



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, May 23, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019
- 2b** Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020
- 2c** Presentation and discussion of a Zoning Change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, located at 805 Murphy Road, Case ZC22-021
- 2d** Presentation and discussion of a Zoning Change from R-20 Single Family Residential to CN Neighborhood Commercial zoning district for Lots 4 and 25A, Block 2, Fair Way Addition, located at 6606 Curtis Road and 8304 Precinct Line Road, Case ZC22-022
- 2e** Presentation and discussion of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lots 2 and 3, Block 3, Stafford Heights Subdivision, located at 4801 and 4809 Manning Drive, Case ZC22-023
- 2f** Presentation and discussion of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case ZC22-024

- 2g** Presentation and discussion of a Replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition, being Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case PC22-008
- 2h** Presentation and discussion of a Replat for Lots 1-R and 3, Block 1, Dotti Addition, being Lot 1 , Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC22-009

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards May 20, 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 Worksession Agenda Briefing

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

Agenda Number 2a

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felps Addition, located at 4201 Colleyville Boulevard, Case ZC22-019

Explanation

Ryan Worthington, the applicant, is requesting a Special Use Permit to allow for outside display of merchandise on 1.74 acres with CC-3 Highway Commercial zoning for the business known as Worthington Monuments. Specifically, the request is to allow the continued outside display of monuments and headstones.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Aerial View 1
6. Aerial View 2
7. Outdoor Storage Exhibit

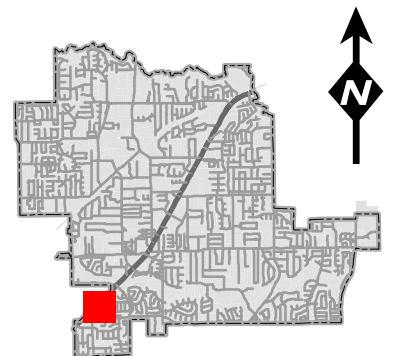
Aerial Map



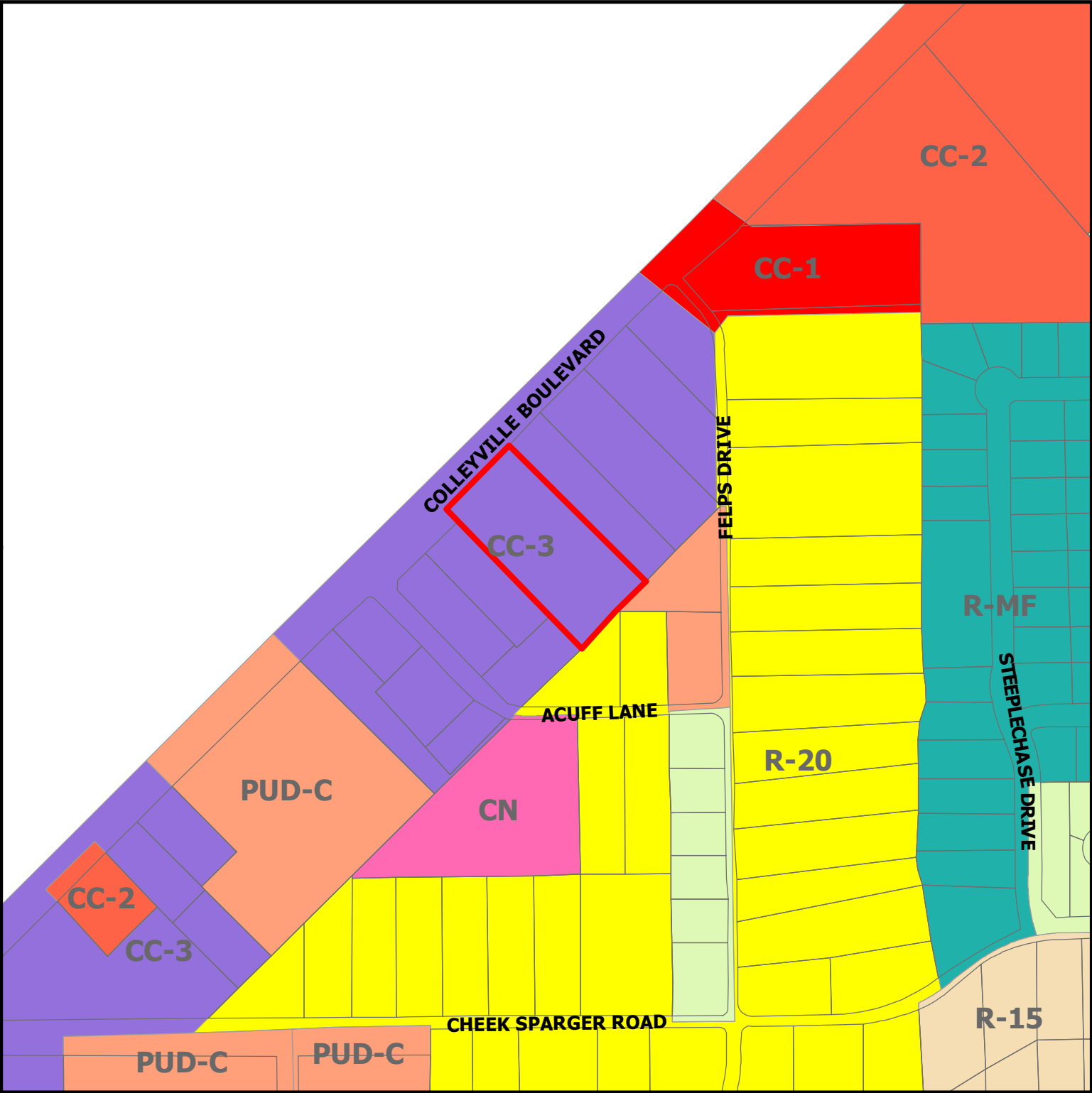
ZC22-019
4201 Colleyville Boulevard

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 Subject Property



Zoning Map



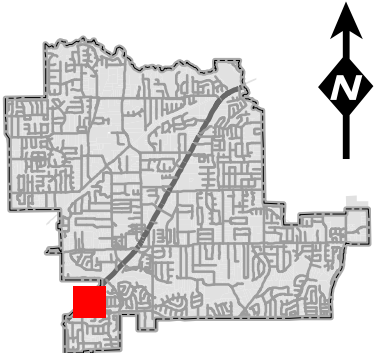
ZC22-019

4201 Colleyville Boulevard

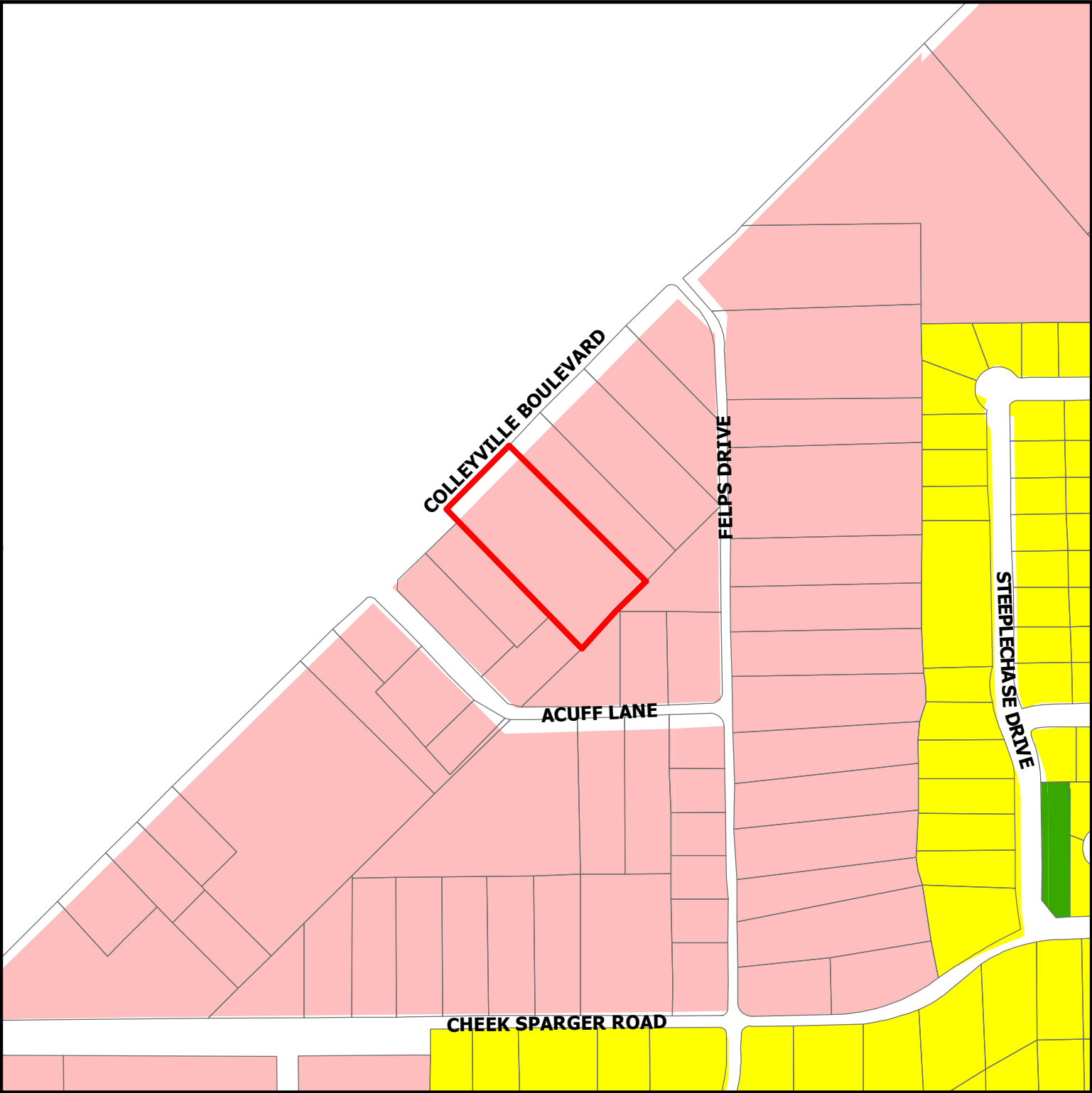


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 Subject Property



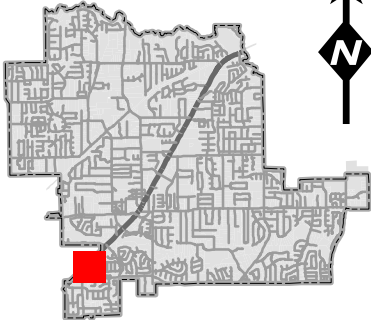
Future Land Use Map



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ZC22-019
4201 Colleyville Boulevard

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



Statement of Planning Objectives
4201 Colleyville Blvd

Worthington Monuments is requesting a special use permit that will allow the outdoor storage of monuments. These monuments will be used by families when making monument selections.

4201 Colleyville Blvd.







IMG_2739.jpg
38K

Scan0190.pdf
497K



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2b

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential zoning district for Tract 1B, Abstract 1487, O C Sturm Survey, Tracts 2A01, 2A01B, 2A07A, and 2A07A1, Abstract 1748, James E. Weathers Survey, Lots 1 and 1A, Block 1, K Bar G Estates Addition, Lot 1A, Block 1, Westcoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition, located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive, Case ZC22-020

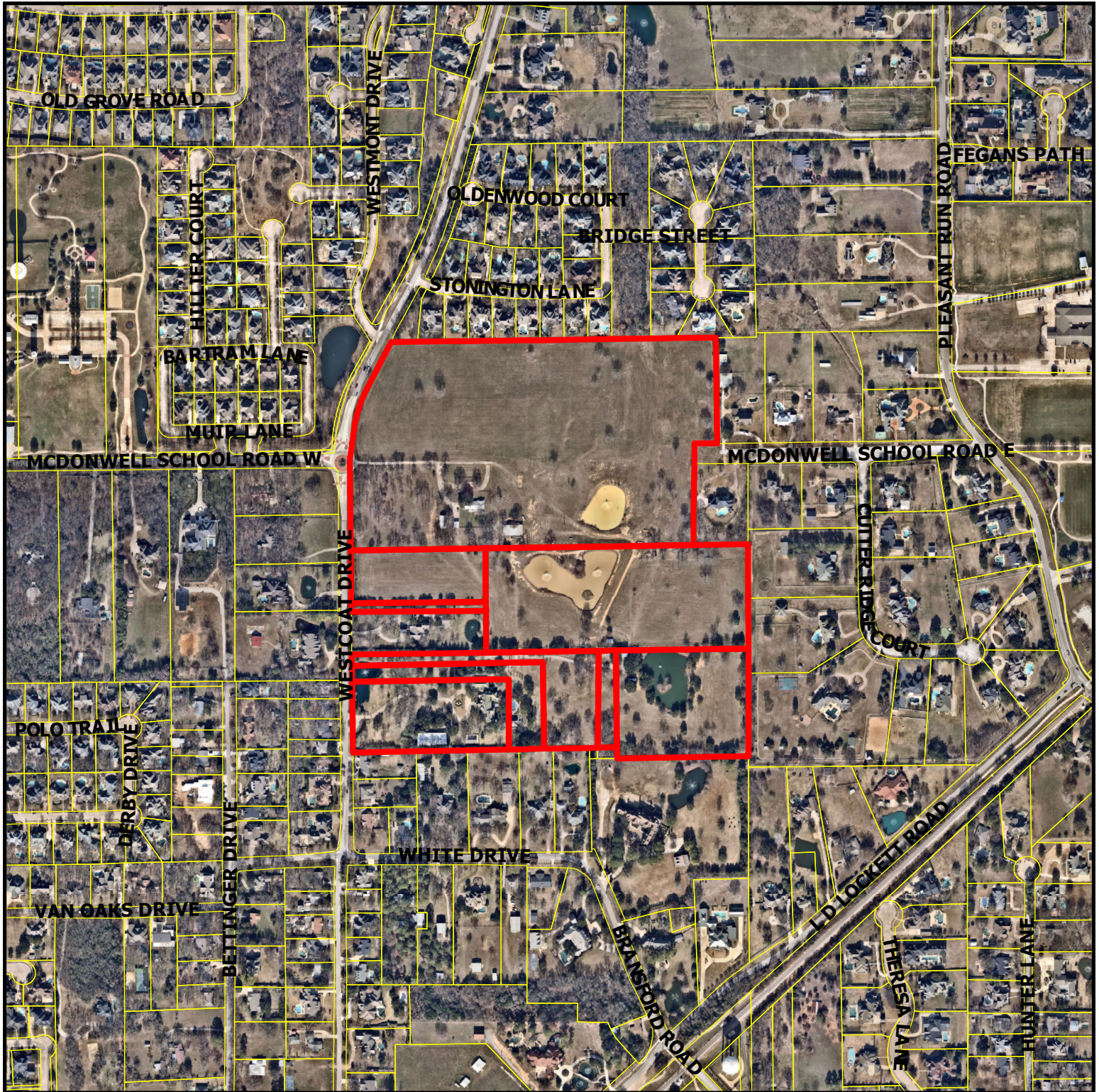
Explanation

Kosse Maykus, the applicant, is requesting a zoning change from AG Agricultural and RE Single Family 'Estate' Residential to PUD-R Planned Unit Development - Residential on 59.4 acres for a new 56-lot single-family detached subdivision, Greystone Manor. It is proposed to be a private gated subdivision with the proposed lot sizes ranging from approximately 20,000 sq.ft. up to 50,000 sq.ft. The average lot area is approximately 38,800 sq. ft.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Development Plan - Aerial
7. Drainage and Utility Plan
8. Frontage Landscape Screening & Plantings
9. Landscape Easement Plantings - North
10. Landscape Easement Plantings - East

Aerial Map



ZC22-020

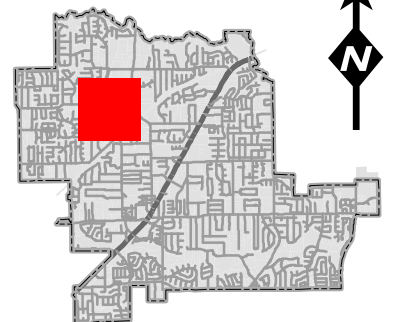
6605 Westcoat Drive

DISCLAIMER:

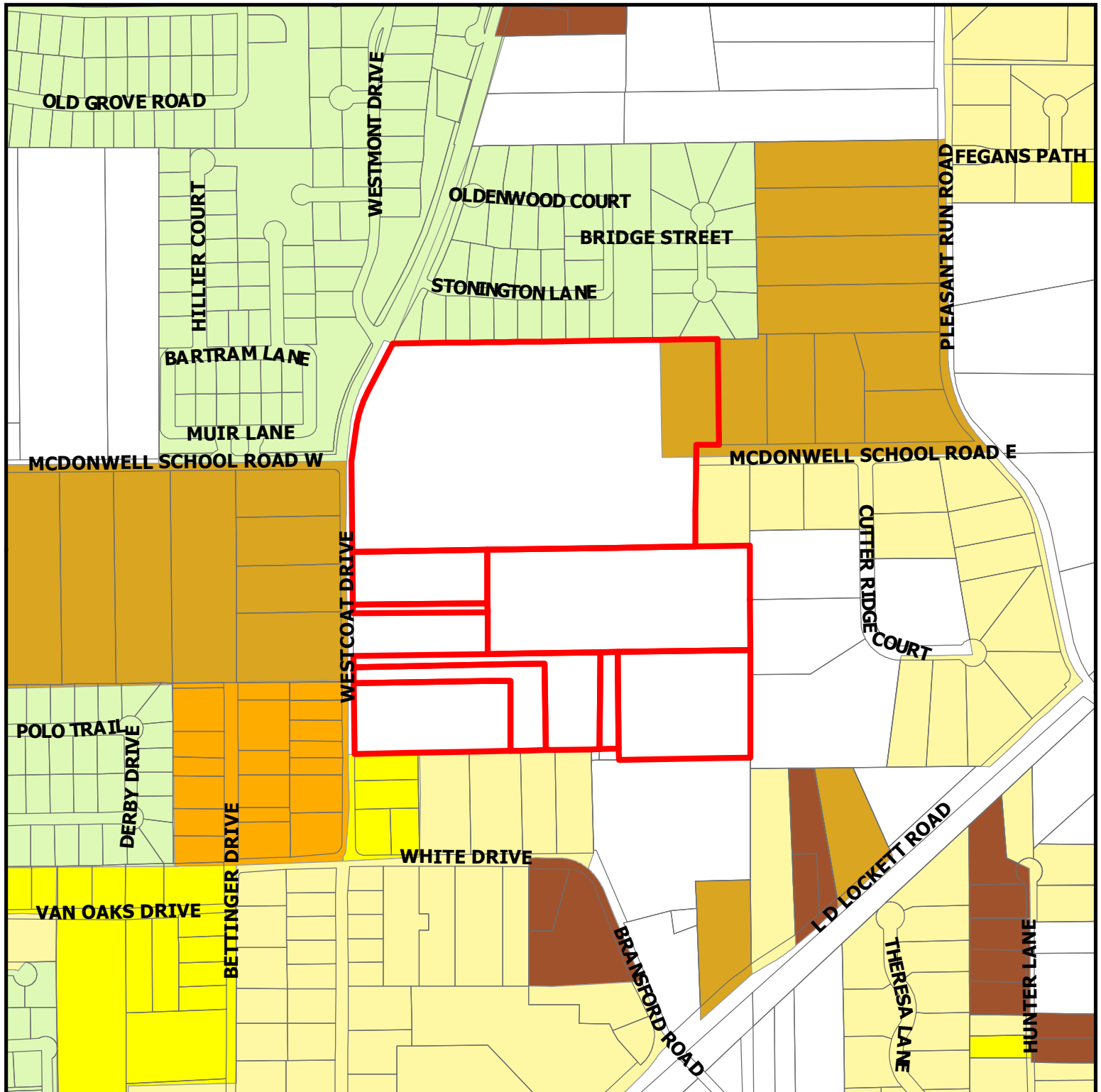
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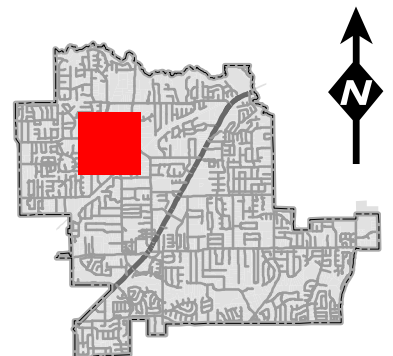
Subject Property



Zoning Map



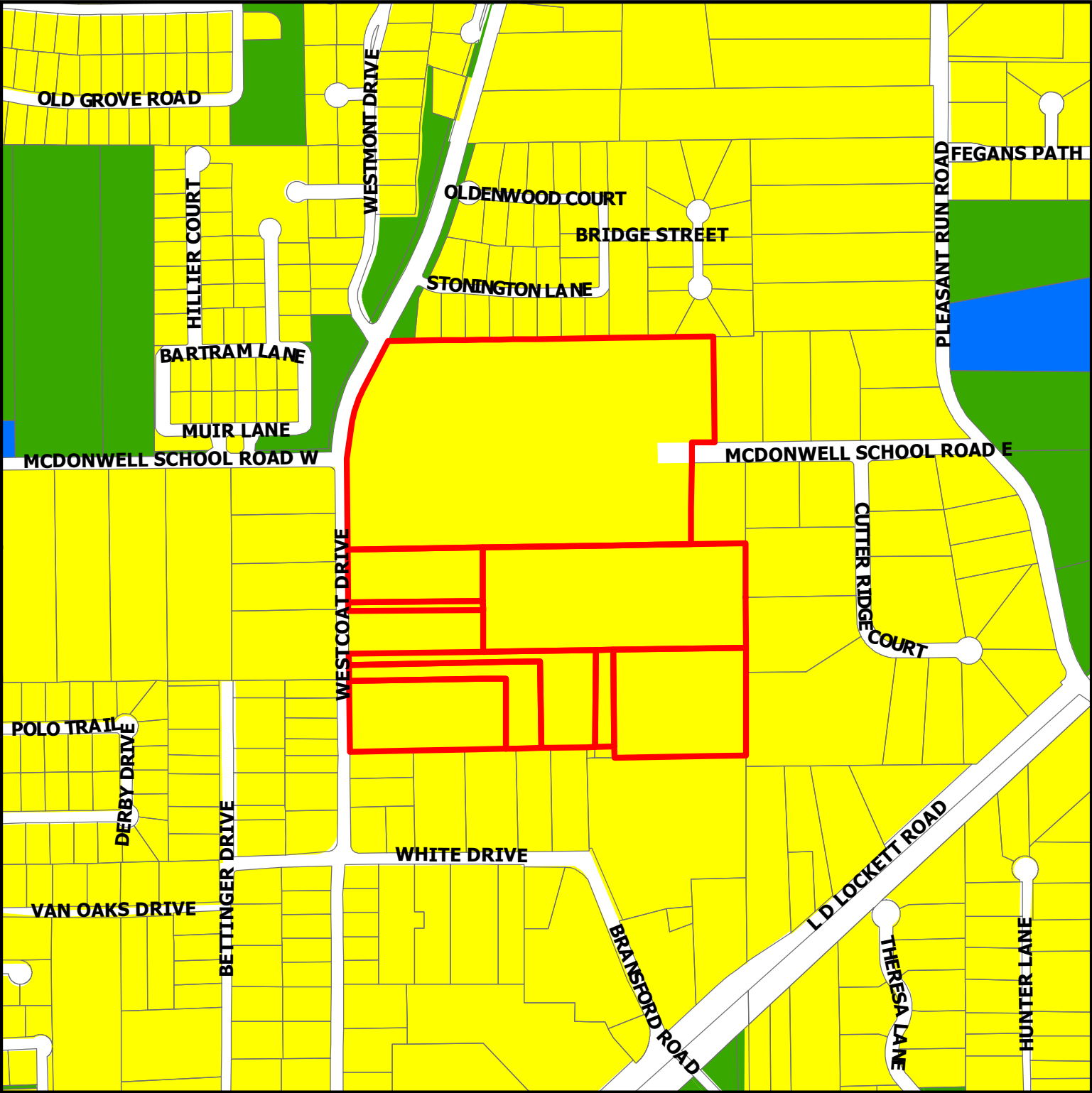
ZC22-020
6605 Westcoat Drive



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 Subject Property

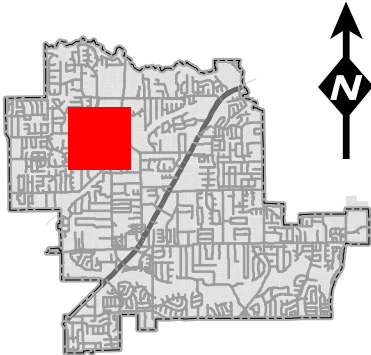
Future Land Use Map



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ZC22-020
6605 Westcoat Drive

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



Greystone Manor

Colleyville, Texas

Zoning Narrative –25 APR 2022

Hat Creek Development, Developer

Sage Group, Inc., Land Planner

Statement of Planning Objectives

Greystone Manor is a proposed residential neighborhood to be developed by Hat Creek Development, under the PUD-R Residential District regulations for residential development in the City of Colleyville. The 59.47 acre property is located on the east side of Westcoat Drive, just east of the new roundabout at the corner of Westcoat and McDonwell School Rd.

