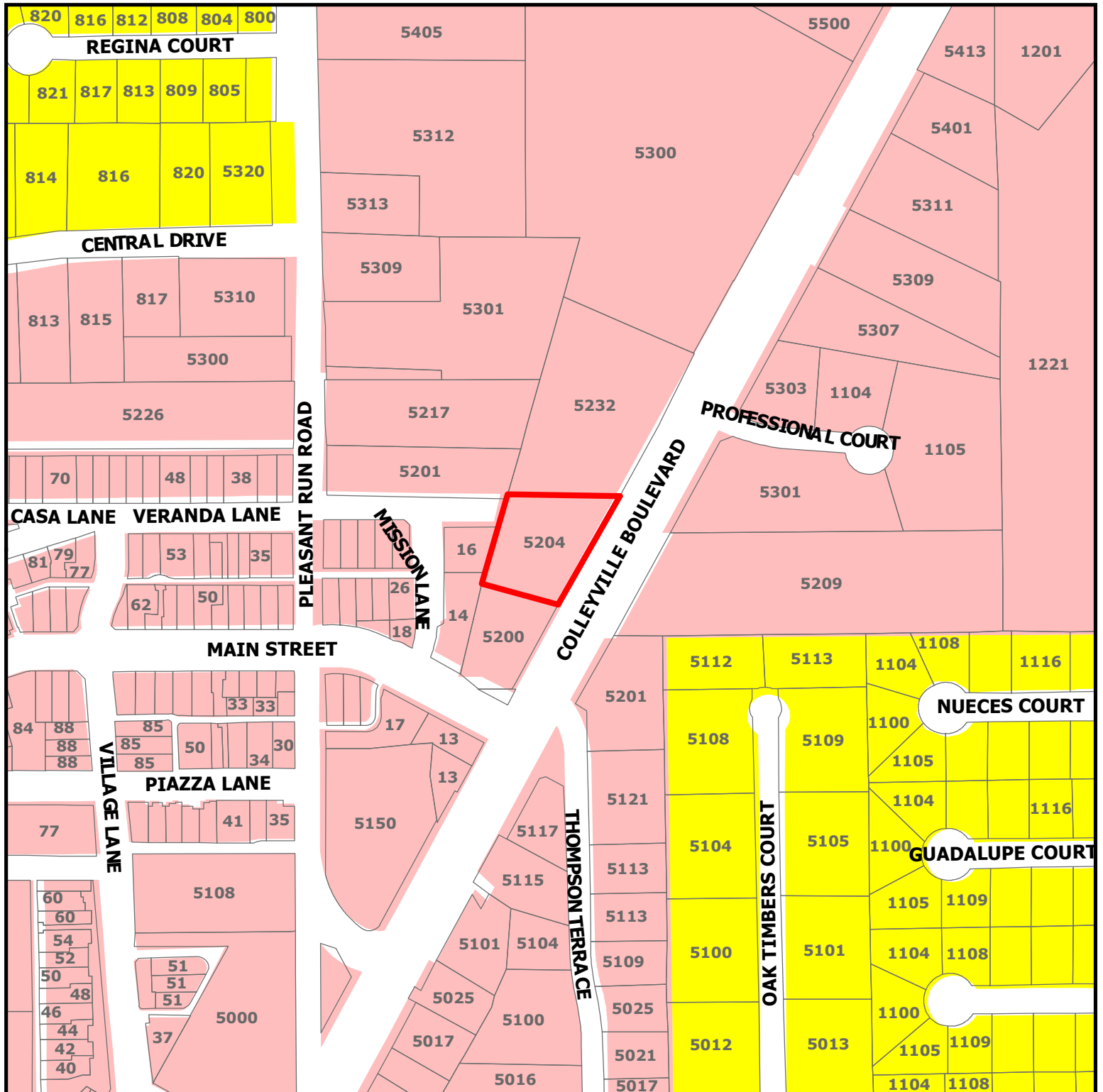
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Subject Property



Future Land Use Map



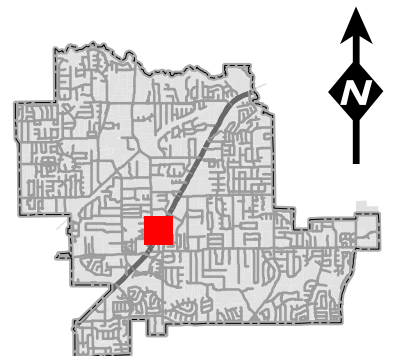
ZC22-004

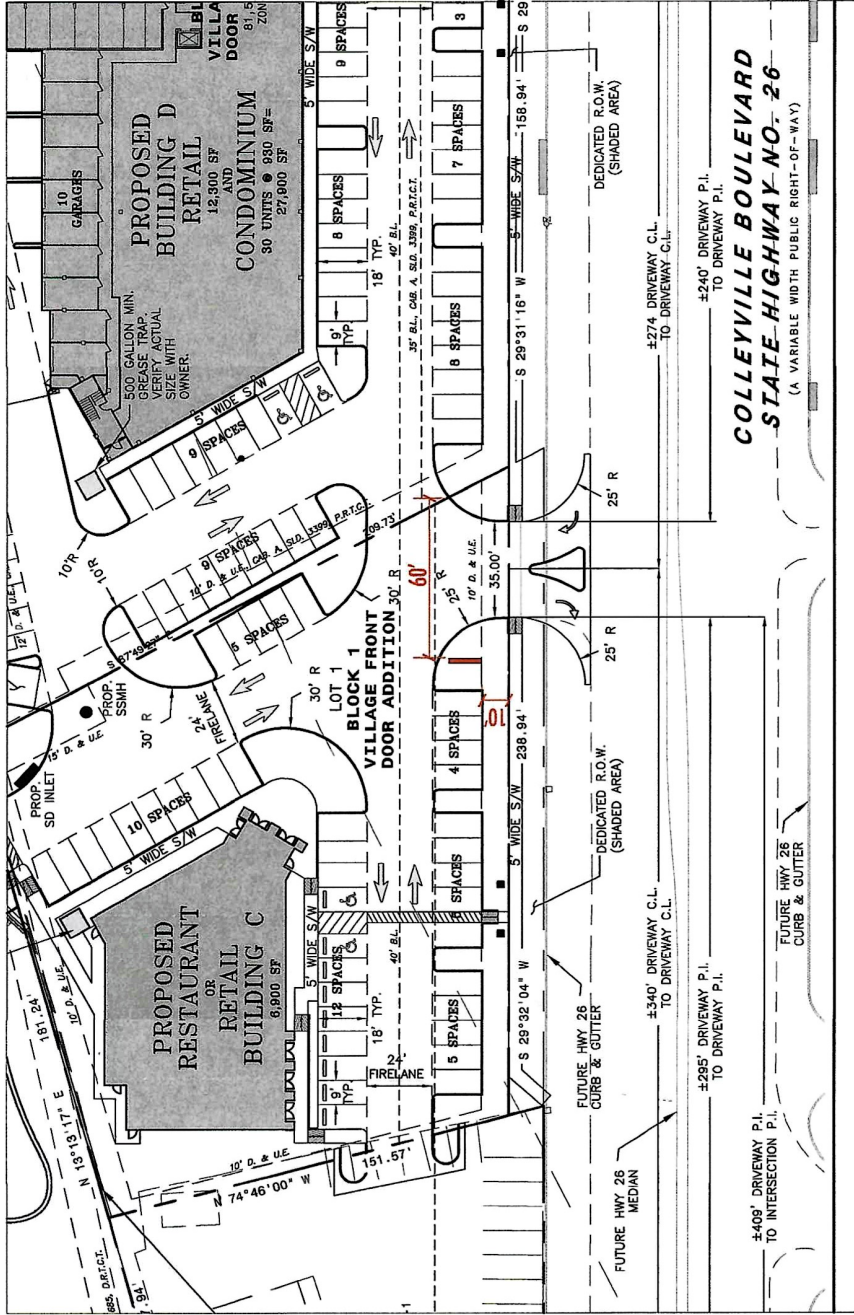
5204 Colleyville Boulevard

DISCLAIMER:

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- Subject Property
- Residential
- Colleyville Blvd Corridor





SITE PLAN
N.T.S.

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www.starlightsign.com



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

CUSTOMER
Kim Boriatric Institute
5204 Colleyville Blvd.
Colleyville, TX

PROJECT NO.
20631
JCR

DATE
05-05-05
08-06-12

DESCRIPTION
1. 10' WIDE SIGN
2. 10' WIDE SIGN
3. 10' WIDE SIGN









Zafiros

SCHEMATIC DESIGN

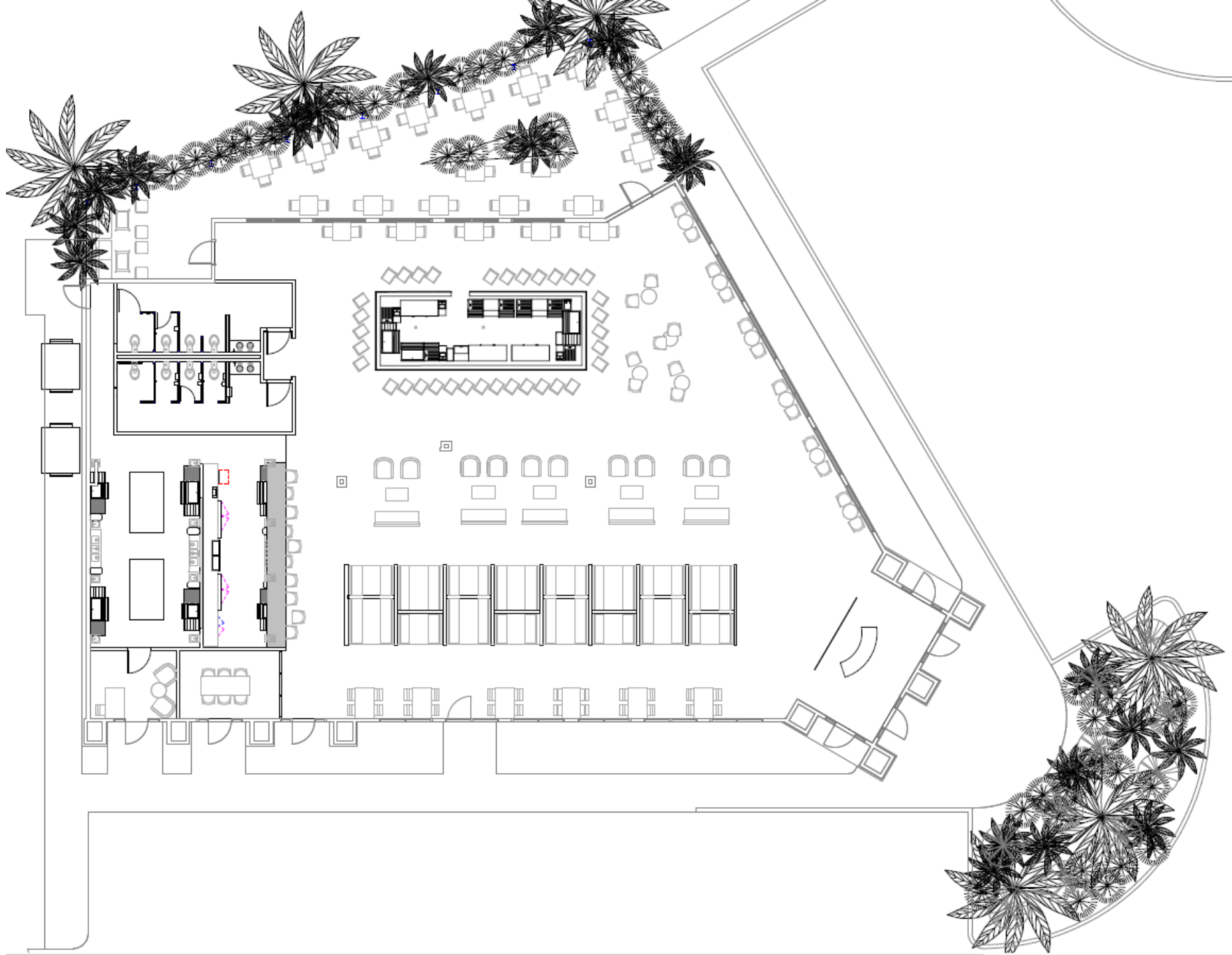


01

OVERALL CONCEPT

Ideas and inspirational images













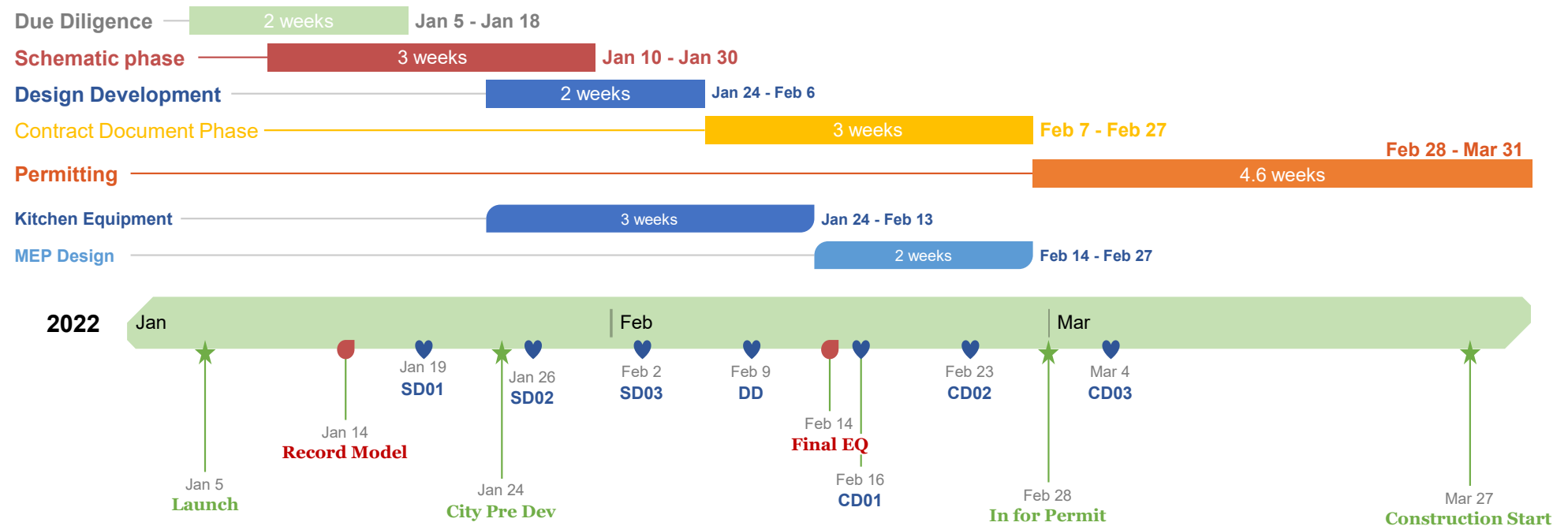






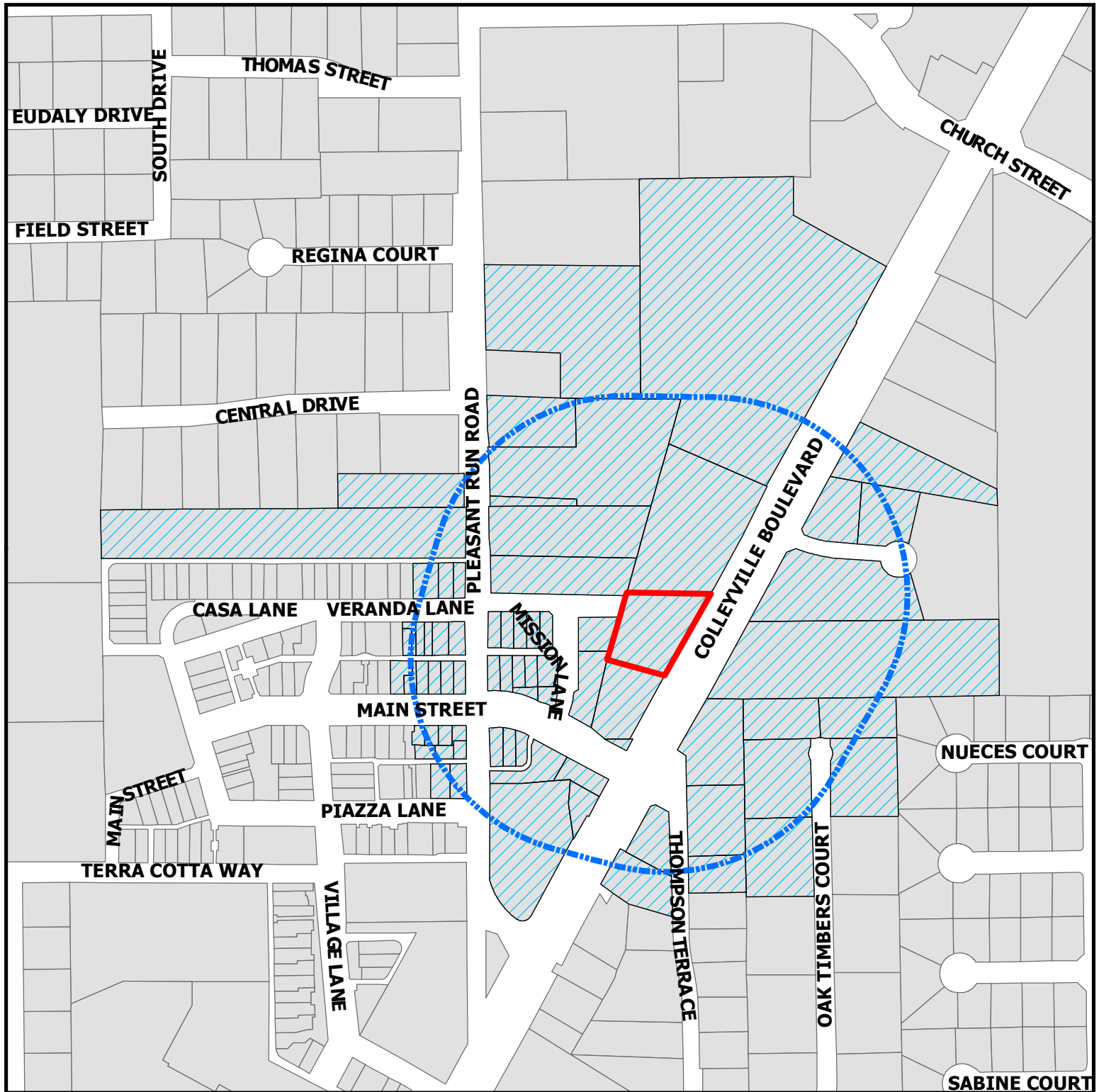


Los Zafiros



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

Notification Map

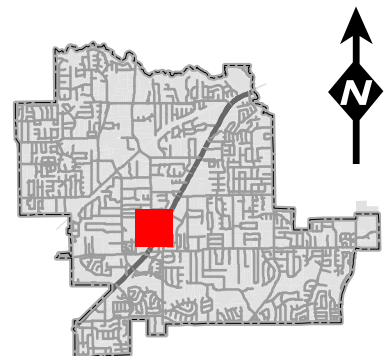


ZC22-004

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

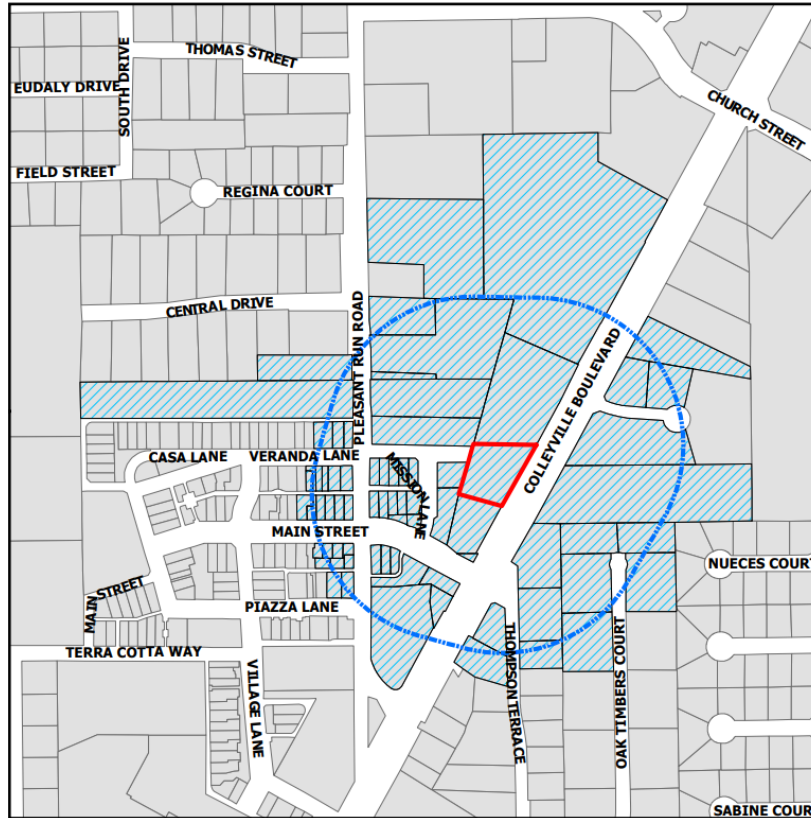
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All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments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

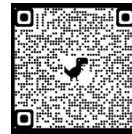
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

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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

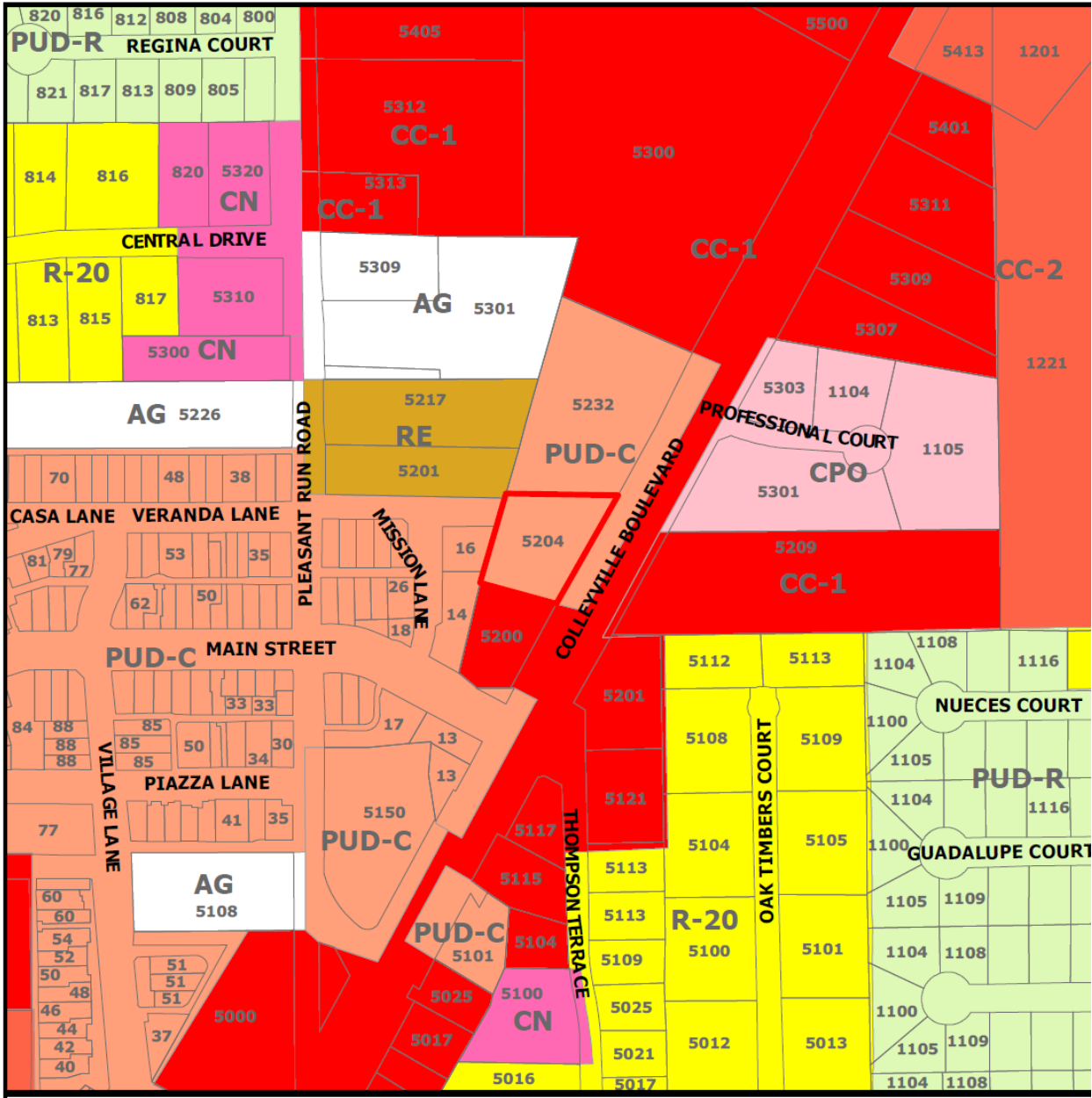
Christine Loven, TRMC
City Secretary

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 6c

Agenda Date 4/19/2022

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

Second Reading and Public Hearing

The applicant was present at the first reading and answered questions pertaining to the restaurant.

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.

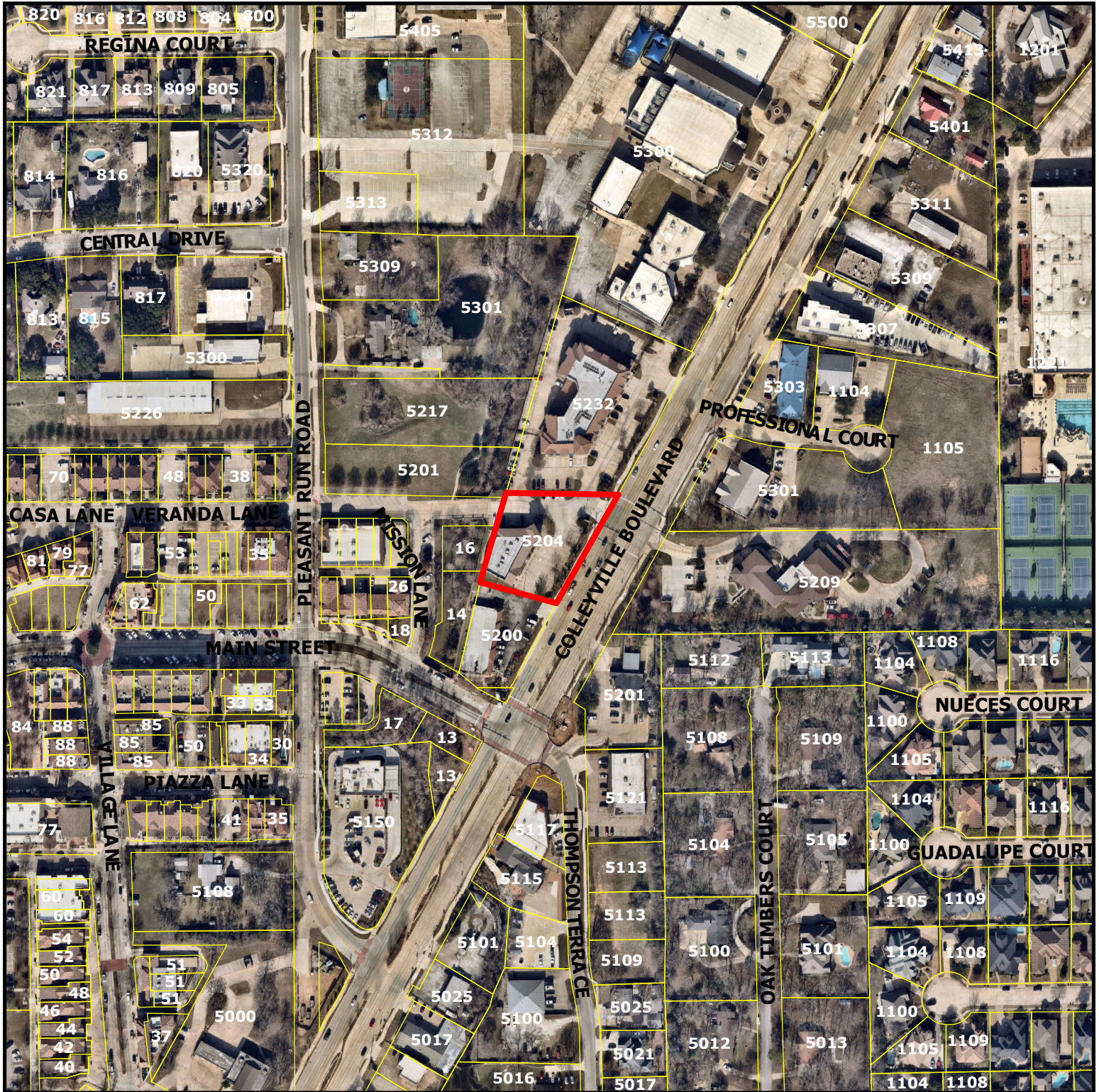
Recommendation

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

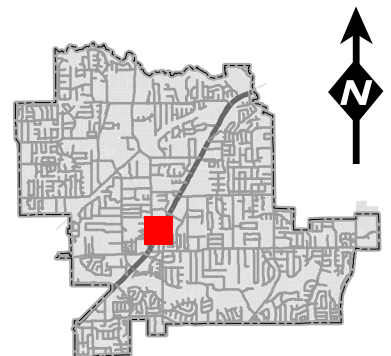
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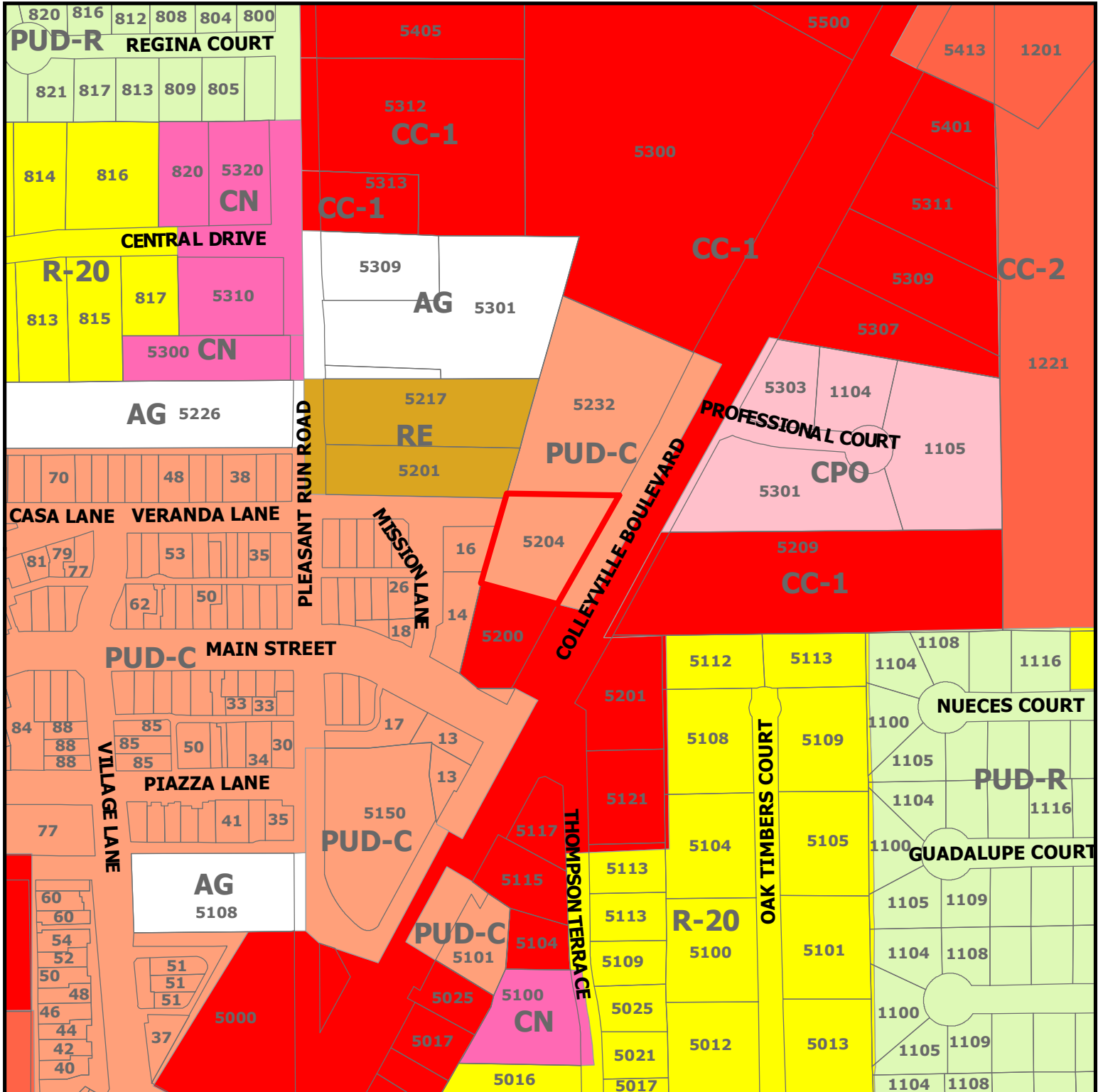
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Subject Property



Zoning Map



ZC22-005

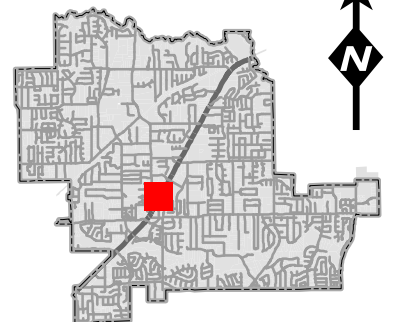
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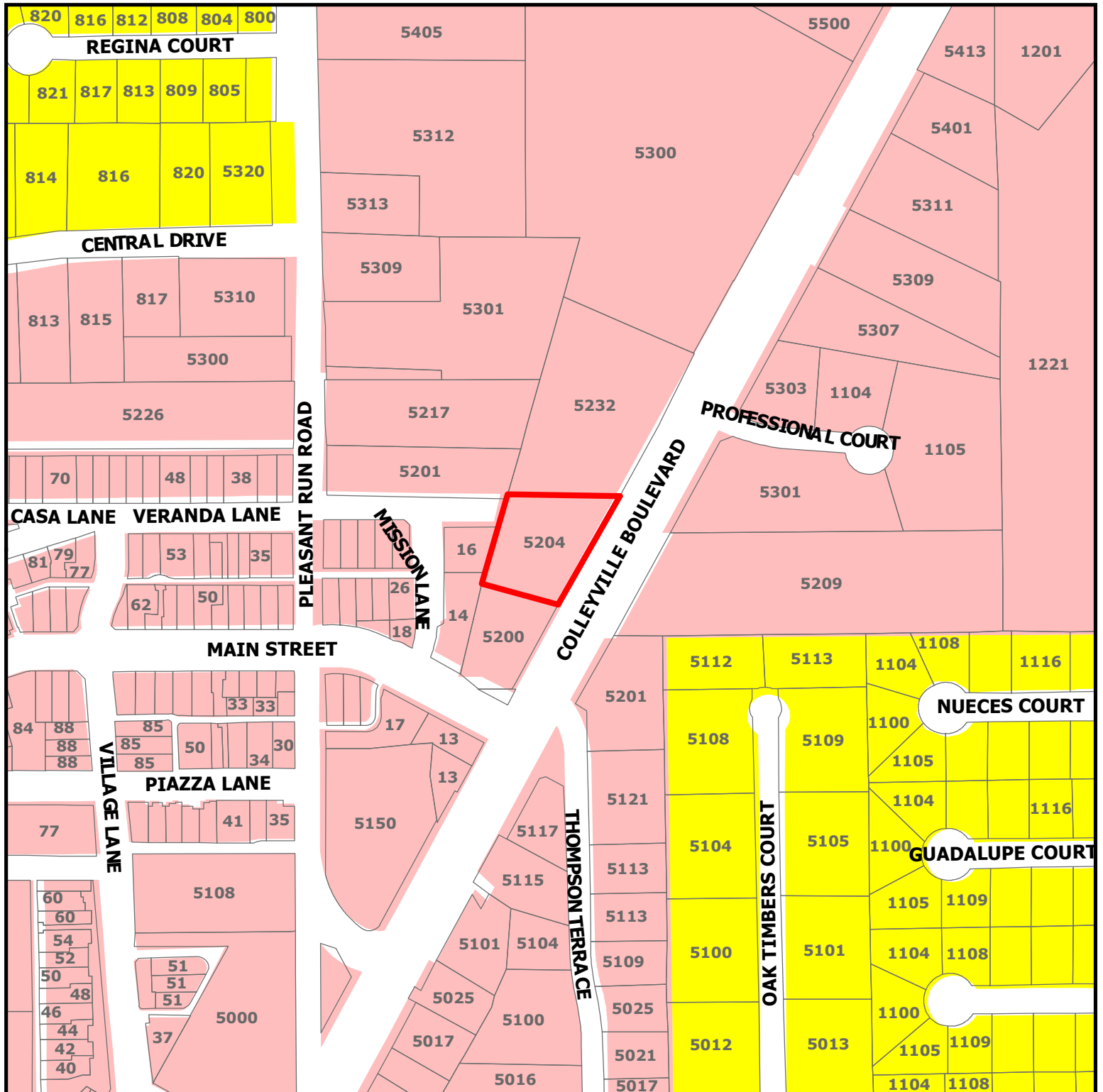
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Subject Property



Future Land Use Map



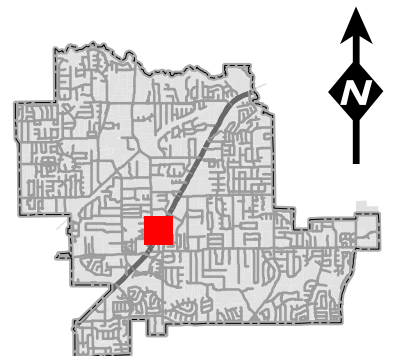
ZC22-005

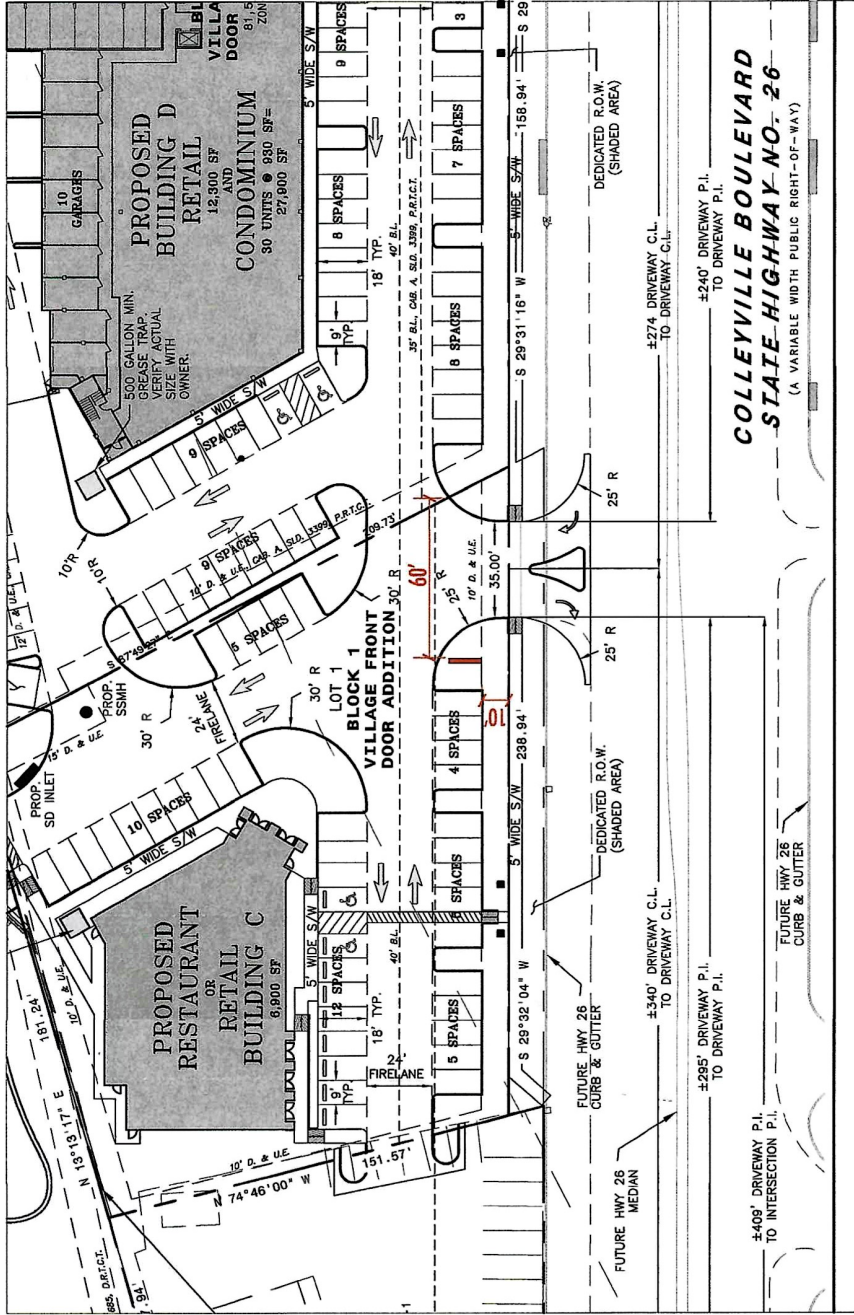
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N.T.S.

