



City of Colleyville Planning and Zoning Commission Agenda

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

Monday, July 11, 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 WILLIAMSON
PLEDGE OF ALLEGIANCE**

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes - June 13, 2022
Planning and Zoning Commission Worksession Minutes - June 27,
2022

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration 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** Consideration 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 3.7B Non-conforming Lots of Record, Case GC22-008

3. CITIZEN COMMENTS

4. ADJOURNMENT

I hereby certify this agenda was posted on City Hall bulletin boards July 8, 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
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Agenda Number 1a	Agenda Date 7/11/2022	Number
Type Approval of Minutes		
Department Planning and Zoning Commission		

Title

Planning and Zoning Commission Meeting Minutes - June 13, 2022
Planning and Zoning Commission Worksession Minutes - June 27, 2022

Explanation

Approval of minutes from the June 13, 2022 Planning and Zoning Commission Meeting and the June 27, 2022 Planning and Zoning Commission Worksession Meeting.

Recommendation

Approve

Attachments

1. June 13, 2022 P&Z Minutes
2. June 27, 2022 P&Z Minutes



City of Colleyville Planning and Zoning Commission Minutes

City Hall
100 Main Street
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Monday, June 13, 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 June 13, 2022, at 6:15 p.m.

Roll Call

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

Absent: Sayeda Syed

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

Also Present: Attorney, Nicole Corr

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

Chair Bevill adjourned the Planning and Zoning Commission Meeting at 6:56 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 June 13, 2022, at 7:05 p.m.

Roll Call

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

Absent: Sayeda Syed

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

Also Present: Attorney, Nicole Corr

1. APPROVAL OF MINUTES

- 1a** Planning and Zoning Commission Meeting Minutes – May 9, 2022
Planning and Zoning Commission Worksession Minutes – May 23, 2022
Planning and Zoning Commission Special Meeting Minutes – May 23, 2022

Commissioner Raine made a motion to approve the May 9, 2022 Planning and Zoning Commission Meeting Minutes, the May 23, 2022 Planning and Zoning Commission Worksession Minutes, and the May 23, 2022 Planning and Zoning Commission Special Meeting Minutes. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

2. PUBLIC HEARING AGENDA ITEMS

- 2a** Consideration of a Special Use Permit for a Fence to encroach into the front yard setback 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

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

The motion was carried by the following vote:

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

Nay: 0

Commissioner Groves made a motion to table Case ZC22-003 to the December 12, 2022 Planning and Zoning Commission Meeting. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

- 2b** Consideration of a Special Use Permit for outdoor display of merchandise on Lot 3A1A, 3A2A, 3B1, and 4A, Block 2, Andy Felts 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

Commissioner Williamson made a motion to table Case ZC22-019 to the August 8, 2022 Planning and Zoning Commission Meeting. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

- 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

Ben Bryner presented the item and briefed the Commission.

The applicant, Kosse Maykus, 604 East Northwest Highway #102, Grapevine, TX, came forward and expressed to the Commission that the development proposal centered on quality, new lots matching adjacent existing lots, and PUD-R zoning that will hold the developers accountable to their promises.

Angela Hough, 6005 Colts Neck Drive, Colleyville, TX, came forward and expressed to the Commission the development goals and architectural standards for the proposed development.

The public hearing was open at 7:54 p.m

Gary Fick, 504 McDonwell School Road East, Colleyville, TX, came forward and spoke in support of the case. Mr. Fick expressed that the development would prevent the connection of McDonwell School Road.

Nicholas Patroff, 410 McDonwell School Road East, Colleyville, TX, came forward and spoke in support of the case. Mr. Patroff expressed support of where the proposed access points would be located.

Heidi Hughes, 411 McDonwell School Road East, Colleyville, TX, came forward and spoke in support of the case. Ms. Hughes expressed that the residents to the east of the proposed development were in favor of the project.

Christopher Corbett, 200 White Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Corbett expressed concerns that the proposed development would increase traffic and the water pressure for surrounding residents.

Corey Roberts, 6314 Westcoat Drive, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Roberts expressed concerns that the proposed development would increase traffic and the water flow for surrounding residents.

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

Mr. Maykus came forward and answered questions of the Commission regarding the traffic and water pressure impact the proposed development would have on surrounding residents.

Larry Wright, City Engineer, came forward and answered questions of the Commission regarding the drainage system of the proposed development.

Mr. Maykus came forward and answered questions of the Commission regarding the location of an emergency exit and the open space required in a PUD.

The public hearing was reopened at 8:39 p.m.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Hadley expressed concerns regarding the proposed development potentially diminishing Colleyville's country feel and drainage.

Volha Ramanouskaya, 209 Stonington Lane, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Ramanouskaya expressed concerns regarding the potential of increased traffic and lack of open space.

Carol Montgomery, 202 West L.D. Lockett Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Montgomery expressed concern regarding the potential of increased traffic.

Mr. Maykus came forward and expressed that the property will be sold and developed, the proposed development will be high quality, and the open space

being incorporated into the lots.

The Commission adjourned into an executive session at 8:56 p.m. The Commission reopened the meeting at 9:15 p.m.

Commissioner Raine made a motion to approve Case ZC22-020. Commissioner Groves seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Ben Bryner presented the item and briefed the Commission.

An associate of the applicant, Ashley Bice, 15 Red Birch Cove, Little Rock, AR, came forward and answered questions of the Commission regarding the reasoning for the zoning change and how the development will preserve wildlife.

The public hearing was open at 9:24 p.m.

With no one wishing to speak, the public hearing was closed at 9:24 p.m.

Commissioner Williamson made a motion to approve Case ZC22-021. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Ben Bryner presented the item and briefed the Commission.

The applicant, Robert Wai, 6115 Waller Lane, Colleyville, TX, came forward and answered questions of the Commission regarding access onto Curtis Road, a

desired use for the property, and matching the residential look.

The public hearing was open at 9:37 p.m.

Jonathan Bernstein, 6603 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Bernstein expressed concern regarding child safety, the appropriateness of a commercial use on the property, and potentially comprising the integrity of the existing neighborhood.

Crystal Arnold, 6610 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Arnold expressed concern regarding the property potentially having access onto Curtis Road.

Anthony Briley, 6601 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Briley expressed concern regarding the property potentially having access onto Curtis Road.