Adjacencies: The property is west of the acre+ lot Cutter Ridge neighborhood, south of the adjacent Oakbrook Hills neighborhood (a PUD-R of 16,500+ sf lots) and across Westcoat from “Westmont,” (a PUD-R of 13,000-20,000+ sf lots)- north of McDonwell School Road, and multi acre lots south of McDonwell School Road. To the south of the property are also multi-acre lots.

The property is currently designated AG (Agriculture), so this would be the initial “development” zoning requested. The intent here is to rezone the entire property to PUD-R, unifying the property into one cohesive, master planned residential development of the highest quality. There are currently two occupied single-family homes on the consolidated properties that make up this proposal. The main home will be worked into the plan; the remaining structures will be removed.

The proposed plan responds to, and in many ways reflects the neighborhoods and properties we are adjacent to. Where we are adjacent to the PUD-R’s to the north and northwest- composed primarily of 1/3 acre lots- we are proposing larger lots of 20,000 sf and up, and then transitioning, internally, to 30,000 sf lots, and then to 40,000 sf lots along the entire eastern and southern boundaries. The main home will be on a 9.6 acre lot, also along the southern boundary of the property. In summary, we have designed the project to be compatible and in harmony with our adjacent neighbors and to be consistent with the city’s Future Land Use Plan. Overall density is 0.94 lots per acre.

Quality and compatibility with the adjacent residential, as well as the rest of Colleyville is essential, and we have designed this proposal with those goals in mind.

Access: To the east, the ROW of the existing McDonwell School Road extends to the edge of this property. In the past, McDonwell was shown on the Thoroughfare Plan as extending through this property to connect to where it currently intersects with Westcoat. Several years ago, the city removed this extension from the T-Plan, because of the sensitivity of nearby residents to through traffic. We intend to honor this decision, and- after speaking with some of those who would be affected- in fact are not even proposing a connection, on the east, to McDonwell. Fortunately, Westcoat Drive borders the property along the entire western edge, and we are proposing two entry access points

there- each several hundred feet to the north and the south of the fairly new roundabout built by the city at the Westcoat/ McDonwell School intersection. We feel that more subdued project entries away from the hustle and bustle of the- at times- heavily trafficked roundabout will be more conducive to the high quality, luxury home atmosphere we are hoping to create in Greystone Manor. In addition, we are proposing a bermed, heavily landscaped buffer along the Westcoat frontage. Internally, we are proposing a network of gently undulating streets, meant to invoke a peaceful, calming streetscape, highlighted by landscaped medians at each intersection, and inside the cul-de-sac turnaround at the SE corner.

The residences planned for Greystone Manor will be very upscale, with selling prices estimated to start at around \$2.5 million. Each home will be required to be architecturally authentic, and go through a rigorous design review process.

Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The southern, gated entry will be the main resident, guest and delivery entry. The northern entry will be for residents only, and- early on- for construction traffic.

There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape buffer between the existing homes and the future home sites within Greystone Manor. We have included a detail of that buffer in our submittal.

The existing and fully developed storm drainage has been carefully analyzed, and will be designed to meet all city regulations and not adversely affect any neighboring properties. The property generally drains to the north, and there will be two ponds constructed along the northern boundary- in a landscaped setting, each of which will double as a storm detention facility, to the extent it is necessary.

To encourage pedestrian activity in the neighborhood, sidewalks will be built along the front of each lot.

The scale and orientation of the development has been designed to have an inviting visual flow with the existing neighborhoods and surrounding uses. The design criteria of the homes will create high quality designed homes in keeping with both the immediate neighborhood and Colleyville as a whole.

Development Schedule

Greystone Manor will most likely be developed in one phase, with development commencing upon the successful completion of the zoning and platting and the subsequent approval of the final plat and engineering plans. Construction of homes is anticipated to start immediately upon completion of the subdivision's infrastructure.

Economic Development Information

Greystone Manor will have a total of fifty-six (56) homes (55 new homes), each with an estimated average value upon completion of \$3,000,000, resulting in an overall tax base of over \$170,000,000. At the current tax rate of 2.2221%, the total taxes generated from the development are projected to be \$3,775,700, with over \$520,000 generated directly for the City at buildout.

Development Standards

Permitted Land Use:	Single Family Residential Detached
Minimum House Size:	4,500 square feet.
Minimum Lot Area:	20,086 s.f. (Average about 38,781 s.f.)
Minimum Lot Width:	One Hundred feet (100') measured at the building setback line, except pie-shaped cul-de-sac lots 43-46, in which case the minimum shall be as shown on the Development Plan.
Front Yard Setbacks:	Thirty feet (30') back of the property line
Rear Yard Setbacks:	Twenty Five feet (25')
Side Yard Setbacks:	Ten feet (10').
Street-facing Side Yard:	Side yard setbacks on the street side of a corner lot, fronting on another street, shall be 20', except for "key" lots which shall match the front setback of adjacent lots, as shown on the Development Plan.
Street Standards:	The streets within Greystone Manor are proposed to be private streets with restricted access (gated). All undivided sections will be built to the standard street section of 31' b/b paving, in a 50' Private Street ROW. The divided entry shall have a minimum width of 18', on each side.
Minimum Roof Pitch:	Minimum of a 10:12 roof pitch, unless architecturally required to vary, based on home style.
Garage Standard:	Minimum of a three car garage with wood-like, architecturally enhanced doors.

Masonry Requirement: The dominant exterior vertical wall area of each structure, exclusive of doors and windows, shall be masonry (brick, stone, or stucco over CMU block) or other material solely determined by the Committee. No more than 20% of the exterior vertical wall to be authentic lath and stucco application over wood framing. Dryvit systems or Styrofoam products are not acceptable. The exterior of chimney flues shall be of masonry material acceptable to the Committee. Installation of all types of exterior items and surfaces such as address numbers or external ornamentation, lights, mail chutes, mailboxes, roofing materials and exterior paint or stain, shall be subject to the approval of the Committee as to size, design, materials color, manufacturer and location.

Additional Elevation Requirements: All plans will be reviewed by the Greystone Manor Architectural Review Committee, and will comply with a set of Design Guidelines which will be developed to ensure structures and site features of the highest quality. Elevations will have a hierarchy of plate dominance featuring custom front doors and entrances; balanced architectural features and interests with natural tones for paint and exterior finishes. The elevations on all “four sides” shall be addressed in the design to present a finished appearance. Roofing will match the architectural style. Slate, tile or standing seam metal are examples. Each elevation should add interest to the entire streetscape.

Windows: No aluminum widows allowed in the subdivision, only windows of higher quality and energy efficiency will be allowed. All windows will be insulated glass with a “low-e” specification.

Fencing: Wood fencing between lots is not permitted. All front elevation fences, from the front of the house to the side property line, shall be open style fencing of decorative metal, and/or masonry. All lots adjacent to a Common Open Space shall be open style fencing of decorative metal, and/or Masonry.

Where lots back to existing residential lots with fences, the existing fence shall be kept, maintained or improved in coordination with each owner, as shown in the diagram on the Development Plan and associated detailed diagrams. Where open space lots border adjacent properties, either the existing fence will be maintained or improved, or a decorative masonry or metal fence will be installed, all in cooperation with the adjacent property owner, according to the detailed plans submitted with zoning.

Streetscape Standards:	Minimum of two (2) three-inch (3") caliper trees per front yard, unless quality existing trees are present and saved. Fully landscaped and sprinklered front and rear yard within sixty days of completing a house.
Open Space Maintenance:	The open space lots within the subdivision shall be maintained in a consistent, uniform manner by the Greystone Manor Homeowners Association through dues collected from the individual homeowners. Membership in the Homeowner's Association is mandatory.
Street Design Standards:	
Right of Way:	Fifty feet (50') (Undivided), Thirty Two, one half feet (32.5') (each side of divided entry road)
Travel Lane Width:	Thirty-one feet (31'), back of curb to back of curb (undivided) Nineteen feet (19'), back of curb to back of curb (divided)
Turning Radii:	Fifteen feet (15')
Open Space Standards:	All Common Open Space shall be fully landscaped and irrigated with a combination of trees and shrubbery pursuant to an approved landscape plan. The Common Open Space shall be owned, operated and maintained by Greystone Manor Homeowners Association which shall have a mandatory membership of all homeowners and shall collect dues in amounts satisfactory to maintain the Common Open Space. The Association shall have fine and lien rights as permitted by law to enforce compliance with the rules of the association.
Signage:	A monument sign identifying the subdivision shall be built at the gated entries from Westcoat Drive.

Legend

80' x 80' Building Pad

Lot - 20k25 Lots

Lot - 30k9 lots

Lot - 40k22 lots

Site Data Summary Chart

Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.18%	3.05 ac.
R.O.W.	11.00%	6.54 ac.
Res. Gross Acreage	100.00%	59.47 ac.

Site Data

Gross Acreage	59.47 ac.
Gross Density (lots / acre)	0.94

Existing Zoning:	AG / RE
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	56
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12

Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

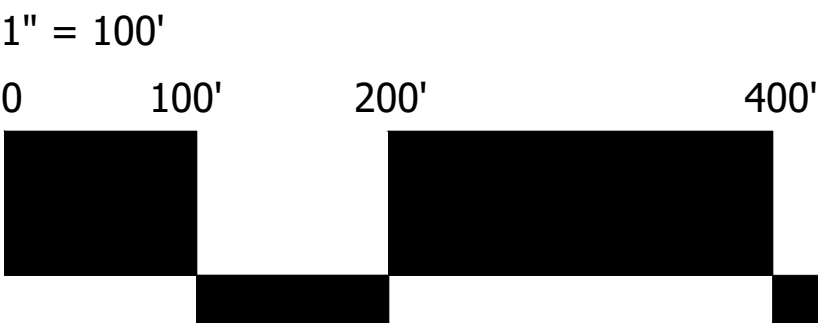
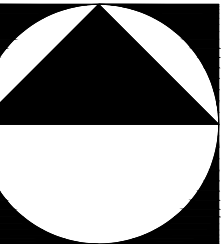
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



Planner: SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

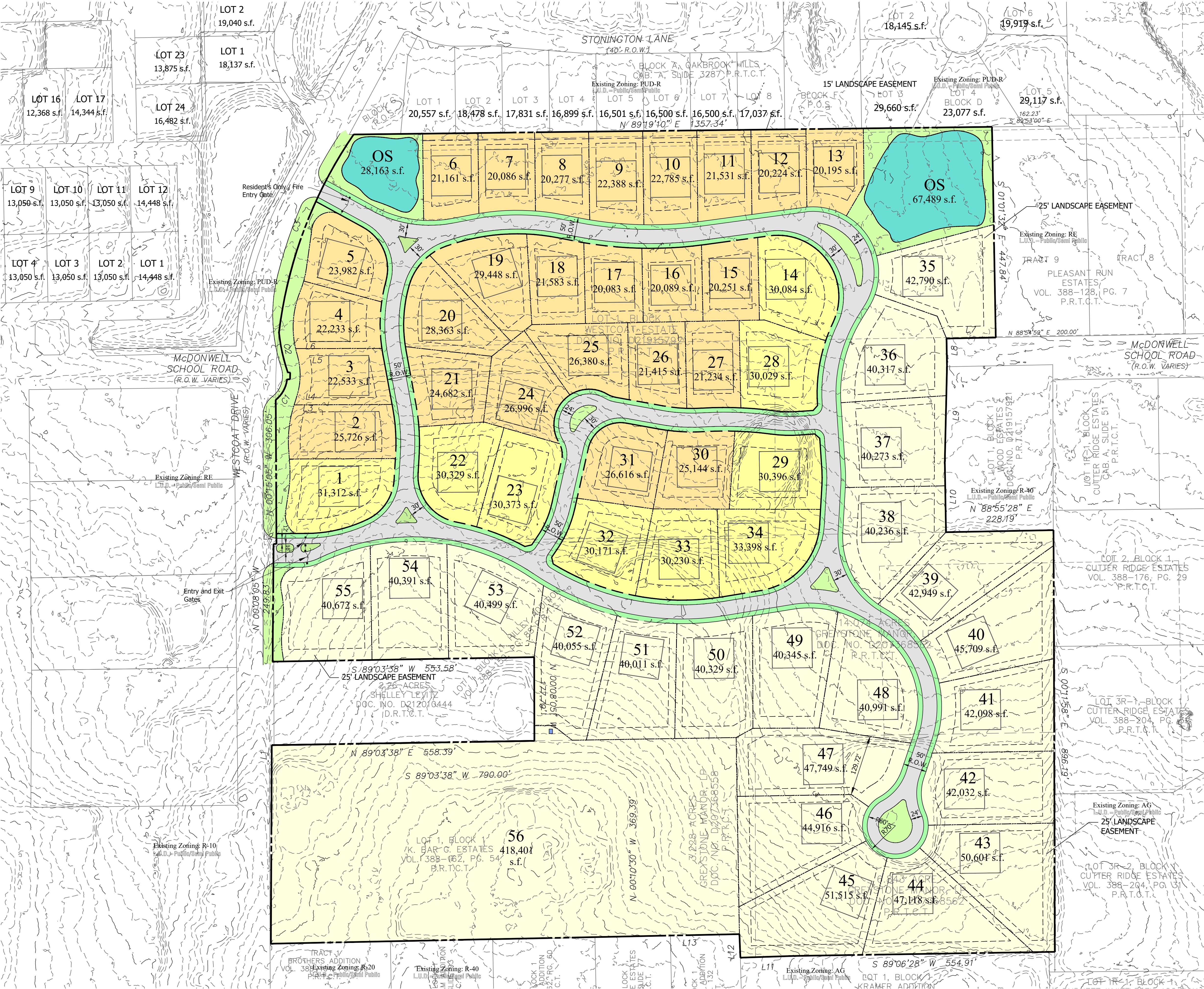
25 APR 22



Development Plan

Greystone Manor

Colleyville, Tarrant County, Texas



Wall / Fence Diagram

Legend

8' wood Fence with Cap

6' Ornamental Iron Fence

6' Masonry Wall

Legend

80' x 80' Building Pad

Lot - 20k

25 Lots

Lot - 30k

9 lots

Lot - 40k

22 lots

Site Data Summary Chart

Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.18%	3.05 ac.
R.O.W.	11.00%	6.54 ac.
Res. Gross Acreage	100.00%	59.47 ac.

Site Data

Gross Acreage	59.47 ac.
Gross Density (lots / acre)	0.94

Existing Zoning:	AG / RE
Proposed Zoning:	PUD-R
Existing Use:	Residential / AG
Proposed Use:	S.F. Residential

Lot Summary

Residential Lots	56
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12

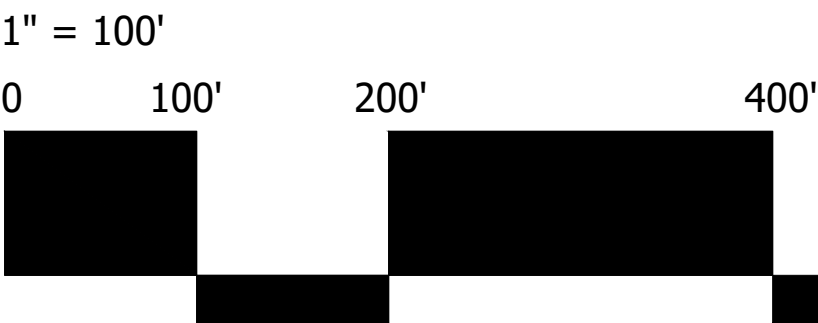
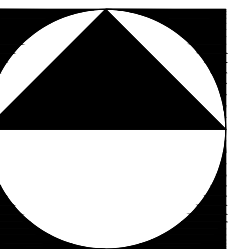
Owner:
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

25 APR 22



Legend

8' wood Fence with Cap

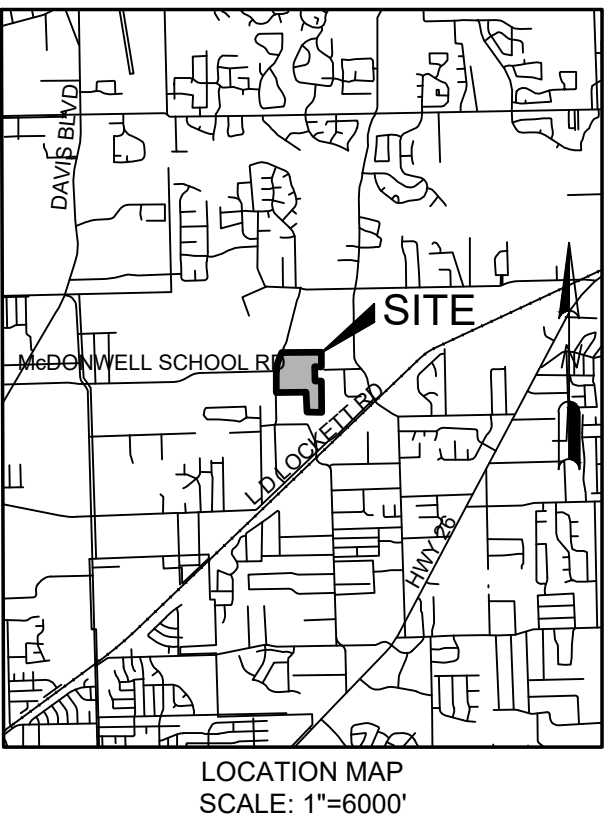
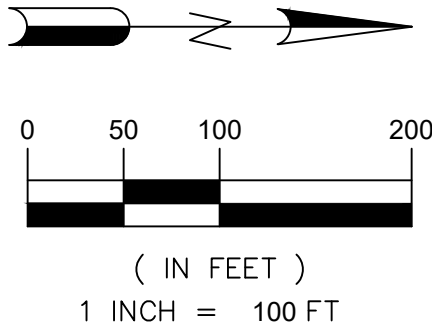
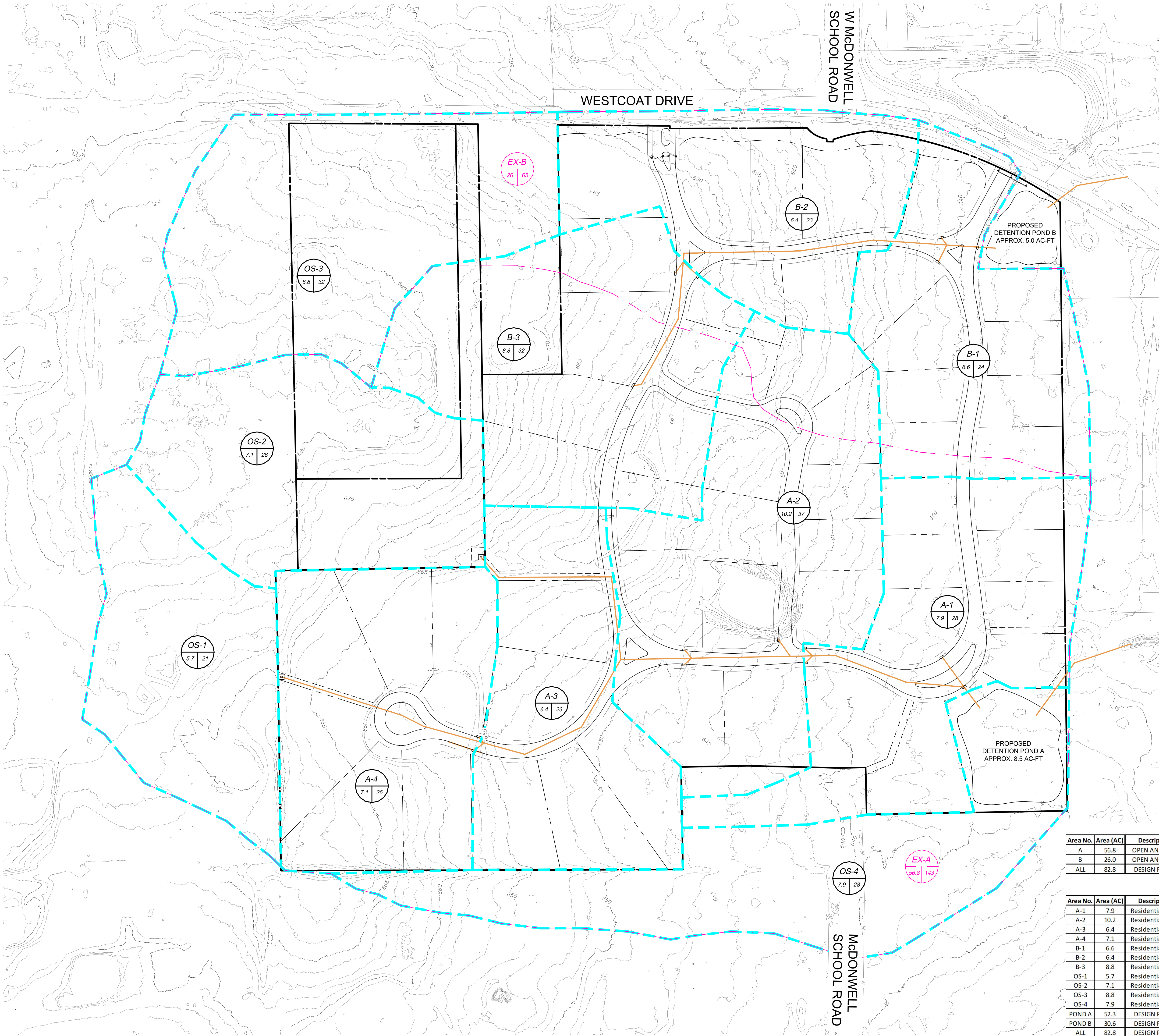
6' Ornamental Iron Fence

6' Masonry Wall



Greystone Manor

Colleyville, Tarrant County, Texas



LEGEND

- NAME**
AC Q100
- FLOW ARROW (POST-PROJECT)
- PROPOSED DRAINAGE DIVIDE
- EXISTING DRAINAGE DIVIDE
- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR

NOTES:

- ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
- TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2019, NAVD 88 VERTICAL DATUM.
- DETENTION CALCULATIONS ARE PRELIMINARY AND WILL BE FINALIZED WITH THE CONSTRUCTION PLAN SET.