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Denton, TX 76208
(940) 382-8850
Fax: (940) 387-0429

CUSTOMER: Kim Boriatric Institute

LOCATION: 5204 Colleyville Blvd.

CITY, ST: Colleyville, TX

PROJECT NO: 20631

CLIENT: Rick Sutton

DESIGNER: Kristy Crep

DATE: 05-05

BY: JCR

08-06-12

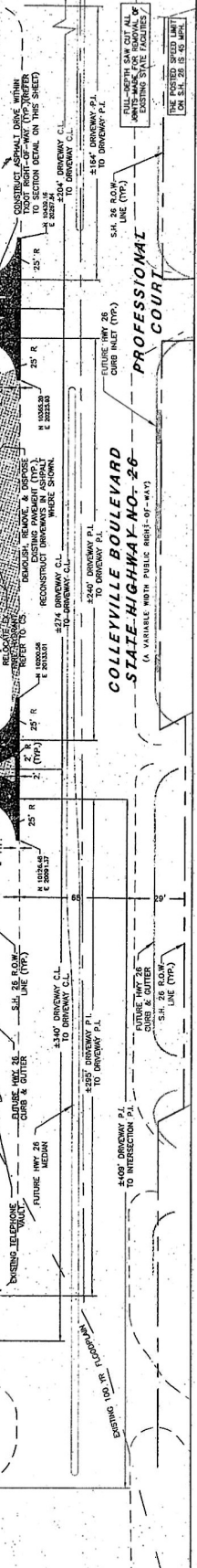
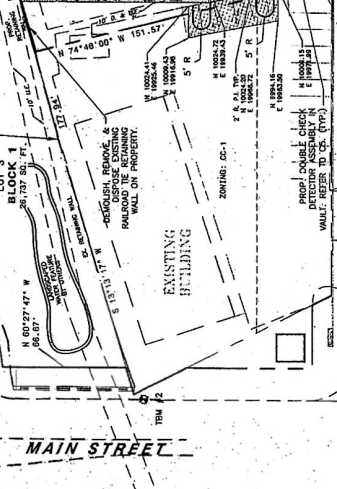
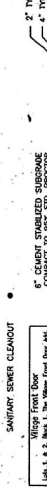
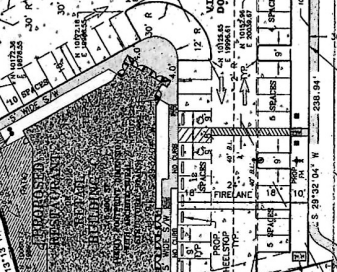
REVISIONS:

1. 08/27/12 K.L. CHANGES ON ALL SIGNS

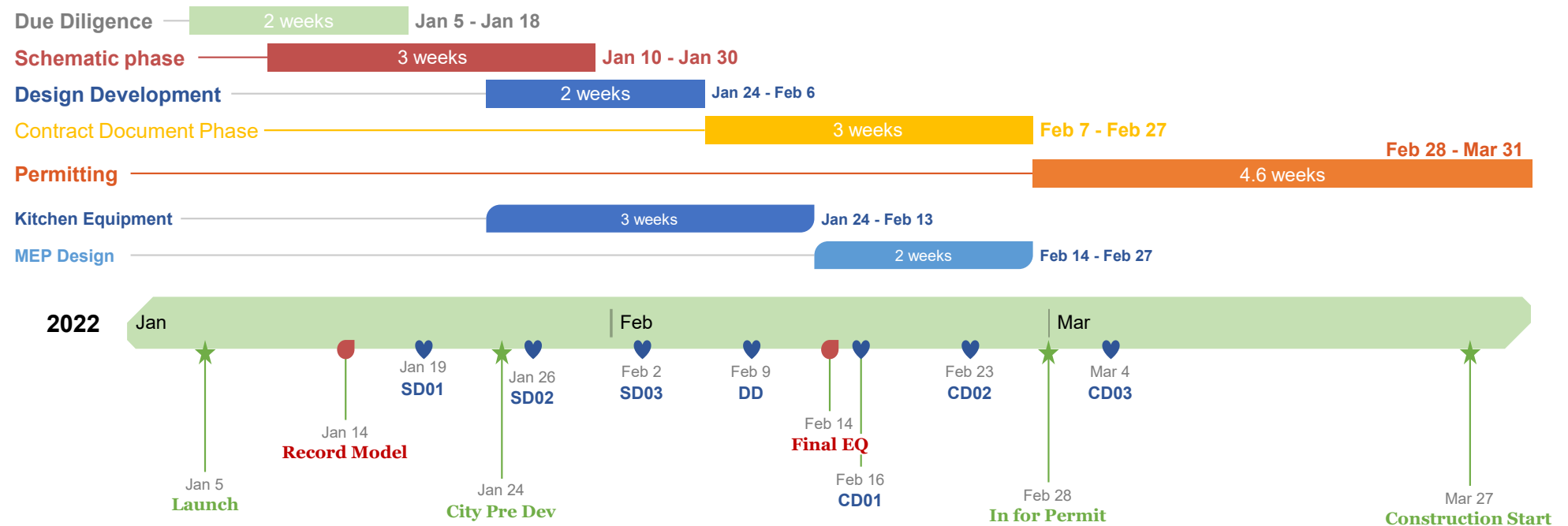
2. 08/27/12 K.L. CHANGED JAWBIT OF SIGN

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

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

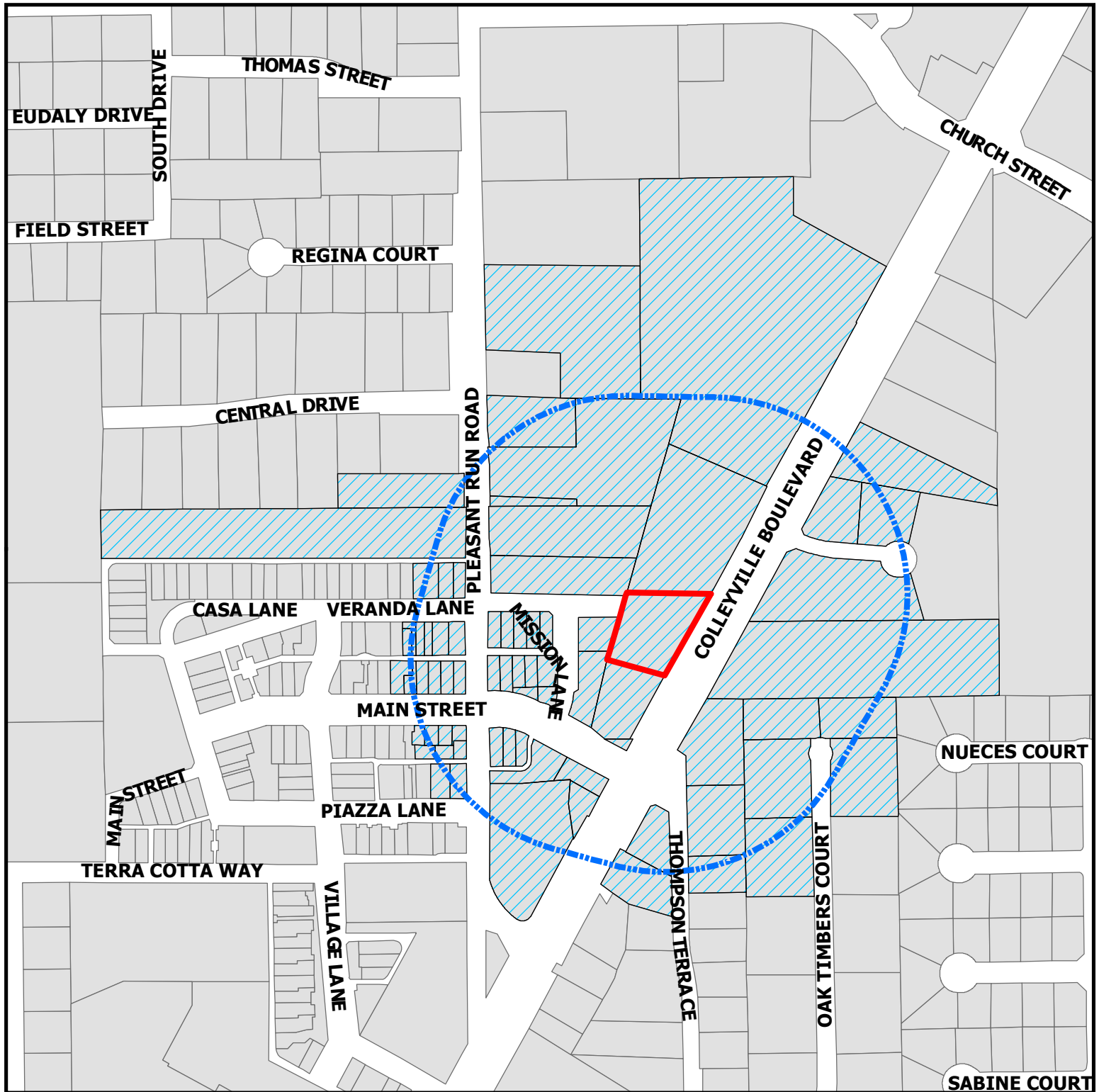
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Los Zafiros



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

Notification Map

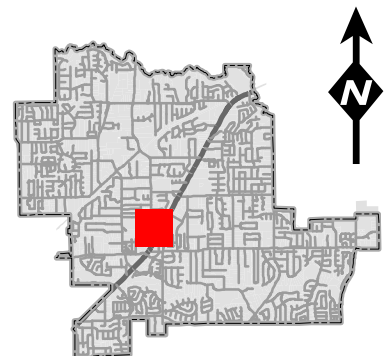


ZC22-005

5204 Colleyville Boulevard

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





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«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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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

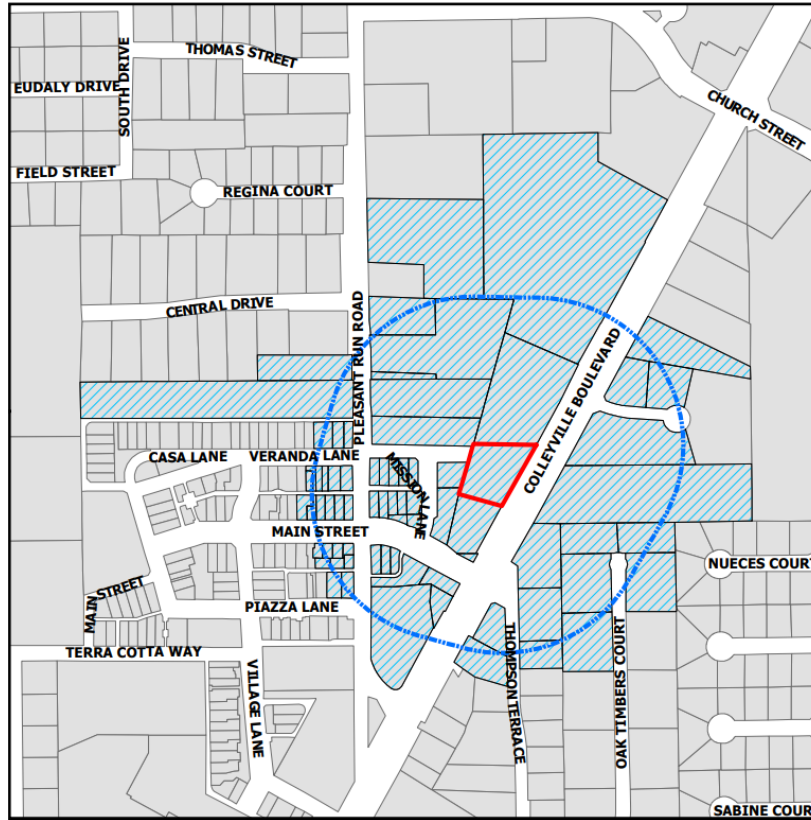
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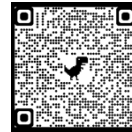
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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NOTICE OF PUBLIC HEARING



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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

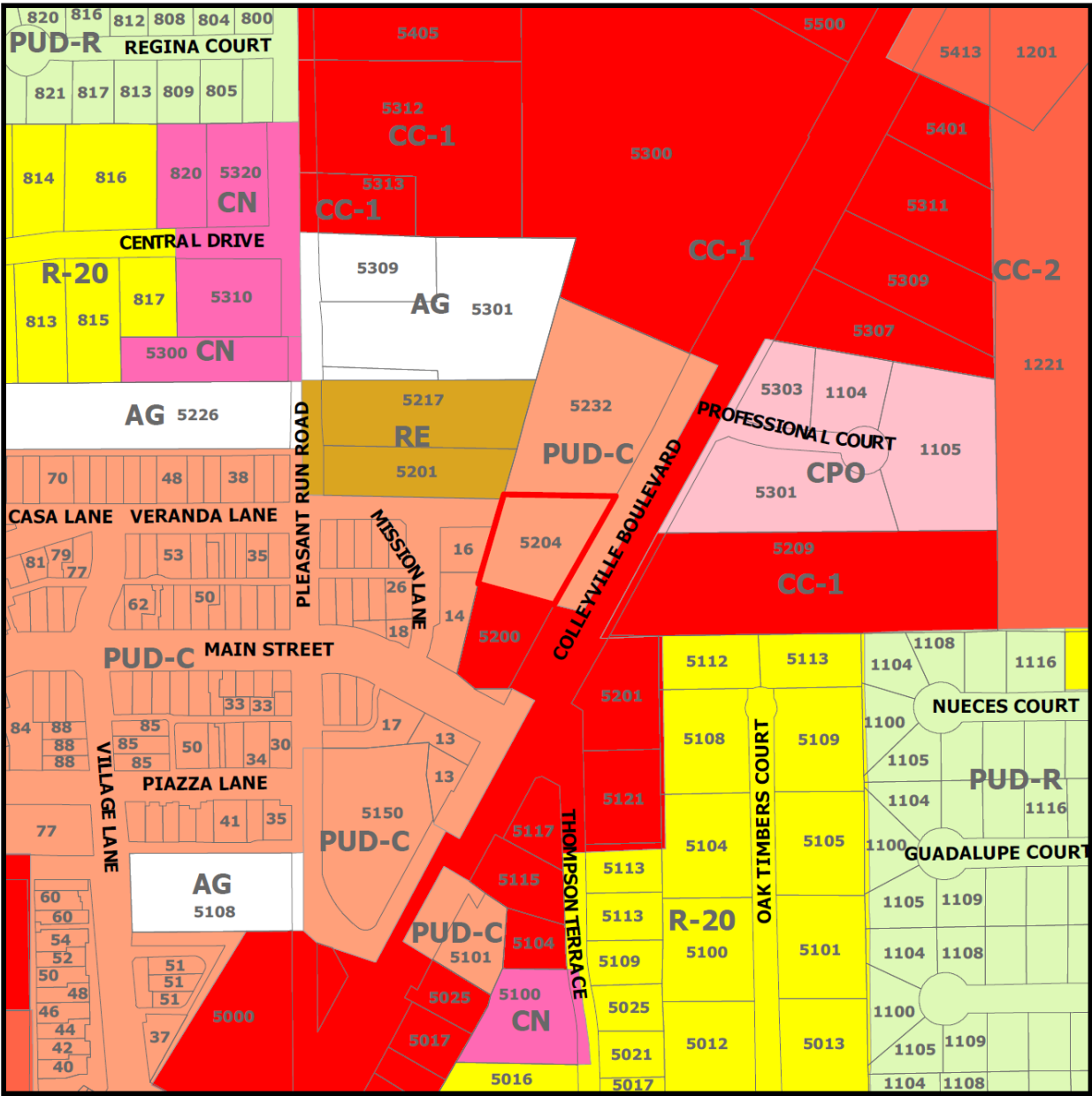
Christine Loven, TRMC
City Secretary

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 6d

Agenda Date 4/19/2022

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

Second Reading and Public Hearing

The applicant was present at the first reading and answered questions pertaining to the PUD-R request.

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

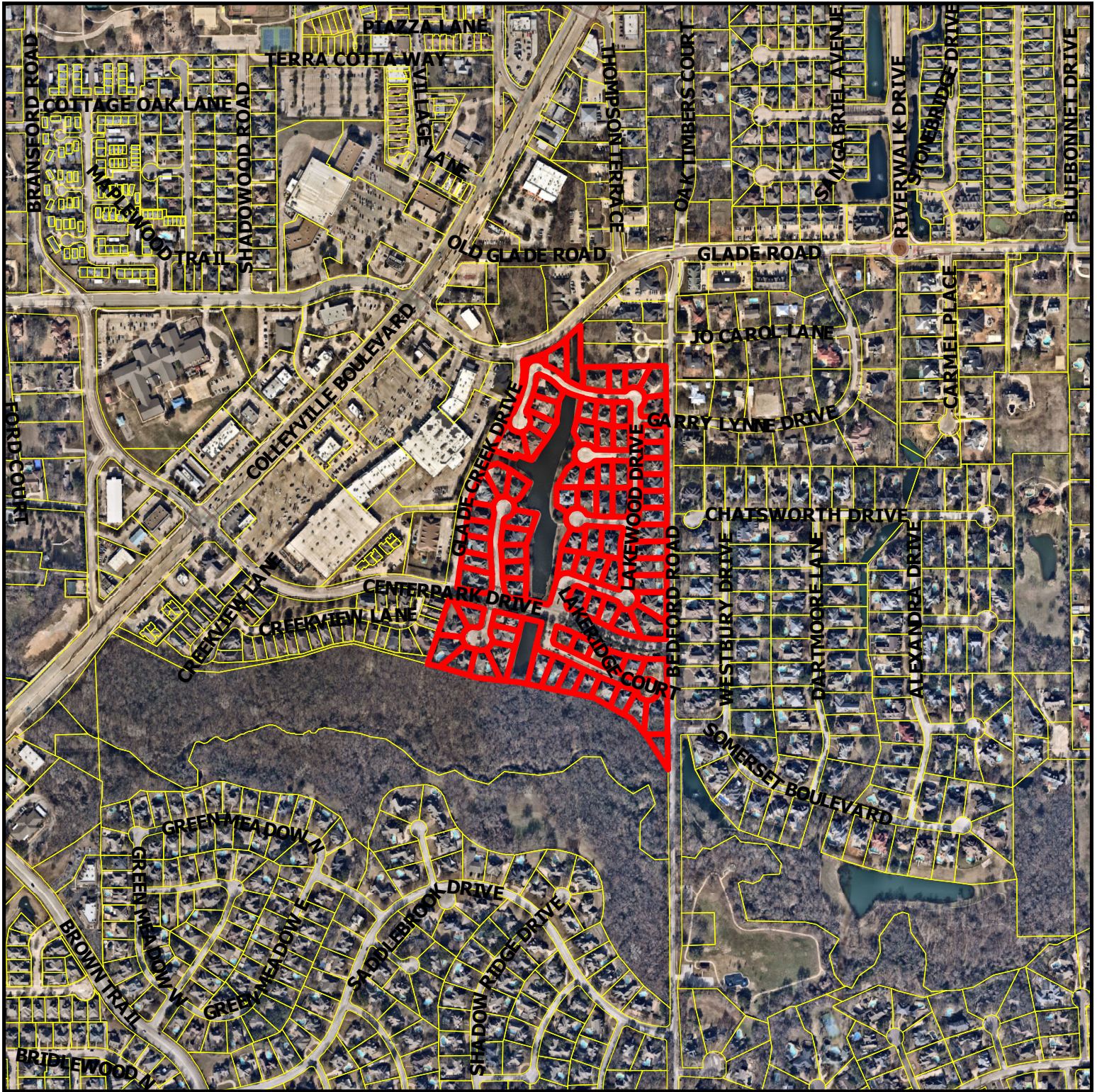
Approve

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



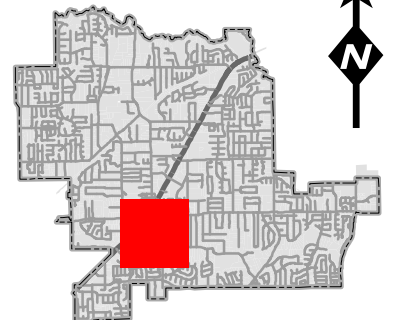
ZC22-008 Lakewood Estates

DISCLAIMER:

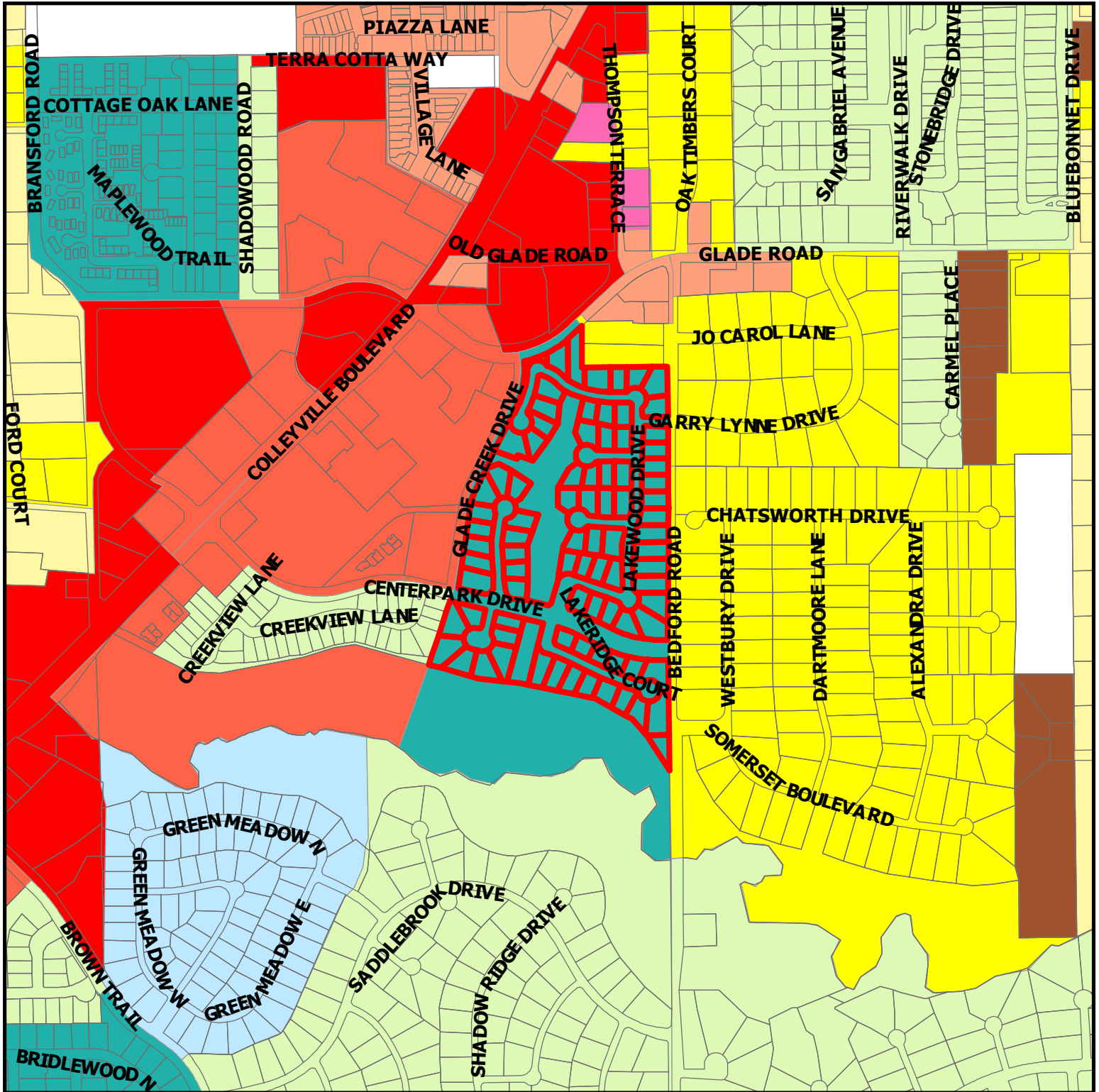
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



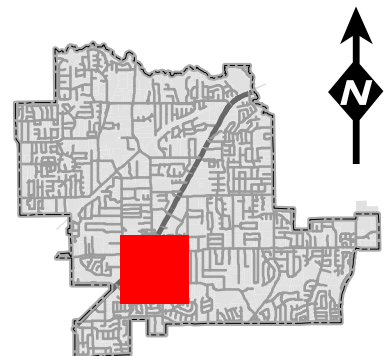
Zoning Map



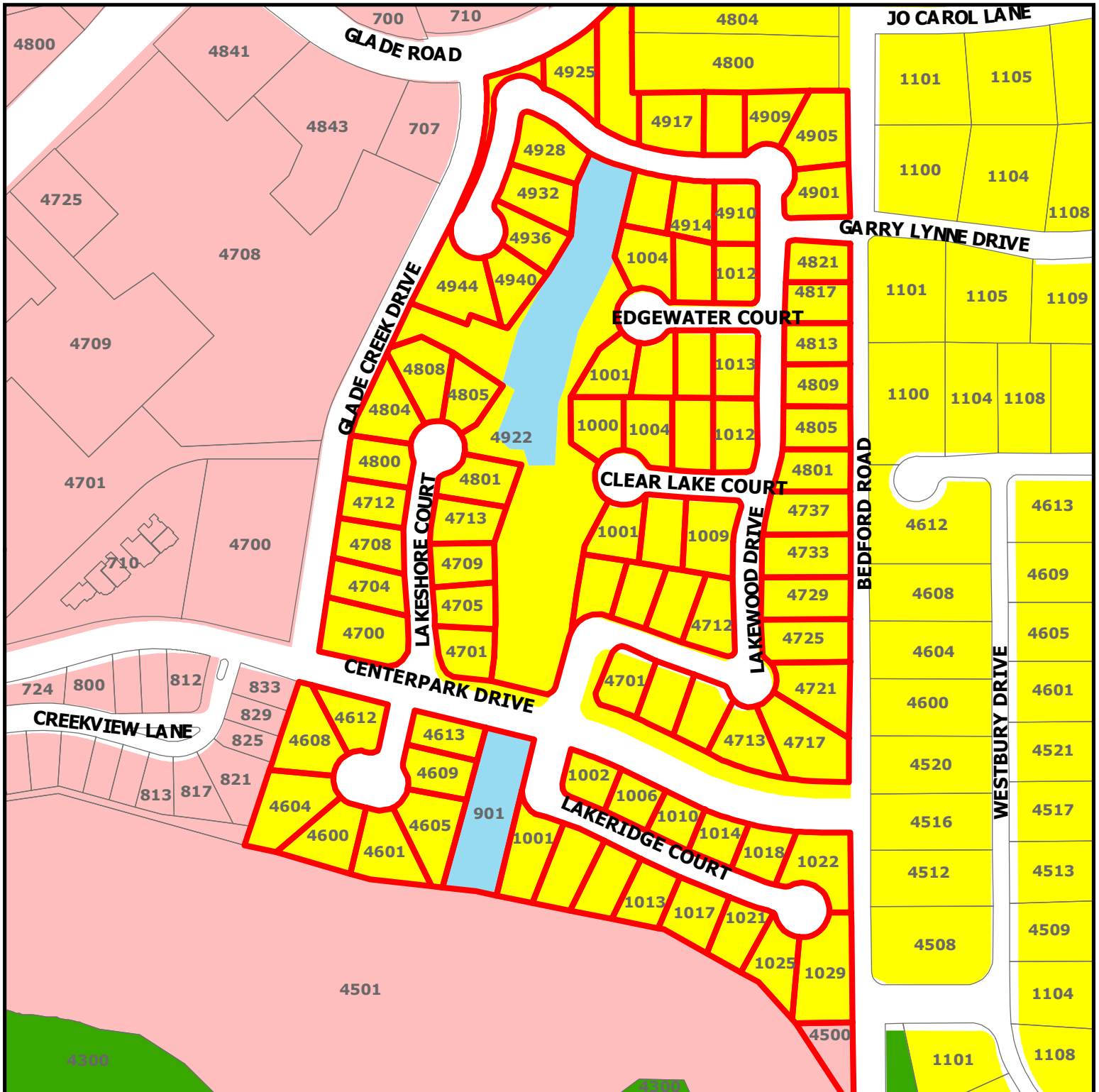
ZC22-008 Lakewood Estates

DISCLAIMER:
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 Subject Property



Future Land Use Map



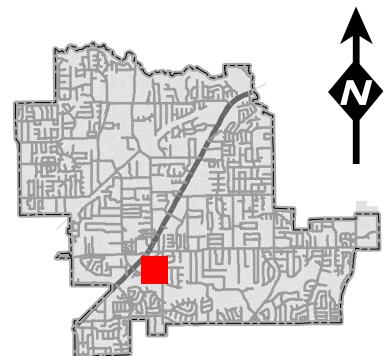
DISCLAIMER:

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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.

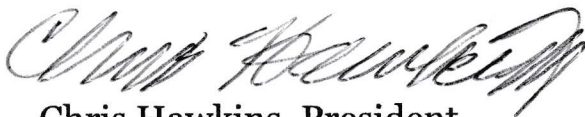
In any case, the subdivision is completely built out as a single family development. All but one lot was built on by 2000. My personal home was the last one, which I built in 2006 and my family and I moved in in June of that year.

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.

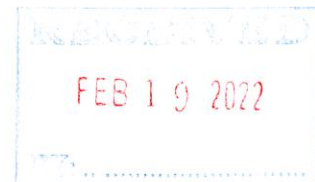
This is something I have long wanted to see corrected. The advantages will be that if a homeowner wants to add on to their home, or in the unfortunate circumstance of a rebuild from a fire or storm, the process of permitting with the city will be much simpler and will avoid the possibility of major difficulties 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.

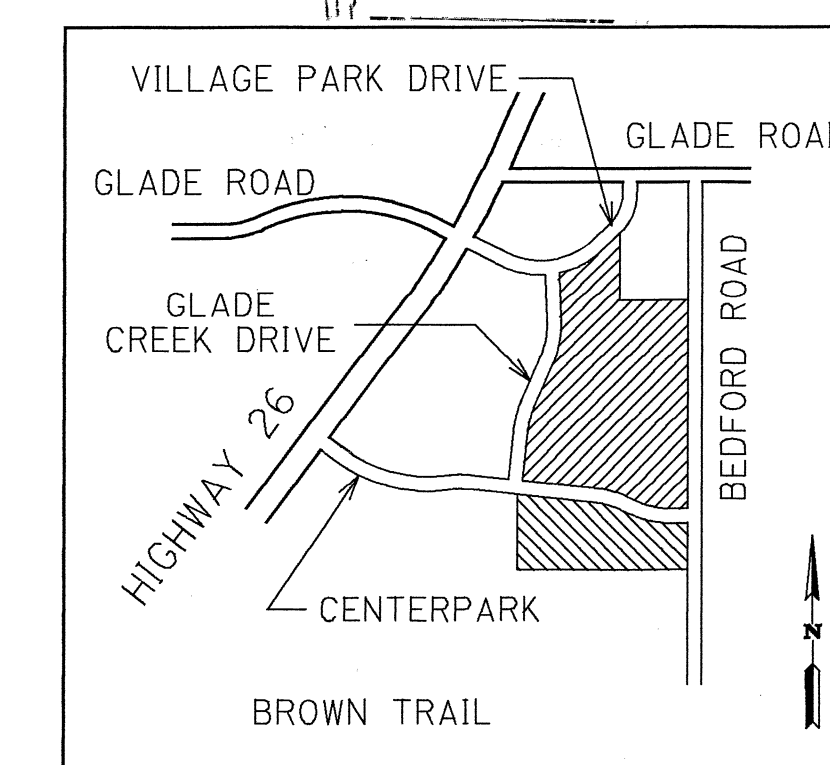
Chris Hawkins, President
HOA-Lakewood Estates



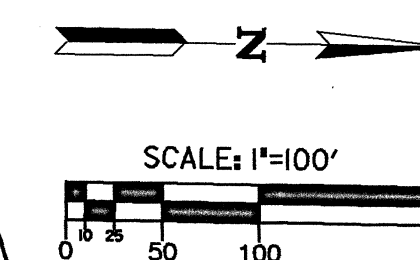
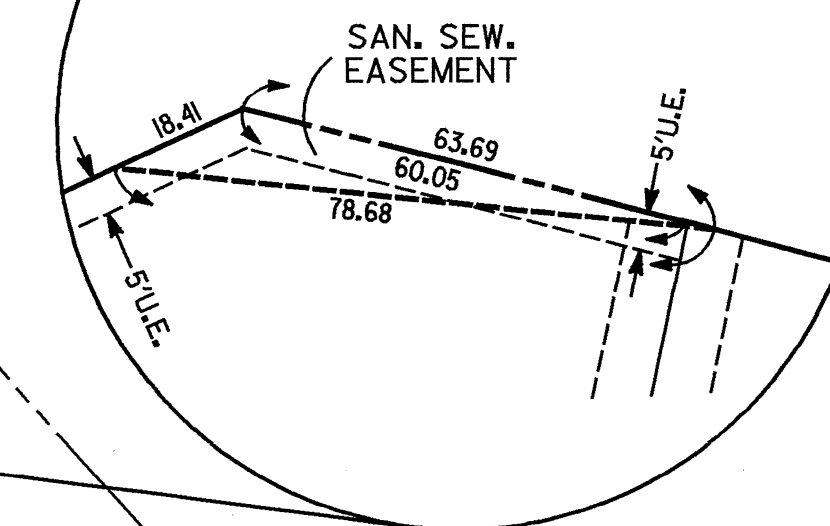
'95 FEB 17 AM 10:07

SUZANNE HENDERSON
COUNTY CLERK

117



LOCATION MAP - N.T.S.

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

SET BACK REQUIREMENTS

FRONT YARD.....25 FEET

SIDE YARD (STREET SIDE)15 FEET

SIDE YARD (INTERIOR SIDE)5 FEET

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

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

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

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

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

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

FINAL PLAT
OF

LAKEWOOD ESTATES

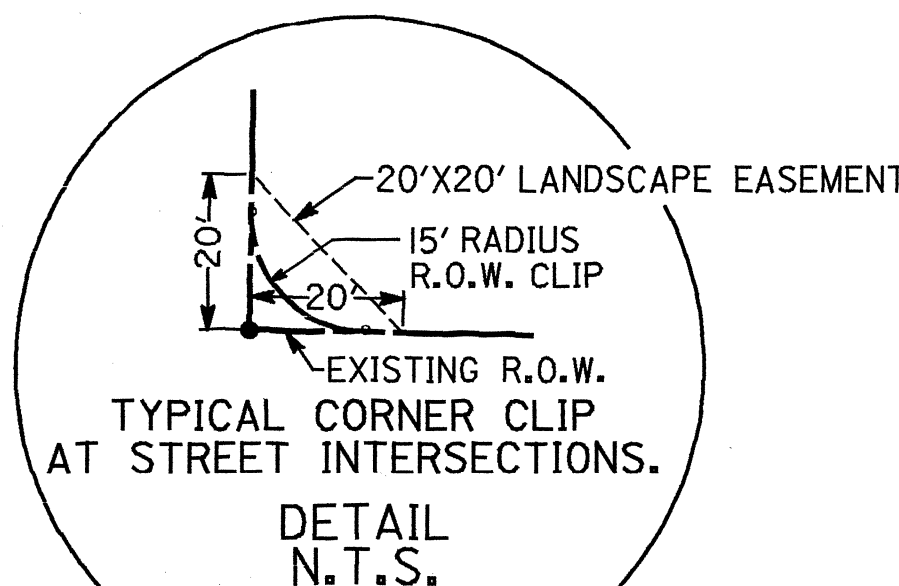
SITUATED IN THE
T.W. POULSON SURVEY, ABSTRACT No. 1248
AND THE
T.J. CHRISTIAN SURVEY, ABSTRACT No. 275CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

SHEET 1 OF 2

RUST LICHLITER/JAMESON

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

LAKEWOOD

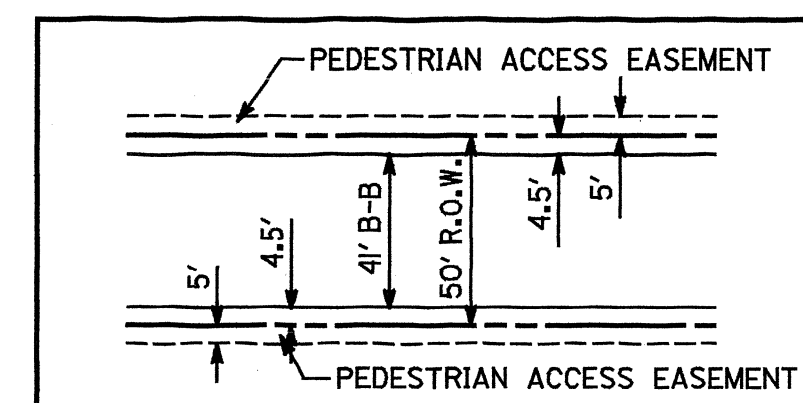
SEE SHEET 2 FOR
LINE TABLE, CURVE TABLE,
ADDITIONAL LOT DATA AND
FINISHED FLOOR ELEVATIONS

LEGEND

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

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

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

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

GLADE CREEK DRIVE DETAIL

TO BE CONVEYED TO THE
CITY OF COLLEYVILLE

S-00-58-37-W 490.76

S-00-58-37-W 808.52

S-01-23-37-W 465.46

S-01-23-37-W 384.56

S-01-23-37-W 208.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

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S-01-23-37-W 100.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

S-01-23-37-W 100.00

NOTES:

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

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

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

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

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

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

ALL STREET WITHIN THIS ADDITION ARE PRIVATE AS PER GENERAL NOTES

APPROVED:

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

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

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

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

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

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

DEVELOPER/OWNER

ESTATES OF VILLAGE PARK INC.,
A TEXAS CORPORATION
1905 INDUSTRIAL BLVD.
COLLEYVILLE, TEXAS 76034FILED: Cal. A, Slide 2124
on 02/17/95

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:

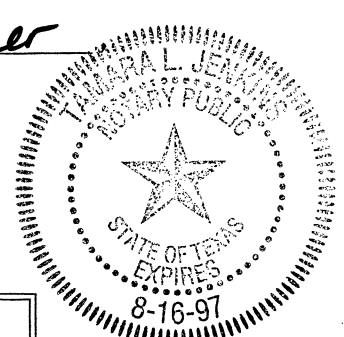
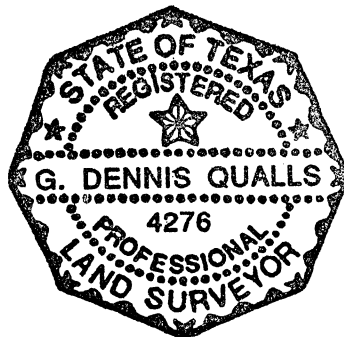
That, I, G. Dennis Qualls of RUST Lichliter/Jameson & Associates,
Inc., a Registered Professional Land Surveyor of the State of
Texas, do hereby declare that I prepared this plat from an actual
and accurate survey of the land and that the corner monuments
shown thereon were properly placed under my personal 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 real property as LAKEWOOD ESTATES, containing Lots 1-47, Block A, Lots
116, Block B, and Lots 124, Block C, an addition to the City of Colleyville, Tarrant County,
Texas and do hereby dedicate to the public's use forever the street Rights-of-Way and
the easements shown hereon. The easements being hereby dedicated for the mutual use
of and accommodation of the City of Colleyville, and all public utilities desiring to use
the same. All and any public utility and the City of Colleyville shall have the right to remove
and keep removed all or parts of any buildings, fences, shrubs, trees, or other
improvements or growths which in any way endanger or interfere with the construction,
maintenance or efficiency of its respective systems on said easements, and the City of
Colleyville and all public utilities shall, at all times, have the full right of ingress and egress
to or from, and upon said easements for the purpose of constructing, reconstructing,
inspecting, patrolling, maintaining and adding to or removing all or parts of its respective
systems without the necessity at any time of procuring the permission of anyone. This
plat is approved subject to all platting ordinances, rules, regulations, and resolutions of
the City of Colleyville, Texas.

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

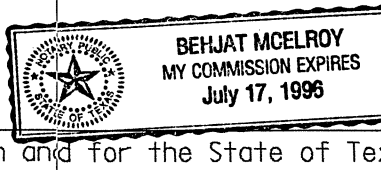
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION

By: MICHAEL D. DEES - PRESIDENT

BEFORE ME, the undersigned authority on this day personally appeared Michael D. Dees, President of
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION, known to me to be the person whose name is
subscribed to the foregoing instrument, and acknowledged to me that he executed the same for
the purposes and considerations therein expressed.

