



City of Colleyville Planning and Zoning Commission Worksession Agenda

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

Monday, June 27, 2022
6:15 PM

Executive Conference Room
Third Floor – City Hall

1. CALL TO ORDER

2. PRESENTATION AND DISCUSSION

- 2a** Presentation and discussion of a Special Use Permit for a Fence to be located beyond the front facade of the primary dwelling on Lot 2, Block A, Park View Estate, located at 717 Field Street, Case ZC22-025
- 2b** Presentation and discussion of amendments to Chapter 3 of the Land Development Code to not require a variance for non-conforming lots of record where the deviation is not more than fifteen percent (15%) of a dimensional regulation, specifically amending Section 3.7.B Non-conforming Lots of Record, Case GC22-008

3. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards June 24, 2022 by 5:00 p.m.

Dakari Hill
Planner

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

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

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



City of Colleyville Planning and Zoning Commission Worksession Agenda Briefing

City Hall
100 Main Street
Colleyville, Texas 76034
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Agenda Number 2a

Agenda Date 6/27/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of a Special Use Permit for a Fence to be located beyond the front facade of the primary dwelling on Lot 2, Block A, Park View Estate, located at 717 Field Street, Case ZC22-025

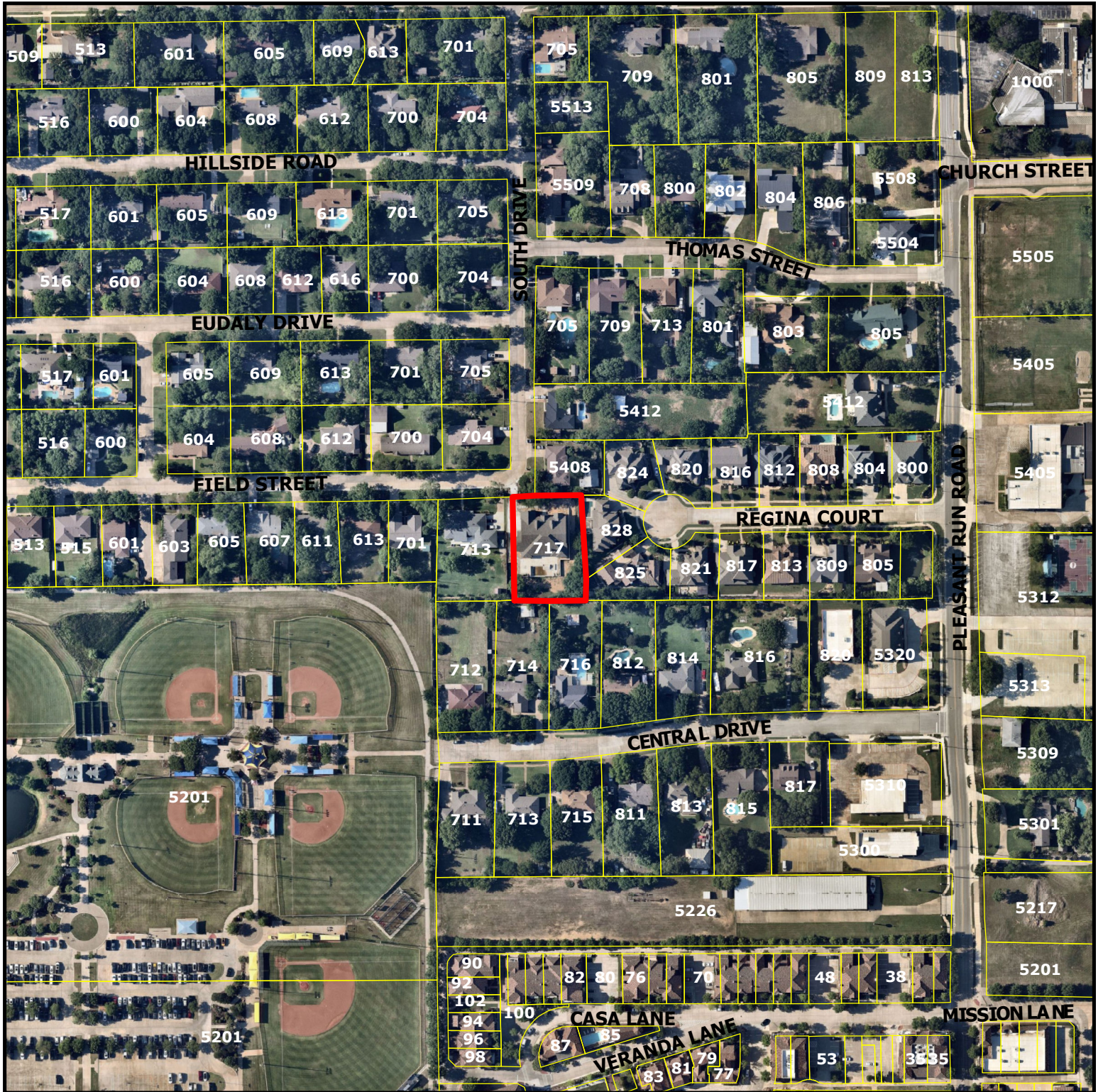
Explanation

Brian Kenner, the applicant, has submitted a request for an SUP for a fence addition on Lot 2, Block A, Park View Estate, being approximately 0.57 acres, and zoned R-20 Single Family Residential. The request is for the construction of a fence, to include a gate over the driveway, located beyond the front façade of the primary residential structure when not allowed due to the size of the lot.