Rational Method Runoff Calculations (EXISTING)

Area No.	Area (AC)	Description	'C' Value	Tc (Min)	I1 (IN/HR)	Q1 (CFS)	I5 (IN/HR)	Q5 (CFS)	I100 (IN/HR)	Cf (100)	Q100(CFS)
A	56.8	OPEN AND 1 AC	0.35	20	2.9	58	4.08	81	7.18	1	143
B	26.0	OPEN AND 1 AC	0.35	20	2.9	26	4.08	37	7.18	1	65
ALL	82.8	DESIGN POINT	0.35	20	3.32	96	5.53	160	7.18	1	208

Rational Method Runoff Calculations (PROPOSED)

Area No.	Area (AC)	Description	'C' Value	Tc (Min)	I1 (IN/HR)	Q1 (CFS)	I5 (IN/HR)	Q5 (CFS)	I100 (IN/HR)	Cf (100)	Q100(CFS)
A-1	7.9	Residential (1ac)	0.45	15	3.23	11	4.55	16	8.02	1	28
A-2	10.2	Residential (1ac)	0.45	15	3.23	15	4.55	21	8.02	1	37
A-3	6.4	Residential (1ac)	0.45	15	3.23	9	4.55	13	8.02	1	23
A-4	7.1	Residential (1ac)	0.45	15	3.23	10	4.55	15	8.02	1	26
B-1	6.6	Residential (1ac)	0.45	15	3.23	10	4.55	13	8.02	1	24
B-2	6.4	Residential (1ac)	0.45	15	3.23	9	4.55	13	8.02	1	23
B-3	8.8	Residential (1ac)	0.45	15	3.23	13	4.55	18	8.02	1	32
OS-1	5.7	Residential (1ac)	0.45	15	3.23	8	4.55	12	8.02	1	21
OS-2	7.1	Residential (1ac)	0.45	15	3.23	10	4.55	14	8.02	1	26
OS-3	8.8	Residential (1ac)	0.45	15	3.23	13	4.55	18	8.02	1	32
OS-4	7.9	Residential (1ac)	0.45	15	3.23	11	4.55	16	8.02	1	28
POND A	52.3	DESIGN POINT	0.45	15	3.23	76	4.55	107	8.02	1	189
POND B	30.6	DESIGN POINT	0.45	15	3.23	44	5.55	76	8.02	1	110
ALL	82.8	DESIGN POINT	0.45	15	3.23	120	4.55	170	8.02	1	299

DEOTTE, INC.
CIVIL ENGINEERING | TREE No. F-003116
140 Johnson Road, Suite 301 | Keller, Texas 76248
817-337-8899 (Office) | 817-337-5131 (Fax)
PREPARED FOR: MAYKUS CUSTOM HOMES

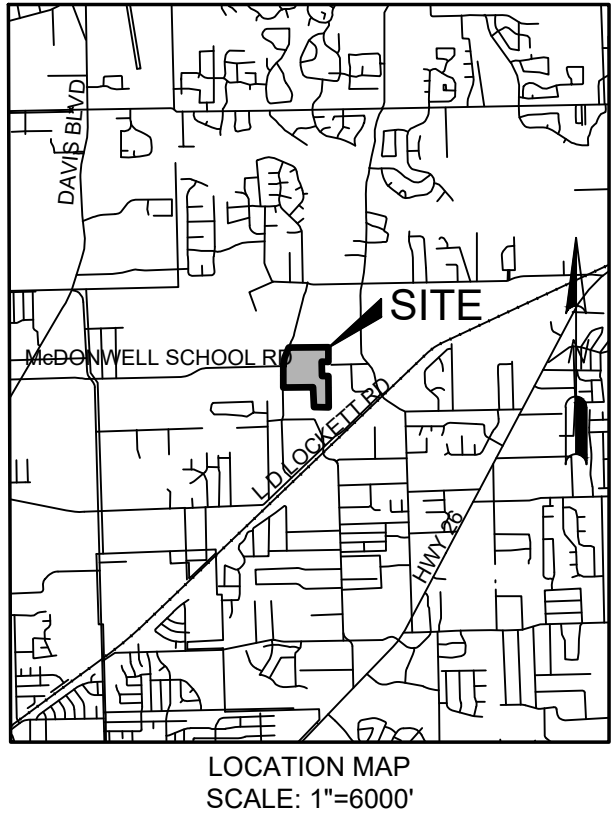
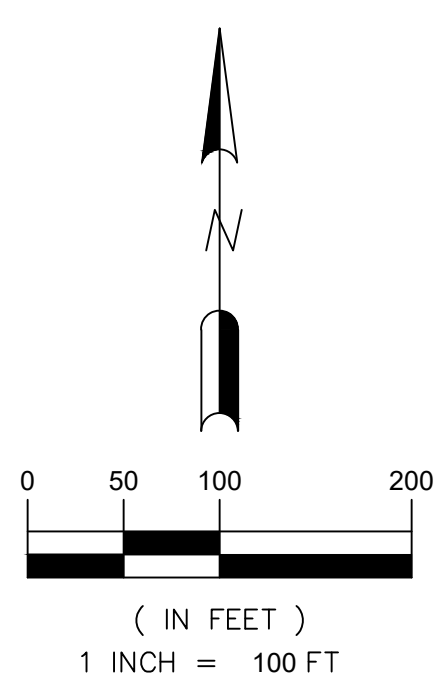
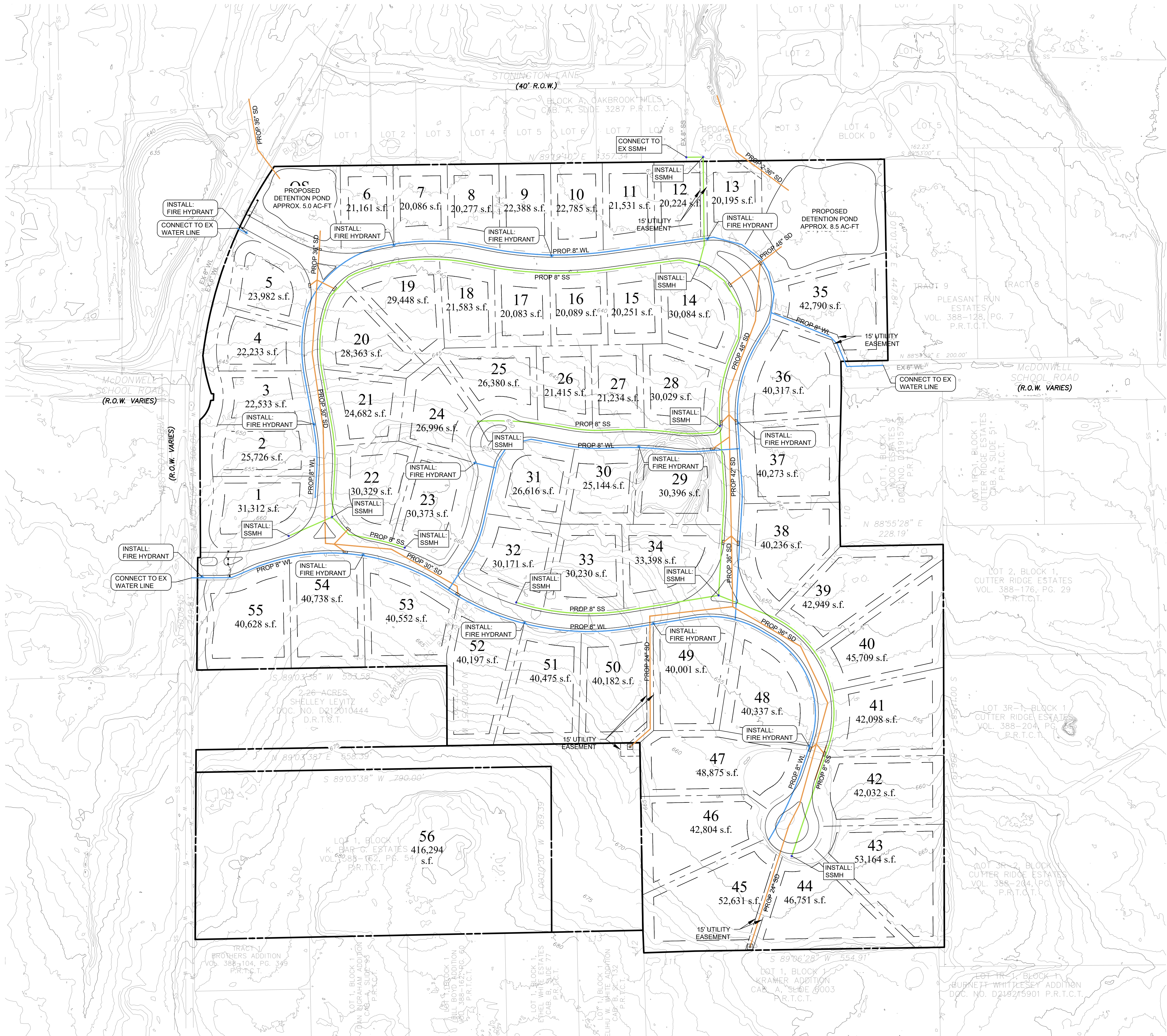
PRELIMINARY DRAINAGE
AREA MAP
GARRISON PARK
COLLEYVILLE, TX

BENCHMARKS:

BM1				

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMITS PURPOSES.
DESIGNED BY: DEOTTE, INC.
Reg. No.: 126044
Firm No.: F-3116(TX)
Date: 4/12/2022

DOI No. 202111100



NOTES:

1. ALL SEWER LINE SHALL BE SDR-35 PVC.
2. ALL WATER PIPE SHALL BE SDR-18 C-900.
3. ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE GOVERNING BODY'S STANDARDS FOR PUBLIC WORKS CONSTRUCTION.
4. ALL SEWER SERVICES ARE PUBLIC UP TO THE LOT LINE.
5. ALL WATER SERVICES ARE PRIVATE FROM THE BUILDING TO THE METER AND PUBLIC FROM THE METER TO THE WATER MAIN.
6. ALL WATERLINE SHALL HAVE A MINIMUM 2' VERTICAL CLEARANCE FROM DRAINAGE STRUCTURES AND SEWER SERVICES.
7. ALL WATERLINE SHALL BE INSTALLED WITH A MINIMUM COVER OF 42" UNLESS OTHERWISE NOTED OR EXPLICITLY APPROVED BY THE CITY ENGINEER.
8. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. DETERMINE IF ANY CONFLICTS EXIST AND NOTIFY THE ENGINEER OF ANY SUCH CONFLICTS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

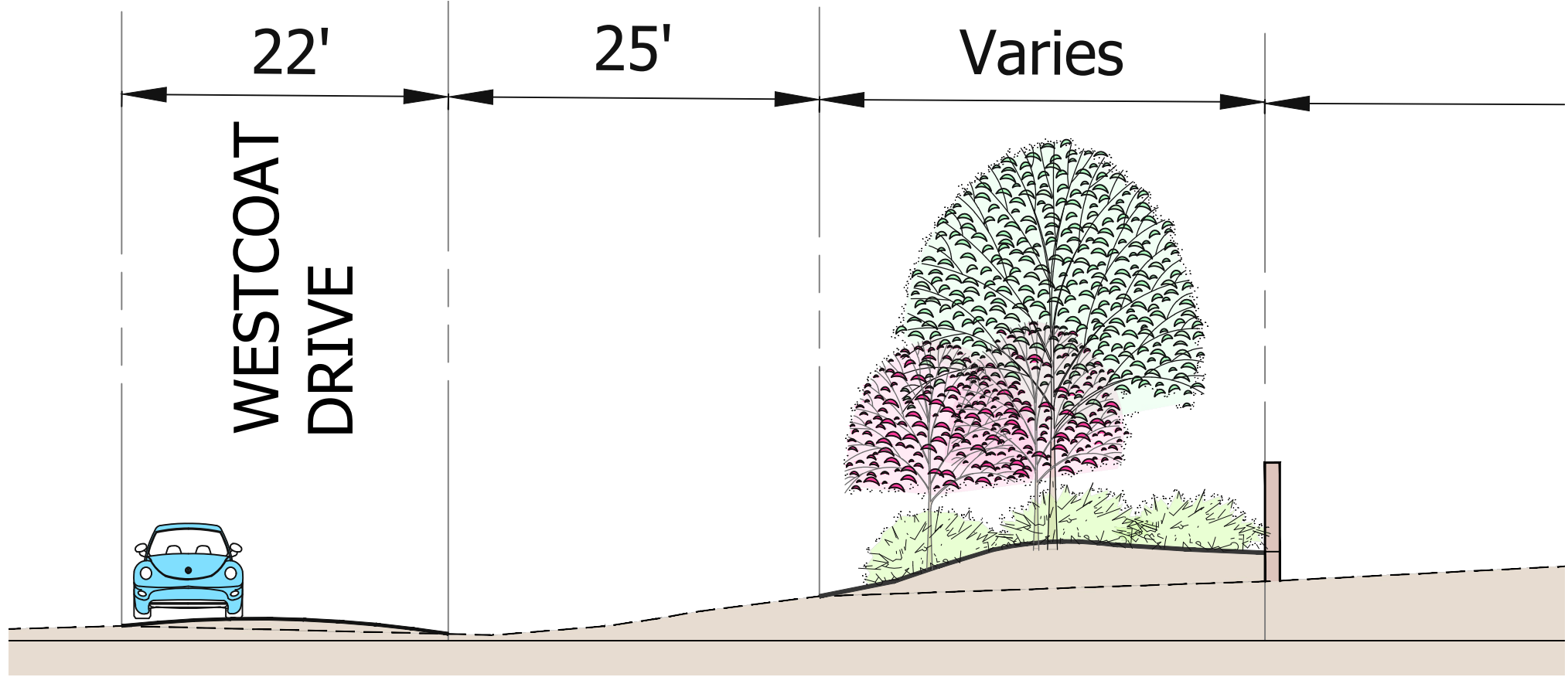
DEOTTE, INC.
CIVIL ENGINEERING | TREE No. F-003116
140 Johnson Road, Suite 305 | Keller, Texas 76248
817-337-8899 (Office) | 817-337-5131 (Fax)
PREPARED FOR: MAYKUS CUSTOM HOMES

**PRELIMINARY UTILITY PLAN
GARRISON PARK
COLLEYVILLE, TX**

BENCHMARKS:	
BM1	

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMITS PURPOSES.
DESIGNED BY: BRENDAN WILSON
Reg. No.: 126044
Firm No.: F-3116(TX)
Date: 4/12/2022

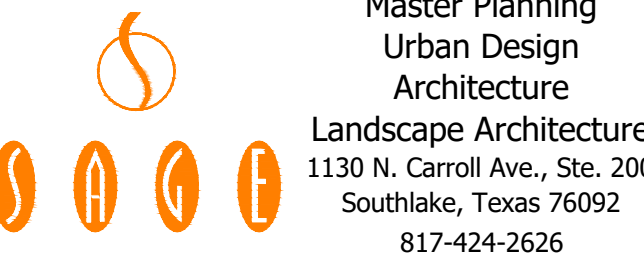
DOI No. 202111100



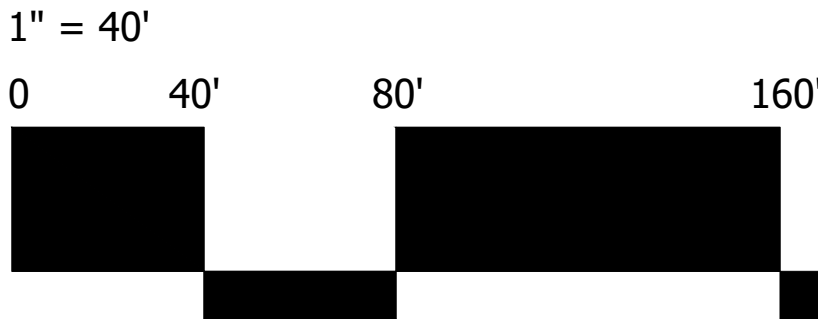
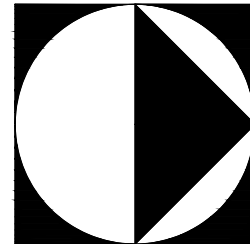
NOTE:
PLANTINGS AND BERMS ALONG FRONTAGE FOR SCREENING
PURPOSES



Planner: SAGE GROUP, INC.



25 APR 22



Frontage Landscape Screening & Plantings

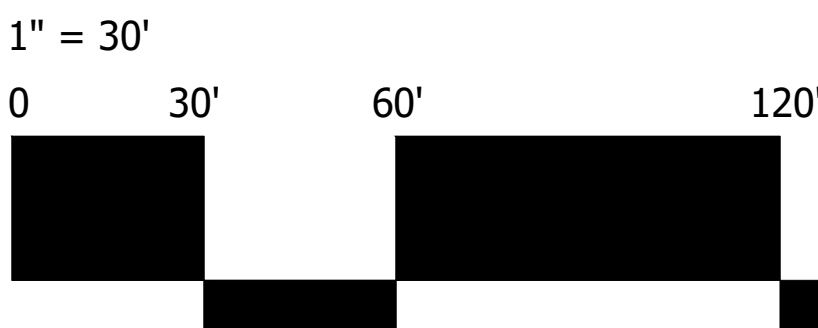
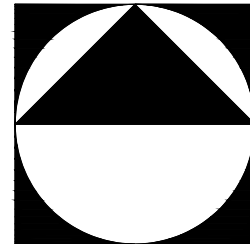
Greystone Manor

Colleyville, Tarrant County, Texas



Planner: SAGE GROUP, INC.
Master Planning
Urban Design
Architecture
Landscape Architecture
1130 N. Carroll Ave., Ste. 200
Southlake, Texas 76092
817-424-2626

25 APR 22



15' LANDSCAPE EASEMENT

4 SHADE TREES ON EACH LOT - LIVE OAKS WITHIN LANDSCAPE EASEMENT

Northern Boundary Landscape Easement -
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	28	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth

Greystone Manor

Colleyville, Tarrant County, Texas

SYMBOL



Eastern Boundary Lots 35, 36 & 37
Landscape Specifications

SHADE TREES				
PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS	
Live Oak <i>Quercus virginiana</i>	13	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.	
Cedar Elm <i>Ulmus crassifolia</i>	6	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.	

LANDSCAPE EASEMENT - 30'

4" CAL. SHADE TREES ON LOTS 35, 36 AND 37 - LIVE OAKS
WITHIN REAR BUILDING SETBACK - 30' O.C.

Eastern Boundary Lots 39, 40 & 41
Landscape Specifications

SHADE TREES				
SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
	Live Oak <i>Quercus virginiana</i>	15	4" CAL. / 16'-18' HT. / 12'-14' SPREAD	single trunk clear to 6'; b & b; matching growth, 30' O.C.

LANDSCAPE EASEMENT - 30'

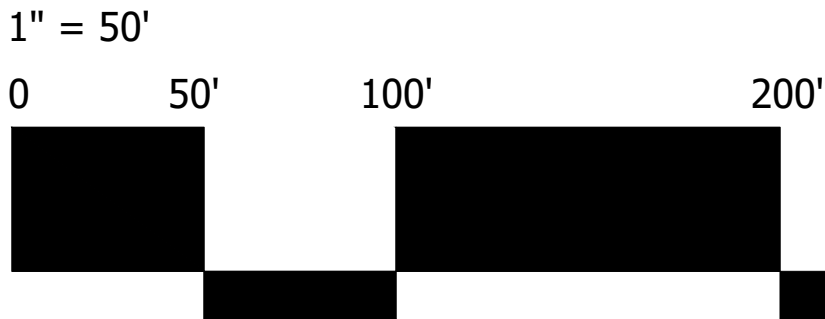
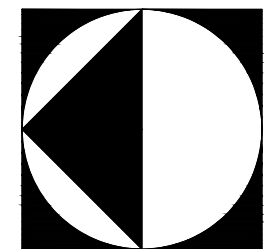
4" CAL. SHADE TREES ON LOTS 39, 40 AND 41 - LIVE OAKS WITHIN
REAR BUILDING SETBACK - 30' O.C.



Planner: SAGE GROUP, INC.



10 MAY 22



Landscape Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2c

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from AG Agricultural to R-40 Single Family Residential zoning district for Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, located at 805 Murphy Road, Case ZC22-021

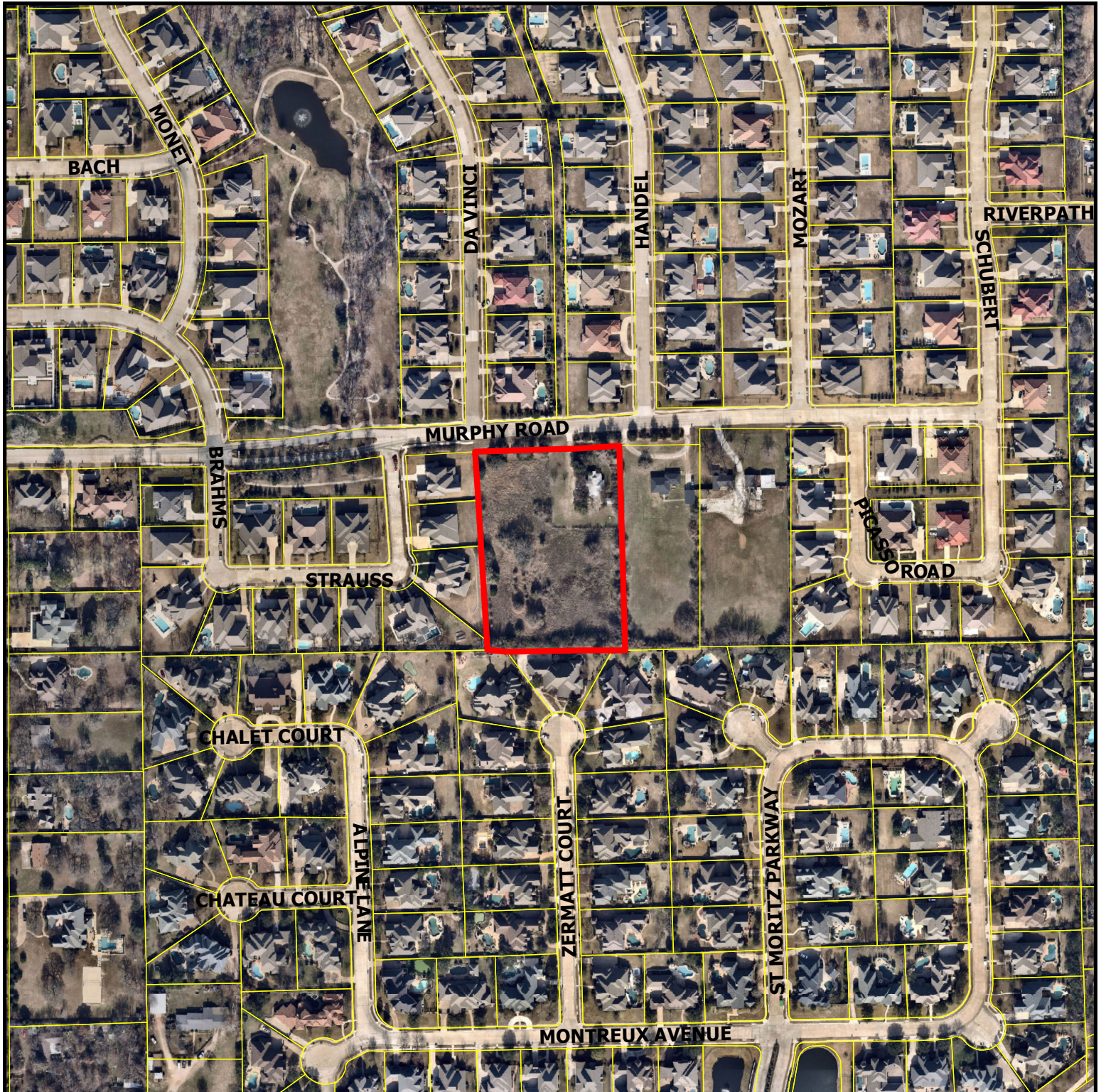
Explanation

Ann Yerifor, the applicant, is requesting a zoning change from AG Agricultural to R-40 Single-Family Residential on 3.13 acres for the construction of two single-family homes on two lots.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statment of Planning Objectives
5. Survey
6. Zoning Exhibit

Aerial Map

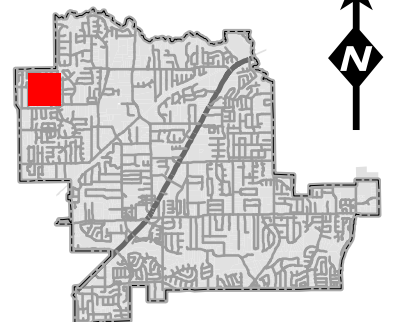


ZC22-021
805 Murphy Road

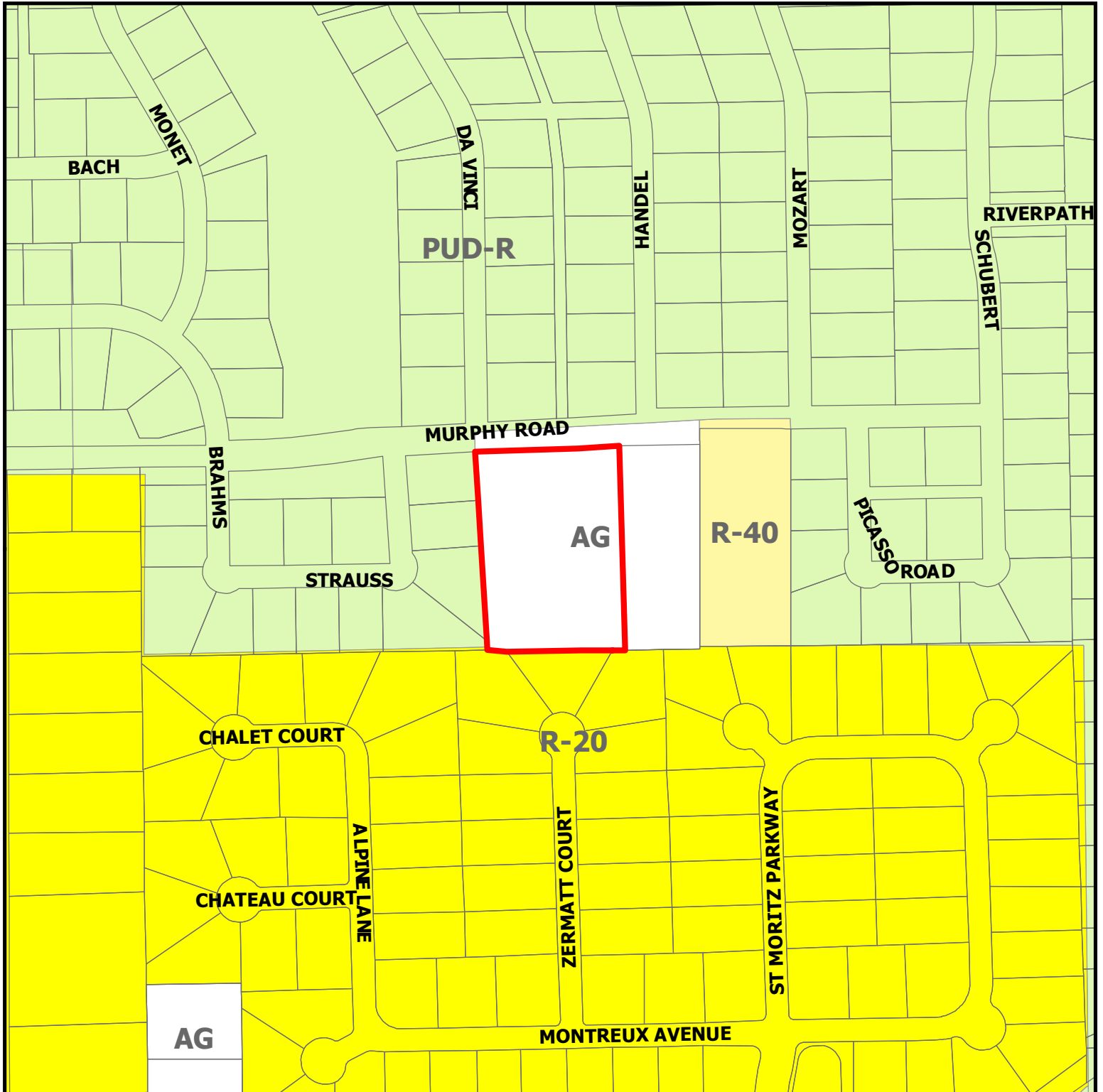
DISCLAIMER:
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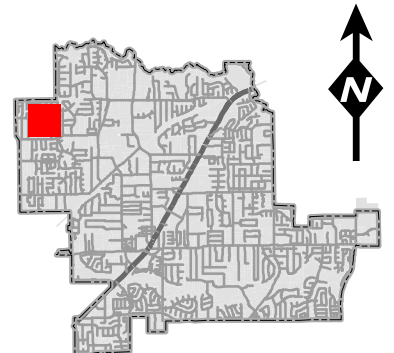
Subject Property



