



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, May 9, 2022

City Council Chambers

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

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

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

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

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

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

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - April 11th
Planning and Zoning Commission Worksession Minutes - April 25th

2. PUBLIC HEARING AGENDA ITEMS

- 2a** 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, TABLED FROM THE APRIL 11, 2022 PLANNING AND ZONING COMMISSION MEETING WITH A REQUEST BY THE APPLICANT TO TABLE TO THE JUNE 13, 2022 PLANNING AND ZONING COMMISSION MEETING.
- 2b** Consideration 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, TABLED FROM THE APRIL 11, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2c** Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings on Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, Case ZC22-013
- 2d** Consideration of a Zoning Change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014
- 2e** Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 3, Block 1, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC22-015
- 2f** Consideration of a Zoning Change from R-20 Single Family Residential to RE Single Family "Estate" Residential zoning district for Lot 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, Case ZC22-016
- 2g** Consideration of a Zoning Change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017
- 2h** Consideration of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards May 6, 2022 by 5:00 p.m.



Dakari Hill
Planner

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

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

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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Agenda Number 1a	Agenda Date 5/9/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - April 11th
Planning and Zoning Commission Worksession Minutes - April 25th

Explanation

Approval of minutes from the April 11, 2022 Planning and Zoning Commission Meeting and the April 25, 2022 Planning and Zoning Commission Worksession.

Recommendation

Approve

Attachments

1. April 11, 2022 P&Z Minutes
2. April 25, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, April 11, 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 April 11, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and George Bond

Absent: Lawrence Williamson

Staff Present: Ben Bryner, Jacquelyn Reyff, Larry Wright, 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.

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:47 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 April 11, 2022, at 7:00 p.m.

Roll Call

Present: David Groves, Sayeda Syed, Tim Raine, Jim Linn, Claudia Bevill, and George Bond

Absent: Lawrence Williamson

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

Also Present: Attorney, Nicole Corr

1. ELECTION OF OFFICER

1a Election of Vice Chair of the Planning and Zoning Commission

Commissioner Raine made a motion to nominate Commissioner Groves for Vice Chair. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

2. APPROVAL OF MINUTES

2a Planning and Zoning Commission Meeting Minutes – March 21, 2022
Planning and Zoning Commission Worksession Minutes – March 28, 2022

Commissioner Groves made a motion to approve the March 21, 2022 Planning and Zoning Commission Meeting Minutes and the March 28, 2022 Planning and Zoning Commission Worksession Minutes. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

3. PUBLIC HEARING AGENDA ITEMS

3a 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, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, APPLICANT REQUESTS TO TABLE ITEM TO MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Syed made a motion to remove Case ZC22-003 from the table. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond

Nay: 0

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

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond

Nay: 0

3b 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, TABLED FROM THE MARCH 21, 2022 PLANNING AND ZONING COMMISSION MEETING, WITHDRAWN BY APPLICANT

3c Consideration 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, located at 4505 Jim Mitchell Trail East, Case ZC22-009

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Cameron DeRouen, 4505 Jim Mitchell Trail East, Colleyville, TX, came forward and answered questions of the Commission regarding being aware that a Special Use Permit was needed in order to make an addition to the structure.

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

George Pavelek, 4508 Jim Mitchell Trail East, Colleyville, TX, came forward and spoke in support of the case. Mr. Pavelek expressed that the additions were an improvement on the property.

Susan Pavelek, 4508 Jim Mitchell Trail East, Colleyville, TX, came forward and spoke in support of the case. Mrs. Pavelek expressed that the additions were an improvement on the property.

With no one wishing to speak, the public hearing was closed at 7:20 p.m.

Staff answered questions of the Commission regarding the need of a Special Use Permit without the addition onto the accessory building.

Commissioner Syed made a motion to deny Case ZC22-009. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond

Nay: 0

3d Consideration 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.

The applicant, Mark Shafipour, 1009 Turnberry Lane, Southlake, TX, came forward and answered questions of the Commission regarding the history of uses at the location.

The public hearing was open at 7:33 p.m.

With no one wishing to speak, the public hearing was closed at 7:33 p.m.

Commissioner Bond made a motion to approve Case ZC22-011. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond

Nay: 0

3e Consideration of a Replat for Lots 3R-1 & 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.

The applicant, George Jensen, 1211 Wyndham Hill Lane, Southlake, TX, came forward and answered questions of the Commission regarding the reasoning for the replat.

The public hearing was open at 7:37 p.m.

With no one wishing to speak, the public hearing was closed at 7:37 p.m.

Commissioner Groves made a motion to approve Case PC22-004.

Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond

Nay: 0

3f Consideration 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.

Attorney, Nicole Corr, informed the Commission that Replat Option 1 must be approved and Replat Option 2 could be denied.

An associate of the applicant, Logan Hestin, 1711 Woodcreek Drive, Richardson, TX, came forward and answered questions of the Commission regarding the history of the project.

An associate of the applicant, Art Anderson, 2728 West Harwood, Dallas, TX, came forward and answered questions of the Commission regarding possible drainage issues.

The applicant, Matthew Maly, 6500 West Freeway, Fort Worth, TX, came forward and answered questions of the Commission regarding the logistics of the proposed drainage system and the protection of trees in the area.

The public hearing was open at 8:01 p.m.

Susan Rau, 7105 Cast Iron Forest Trail, Colleyville, TX, came forward and spoke in opposition of the case. Mrs. Rau expressed concerns regarding the applicant's proposed drainage plan.

Beth Battles, 101 John McCain Road, Colleyville, TX, came forward and spoke in opposition of the case. Mrs. Battles expressed concerns regarding potential drainage issues.

With no one wishing to speak, the public hearing was closed at 8:14 p.m.

Mr. Maly came forward and answered questions of the Commission regarding how the proposed drainage plan will preserve trees in the area.

The Commission adjourned into an executive session at 8:22 p.m.

The Commission reopened the meeting at 8:39 p.m.

Commissioner Raine made a motion to approve Case PC22-005, Option 1. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

**Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

Commissioner Groves made a motion to approve Case PC22-005, Option 2. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 5 – Groves, Raine, Linn, Bevill, and Bond
Nay: 1 – Syed**

3g Consideration 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.

An associate of the applicant, Greg Wright, 8445 Shady Grove Road, Keller, TX, came forward and answered questions of the Commission regarding a drainage plan, timeline for development, and the lots as they currently exist.

The public hearing was open at 8:55 p.m.

Debby Abitz, 1711 Tyler Street, Colleyville, TX came forward and spoke in opposition of the case. Mrs. Abitz expressed concerns regarding potential drainage issues.

With no one wishing to speak, the public hearing was closed at 9:01 p.m.

Staff answered questions of the Commission regarding potential drainage issues.

Larry Wright, City Engineer, expressed that the applicant needed to submit a drainage plan for review.

Commissioner Syed made a motion to table Case PC22-006. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 6 – Groves, Syed, Raine, Linn, Bevill, and Bond

Nay: 0

3h 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 ZC22-012

Commissioner Bevill recused herself from the case.

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Lane Blessing, 6808 Hillier Court, Colleyville, TX, came forward and answered questions of the Commission regarding the ideal zoning for the property.

The public hearing was open at 9:14 p.m.

Christen Horne, 4104 Pembroke Parkway West, Colleyville, TX came forward and spoke in support of the case. Ms. Horne expressed that a residential use is the best use for the property.

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

Staff answered questions of the Commission regarding the suitability of the proposed zoning and how the property was originally platted.

Commissioner Raine made a motion to approve Case ZC22-012. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Raine, Linn, and Bond

Nay: 1 – Syed

Abstain: 1 – Bevill

5. CITIZEN COMMENTS

6. AJOURNMENT

The meeting adjourned at 9:23 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill'.

Dakari Hill
Planner

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



City of Colleyville Planning and Zoning Commission Minutes

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100 Main Street
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Monday, April 25, 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 April 25, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Sayeda Syed, Tim Raine, Jim Linn, 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

- 2 a** Presentation and discussion of a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings on Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, Case ZC22-013

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding how long the structure has existed, what alterations were made, and how long the current owner has owned the property.

- 2b** Presentation and discussion of a Zoning Change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the whether the property met all the lot requirements for the proposed district.

- 2c** Presentation and discussion of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 3, Block 1, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC22-015

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the need for special use permits after a change in ownership.

- 2d** Presentation and discussion of a Zoning Change from R-20 Single Family Residential to RE Single Family "Estate" Residential zoning district for Lot 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, Case ZC22-016

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the potential of an accessory dwelling and the size limitations on the dwelling.

- 2e** Presentation and discussion of a Zoning Change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the proposed zoning being compatible with an acupuncture use.

- 2f** Presentation and discussion of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the special use permit covering acupuncture and massage.

3. AJOURMENT

The meeting adjourned at 6:43 p.m.

The minutes were written and prepared by:



Dakari Hill

Planner

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



City of Colleyville Planning and Zoning Commission Agenda Briefing

City Hall
100 Main Street
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Agenda Number 2a	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for a Fence to encroach into the front yard setback and for a Fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville, located at 7607 Monticello Parkway, Case ZC22-003, TABLED FROM THE APRIL 11, 2022 PLANNING AND ZONING COMMISSION MEETING WITH A REQUEST BY THE APPLICANT TO TABLE TO THE JUNE 13, 2022 PLANNING AND ZONING COMMISSION MEETING.

Explanation

REQUEST TO TABLE BY APPLICANT TO THE JUNE 13, 2022 PLANNING AND ZONING COMMISSION MEETING. Due to the applicants actively working through the Monticello HOA for their review.

Scott Thompson, the applicant, has submitted a request for a Special Use Permit (SUP) for Fences to encroach into the required front and street side yard setbacks. The purpose of the request is to allow for a 6-foot iron fence to encroach into the front yard setback and an 8-foot wood privacy fence to encroach into the street side yard setback on Lot 35, Block 3, Monticello Addition Colleyville being approximately 0.50 acres, and zoned PUD-R Planned Unit Development - Residential district.

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

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

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

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

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

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

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

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

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

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

Drainage: NA

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

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

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

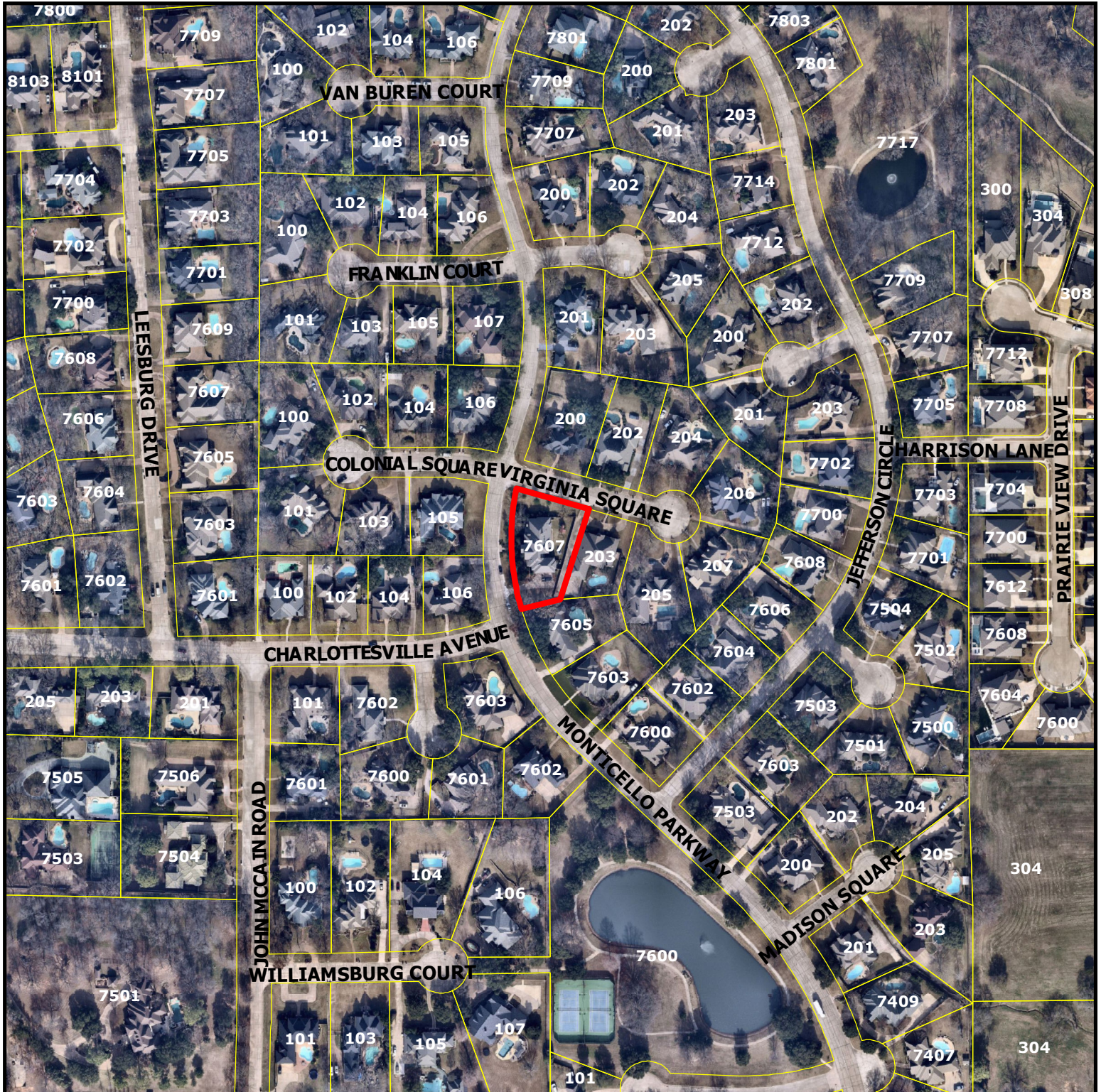
Recommendation

Denial

Attachments

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

Aerial Map



ZC22-003

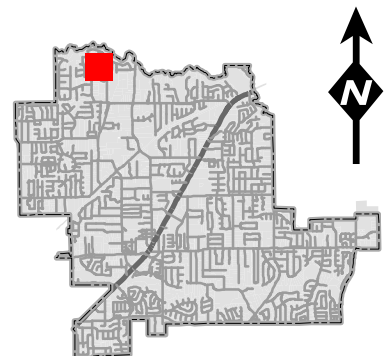
7607 Monticello Parkway

DISCLAIMER:

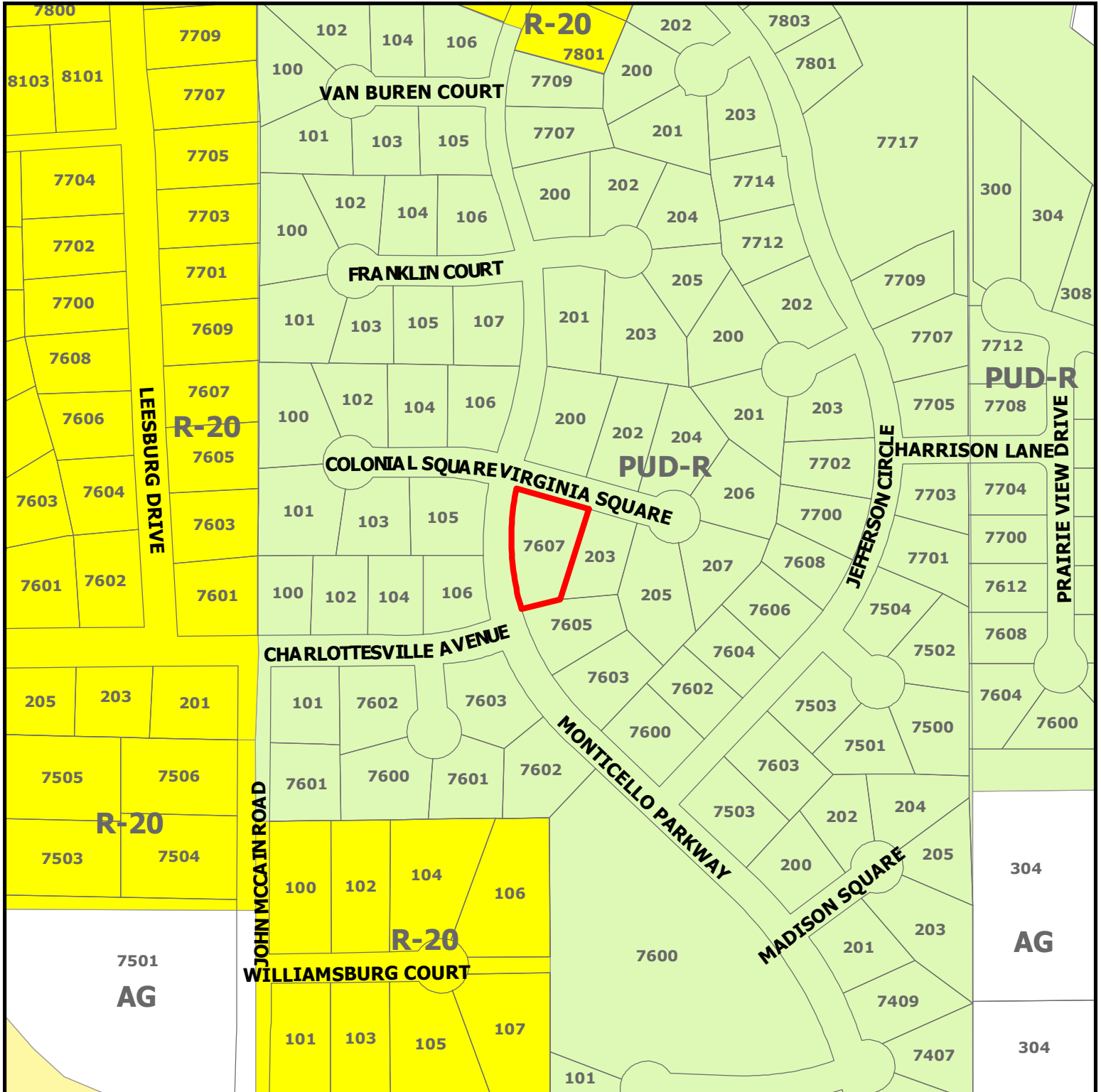
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-003

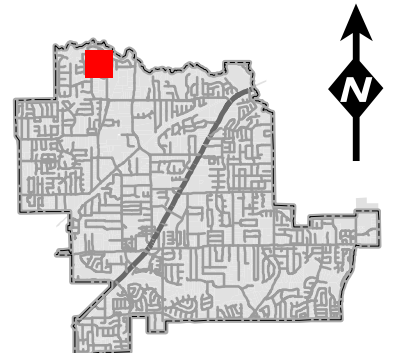
7607 Monticello Parkway

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Subject Property



Future Land Use Map



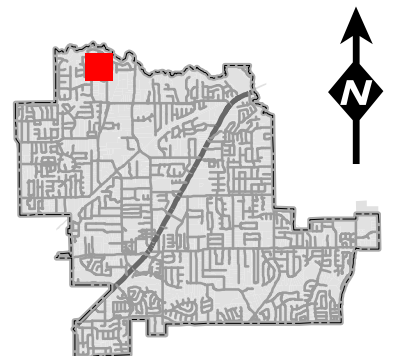
ZC22-003

7607 Monticello Parkway

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- Subject Property
- Residential
- Open Space; Parks



Special Use Permit Application

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

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

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

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

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

Thank you

Scott and Kathy Thompson
7607 Monticello Pkwy
Colleyville, TX 76034

Fence Permit Application

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

Thank you

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

21.593 37 S.F.
OR 0.50 AC.

NORTH
1" = 30'

LOT 34

VIRGINIA SQUARE
56' R.O.W.

CONCRETE PAVING

S 74° 31' 13" E 130.00'

3/8" I.R.F.

10' B.L. PER RESTRICTIONS

S 15° 28' 47" W 179.39'

UNDERGROUND ELECTRIC SERV.

1/2" I.R.F.

CONCRETE

ONE & ONE HALF STORY BRICK

CONCRETE DRIVEWAY

10' B.L. PER RESTRICTIONS

7.5' DRG. & U.E.

S 74° 24' 29" W 68.18'

1/2" I.R.F.

60d NAIL FOUND

N 15° 35' 31" W 49.82'

CONCRETE PAVING

L = 134.58'
R = 475.00'

L = 44.85'
R = 224.22'

7607 MONTICELLO PARKWAY

VARIABLE WIDTH R.O.W.

Scanned with CamScanner

VARIABLE WIDTH R.O.W.

Scanned with CamScanner



AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 7607 Monticello Pkwy

FENCE CONTRACTOR Homeowner

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

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

(PRINT) PROPERTY OWNER'S NAME: Scott Thompson

PROPERTY OWNER'S SIGNATURE: [Signature]

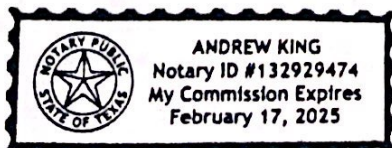
STATE OF Texas

COUNTY OF Tarrant

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

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

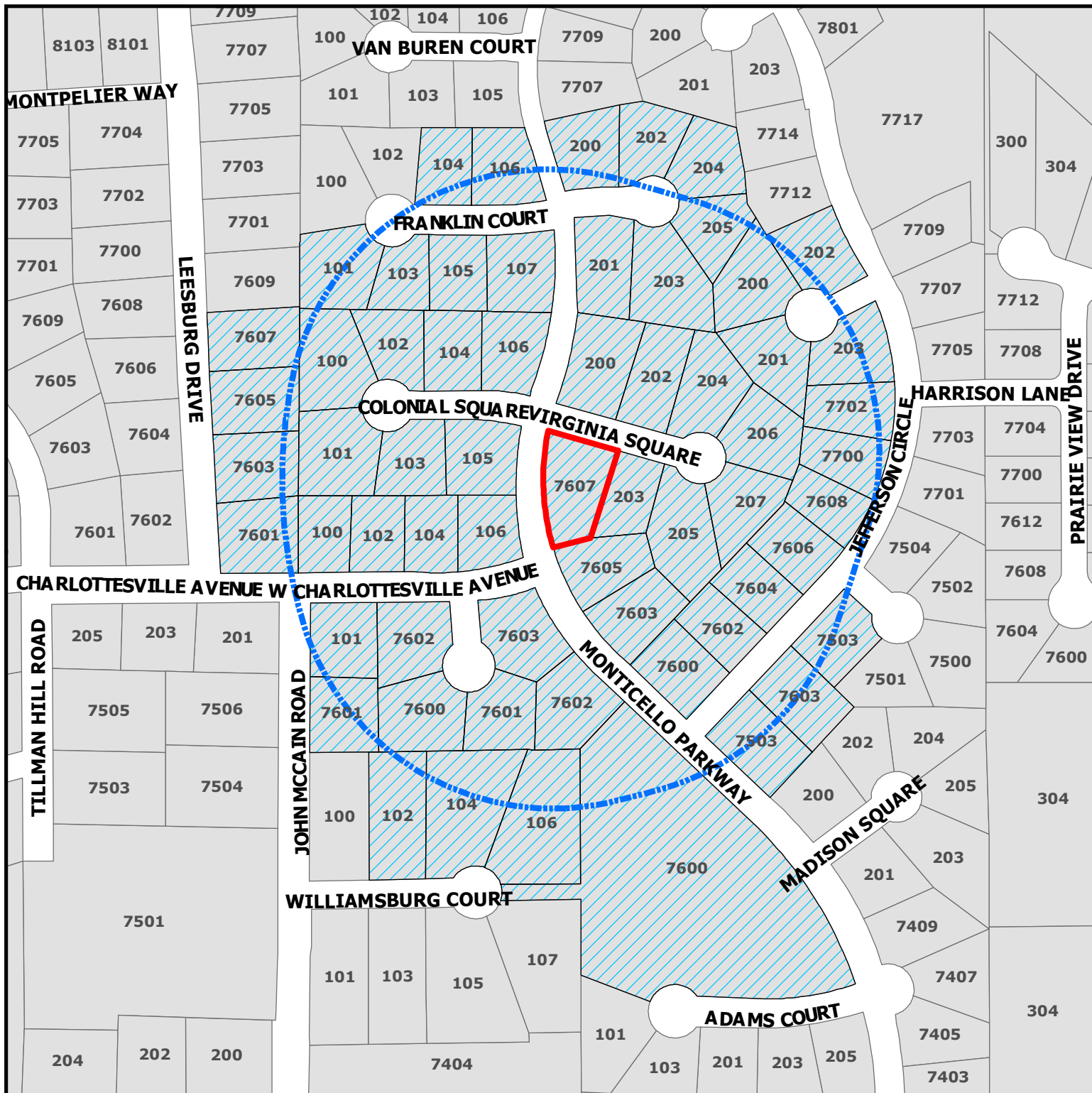
WITNESS my hand and official seal.



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

My commission expires: 2/17/2025

Notification Map

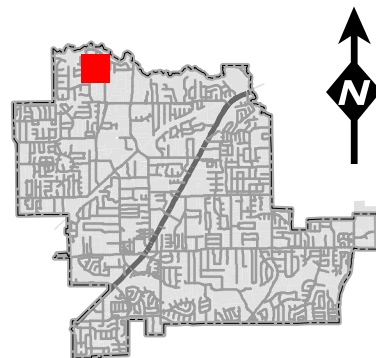


ZC22-003

7607 Monticello Parkway

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

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

Request: Consideration of a Special Use Permit for Fences that encroach into the front and street side yard setbacks. The purpose of the request is to allow for a 6-foot iron fence to encroach into the front yard setback and an 8-foot wood privacy fence to encroach into the street side yard setback.

Zoning Case: ZC22-003

Applicant: Scott Thompson

Owner: Scott Thompson

Location: 7607 Monticello Parkway

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

Present Zoning: PUD-R Planned Unit Development-Residential

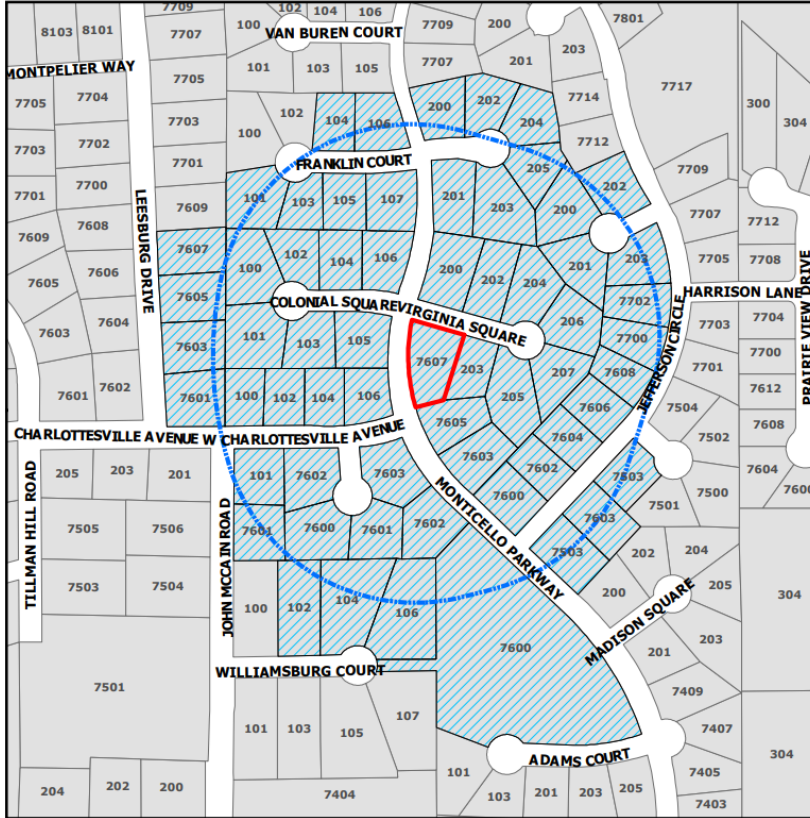
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

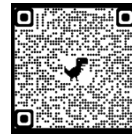
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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 Reyer

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

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

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

ORDINANCE O-22-XXXX

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

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

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

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

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

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

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

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

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

1. GENERAL

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

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

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

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

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

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED BY A VOTE OF __ AYES, __ NAYS, AND __ ABSTENTIONS ON THIS THE 19th DAY OF APRIL 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map

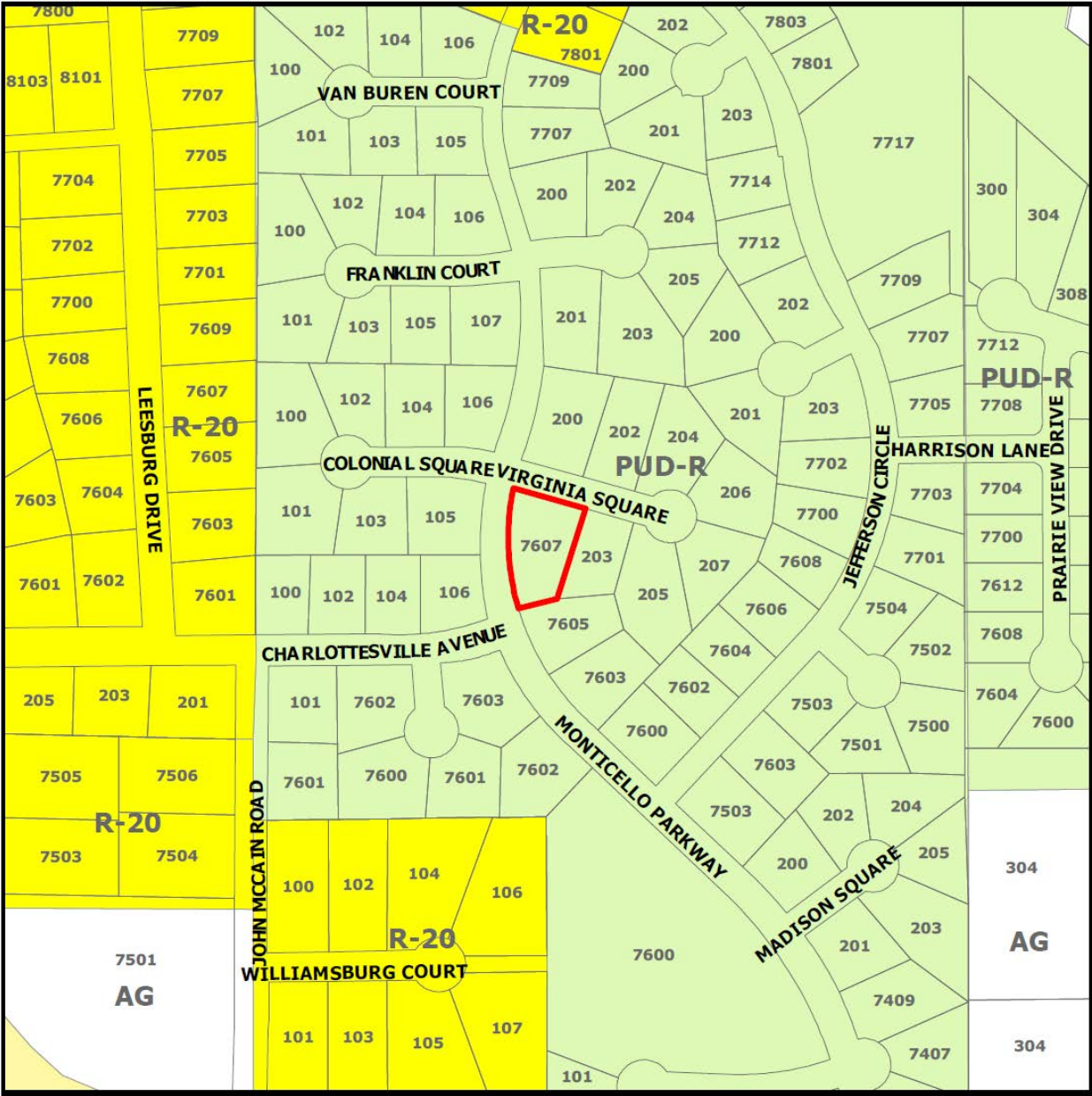
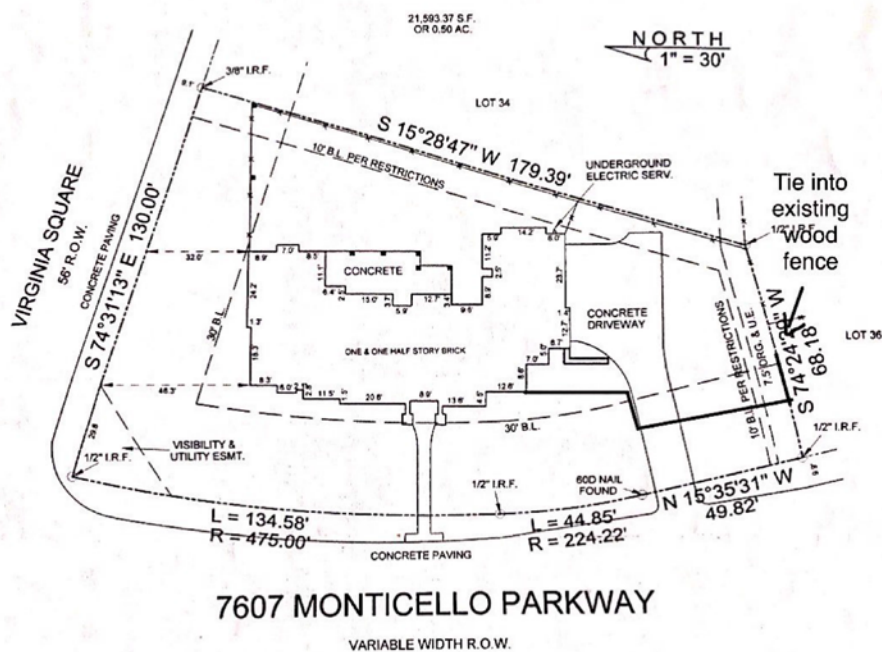


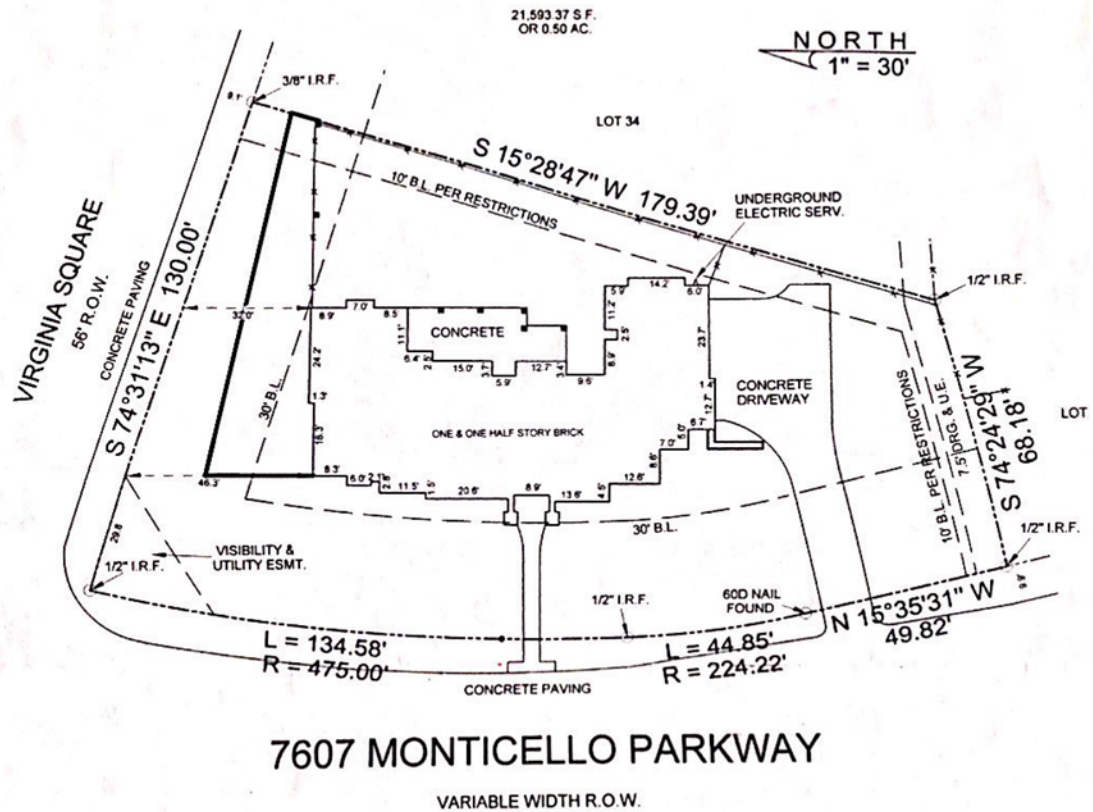
Exhibit "B" – Site Plan

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



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

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



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



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2b	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, TABLED FROM THE APRIL 11, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

Greg Chapa, the applicant, has submitted a request for a Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3,4,5, & 6, Block 1, Shirley Allgood Addition, being Tract 3P1, 3R1, & Tract 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition, being approximately 6.56 acres, and zoned R-40 Single Family Residential district. The purpose is to plat/replat the property in order to allow for the construction of new single family homes.

Existing Conditions/Background: The subject properties, 1804 & 1900 Tyler Street & 1911 Renfro Road, resides on the south side of Renfro Road and north side of Tyler Street and have R-40 zoning.

Lot Dimensions and Setbacks: Per Section 3.24 G, Schedule of District Regulations in the Land Development Code, the R-40 zoning regulations require the following standards:

Minimum Lot Size	40,000 sf.
Minimum Lot Width	150 feet
Minimum Lot Depth	150 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	25 feet
Max. Lot Coverage	20%
Max. Impervious Coverage	50%

As submitted, the lots shown on the proposed plat meets the requirements of the R-40 zoning as described in the Land Development Code.

Surrounding Development: The surrounding area consists of properties zoned R-40 Single Family Residential district to the north, south, east and west and are improved with single-family residential homes.

Analysis: The proposed plat creates four new single-family residential lots. Two lots are being redesigned and currently have an existing home. Access for five lots will be off Tyler Street and one lot's access is along Renfro Street.

Plat Status: The properties are a combination of unplatted and platted land; Tract 3P1, 3R1, & Tract 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition.

DRC Review: The DRC met on March 22nd and offered the following comments to the applicant:

1. Lot 2AR-2, Block 1 the square footage is incorrect please update.
2. Any of the existing easements that are in the middle of proposed lots cannot be built over without an encroachment agreement. It is best to abandon these where possible and to abandon will require clearance from all utility companies with rights those easements.
3. Any existing buildings over property lines cannot remain and existing buildings with existing utilities serving them should have an easement if that utility crosses onto a proposed adjacent property. Additionally, no accessory building can be on a lot without a primary structure and therefore need to be removed. (Lot 6,5, & 2AR-1)
4. Along all the side lot lines provide 7.5' drainage and utility easements and along the rear property lines provide 16' easements.
5. Topography divides these properties into two distinct drainage areas, drainage calculations are needed pre and post development showing no adverse impact, particularly onto 1711/1801 Tyler Street as discharged waters cross directly onto these properties.
6. Some of the lots currently have structures and have paid impact fees, others have not. The City of Colleyville needs guidance on which lots will keep the transference of any impact fees paid to date.
7. Provide the following notes:

Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by affected such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation. The Property Owner of any permanent storm water management facilities/ponds either HOA/private owner must file an "Operations and Maintenance Plan as required by City Of Colleyville Ordinance O-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.

8. If there will be any grading required or approved with the approval of this plat, an Urban Forestry Plan will be required. Please be aware that the building permit review for each lot will require preservation of 50% of tree canopy outside building footprints, possible tree planting to meet a certain site canopy cover, as well as mitigation for any heritage tree removed (even in building footprints). Between proposed lots 4 & 5 there are several post oaks and blackjack oaks. Most of those will be classified as heritage trees.

On March 30th the applicant provided an updated plat.

Fees: Park Land Dedication fees are required in the amount of \$1,802 per residential lot. Park Land Dedication fees are due prior to filing the Final Plat for record. Impact Fees are also required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit.

Tree Preservation: Any subdivision of the subject property must comply with Chapter 5 (Tree Preservation) of the Land Development Code. Where any tree is slated for removal, no site grading, dirt disturbance or new construction may occur on the property until a Tree Removal Permit has been issued that is associated with an approved Tree Preservation Plan.

In addition to the requirements for submittal of a Tree Removal Permit and Tree Preservation Plan, future development on the site must maintain the minimum existing protected tree canopy coverage as required in Chapter 5.

Staff Recommendation: Staff recommends approval of the replat.