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

Notary Public in and for the State of Texas



Notary Public in and for the State of Texas

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

CHAIRMAN - LUANN EDWARDS 01/10/94 DATE

SECRETARY - JAN HOESBROEN 01/13/94 DATE

MAYOR - CHRYL FELZEL 10/13/94 DATE

SECRETARY - JEAN HARRIS 10/18/94 DATE

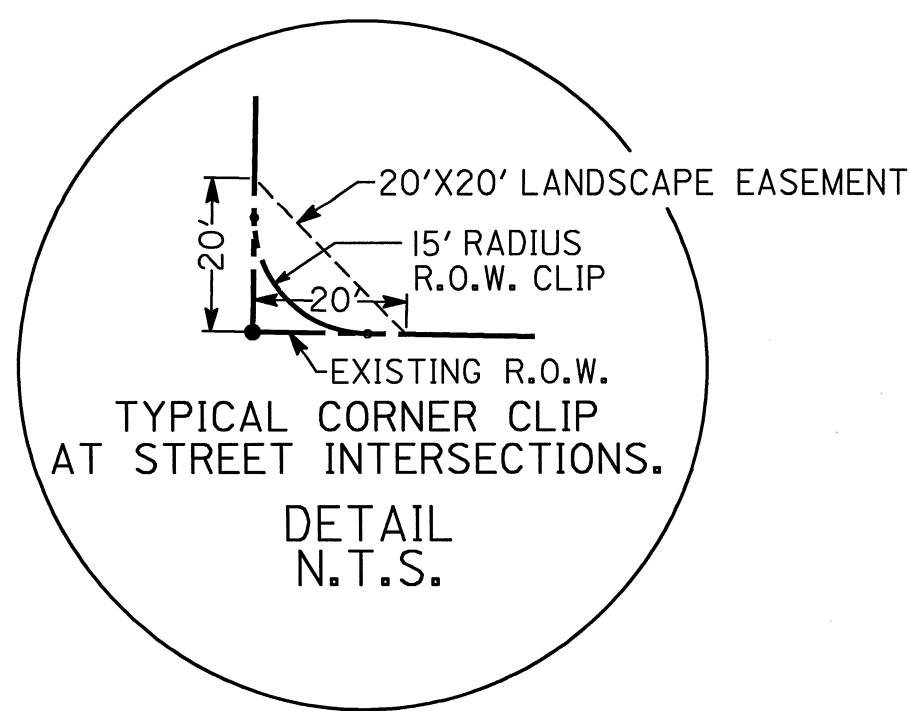
THE PRELIMINARY PLAN OF THIS ADDITION WAS APPROVED BY THE CITY COUNCIL OF
COLLEYVILLE ON NOVEMBER 2, 1993.

CURVE TABLE

CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
1	435.00	120.39	232.05	234.89	30°58'18"	N-63°30'40"-E
2	470.00	107.09	208.82	210.58	29°40'16"	N-76°11'15"-W
3	830.00	93.69	186.19	186.99	12°52'49"	N-69°47'32"-W
4	375.00	56.28	111.31	111.73	17°04'14"	N-18°04'56"-E
5	425.00	112.82	217.73	220.18	29°41'00"	N-11°46'33"-E
6	435.00	110.60	214.36	216.62	29°31'53"	N-64°42'52"-E
7	1276.08	102.35	204.05	204.27	09°10'17"	N-77°05'54"-W
8	360.00	45.71	90.70	90.94	14°28'26"	N-06°31'51"-E
9	425.00	105.90	205.67	207.79	28°08'10"	N-12°36'55"-E
10	15.00	12.91	19.03	20.61	78°43'36"	N-37°58'34"-E
11	435.00	113.70	220.02	222.43	29°17'51"	N-62°41'20"-E
12	15.00	14.89	21.14	23.45	89°35'00"	S-46°11'08"-W
13	1121.08	210.06	412.93	415.31	21°13'31"	N-78°24'36"-W
14	12.00	5.06	9.32	9.57	45°41'17"	N-44°57'12"-W
15	50.00	580.48	89.63	148.49	170°08'14"	S-72°46'05"-W
16	12.00	2.60	5.09	5.12	24°28'11"	S-00°04'28"-E
17	535.00	60.26	119.74	119.99	12°51'00"	S-18°35'09"-W
18	50.00	*	99.99	157.07	180°00'00"	S-17°26'12"-E
19	50.00	74.04	82.87	97.69	111°56'29"	N-17°18'17"-E
20	12.00	7.19	12.33	12.95	61°50'36"	N-07°44'38"-W
21	585.00	52.28	104.15	104.67	10°12'50"	N-18°04'15"-E
22	12.00	14.37	18.42	21.00	100°15'49"	N-63°05'44"-E
23	1171.08	165.29	327.34	328.41	16°04'04"	S-40°43'24"-E
24	12.00	10.85	16.10	17.64	84°14'04"	S-40°43'24"-E
25	12.00	12.00	16.97	18.85	90°00'00"	S-46°23'37"-W
26	12.00	6.03	10.78	11.18	53°21'39"	N-61°55'39"-W
27	50.00	*	69.68	250.21	286°43'18"	S-01°23'37"-W
28	12.00	6.03	10.78	11.18	53°21'39"	N-64°42'47"-E
29	12.00	12.00	16.97	18.85	90°00'00"	S-43°36'23"-E
30	150.00	21.53	42.62	42.76	16°20'00"	S-09°08'36"-E
31	12.00	9.06	14.46	15.52	74°05'01"	S-54°21'06"-W
32	1475.00	68.91	137.67	137.72	05°20'58"	N-85°55'54"-W
33	12.00	6.16	10.36	11.38	54°19'44"	N-56°05'33"-W
34	50.00	*	59.69	250.20	286°42'36"	S-07°43'02"-W
35	12.00	5.91	10.60	10.98	52°25'40"	N-70°34'34"-E
36	1525.00	71.87	143.58	143.63	05°23'47"	S-85°54'29"-E
37	12.00	15.90	19.16	22.18	105°54'59"	S-35°38'54"-E
38	200.00	28.70	56.82	57.01	16°20'00"	S-09°08'36"-W
39	12.00	16.95	19.99	22.81	109°23'50"	S-65°40'32"-W
40	990.00	31.42	62.81	62.82	03°38'09"	N-71°26'38"-W
41	50.00	46.95	69.95	77.48	88°46'50"	S-62°20'53"-W
42	15.00	13.91	20.40	22.43	85°39'42"	S-60°47'19"-W
43	25.00	25.00	35.36	39.27	90°00'00"	N-31°13'56"-W
44	250.00	38.33	75.78	76.07	17°26'04"	N-05°03'02"-E
45	200.00	23.16	46.02	46.12	15°12'49"	N-02°56'25"-E
46	12.00	6.24	13.58	14.44	68°59'29"	N-44°00'35"-E
47	50.00	*	62.65	246.46	282°25'03"	N-62°44'12"-W
48	12.00	3.61	6.92	7.01	33°29'32"	S-07°11'59"-E
49	250.00	26.96	57.53	57.65	13°12'49"	S-02°56'25"-W
50	200.00	30.67	60.82	60.86	17°26'04"	S-05°03'02"-E
51	25.00	25.06	35.40	39.33	90°07'57"	S-58°50'02"-W
52	15.00	13.93	20.42	22.46	85°46'44"	N-33°44'26"-E
53	25.00	25.69	35.83	39.95	91°33'55"	N-63°44'26"-E
54	940.00	6.98	13.96	13.96	00°51'04"	S-70°03'05"-E
55	12.00	6.03	10.78	11.18	53°21'39"	S-42°56'44"-E
56	50.00	*	36.07	188.60	216°07'08"	N-55°40'31"-E
57	12.00	6.03	10.78	11.18	53°21'39"	S-25°42'13"-W
58	150.00	21.53	42.62	42.76	16°20'00"	N-09°08'36"-E
59	200.00	28.70	56.82	57.01	16°20'00"	N-09°08'36"-E
60	12.00	12.46	17.29	19.30	92°10'22"	N-47°28'48"-E
61	1171.08	26.46	52.32	52.92	02°35'21"	S-67°43'41"-E
62	15.00	15.11	21.29	23.67	90°24'58"	S-43°46'53"-E
63	15.00	15.00	21.21	23.56	90°00'00"	S-45°58'37"-W

CURVE TABLE

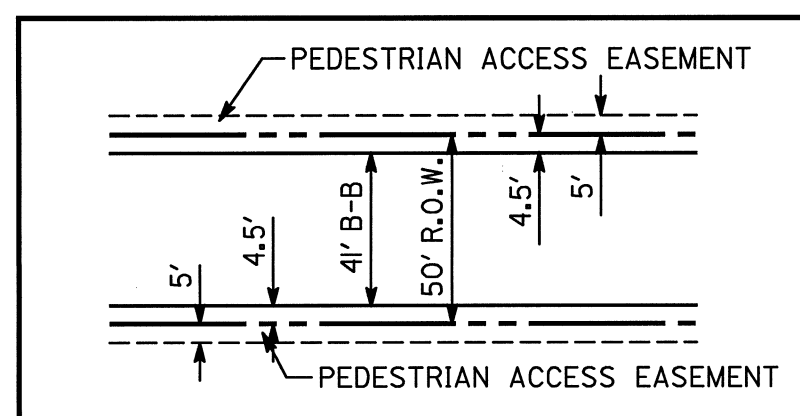
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
64	890.00	55.66	111.68	111.16	07°40'25"	N-67°11'19"-W
65	15.00	14.74	21.02	23.30	88°59'00"	N-26°32'02"-W
66	560.00	90.32	178.33	179.09	18°19'29"	N-17°21'21"-E
67	1146.08	249.55	487.68	491.44	24°34'08"	S-76°44'19"-E
68	1500.00	95.34	190.30	190.43	07°16'26"	S-84°58'10"-E
69	965.00	37.87	75.69	75.71	04°29'43"	S-71°52'25"-E
70	175.00	25.11	49.72	49.89	16°20'00"	N-09°08'36"-E
71	175.00	25.11	49.72	49.89	16°20'00"	N-09°08'36"-E
72	225.00	34.50	68.20	68.46	17°26'04"	N-05°03'02"-E
73	225.00	25.06	51.77	51.89	13°12'48"	N-02°56'25"-E
74	530.00	120.76	235.48	237.46	25°40'16"	N-76°11'15"-W
75	770.00	86.92	172.73	173.10	12°52'49"	N-69°47'32"-W
76	15.00	16.14	21.97	24.66	94°11'24"	S-29°08'14"-E
77	270.00	9.88	19.74	19.74	04°11'24"	S-15°51'46"-W
78	50.00	47.52	68.83	76.00	87°05'19"	S-29°46'34"-E
79	615.00	53.63	105.86	106.99	09°58'05"	S-68°20'09"-E
80	685.00	25.03	50.02	50.03	04°41'05"	S-65°26'40"-E
81	250.00	21.23	42.31	42.36	09°42'30"	S-72°23'27"-E
82	12.00	7.59	12.83	13.53	64°37'03"	S-44°56'11"-E
83	50.00	*	69.95	248.62	284°53'51"	N-24°55'25"-E



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

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

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



GLADE CREEK DRIVE DETAIL

NOTES:

1. 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.
2. 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.
3. Bearing systems based on the deed filed June 16, 1993 in Volume 11103, Page 1974, R.P.R.T.C.T.
4. 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.
5. 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.)
6. 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.
7. All streets, though privately owned, shall be built according to construction standards as specified in the Colleyville Ordinance, Chapter 9, Section 8.
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.
9. All private streets shown include in the full width of the street an easement for Water, Sanitary Sewer, Drainage, Electrical Gas, Telephone, Cable Television and other utilities needed to serve this addition.

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

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

APPROVED BY THE PLANNING COMMISSION AND CITY COUNCIL OF COLLEYVILLE, TEXAS - 05/13/96

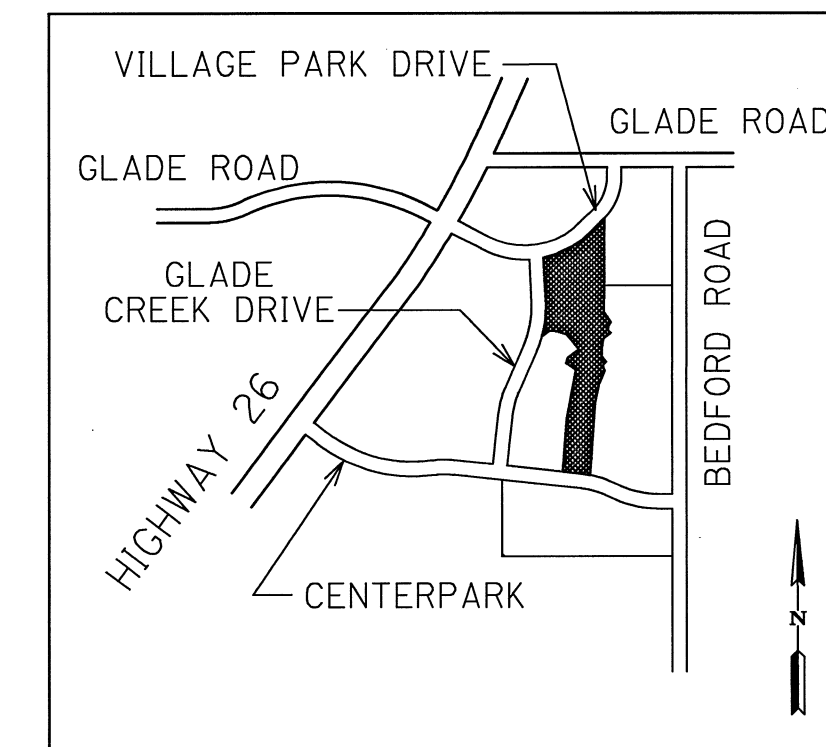
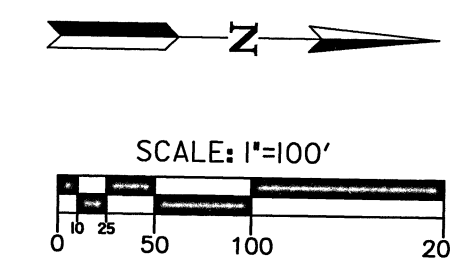
CHAIRMAN

SECRETARY

MAYOR - COUNCIL APPROVED ON 05/21/96

SECRETARY

VILLAGE PARK TRACT V VOL. 388-195, PG. 23 P.R.T.C.T.
LOT 2, BLOCK 2
REPLAT OF LOT 1, BLOCK 2 VILLAGE PARK AT COLLEYVILLE VOL. 388-218, PG. 33 P.R.T.C.T.
NOTE: THOSE LOTS BACKING ONTO GLADE CREEK DRIVE SHALL HAVE A 5' PEDESTRIAN AND ACCESS EASEMENT ALONG THE REAR LOT LINE ON WHICH NO FENCE SHALL BE CONSTRUCTED. (SEE DETAIL THIS PAGE)



LOCATION MAP - N.T.S.

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

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

SET BACK REQUIREMENTS

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

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

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

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

FILED IN

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

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

CITY OF COLLEYVILLE,
TARRANT COUNTY, TEXAS

SHEET 1 OF 2

RUST LICHLITER/JAMESON

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

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

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

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.

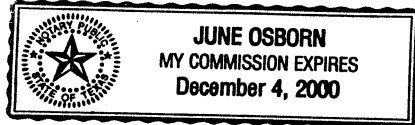
ESTATES OF VILLAGE PARK INC., A TEXAS CORPORATION

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.



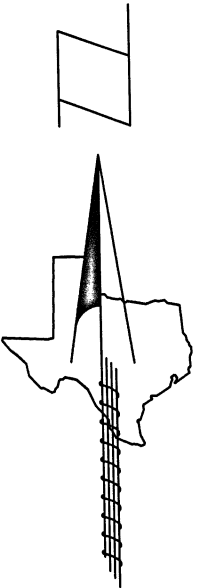
BEFORE ME, the undersigned authority on this day personally appeared Brian C. Wright, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

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.

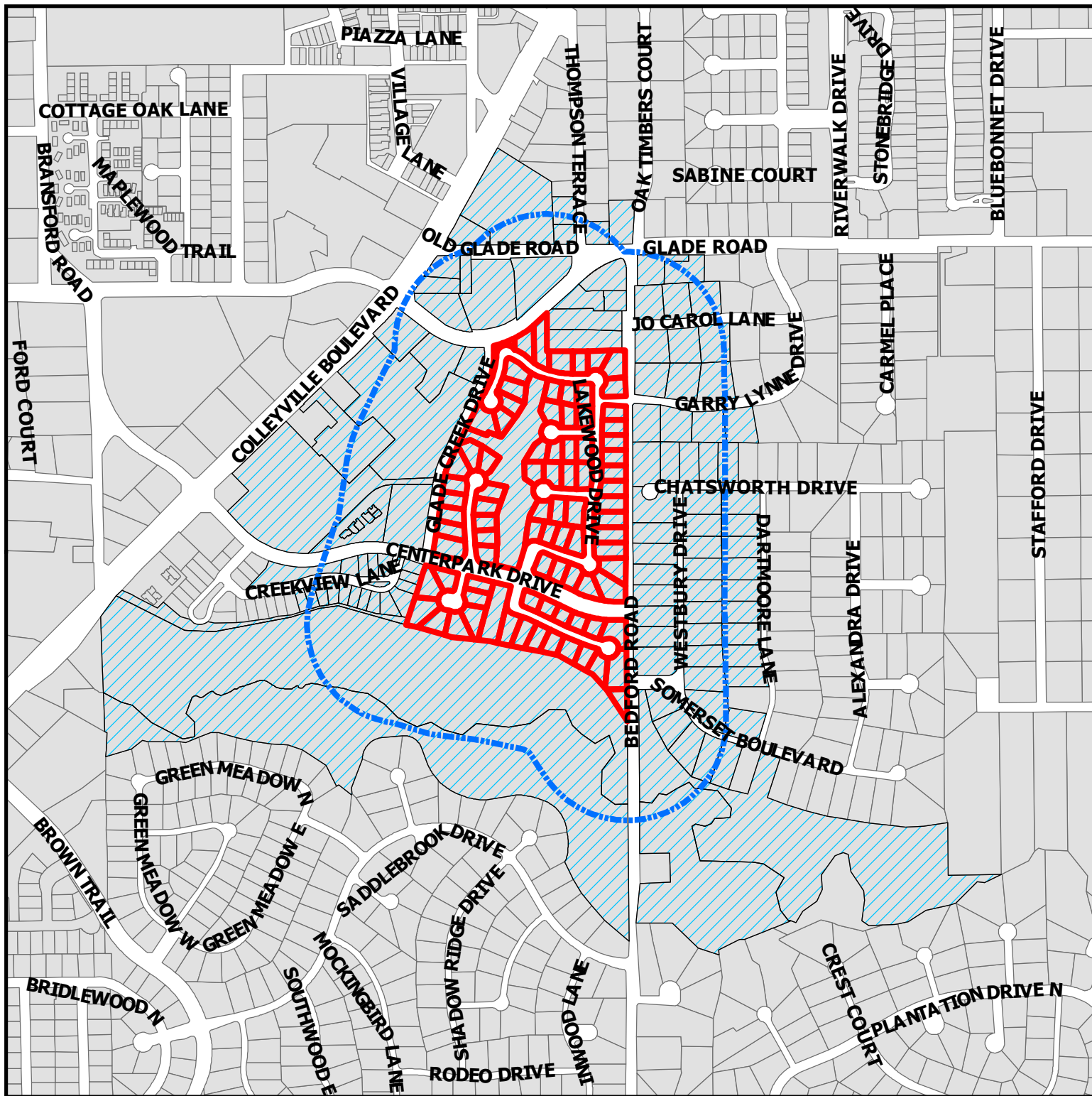
*filed Cab A, slides
3401/3402
on 03/10/97*



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

Amended Plat Lakewood Estates, Lot 12 R1, Block A ^{S-2904}

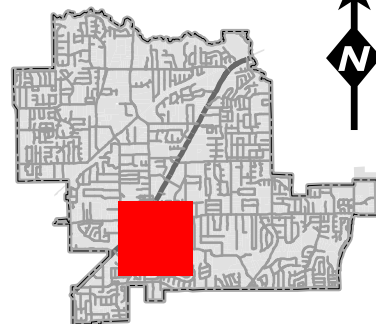
Notification Map



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

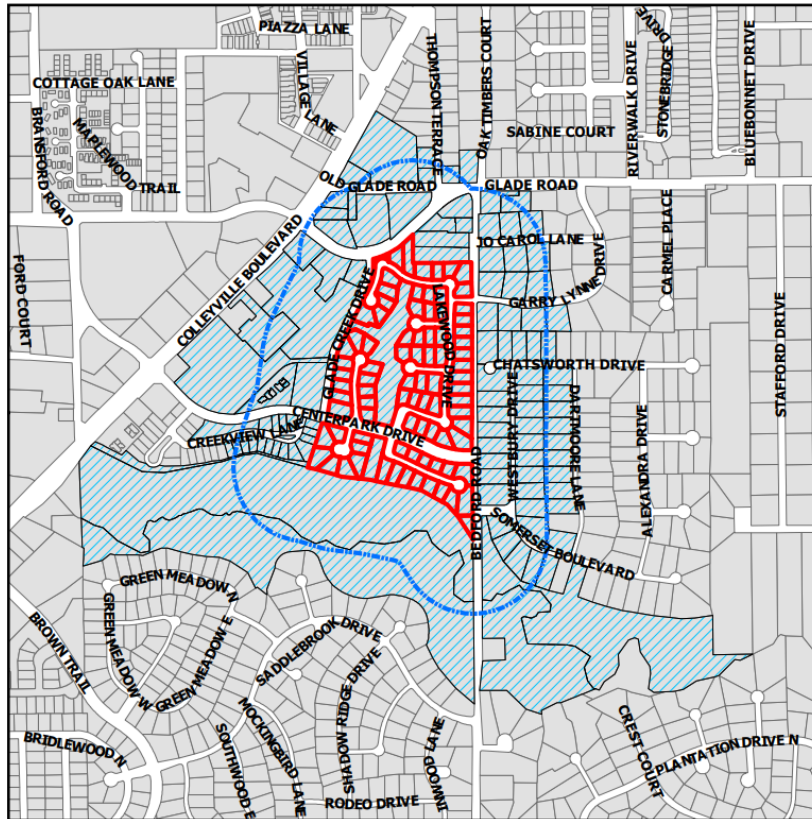
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

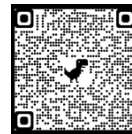
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

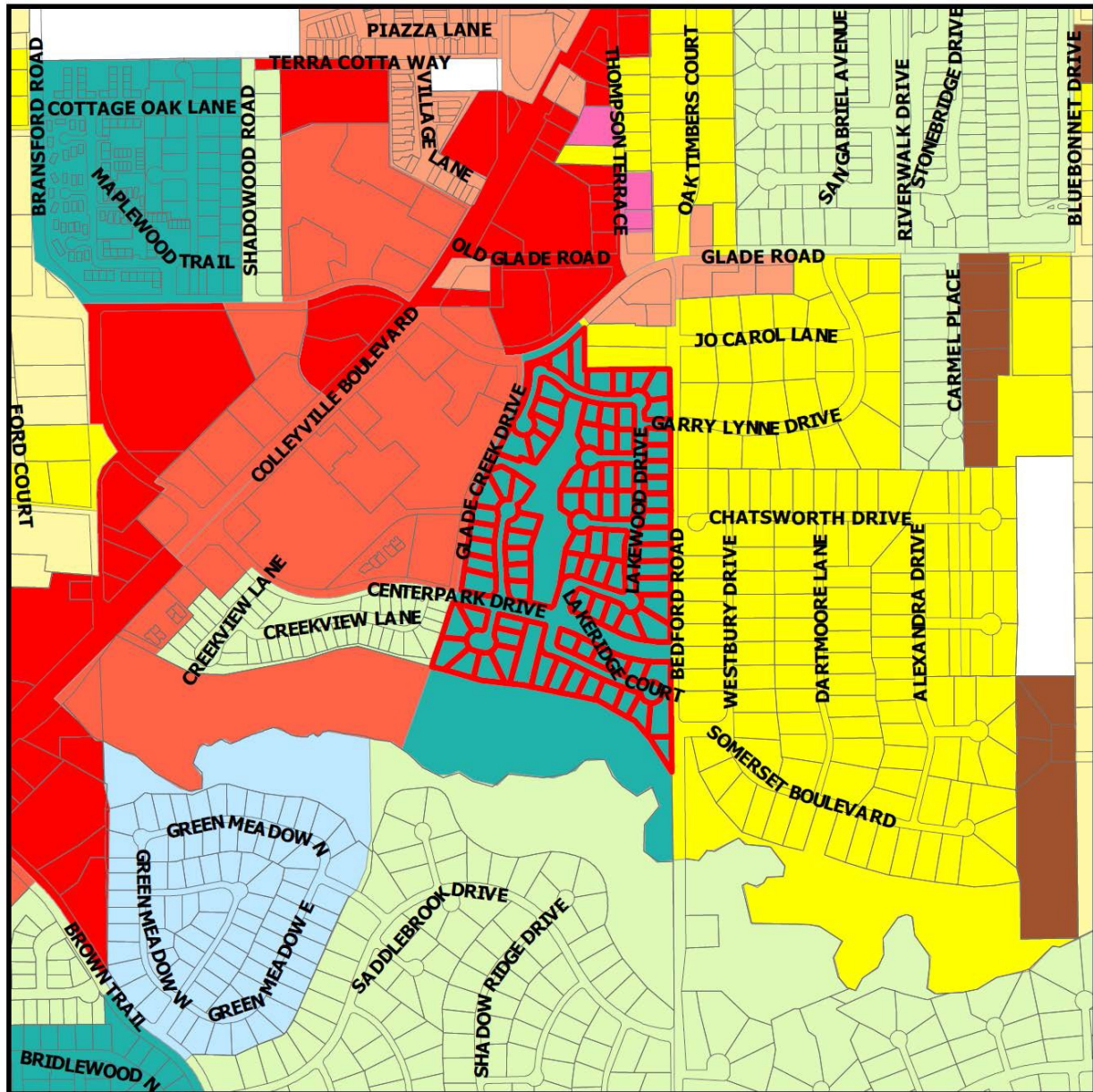
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

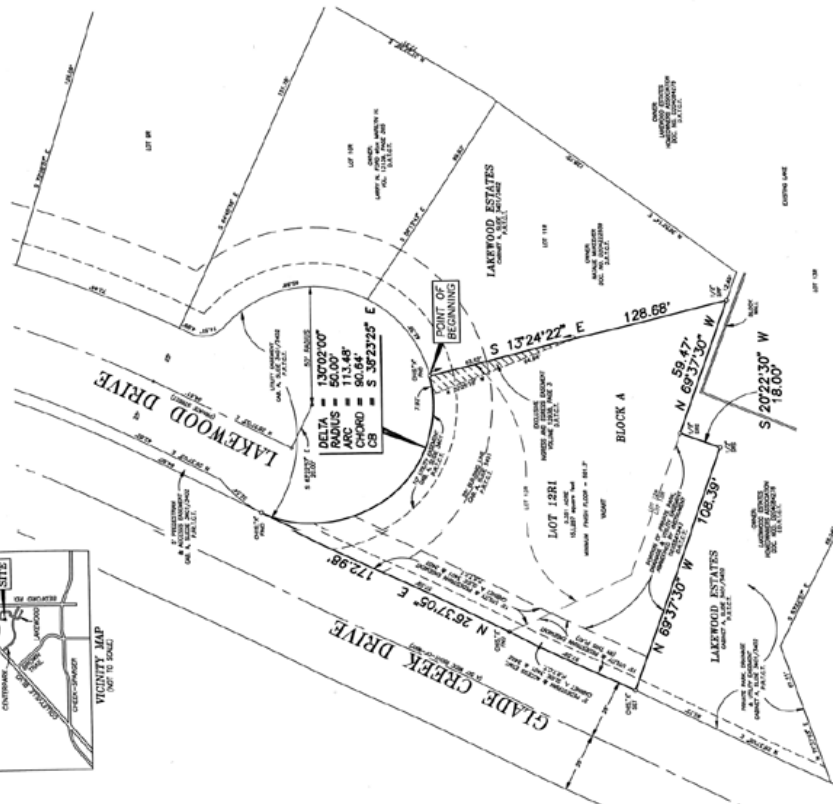
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map



[illegible]



STATE OF TEXAS
COUNTY OF TARRANT

WITNESSES MY HAND AND SEAL OF OFFICE THIS 11th day of January, 2006.

NOTARY PUBLIC
My Commission Expires 12/31/07

NOTES: THESE PLATS SHOW ALL LOTS BY THESE PRESENTS:

1. Lakewood Estates, an addition to the City of Colleyville, Texas, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 14, Page 1128.

2. Lakewood Estates, an addition to the City of Colleyville, Texas, as shown on the plat recorded in the Public Records of Tarrant County, Texas, Book 14, Page 1128.

3. The minimum depth required for this lot is 91.13 feet.

4. See Area Requirements:

Front Yard (from street) 15 feet
Side Yard (from side lot) 10 feet
Rear Yard 10 feet

(5) For residential lots which are a lot, additional to the minimum depth required for this lot, the minimum depth shall be 10 feet.

(6) For residential lots which are a lot, additional to the minimum depth required for this lot, the minimum depth shall be 10 feet.

(7) For residential lots which are a lot, additional to the minimum depth required for this lot, the minimum depth shall be 10 feet.

(8) The minimum depth required for this lot is 91.13 feet.

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(100) The minimum depth required for this lot is 91.13 feet.

STAFF APPROVAL AUTHORITY
I, the undersigned, being duly sworn, do hereby certify that the foregoing plat is a true and correct copy of the original plat on file in the office of the County Clerk of Tarrant County, Texas, and that the same is in accordance with the provisions of the Texas Land Surveying Act, Chapter 131, of the Texas Civil Statutes, as amended.

1/15/06
Chris Hawkins
County Clerk
Tarrant County, Texas

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
0.551 ACRE
ZONED "R-MF"

PREPARED: DECEMBER 30, 2005

OWNER/DEVELOPER:
CHRS HAWKINS, LLC
P.O. BOX 239
COLLEYVILLE, TEXAS 76034
(817) 812-2000
CONTACT: MR. CHRIS HAWKINS
FAX: (817) 281-4955

SURVEYOR:
PRISM SURVEYS, INC.
10000 W. HAWKINS BLVD., SUITE 100
FARMERSVILLE, TEXAS 77936
(817) 281-4955
FAX: (817) 281-4955

This plat filed in Cabinet B., Slide #3019, dated 1/15/06.

PROJECT NO. 05-2646 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 6e

Agenda Date 4/19/2022

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

Second Reading and Public Hearing

The applicant was present at the first reading and answered questions about the fence request. The City Council asked the applicant to consider and present alternative options for the fence location at the next meeting.

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.

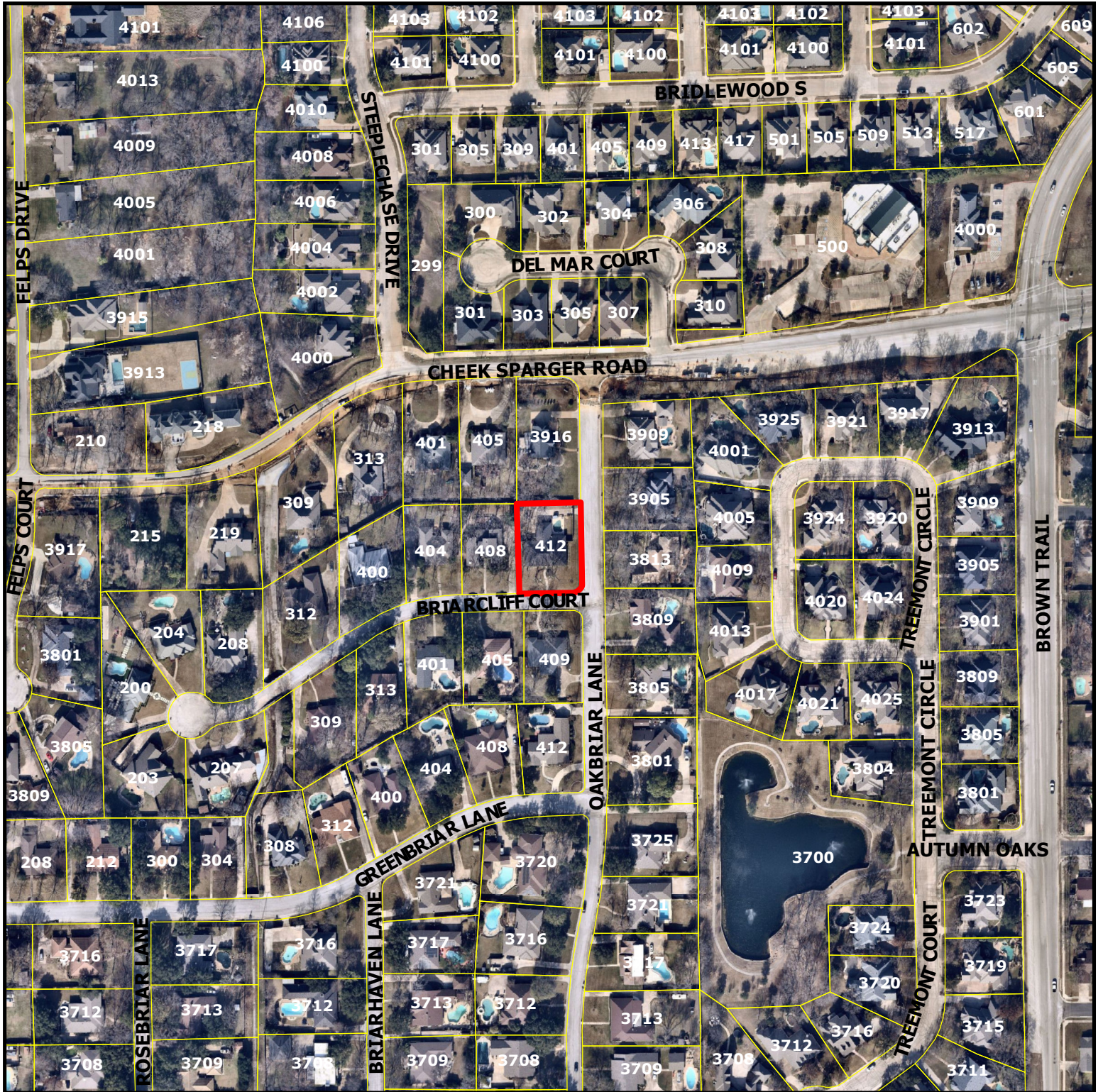
Recommendation

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

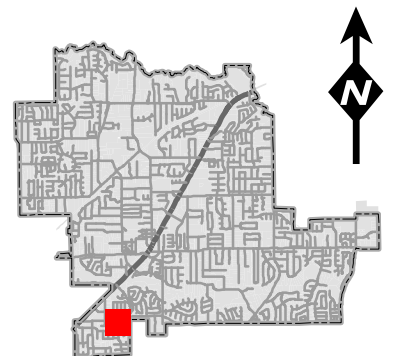
412 Briarcliff Court

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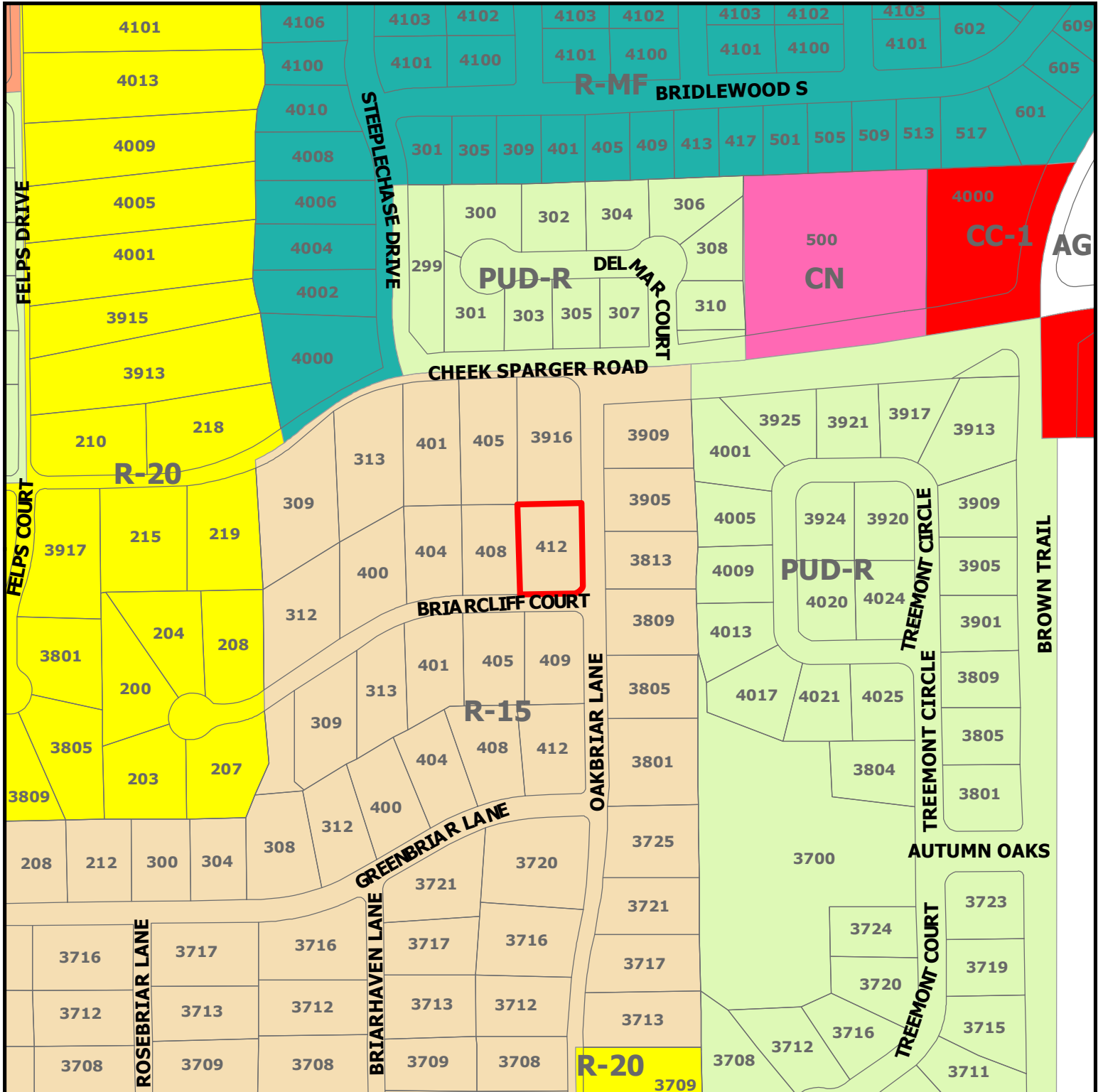
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Subject Property



Zoning Map



ZC22-010

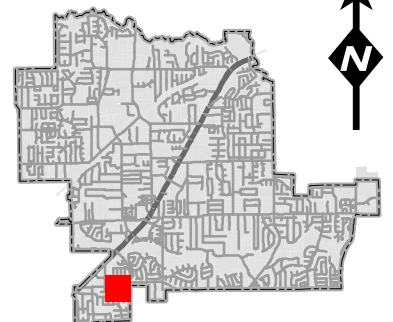
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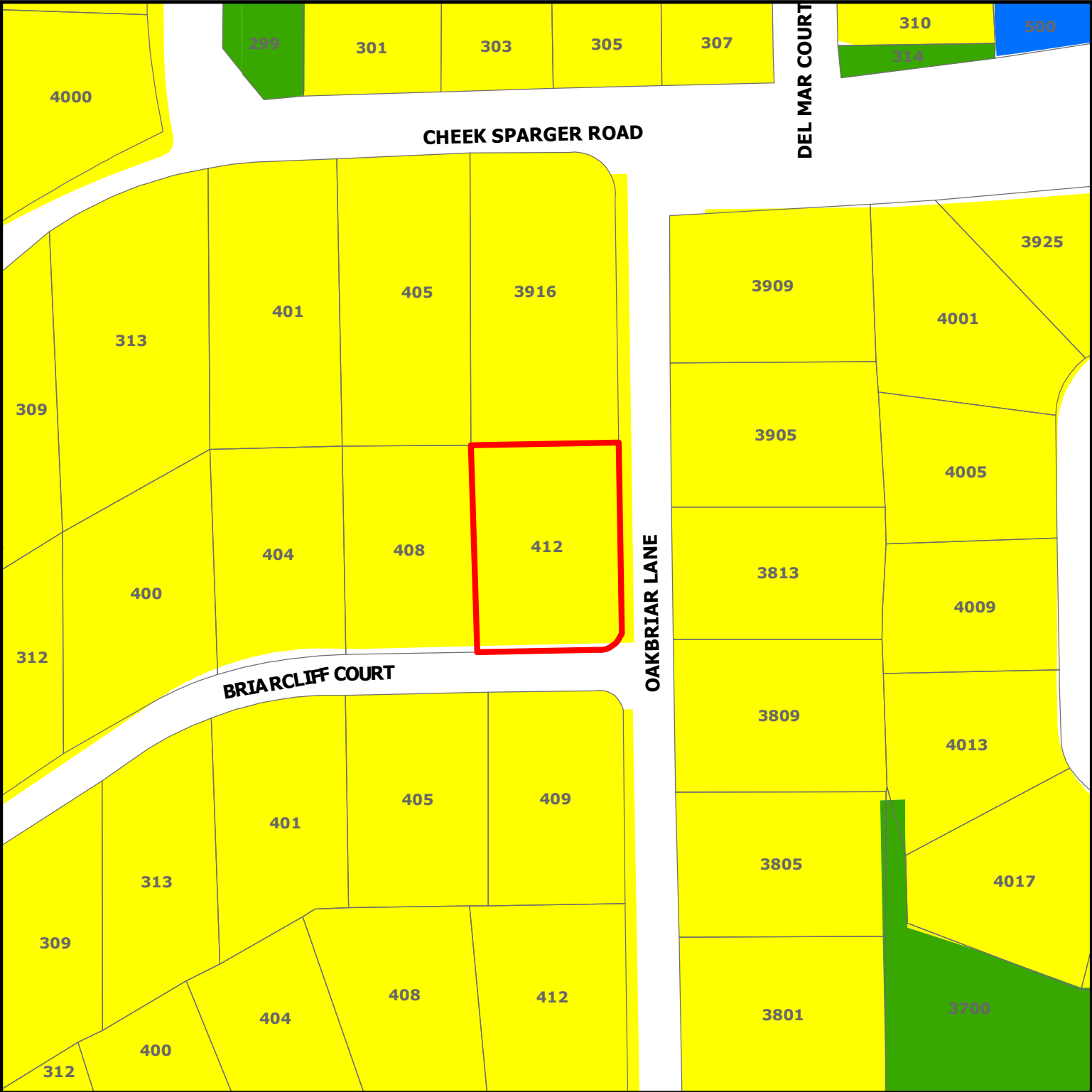
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Subject Property



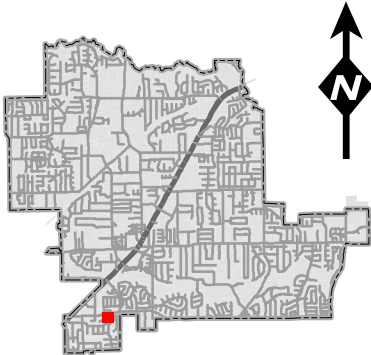
Future Land Use Map



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ZC22-010 412 Briarcliff Court

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



SUP Request

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

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

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

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

Thank you for your consideration.

