



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, June 13, 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 GROVES
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - May 9th
Planning and Zoning Commission Worksession Minutes - May 23rd
Planning and Zoning Commission Special Meeting Minutes - May
23rd

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 MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2b** Consideration 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, REQUEST BY THE APPLICANT TO TABLE TO THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING
- 2c** Consideration 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
- 2d** Consideration 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
- 2e** Consideration 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
- 2f** Consideration 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
- 2g** Consideration 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
- 2h** Consideration 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
- 2i** Consideration 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. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards June 10, 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

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

Agenda Number 1a	Agenda Date 6/13/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - May 9th
Planning and Zoning Commission Worksession Minutes - May 23rd
Planning and Zoning Commission Special Meeting Minutes - May 23rd

Explanation

Approval of minutes from the May 9, 2022 Planning and Zoning Commission Meeting, the May 23, 2022 Planning and Zoning Commission Worksession, and the May 23, 2022 Planning and Zoning Commission Special Meeting.

Recommendation

Approve

Attachments

1. May 9, 2022 P&Z Minutes
2. May 23, 2022 P&Z Minutes
3. May 23, 2022 P&Z Minutes - Special Meeting



City of Colleyville Planning and Zoning Commission Minutes

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

Monday, May 9, 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 May 9, 2022, at 6:41 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, Larry Wright, Jacquelyn Reyff, Rob McKeown, and Dakari Hill

Also Present: Attorney, Nicole Corr

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 7:13 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 May 9, 2022, at 7:18 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, Larry Wright, Jacquelyn Reyff, Rob McKeown, and Dakari Hill

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – April 11, 2022
Planning and Zoning Commission Worksession Minutes – April 25, 2022

Commissioner Linn made a motion to approve the April 11, 2022 Planning and Zoning Commission Meeting Minutes and the April 25, 2022 Planning and Zoning Commission Worksession Minutes. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

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

Commissioner Groves made a motion to remove Case ZC22-003 from the table. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

Commissioner Linn made a motion to table Case ZC22-003. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Greg Wright, 624 Stone Hen Drive, Keller, TX, came forward and answered questions of the Commission regarding a drainage plan for the proposed development.

Larry Wright, City Engineer, came forward and answered questions of the Commission regarding the potential reduction of detention ponds or having them put in drainage easements.

The public hearing was open at 7:28 p.m.

With no one wishing to speak, the public hearing was closed at 7:28 p.m.

Larry Wright came forward and answered questions of the Commission regarding potential maintenance of detention ponds, enforcement power for noncompliance with maintenance plan, and preference for item to be table in order to have a drainage plan to review.

Greg Wright came forward and answered questions of the Commission regarding tabling the item to May 23, 2022 and having a drainage plan ready in two weeks.

Commissioner Syed made a motion to table Case PC22-006 to May 23, 2022. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond

Nay: 0

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Will Priest, 3708 Briarhaven Lane, Colleyville, TX, came forward and answered questions of the Commission knowledge of permitting requirements, the new alterations made to the structure, and the potential difficulties of bringing the structure into compliance.

Staff answered questions of the Commission regarding the issuance of a stop work order, the structure's violation of code per the Land Development Code, and complaints from neighbors regarding the structure.

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

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and spoke in opposition of the case. Ms. Hadley expressed that the rules should be enforced and citizens should have to comply.

With no one wishing to speak, the public hearing was closed at 8:12 p.m.

Commissioner Groves made a motion to approve Case ZC22-013 with the contingency that the roofline be brought into compliance. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

Nay: 3 – Williamson, Syed, and Bond

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Bruce Crandall, 5412 Pleasant Run Road, Colleyville, TX, came forward and answered questions of the Commission regarding the reasoning for the zoning change.

The public hearing was open at 8:17 p.m.

With no one wishing to speak, the public hearing was closed at 8:17 p.m.

Commissioner Syed made a motion to approve Case ZC22-014. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

- 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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, John Humphreys, 2806 Garden Oaks Place, Grand Prairie, TX, came forward and answered questions of the Commission regarding the proposed hours of operation.

The public hearing was open at 8:22 p.m.

With no one wishing to speak, the public hearing was closed at 8:22 p.m.

Staff answered questions of the Commission regarding a Special Use Permit being necessary for establishing hours of operation.

Nicole Corr, City Attorney, answered questions of the Commission regarding their ability to modify the proposed hours of operation.

Commissioner Williamson made a motion to approve Case ZC22-015 with the modification of the hours of operation being 11:30 a.m. to 9:00 p.m. on Monday through Thursday. Commissioner Syed seconded the motion.

The motion was carried by the following vote:

Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond
Nay: 0

- 2f** Consideration of a Zoning Change from R-20 Single Family Residential to RE Single Family 'Estate' Residential zoning district for Lots 1R1R, Block 1, Redus Addition, located at 4502 Bill Simmons Road, Case ZC22-016

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Greg Reid, 1408 Jacob Avenue, Keller, TX, came forward and answered questions of the Commission regarding the proposed accessory dwelling.

The public hearing was open at 8:31 p.m.

Belinda Baker, 4504 Bill Simmons Road, Colleyville, TX, came forward and spoke in opposition of the case. Mrs. Baker expressed concerns regarding potential drainage issues.

Richard Smith, 2112 Oak Knoll Drive, Colleyville, TX, came forward and spoke in opposition of the case. Mr. Smith expressed concerns regarding potential drainage issues.

With no one wishing to speak, the public hearing was closed at 8:45 p.m.

Mr. Reid came forward and expressed that he was in contact with the City regarding complying with drainage standards.

Larry Wright, City Engineer, expressed that drainage issues would be addressed during development.

Staff answered questions of the Commission regarding complaints of water pressure in the surrounding area.

Commissioner Groves expressed the request should be denied due to drainage concerns.

Nicole Corr, City Attorney, expressed that the only item before the Commission was the zoning change request.

Commissioner Syed expressed that the zoning change would preserve the integrity of the neighborhood.

Mr. Reid expressed that he and the applicant were willing to work with the neighbors.

Commissioner Raine made a motion to approve Case ZC22-016. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

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

Nay: 1 – Groves

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

Jacquelyn Reyff presented the item and briefed the Commission.

The applicant, Nona Samidon, 6407 Colleyville Boulevard, Colleyville, TX, came forward and answered questions of the Commission regarding how an acupuncture use was classified in other cities she had practiced in.

The public hearing was open at 9:13 p.m.

With no one wishing to speak, the public hearing was closed at 9:13 p.m.

Commissioner Williamson made a motion to approve Case ZC22-017. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

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

Jacquelyn Reyff presented the item and briefed the Commission.

Staff answered questions of the Commission regarding what uses would be included in the special use permit, the licensed therapist listed in the special use permit, and a background check requirement.

The public hearing was open at 9:17 p.m.

With no one wishing to speak, the public hearing was closed at 9:17 p.m.

Commissioner Syed made a motion to approve Case ZC22-018. Commissioner Bond seconded the motion.

The motion was carried by the following vote:

**Aye: 7 – Groves, Williamson, Syed, Raine, Linn, Bevill, and Bond
Nay: 0**

3. CITIZEN COMMENTS

4. AJOURNMENT

The meeting adjourned at 9:22 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 Minutes

City Hall
100 Main Street
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Monday, May 23, 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 May 23, 2022, at 6:15 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Jim Linn, and Claudia Bevill

Absent: Sayeda Syed and Tim Raine

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

Also Present: N/A

2. WORKSESSION AGENDA ITEMS

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the continuous display of the items, the area the business is able to utilize to display the items, and the feasibility of moving the displayed items further back.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the open space requirements for Planned Unit Developments, connection of McDonwell School Road in relation to the City's Master Thoroughfare Plan, and the proposed timeframe for buildout.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the type of plat that will be submitted with the zoning change request.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the potential uses at the location and the requirement of a buffer between the location and residential properties.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the proposed zoning changing the setback requirements.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding how the proposed zoning change impacts the corresponding plat case.

- 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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the plat waiver in relation to the corresponding zoning case.

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the current zoning of the property.

3. AJOURMENT

The meeting adjourned at 7:04 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 Minutes

City Hall
100 Main Street
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Monday, May 23, 2022

Executive Conference Room

CALL MEETING TO ORDER EXECUTIVE CONFERENCE ROOM

The City of Colleyville Planning and Zoning Commission Special Meeting was called to order by Chair Bevill on May 23, 2022, at 7:11 p.m.

Roll Call

Present: David Groves, Lawrence Williamson, Jim Linn, and Claudia Bevill

Absent: Sayeda Syed and Tim Raine

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

Also Present: N/A

1. PUBLIC HEARING AGENDA ITEMS

- 1a** 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 MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Commissioner Groves made a motion to remove Case PC22-006 from the table. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

Aye: 4 – Groves, Williamson, Linn, and Bevill

Nay: 0

Jacquelyn Reyff presented the item and briefed the Commission.

An associate of the applicant, Greg Wright, 8445 Shady Grove, Colleyville, TX, came forward and answered questions of the Commission regarding the drainage plan that had been submitted for the proposed development.

Larry Wright, City Engineer, came forward and answered questions of the Commission regarding detention ponds being able to hold the necessary due to them being in easements.

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

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

Greg Wright came forward and answered questions of the Commission regarding homeowner maintenance of detention ponds, a timetable for development, and prioritizing the development of the detention ponds.

Larry Wright, City Engineer, came forward and answered questions of the Commission regarding requiring an operation of maintenance plan.

Commissioner Groves made a motion to approve Case PC22-006 with the condition that the western most detention ponds be developed before the lots on Tyler Street. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

**Aye: 4 – Groves, Williamson, Linn, and Bevill
Nay: 0**

2. CITIZEN COMMENTS

3. AJOURNMENT

The meeting adjourned at 7:29 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
Colleyville, Texas 76034
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Agenda Number 2a	Agenda Date 6/13/2022	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 MAY 9, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

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

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

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

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

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

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

free standing wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall extend into the required street side yard. The regulations of 1.a through 1.d above shall apply.

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

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

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

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

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

Drainage: NA

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

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

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

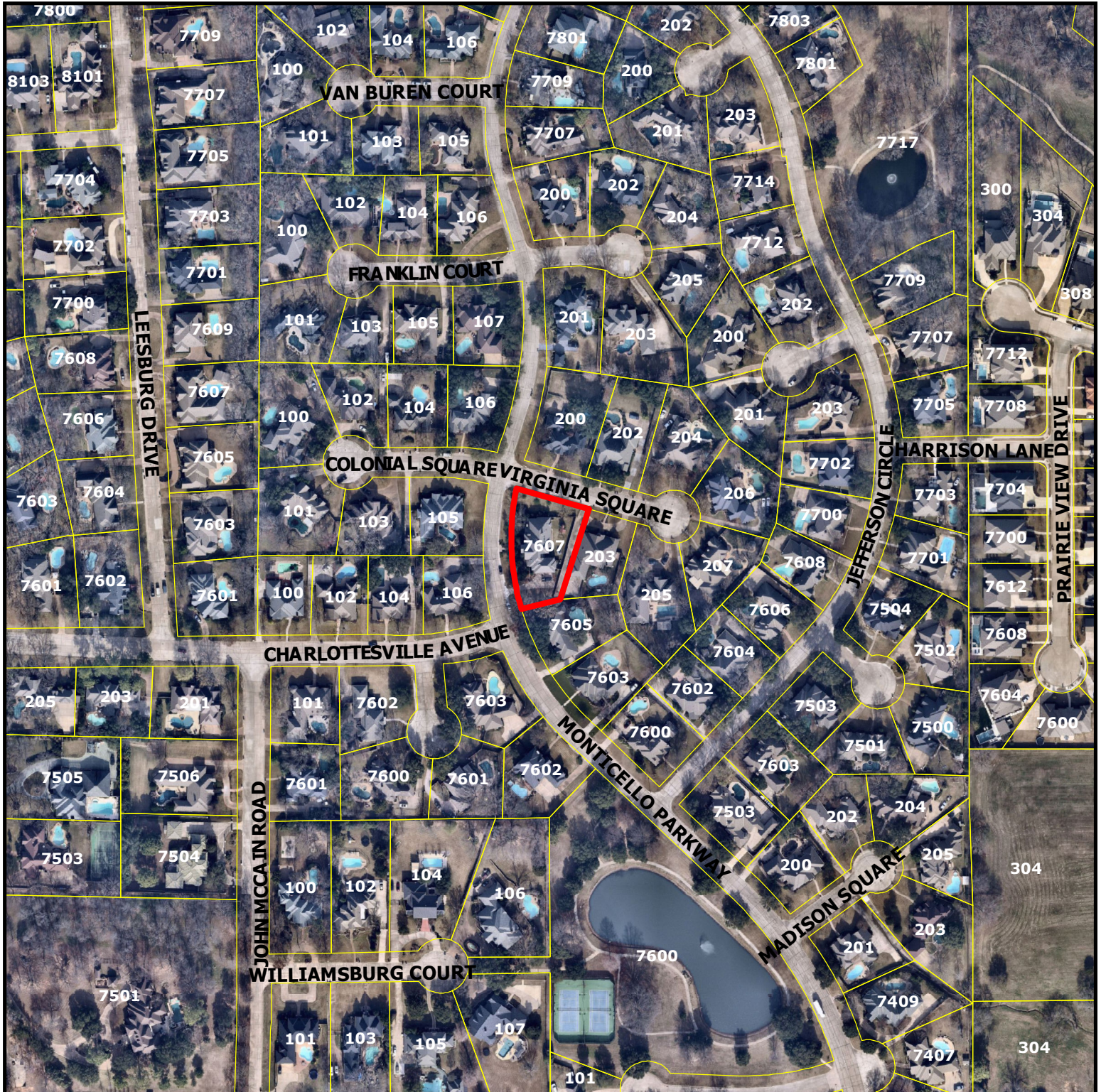
Recommendation

Denial

Attachments

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

Aerial Map



ZC22-003

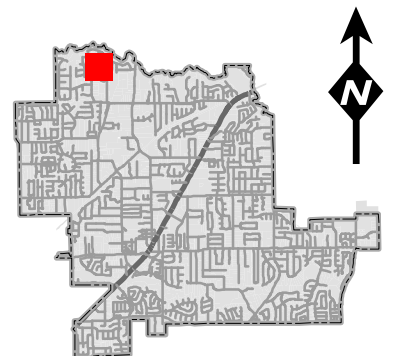
7607 Monticello Parkway

DISCLAIMER:

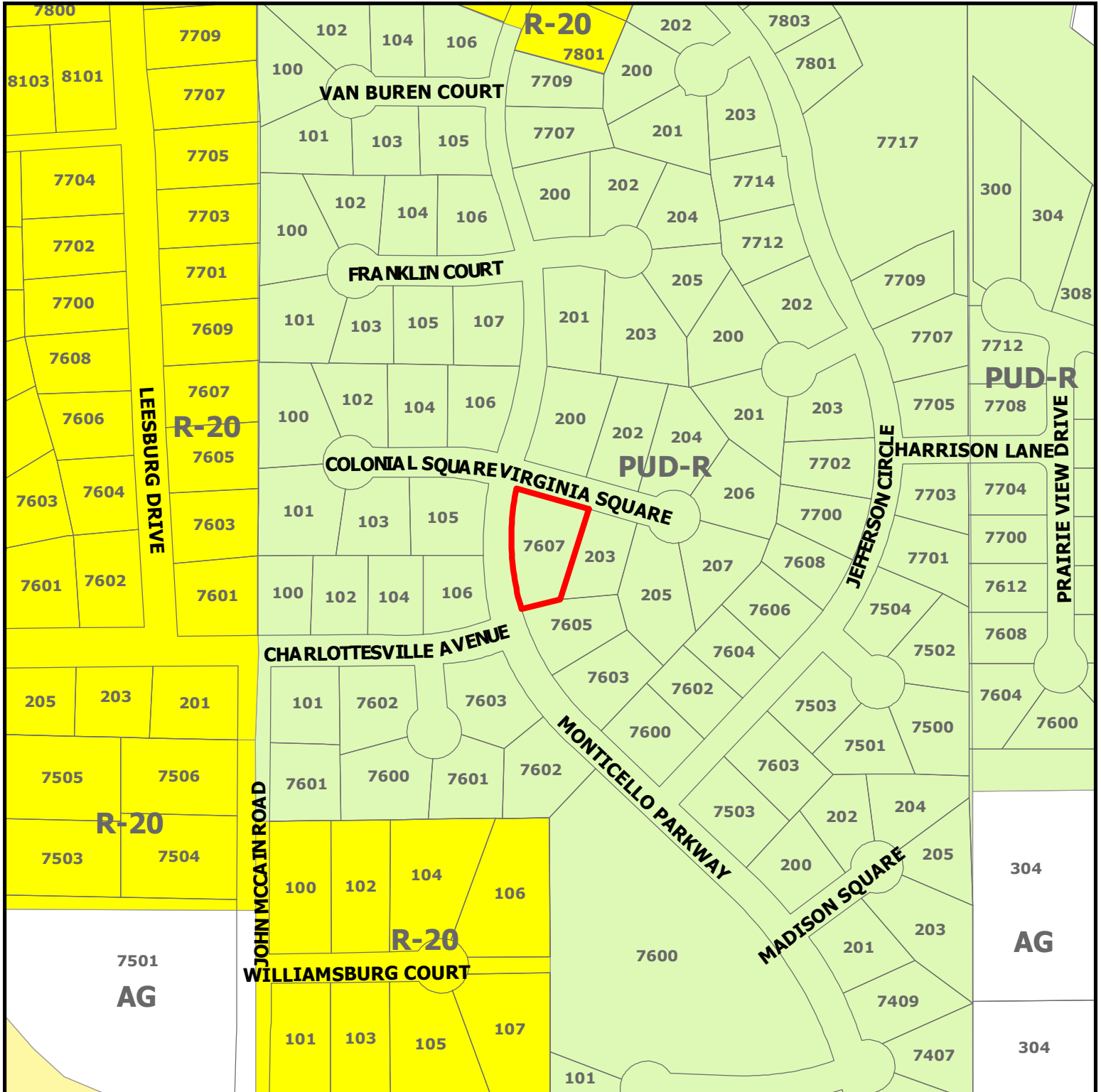
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



ZC22-003

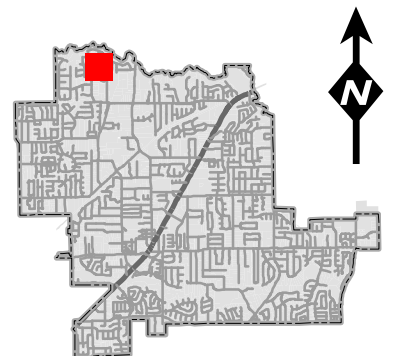
7607 Monticello Parkway

DISCLAIMER:

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



Subject Property



Future Land Use Map



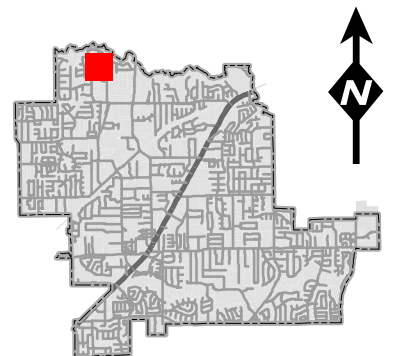
ZC22-003

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

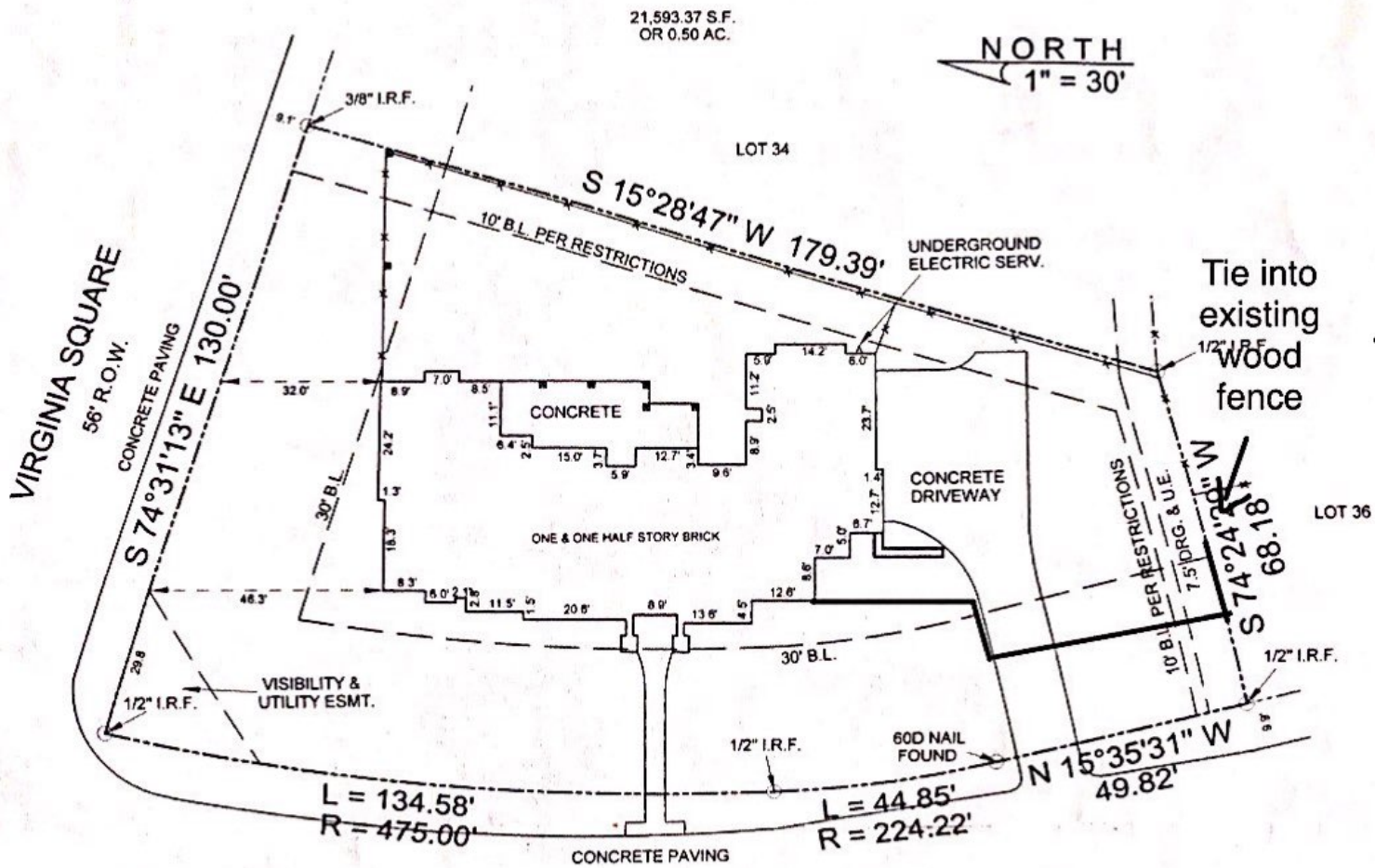
We are requesting a fence permit to install an iron driveway gate with brick columns and connect it to a new 6 ft iron fence to enclose our side yard. Driveway gate and fence to be placed 30 ft from the curb. We have 30 ft build line. Survey attached.

Thank you

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

Scanned with CamScanner

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



7607 MONTICELLO PARKWAY

VARIABLE WIDTH R.O.W.

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



AFFIDAVIT FOR FENCE ENCROACHMENT INTO EASEMENT

SITE ADDRESS 7607 Monticello Pkwy

FENCE CONTRACTOR Homeowner

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

• **Property Owner shall initial each item below:**

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

(PRINT) PROPERTY OWNER'S NAME: Scott Thompson

PROPERTY OWNER'S SIGNATURE: [Signature]

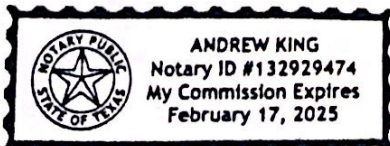
STATE OF Texas

COUNTY OF Tarrant

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

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

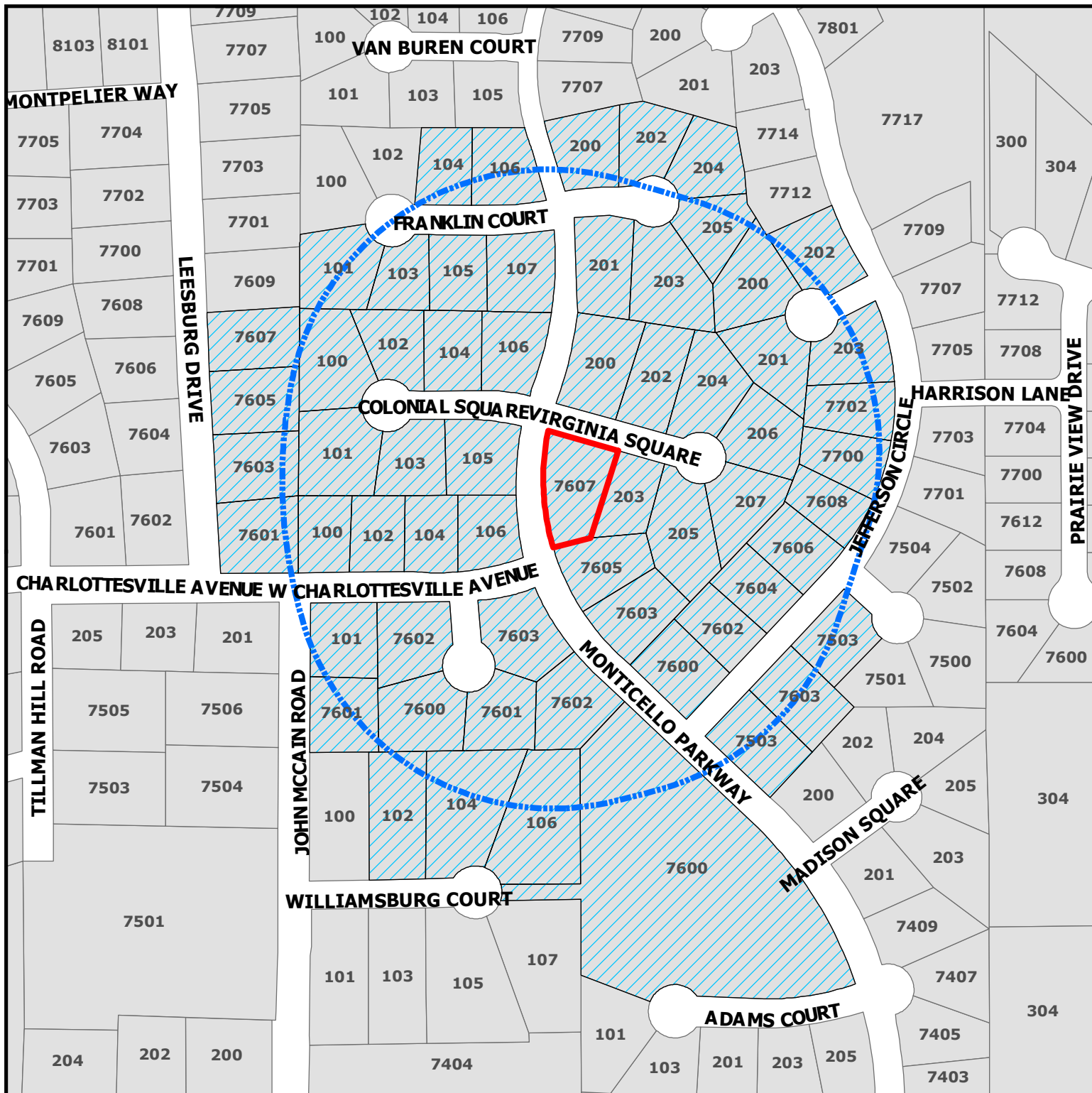
WITNESS my hand and official seal.



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

My commission expires: 2/17/2025

Notification Map

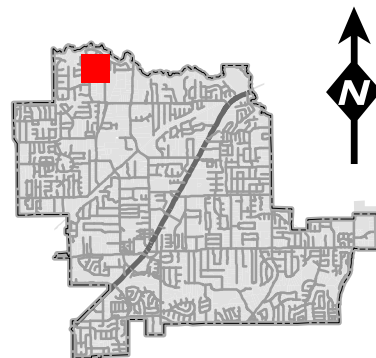


ZC22-003

7607 Monticello Parkway

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, March 21, 2022 at 7:00 p.m.
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

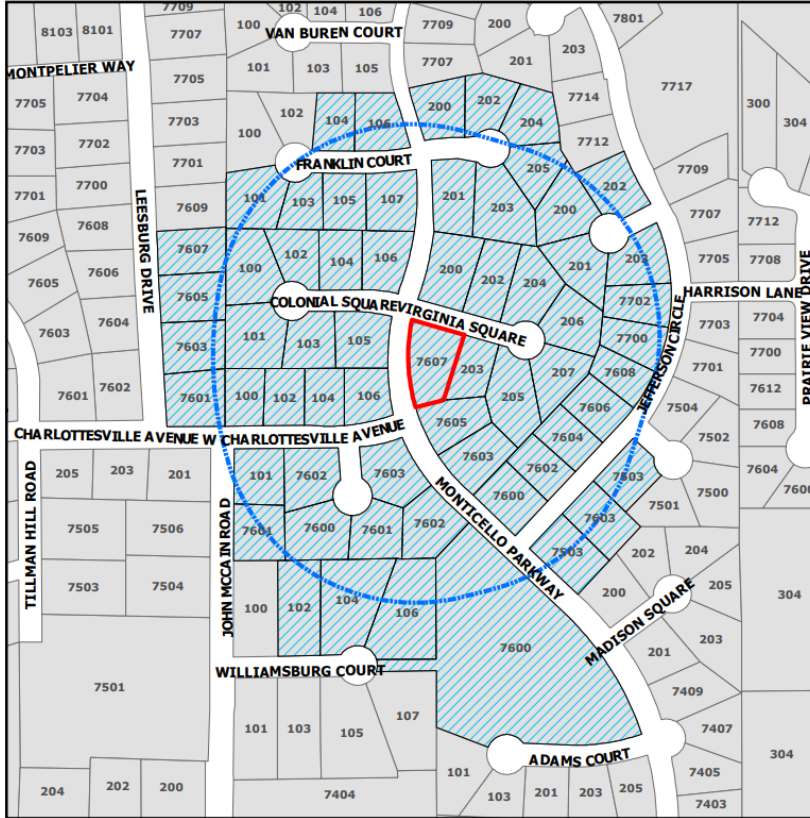
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

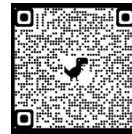
Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034

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

March 14, 2022

Ms. Jacquelyn Reyff,
Community Development Department
City of Colleyville
100 Main St. Colleyville, TX 76034

Re: Zoning Case ZC22-003

The Monticello Homeowner's Association has been made aware of a request to the city for a Special Use Permit, by one of the homeowners within the Monticello neighborhood, at 7607 Monticello Parkway. It is Zoning Case # ZC22-003.

This letter is intended to inform the city that similar requests were made by this homeowner, a little over a year ago, to the Monticello ACC (Architectural Control Committee). These requests were reviewed, discussed on site, and denied, because they do not comply with the building standards set out within the Covenants and Restrictions (C & R's) agreed to by every homeowner in our neighborhood. Construction requests are administered by the ACC.

Specifically, the request for the Iron Fence forward of the building line along Monticello Parkway, was denied not because of the material (an iron fence is fine), but because they proposed to locate it forward of the building line. Our regulation states that *"No fence other than masonry shall be erected on any residential Lot nearer to the front property line than five (5) feet behind the front of the main residence, unless otherwise approved by the ACC."* As a compromise, the ACC offered to allow an iron fence to be placed no closer than the front building line, rather than 5' back from the front of the home.

As for the requested wood fence along Virginia Square this is a slightly different situation because although it still faces the street, it is the side of the home in question. That request was similarly denied, however, because of an 8' wood fence being proposed to be located further forward toward the street from the Building Line, on a frontage directly across from the fronts of the homes across the street, on Virginia Square. The ACC concluded that such a wood fence would adversely affect the streetscape of Virginia Square and obstruct the site line of neighboring homes.

The ACC held an on-site meeting with the homeowner, explained the reasoning, and even offered a compromise solution on the Virginia Square side that we would consider an Iron fence rather than a wood fence in the proposed location, which they could supplement with vegetation (a Holly hedge was suggested) to screen their back yard.

The Monticello HOA requests that the P&Z and City Council consider this information, in making your decision.

Also, for the record, if the P&Z and City Council approve this zoning change request, prior to any construction of the proposed fences the homeowner will need to re-submit construction plans to the Monticello ACC and such plans must be approved by the Monticello ACC prior to construction.

Thank you,

A handwritten signature in black ink, appearing to read "John Huff". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Huff".

Monticello Homeowners Association
P.O. Box 254
Colleyville, TX 76034

VIA: email and hand delivered

March 18, 2022

Zoning Case: ZC22-003
Applicant: Scott Thompson
Location: 7607 Monticello Parkway

My position is that if the proposed fence on the street side yard is positioned so that the land where the big tree currently in the street side yard is outside (not inside) the fence, then the proposed fence is OK with me.

Robert Allen Bardo



Bob Bardo
203 Virginia Square
Colleyville, Texas 76034-6819

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 July 2022.

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

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

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

_____ Mayor Pro Tem Kathy Wheat
_____ Place 5, Chuck Kelley
_____ Place 6, Callie Rigney

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" - Location and Zoning Map

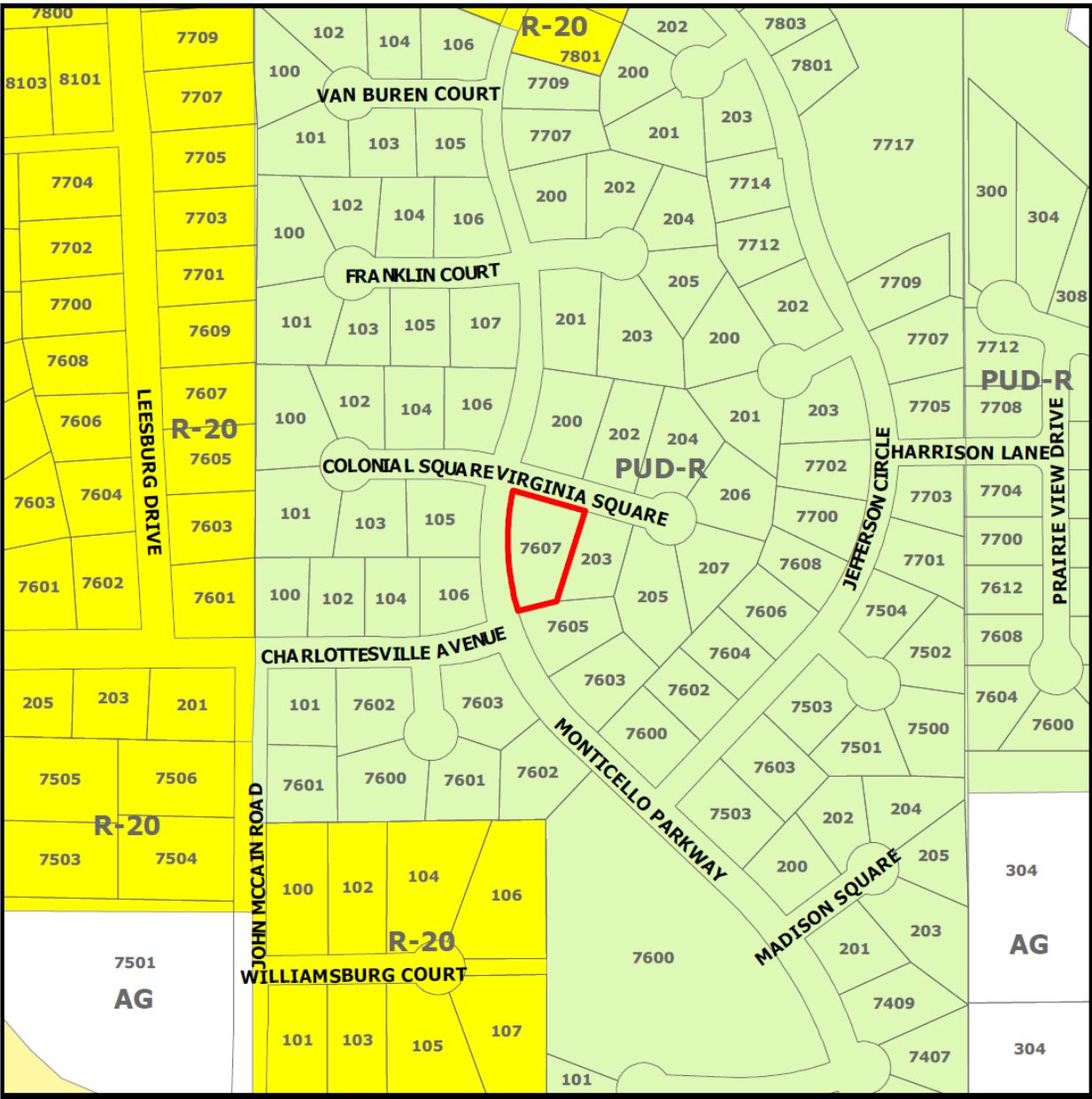
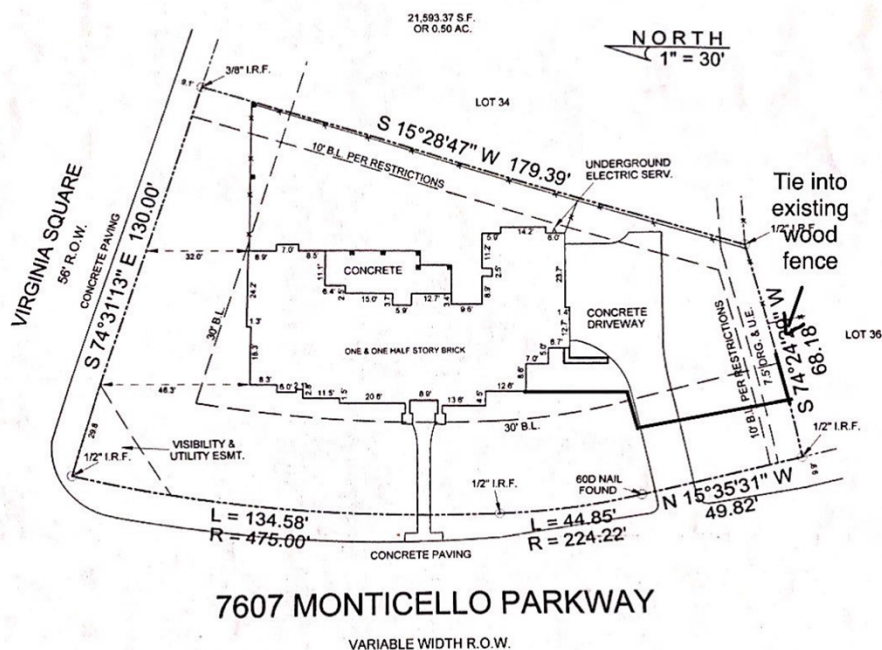


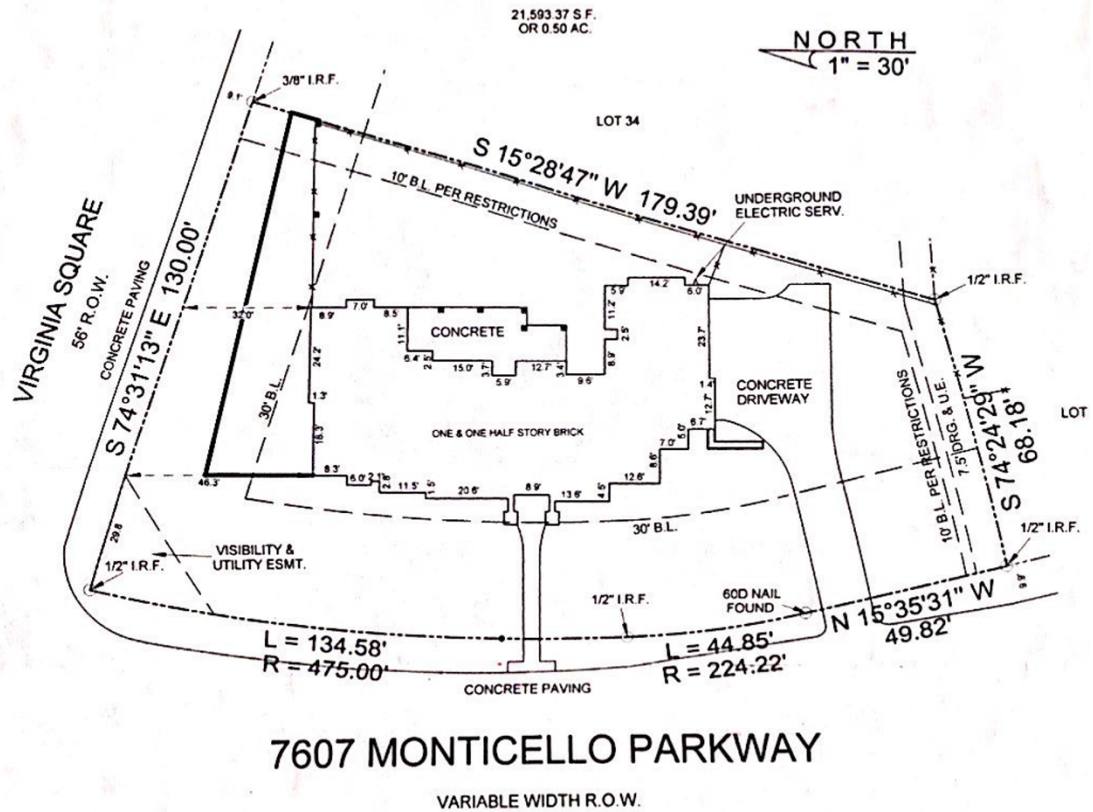
Exhibit "B" – Site Plan

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 6/13/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, REQUEST BY THE APPLICANT TO TABLE TO THE AUGUST 8, 2022 PLANNING AND ZONING COMMISSION MEETING

Explanation

Ryan Worthington, the applicant, has submitted a request for a Special Use Permit (SUP) to allow for the outdoor display of merchandise to remain on the property located at 4201 Colleyville Boulevard.

Recommendation

None

Attachments

1. Request to Table

From: [Ryan Worthington](#)
To: [Jackie Reyff](#)
Cc: [Ben Bryner](#); [Dakari Hill](#); [Matt](#)
Subject: Re: DRC Comments Case ZC22-019 SUP Outdoor Display of Merchandise 4201 Colleyville Blvd.
Date: Wednesday, May 25, 2022 2:23:54 PM

Good afternoon Jackie,

I wish to officially have my case tabled to the August 8th Planning and Zoning Commission meeting. The Case number is ZC22-019. This request is due to me not being available for the June and the July meeting dates.

Best regards,

Ryan Worthington



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 6/13/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, has submitted a request to rezone the 59.47 acre property located at 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive from AG Agricultural and RE Single-Family 'Estate' Residential district to a PUD-R Planned Unit Development-Residential district. The purpose is to rezone in order to allow for the development of a new 56 lot single-family residential subdivision.

Existing Conditions/Background: The subject property is a combination of platted and unplatted lots.

Proposed Zoning Change:

Request – The request is to rezone from the AG Agricultural and RE Single Family 'Estate' Residential to the PUD-R Planned Unit Development - Residential district. The request is to construct a new 56 lot detached single-family subdivision to be known as Greystone Manor.

Purpose - The purpose of a Planned Unit Development (PUD) is to provide for greater flexibility and discretion in the approval of residential, non-residential and mixed use developments by encouraging creative, efficient and aesthetically desirable residential and commercial projects that are superior to what could be accomplished in other zoning districts. This may be through the use of increased open spaces and greenbelts or by providing enhanced amenities or features within the development that will be of special benefit to the property owners or to the community.

Analysis – Per proposed the PUD, this project is requesting to create a new 56 detached single-family subdivision. The applicant is proposing private, gated streets which is required to be approved by the City Council. There are two proposed street

connections along Westcoat Drive serving as the entrances and exits to the subdivision. The lots range from R-20 in size up to R-40. The average lot size is 38,000 s.f. The minimum home size will be 4,500 s.f. Along the northern border, a 15' landscape easement with 4-inch shade trees on each lot is proposed to serve as a buffer. Adjacent to the eastern border of the subdivision will be a 30' landscaping easement along with the planting of 4-inch shade trees.

Plat Status: The subject property is a combination of unplatted and platted lots as 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.

DRC Review: This request was reviewed during the May 23, 2022 DRC meeting and determined the application may be scheduled for the next available Planning and Zoning Commission meeting. The DRC provided a number of comments, which included information related to the open space, net density per acre, providing a preliminary drainage plan using accurate C-factors, and providing more dimensions regarding the proposed streets and cul-de-sacs.

Drainage: A Preliminary Drainage Plan has been provided and it is using incorrect C-factors of 0.35 pre-developed (existing) and 0.45 post-developed (proposed). The guidelines set in Chapter 14 of the Colleyville Land Development Code indicate the C-factors for pre-developed (existing) to be 0.30 and post-developed to be 0.60.

Surrounding Development: Property to the north is zoned PUD-R Planned Unit Development-Residential and has developed with single-family homes. Property to the south has R-20 Single-Family Residential, R-40 Single-Family Residential and AG Agricultural zoning and has developed with single-family homes. The property to the east has RE Single-Family 'Estate' Residential, R-40 Single-Family Residential, and AG Agricultural zoning and has been developed with single-family homes. The property to the west has R-10 Single-Family Residential, RE Single-Family 'Estate' Residential, and PUD-R Planned Unit Development-Residential and has been developed with single-family homes.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, designates the subject property and most of the property near this location along Westcoat as planned for residential use. The proposed rezoning request does comply with the residential land use designation stated in the comprehensive plan. One of the goals for this area, as outlined in *Destination Colleyville*, is to preserve high-quality, established neighborhoods with an emphasis on large lots and natural settings with a "country feel". As open space areas are encouraged to be provided, staff strongly encourages maintaining the density of the larger area.