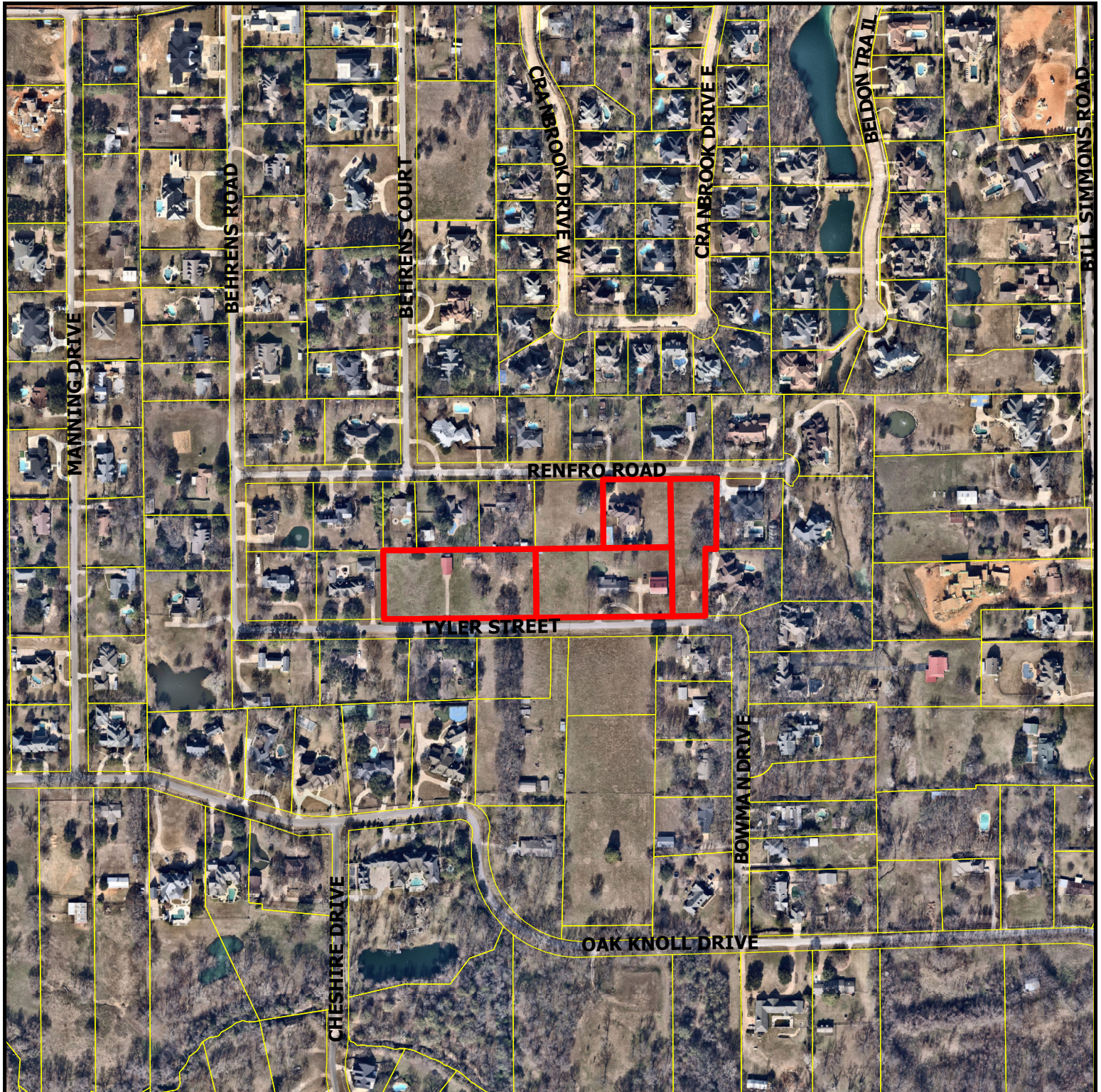
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Preliminary & Final Plat
5. Existing Conditions Exhibit
6. Aerial View
7. Water and Sewer Line Map
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Resolution

Aerial Map

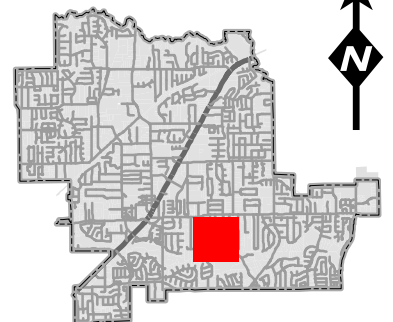


PC22-006
1900 Tyler Street

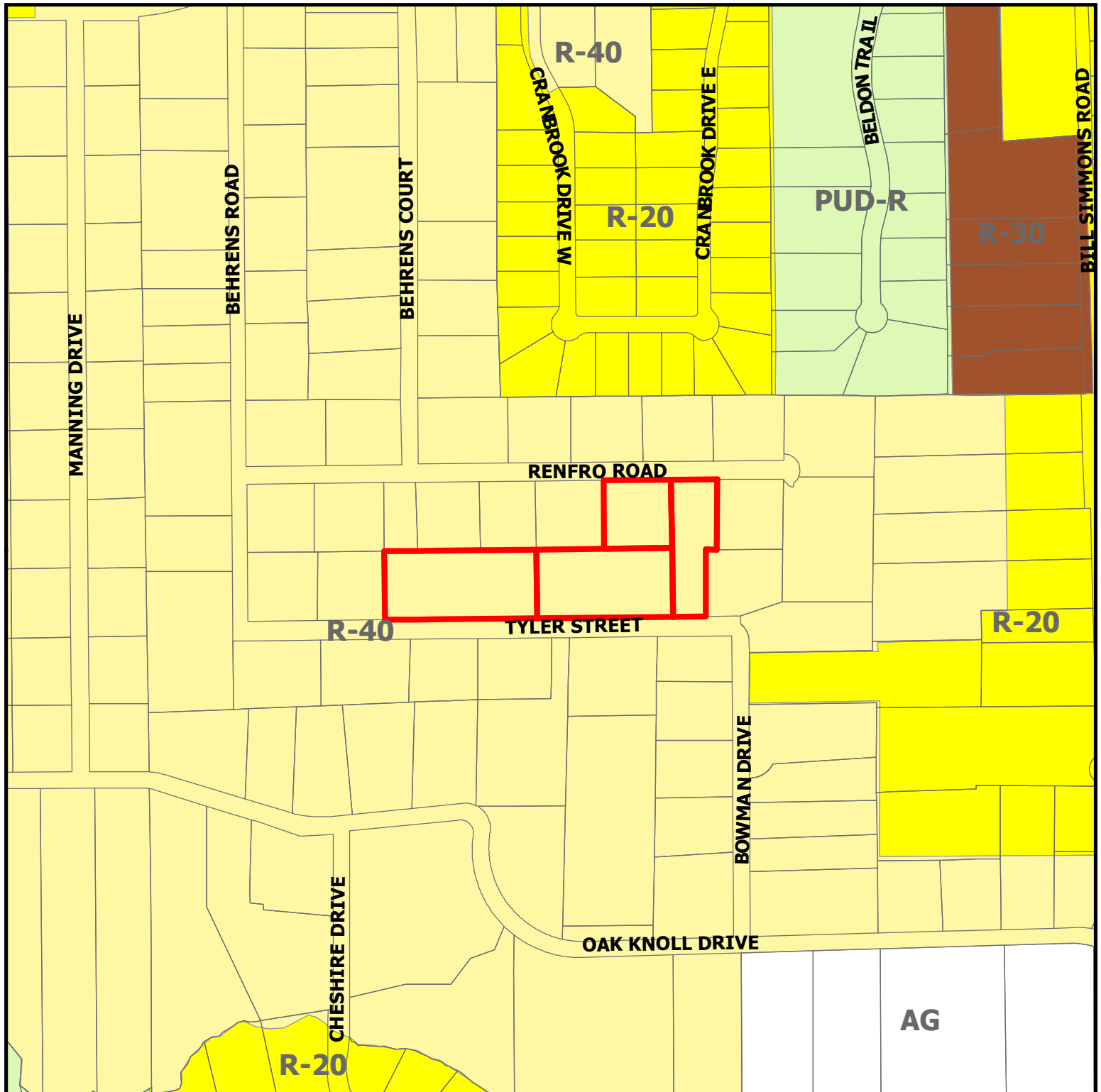
DISCLAIMER:
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Subject Property



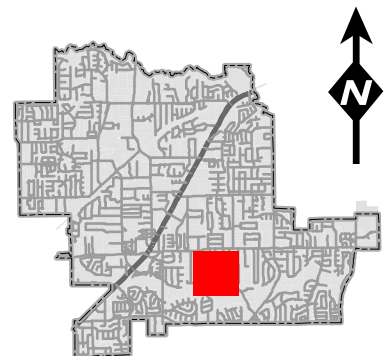
Zoning Map



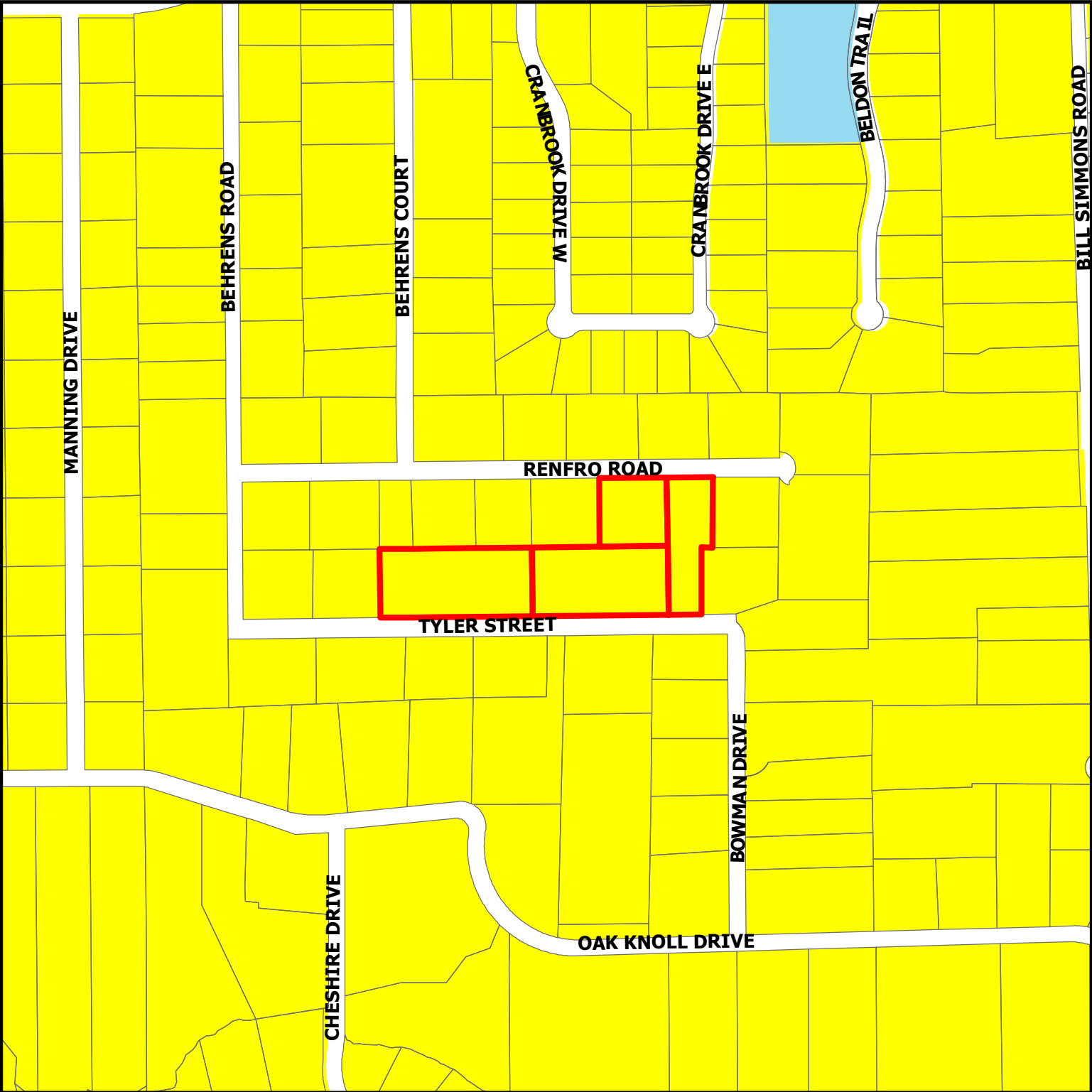
PC22-006
1900 Tyler Street

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 Subject Property



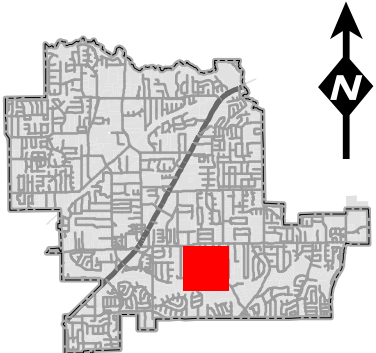
Future Land Use Map

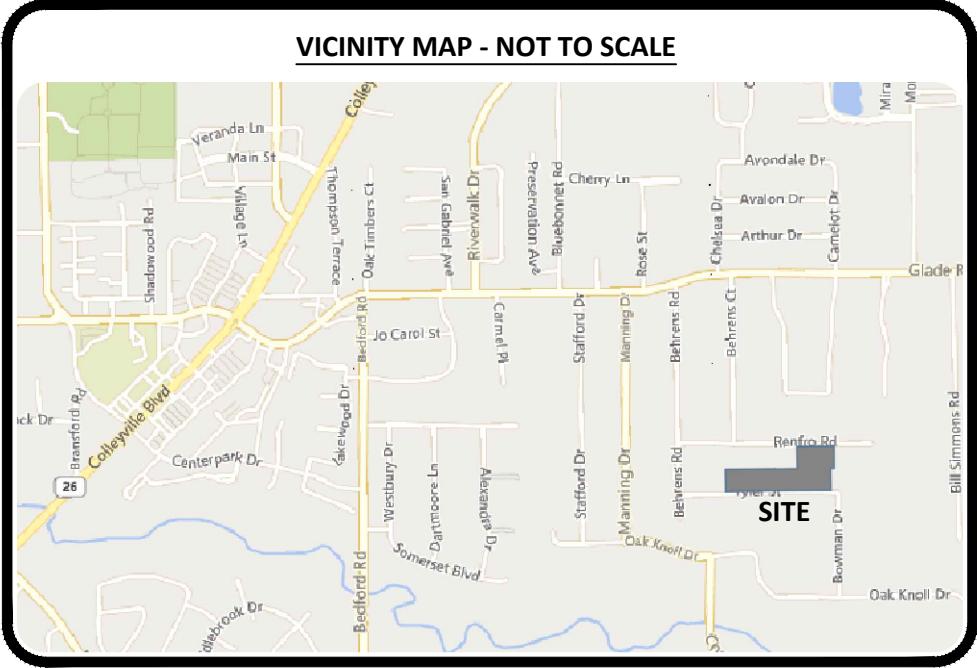


PC22-006
1900 Tyler Street

DISCLAIMER:
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-  Subject Property
-  Residential
-  Water Body





- LEGEND OF ABBREVIATIONS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 - DOC.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET

SURVEYOR'S NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- The purpose of this plat is to subdivide two existing lots and two tracts of land into six separate lots.

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS are the owners of a tract of land out of the Simon Cotrail Survey, Abstract Number 328, in the City of Colleyville, Tarrant County, Texas, and being that same tract of land described by deed to Glade Capital, LLC, as recorded under Document Number D2122102284, Official Public Records, Tarrant County, Texas, (O.P.R.T.C.T.), together with that tract of land described by deed to Terry Lyons and Susan Lyons as recorded under Document Number D212098875, (O.P.R.T.C.T.), and with all of Lot 2R-1 and Lot 2R-2 in Block 1 of Shirley Allgood Addition, an addition in the City of Colleyville, Tarrant County, Texas, according to the plat recorded under Cabinet B, Slide 779, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 1/2 inch rebar for the northwest corner of said Glade Road Capital tract, same being the westernmost northwest corner of the herein described tract;

THENCE North 89 degrees 18 minutes 10 seconds East, with the north line of said Glade Road Capital tract, a distance of 464.40 feet to a 1/2 inch rebar with pink cap stamped, "BARTON CHAPA" set (hereinafter called "capped rebar set") for the northeast corner thereof;

THENCE South 01 degrees 13 minutes 50 seconds East, with the east line of said Glade Road Capital tract, a distance of 2.07 feet to a capped rebar set at the northwest corner of said Lot 2R-1;

THENCE with the perimeter and to the corners of said Lot 2R-1 and said Lot 2R-2, the following calls:

- North 89 degrees 16 minutes 36 seconds East, a distance of 208.71 feet to a capped rebar set;
 - North 01 degrees 13 minutes 59 seconds West, a distance of 208.72 feet to a point from which a 1 inch iron pipe found bears South 85 degrees West, a distance of 1.23 feet;
 - North 89 degrees 16 minutes 36 seconds East, a distance of 212.66 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found for the northeast corner of said Lot 2R-2, same being the northwest corner of said Lyons tract;
- THENCE** with the perimeter and to the corners of said Lyons tract, the following calls:
- North 89 degrees 46 minutes 15 seconds East, a distance of 138.67 feet to a 1/2 inch rebar with cap stamped, "VOGT 1928" found;
 - South 00 degrees 14 minutes 16 seconds East, a distance of 208.13 feet to a 1/2 inch rebar found;
 - South 86 degrees 10 minutes 34 seconds West, a distance of 33.36 feet to a 1/2 inch rebar found in a tree;
 - South 00 degrees 42 minutes 20 seconds East, a distance of 205.85 feet to a MAG nail found in a wood fence;
 - South 89 degrees 54 minutes 05 seconds West, a distance of 99.84 feet to a capped rebar set for the southwest corner of said Lyons tract, same being the southeast corner of said Lot 2R-1;

THENCE South 89 degrees 37 minutes 59 seconds West, with the south line of said Lot 2R-1, a distance of 421.40 feet to a 3/8 inch rebar found for the southwest corner thereof, same being the southeast corner of said Glade Road Capital tract;

THENCE South 89 degrees 09 minutes 10 seconds West, with the south line of said Glade Road Capital tract, a distance of 465.80 feet to a capped rebar set for the southwest corner thereof;

THENCE North 00 degrees 50 minutes 31 seconds West, with the west line of said Glade Road Capital tract, a distance of 207.84 feet to the **POINT OF BEGINNING** and enclosing 6.359 acres (276,978 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That WE, **GLADE ROAD CAPITAL, LLC, TERRY LYONS AND SUSAN LYONS**, do hereby adopt this plat designating the hereinbefore described property as **LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6, BLOCK 1, SHIRLEY ALLGOOD ADDITION**, an addition to the City of Colleyville, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever all streets, rights-of-way, and alleys shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness my hand this _____ day of _____, 20____.

Glade Road Capital (authorized agent)

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Terry Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

Witness my hand this _____ day of _____, 20____.

Susan Lyons

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

This is to certify that I, John H. Barton III, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground. Further, this survey conforms to the general rules of procedures and practices of the most current Professional Land Surveying Practices Act. Fieldwork was completed on February 23, 2022.

Date of Plat/Map: **March 13, 2022**

PRELIMINARY

**THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED, VIEWED, OR RELIED UPON AS A FINAL
SURVEY DOCUMENT March 30, 2022**

John H. Barton III, RPLS# 6737

Date

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

Chairman, Planning and Zoning Commission

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 20____, to approve this Plat.

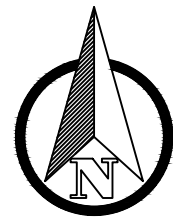
Mayor, City of Colleyville

Attest: City Secretary

Attest: Secretary, Planning and Zoning Commission

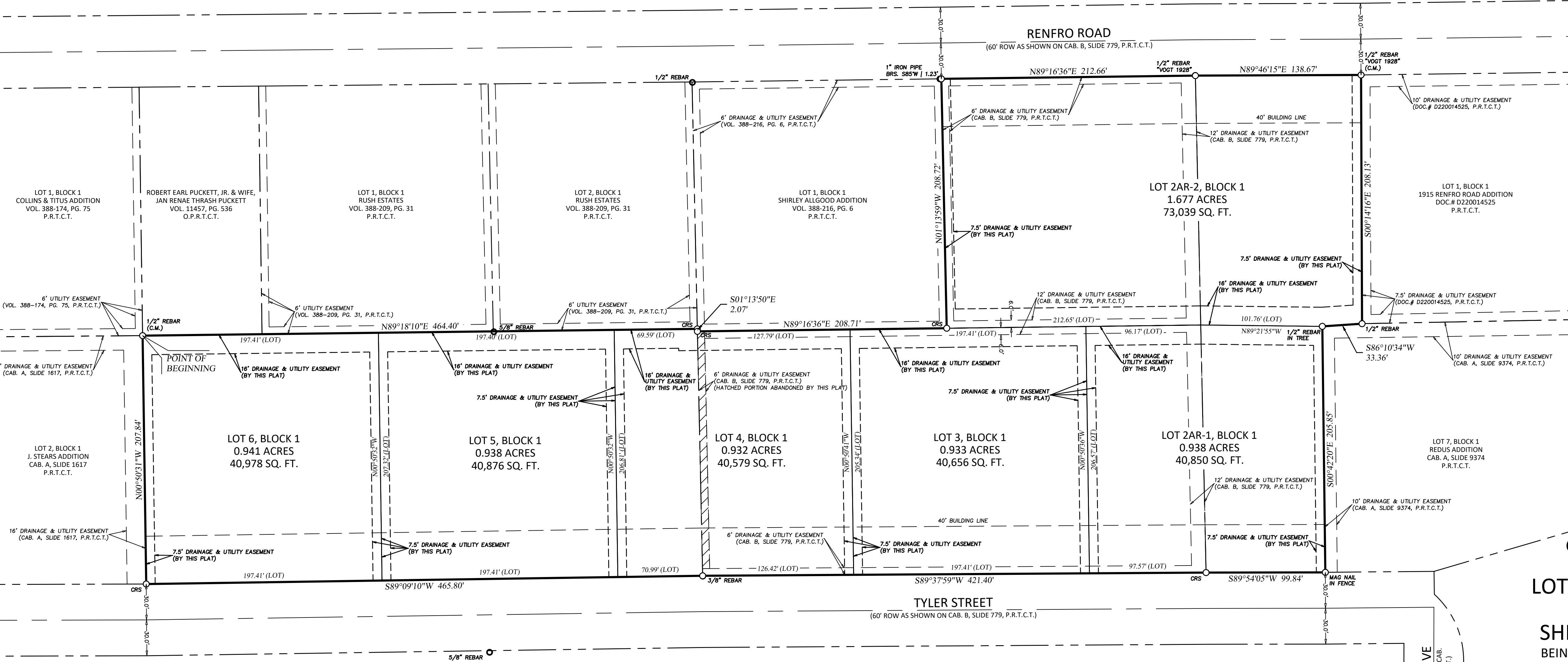
PLAT NOTES:

- Any existing drainage easement and facilities must be maintained and operated according to their intended function and use.
- Drainage Easements Restriction: No construction or filling, without the written approval of the City of Colleyville, shall be allowed within a drainage easement, and then only after a detailed engineering plans and studies show that no flooding will result, that no obstructions to the natural flow of water will result, and subject to all owners of the property by the request. Where construction is permitted, all finished floor elevations shall be a minimum of 2 feet above the 100-year water surface/base flood elevation.
- The Property Owner of any permanent storm water management facilities/ponds either HOA/private owner must file an "Operations and Maintenance Plan as required by City Of Colleyville Ordinance O-20-2151 Sec. 42-73. This plan must be filed with the County Deed Office of Tarrant County. This Operations and Maintenance Plan is to be permanently linked to the deed of the land, regardless of changes in ownership.
- Any existing structures within Lots 2AR-1, 3, 4, 5, and 6 will be demolished prior to issuance of building permits by the City of Colleyville.

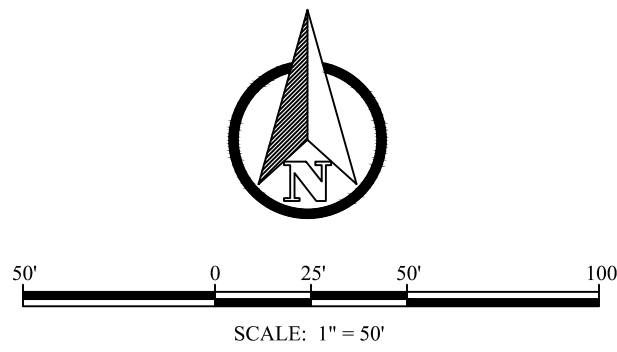
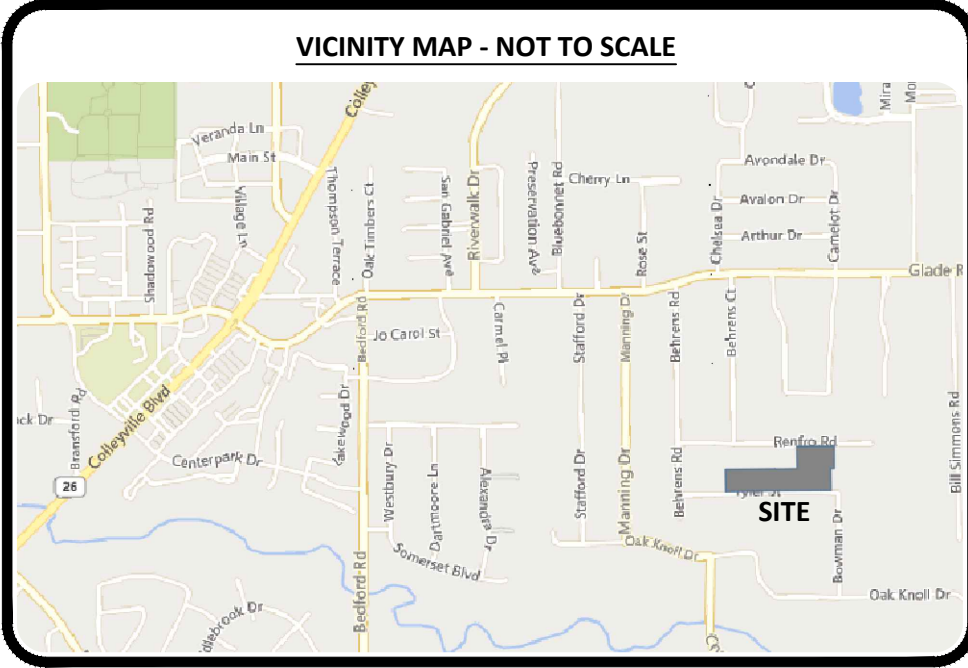


SCALE: 1" = 50'

COMBINATION PRELIMINARY
& FINAL PLAT
LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
MARCH 2022



THIS PLAT RECORDED ON (DATE) _____, IN INSTRUMENT NO. _____.



NOTES:

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0095K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Improvements shown hereon are existing unless otherwise noted.

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET

SURVEYOR



BARTON CHAPA
SURVEYING

5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdw.com
TBPLS Firm #10194474

OWNER
TERRY LYONS & SUSAN LYONS
1907 RENFRO ROAD
COLLEYVILLE, TX 76034

OWNER
GLADE ROAD CAPITAL, LLC
1804 TYLER STREET
COLLEYVILLE, TX 76034

JOB NO. 2022.132.004

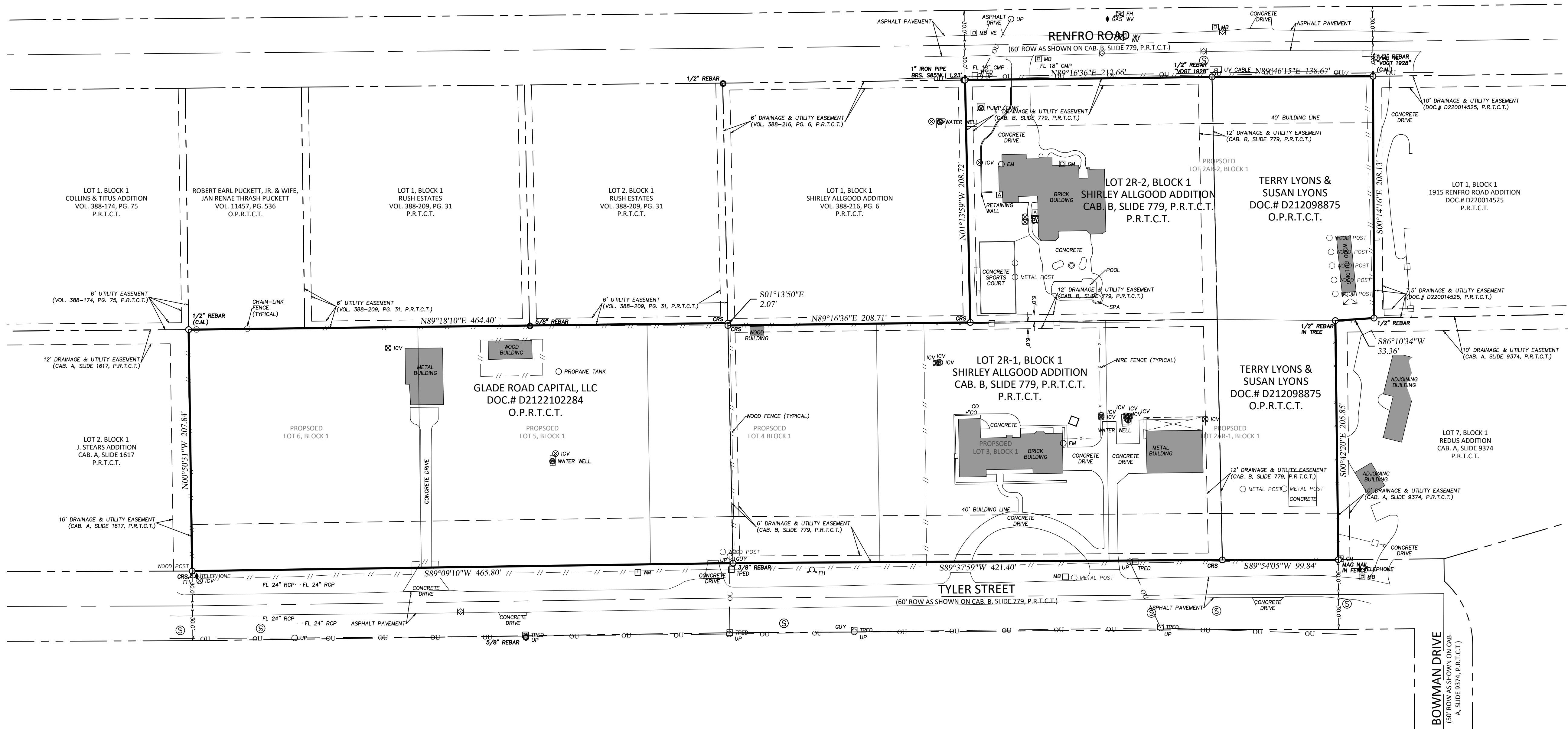
DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY

COLLEYVILLE,
TEXAS



EXISTING CONDITIONS EXHIBIT
LOTS 2AR-1, 2AR-2, 3, 4, 5, & 6
BLOCK 1
SHIRLEY ALLGOOD ADDITION
BEING A REPLAT OF LOTS 2R-1 & 2R-2, BLOCK 1,
SHIRLEY ALLGOOD ADDITION
TOGETHER WITH A TWO TRACTS OF LAND OUT OF THE
SIMON COTRAIL SURVEY, ABSTRACT #328
6.359 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS

11/2020

Leatherneck Arms

RED LINE REPRESENTS
AN EXISTING SEWER LINE
LOCATED IN AN EXISTING
12' UTILITY EASEMENT ON
LOT 2R2

Renfro Rd

Renfro Rd

Renfro Rd

Renfro Rd

**ALL SECTIONS
COMBINED WILL BE
TREATED AS ONE PLAT
APPLICATION**

APPX 1907 RENFRO - LOT
2R2 WEST P/L

APPX 1911 RENFRO -
UNPLATTED TRACT WEST
P/L

SURVEY/REPLAT SECTION 1

COMBINE EXISTING LOT 2R2 W/ 1911 RENFRO TRACT TO EAST
EXISTING HOME ON LOT 2R2 TO WILL DEMO'D AND NEW HOME RE-BUILT
NEW HOME WILL BE CONSTRUCTED ENTIRELY ON WEST SIDE OF SEWER LINE
EASEMENT (ON FORMER LOT 2R2)

APPX 1804 TYLER - LOT
2R1 WEST P/L

COMBINE WESTERN PORTION OF LOT 2R1 WITH UN-PLATTED TRACT TO WEST
EXISTING BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
PLAT INTO 3, R-40 LOTS OF APPX 41,000 SF EACH

SURVEY/REPLAT SECTION 3

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

COMBINE EXISTING HOME ON LOT 2R1 W/ SOUTH PORTION OF 1911 RENFRO TRACT TO EAST
EXISTING HOME & BARN TO REMAIN UNTIL FUTURE DEMO & REBUILD
DECREASE SIZE OF 2R1 AND ADD LAND TO WEST TRACT RE-PLAT
PLAT INTO 2, R-40 LOTS OF APPX 41,000 SF EACH
SEWER LINE WILL EVENTUALLY NEED TO BE MOVED BUT WILL ASK FOR PROVISION IN ORDINANCE
TO MOVE SEWER LATER ONLY WHEN READY TO BUILD

SURVEY/REPLAT SECTION 2

LOT ??/
APPX 197'W X 210'D

LOT ??/
APPX 197'W X 210'D

HOME TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

BARN TO
REMAIN UNTIL
TIME TO
REBUILD NEW
HOME ON LOT

Tyler St

Tyler St

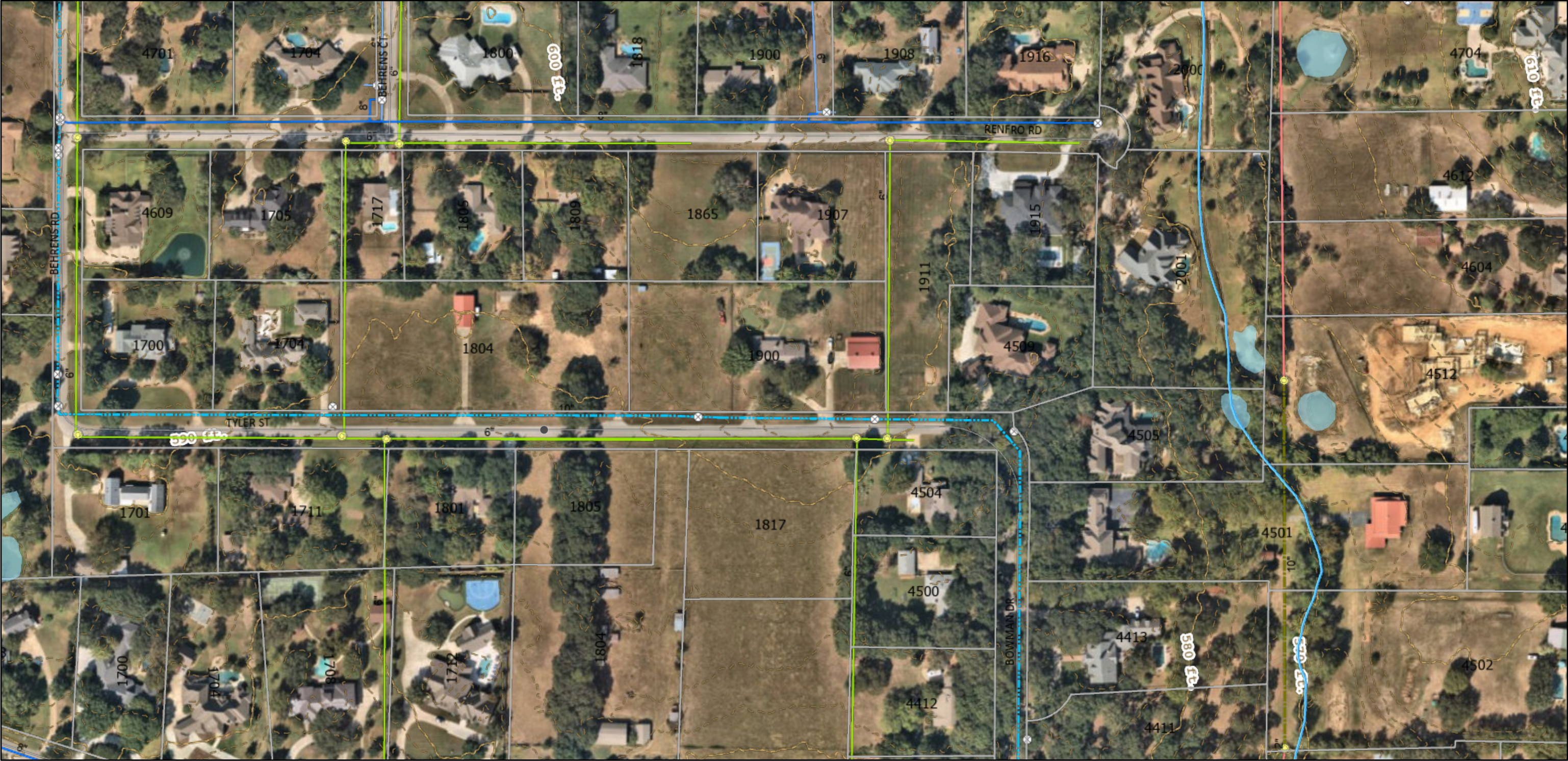
Tyler St

Google Earth

1965

32°52'38.27" N 97°08'27.12" W elev 597 ft eye alt 1518 ft

Colleyville Web Map



12/16/2021 3:42:12 PM

City Limit

Ponds

Streams

Residential / Local

Parcel

Water Line

6"

8"

10"

12"

Other

Water Valve

Flush Valve

Gate Valve

Sewer Line

8"

10"

12"

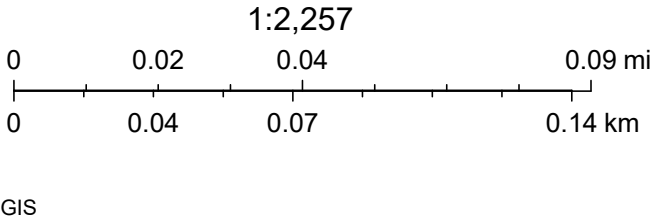
6"

Sewer Manhole

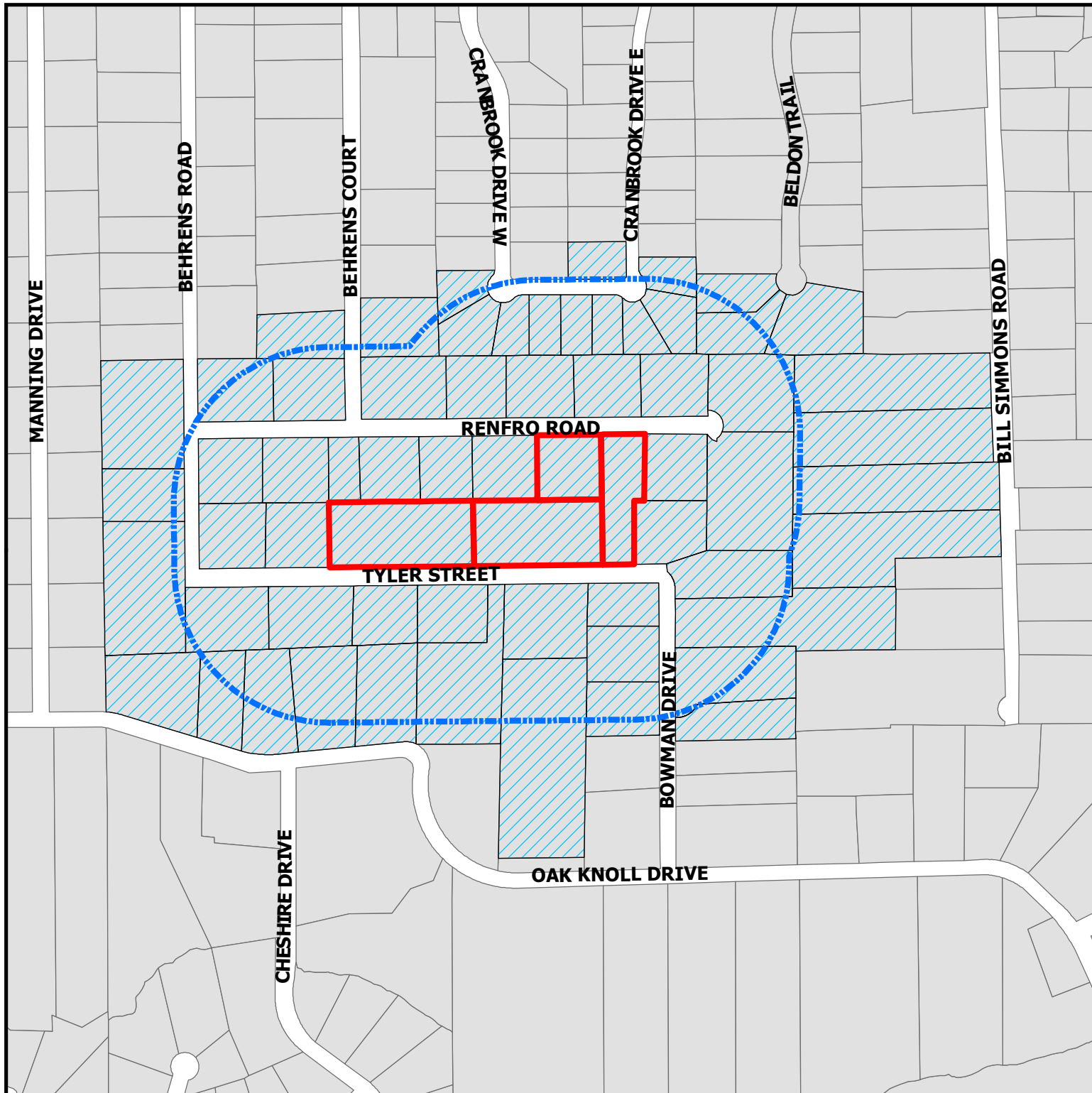
Precast Manhole

Contour_10FT

Contour_2FT



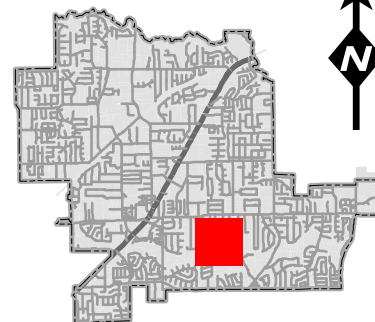
Notification Map



PC22-006
1900 Tyler Street

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, April 11, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, May 3, 2022 at 7:30 p.m.

3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Preliminary and Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, & 6, Block 1, Shirley Allgood Addition, being Tract 3P1, 3R1, & 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey, and Lots 2R1 and 2R2, Block 1, Shirley Allgood Addition. The purpose of the request is to plat/replat the properties in order to allow for the construction of new single family homes. A total of 6 lots are proposed.