Shelly Horton

DATE 115-06-93



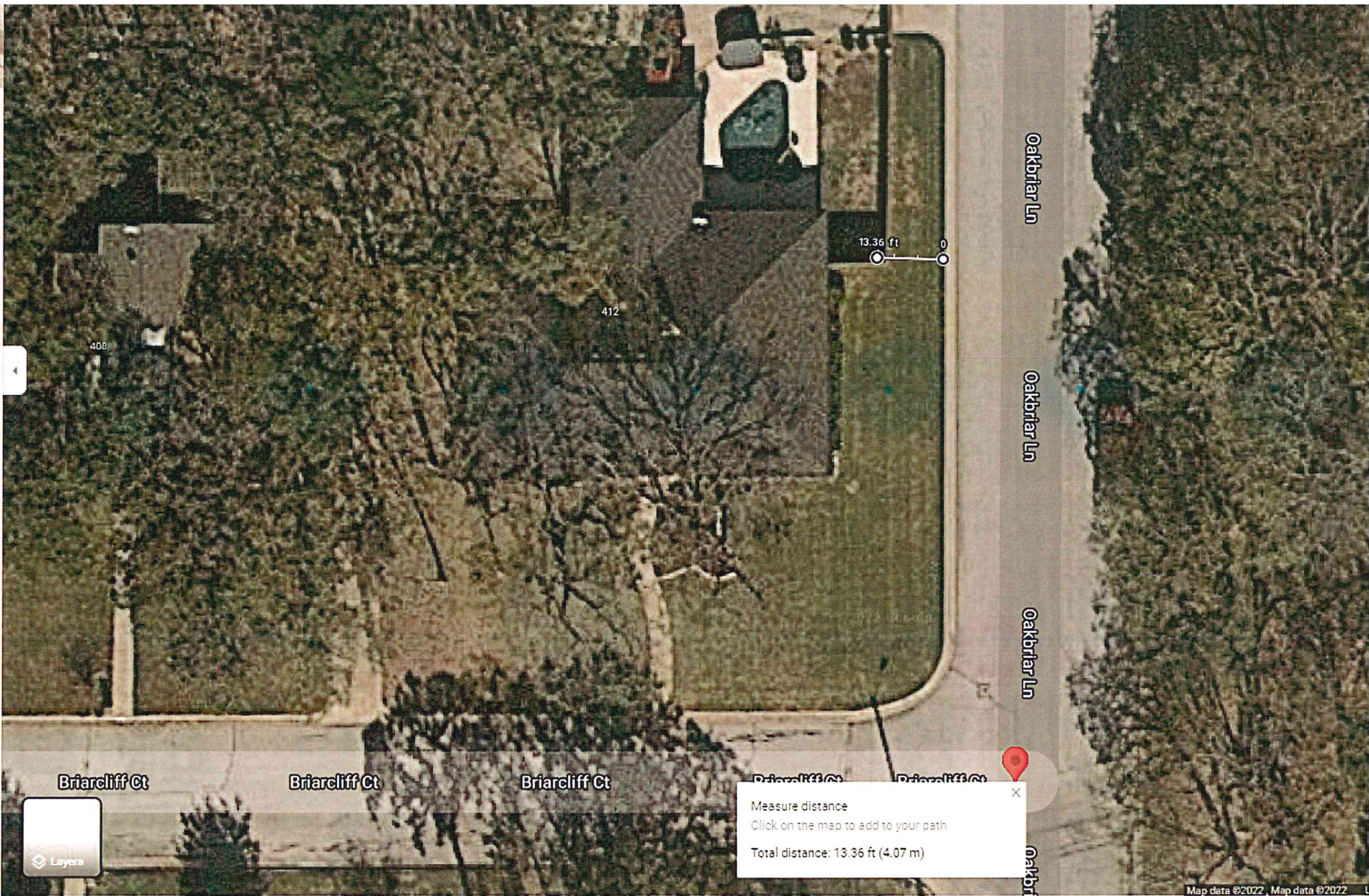
512 Briarcliff Ct

Colleyville, TX 76034

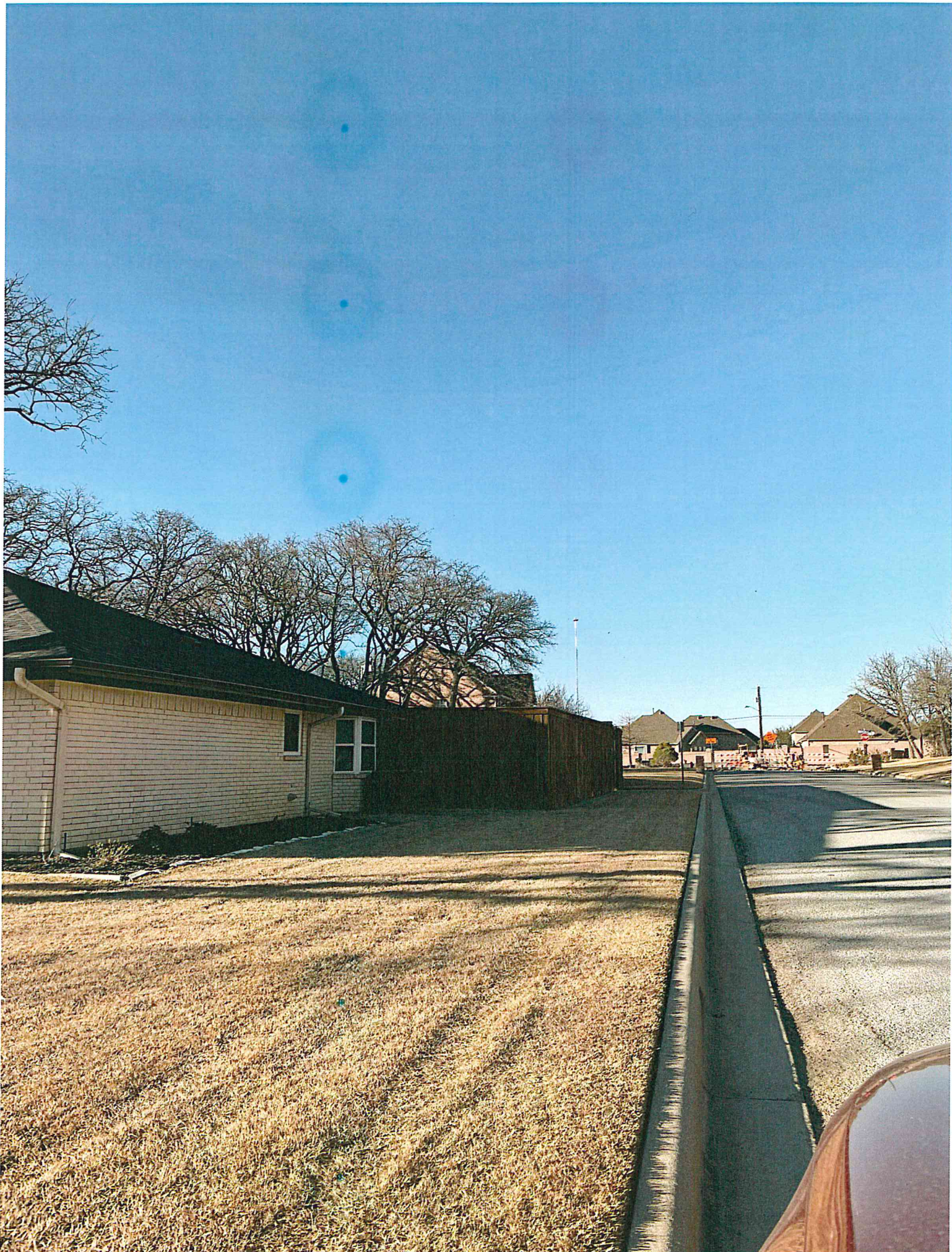
- Directions
- Save
- Nearby
- Send to your phone
- Share

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

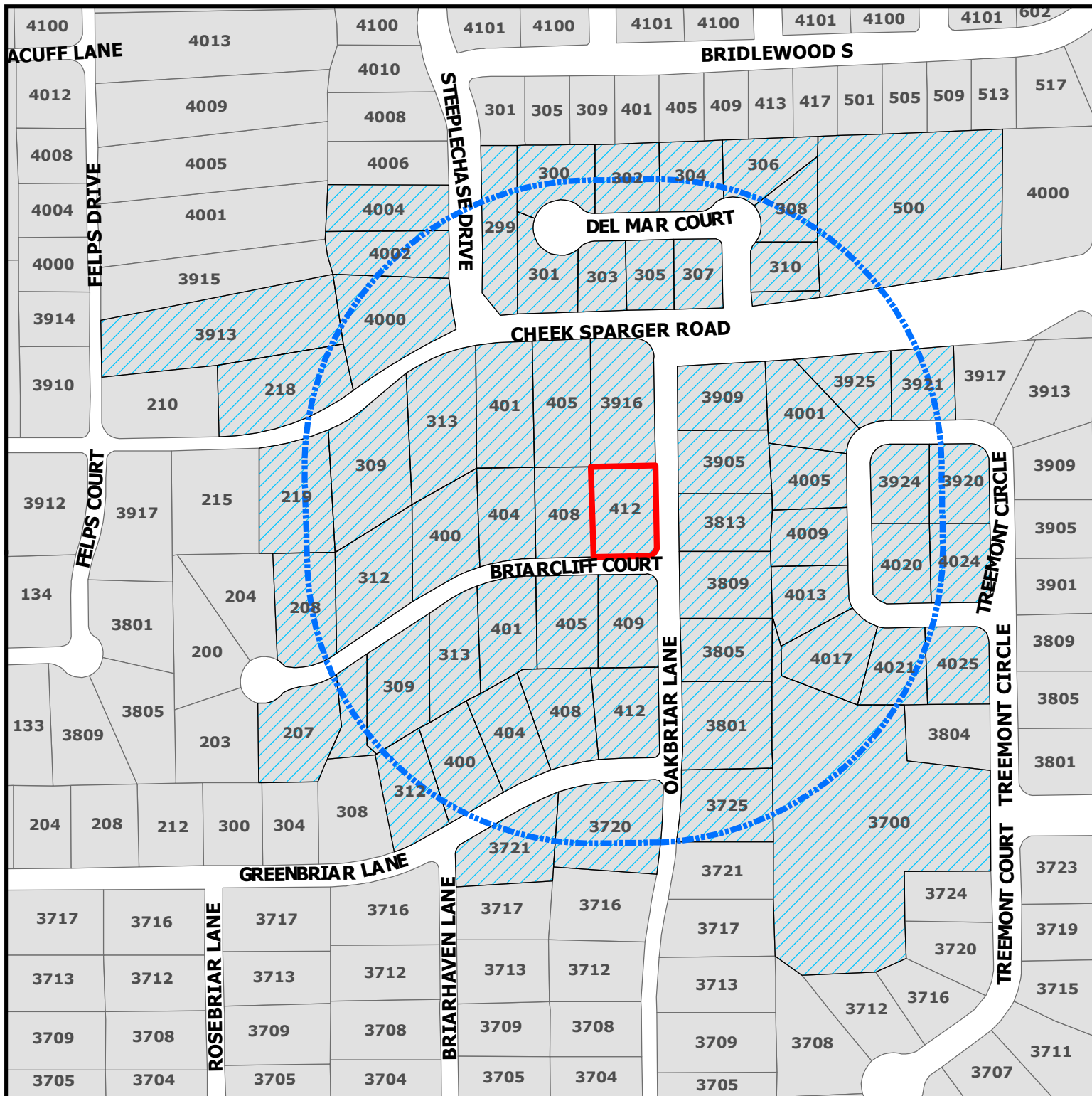
Photos







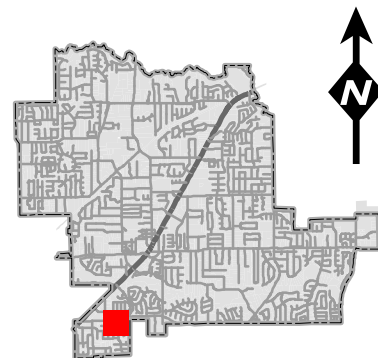
Notification Map



ZC22-010
412 Briarcliff Court

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

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

Zoning Case: ZC21-036

Applicant: Gene Kovach

Owner: Shelly Horton

Location: 412 Briarcliff Court

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

Present Zoning: R-15 Single Family Residential

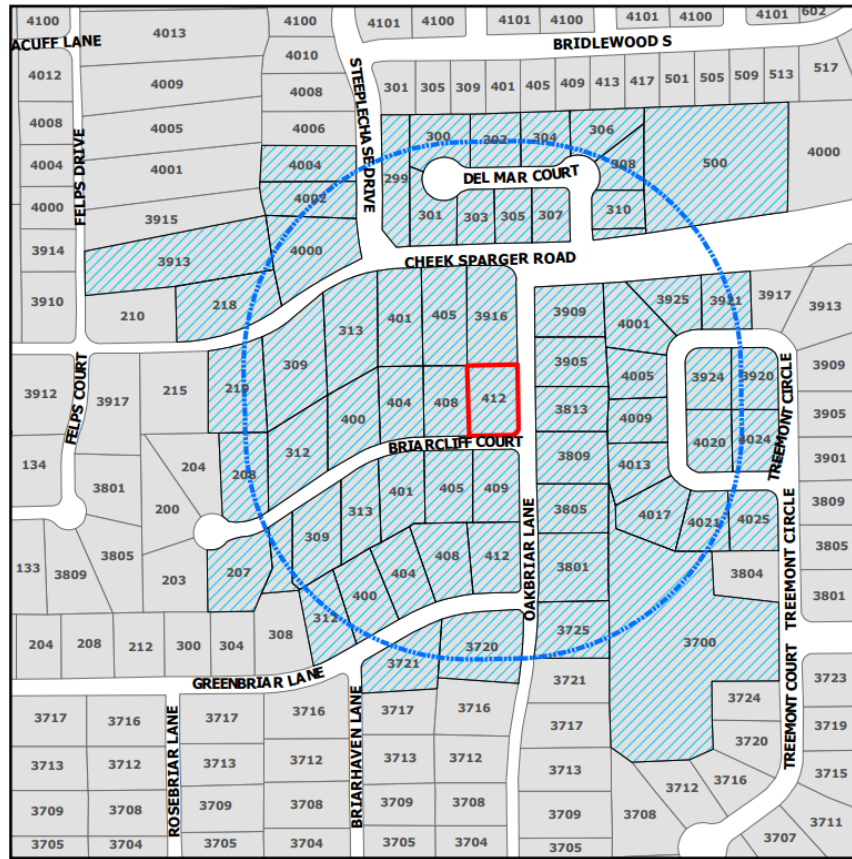
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

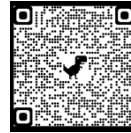
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

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

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

ORDINANCE O-22-2199

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

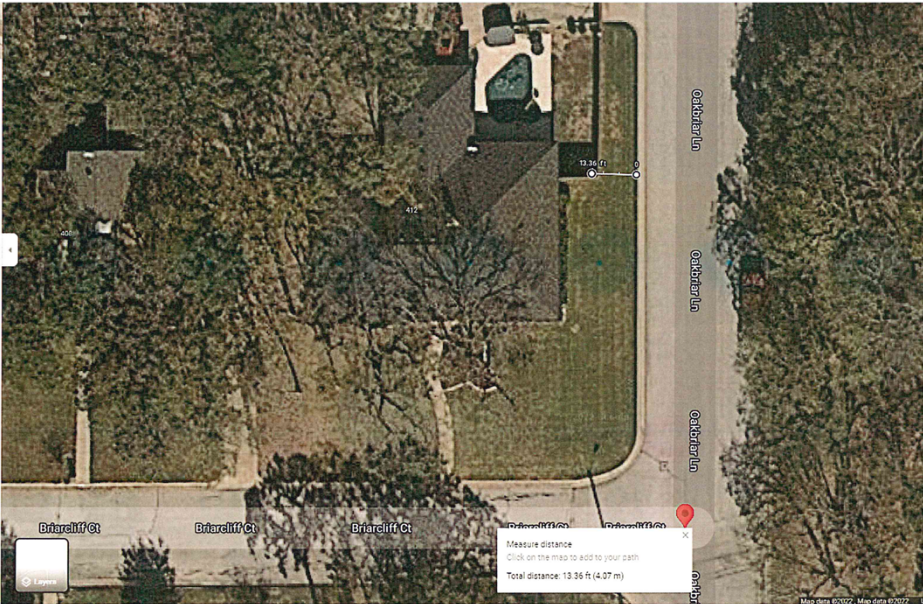
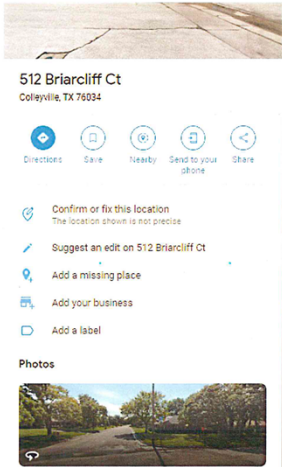
Richard Newton
Mayor

APPROVED AS TO FORM:

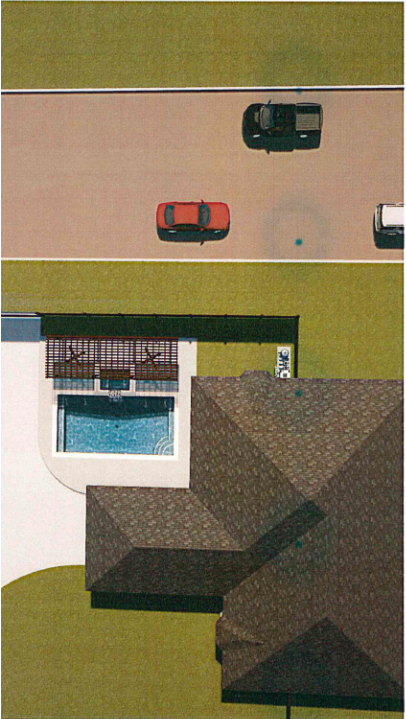
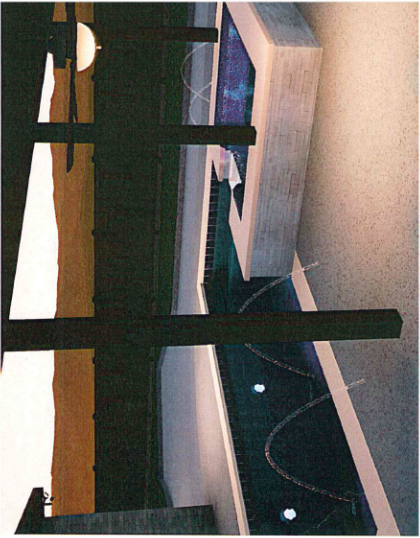
Whitt Wyatt
City Attorney

The map displays a grid of residential lots with various zoning designations. The highlighted lot 412 is located in the R-15 zone, bounded by Briarcliff Court to the north, Oakbriar Lane to the east, and Briarhaven Lane to the south. The surrounding areas include the R-20 zone to the west, the R-MF zone to the north, and the PUD-R zone to the east. The map also shows the locations of the San Jose City Center and the San Jose International Airport.

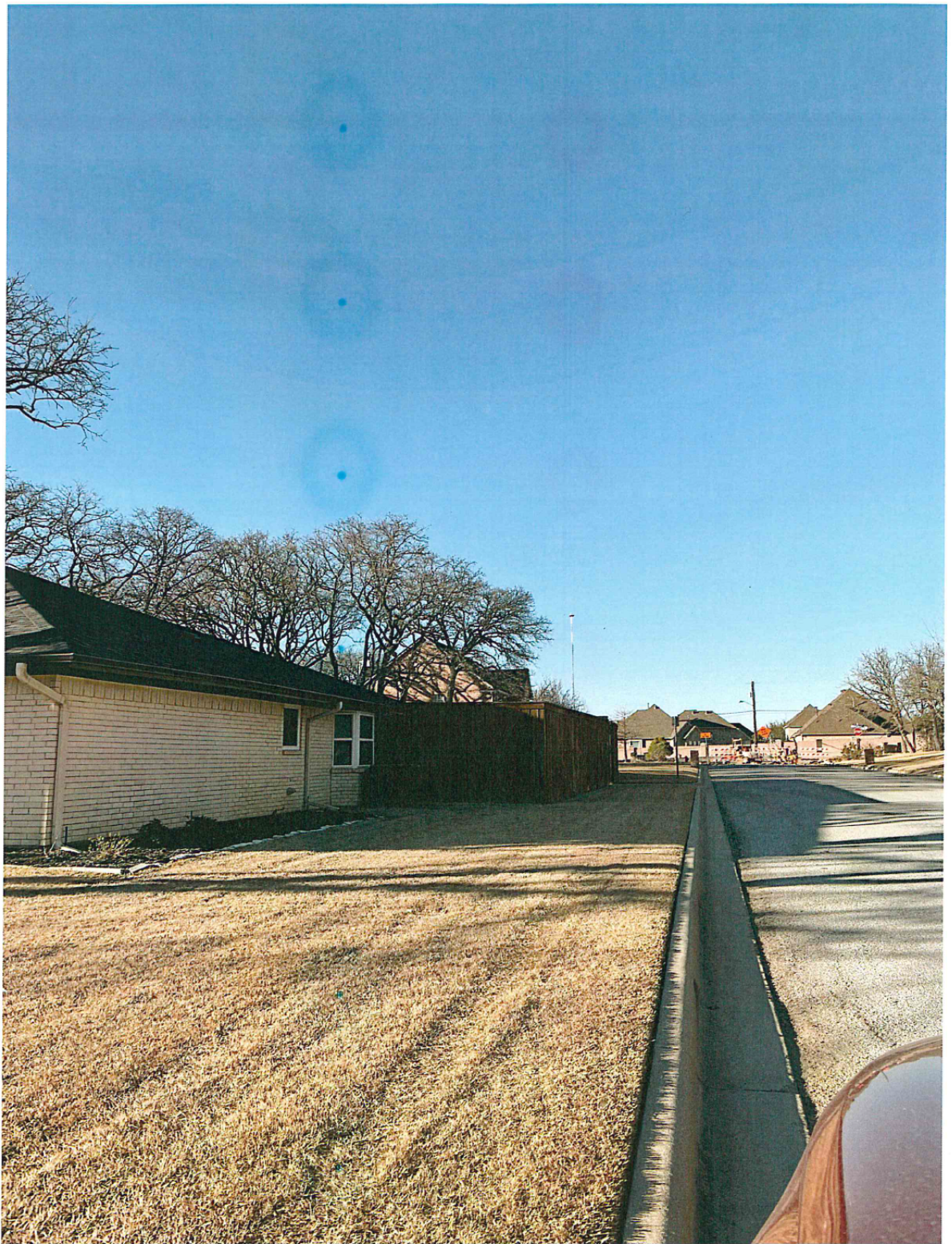
Exhibit "B" – Zoning Exhibits



DATE 05-06-93









City of Colleyville City Council Agenda Briefing

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

Agenda Number 7a

Agenda Date 4/19/2022

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.

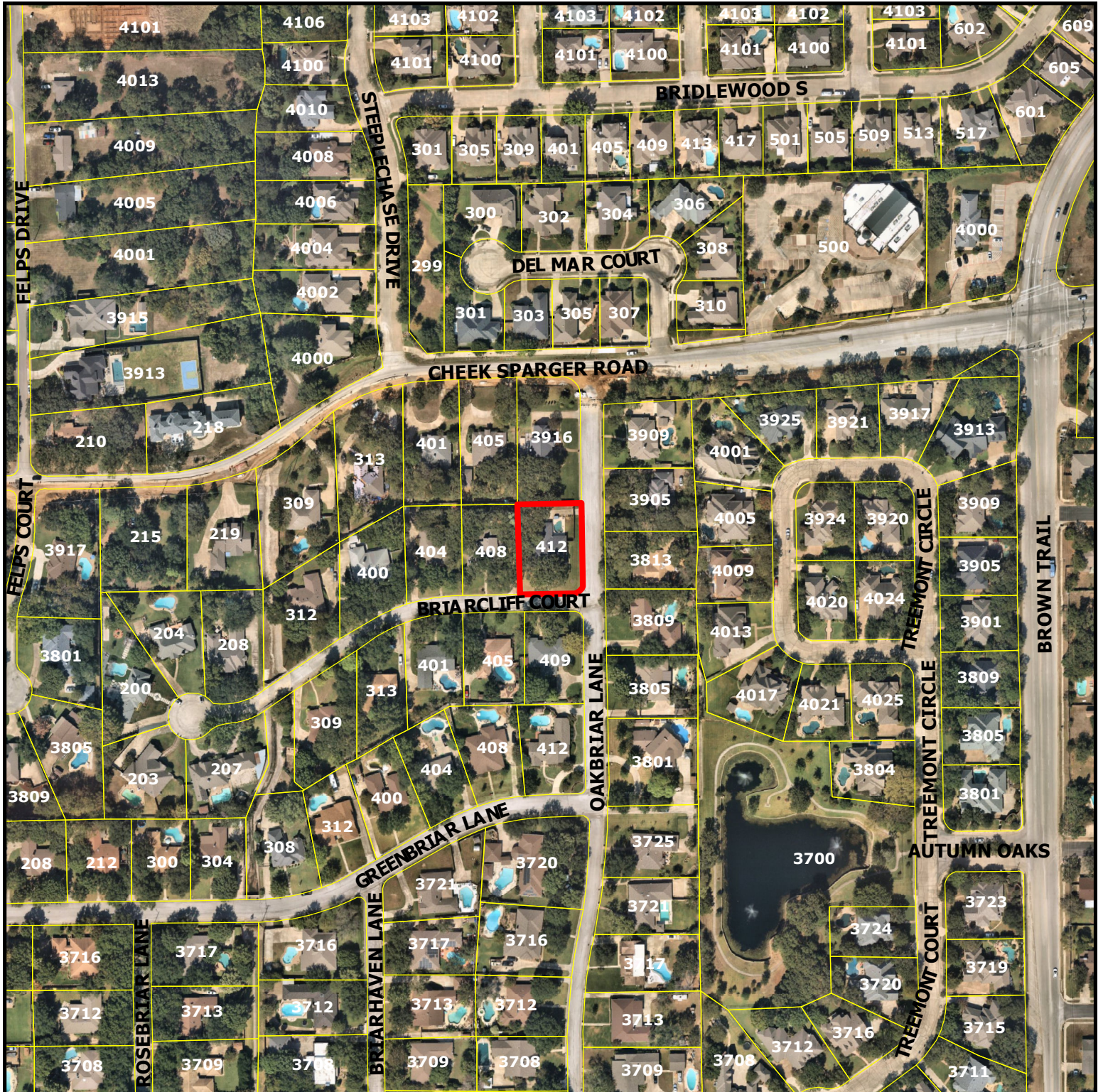
Recommendation

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

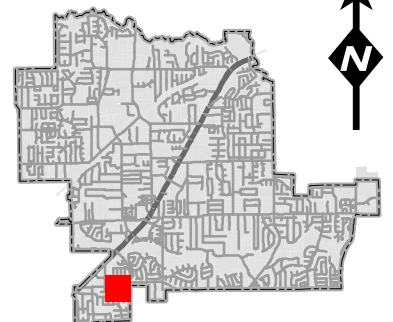
412 Briarcliff Court

DISCLAIMER:

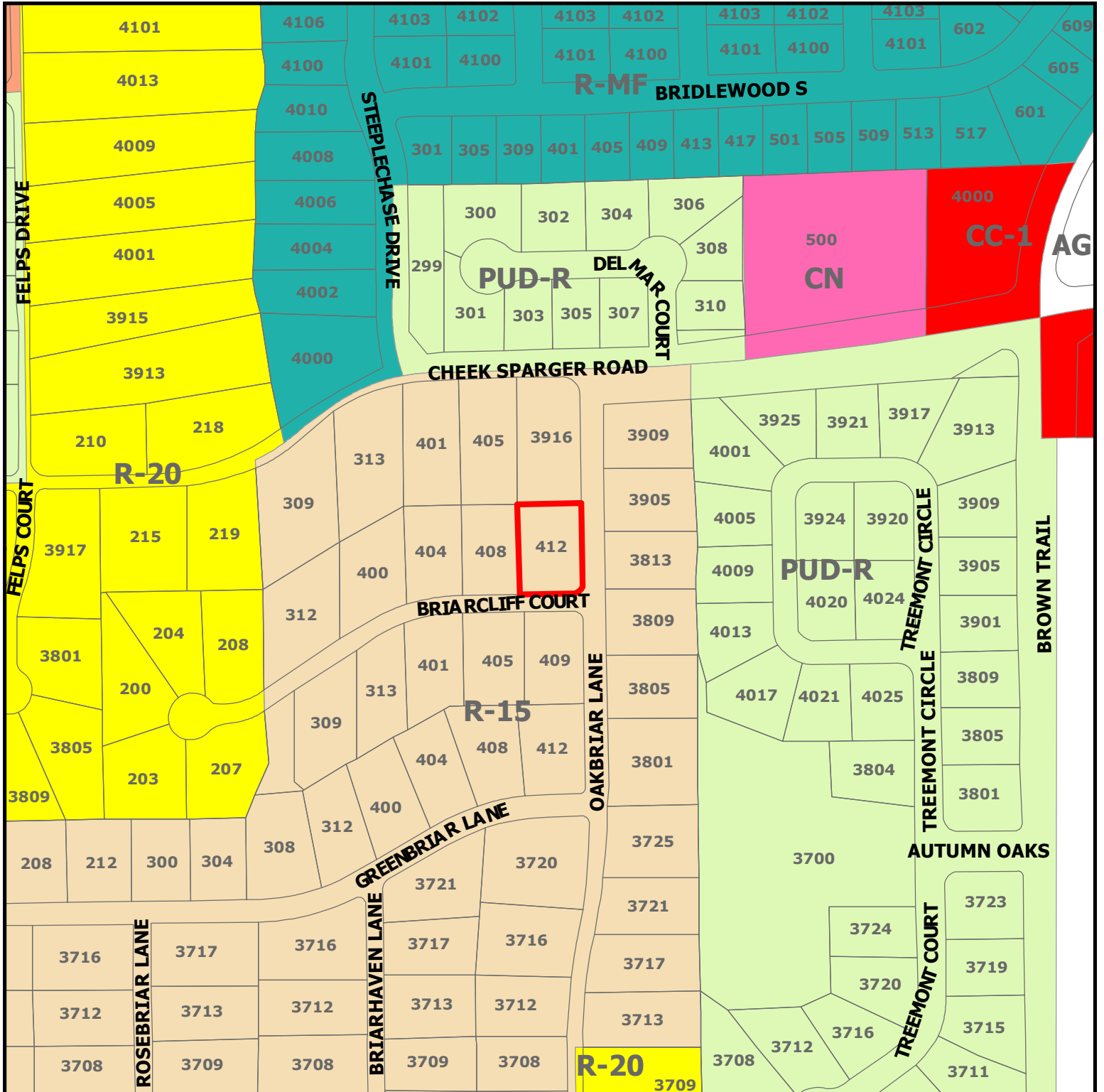
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Subject Property



Zoning Map

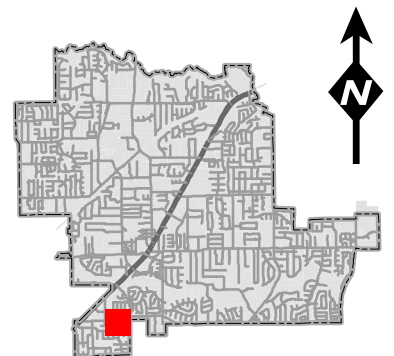


ZC21-036

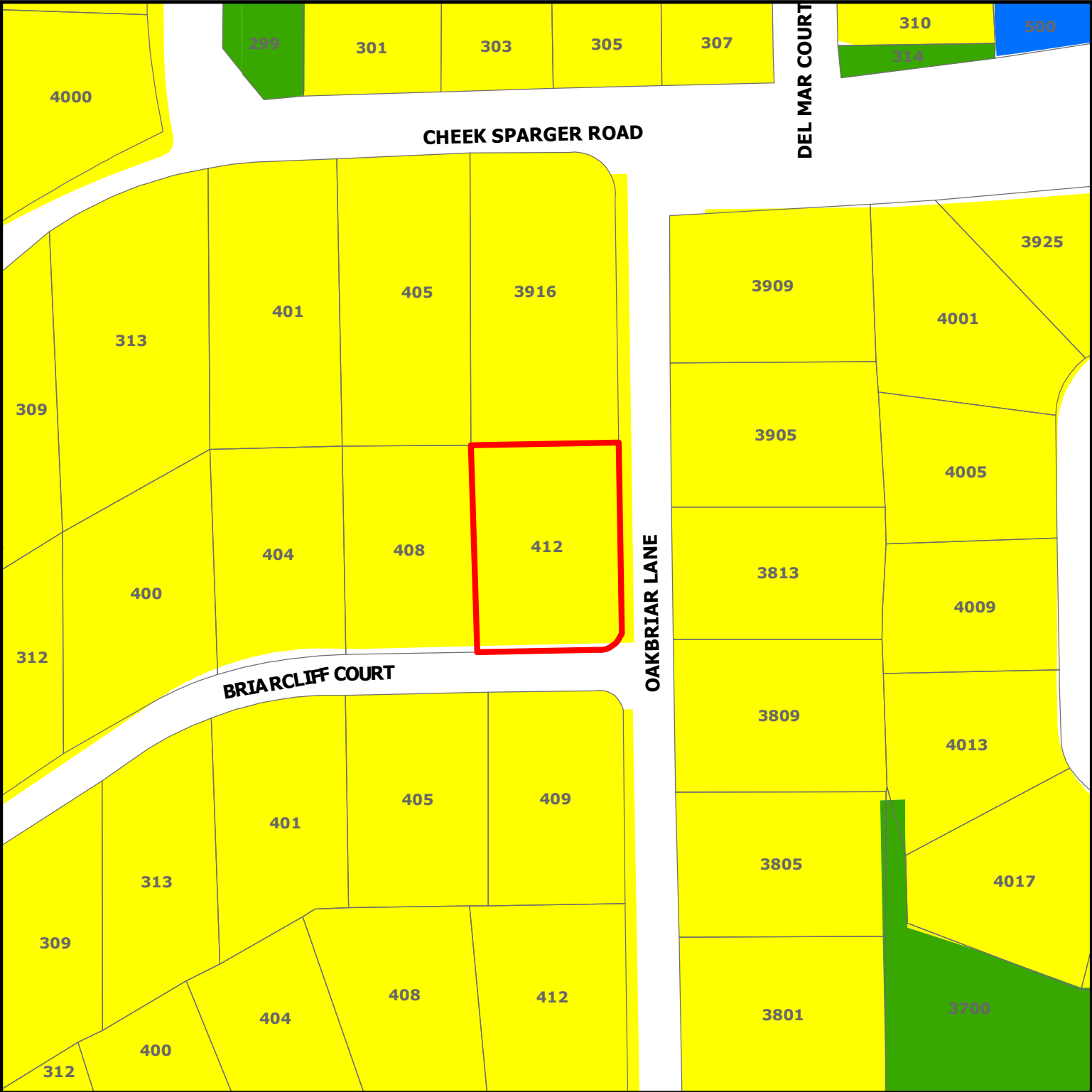
412 Briarcliff Court

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



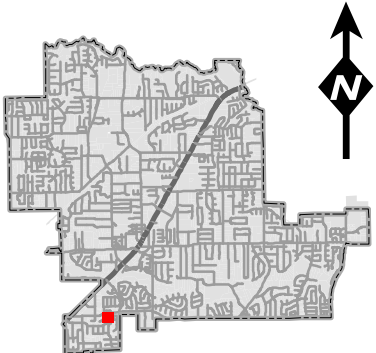
Future Land Use Map



DISCLAIMER:
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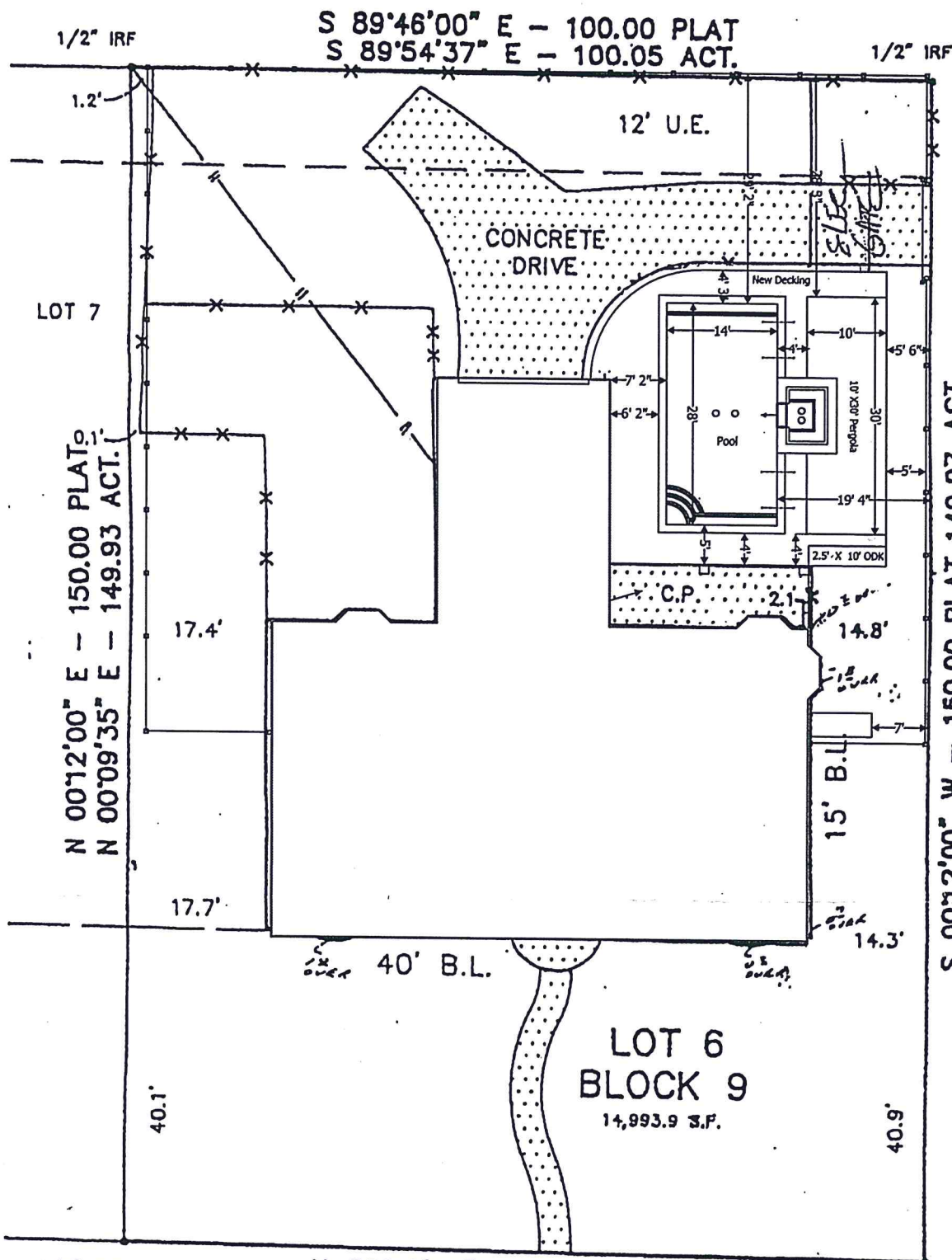
ZC21-036 412 Briarcliff Court

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



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

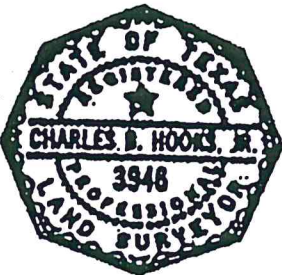


I, CHARLES B. HOOKS, JR., REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE BOUNDARY LINES, DIMENSIONS AND AREA OF THE LAND INDICATED THEREON, THE LOCATION OF ALL IMPROVEMENTS, THE LOCATION OF ALL ALLEYS, STREETS, RIGHT-OF-WAYS,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



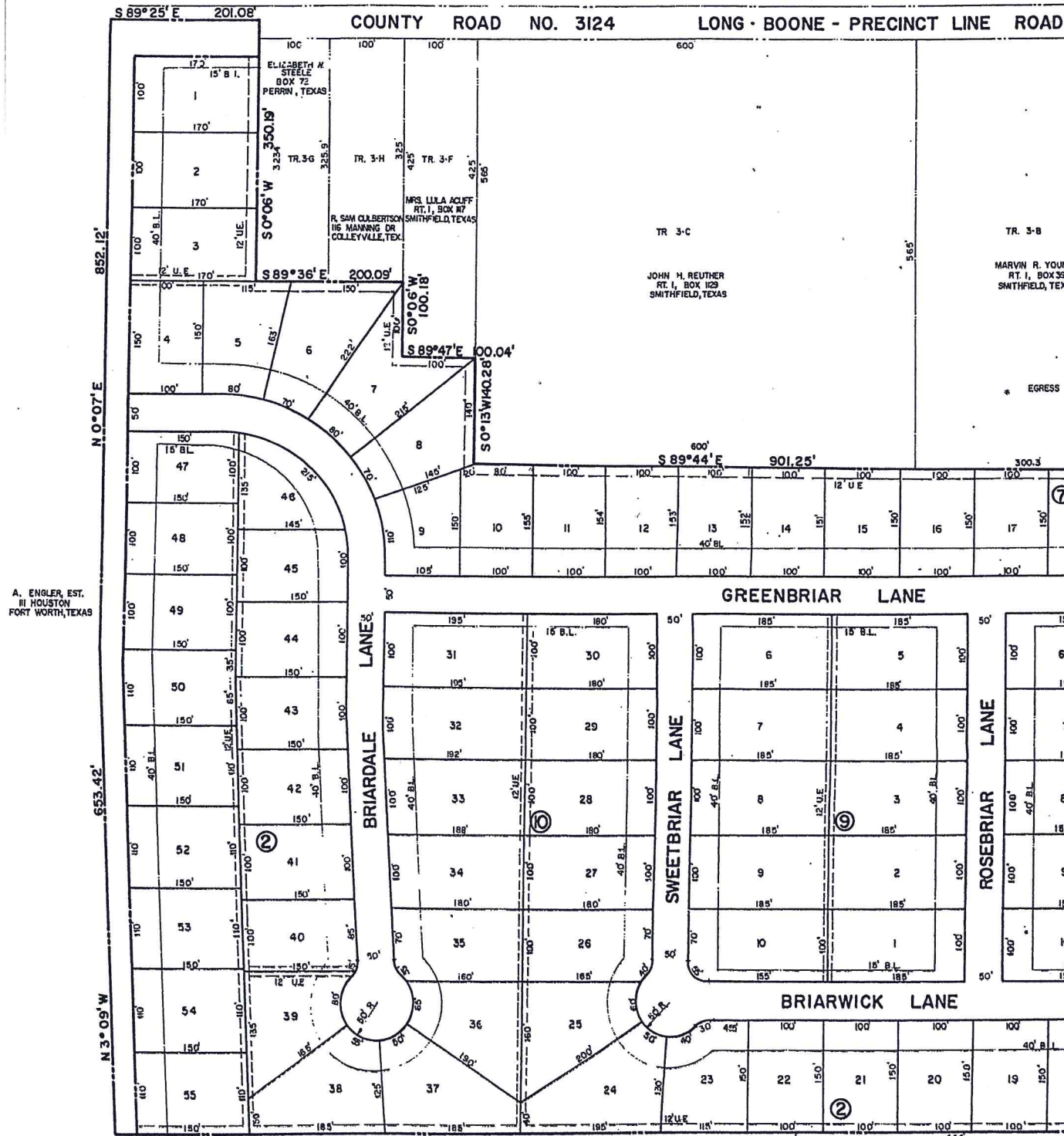
93-915

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.