Fees: Impact Fees are required per Chapter 13 (Impact Fees) of the Land Development Code and are due prior to the issuance of a Building Permit, if applicable.

Tree Preservation: The development must comply with Chapter 5 (Urban Forestry) 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.

Public Notification: Staff mailed notices to all property owners within 500 feet as well as any Homeowners Associations and Independent School Districts within 1,000 feet of the subject property. Notice was published in the Fort Worth Star-Telegram as required by State law and the Land Development Code.

Staff Recommendation: Staff is neutral on this request.

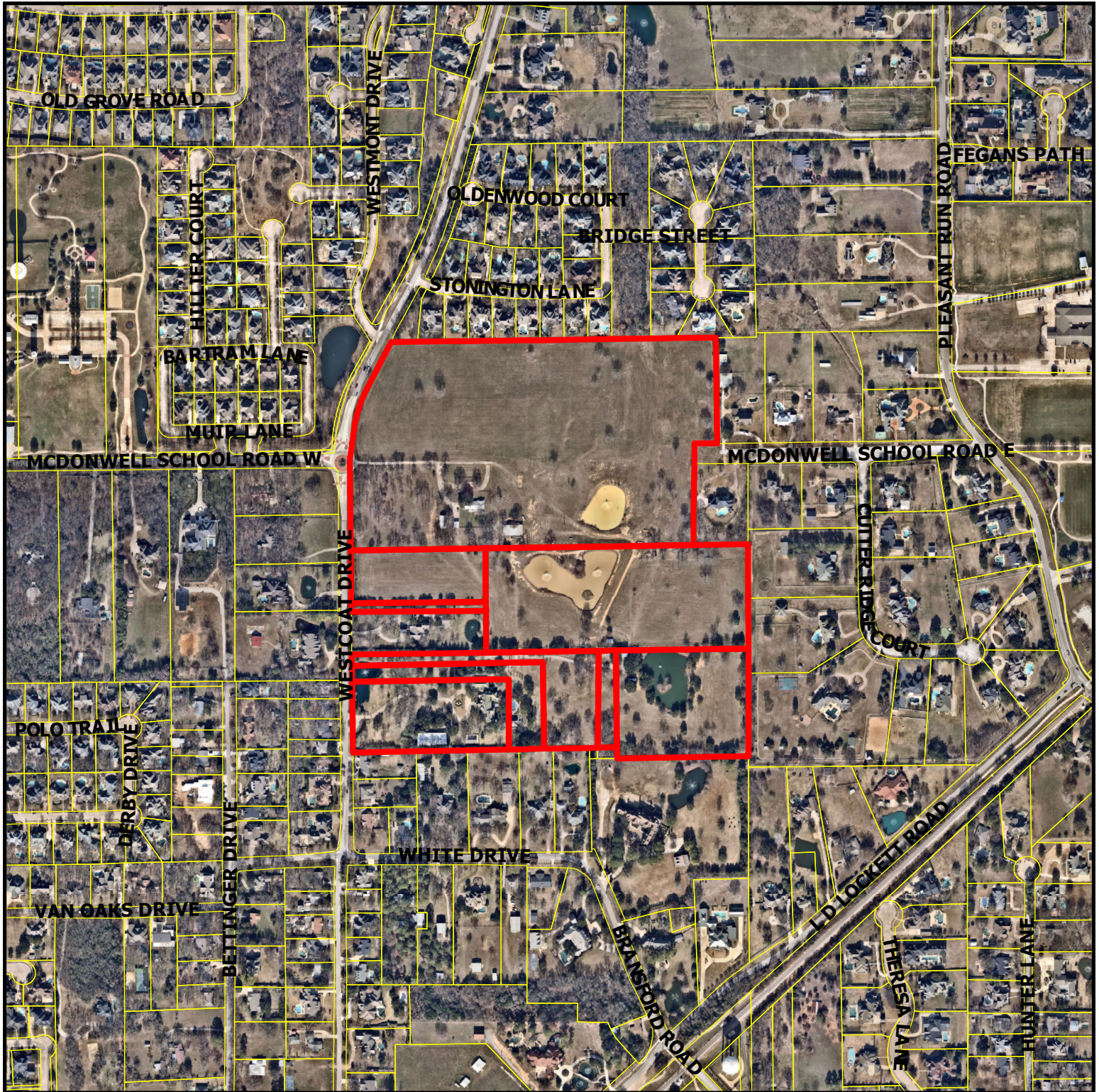
Recommendation

None

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Statement of Planning Objectives
5. Development Plan
6. Development Plan - Aerial
7. Cul De Sac Exhibit
8. Drainage and Utility Plan
9. Frontage Landscape Screening & Plantings
10. Landscape Easement Plantings - North
11. Landscape Easement Plantings - East
12. Notification Map
13. Notification Letter
14. Notification List
15. Draft Ordinance

Aerial Map



ZC22-020

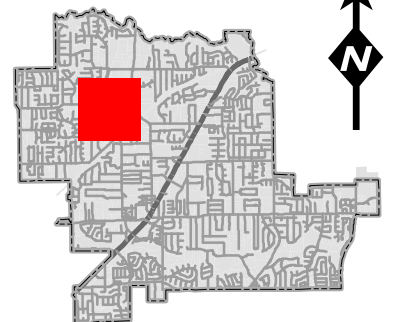
6605 Westcoat Drive

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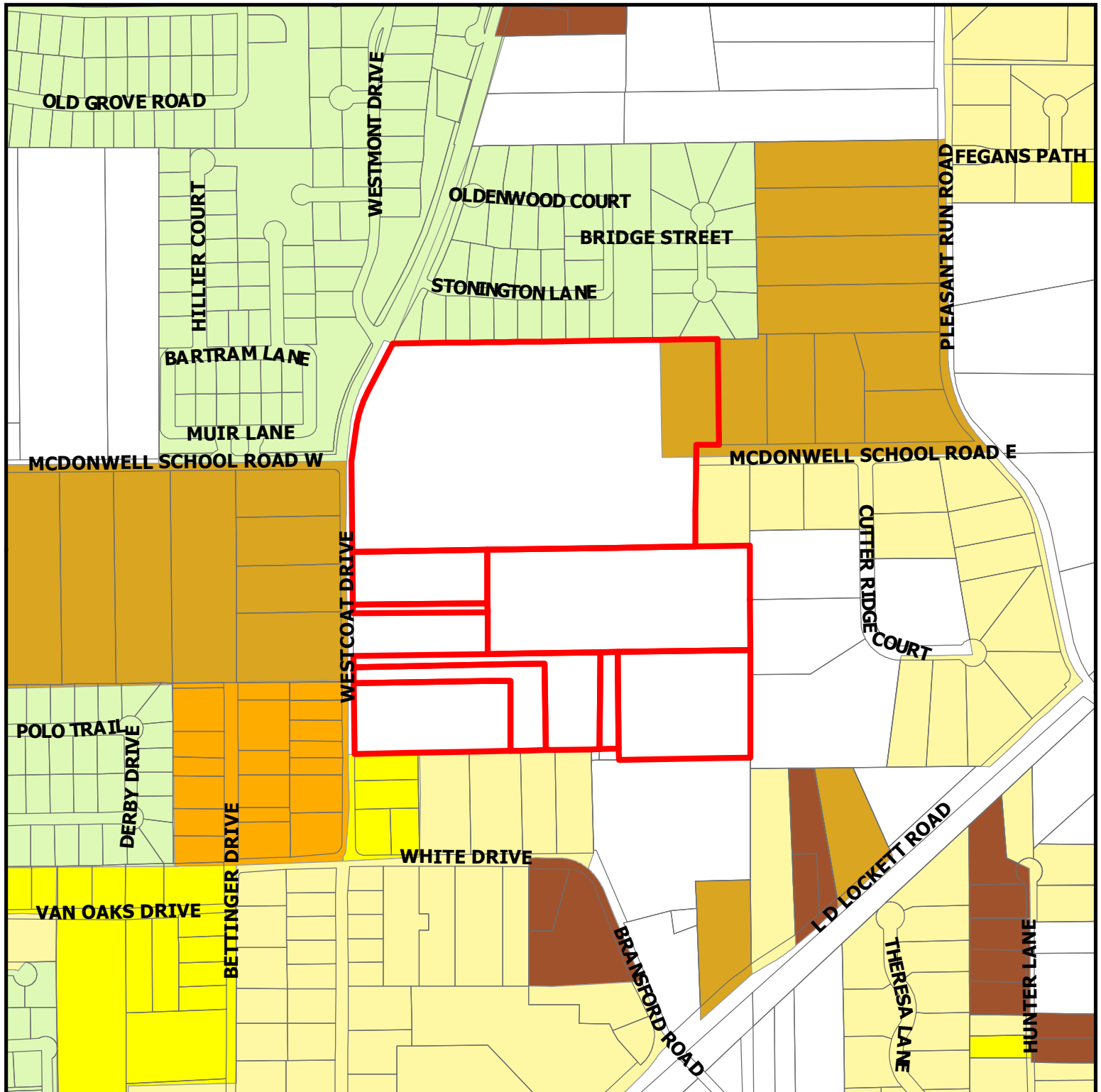
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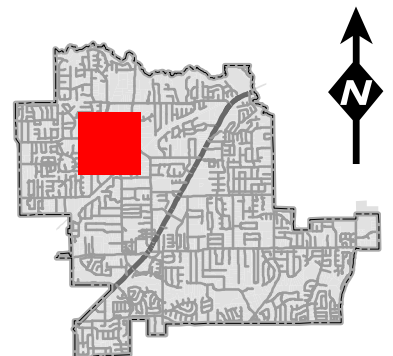
Subject Property



Zoning Map



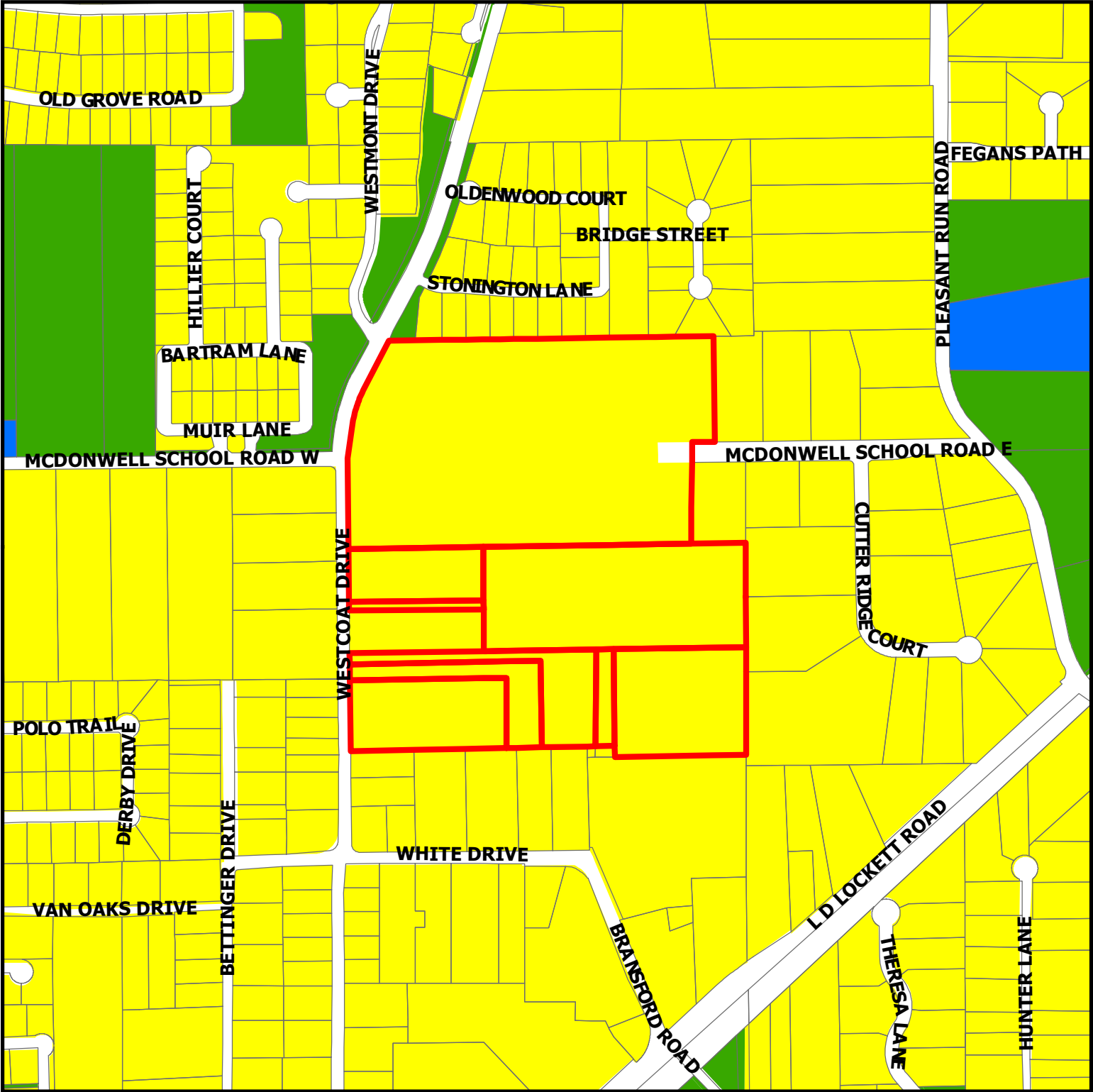
ZC22-020
6605 Westcoat Drive



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 Subject Property

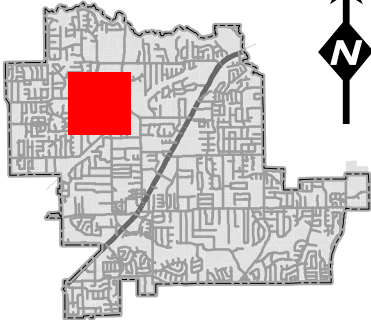
Future Land Use Map



DISCLAIMER:
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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	5.08%	3.02 ac.
R.O.W.	11.05%	6.59 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	55
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

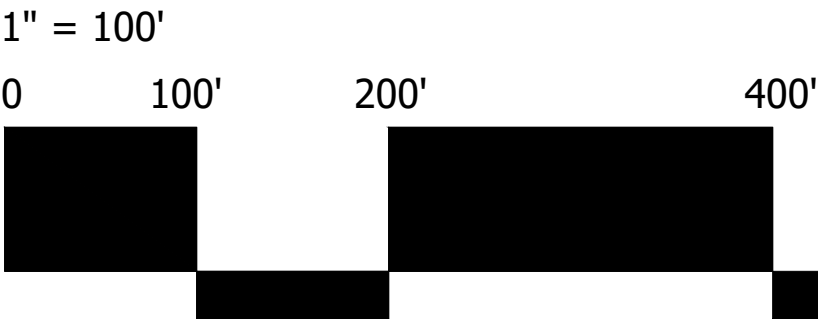
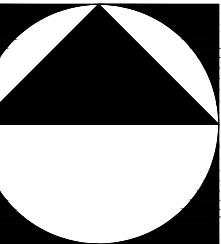
Applicant:
Hat Creek Development
PO Box 92747
Southlake, TX 76092
817-329-3854
Contact: Kosse Maykus



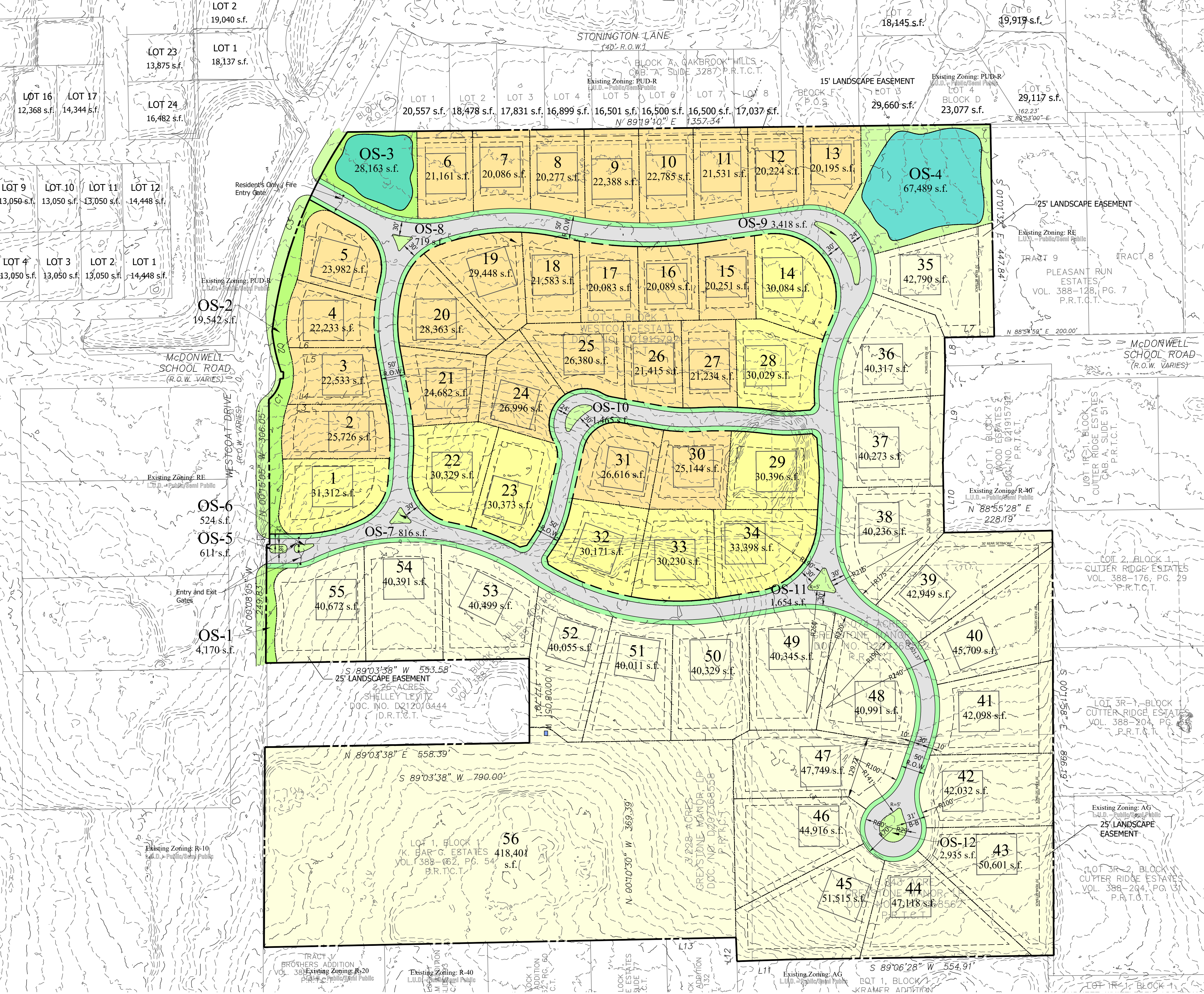
Planner: SAGE GROUP, INC.

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

3 JUN 22



Development Plan



Wall / Fence Diagram

Legend

8' wood Fence with Cap

6' Ornamental Iron Fence

6' Masonry Wall

Notes:

- Front Setbacks are 30'
- Rear Setbacks are 25'
- Side Setbacks are 10', corner side setbacks are 15'
- There will be no outside storage onsite
- Open space lots & landscape easements will be maintained by the Homeowners Association (HOA).

Greystone Manor

Colleyville, Tarrant County, Texas

Site Data Summary Chart

Single Family Residential Lots		56
Common Areas		12
Residential Lots	83.87%	49.856 ac.
Open Space	5.08%	3.02 ac.
R.O.W.	11.05%	6.59 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	55
Minimum Building Lot Area	20,086 s.f.
Average Building Lot Area	38,781 s.f.
Common Areas	12

Owner:

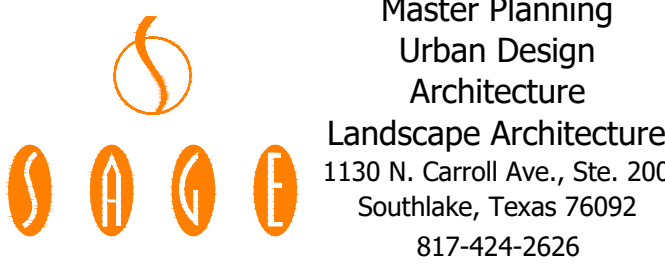
Julianna Garrison
6401 Westcoat Drive
Colleyville, TX 76034
Phone: 214-502-5606

Applicant:

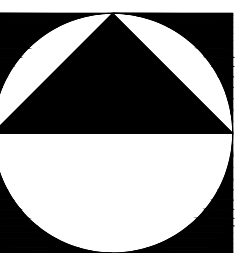
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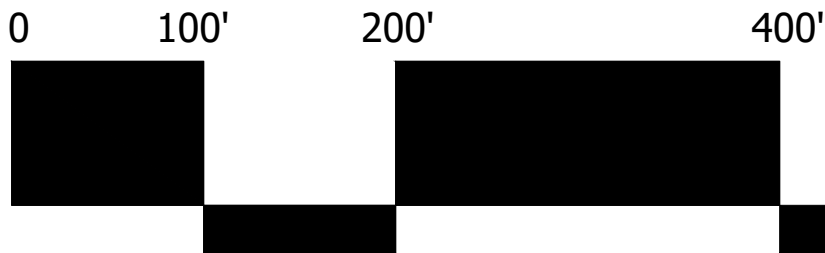
Planner: SAGE GROUP, INC.



3 JUN 22



1" = 100'



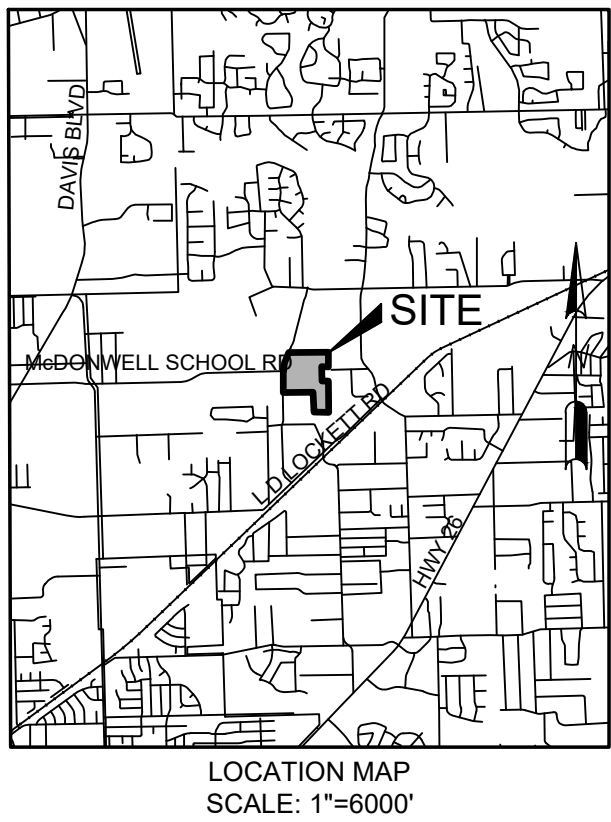
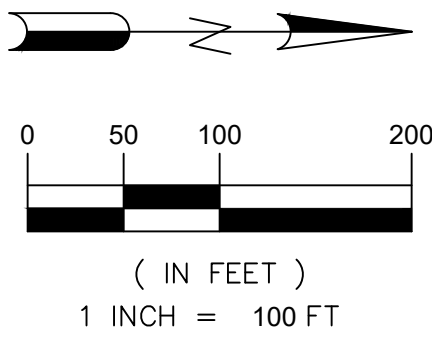
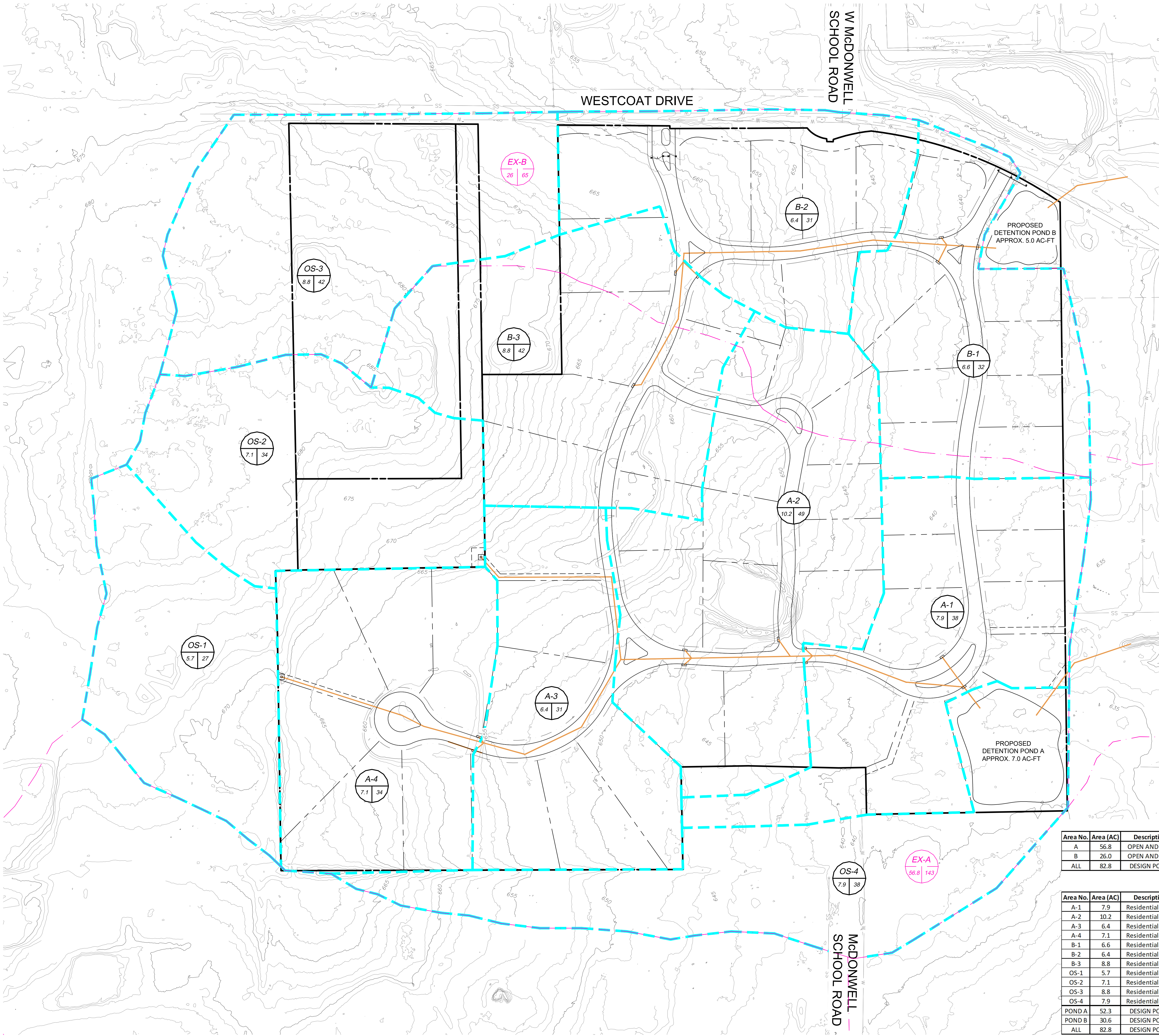
Legend

- 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:

1. ULTIMATE CONFIGURATION AND SIZING OF PROPOSED IMPROVEMENTS MAY CHANGE SLIGHTLY IN FINAL DESIGN.
2. TOPOGRAPHY OBTAINED THROUGH TEXAS NATURAL RESOURCE INFORMATION SERVICE (TNRIS), 2019, NAVD 88 VERTICAL DATUM.
3. 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)	Q100 (CFS)
A	56.8	OPEN AND 1 AC	0.35	20	2.9	58	4.08	81	7.18	143
B	26.0	OPEN AND 1 AC	0.35	20	2.9	26	4.08	37	7.18	65
ALL	82.8	DESIGN POINT	0.35	20	3.32	96	5.53	160	7.18	208

Rational Method Runoff Calculations (PROPOSED)

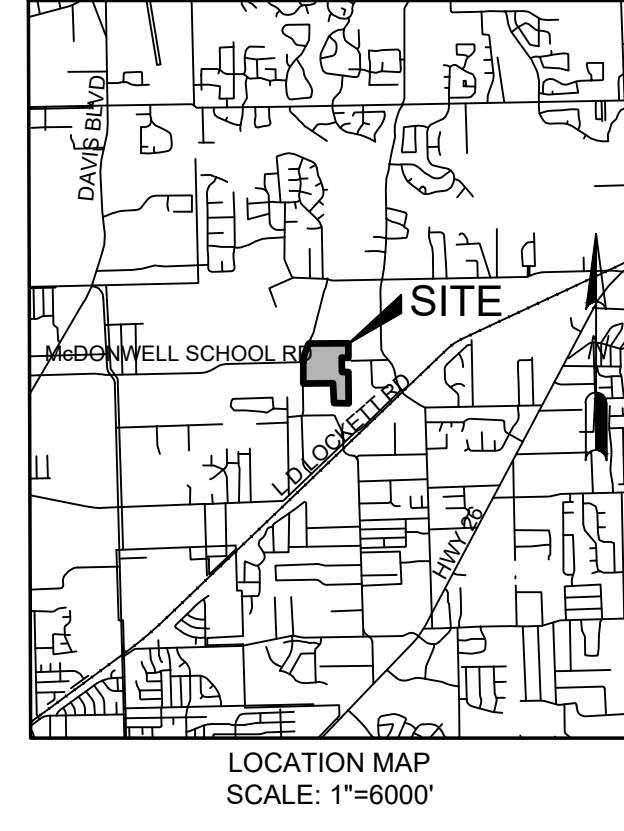
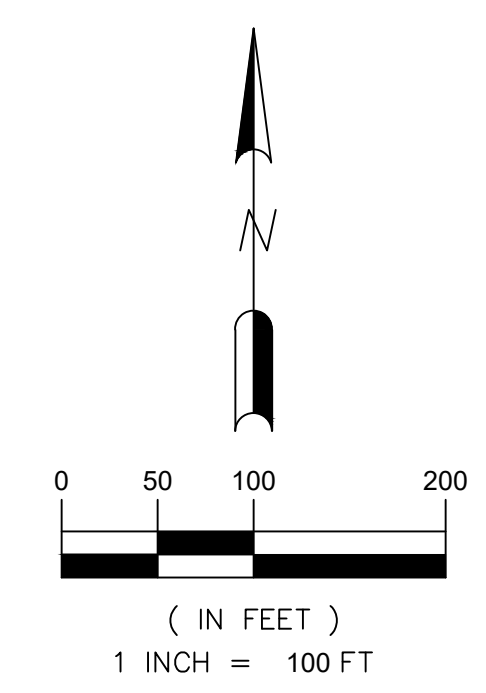
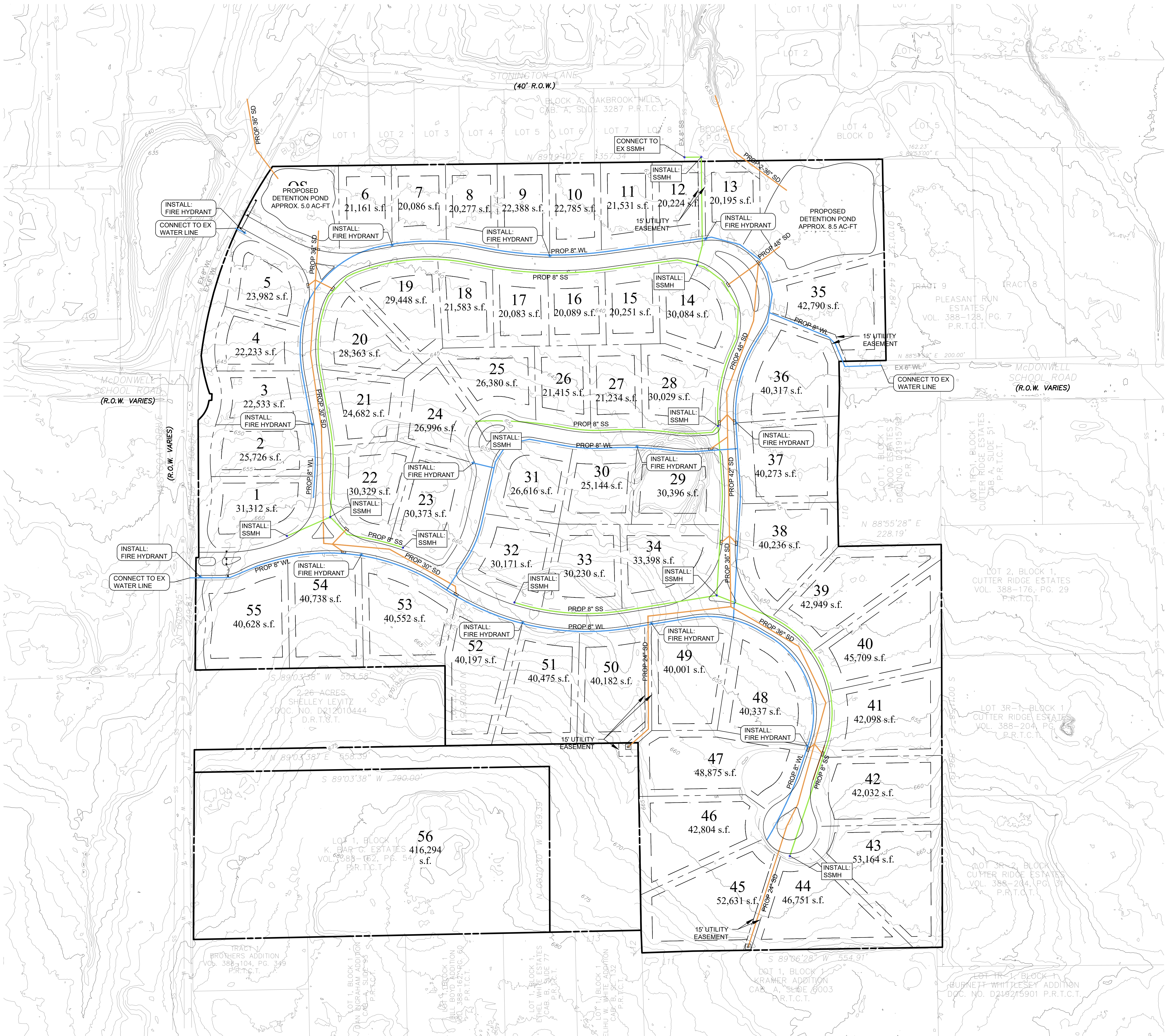
Area No.	Area (AC)	Description	'C' Value	Tc (Min)	I1 (IN/HR)	Q1 (CFS)	I5 (IN/HR)	Q5 (CFS)	I100 (IN/HR)	Q100 (CFS)
A-1	7.9	Residential (1ac)	0.60	15	3.23	15	4.55	22	8.02	38
A-2	10.2	Residential (1ac)	0.60	15	3.23	20	4.55	28	8.02	49
A-3	6.4	Residential (1ac)	0.60	15	3.23	12	4.55	17	8.02	31
A-4	7.1	Residential (1ac)	0.60	15	3.23	14	4.55	19	8.02	34
B-1	6.6	Residential (1ac)	0.60	15	3.23	13	4.55	18	8.02	32
B-2	6.4	Residential (1ac)	0.60	15	3.23	12	4.55	17	8.02	31
B-3	8.8	Residential (1ac)	0.60	15	3.23	17	4.55	24	8.02	42
OS-1	5.7	Residential (1ac)	0.60	15	3.23	11	4.55	16	8.02	27
OS-2	7.1	Residential (1ac)	0.60	15	3.23	14	4.55	19	8.02	34
OS-3	8.8	Residential (1ac)	0.60	15	3.23	17	4.55	24	8.02	42
OS-4	7.9	Residential (1ac)	0.60	15	3.23	15	4.55	22	8.02	38
POND A	52.3	DESIGN POINT	0.60	15	3.23	101	4.55	143	8.02	251
POND B	30.6	DESIGN POINT	0.60	15	3.23	59	5.55	102	8.02	147
ALL	82.8	DESIGN POINT	0.60	15	3.23	160	4.55	226	8.02	398

BENCHMARKS:

BM1				

THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
DESIGNED BY: DEOTTE, INC.
Reg. No.: 126044
Firm No.: F-3116(TX)
Date: 6/1/2022

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-00316
420 Johnson Road, Suite 305 | Keller, Texas 76248
PREPARED FOR: MAYKUS CUSTOM HOMES

PRELIMINARY UTILITY PLAN
GARRISON PARK
COLLEYVILLE, TX

BENCHMARKS:	
BM1	

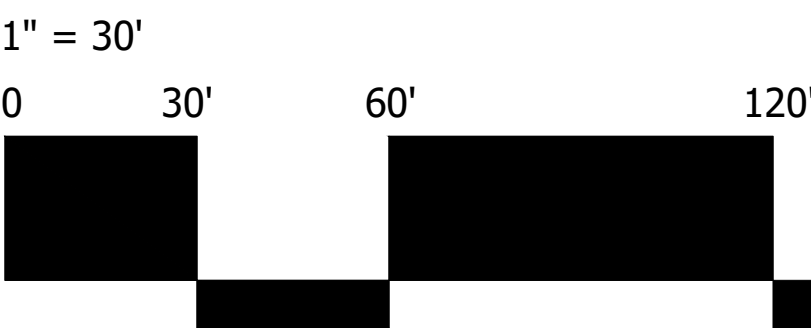
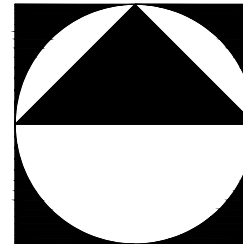
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BIDDING OR PERMITS PURPOSES.
BY: BRENDA WILSON
Reg. No.: 126044
Firm No.: F-3116(TX)
Date: 6/1/2022

DOI No. 202111100



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

3 JUN 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



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.

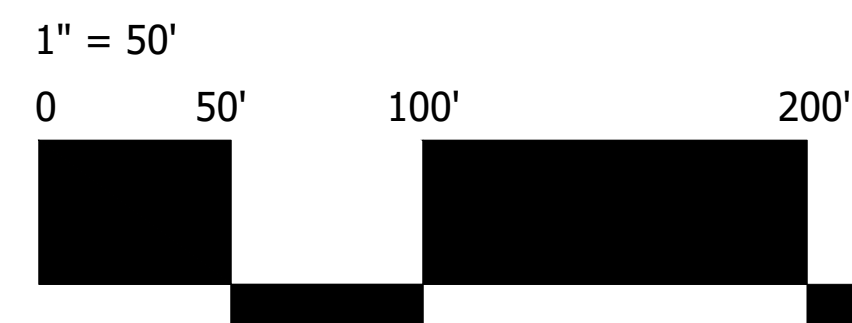
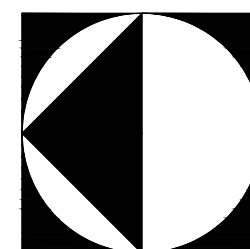
LANDSCAPE EASEMENT - 30'
4" CAL. SHADE TREES ON LOTS 39, 40 AND 41 - LIVE OAKS WITHIN
REAR BUILDING SETBACK - 30' O.C.



Planner: SAGE GROUP, INC.



3 JUN 22

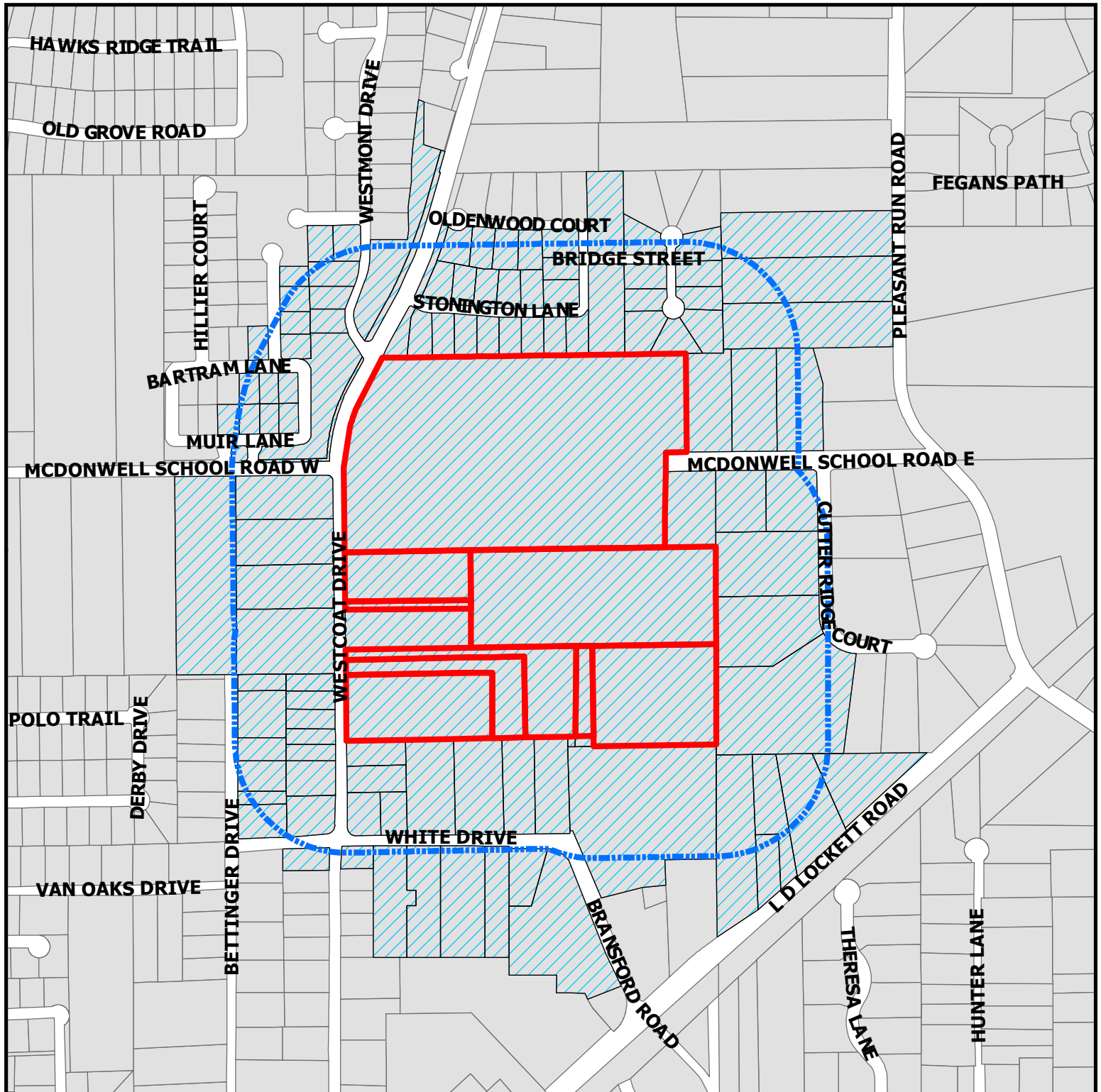


Landscape Easement Plantings - EAST

Greystone Manor

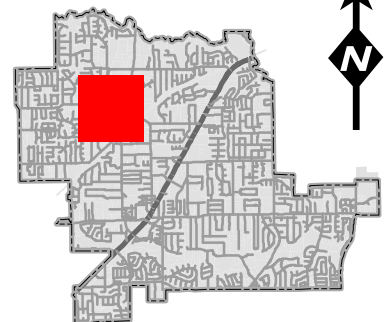
Colleyville, Tarrant County, Texas

Notification Map



ZC22-020
6605 Westcoat Drive

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



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.



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, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural and RE Single Family 'Estate' Residential districts to the PUD-R Planned Unit Development - Residential district. The request is to rezone the property to allow for a new 56 lot private and gated subdivision, Greystone Manor. It proposes lot sizes ranging from approximately 20,000 sq.ft. up to 50,000 sq.ft., the average being approximately 38,800 sq. ft.