Attachments

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Site Plan

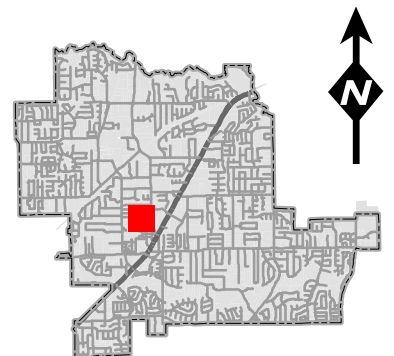
Aerial Map



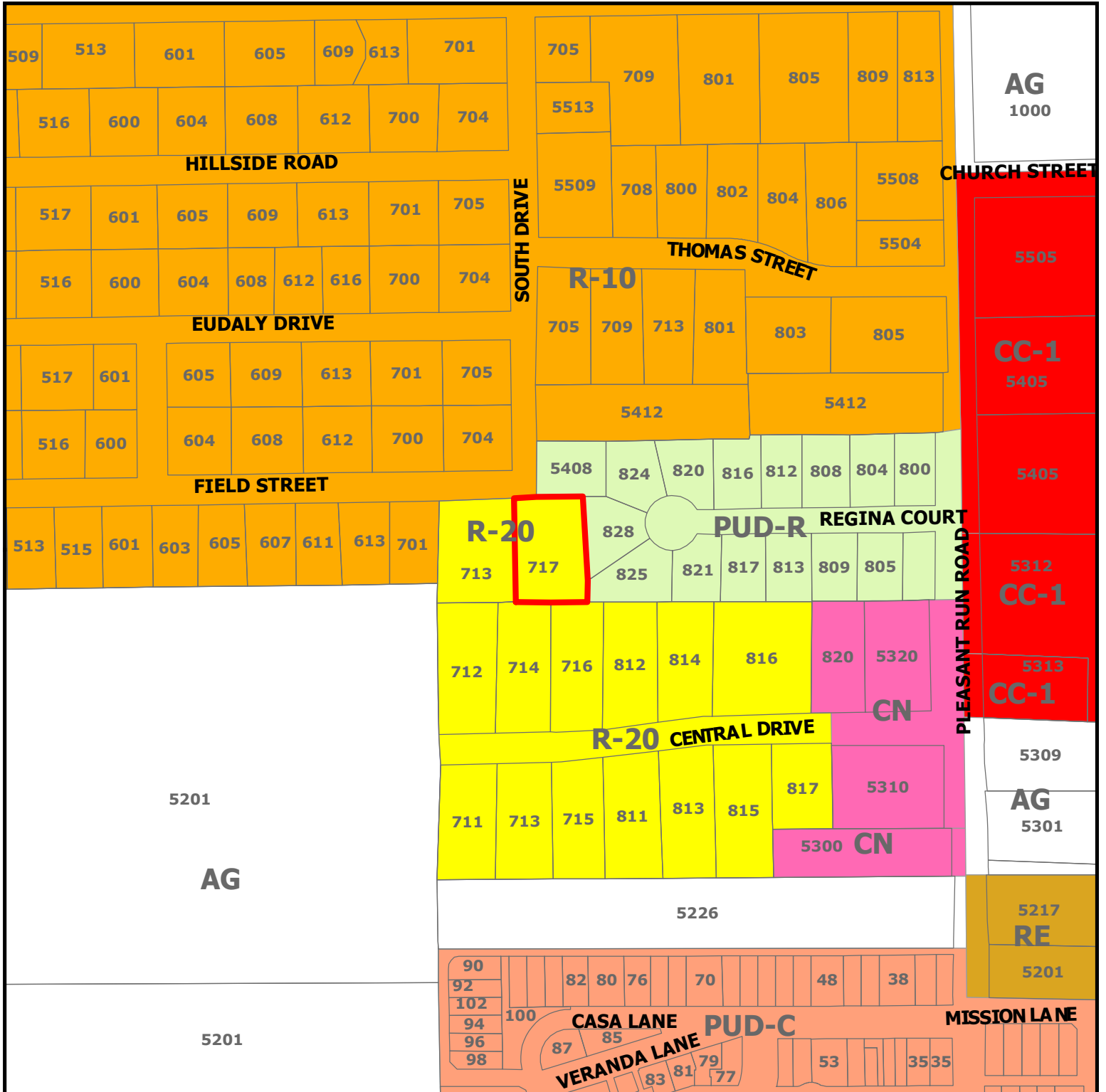
ZC22-025
717 Field Street

DISCLAIMER:
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 Subject Property