Zoning Case: PC22-006

Applicant: Greg Chapa

Owner: Terry Lyons

Location: 1804 & 1900 Tyler Street and 1907 & 1911 Renfro Road

Property Description: Tract 3P1, 3R1, & 6A17, and Tract 6A15, Abstract 328, Simon Cotrail Survey and Lots 2R1 & 2R2, Block 1, Shirley Allgood Addition

Present Zoning: R-40 Single Family Residential

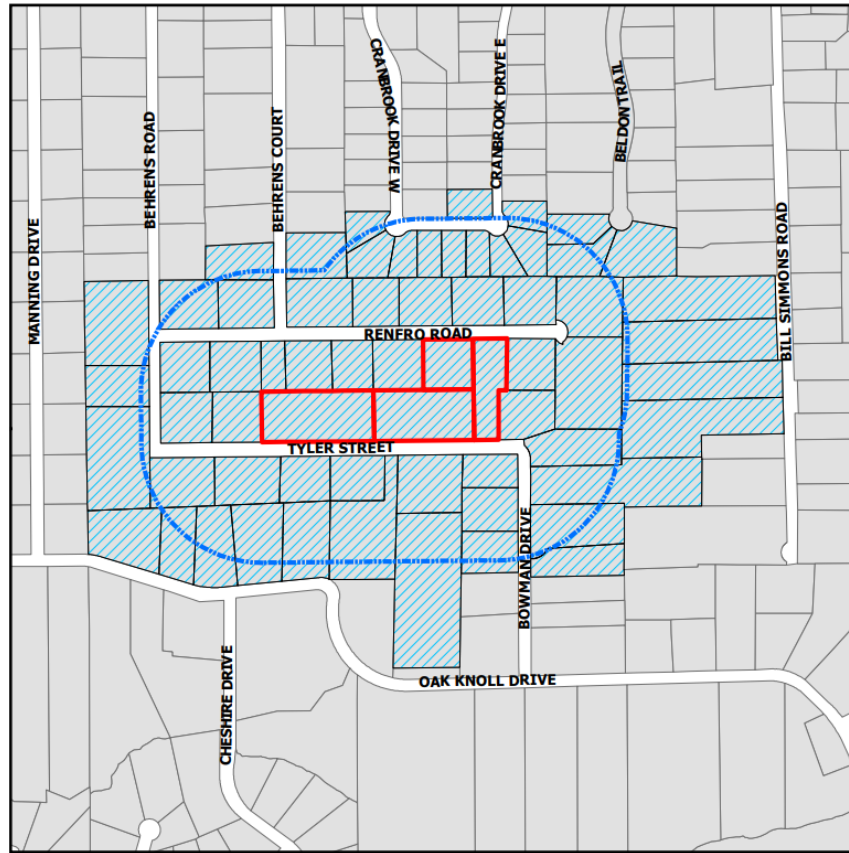
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

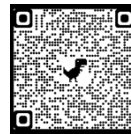
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

NOTICE OF PUBLIC HEARING

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



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



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

Jacquelyn Reyff
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
MAITLAND, DANIEL	1907 CRANBROOK DR S	COLLEYVILLE, TX
STEELE JOE & HELEN IRREVOCABLE	1900 RENFRO RD	COLLEYVILLE, TX
CHAMY, WINSTON	1608 OAK KNOLL DR	COLLEYVILLE, TX
ORAVETZ, CLELL	1818 RENFRO RD	COLLEYVILLE, TX
LYONS, TERRY	1907 RENFRO RD	COLLEYVILLE, TX
TOMPKINS, GARY V	4412 BOWMAN DR	COLLEYVILLE, TX
MIRACLE, GARY R	1805 CRANBROOK DR S	COLLEYVILLE, TX
LYONS, TERRY	PO BOX 1821	COLLEYVILLE, TX
CAHMBERS, REED	1705 RENFRO RD	COLLEYVILLE, TX
BRANDT, STEVEN L	4701 BEHRENS RD	COLLEYVILLE, TX
GLADE ROAD CAPITAL LLC	PO BOX 1821	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
ABITZ FAMILY TRUST	1711 TYLER ST	COLLEYVILLE, TX
LYONS, TERRY L	PO BOX 1821	COLLEYVILLE, TX
BLUME, ROBERT M	4500 BOWMAN DR	COLLEYVILLE, TX
CLARKE, DON H	1708 OAK KNOLL DR	COLLEYVILLE, TX
SHEPHERD, DAVID	1800 RENFRO RD	COLLEYVILLE, TX
PUCKETT, ROBERT E	1717 RENFRO RD	COLLEYVILLE, TX
JORDAN, DEVERICK	2000 RENFRO RD	COLLEYVILLE, TX
LAL, VINIT R	4704 BILL SIMMONS RD	COLLEYVILLE, TX
SKAGGS, L A	4612 BEHRENS RD	COLLEYVILLE, TX
ARFI, TANVIR	4800 BELDON TR	COLLEYVILLE, TX
JOBSON, DEMETRI	1916 RENFRO RD	COLLEYVILLE, TX
STITES, KELYE	4501 BOWMAN DR	COLLEYVILLE, TX
NOORANI, REEMA	4604 BILL SIMMONS RD	COLLEYVILLE, TX
PREWITT, JACKIE	4804 BELDON TRL	COLLEYVILLE, TX
FORSLUND, BRADLEY E	4709 BEHRENS CT	COLLEYVILLE, TX
VIELE, KENDALL C	1704 TYLER ST	COLLEYVILLE, TX
MCGUIRK FAMILY TRUST	1903 S CRANBROOK DR	COLLEYVILLE, TX
POOLE, DONALD W	4609 BEHRENS RD	COLLEYVILLE, TX
SNYDER, ALANA DANIELLE	1801 CRANBROOK DR S	COLLEYVILLE, TX
HOANG, HA	4504 BOWMAN DR	COLLEYVILLE, TX
SMITH, MICHAEL R	1700 TYLER ST	COLLEYVILLE, TX
SLONE, THOMAS R	4801 BELDON TR	COLLEYVILLE, TX
R CORNELIUS WEST LLC	1608 N STATE HIGHWAY 161	GRAND PRAIRIE, TX
GLIDEWELL, MARK W	1908 RENFRO RD	COLLEYVILLE, TX
PETRAS, DONALD	1901 CRANBROOK DR S	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
ABITZ FAMILY TRUST	1711 TYLER ST	COLLEYVILLE, TX
SAKOVICH, STEPHEN	4712 CRANBROOK DR E	COLLEYVILLE, TX
PATEL, MANISH	4512 BILL SIMMONS RD	COLLEYVILLE, TX
HARGROVE, MICHAEL G	1701 TYLER ST	COLLEYVILLE, TX
COWLEY, THOMAS C	4604 BEHRENS RD	COLLEYVILLE, TX
BOSSINAKIS, NICHOLAS	1712 OAK KNOLL DR	COLLEYVILLE, TX
BULLOCH, NANCY A	1704 RENFRO RD	COLLEYVILLE, TX
COWLEY, CHAD	4606 BEHRENS RD	COLLEYVILLE, TX
ANDERSON, PETER	2001 RENFRO RD	COLLEYVILLE, TX
RAJ, PRAVIN	4708 BEHRENS CT	COLLEYVILLE, TX
DIGGIKAR, SHRINIVAS	4509 BOWMAN DR	COLLEYVILLE, TX
VINSON RUSSELL L ETUX WILLIE	1804 OAK KNOLL DR	COLLEYVILLE, TX
VINSON, RUSSELL L	1804 OAK KNOLL DR	COLLEYVILLE, TX
LYONS, TERRY	PO BOX 1821	COLLEYVILLE, TX
TOUSSAINT, RITA L	1809 RENFRO RD	COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A PRELIMINARY/FINAL PLAT FOR LOTS
2AR-1, 2AR-2, 3, 4, 5, & 6, BLOCK 1, SHIRLEY ALLGOOD ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Preliminary/Final Plat for Lots 2AR-1, 2AR-2, 3, 4, 5, 6, Block 1, Shirley Allgood Addition on April 11, 2022.

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

Sec. 1. THAT the Preliminary/Final Plat Lots 2AR-1, 2AR-2, 3, 4, 5, 6, Block 1, Shirley Allgood Addition on approximately 6.359 acres, attached as Exhibit "A" - Plat Exhibit, is hereby approved.

AND IT IS SO RESOLVED.

APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS
THE 3rd DAY OF MAY 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
Assistant City Secretary

Richard Newton
Mayor

[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2c	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for an accessory building to exceed the permitted lot coverage and height for accessory buildings on Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, Case ZC22-013

Explanation

Will Priest, the owner, has submitted a request for a Special Use Permit (SUP) for an accessory building to exceed the maximum lot coverage for accessory buildings and maximum height on Lot 3, Block 5, of Woodbriar Estates Addition, being approximately 0.38 acres, and zoned R-15 Single Family Residential district. The purpose is to allow for an existing accessory building which exceeds the 4% maximum lot coverage and maximum height allowed for accessory buildings.

Existing Conditions/Background: The subject property, 3708 Briarhaven Lane, has R-15 zoning and is located on the west side of Briarhaven Lane south of the intersection with Greenbriar Lane. The subject property has an existing single family home and existing detached accessory building.

On February 8, 2022, a Colleyville Building Inspector was at 3712 Briarhaven for an inspection and noticed work was being done without a permit on the existing accessory building at 3708 Briarhaven. The inspector spoke with the owner of the property and told him that he needed to apply for a building permit. The property owner applied for a permit on February 11, 2022. The permit was denied and the applicant was informed to apply for a Special Use Permit. There will be double building permit fees assessed upon approval of the building permit.

SUP Request:

Request – The applicant is requesting an existing 1,545 s.f. detached garage to remain six feet from the side property line and for it to exceed the 4% maximum lot coverage.

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:

d. Detached accessory buildings – A detached accessory building shall comply with the setback lines established for the applicable zoning district, unless the accessory building is located totally behind the rear of the principal building, then it shall not be placed closer than five (5) feet to any side or rear lot line.

"4. Maximum Height: No accessory building shall penetrate a vertical height envelope defined as being a point five feet from a side or rear lot line and extending vertically 8 feet to a point, then extending at a 45o angle to the height of the primary building.

"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 an existing 1,545 s.f. detached garage to remain. It was permitted and built in 1992 for 1,188 s.f. A portion of the structure was open and functioned as a carport. Over the years the structure has been enclosed which increased its size.

Analysis: Any request for an accessory building exceeding 4% of the lot area and exceeding the maximum height shall only be authorized after approval of a Special Use Permit by the City Council. The maximum height of the wall allowed at the 6-foot setback is 9 feet tall. The proposed height is 14 feet at the eave and 17 feet at the ridge. The maximum size at the 4% is 740 sq. ft.

Plat Status: The property is platted as Lot 3, Block 5 in the Woodbriar Estates Addition.

DRC Review: The DRC met on April 18, 2022 and offered the applicant the following comments: The addition to the accessory building was completed without a permit and its height exceeds the requirements of the Land Development Code. Staff is recommending denial of the request. The size of the building also exceeds the maximum area allowed for accessory buildings that being 4% of the lot area. Both conditions will be part of the SUP case.

Drainage: NA

Surrounding Development: The properties to the north, east, south and west are

zoned R-15 Single Family Residential district 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 garage modification 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.

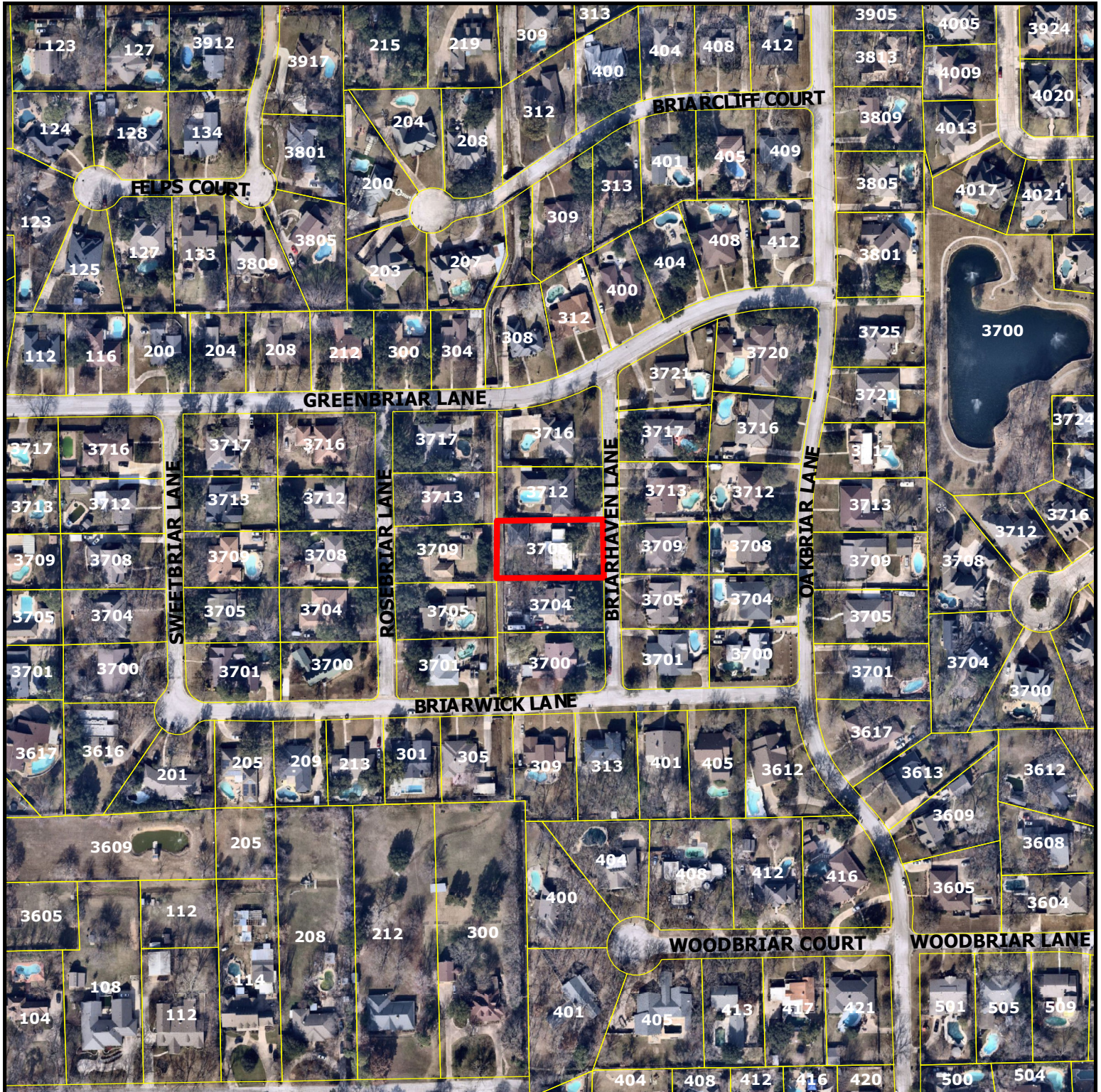
Recommendation

Denial

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Woodbriar Estates Plat
5. Survey
6. Original Structure - Aerial
7. Structure Modification 1
8. Structure Modification 2
9. Structure Exhibit - Current
10. Notification Map
11. Notification Letter
12. Notification List
13. Draft Ordinance

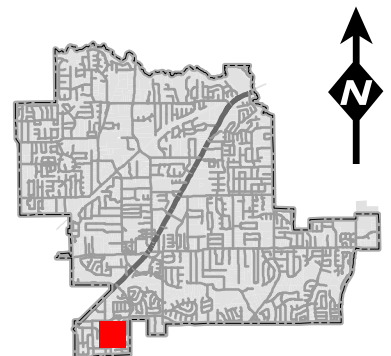
Aerial Map



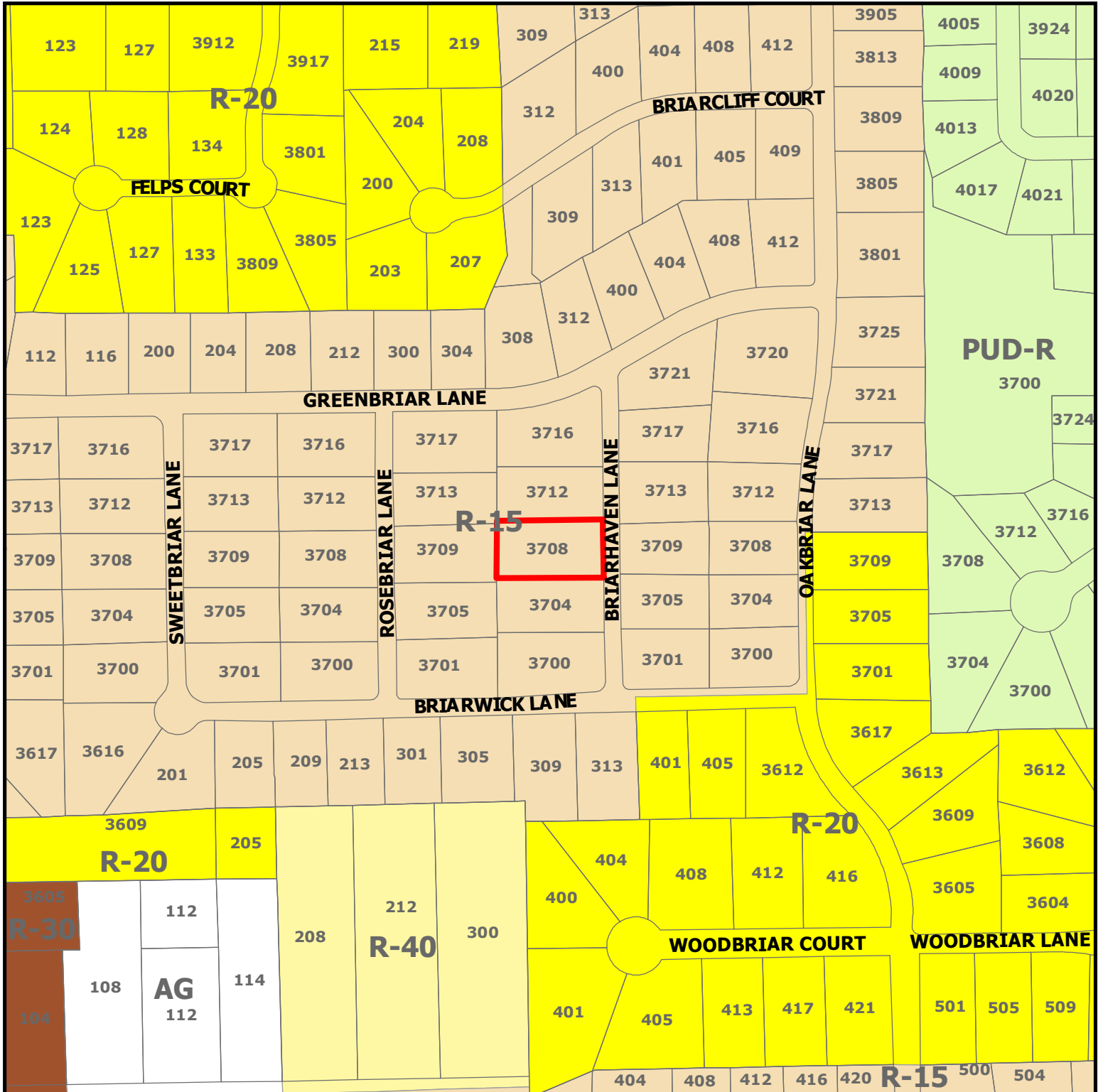
ZC22-013
3708 Briarhaven Lane

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

 Subject Property



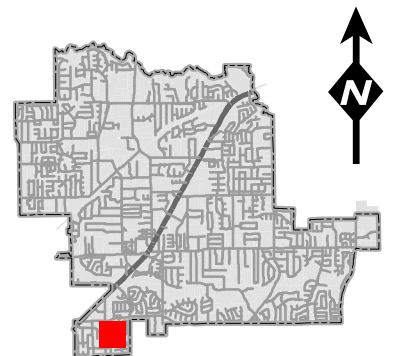
Zoning Map



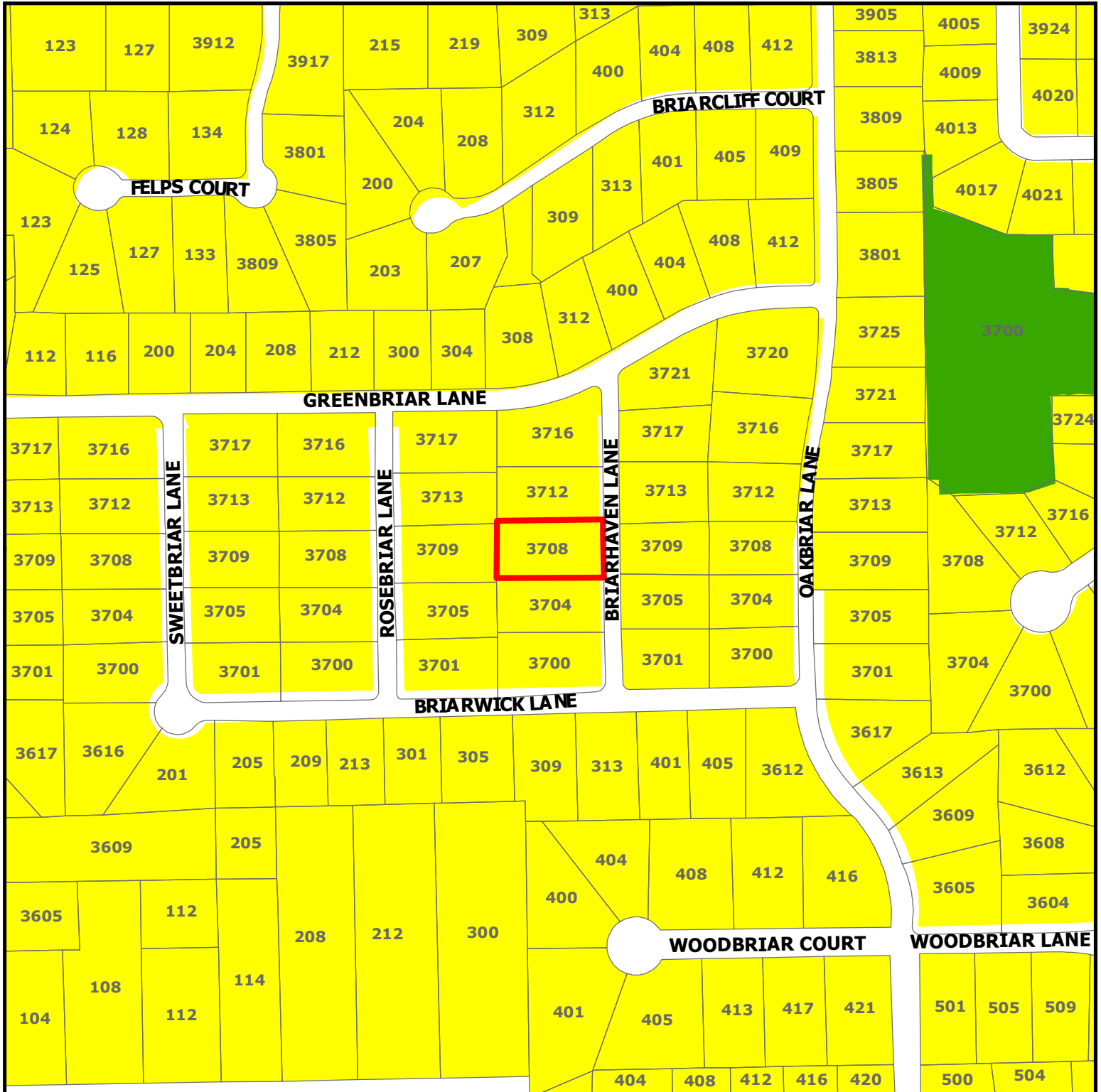
ZC22-013
3708 Briarhaven Lane

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 Subject Property



Future Land Use Map



ZC22-013

3708 Briarhaven Lane

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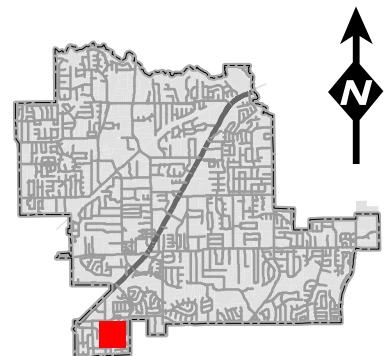


Subject Property

Residential

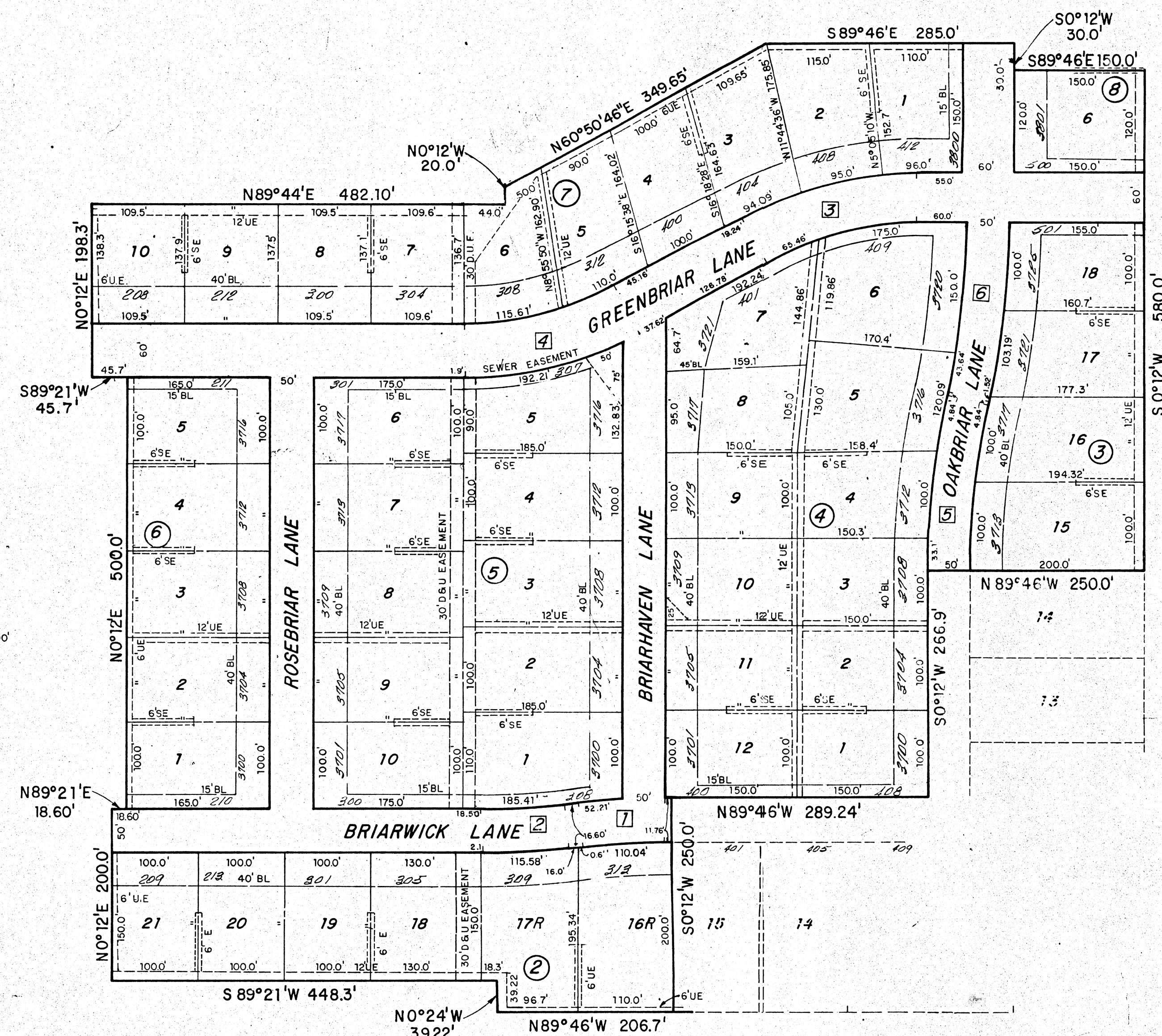


Open Space; Parks





NOTE ALL EASEMENT MARKED 6' S E ARE SERVICE EASEMENT



Q CURVE DATA

NO.	DELTA	RADIUS	TANG.	LENGTH
1	5°06"	1,122.70'	50'	99.93'
2	4°13'	1,358.00'	50'	99.91'
3	29°01'40"	386.20'	100'	195.66'
4	29°05'	385.51'	100'	195.68'
5	12°41'	899.79'	100'	199.18'
6	12°41'	899.79'	100'	199.18'

PLAT OF
WOODBRIAR ESTATES SECTION TWO
& LOTS 16-R & 17-R BLOCK 2,
WOODBRIAR ESTATES SECTION ONE
AN ADDITION TO THE CITY OF
COLLEYVILLE, TARRANT COUNTY,
TEXAS

NOTE :
THIS PLAT INCLUDES A REVISION TO LOTS 16 & 17, BLOCK 2 AND ALL OF BLOCK 4, SECTION 1
THIS PLAT IS TO SUPERSEDE ALL OTHER RECORDED PLATS ON THIS PROPERTY.

STATE OF TEXAS
COUNTY OF HARRIS

That we, NORTHAMPTON UNIVERSITY, the owners of the following described property, to-wit:

Being a 1,000-acre tract of land out of the Jonathan Riley survey, Abstract 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, and being described as follows:

BEINGWILE at a point located at the west northeast corner of Lot 11, Block 3, East Briar Forest, Section One, in addition to the City of Valleyville, Garland County, Texas, according to plat recorded in Volume 44-74, Page 29, 1968 Records, Garland County, Texas.

TRENCE North 35 degrees 45 minutes East 179.0 feet;
 TRENCE South 0 degrees 12 minutes East 180.9 feet;
 TRENCE North 35 degrees 46 minutes East 189.24 feet;
 TRENCE South 0 degrees 12 minutes East 179.7 feet;
 TRENCE North 35 degrees 46 minutes East 189.7 feet;
 TRENCE North 0 degrees 10 minutes East 18.32 feet;
 TRENCE South 89 degrees 11 minutes East 148.1 feet;
 TRENCE North 0 degrees 12 minutes East 200.0 feet;
 TRENCE North 10 degrees 11 minutes East 12.7 feet;
 TRENCE South 89 degrees 11 minutes East 187.7 feet;
 TRENCE North 0 degrees 11 minutes East 18.17 feet;
 TRENCE North 89 degrees 11 minutes East 179.10 feet;
 TRENCE North 0 degrees 11 minutes East 20.0 feet;
 TRENCE North 30 degrees 0 minutes 30 seconds East 349.00 feet;
 TRENCE South 60 degrees 0 minutes East 179.0 feet;
 TRENCE South 0 degrees 11 minutes East 181.0 feet;
 TRENCE South 89 degrees 0 minutes East 179.0 feet;
 TRENCE South 0 degrees 11 minutes East 181.0 feet to point of
 BEGINNING AND CONTINUING 24.00 acres of land.

to hereby adopt the attached plat as our plan for subdividing the same, or to known as Commerce Street, Section Two and Lots One and Two, Block 2, New Bridge Addition, Section No. 1, in addition to the City of Colleton, Garret County, Texas. The location of streets, easements and building lines are to be as shown on attached plat.

J. B. Sandlin
J. B. SANDLIN,
President

STATE OF TEXAS)
COUNTY OF TARRANT)
Before me, the undersigned authority, on this 15th day of November, 1964, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My commission expires _____.

NOVEMBER 15 1964

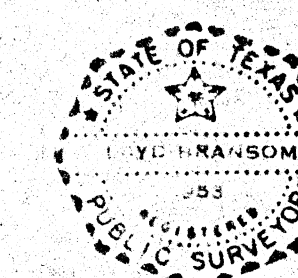
Notary Public in and for the State of Texas

C. L. Luper
CHIEF, BUREAU OF THE CHIEF OF POLICE
SAN ANTONIO, TEXAS

APPROVED BY PLANNING AND ZONING COMMISSION
FOR THE CITY OF COLLEYVILLE, TEXAS.

[Signature]
 CHAIRMAN
 [Signature]
 SECRETARY
 27 APR 72
 DATE

Recorded in Volume 388-80, Page 18
Deed Records Tarrant County, Texas



 **LOYD BRANSON**
REGISTERED PUBLIC SURVEYOR
1028 NORTH SYLVANIA AVE.
834-3477 76111

I DO HEREBY CERTIFY THAT THIS MAP IS TRUE
& CORRECT AS SURVEYED ON THE GROUND.

Lloyd Branson
LOYD BRANSON

DATE 11-10-77

WOOD BRIAR ESTS

TerraCorp

TerraCorp Associates LLC #101850-00
3160 Broadway Blvd.
Suite 216
Garland, TX 75043
www.terraconpurvey.com
enders@terraconpurvey.com
(917) 972-805-4526
(917) 972-805-4527

Marcus Rush
Addition Branch
16301 Quorum Drive, Suite 120B
Addison, TX 75001
Phone 214-445-2936
marcus.rush@imortgage.com

Property Address:
370B Briarhaven Lane, Colleyville, TX 76034

TerraCorp Order No
TX12041176

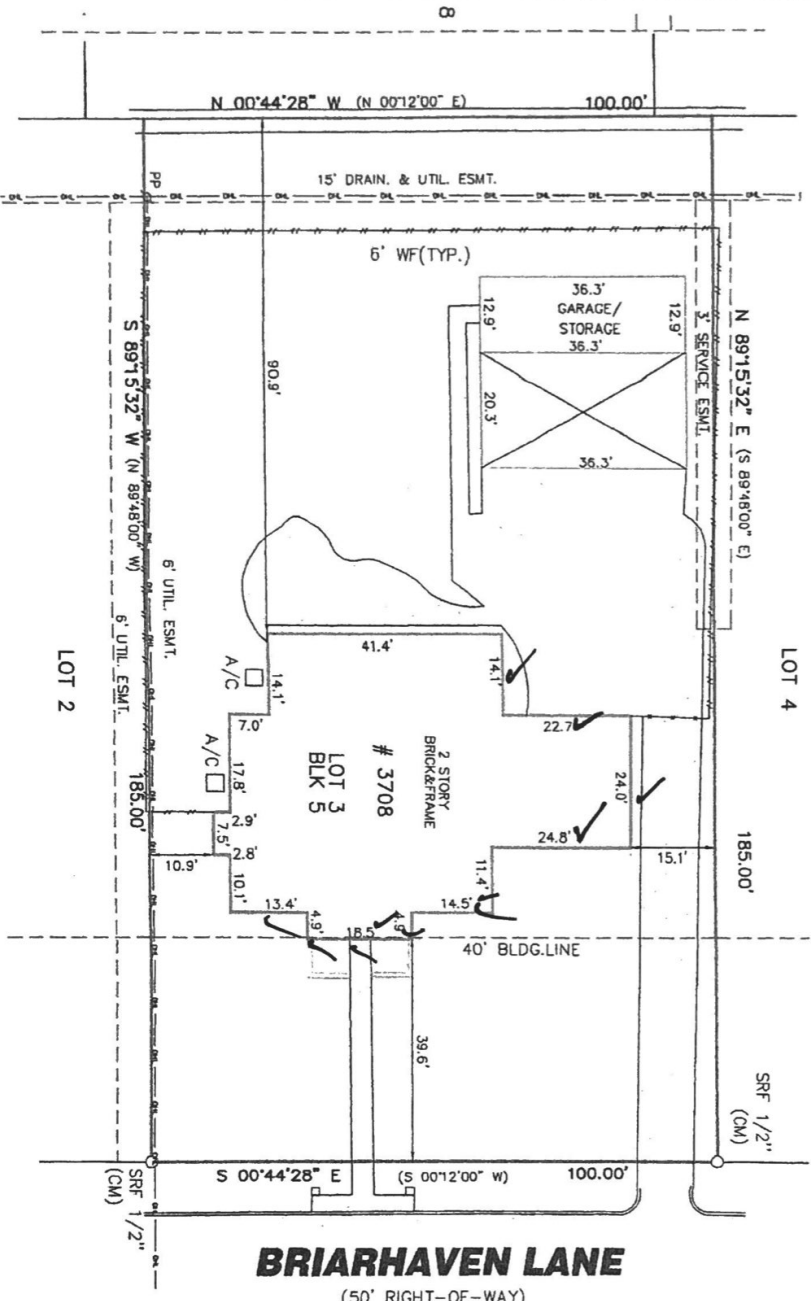
CV12635048

04/30/12

Continued to:
Moose Family Trust; Hoxter-Fair First American Title; IMORTGAGE.COM

Legal Description:
LOT 3, BLOCK 5, WOODHIAW ESTATES, SECTION 11, AN ADDITION TO THE CITY OF COLLETTVILLE, TARRANT COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 388-80, PAGE(S) 18, OF THE MAP AND/OR PLAT RECORDS OF TARRANT COUNTY, TEXAS.

A diagram of a 3D coordinate system with three axes labeled 'x', 'y', and 'z'. The 'x' axis is horizontal, the 'y' axis is vertical, and the 'z' axis is diagonal. A small cube is drawn in the first octant, with its edges parallel to the axes. The axes are labeled 'x', 'y', and 'z' at their ends. The cube is labeled 'x', 'y', and 'z' on its faces.



BRIARHAVEN LANE

(50' RIGHT-OF-WAY)

NOTES

1. Bearings shown hereon are based on NAD83(CORS96, EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4202) using the Geoshack "GeoNav" RTK GPS Network.

The convergence/mapping angle is $00^{\circ}43'43''$ with a combined scale factor of 0.999852326.

2. The following items are from Schedule B, Commitment for Title Insurance, First American Title Insurance Company, GF No. CV126539948, issued April 27, 2012.
- 10c. A boy's foot building fire along the front property line as set out on plat recorded in Volume 388-40, Page 18 of the Plat Records of Tarrant County, Texas.
- 10b. A fire tool utility assessment along the South property line, a

thirteen foot easement and tool utility easement along the West property line and a 3-foot by 75-foot service easement along the North property line as set out on plat recorded in Volume 386-40, Page 18 of the Plat Records of Tarrant County, Texas.

FLOOD NOTE
According to the F.I.R.M. #48439C210K this property does lie in "Zone X" and does not lie within the 100-year flood zone.

LEGEND

AC..... AIR CONDITION
 (C4)..... CONTROLLING MONUMENT
 SHL..... OVERHEAD UTIL LINES
 PP..... POWER POLE
 SRF..... STEEL ROD FOUND
 (.....)..... PLUT CALLS
 WF..... WOOD FENCE
 WM..... WATER METER
 WOOD FENCE

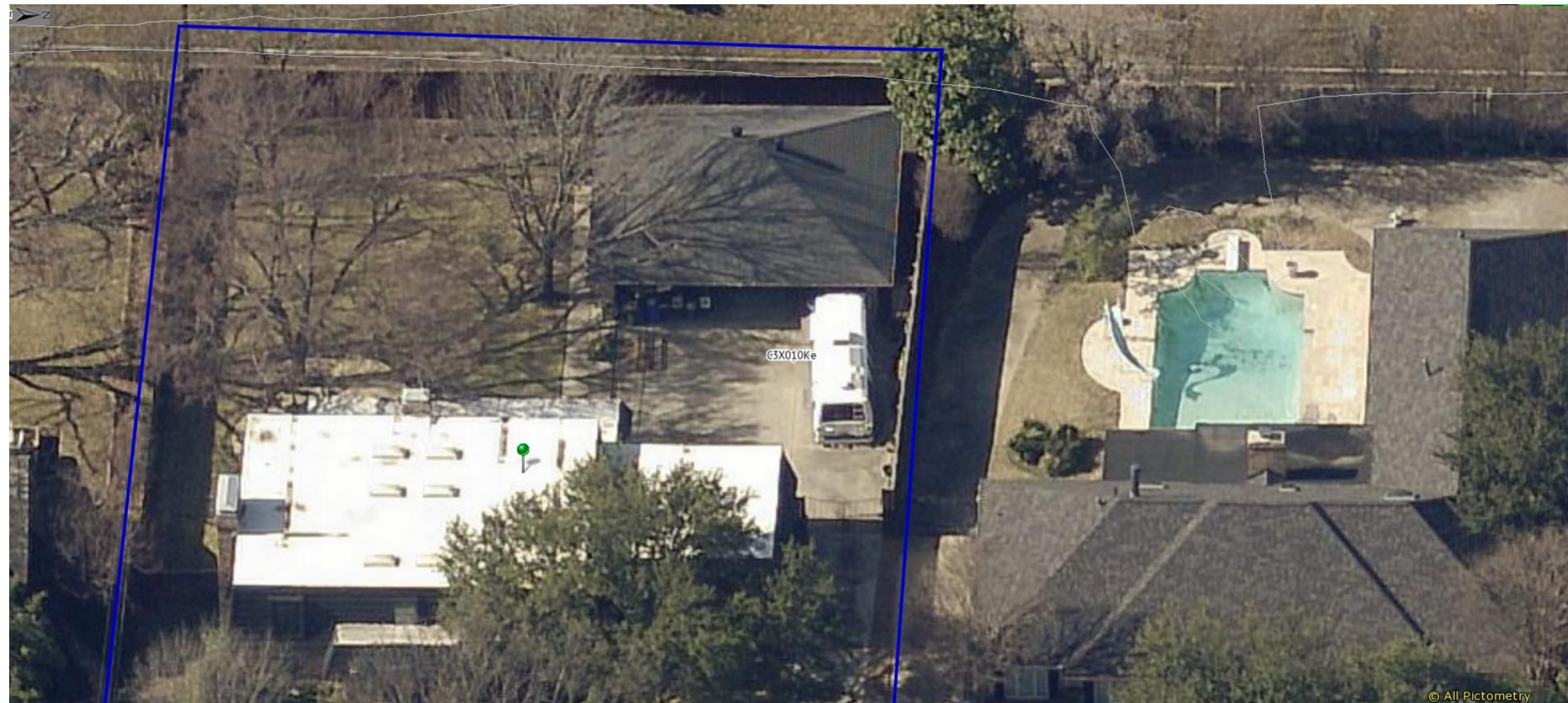


I hereby certify that this plot represents the results of a survey made on the ground on the 30th day of April, 2012.