Frank Cox, 6608 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Cox expressed concern regarding the appropriateness of a commercial use on the property.

Len Nichols, 1017 Murphy Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Nichols expressed concern regarding potentially compromising the integrity of the existing neighborhood, safety issues exiting the development onto Precinct Line Road, and the appropriateness of a commercial use on the property.

Robert Barnhouse, 6704 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Barnhouse expressed concern regarding the appropriateness of a commercial use on the property.

Steve Gordon, 6808 Herbert Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Gordon expressed concern regarding quality of life with the proposed development and the appropriateness of a commercial use on the property.

Mark LaPrade, 6605 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. LaPrade expressed concern regarding the potential for increased traffic.

Sammie Bolling, 6712 Curtis Road, Colleyville, TX, came forward and spoke in opposition to the case. Mr. Bolling expressed concern regarding a buffer between the development and residential properties and drainage.

Mark Nuttall, 6606 Herbert Road, Colleyville, TX, came forward and spoke in

opposition to the case. Mr. Nuttall expressed concern regarding the expansion of commercial development near the existing residential neighborhood.

With no one wishing to speak, the public hearing was closed at 10:13 p.m.

Mr. Wei came forward and answered questions of the Commission regarding potential access onto Curtis Road, the flow of the property's water, and the appropriateness of a commercial use on the property.

Commissioner Groves made a motion to deny Case ZC22-022. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Ben Bryner presented the item and briefed the Commission.

The applicant, Michelle Bahjat, 409 Timberline Drive South, Colleyville, TX, came forward and answered questions of the Commission regarding the hardship of the proposal.

The public hearing was open at 10:29 p.m.

Linda Baker, 4900 Behrens Road, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Baker expressed concerns regarding the applicant not doing their due diligence researching the property and staff's recommendation for approval.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and spoke in opposition to the case. Ms. Hadley expressed concerns regarding the preservation of large lots.

With no one wishing to speak, the public hearing was closed at 10:37 p.m.

Staff answered questions of the Commission regarding whether the lot met the dimensional requirements for R-40 zoning.

Mrs. Bahjat came forward and answered questions of the intent to build one

home on each lot.

Commissioner Williamson made a motion to approve Case ZC22-023. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Ben Bryner presented the item and briefed the Commission.

The applicant, Sam Noel, 5805 Bettinger Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the proposed zoning change.

The public hearing was open at 10:51 p.m.

Robert Hicks, 6113 Bettinger Drive, Colleyville, TX, came forward and spoke in support of the case. Mr. Hicks expressed that the properties should already be zoned R-30.

With no one wishing to speak, the public hearing was closed at 10:53 p.m.

Staff answered questions of the Commission regarding the zoning of the current zoning of the property.

Commissioner Raine made a motion to approve Case ZC22-024. Commissioner Williamson seconded the motion.

The motion was carried by the following vote:

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

Nay: 0

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

Ben Bryner presented the item and briefed the Commission.

The applicant, Sam Noel, 5805 Bettinger Drive, Colleyville, TX, came forward and answered questions of the Commission regarding the proposed replat.

The public hearing was open at 10:59 p.m.

With no one wishing to speak, the public hearing was closed at 10:59 p.m.

Commissioner Groves made a motion to approve Case PC22-008. Commissioner Linn seconded the motion.

The motion was carried by the following vote:

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

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

Ben Bryner presented the item and briefed the Commission.

The applicant, Gasten Schoonover, 1310 Tinker Road, Colleyville, TX, came forward and answered questions of the Commission regarding the intent for the property.

Staff answered questions of the Commission regarding existing buildings on the property and the replat's compliance with code.

The public hearing was open at 11:03 p.m.

With no one wishing to speak, the public hearing was closed at 11:03 p.m.

Commissioner Williamson made a motion to approve Case PC22-009. Commissioner Raine seconded the motion.

The motion was carried by the following vote:

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

3. CITIZEN COMMENTS

The public hearing was open at 11:04 p.m.

Kathy Hadley, 204 Timberline Drive North, Colleyville, TX, came forward and expressed concern regarding newer, larger homes creating drainage issues for smaller, older homes.

With no one wishing to speak, the public hearing was closed at 11:08 p.m.

4. AJOURNMENT

The meeting adjourned at 11:08 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, June 27, 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 June 27, 2022, at 6:15 p.m.

Roll Call

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

Absent: Sayeda Syed

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

Also Present: Attorney, Nicole Corr

2. WORKSESSION AGENDA ITEMS

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

Jacquelyn Reyff presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the distance between the proposed fence and neighboring property, the property's existing fencing, and whether neighboring residences have fences in the front of their property.

- 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

Ben Bryner presented the item and briefed the Commission. Staff addressed questions of the Commission regarding the details of the amendment, the most appropriate percentage, and the reasoning for the amendment.

3. AJOURMENT

The meeting adjourned at 6:41 p.m.

The minutes were written and prepared by:

A handwritten signature in black ink, appearing to be 'DH' or 'Dakari Hill', written on a light blue background.

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
www.colleyville.com

Agenda Number 2a	Agenda Date 7/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 a Special Use Permit (SUP) for a five-foot iron fence with a gate over the driveway and an eight-foot wooden fence both to be located beyond the front façade of the primary structure on Lot 2, Block A, Park View Estate being approximately 0.57 acres, and zoned R-20 Single-Family Residential district.

Existing Conditions/Background: The subject property, 717 Field Street, has R-20 zoning and is located at the intersection of Field Street and South Street. The subject property has a new single-family residence.

SUP Request:

Request – The applicant is requesting approval of an SUP to allow for a five-foot iron fence with a gate and an 8-foot wooden fence, both to be forward of the home. The proposed fence is requested to be placed approximately 7.5 feet to the limits of the easement from the front property line.

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

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

1. Front Yards: No fence or freestanding wall greater than thirty (30) inches in height and no greater than twenty-five (25) percent opaque construction shall be located beyond the front façade of the primary residential structure.

a. The primary fencing material shall be of wrought iron, pre-formed concrete, poured in place concrete, concrete masonry unit (CMU), brick, approved wood rail construction, a combination thereof or other similar material approved by the City Building Official. All poured in place concrete and CMU shall contain an architectural

finish.