Zoning Map



ZC22-021
805 Murphy Road



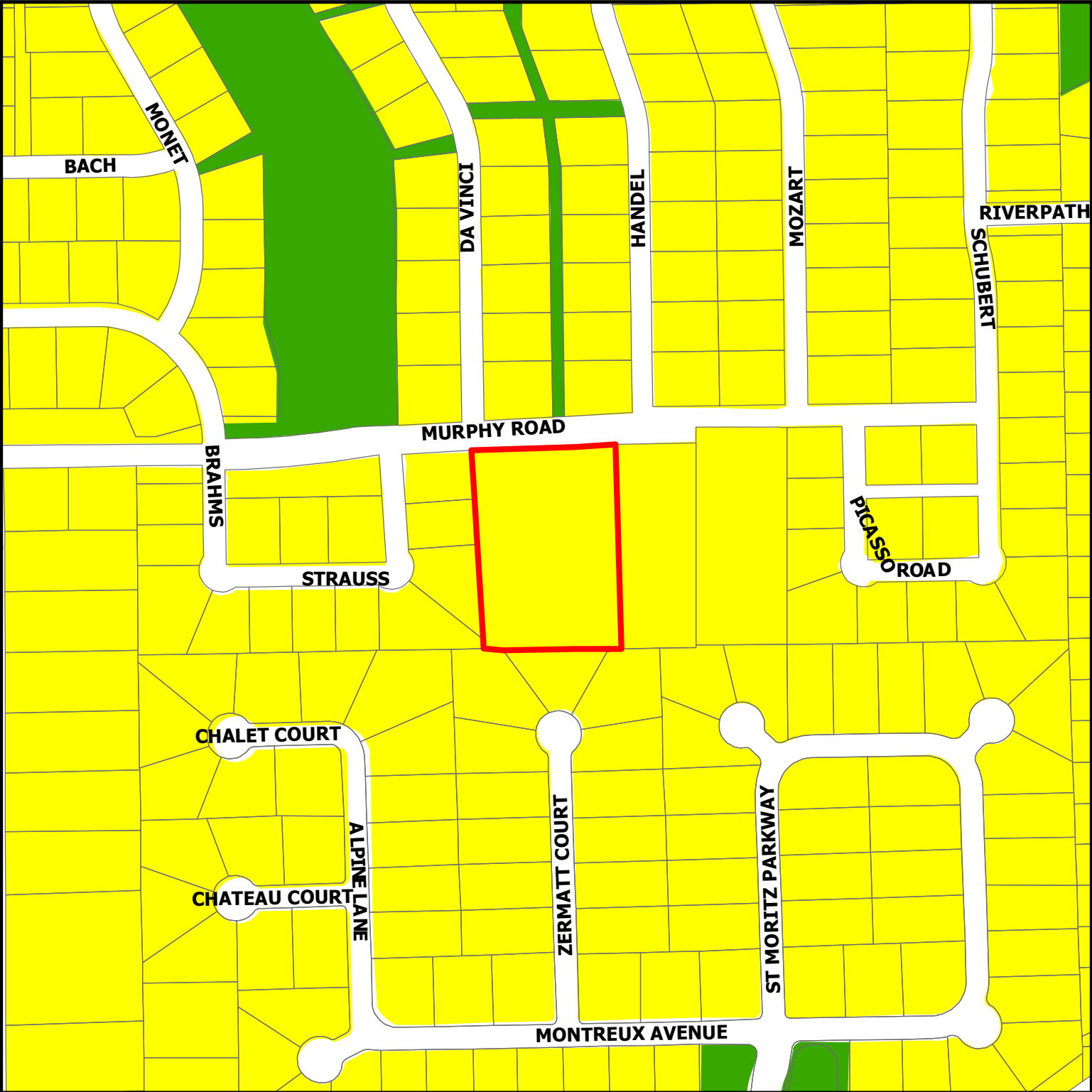
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Subject Property

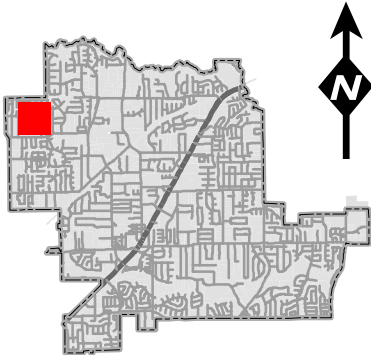
Future Land Use Map



ZC22-021
805 Murphy Road

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-  Subject Property
-  Residential
-  Open Space; Parks



ZONING EXHIBIT FOR ZONING CHANGE

REQUEST FROM AG TO R40.

Applicant:

Manorstead LLC

Ann Yerifor

469.386.0334

Ann.Yerifor@manorstead.com

Statement of Planning Objectives

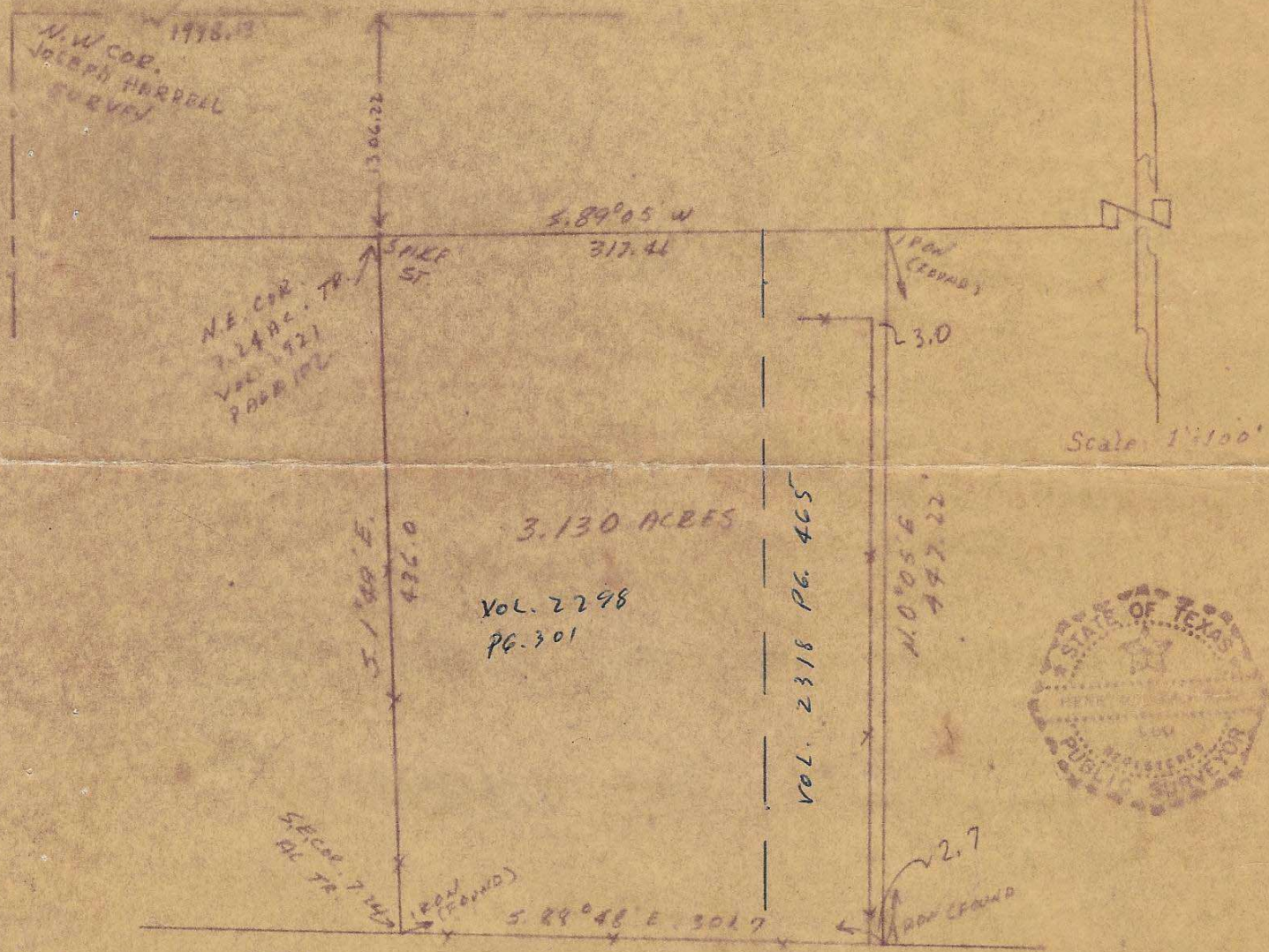
Applicant is requesting a zoning change from AG to R40 for the purpose of subdividing the lot into 2 lots for single family residential construction. The existing structure shown on the Zoning Exhibit will be demolished. We are seeking R40 and conforming to the 150 foot lot width requirement to create a 2 large residential lots.

Development Schedule

Two new homes are currently in the design phase with an estimated construction start of early fall.

Traffic

No traffic impact analysis will be required for the residential lots.



FIELD NOTES OF 3.130 ACRES OF LAND OUT OF THE
JOSEPH HARRELL SURVEY IN TARRANT COUNTY, TEXAS.

BEGINNING at a spike 1998.13 ft. East and 1306.22 ft. South of the N. W. corner of the Joseph Harrell Survey. Said spike being the N. E. corner of a 7.24 acre tract of land as shown in Vol. 2921 Page 102 Deed Records of Tarrant County, Texas.

THENCE S. 1° 49' E. with the East line of said 7.24 acre tract and fence line 436.0 ft. an iron pin the S. E. corner of said 7.24 acre tract.

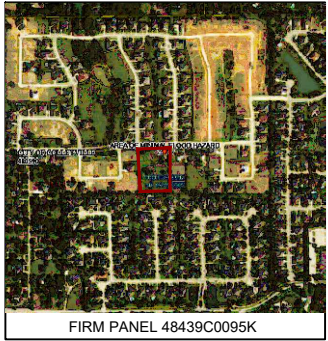
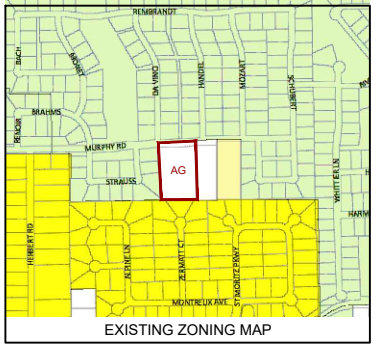
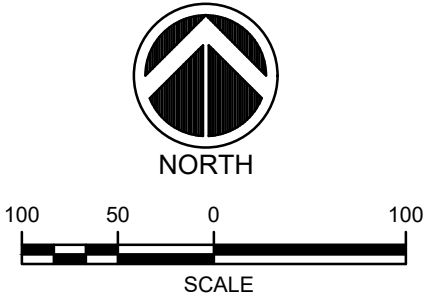
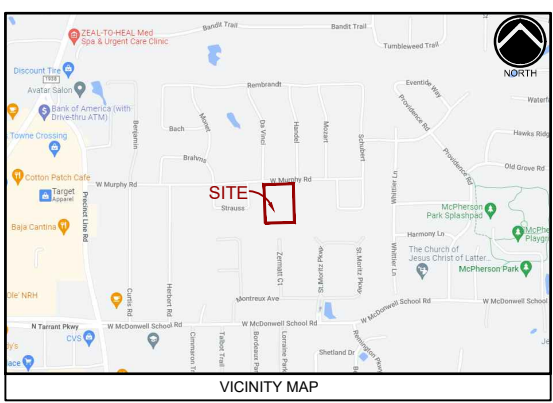
THENCE S. 89° 48' E. with fence line at 225.7 ft. the S. E. corner of a 10 acre tract deeded to Alvis W. Holder as shown in Vol. 2298 Page 301 and the S. W. corner of a tract of land deeded to Alvis W. Holder as shown in Vol. 2318 Page 465 Deed Records of Tarrant County, Texas, in all with fence line 301.7 ft. an iron pin the S. E. corner of said tract as shown in Vol. 2318 Page 465.

THENCE North 0° 05' E. with the East line of said tract ~~xxxxxxx~~ 447.22 ft. an iron pin the N. E. corner of said tract as shown in Vol. 2318 Page 465.

THENCE S. 89° 05' W. 317.46 ft. to the place of beginning.

NOTE: THE EAST FENCE LINE IS SET 2.7 ft. West at S. E. cor. and 3.0 ft. West near N. E. cor.

HENRY M. DICKSON JR.
REGISTERED PUBLIC SURVEYOR #980
COUNTY SURVEYOR TARRANT COUNTY, TEX.



SITE NOTES

EXISTING ZONING:	AG
PROPOSED USE:	R-40
LEGAL DESCRIPTION:	JOSEPH H HARRELL SURVEY ABSTRACT 798 TRACT 1B & 1G
OWNER::	IRENE EST MASON 435 W 1ST STREET JUSTIN, TX 76247
APPLICANT:	MANORSTEAD LLC ANN YERIFOR 469.386.0334 ANN.YERIFOR@MANORSTEAD.COM
ENGINEER:	ASHLEY BICE, PE 501.593.1298 ASHLEY.BICE@MANOSTEAD.COM
TOTAL LOT AREA:	136778 SF 3.13 AC
PROPOSED LOT 1:	69319 SF 1.59 AC
PROPOSED LOT 2:	67033.32 SF 1.54 AC

METES AND BOUNDS
TRACT, OUT OF THE JOSEPH H HARRELL SURVEY,
BEGINNING AT THE NORTHWEST PROPERTY,
THENCE S1°49'E 436.0' TO THE SOUTHWEST PROPERTY CORNER,
THENCE S88°48'E 301.7' TO THE SOUTHEAST PROPERTY CORNER,
THENCE N0°05' 447.22' TO THE NORTHEAST PROPERTY CORNER,
THENCE S89°05'W 317.46' TO THE NORTHWEST PROPERTY
CORNER, THE POINT OF BEGINNING,
CONTAINING 3.13 ACRES OF LAND MORE OR LESS.

FLOODPLAIN INFORMATION
According to the Federal Emergency Management
Agency (FEMA) Flood Insurance Rate Map (FIRM) Map
No. 48439C0095K, with the effective date of September
25, 2009, the property is located in Flood Zone "X".
Areas determined to be outside of the regulated
floodway. All Floodplain information noted in the plat
reflects the status per the FEMA FIRM map that is
effective at the time this drawing was created. Floodplain
and Floodway status is subject to change as FEMA
FIRM maps are updated.

ZONING EXHIBIT
805 MURPHY RD
COLLEYVILLE, TEXAS 76034



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2d

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-20 Single Family Residential to CN Neighborhood Commercial zoning district for Lots 4 and 25A, Block 2, Fair Way Addition, located at 6606 Curtis Road and 8304 Precinct Line Road, Case ZC22-022

Explanation

Robert Wai, the applicant, is requesting to rezone 0.77 acres from R-20 Single-Family Residential to CN Neighborhood Commercial to allow for office and/or neighborhood retail uses. The applicant provided 2 potential concepts for how the site could be developed. An Amending Plat submittal is currently being reviewed that will combine the 2 existing lots into a single lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Amending Plat
5. Existing Conditions Exhibit
6. Preliminary Site Plan 1
7. Preliminary Site Plan 2

Aerial Map



ZC22-022

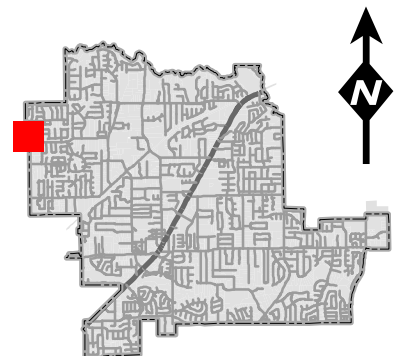
8304 Precinct Line Road

DISCLAIMER:

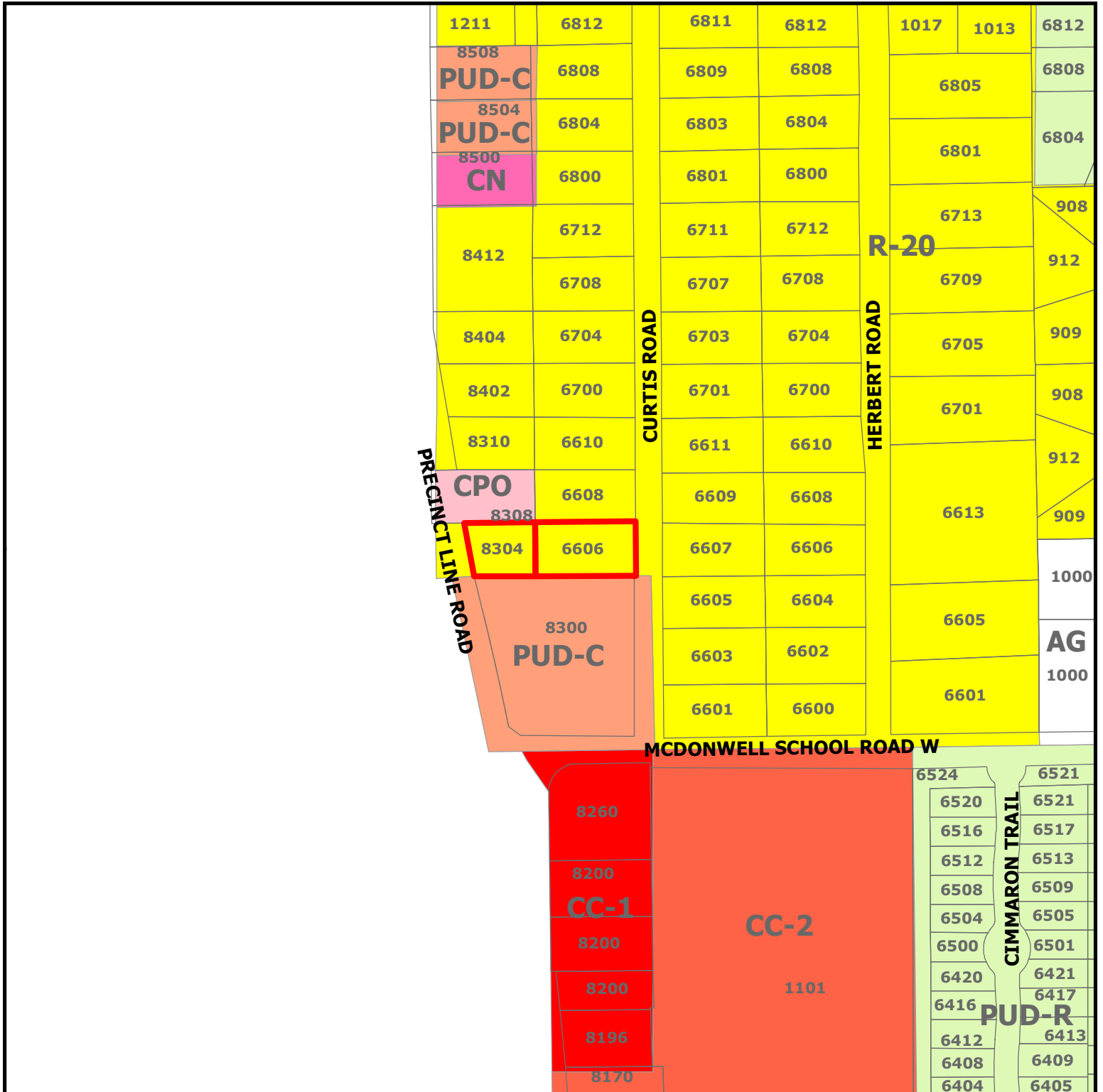
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Subject Property



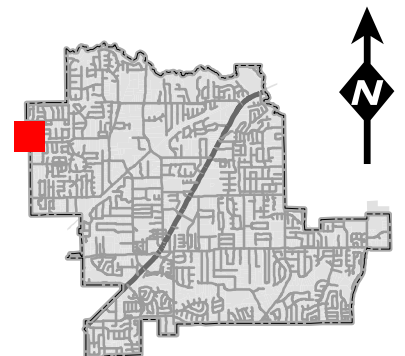
Zoning Map



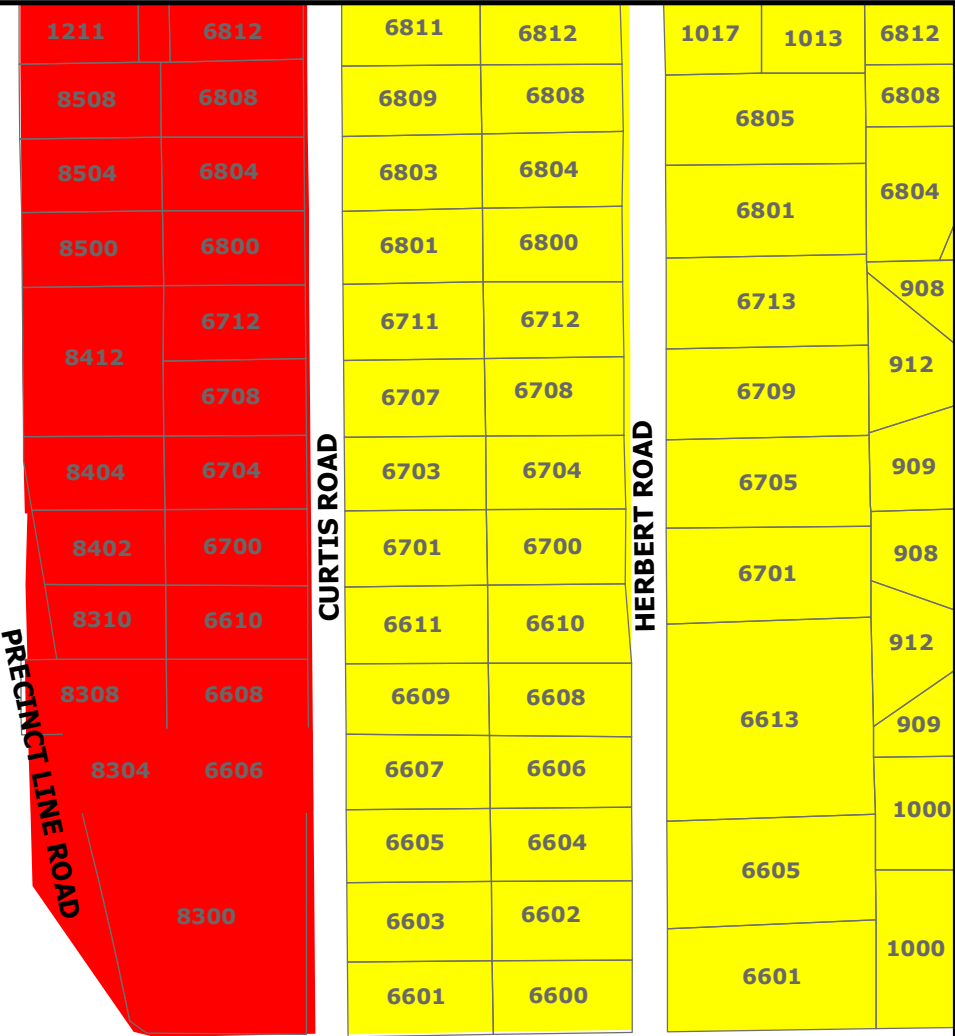
ZC22-022
8304 Precinct Line Road

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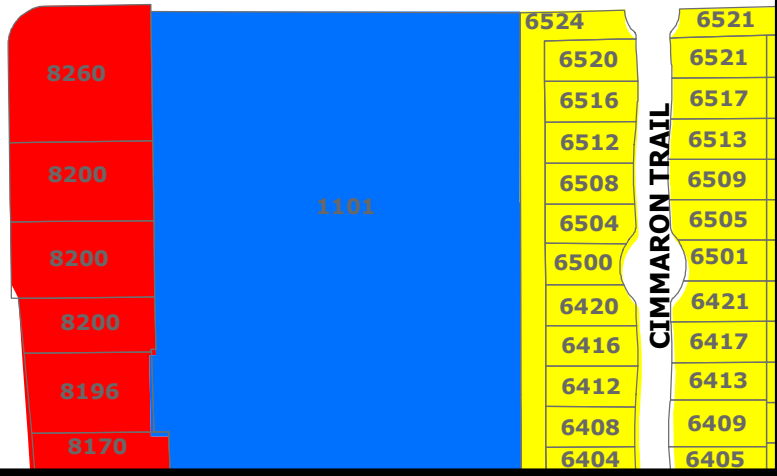
Subject Property



Future Land Use Map



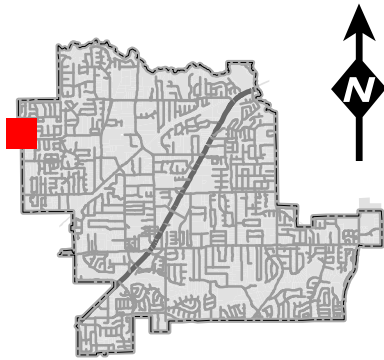
MCDONWELL SCHOOL ROAD W



DISCLAIMER:
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ZC22-022 8304 Precinct Line Road

-  Subject Property
-  Residential
-  Commercial
-  Institutional



SURVEYOR'S NOTES:

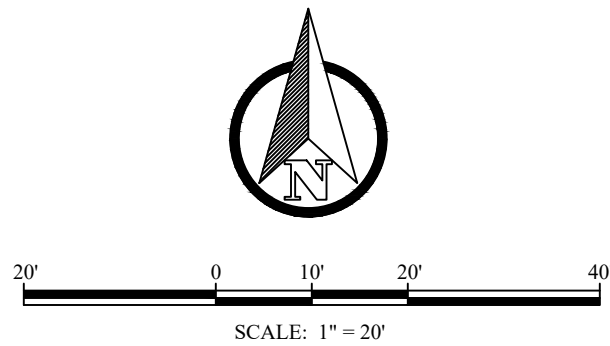
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated 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.
- Building lines shown hereon are per prior plat

THE PURPOSE OF THIS AMENDING PLAT IS TO COMBINE LOTS 4 AND 25 INTO A SINGLE LOT.