Signed 30th day of April, 2012



Photo

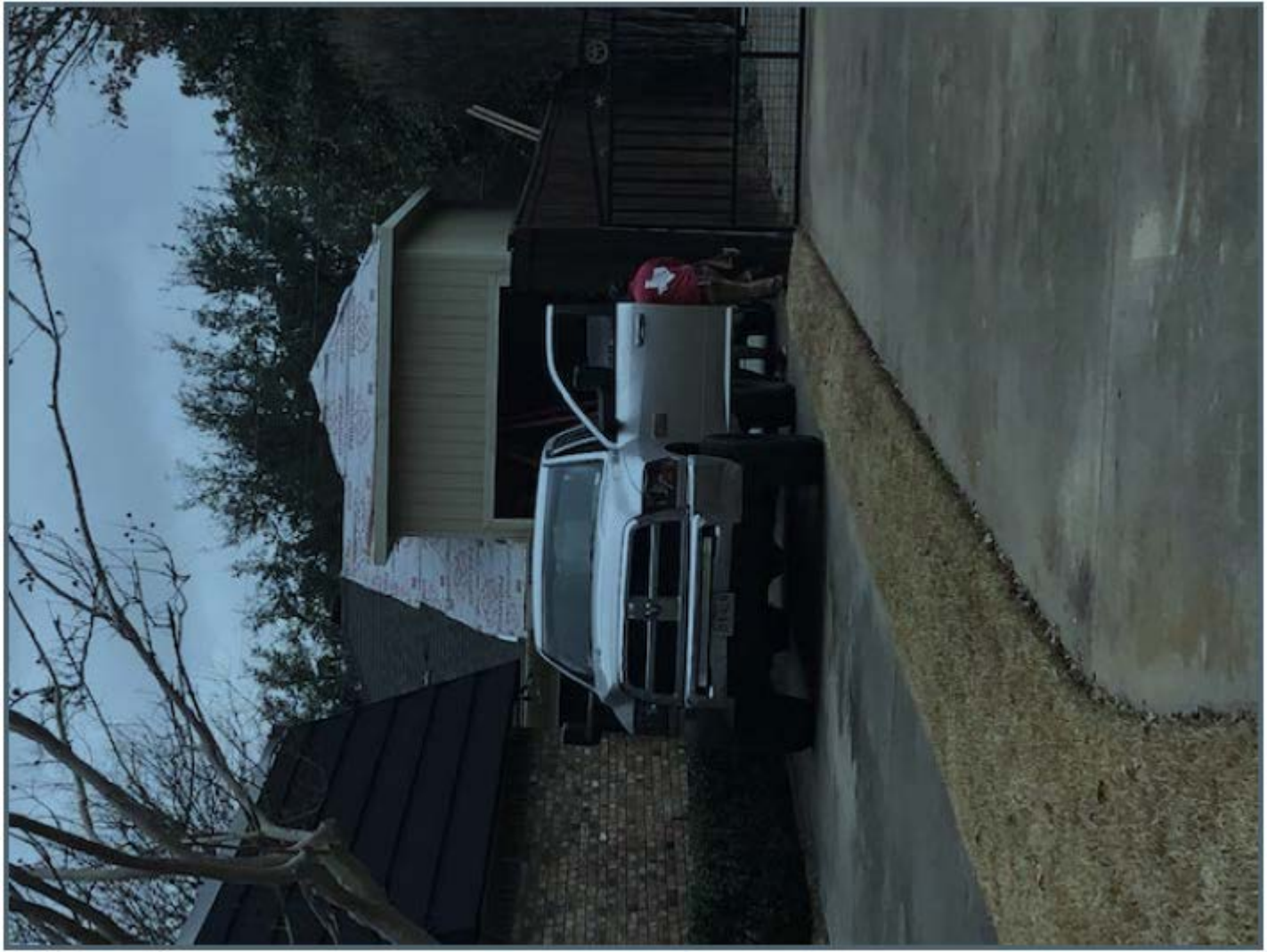


01/12/2021

From: [Les Folse](#)
To: [Les Folse](#)
Date: Tuesday, February 8, 2022 10:06:17 AM



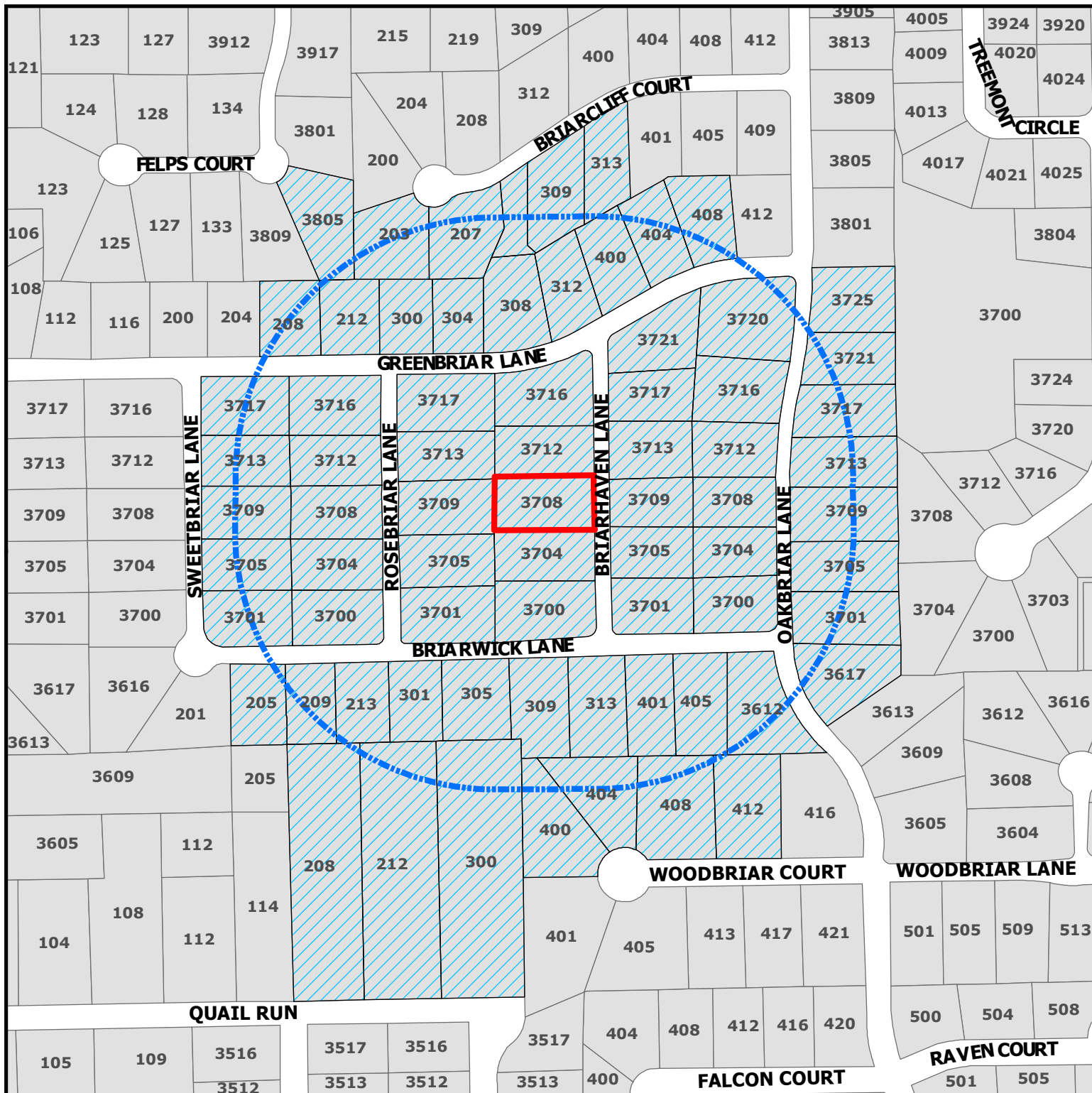
Sent from my iPhone







Notification Map

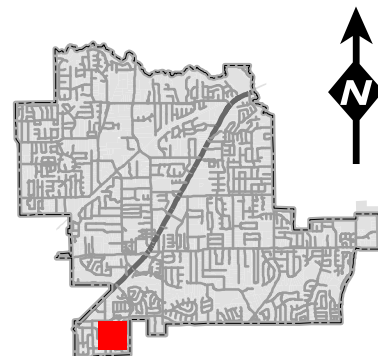


ZC22-013
3708 Briarhaven Lane

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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, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, June 7, 2022 & Tuesday, June 21, 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 exceed the permitted lot coverage for accessory buildings and to exceed the maximum height allowed at a 5-foot setback. The purpose is to allow for an existing, oversized accessory building to remain that was modified with a taller wall and roofline to penetrate the vertical height envelope for accessory buildings. The maximum height of the wall allowed at the 5-foot setback is 8 feet tall. The maximum size for accessory buildings is 4% of the lot area.

Zoning Case: ZC22-013

Applicant: Will Priest

Owner: Will Priest

Location: 3708 Briarhaven Lane

Property Description: Lot 3, Block 5, Woodbriar Estates Addition

Present Zoning: R-15 Single Family Residential

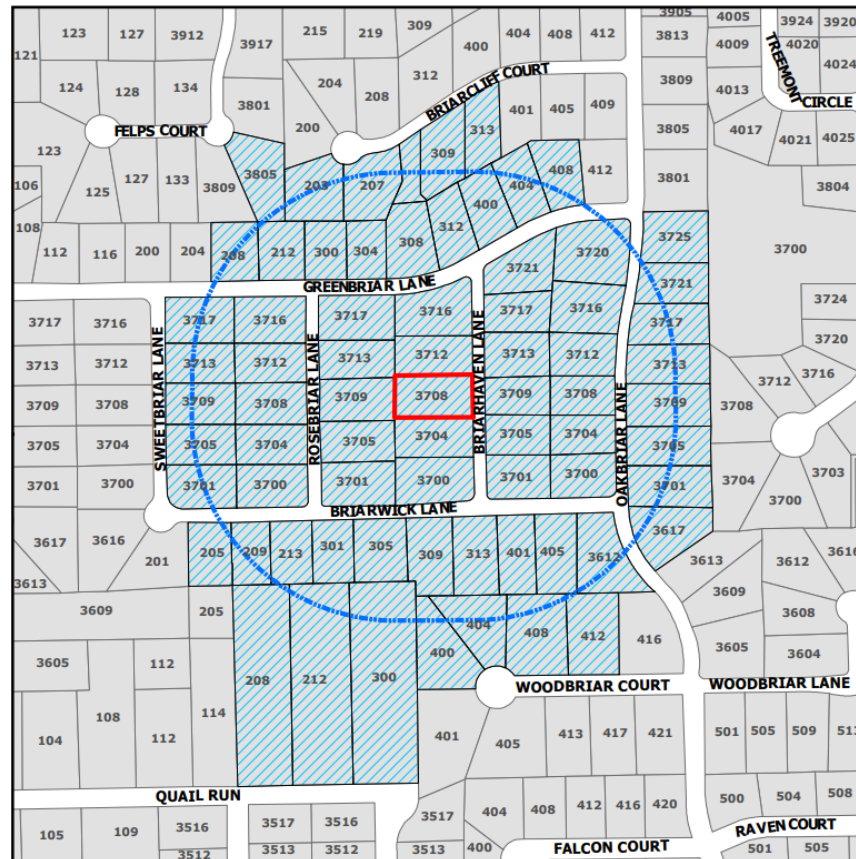
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

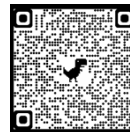
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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 Reyst

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
BELLEFEUILLE, PHIL	3713 ROSEBRIAR LN	COLLEYVILLE, TX
ODOMORE, FRIDAY	313 BRIARWICK LN	COLLEYVILLE, TX
WATTS, JENNINGS R	3717 ROSEBRIAR LN	COLLEYVILLE, TX
MOORE, NICHOLAS	209 BRIARWICK LN	COLLEYVILLE, TX
CEKUTA, CHRISTOPHER	309 BRIARCLIFF CT	COLLEYVILLE, TX
DENYER, STUART	308 GREENBRIAR LN	COLLEYVILLE, TX
HELSTOWSKI, PATRICIA	408 WOODBRIAR CT	COLLEYVILLE, TX
BERNAL, DANIEL	3717 OAKBRIAR LN	COLLEYVILLE, TX
MORAN, JAMES R	3701 SWEETBRIAR LN	COLLEYVILLE, TX
JONES, DAN W	404 GREENBRIAR LN	COLLEYVILLE, TX
ALLRED, JON G	3700 ROSEBRIAR LN	COLLEYVILLE, TX
SIDES, MICHAEL	3705 ROSEBRIAR LN	COLLEYVILLE, TX
CARLSON, SCOTT A	300 QUAIL RUN	COLLEYVILLE, TX
HALCOMB, RANDY	212 GREENBRIAR LN	COLLEYVILLE, TX
HOLLOWAY, LENDON	3709 BRIARHAVEN LN	COLLEYVILLE, TX
EVANS, JON R	313 BRIARCLIFF CT	COLLEYVILLE, TX
INGERSOLL, MICHAEL	3717 SWEETBRIAR LN	COLLEYVILLE, TX
LYNCH, VICKI	3713 BRIARHAVEN LN	COLLEYVILLE, TX
GRIFFITH, CARL D	3700 OAKBRIAR LN	COLLEYVILLE, TX
MCDOUGALL, JASON	PO BOX 1242	BRIDGEPORT, TX
WITT, ROBERT W	3716 ROSEBRIAR LN	COLLEYVILLE, TX
BROWN, MICHELLE	3705 SWEETBRIAR LN	COLLEYVILLE, TX
GLENN, JAMES W	212 QUAIL RUN	COLLEYVILLE, TX
WHITMIRE, DONALD R	205 BRIARWICK LN	COLLEYVILLE, TX
AKSENTOWITZ, J	3708 OAKBRIAR LN	COLLEYVILLE, TX
WARREN, MARY	3700 BRIARHAVEN LN	COLLEYVILLE, TX
LENHART FAMILY LIVING TRUST	412 WOODBRIAR CT	COLLEYVILLE, TX
ROBERTS, SHONNA K	3721 BRIARHAVEN LN	COLLEYVILLE, TX
BERRY, CRAIG	3617 OAKBRIAR LN	COLLEYVILLE, TX
DUGGAN, RICHARD L	3704 ROSEBRIAR LN	COLLEYVILLE, TX
CAMPBELL, CANDACE	3601 SAN BAR LN	COLLEYVILLE, TX
STALLINGS, TERRY A	208 QUAIL RUN	COLLEYVILLE, TX
BASHAM, FRANCINE C	203 BRIARCLIFF CT	COLLEYVILLE, TX
MONTAGUE, JEFFREY	3717 BRIARHAVEN LN	COLLEYVILLE, TX
POWELL, ROBERT L	3712 ROSEBRIAR LN	COLLEYVILLE, TX
CUSICK, LAURANCE A	3701 OAKBRIAR LN	COLLEYVILLE, TX
BUDRI, AZIZ K	400 GREENBRIAR LN	COLLEYVILLE, TX
BRANCH, SONDRAL GAIL	304 GREENBRIAR LN	COLLEYVILLE, TX
MARINO, ROBERT A	3725 OAKBRIAR LN	COLLEYVILLE, TX
GOODSON, TONI	3712 BRIARHAVEN LN	COLLEYVILLE, TX
GRAMLING, M S	208 GREENBRIAR LN	COLLEYVILLE, TX
ZAK, GARY	3705 OAKBRIAR LN	COLLEYVILLE, TX
SCHRAEDER, ROBERT	213 BRIARWICK LN	COLLEYVILLE, TX
GALLEGOS, ELVIS	300 GREENBRIAR LN	COLLEYVILLE, TX
WARMERDAM, BRADLEY	3721 OAKBRIAR LN	COLLEYVILLE, TX
PRIEST, WILLIAM	3708 BRAIRHAVEN LN	COLLEYVILLE, TX
SWAIN, THERESA	301 BRAIRWICK LN	COLLEYVILLE, TX
DASHNER, MELVIN L	3716 OAKBRIAR LN	COLLEYVILLE, TX
LACKEY, DUSTIN	3713 OAKBRIAR LN	COLLEYVILLE, TX
WOLFE, JAMES D	3704 BRIARHAVEN LN	COLLEYVILLE, TX
REEVES, DAVID A	305 BRIARWICK LN	COLLEYVILLE, TX
MURPHY, JAMES F	3709 SWEETBRIAR LN	COLLEYVILLE, TX
TAMAYO, JESSE F	3708 ROSEBRIAR LN	COLLEYVILLE, TX
KAHLER, LEON	401 BRIARWICK LN	COLLEYVILLE, TX

NORTHEAST CONSTR CO INC	5137 DAVIS BLVD	NORTH RICHLAND HILLS, TX
RIZKAL, SAM P	3704 OAKBRIAR LN	COLLEYVILLE, TX
TABORSKY, ANNA	408 GREENBRIAR LN	COLLEYVILLE, TX
KUNEY HAZEL MAY REVOCABLE LIVI	309 BRIARWICK LN	COLLEYVILLE, TX
ALTSCHUL, DANIEL	3701 BRIARHAVEN LN	COLLEYVILLE, TX
THOMAS, STEVE R	312 GREENBRIAR LN	COLLEYVILLE, TX
HODGES, CHEVI	3701 ROSEBRIAR LN	COLLEYVILLE, TX
BARTLETT, DEL W	3805 FELPS CT	COLLEYVILLE, TX
SZAKIN, PETER T	3712 OAKBRIAR LN	COLLEYVILLE, TX
HASKELL, NORMAN E	3709 OAKBRIAR LN	COLLEYVILLE, TX
MATHIS, CECIL S	3709 ROSEBRIAR LN	COLLEYVILLE, TX
BOBBY RAY AND CHERYL VIRGINIA	405 BRIANWICK LN	COLLEYVILLE, TX
DINSER 2004 FAMILY TRUST	3612 OAKBRIAR LN	COLLEYVILLE, TX
HALL, JUDY	400 WOODBRIAR CT	COLLEYVILLE, TX
DOUGHTY, RALPH O	404 WOODBRIAR CT	COLLEYVILLE, TX
WITHROW, KARI	3716 BRIARHAVEN LN	COLLEYVILLE, TX
BENNETT, JERRY LEE	3705 BRIARHAVEN LN	COLLEYVILLE, TX
GARMAN, DONALD J	3720 OAKBRIAR LN	COLLEYVILLE, TX
WOODBRIAR ESTATES ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
WOODS OF COLLEYVILLE ADDN, THE	4024 TREEMONT CIRCLE	COLLEYVILLE, TX
WOODBRIAR NORTH ADDITION	3700 SWEETBRIAR	COLLEYVILLE, TX
QUAIL CREST ESTATES	408 FALCON COURT	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 0.38 ACRES, BEING LOT 3, BLOCK 5, WOODBRIAR ESTATES ADDITION, LOCATED AT 3708 BRIARHAVEN LANE, BY AUTHORIZING A SPECIAL USE PERMIT FOR AN ACCESSORY BUILDING TO EXCEED THE PERMITTED LOT COVERAGE AND HEIGHT FOR ACCESSORY BUILDINGS; 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 exceed the permitted lot coverage and height for accessory buildings, Case No. ZC22-013; 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:

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.

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 an accessory building to exceed the permitted lot coverage and height for accessory buildings on lot on 0.38 acres, being Lot 3, Block 5, Woodbriar Estates Addition, located at 3708 Briarhaven Lane, as depicted on the attached as Exhibit "A".

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.

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 existing 1,545 s.f. accessory building to be taller than permitted and exceed the maximum permitted lot coverage.
- 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.

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.

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.

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.

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 7th day of June 2022.

The second reading and public hearing being conducted on the 21st day of June 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 21st DAY OF JUNE 2022.

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

ATTEST:

CITY OF COLLEYVILLE

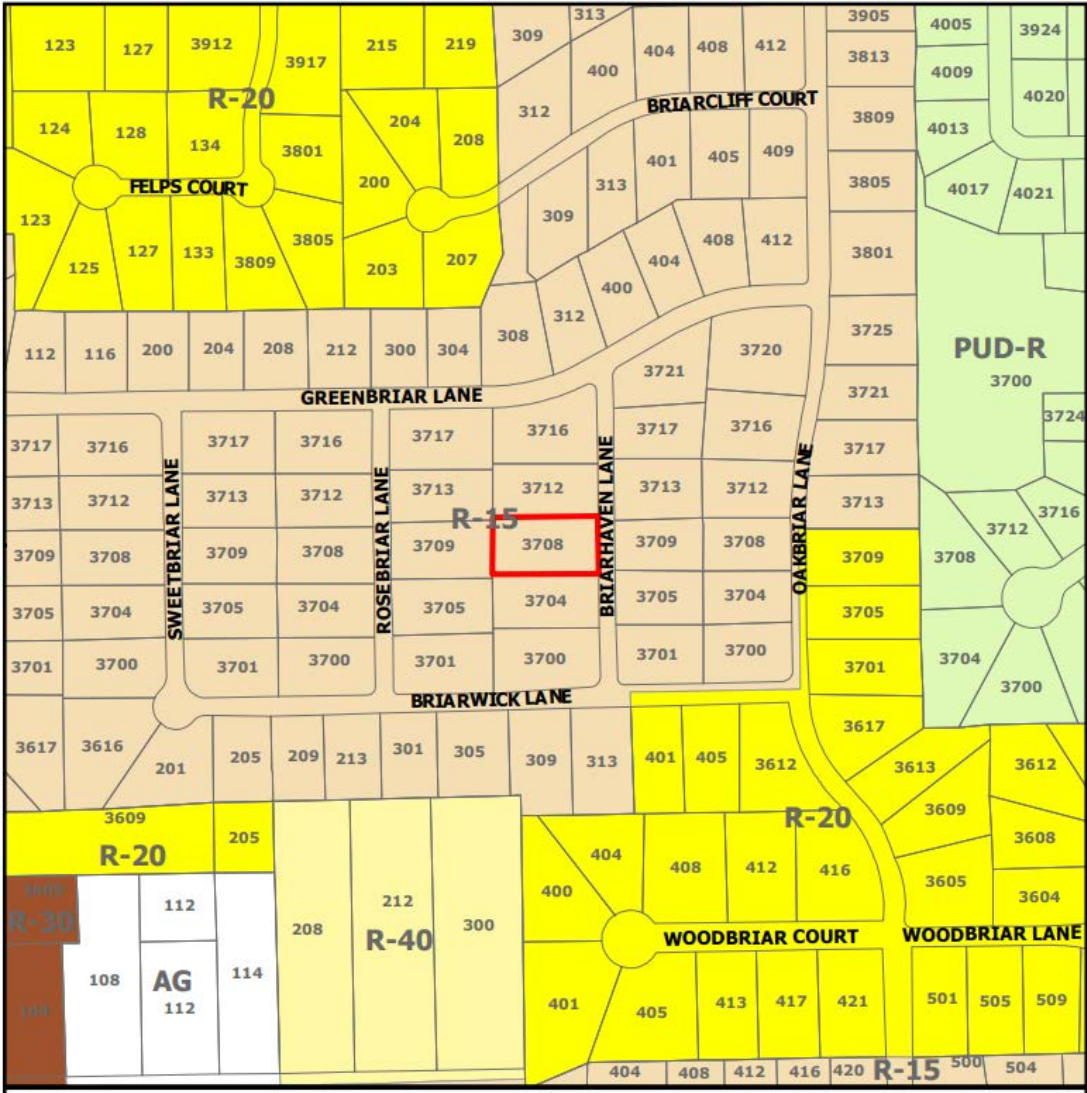
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

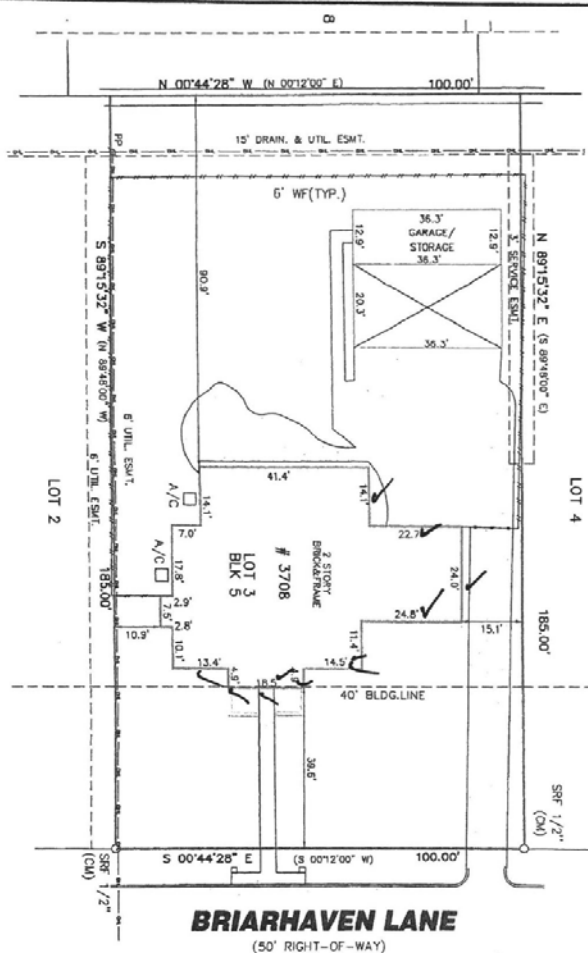
APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map



Surveyed By:	 TenaComp	Surveying Associates LLC #98543-026 Suite 104 4000 W. 12th Ave. Aurora, CO 80012 Tel: 303-688-4137
Ordered By:	 Marcus Rush	Auctioneer 10000 E. South Platte, Suite 1200 Aurora, CO 80012 Tel: 303-688-2944 marcus@tena-comp.com
Inventory Address:	 Inovage	10000 E. South Platte, Suite 1200 Aurora, CO 80012 Tel: 303-688-2944 marcus@tena-comp.com
Inventory Details Map:	171024 171024 171024	171024 171024 171024
Order Number:	171024	171024
Completed Date:	171024	171024
Contracting Party:	171024	171024
Legal Description:	171024	171024
Contract to Buy:	171024	171024
Contract to Sell:	171024	171024
Contract to Lease:	171024	171024
Contract to Purchase:	171024	171024
Contract to Lease:	171024	171024
Contract to Purchase:	171024	171024
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Contract to Purchase:	171024	171024
Contract to Lease:	171024	171024
Contract to Purchase:	171024	171024
Contract to Lease:	171024	171024
Contract to Purchase:		



MOILES

1. Bearings shown herein are based on NAD83/CGRS94. EPOCH 2002) tied to the Texas Coordinate System of 1983, North Central Zone (4302) using the Geosynch "Geosynch" RTN GPS Network.

Scale factor of 0.999457328

- 7c. The following letters are from Schedule B, Consultant, for Title Insurance, First American Title Insurance Company, CA No. C01269048, dated April 27, 2012.
- 10a. A copy of the building floor plan showing the front property line as set out on said recorded in Volume 388-00. Page 16 of the Plat Records of Tarrant County.
- 10b. A copy of the building floor plan showing the front property line as set out on said recorded in Volume 388-00. Page 16 of the Plat Records of Tarrant County.
- 10c. An at road utility statement along the South property line, as shown on said recorded plat, showing the location of all existing and proposed utility easements and structures along the South property line and a sketch of 75-foot service easement along the North property line as set out on said recorded in Volume 388-00. Page 16 of the Plat Records of Tarrant County, Texas.

County, Texas

According to the FPLMA, §§4-130C(2)(c), this property does lie in "Zoned X" and does not lie within the 100-year flood zone.

1

20

AIR CONDITIONING
CUTTING AND GRINDING
OVERHEAD CRANES
POWER POLE
STEEL ROD FOUND
PLATE CALLS
WOOD FLOOR
WATER METER
WOOD FLOOR

Scale 1' = 20'

I hereby certify that this plot represents the results of a survey made on the ground on the 30th day of April, 2012.

Signed 30th day of April, 2012

Signed 30th day of April, 2011:



Exhibit “C” – Elevation







City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2d	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from R-10 Single Family Residential to R-30 Single Family Residential zoning district for Lot 1, Block 1, Brown Addition Colleyville, located at 5412 Pleasant Run Road, Case ZC22-014

Explanation

Bruce Crandall, the applicant, has submitted a request for a zoning change on Lot 1, Block 1, Brown Addition Colleyville, being approximately 0.89 acres, and zoned R-10 Single-Family Residential. The purpose is to rezone from the R-10 Single-Family Residential district to the R-30 Single-Family Residential district. There are no new lots proposed.

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. The subject property has a single-family residence.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-10 to the R-30 district. The minimum standards for the R-30 zoning district are as follows:

Minimum Lot Size	30,000 square feet
Minimum Lot Width	125 feet
Minimum Lot Depth	125 feet
Front Building Line	35 feet
Side Building Line	10 feet
Rear Building Line	25 feet
Max. Lot Coverage	25%
Max. Impervious Coverage	55%

Analysis: The current size of the property does comply with all the minimum standards of the R-30 Single Family Residential zoning, except for the lot width.

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

DRC Review: The DRC reviewed the request during their April 18, 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 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.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for residential purposes.

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

Staff Recommendation: Staff recommends approval of the request.

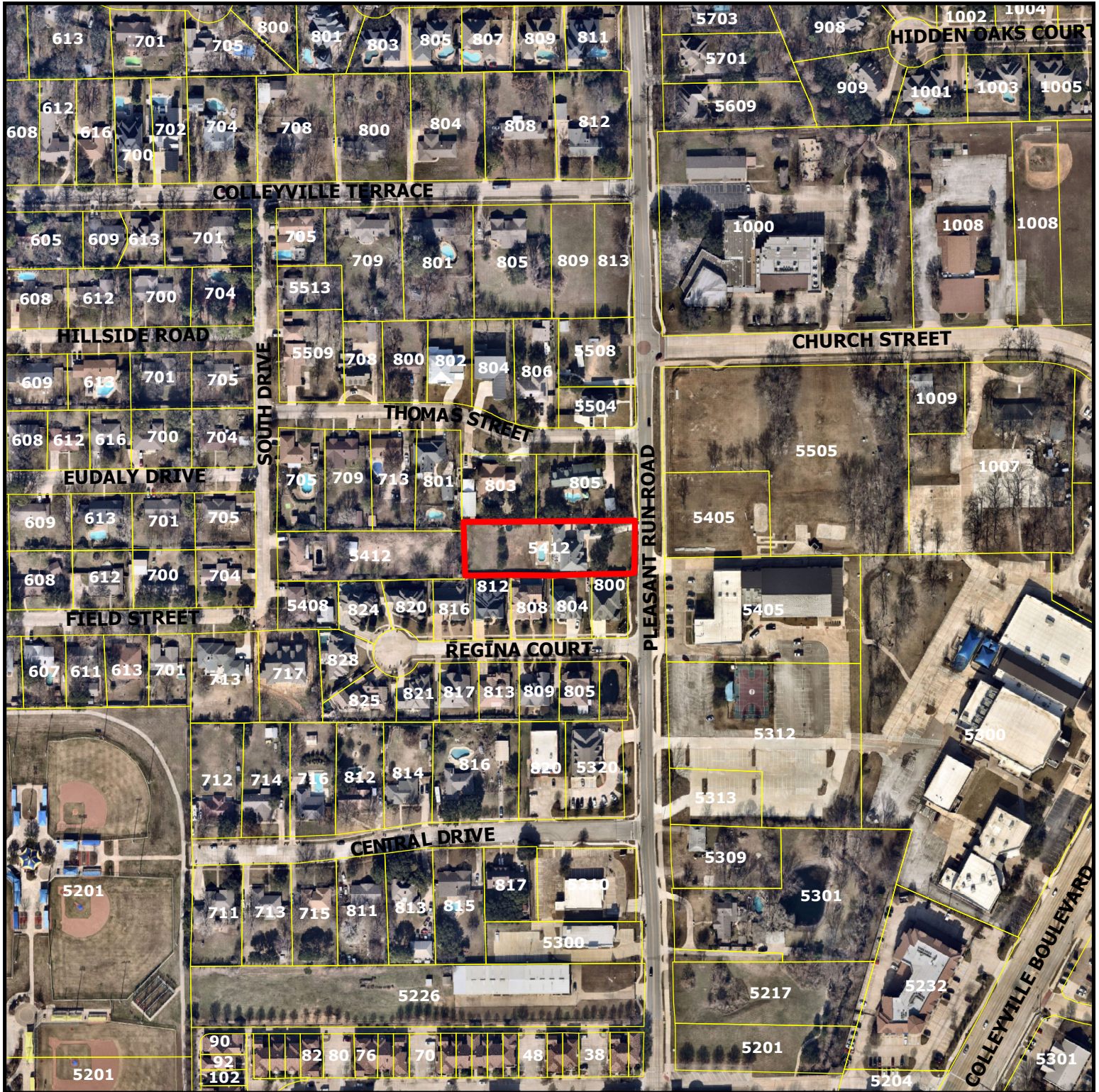
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Survey
5. Notification Map
6. Notification Letter
7. Notification List
8. Draft Ordinance

Aerial Map



ZC22-014

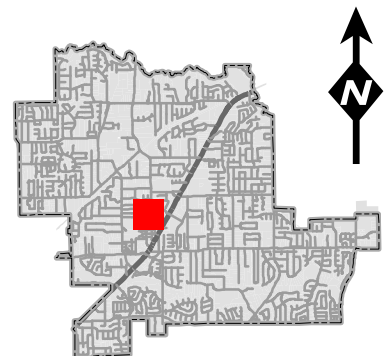
5412 Pleasant Run Road

DISCLAIMER:

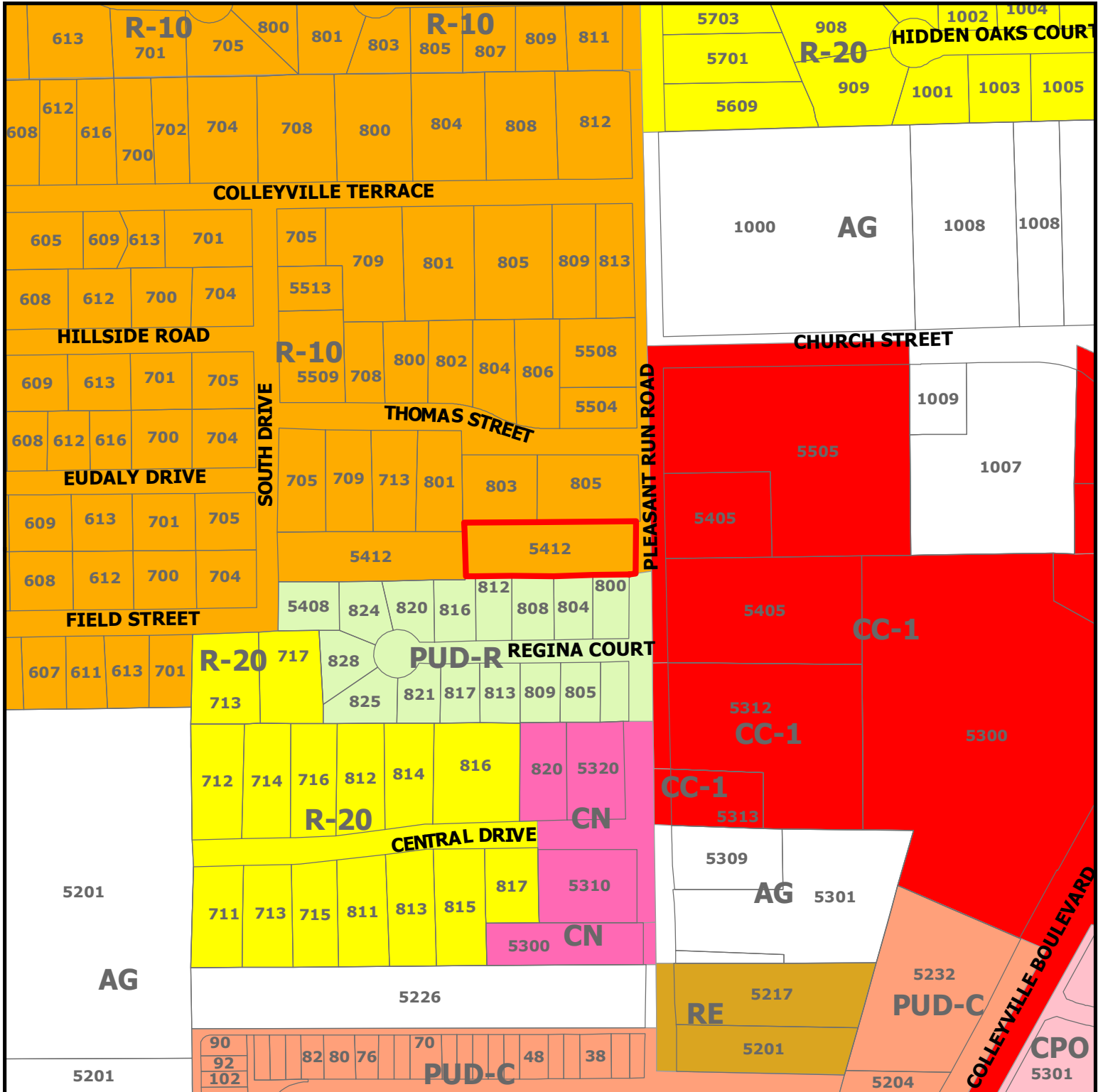
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-014

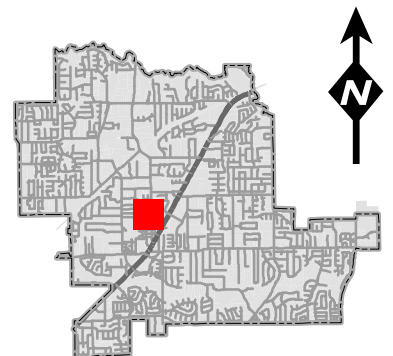
5412 Pleasant Run Road

DISCLAIMER:

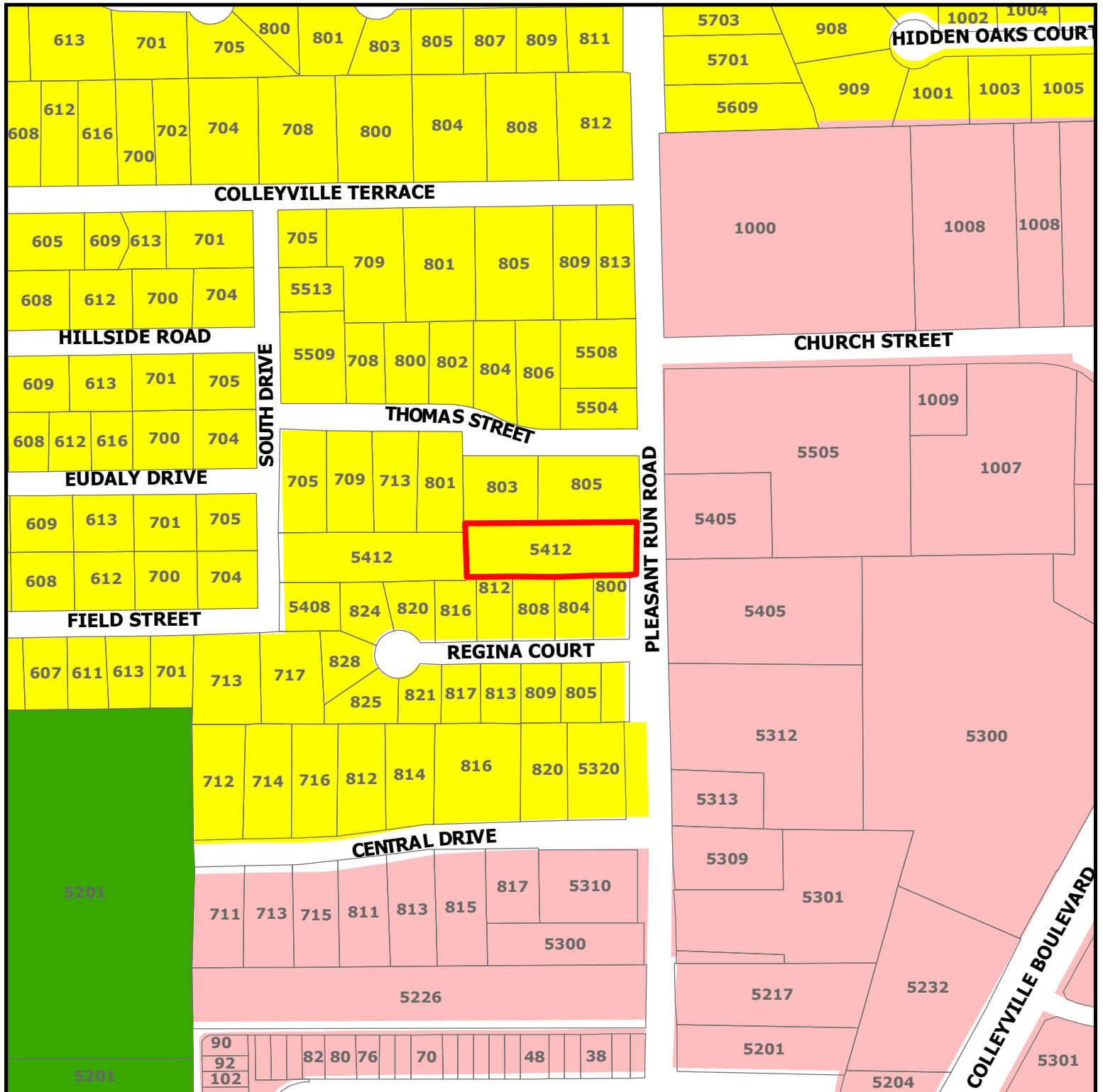
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Subject Property



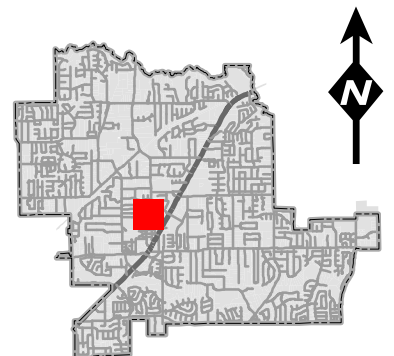
Future Land Use Map



ZC22-014

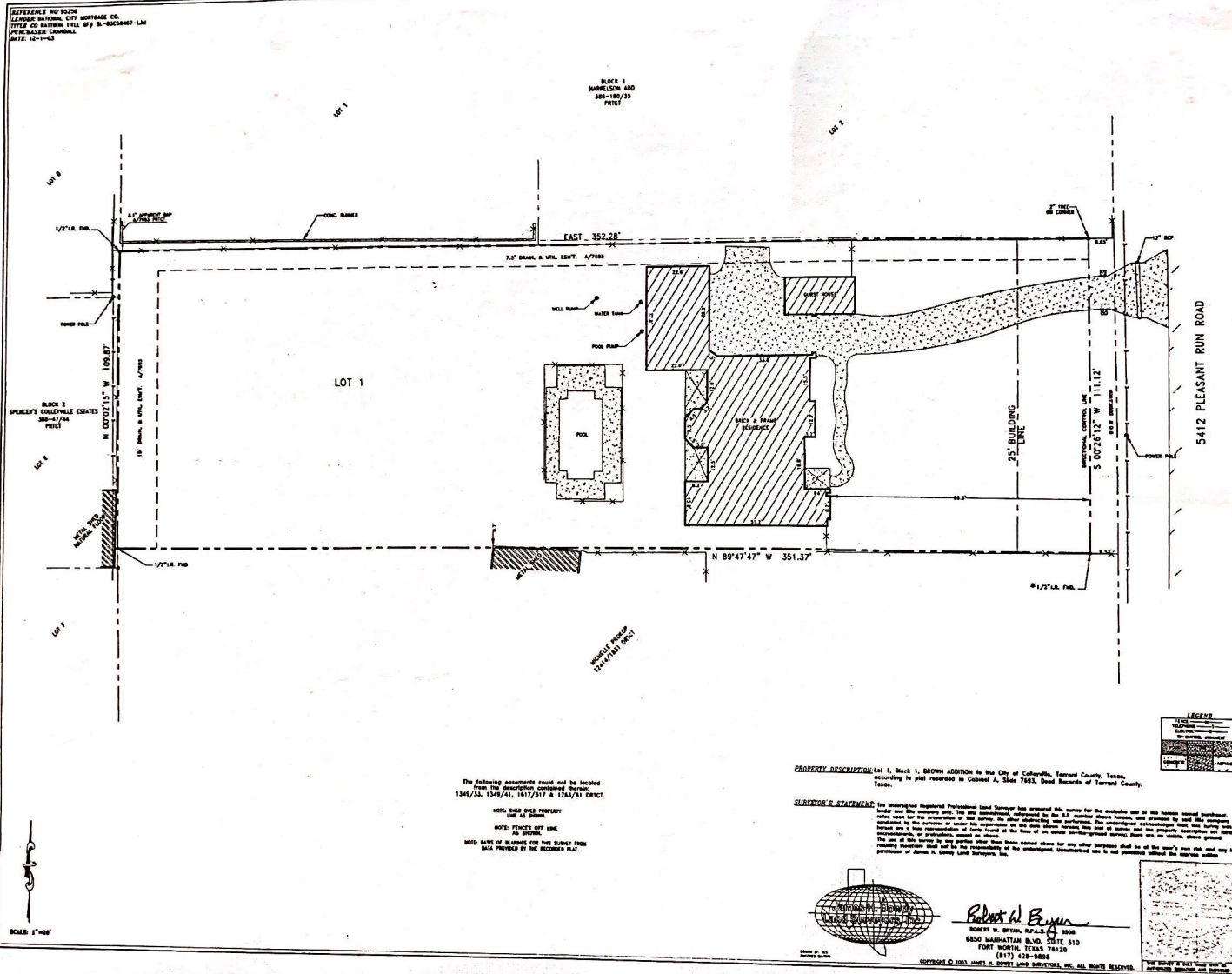
5412 Pleasant Run Road

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



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



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

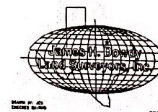
NOTE: SHIELD OVER PROPERLY
LINE AS SHOWN.