Regulation "1" above applies in this case requiring that no fence be allowed to extend beyond the front façade of the house. The applicant proposes to locate an iron fence with a gate 5 feet in height and an 8-foot wooden fence both to extend beyond the front facade. 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 five-foot iron fence with gate and an 8' wood fence to be located beyond the front façade of the home. It would be setback approximately 7.5 feet from the front property line.

Plat Status: The property is platted as Lot 2, Block A, Park View Estate. DRC Review: The DRC met on June 20th and determined the case could be scheduled for the next available Planning and Zoning Commission meeting.

Drainage: NA

Surrounding Development: The properties to the south and west are zoned R-20 and contain single-family residential development. The property to the east is zoned PUD-R Planned Unit Development – Residential and contain single-family residential development. The property to the north is zoned R-10 Single Family Residential and is improved with uses associated with 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 as it does not meet the technical requirements of the Land Development Code.

Recommendation

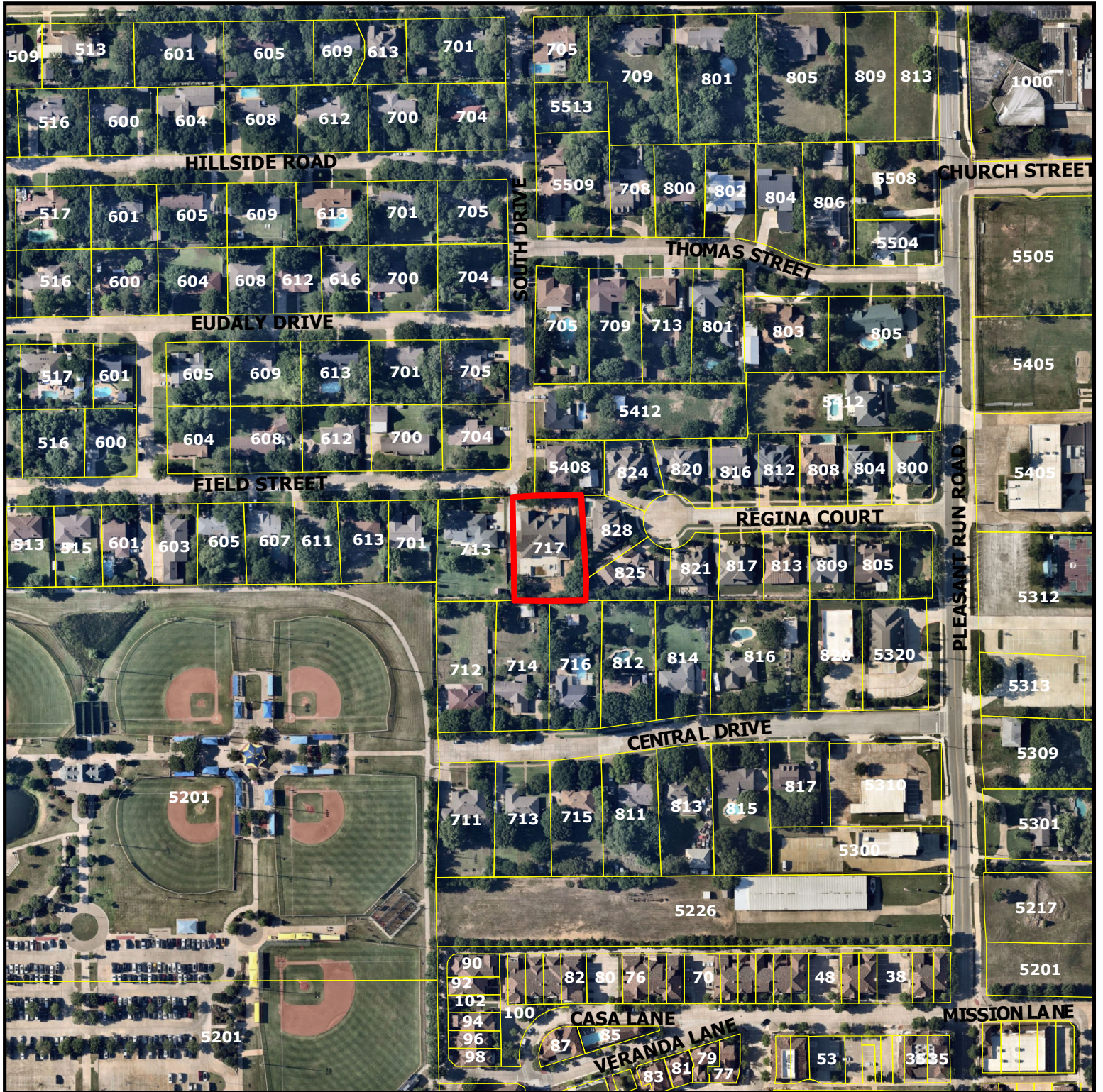
Denial

Attachments

1. Aerial Map

2. Zoning Map
3. Future Land Use Map
4. Site Plan - Fence Detail 1
5. Site Plan - Fence Detail 2
6. Street View 1
7. Street View 2
8. Notification Map
9. Notification Letter
10. Notification List
11. Draft Ordinance