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

VICINITY MAP - NOT TO SCALE



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, **ROBERT WAI** is the owner of a tract situated in the J. Harrell Survey, Abstract Number 798, City of Colleyville, Tarrant County, Texas, being all of Lot 4, and part of Lot 25, Block 2, Fair Way Addition No. 1, an addition in the City of Colleyville, Tarrant County, Texas, according to the plat recorded in Volume 388-8, Page 121, Plat Records, Tarrant County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a brass monument found in the north line of said Lot 25, being the northeast corner of the tract described in the right-of-way deed to the State of Texas, recorded in Volume 12088, Page 883, Official Public Records, Tarrant County, Texas, and lying on the northeast right-of-way of Precinct Line Road;

THENCE with the north line of said Lot 25, NORTH 89 degrees 42 minutes 13 seconds EAST, a distance of 152.43 feet to a 3/4 inch rebar found at the common north corner of said Lots 4 and 25, from which a 1/2 inch rebar found bears SOUTH 26 degrees EAST, 1.96 feet;

THENCE with the north line of said Lot 4, NORTH 89 degrees 18 minutes 36 seconds EAST, a distance of 201.84 feet to a 1/2 inch rebar found at its northeast corner, lying on the west right-of-way of Curtis Road;

THENCE with the west right-of-way of said Curtis Road, SOUTH 00 degrees 36 minutes 45 seconds EAST, a distance of 109.17 feet to a 5/8 inch rebar with cap stamped "CBG" found at the southeast corner of said Lot 4;

THENCE with the south line of said Lots 4 and 25, SOUTH 89 degrees 24 minutes 47 seconds WEST, passing at a distance of 201.59 feet a 3/4 inch iron pipe found at the common south corner of said Lots 4 and 25, continuing for a total distance of 327.40 feet to a brass monument found on the northeast line of said Precinct Line Road;

THENCE with the northeast right-of-way of said Precinct Line Road, NORTH 14 degrees 23 minutes 22 seconds WEST, a distance of 112.84 feet, returning to the **POINT OF BEGINNING** and enclosing 0.853 acres (37,172 square feet) of land, more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That I, **ROBERT WAI**, do hereby adopt this plat designating the hereinbefore described property as **LOT 4R, BLOCK 2, FAIR WAY ADDITION NO. 1**, an addition in 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____.

Robert Wai

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 August 11, 2020.

Date of Plat/Map: **April 27, 2022**

John H. Barton III, RPLS# 6737

Date

Staff Approval Authority

This amending or minor plat is approved in accordance with Section 212.0065 of the Texas Local Government Code and the City of Colleyville Subdivision Regulations

Date

Community Development Director

AMENDING PLAT

LOT 4R, BLOCK 2
FAIR WAY ADDITION NO. 1
BEING A REPLAT OF LOTS 25 & 4, BLOCK 2,
FAIR WAY ADDITION NO. 1
J. HARRELL SURVEY, ABSTRACT #798
0.853 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
APRIL, 2022

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



**BARTON CHAPA
SURVEYING**

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

OWNER

Robert Wai
6115 Waller Lane
Colleyville, TX 76034
817.915.6011
robertwai6917@yahoo.com

JOB NO. 2020.XXX.XXX

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
------	---------

SURVEYOR'S NOTES:

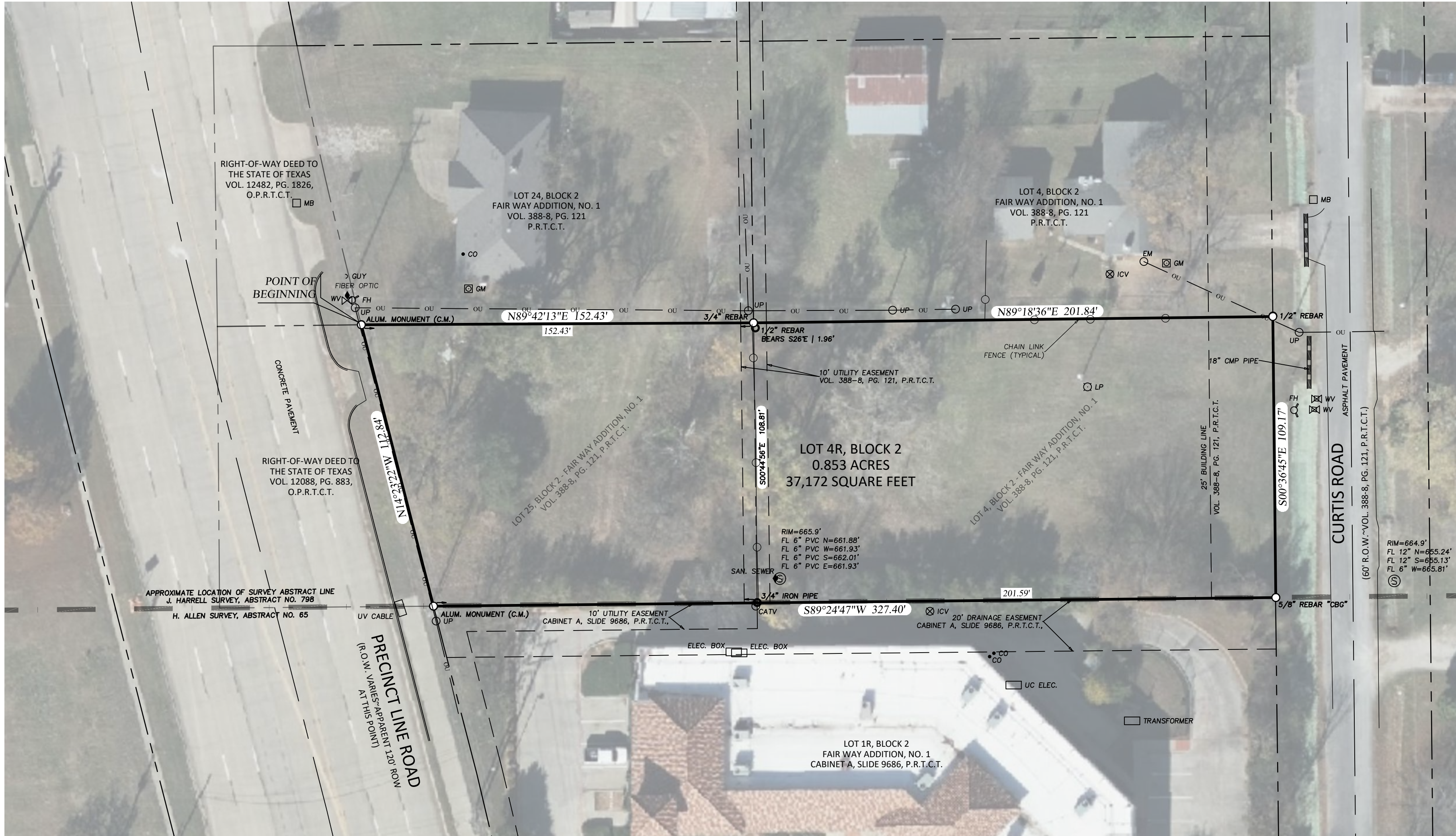
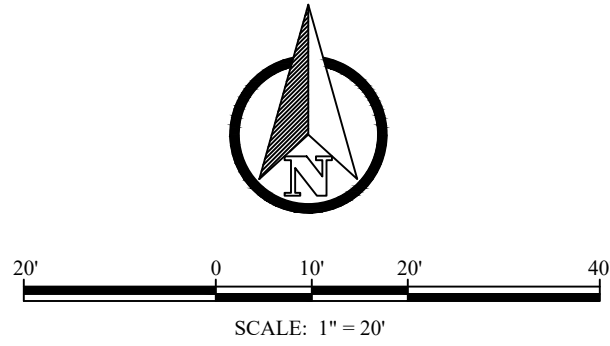
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0115K, with an effective date of September 25, 2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Building lines shown hereon are per prior plat

THE PURPOSE OF THIS AMENDING PLAT IS TO COMBINE LOTS 4 AND 25 INTO A SINGLE LOT.

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

VICINITY MAP - NOT TO SCALE



STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS, **ROBERT WAI** is the owner of a tract situated in the J. Harrell Survey, Abstract Number 798, City of Colleyville, Tarrant County, Texas, being all of Lot 4, and part of Lot 25, Block 2, Fair Way Addition No. 1, an addition in the City of Colleyville, Tarrant County, Texas, according to the plat recorded in Volume 388-8, Page 121, Plat Records, Tarrant County, Texas, the subject tract being more particularly described as follows:

BEGINNING at a brass monument found in the north line of said Lot 25, being the northeast corner of the tract described in the right-of-way deed to the State of Texas, recorded in Volume 12088, Page 883, Official Public Records, Tarrant County, Texas, and lying on the northeast right-of-way of Precinct Line Road;

THENCE with the north line of said Lot 25, NORTH 89 degrees 42 minutes 13 seconds EAST, a distance of 152.43 feet to a 3/4 inch rebar found at the common north corner of said Lots 4 and 25, from which a 1/2 inch rebar found bears SOUTH 26 degrees EAST, 1.96 feet;

THENCE with the north line of said Lot 4, NORTH 89 degrees 18 minutes 36 seconds EAST, a distance of 201.84 feet to a 1/2 inch rebar found at its northeast corner, lying on the west right-of-way of Curtis Road;

THENCE with the west right-of-way of said Curtis Road, SOUTH 00 degrees 36 minutes 45 seconds EAST, a distance of 109.17 feet to a 5/8 inch rebar with cap stamped "CBG" found at the southeast corner of said Lot 4;

THENCE with the south line of said Lots 4 and 25, SOUTH 89 degrees 24 minutes 47 seconds WEST, passing at a distance of 201.59 feet a 3/4 inch iron pipe found at the common south corner of said Lots 4 and 25, continuing for a total distance of 327.40 feet to a brass monument found on the northeast line of said Precinct Line Road;

THENCE with the northeast right-of-way of said Precinct Line Road, NORTH 14 degrees 23 minutes 22 seconds WEST, a distance of 112.84 feet, returning to the **POINT OF BEGINNING** and enclosing 0.853 acres (37,172 square feet) of land, more or less.

BCS
BARTON CHAPA
SURVEYING
5200 State Highway 121
Colleyville, TX 76034
Phone: 817-864-1957
info@bcsdfw.com
TBPLS Firm #10194474

OWNER
Robert Wai
6115 Waller Lane
Colleyville, TX 76034
817.915.6011
robertwai6917@yahoo.com

JOB NO.	2020.XXX.XXX
DRAWN:	BCS
CHECKED:	JHB
TABLE OF REVISIONS	
DATE	SUMMARY

FAIR WAY
ADDITION NO. 1

COLLEYVILLE,
TEXAS

EXISTING CONDITIONS EXHIBIT

LOT 4R, BLOCK 2
FAIR WAY ADDITION NO. 1
BEING A REPLAT OF LOTS 25 & 4, BLOCK 2,
FAIR WAY ADDITION NO. 1
J. HARRELL SURVEY, ABSTRACT #798
0.853 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
APRIL, 2022

SHEET:

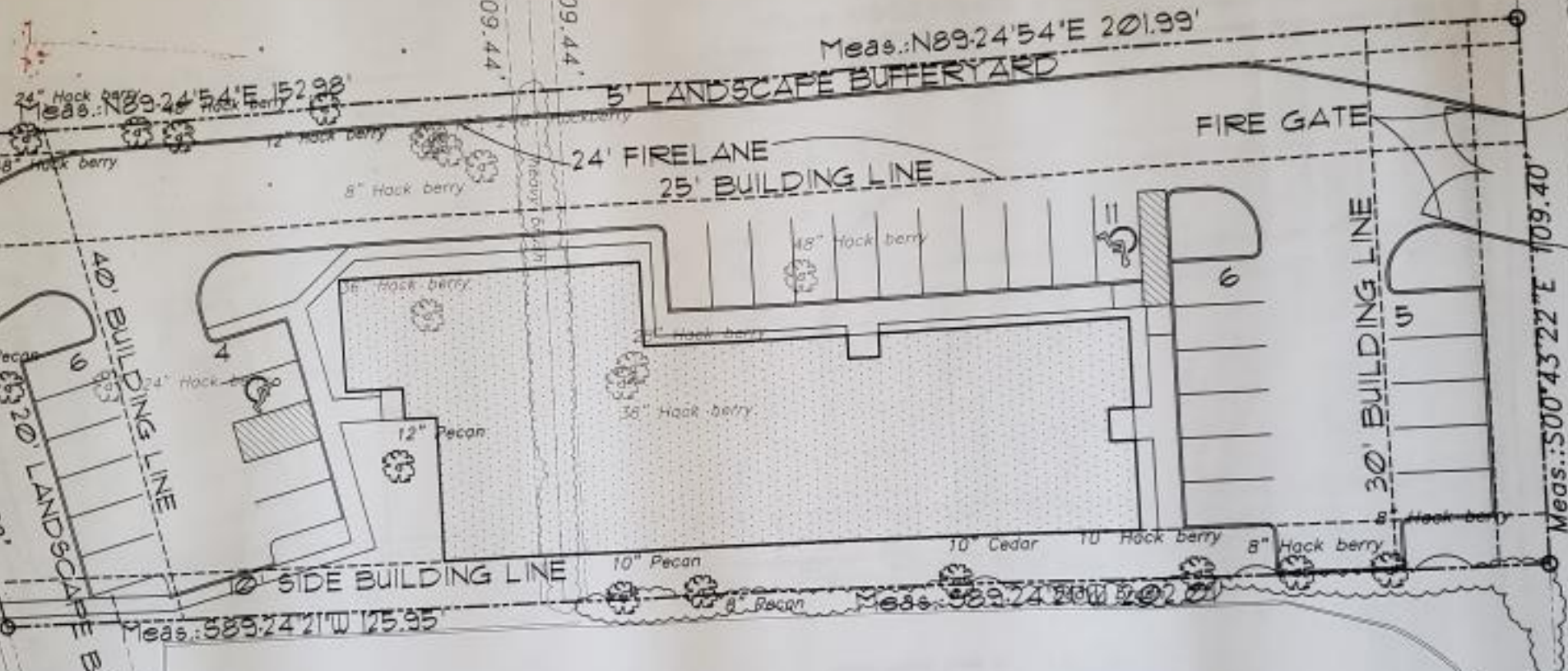
VO1

EXISTING
CONDITIONS
EXHIBIT

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

PRECINCT LINE ROAD

CURTIS ROAD



7600#
32 provided, 32 required 7600#

PRELIM #1 SITE PLAN

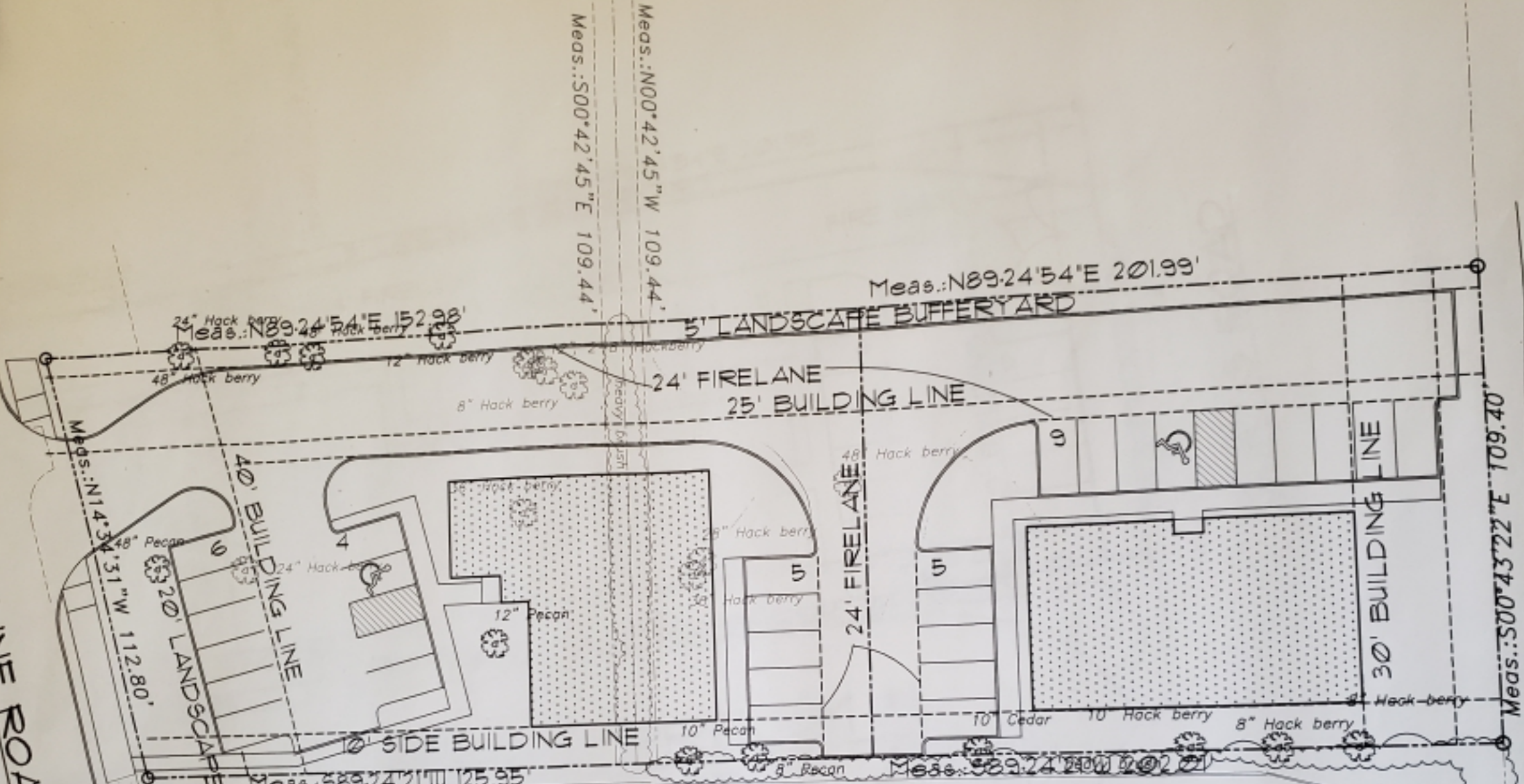
SCALE: 1"=20'0"



TABULATIONS			
BLDG AREA	PARKING REQUIRED		PARKING PROVIDED
	MED (50%)	PRO (50%)	
7600 SQFT.	15	15	32

PRECINCT LINE ROAD

CURTIS ROAD



PRELIM #2 SITE PLAN

SCALE: 1"=20'0"



TABULATIONS			
BLDG. AREA	FLOOR AREA	PARKING REQUIRED MEDICAL	PARKING PROVIDED
1	3000 SQFT.	15	15
2	2800 SQFT.	14	14
TOTALS	5800 SQFT.	29	29

*400# ADDITIONAL IF 100% PROFESS.



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2e

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lots 2 and 3, Block 3, Stafford Heights Subdivision, located at 4801 and 4809 Manning Drive, Case ZC22-023

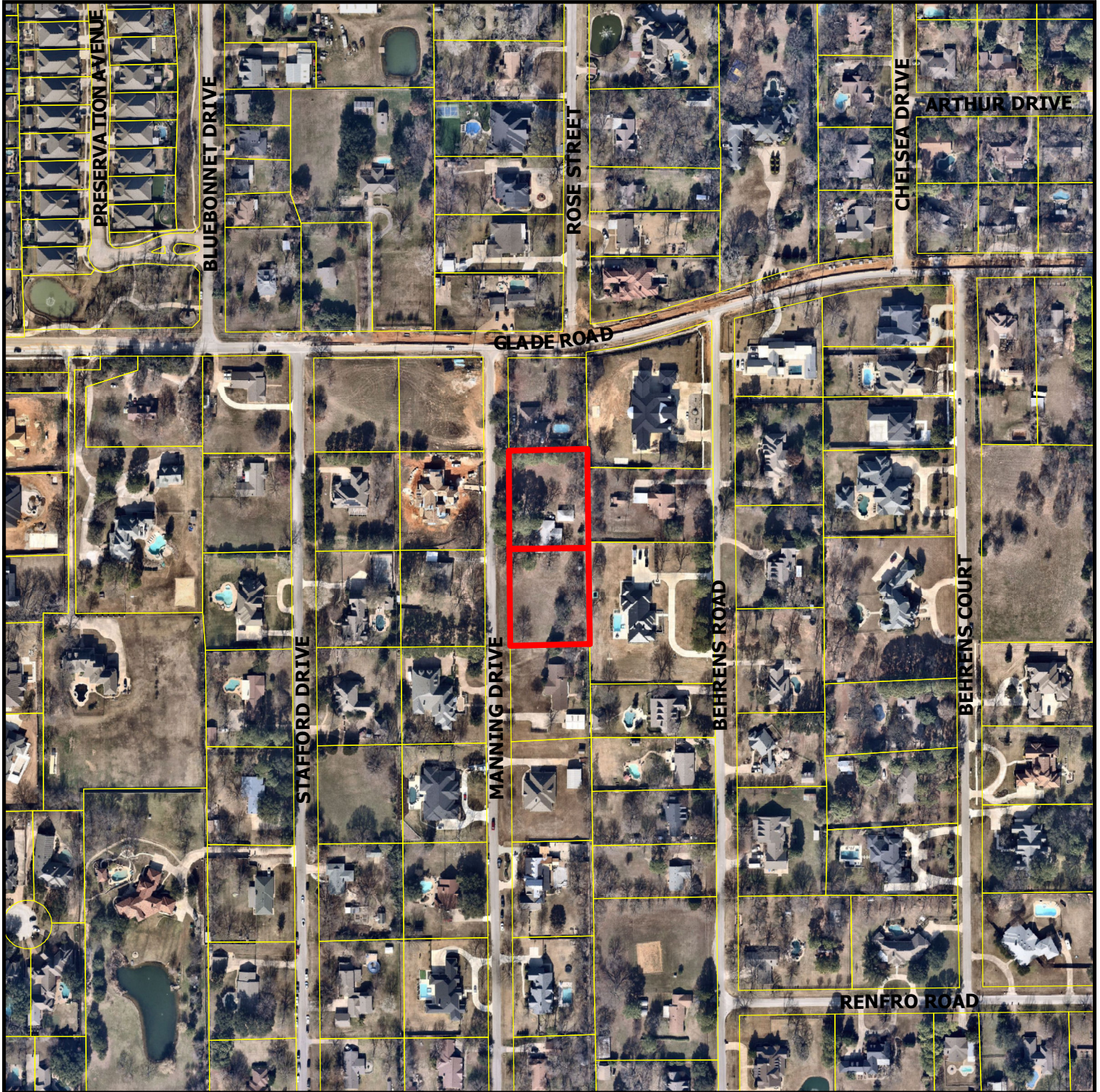
Explanation

Sib Bahjat, the applicant, has submitted a request for a rezoning from R-40 Single-Family Residential to R-30 Single-Family Residential district for Lots 2 and 3, Block 3, Stafford Heights Subdivision, being approximately 1.65 acres. The purpose of the request is to allow for the construction of two new single-family homes on two existing platted lots. Each lot is approximately 38,063 square feet in size.