©



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

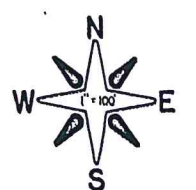
SURVEYOR
LOYD BRANSOM
28 NORTH SYLVANIA AVE.
FORT WORTH, TEXAS 76111

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

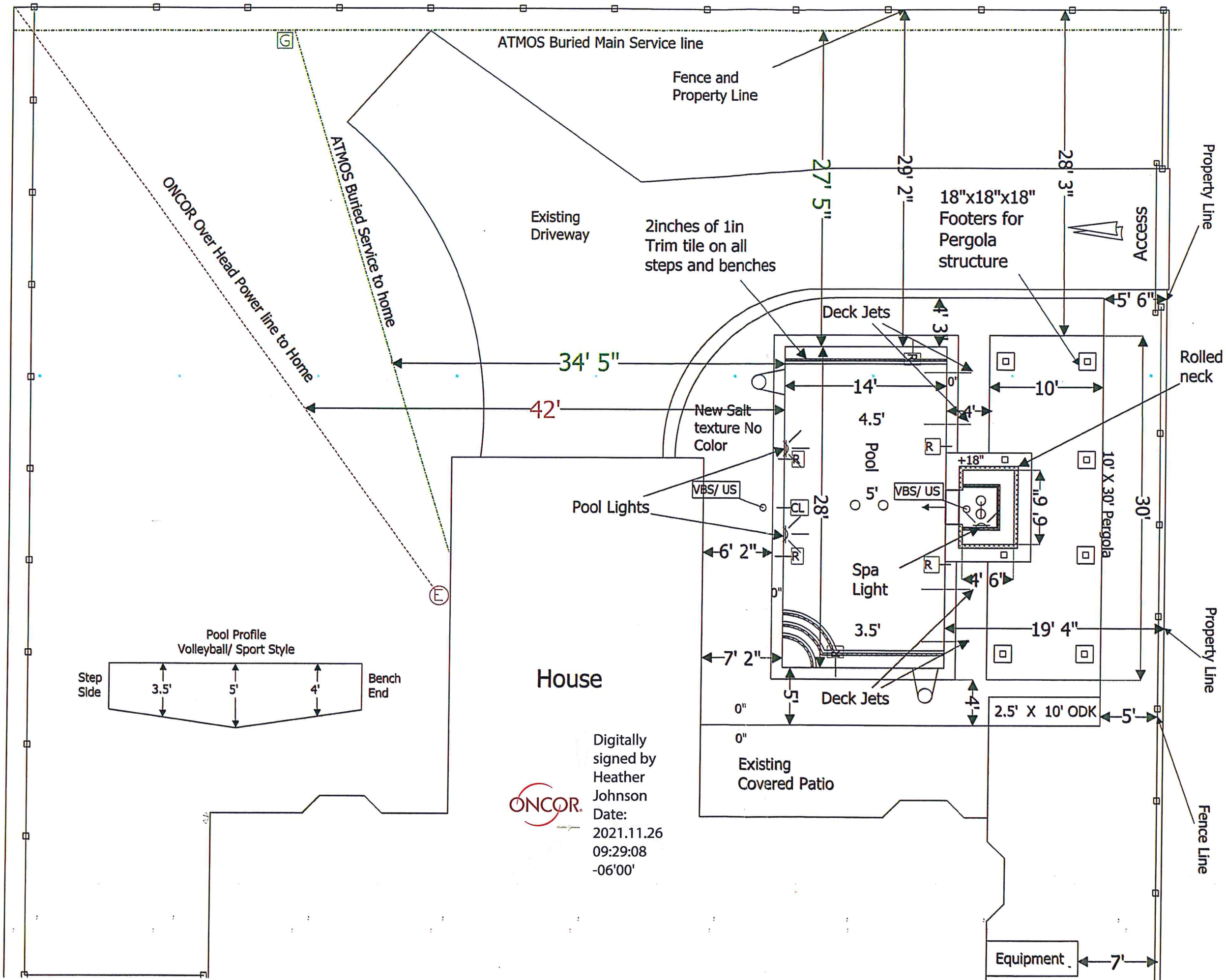
PRELIMINARY PLAT OF
REVISED
MASTER PLAN LAYOUT
WOODBRIAR ESTATES
AN ADDITION TO
THE CITY OF COLLEYVILLE
TARRANT COUNTY,
TEXAS

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

WOODBRIAR
SEC. 1
VOL. 388-74
P. 22



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	



Digitally signed by Heather Johnson
Date: 2021.11.26 09:29:08 -06'00'

Designer: Mitch Chapman	Customer Name: Shelly Horton
Address: 669 Airport Fwy	Address: 412 Briarcliff
City: Hurst	City: Colleyville
State/Zip: Texas	State/Zip: Texas
Phone:	Phone:
Cell: (817)948-9257	Cell: (817)845-3537
Email: mitch@dfwcustompool.com	Email: Shellyhorton@gmail.com
Alternate Contact:	Alternate Contact:
License #:	Job #:
Length: 28ft Width: 14ft Depth: 3.5ft - 5ft - 4ft Perimeter: Pool 84l nft Spa 26 lnt Square Footage: Pool=392 Spa=42 Capacity: 1436-Gallons Total Material: See Material Selections Page Water Features: 4 Deck Jet with feature pump (ALERT FYI Client has their	





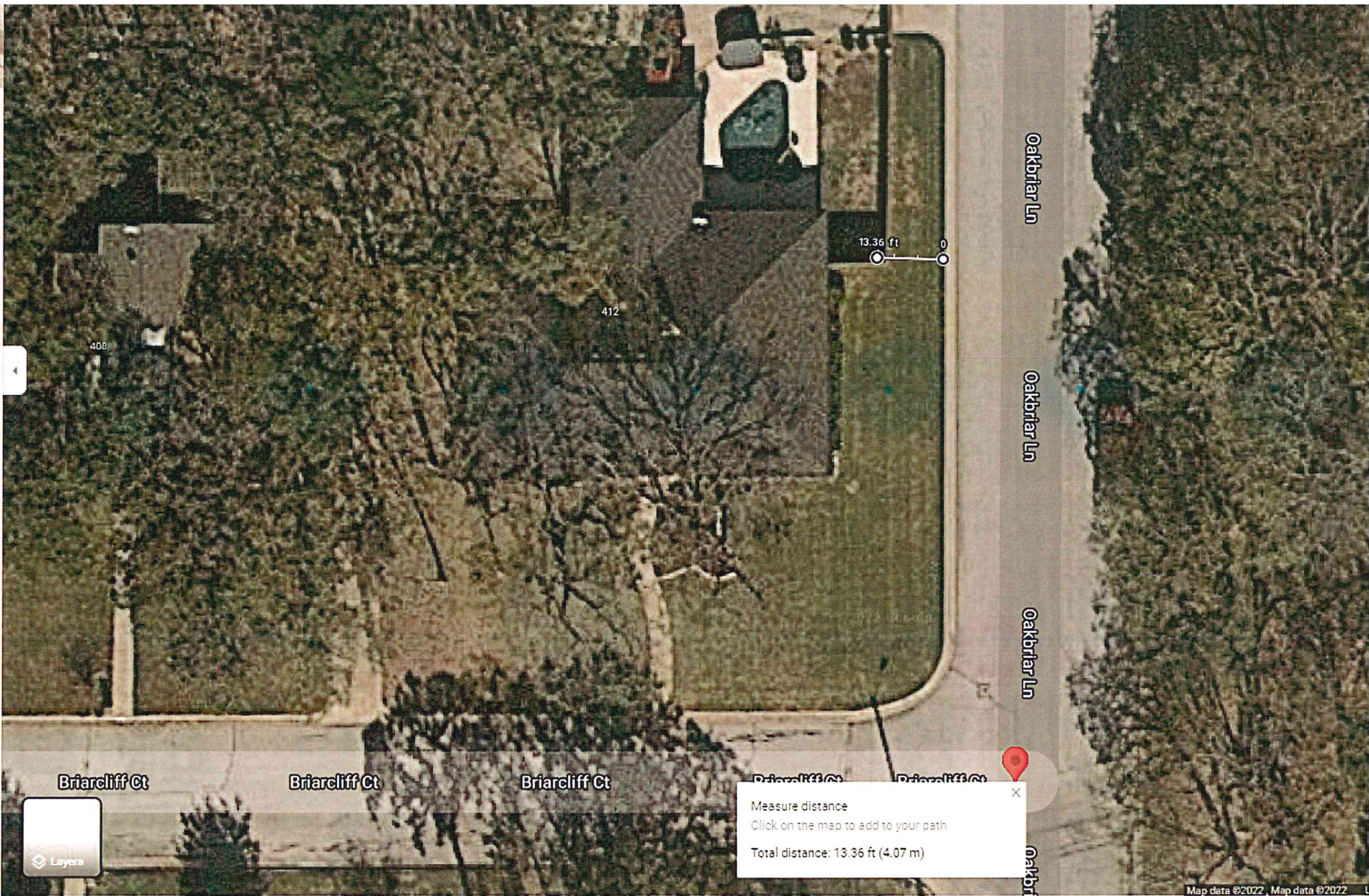
512 Briarcliff Ct

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



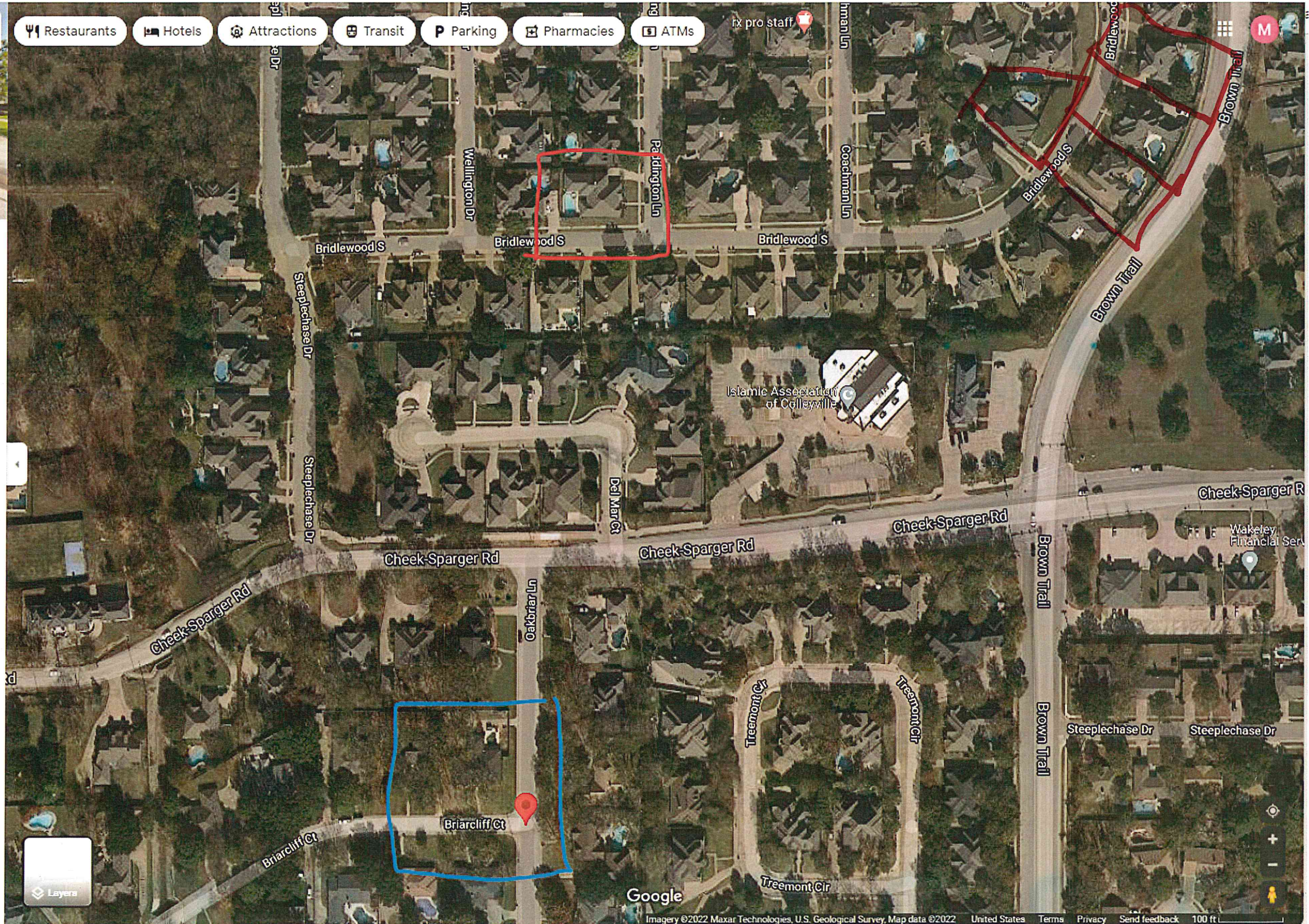


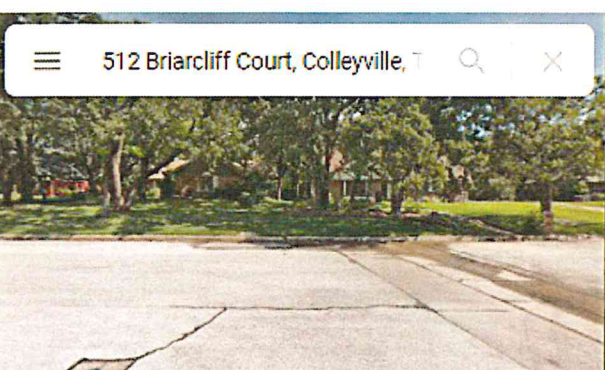
512 Briarcliff Ct
Colleyville, TX 76034



- 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





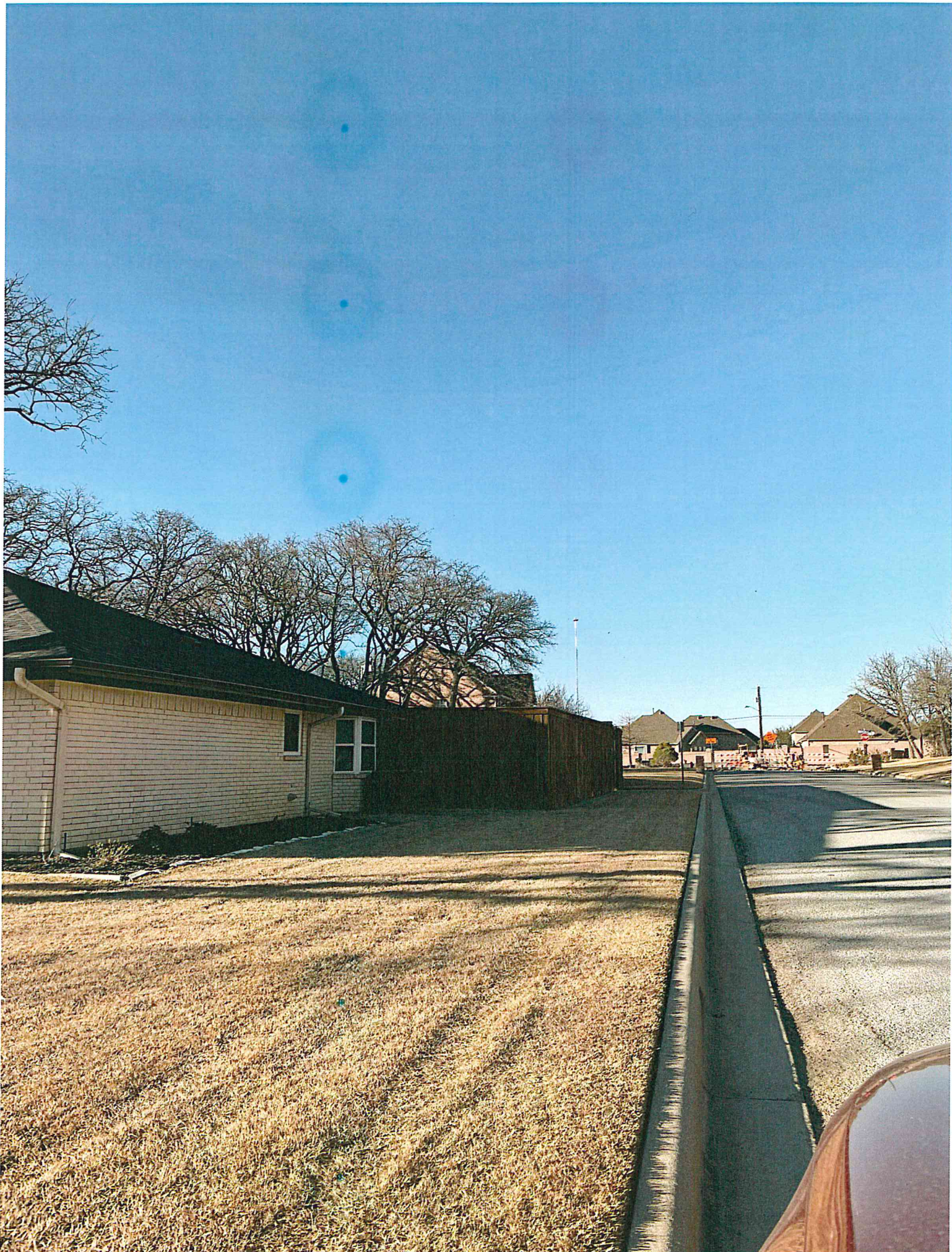
512 Briarcliff Ct
Colleyville, TX 76034

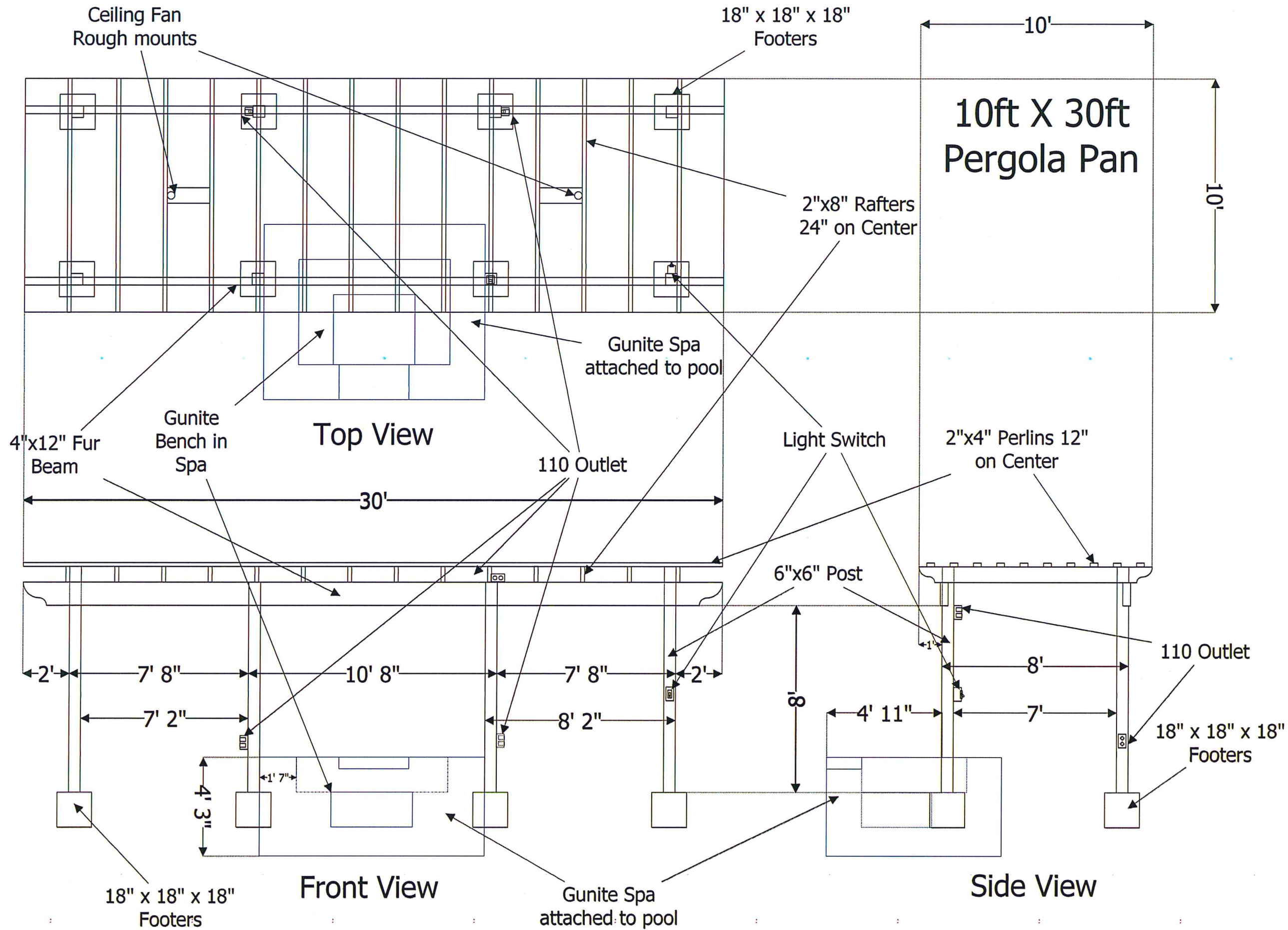
Directions Save Nearby Send to your phone Share

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





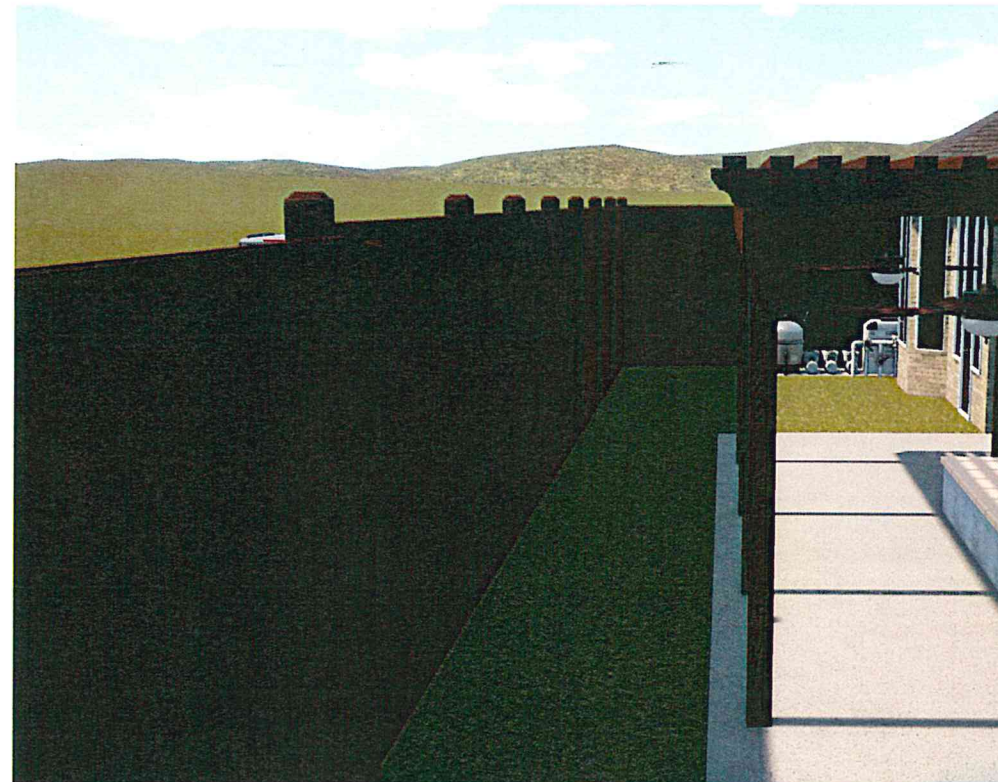
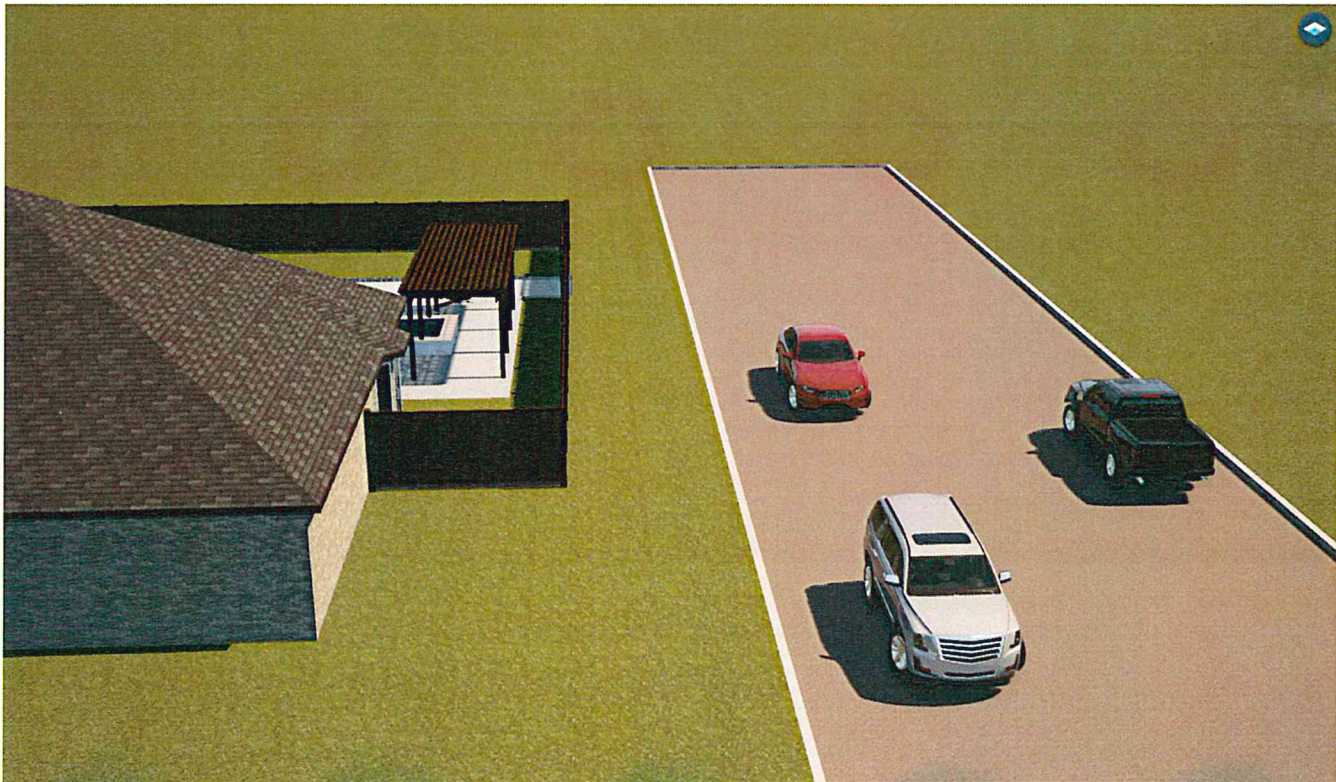
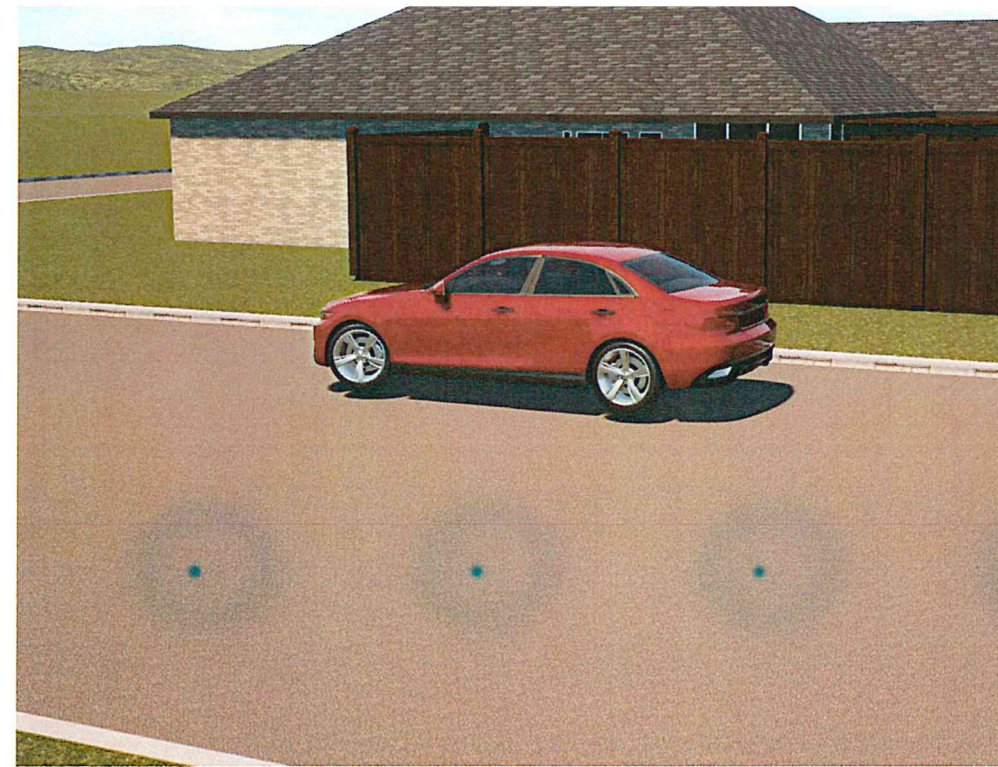


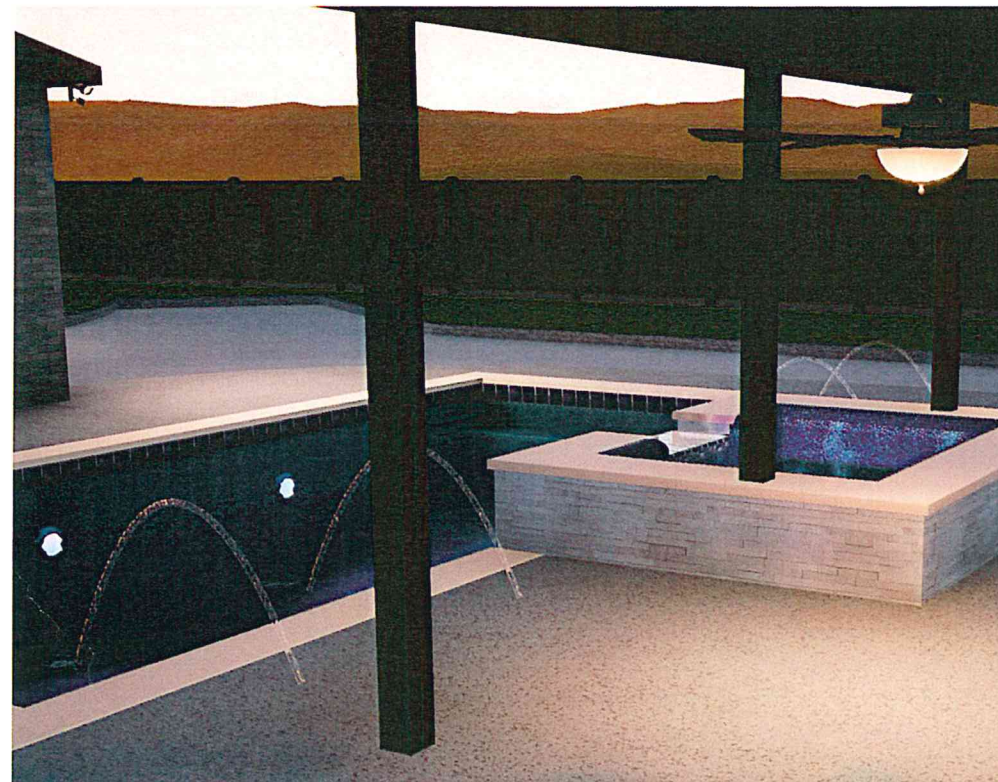
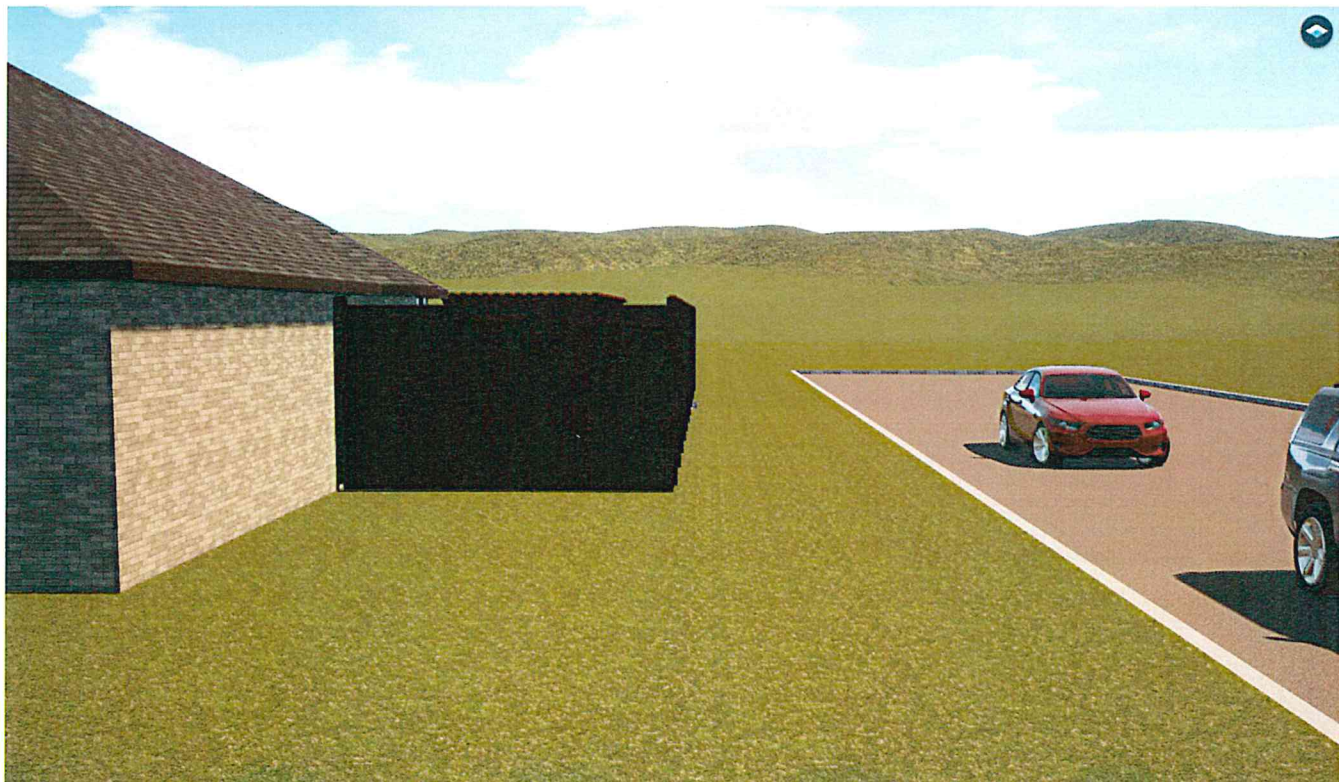
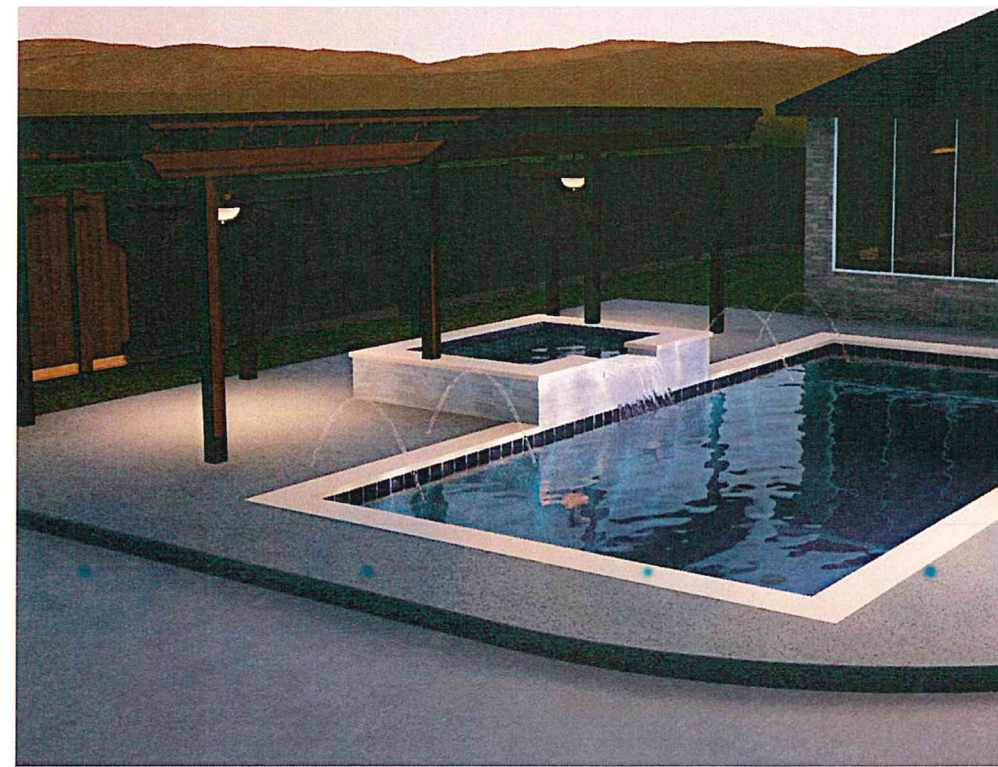
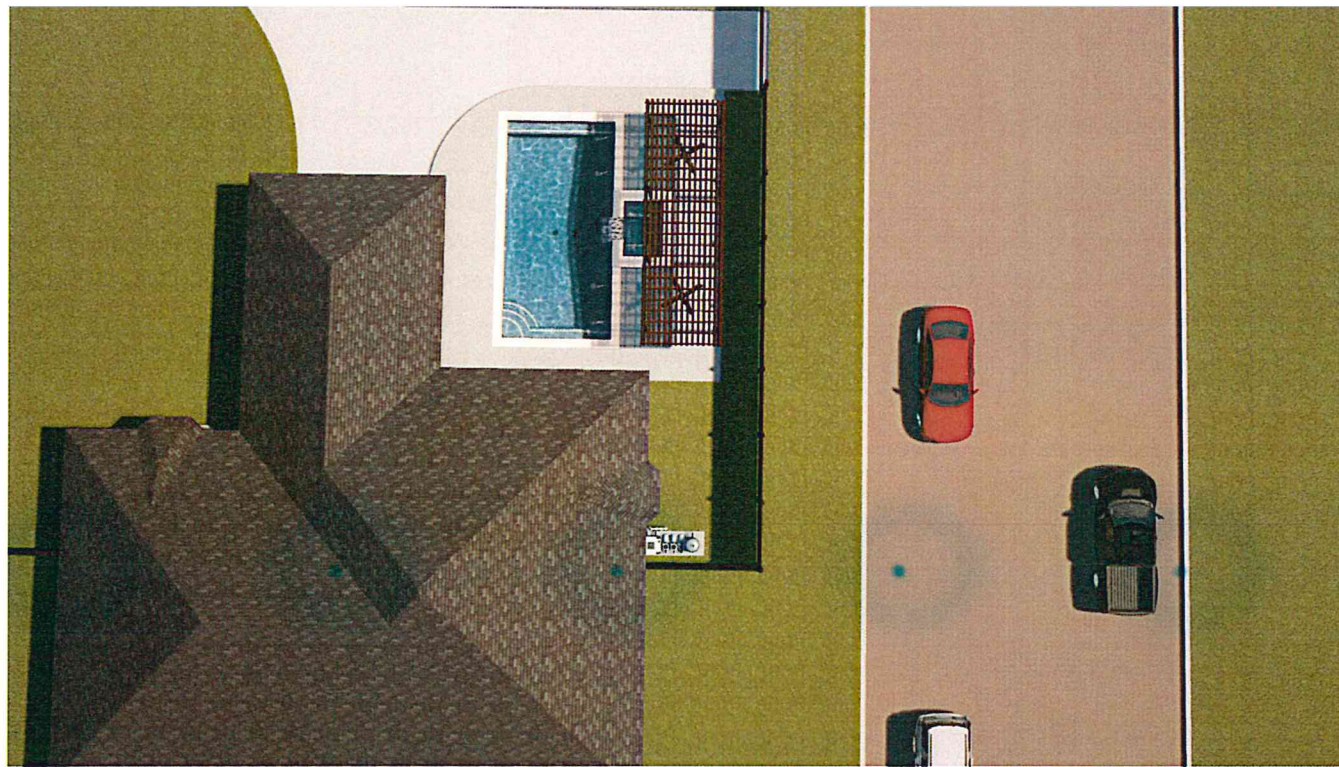


Length: 30ft	Customer Name: Shelly Horton	Designer: Mitch Chapman
Width: 10ft	Address: 412 Briarcliff	Address: 669 Airport Fwy
With PolyGal Y/N: Yes	City: Colleyville	City: Hurst
Electrical: 1 - Switch, 3 - 110 Outlets, 2 - Fan Rough	State/Zip: Texas	State/Zip: Texas
Material: Fur Beams and Post, with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

UPDATED 2.2.22







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 Oncor 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.