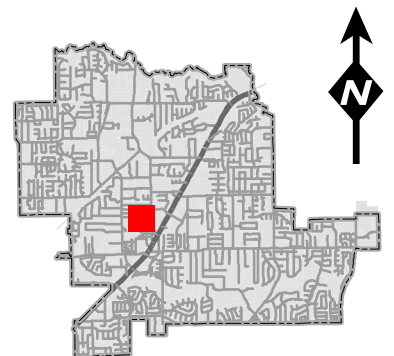
Aerial Map



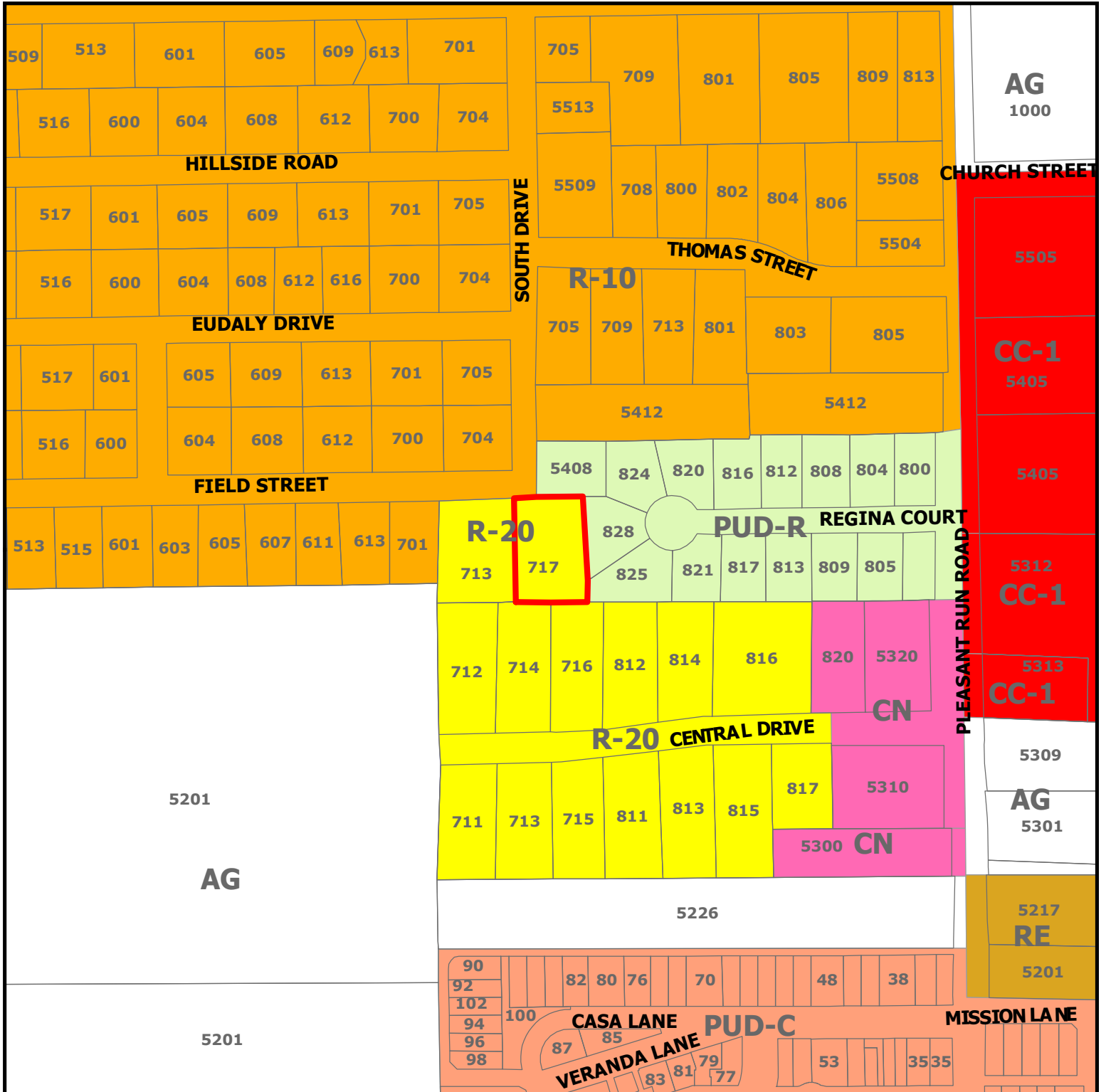
ZC22-025
717 Field Street

DISCLAIMER:
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 Subject Property



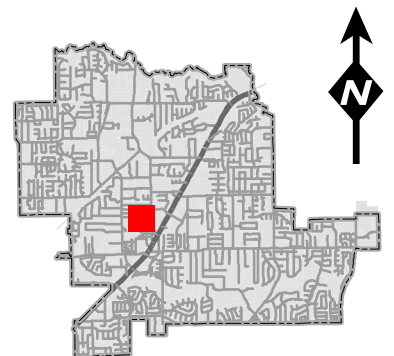
Zoning Map



ZC22-025
717 Field Street

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 Subject Property



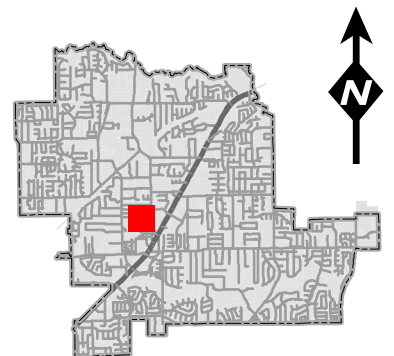
Future Land Use Map



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ZC22-025
717 Field Street

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



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

[illegible]

Small section of fence for blocking gap between neighbors fence and retaining wall