Attachments

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

Aerial Map



ZC22-023

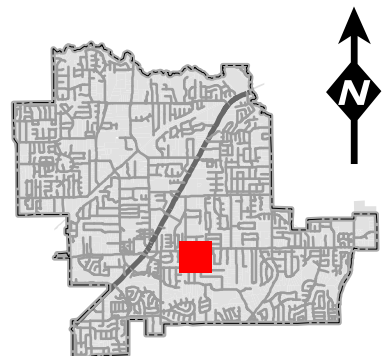
4801 & 4809 Manning Drive

DISCLAIMER:

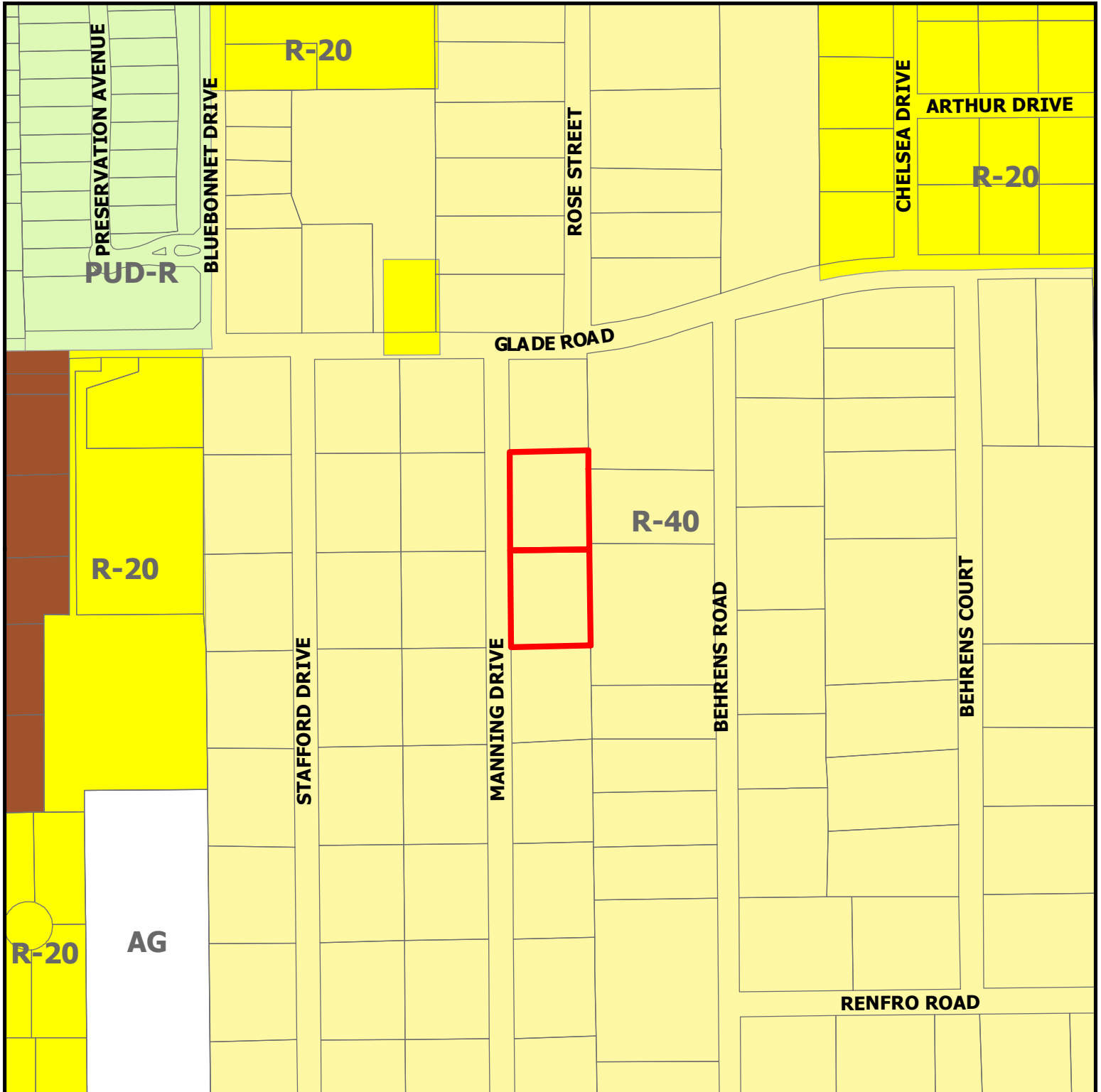
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Subject Property



Zoning Map



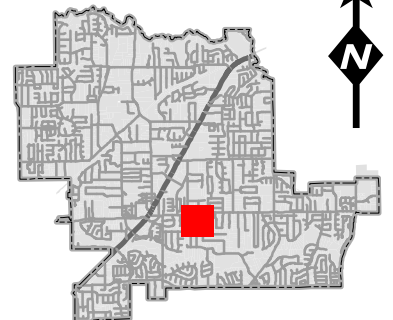
ZC22-023
4801 & 4809 Manning Drive

DISCLAIMER:

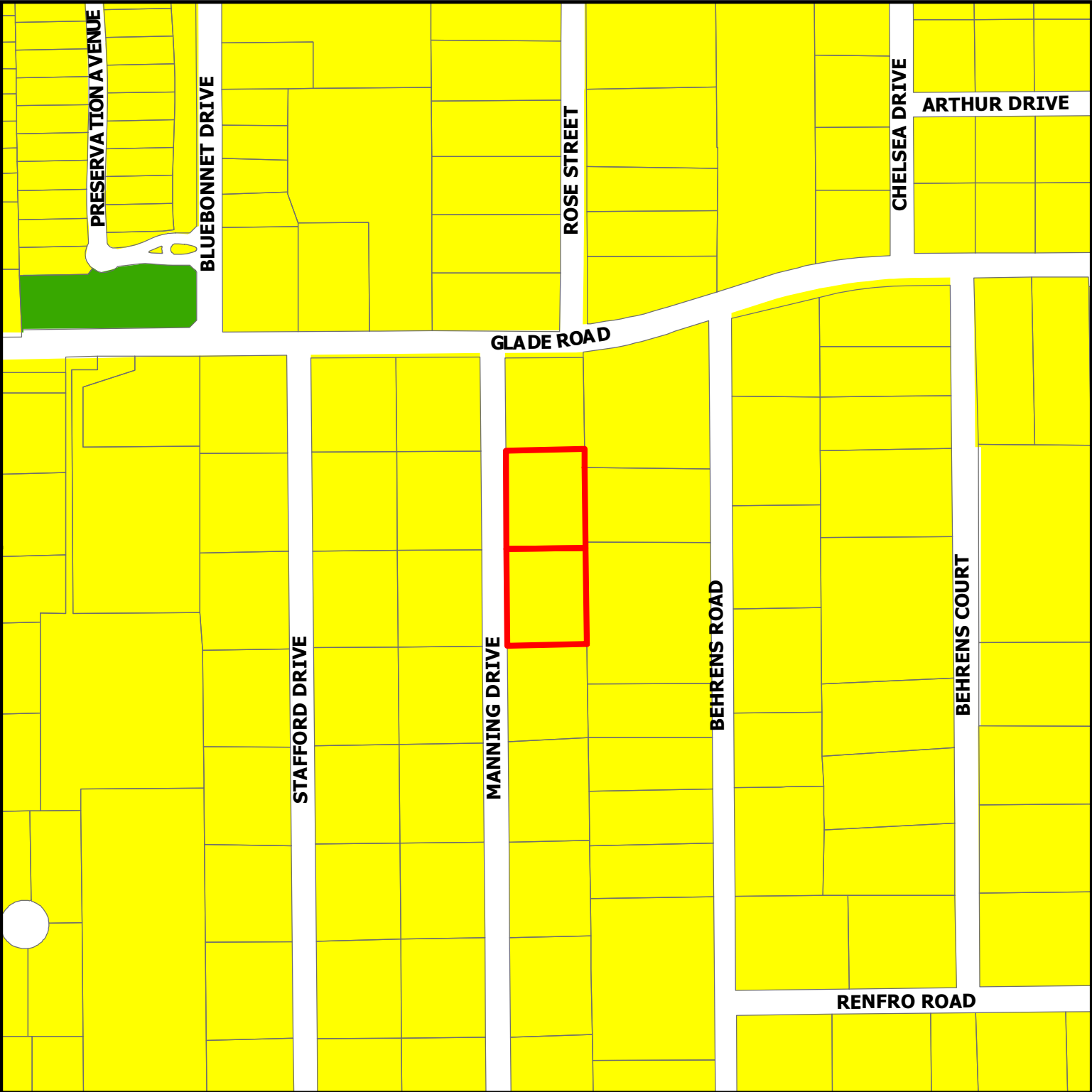
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Subject Property



Future Land Use Map

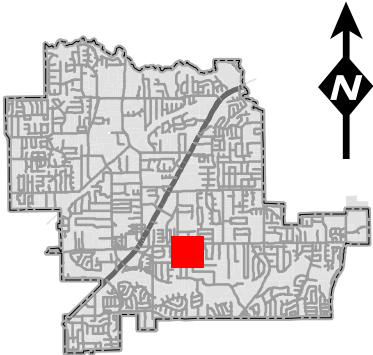


ZC22-023

4801 & 4809 Manning Drive

DISCLAIMER:
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-  Subject Property
-  Residential
-  Open Space; Parks



Proposed Planning Objectives for

4801/4809 Manning Dr., Colleyville TX 76034

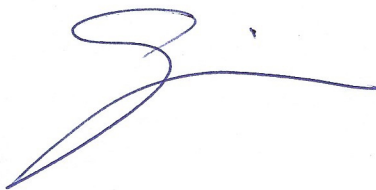
A unique situation occurs with this property that was not a result of our actions.

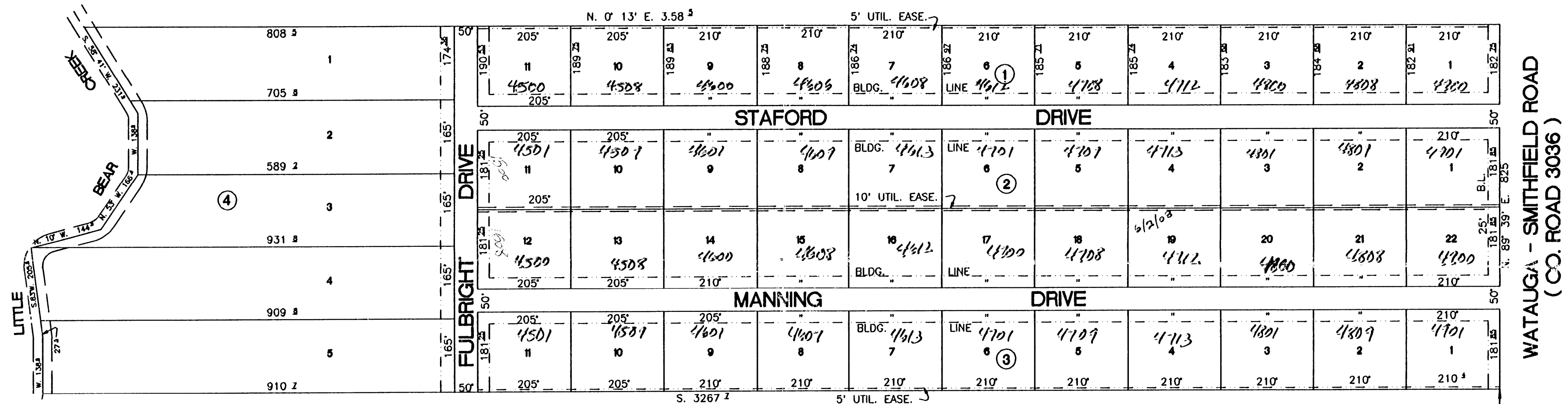
GridIron Realty LLC, a partnership owned by Sib Bahjat and Nick Bossinakis, purchased the property in December 2021 from the Seller, Mr. John Henning. Mr. Henning built the existing home and lived in the home for over 40 years. The home sits in the middle of the lot of 1.746 acres. The home was originally built to exceed the individual plat of .87 acre lot of 4801 Manning, crossing over to 4809 Manning by about three feet. As a result, the sale of the property included both 4801 and 4809 Manning as one property. Because the lots are addressed separately and platted separately, they are considered two lots at approximately .87 acre each.

We are seeking approval from the City of Colleyville to demolish the existing home to allow us to have two individual R40 lots as shown on the current Survey and plat attached. Future use consideration is for a residential home to be built on each lot.

Please let me know if you have any questions or need further information.

Respectfully,
Michelle Bahjat
817.917.5482 (c)



BEGIN 25' S. FROM N.E./C G.W. TEETER SURV. & BEING N.W./C BESSIE V. BEHRENS TRACK AS REC. IN VOL. 3609, PG. 358, D.R.T.C.T.

I, David C. Moak DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AS SURVEYED ON THE GROUND AUGUST, 1962.

SUBDIVISION APPROVAL
Town of Colleyville
Tarrant Co. - Texas

DATE: Aug. 14, 1962
BY: E. R. Eudaly, Mayor
BY: Mrs. J. O. Bailey

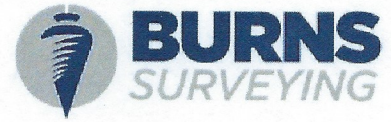
CHECKED
BY: Herm. W. M. F.

PLAT OF
STAFORD HEIGHTS
A SUB'D. 60 AC. OUT G.W. TEETER SURV. COLLEYVILLE, TARRANT COUNTY, TEXAS



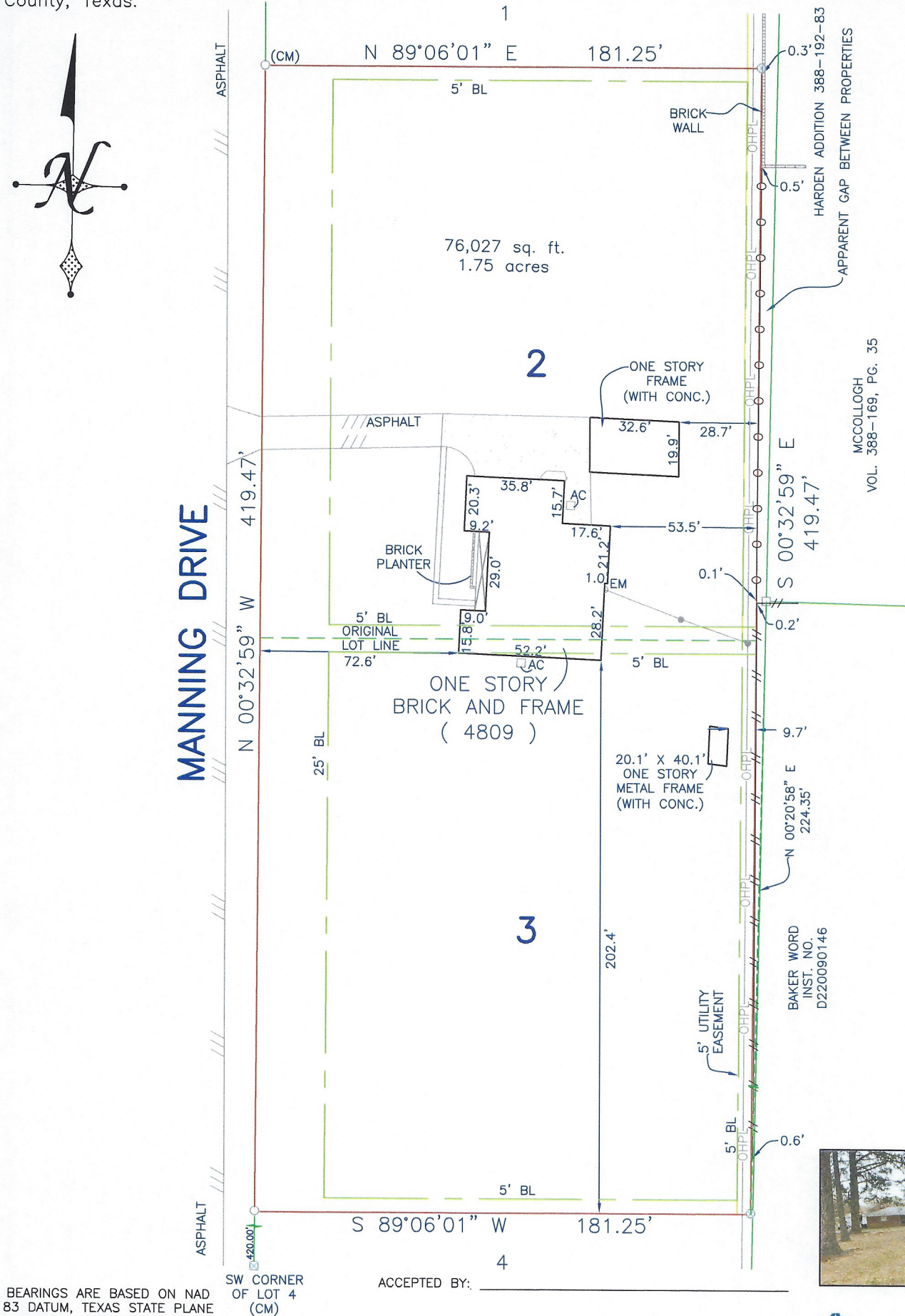
David C. Moak
REG. PUBLIC SURVEYOR
334E HURST BLVD.
HURST TEXAS
Date: 8-23-62 2785

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 4801 & 4809 MANNING DRIVE, in the City of COLLEYVILLE Texas. Being Lots 2 and 3, in Block 3, STAFORD HEIGHTS an Addition to the City of Colleyville, Tarrant County, Texas according to the Plat thereof recorded in Volume 388-32, Page 12, of the Plat Records of Tarrant County, Texas.



BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE

ACCEPTED BY: _____





City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2f

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Zoning Change from R-40 Single Family Residential to R-30 Single Family Residential zoning district for Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case ZC22-024

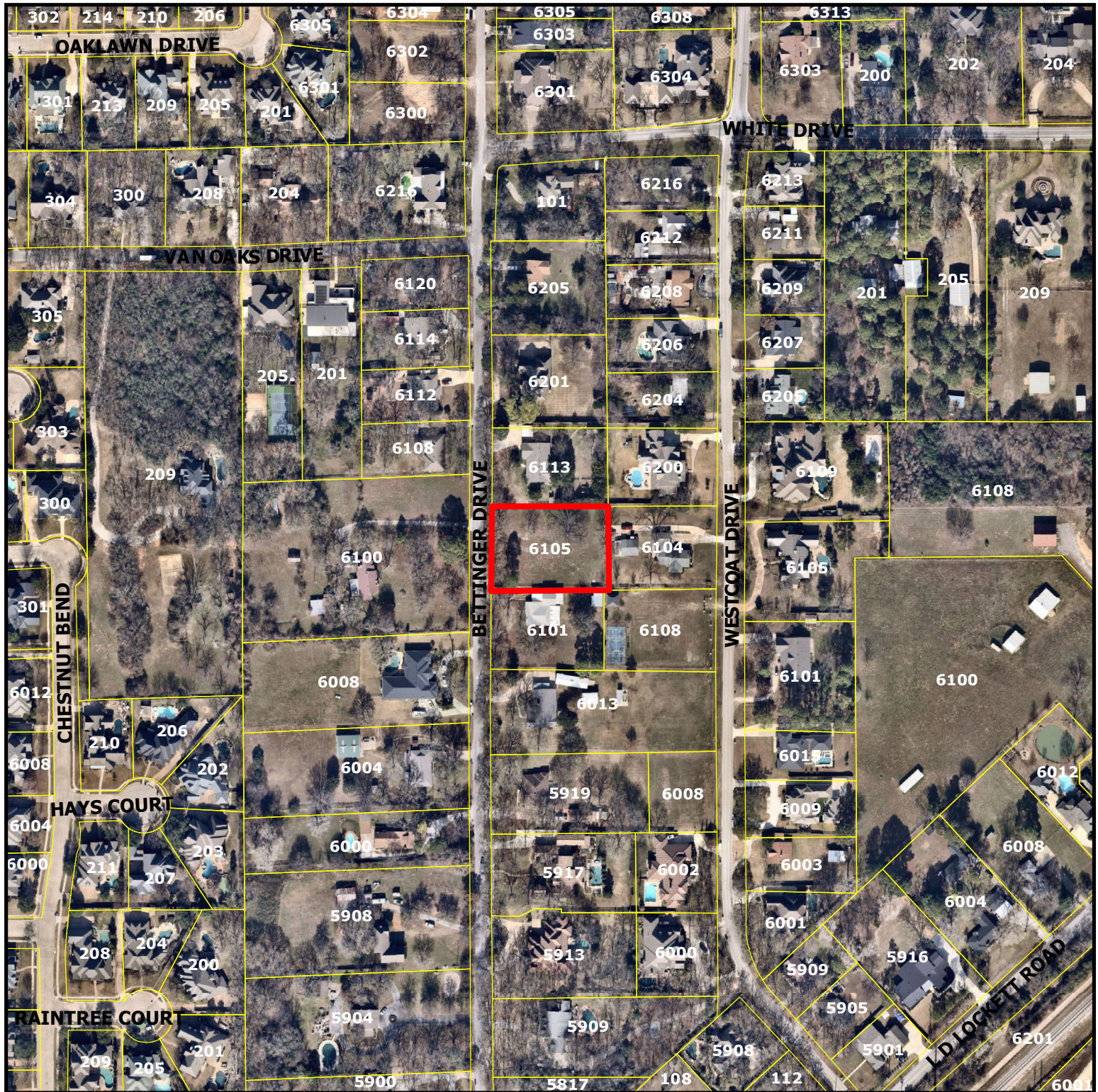
Explanation

Sam Noel, the applicant, is requesting a zoning change from R-40 Single-Family Residential to R-30 Single-Family Residential district on 0.69 acres for the construction of a new single-family home. A replat for the lot has been submitted concurrently with the zoning change request.