Zoning Case: ZC22-020

Applicant: Kosse Maykus

Owner: Julianna Garrison

Location: 6401, 6405, 6409, 6417, 6501, 6507, and 6605 Westcoat Drive

Property Description: 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, Wescoat Estates, and Lots 1A2, 1B, and 1C, Block 1, Hilley Addition

Present Zoning: AG Agricultural and RE Single Family 'Estate' Residential

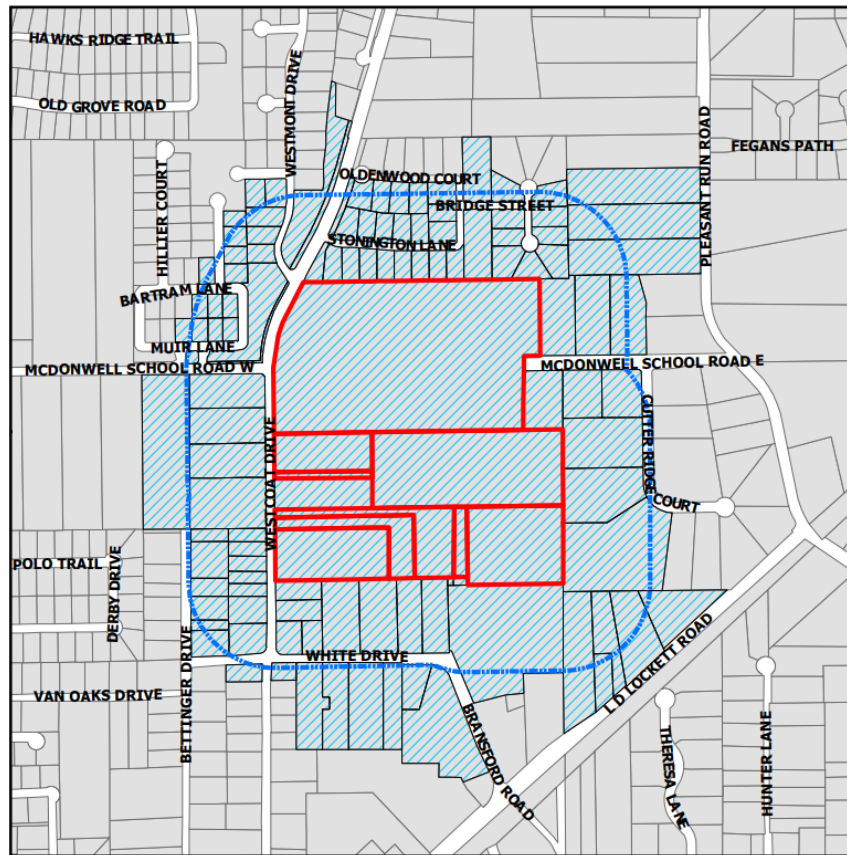
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

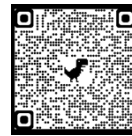
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
77 LEGACY LLC	6214 LD LOCKETT RD	COLLEYVILLE, TX
A BETTER PLACE LLC	3008 CANTON ST	DALLAS, TX
ALBERTINI, RAE	114 BARTRAM LN	COLLEYVILLE, TX
ALIANNE ESTATES	6201 THERESA LN	COLLEYVILLE, TX
BAILEY, COLLEEN	111 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
BAJEMA, BRYAN	6303 BETTINGER DR	COLLEYVILLE, TX
BARFIELD, MARK	113 BARTRAM LN	COLLEYVILLE, TX
BARGY, TODD M	6304 LD LOCKETT RD	COLLEYVILLE, TX
BATESON FAMILY TRUST	209 WHITE DR	COLLEYVILLE, TX
BEALMEAR, ALLEN D	300 STONINGTON LN	COLLEYVILLE, TX
BLOCKER, DOROTHY J	6313 BETTINGER DR	COLLEYVILLE, TX
BOLTON, JOHNNY L	6713 VINES CT	COLLEYVILLE, TX
BRASWELL FAMILY TRUST	6512 WESTCOAT DR	COLLEYVILLE, TX
BROWN, WHITNEY C	308 WHITE DR	COLLEYVILLE, TX
BRUMMETT, CLAUDIA M	6800 FALLBROOK CT	COLLEYVILLE, TX
BRUNDAGE, JEFFREY	6508 WESTCOAT DR	COLLEYVILLE, TX
CALHOON, CHRISTOPHER	6308 WESTCOAT DR	COLLEYVILLE, TX
CAMPBELL, TOM	501 MCDONWELL SCHOOL RD E	COLLEYVILLE, TX
CEPAK, BENNETT	6301 BETTINGER DR	COLLEYVILLE, TX
CHILD, QUINN	6701 VINES CT	COLLEYVILLE, TX
COBB, CHRISTOPHER	305 STONINGTON LN	COLLEYVILLE, TX
COOK, STANLEY D	6500 CUTTER RIDGE CT	COLLEYVILLE, TX
CORBETT, CHRISTOPHER	200 WHITE DR	COLLEYVILLE, TX
CUTTER RIDGE ESTATES ADDITION	6404 CUTTER RIDGE CT	COLLEYVILLE, TX
DAVID AND JENNIFER SCOTT FAMIL	6704 PLEASANT RUN RD	COLLEYVILLE, TX
DODSON, EDWARD GINO	213 WHITE DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
DUPUY, VICTOR	6807 FALLBROOK CT	COLLEYVILLE, TX
FICK, GARY	504 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
FITZGERALD, MARILYN S	205 WHITE DR	COLLEYVILLE, TX
FITZHUGH, BRYAN	6708 WESTMONT DR	COLLEYVILLE, TX
FONSECA, LUIS M	305 OLDENWOOD CT	COLLEYVILLE, TX
GAGE, FREDDIE	313 STONINGTON LN	COLLEYVILLE, TX
GALLATIN, FRED A S	121 BARTRAM LN	COLLEYVILLE, TX
GARRISON, JULIANNA	6401 WESTCOAT DR	COLLEYVILLE, TX
GRANTLAND, GARY M	201 FREMONT CT	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREYSTONE MANOR LP	6401 WESTCOAT DR	COLLEYVILLE, TX
GRIDIRON REALTY LLC	1450 POST PADDOCK ST N	GRAND PRAIRIE, TX
HALLEN, PAUL R	7100 DAVID LN	COLLEYVILLE, TX
HANCE, KEATH E	6504 CUTTER RIDGE CT	COLLEYVILLE, TX
HANNO, GREGORY	213 STONINGTON LN	COLLEYVILLE, TX
HARRIS, MICKEY A	109 W MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HEATH, H DARRYL	6200 BRANSFORD RD	COLLEYVILLE, TX
HELDOORN, DEBBEE D	205 STONINGTON LN	COLLEYVILLE, TX
HELLMAN, DONALD	201 E GLADE APT RD 7208	GRAPEVINE, TX
HOAG, RICK	6309 BETTINGER DR	COLLEYVILLE, TX
HONGOLA, MICHAEL	6704 WESTMONT DR	COLLEYVILLE, TX
HUGHES, THOMAS	411 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
HUSAIN, MUSTAFA	6811 FALLBROOK CT	COLLEYVILLE, TX
HUTCHINSON, JOHN T	6816 FALLBROOK CT	COLLEYVILLE, TX
HYDE, R W	202 WHITE DR	COLLEYVILLE, TX
IRWIN, WAYNE ALLEN	301 OLDENWOOD CT	COLLEYVILLE, TX

JEDRUSIAK, NAOMI	305 WHITE DR	COLLEYVILLE, TX
JOHANN, MELISSA	6316 WESTCOAT DR	COLLEYVILLE, TX
JOINT REVOCABLE TRUST OF DANIE	312 WHITE DR	COLLEYVILLE, TX
JOLISSAINT, STEPHEN	6705 VINES CT	COLLEYVILLE, TX
JOSEPH AND NANCY KORKMAS REVOC	108 MUIR LN	COLLEYVILLE, TX
KAMPINE, JOHN	304 STONINGTON LN	COLLEYVILLE, TX
KOETHER, PAUL O	6808 MYSTIC WOODS LN	COLLEYVILLE, TX
LABRECQUE, JIMMY	6214 LD LOCKETT RD	COLLEYVILLE, TX
LAFORNARA, LEWIS	6305 BETTINGER DR	COLLEYVILLE, TX
LANGHAM, KEVIN	6405 BETTINGER DR	COLLEYVILLE, TX
LARSEN, MATTHEW L	6808 FALLBROOK CT	COLLEYVILLE, TX
LEDBETTER, HAROLD C	6700 PLEASANT RUN RD	COLLEYVILLE, TX
LEVITZ, SHELLEY	6403 WESTCOAT DR	COLLEYVILLE, TX
LUKE, FRANK	116 MUIR LN	COLLEYVILLE, TX
MARKLE, CHAD	301 STONINGTON LN	COLLEYVILLE, TX
MARLING, TIMOTHY	308 STONINGTON LN	COLLEYVILLE, TX
MCDONALD, RICHARD L	212 STONINGTON LN	COLLEYVILLE, TX
MCKIBBEN, BENJAMIN	205 OLDENWOOD CT	COLLEYVILLE, TX
MCNAMARA, SHANNON L	309 OLDENWOOD CT	COLLEYVILLE, TX
MELENDEZ, HENRY	6208 L D LOCKETT RD	COLLEYVILLE, TX
MERCER, CHIP	6504 WESTCOAT DR	COLLEYVILLE, TX
MILLER, KENEISHA	6812 FALLBROOK CT	COLLEYVILLE, TX
MORGAN, PAIGE	208 WHITE DR	COLLEYVILLE, TX
MOTKIN, IGOR	209 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS ADDITION	204 STONINGTON LN	COLLEYVILLE, TX
OAKBROOK HILLS MAINT ASSN INC	4004 GATEWAY DR STE 110	COLLEYVILLE, TX
OLD GROVE ADDITION	PO BOX 1481	COLLEYVILLE, TX
PEKURNEY, BROOKE	204 WHITE DR	COLLEYVILLE, TX
REICH, GEORGE E	204 STONINGTON LN	COLLEYVILLE, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
REMLEY, VALERIE	6803 FALLBROOK CT	COLLEYVILLE, TX
REPP, ED	6303 WESTCOAT DR	COLLEYVILLE, TX
REPP, JENNIFER	6313 WESTCOAT DR	COLLEYVILLE, TX
RHODES, JAMES	6213 WESTCOAT DR	COLLEYVILLE, TX
RIVERA, PAUL	6712 WESTMONT DR	COLLEYVILLE, TX
ROBERTS, CORY	6314 WESTCOAT DR	COLLEYVILLE, TX
ROSHAMI, MEHNAZ	205 FREMONT CT	COLLEYVILLE, TX
ROYBAL, ROBERT E	PO BOX 893	COLLEYVILLE, TX
SCHARFFENBERGER, STUART	112 MUIR LN	COLLEYVILLE, TX
SMITH, RICHARD S	6709 VINES CT	COLLEYVILLE, TX
STEWART, GLENN	6408 CUTTER RIDGE CT	COLLEYVILLE, TX
THE NORTON FAMILY TRUST	6304 WESTCOAT DR	COLLEYVILLE, TX
THOMPSON, ANN	117 BARTRAM LN	COLLEYVILLE, TX
VANSELOUS, HEATHER	6412 CUTTER RIDGE CT	COLLEYVILLE, TX
WALTON, KIMBERLY A	6320 WESTCOAT DR	COLLEYVILLE, TX
WARDEN, MALINDA HARBIN	508 MCDONWELL SCHOOL RD	COLLEYVILLE, TX
WASHBURN, GARY D	6815 FALLBROOK CT	COLLEYVILLE, TX
WEST, JOHN	208 STONINGTON LN	COLLEYVILLE, TX
WESTMONT ADDITION	5751 KROGER DR	KELLER, TX
WESTMONT MAINTENANCE ASSOC INC	PO BOX 935	KELLER, TX
WILBANKS, CODY	120 MUIR LN	COLLEYVILLE, TX
WILFRED J CAMERON REVOCABLE TR	309 STONINGTON LN	COLLEYVILLE, TX
WORKMAN, DAVID J	201 STONINGTON LN	COLLEYVILLE, TX
YARRISH, JAMES	6216 L D LOCKETT RD	COLLEYVILLE, 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 59.47 ACRES TRACT 1B, ABSTRACT 1487, O C Strum 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 FROM THE AG AGRICULTURAL AND RE SINGLE-FAMILY 'ESTATE' RESIDENTIAL DISTRICT TO THE PUD-R PLANNED UNIT DEVELOPMENT – RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning under Case No. ZC22-020; and

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

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

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

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

Sec. 1. THAT all the foregoing premises and findings are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

- Sec. 2. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by changing the zoning on 59.47 acres, being 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 from the AG Agricultural and RE Single-Family 'Estate' Residential zoning district to the PUD-R Planned Unit Development – Residential zoning district, as depicted in the attached Exhibit "A" and Exhibit "B.
- Sec. 3. THAT the Official Zoning Map of the City of Colleyville be amended to incorporate the zoning change approved herein.
- Sec. 4. THAT the above described tract of land shall be subject to the following conditions:

1. GENERAL

- a. The purpose of this PUD-R is to allow for a single-family residential development of detached dwelling units.
- b. The property is subject to all the regulations contained in the Colleyville Land Development Code, except where amended by this Ordinance.

2. CONCEPTUAL PLAN AND PLATTING

- a. The street layout and arrangement of lots of the subdivision shall be generally consistent with the Conceptual Site Plan, labeled as Exhibit "C", which shall not be considered the preliminary plat. The actual street and lot arrangement may differ from that shown on Exhibit "C" to accommodate topographic, drainage, engineering design limitations or other conditions.
- b. The developer shall submit and receive approval from the City a Preliminary and Final Plat in accordance with the requirements of the Land Development Code prior to development of this PUD-R.

3. PERMITTED USES

- a. Single-family residences, detached; limited to no more than 56 lots as shown on the attached Development Plan.
- b. Common open space areas

4. RESIDENTIAL LOT REQUIREMENTS AND SETBACKS

Single-family detached residential lot requirements and setbacks shall comply with the following R-20 zoning district and subject to the following provisions:

- a. Minimum Lot Size 25 lots of 20,000 s.f. (avg. about 38,781 s.f.); 9 lots of 30,000 s.f.; and 22 lots of 40,000 s.f.
- b. Minimum Lot Width 100 feet, measured at 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.
- c. Front Building Line 30 feet back of property line.
- d. Side Building Line 10 feet.
- e. Rear Building Line 25 feet.
- f. 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.
- g. Minimum House Size 4,500 square feet.

5. Open Space

- a. This development shall provide not less than 5.18% common open space, which shall generally be configured as shown on Exhibit "C". All open space areas shall be landscaped and maintained by the Homeowner's Association.
- b. All amenities within the open space areas shall be maintained by the Homeowner's Association.

6. SCREENING

- a. Perimeter fencing and screening shall be in compliance with the Wall/Fence Diagram included and shown on the Development Plan, labeled as Exhibit "C".
- b. 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.
- c. 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.

7. ARCHITECTURAL FEATURES

- a. 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.
- b. Garage Standard – Minimum of a three-car garage with wood-like, architecturally enhanced doors.
- c. Minimum Roof Pitch – Minimum of a 10:12 roof pitch unless architecturally required to vary, based on home style.
- d. Windows – No aluminum windows allowed in the subdivision, only windows of higher quality and every efficiency will be allowed. All windows will be insulated glass with a "low-e" specification.

8. OTHER

- a. A minimum of two (2) three-inch (3") caliper trees shall be planted within the front yard of each lot by the homebuilder

upon construction of a new home, unless quality existing trees are present and saved.

b. Street Design Standards:

- o Right-Of-Way: Fifty feet (50') (Undivided)
- o Travel Lane Width: Thirty-two, one half feet (32.5'), back of curb to back of curb
- o Turning Radii: Fifteen feet (15')

- Sec. 5. THAT the above described tract of land shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Colleyville as heretofore amended, and as amended herein.
- Sec. 6. THAT any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Colleyville, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Sec. 7. THAT if any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.
- Sec. 8. THAT in addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Sec. 9. THAT it has been found that there has been a change in conditions in the above described property, it is now necessary that it be given the above zoning classification in order to permit its proper development and in order to protect the public interest, comfort and general welfare, and requires that this ordinance shall take effect immediately from and after its passage.

AND IT IS SO ORDERED.

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

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

PASSED AND APPROVED by the City Council of the City of Colleyville, Texas, on this the 19th day of July 2022.

Mayor Bobby Lindamood	_____ Mayor Pro Tem Kathy Wheat	_____
Place 1, George Bond	_____ Place 5, Chuck Kelley	_____
Place 3, Brandi Elder	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit "A" – Location and Zoning Map

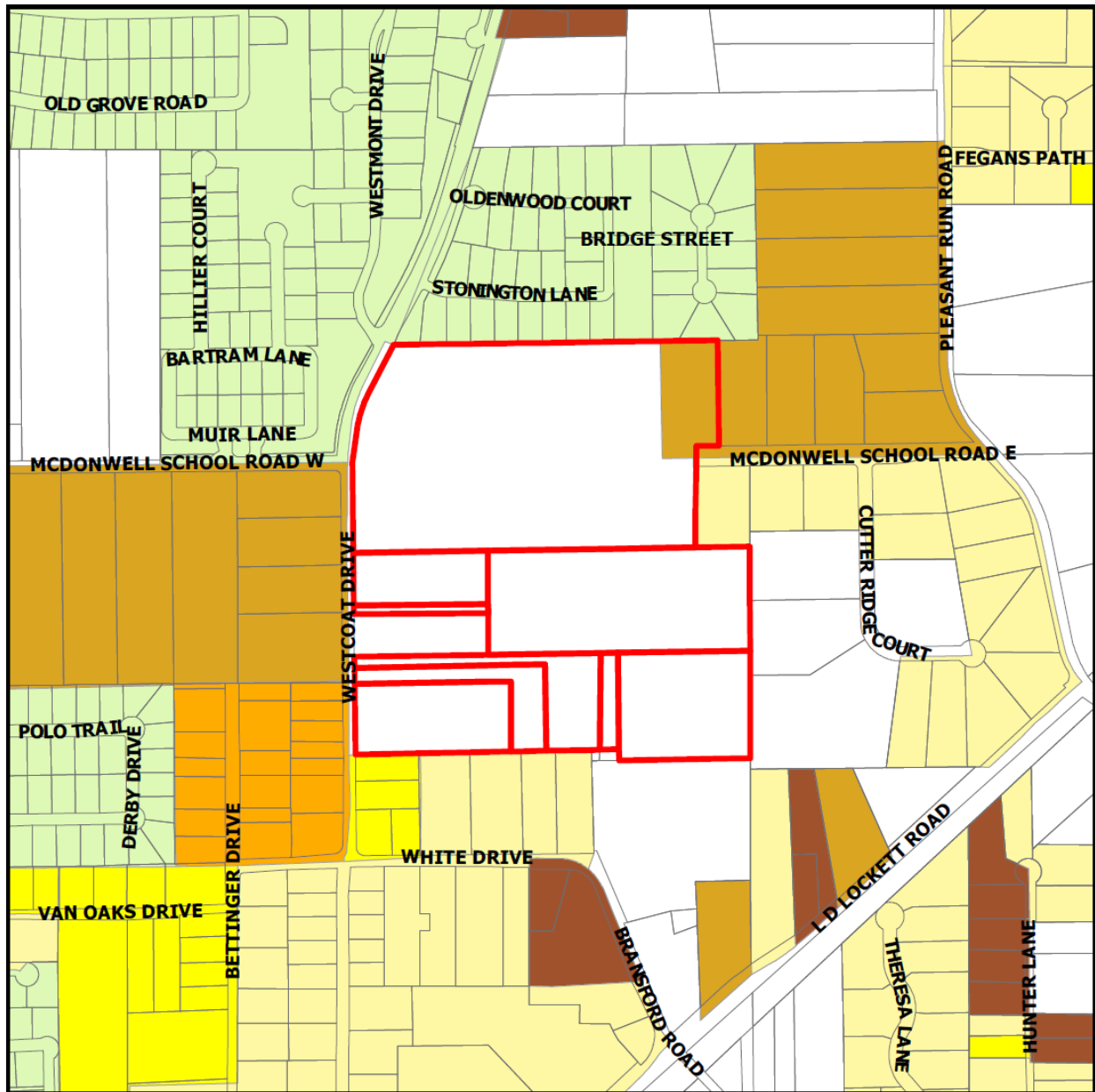


Exhibit “B” – Statement of Planning Objectives

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.

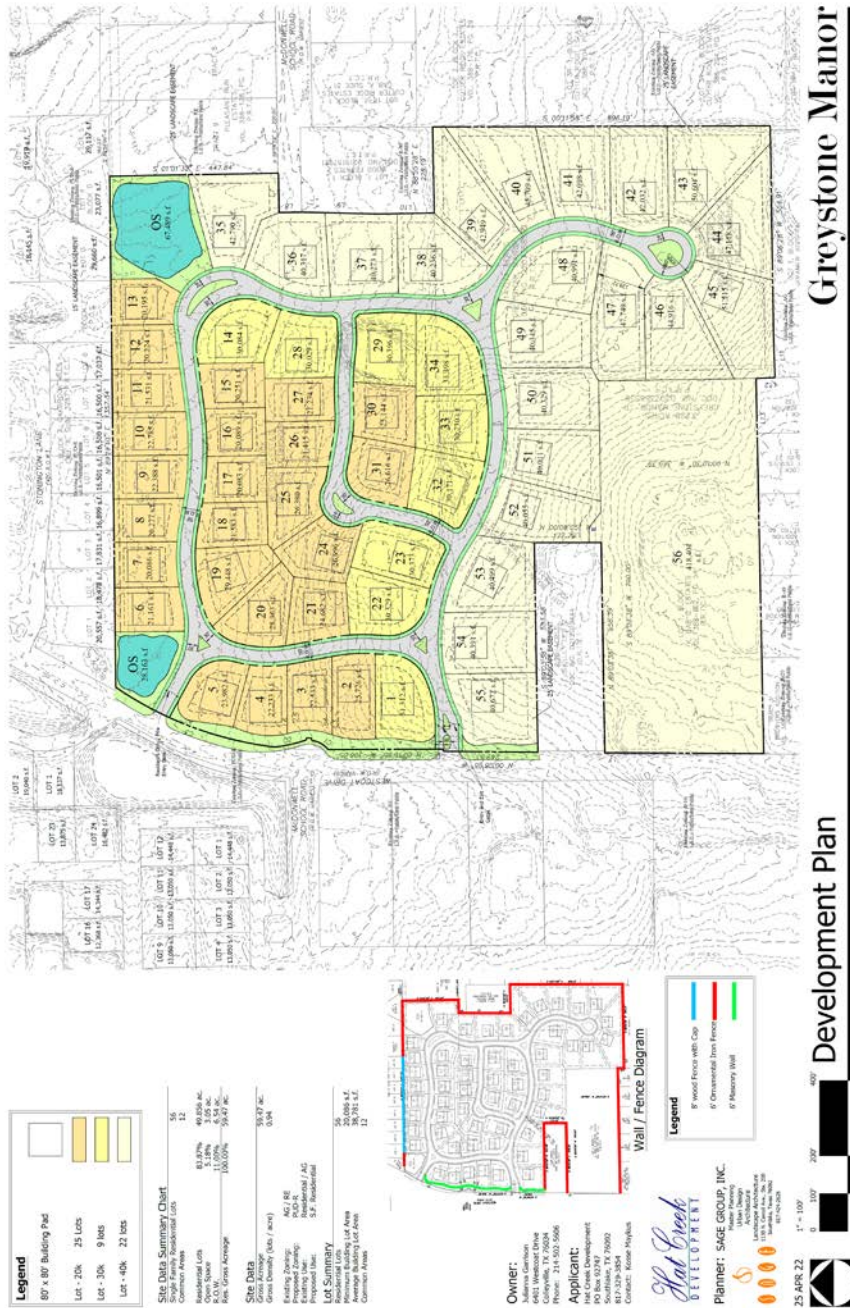
Greystone Manor will be proposed as a gated community with private streets. We propose to build the normal Colleyville street section of 31' (back of curb to back of curb), in a 50' R.O.W., throughout the project, except for the main divided entry road. The southern, gated entry will be the main resident,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

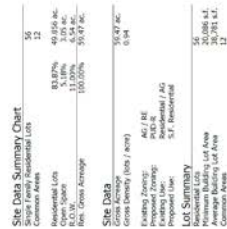
There will be a requirement of at least two street trees for every residential lot to be installed by the home builders, adjacent to the street rights of way, unless there are already existing trees there that are saved. We have worked with our closest neighboring homes, to the north, to provide a landscape 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.





Owner:
Julianne Garrison
6401 Westwood Drive
Coppell, TX 76044
Phone: 214-502-5606

Applicant:
Halt Creek Development
PO Box 92747
Southlake, TX 76092
817-379-3854
Contact: Kasey Mueller

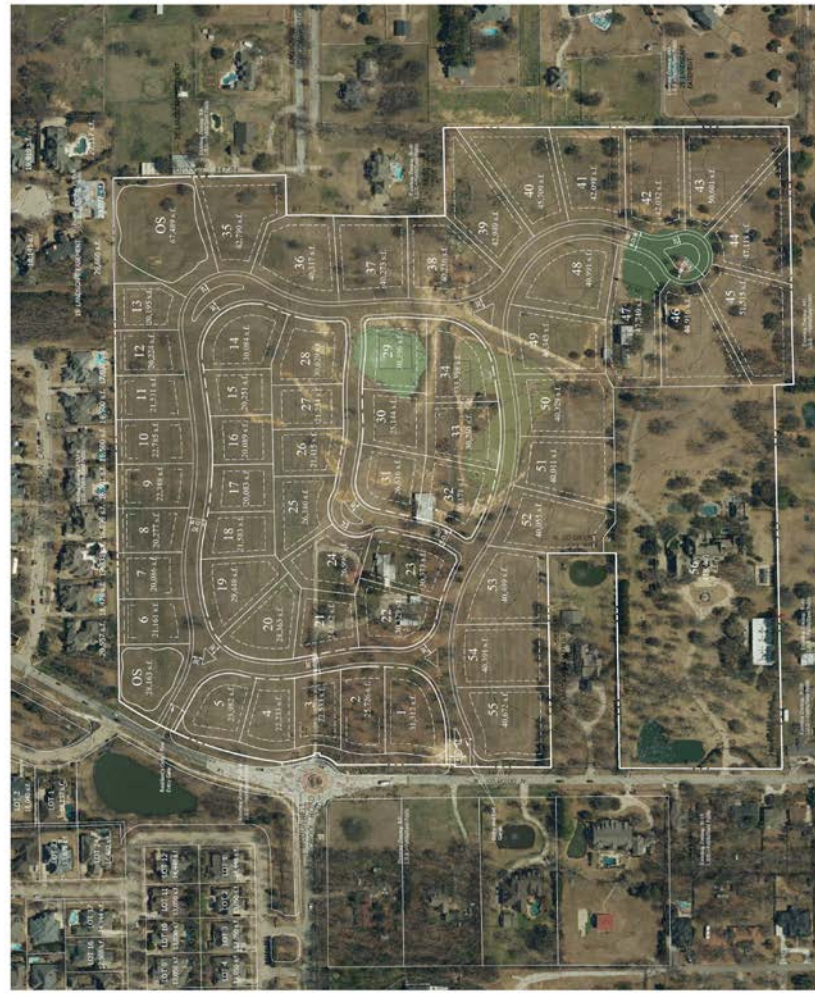
Hat Creek
DEVELOPMENT

Planner: SAGE GROUP, INC.

Master Planning
Urban Design
Architecture
Landscape Architecture
8330 N. Central Ave., Ste. 200
Surprise, Texas 76082
817-424-2626

25 APR 22 1° = 100°

25 APR 22



Development Plan w/ Aerial

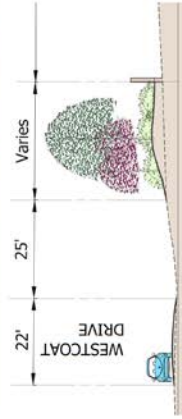
Greystone Manor

Colleville, Tarrant County, Texas.

Exhibit "D" – Landscaping Plans



NOTE:
PLANTINGS AND BERMS ALONG FRONTAGE FOR SCREENING
PURPOSES



Flat Creek
DEVELOPMENT

Planner: SAGE GROUP, INC.
10000 SAGE GROUP, INC.
10000 SAGE GROUP, INC.
10000 SAGE GROUP, INC.

25 APR 22 1" = 40'



Greystone Manor

Frontage Landscape Screening & Plantings

Colleyville, Tarrant County, Texas

Eastern Boundary Lots 35, 36 & 37
Landscape Specifications



SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
Shade Tree	Live Oak	13	4" DBH, 10' H	4" DBH, 10' H
Shade Tree	Live Oak	4	4" DBH, 10' H	4" DBH, 10' H

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



SYMBOL	PLANT NAME	QUANTITY	SIZE	CONDITION / REMARKS
Shade Tree	Live Oak	13	4" DBH, 10' H	4" DBH, 10' H
Shade Tree	Live Oak	4	4" DBH, 10' H	4" DBH, 10' H

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

1" = 50'



Landscape Easement Plantings - EAST

Greystone Manor

Colleyville, Tarrant County, Texas



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 6/13/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, has submitted a request for a zoning change on Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey, being approximately 3.14 acres, and zoned AG Agricultural. The purpose is to rezone from the AG Agricultural district to the R-40 Single Family Residential district. The purpose is to build two new single-family homes on two lots.

Existing Conditions/Background: The subject property, 805 Murphy Road, is located along Murphy Road on the south side of the street and east of Herbert road. The property has never been platted and there is an existing home, which will be demolished.

Proposed Zoning:

Request – The applicant requests to rezone the property from AG to R-40 zoning. The minimum standards for the R-40 zoning district are as follows:

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%

Analysis: The applicant is requesting the zoning change in order to build two new homes on the property. The dimensional requirements of the lot are such that it meets all of the requirements of the R-40 zoning district. A Minor Plat would be the next step if the rezoning is approved by City Council.

Plat Status: The property is currently unplatted as Tracts 1B and 1G, Abstract 798,

Joseph H. Harrell Survey. DRC Review: The DRC met on May 23rd and determined the case be scheduled for the June 13, 2022 Planning and Zoning Commission.

Drainage: NA

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

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject property for single-family residential development. The proposed R-40 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 the Rezoning from AG Agricultural district to R-40 Single Family Residential district.

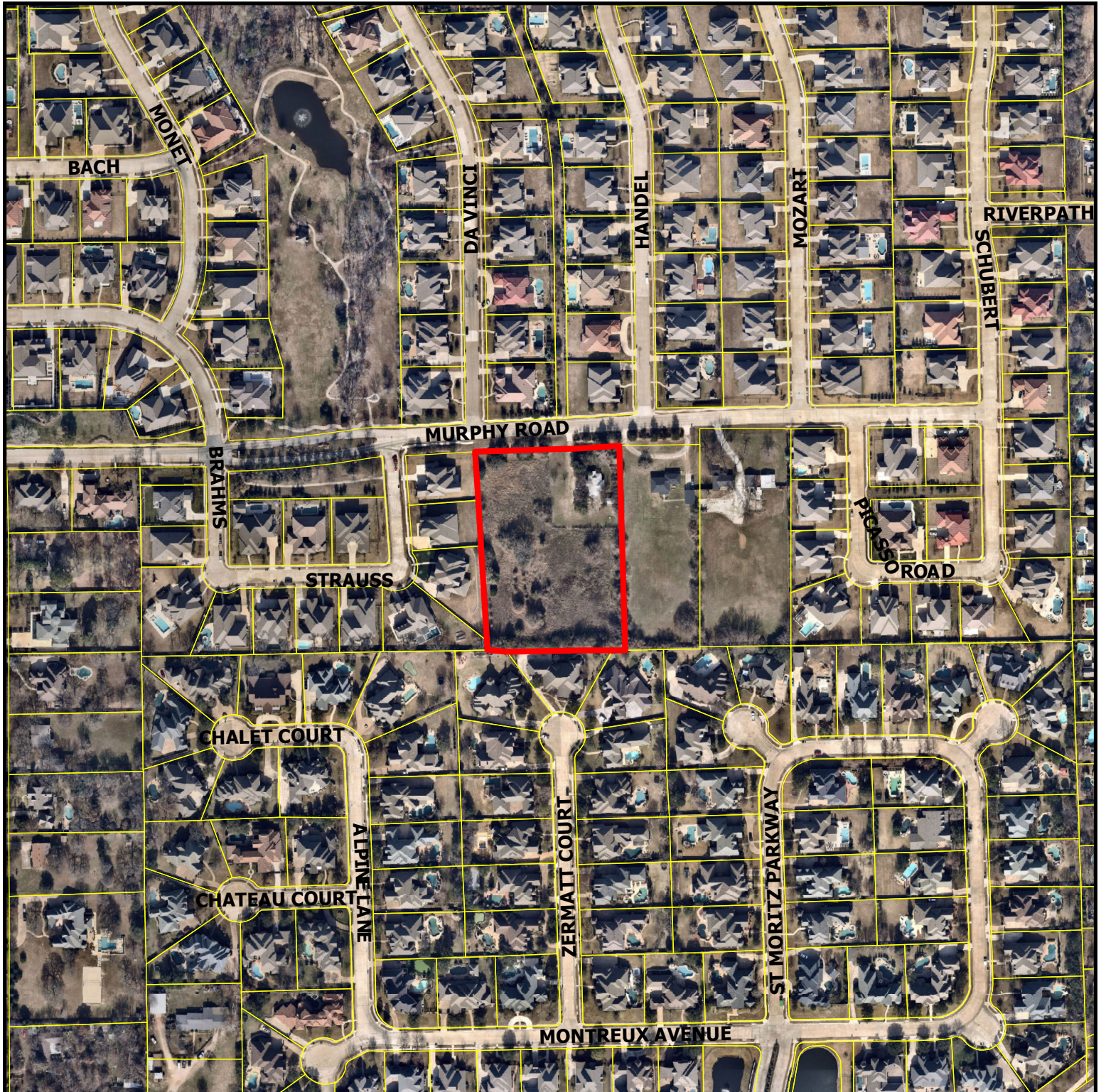
Recommendation

Approve

Attachments

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

Aerial Map

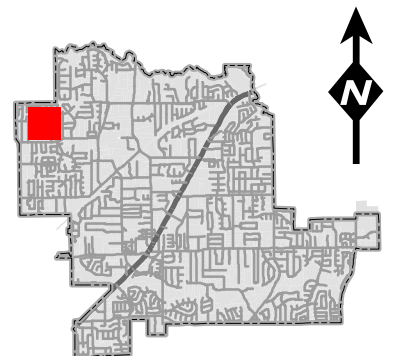


ZC22-021
805 Murphy Road

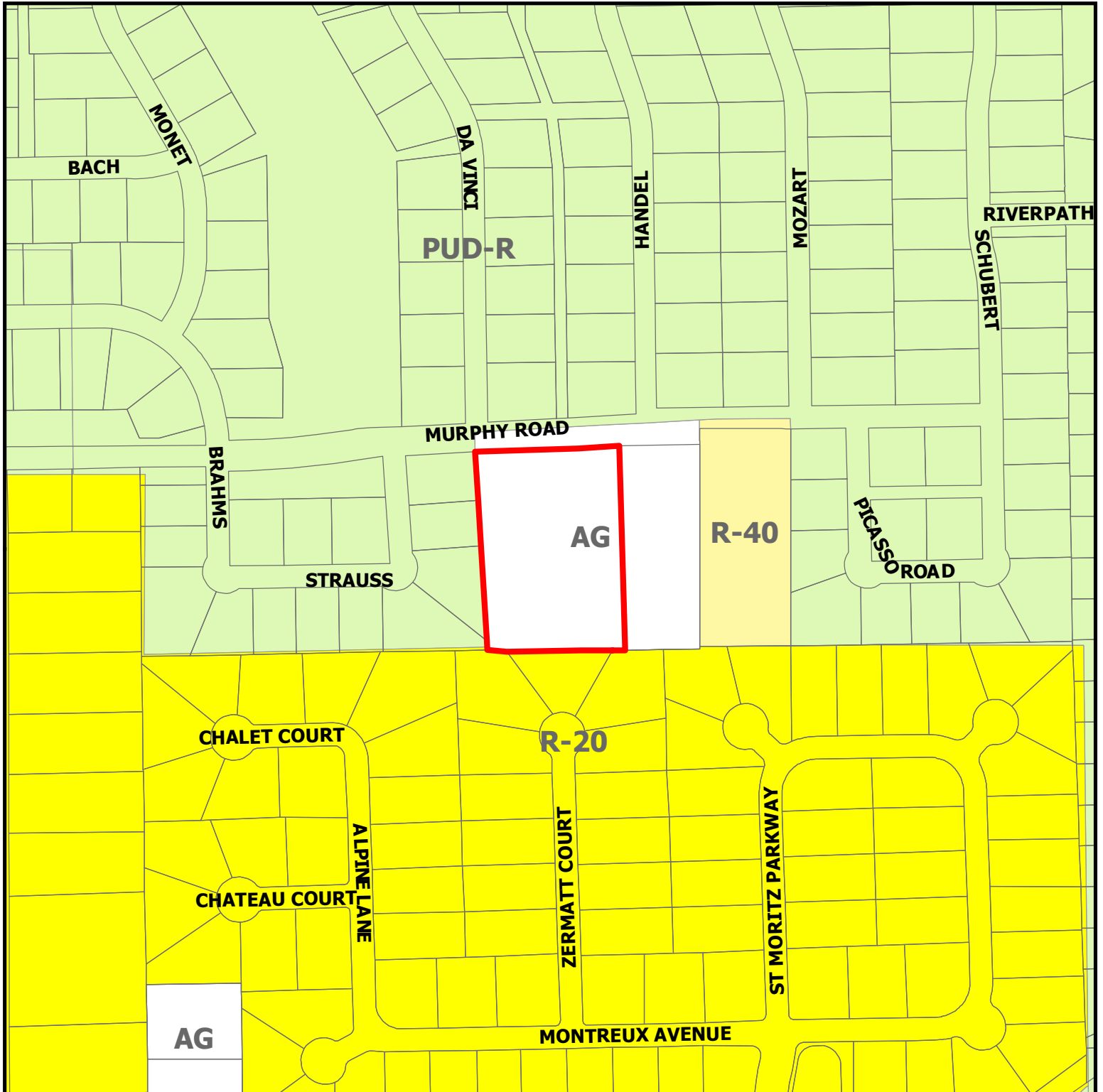
DISCLAIMER:
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances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



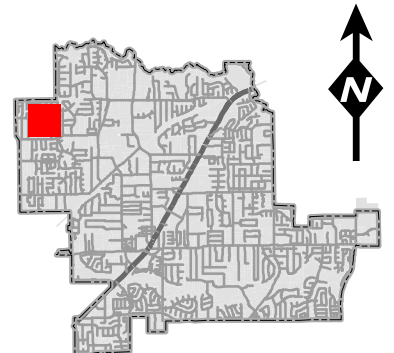
Subject Property



Zoning Map



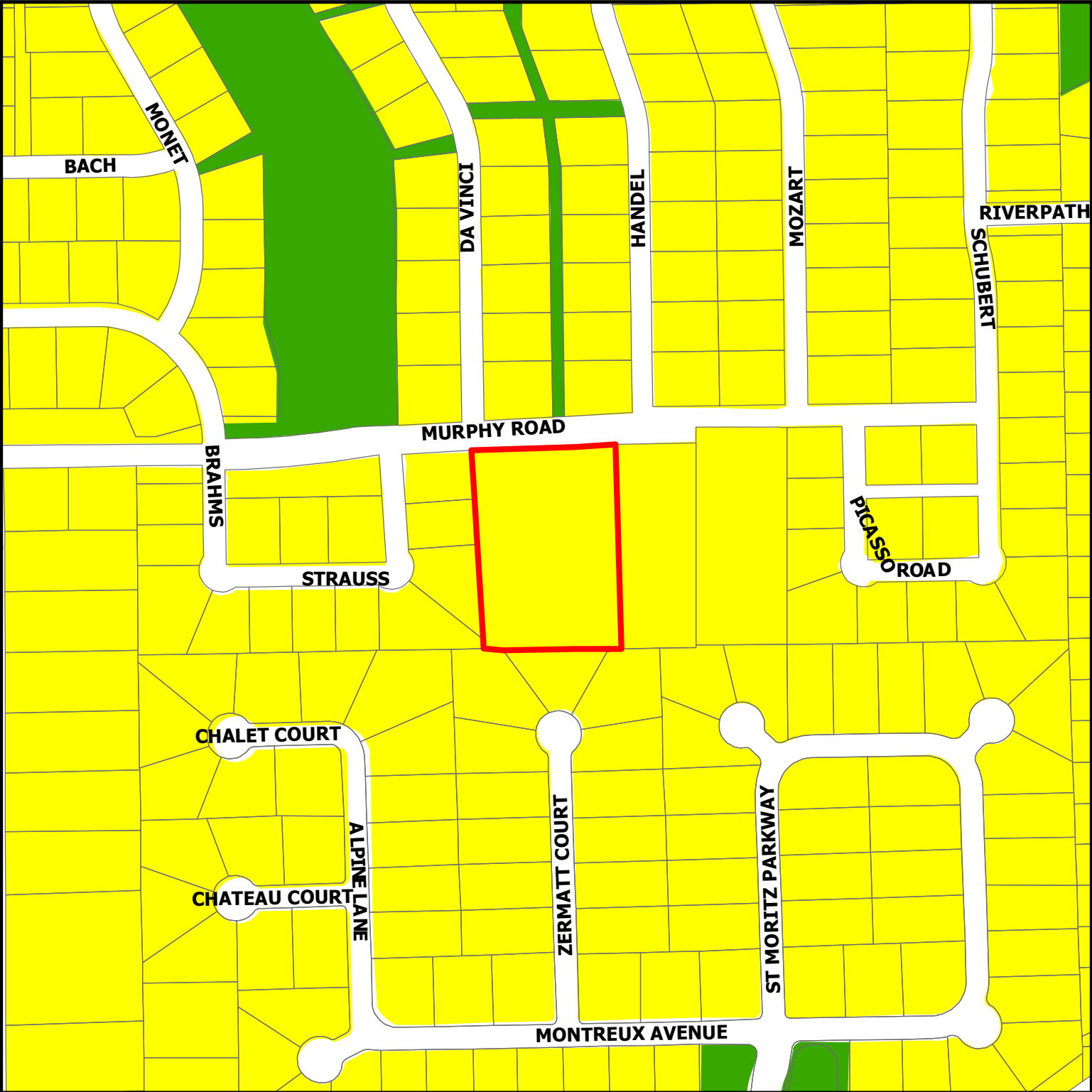
ZC22-021
805 Murphy Road



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 Subject Property

Future Land Use Map

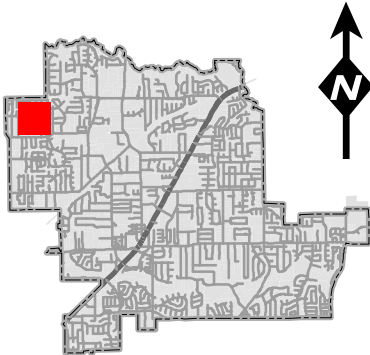


ZC22-021

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

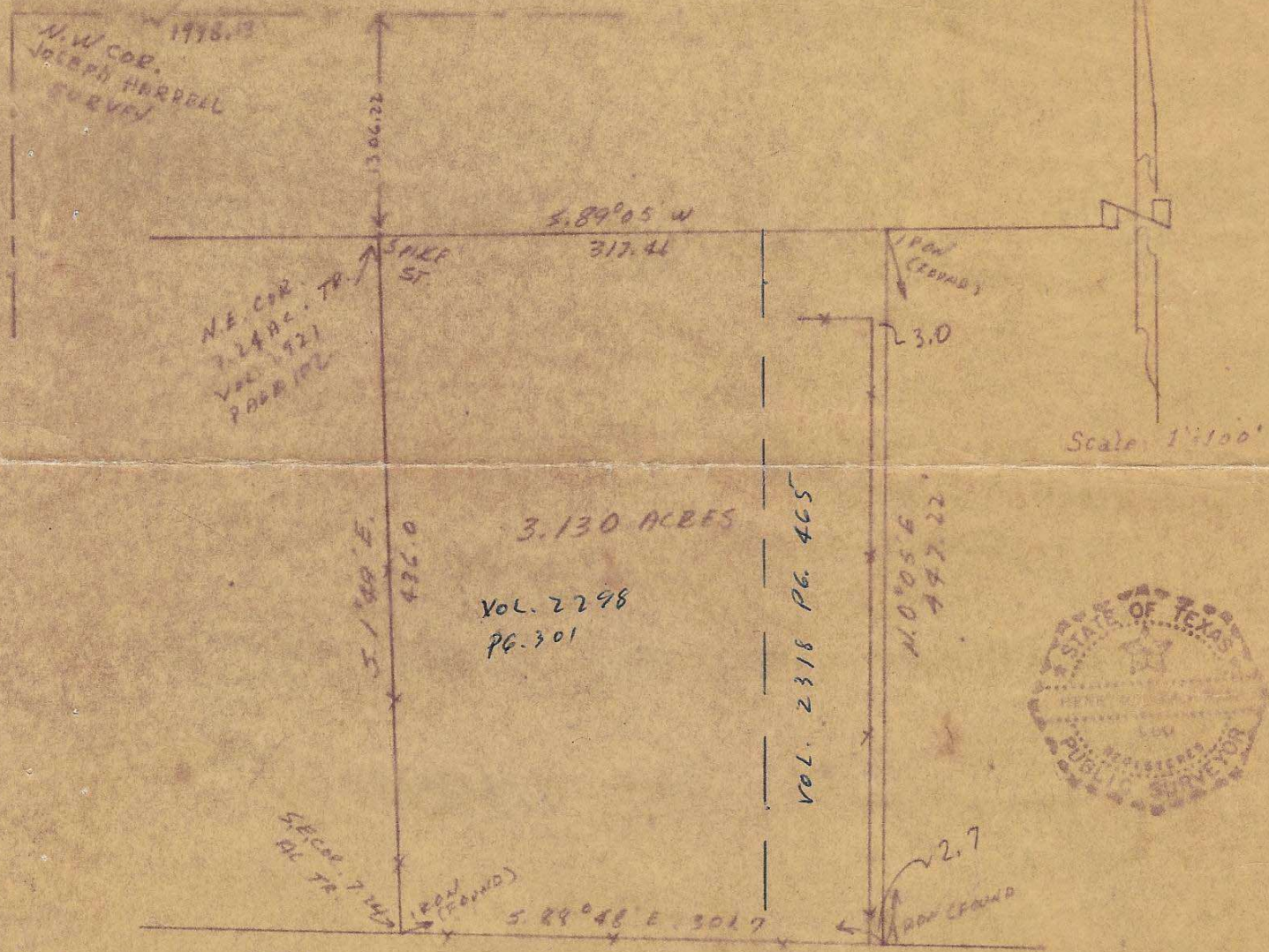
Applicant is requesting a zoning change from AG to R40 for the purpose of subdividing the lot into 2 lots for single family residential construction. The existing structure shown on the Zoning Exhibit will be demolished. We are seeking R40 and conforming to the 150 foot lot width requirement to create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

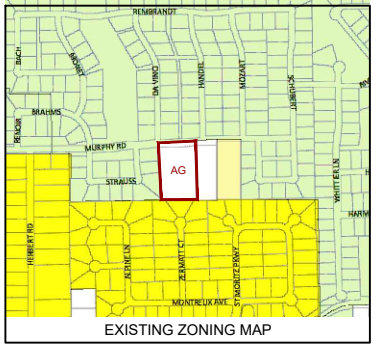
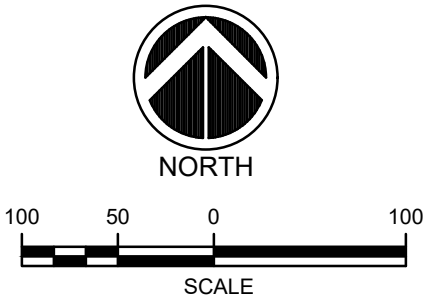
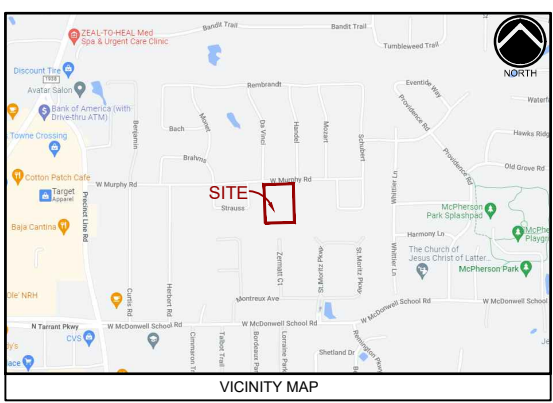
THENCE S. 89° 48' E. with fence line at 225.7 ft. the S. E. corner of a 10 acre tract deeded to Alvis W. Holder as shown in Vol. 2298 Page 301 and the S. W. corner of a tract of land deeded to Alvis W. Holder as shown in Vol. 2318 Page 465 Deed Records of Tarrant County, Texas, in all with fence line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

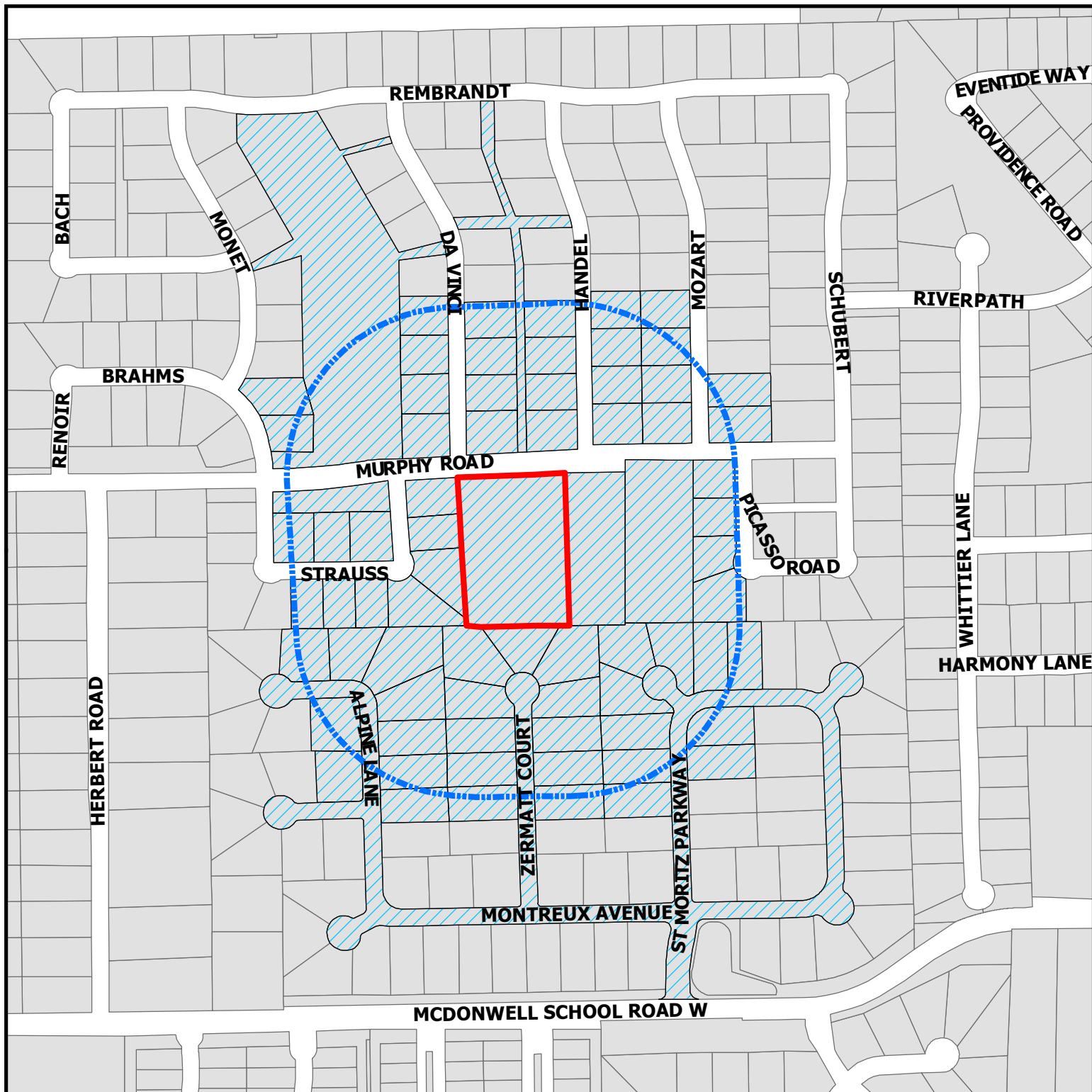
METES AND BOUNDS
TRACT, OUT OF THE JOSEPH H HARRELL SURVEY,
BEGINNING AT THE NORTHWEST PROPERTY,
THENCE S1°49'E 436.0' TO THE SOUTHWEST PROPERTY CORNER,
THENCE S88°48'E 301.7' TO THE SOUTHEAST PROPERTY CORNER,
THENCE N00°05' 447.22' TO THE NORTHEAST PROPERTY CORNER,
THENCE S89°05'W 317.46' TO THE NORTHWEST 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

ZONING EXHIBIT FOR ZONING CHANGE REQUEST FROM AG TO R-40

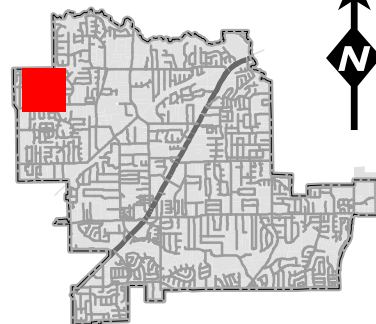
Notification Map



ZC22-021
805 Murphy 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, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the AG Agricultural district to the R-40 Single Family Residential district. The request is to allow for the construction of two new single family homes on two new lots.