NOTE: FENCE'S OFF LINE
AS SHOWN.

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

PROPERTY DESCRIPTION: Lot 1, Block 1, BROWN ADDITION to the City of Colleyville, Tarrant County, Texas, according to plat recorded in Cabinet A, Sheet 7693, Deed Records of Tarrant County, Texas.

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



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

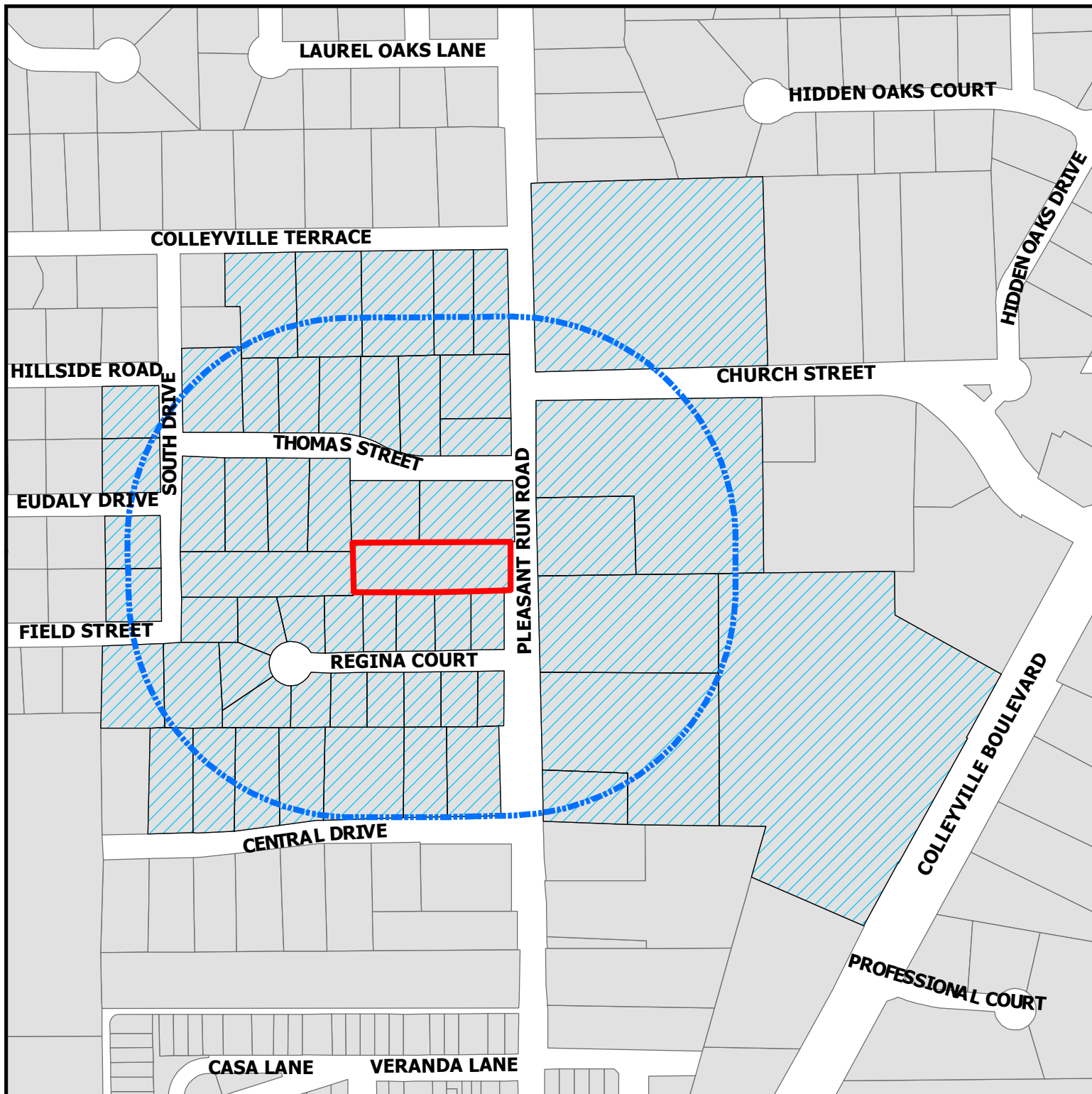
Copyright © 2003 James H. Dowd and Surveyors, Inc. All Rights Reserved.

LEGEND

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

5. CONCRETE
6. ASPHALT

Notification Map



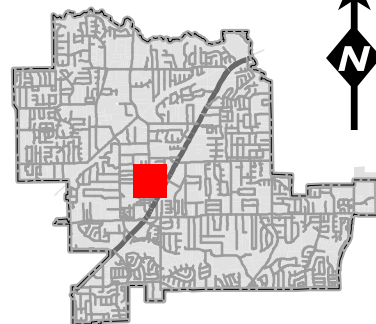
ZC22-014

5412 Pleasant Run Road

DISCLAIMER:

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 17, 2022 & Tuesday, June 7, 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-10 Single Family Residential district to the R-30 Single Family Residential district. The request is to rezone the property to allow for a zoning district consistent with the lot as it exists.

Zoning Case: ZC22-014

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

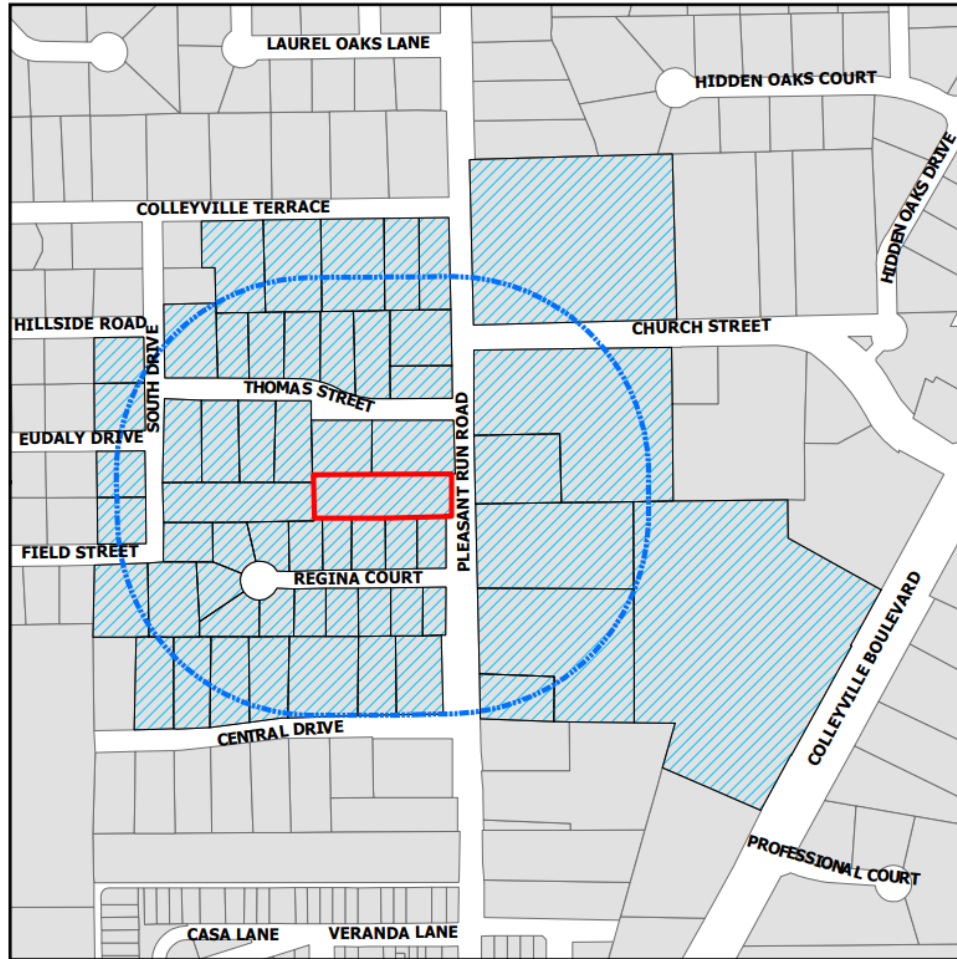
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

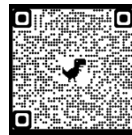
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
Planning Manager
jreyff@colleyville.com

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

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

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.89 ACRES BEING, LOT 1, BLOCK 1, IN BROWN ADDITION COLLEYVILLE, LOCATED AT 5412 PLEASANT RUN ROAD, FROM THE R-10 SINGLE - FAMILY RESIDENTIAL TO THE R-30 SINGLE-FAMILY RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from R-10 Single-Family Residential to R-30 Single Family Residential district for Case No. ZC22-014; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from R-10 Single-Family Residential to R-30 Single-Family Residential district on 0.89 acres, being Lot 1, Block 1, Brown Addition Colleyville, 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. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 7. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of May 2022.

The second reading and public hearing being conducted on the 7th day of June 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 7th DAY OF JUNE 2022.

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

ATTEST:

CITY OF COLLEYVILLE

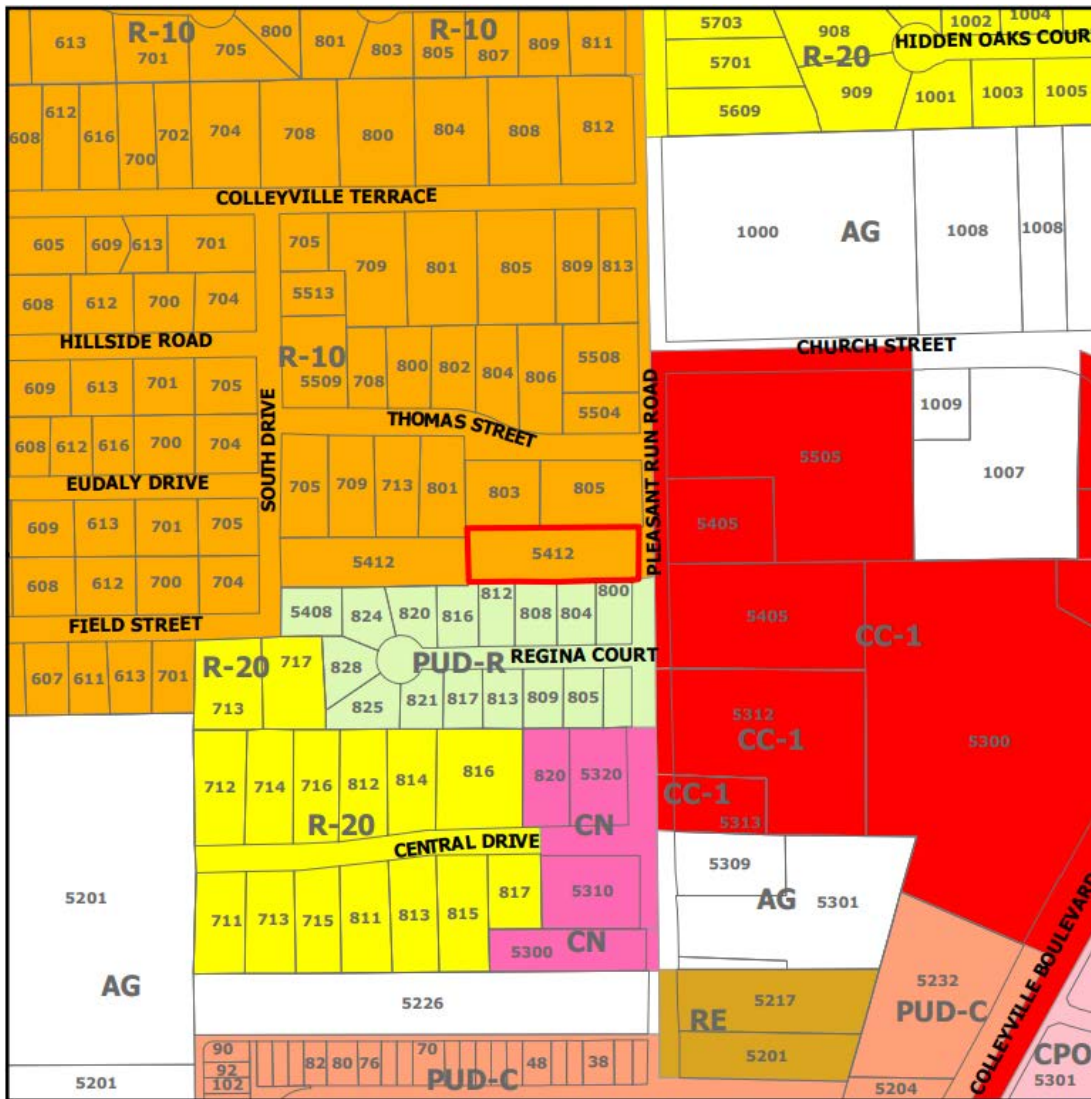
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



[illegible]



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2e	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for Alcoholic Beverage Sales for On-Premise Consumption on Lot 3, Block 1, Tara Village, located at 1101 Cheek-Sparger Road, Suite 110, Case ZC22-015

Explanation

John Humphreys, of From Across the Pond, has submitted a request for a Special Use Permit (SUP) to allow alcoholic beverage sales for on-premise consumption at 1101 Cheek Sparger Road, Suite 110. Alcoholic beverage sales for on-premise consumption are allowed in the CC-1 Village Retail district with the approval of an SUP. The ownership of the business is changing.

Existing Conditions/Background: The subject property is zoned CC-1 and generally located on the south side of Cheek Sparger Road, east of Bedford Road within the Tara Village development. The subject property is a platted lot and currently developed with a multi-tenant commercial building. Suite 110 has been operating as a restaurant and it is to be under new ownership.

Proposed Special Use Permit:

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

Monday – Thursday: 3:00 p.m. – 9:00 p.m.
Friday and Saturday: 11:30 a.m. – 10:30 p.m.
Sunday: 11:30 a.m. – 9:00 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, (4) the issuance of an Alcoholic Beverage License through the City Secretary's Office.

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

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

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

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

Plat Status: The property is a platted property as Lot 3, Block 1, Tara III Addition.

DRC Review: The DRC reviewed the request during their April 18, 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 south are located in the City of Bedford and developed with single-family homes. The property to the north is zoned PUD-R Planned Unit Development - Residential and is improved with single-family homes. The property to the west is zoned CC-1 Village Retail and is improved with a day care center. The property to the east is zoned CN Neighborhood Commercial and is improved with office uses.

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

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations within 500 feet of the subject property regarding

this request. Grapevine-Colleyville ISD, where the subject property is located, was notified per State law. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) to authorize the sale of alcoholic beverages for on-premises consumption for From Across the Pond at 1101 Cheek Sparger Road, Suite 110. The proposed business should not adversely affect surrounding uses.

Recommendation

Approve

Attachments

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

Aerial Map



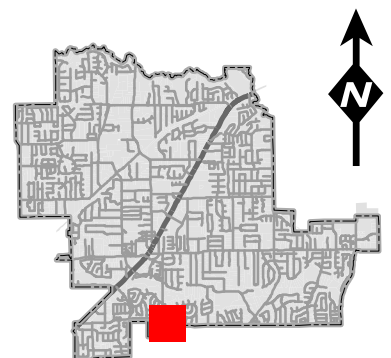
ZC22-015

1101 Cheek-Sparger Road, Suite 110

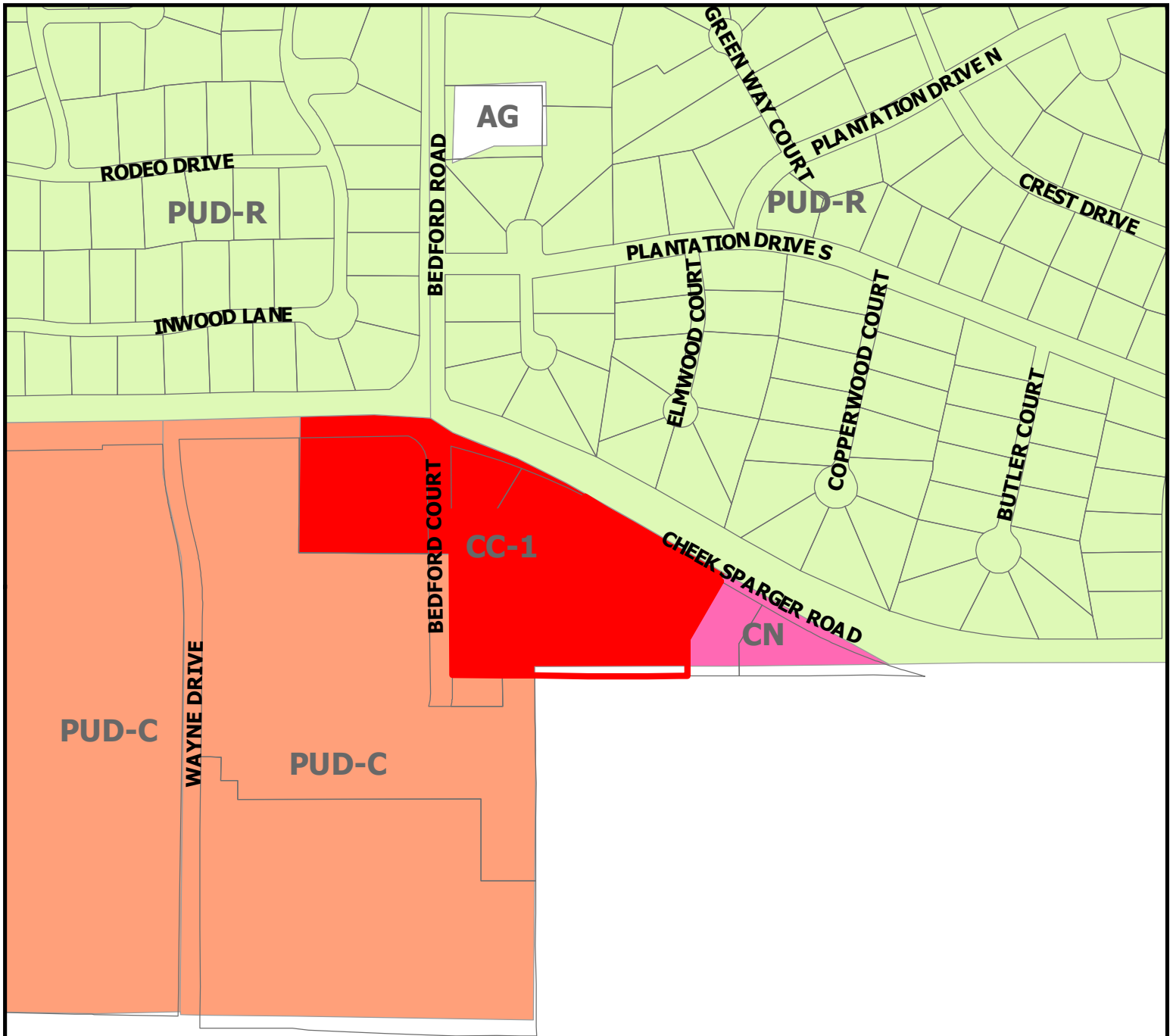
DISCLAIMER:
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Subject Property



Zoning Map



ZC22-015

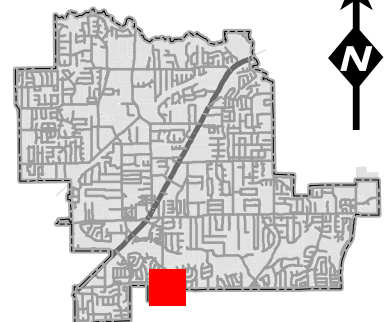
1101 Cheek-Sparger Road, Suite 110

DISCLAIMER:

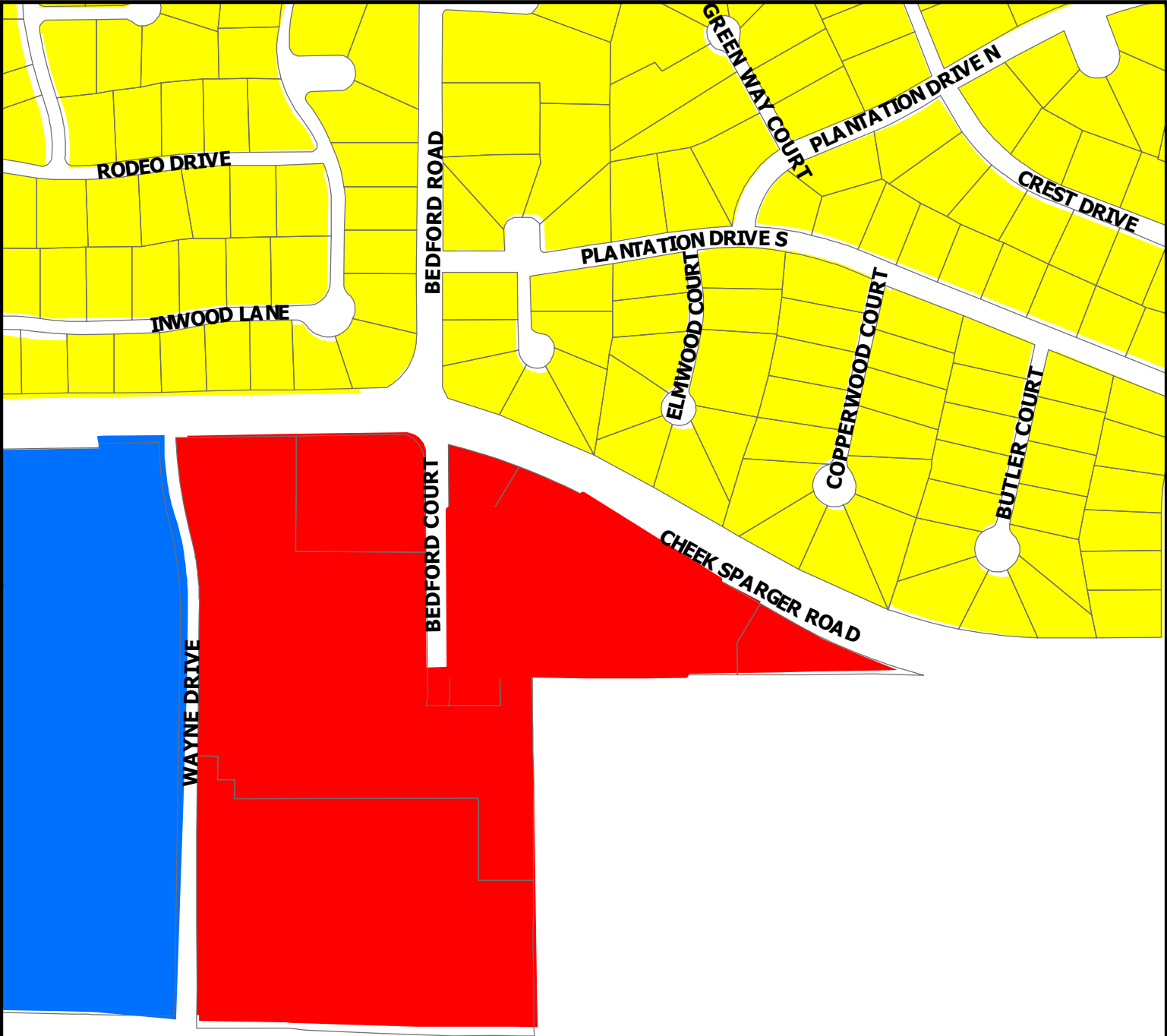
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Subject Property



Future Land Use Map

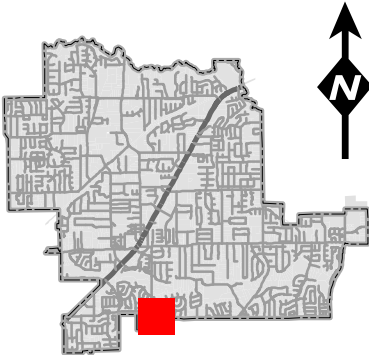


ZC22-015

1101 Cheek-Sparger Road, Suite 110

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-  Subject Property
-  Residential
-  Commercial
-  Institutional



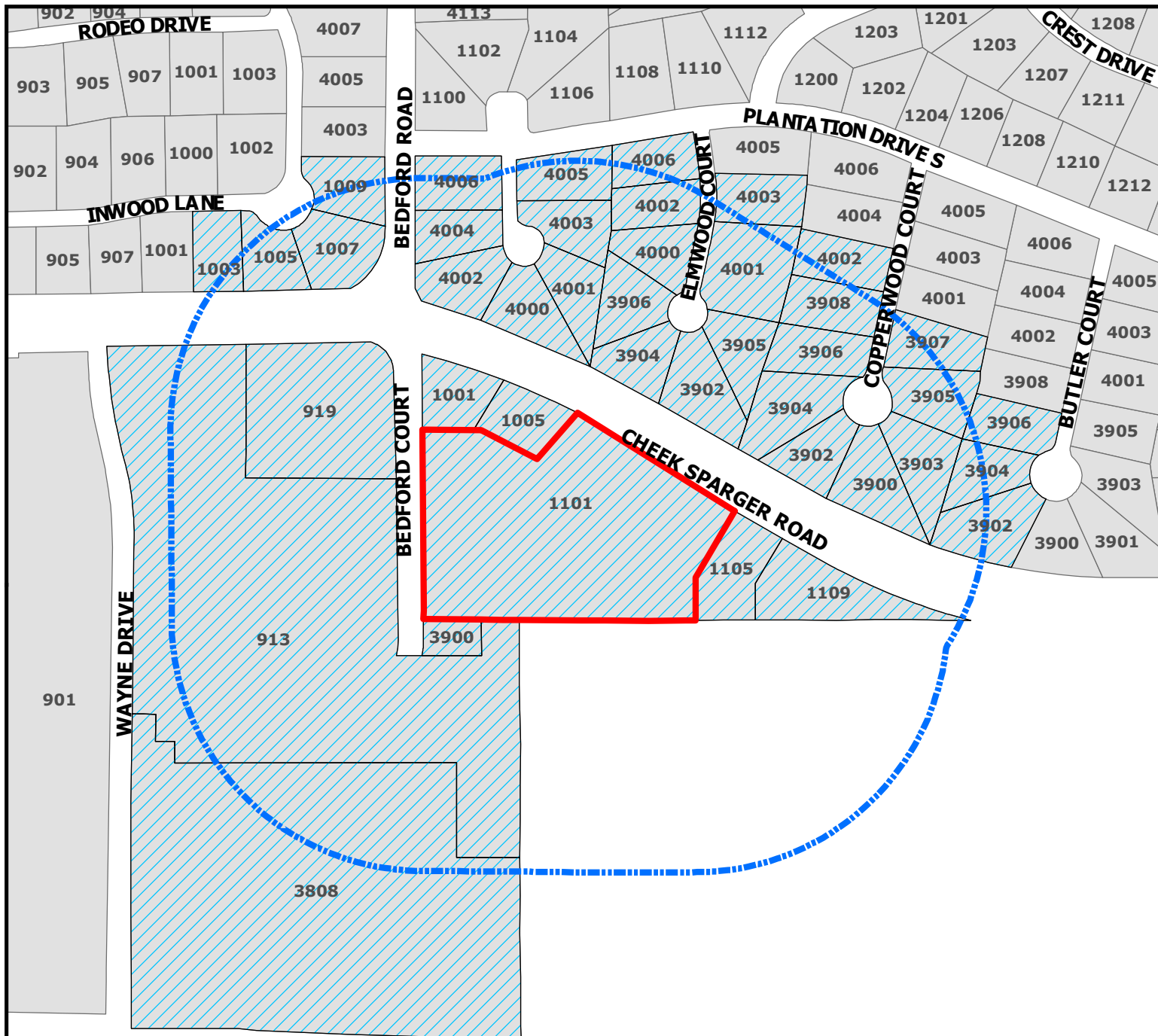
Statement of Planning Objectives

In support of Special Use Permit for Alcohol Sales

John Humphreys is in the process of purchasing the restaurant, *From Across the Pond*, which is located at 1101 Cheek-Sparger Road Ste. 110 in Colleyville. This British-themed restaurant and pub has been offering award-winning cuisine, classic drinks and exceptional service for several years. They have weathered the pandemic without compromising their core values of providing quality even to the extent of being featured on the television show, *Restaurant Impossible*.

The purpose of this SUP application is to allow the continuation of alcohol sales to compliment the fine food and great service that Colleyville has come to expect. John is an enthusiastic military veteran of 25 years, who intends to use his academic degrees and vast experience in management/leadership to carry the business into a thriving future.

Notification Map



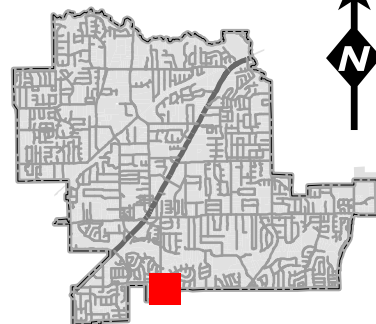
ZC22-015

1101 Cheek-Sparger Road, Suite 110

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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, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, June 7, 2022 & Tuesday, June 21, 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 an existing restaurant business, From Across the Pond. A change in ownership of the restaurant is prompting the request.

Zoning Case: ZC22-015

Applicant: John Humphreys

Owners: Hal & Kathy Baerg

Location: 1101 Cheek-Sparger Road, Suite 110

Property Description: Lot 3, Block 1, Tara Village

Present Zoning: CC-1 Village Retail

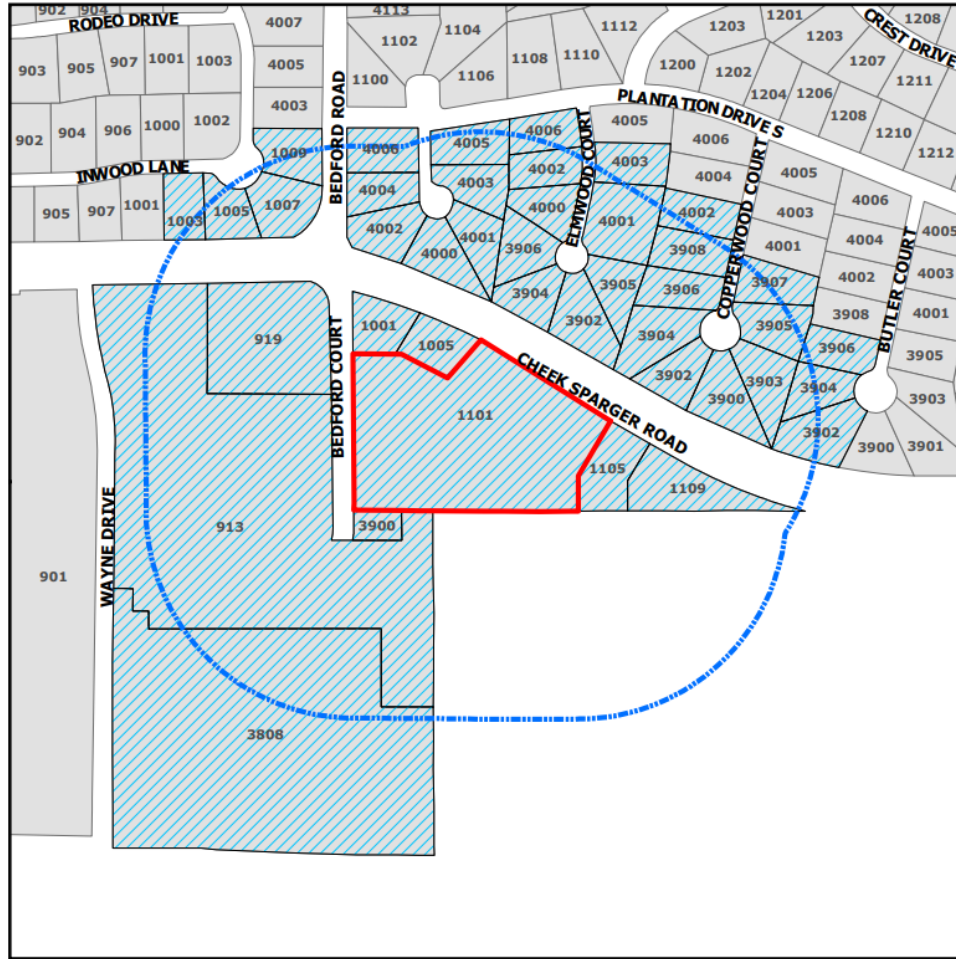
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

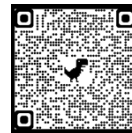
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
PURSLEY, TEX	4000 ELMWOOD CT	COLLEYVILLE, TX
FOY, STEPHEN	1009 INWOOD LN	COLLEYVILLE, TX
CONATSER, JOSH R	3902 ELMWOOD CT	COLLEYVILLE, TX
MCDOWELL, CHS A	3902 COPPERWOOD CT	COLLEYVILLE, TX
RINGO, CASEY K	3906 ELMWOOD CT	COLLEYVILLE, TX
BAERG, HAROLD J	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
HUGGINS, SAMUEL E	4000 PLANTATION CT	COLLEYVILLE, TX
GRIFFITH, JAMES C	4002 PLANTATION CT	COLLEYVILLE, TX
ANDREWS, CHARLEY	PO BOX 1853	COLLEYVILLE, TX
DELANEY, JENNIFER	3902 BUTLER CT	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
BENNETT, DEREK	3907 COPPERWOOD CT	COLLEYVILLE, TX
FOREMAN, BARBARA R	4006 ELMWOOD CT	COLLEYVILLE, TX
ROJAS, JAMES	4005 PLANTATION CT	COLLEYVILLE, TX
JACKSON, WILLIAM D	1003 INWOOD LN	COLLEYVILLE, TX
ALVAREZ, DAVID	4004 PLANTATION CT	COLLEYVILLE, TX
BORCHARDT, JOHN	4002 ELMWOOD CT	COLLEYVILLE, TX
RHEE, UN YOUNG	4002 COPPERWOOD CT	COLLEYVILLE, TX
BARTON, LEO W	3900 COPPERWOOD CT	COLLEYVILLE, TX
ABBOTT, RHONDA C	3904 BUTLER CT	COLLEYVILLE, TX
IOVINELLI, LUCI	4006 PLANTATION CT	COLLEYVILLE, TX
MONTALVO, RODNEY L	3903 COPPERWOOD CT	COLLEYVILLE, TX
WRIGHT, RYAN ALAN	3906 BUTLER CT	COLLEYVILLE, TX
PECHACEK, JOHN A	3905 COPPERWOOD CT	COLLEYVILLE, TX
MILLER, RAY	3904 ELMWOOD CT	COLLEYVILLE, TX
BAERG, HAL	3848 CAMPUS DR STE 112	NEWPORT BEACH, CA
KENVIN, KEN M	3905 ELMWOOD CT	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
TORRES, NOLBERTO	3904 COPPERWOOD CT	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
CRAVER, PETE F	3908 COPPERWOOD CT	COLLEYVILLE, TX
COVER-TEK INC	551 SILICON DR STE 100	SOUTHLAKE, TX
BYNO, THOMAS J	3906 COPPERWOOD CT	COLLEYVILLE, TX
CHATELAIN, GARY M	1007 INWOOD LN	COLLEYVILLE, TX
WHITE, JAY	4001 ELMWOOD CT	COLLEYVILLE, TX
TIRHI, GHALEB	4003 ELMWOOD CT	COLLEYVILLE, TX
BEALL DENTON PARTNERS LP	5712 COLLEYVILLE BLVD STE 200	COLLEYVILLE, TX
ALLRED, SHANE	1005 INWOOD LN	COLLEYVILLE, TX
SCF RC FUNDING IV LLC	902 CARNEGIE CENTER BLVD STE 5	PRINCETON, NJ
EDWARDS, SHERIDAN B	4003 PLANTATION CT	COLLEYVILLE, TX
MYERS, DAVID W	7017 OAK HILLS CT	NORTH RICHLAND HILLS, TX
TARA PLANTATION ADDITION	P.O. BOX 565	COLLEYVILLE, TX
SADDLEBROOK ADDITION	P.O. BOX 382	COLLEYVILLE, TX
HURST EULESS BEDFORD ISD	1849 CENTRAL DR	BEDFORD, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 4.56 ACRES, BEING LOT 3, BLOCK 1, OF THE TARA VILLAGE SUBDIVISION, LOCATED AT 1101 CHEEK SPARGER ROAD, SUITE 110, BY AUTHORIZING A SPECIAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISE CONSUMPTION FOR THE BUSINESS KNOWN AS FROM ACROSS THE POND; 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 From Across the Pond, Case No. ZC22-015; 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 4.56 acres, being Lot 3 Block 1, of the Tara Village Subdivision, located at 1110 Cheek Sparger Road,

Suite 110, for the business known as From Across the Pond, 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 "From Across the Pond".
 - c. The hours of operation shall be as follows:
 - Monday – Thursday 3:00 p.m. – 9:00 p.m.
 - Friday and Saturday 11:30 a.m. – 10:30 p.m.
 - Sunday: 11:30 a.m. – 9:00 p.m.
 - 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 7th day of June 2022.

The second reading and public hearing being conducted on the 21st day of June 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 21ST DAY OF JUNE 2022.

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

ATTEST:

CITY OF COLLEYVILLE

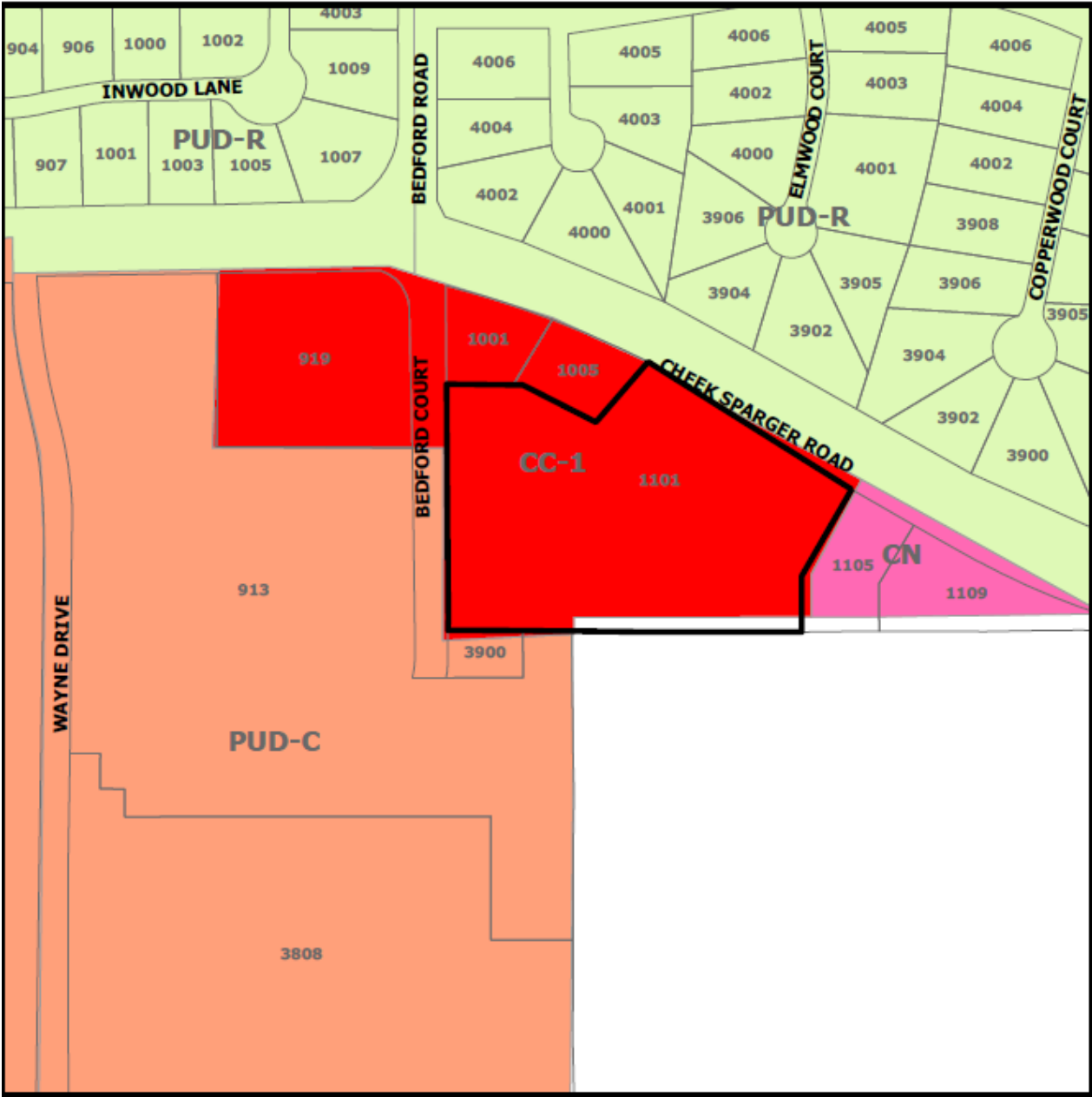
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map







City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2f	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from R-20 Single Family Residential to RE Single Family "Estate" Residential zoning district for Lot 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, Case ZC22-016

Explanation

Lacy Bossinakis, the applicant, has submitted a request for a zoning change on Lot 1R1R, Block 1, Redus Addition, being approximately 3.8 acres, and zoned R-20 Single Family Residential. The purpose is to rezone from the R-20 Single Family Residential district to the RE Single Family 'Estate' Residential district to allow for construction of a new single family and an accessory dwelling.