12' wide sliding iron driveway gate

DS
GAW

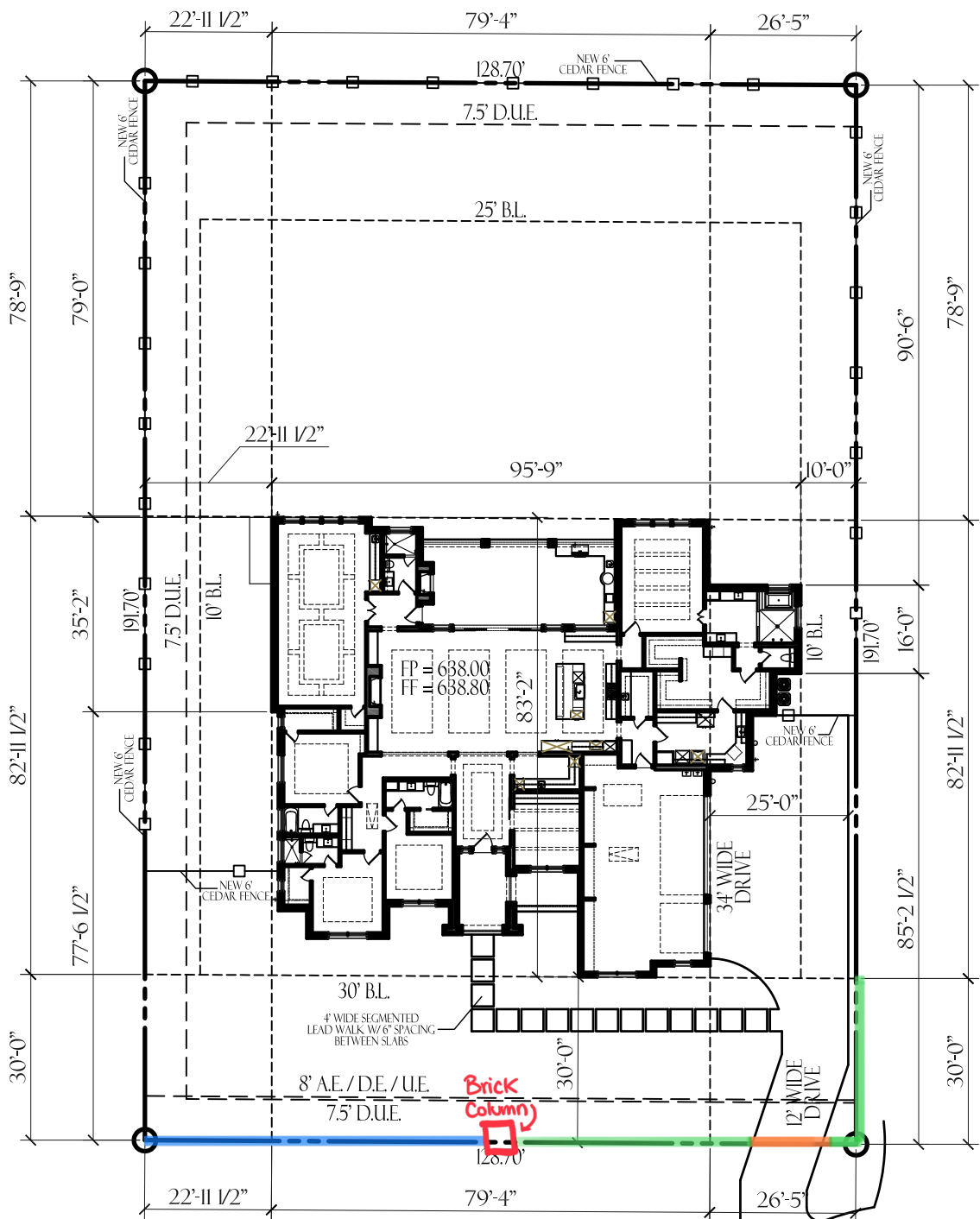
TOTAL LOT: 24,671 SQ. FT.
TOTAL SLAB: 6,255 SQ. FT. = 25.35% COVERAGE
TOTAL DRIVES & WALKS: 1,750 SQ. FT.
COMBINED SLAB, DRIVES, & WALKS: 8,005 SQ. FT.
32.45 % TOTAL LOT COVERAGE