Zoning Case: ZC22-021

Applicant: Ann Yerifor

Owner: Phillip Travis Mason

Location: 805 Murphy Road

Property Description: Tract 1B and 1G, Abstract 798, Joseph H. Harrell Survey

Present Zoning: AG Agricultural

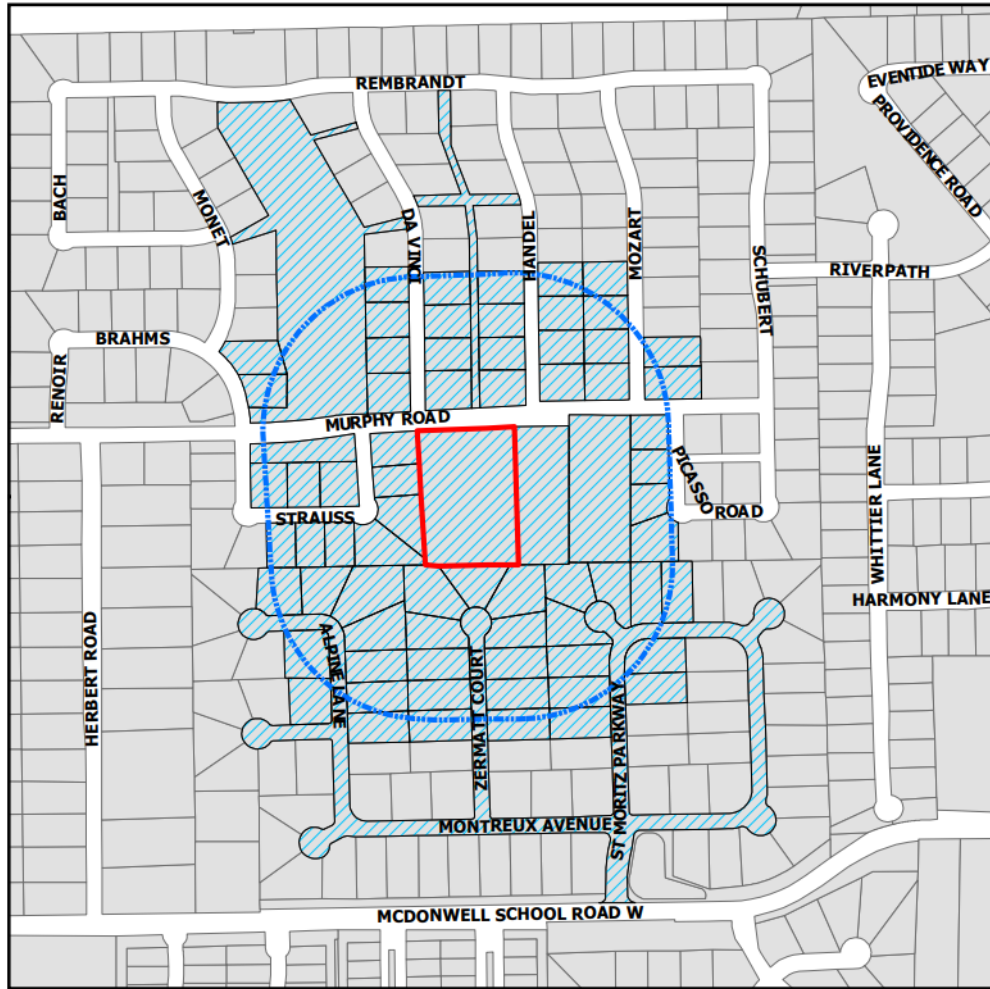
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

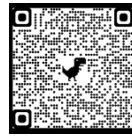
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
ANDREWS, JIJI	6808 PICASSO	COLLEYVILLE, TX
ARMIGO, JORGE	6908 DA VINCI	COLLEYVILLE, TX
BABIONE REVOCABLE TRUST	6713 ST MORITZ PKWY	COLLEYVILLE, TX
BACHMANN, MATTHEW	6717 ZERMATT CT	COLLEYVILLE, TX
BAMGBELU, OLUKAYODE	6813 STRAUSS	COLLEYVILLE, TX
BEACH, SCOTT D	6912 DA VINCI	COLLEYVILLE, TX
BURGES, BRENDA S	712 STRAUSS	COLLEYVILLE, TX
CANIZARO, JEFFREY W	6736 ST MORITZ PKWY	COLLEYVILLE, TX
CLAIREMONT ADDITION	8528 DAVIS BLVD #172	N RICHLAND HILLS, TX
DEININGER, CHRISTOPHER G	6913 HANDEL	COLLEYVILLE, TX
DEPTULA, JOHN P	6904 DA VINCI	COLLEYVILLE, TX
DOLAN, DAVID	705 STRAUSS	COLLEYVILLE, TX
FAIRLESS, JUSTIN	6917 DA VINCI	COLLEYVILLE, TX
FLEIGLE, DANIEL H	PO BOX 573	COLLEYVILLE, TX
FORREST O. MOORE III AND LAURA	6720 ZERMATT CT	COLLEYVILLE, TX
FOUT, KIMBERLY	6905 MOZART	COLLEYVILLE, TX
FOWLER, STEVE	6909 MOZART	COLLEYVILLE, TX
GATAMANENI, UMA	701 STRAUSS	COLLEYVILLE, TX
GIRGIS, SILAS	6708 ZERMATT CT	COLLEYVILLE, TX
GONDALIYA, RAJNIKANT	6908 MOZART	COLLEYVILLE, TX
HALL, DAVID W	901 CHALET CT	COLLEYVILLE, TX
HART, HEATH	6708 ST MORITZ PKWY	COLLEYVILLE, TX
HARVEY, STEVEN	6805 STRAUSS	COLLEYVILLE, TX
JONES, DANIEL	709 STRAUSS	COLLEYVILLE, TX
JONES, TINA	6728 ZERMATT CT	COLLEYVILLE, TX
KADOKO, ROBERT	621 PICASSO	COLLEYVILLE, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX
KEY, JEFFERY	900 CHALET CT	COLLEYVILLE, TX
KIER, EVERETT	6717 ST MORITZ PKWY	COLLEYVILLE, TX
KISER, KEITH E	6713 ZERMATT CT	COLLEYVILLE, TX
LAGON, ROBERT M	6725 ALPINE LN	COLLEYVILLE, TX
LEFHOLZ, K J	6912 HANDEL	COLLEYVILLE, TX
LEGER FAMILY TRUST	6725 ZERMATT CT	COLLEYVILLE, TX
LICYGIEWICZ, ARTHUR P	713 STRAUSS	COLLEYVILLE, TX
LOH STEVE AND ANN FAMILY REVOC	6909 BRAHMS	COLLEYVILLE, TX
MASON, IRENE EST	435 W 1ST ST	JUSTIN, TX
MAUNG, WAI	6916 MOZART	COLLEYVILLE, TX
MAY, WILLIAM E	900 CHATEAU CT	COLLEYVILLE, TX
MCGREW, SHARON KAY	715 W MURPHY RD	COLLEYVILLE, TX
MCINTIRE, DEBRA D	6716 ZERMATT CT	COLLEYVILLE, TX
MCQUARTERS, QUINTON L	6904 HANDEL	COLLEYVILLE, TX
MEADOWS, CHRISTINE M	6905 HANDEL	COLLEYVILLE, TX
METROPLEX PROPERTIES LLC	PO BOX 820309	N RICHLAND HILLS, TX
MICKLE, CLINTON	6917 HANDEL	COLLEYVILLE, TX
MILLER, VAN	6712 ZERMATT CT	COLLEYVILLE, TX
MOORE, SEAN	6912 MOZART	COLLEYVILLE, TX
MURALI, BALA	6913 DA VINCI	COLLEYVILLE, TX
NARINIAN, ARMEN	6721 ZERMATT CT	COLLEYVILLE, TX
O'BRIEN, MARK	6728 ST MORITZ PKWY	COLLEYVILLE, TX
OTT, BRIAN	6804 PICASSO	COLLEYVILLE, TX
PAULSON, MARK K	6709 ZERMATT CT	COLLEYVILLE, TX
POWELL, ROBERT	6905 DA VINCI	COLLEYVILLE, TX
RAMIREZ, PETER B	6916 HANDEL	COLLEYVILLE, TX
RESERVE AT COLLEYVILLE RESIDEN	2557 SW GRAPEVINE PKWY #100	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 3.14 ACRES, BEING TRACTS 1B & 1G, ABSTRACT 798, JOSEPH H HARRELL SURVEY, LOCATED AT 805 MURPHY ROAD, FROM THE AG AGRICULTURAL DISTRICT TO THE R-40 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 change in zoning on 3.14 acres, being Tracts 1B & 1G, Abstract 798, Joseph H Harrell Survey, located at 805 Murphy Road, from AG Agricultural district to R-40 Single-Family Residential district under Case No. ZC22-021; 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 3.14 acres, being Tracts 1B & 1G, Abstract 798, Joseph H Harrell Survey, located at 805 Murphy Road, from AG Agricultural district to R-40 Single-Family

Residential district from as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

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

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

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

Mayor Bobby Lindamood	_____	Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____	Place 5, Chuck Kelley	_____
Place 2, George Bond	_____	Place 6, Callie Rigney	_____
Place 4, George Dodson	_____		

ATTEST:

CITY OF COLLEYVILLE

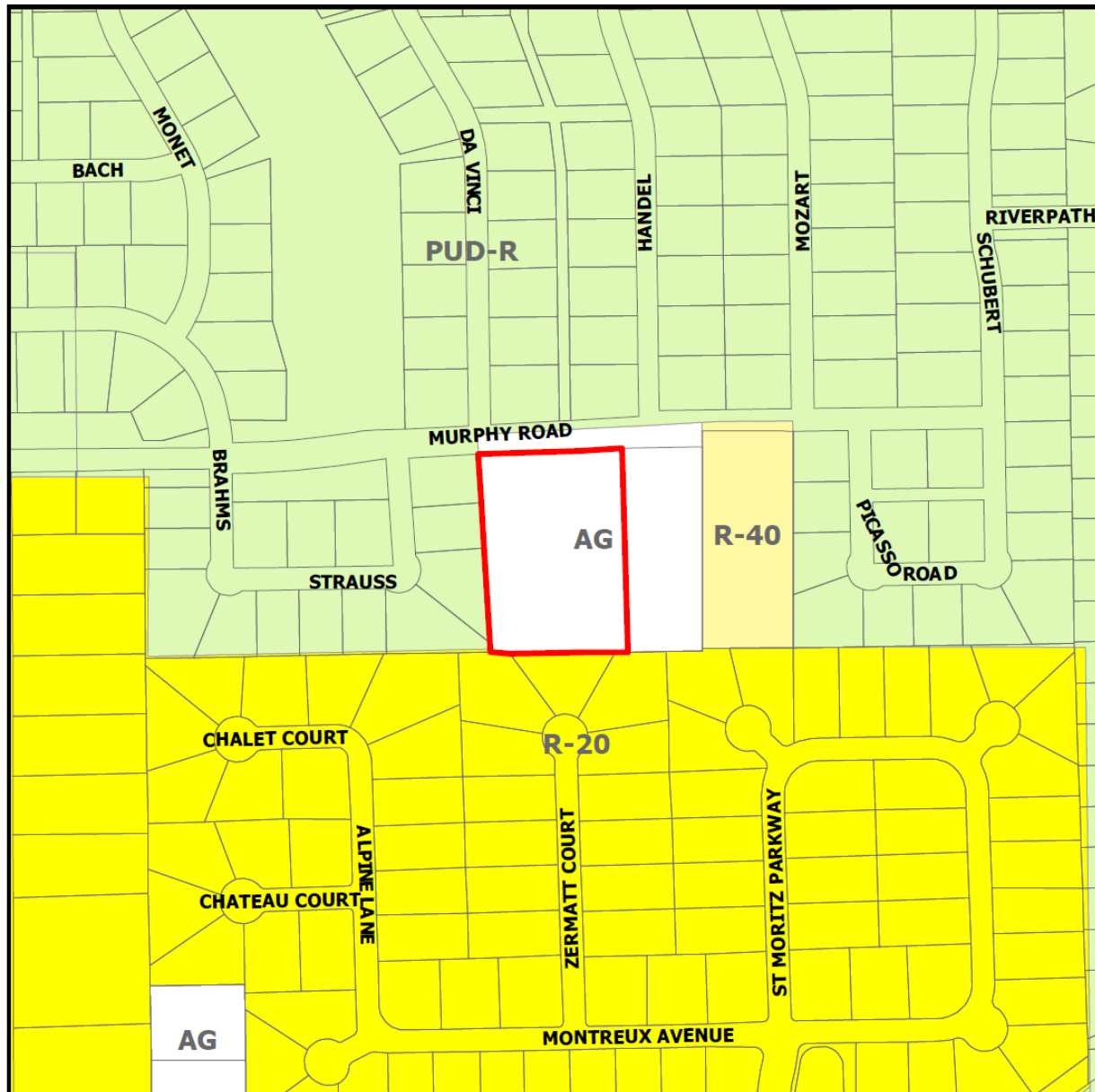
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



LOCATION MAP

NORTH

SCALE

SITE PLAN

EXISTING ZONING: AG

PROPOSED ZONING: R-40

LEGAL DESCRIPTION: JOSEPH H HARRELL SURVEY ABSTRACT 796 TRACT 1B & 1G IRINE EST MASON 435 W 3RD STREET EAST TN 38401

OWNER:

APPLICANT: WANKERSTEIN LLC ANN YERFOR

ENGINEER: ASHLEY BICE PE

TOTAL LOT AREA: 13,778 SF 3.13 AC

PROPOSED LOT 1: 6,919.00 SF 1.59 AC

PROPOSED LOT 2: 6,859.32 SF 1.54 AC

ADDITIONAL INFORMATION:

According to the latest City Engineering Department records, the proposed project is located within the City of Memphis, Tennessee, and is subject to the City of Memphis, Tennessee, Zoning Ordinance, which is available at the City of Memphis, Tennessee, Planning Department. The project is located within the City of Memphis, Tennessee, and is subject to the City of Memphis, Tennessee, Zoning Ordinance, which is available at the City of Memphis, Tennessee, Planning Department.

ADDITIONAL INFORMATION:

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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 6/13/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration of a Zoning Change from R-20 Single Family Residential to 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, has submitted a request for a zoning change on Lots 4 and 25A, Block 2, Fairway Addition, being approximately 0.77 acres, and zoned R-20 Single-Family Residential district. The purpose is to rezone from the R-20 Single-Family Residential district to the CN Neighborhood Commercial district to allow for some office and/or neighborhood retail uses. There are no new lots proposed. The applicant provided three potential concepts for how the site could be developed.

Existing Conditions/Background: The subject property is located on the east side of Precinct Line Road north of the intersection with McDonwell School Road West. The property is platted.

Proposed Zoning:

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

Minimum Lot Size	10,000 square feet
Minimum Lot Width	100 feet
Minimum Lot Depth	120 feet
Front Building Line	40 feet
Side Building Line	15 feet (25 feet adjacent to residential)
Rear Building Line	10 feet
Max. Lot Coverage	40%
Max. Impervious Coverage	80%

Analysis: The current size of the property complies with all the minimum standards of the CN Neighborhood Commercial zoning. The applicant intends for the property to be used for neighborhood retail and/or office development. An Amended Plat is being processed concurrently to combine the two lots.

Plat Status: The property is platted as Lot 4 and 25A Fairway Addition.

DRC Review: The DRC reviewed the request during their May 23, 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 property to the north is zoned CPO Professional Office and developed with a small residential home. The property to the east is zoned R-20 Single-Family Residential and is improved with a single-family home. The property located to the south is zoned Planned Unit Development – Commercial and is improved with a shopping center. The property to the west is located in the City of North Richland Hills and has been improved with retail commercial use.

Comprehensive Plan: The City's comprehensive plan, *Destination Colleyville*, identifies the subject property within the Precinct Line Road corridor and the future land use to be commercial in nature.

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. Existing Conditions Exhibit
5. Conceptual Site Plan
6. Preliminary Site Plan 1
7. Preliminary Site Plan 2
8. Amending Plat
9. Notification Map
10. Notification Letter
11. Notification List
12. Draft Ordinance

Aerial Map



ZC22-022

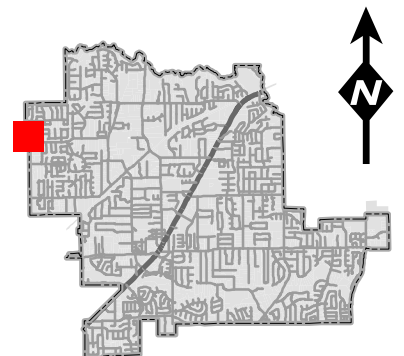
8304 Precinct Line Road

DISCLAIMER:

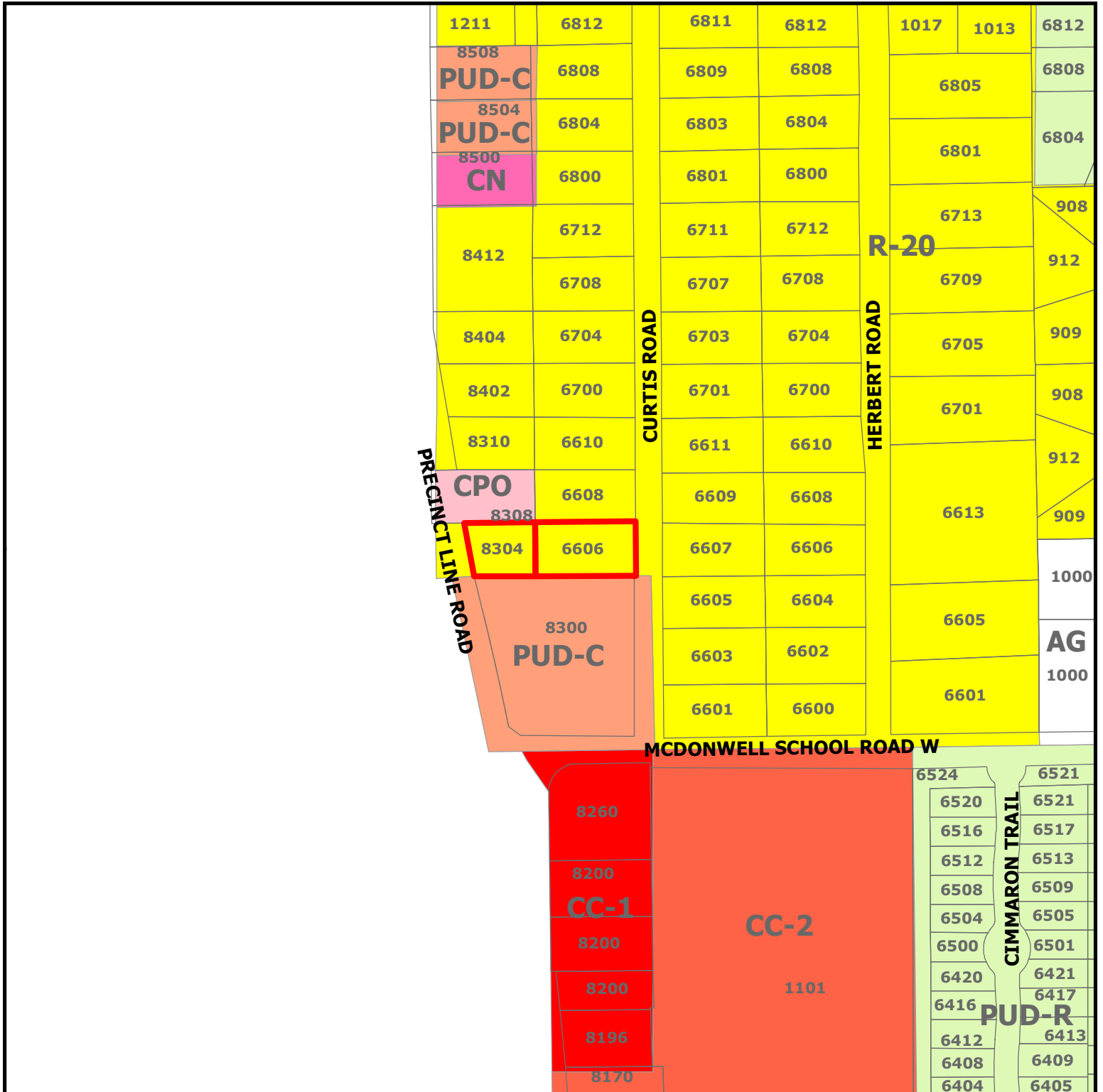
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



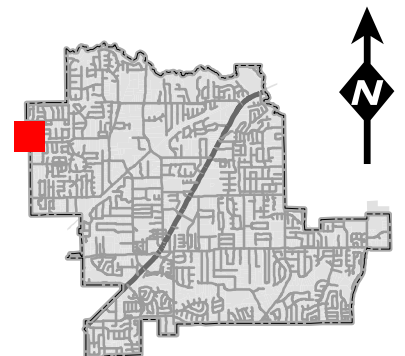
Zoning Map



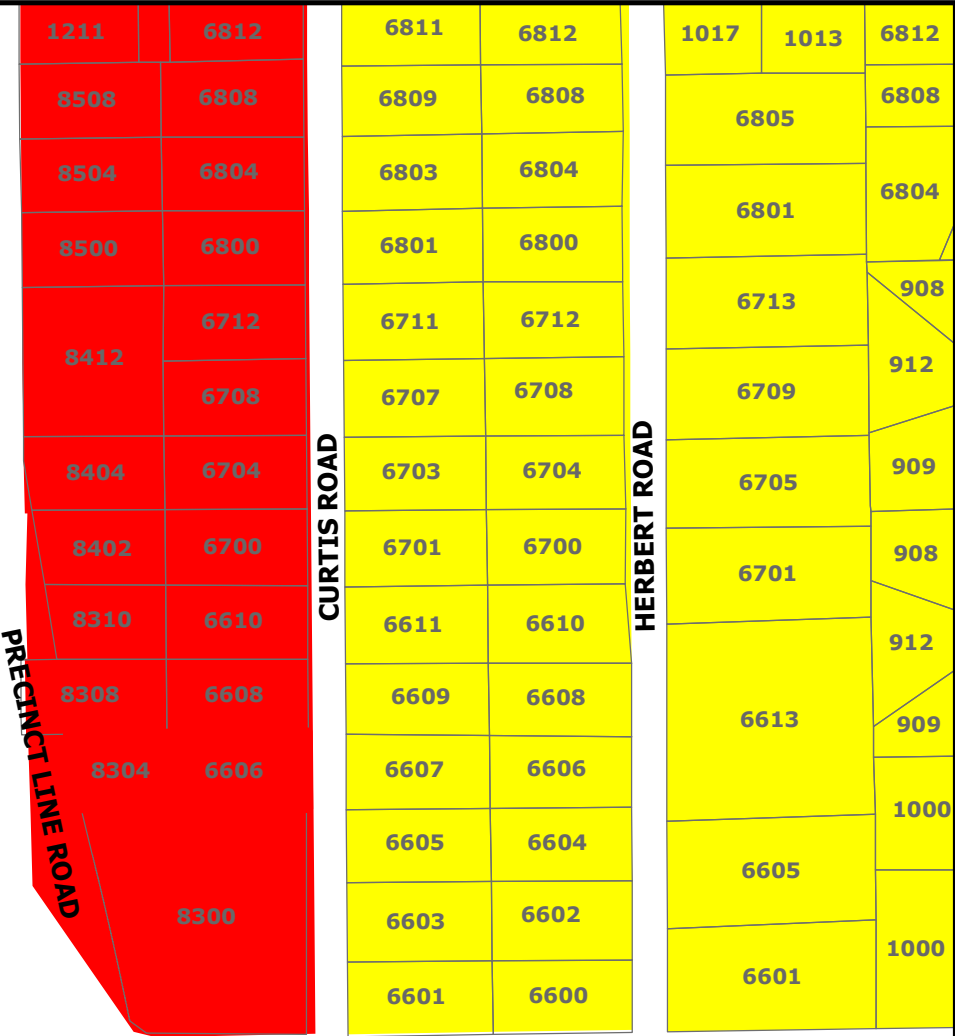
ZC22-022
8304 Precinct Line Road

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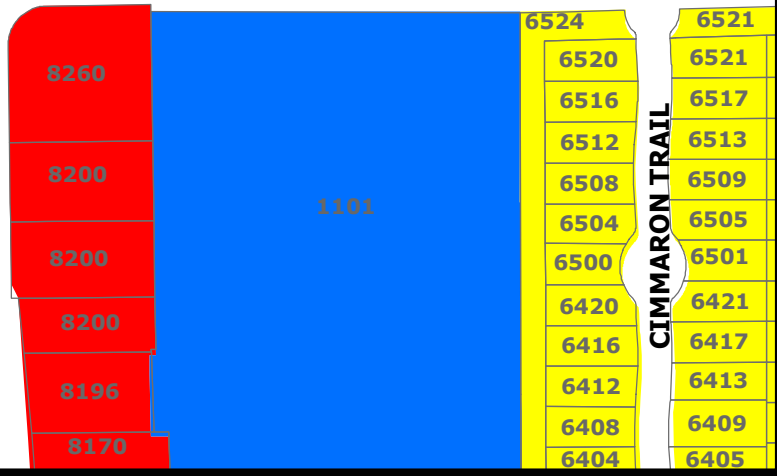
 Subject Property



Future Land Use Map



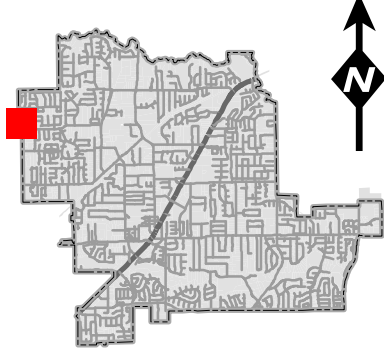
MCDONWELL SCHOOL ROAD W



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ZC22-022 8304 Precinct Line Road

-  Subject Property
-  Residential
-  Commercial
-  Institutional



SURVEYOR'S NOTES:

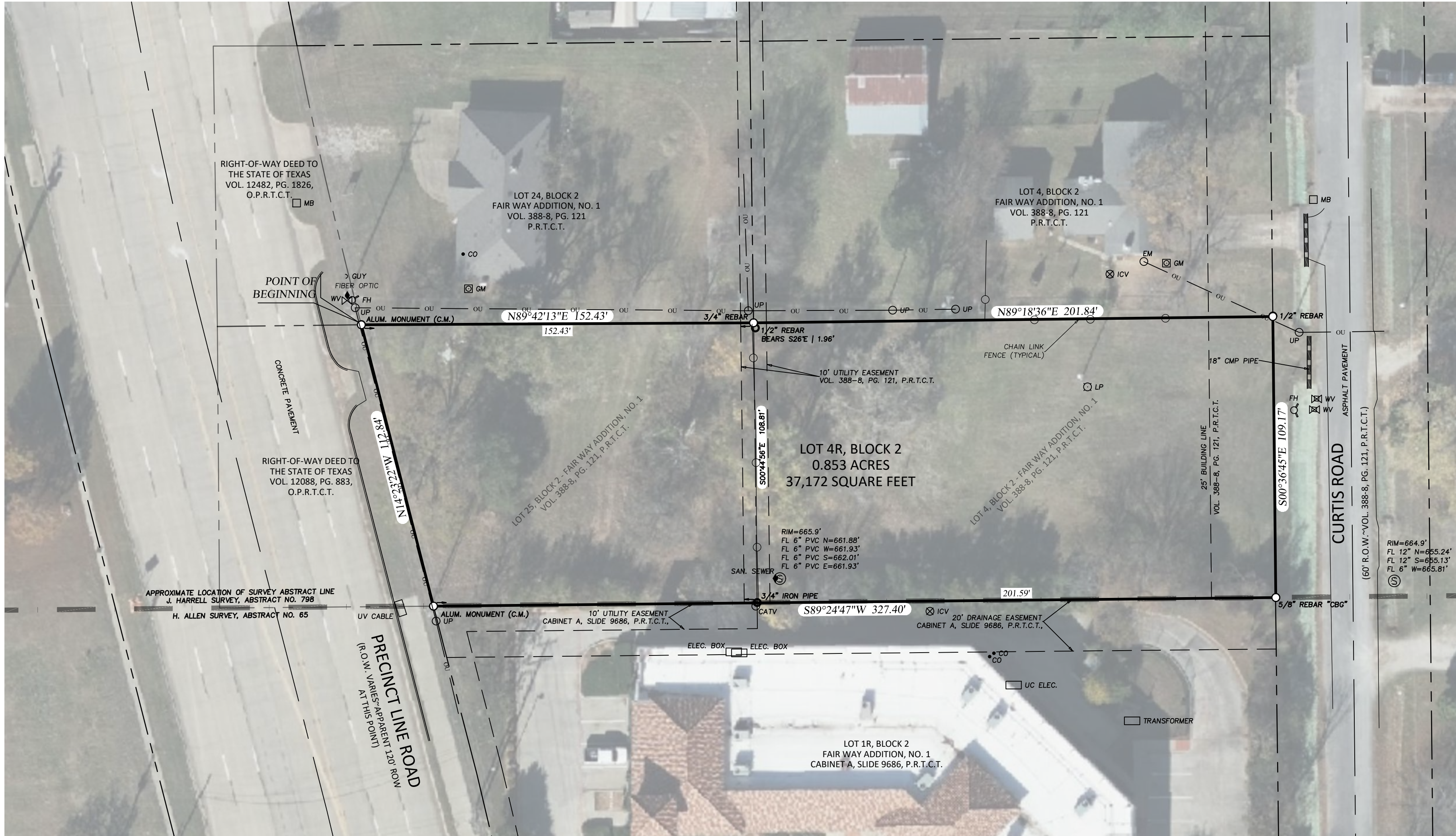
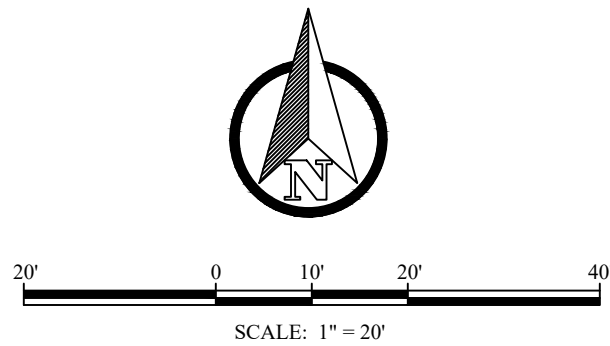
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 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.



**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
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FAIR WAY
ADDITION NO. 1

COLLEYVILLE,
TEXAS

EXISTING CONDITIONS EXHIBIT

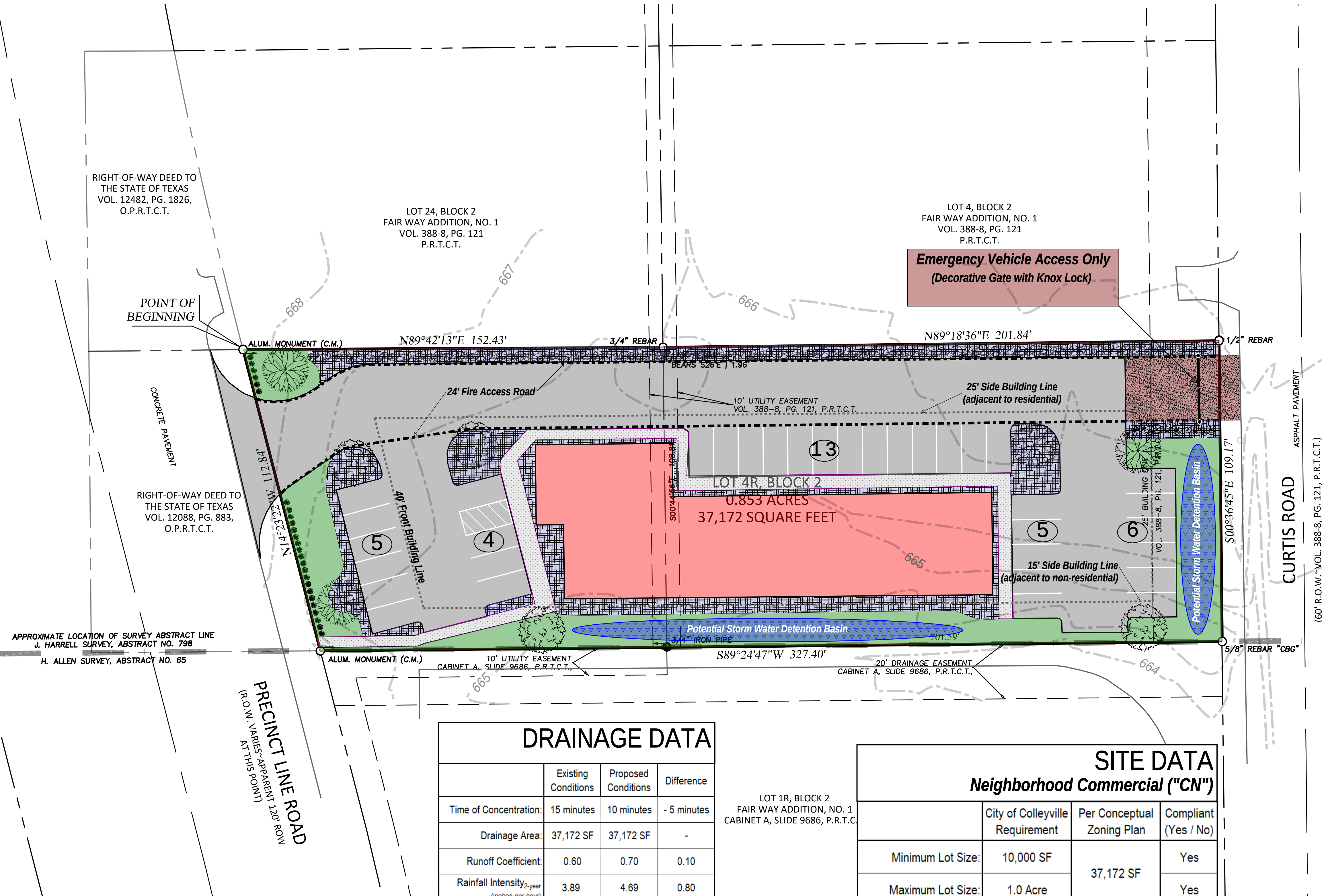
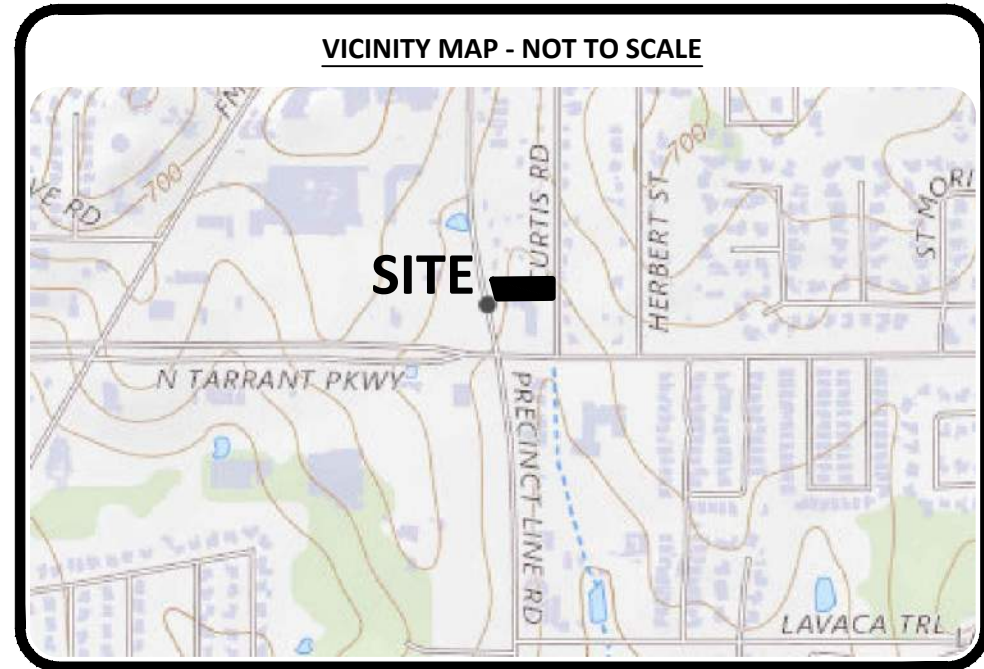
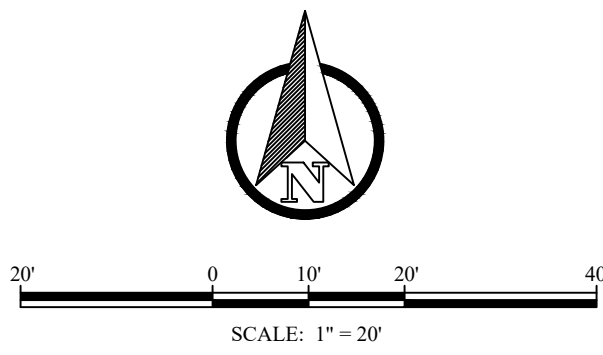
LOT 4R, BLOCK 2
FAIR WAY ADDITION NO. 1
BEING A REPLAT OF LOTS 25 & 4, BLOCK 2,
FAIR WAY ADDITION NO. 1
J. HARRELL SURVEY, ABSTRACT #798
0.853 ACRES
CITY COLLEYVILLE, TARRANT COUNTY, TEXAS
APRIL, 2022

SHEET:

VO1

EXISTING
CONDITIONS
EXHIBIT

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



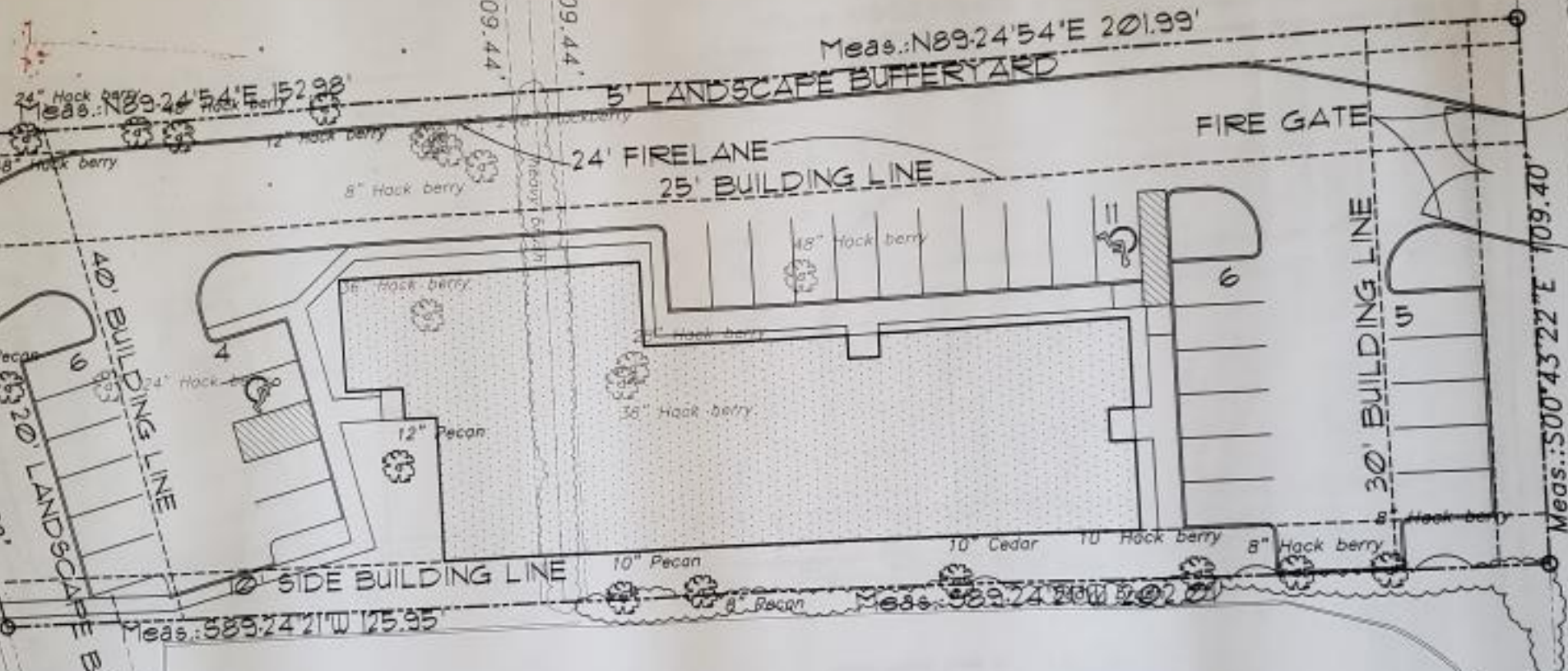
DRAINAGE DATA			
	Existing Conditions	Proposed Conditions	Difference
Time of Concentration:	15 minutes	10 minutes	- 5 minutes
Drainage Area:	37,172 SF	37,172 SF	-
Runoff Coefficient:	0.60	0.70	0.10
Rainfall Intensity _{2-year} (inches per hour)	3.89	4.69	0.80
Rainfall Intensity _{5-year} (inches per hour)	4.78	5.78	1.00
Rainfall Intensity _{10-year} (inches per hour)	5.51	6.67	1.16
Rainfall Intensity _{25-year} (inches per hour)	6.50	7.88	1.38
Rainfall Intensity _{50-year} (inches per hour)	7.24	8.80	1.56
Rainfall Intensity _{100-year} (inches per hour)	7.98	9.71	1.73
Flow Rate _{2-year} (cubic feet per second)	1.99	2.80	0.81
Flow Rate _{5-year} (cubic feet per second)	2.45	3.45	1.01
Flow Rate _{10-year} (cubic feet per second)	2.82	3.98	1.16
Flow Rate _{25-year} (cubic feet per second)	3.33	4.71	1.38
Flow Rate _{50-year} (cubic feet per second)	3.71	5.26	1.55
Flow Rate _{100-year} (cubic feet per second)	4.09	5.80	1.71