Existing Conditions/Background: The subject property, 4502 Bill Simmons Road, resides on the west side of Bill Simmons Road where the road dead ends. The subject property has R-20 zoning and is currently developed with a large home.

Proposed Zoning:

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

Minimum Lot Size	80,000 SF	164,508 SF
Minimum Lot Width	200 feet	±265 feet
Minimum Lot Depth	300 feet	±665 feet
Front Building Line	40 feet	
Side Building Line	25 feet	
Rear Building Line	40 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The applicant is requesting the zoning change to allow for the construction of a new single family and an accessory dwelling not to exceed 1,200 s.f. The property meets the dimensional requirements for RE zoning. Accessory dwellings are permitted by right in the RE zoning district.

Plat Status: The property is platted and is currently described as Lot 1R1R, Block 1, Redus Addition.

DRC Review: The DRC met on April 18th and determined Case ZC22-016 may be scheduled with the Planning and Zoning Commission on May 9, 2022.

Drainage: NA

Surrounding Development: The properties to the north and east are zoned R-20 Single Family Residential district and are improved with single-family homes. The properties to the south are zoned R-20 and R-40 Single-Family Residential district and are improved with single-family homes. The properties to the west are zoned R-40 Single Family Residential district and are improved with a single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property for single-family residential development. The proposed RE zoning does not conflict with any portion of the comprehensive plan.

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

Staff Recommendation: Staff recommends approval of this request.

Recommendation

Approve

Attachments

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

Aerial Map



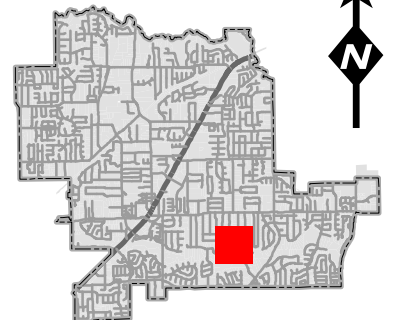
ZC22-016

4502 Bill Simmons Road

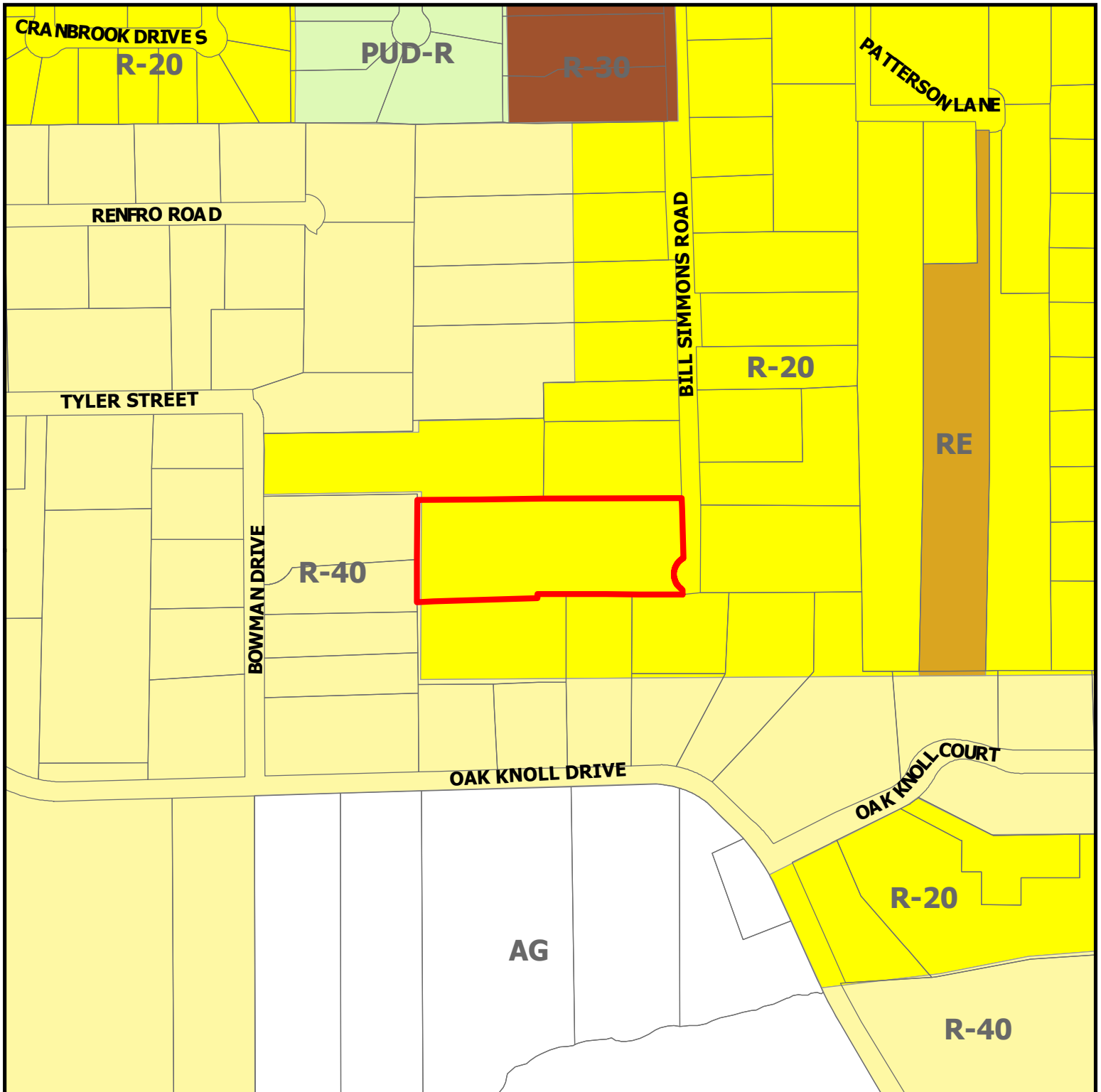
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Subject Property



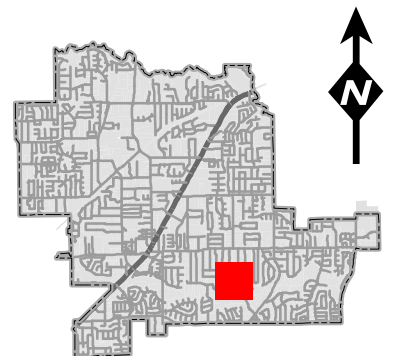
Zoning Map



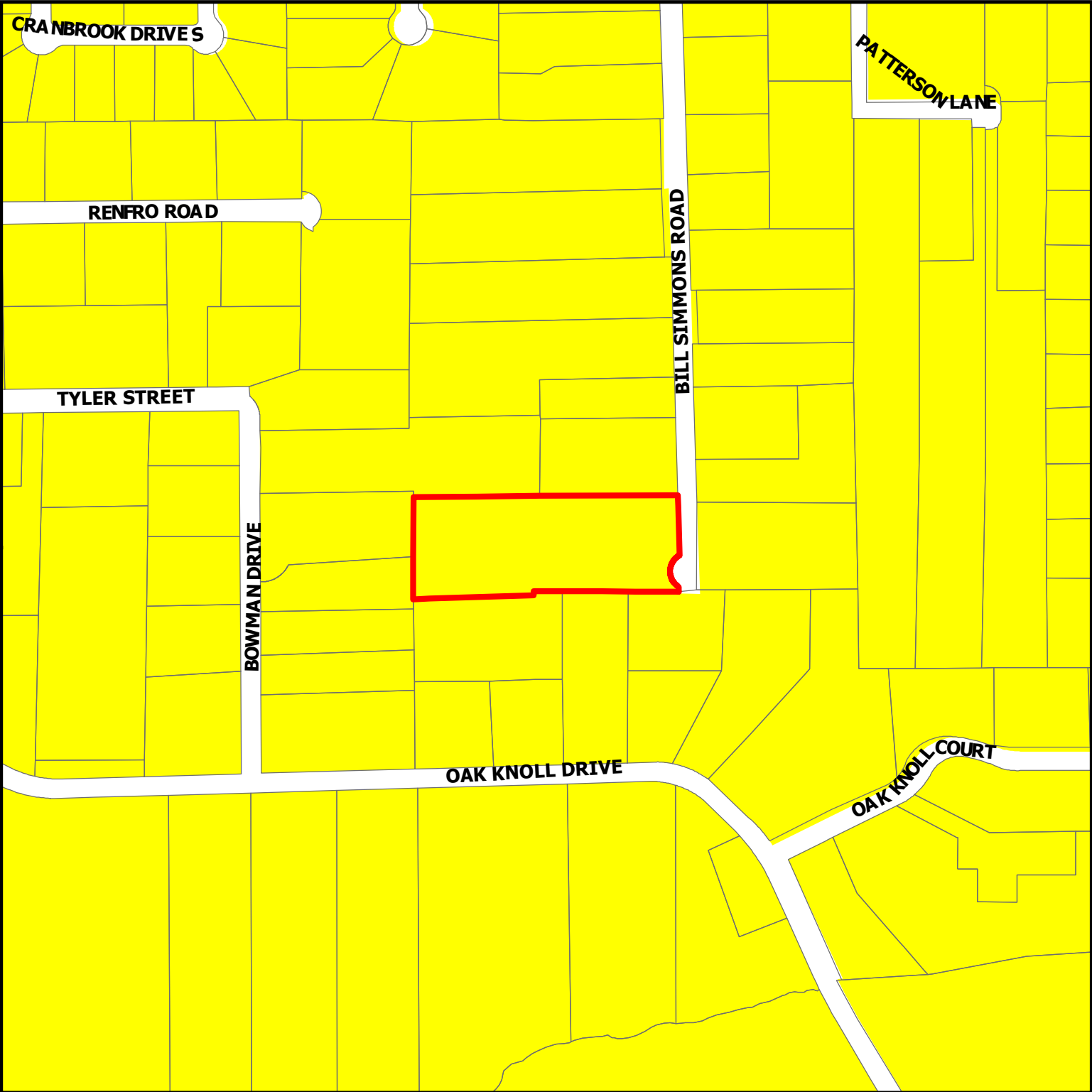
ZC22-016
4502 Bill Simmons Road

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 Subject Property



Future Land Use Map

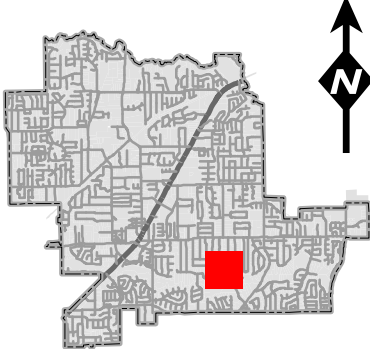


ZC22-016

4502 Bill Simmons Road

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-  Subject Property
-  Residential



ZONING EXHIBIT FOR ZONING CHANGE

Request From R20 to RE

Owner/Applicant

Nick & Lacy Bossinakis

1712 Oak Knoll

Colleyville, TX 76034

Statement of Planning Objectives

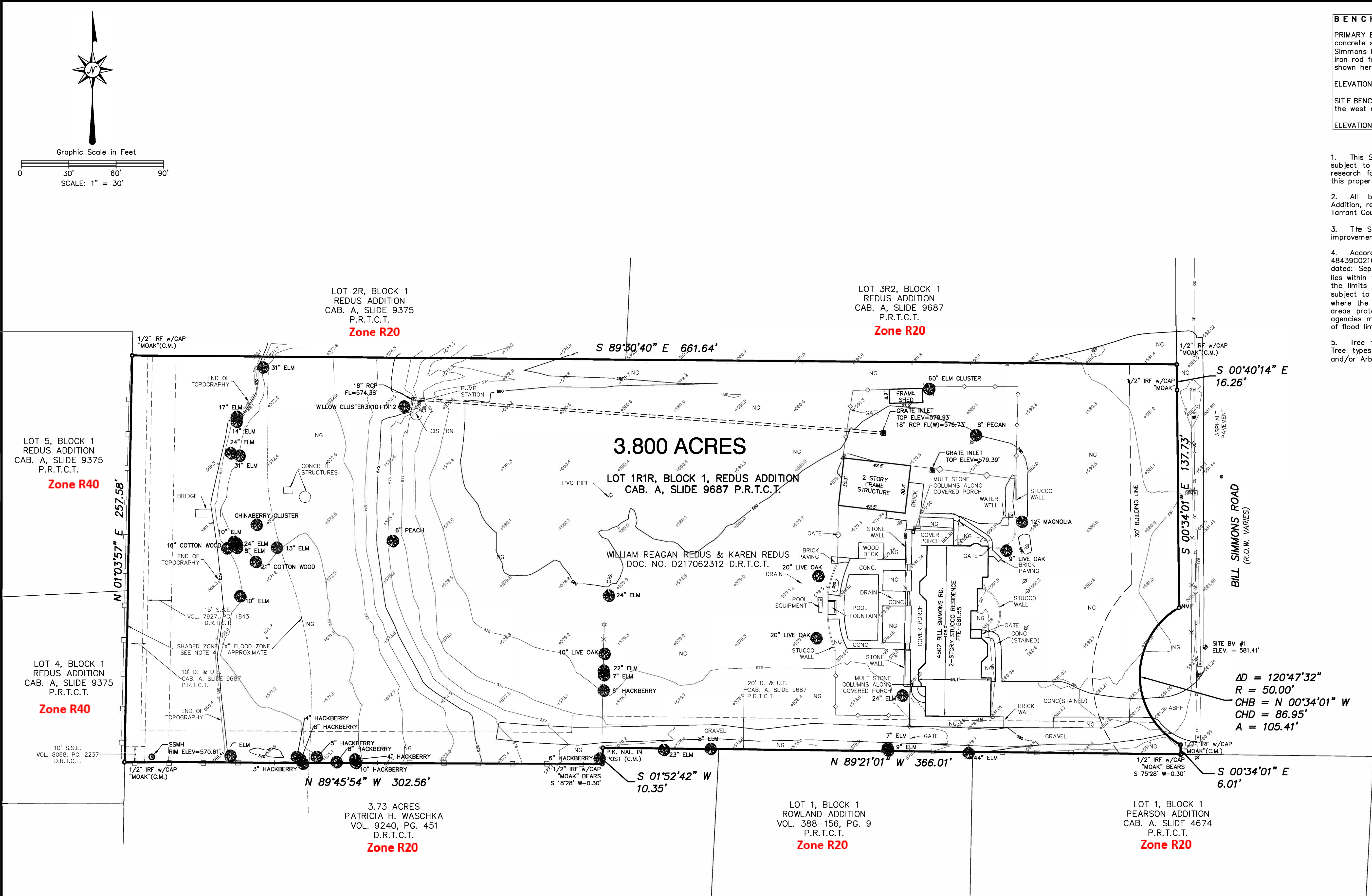
Applicant is requesting zoning change from R20 to RE for the purpose of building a single family residential home. The existing structure shown on the Zoning exhibit will be demolished and replaced by the structure shown on the Site Plan. We are seeking the RE zoning to give us flexibility and to accommodate the accessory dwelling on the property.

Development Schedule-

The new home is currently in the design stages and we anticipate construction will begin late summer early fall.

Traffic-

There should be no traffic impact as the proposed use of single family residential is the same as the existing use.



BENCHMARKS

PRIMARY BENCHMARK: City of Colleville BM-98 is a brass disc set in concrete sidewalk at the southwest intersection of Glade Road and Bill Simmons Road. It is 20' north of fire hydrant and 2.8' north of the 1/2" iron rod found for the northeast corner of the surveyed property, and as shown hereon.

ELEVATION = 617.98'

SITE BENCHMARK 1 - PK Nail with shiner set ±10' north of a mailbox along the west right-of-way line of Bill Simmons Road.

ELEVATION = 581.41'

- NOTES**
- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
 - All bearings shown hereon are based on the Plat of Redus Addition, recorded in Document Number D204354188, in the Plat Records of Tarrant County, Texas.
 - The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
 - According to the Flood Insurance Rate Map Nos. 48439C0095K & 48439C0210K, published by the Federal Emergency Management Agency, dated: September 25, 2009, a portion of the surveyed property shown hereon lies within the special flood hazard area shaded "X", defined as areas between the limits of the 100-year flood and the 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one (1) square mile; or areas protected by levees from the base flood. Further, local permitting agencies may require actual topographic support data for final determination of flood limits, regarding construction permits..
 - Tree types shown hereon are to the best knowledge of the surveyor. Tree types have not been confirmed with a Licensed Landscape Architect and/or Arborist.

- LEGEND**
- BOUNDARY CORNER
 - SITE BENCHMARK
 - GRATE INLET
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - POWER POLE
 - GUY WIRE
 - LIGHT POLE
 - POWER POLE WITH LIGHT
 - ELECTRICAL JUNCTION BOX
 - ELECTRICAL METER
 - COMMUNICATION PEDESTAL
 - CLEAN OUT
 - SANITARY SEWER MANHOLE
 - TREE
 - MAIL BOX

- LINETYPES**
- OVERHEAD UTILITY LINE
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WROUGHT IRON FENCE

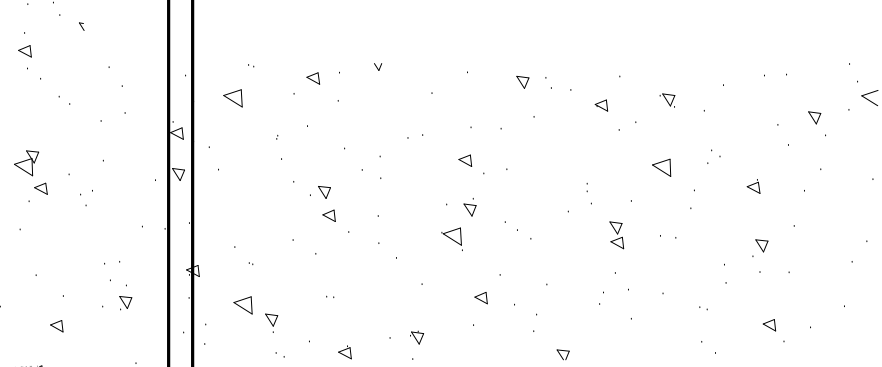
ZONING EXHIBIT FOR ZONING CHANGE
Request From R20 to RE

Owner/Applicant
Nick & Lacy Bossinakis
1712 Oak Knoll
Colleville, TX 76034

DATE	REVISION NOTES
SPRY SURVEYORS	
8241 Mid-Cities Blvd., Suite 102 - North Richland Hills, TX 76182 Firm Reg. No. 10112000 - PH:817.776.4049 - spry@sprysurveyors.com - www.sprysurveyors.com	
TOPOGRAPHIC SURVEY	
3.800 ACRES	
4502 BILL SIMMONS ROAD	
LOT 1R1R, BLOCK 1, REDUS ADDITION IN THE SIMON COTRIAL SURVEY, A-328 CITY OF COLLEVILLE, TARRANT COUNTY, TEXAS	
ORIGINAL ISSUE DATE: 12/24/2021	SCALE: 1" = 30' PROJECT NO.: 105-004-20

4502 Bill Simmons Road Zoning change request- Surrounding/Adjacent area





S 01°52'42" N
10.35'

N 89°45'54" W 302.56'

N 89°21'01" W 366.01'

R= 50.00'
A=105.41'

30' FRONT B.L.

514 Contour Line

25' SIDE B.L.

S 89°30'40" E 661.64'

N 01°03'57" E 257.58'

25' SIDE B.L.

Client: Nick & Lady Boeslin/Kas
Builder: Nick & Lady Boeslin/Kas
Date: 4-5-22
Plan: 4th Cad Dev. Drawing

4th Cad Dev. Drawing

Job Number: 15
File Name: (220093)
Lot/Block: R/R, 1
Subdivision: Collegeville

Address

4502 Bill Simmons Rd

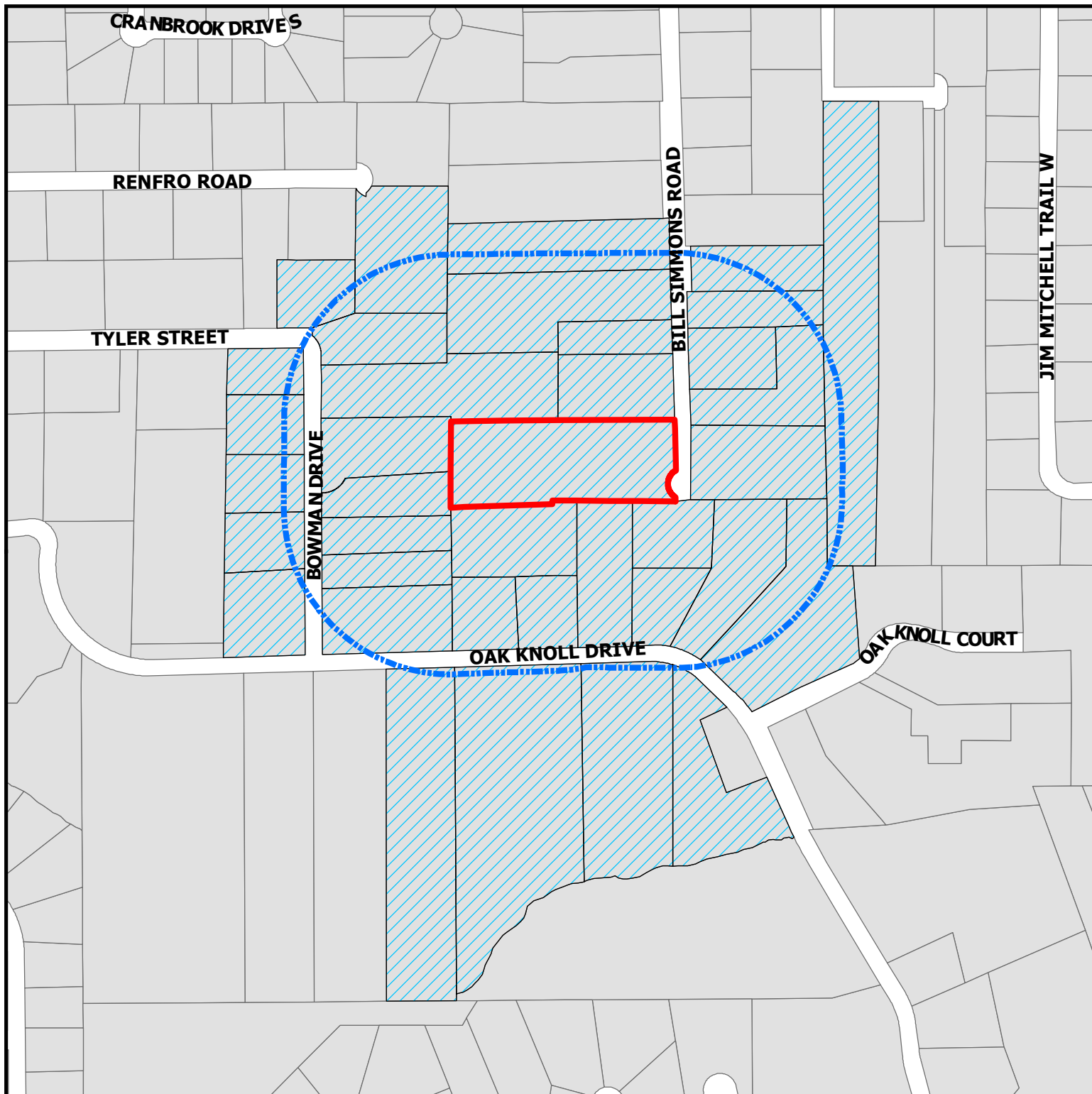
Sheet: C-101

ibolton
and associates
INC. ENGINEERS, ARCHITECTS, PLANNERS
700 N. Carroll Avenue, Suite 100, Southlake, TX 76092
817-251-4993 Metro 817-329-6025

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These plans are intended to provide the basic construction information necessary to substantially build the structure. These plans must be verified and checked by the builder or general contractor of this job. Any error and/or omission, if found, is to be brought to the immediate attention of the Designer before construction. Builder should obtain complete engineering and construction specifications from the Designer. These plans and their use are the property of J. BOLTON & ASSOCIATES and ARE NOT TO BE USED FOR CONSTRUCTION, REUSED, TRACED, OR REPRODUCED BY ANY MEANS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF J. BOLTON & ASSOCIATES DIVERSIFIED PLANNING & DEVELOPMENT, INC.

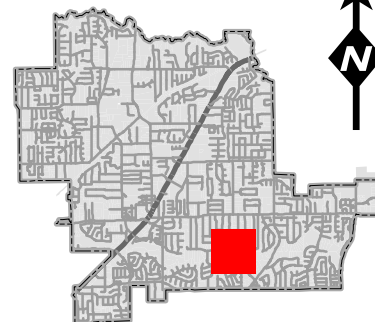
Notification Map



ZC22-016
4502 Bill Simmons Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, June 7, 2022 & Tuesday, June 21, 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-20 Single Family Residential district to the RE Single Family "Estate" Residential district. The request is to rezone the property to allow for a zoning district consistent with the lot as it exists. Accessory dwellings are allowed by right in the RE district.

Zoning Case: ZC22-016

Applicants: Nick & Lacy Bossinakis

Owners: Nick & Lacy Bossinakis

Location: 4502 Bill Simmons Road

Property Description: Lot 1R1R, Block 1, Redus Addition

Present Zoning: R-20 Single Family Residential

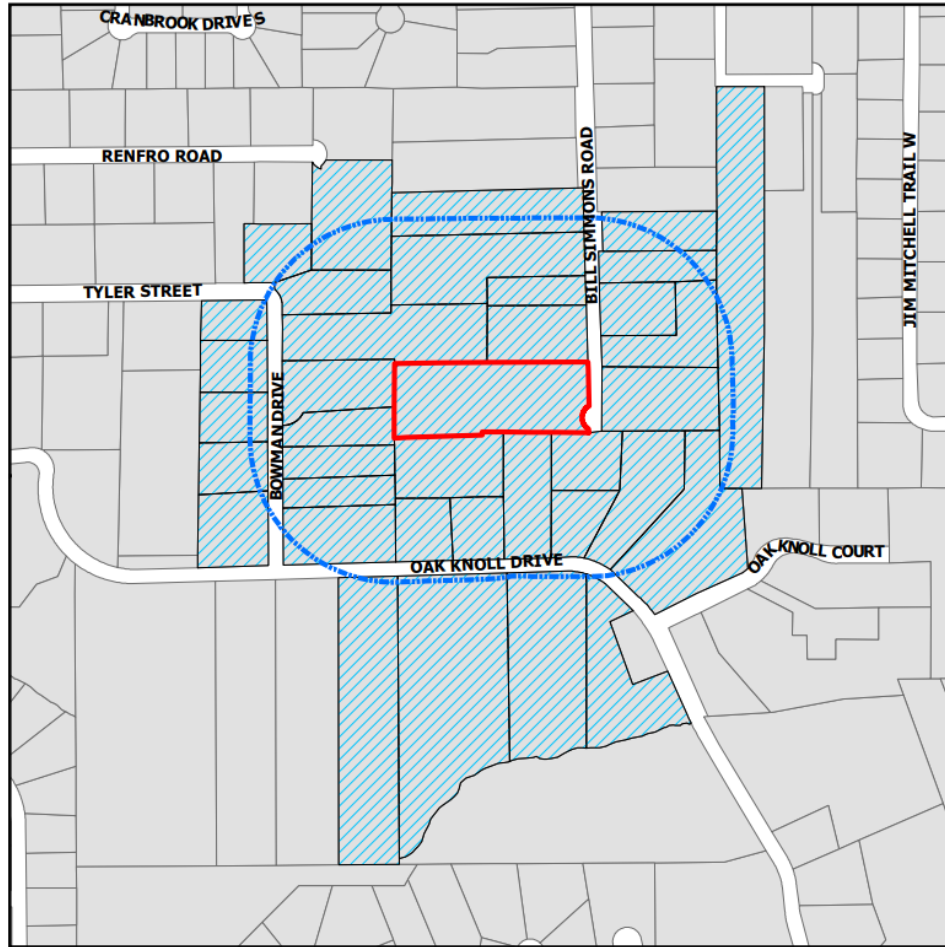
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All interested persons are encouraged to attend the public hearing and express their opinions on the zoning change request. If you are unable to attend, but wish to have your opinions made a part of the public record, please submit written comments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

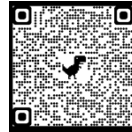
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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.

NOTICE OF PUBLIC HEARING



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



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

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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
GREER, THURMAN	4703 PATTERSON LN	COLLEYVILLE, TX
TOMPKINS, GARY V	4412 BOWMAN DR	COLLEYVILLE, TX
CURB, TOMMY S	PO BOX 1123	COLLEYVILLE, TX
PEARSON, DELORIS ANN	4400 BILL SIMMONS RD	COLLEYVILLE, TX
WASCHKA, PATRICIA H	2108 OAK KNOLL DR	COLLEYVILLE, TX
SHIPP, DYKE R	4409 BOWMAN DR	COLLEYVILLE, TX
ZIMMERLE, CHARLES	4503 BILL SIMMONS RD	COLLEYVILLE, TX
BLUME, ROBERT M	4500 BOWMAN DR	COLLEYVILLE, TX
WASCHKA, PATRICIA	2108 OAK KNOLL DR	COLLEYVILLE, TX
JENNINGS, GREGORY	4408 BOWMAN DR	COLLEYVILLE, TX
BAKER, DAVID	4504 BILL SIMMONS RD	COLLEYVILLE, TX
STITES, KELYE	4501 BOWMAN DR	COLLEYVILLE, TX
SULTAN, TARIQ	4509 BILL SIMMONS RD	COLLEYVILLE, TX
WASCHKA, PATRICIA H	2108 OAK KNOLL DR	COLLEYVILLE, TX
NOORANI, REEMA	4604 BILL SIMMONS RD	COLLEYVILLE, TX
OJEDA, RAMON	18 STUYVESANT OVAL APT 12G	NEW YORK, NY
COBB, CATHERINE FOWLER	2116 OAK KNOLL DR	COLLEYVILLE, TX
HOANG, HA	4504 BOWMAN DR	COLLEYVILLE, TX
NICHOLSON, JOHN W	4501 BILL SIMMONS RD	COLLEYVILLE, TX
CALVERT, DIANE	2009 OAK KNOLL	COLLEYVILLE, TX
JAMIE D BURTON LIVING TRUST	4405 BOWMAN DR	COLLEYVILLE, TX
SMITH RICHARD H & HELEN A SMIT	2112 OAK KNOLL DR	COLLEYVILLE, TX
PATEL, MANISH	4512 BILL SIMMONS RD	COLLEYVILLE, TX
HENDERSHOT, CHARLOTTE	4601 BILL SIMMONS RD	COLLEYVILLE, TX
ZIMMERER, JEFFERY J	4404 BOWMAN DR	COLLEYVILLE, TX
ANDERSON, PETER	2001 RENFRO RD	COLLEYVILLE, TX
DIGGIKAR, SHRINIVAS	4509 BOWMAN DR	COLLEYVILLE, TX
LANGFORD, MARK E	4505 BILL SIMMONS RD	COLLEYVILLE, TX
WOOSTER, ROBERT E	2212 OAK KNOLL CT	COLLEYVILLE, TX
ANDREWS, J A	400 COUNTY ROAD 174	BROWNWOOD, TX
BARKER, DELORES	1997 FOREST RIDGE DR APT 242	BEDFORD, TX
CHATHAM, KEITH	4413 BOWMAN DR	COLLEYVILLE, TX
CHATHAM, KEITH	4413 BOWMAN DR	COLLEYVILLE, TX
DENEUI, DANIEL	4505 BOWMAN DR	COLLEYVILLE, TX
ANDREWS, J A	400 COUNTY ROAD 174	BROWNWOOD, TX
ANDREWS, BARBARA	400 COUNTY ROAD 174	BROWNWOOD, TX
REDUS, WILLIAM R	4502 BILL SIMMONS RD	COLLEYVILLE, TX
BELDON HOLLOW	P.O. BOX 797	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-21XX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON 3.8 ACRES, BEING LOT 1R1R, BLOCK 1, REDUS ADDITION, LOCATED AT 4502 BILL SIMMONS ROAD, FROM THE R-20 RESIDENTIAL DISTRICT TO THE RE SINGLE FAMILY 'ESTATE' RESIDENTIAL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a change in zoning on 3.8 acres, being Lot 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, from R-20 Single-Family Residential district to RE Single-Family 'Estate' Residential district under Case No. ZC22-016; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning on 3.8 acres, being Lot 1R1R, Block 1, Redus Addition, from R-20 Single-Family Residential district to RE Single-Family "Estate" Residential district as depicted on the attached as Exhibit "A".

- Sec. 2. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 3. THAT the above described tract of land shall be subject to the following conditions:
1. As depicted in the attached Exhibit "A" & 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 7th day of June 2022.

The second reading and public hearing being conducted on the 21st day of June 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 21ST DAY OF JUNE 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	_____	

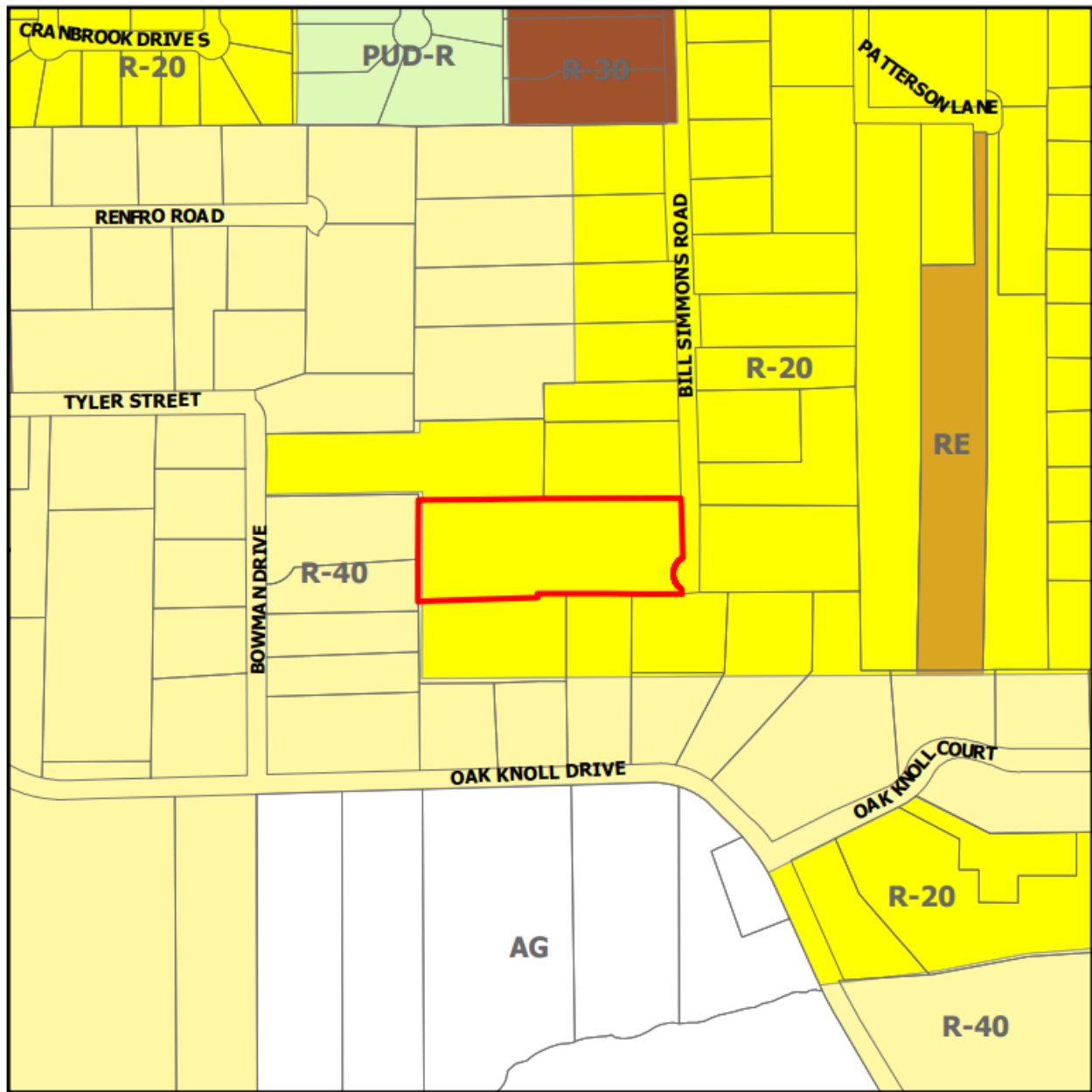
ATTEST:	CITY OF COLLEYVILLE
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Christine Loven, TRMC City Secretary	Richard Newton Mayor
---	-------------------------

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



ZONING EXHIBIT FOR ZONING CHANGE
Request From B20 to RE

Owner/Applicant
Nick & Lucy Bossimakes
1712 Oak Knoll
Colleville, TX 76034



City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2g	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from ML Light Manufacturing to CC-1 Village Retail zoning district for Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-017

Explanation

Nona Samidon, the applicant, has submitted a request for a zoning change on Lot 16R1A, Block 1, Colleyville Industrial Park, being approximately 0.65 acres, and zoned ML Light Manufacturing district. The purpose is to rezone from the ML Light Manufacturing district to the CC-1 Village Retail district to allow for retail and office uses. The 'Massage Therapy' use is allowed with approval of a Special Use Permit in the CC-1 district.

Existing Conditions/Background: The subject property is located on the southeast corner of the intersection of Colleyville Boulevard and Industrial Boulevard. The lot is platted.

Proposed Zoning: The applicant requests to rezone the property from ML to the CC-1 district. The minimum standards for the CC-1 zoning district are as follows:

Minimum Lot Size	15,000 square feet
Minimum Lot Width	150 feet
Minimum Lot Depth	120 feet
Front Building Line	40 feet
Side Building Line	15 feet
Rear Building Line	10 feet
Max. Lot Coverage	50%
Max. Impervious Coverage	80%

Analysis: The current size of the property complies with all the minimum standards of the CC-1 Village Retail commercial zoning. The ML zoning does not allow for massage therapy at this location, but the CC-1 zoning would allow the proposed acupuncture business, classified as a 'Massage Therapy' use, to operate with approval of a Special Use Permit.

Plat Status: The property is platted as Lot 16R1A, Block 1, Colleyville Industrial Park.

DRC Review: The DRC reviewed the request during their April 18, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east and south are zoned ML Light Manufacturing and are improved with commercial uses. The property located to the west is zoned AG Agricultural and is unimproved.

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

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

Staff Recommendation: Staff recommends approval of this request.