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

FENCE DETAIL SITE PLAN



Blue highlighted to be 8' wood fence on steel posts stopping at the brick column

Green highlighted to be 5' tall iron fence

Orange highlighted to be 12' sliding gate

717 FIELD STREET

DS
GAW
DS
Bk
DS
AK

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





NOTICE: TOWING CHARGE

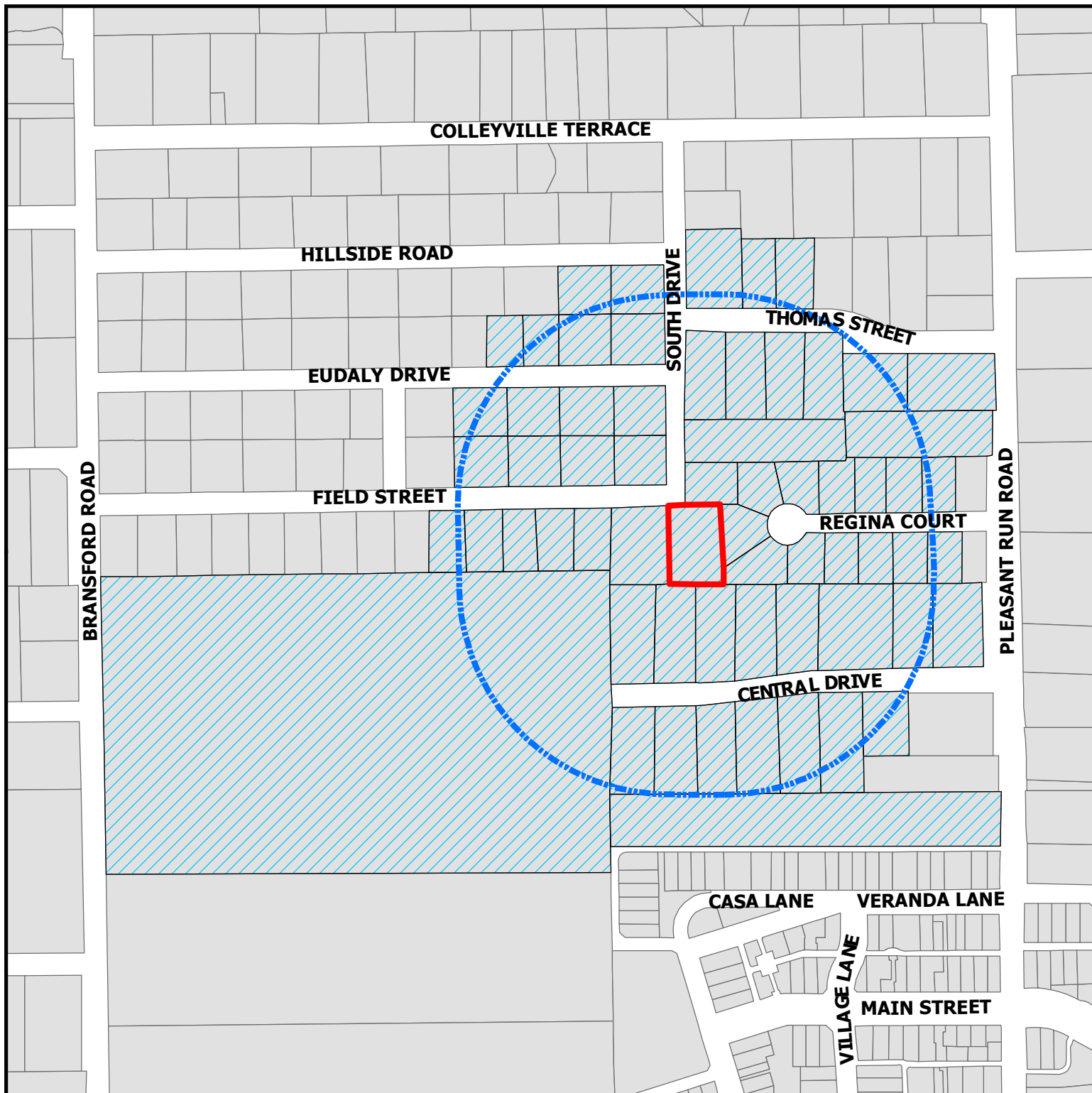
ON THIS PROPERTY

For more information call

(817) 503-1050

WMA

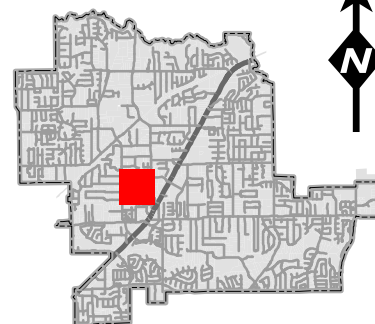
Notification Map



ZC22-025
717 Field Street

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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, July 11, 2022 at 7:00 p.m.
City Council Meetings: Tuesday, August 2, 2022 & Tuesday, August 16, 2022 at 7:30 p.m.
3rd floor of City Hall, 100 Main Street, Colleyville, Texas

Request: Consideration of a Special Use Permit for a Fence to be located beyond the front façade of the primary dwelling. The purpose of the request is to allow for a wood and iron fence with an iron driveway gate to encroach into the 30-foot required front yard setback.

Zoning Case: ZC22-025

Applicant: Brian Kenner

Owner: Brian Kenner

Location: 717 Field Street

Property Description: Lot 2, Block A, Park View Estate

Present Zoning: R-20 Single Family Residential

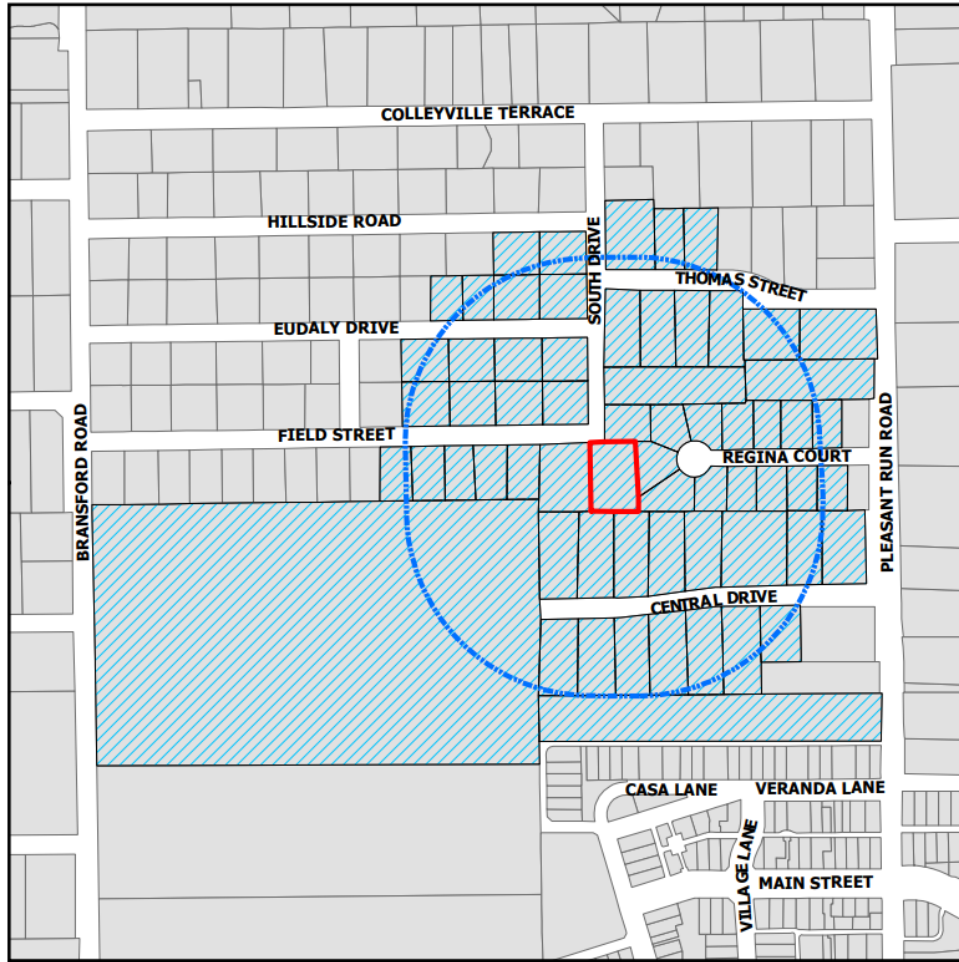
This notice has been sent to all owners of real property within 500 feet of the request as such ownership appears on the last approved tax roll and all homeowners associations within 1000 feet. Approval by the Planning and Zoning Commission serves as a recommendation to the City Council and is not a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

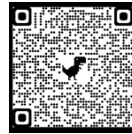
**Community Development Department
City of Colleyville
100 Main Street
Colleyville, TX 76034**

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
Principal Planner
jreyff@colleyville.com