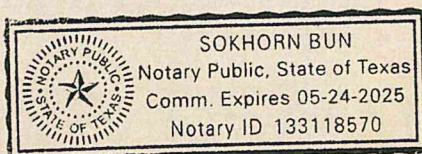
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

Notary's Signature

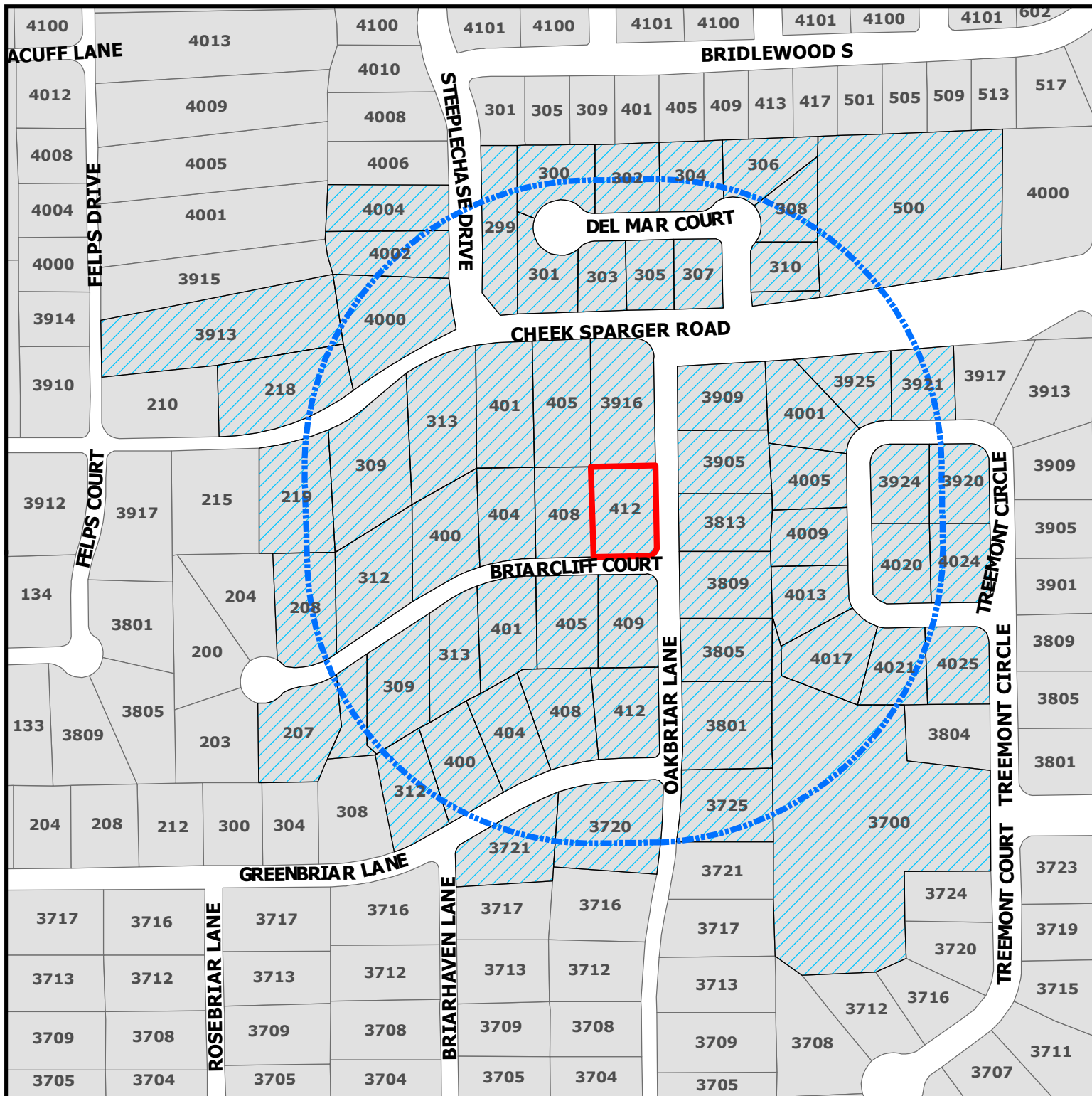
Notary's Name (print)

My commission expires: 05-24-25



EMAIL THIS FORM TO buildinginspections@colleyville.com
DELIVERY AT BUILDING INSPECTIONS DEPT. - 100 Main Street - Colleyville, Texas 76034

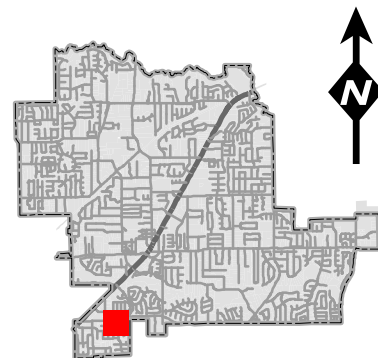
Notification Map



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

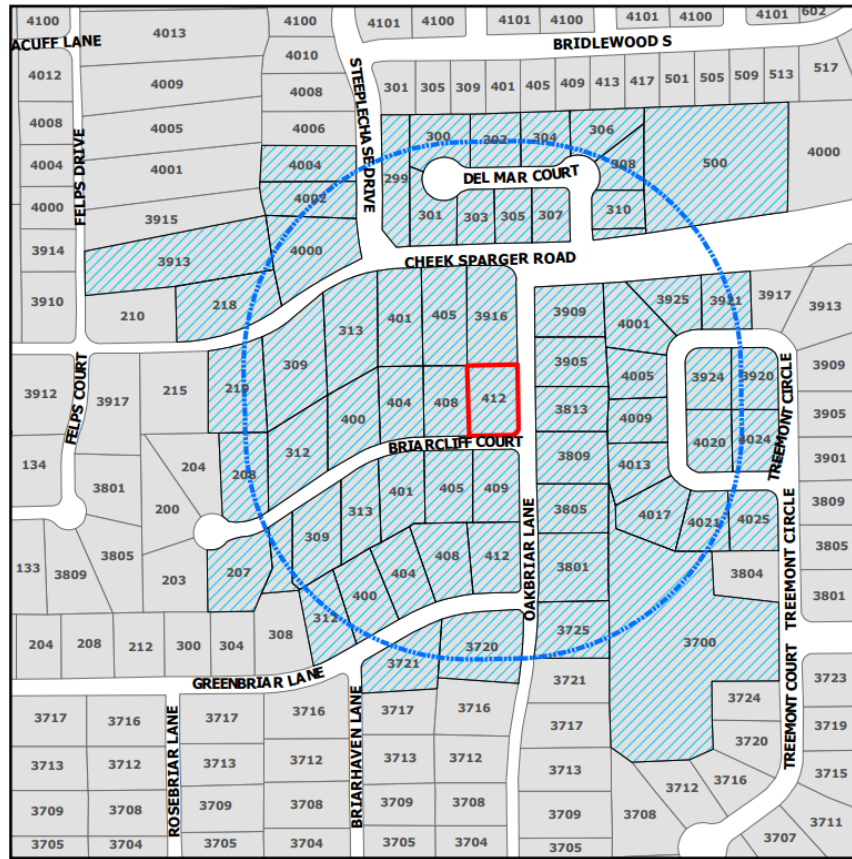
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

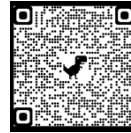
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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



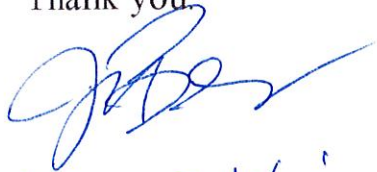
400 Briarcliff Court
Colleyville, TX 76034-8607
817-498-6611 [REDACTED]

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



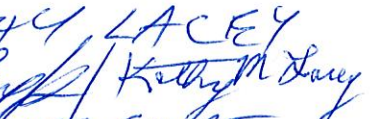
3916 Oakbriar Ln
Colleyville TX 76034

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 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 grid of residential lots with various zoning designations. The highlighted lot 412 is located in the R-15 zone, bounded by Briarcliff Court to the north, Oakbriar Lane to the east, and Briarhaven Lane to the south. The surrounding areas include the R-20 zone to the west, the R-MF zone to the north, and the PUD-R zone to the east. The map also shows the locations of the San Jose City Center and the San Jose International Airport.

License #:		Job #:	
Designer: Mitch Chapman	Customer Name: Shelly Horton	Alternate Contact:	
Address: 669 Airport Fwy	Address: 412 Barcliff	Email: mitchn@dfwscustompool.com	Email: Shellyhorton@gmail.com
City: Hurst	City: Colleyville	Cell: (817)948-9257	Cell: (817)845-3537
State/Zip: Texas	State/Zip: Texas	Phone:	
		Perimeter: Pool 84' nft Spa 26' nft	Square Footage: Pool=392 Spa=42
		Depth: 3.5ft - 5ft - 4ft	Capacity: 1436 Gallons Total
		Width: 14ft	Water Features: 4 Deck Jet with feature pump (A/E/R/T)
		Length: 28ft	EY Client has their

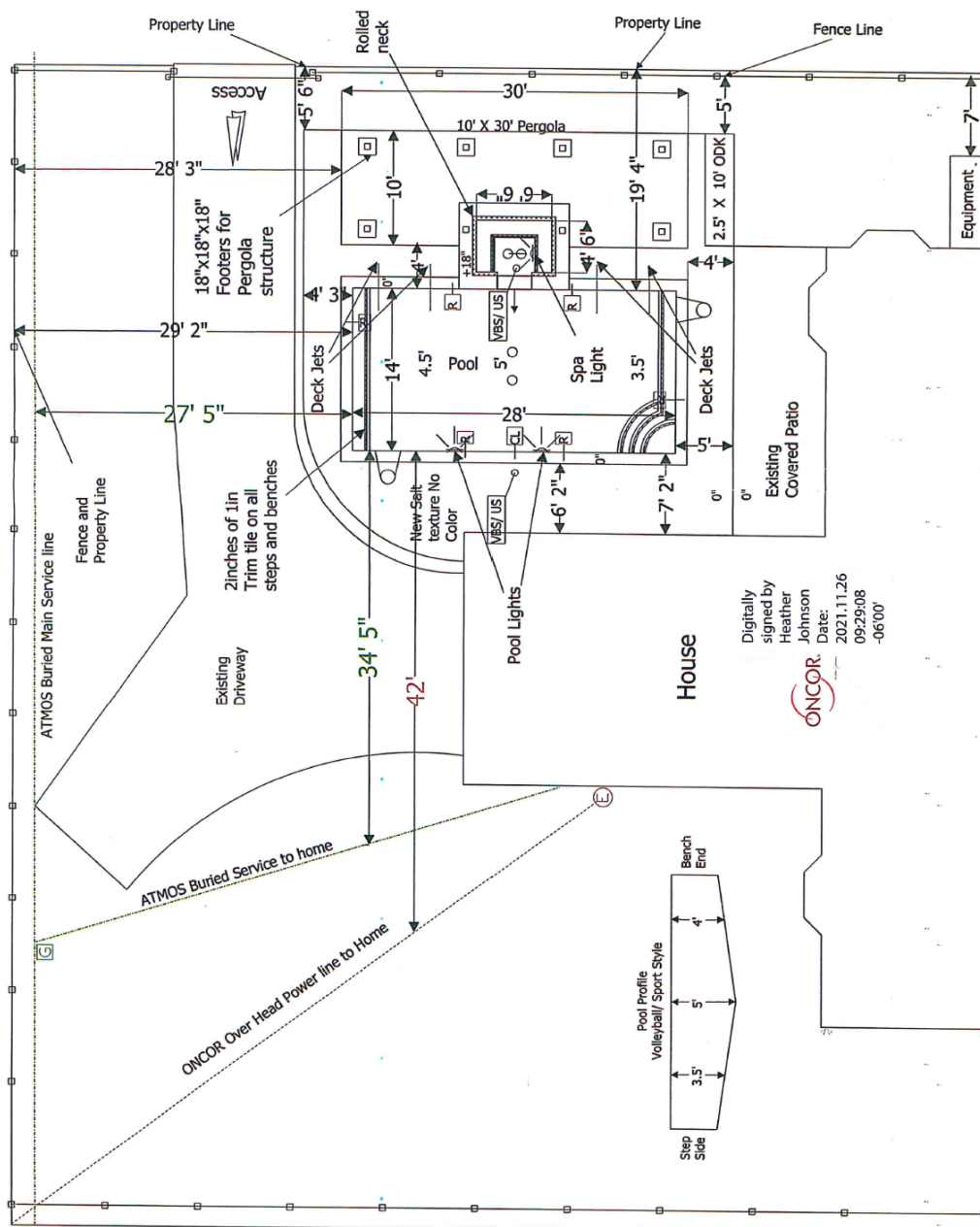
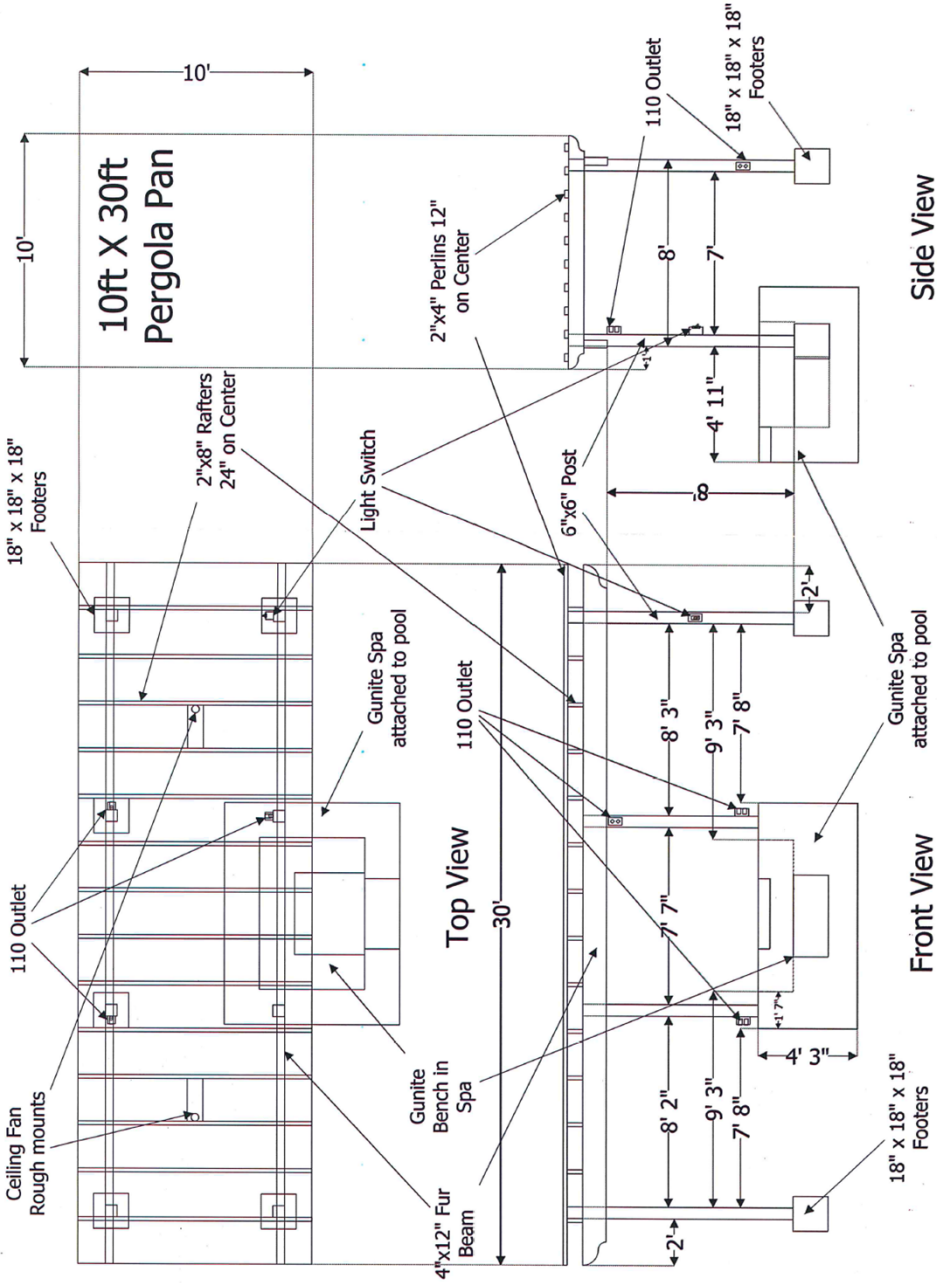


Exhibit "C" – Elevation

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





City of Colleyville City Council Agenda Briefing

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

Agenda Number 8a

Agenda Date 4/19/2022

Number Resolution R-22-4718

Type Resolution

Department Community Development

Title

Consideration of a variance to the street side yard setback for Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case VC22-001

Strategic Plan

4.1 Protect Colleyville's semi-rural residential character

Explanation

Reading and Public Hearing

Eugene Kovach, the applicant, has submitted a request for a variance to the provisions of Section 3.24.G, Schedule of District Regulations of the Land Development Code, specifically for the street side yard setback in the R-15 Single Family Residential district. The request is to allow for a new pool and hot tub within the street side yard setback.

Existing Conditions/Background: The subject property, 412 Briarcliff Court, north side of Briar Court west of the intersection with Oakbriar Lane. and has R-15 zoning.

Requested Variance: The applicant is requesting a variance to allow for a new pool and hot tub within the street side yard setback. The existing R-15 zoning requires a minimum of a 30 foot setback.

Ordinance – Chapter 3 – Land Use – Section 3.24.G Schedule of District Regulations

"G. Schedule of District Regulations:

SECTION 3.24.G – SCHEDULE OF DISTRICT REGULATIONS:

MAXIMUM RESIDENTIAL DENSITY; MINIMUM LOT SIZE REQUIREMENTS; MINIMUM YARD REQUIREMENTS; MAXIMUM BUILDING HEIGHT; MAXIMUM LOT COVERAGE; OUTDOOR STORAGE; SCREENING; AND, HOURS OF OPERATION

R-15 Single Family Residential, Minimum Yard Requirements: Front/Street ROW
Side (feet) = 30 feet"

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

DRC Review: The Development Review Committee (DRC) reviewed the request at their February 21, 2022 meeting, did not offer any comments, and scheduled the request for the City Council meeting on March 22, 2022.

Drainage: NA

Analysis: The subject property is requesting to have a variance to allow for the encroachment for an addition of a new pool and hot tub into the required street side yard setback. The property currently has a pool in this location and desires to replace it with a new pool and new hot tub. The property is zoned R-15 and the required street side yard setback is 30 feet. The new pool would encroach approximately 17 ft. and the hot tub appears to be closer to the property line and be located in approximately the same place as the existing pool.

Should the waiver request be denied, the applicant would only be allowed to locate the new pool and hot tub outside of the required street side yard setback.

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

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 variance due to technical non-compliance.

Financial Impact

There is no financial impact to the City.

Recommendation

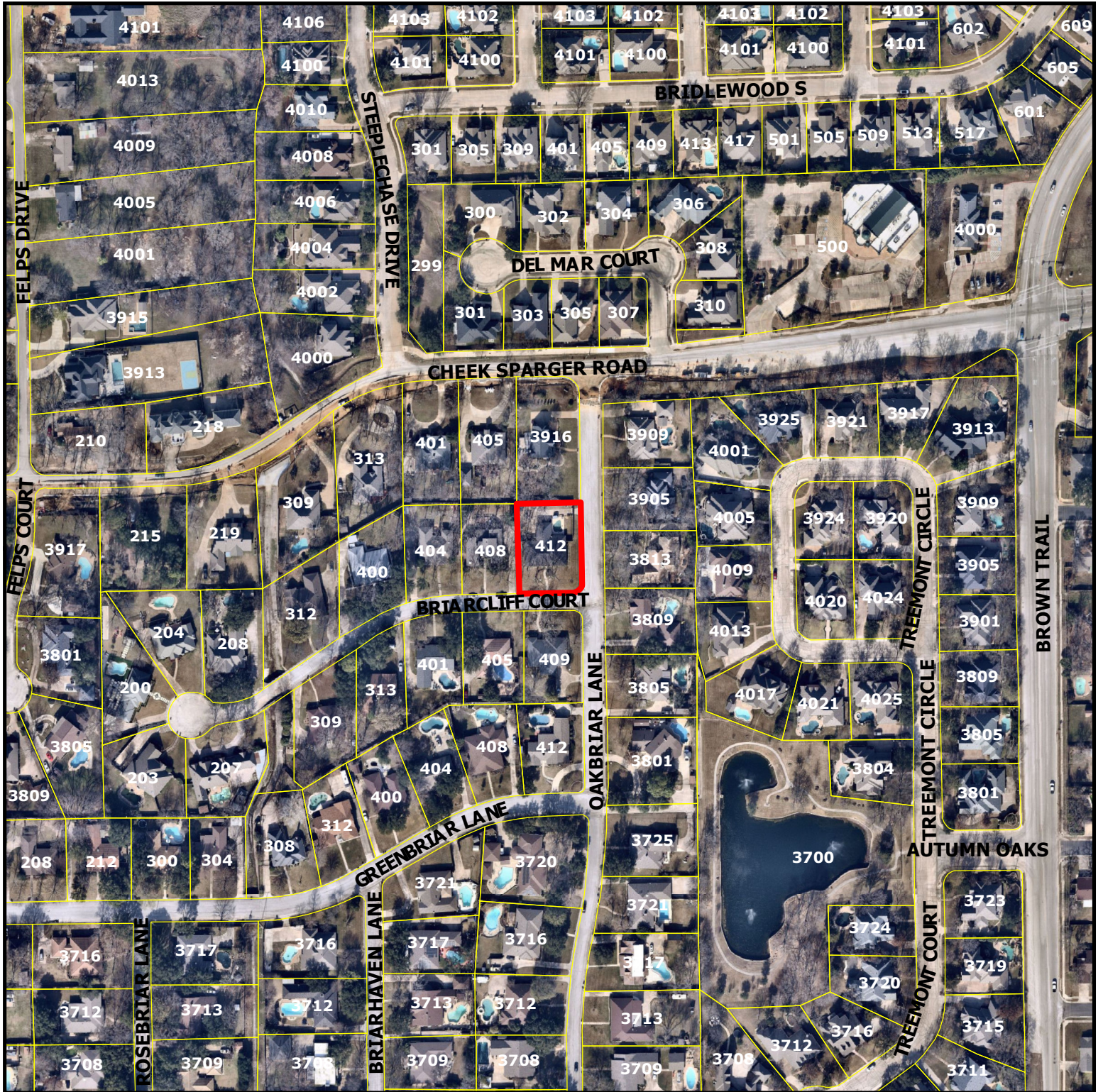
Denial

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. Resolution R-22-4718

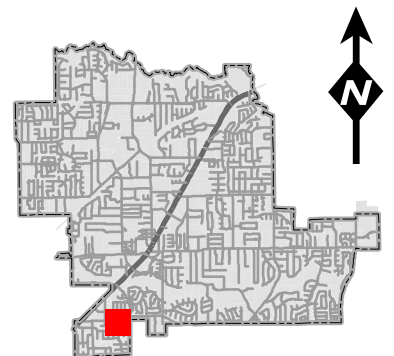
Aerial Map



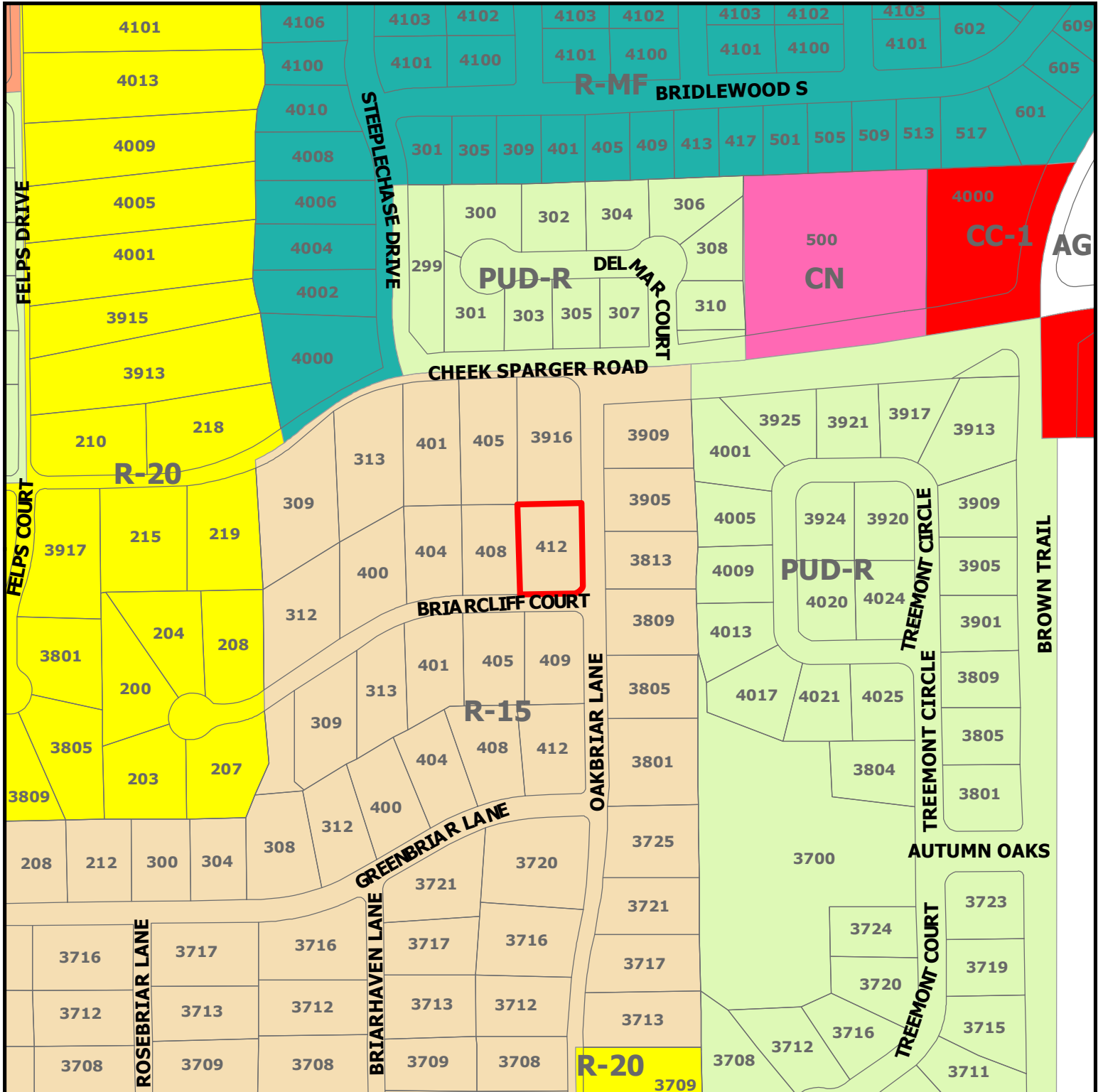
VC22-001
412 Briarcliff Court

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



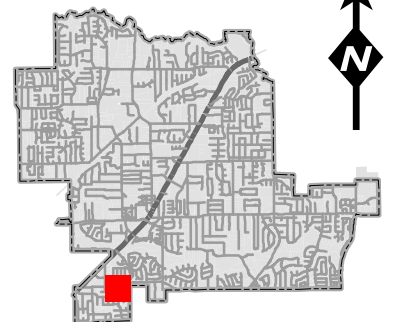
Zoning Map



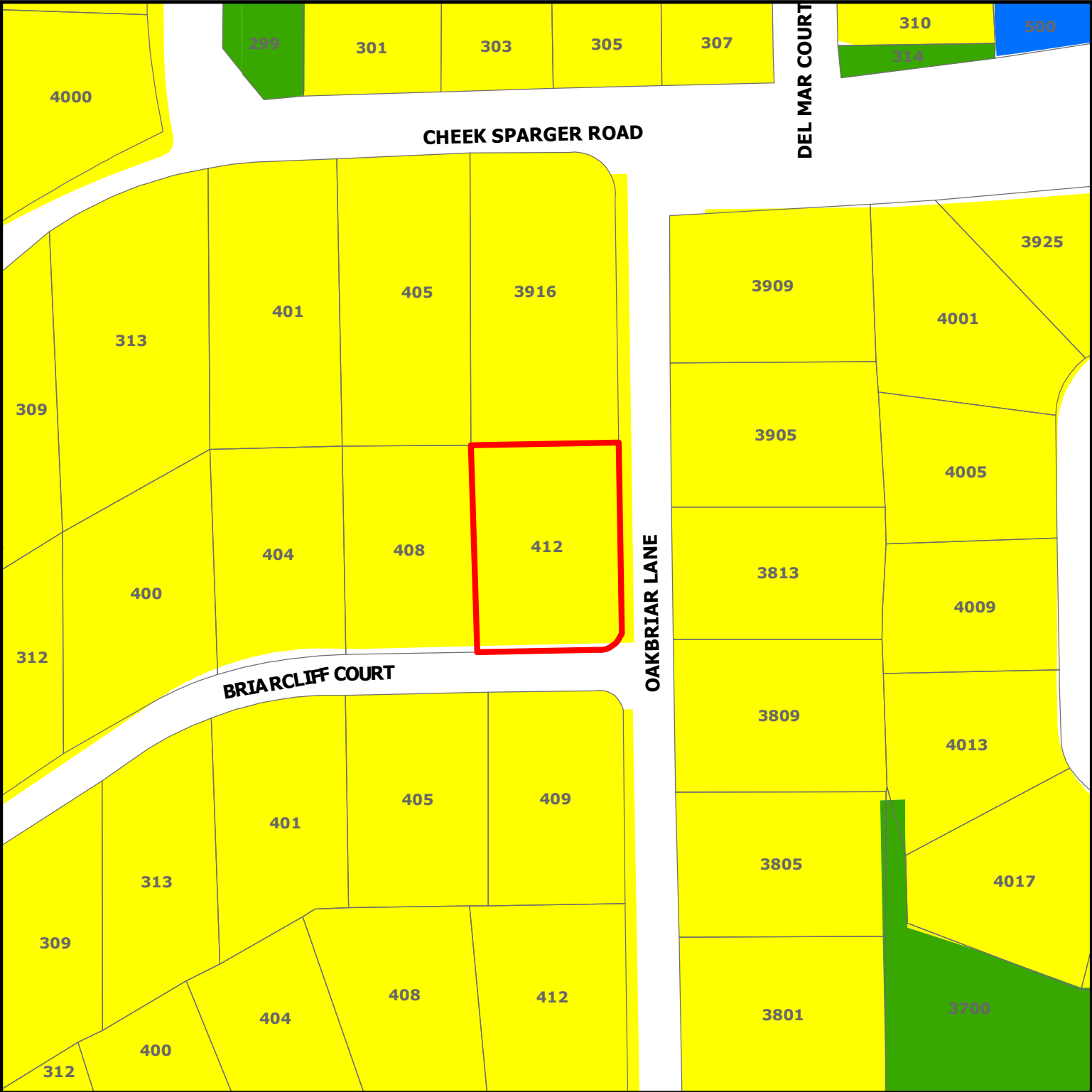
VC22-001
412 Briarcliff Court

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 Subject Property



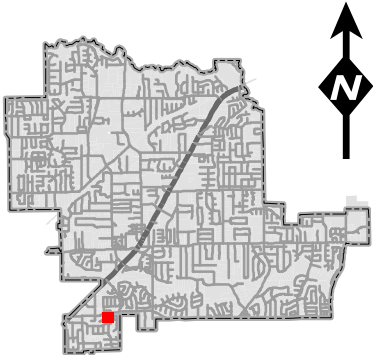
Future Land Use Map



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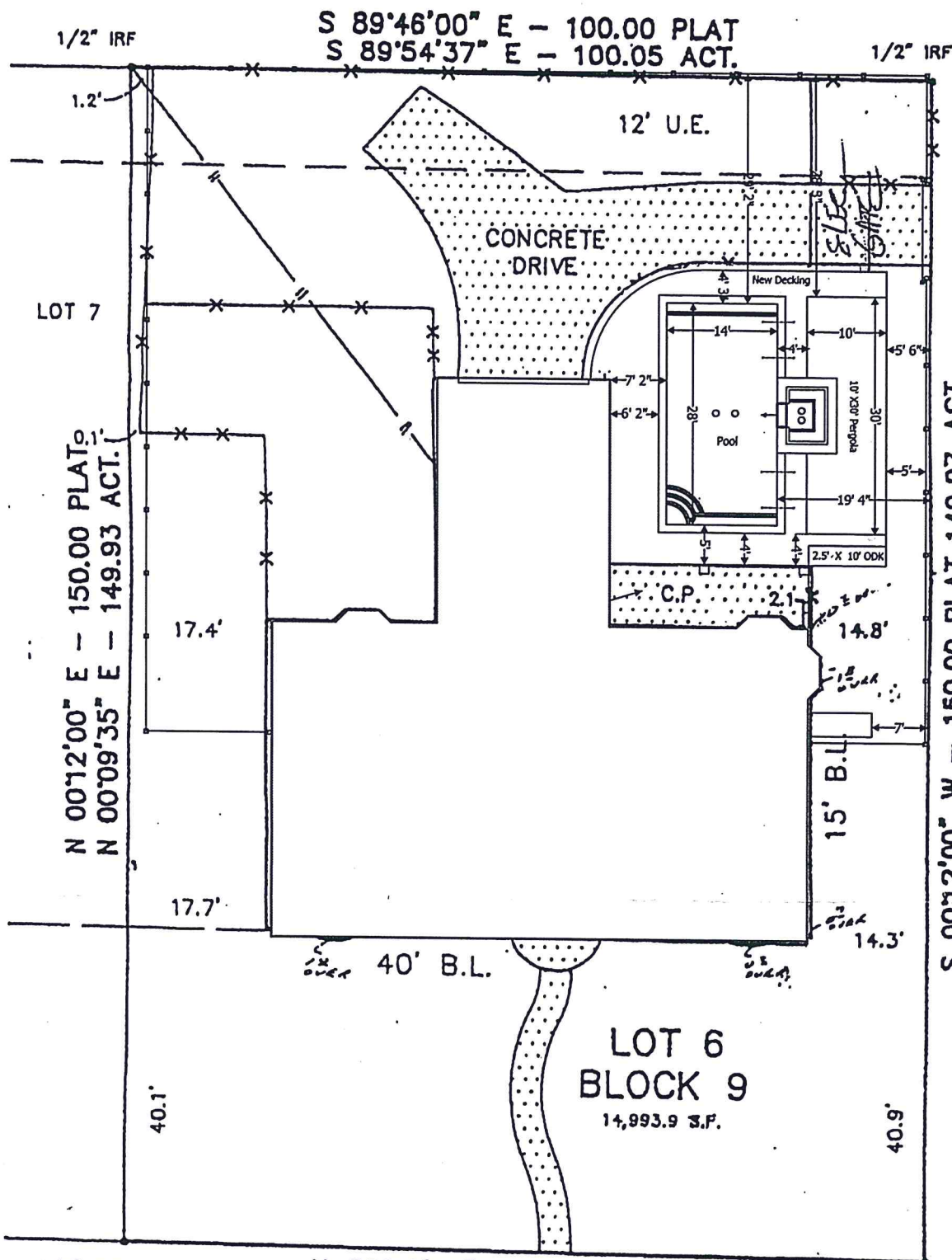
VC22-001 412 Briarcliff Court

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



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.

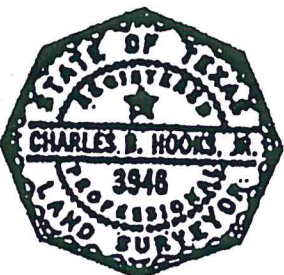
S 00°12'00" W - 150.00 PLAT 149.97 ACT.