SITE DATA			
Neighborhood Commercial ("CN")			
	City of Colleyville Requirement	Per Conceptual Zoning Plan	Compliant (Yes / No)
Minimum Lot Size:	10,000 SF	37,172 SF	Yes
Maximum Lot Size:	1.0 Acre		Yes
Minimum Lot Width:	100'	112'	Yes
Minimum Lot Depth:	120'	327'	Yes
Maximum Lot Coverage:	40%	18.3%	Yes
Building Setback - Front:	40'	40'	Yes
Building Setback - Side: (adjacent to residential)	25'	25'	Yes
Building Setback - Side: (adjacent to non-residential)	15'	15'	Yes
Building Setback - Rear: (adjacent to residential)	25'	25'	Yes
Building Setback - Rear: (adjacent to non-residential)	10'	n/a	Yes
Required Parking: (1 space per 200 SF of Building)	34 spaces	34 spaces	Yes

CONCEPTUAL SITE PLAN
IN SUPPORT OF ZONING CHANGE REQUEST
FROM "R-20" TO "CN"
FOR
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
MAY 2022

PRECINCT LINE ROAD

CURTIS ROAD



7600#
32 provided, 32 required 7600#

PRELIM #1 SITE PLAN

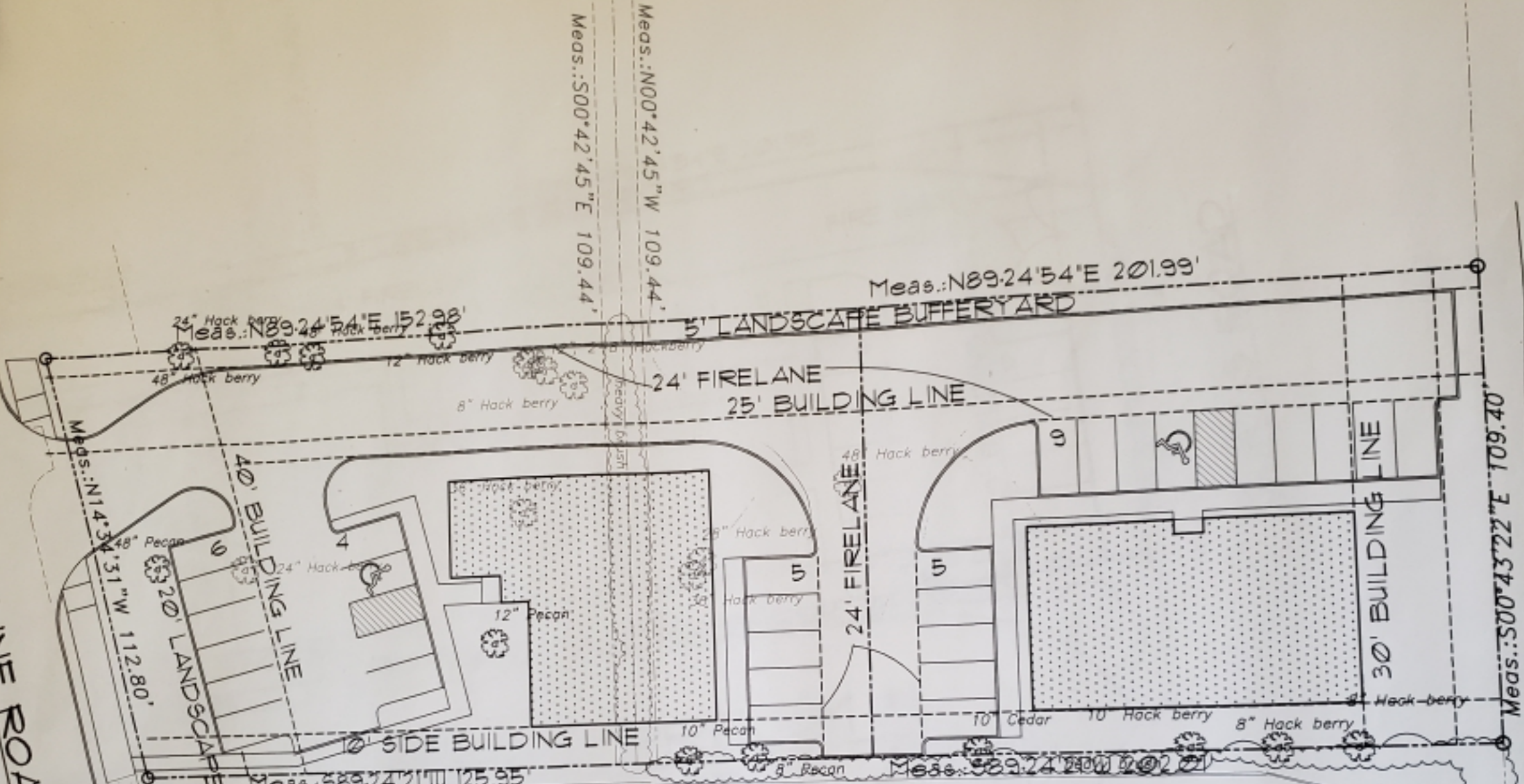
SCALE: 1"=20'0"



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.

SURVEYOR'S NOTES:

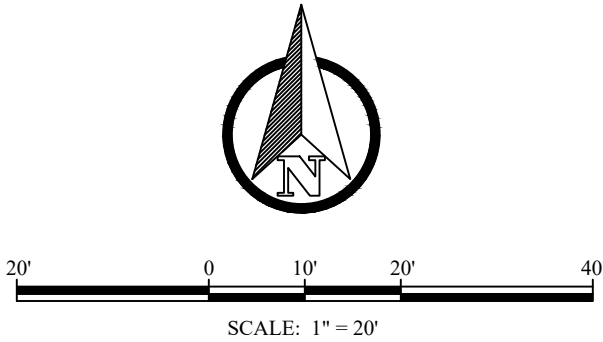
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00012.
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- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
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VICINITY MAP - NOT TO SCALE



STATE OF TEXAS §

COUNTY OF TARRANT §

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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

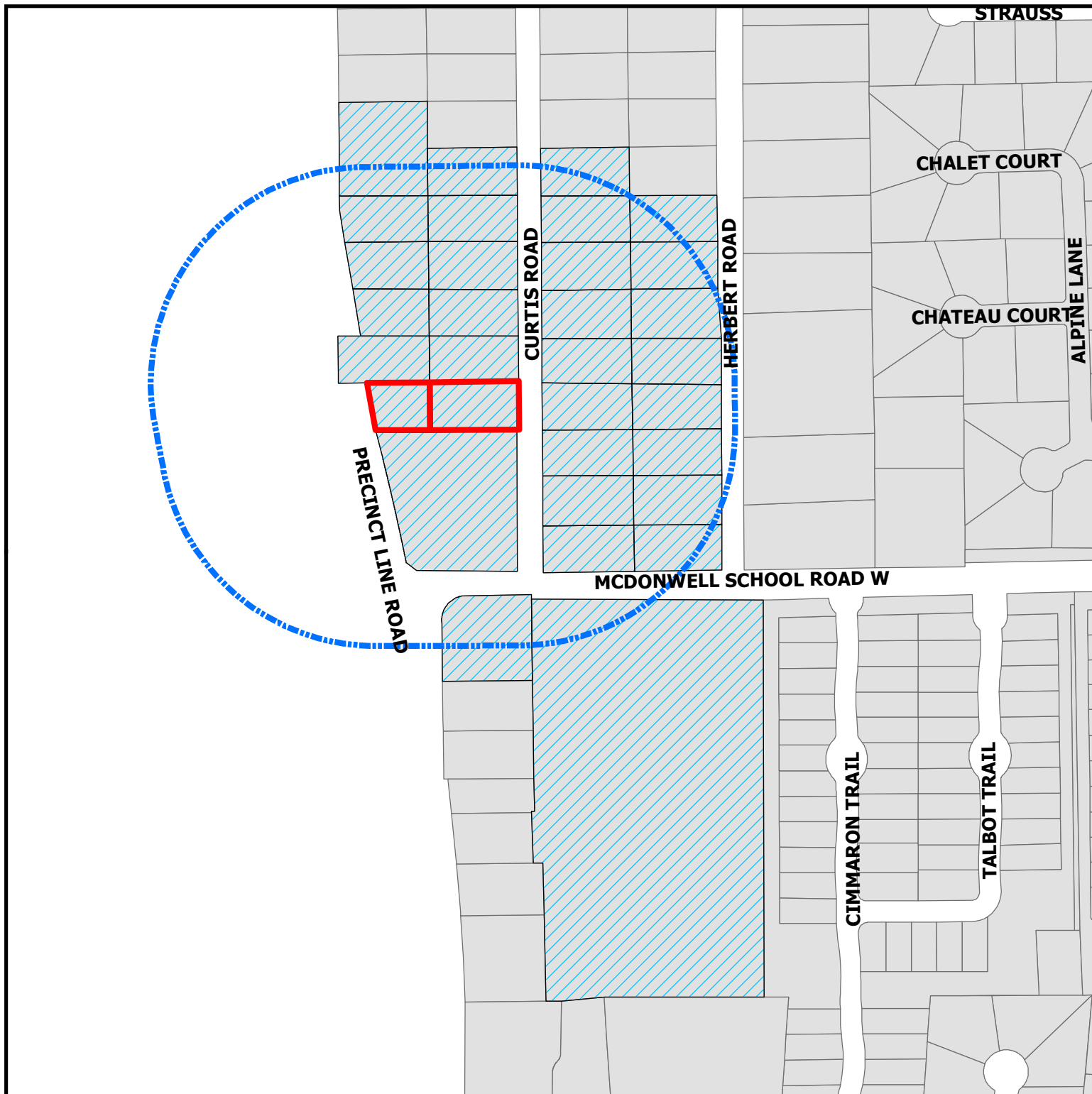
DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE	SUMMARY
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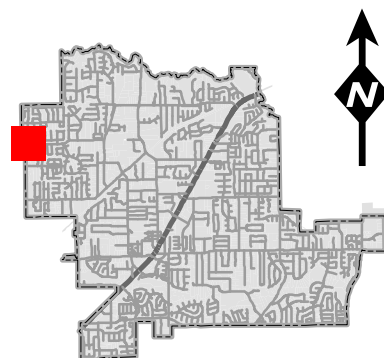
Notification Map



ZC22-022
8304 Precinct Line Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-20 Single Family Residential district to the CN Neighborhood Commercial district. The request is to allow for office and/or neighborhood retail uses.

Zoning Case: ZC22-022

Applicant: Robert Wai

Owner: Robert Wai

Location: 6606 Curtis Road and 8304 Precinct Line Road

Property Description: Lots 4 and 25A, Block 2, Fair Way Addition

Present Zoning: R-20 Single Family Residential

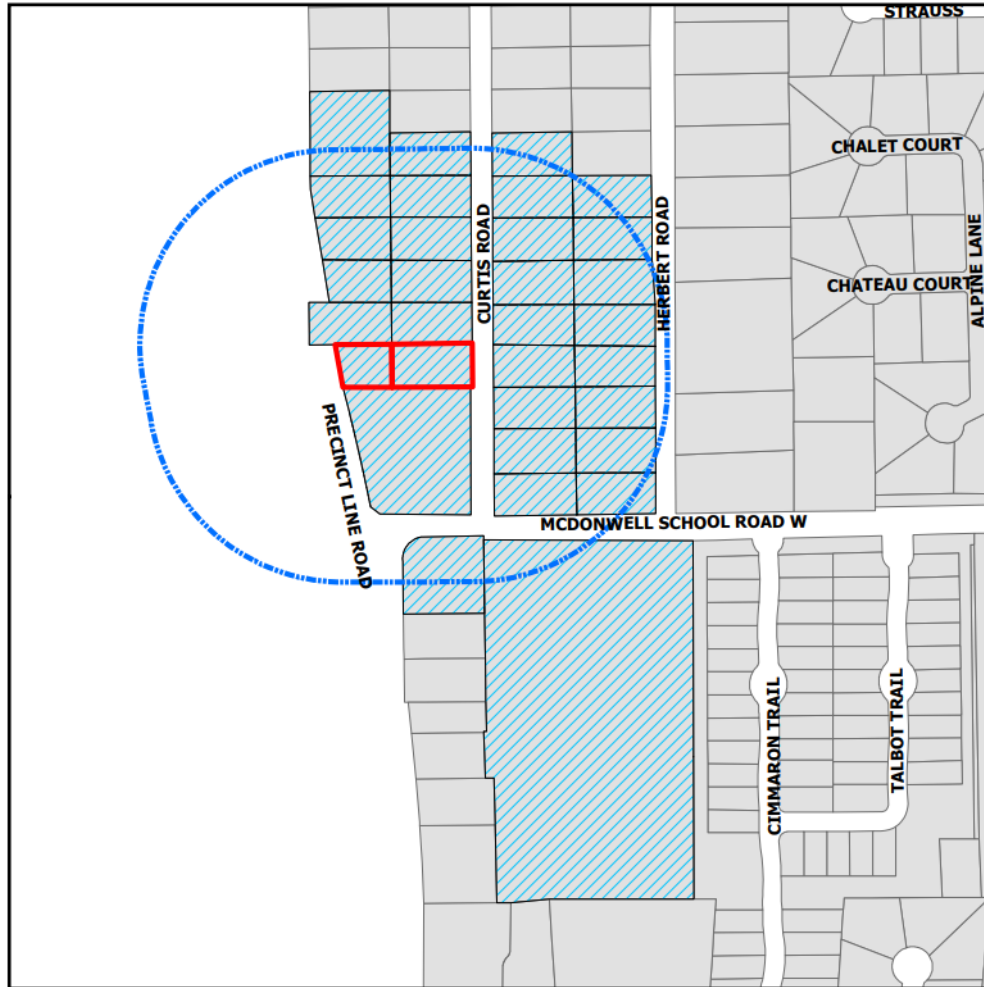
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

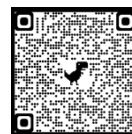
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
ALECU, MARIUS	6308 REMINGTON PKWY	COLLEYVILLE, TX
ARNOLD, CRYSTAL	6610 CURTIS RD	COLLEYVILLE, TX
BARNHOUSE, ROBERT	6704 CURTIS RD	COLLEYVILLE, TX
BARTOSH, WILLIAM	1205 WHITE CHAPEL BLVD	SOUTHLAKE, TX
BERNSTEIN, JONATHAN	204 MANOR PL	SOUTHLAKE, TX
BLISS, DEBORAH J	6607 CURTIS RD	COLLEYVILLE, TX
BOLES, ALYSHA	6611 CURTIS RD	COLLEYVILLE, TX
BOYD, WILLIAM S	6708 CURTIS RD	COLLEYVILLE, TX
BRILEY, ANTHONY	6601 CURTIS RD	COLLEYVILLE, TX
CAMPO SAN ANTONIO LLC	PO BOX 15697	NEWPORT BEACH, CA
CLAIREMONT ADDITION	8528 DAVIS BLVD STE 172	NORTH RICHLAND HILLS, TX
COLE, DAVID	6701 CURTIS RD	COLLEYVILLE, TX
COX, FRANKLIN L	6608 CURTIS RD	COLLEYVILLE, TX
DIZON, MARIO S	5280 AREZZO DR	SAN JOSE, CA
DURDEN, TODD	PO BOX 553	KELLER, TX
ECHEVARRIA SOLO 401K TRUST	PO BOX 80289	KELLER, TX
GHD HOLDINGS LLC	530 8TH ST SE	WASHINGTON, DC
HALLIYUR, DHARANESHA	13337 BIGELOW LN	FRISCO, TX
HARRELL, EDWARD L	8310 PRECINCT LINE RD	COLLEYVILLE, TX
KELLER ISD	350 KELLER PKWY	KELLER, TX
KELLEY, KEVIN	7002 GLADWYNE CT	COLLEYVILLE, TX
LAPRADE, MARK	6605 CURTIS RD	COLLEYVILLE, TX
LASATER, CALVIN RAY	6703 CURTIS RD	COLLEYVILLE, TX
NUTTALL, MARK	6606 HERBERT RD	COLLEYVILLE, TX
PALISADE CUSTOM HOMES LP	732 LONESOME DOVE TR	HURST, TX
PHILLIPS, MARK DANIEL	6609 CURTIS RD	COLLEYVILLE, TX
RIGGS, RICKEY P	6707 CURTIS RD	COLLEYVILLE, TX
SNYDER, SYLVIA FAE	6704 HERBERT RD	COLLEYVILLE, TX
VILLAS OF COLLEYVILLE	9001 AIRPORT FWY STE 450	NORTH RICHLAND HILLS, TX
VIOLA, FRANK	6602 HERBERT	COLLEYVILLE, TX
WIZE CONCEPTS LLC	317 CHAPELWOOD DR	COLLEYVILLE, 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 0.853 ACRES, BEING LOT 4 AND 25A, BLOCK 2, FAIR WAY ADDITION, LOCATED AT 8304 PRECINCT LINE ROAD AND 6606 CURTIS ROAD, FROM THE R-20 SINGLE FAMILY RESIDENTIAL TO THE CN NEIGHBORHOOD COMMERCIAL 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-20 Single Family Residential to CN Neighborhood Commercial district for Case No. ZC22-022; 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-20 Single Family Residential district to CN Neighborhood Commercial zoning district on 0.853 acres, being Lot 4 and 25A, Block 2, Fairway Addition at 8304 Precinct Line Road and 6606 Curtis Road as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

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

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

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

Mayor Bobby Lindamood	_____ Mayor Pro Tem Kathy Wheat	_____
Place 1, Brandi Elder	_____ Place 5, Chuck Kelley	_____
Place 2, George Bond	_____ Place 6, Callie Rigney	_____
Place 4, George Dodson	_____	

ATTEST:

CITY OF COLLEYVILLE

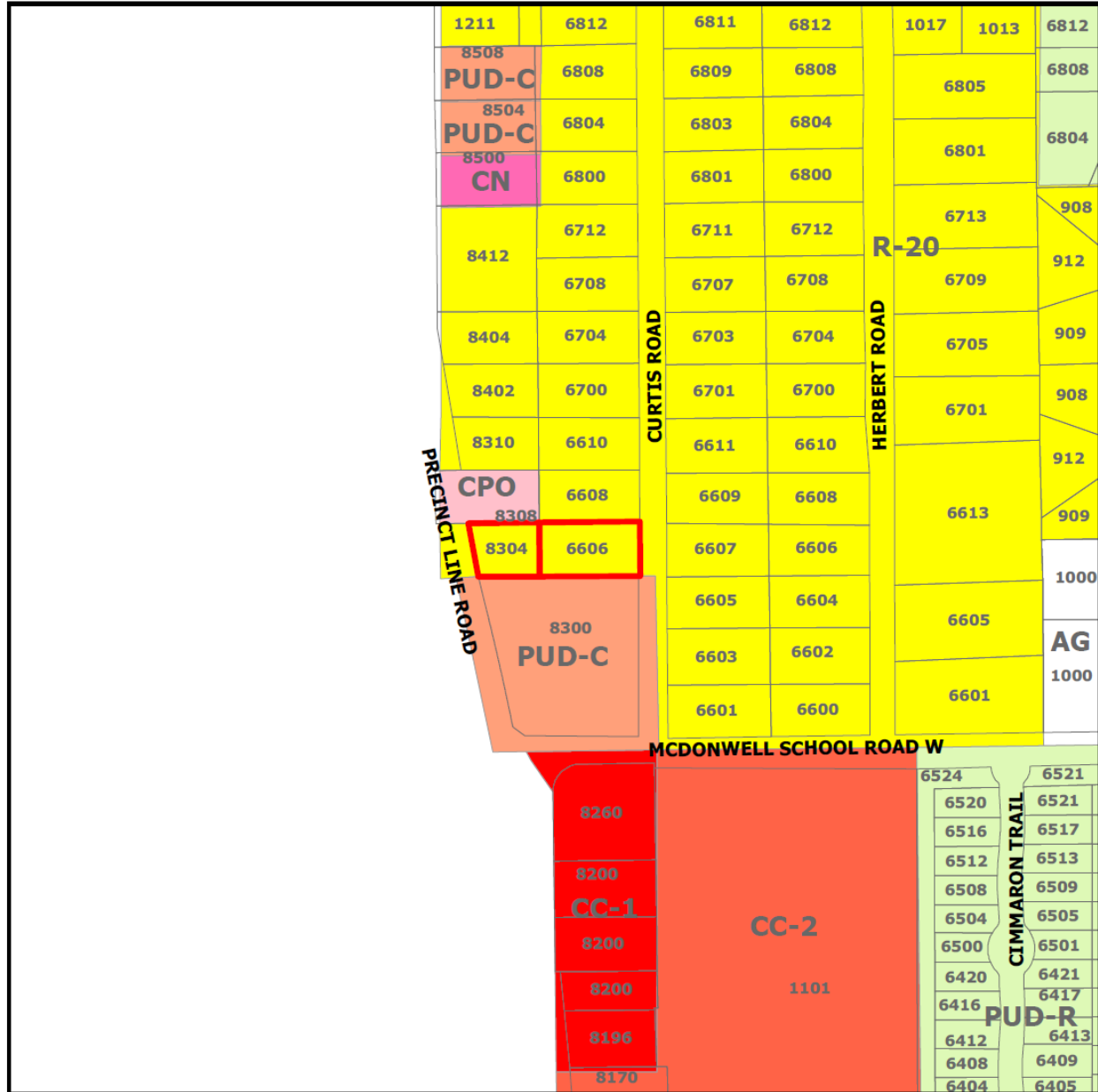
Christine Loven, TRMC
City Secretary

Bobby Lindamood
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 2f	Agenda Date 6/13/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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

Gridiron Realty, LLC, the applicant, has submitted a request for a zoning change on Lots 2 and 3, Block 3, Stafford Heights Subdivision, being approximately 1.77 acres, and zoned R-40 Single-Family Residential district. The purpose is to rezone from the R-40 Single-Family Residential district to the R-30 Single-Family Residential district to allow for the construction of two new single-family homes on two existing platted lots. There are no new lots proposed.

Existing Conditions/Background: The subject properties, 4801 and 4809 Manning Drive, reside on the east side of Manning Drive south of the intersection with Glade Road and have R-40 zoning. The existing lot areas are 38,063 sq. ft., not the required 40,000 sq. ft. There is an existing home, which was built over the lot line that will be demolished.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-40 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 subject properties are requesting to be rezoned due to the lot size not in compliance with the current R-40 zoning. Both lots are platted and have existed in this manner since 1962. The properties were scheduled with the Zoning Board of Adjustment in May for consideration of a Variance Appeal of the substandard lot size.

There was a motion to approve the Variance; however, it failed by a vote of 3 to 2 (4 affirmative votes at ZBA are required for a motion to pass). Therefore, a rezoning to the lot size would allow for the ability to apply for and receive the necessary building permits to build two new single-family homes.

Plat Status: The properties are platted as Lots 2 and 3, Block 3, Stafford Heights Addition.

DRC Review: The DRC reviewed the request during their May 23, 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, south, east and west are zoned R-40 Single Family Residential district and are improved with single-family residential homes.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject properties as residential. **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.

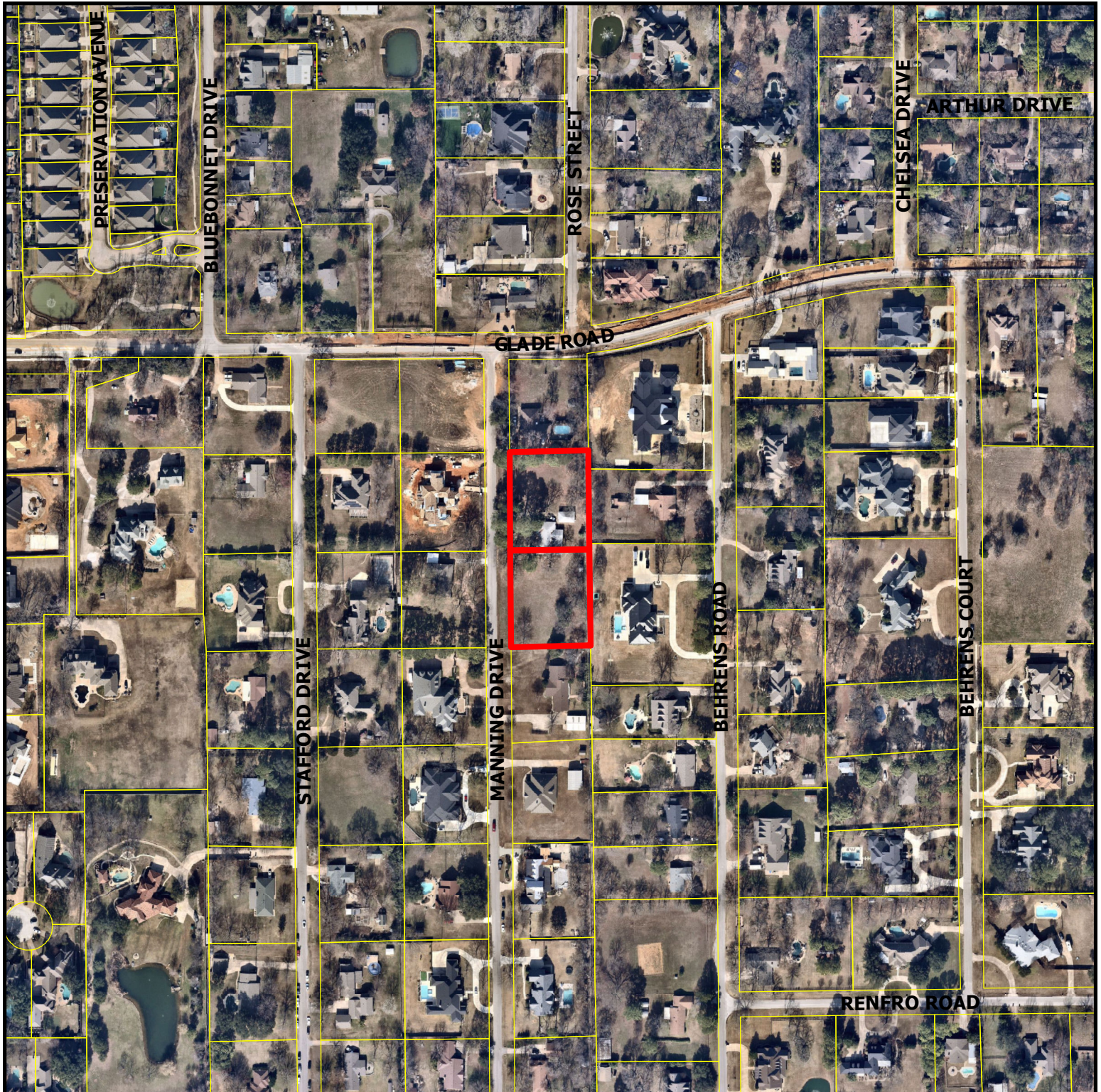
Recommendation

Approve

Attachments

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

Aerial Map



ZC22-023

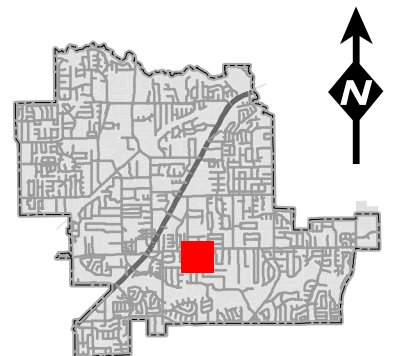
4801 & 4809 Manning Drive

DISCLAIMER:

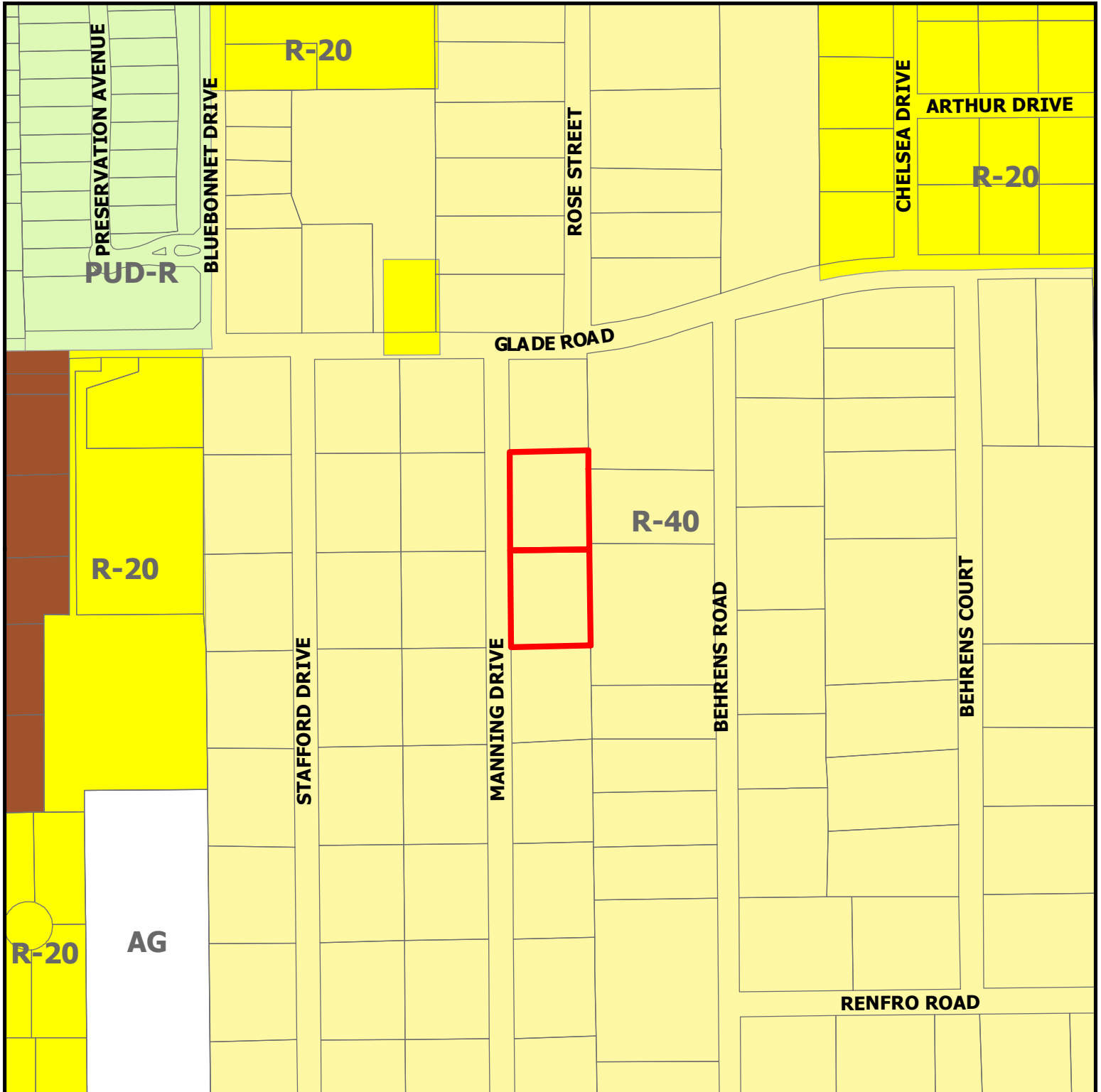
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



Zoning Map



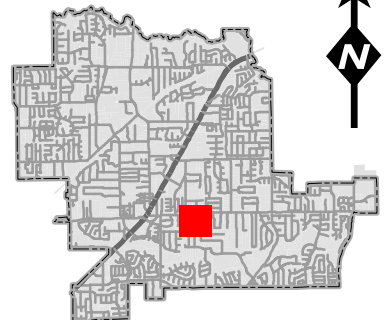
ZC22-023
4801 & 4809 Manning Drive

DISCLAIMER:

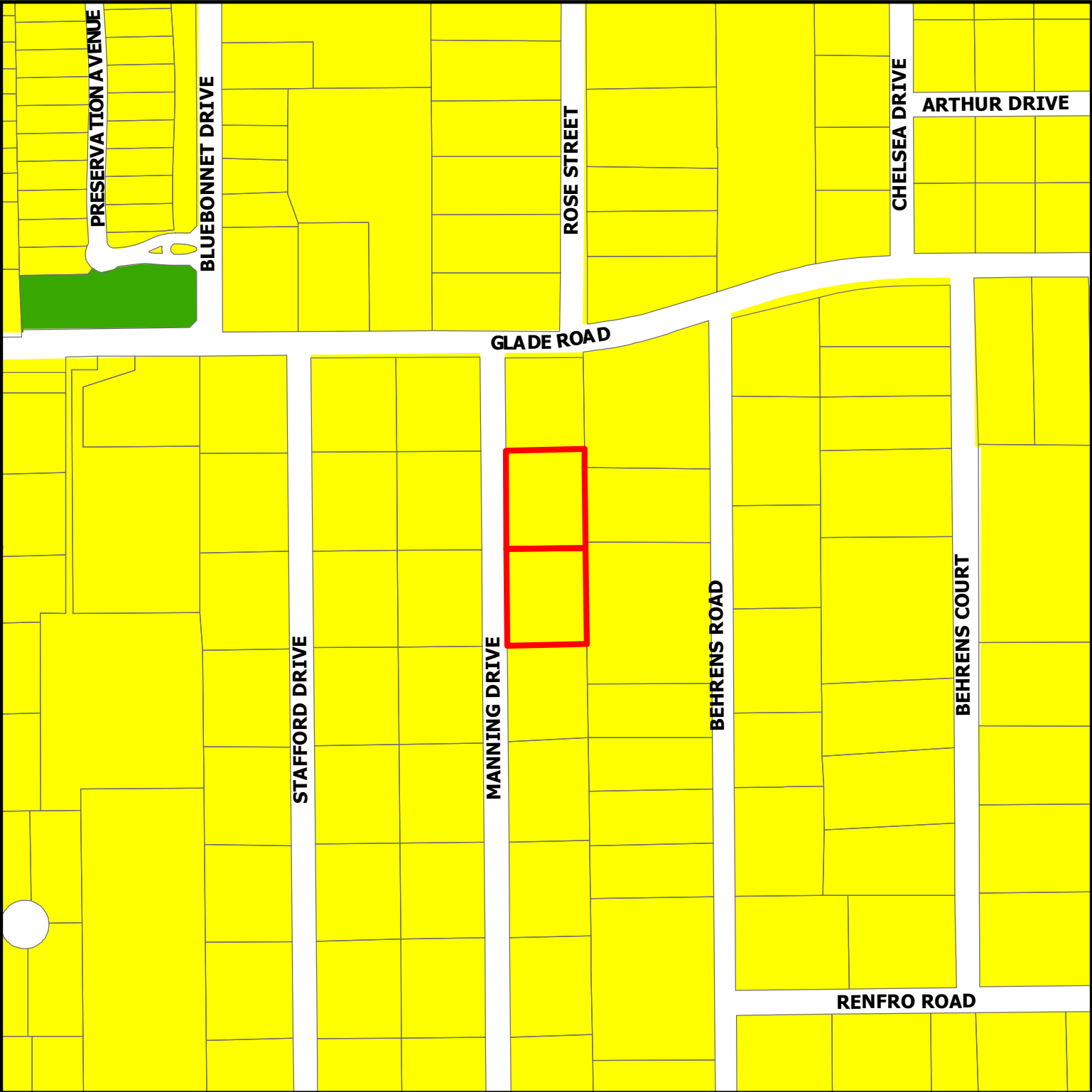
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Subject Property



Future Land Use Map

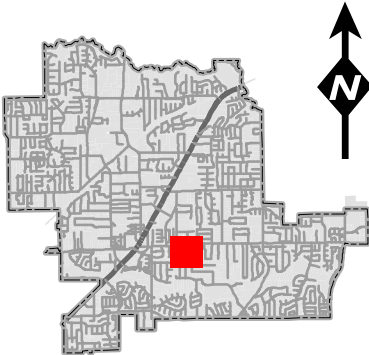


ZC22-023

4801 & 4809 Manning Drive

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-  Subject Property
-  Residential
-  Open Space; Parks



Proposed Planning Objectives for

4801/4809 Manning Dr., Colleyville TX 76034

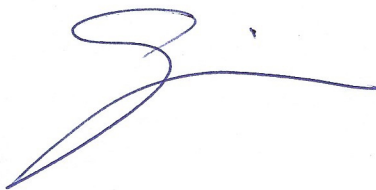
A unique situation occurs with this property that was not a result of our actions.

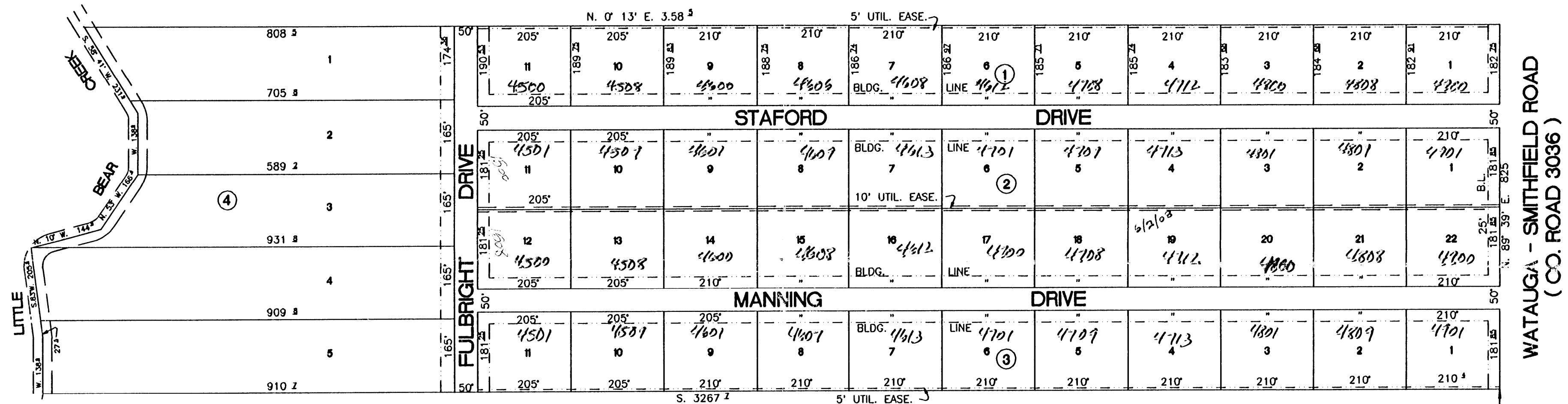
GridIron Realty LLC, a partnership owned by Sib Bahjat and Nick Bossinakis, purchased the property in December 2021 from the Seller, Mr. John Henning. Mr. Henning built the existing home and lived in the home for over 40 years. The home sits in the middle of the lot of 1.746 acres. The home was originally 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. Eustaly, 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

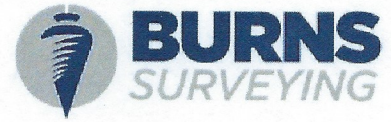


David C. Moak
REG. PUBLIC SURVEYOR
334E HURST BLVD.
HURST TEXAS

BU2-5587 BU2-5855

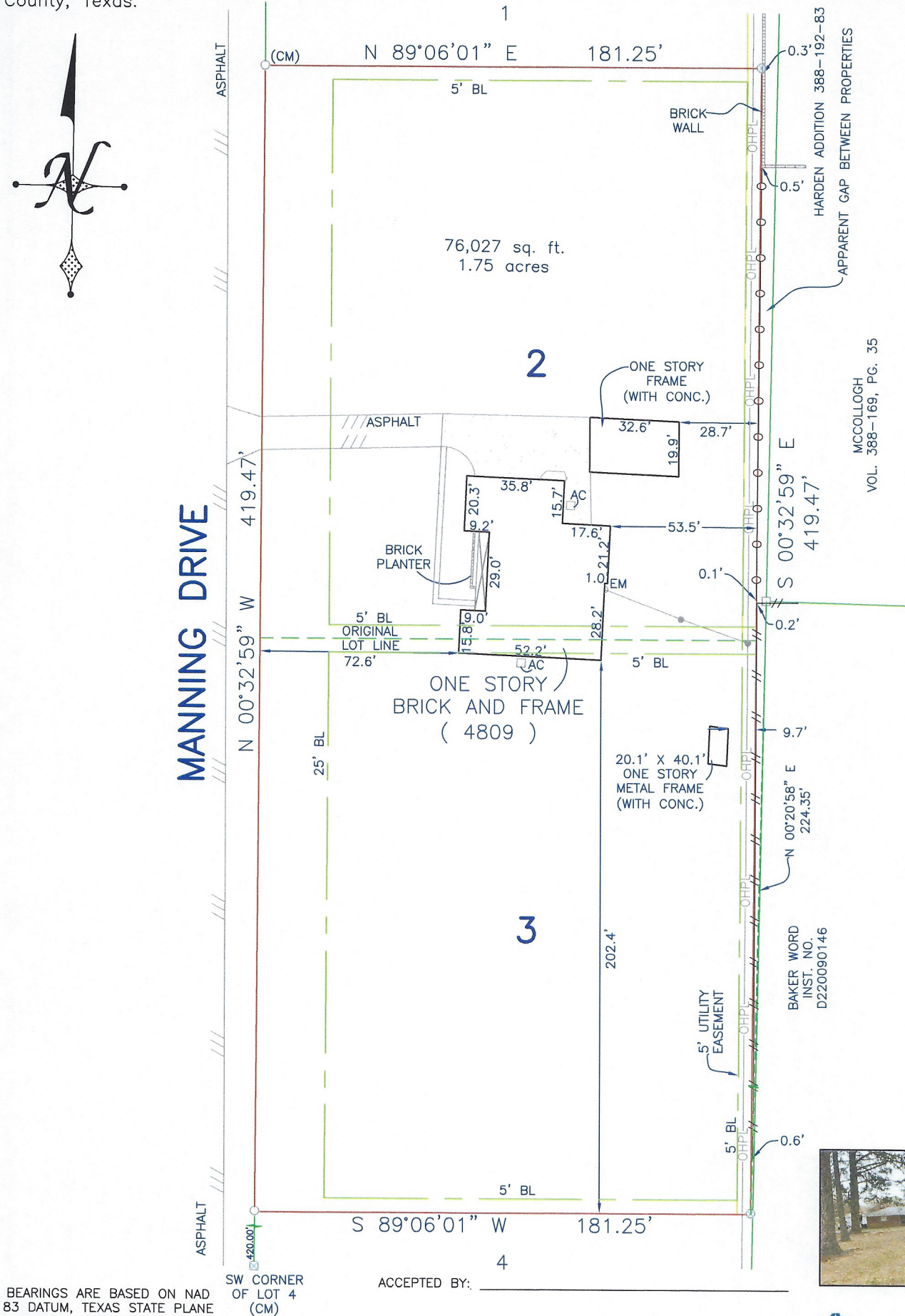
Date: 8-23-62 2785

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.