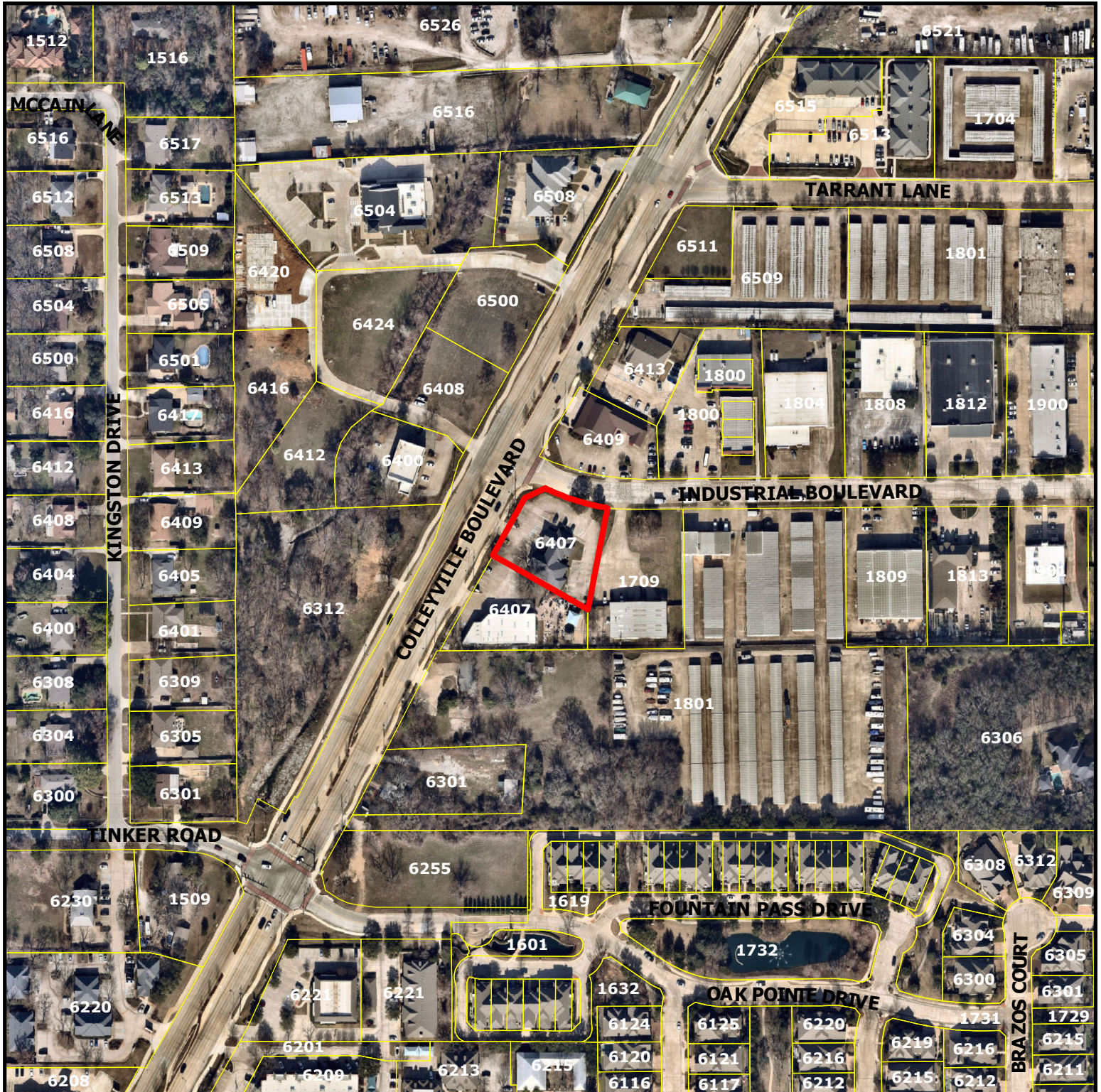
Recommendation

Approve

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Survey
6. Plat Map
7. Front View
8. Rear View
9. Notification Map
10. Notification Letter
11. Notification List
12. Draft Ordinance

Aerial Map



ZC22-017

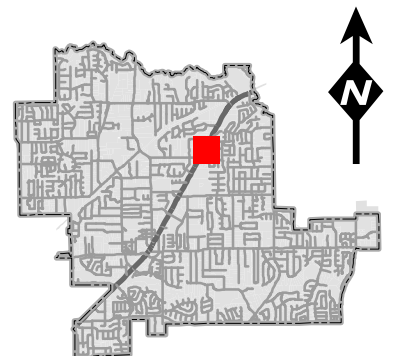
6407 Colleyville Boulevard

DISCLAIMER:

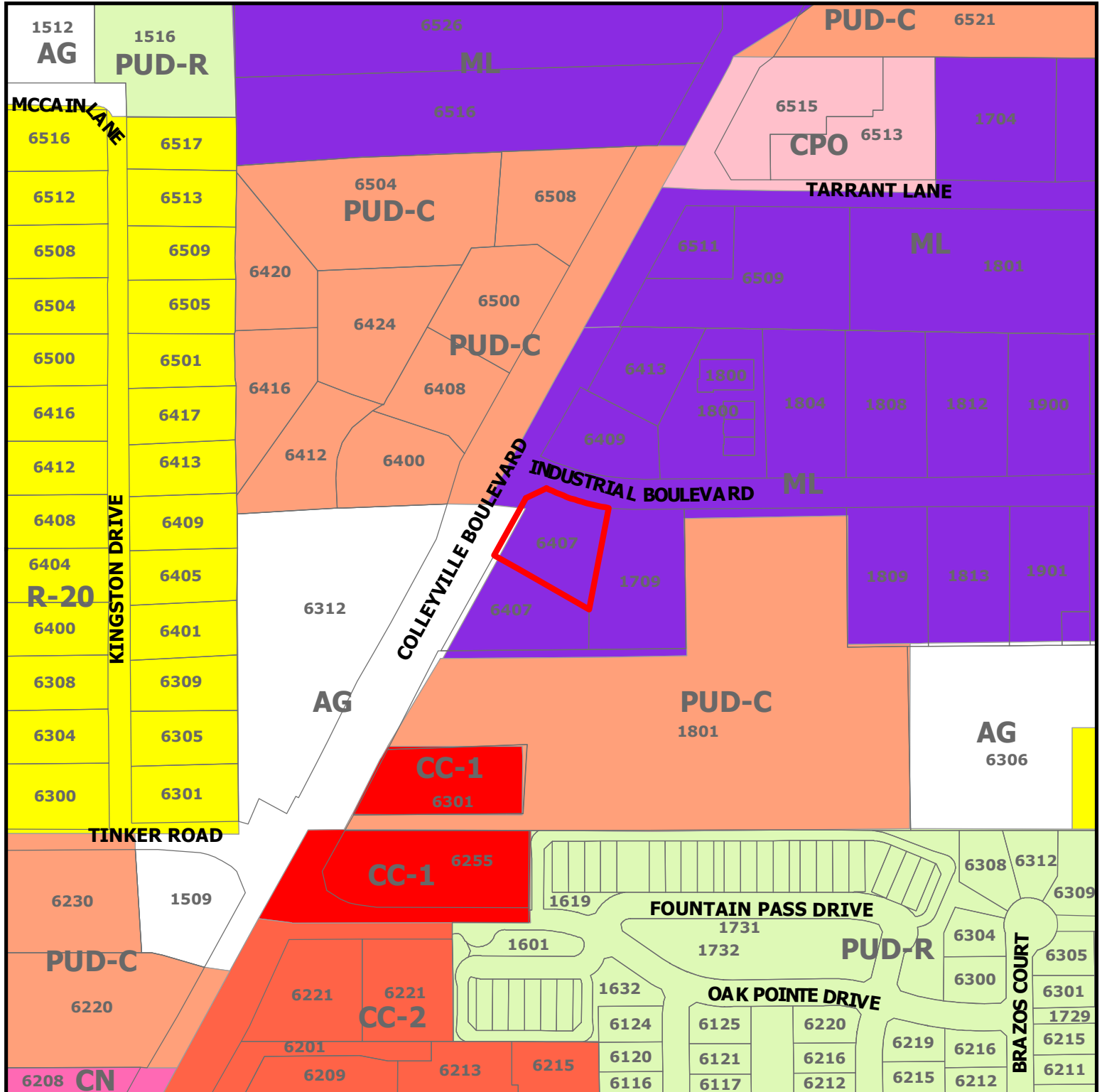
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Subject Property



Zoning Map

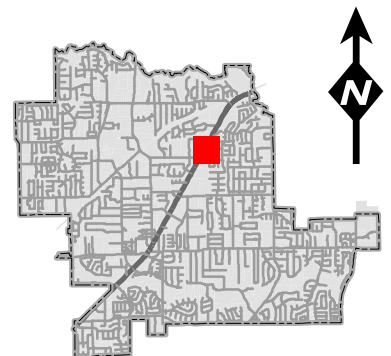


ZC22-017

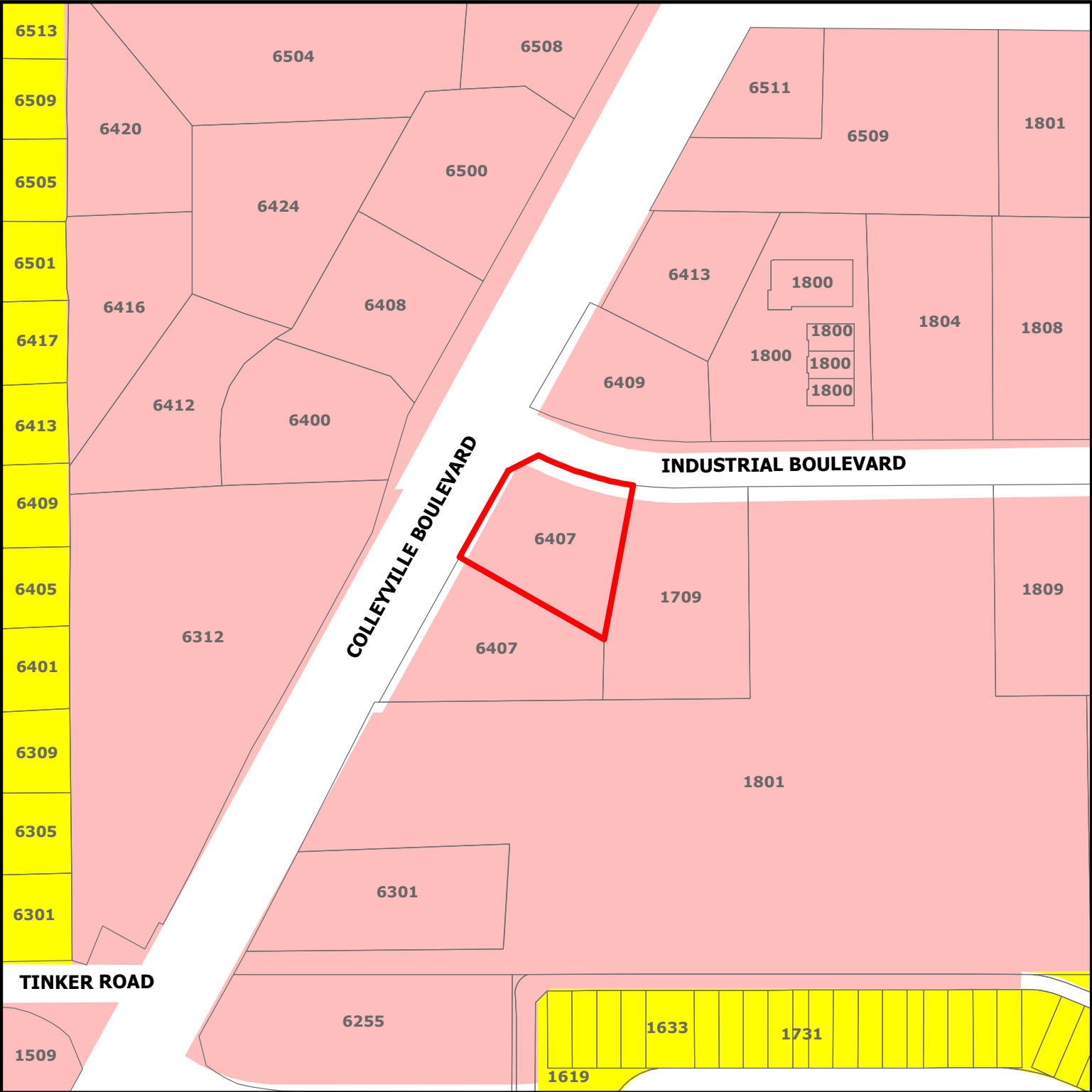
6407 Colleyville Boulevard

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 Subject Property



Future Land Use Map

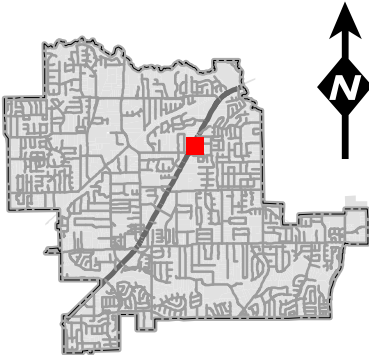


ZC22-017

6407 Colleyville Boulevard

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



What we primarily offer at Vitality Wellness Clinic?

We offer acupuncture performed by the medical board licensed acupuncturist and oriental medical doctor Jason Tsing who has been also trained by God father of acupuncture Dr. Wu Wei Ping. .

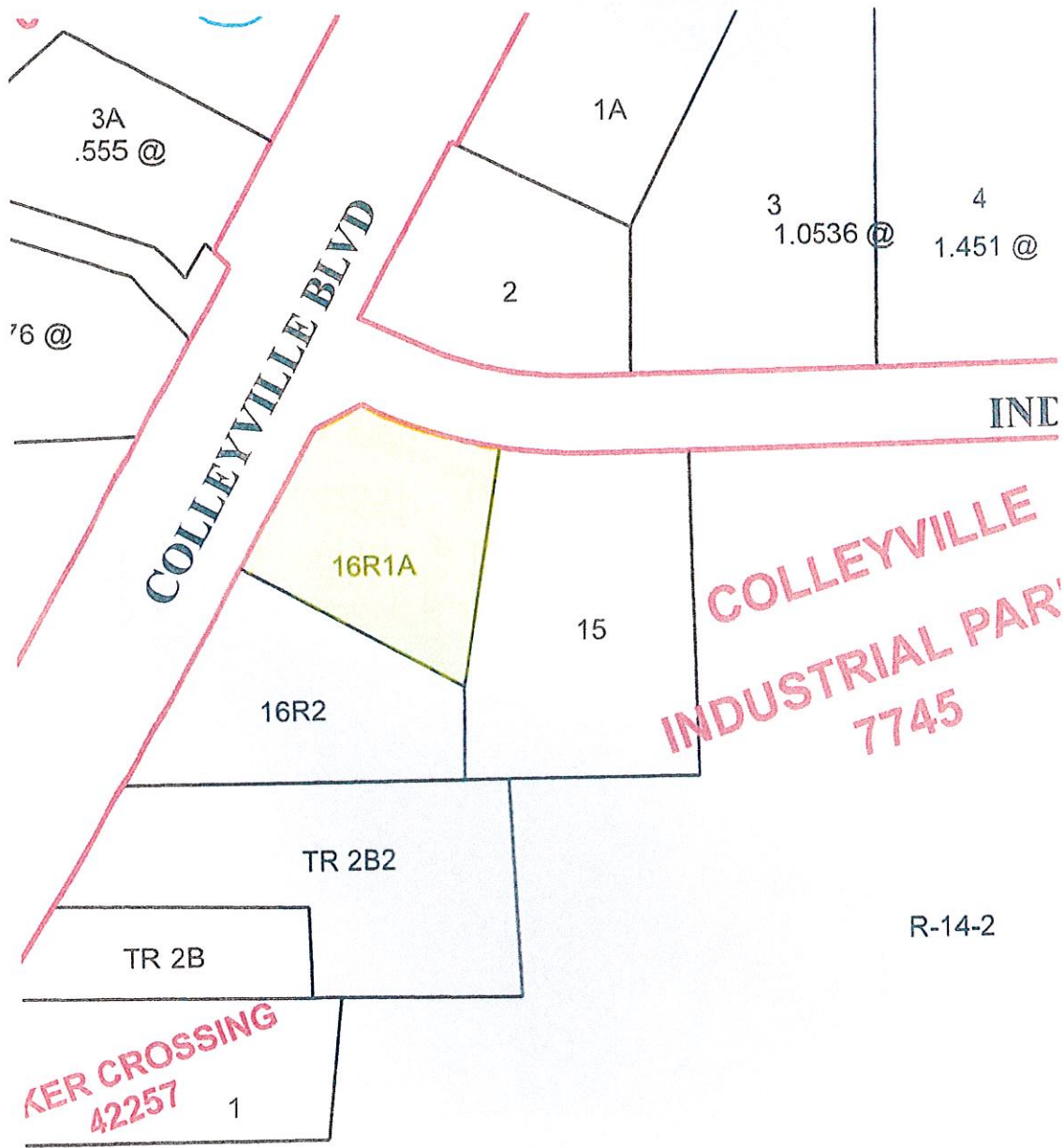
What is Acupuncture?

Traditional Chinese medicine explains acupuncture as a technique for balancing the flow of energy or life force — known as chi or qi (chee) — believed to flow through pathways (meridians) in your body. By inserting needles into specific points along these meridians, acupuncture practitioners believe that your energy flow will re-balance.

How are acupuncture treatments done?

Acupuncture involves the insertion of FDA approved very thin needles through your skin at strategic points on your body. A key component of traditional Chinese medicine, acupuncture is most commonly used to treat pain. Increasingly, it is being used for overall wellness, including stress management.

In contrast, many Western practitioners view the acupuncture points as places to stimulate nerves, muscles and connective tissue. Some believe that this stimulation boosts your body's natural painkillers.



PLAT MAP

SUBJECT PROPERTY PHOTOGRAPHS
6407 Colleyville Boulevard

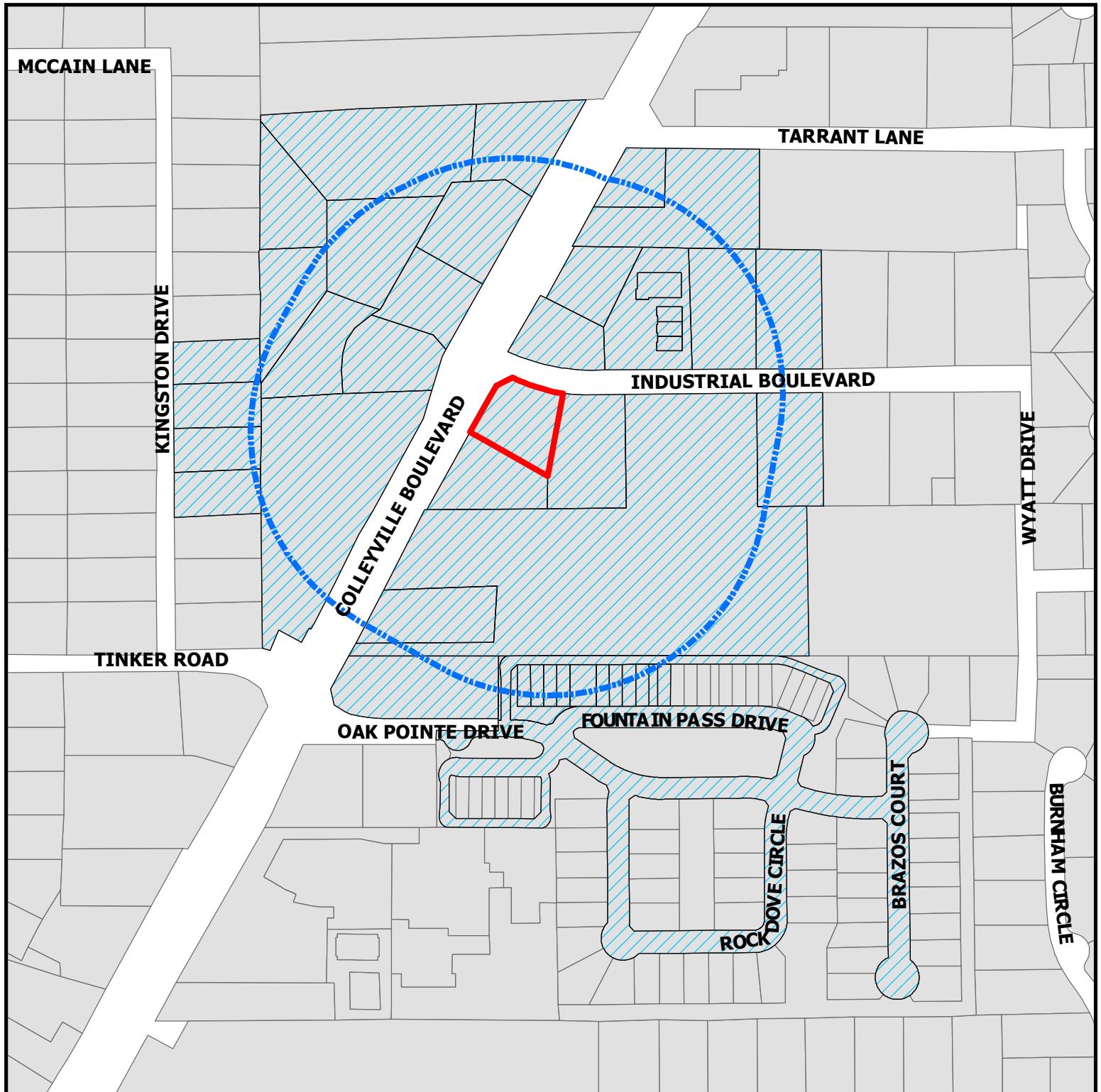


Front View



Rear View

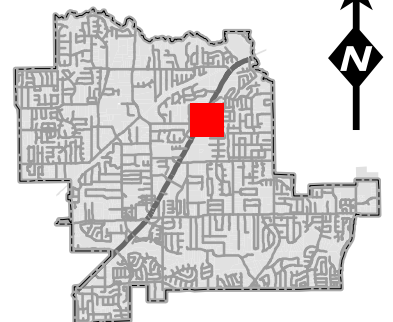
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ZC22-017
6407 Colleyville Boulevard

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-  500ft Buffer
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«Owner Name»

«Owner Address»

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Request: Consideration of a zoning change from the ML Light Manufacturing district to the CC-1 Village Retail district. The request is to rezone the property to allow for retail and office uses. The massage therapy use is allowed with approval of a Special Use Permit in the CC-1 district.

Zoning Case: ZC22-017

Applicant: Nona Samidon

Owner: Nona Samidon

Location: 6407 Colleyville Boulevard

Property Description: Lot 16R1A, Block 1, Colleyville Industrial Park

Present Zoning: ML Light Manufacturing

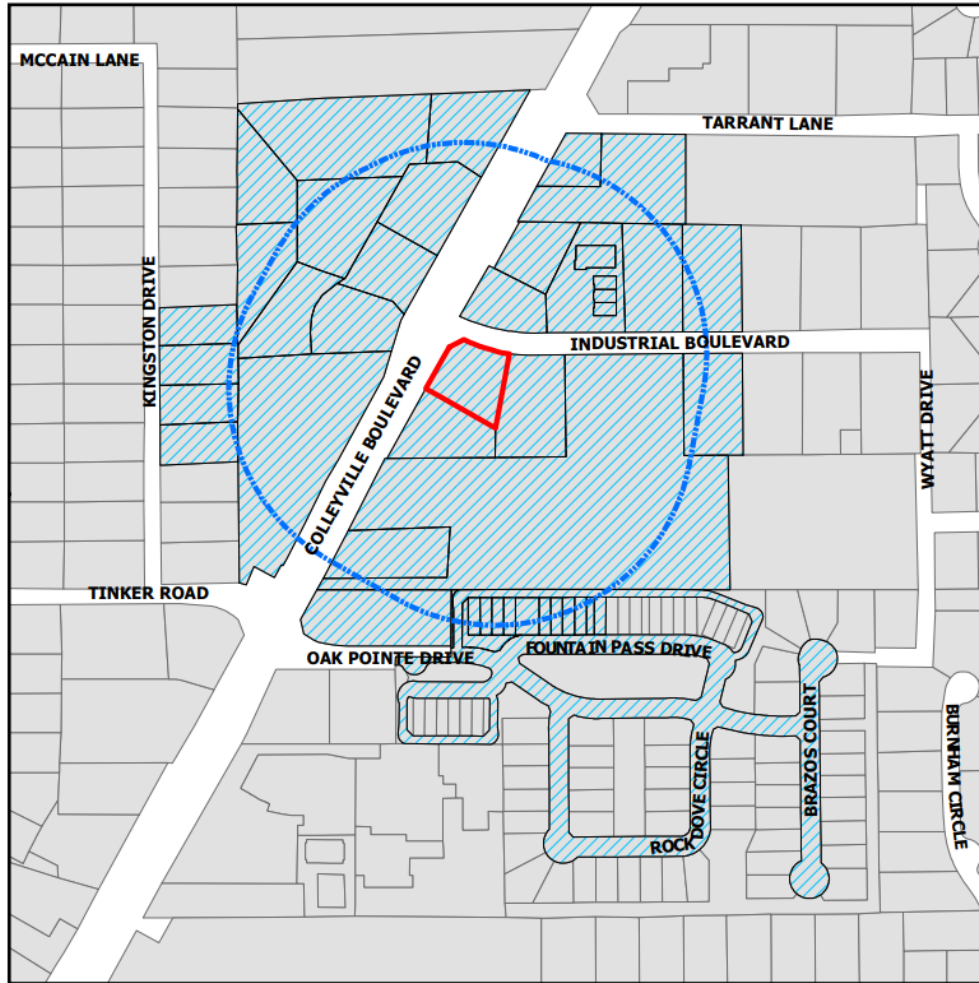
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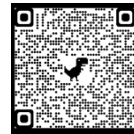
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
AGARWAL, AKSHAY	6434 MALAGA	IRVING, TX
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
MCKENNON, JERRI	1733 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
HATCHER, LESLIE	1721 FOUNTAIN PASS DR	COLLEYVILLE, TX
TACCONI, EUGENIO	1617 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
HORN, BILLY J	2604 FM 514	YANTIS, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
OWSEN, SHARON EST	1641 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX
VESTAL, TANYA	1621 FOUNTAIN PASS DR	COLLEYVILLE, TX
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
DWYER, STACY H	5511 CLERMONT CT	COLLEYVILLE, TX
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
MINSHULL, PAUL	1725 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
KAC COLLEYVILLE JV	4008 COCHRAN HEIGHTS CT	DALLAS, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
STOUT, DONOVAN	PO BOX 7434	MIDLAND, TX
KNOX, GARY	1629 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY STE 300	GRAPEVINE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.65 ACRES, LOT 16R1A, BLOCK 1, BEING, IN THE COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 6407 COLLEYVILLE BOULEVARD, FROM THE ML LIGHT MANUFACTURING TO THE CC-1 VILLAGE RETAIL DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the property from ML Light Manufacturing to CC-1 Village Retail district for Case No. ZC22-017; and

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

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

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

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

Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a change in the zoning from ML Light Manufacturing district to CC-1 Village Retail zoning district on 0.65 acres, being Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of May 2022.

The second reading and public hearing being conducted on the 7th day of June 2022.

PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____
ABSTENTIONS ON THIS THE 7th DAY OF JUNE 2022.

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

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

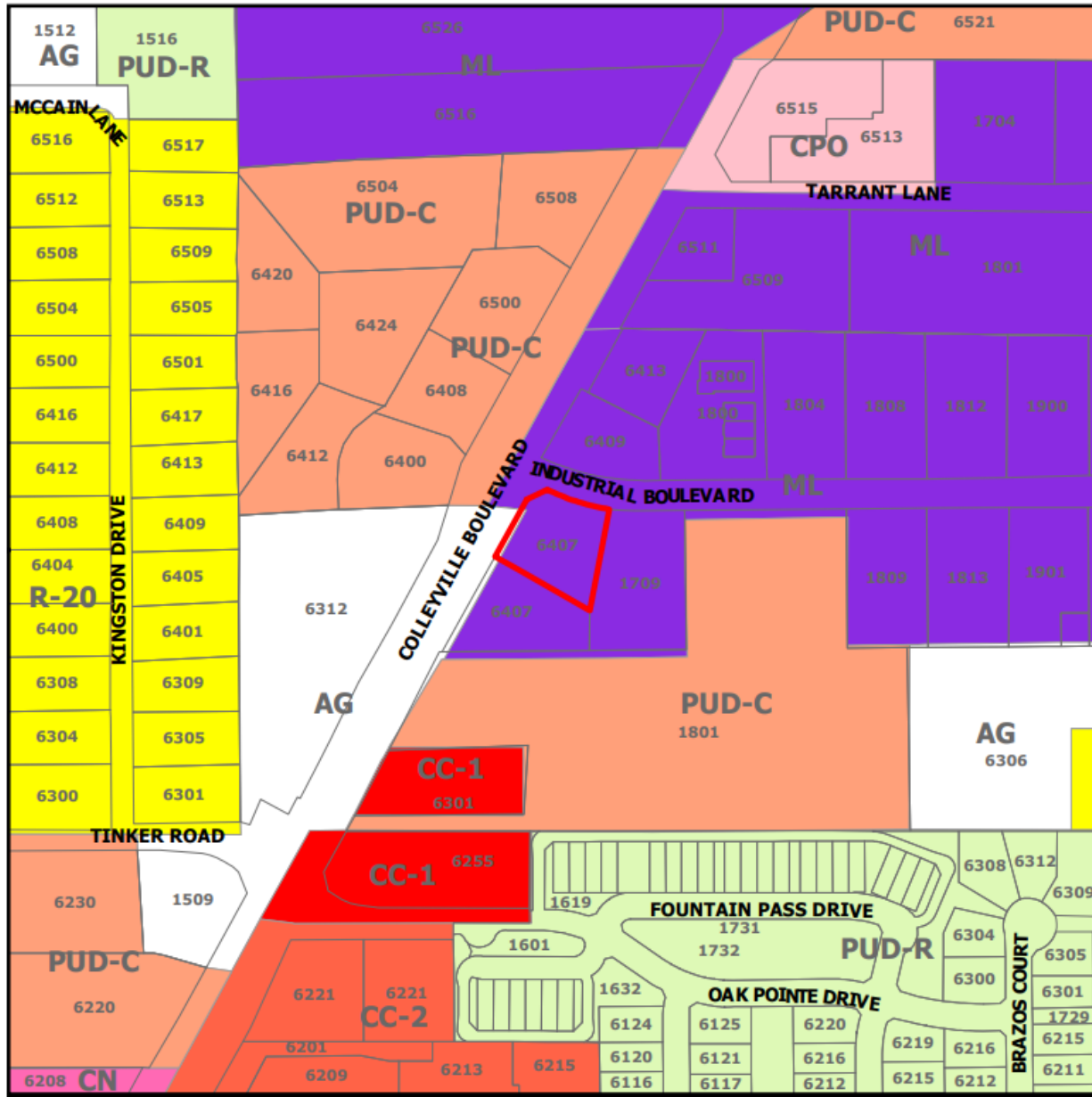
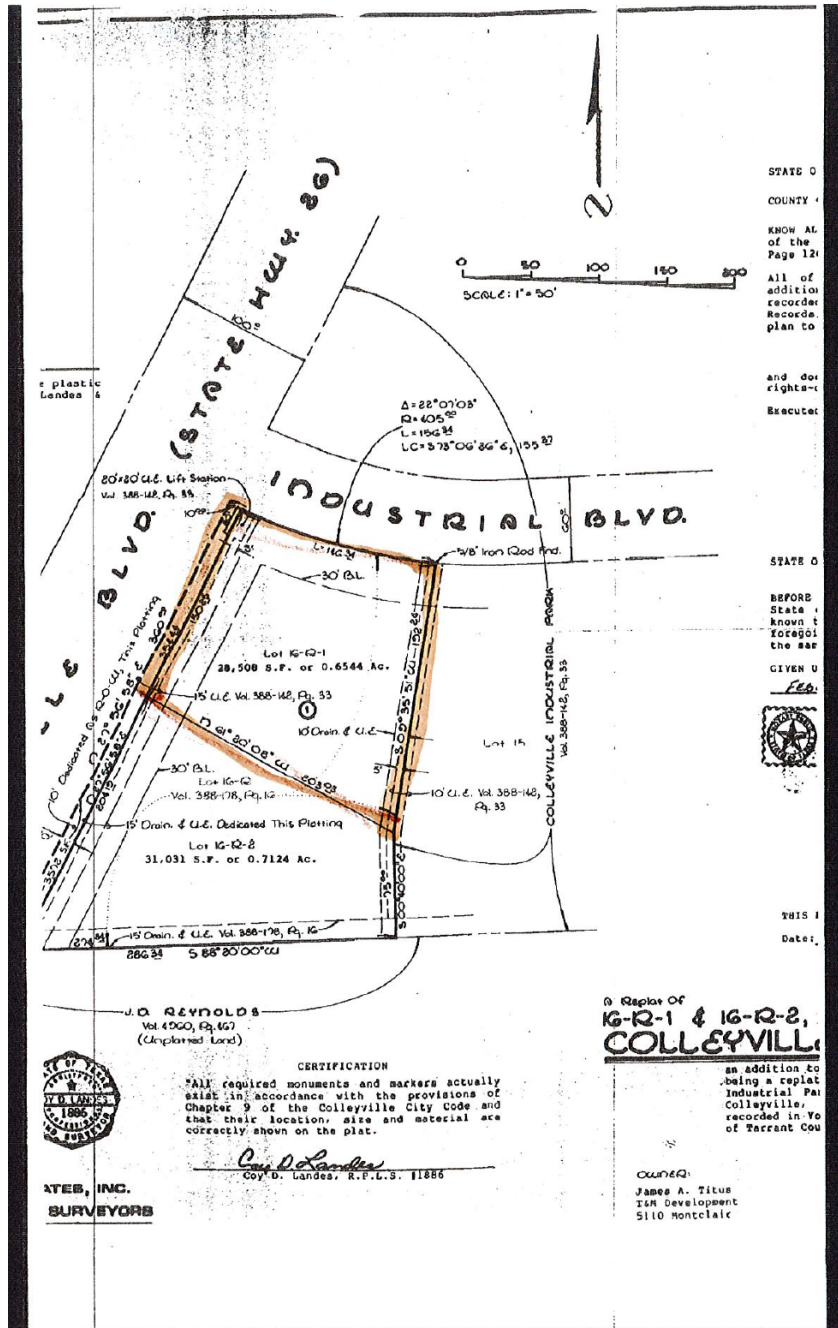


Exhibit "B"- Zoning Exhibit









City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2h	Agenda Date 5/9/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Special Use Permit for a Massage Therapy use on Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard, Case ZC22-018

Explanation

Nona Samidon, of Vitality Wellness Center, has submitted a request for a Special Use Permit (SUP) to allow for a Massage Therapy use, to include acupuncture and massage, at 6407 Colleyville Boulevard. Massage Therapy is allowed in the CC-1 Village Retail Commercial district with approval of an SUP.

Existing Conditions/Background: The subject property is located on the southeast corner of the intersection of Colleyville Boulevard and Industrial Boulevard. The lot is platted.

Proposed Special Use Permit:

Request – The applicant is requesting approval of an SUP to allow for a Massage Therapy use at this location.

Ordinance – Land Development Code, Chapter 3, Section 3.24.C Special Land Use Standards:

16. Massage Therapy – Any building, room, place, or establishment with a Massage Therapy use shall comply with the following regulations, unless the City Council in approving a Special Use Permit for a Massage Therapy use has imposed other requirements necessary in the particular case to protect the public interests:

a. Shall be located not less than 300 feet from another Massage Therapy establishment.

b. Approval of an application to locate a Massage Therapy establishment shall be deemed a temporary permit. Said permit shall be in effect as long as the current tenant, at the time the approval was granted, operates within the location and may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner.

Legal-nonconforming Uses or Buildings: Massage therapy businesses legally in existence after the effective adoption date of the applicable amended provisions for massage therapy may operate in perpetuity until such time as a new Certificate of Occupancy (C/O) is required. A new C/O is required for a change in the existing occupancy classification or use or occupant or business name or business owner. Before issuance of a new Certificate of Occupancy, a Special Use Permit must be approved.

Analysis: The applicant is requesting the SUP for this location so the business may also offer acupuncture and massage therapy as a service. The hours of operation will be Monday-Friday 9:00 am to 6:00 pm, Saturday 9:00 a.m. to 3:00 p.m., closed on Sunday. 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 platted as Lot 16R1A, Block 1, Colleyville Industrial Park.

DRC Review: The DRC reviewed the request during their April 18, 2022 meeting and determined the application was complete and may be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the north, east and south are zoned ML Light Manufacturing and are improved with commercial uses. The property located to the west is zoned AG Agricultural and is unimproved.

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

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

Staff Recommendation: Staff recommends approval of the Special Use Permit (SUP) contingent on approval of the Certificate of Occupancy to authorize a Massage Therapy use for Vitality Wellness Clinic at 6407 Colleyville Boulevard. The proposed business should not adversely affect surrounding uses.

Recommendation

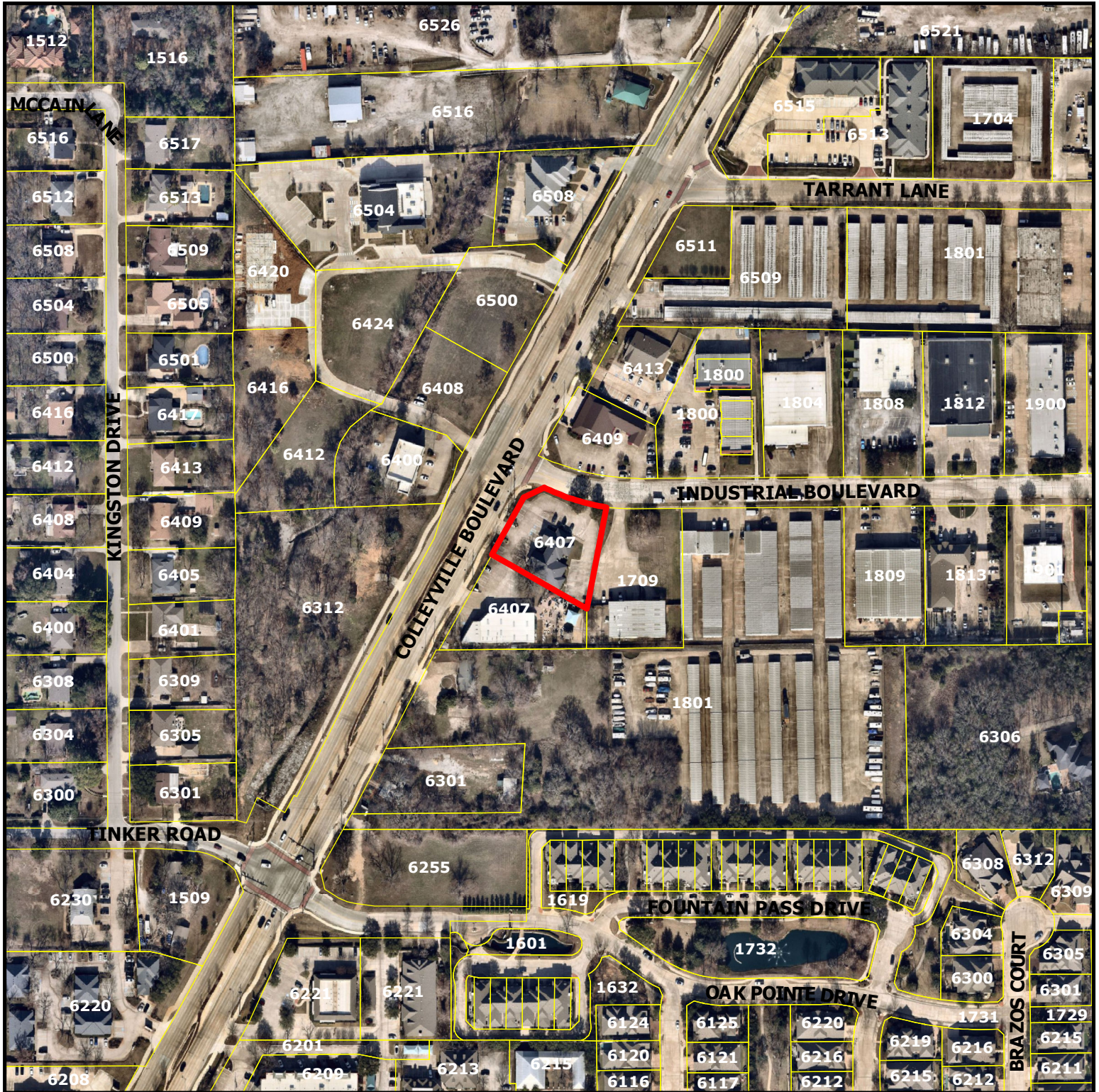
Approve

Attachments

1. Aerial Map

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

Aerial Map



ZC22-018

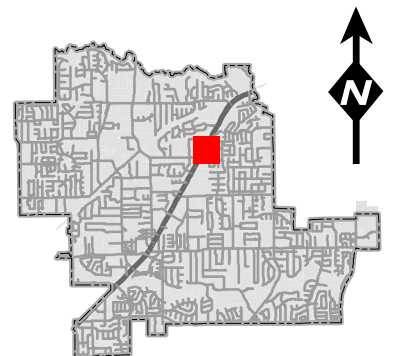
6407 Colleyville Boulevard

DISCLAIMER:

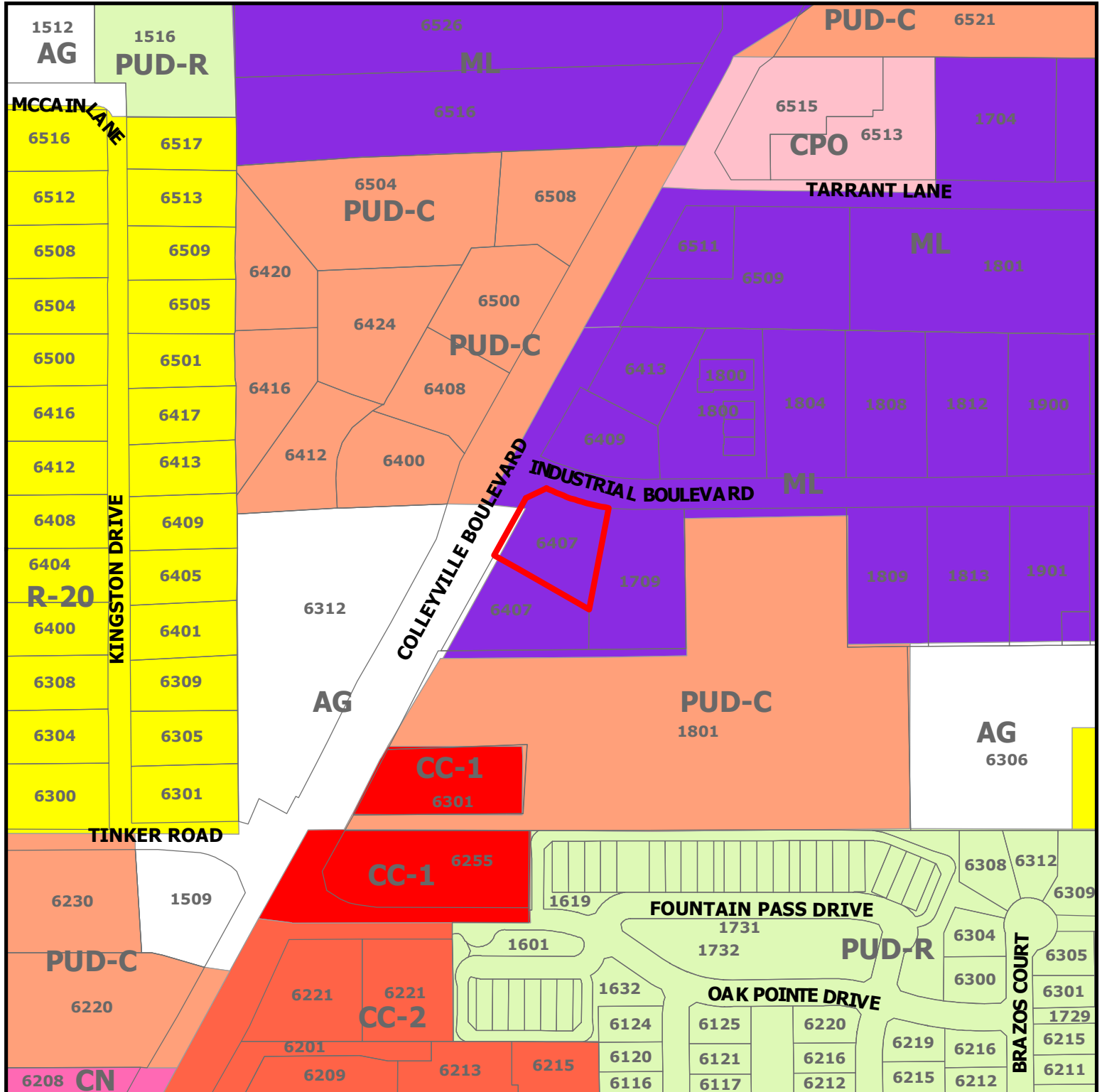
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map

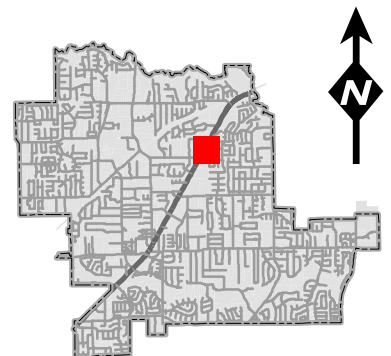


ZC22-018

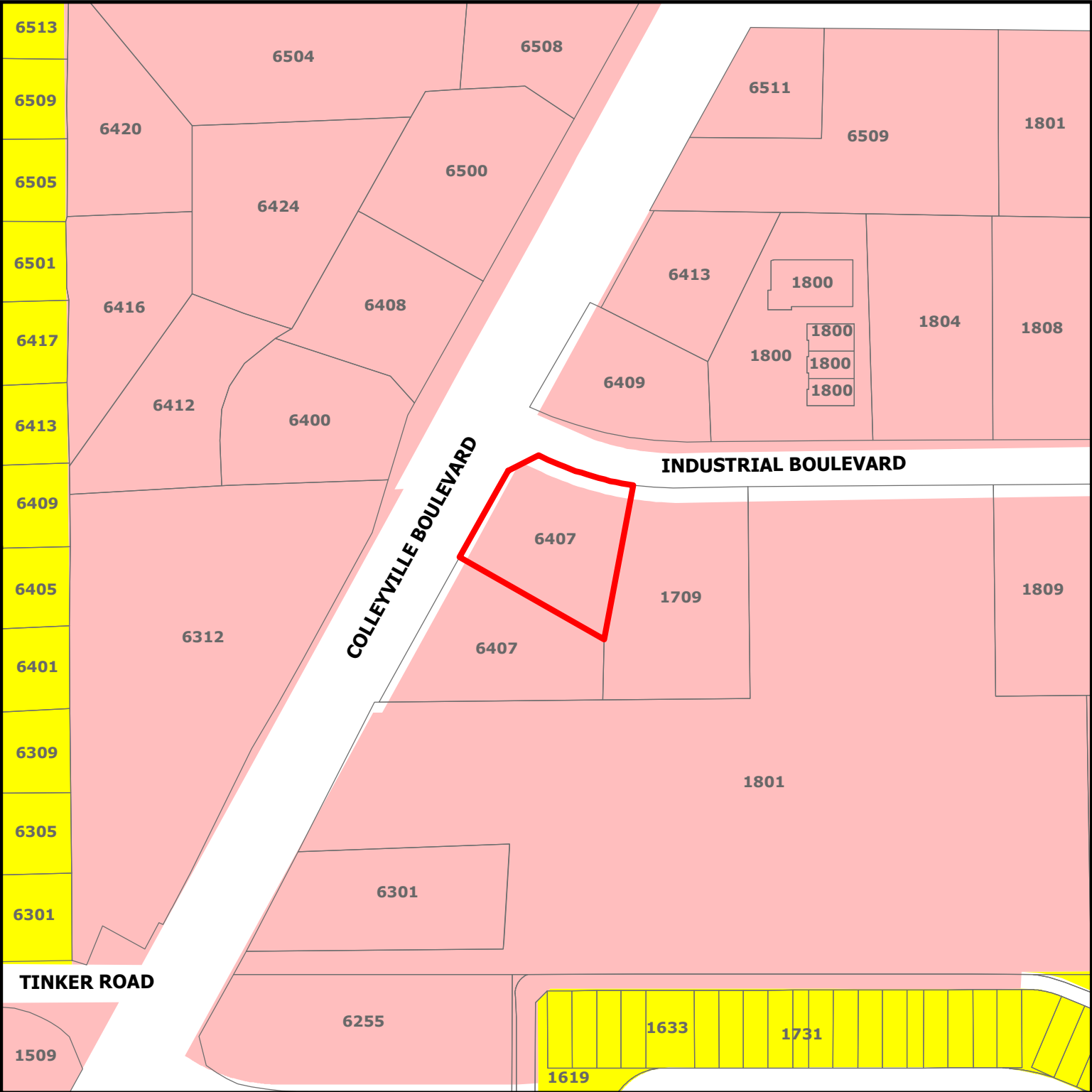
6407 Colleyville Boulevard

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 Subject Property



Future Land Use Map

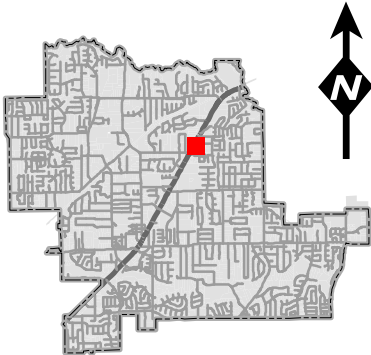


ZC22-018

6407 Colleyville Boulevard

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-  Subject Property
-  Residential
-  Colleyville Blvd Corridor



What we primarily offer at Vitality Wellness Clinic?