Attachments

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

Aerial Map



ZC22-024

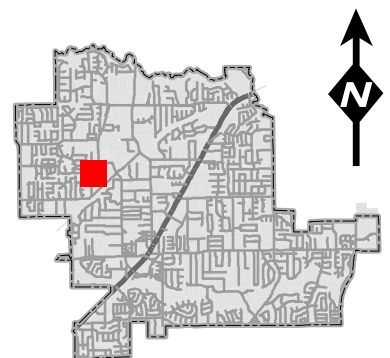
6105 Bettinger Drive

DISCLAIMER:

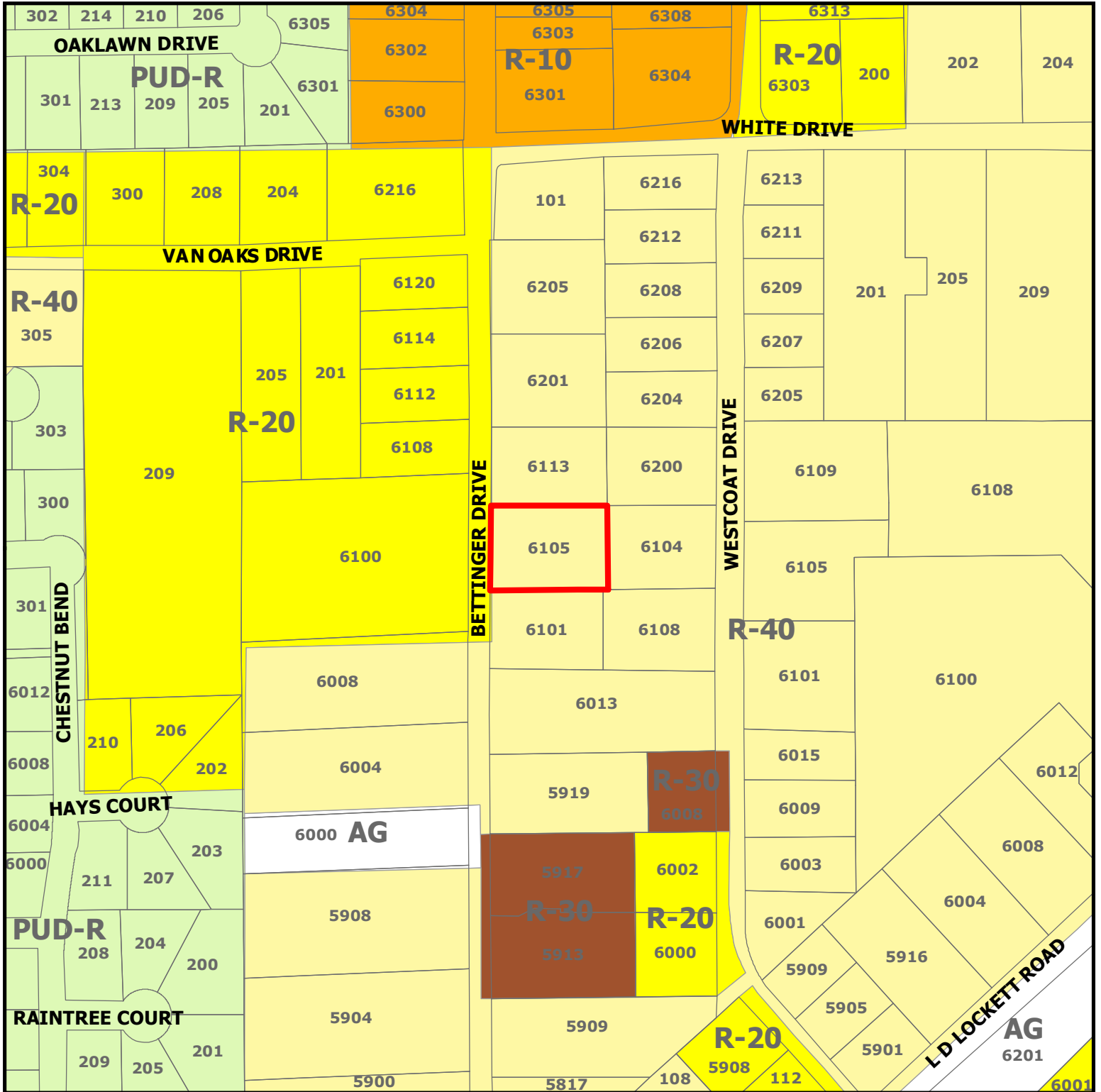
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Subject Property



Zoning Map



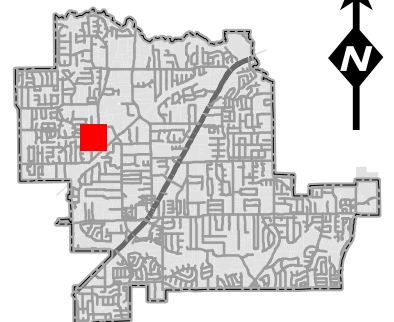
ZC22-024
6105 Bettinger Drive

DISCLAIMER:

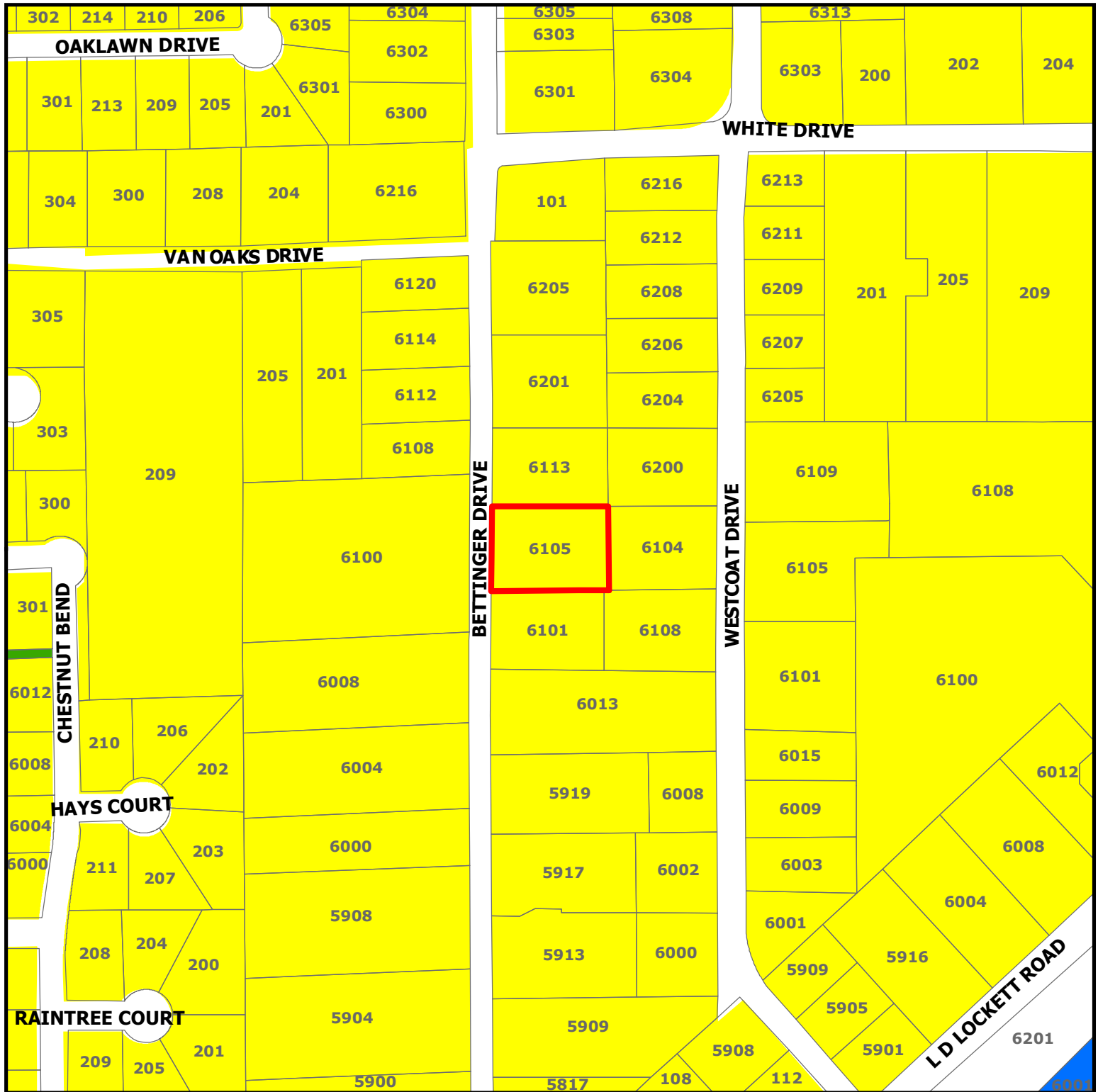
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Subject Property

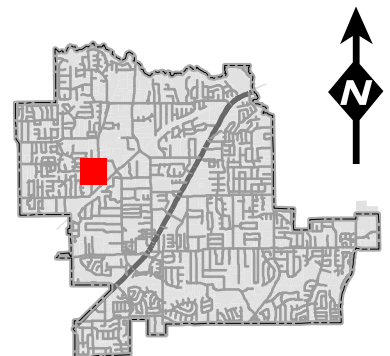


Future Land Use Map



ZC22-024
6105 Bettinger Drive

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



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May 16, 2022

City of Colleyville
 Planning and Zoning

Subject: Zoning Change for 6105 Bettinger Drive from R-40 to R-30.

Statement of Objectives:

This existing Property on Bettinger Drive encloses 30,355 square feet which meets the R-30 Zoning Requirements and does not meet the R-40 Requirements.

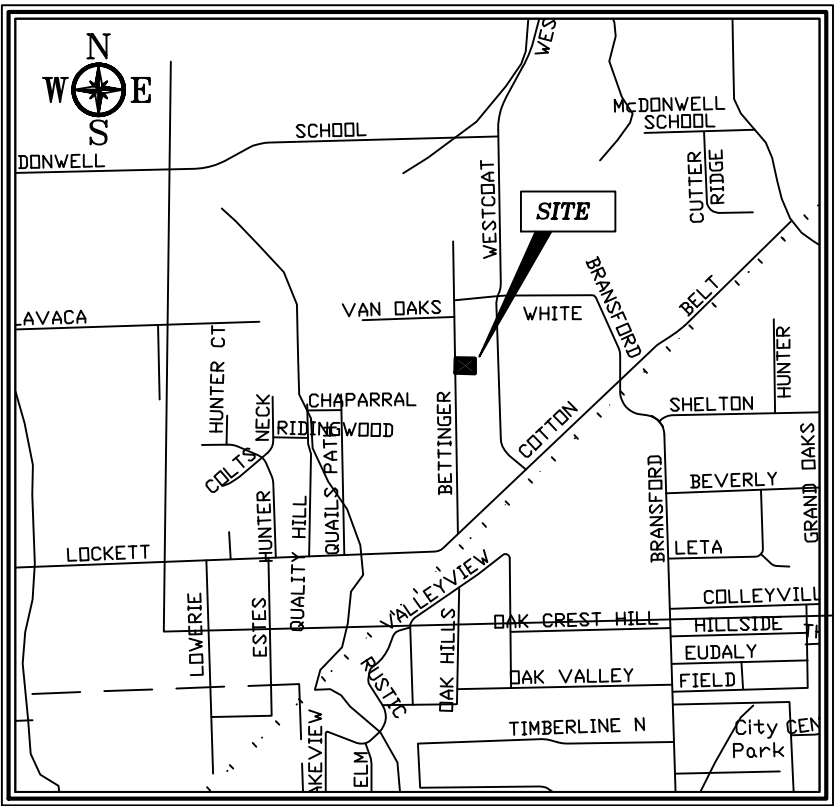
The Property under R-30 Zoning allows for 25% Lot Coverage which is more in-align with other Properties along Bettinger Drive. To Zone the Lot R-40 penalizes the Lot to a maximum Lot Coverage of 20% of a 30,000 square foot Lot, making it unfairly Restrictive. An R-40 Lot would have a minimum area of 40,000 square feet with 20% coverage.

R-40 Lot: 40,000 square feet times 20% allows 8,000 square feet of Lot Coverage with the Residence.

R-40 Lot requirements on a 30,000 square foot Lot allows only 20% of 30,000 square feet for a total footprint of 6,000 square feet.

R-30 Lot requirements on a 30,000 square foot Lot allows 25% of 30,000 square feet for a total footprint of 7,500 square feet.

Another example of where this was applied in Colleyville was Montclair Drive. The first couple of Lots off Hall Johnson as you turn South onto Montclair Drive are zoned R-20. The next Lot to the South was allowed to be Zoned R-30 due to its size. Then as you continue south on Montclair Drive the larger lots are zoned R-40.



VICINITY MAP
SCALE 1" = 2000'

OWNER:
CLINT VAN DEVENTER
INST. NO. D272199316
D.R.T.C.T.

ZONED R-20

OWNER:
PAULA HESTER
INST. NO. D23463918
D.R.T.C.T.

LOT 1-R
JOHN GILMORE SUBDIVISION
CABINET B, SLICE 862
P.R.T.C.T.

OWNER:
ROBERT HICKS et ux VICTORIA TIERNEY-HICKS
CLERK'S FILE NO. D238240227
D.R.T.C.T.

LOT 14
WEST HALF

ZONED R-40

S 89°34'22" E 199.89'

LOT 15R1
BLOCK 1

WESCOAT PLACE ADDITION
VOLUME 388-N, PAGE 26
P.R.T.C.T.

0.697 ACRE
30,355 square feet

OWNER:
JACK HICKERSON et ux KATHY HICKERSON
CLERK'S FILE NO. D219121115
D.R.T.C.T.

GREAT WESTERN MORTGAGE CORPORATION
VOLUME 10488, PAGE 1152
D.R.T.C.T.

LOT 16
WEST HALF

ZONED R-40

N 88°51'31" W 201.30'

OWNER:
ROSS G. HIGHLAND
CLERK'S FILE NO. D216153160
D.R.T.C.T.

LOT 14
EAST HALF

ZONED R-40

OWNER:
DEAN WILLIAM SCHAEFERS
CLERK'S FILE NO. D217145260
D.R.T.C.T.

LOT 15
EAST HALF

ZONED R-40

(CM)
1/2" PIPE
PND

OWNER:
GEORGE A. ONDARZA et ux MARITZA ONDARZA
CLERK'S FILE NO. D209246899
D.R.T.C.T.

LOT 16
EAST HALF

ZONED R-40

LEGEND

WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING	
AC	= AIR CONDITIONER
AD	= AREA DRAIN
BOLM	= BURIED CABLE MARKER
BOLM	= BURIED GAS LINE MARKER
BOLL	= METAL BOLLARD
CL	= CENTERLINE
CLT	= CHAIN LINK FENCE
CONC	= CONCRETE
D.R.T.C.T.	= DEED RECORDS TARRANT COUNTY, TEXAS.
EM	= ELECTRIC METER
FM	= FIRE HYDRANT
GEN	= ELECTRIC GENERATOR
GTE	= GENERAL TELEPHONE
GW	= DOWN GUY & ANCHOR
HCS	= HANDICAP PARKING SIGN
LI	= LANDSCAPE LIGHTS
MH	= MANHOLE
MKS	= MARKER
M.R.T.C.T.	= MAP/PLAT RECORDS TARRANT COUNTY, TX.
PP	= POWER POLE
RCP	= REINFORCED CONCRETE PIPE
RP	= REFLECTOR POST
RW	= RETAINING WALL
SD	= STORM DRAIN INLET
SW	= SIDEWALK
SS	= STREET SIGN
SSMH	= SANITARY SEWER MANHOLE
SF	= STEEL ROD FOUND
SRS	= STEEL ROD SET
SWMB	= SOUTHWESTERN BELL TELEPHONE MANHOLE
TP	= TOP OF BANK
TP	= TELEPHONE PEDSTAL
TYP	= TYPICAL
TRANS	= TRANSFORMER
TS	= TRAFFIC SIGN
TU	= TEXAS UTILITIES COMPANY
WM	= WATER METER
WV	= WATER VALVE
W	= BUILDING HEIGHT MEAS. LOCATION

STATE OF TEXAS {}

COUNTY OF TARRANT {}

WHEREAS, we John Hickerson and wife Kathy Hickerson are the owners of the west 1/2 of Lot 15, Block 1, Wescoat Place, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-N, at Page 26 of the Plat Records of Tarrant County, Texas as evidenced by the Deed recorded under Clerk's File No. D219121115 of the Deed Records of Tarrant County, Texas, Texas and being more fully described as follows:

BEING a description of a 0.697 acre or 30,355 square foot tract of land situated in the Joseph White Survey Abstract No. 1692, in the City of Colleyville, Tarrant County, Texas and being (by deed call) the west 1/2 of Lot 15, in Block 1 of Wescoat Place addition on addition to the City of Colleyville as shown on the Plat recorded in Volume 388-N, at Page 26 of the Plat Records of Tarrant County, Texas. Said 0.697 acre tract being more fully described as follows:

BEGINNING at a 5/8-inch steel rod found for corner in the present east right-of-way line of Bettinger Road (a called 45 foot wide right-of-way formerly known as County Project No. 3126) said steel rod being the west common corner between said Lot 15 and Lot 14, in Block 1 of Wescoat Addition as recorded in Volume 388-N, at Page 26 of the Plat Records of Tarrant County, Texas;

THENCE South 89 deg. 34 min. 22 sec. East, departing said present east right-of-way line and along the common line between said Lots 14 and 15, a distance of 199.89 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner;

THENCE South 00 deg. 09 min. 56 sec. West, a distance of 152.59 feet to a 1/2-inch metal pipe found for corner on the common line between said Lot 15 and Lot 16 in said Wescoat Addition;

THENCE North 88 deg. 51 min. 31 sec. West, along the common line between said Lots 15 and 16, a distance of 201.30 feet to a 1/2-inch steel rod with a red plastic cap stamped "Prism Surveys" set for corner on the previously mentioned east right-of-way line of Bettinger Road;

THENCE North 00 deg. 41 min. 34 sec. East, departing said Lot 16 and along said east right-of-way line, a distance of 150.08 feet to the POINT OF BEGINNING and containing 0.697 acre or 30,355 square feet of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That we, John Hickerson and Kathy Hickerson, Owners, do hereby adopt this plat designating the heretofore described property as WESCOAT PLACE REVISED, 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 plating ordinances, rules, regulations, and resolutions of the City of Colleyville, Texas.

Witness our hands this _____ day of _____, 2022.

John Hickerson
(owner)

Kathy Hickerson
(owner)

Planning and Zoning Commission Approval

WHEREAS The Planning and Zoning Commission of the City of Colleyville, Texas voted affirmatively on this day of _____, 2022, to approve this Plat.

Chairman, Planning and Zoning Commission

Attest: Secretary, Planning and Zoning Commission

STATE OF TEXAS {}
COUNTY OF TARRANT {}

BEFORE ME, the undersigned authority, on this day personally appeared John Hickerson known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2022.

Notary Public, in and for Tarrant County, Texas.

My commission expires _____

Printed Name: _____

STATE OF TEXAS {}
COUNTY OF TARRANT {}

BEFORE ME, the undersigned authority, on this day personally appeared Kathy Hickerson known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this _____ day of _____, 2022.

Notary Public, in and for Tarrant County, Texas.

My commission expires _____

Printed Name: _____

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS:

That I, Michael Dale Linke, a Registered Professional Land Surveyor licensed in 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 of the most current Professional Land Surveying Practices act.

Michael Dale Linke
Registered Professional Land Surveyor No. 4808

Notes:

- 1) The purpose of this replat is to create a Lot out of a portion of a previously platted property.
- 2) CM—indicates controlling monument.
- 3) The basis of bearings for this survey is the northwest line of Lot 1R, in Block 1 of Wescoat Place as recorded in Cabinet A, at Page 650S of the Plat Records of Tarrant County, Texas.
- 4) No construction or filing, without the written approval of the City of Colleyville shall be allowed within a drainage easement, and then only after detailed engineering plans and studies show that no flooding will result, that no obstruction to the natural flow of water will result, and subject to all owners of the property affected by such construction becoming a party to the request. Where construction is permitted, all finished floor elevations shall be a minimum of two feet above the 100-year flood elevation.
- 5) Any public utility, including the City of Colleyville, shall have the right to move and keep moved all or part of any building, fences, shrubs, other growths or improvements which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and any public utility, including the City of Colleyville, shall have the right at all times of ingress and egress to and from and upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

City Council Approval

WHEREAS The City Council of the City of Colleyville, Texas voted affirmatively on this _____ day of _____, 2022 to approve this Plat.

Mayor, City of Colleyville

Attest: City Secretary

REPLAT LOT 15R1, BLOCK 1 WESCOAT PLACE REVISED

AN ADDITION TO THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS, BEING A REPLAT OF THE WEST 1/2 OF LOT 15, BLOCK 1, OF WESCOAT PLACE ACCORDING TO THE PLAT RECORDED IN VOLUME 388-N, AT PAGE 26 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SITUATED IN THE O. C. STURM SURVEY ABSTRACT NO. 1487, IN THE CITY OF COLLEYVILLE, TARRANT COUNTY, TEXAS.

ONE LOT- 0.697 ACRE

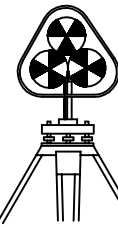
PREPARED: MAY 26, 2022

OWNER/DEVELOPER

JAKE AND KATHY HICKERSON
2504 HIGHLAND PARK COURT
COLLEYVILLE, TEXAS 76034
(214) 819-7741
CONTACT: JAKE HICKERSON
EMAIL: jhickerson@gnttransportation.com

PRISM SURVEYS, INC.

FIRM NO. 101325-00



COMMERCIAL, RESIDENTIAL,
BOUNDARY, TOPOGRAPHIC,
TITLE & CONSTRUCTION SURVEYS
3533 BELL DRIVE
HURST, TEXAS 76053
(817) 540-8048
(817) 283-1148 (FAX)
EMAIL: mike@prism-surveys.com

Flood Statement
By graphic scaling only from the Flood Insurance Rate Maps for Tarrant County, Texas, and Incorporated Areas, no portion of this property is located in a special flood hazard area. The property appears in Zone X (unshaded), Community Panel No. 48439C0095K, Map Revised: September 25, 2009.

THIS PLAT RECORDED IN DOCUMENT NO. _____ DATE: _____

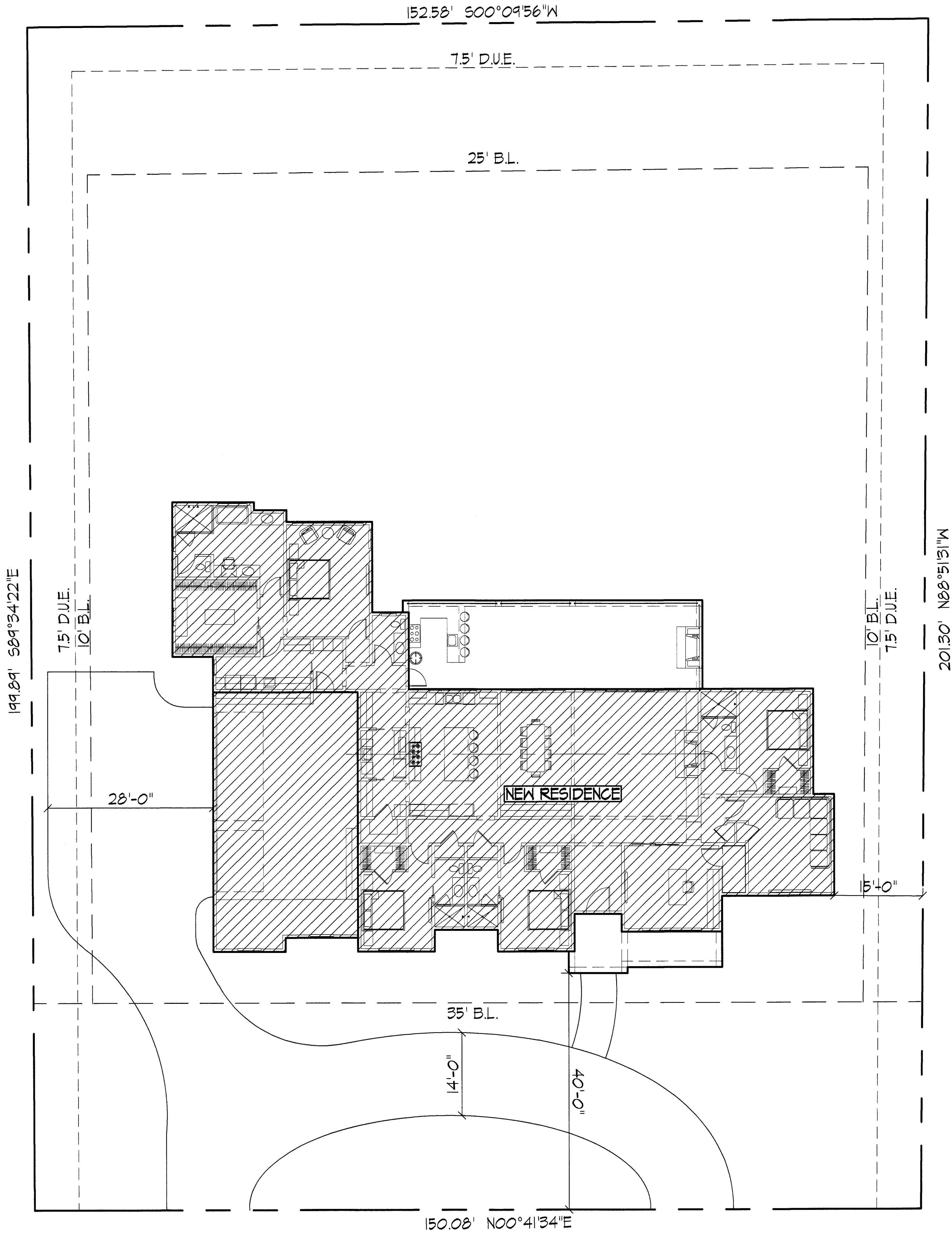
SCALE 1" = 30'

DATE OF SURVEY: APRIL 26, 2022

DRAWN BY: MDL

PROJECT NO. 22-1235

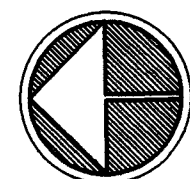
SHEET 1 of 1



LOT = 30,355 SQ. FT.
RESIDENCE = 6,241 SQ. FT.
(20.56% OF LOT COVERAGE)

6105 BETTINGER

LOT: 15R1 BLOCK: 1
WESCOAT PLACE ADDITION
CITY OF COLLEYVILLE
TARRANT COUNTY, TEXAS



SITE PLAN
SCALE: 1"=10'-0"

SHEET
1 OF 150 SHEETS

HICKERSON RESIDENCE
6105 BETTINGER DRIVE COLLEYVILLE, TEXAS

BLAKE ARCHITECTS
1202 S. White Chapel Blvd.
Southlake, Texas 76092 • 817-488-9397
Suite A

JOB #2225

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

FILE NAME: 2225-61TE_A (02-26-2022).JN



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2g

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition, being Lot 15 W1/2, Block 1, Wescoat Place Addition, located at 6105 Bettinger Drive, Case PC22-008