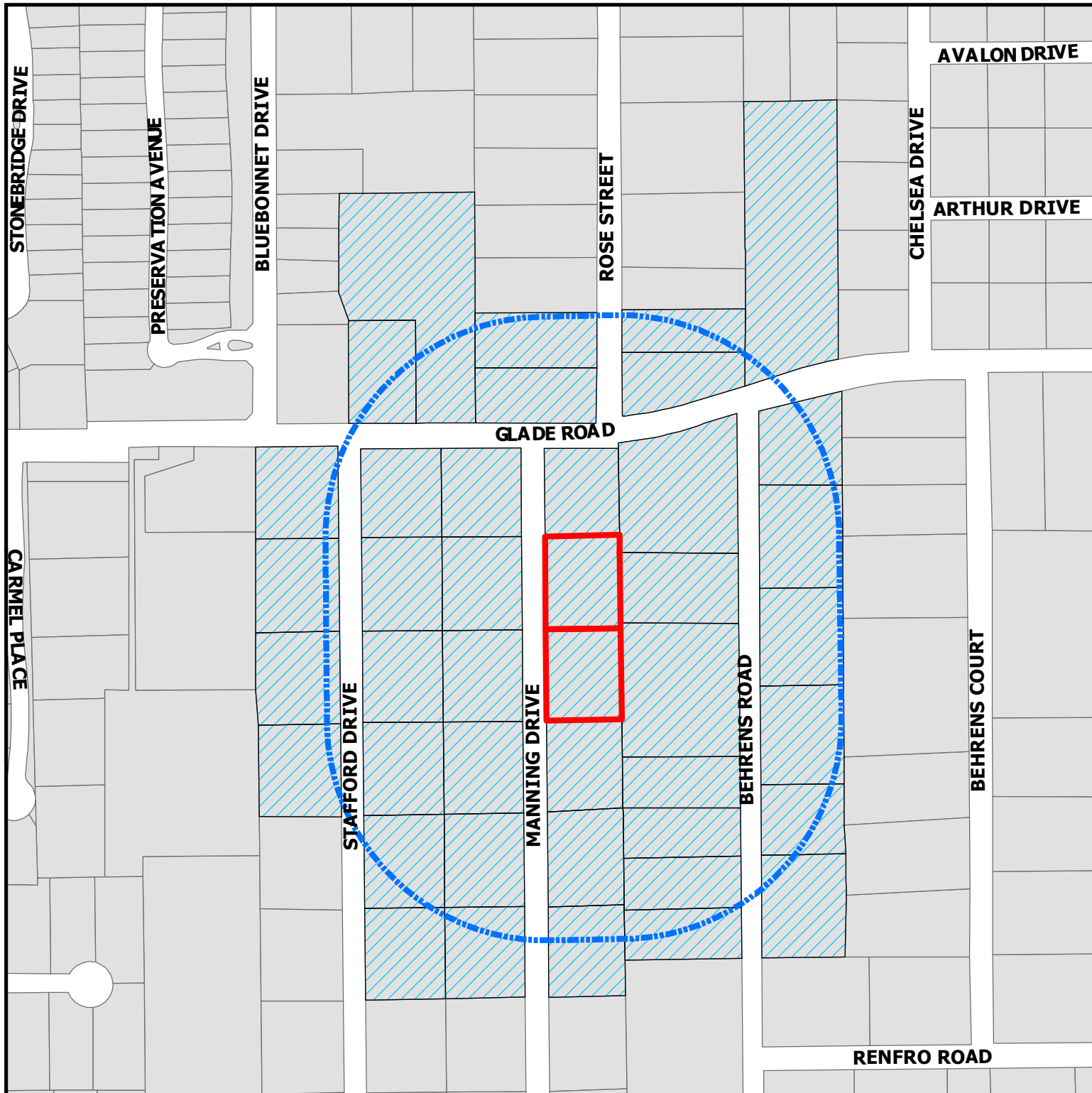


BEARINGS ARE BASED ON NAD 83 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM. NORTH CENTRAL ZONE

ACCEPTED BY: _____



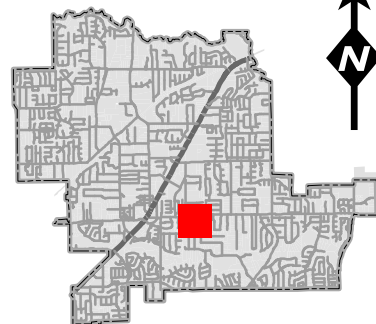
Notification Map



ZC22-023
4801 & 4809 Manning Drive

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, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-40 Single Family Residential district to the R-30 Single Family Residential district. The request is to rezone the property to allow for two new single family homes on two existing platted lots.

Zoning Case: ZC22-023

Applicant: Gridiron Realty LLC

Owners: Sib Bahjat and Nick Bossinakis

Location: 4801 and 4809 Manning Drive

Property Description: Lots 2 and 3, Block 3, Stafford Heights Subdivision

Present Zoning: R-40 Single Family Residential

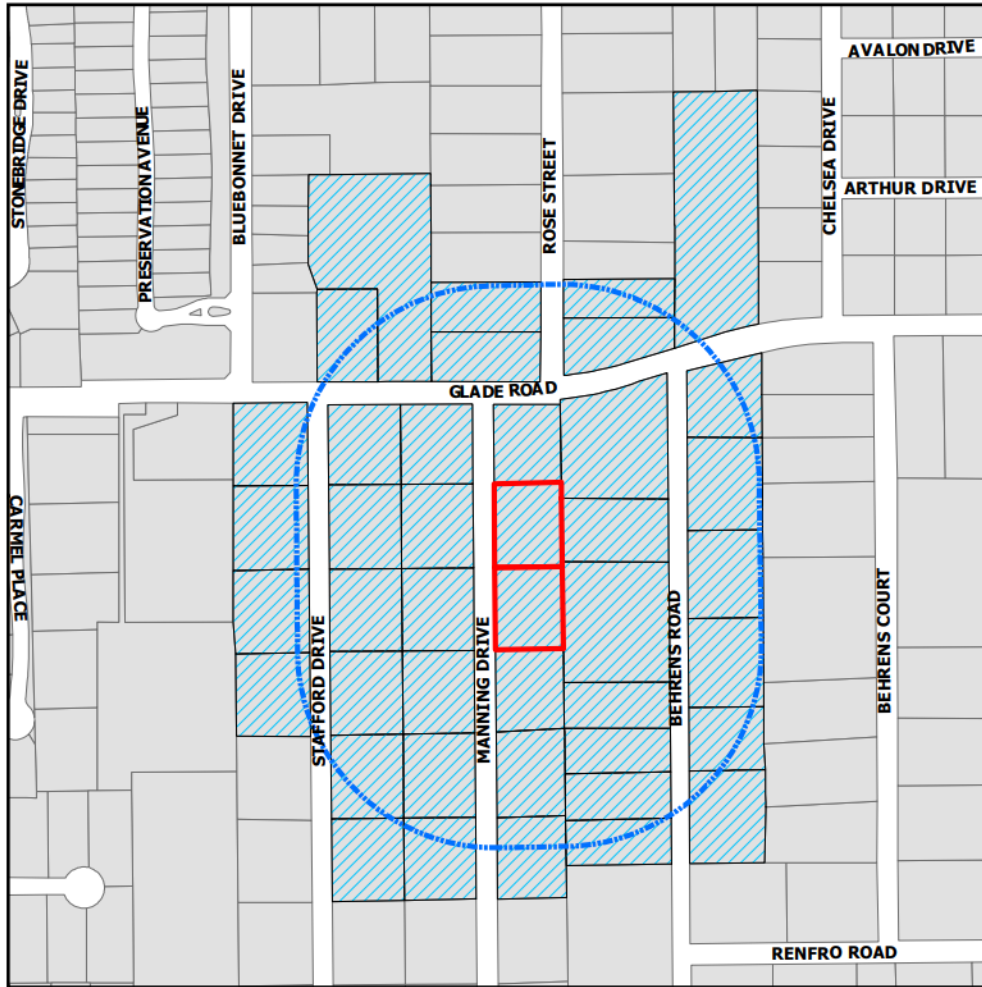
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

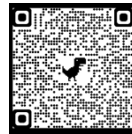
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
ALBERT, JOHN M	5004 ROSE ST	COLLEYVILLE, TX
BABIN, CHRISTOPHER	1504 GLADE RD	COLLEYVILLE, TX
BACA, RICHARD	4713 BEHRENS RD	COLLEYVILLE, TX
BENNIE, JAMES	2051 HUGHES RD	GRAPEVINE, TX
BURRIS, RACHEL	4809 STAFFORD DR	COLLEYVILLE, TX
CAPPA, ROBERT	4800 STAFFORD DR	COLLEYVILLE, TX
CASILIO LIVING TRUST	1705 AVALON DR	COLLEYVILLE, TX
CHELSEA PARK ADDITION	1816 AVONDALE DR	COLLEYVILLE, TX
COPLON, MAHLON	4905 BEHRENS RD	COLLEYVILLE, TX
COX, NORMAN LLOYD	4901 BEHRENS RD	COLLEYVILLE, TX
CUMMINGS, WILLIAM C	4800 BEHRENS RD	COLLEYVILLE, TX
DAVID AND KECIA MALDONADO REVO	1701 GLADE RD	COLLEYVILLE, TX
DAVIDSON, MARK	4708 BEHRENS RD	COLLEYVILLE, TX
DODSON, DAVID	4701 STAFFORD DR	COLLEYVILLE, TX
DUCIC, YADRANKO	1700 GLADE RD	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GRIDIRON REALTY LLC	1450 POST AND PADDOCK ST	GRAND PRAIRIE, TX
GRIFFIN, JOHN	1813 AVALON DR	COLLEYVILLE, TX
HENNING, JOHN B	4809 MANNING DR	COLLEYVILLE, TX
HERRING, CANDY	1600 GLADE RD	COLLEYVILLE, TX
HUGGINS, WILLIAM S	PO BOX 1047	COLLEYVILLE, TX
KEEFE, ALEX	4713 MANNING DR	COLLEYVILLE, TX
LAKES OF SOMERSET	1104 CHATSWORTH CT W	COLLEYVILLE, TX
LUTRICK, THOMAS M	4701 MANNING DR	COLLEYVILLE, TX
LYNCH, JOHN M	4700 MANNING DR	COLLEYVILLE, TX
MAHAN, ROY	4712 STAFFORD DR	COLLEYVILLE, TX
MCCOLLOUGH JOYCE B	4912 BEHRENS RD	COLLEYVILLE, TX
MILLS, DONALD	4801 STAFFORD DR	COLLEYVILLE, TX
NGUYEN, HAI	3933 FRESHWATER DR	CARROLLTON, TX
PHILLIPS, VANICE	4713 STAFFORD DR	COLLEYVILLE, TX
PHILLIPS, WILLIAM C	4712 MANNING DR	COLLEYVILLE, TX
POMROY, PAUL R	4712 BEHRENS RD	COLLEYVILLE, TX
PRESERVATION	106 N DENTON TAP RD #210-375	COPPELL, TX
RICKS, GREGORY A	8808 QUEENS CT	COLLEGE STATION, TX
SMITH, RICHARD	4901 MANNING DR	COLLEYVILLE, TX
SNYDER, JOHN JOSEPH	1701 ROYAL LN APT 1202	FARMERS BRANCH, TX
SPROUSE, MARY G	4704 BEHRENS RD	COLLEYVILLE, TX
THE PENCE COMPANY LLC	3428 BROWN TRL	BEDFORD, TX
VEACH, GARY E	4709 MANNING DR	COLLEYVILLE, TX
WEISS, SABRINA	4709 BEHRENS RD	COLLEYVILLE, TX
WINSWORTH, LLOYD	4900 STAFFORD DR	COLLEYVILLE, TX
WORD, RAMIE	4900 BEHRENS RD	COLLEYVILLE, TX

4900 Behrens Road
Colleyville, TX 76034

June 01, 2022

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



RE: Zoning Case ZC22-023

I am opposed to the Rezoning Case referenced at 4801 & 4809 Manning Drive, from the existing R-40 to accommodate two R-30 lot sizes.

There has NEVER been a house or other building on the address listed as 4801 Manning Drive, (Denied Variance case, VC 22-003). The land at 4801 Manning Drive in the Tarrant Appraisal District is listed at 35,571 square feet; 0.8165 acre.

The house address for 4809 Manning Drive, (Denied Variance case, VC 22-004) is listed in the Tarrant Appraisal District is listed at 36,127 square feet; 0.8293 acre.

Our home is at 4900 Behrens Road, directly behind both the referenced properties. If you look at the map, our land is much wider and deeper at 76,286 square feet; a little over 1.75 acres.

The 4809 and 4801 Manning Drive property was zoned R-40 in 12/2021 when Gridiron Realty purchased it as a single property.

This is a lovely area and was intended by Master Plan to remain R40 as the minimum lot size. Attempts to cherry-pick to R-30 have failed multiple times in recent years and historically.

As the applicant is a real estate investor/speculator, they do not have the same interest in keeping it this way.


Ramie Word
4900 Behrens RD
Colleyville, TX 76034
(817) 657-2981

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 1.77 ACRES, AND BEING, LOTS 2 AND 3, BLOCK 3, STAFFORD HEIGHTS ADDITION, LOCATED AT 4801 AND 4809 MANNING DRIVE, FROM THE R-40 SINGLE FAMILY RESIDENTIAL TO THE R-30 SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a rezoning of the properties from R-40 Single Family Residential to R-30 Single-Family Residential district for Case No. ZC22-023; 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-40 Single Family Residential district to R-30 zoning district on 1.77 acres, being Lots 2 and 3, Block 3, Stafford Heights Addition at 4801 and 4809 Manning Drive as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

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

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

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

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

____ Mayor Pro Tem Kathy Wheat ____
____ Place 5, Chuck Kelley ____
____ Place 6, Callie Rigney ____

ATTEST:

CITY OF COLLEYVILLE

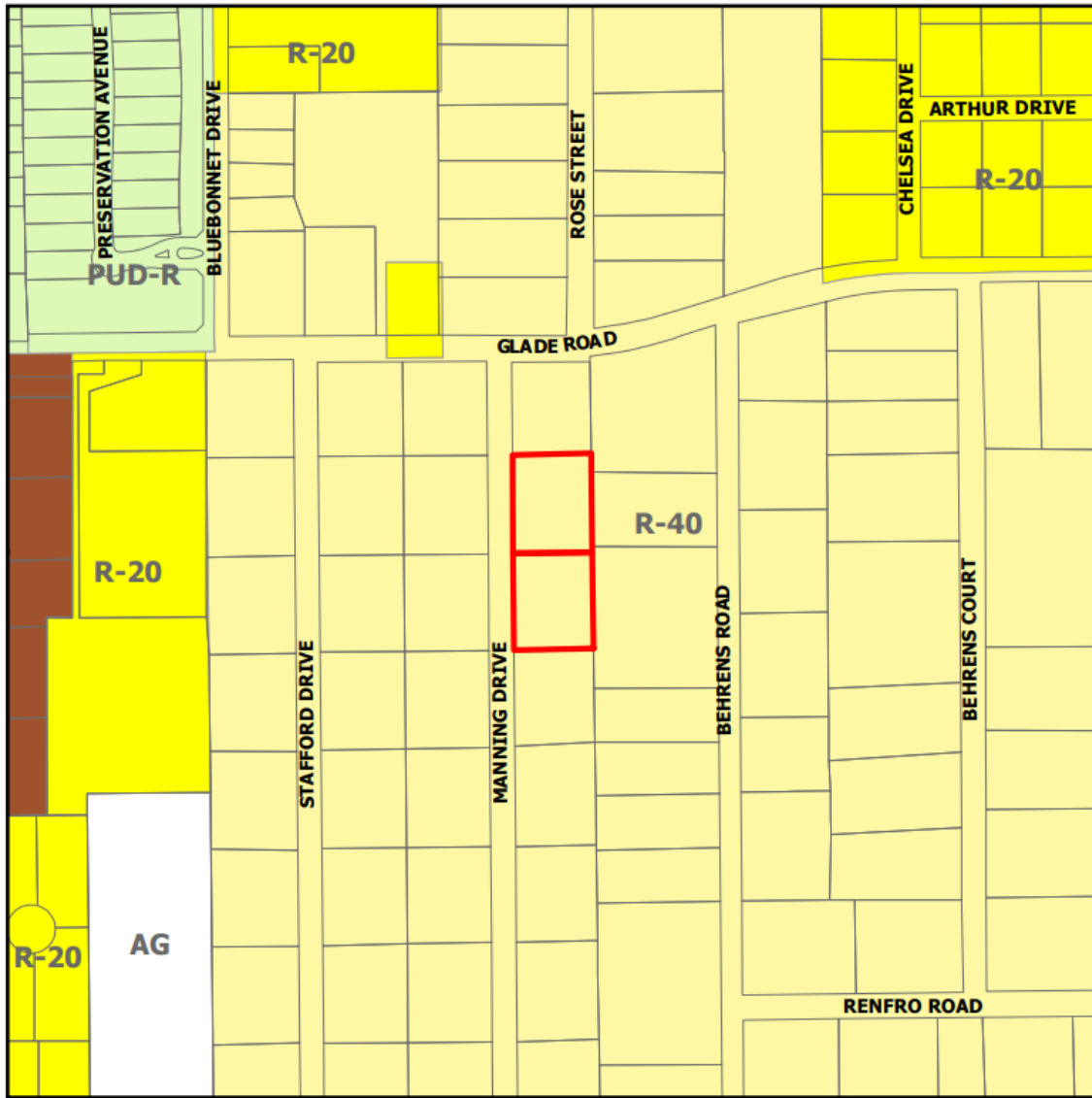
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map



Date: 8-23-62	2785
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City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number	Agenda Date	Number
2g	6/13/2022	
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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, has submitted a request for a zoning change on Lot 15 W1/2, Block 1, Wescoat Place Addition, being approximately 0.69 acres, and zoned R-40 Single-Family Residential district. The purpose is to rezone the R-40 Single-Family Residential district to the R-30 Single-Family Residential district to allow for the construction of one new single-family homes. There are no new lots proposed.

Existing Conditions/Background: The subject property, 6105 Bettinger Drive, resides on the east side of Bettinger Drive south of the intersection of White Drive. The subject property has R-40 zoning and is currently undeveloped.

Proposed Zoning:

Request – The applicant requests to rezone the property from R-40 to the R-30 district. The minimum standards for the R-30 zoning district are as follows:

Minimum Lot Size	30,000 square feet	30,355 SF
Minimum Lot Width	125 feet	±152 feet
Minimum Lot Depth	125 feet	±200 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 property is compatible with the R-40 zoning district except for the lot area, which is 30,355 sq.ft. The property is concurrently going through the Replat process. As a component of the Replat, a Plat Waiver for lot size is being requested. If the waiver is approved then the rezoning would not be necessary. If the Plat waiver is not approved then the property would need to be rezoned to the R-30 Single-Family Residential zoning district.

Plat Status: The property is a portion of are platted lot existing as Lot 15 W1/2 , Block 1, Wescoat Place Addition.

DRC Review: The DRC reviewed the request during their May 23, 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, south and east are zoned R-40 Single Family Residential district and are improved with single family homes. The property to the west is zoned R-20 a Single-Family Residential district and is improved with single-family home.

Comprehensive Plan: The City's comprehensive plan, Destination Colleyville, identifies the subject properties as residential.

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.

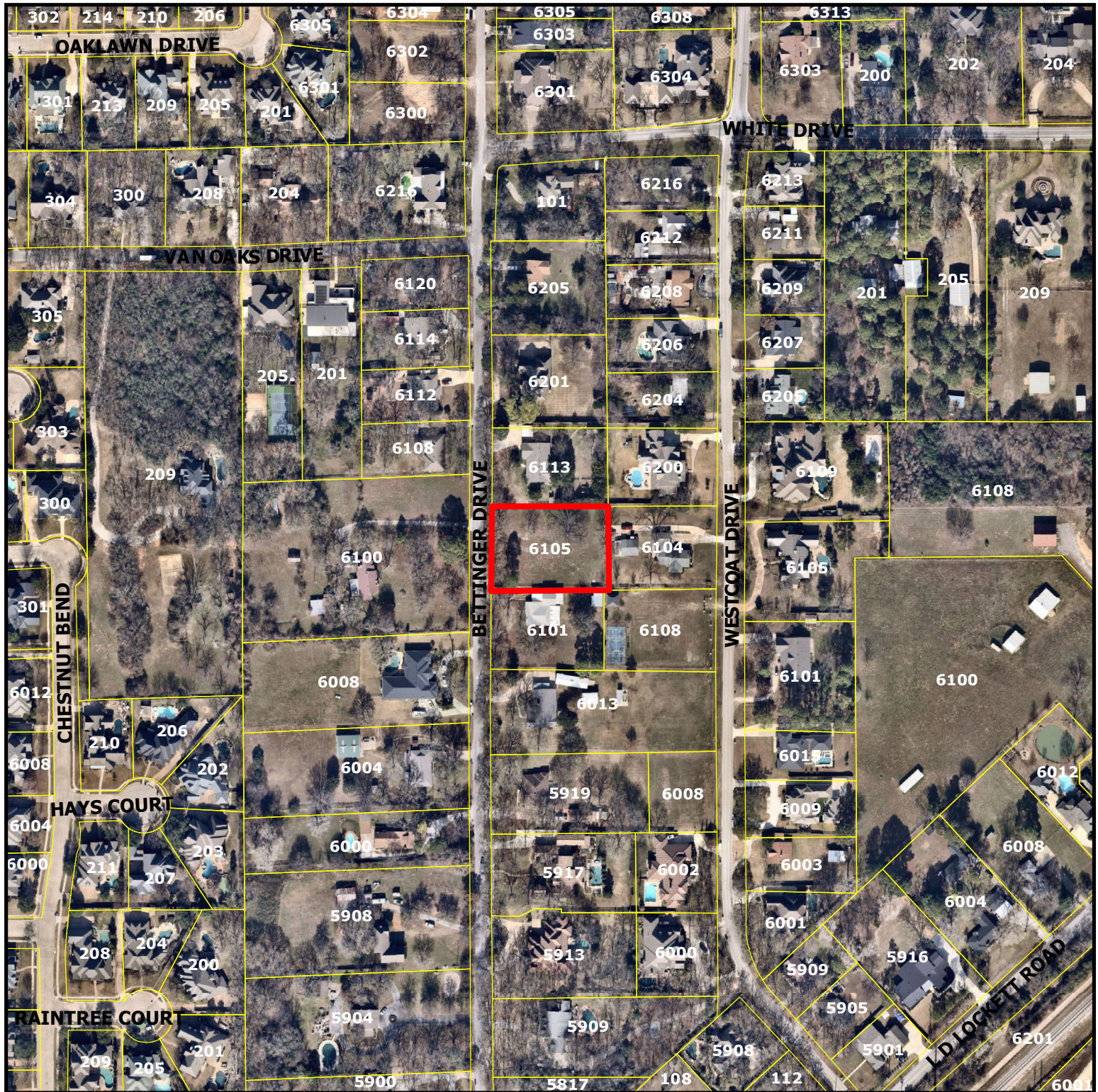
Recommendation

Approve

Attachments

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

Aerial Map



ZC22-024

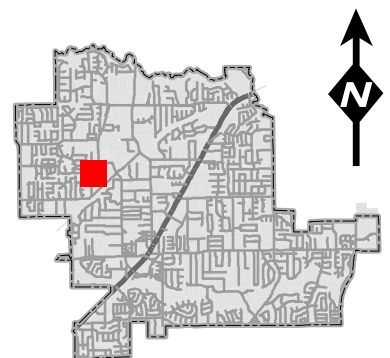
6105 Bettinger Drive

DISCLAIMER:

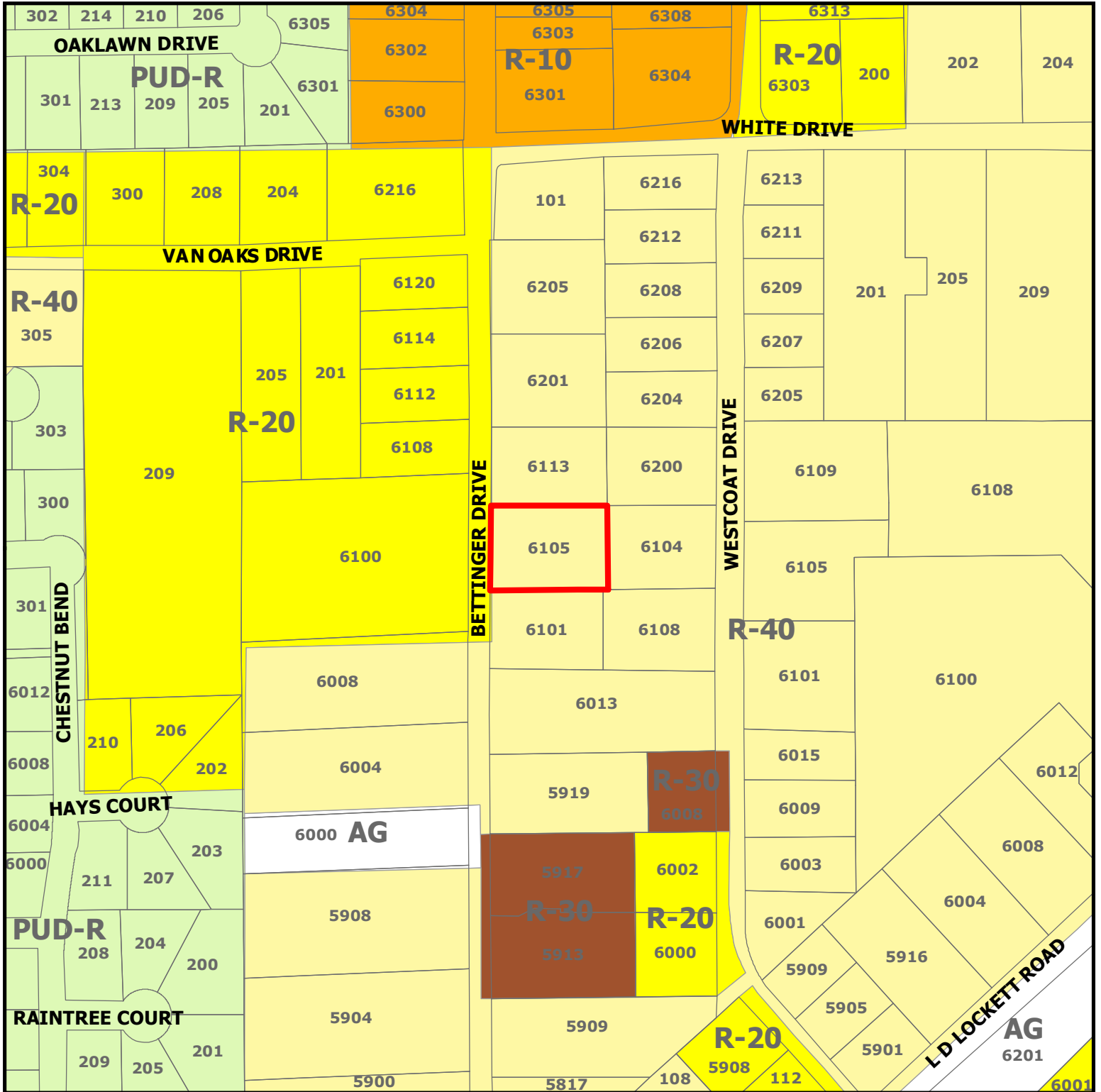
This map and information contained in it were developed exclusively for use by the City of Colleyville. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of Colleyville, its officials or employees for any discrepancies, errors, or variances which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



Subject Property



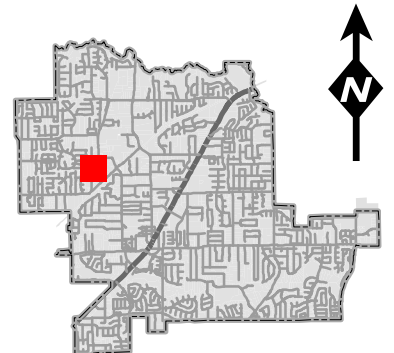
Zoning Map



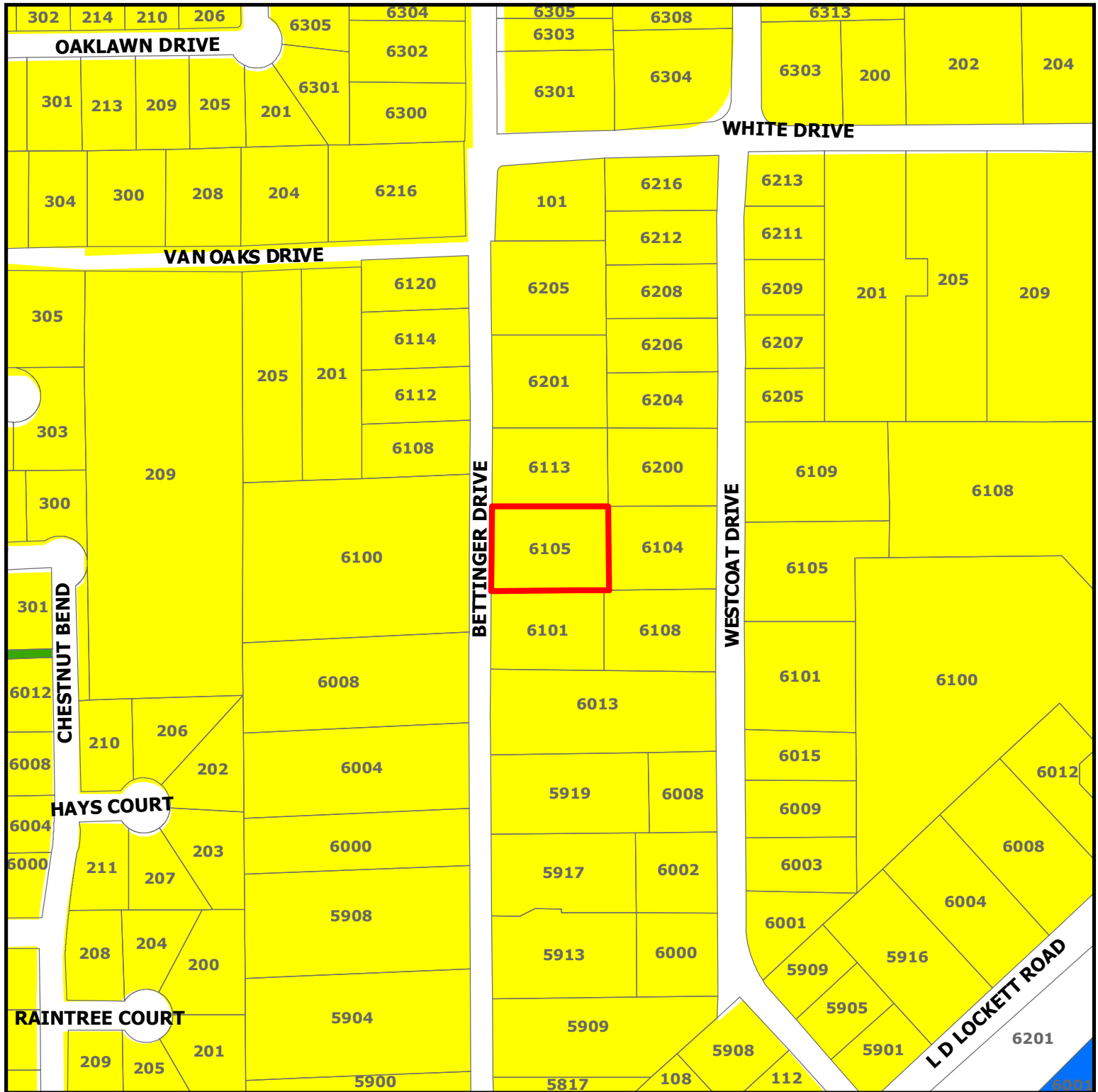
ZC22-024
6105 Bettinger Drive

DISCLAIMER:
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 Subject Property



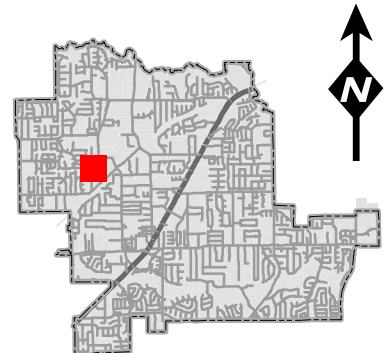
Future Land Use Map



ZC22-024

6105 Bettinger Drive

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



DISCLAIMER:
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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.

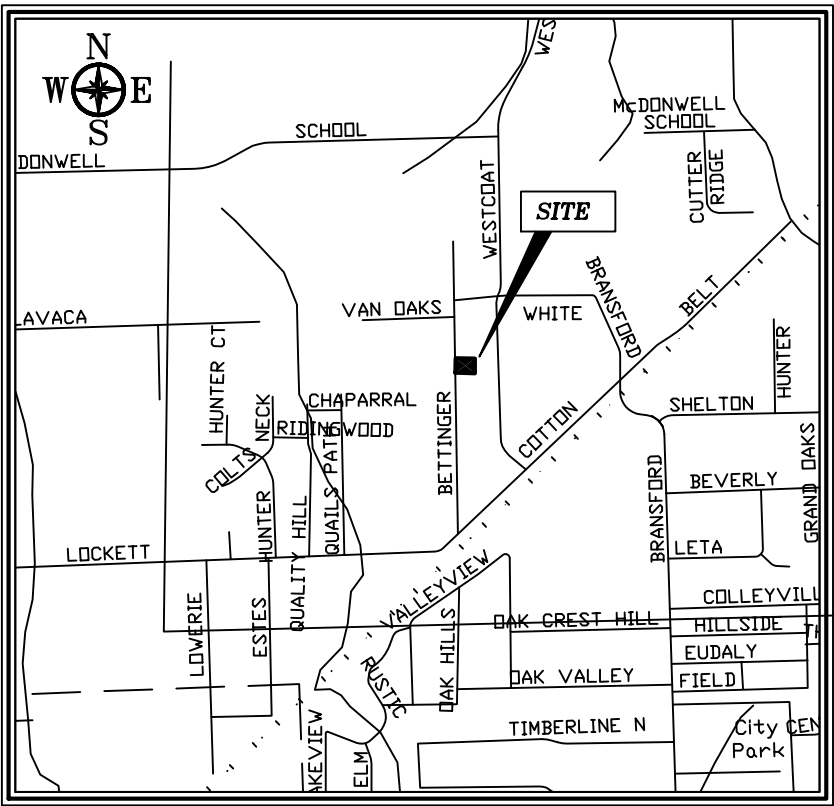
The Property under R-30 Zoning allows for 25% Lot Coverage which is more in-align with other Properties along Bettinger Drive. To Zone the Lot R-40 penalizes the Lot to a maximum Lot Coverage of 20% of a 30,000 square foot Lot, making it unfairly Restrictive. An R-40 Lot would have a minimum area of 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. D212199316
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. D219240227
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

OWNER:
ROSS G. HIGGINS
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

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
CLC	= CHAIN LINK FENCE
CONC	= CONCRETE
D.R.T.C.T.	= DEED RECORDS TARRANT COUNTY, TEXAS.
EM	= ELECTRIC METER
FM	= FIRE HYDRANT
GEN	= 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

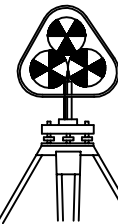
PREPARED: MAY 26, 2022

OWNER/DEVELOPER

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

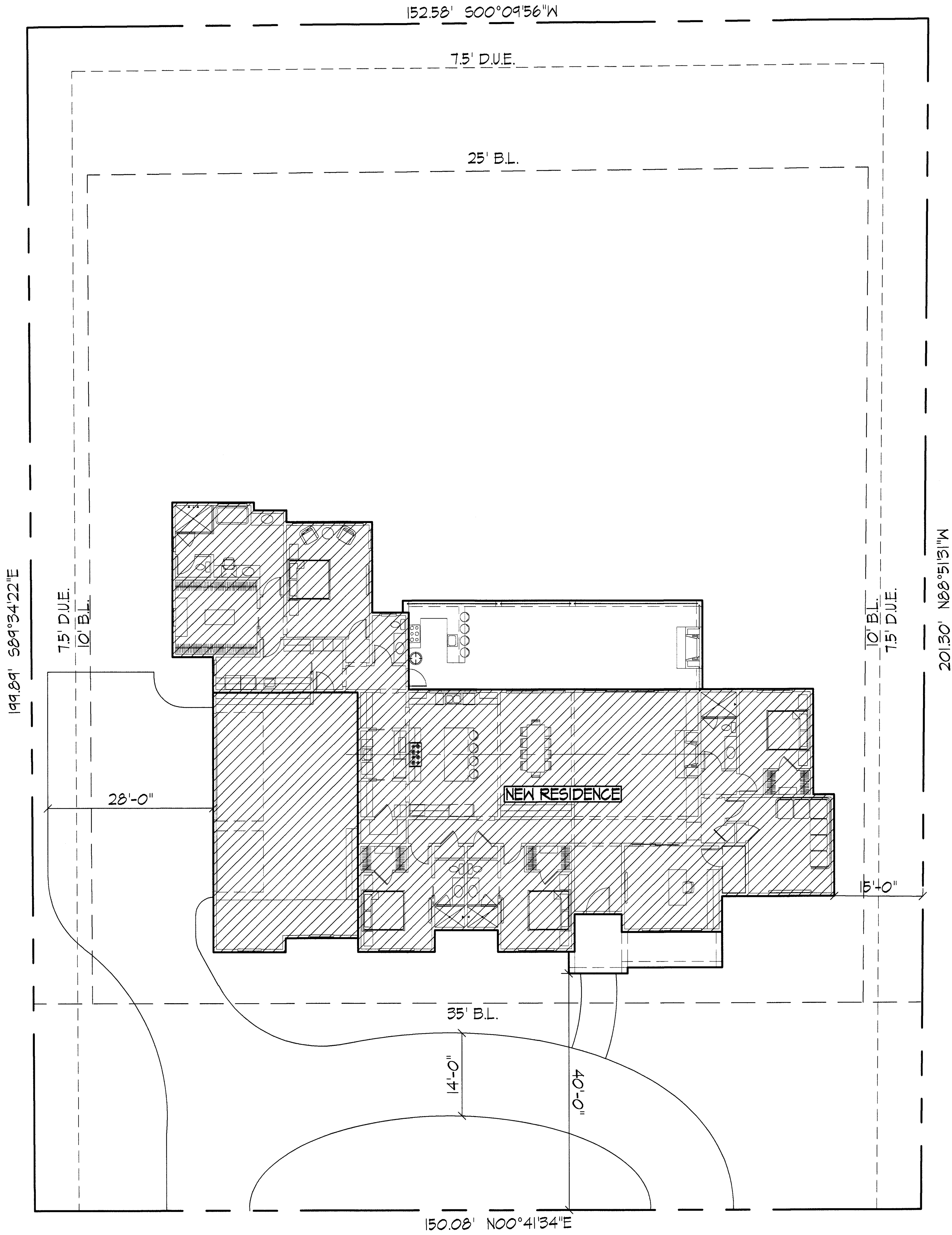
SCALE 1" = 30'

DATE OF SURVEY: APRIL 26, 2022

DRAWN BY: MDL

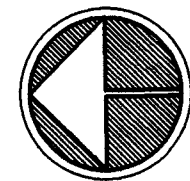
PROJECT NO. 22-1235

SHEET 1 of 1



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

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



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

SHEET
15
OF 150 SHEETS

HICKERSON RESIDENCE
6105 BETTINGER DRIVE COLLEYVILLE, TEXAS

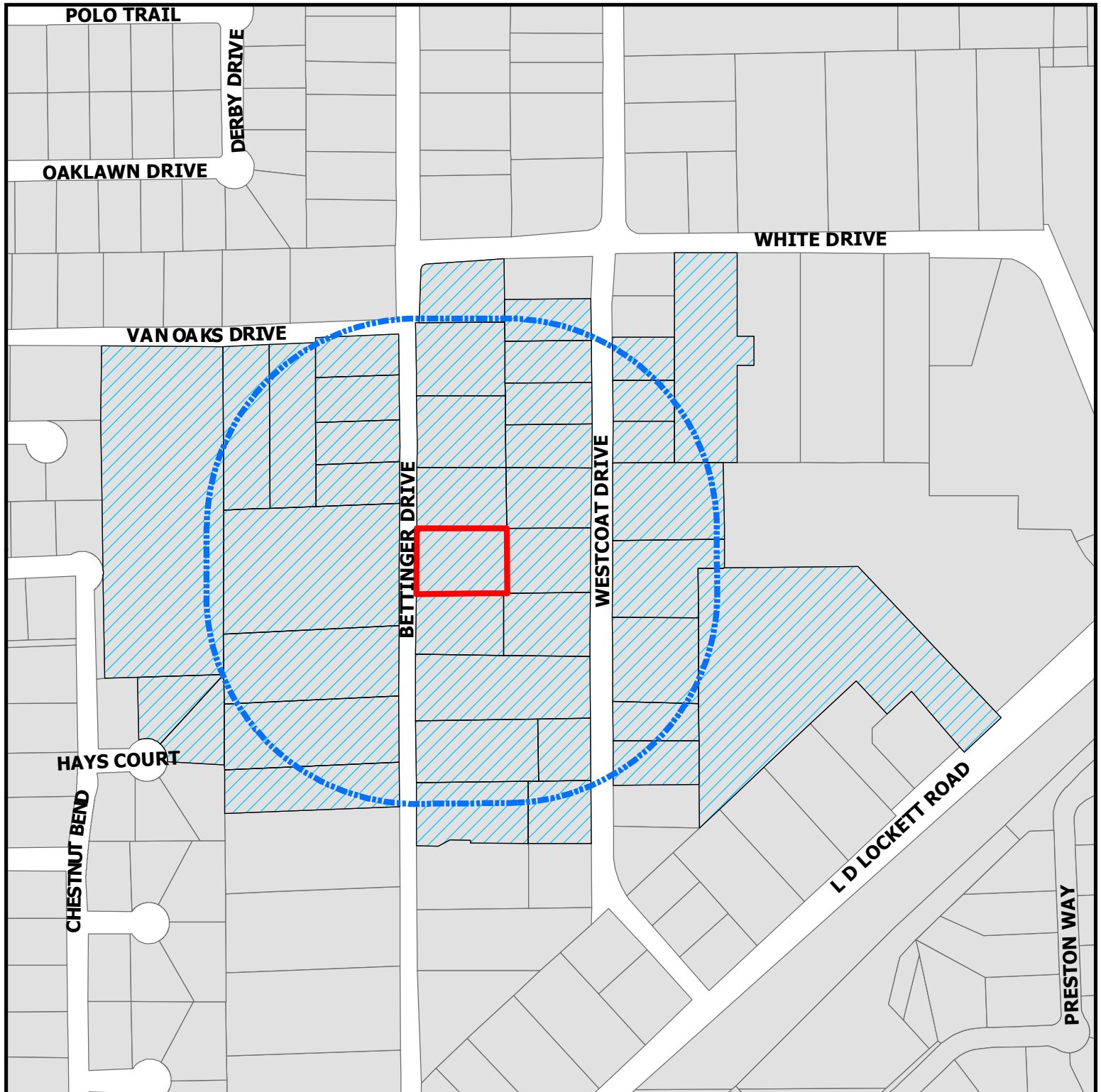
BLAKE ARCHITECTS
1202 S. White Chapel Blvd.
Southlake, Texas 76092 • 817-488-9397
Suite A

JOB #2225

NOT FOR
REGULATORY
APPROVAL
PERMITTING OR
CONSTRUCTION

FILE NAME: 2225-6105-1 (02-26-2022).JN

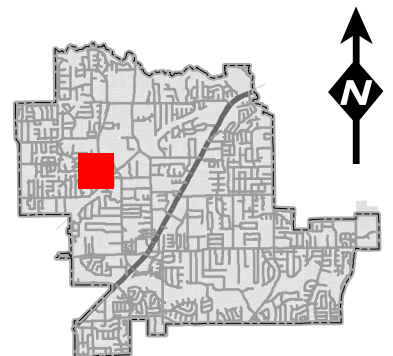
Notification Map



ZC22-024
6105 Bettinger Drive

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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, June 13, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, July 5, 2022 & Tuesday, July 19, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a zoning change from the R-40 Single Family Residential district to the R-30 Single Family Residential district. The request is to rezone the property to allow for one new single family home on one lot.