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 OF 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

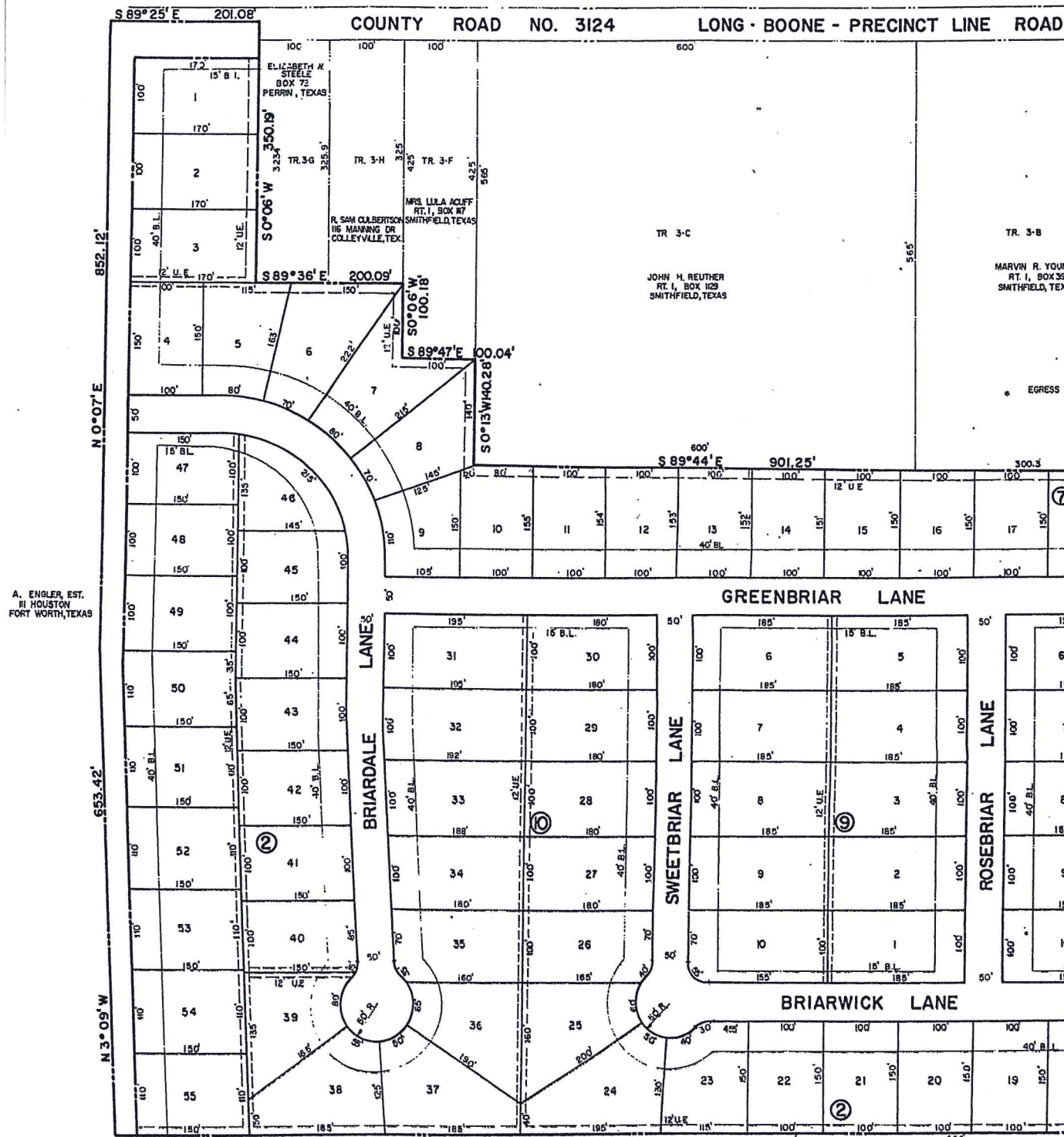


LOYD BRANSOM SURVEYORS INC.
 CHARLES B HOOKS JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1028 NORTH SYLVANIA AVE.
 FT. WORTH, TEXAS 76111
 834-3477

Charles B. Hooks Jr.

93-915

DATE 05-06-93



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

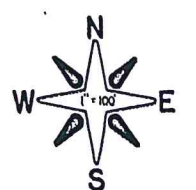
SURVEYOR
LOYD BRANSON
28 NORTH SYLVANIA AVE.
FORT WORTH, TEXAS 76111

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 SEC. 1
VOL. 388-74
P. 22



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	



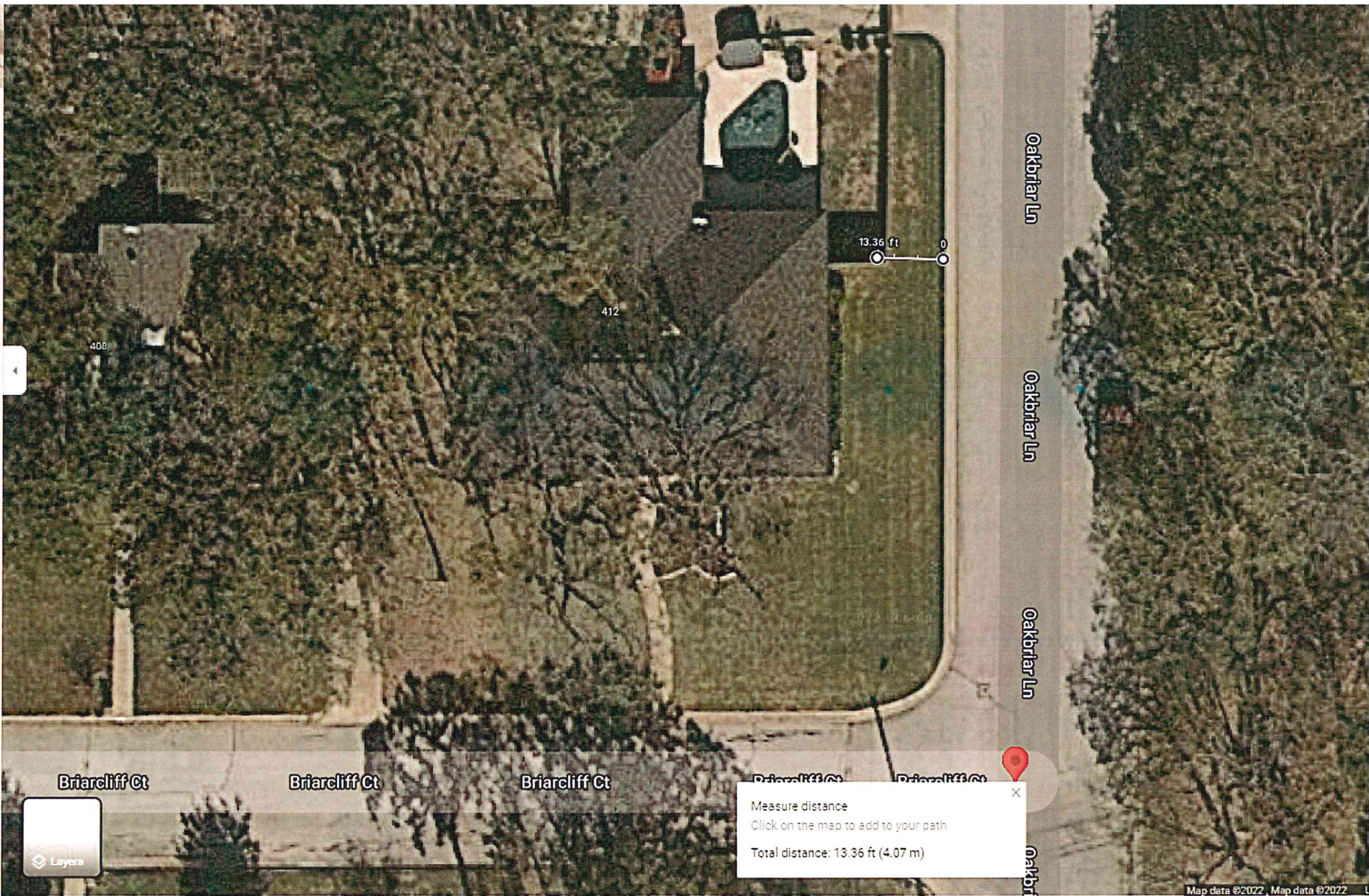
512 Briarcliff Ct

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





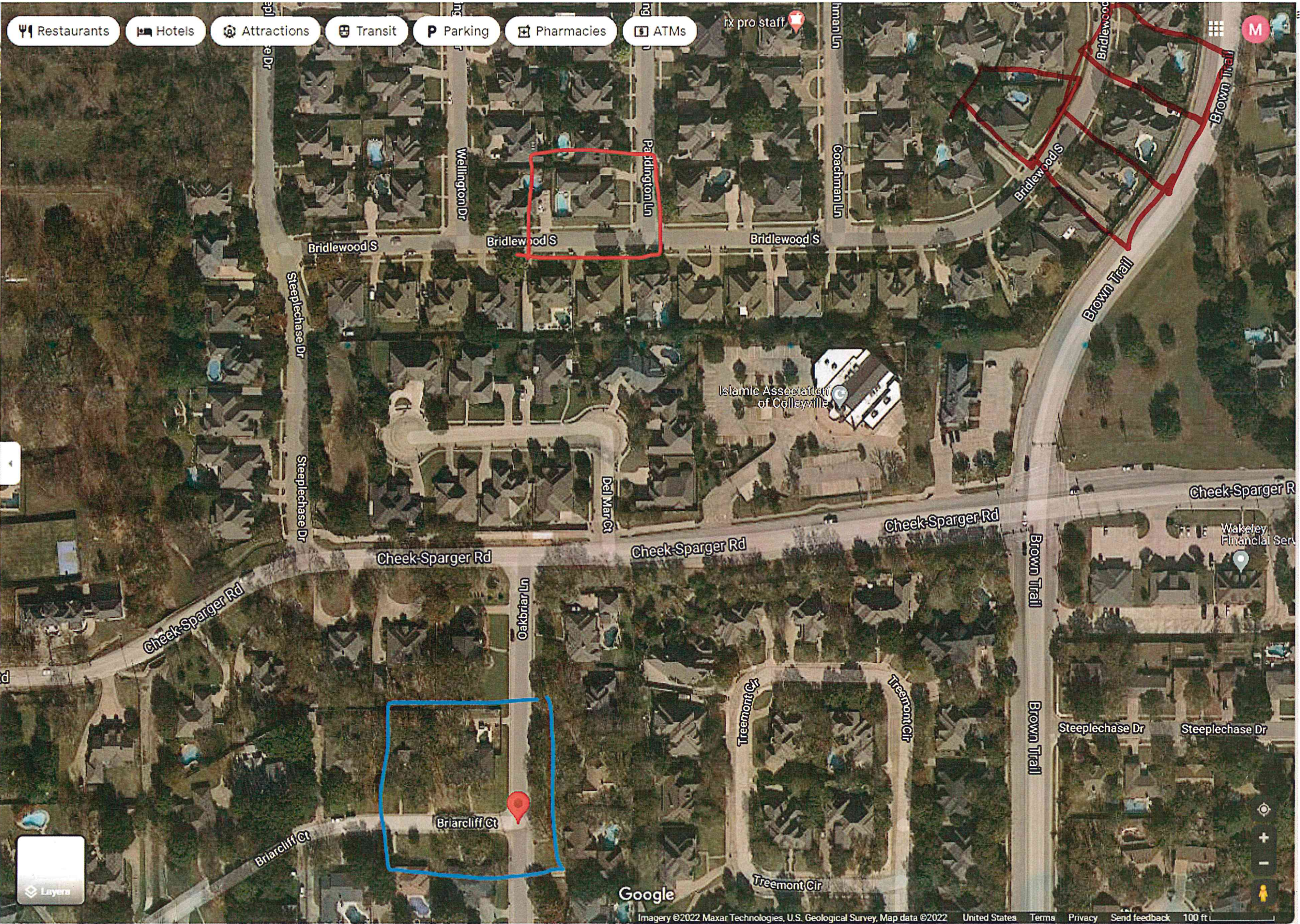
512 Briarcliff Ct

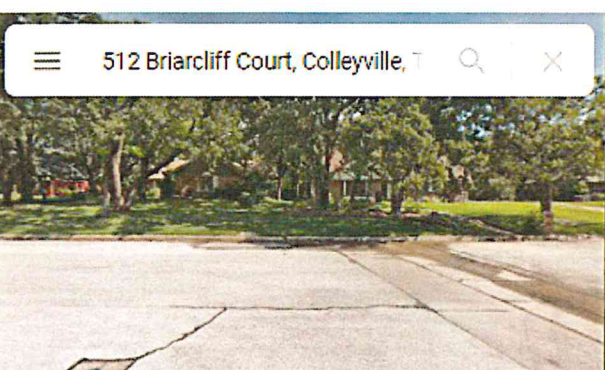
Colleyville, TX 76034

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- Add a label

Photos





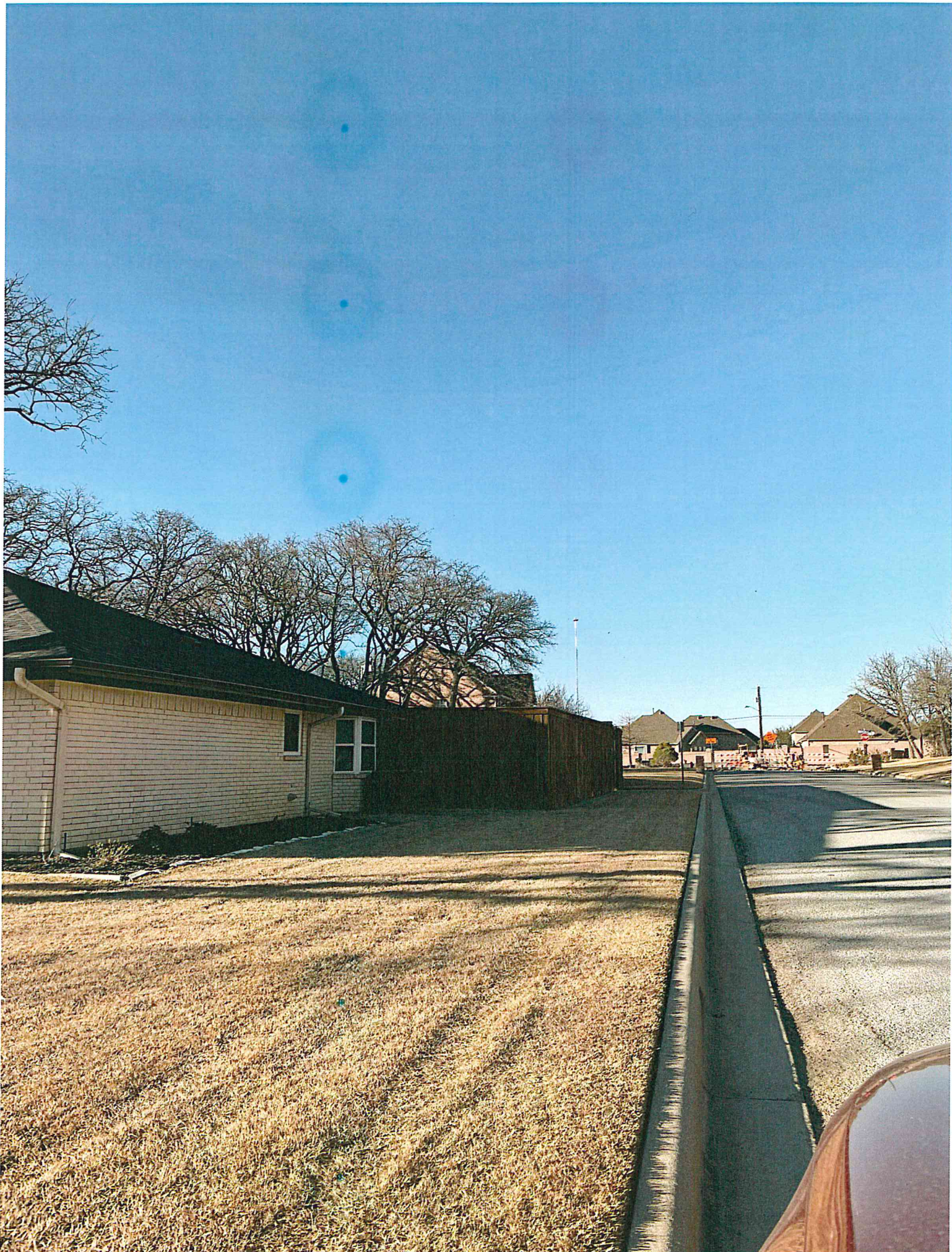
512 Briarcliff Ct
Colleyville, TX 76034

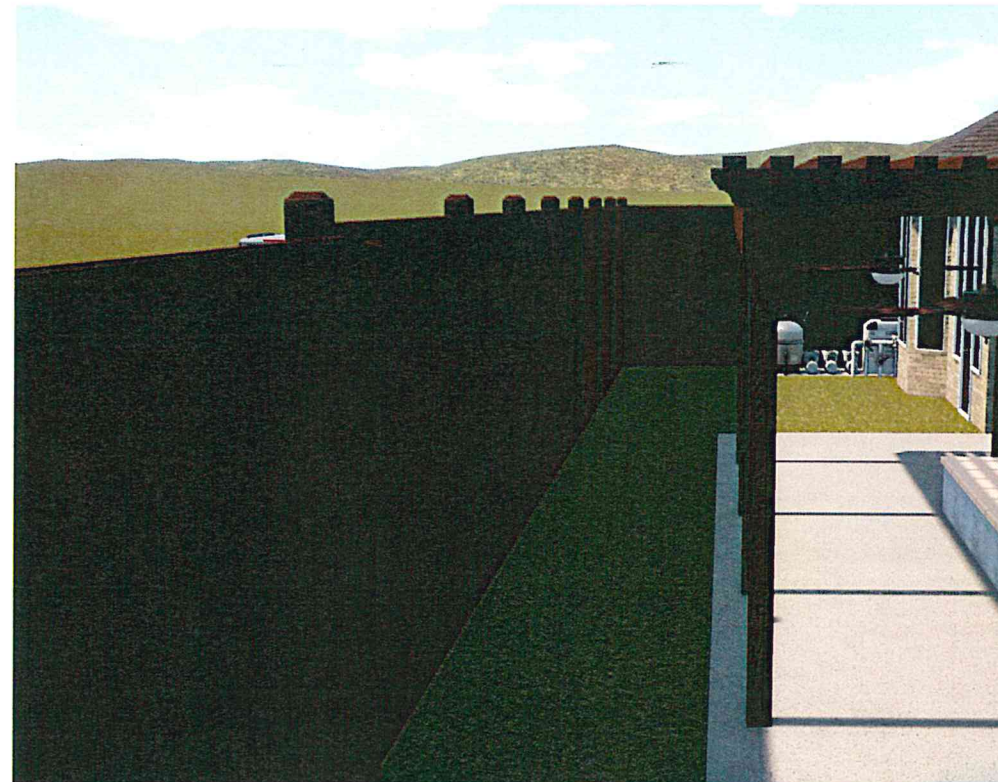
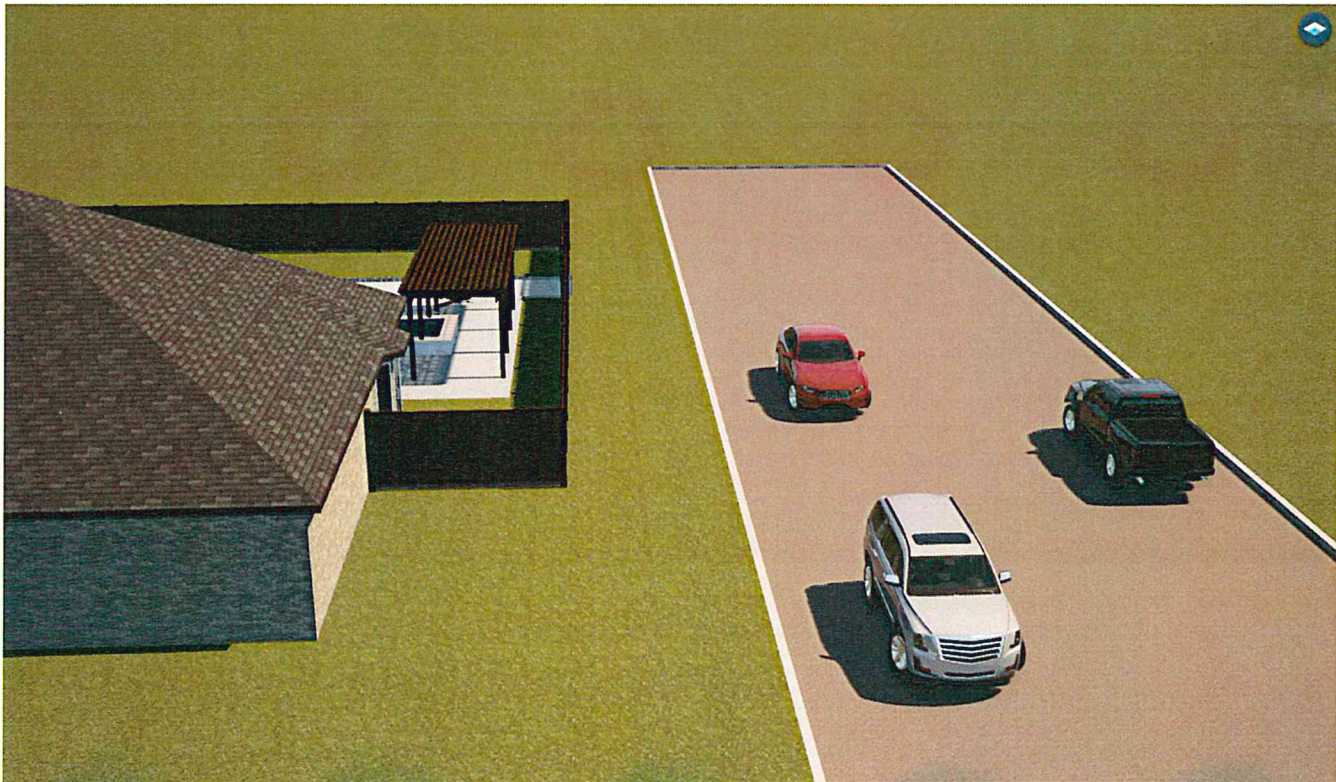
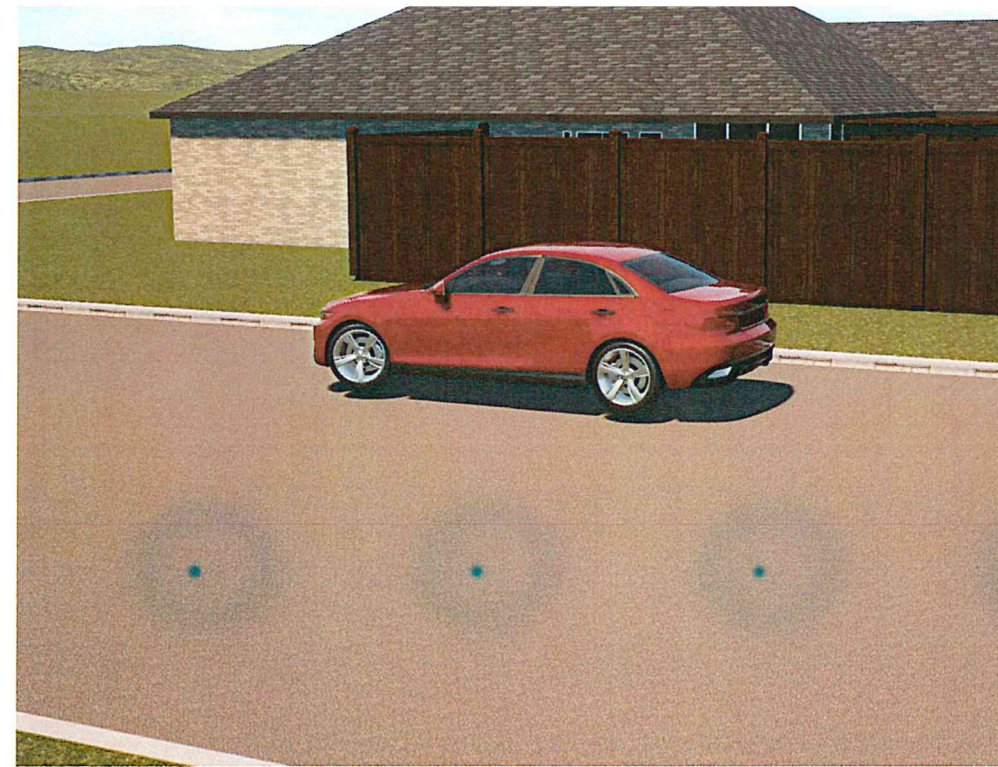
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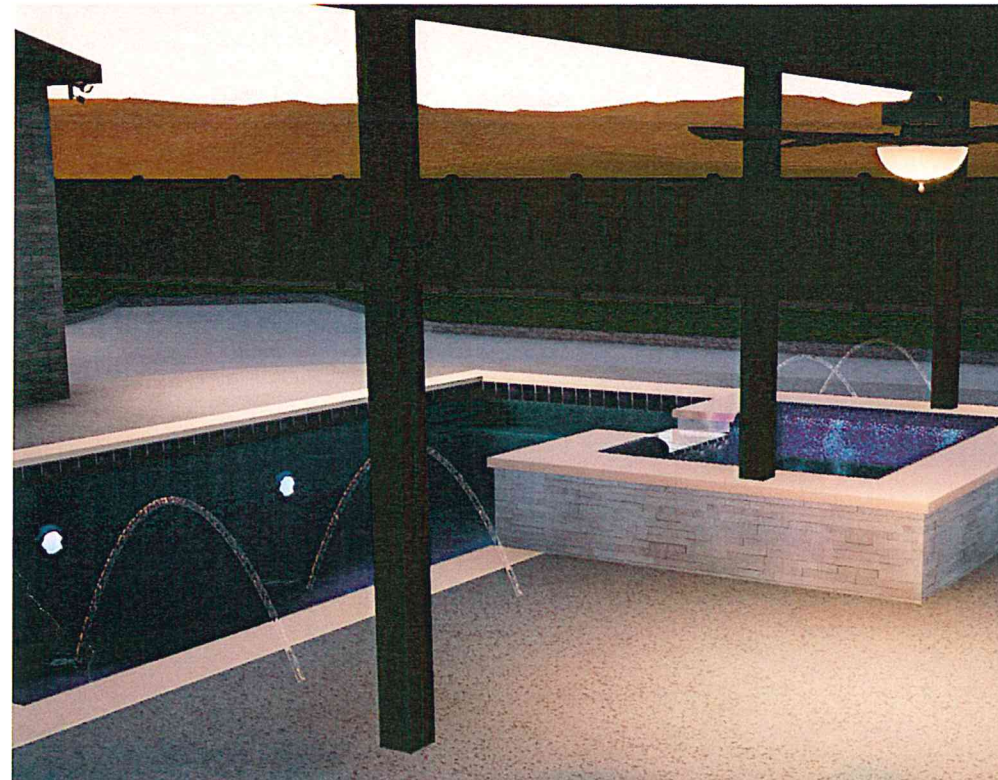
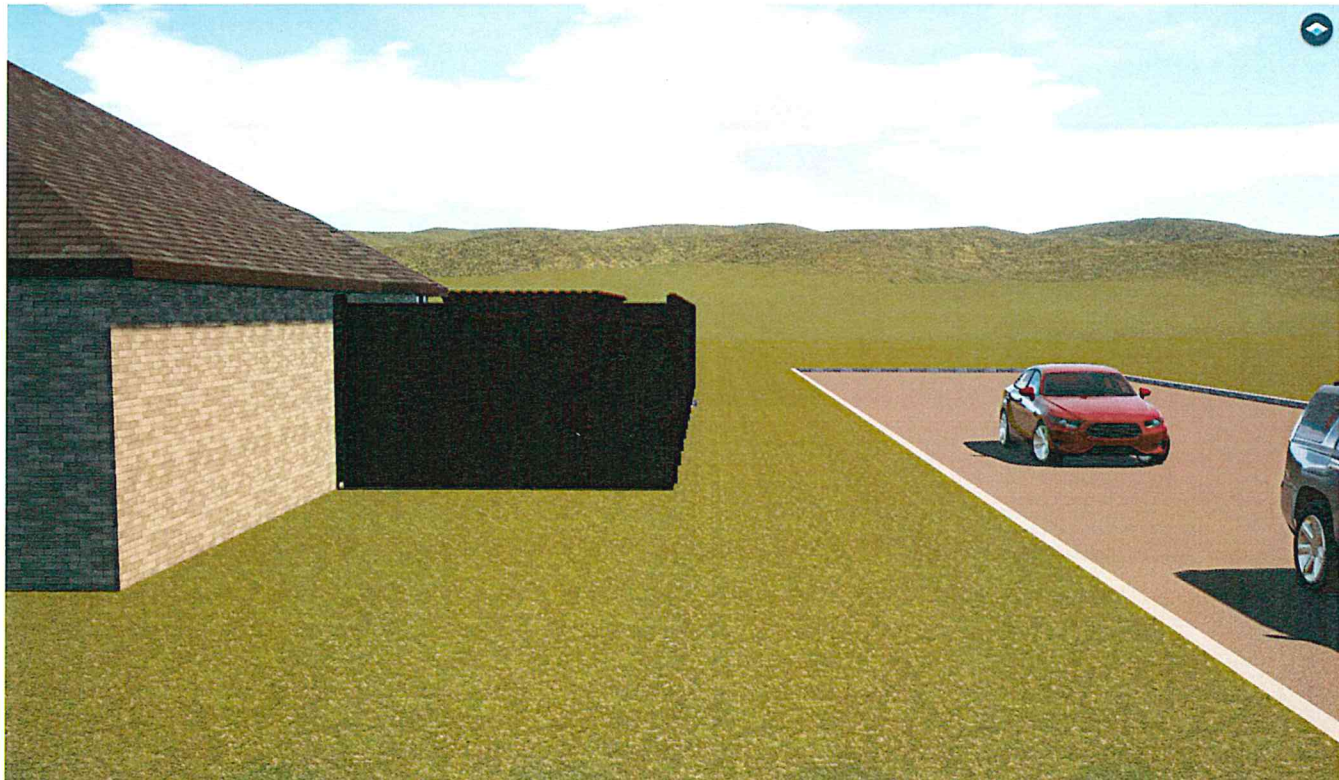
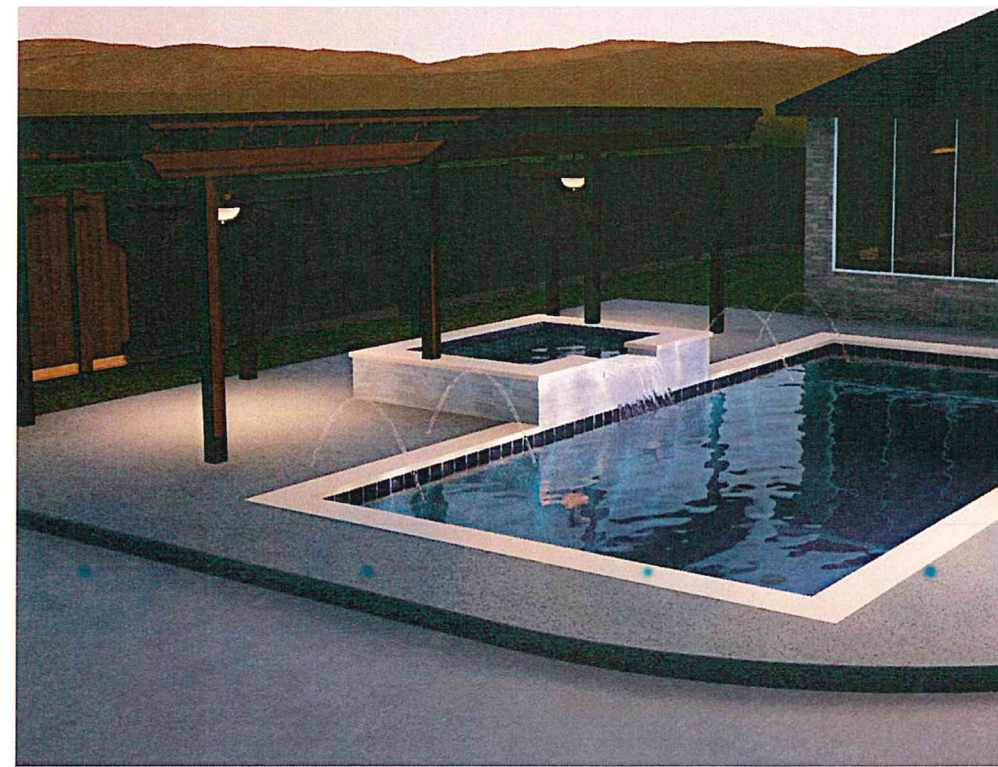
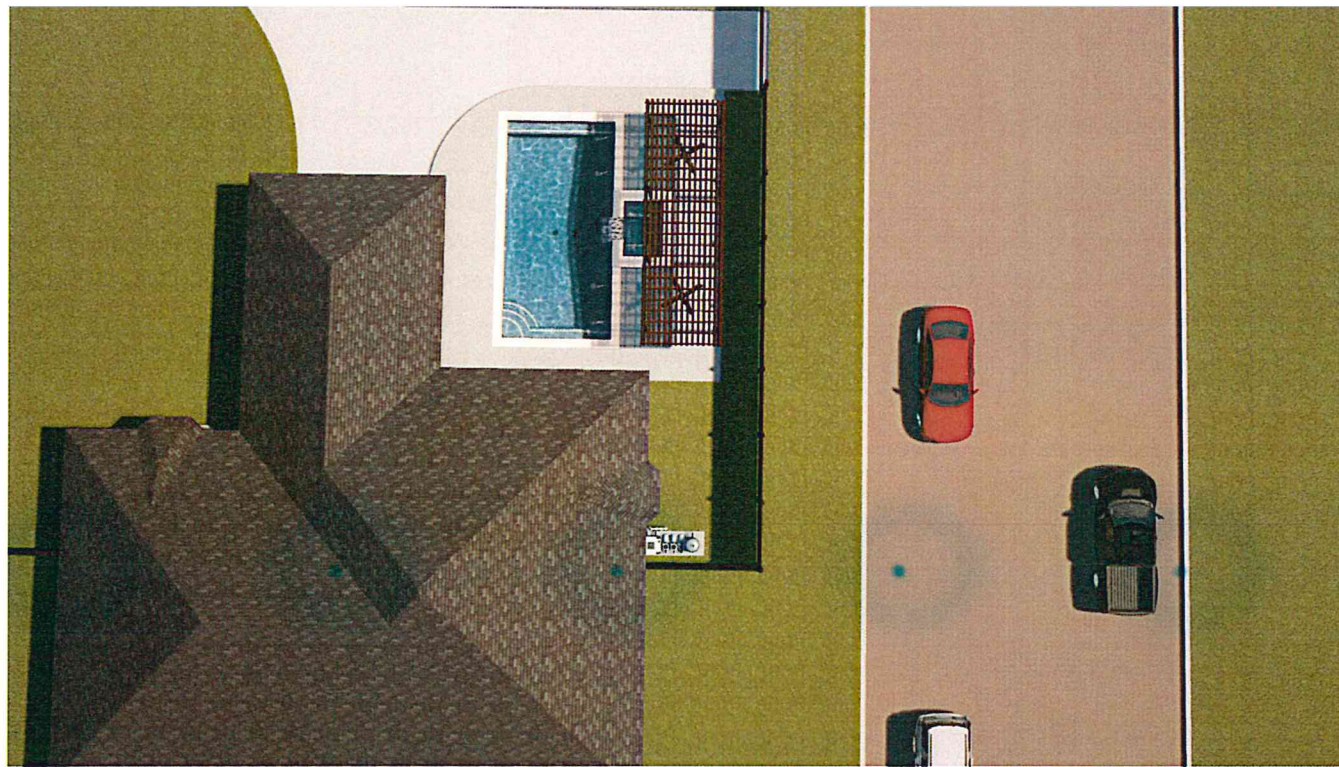
- [Confirm or fix this location](#)
The location shown is not precise
- [Suggest an edit on 512 Briarcliff Ct](#)
- [Add a missing place](#)
- [Add your business](#)
- [Add a label](#)











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 Oncor 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.

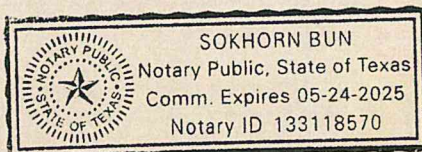
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed it.

WITNESS my hand and official seal.

Notary's Signature

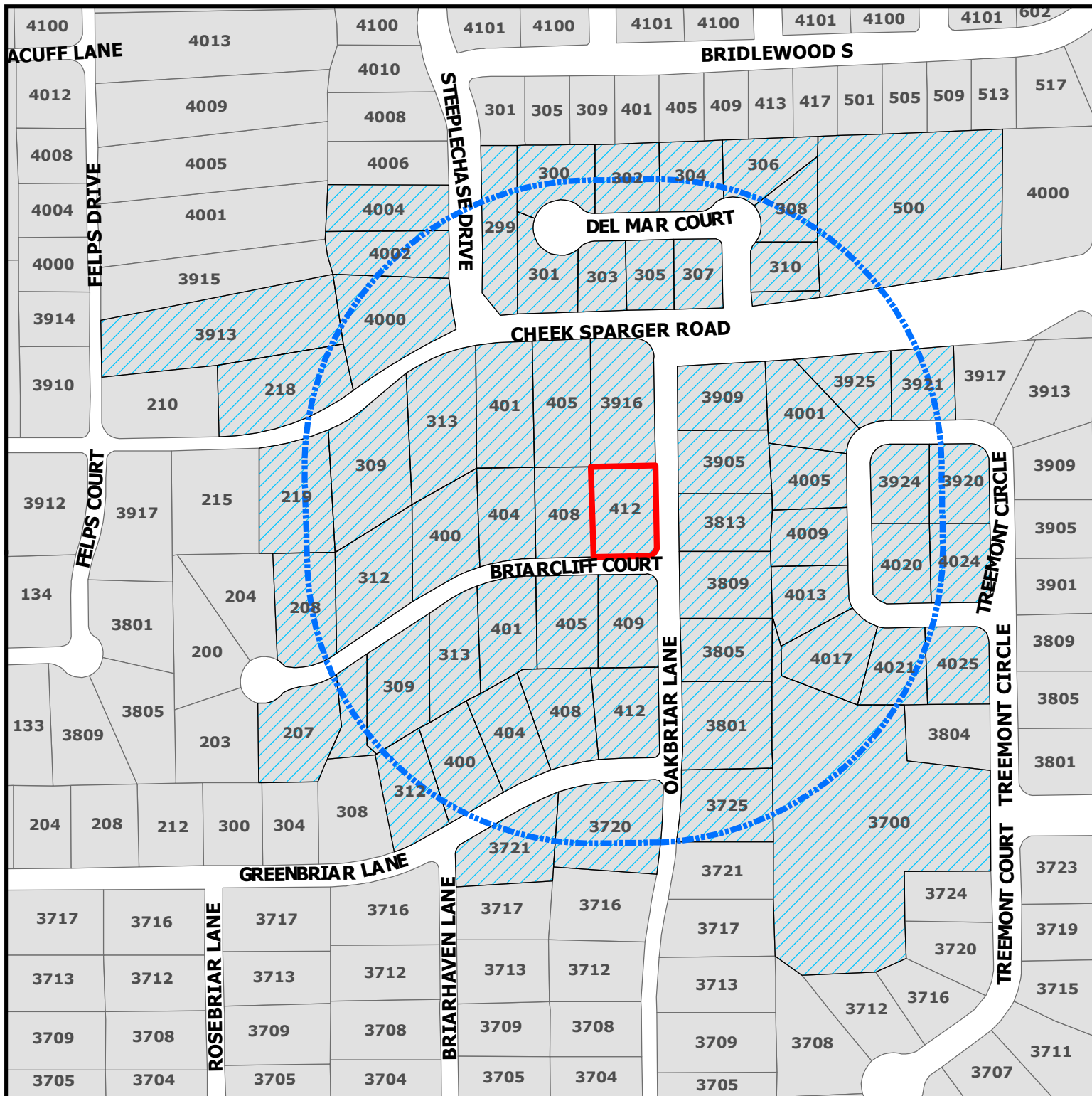
Notary's Name (print)

My commission expires: 05-24-25



EMAIL THIS FORM TO buildinginspections@colleyville.com
DELIVERY AT BUILDING INSPECTIONS DEPT. - 100 Main Street - Colleyville, Texas 76034

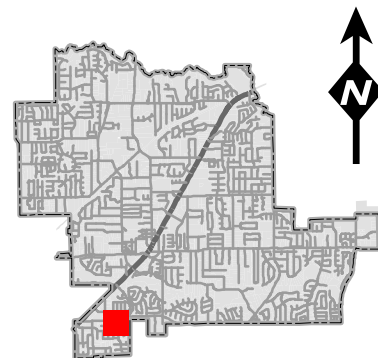
Notification Map



VC22-001
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
-  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:

**City Council Meeting: Tuesday, March 22, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas**

Request: Request for a variance to the provisions of Section 3.24.G Schedule of District Regulations of the Land Development Code, specifically for the street side yard setback in the R-15 Single Family Residential district. The request is to allow for the replacement of the old pool with a new pool. The edge of the pool is proposed to be 19 feet from the property line with the Jacuzzi being approximately 13 feet from the property line, not the required 30 feet.