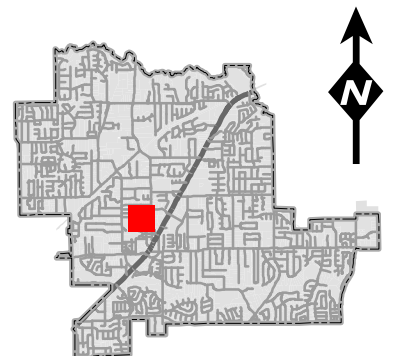
Zoning Map



ZC22-025
717 Field Street

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 Subject Property

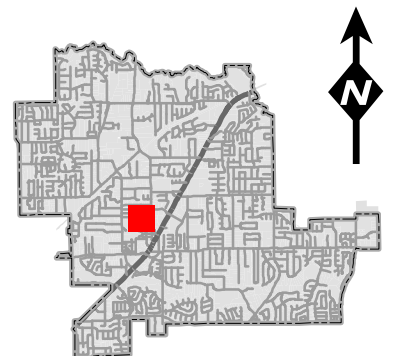


Future Land Use Map



ZC22-025
717 Field Street

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

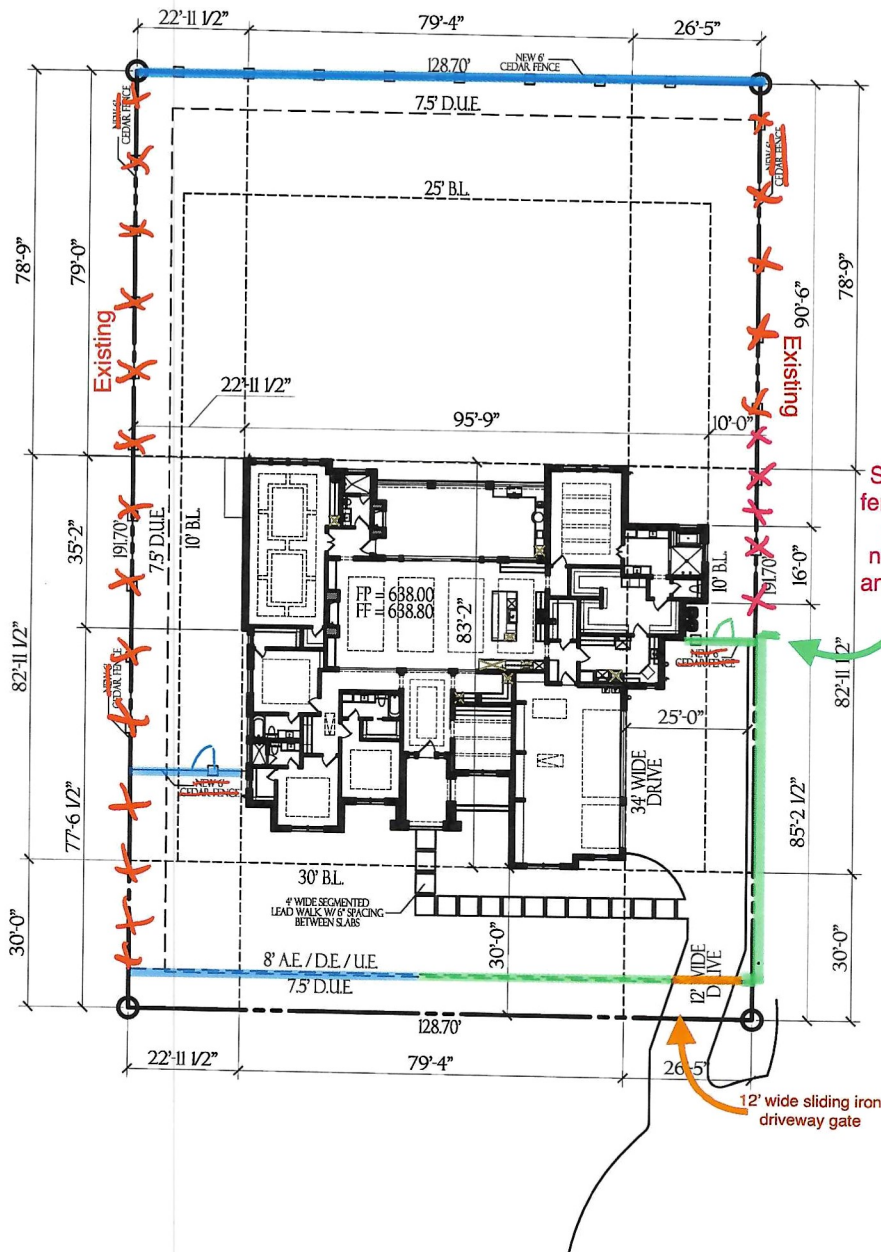


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Blue highlighted area is all 8' tall
wood fence on steel posts & (1)
wood walk gate on left return

Green highlighted is all 5' tall
iron fence & (1) iron walk gate
on right return

FENCE DETAIL SITE PLAN



717 FIELD STREET

DS
GRW
DS
BK
DS
RH

TOTAL LOT: 24,671 SQ. FT.
TOTAL SLAB: 6,255 SQ. FT. = 25.35% COVERAGE
TOTAL DRIVES & WALKS: 1,750 SQ. FT.
COMBINED SLAB, DRIVES, & WALKS: 8,005 SQ. FT.
32.45 % TOTAL LOT COVERAGE

SITE PLAN

1" = 30'-0"
LOT 2, BLOCK A
PARK VIEW ESTATE
COLLEYVILLE, TEXAS
KENNER RESIDENCE
20023

* Contractor/Owner to verify and check all aspects of this site and plot plan prior to any construction

20023



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Agenda Number 2b

Agenda Date 6/27/2022

Type Presentation and Discussion

Department Planning and Zoning Commission

Title

Presentation and discussion of amendments to Chapter 3 of the Land Development Code to not require a variance for non-conforming lots of record where the deviation is not more than fifteen percent (15%) of a dimensional regulation, specifically amending Section 3.7.B Non-conforming Lots of Record, Case GC22-008

Explanation

The City has reviewed several cases recently where a non-conforming lot of record required a variance to the lot area regulation for the zoning district before a permit could be issued for improvements to the property. The City Council asked staff to provide language that would exempt a non-conforming lot of record from receiving a variance approval when the deviation is no more than 15% of a regulation governing lot dimensions.

Attachments

1. Amendments to Section 3.7.B Non-Conforming Lots of Record 6.22.22

Section 3.7 – Non-conforming Uses, Lots and Buildings

- B. Non-conforming Lots of Record – In any zoning district in which single-family dwellings or commercial buildings are permitted, a single-family dwelling or commercial building and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this Chapter, notwithstanding limitations imposed by other provisions of this Chapter; provided, that such lot must be in separate ownership, and must conform with the district regulations governing minimum lot size and yard dimensions for the district in which such lot is located. Variance of district regulations governing minimum lot size or minimum yard dimensions shall be obtained only through action of the City Council per Chapter 1, Section 1.13.D and Sections 1.16.E. Exception: A non-conforming lot of record would be exempt from receiving a variance approval when the deviation is no more than 15% of a regulation governing lot dimensions (lot area, lot width, and lot depth).

*red indicated new proposed language