Owner Name	Owner Address	Owner City
2021VECO LLC	6406 CUTTER RIDGE CT	COLLEYVILLE, TX
BANKS, JAMES	715 CENTRAL DR	COLLEYVILLE, TX
BARNES, MICHAEL	812 REGINA CT	COLLEYVILLE, TX
BELL, MICHAEL W	816 REGINA CT	COLLEYVILLE, TX
BENNETT, LORI	611 FIELD ST	COLLEYVILLE, TX
BERGMAN, JONAS	612 FIELD ST	COLLEYVILLE, TX
BRUNKEN, JOHN E. JR.	7204 BELLE MEADE DR	COLLEYVILLE, TX
CARDINI, CHRISTOPHER	821 REGINA CT	COLLEYVILLE, TX
CHACKO, RAIBU	817 REGINA CT	COLLEYVILLE, TX
CHANDLER, LEA	508 TUCKER ST	MCKINNEY, TX
CLARKE PRODUCTS INC	820 CENTRAL DR	COLLEYVILLE, TX
COLLEYVILLE HEIGHTS	816 REGINA CT	COLLEYVILLE, TX
CRANDALL, BRUCE	5412 PLEASANT RUN RD	COLLEYVILLE, TX
D & V WALKER PROPERTIES LLC	5501 NORMANDY DR	COLLEYVILLE, TX
DS & RS PROPERTIES LLC	2421 ARBOR GATE LN	COLLEYVILLE, TX
DUKE, JAMES	812 CENTURY DR	COLLEYVILLE, TX
FIGUEROA FAMILY REVOCABLE TRUS	817 CENTRAL DR	COLLEYVILLE, TX
FLUEGEL, KYLE	801 THOMAS ST	COLLEYVILLE, TX
GABLE, MICHAEL	813 CENTRAL DR	COLLEYVILLE, TX
GARCIA, ANNETTE	PO BOX 1466	COLLEYVILLE, TX
GARCIA, JOHN	616 EUDALY DR	COLLEYVILLE, TX
GARRETT, RUSSELL W	820 REGINA CT	COLLEYVILLE, TX
GRACIA, MACEDONIO	803 THOMAS ST	COLLEYVILLE, TX
GRAPEVINE COLLEYVILLE ISD	3051 IRA E WOODS AVE	GRAPEVINE, TX
GREENBERG, MICHELLE	804 REGINA CT	COLLEYVILLE, TX
GRIFFIN, TIMOTHY S	828 REGINA CT	COLLEYVILLE, TX
GROFFMAN, STEVEN	815 CENTRAL DR	COLLEYVILLE, TX
HALEY, JASON B	711 CENTRAL DR	COLLEYVILLE, TX
HARRIS, FRANK H	5509 SOUTH DR	COLLEYVILLE, TX
HASELTINE, MARILYN L	704 FIELD ST	COLLEYVILLE, TX
HELM, ERIC	825 REGINA CT	COLLEYVILLE, TX
HENIGSMITH, CECIL	705 THOMAS ST	COLLEYVILLE, TX
INGRAM, TERESA	808 REGINA CT	COLLEYVILLE, TX
JOHNSTON, NICHOLAS	705 EUDALY DR	COLLEYVILLE, TX
KELLEY, CHARLES S	705 HILLSIDE RD	COLLEYVILLE, TX
KELLOGG FAMILY TRUST	824 REGINA CT	COLLEYVILLE, TX
KENNER, ASHLEY	717 FIELD ST	COLLEYVILLE, TX
KIM & DEBORAH SHELTON TRUST	813 REGINA CT	COLLEYVILLE, TX
LAIBLY, CATHEY	704 EUDALY DR	COLLEYVILLE, TX
LALA FAMILY TRUST	816 CENTRAL DR	COLLEYVILLE, TX
LONG, MATTHEW	805 REGINA CT	COLLEYVILLE, TX
MAX, RICHARD W	700 FIELD ST	COLLEYVILLE, TX
MCDONALD, CEACY SAMANTHA	814 CENTRAL DR	COLLEYVILLE, TX
MCNARY PROPERTIES	1230 BROWN TR STE 107	BEDFORD, TX
MISKO, SUSAN R	716 CENTRAL DR	COLLEYVILLE, TX
MITCHELL, JEWELL O	800 THOMAS ST	COLLEYVILLE, TX
MOORE, KAREN JEAN	PO BOX 694	COLLEYVILLE, TX
PAYNE, KAREN M	608 FIELD ST	COLLEYVILLE, TX
PICKENS, ROSEMARY	708 THOMAS ST	COLLEYVILLE, TX
RAINES, ESTHER DELEON	605 FIELD ST	COLLEYVILLE, TX
REYNOLDS, GILES	714 CENTRAL DR	COLLEYVILLE, TX
ROEMING, BRANTON F	805 THOMAS ST	COLLEYVILLE, TX
STOUVENEL RYAN FOREST	607 FIELD ST	COLLEYVILLE, TX
TIPTON, CAROL A	701 FIELD ST	COLLEYVILLE, TX

TUMPAK, SCOTT	809 REGINA CT	COLLEYVILLE, TX
TURNER, CHRISTINE	713 CENTRAL DR	COLLEYVILLE, TX
VENABLE, JONATHAN	700 EUDALE DR	COLLEYVILLE, TX
WARNER, RICHARD D	5408 SOUTH DR	COLLEYVILLE, TX
WELCH, DONALD	713 FIELD ST	COLLEYVILLE, TX
WESCOAT, BRYAN S	804 COLLEYVILLE TERR	COLLEYVILLE, TX
WILLIAMSON, LAWRENCE	709 THOMAS ST	COLLEYVILLE, TX
WILLIAMSON, PENNY S	713 THOMAS ST	COLLEYVILLE, TX
YOUNG, CLINT	811 CENTRAL 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 0.57 ACRES, ON LOT 2, BLOCK A, PARK VIEW ESTATE, LOCATED AT 717 FIELD STREET BY AUTHORIZING A SPECIAL USE PERMIT FOR A FENCE TO BE LOCATED BEYOND THE FRONT FAÇADE OF THE PRIMARY DWELLING; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Colleyville has received an application for a Special Use Permit for a fence to be located beyond the front facade of the primary dwelling under Case No. ZC21-025; and

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

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

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

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

- Sec. 1. THAT the Comprehensive Zoning Ordinance of the City of Colleyville, Texas, be, and the same is hereby amended by authorizing a Special Use Permit for a fence to be located beyond the front façade of the primary dwelling on lot on 0.57 acres, being Lot 2 Block A, Brown Addition, located at 717 Field Street, 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 iron fence 5' in height with an iron gate and an wooden fence 8' in height to extend beyond the front façade of the house being approximately a 6-foot setback from the front property line.
- b. It shall be generally consistent with the site plan and as depicted on the attached Exhibit "B".
- c. All requirements of the Land Development Code shall be met, except where amended herein.

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

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

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

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

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of August 2022.

The second reading and public hearing being conducted on the 16th day of August 2022.