Zoning Case: VC22-001

Applicant: Eugene Kovach

Owner: Shelly Horton

Location: 412 Briarcliff Court

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

Present Zoning: R-15 Single Family Residential

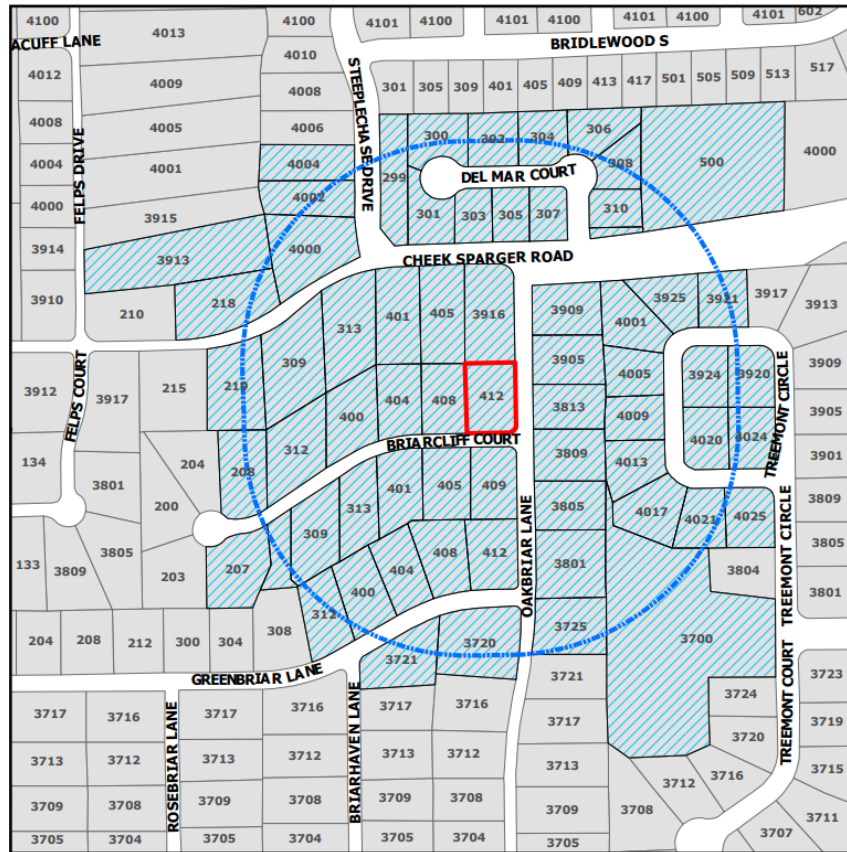
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved City tax roll. Action by the City Council serves as a final action on the request.

All interested persons are encouraged to attend the public hearing and express their opinions on the variance 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:

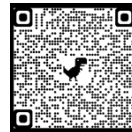
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

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: playpassion@yahoo.com

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



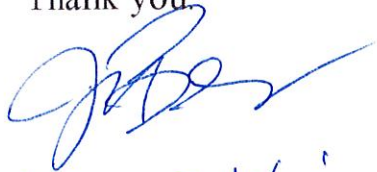
400 Briarcliff Court
Colleyville, TX 76034-8607
817-498-6611

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



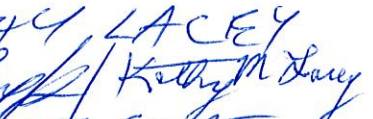
3916 Oakbriar Ln
Colleyville TX 76034

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

RESOLUTION R-22-4718

A RESOLUTION APPROVING A REQUEST FOR A VARIANCE TO SECTION 3.24.G, SCHEDULE OF DISTRICT REGULATIONS OF THE LAND DEVELOPMENT CODE, SPECIFICALLY FOR THE STREET SIDE YARD SETBACK IN THE R-15 SINGLE FAMILY RESIDENTIAL DISTRICT, FOR LOT 6, BLOCK 9, OF THE WOODBRIAR ESTATES ADDITION, LOCATED AT 412 BRIARCLIFF COURT

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

- Sec. 1. THAT the variance to allow for the addition of a pool to encroach into the street side yard setback approximately 17 feet, located at 412 Briarcliff Court (the "Property"), as depicted in Exhibits "A" & "B" hereto, is approved.
- Sec. 2. THAT this Resolution shall become effective immediately upon passage; provided that, the variance for the Property shall become effective immediately upon the conditions stated herein being fully satisfied.

AND IT IS SO RESOLVED.

PASSED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 19TH DAY OF APRIL 2022.

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

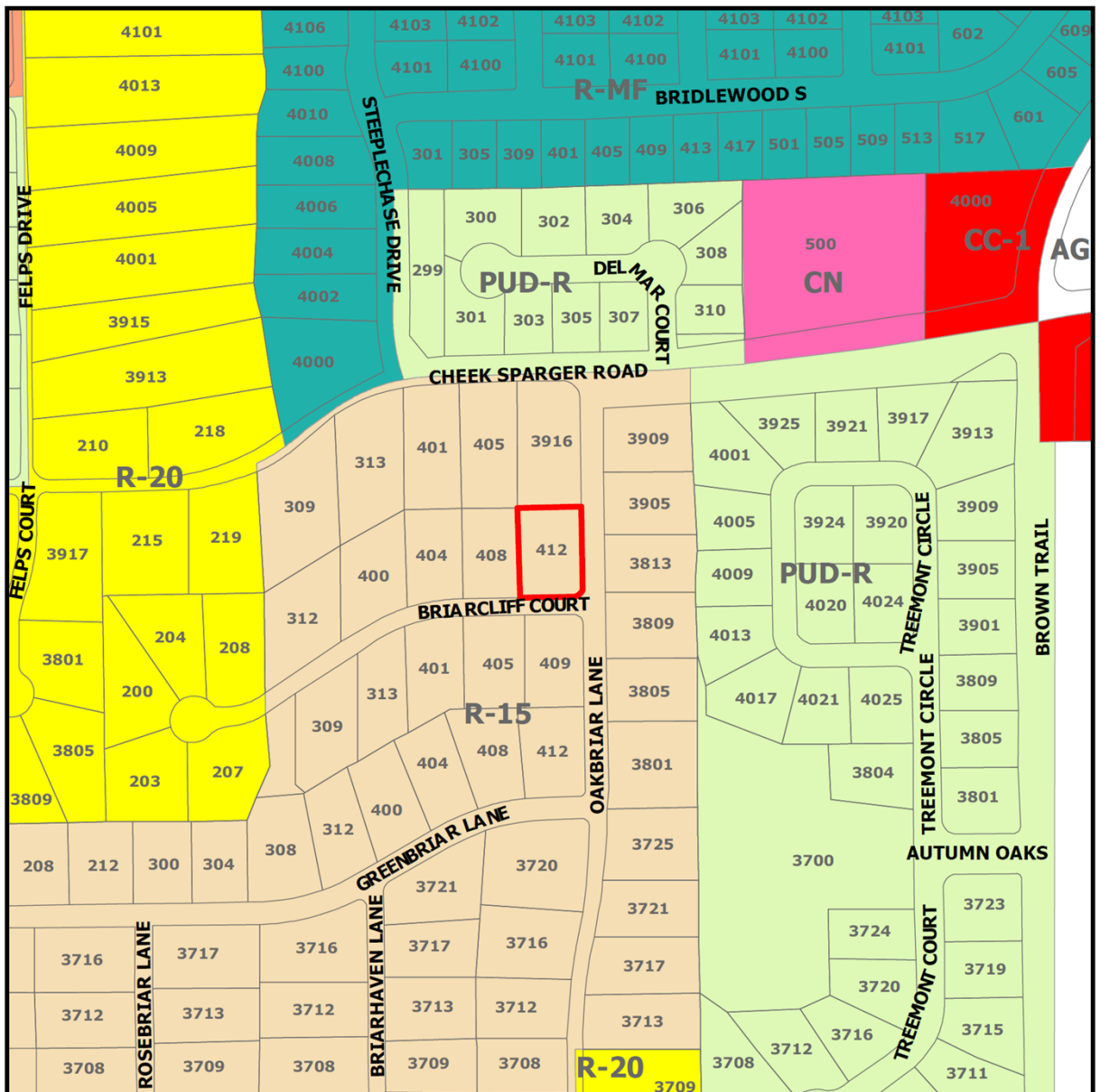
ATTEST:

CITY OF COLLEYVILLE

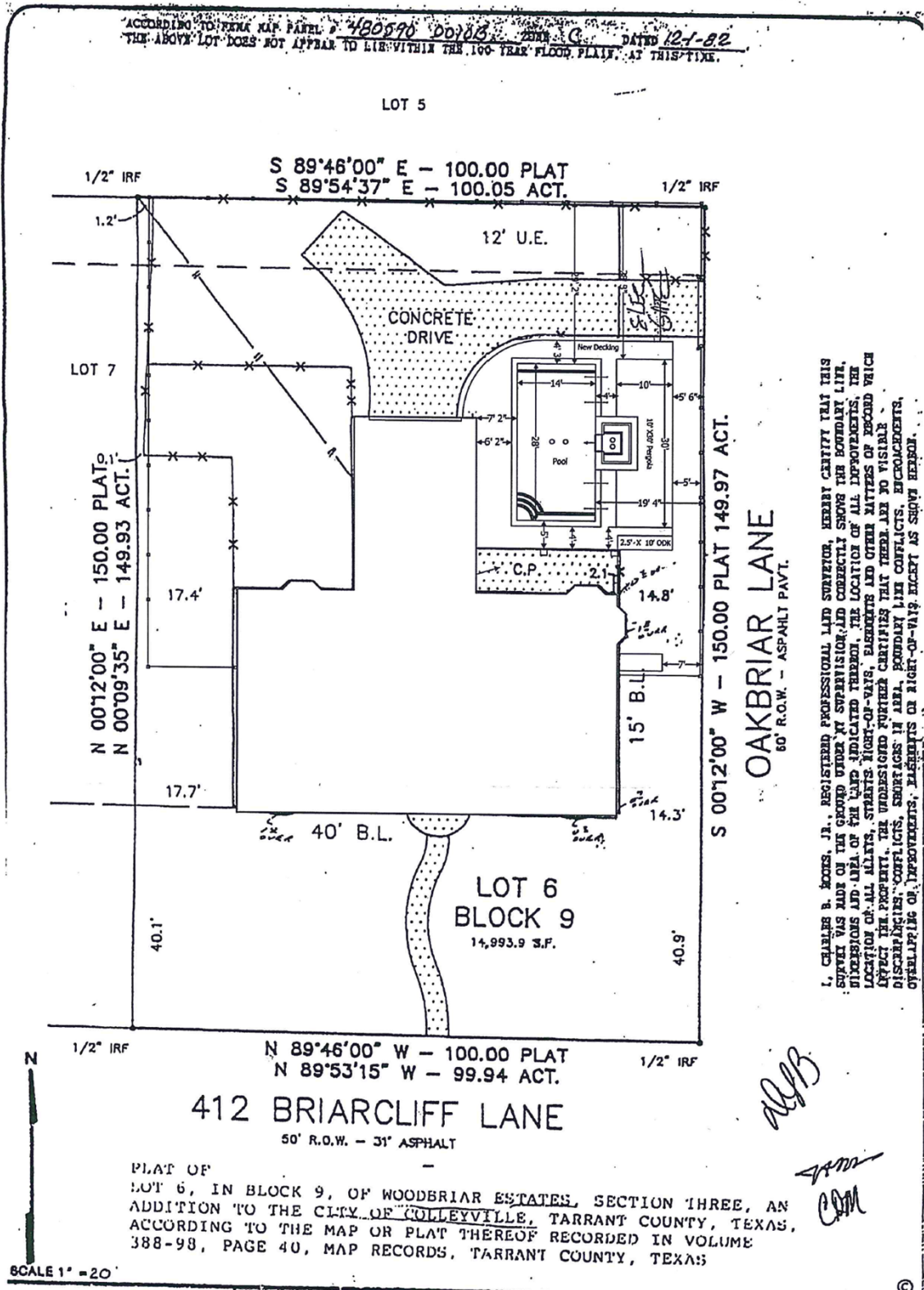
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

Attachment "A"

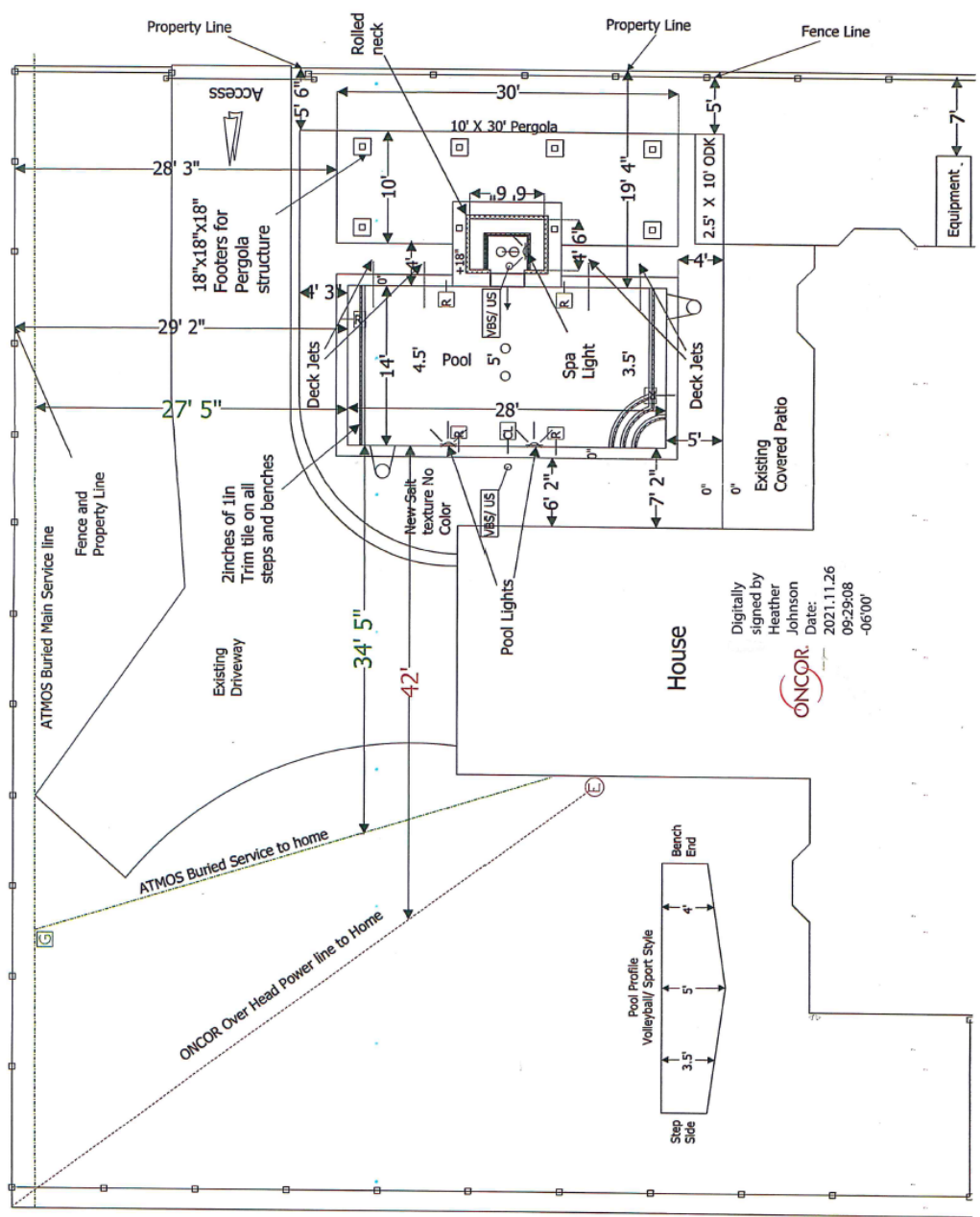


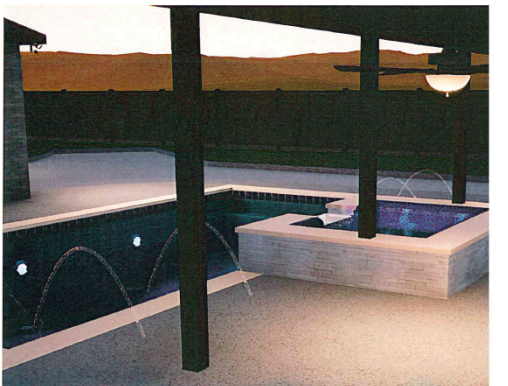
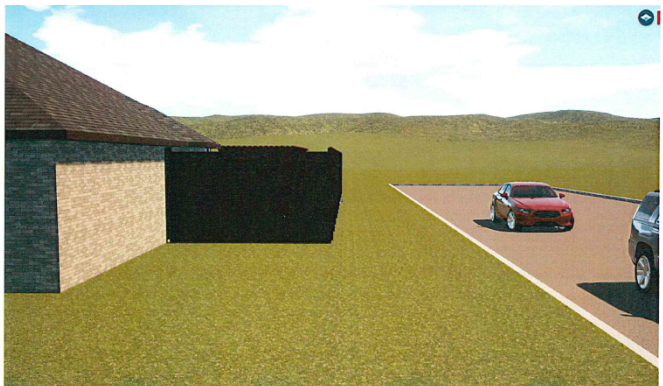
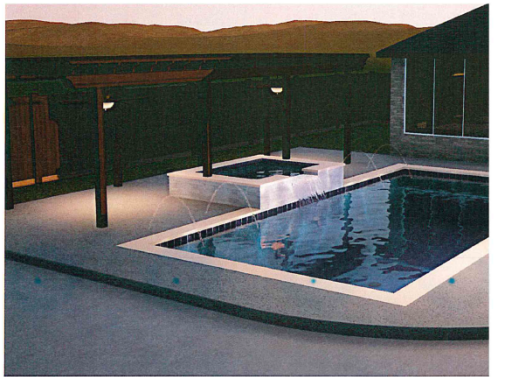
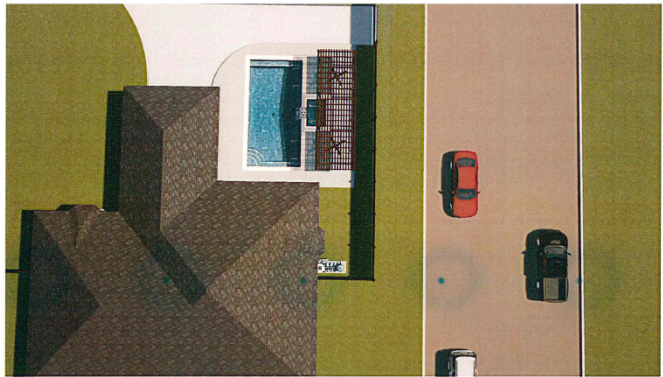
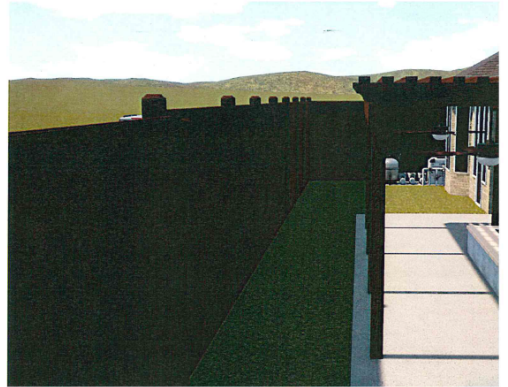
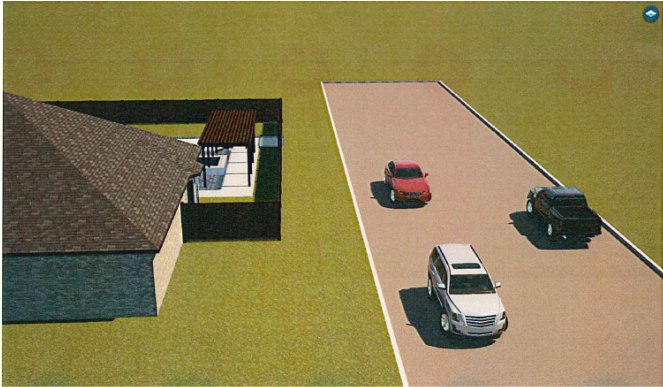
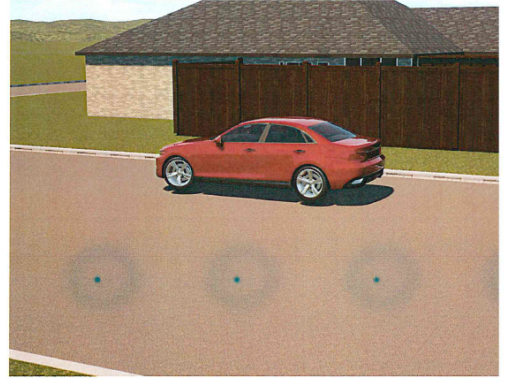
Attachment "B"





Designer: Mitch Chapman	License #:
Address: 669 Airport Fwy	Alternate Contact:
City: Hurst	Email: mitch@dfwcustompool.com
State/Zip: Texas	Cell: (817)948-9257
Phone:	Phone:
Customer Name: Shelly Horton	State/Zip: Texas
Address: 412 Briarcliff	City: Colleyville
State/Zip: Texas	Phone:
Cell: (817)845-3537	Alternate Contact:
Email: Shellyhorton@gmail.com	Job #:
Water Features: 4 Deck Jet with	
Feature pump (ALERT)	
Material: See Material Selections Page	
Capacity: 1436 Gallons Total	
Square Footage: Pool=392 Spa=42	
Perimeter: Pool 84ft Spa 26ft	
Depth: 3.5ft - 5ft - 4ft	
Width: 14ft	
Length: 28ft	







City of Colleyville City Council Agenda Briefing

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

Agenda Number 10

Agenda Date 4/19/2022

Type Report

Department City Secretary

Title

Sign Board of Appeals Minutes - December 14, 2021
Parks and Recreation Advisory Board Minutes - January 10, 2022
Planning and Zoning Commission Minutes - February 14, 2022
Planning and Zoning Commission Worksession Minutes - February 28, 2022
Planning and Zoning Commission Minutes - March 21, 2022
Planning and Zoning Commission Worksession Minutes - March 28, 2022

Attachments

1. Sign Board of Appeals Minutes - December 14, 2021
2. Parks and Recreation Advisory Board Minutes - January 10, 2022
3. Planning and Zoning Commission Minutes - February 14, 2022
4. Planning and Zoning Commission Worksession Minutes - February 28, 2022
5. Planning and Zoning Commission Minutes - March 21, 2022
6. Planning and Zoning Commission Worksession Minutes - March 28, 2022



City of Colleyville Sign Board of Appeals Minutes

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

Tuesday, December 14, 2021

City Council Chambers

Call to Order

The Sign Board of Appeals Meeting of the City of Colleyville was called to order by Board Member Carroll on December 14, 2021 at 7:00 p.m.

Roll Call

Present: Richard Vallario, Dee Kamerman, Dan Shadle, Frank Carroll, Michael Deakin, Mary Dede, and Eric Holland

Staff Present: Jacquelyn Reyff and Dakari Hill

1. APPROVAL OF MINUTES

1a Board Member Shadle made a motion to approve the November 9, 2021 minutes. Board Member Deakin seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0**

2. PUBLIC HEARING AGENDA ITEMS

2a Request for a variance to the provisions of Section 7-150, Permanent Freestanding Signs – Sign Classification & Regulations of the Land Development Code, specifically the maximum area, height, and width for an institutional monument sign, on Tract 1CC, Abstract 937, Nancy B. Looney Survey, located at 5911 Pleasant Run Road, Case SC21-004

Jacquelyn Reyff presented the case and briefed the Board.

Staff answered questions of the Board regarding the current sign's age and the number of local elementary schools with digital signs.

The applicant, Ramon Castanuela, 2216 Village Circle, Bedford, TX came forward and briefed the Board.

The applicant expressed to the Board the age of the current sign, the

cost efficiency of the digital sign, and the digital sign minimally exceeding regulations.

Mr. Castanuela answered questions of the Board regarding the proposed sign not meeting regulations, the cost to bring the sign into compliance, and the potential of illuminating other properties.

The public hearing was opened at 7:18 p.m.

With no one wishing to speak, the public hearing was closed at 7:18 p.m.

Board Member Vallario made a comment regarding checking sign regulations in the future.

Board Member Deakin made a motion to approve Case SC21-004. Board Member Shadle seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Vallario, Kamerman, Shadle, Carroll, and Deakin
Nay: 0**

3. ADJOURNMENT

The meeting adjourned at 7:21 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on April 12, 2022 by a vote of 5-0.



City of Colleyville Parks and Recreation Advisory Board MINUTES

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

Monday, January 10, 2022
6:00 p.m.

Colleyville Center
5301 Riverwalk Drive

1. CALL TO ORDER

City Secretary Christine Loven called the meeting to order at 6:09 p.m. and called the roll:

Present: Members Dustan Goodell, Amy Ackermann, James Linn, and Eric Presson. Vice Chair Cliff LeBlanc arrived at 6:15 p.m.

Absent: Members John Hillebrand and Dan Witte.

Also Present: Councilmember Callie Rigney, Councilmember Kathy Wheat, Parks and Recreation Director Lisa Escobedo, and City Secretary Christine Loven.

2. APPROVAL OF MINUTES

2a November 8, 2021 Parks and Recreation Advisory Board Minutes

A motion was made to approve the minutes of November 8, 2021, by Eric Presson, seconded by Amy Ackerman, and passed unanimously.

3. REGULAR AGENDA ITEMS

3a Discussion and recommendation of a new City Park amenity

Parks and Recreation Director Lisa Escobedo provided a review of the site where the new amenity will be placed. On March 4, 2019, the Parks and Recreation Advisory Board recommended the Parks House be removed. The City Council approved the Board's recommendation at the March 19, 2019, City Council Meeting and the Parks House was removed in October 2021.

The City Council is seeking a recommendation from the Parks and Recreation Advisory Board for possible amenities on this 25,500 square foot site as it is a prime location, close in proximity to the playground, tennis courts, pavilion, and restrooms with eight parking spaces and mature trees.

Director Escobedo provided a spreadsheet of the 2018 Parks Master Plan projects which denoted ongoing, completed, and prioritized projects. She noted some of

the amenities which could be considered, which are included in the Master Plan are a splash pad, dog park, and/or outdoor fitness stations.

Member Goodell asked if there was a nearby dog park. Director Escobedo replied she is aware of a dog park in North Richland Hills and Grapevine. She stated usually dog parks are configured to accommodate large and small dogs with separation.

There was discussion regarding the use and maintenance of fitness equipment, as well as liability/replacement insurance costs for outdoor fitness equipment.

The Board discussed the possibilities of a splash pad. Vice Chair LeBlanc asked Director Escobedo for a comparison of the site size for the McPherson Park splash pad. Director Escobedo stated the McPherson Park site is approximately 1,300 square feet.

Director Escobedo explained the maintenance schedules, mechanical, and safety operations of the splash pad.

The Board deliberated on each of the three amenities discussed. Vice Chair LeBlanc made a motion to recommend City Council consider a splash pad be added to City Park at the former Park House location, seconded by Member Linn, and passed unanimously. Director Escobedo will bring forth the recommendation to the City Council at a future meeting.

Vice Chair LeBlanc asked Director Escobedo if it was possible to bring Erika Strickney, from Keep Colleyville Beautiful (KCB) back to the Board to discuss the Board working on projects in conjunction with KCB. Director Escobedo stated she would contact Erika.

Member Presson stated he is participating with KCB and would like the Board to be involved with them. Member Ackerman stated she would like to be on an email list regarding Board/KCB activities and would like to involve youth in the activities.

City Secretary Loven cautioned the Board regarding keeping the activities of the Board separate from those of KCB, noting the City Council had at one time made appointments to the KCB, but there was very little work performed by KCB and the Board and the responsibilities fell to staff. Now, maintenance is conducted by the parks staff under the direction of Director Escobedo.

Director Escobedo stated she would attempt to contact Erica and ask if she would like to attend the next meeting of the Board.

Vice Chair LeBlanc asked Director Escobedo why the restroom at Kimzey Park has not been constructed. Director Escobedo stated the HOA advised staff and City Council they do not want a restroom at this park.

There was discussion regarding asking City Council to move forward with the restroom as the park is City owned. Director Escobedo stated she will attempt another discussion with the HOA, but feels as long as there is objection to the facility by the surrounding home owners, the project will not move up in priority or funding by the City Council.

4. REPORTS

4a Parks and Recreation Director Report

This item was presented following the approval of minutes to provide an opportunity for Vice Chair Cliff LeBlanc to arrive before discussion of 3a.

Parks and Recreation Director Lisa Escobedo noted Joyceinne Williams has retired and this is why she is not present. She then reviewed the written report which was provided to the Board and recorded in the agenda packet.

Member Goodall noted he was at City Park and had the opportunity to watch the players and instructor on the Pickle Ball Courts. He stated the courts look very good and the instructor was great.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned without objection at 7:00 p.m.

APPROVED BY A VOTE OF 6 AYES, 0 NAYS, ON THIS THE 4TH DAY OF APRIL 2022

*Minutes taken and prepared by:
Christine Loven, TRMC
City Secretary*



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, February 14, 2022

Executive Conference Room

CALL MEETING TO ORDER

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

Roll Call

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

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

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

Commissioner Williamson arrived at 6:18 p.m.

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

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

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

Roll Call

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

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

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

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

Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

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

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

Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Jacquelyn Reyff presented the item and briefed the Commission.

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

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

Commissioner Williamson made a motion to move Case ZC21-036

**behind Case ZC22-001 on the agenda.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

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

Nay: 0

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

Jacquelyn Reyff presented the item and briefed the Commission.

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

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

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

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

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

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

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

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

Mr. Williamson answered questions of the Commission regarding how traffic

would be directed during operational hours.

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

The motion was carried by the following vote:

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

Nay: 0

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

Jacquelyn Reyff presented the item and briefed the Commission.

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

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

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

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

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

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

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

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

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

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

The motion was carried by the following vote:

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

Nay: 0

5. CITIZEN COMMENTS

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

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

6. AJOURNMENT

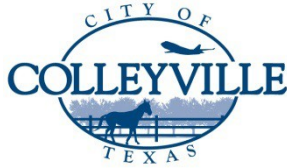
The meeting adjourned at 8:12 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on March 21, 2022 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, February 28, 2022

Executive Conference Room

CALL MEETING TO ORDER

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

Roll Call

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

Absent: N/A

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for a Fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002

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

- 2b** Presentation and discussion of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003

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

- 2c** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 1, Village Front Door

Addition, located at 5204 Colleyville Boulevard, Case ZC22-004

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

- 2d** Presentation and discussion of a Special Use Permit for a reduction in required parking on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-005

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

- 2e** Presentation and discussion of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-006

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

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

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

- 2g** Presentation and discussion of a Zoning Change from R-MF Multi-Family Residential to PUD-R Planned Unit Development-Residential zoning district for Lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, of the Lakewood Estates, located at 1001-1029 Lakeridge Court, 4600-4613 Clearwater Court, 4701-4944 Lakewood Drive, 1000-1012 Clear Lake Court, 1001-1013 Edgewater Court, and 4700-4808 Lakeshore Court, Case ZC22-008

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

3. AJOURMENT

The meeting adjourned at 7:26 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to read 'DH', is placed over a light gray rectangular background.

Dakari Hill
Planning Technician

The meeting minutes were approved on March 21, 2022 by a vote of 5-0.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, March 21, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on March 21, 2022, at 6:38 p.m.

Roll Call

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

Absent: Lawrence Williamson and George Bond

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

Also Present: Attorney, Nicole Corr

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:54 p.m.

CALL MEETING TO ORDER CITY COUNCIL CHAMBERS

The City of Colleyville Planning and Zoning Commission Meeting was called to order by Chair Bevill on March 21, 2022, at 7:01 p.m.

Roll Call

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

Absent: George Bond

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

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

Commissioner Raine made a motion to approve the February 14, 2022 Planning and Zoning Commission Meeting Minutes and the February 28, 2022 Planning and Zoning Commission Worksession Minutes. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Fence to encroach into the front yard setback on Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-002

Jacquelyn Reyff presented the item and briefed the Commission.

Commissioner Williamson recused himself from the case due to being in the 500 foot notification area.

The applicant, Bruce Crandall, 5412 Pleasant Run Road, Colleyville, TX, came forward and answered questions of the Commission regarding the need for a fence and the potential of a gate being installed with the proposed fence.

Staff answered questions of the Commission regarding the size of the property and how the setback of the proposed fence.

The public hearing was open at 7:16 p.m.

With no one wishing to speak, the public hearing was closed at 7:16 p.m.

Commissioner Groves made a motion to approve Case ZC22-002. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

**Aye: 4 – Groves, Syed, Raine, and Bevill
Nay: 0**

Abstain: 1 - Williamson

- 2b** Consideration of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003

Commissioner Williamson returned to the meeting.

Jacquelyn Reyff presented the item and briefed the Commission.

The public hearing was open at 7:22 p.m.

Terri Hitchcock, 508 Vicksburg Way, Southlake, TX, came forward and spoke in opposition of the case. Mrs. Hitchcock expressed concerns regarding the potential of HOA restrictions being rendered mute with City approval of the case.

With no one wishing to speak, the public hearing was closed at 7:25 p.m.

The applicants, Scott and Kathy Thompson, 7607 Monticello Parkway, Colleyville, TX came forward and answered questions of the Commission regarding the distance of the fences from the curb, the need for the proposed fences, and the discrepancy between their testimony and the letter received by the City from the HOA of the applicant.

Commissioner Groves stated that the case should be tabled so the applicants could give the City documentation showing the HOA's approval.

Commissioner Williamson agreed with Commissioner Groves's statement.

**Commissioner Syed made a motion to table Case ZC22-003.
Commissioner Groves seconded the motion.**

The motion was carried by the following vote:

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

Nay: 0

- 2c** Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-004

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Joe Murphy, 4100 Wellington Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the proposed hours of operation and the dimensions of the restaurant.

The public hearing was open at 7:59 p.m.

With no one wishing to speak, the public hearing was closed at 7:59 p.m.

Commissioner Raine made a motion to approve Case ZC22-004. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

2d Consideration of a Special Use Permit for a reduction in required parking on Lot 1, Block 1, Village Front Door Addition, located at 5204 Colleyville Boulevard, Case ZC22-005

Jacquelyn Reyff presented the item and briefed the Commission.

Staff answered questions of the Commission regarding the number of spaces needed to meet the required parking for the location.

The applicant, Joe Murphy, 4100 Wellington Drive, Colleyville, TX, came forward and answered questions of the Commission regarding intent to reach out to neighbors to solve parking issue.

The public hearing was open at 8:09 p.m.

With no one wishing to speak, the public hearing was closed at 8:10 p.m.

Commissioner Bevill made a motion to approve Case ZC22-005. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

2e Consideration of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-006

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lane Blessing, 6808 Hillier Court, Colleyville, TX, came forward and briefed the Commission.

An associate of the applicant, Christy Horne, 4104 Pembroke Parkway West, Colleyville, TX, came forward and answered questions of the Commission regarding the sale of the property being contingent upon approval of the zoning change request.

Staff answered questions of the Commission regarding whether the current plat of the property differed from the original platting of the property.

The public hearing was open at 8:16 p.m.

With no one wishing to speak, the public hearing was closed at 8:16 p.m.

Commissioner Williamson made a motion to approve Case ZC22-006. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

Aye: 3 – Groves, Williamson, and Raine

Nay: 1 – Syed

Abstain: 1 – Bevill

Commissioner Bevill stated that the reason for abstaining was due to being in the 500 foot notification area.

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

Staff informed the Commission that the applicant was unable to attend the meeting.

The public hearing was open at 8:29 p.m.

With no one wishing to speak, the public hearing was closed at 8:29 p.m.

Commissioner Groves made a motion to table Case ZC22-007. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

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

- 2g** Consideration of a Zoning Change from R-MF Multi-Family Residential to PUD-R Planned Unit Development-Residential zoning district for Lots 1-47, Block A, Lots 1-16, Block B, and Lots 1-24, Block C, of the Lakewood Estates, located at 1001-1029 Lakeridge Court, 4600-4613 Clearwater Court, 4701-4944 Lakewood Drive, 1000-1012 Clear Lake Court, 1001-1013 Edgewater Court, and 4700-4808 Lakeshore Court, Case ZC22-008

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Chris Hawkins, 4944 Lakewood Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the notification of homeowners in the subdivision about the zoning change.

The public hearing was open at 8:36 p.m.

James Hattman, 4721 Lakewood Drive, Colleyville, TX came forward and spoke in support of the case. Mr. Hattman questioned how often subdivisions typically get rezoned.

With no one wishing to speak, the public hearing was closed at 8:38 p.m.

Staff answered questions of the Commission regarding the potential rebuilds falling under the regulations of the PUD-R, the subdivision being single family, and any letters of opposition received.

Commissioner Raine made a motion to approve Case ZC22-008. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

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

- 2h** Consideration of a Special Use Permit for a Fence to encroach into the street side yard setback on Lot 6, Block 9, Woodbriar Estates Addition, located at 412 Briarcliff Court, Case ZC22-010

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Shelly Horton, 412 Briarcliff Court, Colleyville, TX, came forward and answered questions of the Commission regarding the safety issue that not having the fence would present.

Staff answered questions of the Commission regarding the distance of the fence from the street.

The public hearing was open at 9:00 p.m.

Lisa Polk, 3813 Oakbriar Lane, Colleyville, TX came forward and spoke in support of the case. Ms. Polk expressed that the applicant takes care of the property and that the existing fence was an upgrade.

Janet Copeland, 1309 Bellefonte Lane, Colleyville, TX came forward and spoke in support of the case. Mrs. Copeland expressed that the applicant is an upstanding citizen.

With no one wishing to speak, the public hearing was closed at 9:04 p.m.

Staff stated that a fence is needed due to there being a pool on the property.

Attorney, Nicole Corr, stated that no action could be taken on the pergola due to it being in the hands of City Council.

Commissioner Bevill made a motion to approve Case ZC22-010. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 4 –Williamson, Syed, Raine, and Bevill

Nay: 1 – Groves

5. CITIZEN COMMENTS

Lisa Polk, 3813 Oakbriar Lane, Colleyville, TX, came forward and stated that residents did not want to see commercial development on 125 Acuff Lane.

With no one wishing to speak, the public hearing was closed at 9:15 p.m.

6. AJOURNMENT

The meeting adjourned at 9:15 p.m.

The minutes were written and prepared by:



Dakari Hill

Planning Technician

The meeting minutes were approved on April 11, 2022 by a vote of 6-0.



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, March 28, 2022

Executive Conference Room

CALL MEETING TO ORDER

The City of Colleyville Planning and Zoning Commission Worksession Meeting was called to order by Chair Bevill on March 28, 2022, at 6:16 p.m.

Roll Call

Present: David Groves, Tim Raine, Claudia Bevill, and George Bond

Absent: Lawrence Williamson and Sayeda Syed

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

- 2a** Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage for accessory buildings and to encroach into the side yard setback on Lot 9B, Sand Oak Acres Addition Colleyville, located at 4505 Jim Mitchell Trail East, Case ZC22-009

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding when the addition was added, who made the additions, and whether the structure was bigger than the permit allowed.

- 2b** Presentation and discussion of a Zoning Change from ML Light Manufacturing to CPO Professional Office zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-011

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding whether the property currently had tenants and the need for the rezoning.

- 2c** Presentation and discussion of a Replat for Lot 3R-1 & Lot 3R-2, Block 2, Towne Square Addition, being Lot 3, Block 2, Towne Square Addition, located at 1215 Hall Johnson Road, Case PC22-004

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intended purpose of the replat.

- 2d** Presentation and discussion of a Replat for Lots 1, 2, 3X, & 4X, Block E, Old Grove Addition, Phase II, being Lots 1 & 2, Block 1, Neidholt Addition, and Lot 2X, Block E, Old Grove Addition, located at 103 John McCain Road, 105 John McCain Road, and 7189 Cast Iron Forest Trail, Case PC22-005

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding previous opposition of a replat due to drainage concerns, the current platting of the properties, and whether both submitted options will be presented for review.

- 2e** Presentation and discussion of a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tracts 3P1, 3R1, & 6A17, and 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, located at 1804 Tyler Street, 1900 Tyler Street, 1907 Renfro Road, and 1911 Renfro Road, Case PC22-006

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding whether open space would be required and whether a single developer was in charge of the project.

- 2f** Presentation and discussion of a Zoning Change from CN Neighborhood Commercial to R-20 Single Family Residential zoning district for Lots 10R & 11R, Block 1, Andy Felps Addition, located at 125 Acuff Lane, Case ZC22-012

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the intended zoning of the request and whether the previous request had been withdrawn.

The Commission adjourned into an Executive Session at 6:40 p.m.

Commissioner Syed arrived during the Executive Session at 6:48 p.m.

The Commission reopened the meeting at 7:05 p.m.

3. AJOURMENT

The meeting adjourned at 7:05 p.m.

The minutes were written and prepared by:



Dakari Hill
Planning Technician

The meeting minutes were approved on April 11, 2022 by a vote of 6-0.

RESOLUTION R-22-4719

**A RESOLUTION APPROVING CITY COUNCIL ACTION
UNDER BUSINESS AT THE REGULAR CITY COUNCIL MEETING OF
APRIL 19, 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 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