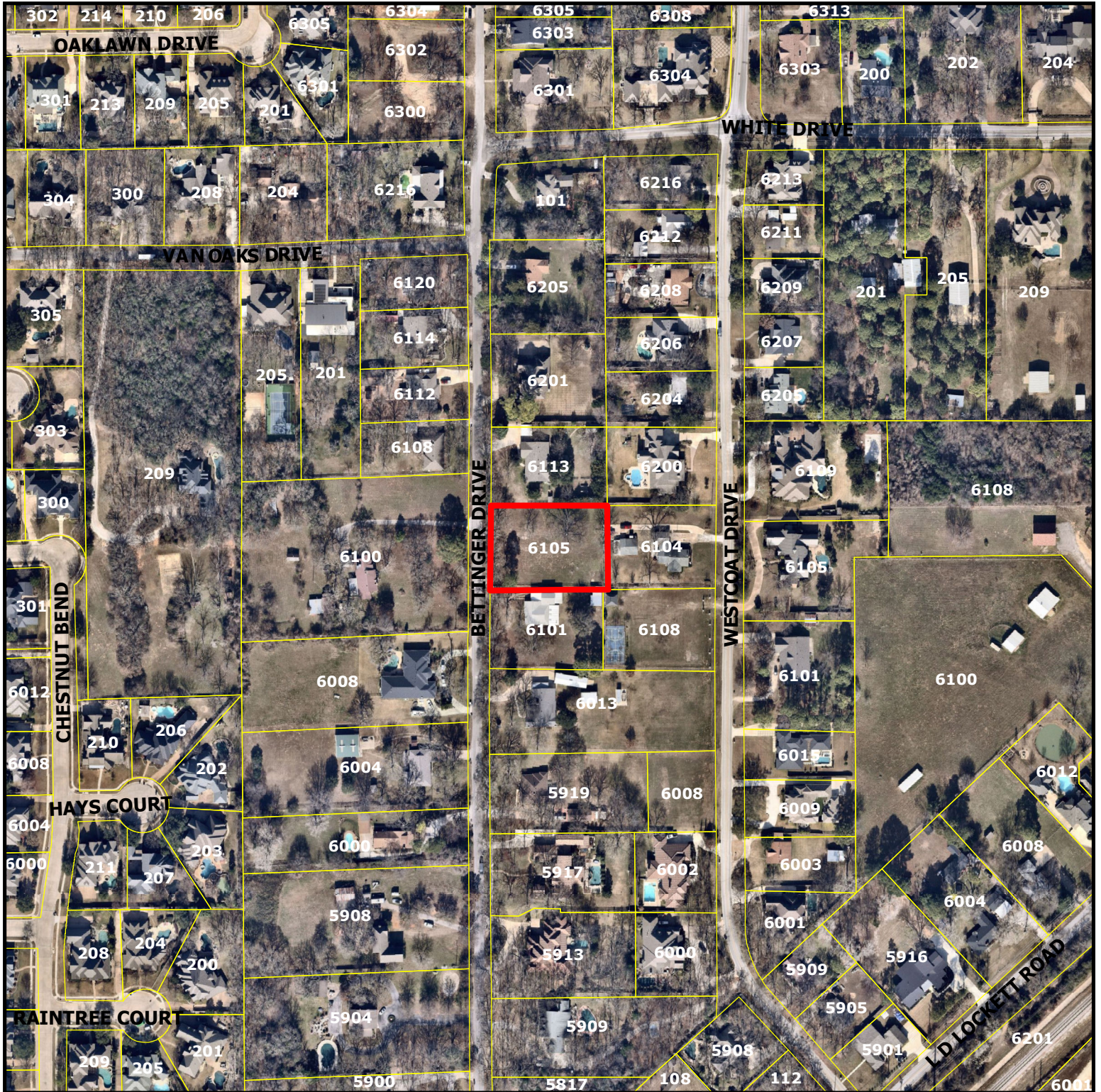
Explanation

John Hickerson, the applicant, has submitted a request for a Replat with a plat waiver for lot size for Lot 15, Block 1, Wescoat Place Addition, being approximately 0.69 acres, and zoned R-40 Single Family Residential. The purpose is to replat the property in order to allow for the construction of a new single-family home. A request to rezone the property to the R-30 Single Family Residential district is also being processed. If the zoning is approved, then the plat waiver is no longer needed as the lot will comply with all R-30 dimensional standards.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Replat
5. Topographic and Tree Survey

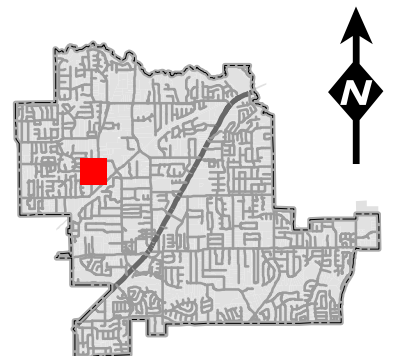
Aerial Map



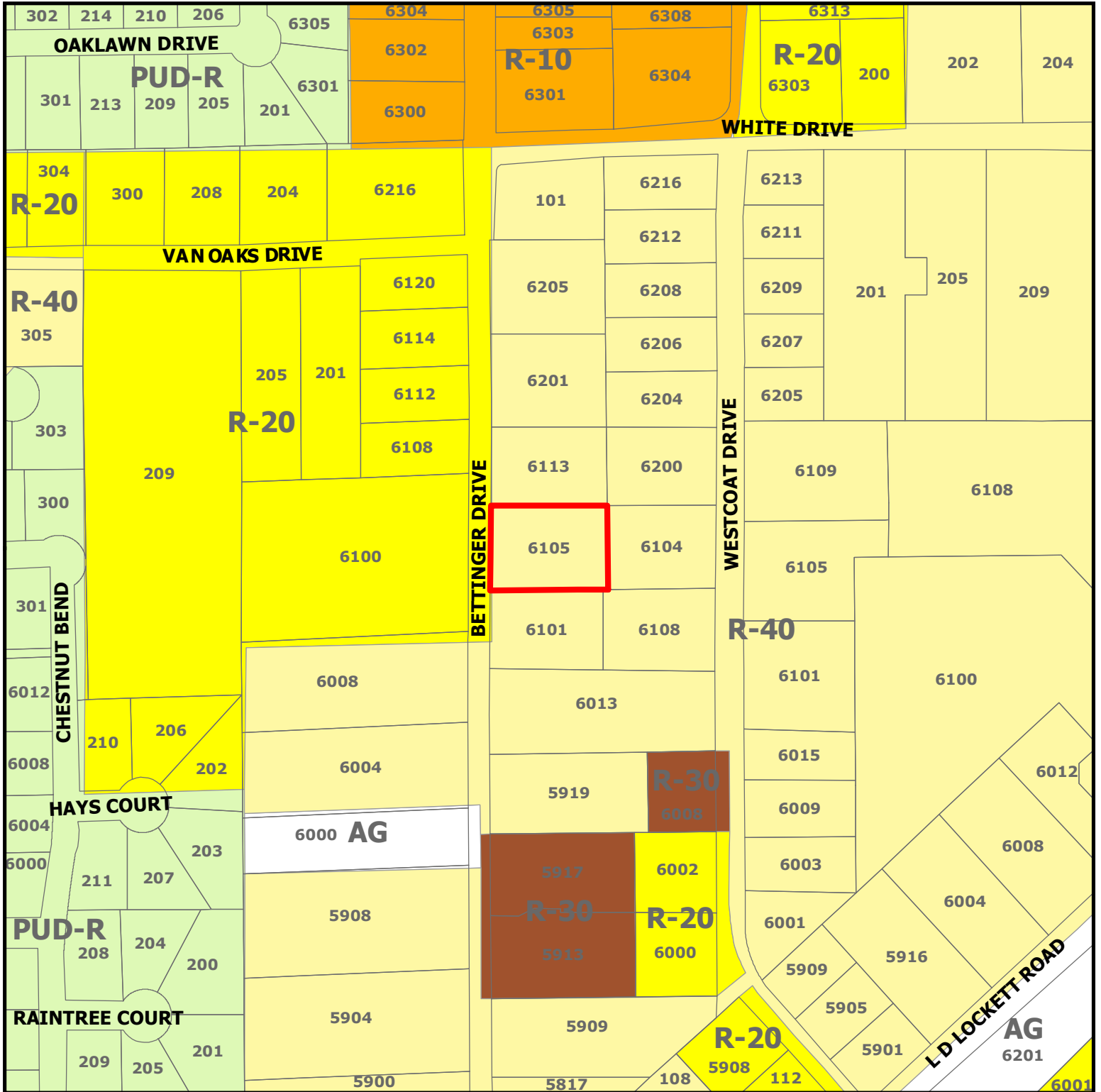
PC22-008
6105 Bettinger Drive

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 Subject Property



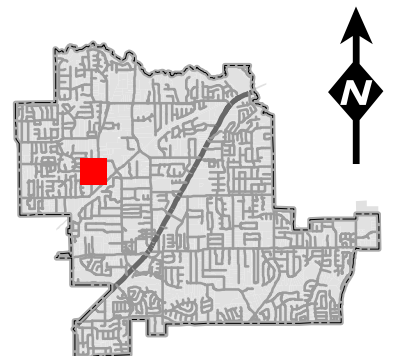
Zoning Map



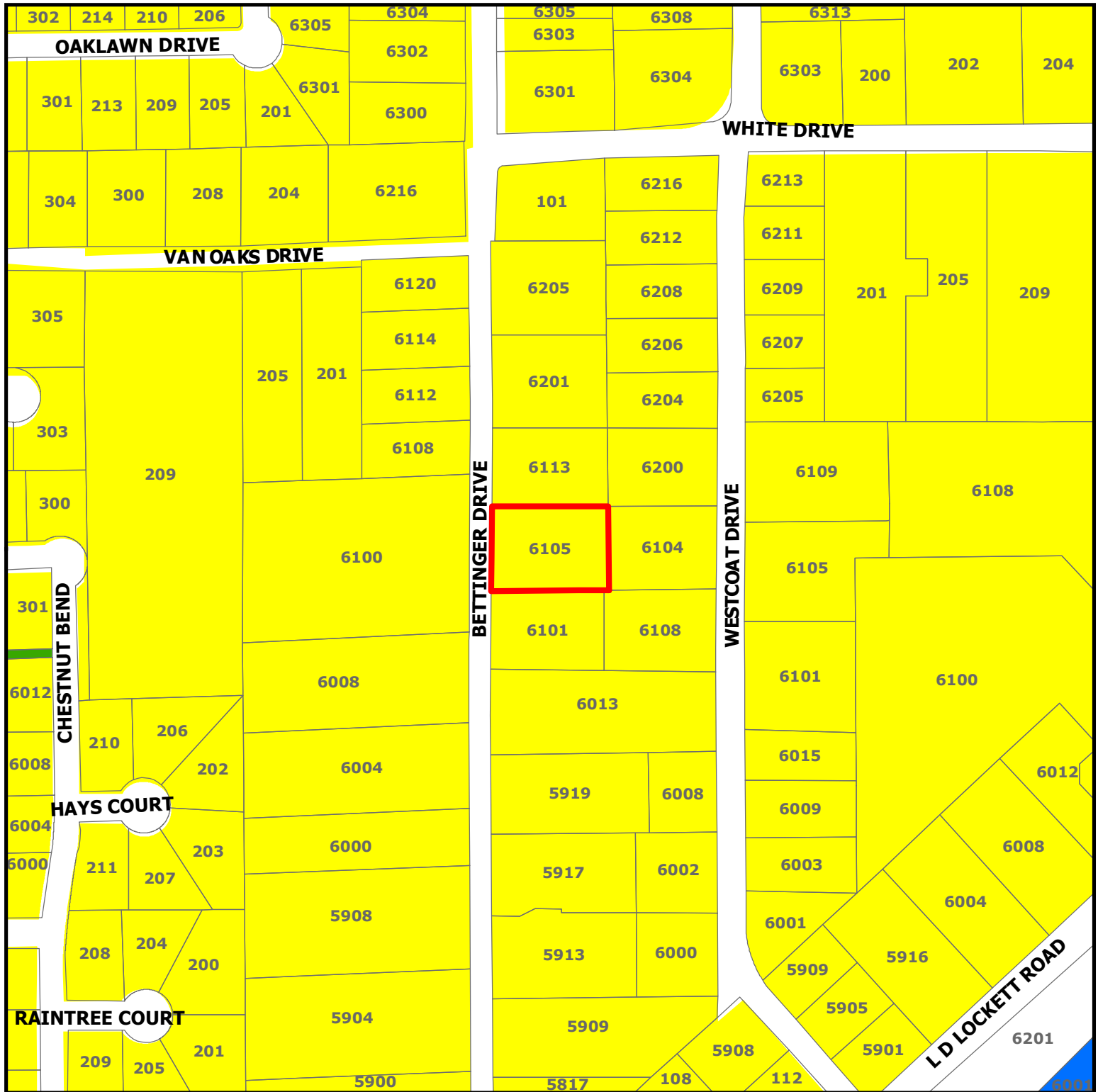
PC22-008
6105 Bettinger Drive

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 Subject Property



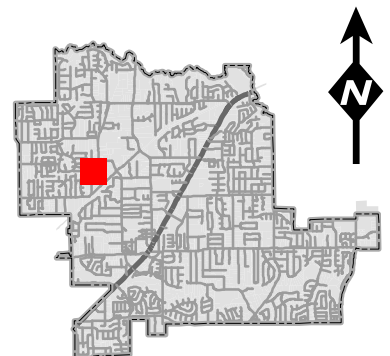
Future Land Use Map



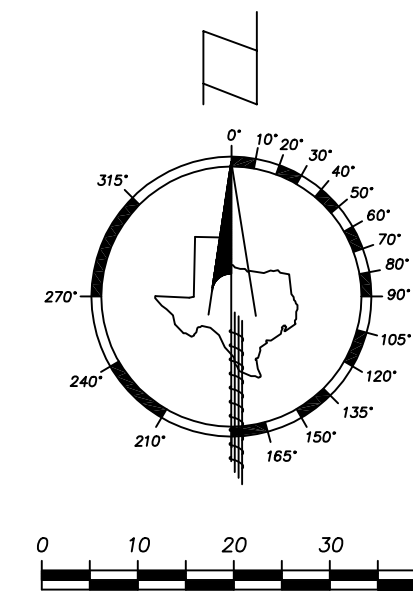
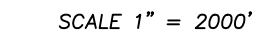
PC22-008

6105 Bettinger Drive

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



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Date of Survey: April 18, 2022.

S-4128



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

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

Agenda Number 2h

Agenda Date 5/23/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Replat for Lots 1-R and 3, Block 1, Dotti Addition, being Lot 1 , Block 1, Dotti Addition, located at 1310 Tinker Road, Case PC22-009

Explanation

L. Gasten Schoonover, the applicant, has submitted a request for a Replat for Lot 1-R and Lot 3, Block 1, Dotti Addition, being Lot 1, Block 1, Dotti Addition, being approximately 8.48 acres, and zoned R-20 Single Family Residential and R-30 Single Family Residential. The purpose is to replat the property into 2 lots in order to allow for the construction of a new single family home. The new lot will comply with all R-20 dimensional standards.

Attachments

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

Aerial Map

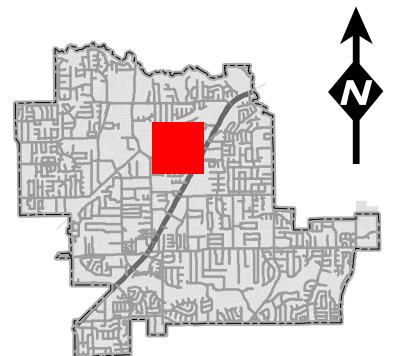


PC22-009
1310 Tinker Road

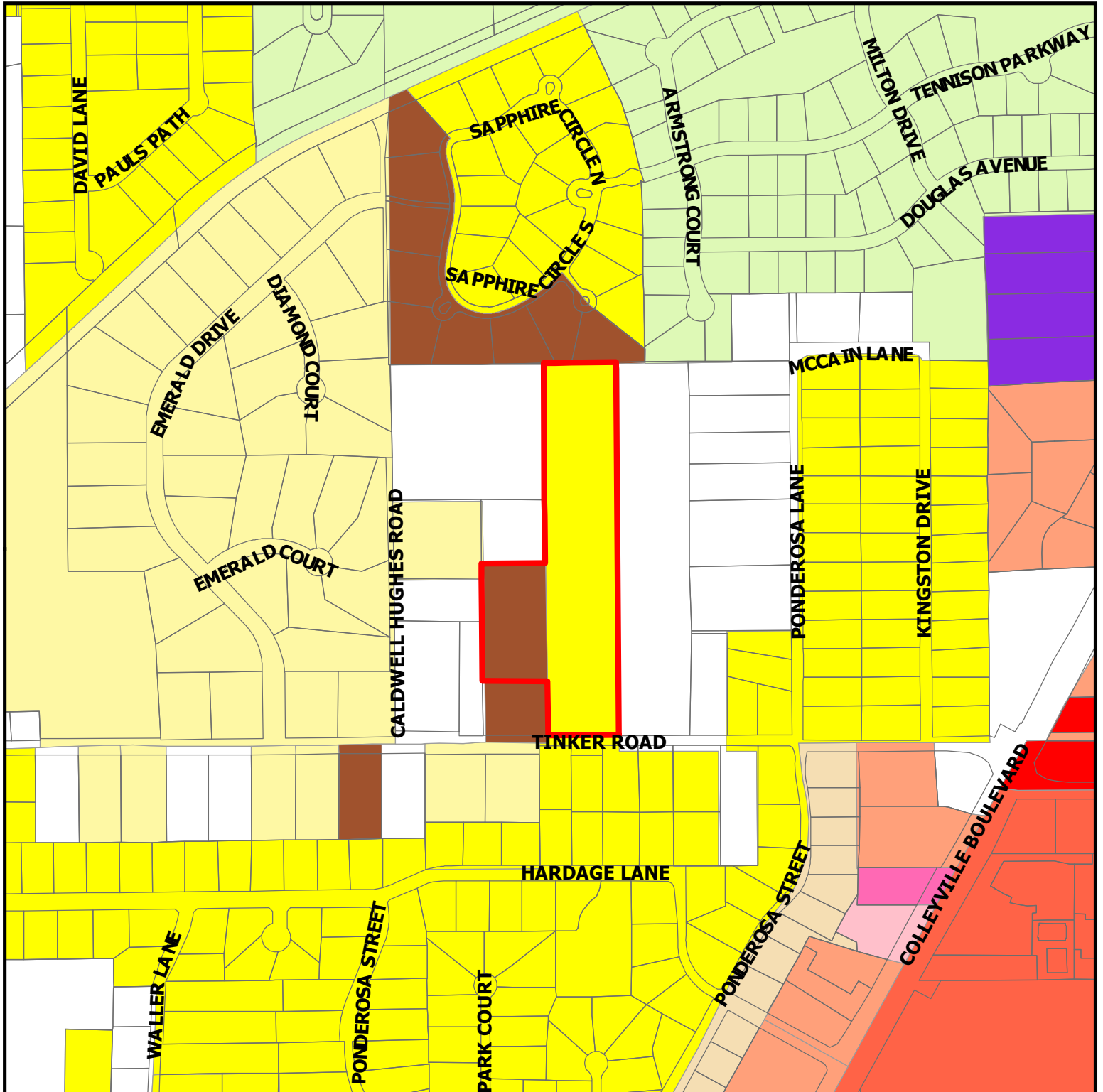
DISCLAIMER:
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Subject Property



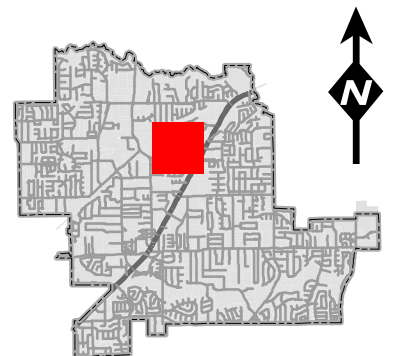
Zoning Map



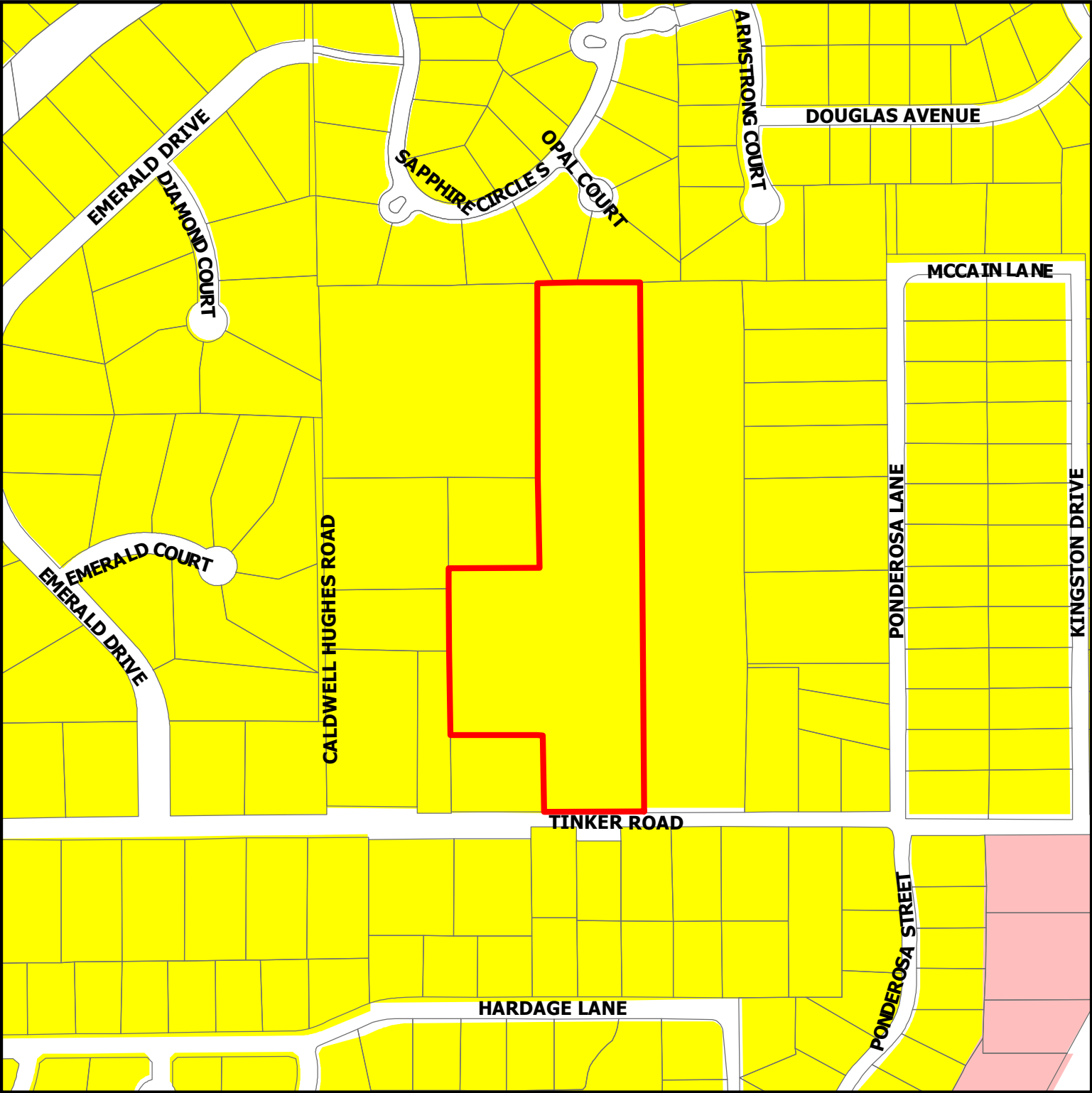
PC22-009
1310 Tinker Road

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 Subject Property



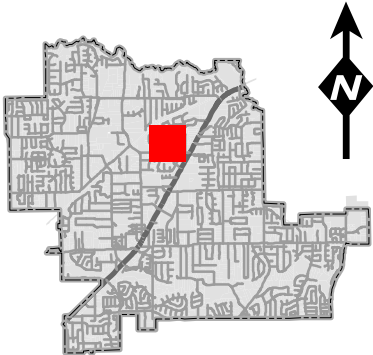
Future Land Use Map

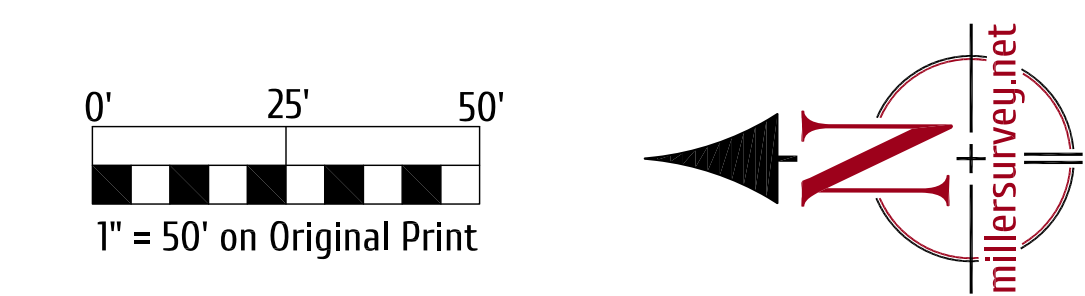


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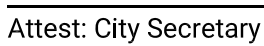
PC22-009
1310 Tinker Road

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor





The maintenance of all drainage and utility easements located on private property are the responsibility of the property owner.



Job No. 12004 • Plot File 12004 Replat 2021