PASSED AND APPROVED BY A VOTE OF _ AYES, _ NAYS, AND _ ABSTENTIONS ON THIS THE 16TH DAY OF AUGUST 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

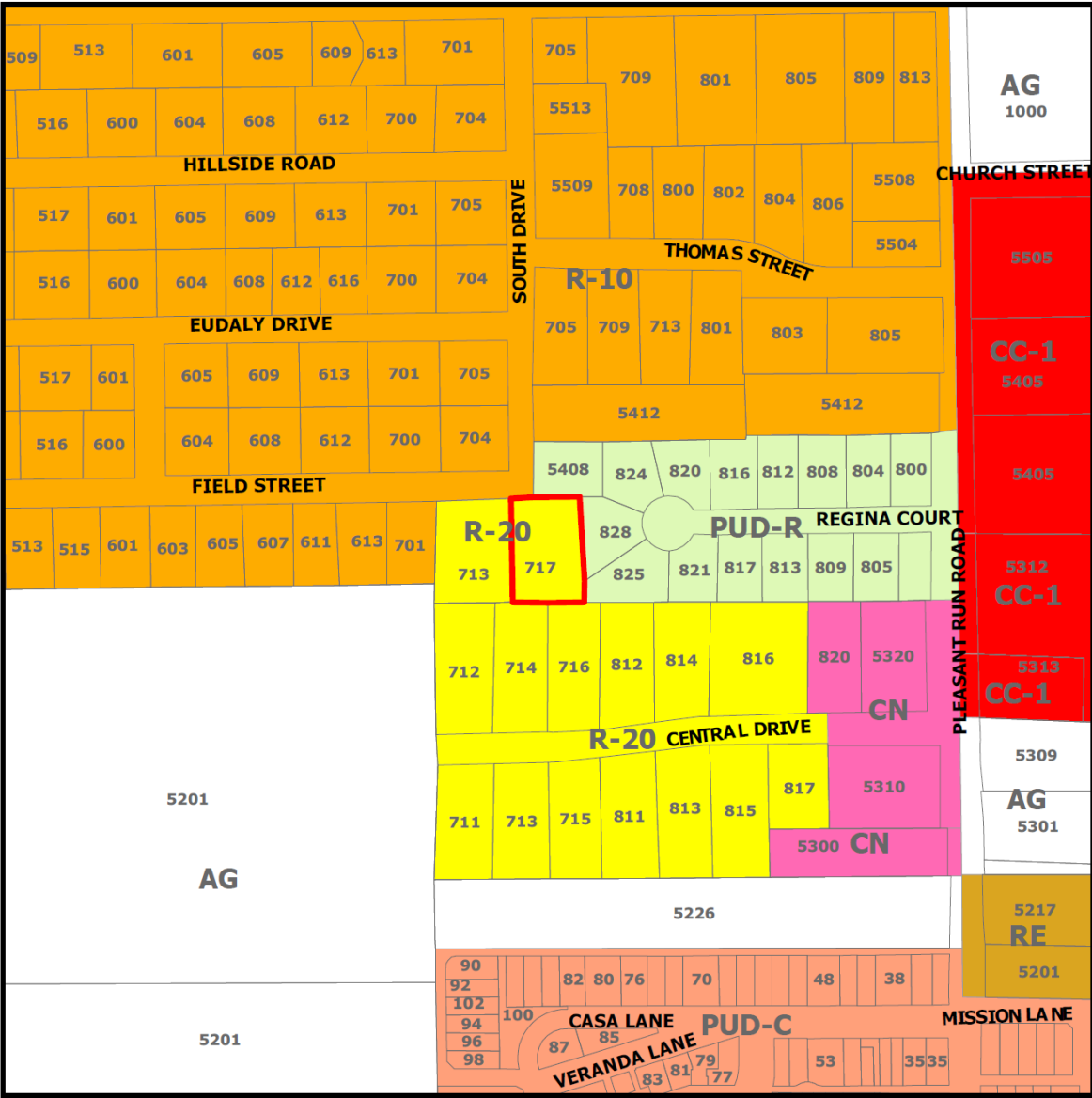
Christine Loven, TRMC
City Secretary

Bobby Lindamood
Mayor

APPROVED AS TO FORM:

Whitt Wyatt
City Attorney

Exhibit “A” - Location and Zoning Map



DocuSign Envelope ID: 1417E78B-91C6-4876-9D8D-2E7E934CEAE4

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

[illegible]



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 7/11/2022	Number
Type Public Hearing Agenda Items		
Department Planning and Zoning Commission		

Title

Consideration 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 3.7B Non-conforming Lots of Record, Case GC22-008

Explanation

The City recently has reviewed several cases where a non-conforming lot of record required a variance to the lot area regulation for the zoning district prior to a building permit issued for improvements to the property. In most cases, the neighborhoods where the lots exist had been platted in this configuration for decades. The City Council asked staff to provide an amendment to the Land Development Code that would exempt a non-conforming lot of record from needing to receive a variance approval when the deviation is no more than 15% of a regulation governing lot dimensions.

Recommendation

Approve

Attachments

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

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 indicates new proposed language

ORDINANCE O-22-xxxx

AN ORDINANCE OF THE CITY OF COLLEYVILLE, TEXAS, AMENDING CHAPTER 3, SECTION 3.7.B NON-CONFORMING LOTS OF RECORD OF THE LAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Colleyville approved Ordinance O-00-1214 on April 18, 2000, adopting the Land Development Code; and

WHEREAS, the City of Colleyville desires to amend Chapter 3, Section 3.7.B Non-Conforming Lots of Record of the Land Development Code; and

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Colleyville at least 15 days before such hearing.

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

- Sec. 1. THAT *Chapter 3, Section 3.7.B Non-Conforming Lots of Record* of the Land Development Code is hereby amended to read as depicted in the attached Exhibit "A".
- Sec. 2. 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. 3. 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. 4. 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. 5. THAT this ordinance shall take effect immediately from and after its passage subject to the publication of the caption, as the law or charter in such cases may provide.

AND IT IS SO ORDERED.

The first reading and public hearing being conducted on the 2nd day of August 2022.

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PASSED AND APPROVED BY A VOTE OF ____ AYES, ____ NAYS, AND ____ ABSTENTIONS ON THIS THE 16TH DAY OF AUGUST 2022.

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Place 1, Brandi Elder	_____ Place 5, Chuck Kelley	_____
Place 3, 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:

Whitt L. Wyatt
City Attorney

Exhibit "A"

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 indicates new proposed language