Zoning Case: ZC22-024

Applicant: Sam Noel

Owner: John Hickerson

Location: 6105 Bettinger Drive

Property Description: Lot 15 W1/2, Block 1, Wescoat Place Addition

Present Zoning: R-40 Single Family Residential

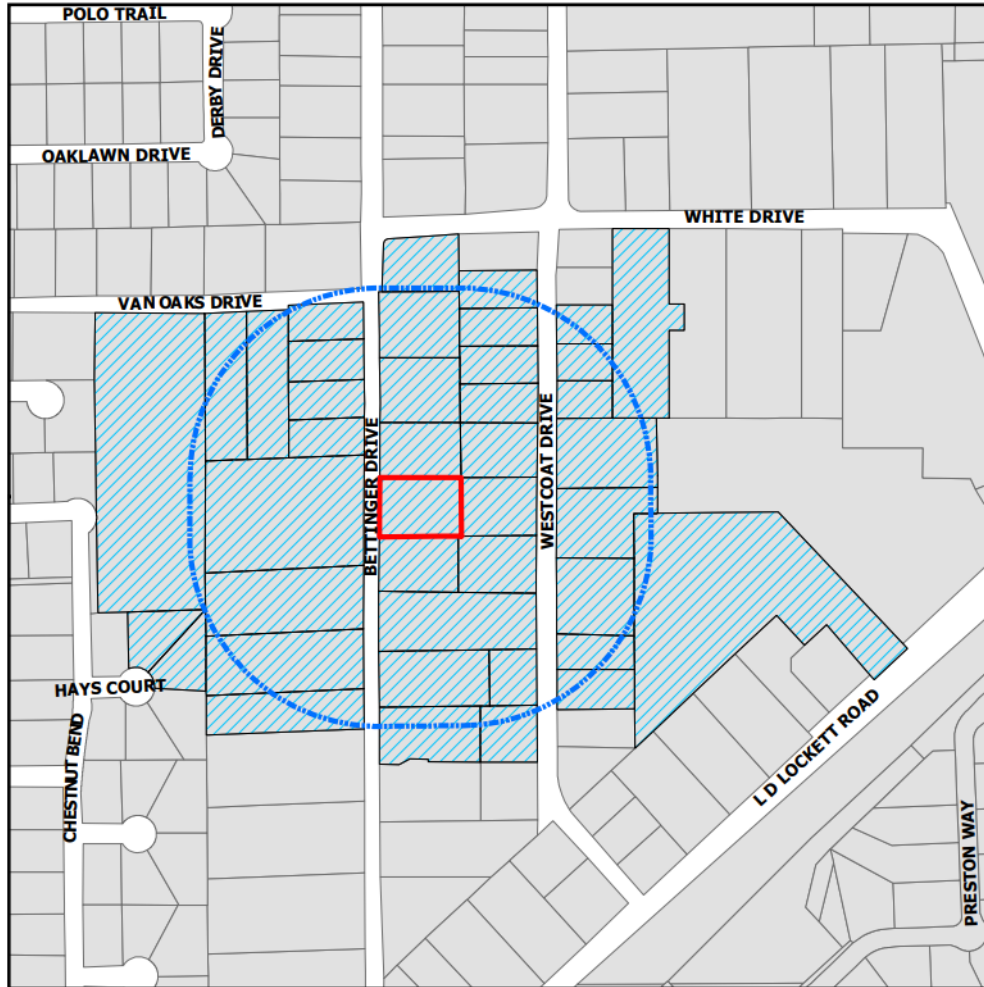
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

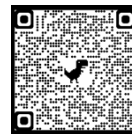
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
BARRY, HENRY L	6207 WESTCOAT DR	COLLEYVILLE, TX
BEARDEN, GAY L	6000 BETTINGER DR	COLLEYVILLE, TX
BRABON, TERRY W	6101 BETTINGER DR	COLLEYVILLE, TX
BRADLEY, GERARD W	101 WHITE DR	COLLEYVILLE, TX
BREWER, MARY B	6208 WESTCOAT DR	COLLEYVILLE, TX
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX
CAMP, MITZI M EST	202 HAYS CT	COLLEYVILLE, TX
CHURCH, GUY	205 VAN OAKS DR	COLLEYVILLE, TX
DAVIS, KERI K	6201 BETTINGER DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
GASTON FAMILY TRUST	6112 BETTINGER DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANKINS, TRACEY	6206 WESTCOAT DR	COLLEYVILLE, TX
HAWKINS, VINCENT	206 HAYS CT	COLLEYVILLE, TX
HESTER, PAULA D	6008 BETTINGER DR	COLLEYVILLE, TX
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX
HICKS, ROBERT	6113 BETTINGER DR	COLLEYVILLE, TX
HOUGLAND, STACI	6200 WESTCOAT DR	COLLEYVILLE, TX
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX
JESSE K BRAY LIVING TRUST	6108 LOCKETT RD	COLLEYVILLE, TX
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX
LOVE, BETTY L	6108 BETTINGER DR	COLLEYVILLE, TX
MOLOVICH, JOHN	6205 BETTINGER DR	COLLEYVILLE, TX
MOSCHEL, JEFFREY	6209 WESTCOAT DR	COLLEYVILLE, TX
ONDARZA, GEORGE	232 ROYAL VISTA DR	CEDAR HILL, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
SCHAEFERS, DEAN W	6104 WESTCOAT DR	COLLEYVILLE, TX
SIMPLER, RUSSELL	6205 WESTCOAT DR	COLLEYVILLE, TX
SIMPSON, GREGORY	209 W VAN OAKS DR	COLLEYVILLE, TX
SMITH, TRACE C	6004 BETTINGER DR	COLLEYVILLE, TX
SOLIDAY, JON P	5917 BETTINGER DR	COLLEYVILLE, TX
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX
TATE, ARVEL	6683 FM 2264	RHOME, TX
THORESON, JEFFRY	6009 WESTCOAT DR	COLLEYVILLE, TX
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX
ULLRICH, ADAM	6109 WESTCOAT DR	COLLEYVILLE, TX
VAN DEVENTER, CLINT R ETAL	2803 RIVERSIDE PKWY APT 6005	GRAND PRAIRIE, TX
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX
WEBSTER, LUCINDA	6114 BETTINGER DR	COLLEYVILLE, TX
WOLFE, THERESA	6120 BETTINGER DR	COLLEYVILLE, TX

ORDINANCE O-22-XXXX

AMENDING THE ZONING ORDINANCE AND THE OFFICIAL ZONING MAP OF THE CITY OF COLLEYVILLE, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 0.69 ACRES, AND BEING, LOT 15 W1/2, BLOCK 1, WESCOAT PLACE ADDITION, LOCATED AT 6105 BETTINGER DRIVE, FROM THE R-40 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-40 Single Family Residential to R-30 Single-Family Residential district for Case No. ZC22-024; 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-40 Single Family Residential district to R-30 Single Family Residential zoning district on 0.69 acres, being Lot 15 W1/2, Block 1, Wescoat Place Addition at 6105 Bettinger Drive as depicted on the attached as Exhibit "A".

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

AND IT IS SO ORDERED.

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

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

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

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

____ Mayor Pro Tem Kathy Wheat____
____ Place 5, Chuck Kelley ____
____ Place 6, Callie Rigney ____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whit Wyatt
City Attorney

Exhibit "A"- Zoning Map

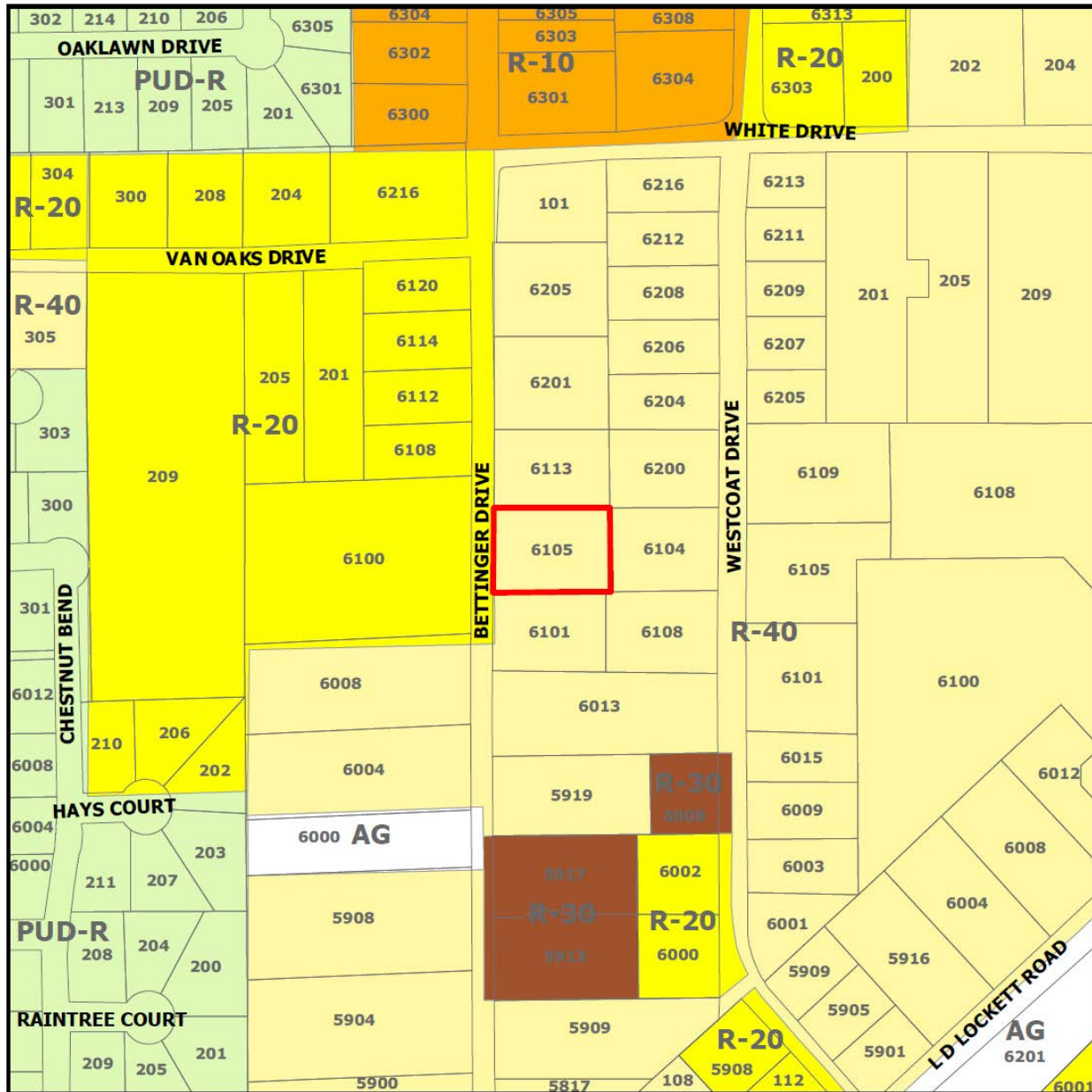
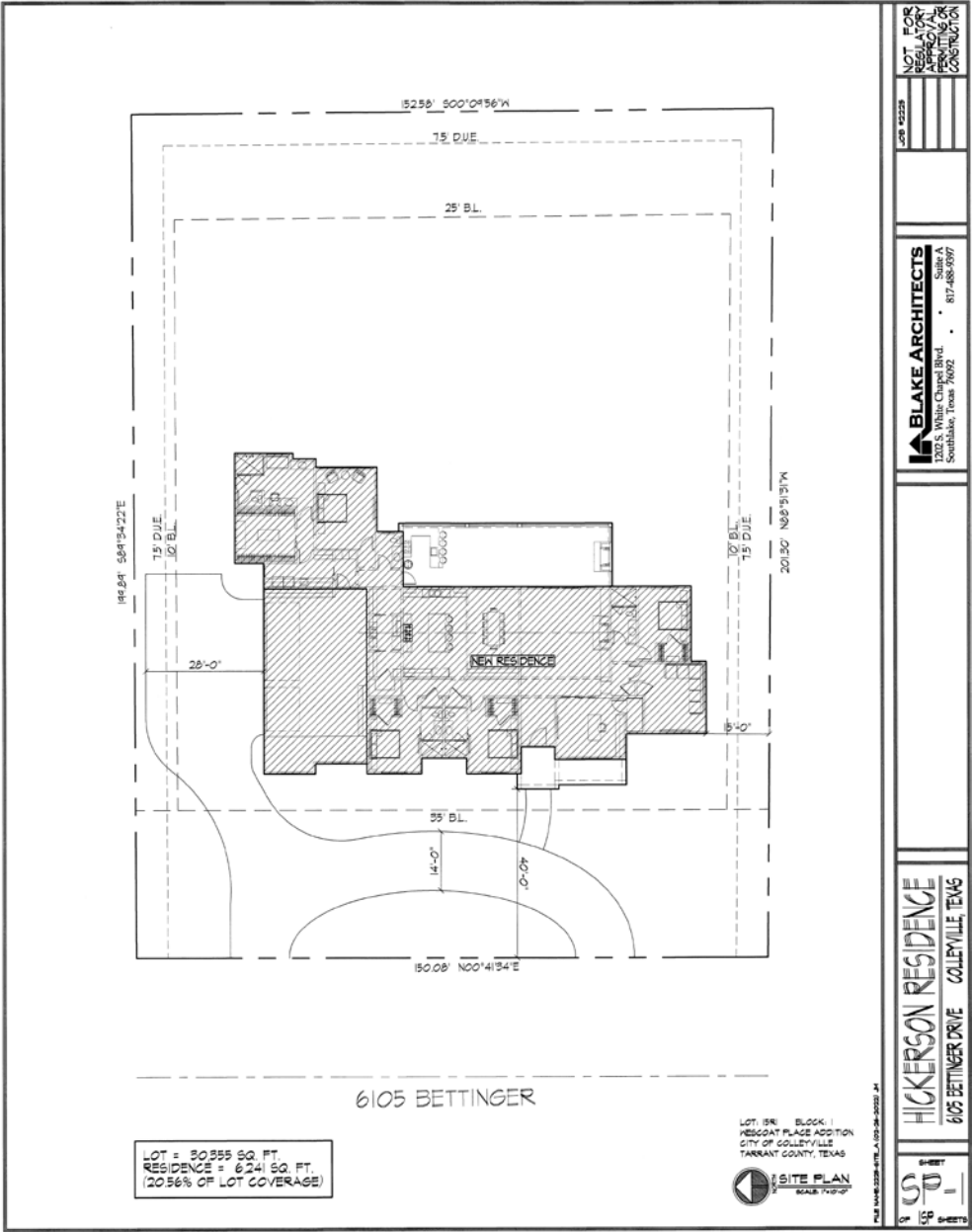


Exhibit "B"- Zoning Exhibit



[illegible]

1. *Chlorophyll a* (Chl *a*) was determined by the method of Arar and Collins (1971). The concentration of Chl *a* was determined by measuring the optical density of the chlorophyll extract at 663 nm. The concentration of Chl *a* was determined by measuring the optical density of the chlorophyll extract at 663 nm. The concentration of Chl *a* was determined by measuring the optical density of the chlorophyll extract at 663 nm.

[illegible]

REPLAT
LOT 15R1, BLOCK 1
WESCOAT PLACE REVISED

OWNER/DEVELOPER
JACK AND KATHY JACKSON
10000 W. 10TH AVE.
COLORADO SPRINGS, CO 80904
(719) 448-1142
FAX: (719) 448-1142
E-MAIL: JACKSON@PRISM-SURVEYS.COM



PRISM SURVEYS, INC.
1000 W. 10TH AVE. SUITE 100
COLORADO SPRINGS, CO 80904
(719) 448-1142
FAX: (719) 448-1142
E-MAIL: PRISM@PRISM-SURVEYS.COM

DATE OF SURVEY APRIL 26, 2012

THIS PLAY RECORDED IN DOCUMENT NO. _____ DATE: _____

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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 6/13/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 on Lot 15R1, Block 1, Westcoat Place Addition; being approximately 0.697 acres; and zoned R-40 Single Family Residential. The purpose is to replat the property in order to create one lot for the construction of a new single-family home.

Existing Conditions/Background: The subject property, 6105 Bettinger Drive, resides on the east side of Bettinger Drive south of the intersection of White Drive. The subject property has R-40 zoning and is currently undeveloped.

Proposed Zoning:

Request – The applicant requests to replat the property and maintain the R-40 Single Family zoning district. The minimum standards for the R-40 zoning district are as follows:

Minimum Lot Size	40,000 sf.	30,355 SF
Minimum Lot Width	150 feet	±152 feet
Minimum Lot Depth	150 feet	±200 feet
Front Building Line	40 feet	
Side Building Line	15 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	20%	
Max. Impervious Coverage	50%	

Analysis: The proposed Replat is compatible with the R-40 zoning district except for the lot area which is 30,355 sq.ft, and requires a Plat Waiver. If the Plat waiver is not approved, then the property would need to be rezoned to the R-30 Single Family Residential zoning district. 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.

Surrounding Development: The properties to the north, south and east are zoned R-40 Single Family Residential Planned Unit Development – Commercial district and are improved with single family homes. The property to the west is zoned R-20 Single-Family Residential district and is improved with a single-family home.

Plat Status: The property is identified as Lot 15 W1/2, Block 1, Wescoat Place Addition.

DRC Review: The DRC met on May 23rd and offered the following comments to the applicant:

1. Rename Ballinger Road to Bettinger Road.
2. Provide an accurate date of preparation.
3. Update all the calls and the square footage to be accurate.
4. Provide a 16' drainage and utility easement along the back property line.

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.

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 Replat with a Plat Waiver for Lot Size.

Recommendation

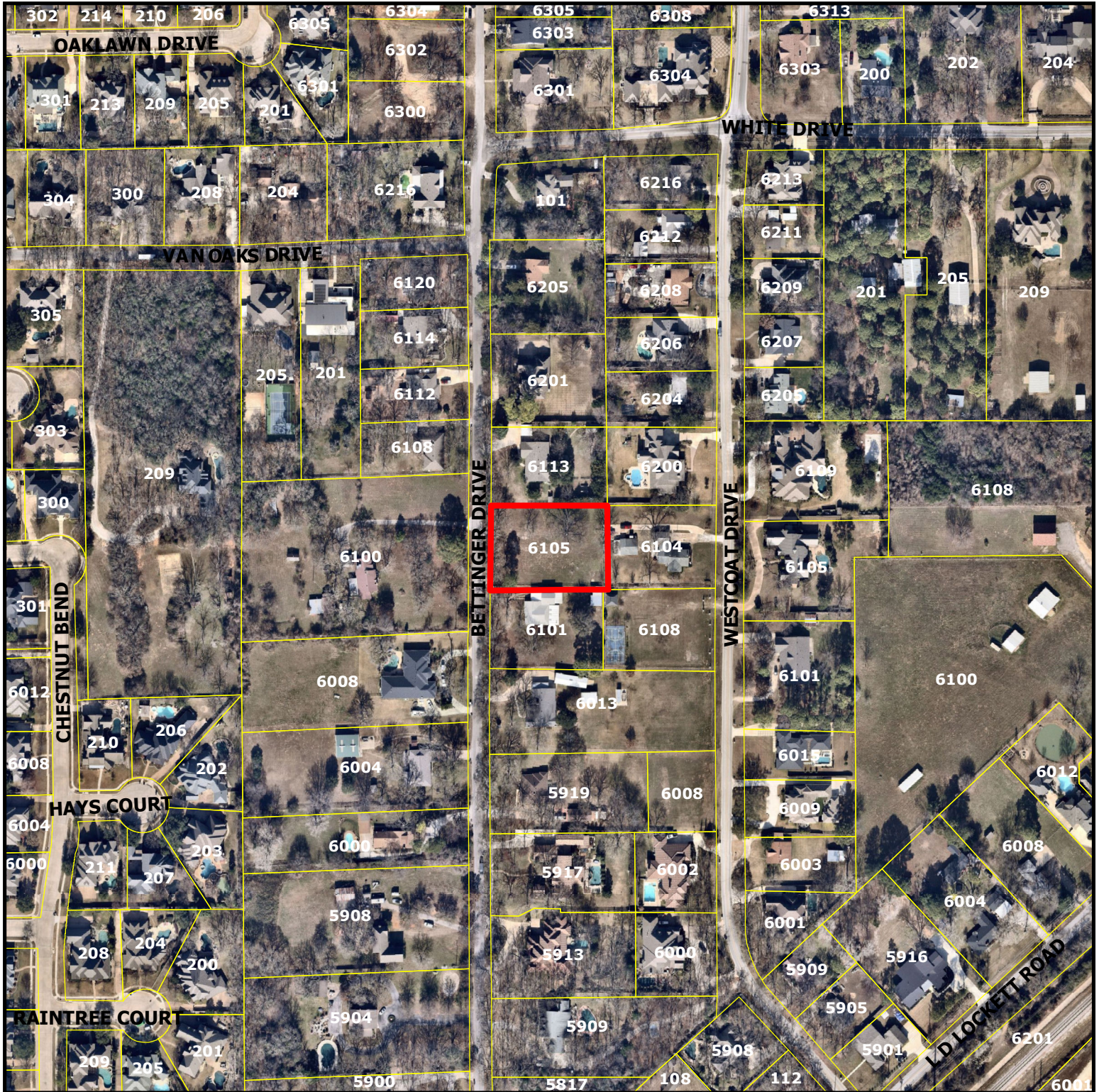
Approve

Attachments

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

7. Notification Letter
8. Notification List
9. Draft Resolution

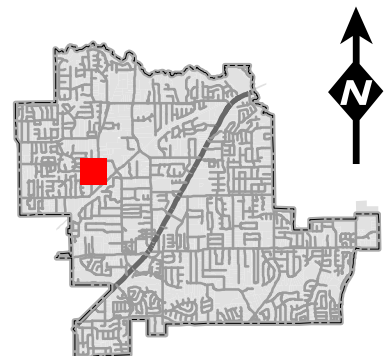
Aerial Map



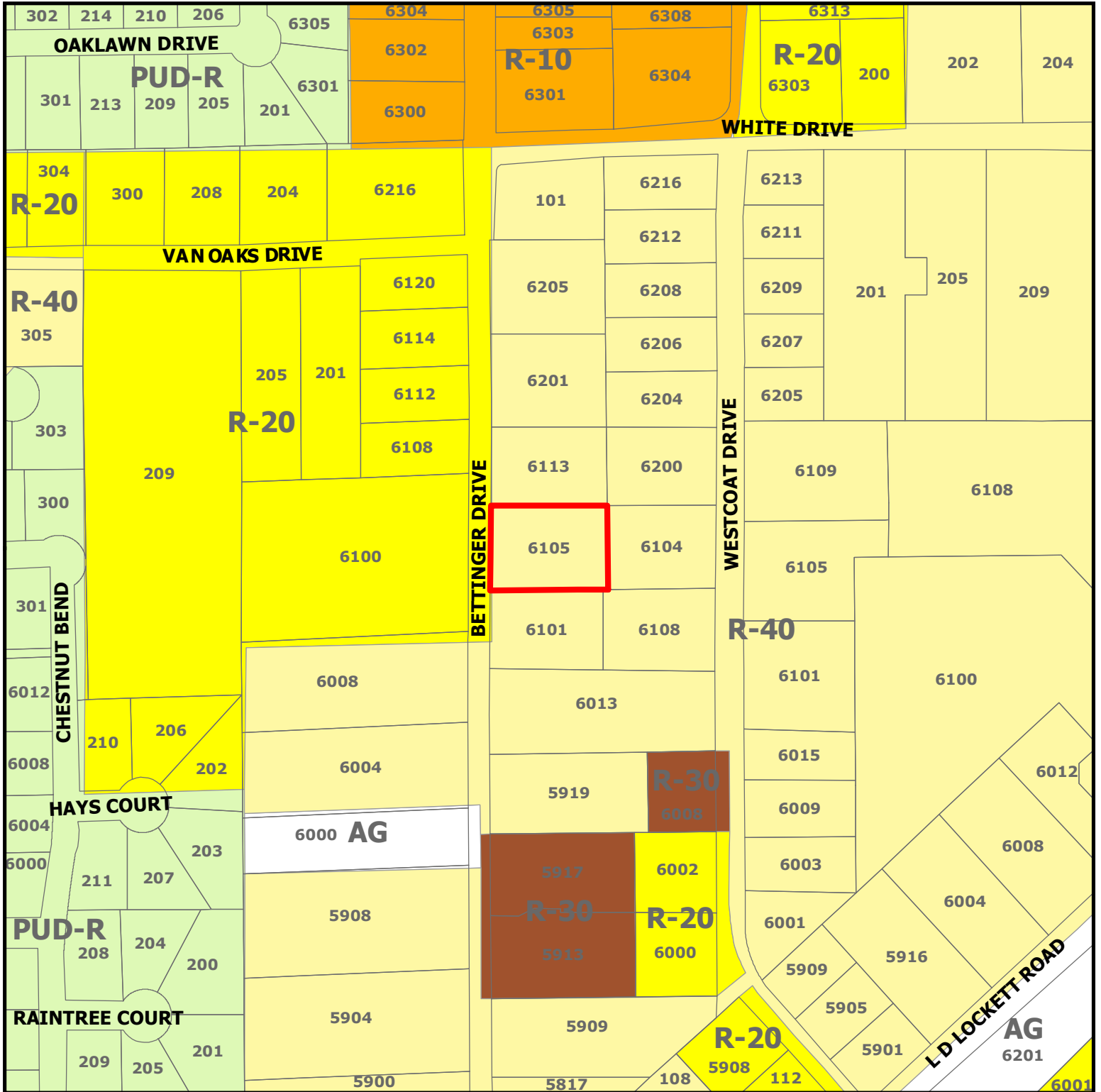
PC22-008
6105 Bettinger Drive

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



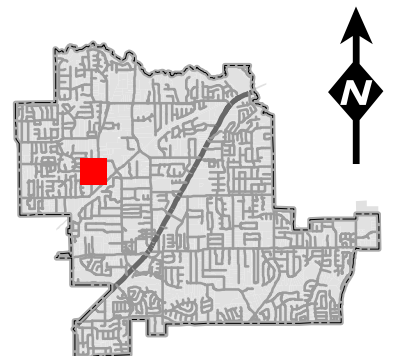
Zoning Map



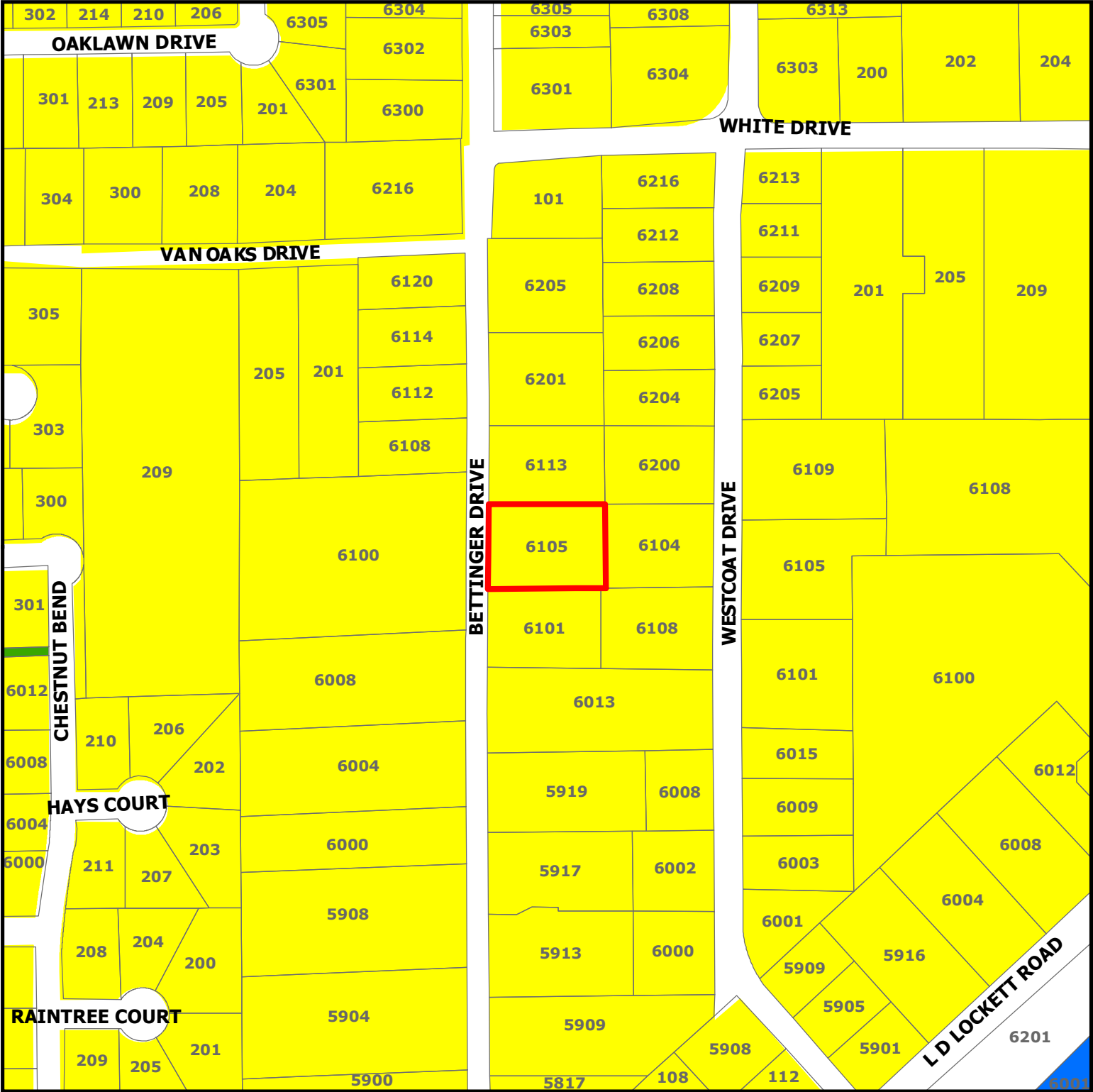
PC22-008
6105 Bettinger Drive

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 Subject Property



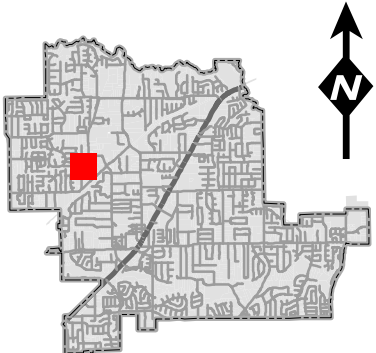
Future Land Use Map

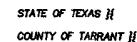


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PC22-008 6105 Bettinger Drive

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





WHEREAS, we John Hickerson and wife Kathy Hickerson are the owners of the west 1/2 of Lot 15, Block 1, Westcott Place, an addition to the City of Colleyville, Tarrant County, Texas as recorded in Volume 388-M, at Page 28 of the Plot 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 0.097 acre or 30,354 square foot tract of land situated in the Joseph White Survey Abstract No. 1892, in the City of Colleyville, Tarrant County, Texas and being (by deed call) the west 1/2 of Lot 15, in Block 1 of Westport Place addition an addition to the City of Colleyville as shown on the Plat recorded in Volume 388-14, at Page 26 of the Plat Records of Tarrant County, Texas. Said 0.097 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 Bettlinger 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 Westcott 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 152.58 feet to a 1/2-inch metal pipe found for corner on the common line between said Lot 15 and Lot 16 in said Wascoot Addition;

THENCE North 66 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 "Priem 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 18 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 30,354 square feet of land more or less.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That we, John Hiskerson and Kathy Hiskerson, Owners, do hereby adopt this plat designating the herebefore described property as MESQUITE PLAZA, RESUBDIVISION OF THE CITY OF SAN ANTONIO, TEXAS, and do hereby dedicate fee simple to the public use, forever, the herein described property, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all persons, and do hereby agree that:

1. Any public utility shall have the right to remove and keep on the property any poles, wires, conduits, cables, conduits, or other improvements or growths in which any way or danger of interfere with the construction, maintenance, operation or use of the property, and

2. Any public utility shall at all times have the right to enter and agree to enter upon and upon the property for the purpose of construction, reconstruction, inspecting, and pot-holing, without the payment of any compensation to the Owners of the property, at any time and from time to time, and

3. This plat approved subject to all plotting, zoning, and regulations, and resolutions of the City of College Station.

Witness our hands this _____ day of _____, 2022.

John Håkerson
(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 the _____ day of _____, 2022.

Notary Public, in and for Tarrant County, Texas.
My commission expires _____

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 the _____ 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 Links, 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 report is to create a Lot out of a portion of a previously platted property.
- 2) CM-initiated controlling monument.
- 3) The basis of bearings for this survey is the northern line of the Block in Flood Insurance Map 15000 recorded in Cabinet A, at Page 8555 of the Plat Records of Tarrant County, Texas.
- 4) No construction or filling without the written approval of the City of Coleville shall be allowed within a drainage easement, and then only after detailed engineering plans and calculations are submitted and will result, that no obstruction to the natural flow of water is created and subject to the City of Coleville not being affected by such construction becoming a party to the request, where construction is permitted, all finished ground surface shall be a minimum of two feet above the 100-year flood elevation.
- 5) Any public utility, including the City of Coleville, shall have the right to move and keep moved all or part of its poles, wires, fences, and other appurtenances and improvements within in any way endanger or interfere with maintenance, repair, replacement, or removal of any of its respective systems in any of the aforesaid shown on the plat; and any public utility, including the City of Coleville, shall have the right to enter the property and ingress and egress to and from and upon said easements for the purpose of inspecting, repairing, maintaining, or removing all or part of its respective systems without the necessity of any other securing of the property.

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: hickerson@nitransportation.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

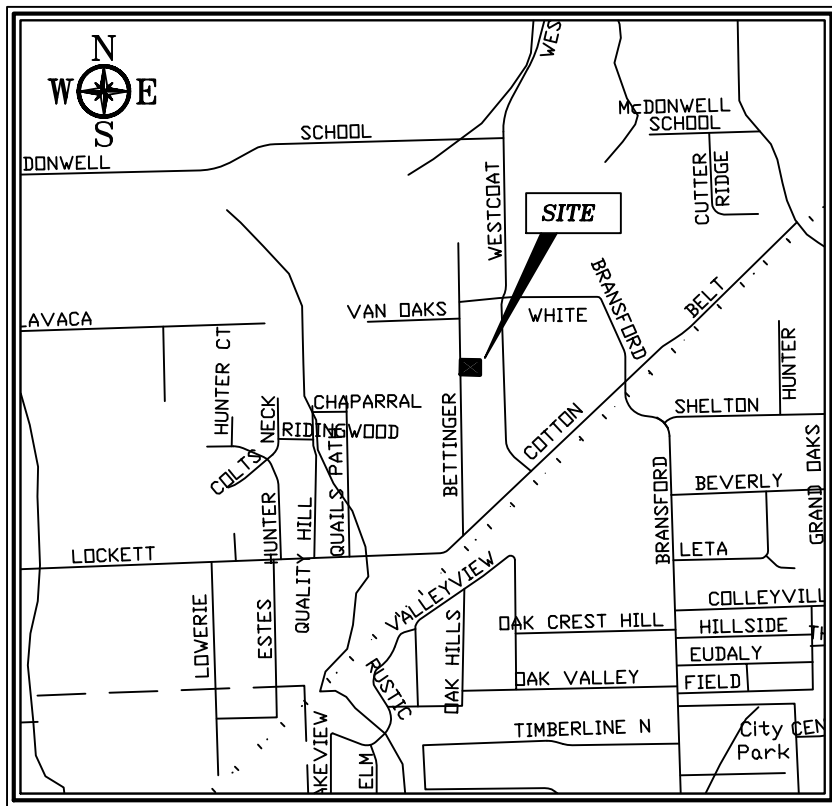
[illegible]

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

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. 48439C0085K, Map Revised: September 25, 2008.

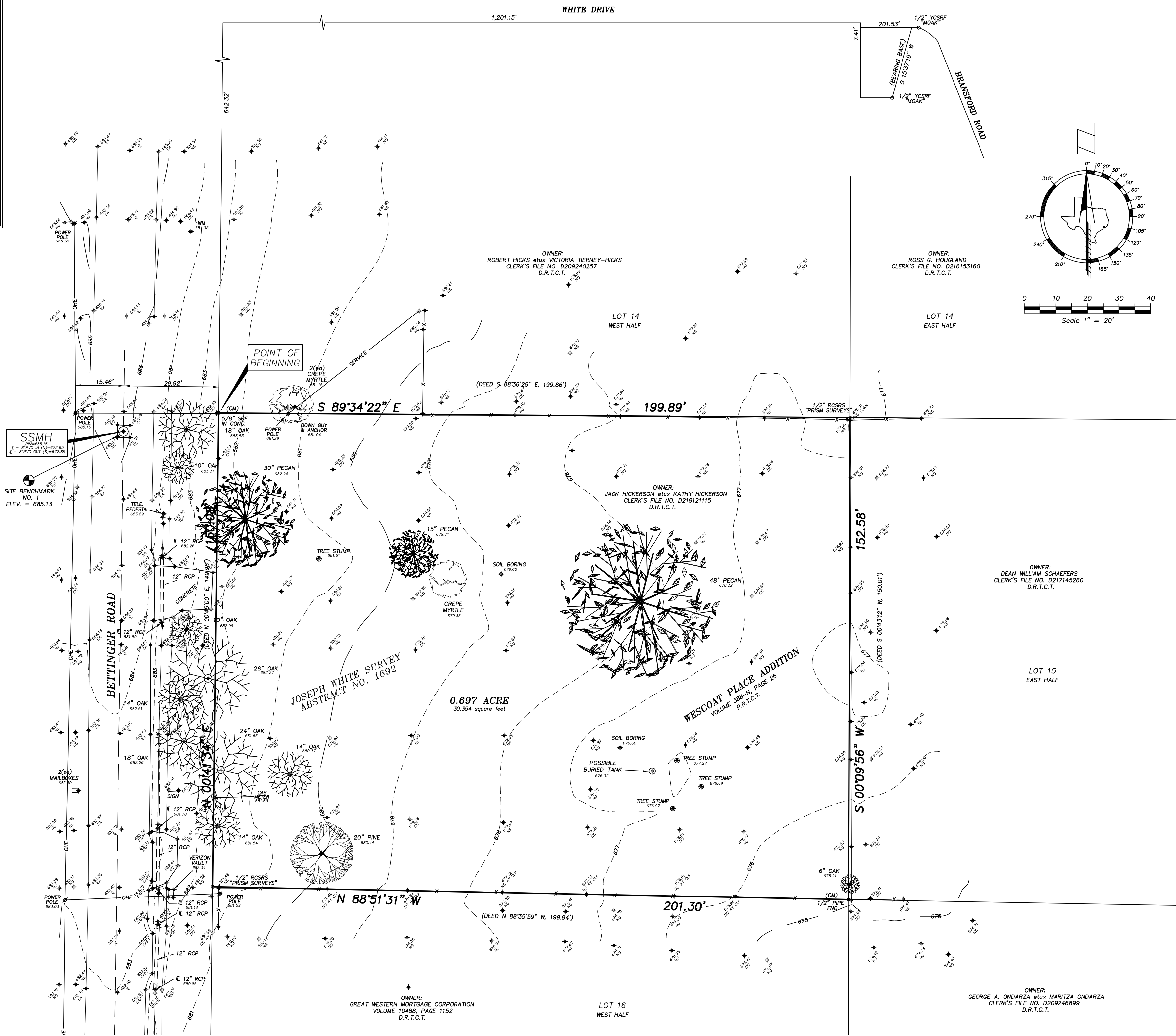
OWNERS: LOT 1-R
PAULA HESTER JOHN GILMORE SUBDIVISION
INST. NO. D203463918 CABINET B, SLIDE 082
D.R.T.C.T. P.R.T.C.T.

1099R
2024



VICINITY MAP

SCALE 1" = 2000'



PROPERTY DESCRIPTION

BEING a description of a 0.697 acre or 30,354 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 an 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 152.58 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 30,354 square feet of land more or less.

NOTES:

- 1) This survey is the result of an on-the-ground survey performed on March 9, 2022.
- 2) CM - indicates controlling monument.
- 3) The basis of bearings is the northwest line of Lot 1R, in Block 1 of Wescoat Place as recorded in Cabinet A, at Page 6505 of the Plat Records of Tarrant County, Texas.

TO: MONUMENT CUSTOM BUILDERS, L.P.

This topographic survey was performed March 9, 2022. I hereby certify that this survey substantially conforms to current Texas Society of Professional Surveyors Standards and Specifications for a Category 6, condition survey, as defined in the Manual of Practice for Surveys in Texas, published in 1988.

Michael Dale Linke
Registered Professional Land
Surveyor No. 4508

Date of Survey: April 18, 2022.

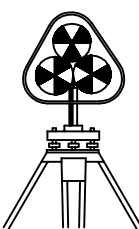
TOPOGRAPHIC AND TREE
SURVEY
OF

WEST 1/2 OF LOT 15
WESCOAT PLACE ADDITION
J. WHITE SURVEY ABSTRACT NO. 1692
TARRANT COUNTY, TEXAS

CLIENT: MONUMENT CUSTOM BUILDERS
MR. SAM NOEL

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



LEGEND

WHEN USED, THE ABBREVIATIONS LISTED BELOW HAVE THE FOLLOWING MEANING	
AC	= AIR CONDITIONER
AD	= AREA DRAIN
BCM	= BURIED CABLE MARKER
BOLM	= BURIED GAS LINE MARKER
BOL	= BURIED GAS LINE MARKER
CL	= CENTERLINE
CLF	= CONCRETE
CONC	= CONCRETE
D.T.C.T.	= DEED RECORDS TARRANT COUNTY, TEXAS.
EW	= ELECTRIC METER
GEN	= ELECTRICAL GENERATOR
GW	= GROUNDWATER TELEPHONE
HCS	= HANDICAP PARKING SIGN
LL	= LANDSCAPE LIGHTS
MAN	= MANHOLE
MRT.C.T.	= MAP/PLAT RECORDS TARRANT COUNTY, TX.
PP	= POWER POLE
RCP	= REINFORCED CONCRETE PIPE
RP	= REFLECTOR POST
RW	= RETAINING WALL
SDI	= STORM DRAIN INLET
SW	= SIDEWALK
SS	= STREET SIGN
SSMH	= SANITARY SEWER MANHOLE
SRS	= STEEL ROD FOUND
SWMH	= SOUTHWESTERN BELL TELEPHONE MANHOLE
TB	= TOP OF BANK
TYP	= TYPICAL
TRANS	= TRANSFORMER
TS	= TRAFFIC SIGN
TU	= TEXAS UTILITIES COMPANY
WV	= WATER METER
WV	= WATER VALVE
WV	= BUILDING HEIGHT MEAS. LOCATION

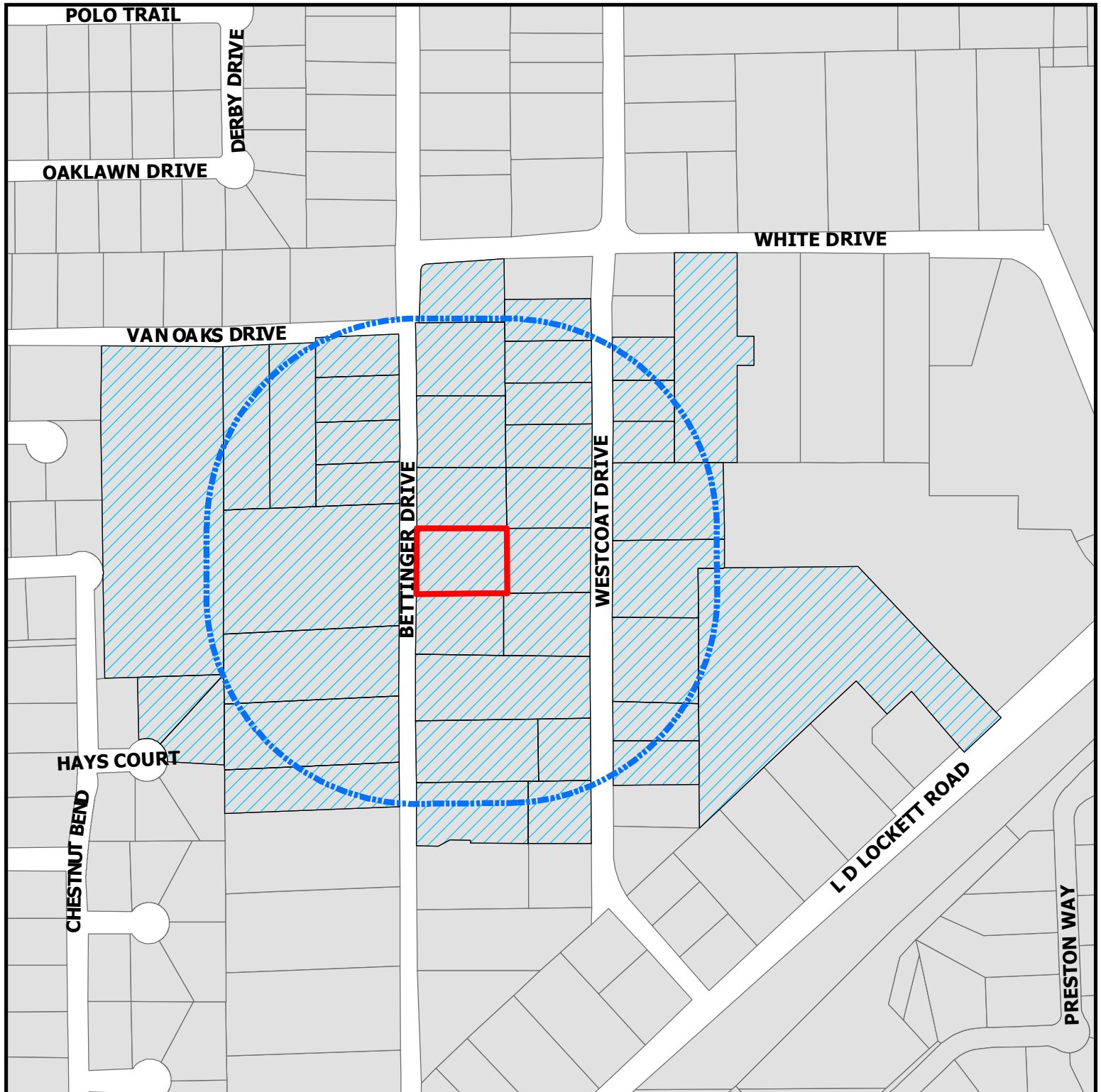
BENCHMARK:
City of Colleyville Benchmark No. 53: a 2" disc in the corner of a driveway on the east side of Bettinger Drive, leading to a residence #101. It is 62 feet south of White Road and 84 feet southeast of a fire hydrant.
Elevation: 674.99 feet.

SITE BENCHMARK NO. 1:
A chiseled "X" cut in the southwest corner of a concrete collar surrounding a sanitary sewer manhole located in Bettinger Street. The benchmark is located approximately 31.8 feet west of and 7.7 feet south of the northwest corner of this property. Elevation: 685.13 feet.

SCALE 1" = 80' DATE OF SURVEY: APRIL 17, 2022

DRAWN BY: MDL PROJECT NO. 22-1219 SHEET 1 of 1

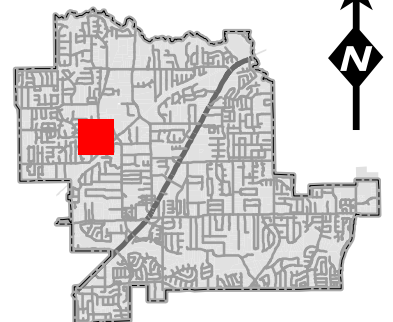
Notification Map



PC22-008
6105 Bettinger Drive

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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, June 13, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, July 5, 2022 at 7:30 p.m.

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

Request: Consideration of a Replat with a plat waiver for lot size for Lot 15R1, Block 1, Wescoat Place Addition. The purpose is to replat the property in order to allow for the construction of a new single-family home.