We offer acupuncture performed by the medical board licensed acupuncturist and oriental medical doctor Jason Tsing who has been also trained by God father of acupuncture Dr. Wu Wei Ping. .

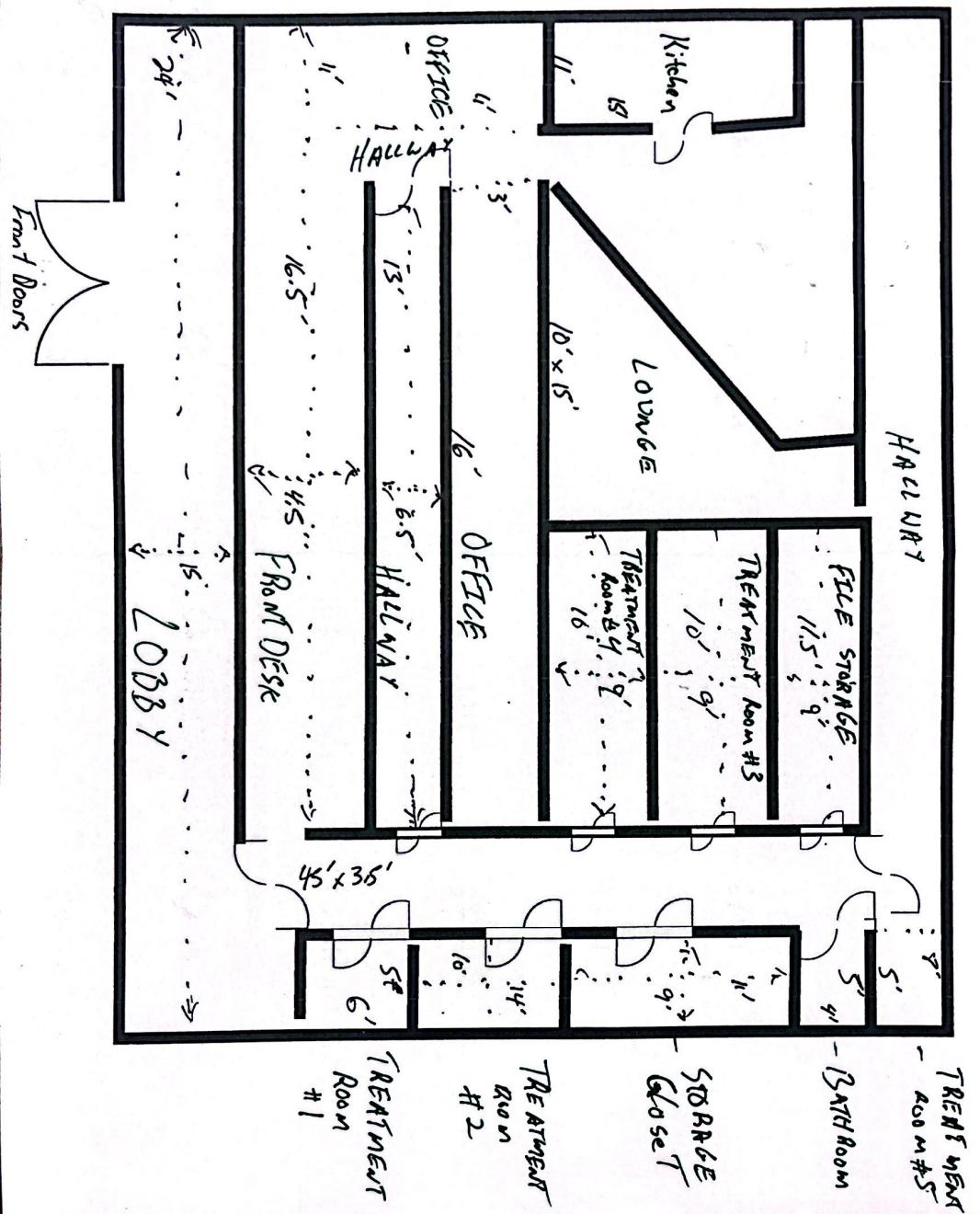
What is Acupuncture?

Traditional Chinese medicine explains acupuncture as a technique for balancing the flow of energy or life force — known as chi or qi (chee) — believed to flow through pathways (meridians) in your body. By inserting needles into specific points along these meridians, acupuncture practitioners believe that your energy flow will re-balance.

How are acupuncture treatments done?

Acupuncture involves the insertion of FDA approved very thin needles through your skin at strategic points on your body. A key component of traditional Chinese medicine, acupuncture is most commonly used to treat pain. Increasingly, it is being used for overall wellness, including stress management.

In contrast, many Western practitioners view the acupuncture points as places to stimulate nerves, muscles and connective tissue. Some believe that this stimulation boosts your body's natural painkillers.







Mission Statement

Our mission is simple. We are committed to bring you an affordable, low risk, long term solution to health challenges that conventional medicine has failed while improving your natural immune response preventing further illness and injury.

How we began...

**Our journey started 11 years ago under the ownership of Dr. Tsing. I had the privilege of learning the ins and out of the business under the most affluent acupuncturist in Texas. My very first office which I became part owner is located at 1500 W Southlake Blvd Suite 180 Southlake TX 76092
Tell. 817-488-9613**

A little bit about me...

- ☐ **My name is Zareena Samidon. Growing up in a small village named Hambantota, Sri Lanka I've always believed in proper food choices and non pharmaceutical medicine.**
- ☐ **I've practiced and believed in natural healing and wellness for well over 11 years.**
- ☐ **I TAKE PRIDE IN WHAT I DO AND IT IS MY PASSION TO PROMOTE HEALTH AND WELLNESS. Therefore I know I am the right person for this job.**

About the staff- Dr. Jason Tsing

- ☐ Over 35 years of experience in the field
- ☐ Caring loving and kind
- ☐ Only Acupuncturist trained by the Godfather of Acupuncture Dr. Wu Wei Ping
- ☐ 2 Masters degrees in Chinese medicine followed by over 30 specialized certifications in Chinese medicine such as palpitation, one needling, stroke therapy, and five element acupuncture
- ☐ Travels all around the world on missions providing free health clinic treating hundred of thousand of patients for FREE.

Who we are & What we do...

- ☐ **The best Acupuncture center in Texas**
- ☐ **Over 35 years of experience in the acupuncture & Chinese medicine field.**
- ☐ **We provide acupuncture, cupping, massage and wellness services to Grapevine, Bedford, Keller, Colleyville and Southlake!**

Our Services

- ☐ **Pain management**
- ☐ **Cosmetic Acupuncture**
- ☐ **Treatments for relaxation**
- ☐ **Preventing & eliminating addiction**
- ☐ **Weight loss & management**
- ☐ **Sports Injury treatment**
- ☐ **Overall well being and restore harmony**

How effective is this type of medicine?

-Dr. Shanely's Testimony



Testimony

DR.SHANELY -CHIROPRACTOR

Another testimony



-Carmen Drew

How are we doing?

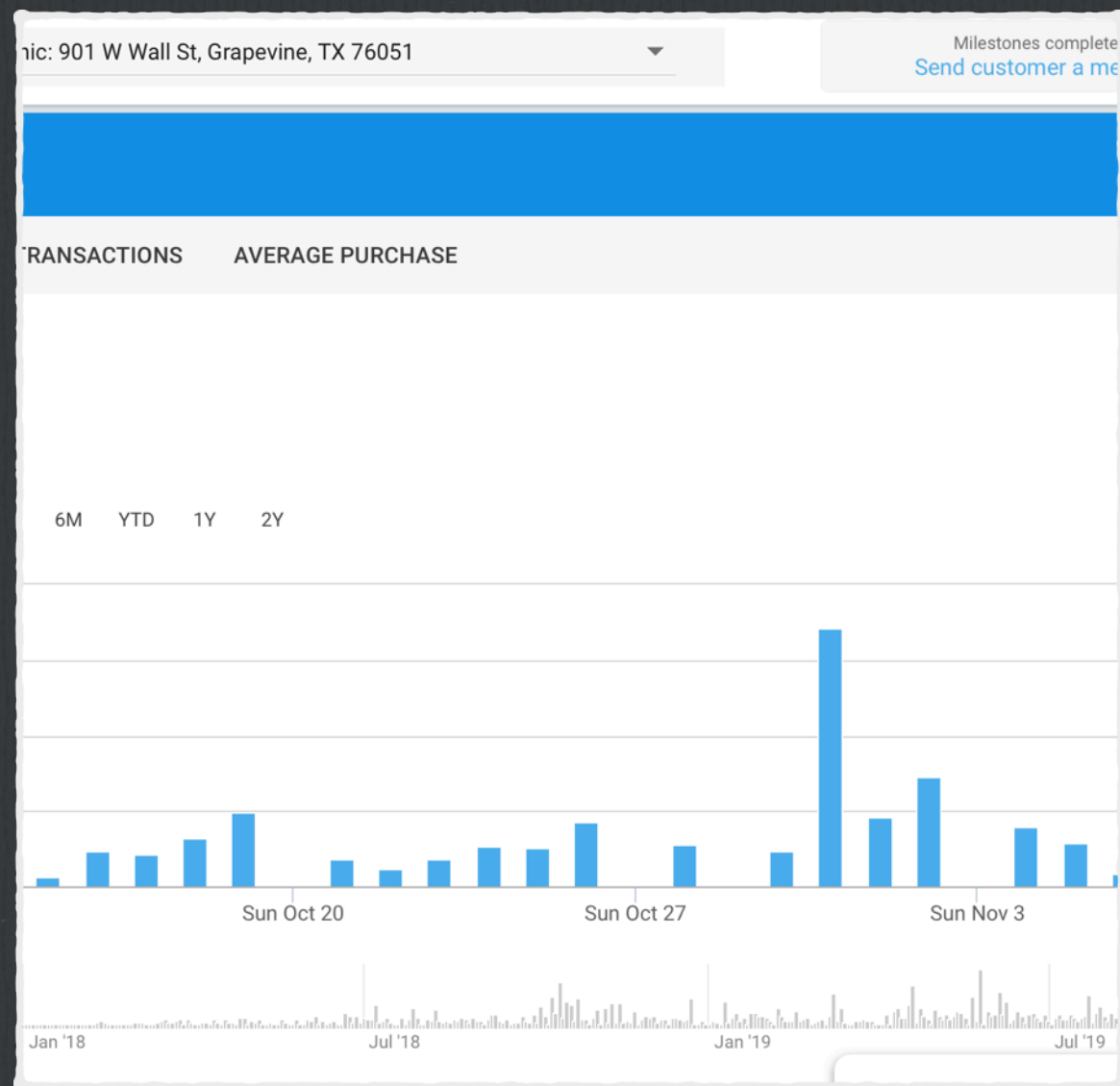


- ☐ **Vitality Wellness Clinic opened its first location on February 13 2018. Within the first year the company broke even!**
- ☐ **2019 2nd quarter revenue has topped the last year's total earnings outperforming projections**

What do the company's financials look like?

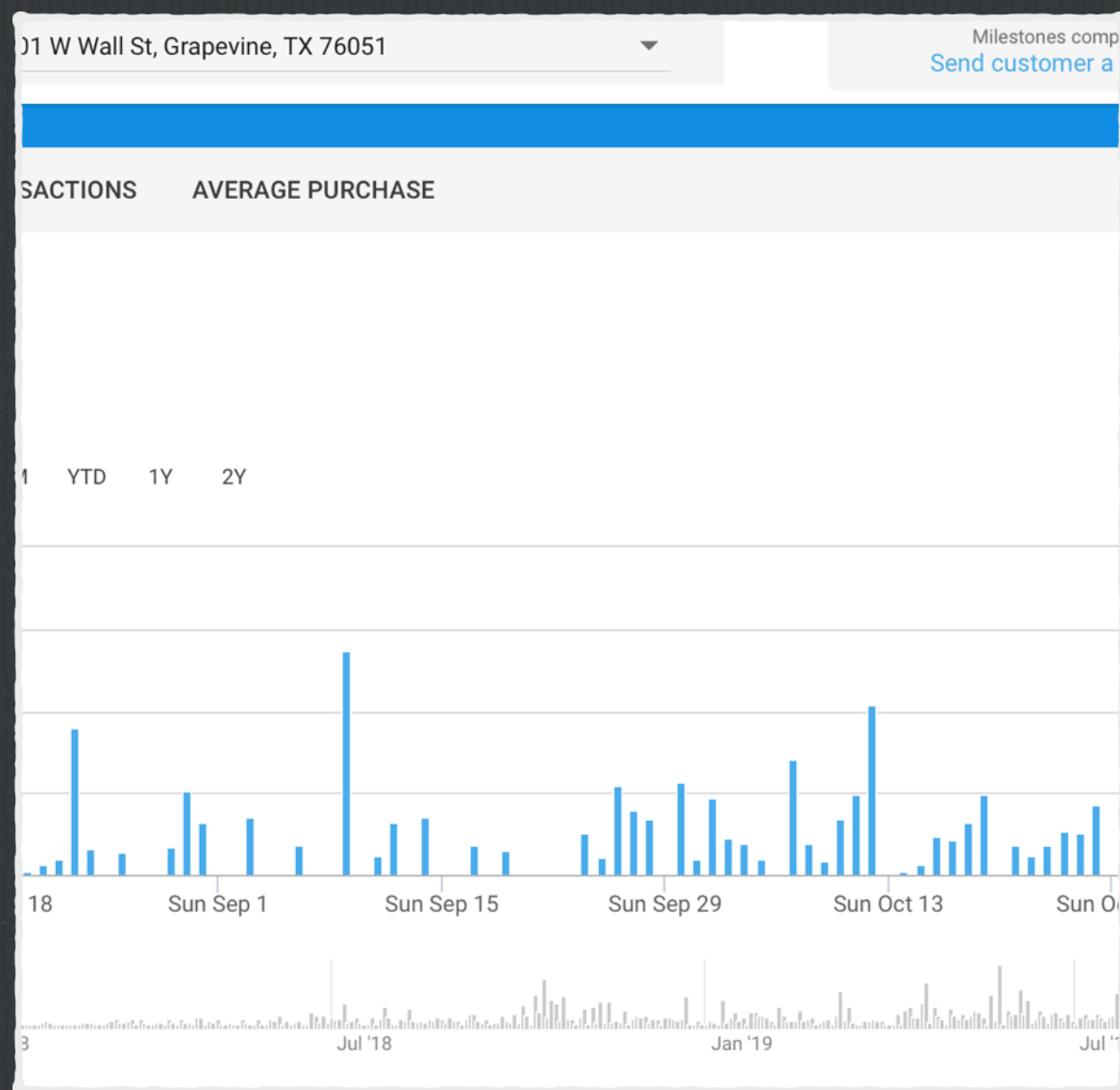
☐ Let's take a closer look

Last 28 days



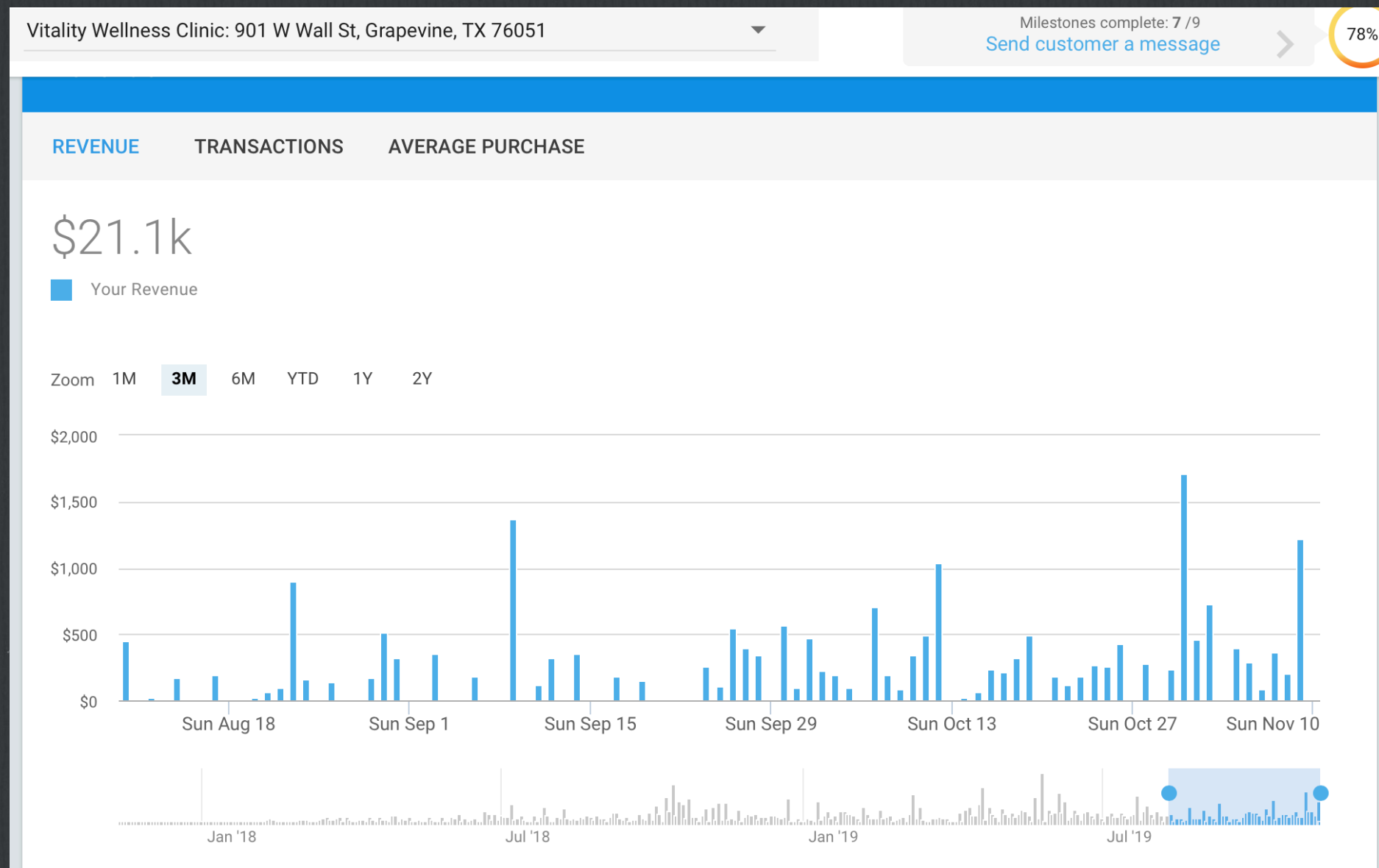
- 77 transactions
- Over \$9000 in gross revenue
- \$126 average sales ticket

3 months- \$31,000 total revenue

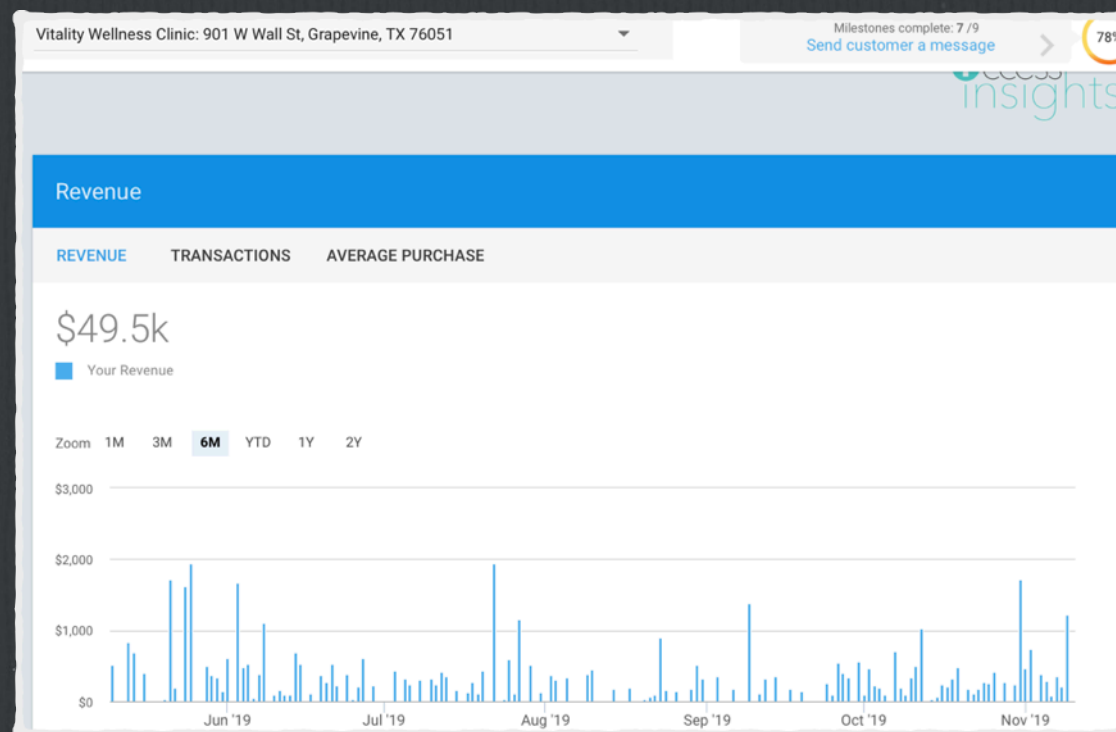


- ☐ \$21,100 in cash revenue
- ☐ \$6000 insurance reimbursement
- ☐ 189 sales purchases
- ☐ \$4000 in products sales

3 months cash revenue



6 months \$67,200



- ☐ Over \$49,000 in credit card sales
- ☐ \$12000 insurance reimbursements
- ☐ \$5000 product sales
- ☐ \$1200 other income

Target market



Market size \$7.8M

- Parents age 35-65
- Retirees
- College students
- Young families
- Children/infants

Competitive landscape

Competitors	How our solution is better
<i>On point Acupuncture</i>	Years of experience, Chinese practitioner
<i>Southlake family</i>	Founder of Texas ACUPUNCTURE, training
<i>Chiro & Acupuncture</i>	Customized healthcare solution

Purpose

Sales channels

- In- office
- Mobile acupuncture
- Festivals and fairs
- carnivals and shows
- Local large corporations

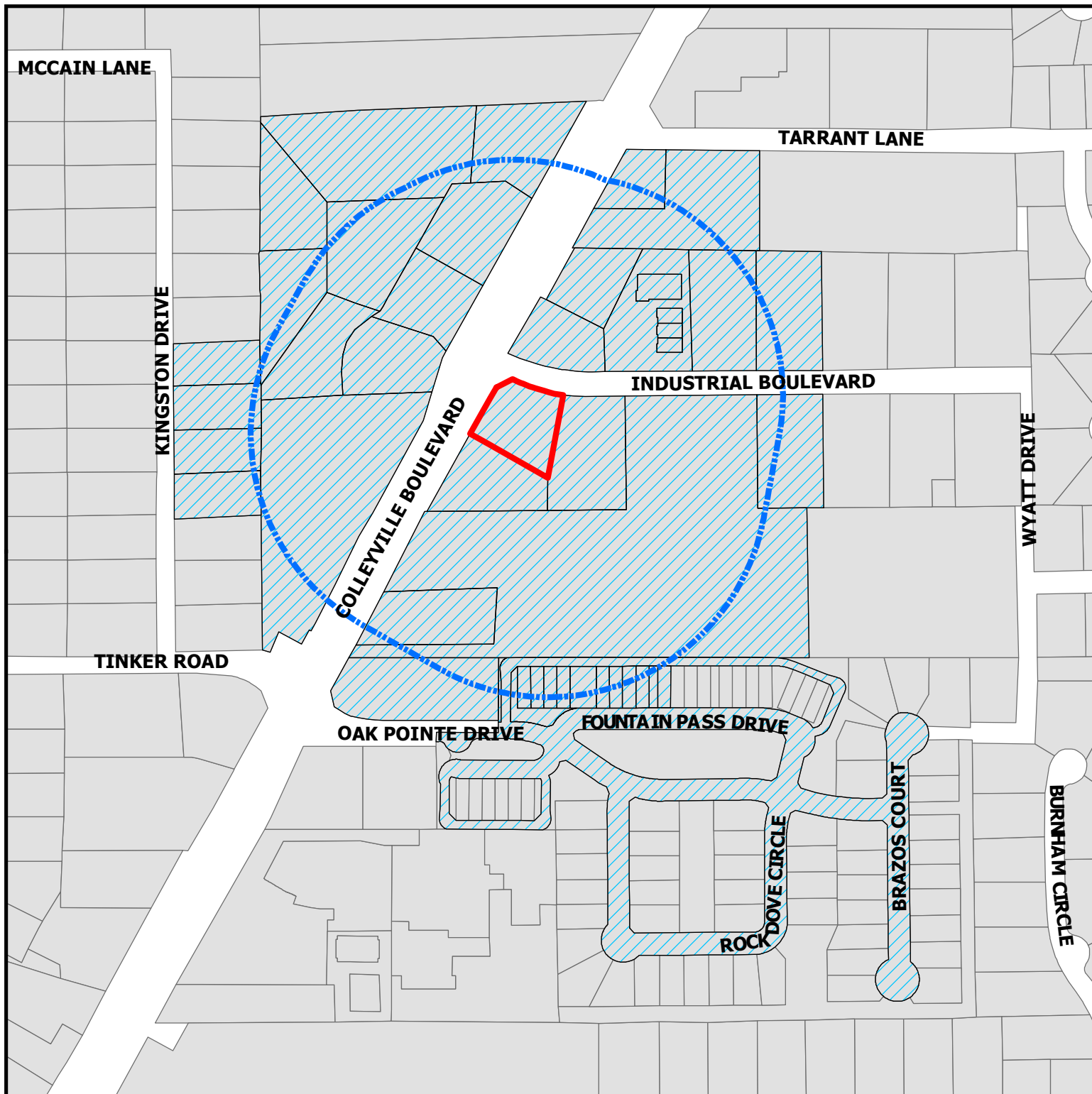
Marketing activities

- Community Impact magazine 440,000/month
- Website, SEO Optimization
- Facebook, Twitter, Instagram Ads
- Google Adwords ad
- Local Chambers, events, 1 on 1 network

Expansion-

- Acupuncture & Weight loss

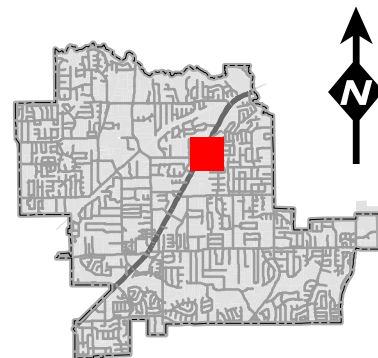
Notification Map



ZC22-018
6407 Colleyville Boulevard

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, May 9, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, May 17, 2022 & Tuesday, June 7, 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 Massage Therapy use. The request is to allow for a new acupuncture business, classified as a massage therapy use, known as Vitality Wellness Center.

Zoning Case: ZC22-018

Applicant: Nona Samidon

Owner: Nona Samidon

Location: 6407 Colleyville Boulevard

Property Description: Lot 16R1A, Block 1, Colleyville Industrial Park

Present Zoning: ML Light Manufacturing

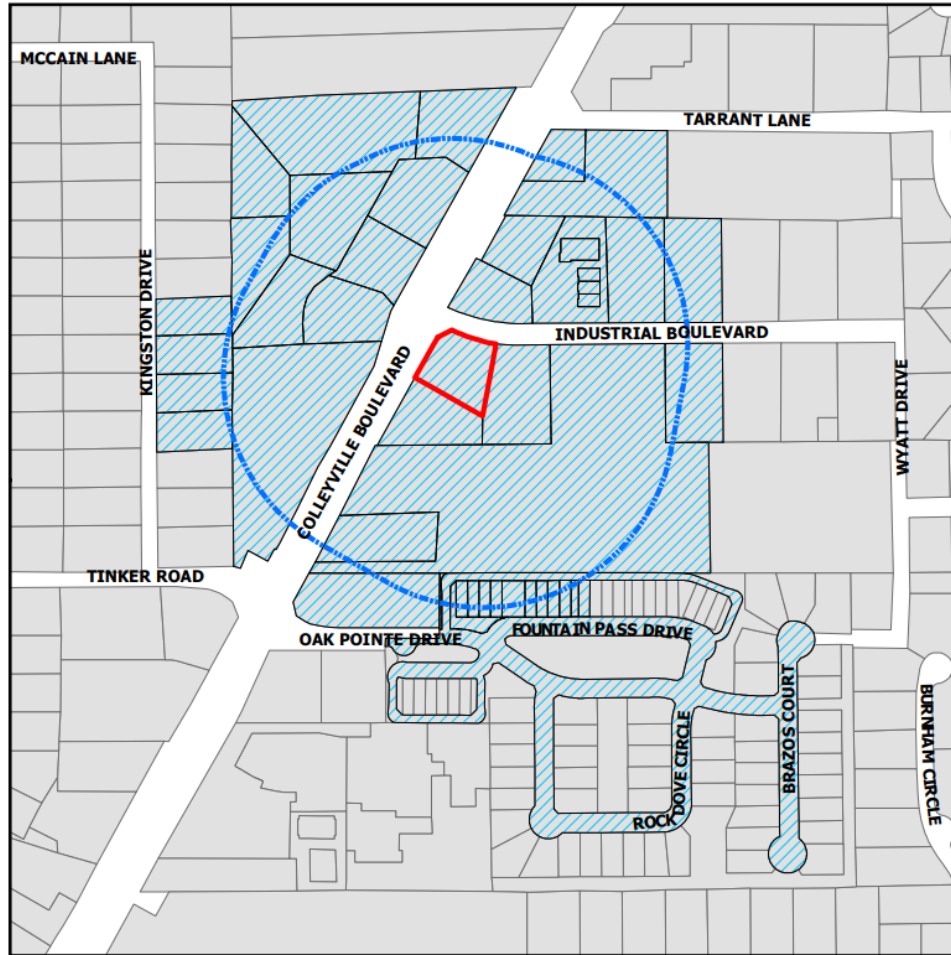
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

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

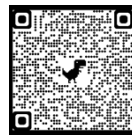
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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

NOTICE OF PUBLIC HEARING



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



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

Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
HOVERSON PROPERTIES LLC	1808 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
TIERNEY, TOM	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
AGARWAL, AKSHAY	6434 MALAGA	IRVING, TX
TIERNEY, THOMAS A	1709 INDUSTRIAL BLVD	COLLEYVILLE, TX
MCKENNON, JERRI	1733 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
RICHFIELD PROPERTIES INC	2140 E SOUTHLAKE BLVD SUITE L-	SOUTHLAKE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
BOULEVARD ANIMAL HOSPITAL PC	6413 COLLYVILLE BLVD	COLLEYVILLE, TX
FISH, ROBERT	6401 KINGSTON	COLLEYVILLE, TX
3 J GREEN LIMITED PARTNERSHIP	6620 COLLEYVILLE BLVD STE 100	COLLEYVILLE, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
HATCHER, LESLIE	1721 FOUNTAIN PASS DR	COLLEYVILLE, TX
TACCONI, EUGENIO	1617 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
HORN, BILLY J	2604 FM 514	YANTIS, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
OWSEN, SHARON EST	1641 FOUNTAIN PASS DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
JAMZ AVB HOLDINGS LLC	7135 COLLEYVILLE BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
SHMAISANI 26 HOLDINGS LLC	3001 BROWN TRL STE 101	BEDFORD, TX
VESTAL, TANYA	1621 FOUNTAIN PASS DR	COLLEYVILLE, TX
SPARKS SOUTHWEST INC	1804 INDUSTRIAL BLVD	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
DWYER, STACY H	5511 CLERMONT CT	COLLEYVILLE, TX
HILDRETH, BRADLEY E	6409 KINGSTON	COLLEYVILLE, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
MINSHULL, PAUL	1725 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
KAC COLLEYVILLE JV	4008 COCHRAN HEIGHTS CT	DALLAS, TX
WINDING CREEK VILLAGE LLC	100 DECKER CT STE 197	IRVING, TX
AMERICA'S STORAGE	4311 OAK LAWN AVE STE 360	DALLAS, TX
COMBINED ENTERPRISES INC	1802 INDUSTRIAL BLVD	COLLEYVILLE, TX
STOUT, DONOVAN	PO BOX 7434	MIDLAND, TX
KNOX, GARY	1629 FOUNTAIN PASS DR	COLLEYVILLE, TX
VILLAS AT OAK POINTE HOA INC	6308 WESTCOAT DR	COLLEYVILLE, TX
ADDITIONAL SELF STORAGE LP	2964 LBJ FRWY STE 400	DALLAS, TX
INGRAM, BEVERLY	212 STRATFORD CT	HURST, TX
BITTICK, EDWARD D	6405 KINGSTON	COLLEYVILLE, TX
MALONE, DERRICK L	6115 GARCIA LN	FORT WORTH, TX
YARD ART P&F LTD	1223 CRESTSIDE DR STE 100	COPPELL, TX
VILLAS AT OAK POINTE, THE	2555 SW GRAPEVINE PARKWAY STE 300	GRAPEVINE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.65 ACRES, BEING LOT 16R1A, BLOCK 1, BEING, IN THE COLLEYVILLE INDUSTRIAL PARK, LOCATED AT 6407 COLLEYVILLE BOULEVARD, BY AUTHORIZING A SPECIAL USE PERMIT FOR A MASSAGE THERAPY USE FOR THE BUSINESS KNOWN AS VITALITY WELLNESS CLINIC; 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 Massage Therapy for the business known as Vitality Wellness Clinic for Case No. ZC22-018; 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 Massage Therapy Use on 0.65 acres, being Lot 16R1A, Block 1, Colleyville Industrial Park, located at 6407 Colleyville Boulevard 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 Massage Therapy and Acupuncture.
 - b. The name of the business authorized for Massage Therapy by this Special Use Permit shall be called "Vitality Wellness Clinic" and be under the license for Nissa Haynes, Licensed Massage Therapist #MT046442.
 - c. The hours of operation are Monday–Friday 9:00 am to 6:00 pm. and Saturday 9:00 am to 3:00 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.
 - f. As depicted in the attached Exhibit "A" and Exhibit "B".
- Sec. 4. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 5. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 6. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 17th day of May 2022.

The second reading and public hearing being conducted on the 7th day of June 2022.

PASSED AND APPROVED BY A VOTE OF ___ AYES, ___ NAYS, AND ___ ABSTENTIONS ON THIS THE 7th DAY OF JUNE 2022.

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

ATTEST:

CITY OF COLLEYVILLE

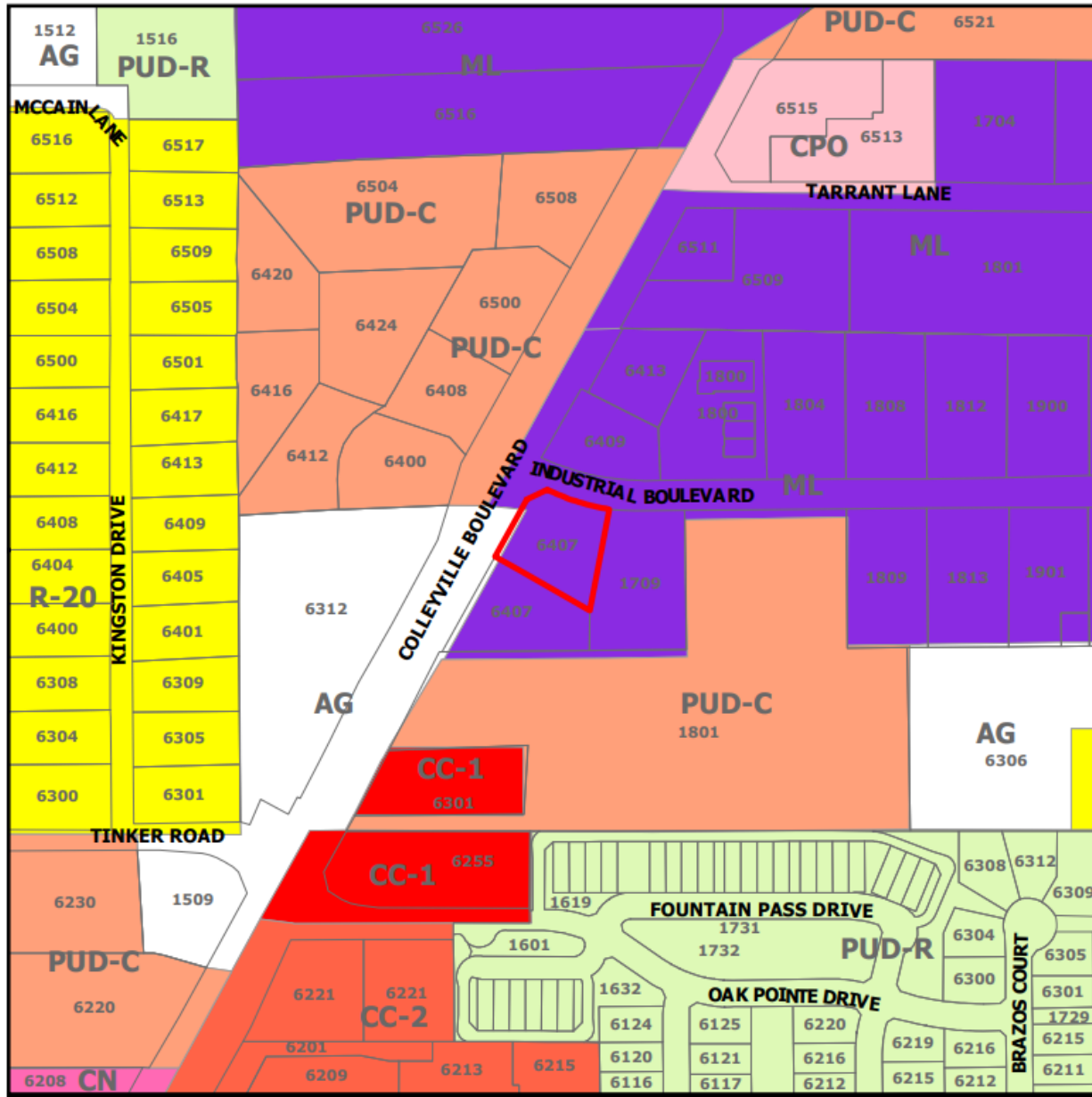
Christine Loven, TRMC
City Secretary

Richard Newton
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



STATE HIGHWAY 36

INDUSTRIAL BLVD.

COLLEYVILLE INDUSTRIAL PARK

LOT 15-R-1
28,500 S.F. or 0.6544 Ac.

LOT 15-R-2
31,031 S.F. or 0.7124 Ac.

STATE HIGHWAY 36

COLLEYVILLE INDUSTRIAL PARK

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LOT 16

LOT 17

LOT 18

LOT 19

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