Zoning Case: PC22-008

Applicant: John Hickerson

Owner: John Hickerson

Location: 6105 Bettinger Drive

Property Description: Lot 15 W1/2, Block 1, Wescoat Place Addition

Present Zoning: R-40 Single Family Residential

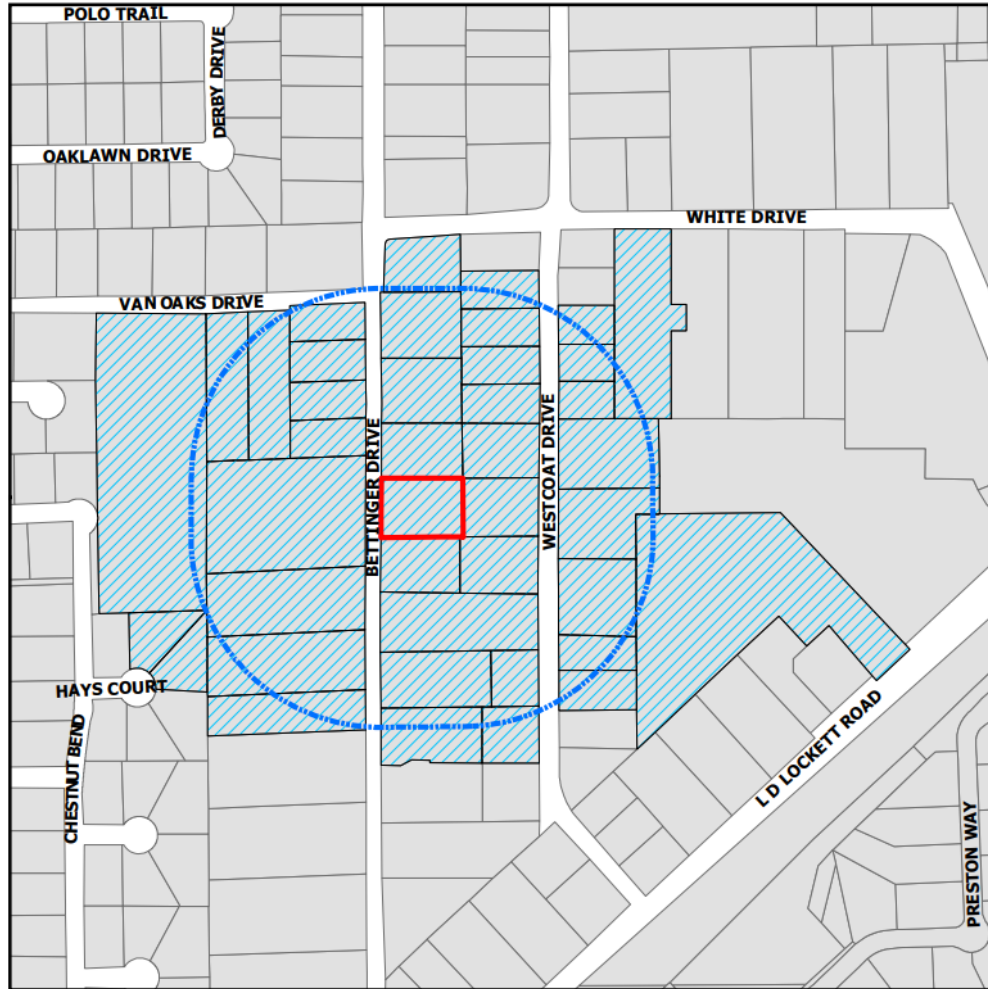
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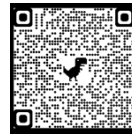
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
BARRY, HENRY L	6207 WESTCOAT DR	COLLEYVILLE, TX
BEARDEN, GAY L	6000 BETTINGER DR	COLLEYVILLE, TX
BRABON, TERRY W	6101 BETTINGER DR	COLLEYVILLE, TX
BRADLEY, GERARD W	101 WHITE DR	COLLEYVILLE, TX
BREWER, MARY B	6208 WESTCOAT DR	COLLEYVILLE, TX
CAMERON, MARK J	6002 WESTCOAT DR	COLLEYVILLE, TX
CAMP, MITZI M EST	202 HAYS CT	COLLEYVILLE, TX
CHURCH, GUY	205 VAN OAKS DR	COLLEYVILLE, TX
DAVIS, KERI K	6201 BETTINGER DR	COLLEYVILLE, TX
DOODY, KEVIN J	401 W LD LOCKETT RD	COLLEYVILLE, TX
FITZGERALD, B J	201 WHITE DR	COLLEYVILLE, TX
GASTON FAMILY TRUST	6112 BETTINGER DR	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
HANKINS, TRACEY	6206 WESTCOAT DR	COLLEYVILLE, TX
HAWKINS, VINCENT	206 HAYS CT	COLLEYVILLE, TX
HESTER, PAULA D	6008 BETTINGER DR	COLLEYVILLE, TX
HICKERSON, JOHN T	2504 HIGHLAND PARK CT	COLLEYVILLE, TX
HICKS, ROBERT	6113 BETTINGER DR	COLLEYVILLE, TX
HOUGLAND, STACI	6200 WESTCOAT DR	COLLEYVILLE, TX
HUDSON, LESLEY	6015 WESTCOAT DR	COLLEYVILLE, TX
JESSE K BRAY LIVING TRUST	6108 LOCKETT RD	COLLEYVILLE, TX
JOHN & WANDA BENNETT TRUST	6013 BETTINGER DR	COLLEYVILLE, TX
KIDD, WALTER EST	304 AZALEA DR	GRAPEVINE, TX
LOVE, BETTY L	6108 BETTINGER DR	COLLEYVILLE, TX
MOLOVICH, JOHN	6205 BETTINGER DR	COLLEYVILLE, TX
MOSCHEL, JEFFREY	6209 WESTCOAT DR	COLLEYVILLE, TX
ONDARZA, GEORGE	232 ROYAL VISTA DR	CEDAR HILL, TX
REMINGTON PARK ADDITION	5751 KROGER DR	KELLER, TX
SCHAEFERS, DEAN W	6104 WESTCOAT DR	COLLEYVILLE, TX
SIMPLER, RUSSELL	6205 WESTCOAT DR	COLLEYVILLE, TX
SIMPSON, GREGORY	209 W VAN OAKS DR	COLLEYVILLE, TX
SMITH, TRACE C	6004 BETTINGER DR	COLLEYVILLE, TX
SOLIDAY, JON P	5917 BETTINGER DR	COLLEYVILLE, TX
STOUT, JONATHAN	6101 WESTCOAT DR	COLLEYVILLE, TX
TATE, ARVEL	6683 FM 2264	RHOME, TX
THORESON, JEFFRY	6009 WESTCOAT DR	COLLEYVILLE, TX
THRASHER, MARSHALL	5919 BETTINGER DR	COLLEYVILLE, TX
ULLRICH, ADAM	6109 WESTCOAT DR	COLLEYVILLE, TX
VAN DEVENTER, CLINT R ETAL	2803 RIVERSIDE PKWY APT 6005	GRAND PRAIRIE, TX
VENNER, WILLIAM	6105 WESTCOAT DR	COLLEYVILLE, TX
WEBSTER, LUCINDA	6114 BETTINGER DR	COLLEYVILLE, TX
WOLFE, THERESA	6120 BETTINGER DR	COLLEYVILLE, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A REPLAT WITH A PLAT WAIVER FOR
LOT SIZE FOR LOT 15R1, BLOCK 1, WESTCOAT ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat with a Plat Waiver for Lot Size for Lot 15R1, Block 1, Westcoat Addition, on June 13, 2022.

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

Sec. 1. THAT the Replat with a Plat Waiver for Lot Size for 15R1, Block 1, Westcoat Addition on approximately 0.697 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 19th DAY OF JULY 2022.

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

_____	Mayor Pro Tem Kathy Wheat	_____
_____	Place 5, Chuck Kelley	_____
_____	Place 6, Callie Rigney	_____

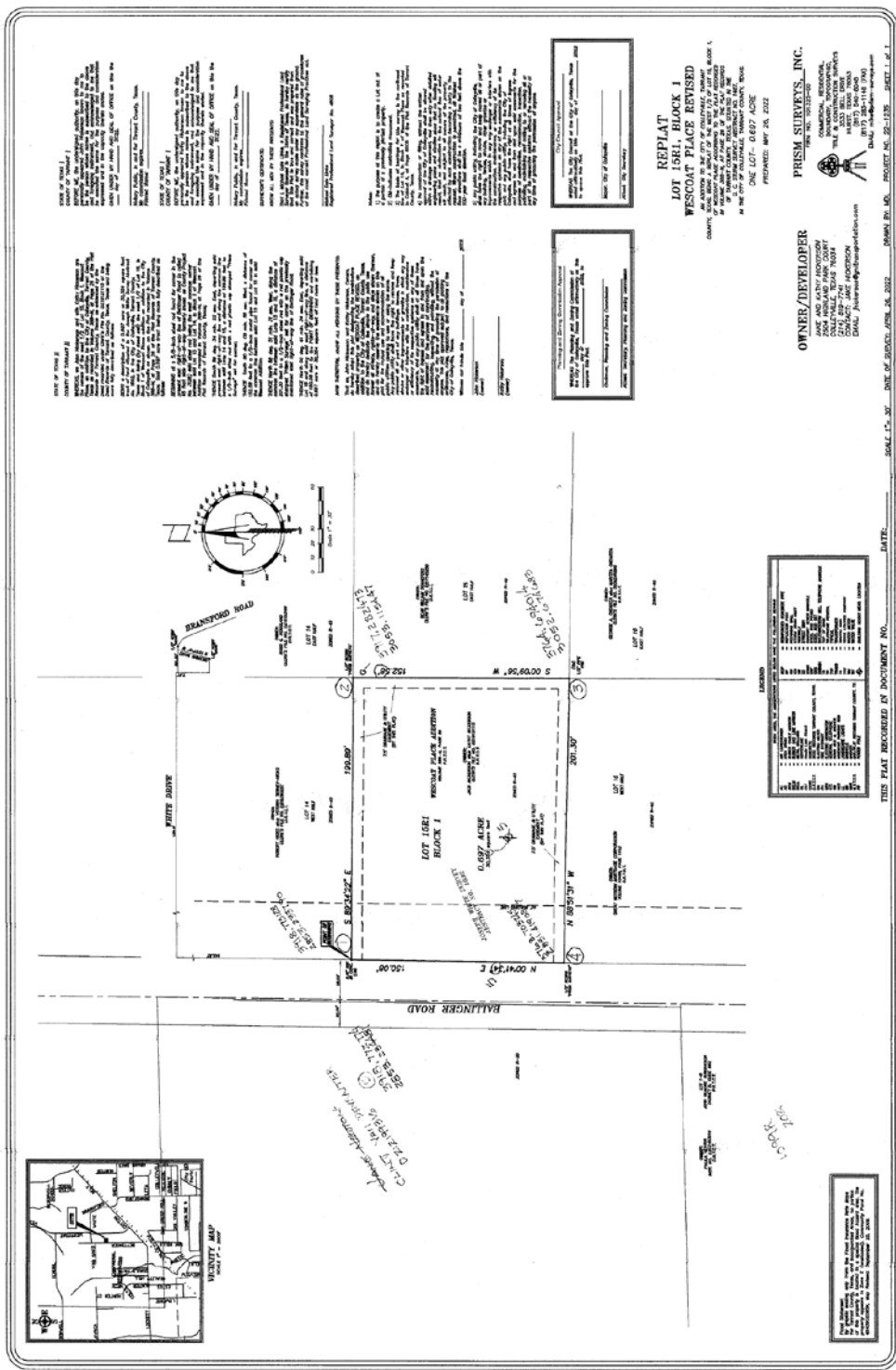
ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

Exhibit "A" - Plat Exhibit





City of Colleyville Planning and Zoning Commission Agenda Briefing

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

Agenda Number 2i	Agenda Date 6/13/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 Lots 1-R & 3, Block 1, Dottie Addition; being approximately 8.9237 acres; and zoned R-20 Single-Family Residential district and R-30 Single-Family Residential district. The purpose is to create two lots from one lot and allow for the construction of a new single-family home.

Existing Conditions/Background: The subject property, 1310 Tinker Road Road, resides on the north side of Tinker Road west of the intersection of Colleyville Boulevard and Tinker Road. The subject property has R-20 and R-30 zoning and is currently developed with a single-family home and accessory buildings.

Proposed Zoning:

Request – The applicant requests to replat the property and maintain the R-20 zoning district. The minimum standards for the R-20 zoning district are as follows:

Minimum Lot Size	20,000 sf.	24, 051 SF
Minimum Lot Width	100 feet	±130 feet
Minimum Lot Depth	125 feet	±185 feet
Front Building Line	30 feet	
Side Building Line	10 feet	
Rear Building Line	25 feet	
Max. Lot Coverage	30%	
Max. Impervious Coverage	60%	

Analysis: The proposed Lots 1-R & 3 are compatible with the R-20 and R-30 zoning districts and meet the intent of the City's Comprehensive Master Plan.

Surrounding Development: The properties to the north are zoned R-30 Single-Family Residential district and are improved with single-family homes. The properties to the south are zoned R-20 Single-Family Residential district and are improved with single-family homes. The property to the east is zoned AG Agricultural and is

developed with a single-family home. The properties to the west are zoned AG Agricultural, and R-40 and R-30 Single-Family Residential and are improved with single-family homes.

Plat Status: The property is identified as Lot 1, Block 1, Dotti Addition.

DRC Review: The DRC met on May 23rd and offered the following comments to the applicant:

1. Remove the language regarding a plat waiver.
2. Remove "That CADG Camel Place, LLC" and replace with the correct ownership language.

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.

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 Replat.

Recommendation

Approve

Attachments

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

Aerial Map

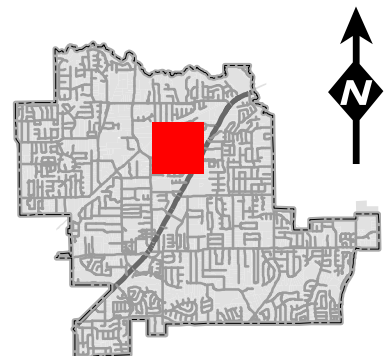


PC22-009
1310 Tinker Road

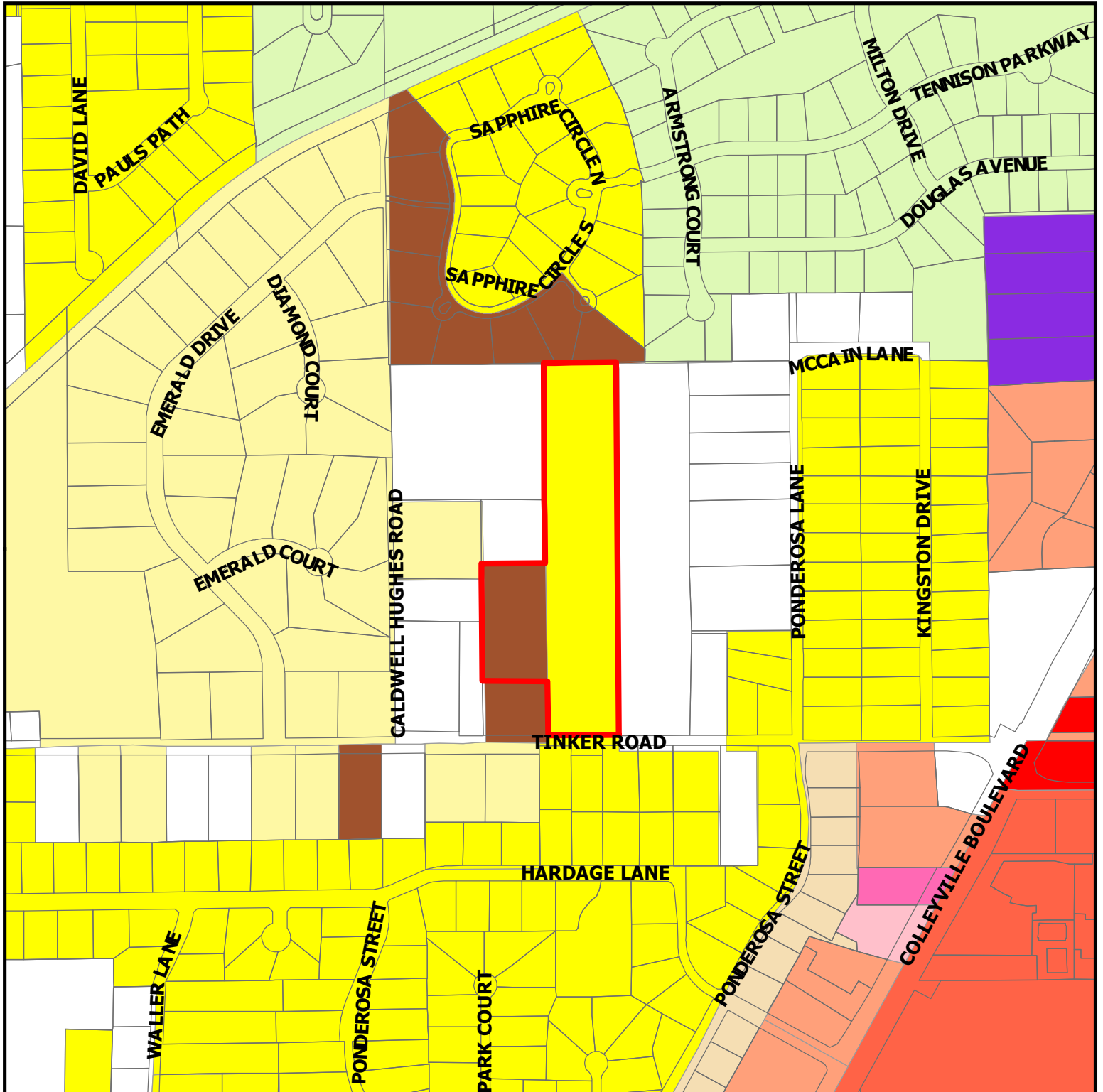
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Subject Property



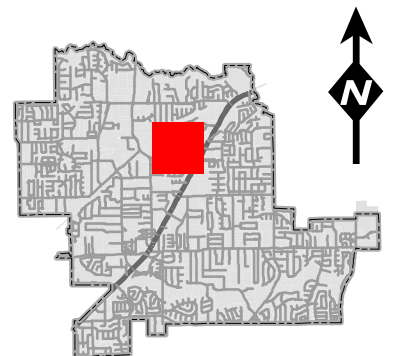
Zoning Map



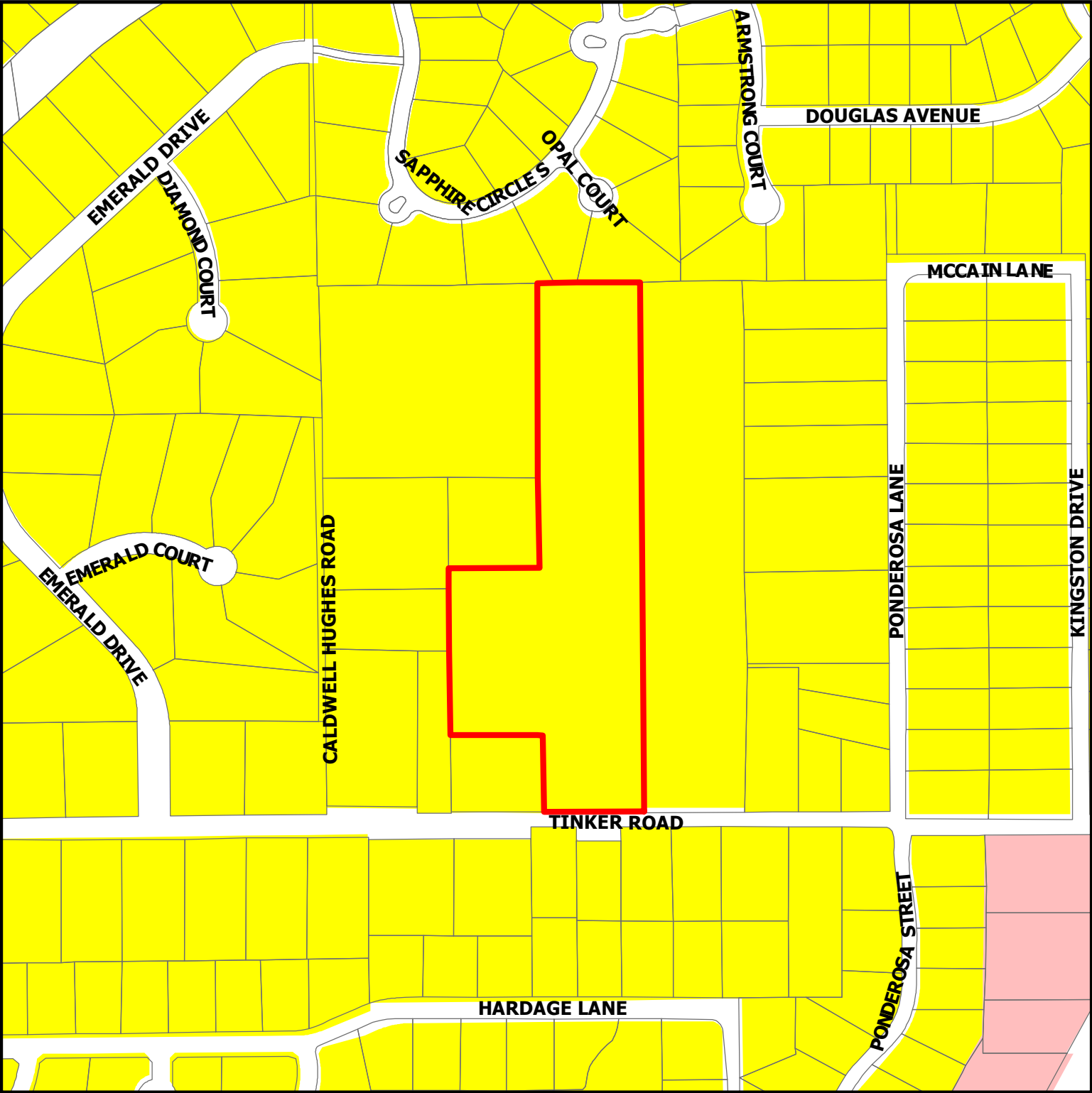
PC22-009
1310 Tinker Road

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 Subject Property



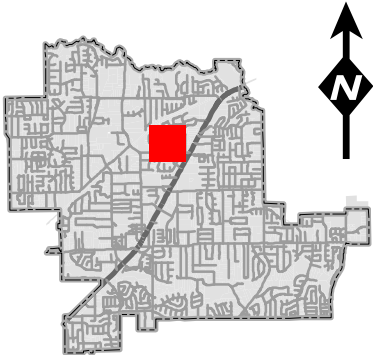
Future Land Use Map

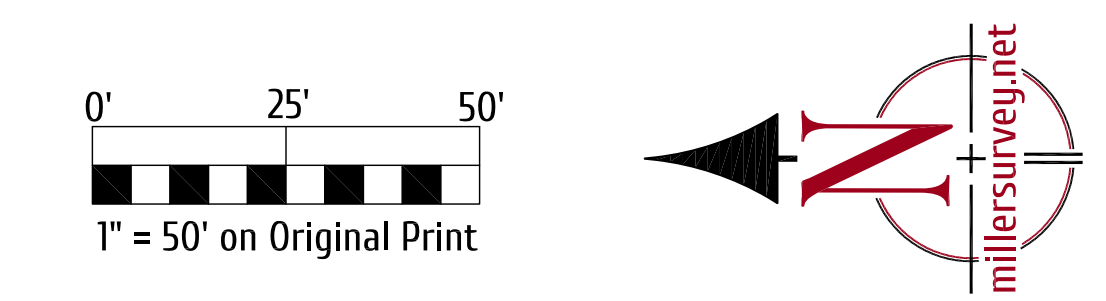
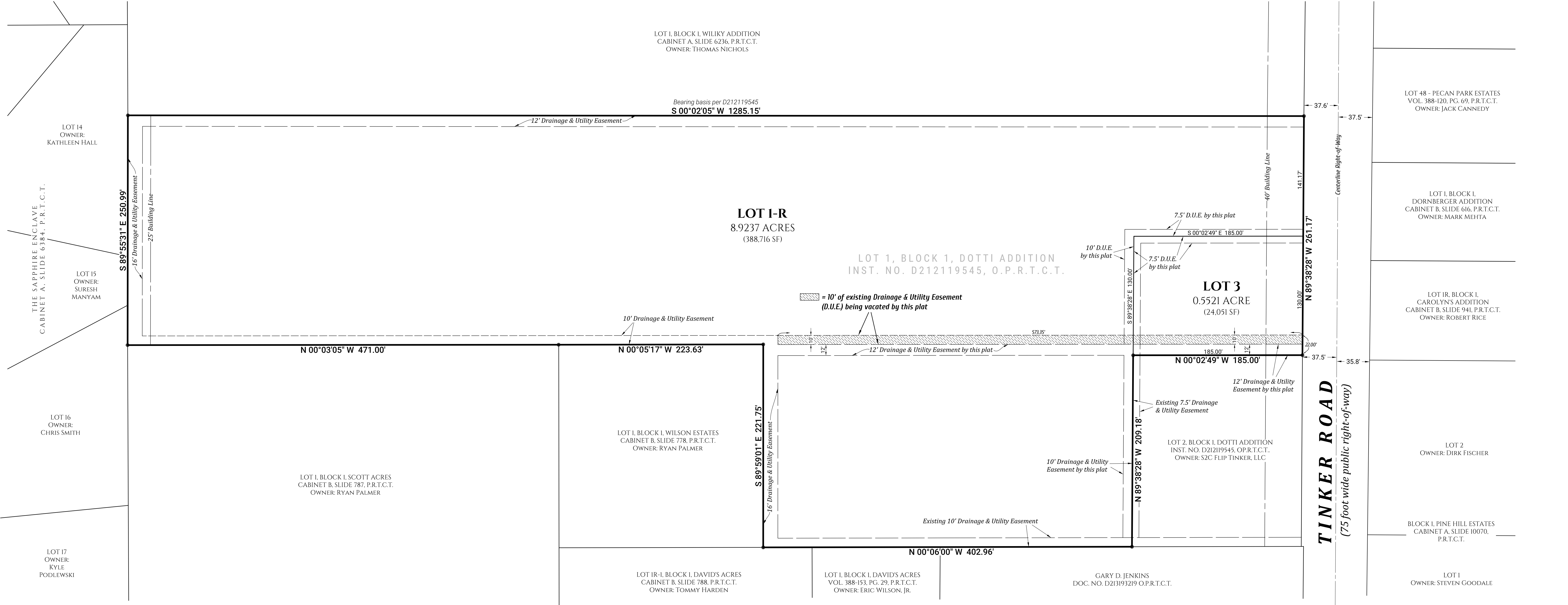


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PC22-009
1310 Tinker Road

-  Subject Property
-  Residential
-  Colleyville Blvd Corridor





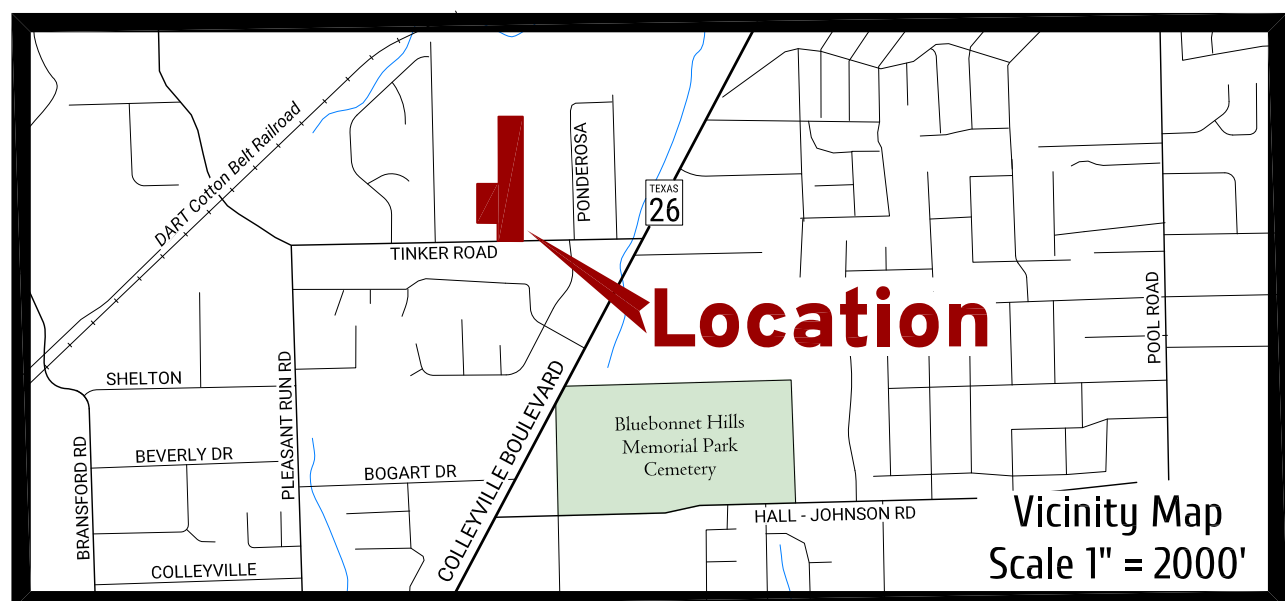
The purpose of this replat is to divide existing Lot 1 into two lots.

NOTES PER CITY OF COLLEYVILLE:

Utility Easement: 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.

Drainage Easement 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 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.

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



STATE OF TEXAS §
COUNTY OF TARRANT §

OWNER'S DEDICATION AND CERTIFICATE

WHEREAS Michael Dotti is the sole owner of a tract of land out of the A. L. Lott Survey, Abstract No. 963 and situated in the City of Colleyville, Tarrant County, Texas, having been surveyed by Miller Surveying, Inc. in May of 2021, said tract being all of Lot 1, Block 1, Dotti Addition, an addition to the City of Colleyville, Tarrant County, Texas according to the plat thereof recorded as Instrument No. D212119545 of the Official Public Records of Tarrant County, Texas;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Michael Dotti does hereby adopt this plat designating the hereinbefore described property as **LOT 1,-R AND LOT 3, BLOCK 1, DOTTI 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____.

Michael Dotti, Owner

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned Notary Public in and for said county and State on this day personally appeared Michael Dotti, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public in and for Tarrant County
My printed name _____
My commission expires: _____

PLANNING AND ZONING COMMISSION APPROVAL

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

Chairman, Planning and Zoning Commission

Attest: Secretary, 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 of this Plat.

Mayor, City of Colleyville

Attest: City Secretary

KNOW ALL MEN BY THESE PRESENTS:

That I, Jason B. Rawlings, Registered Professional Land Surveyor No. 5665 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 and practices of the most current Professional Land Surveying Practices Act.

Jason B. Rawlings Date



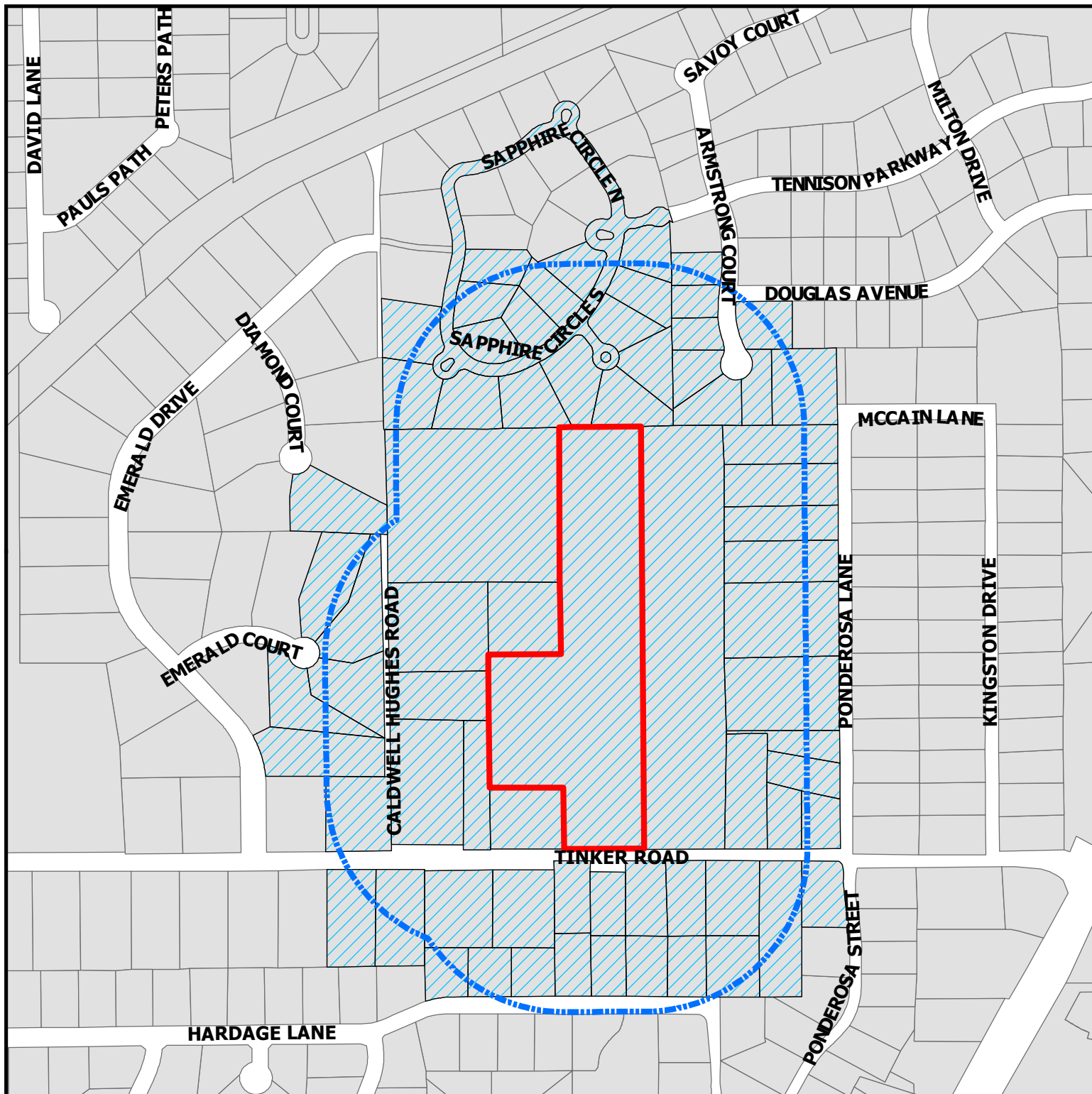
FINAL REPLAT
DOTTI ADDITION
LOT 1-R AND LOT 3, BLOCK 1

BEING A REPLAT OF LOT 1, BLOCK 1, DOTTI ADDITION, AN ADDITION TO THE CITY OF COLLEYVILLE TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED AS INSTRUMENT NO. D212119545 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

BEING 8.4758 ACRES OUT OF THE A. J. LOTT SURVEY, ABSTRACT NO. 963, COLLEYVILLE, TARRANT COUNTY, TEXAS

MAY 2022

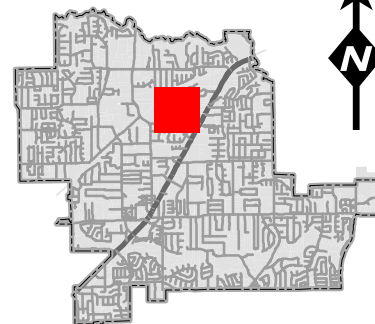
Notification Map



PC22-009
1310 Tinker Road

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





NOTICE OF PUBLIC HEARING

«Owner Name»

«Owner Address»

«Owner City» «Owner Zip»

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

Planning and Zoning Commission Meeting: Monday, June 13, 2022 at 7:00 p.m.

City Council Meeting: Tuesday, July 5, 2022 at 7:30 p.m.

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

Request: Consideration of a Replat for Lots 1-R and 3, Block 1, Dotti Addition. 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 lots will comply with all R-20 dimensional standards.

Zoning Case: PC22-009

Applicant: L. Gasten Schoonover

Owner: Michael Dotti

Location: 1310 Tinker Road

Property Description: Lot 1, Block 1, Dotti Addition

Present Zoning: R-20 and R-30 Single Family Residential

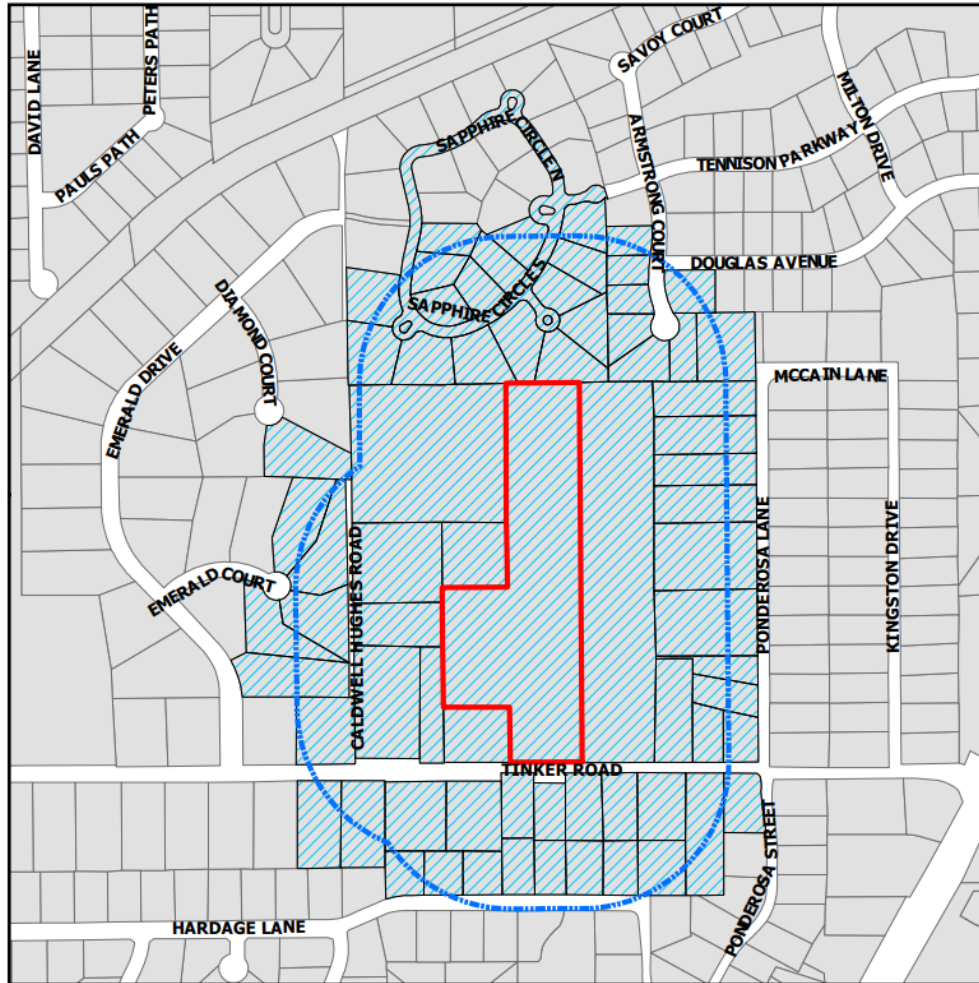
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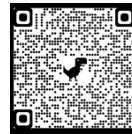
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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Jacquelyn Reyff
Planning Manager
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
AGUILAR, NORMA	1315 TINKER RD	COLLEYVILLE, TX
AVAKIAN, RAFFI	1308 HARDAGE LN	COLLEYVILLE, TX
BAIER, DALE E	1410 TINKER RD	COLLEYVILLE, TX
BANA, FAROOQ	6601 SAPPHIRE CIR S	COLLEYVILLE, TX
BLAISURE, KEVIN	6604 ARMSTRONG CT	COLLEYVILLE, TX
BLYTHE, STANLEY L	1105 EMERALD CT	COLLEYVILLE, TX
BRANSON, DAVID L	6619 SAPPHIRE CIR S	COLLEYVILLE, TX
BROCKMAN, JOHN	1212 HARDAGE LN	COLLEYVILLE, TX
CADY, JEFFEREY A	1312 HARDAGE LN	COLLEYVILLE, TX
CAIN, ALVIN R	1103 EMERALD CT	COLLEYVILLE, TX
CALLIHAN, RICK D	6608 SAPPHIRE CIR S	COLLEYVILLE, TX
CANNEDY, JACK D	1313 TINKER RD	COLLEYVILLE, TX
COLE, CHARLES	6612 ARMSTRONG CT	COLLEYVILLE, TX
DAVID FINK AND MARLENE FINK RE	6400 PONDEROSA LN	COLLEYVILLE, TX
DOTTI, MICHAEL	1310 TINKER RD	COLLEYVILLE, TX
FINNIGAN, JAY	6608 ARMSTRONG CT	COLLEYVILLE, TX
FISCHER, DIRK T	PO BOX 93029	SOUTHLAKE, TX
FLYZIK, MICHAEL P	6605 SAPPHIRE CIR S	COLLEYVILLE, TX
FORBES, ANNIE M	1318 HARDAGE LN	COLLEYVILLE, TX
FORBES, WARREN F	1317 TINKER RD	COLLEYVILLE, TX
GOODALE, STEVEN E	1209 TINKER RD	COLLEYVILLE, TX
GORDON, TRACY	6512 PONDEROSA LN	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GUNDEL, CINDY	6500 PONDEROSA LN	COLLEYVILLE, TX
HAILE, BRADLEY THOMAS	6209 PONDEROSA ST	COLLEYVILLE, TX
HALL, KATHLEEN	1205 OPAL CT	COLLEYVILLE, TX
HARDEN, TOMMY E	6450 CALDWELL HUGHES RD	COLLEYVILLE, TX
HEMANI, ZULEKHA	6612 SAPPHIRE CIR S	COLLEYVILLE, TX
HIDUK, ERIN A	1204 HARDAGE LN	COLLEYVILLE, TX
ISAAC, CHRISTOPHER W	6504 PONDEROSA LN	COLLEYVILLE, TX
ISLEY, ANDREW SCOTT	1304 HARDAGE LN	COLLEYVILLE, TX
JENKINS, GARY D	1212 TINKER RD	COLLEYVILLE, TX
JONES, ELISA	1204 TINKER RD	COLLEYVILLE, TX
JONES, PAUL S	6301 EMERALD DR	COLLEYVILLE, TX
JUSTISS, JAMES E	6508 PONDEROSA LN	COLLEYVILLE, TX
LEE, JONATHAN R	6412 PONDEROSA LN	COLLEYVILLE, TX
LEWIS, MARY BELINDA	7004 ROSEBROOK	COLLEYVILLE, TX
LOUDER, JOSH	6604 SAPPHIRE CIR S	COLLEYVILLE, TX
MAKHANI, NAZLEEN	6623 SAPPHIRE CIR S	COLLEYVILLE, TX
MANYAM, SURESH K	6609 SAPPHIRE CIR S	COLLEYVILLE, TX
MANYLOUN, PHET	6616 SAPPHIRE CIR S	COLLEYVILLE, TX
MEHTA, MARK K	1309 TINKER RD	COLLEYVILLE, TX
MERRILL, H L	1106 EMERALD CT	COLLEYVILLE, TX
MILLER, JUDITH A	1412 TINKER RD	COLLEYVILLE, TX
MIZELL, TERRY	1500 MCCAIN LN	COLLEYVILLE, TX
MONTERRA ADDITION	6811 MILTON DR	COLLEYVILLE, TX
MOORE, JASON N	1314 HARDAGE LN	COLLEYVILLE, TX
MUHAMMEDI, RAHIM	6616 ARMSTRONG CT	COLLEYVILLE, TX
NICHOLS, THOMAS	1312 TINKER RD	COLLEYVILLE, TX
PALMER, RYAN H	6500 CALDWELL HUGHES RD	COLLEYVILLE, TX
PODLEWSKI, KYLE	6615 SAPPHIRE CIR S	COLLEYVILLE, TX
REED, THOMAS L	6600 ARMSTRONG CT	COLLEYVILLE, TX
RICE, ROBERT R	PO BOX 1621	COLLEYVILLE, TX
RICHARDS, LESLIE E	1401 TINKER RD	COLLEYVILLE, TX

RISCHON DEVELOPMENT CORP	6003 SUNDERLAND DR	COLLEYVILLE, TX
ROSSER, OBIE RAY	1401 DOUGLAS AVE	COLLEYVILLE, TX
RYAN, ARTHUR FRANCIS	6516 PONDEROSA LN	COLLEYVILLE, TX
SAPPHIRE ENCLAVE ADDITION, THE	5751 KROGER DR STE 203	KELLER, TX
SAPPHIRE ENCLAVE HO ASSOC INC	PO BOX 935	KELLER, TX
SCHNEIDER, AUDRIANNE	6607 SAPPHIRE CIR S	COLLEYVILLE, TX
SHADLE, DANIEL H	1208 HARDAGE LN	COLLEYVILLE, TX
SMITH, CHRISTOPHER	6611 SAPPHIRE CIR S	COLLEYVILLE, TX
SUMMERALL, CHERILYN	1109 TINKER RD	COLLEYVILLE, TX
TERHOEVE, JOHN M	1204 OPAL CT	COLLEYVILLE, TX
THE JNO TRUST	1104 TINKER RD	COLLEYVILLE, TX
THE MUNTZ FAMILY TRUST	1304 TINKER RD	COLLEYVILLE, TX
THOMAS, LUDA D	1104 EMERALD CT	COLLEYVILLE, TX
UNDERWOOD, DAVID L	6308 PONDEROSA LN	COLLEYVILLE, TX
WILSON, ERIS B	6400 CALDWELL HUGHES RD	COLLEYVILLE, TX
WISEMAN, ETHAN	6624 SAPPHIRE CIR S	COLLEYVILLE, TX
WODRICH, JULIE	6603 ARMSTRONG CT	COLLEYVILLE, TX
XUE, SIDNEY Y	27914 IBERVILLE GLEN DR	KATY, TX

RESOLUTION R-22-XXXX

**A RESOLUTION APPROVING A REPLAT WITH A PLAT WAIVER FOR
LOT SIZE FOR LOT 15R1, BLOCK 1, WESTCOAT ADDITION**

WHEREAS, the Planning and Zoning Commission recommended approval of the Replat with a Plat Waiver for Lot Size for Lot 15R1, Block 1, Westcoat Addition, on June 13, 2022.

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

Sec. 1. THAT the Replat with a Plat Waiver for Lot Size for 15R1, Block 1, Westcoat Addition on approximately 0.697 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 19th DAY OF JULY 2022.

Mayor Bobby Lindamood
Place 1, Brandi Elder
Place 2, George Bond
Place 4, George Dodson

_____	Mayor Pro Tem Kathy Wheat	_____
_____	Place 5, Chuck Kelley	_____
_____	Place 6, Callie Rigney	_____

ATTEST:

CITY OF COLLEYVILLE

Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

